

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 537 Second Street, Application Number HDC15-158

DISTRICT: Old West Side Historic District

REPORT DATE: October 8, 2015

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: October 5, 2015

	OWNER	APPLICANT
Name:	David Gilbertson	Kyle Rhodes
Address:	537 Second St Ann Arbor, MI 48103	738 Miller Ann Arbor, MI 48103
Phone:	(734) 389-9900	(810) 923-2091

BACKGROUND: This two-story gable-fronter features a cut stone foundation, side entry bump-out, and wrap-around front porch. It first appears in the 1898 Polk City Directory as the home of Frederick Radke, a carpenter. Radkes are listed occupying the house until at least 1940.

LOCATION: The site is located on the east side of Second Street, south of West Jefferson and north of West Madison.

APPLICATION: The applicant seeks HDC approval to construct a 20' x 24' garage in the backyard in the same location as an earlier garage.

APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for Rehabilitation:

- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the



historic integrity of the property and its environment.

- (10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property will be unimpaired.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):

Building Site

Recommended: Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserve the historic relationship between a building or buildings, landscape features, and open space.

Retaining the historic relationship between buildings, landscape features, and open space.

Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

Not Recommended: Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the site.

Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building site so that, as a result, the character is diminished.

From the Ann Arbor Historic District Design Guidelines (other Guidelines may apply):

Residential Accessory Structures

Not Appropriate: Introducing new structures or site features that are out of scale with the property or the district or are otherwise inappropriate.

STAFF FINDINGS:

1. The garage is proposed to be clad in either cementitious 4" lap siding or wood board and batten, either of which would be appropriate. The roll-up garage door on the west elevation is steel, the person door on the front is fiberglass with a half light, and the windows are Andersen 200 series vinyl-clad wood. The east elevation mirrors the west elevation minus the doors, and the north elevation has no openings.
2. The design of the proposed garage is simple and straightforward. The materials are appropriate and compatible with neighboring structures and the district. The location, 20' behind the house, is alongside the neighbor's large two-story garage and in the same location as an earlier garage that appears on the 1925 Sanborn Map (see also the site drawing). The lot is 66' x 132' and large enough to support a two-car, 1 ½ story garage.
3. Staff recommends approval of the application. The design, materials, and location are compatible with the historic home and do not distract from it or neighboring historic

resources.

MOTION

I move that the Commission issue a certificate of appropriateness for the application at 537 Second Street, a contributing property in the Old West Side Historic District, to construct a two-car garage. The work as proposed is compatible in exterior design, arrangement, materials, and relationship to the house 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 building site, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to residential accessory structures.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 537 Second Street in the Old West Side Historic District

____ Provided the following condition(S) is (ARE) met: 1) STATE CONDITION(s)

The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) (*circle all that apply*): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

ATTACHMENTS: application, letter, drawings, photos

537 Second (April 2008 Survey Photo)





City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES
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p 734.794.6265 f 734.994.8312 planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information

Address of Property: 537 SECOND ST
Historic District: OLD WEST SIDE
Name of Property Owner (if different than the applicant):
DAVID GILBERTSON
Address of Property Owner: SAME
Daytime Phone and E-mail of Property Owner: 734 389 9900 davgil@umich.edu
Signature of Property Owner: [Signature] Date: 09/04/15

Section 2: Applicant Information

Name of Applicant: KYLE RHODES
Address of Applicant: 738 MILLER
Daytime Phone: (010) 923 2091 Fax: ()
E-mail: kylerrhodes11c@gmail.com
Applicant's Relationship to Property: owner architect contractor other
Signature of applicant: [Signature] Date: 09/04/15

Section 3: Building Use (check all that apply)

Residential Single Family Multiple Family Rental
 Commercial Institutional

Section 4: Stille-DeRossett-Hale Single State Construction Code Act ?
(This item **MUST BE INITIALED** for your application to be **PROCESSED**)

Public Act 169, Michigan's Local Historic Districts Act, was amended April 2004 to include the following language: "...the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed completion date, a fire alarm or smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531."

Please initial here: [Signature]

Section 5: Description of Proposed Changes (attach additional sheets as necessary)

1. Provide a brief summary of proposed changes. GARAGE TO BE BUILT NEW, SIMILAR TO PREVIOUS.

2. Provide a description of existing conditions. FOUNDATION EXISTS.

3. What are the reasons for the proposed changes? DESIRE FOR A GARAGE.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

DOUBLE HUNG ONLY? CASEMENTS OK?

PEDESTRIAN DOOR STYLE? NEEDS WINDOWS ON DOOR OR NO?

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

STAFF USE ONLY

Date Submitted: 9/4/15. Application to _____ Staff or _____ HDC

Project No.: HDC 15-158 Fee Paid: _____

Pre-filing Staff Reviewer & Date: (Signature) Date of Public Hearing: _____

Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ HDC NTP _____ Staff COA

Comments:

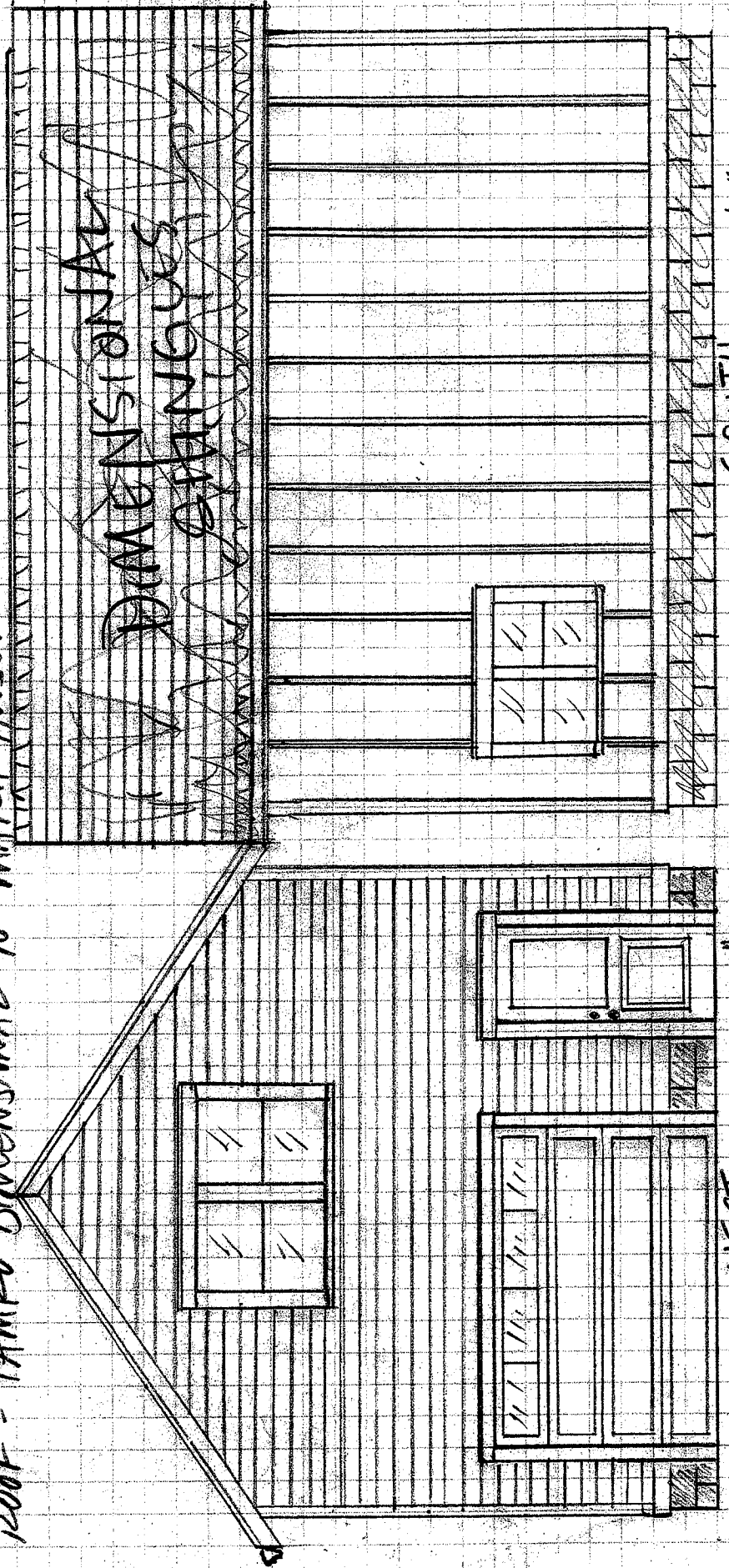
(Both shown)

SIDING - TBD - EITHER SMOOTH 4" LAB HARDIE PLANK SIDING
- OR SMOOTH FIR A/C PLYWOOD W/ CEDAR 1X3 BATONS
- BOTH PAINTED TO MATCH HOUSE

TRIM - WINDSOR ONE PREPRIMED PINE 5/4x4 @ WINDOWS, DOORS, CORNERS
APEK PVC HISTORICAL SILLS/DROP CAPS @ WINDOWS
WINDSOR ONE 5/4x6 W/ BEVELED WATER CAP @ SKIRT
" 1x6 FASCIAS W/ WHITE SK ALUM GUTTERS

FOUND - STANDARD BLOCK C.M.U.
WALK DOOR - THERMATON FIBERGLASS SINGLE PANEL 1/2 LITE
WINDOWS - ANDERSON 200 SERIES, DOUBLE HUNG, WHITE
GAR DOOR - HAAS 600 SERIES, RECESSED PANEL, LIGHTS
ROOF - TAMKO DIMENSIONAL TO MATCH HOUSE.

09/23/2015
1 CY U/E RAHOEJ
3/16 ~ 1'



WEST
(EAST W/ SAME WINDOW. N/A RANDED)

SOUTH
(SOUTH SAME R.I.T. N/A W/ NAWICI)

↑ ~20'-0" to lot line

OLD GARAGE 18'-6" x 20'-6"

NEW GARAGE 20' x 24'
24'-0"

NEW APRON
20'-0"
4'-0"

20'-0"

13'-6"

GRAVEL

porch

HOUSE
537 2nd St.

porch

09/23/15
KYLE MOSES
3/16" ~ 2'

NEIGHB. DRIVE

DRIVE

NEIGHBOR DRIVE

(DRIVES NOT SHARED)

2nd street
↓











MICHIGAN

ROCKY MOUNTAIN

