

MEMORANDUM

To: Historic District Commissioners
From: Jill Thacher, City Planner/Historic Preservation Coordinator
Date: January 14, 2021 (Revised January 14, 2021)
Re: 502 N State Returning Stair Enclosure Application, HDC20-169

At the December 10, 2020 HDC meeting, the HDC denied this application for a new front door and exterior stair enclosure that had been installed without a certificate of appropriateness. The HDC had design concerns and decided to revisit the application at the January meeting once updated drawing were submitted. The applicant has provided new drawings for the stair enclosure that are attached to this memo. The new design has removed the two enclosing walls and replaced them with a guardrail. The result is a structure that only partially, instead of completely, obscures the stone foundation wall beyond. No new door information was submitted, and a separate suggested motion is provided below to order that work to be remediated.

Last month's staff report is attached for reference – the same standards and guidelines still apply.

(Note that the motion is only a suggestion. The Review Committee, consisting of staff and at least two Commissioners, will meet with the applicant on site and then make a recommendation at the meeting.)

Stair Enclosure

I move that the Commission issue a certificate of appropriateness for the application at 502 North State Street, a contributing property in the Old Fourth Ward Historic District, for the prior installation of an exterior basement stair enclosure. The completed work is compatible in exterior design, arrangement, and material to the building and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 9 and 10 and the guidelines for entrances and porches, additions and building site.

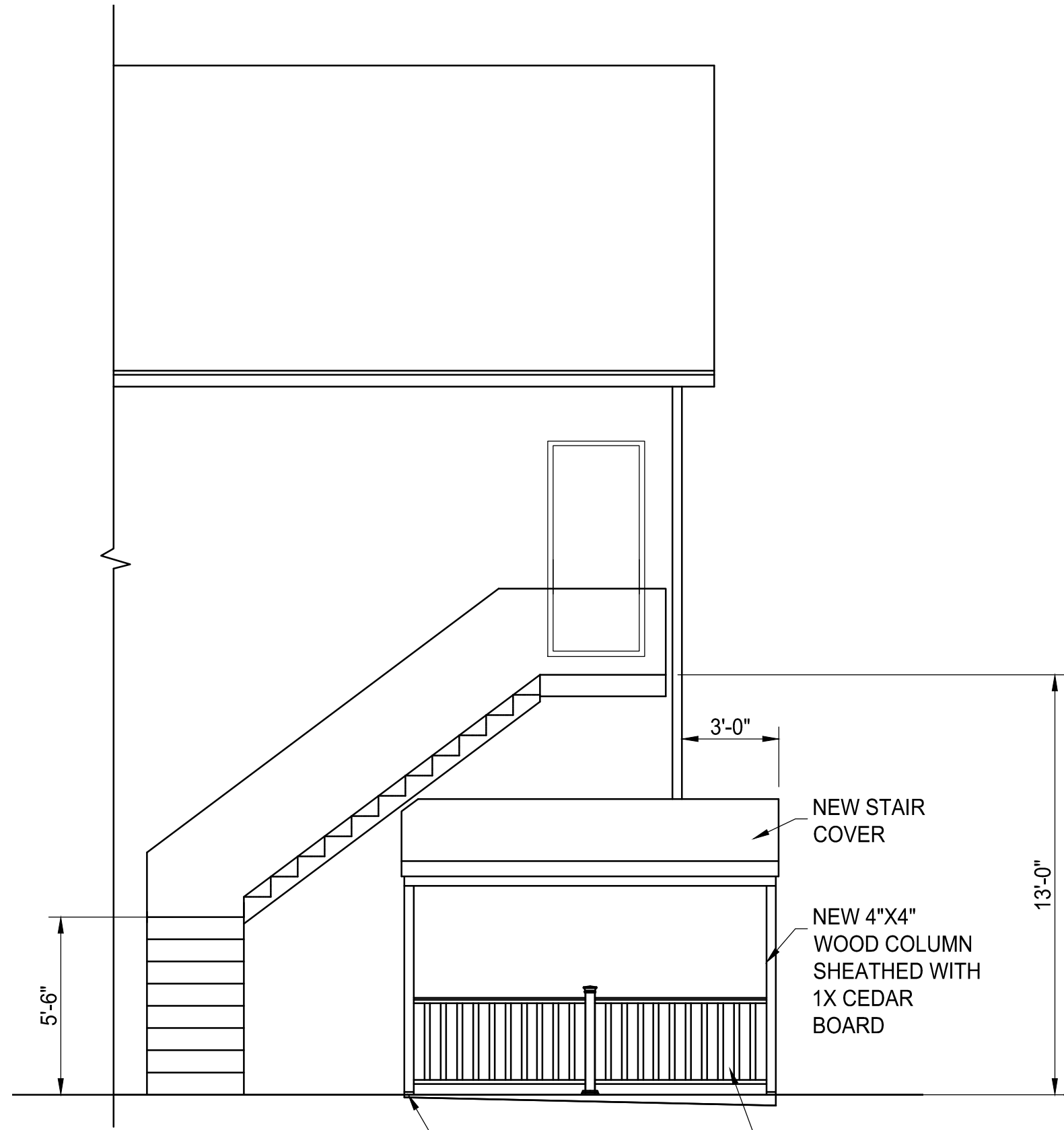
If the motion to approve fails:

I move that the Commission finds that the stair enclosure built and installed without permits at 502 North State Street do(es) not qualify for a certificate of

appropriateness and that the property owner is ordered to remove the stair enclosure within 60 days.

Front Door

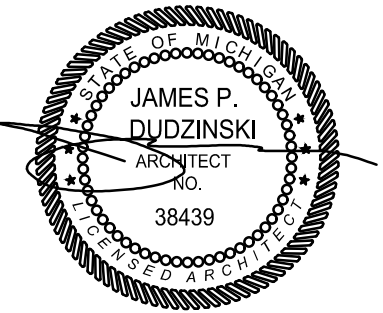
I move that the Commission finds that the replacement door built and installed without permits at 502 North State Street do(es) not qualify for a certificate of appropriateness, and that the property owner is ordered to replace the door with a door that meets the *Ann Arbor Historic District Design Guidelines* and receives a staff approval via a new Historic District Commission application, within 60 days.



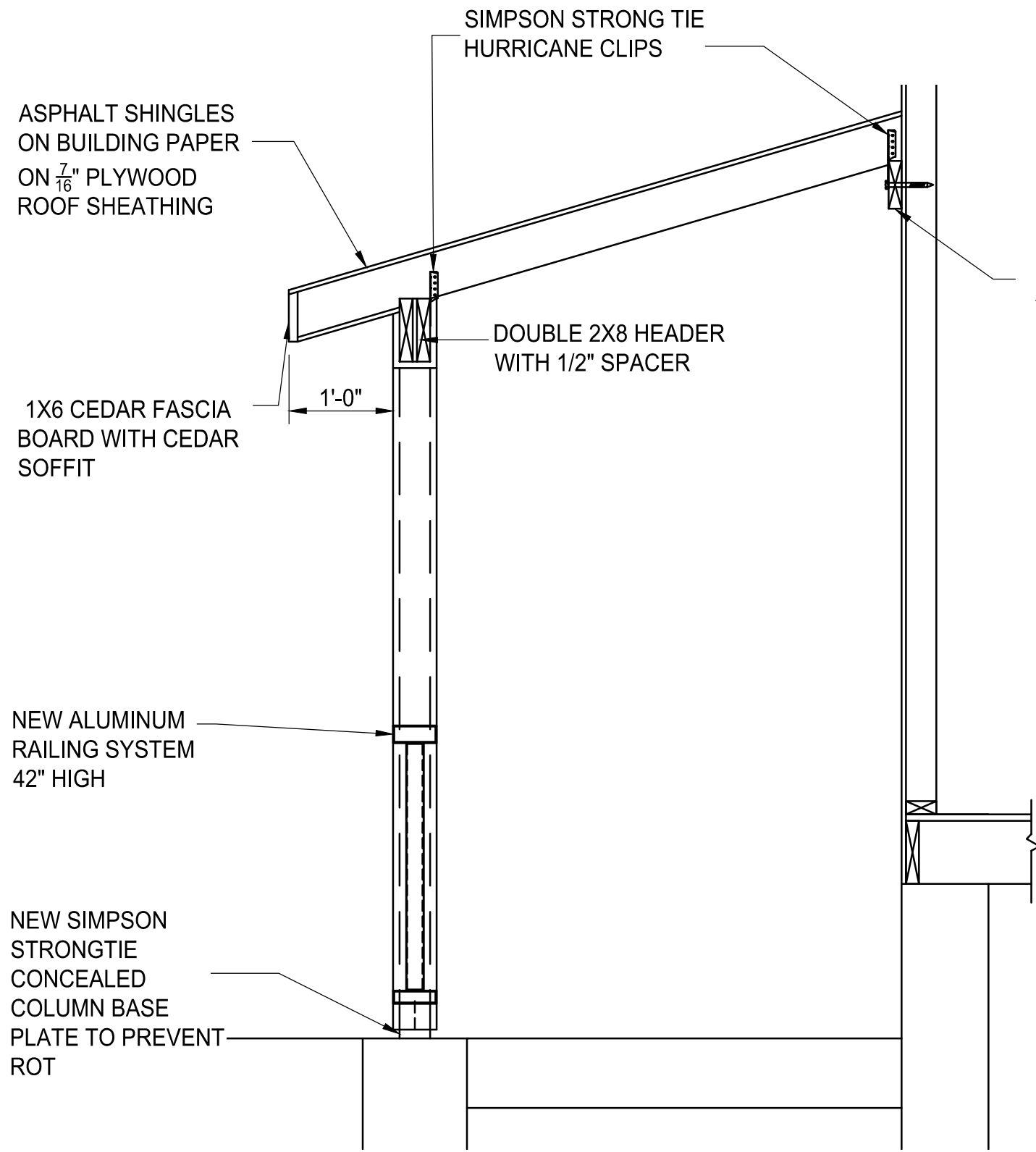
NORTH ELEVATION
1/4"=1'-0"



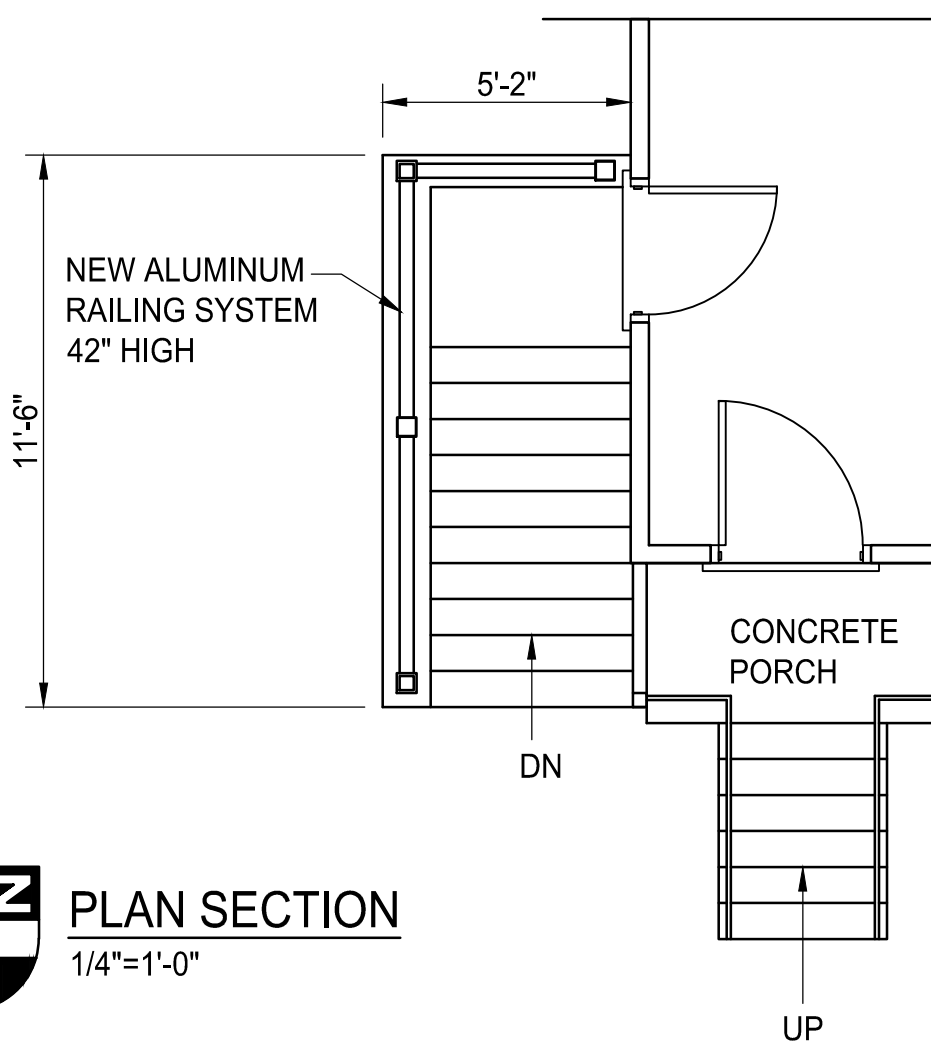
WEST ELEVATION
1/4"=1'-0"



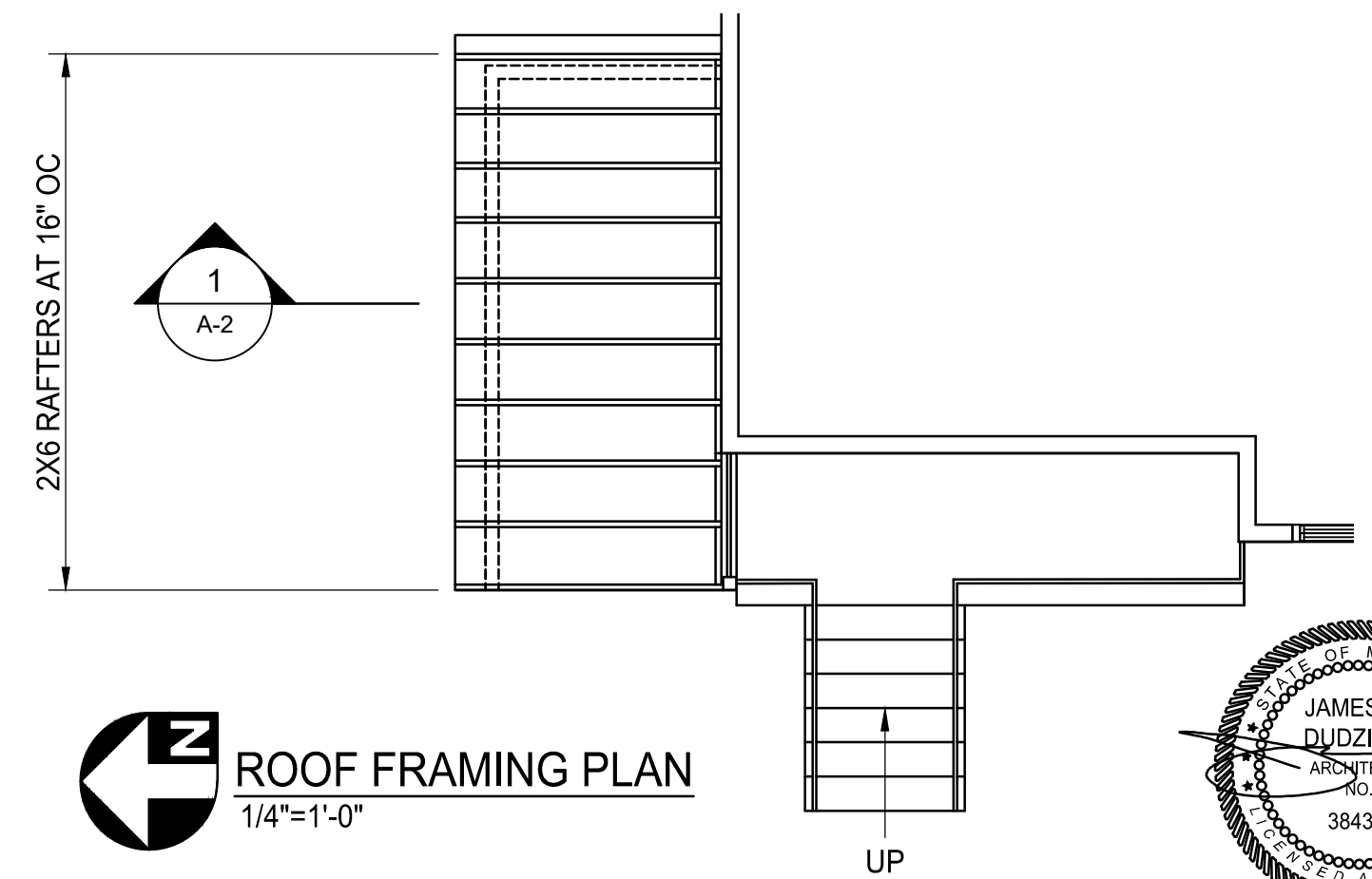
 James Dudzinski ARCHITECT 12306 Volpe Sterling Heights, Mi. PH. (586) 864-6930	PROJECT TITLE:	PROJECT LOCATION:	SHEET TITLE:	MARK:	DATE:	ISSUED FOR:	MARK:	DATE:	ISSUED FOR:	SHEET NO: 1 OF 2 A-1
	STAIR COVER	502 N STATE ST ANN ARBOR, MI	ELEVATIONS		4/28/20	DRAWN				
					12/18/20	REVISED				



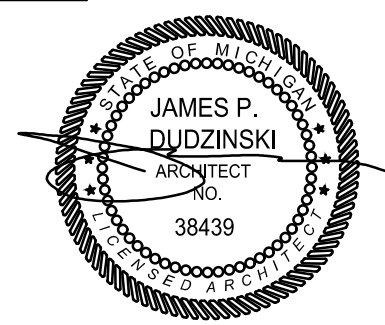
1 SECTION
A-2 34"=1'-0"



PLAN SECTION
1/4"=1'-0"



ROOF FRAMING PLAN
1/4"=1'-0"



<p>James Dudzinski ARCHITECT 12306 Volpe Sterling Heights, Mi. PH. (586) 864-6930</p>	<p>PROJECT TITLE: STAIR COVER</p>	<p>PROJECT LOCATION: 502 N STATE ST ANN ARBOR, MI</p>	<p>SHEET TITLE: SECTION / FRAMING PLANS</p>	MARK:	DATE:	ISSUED FOR:	MARK:	DATE:	ISSUED FOR:	<p>SHEET NO: 2 OF 2 A-2</p>
					4/28/20	DRAWN				
					12/18/20	REVISED				