

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 519 Third Street, Application Number HDC11-123

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** August 24, 2011, for the September 8, 2011 HDC Meeting

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday, September 6, 2011

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Swati Dutta	Same
<b>Address:</b>	519 Third St Ann Arbor, MI 48103	
<b>Phone:</b>	(734) 477-0369	

**BACKGROUND:** This two-story gable-fronter with a slightly off-center three-quarter width front porch first appears in City Directories in 1911 as the home of Roy Standbridge, a piano setter at the Ann Arbor Organ Company.

A certificate of appropriateness was granted in August, 2010 to restore the original siding, remove a rear addition, construct a two-story rear addition and screened porch, and other related work.

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

**APPLICATION:** The applicant seeks HDC approval to build a 11.5' by 27' deck between the rear screened-in porch and the side of the garage.

#### **APPLICABLE REGULATIONS:**

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

- (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 shall be undertaken



in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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

**District or Neighborhood Setting**

*Not Recommended:* Removing or radically changing those features of the setting which are important in defining the historic character.

**STAFF FINDINGS:**

1. The deck would have two sections, an 8' by 11.5' upper deck that is 2' off the ground, and a step down to a 19' by 11.5' lower deck that is 1.5' off the ground. Only the east side of the upper deck would have a railing, designed to match the existing guardrail on the back stairs.
2. The lower deck would tie into an existing 5' x 6' deck outside of the garage's person door.
3. The deck is located entirely behind the house, has a very low profile, and is situated on a relatively large lot with large amounts of open space in the south sideyard and behind the proposed deck.
4. Staff recommends approval of the application since the design of the porch is compatible with the historic structure, and the deck is appropriately scaled and removable. The work is compatible in exterior design, arrangement, material and relationship to the rest of the site and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation*, in particular standards 9 and 10, and the guidelines for district or neighborhood setting.

**POSSIBLE MOTIONS:** (Note that the motion supports staff findings and 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.)

I move that the Commission issue a certificate of appropriateness for the application at 519 Third Street, a contributing property in the Old West Side Historic District, to construct a wood deck in the rear yard, as detailed in the applicant's submittal. The work is compatible in exterior design, arrangement, material, and relationship 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 9 and 10 and the guidelines for district or neighborhood setting.

**MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 519 Third 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, drawings.

519 Third St (April 2008, before the 2010-11 renovations)





**City of Ann Arbor**  
**PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES**  
 100 North Fifth Avenue | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
 p. 734.794.6265 | f. 734.994.8312 | [planning@a2gov.org](mailto:planning@a2gov.org)

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

**Section 1: Property Being Reviewed and Ownership Information**

Address of Property: 519 3rd Street

Historic District: old west side

Name of Property Owner (If different than the applicant):  
 \_\_\_\_\_

Address of Property Owner: \_\_\_\_\_

Daytime Phone and E-mail of Property Owner: \_\_\_\_\_

Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

**Section 2: Applicant Information**

Name of Applicant: Swari Dutta

Address of Applicant: 519 3rd Street / A2, MI 48103

Daytime Phone: (734) 477-0369 Fax: (\_\_\_\_) \_\_\_\_\_

E-mail: sduttamd@hotmail.com

Applicant's Relationship to Property:  owner  architect  contractor  other

Signature of applicant: \_\_\_\_\_ Date: 8/16/11

**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: SD

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

1. Provide a brief summary of proposed changes. Deck off screened in porch

2. Provide a description of existing conditions. Wood-filled empty space.

3. What are the reasons for the proposed changes? ① To create usable outdoor space; ② to invest in community; ③ to provide opportunity for local trades people to work.

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

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: 8/17-2011 Application to \_\_\_\_\_ Staff or \_\_\_\_\_ HDC

Project No.: HDC 11-123 Fee Paid: 100<sup>00</sup> - ck.

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: 9/8-2011

Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial

Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:

w/2011 addition drawn in

MORTGAGE SURVEY

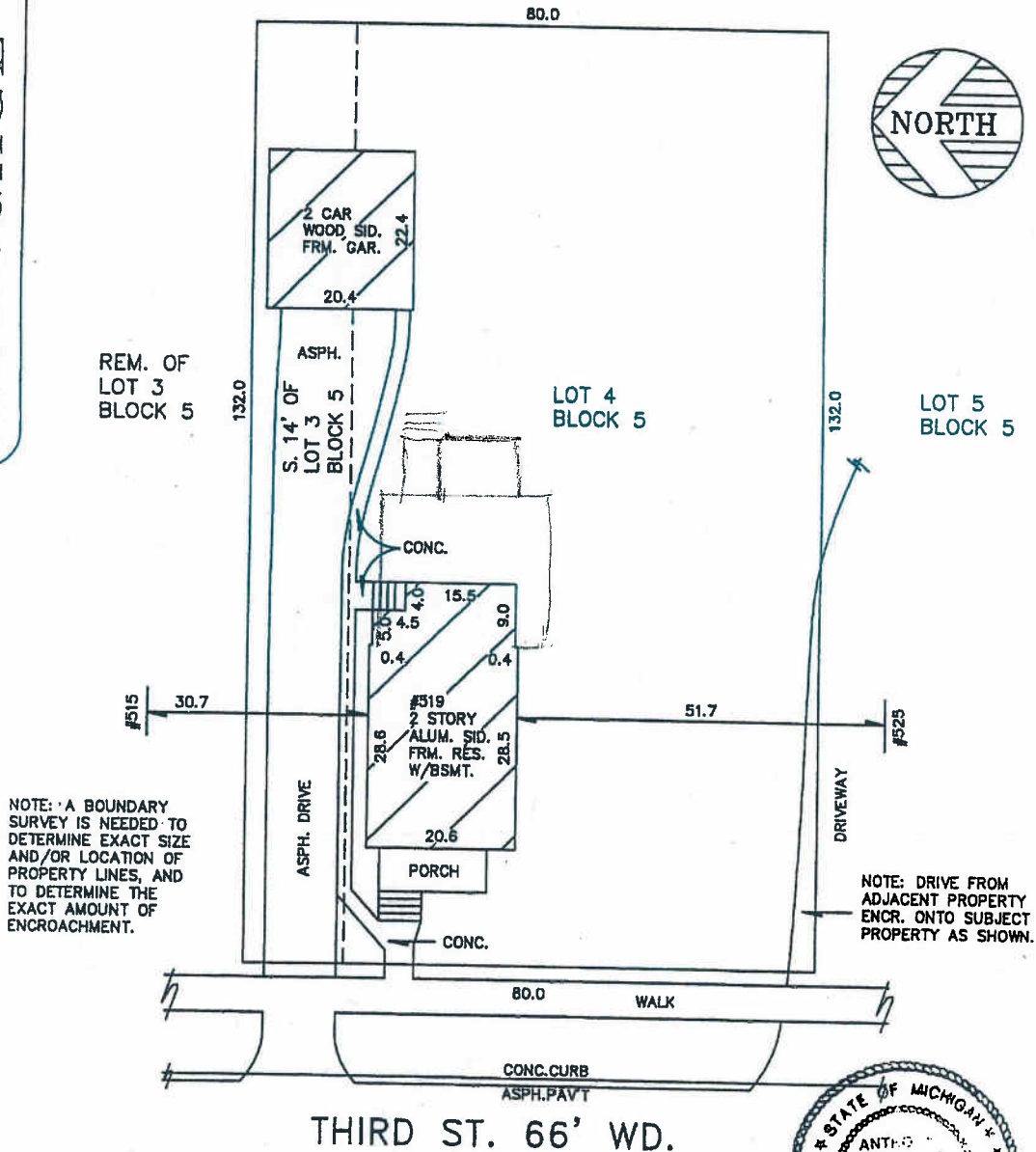
Certified to:



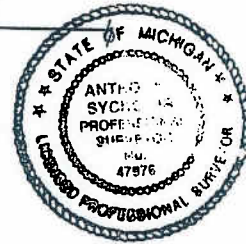
Applicant: SWATI DUTTA

Property Description:

Lot 4 and the South 14 feet of Lot 3, Block 5; WILLIAM S. MAYNARD'S ADDITION, to the Village of Ann Arbor (now City of Ann Arbor), Washtenaw County, Michigan, as recorded in Liber 2 of Deeds, Page 548 of Washtenaw County Records.



CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.



THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

*Anthony Sychon*

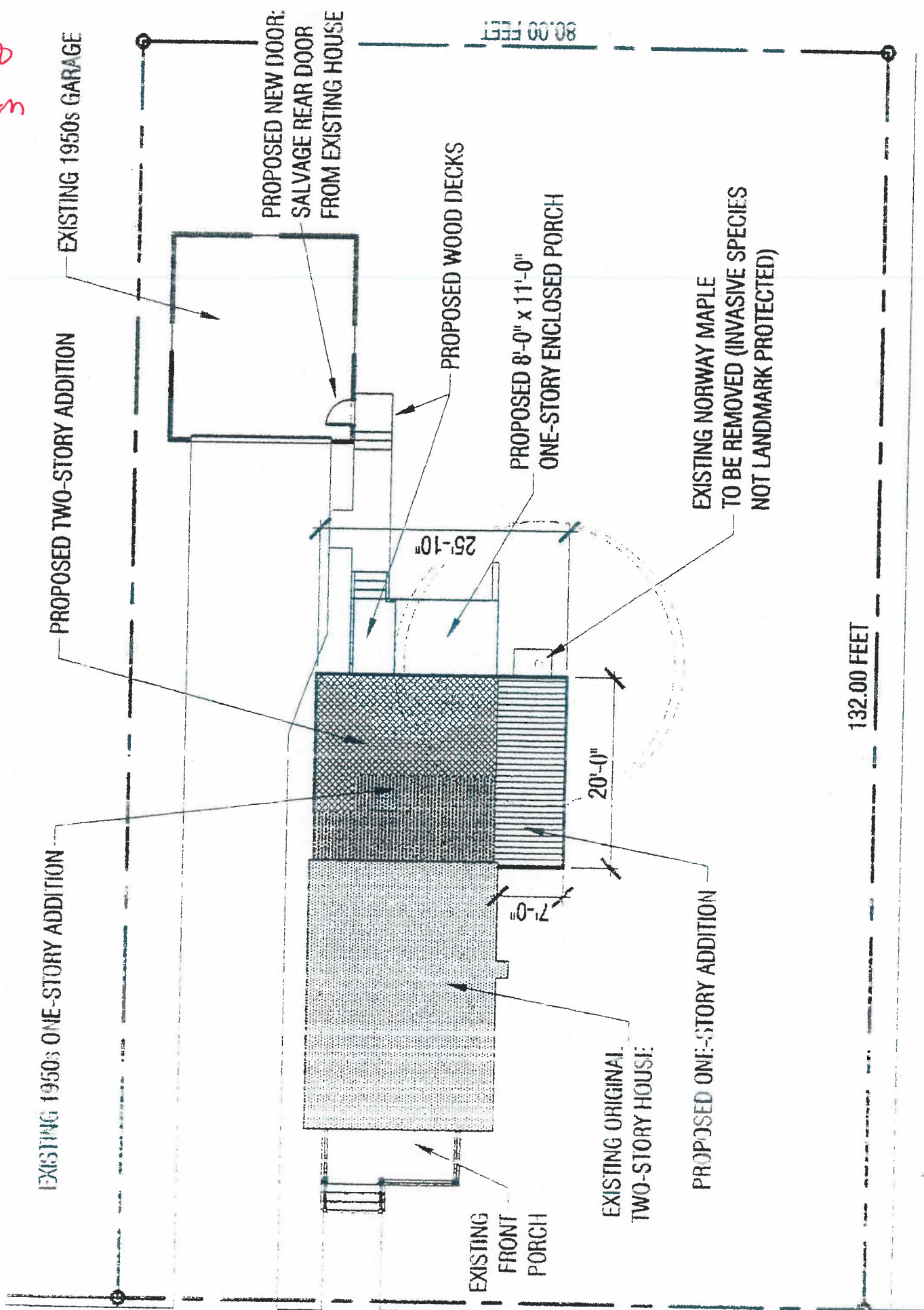
JOB NO: 10-01613 SCALE: 1"=20'  
DATE: 04/29/10 DR BY: LAO

**KEM-TEC** Professional Engineers & Surveyors

Eastpointe (300) 295.7222	Detroit (313) 758.0877	Ann Arbor (734) 994.0888	Grand Blanc (888) 694.0001
FAX: (586) 772.4048	FAX: (586) 772.4048	FAX: (734) 994.0887	FAX: (810) 694.9855

www.kemtecsurvey.com

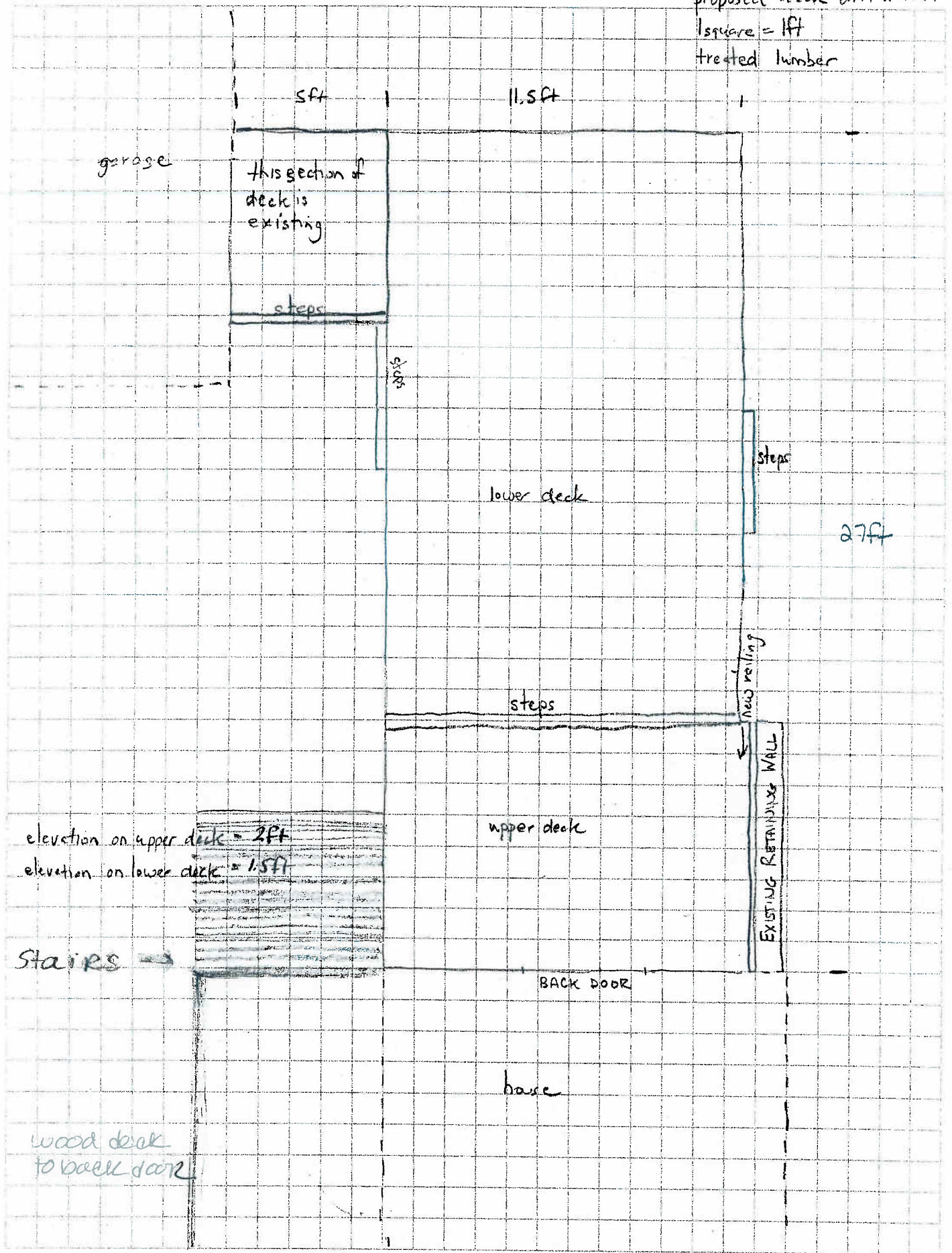
Detail of  
2011  
addition



519 Third St Swati Dutta

proposed deck 27ft x 11.5ft

1 square = 1ft  
treated lumber





Install a 27ft by 11.5ft wide treated lumber deck with 2 sets of steps, one leading to an existing concrete walkway and the other leading to the yard/lawn/garden area. Posts will be sunk 48in below frost level and cemented. We will install one railing where the elevation of the deck is . ft. The railing will be 8ft long and 42in tall. The upper deck is 8ft x 11.5ft with a elevation of 2ft. The lower deck is 19ft by 11.5ft with a elevation of 1.5ft.

