

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 436 Third Street, Application Number HDC22-1091

DISTRICT: Old West Side Historic District

REPORT DATE: June 9, 2022

REPORT PREPARED BY: Alexis DiLeo, City Planner

REVIEW COMMITTEE DATE: Monday, June 6, 2022

CONTACTS: Ryan Kratz, Kratz Designs, LLC – Applicant
Clayton Scott, Property Owner

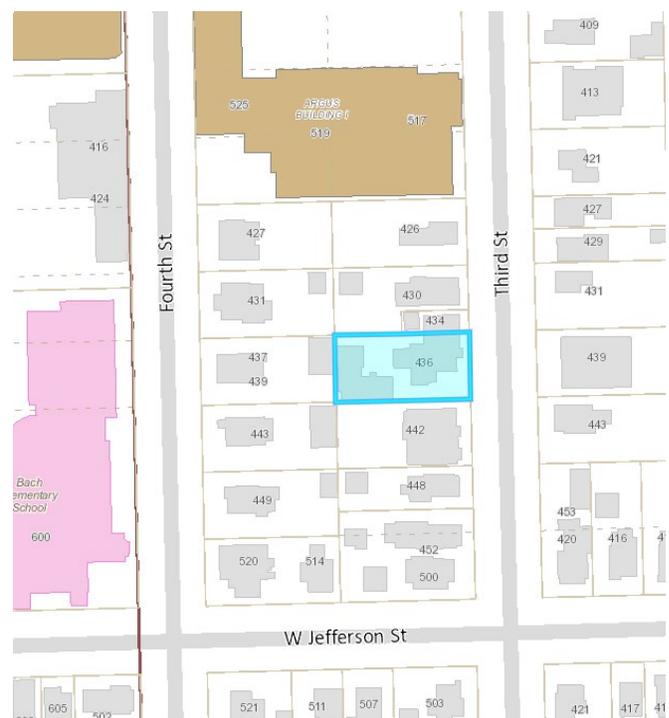
BACKGROUND: This stately Queen Ann appears to have been used as a duplex at least as early as 1894. Sometime between 1899 and 1908, a one-story wing was added to the north side of the two-story house.

What staff is calling a “carriage house” is not shown on the 1899 Sanborn map, but appears on the 1908 and 1916 Sanborn maps as a two-story barn with a one-story addition on the north end. The 1925 Sanborn shows the one-story concrete addition on the south end that was built as an ice cream factory. By 1970, the carriage house was used as a warehouse and the ice cream factory was a “detergent lab”. The one-story addition had been removed. The second floor, with its gambrel roof, was added by John Stafford in the 1980s.

In November 2014, the HDC approved a new front porch and balcony on the shop, a dormer on the rear, a deck and entry door, new windows and skylights in existing and new openings, a paver patio, bulkhead doors, and the removal of some non-original elements.

In April 2015, the HDC approved a new double-hung window in a new opening on the east elevation of the carriage house, and to add three flat and two tube skylights to the rear (west) facing roof.

In October 2015, the HDC approved an



application to remove the rear fire-escape stair and replace the door leading to it with a double-hung wood window, install a porch light on the front porch, and install a new wood door in a new opening in the existing garage, all on the main house. Extending the shed roof and installing beveled wood siding over the existing tongue and groove horizontal sheathing on the duplex building was also approved. It appears none of this approved work was done.

LOCATION: The site is located on the west side of Third Street, south of West Liberty and north of West Jefferson.

APPLICATION: The applicant seeks HDC approval to: 1) completely remove the wood fire escape stairs and exterior door at the top of the stairs, the opening will be filled in with siding to match; 2) replace a post-1945 vinyl double-hung window approximately 2'1" in width and 3'4" in height on the second floor rear with a new window 2'1" in width and 5'3" in height (to provide a minimum 5.7 square feet net opening size) to match the historic opening dimension, unless there is evidence the historic opening was different, in which case the new window will be ordered to match the historic opening; and 3) remove a small post-1945 vinyl double hung window on the first floor rear, filling in opening with matching siding.

APPLICABLE REGULATIONS:

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

- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall 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 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):

Entrances and Porches

Recommended: Designing and installing additional entrances or porches on secondary elevations when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character-defining elevations.

Windows

Recommended: Designing and installing additional windows on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Not Recommended: Introducing a new design that is incompatible with the historic character of the building.

Building Site

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

Wood

Recommended: Designing and installing a new wood feature such as a cornice or doorway when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Not Recommended: Introducing a new wood feature that is incompatible in size, scale, material and color.

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

Windows

Not Appropriate: Changing the number, location, and size or glazing pattern of windows by cutting new openings, blocking-in, or installing replacement sash which does not fit the historic opening.

Doors

Not Appropriate: Installing a new door opening.

STAFF FINDINGS:

1. Stair Removal: Removing the non-original rear egress stair and restoring the exterior siding is entirely appropriate.

2. Second Story Window Replacement and Enlargement: As it is not appropriate to change the number, location, or size of windows, when such work has been done, it is appropriate to restore a window opening to its original size.
3. First Story Window Removal: This small, awkwardly located window is not original to the building and is appropriate to remove, returning the window and wall pattern closer to its original design.
4. Staff believes that the proposed work meets the *Secretary of the Interior's Standards*, the *Secretary of the Interior's Guidelines for Rehabilitation*, and the *Ann Arbor Historic District Design Guidelines*.

POSSIBLE MOTIONS: (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.)

I move that the Commission issue a certificate of appropriateness for the application at 436 Third Street, a contributing property in the Old West Side Historic District, to remove a rear fire-escape stair and restore the opening to exterior, wood-sided solid wall, to replace and enlarge a second-floor rear window to its original opening size and create an egress-compliant window, and remove a first floor rear window and restore the opening to exterior, wood-sided solid wall, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the rest of 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 1, 2, 9 and 10 and the guidelines for windows; and the *Ann Arbor Historic District Design Guidelines* for windows.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 436 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, photos, drawings

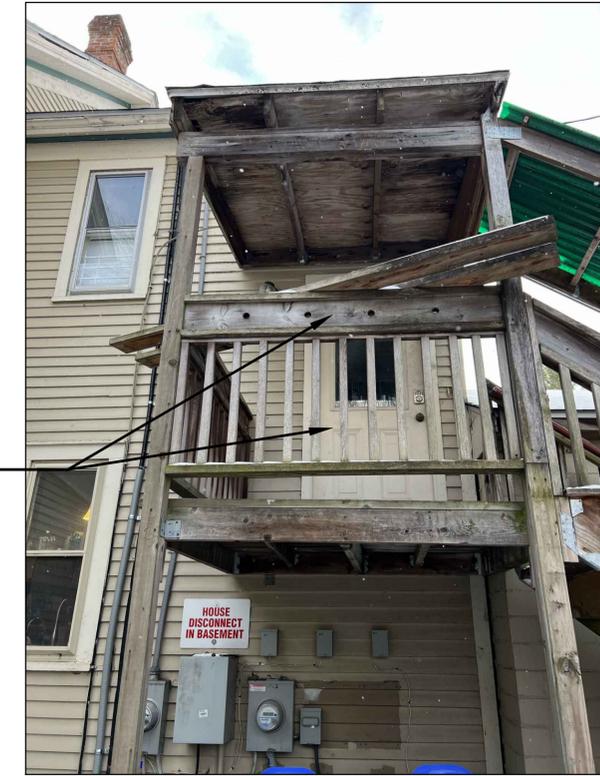
436 Third Street (April 2008 survey photo)



FOR HISTORIC DISTRICT
COMMISSION
REVIEW



BACK OF HOUSE (LOOKING EAST)



BACK OF HOUSE (LOOKING SOUTH)

ITEM #1

COMPLETELY REMOVE THE WOOD STAIR AND EXTERIOR DOOR. FILL IN THE DOOR OPENING WITH NEW EXTERIOR WALL CONSTRUCTION AND SIDING TO MATCH THE ADJACENT SIDING.



BACK OF HOUSE (LOOKING EAST)

ITEM #2

REPLACE THE EXISTING, POST-1945 VINYL DOUBLE-HUNG WINDOW WITH A TALLER CASEMENT WINDOW TO MEET EGRESS REQUIREMENTS FOR A BEDROOM. THE NEW WINDOW WILL NOT BE WIDER BUT THE SILL WILL BE LOWER. NOTE THAT THE SIDING BELOW THE WINDOW APPEARS TO HAVE BEEN FILLED IN, INDICATING THE ORIGINAL WINDOW WAS TALLER. WE PROPOSE TO MATCH THE FULL HEIGHT OF THE HISTORIC WINDOW.

ITEM #3

REMOVE THIS SMALL, POST-1945 VINYL WINDOW. FILL IN THE WINDOW OPENING WITH NEW EXTERIOR WALL CONSTRUCTION AND SIDING TO MATCH EXISTING



BACK OF HOUSE (LOOKING NORTH-EAST)

House Renovation

436 Third Street
Ann Arbor, MI 48103

Revisions:

Project No. P2127

Date: 05/17/2022

A0.0

Print on:
22"x34" paper or
11"x17" paper (50% scale)

FOR HISTORIC DISTRICT
COMMISSION
REVIEW

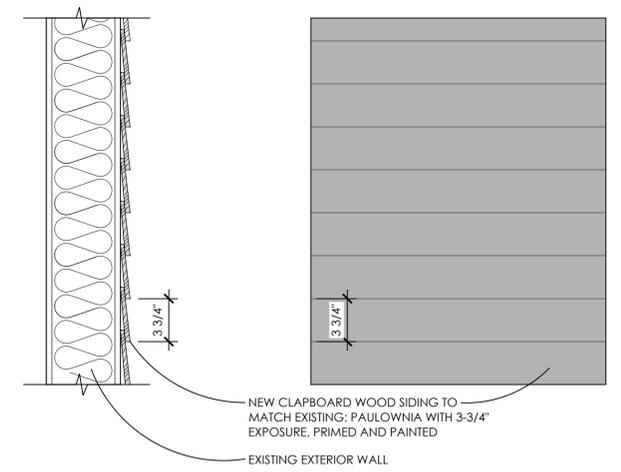
House Renovation
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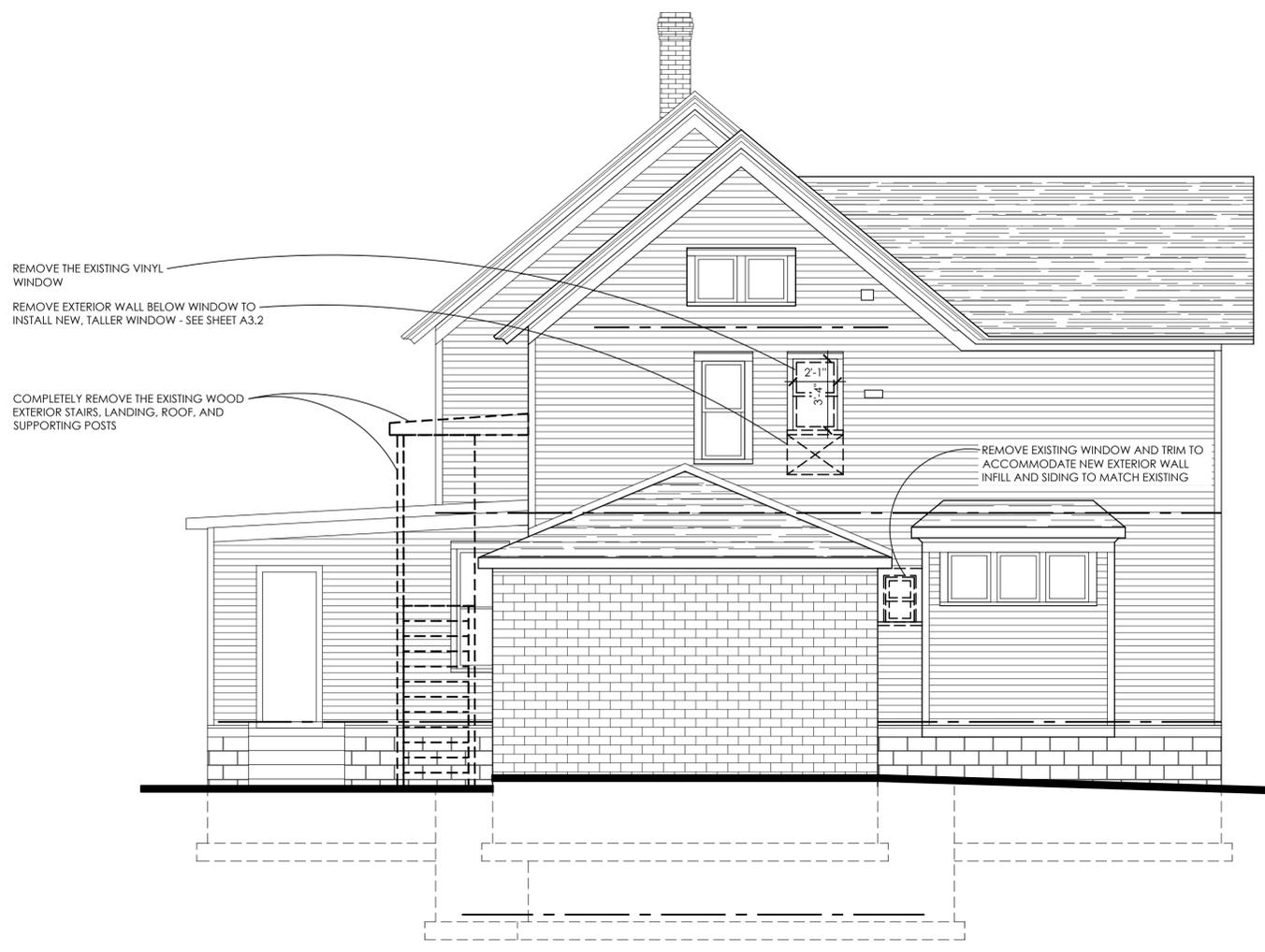
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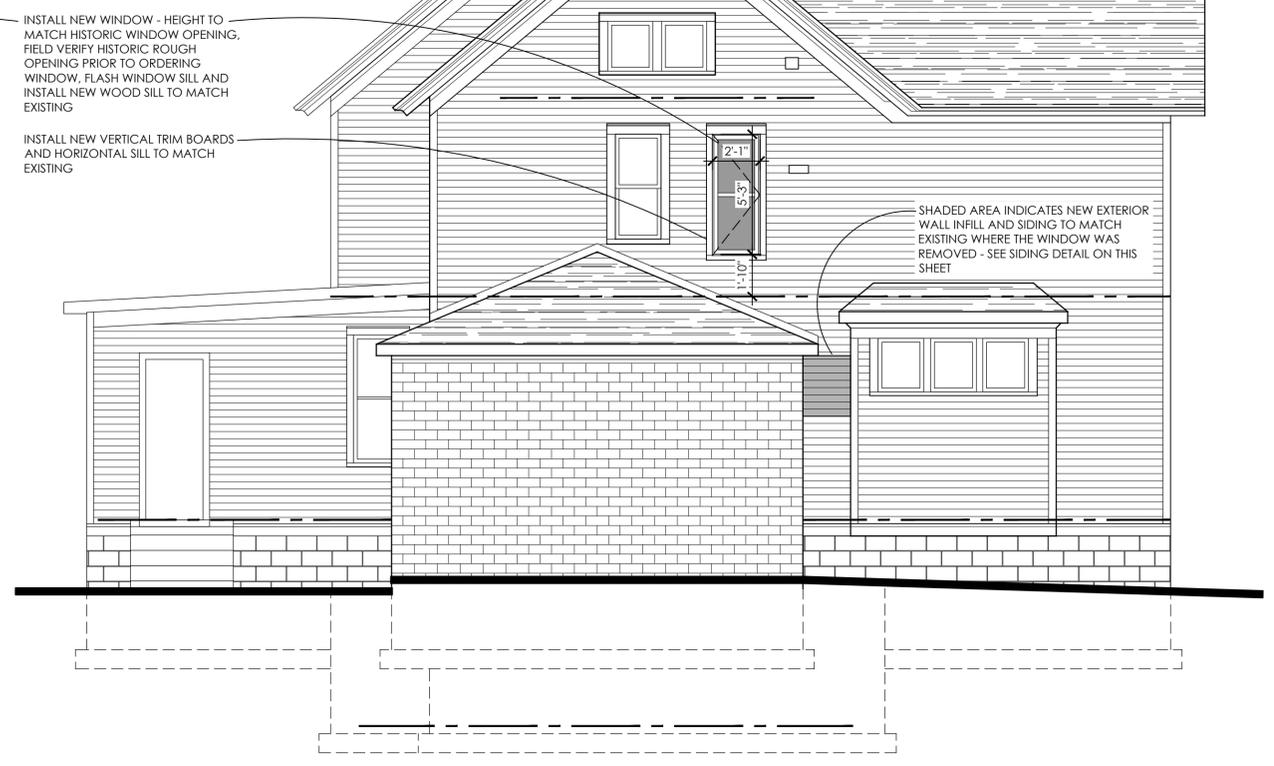
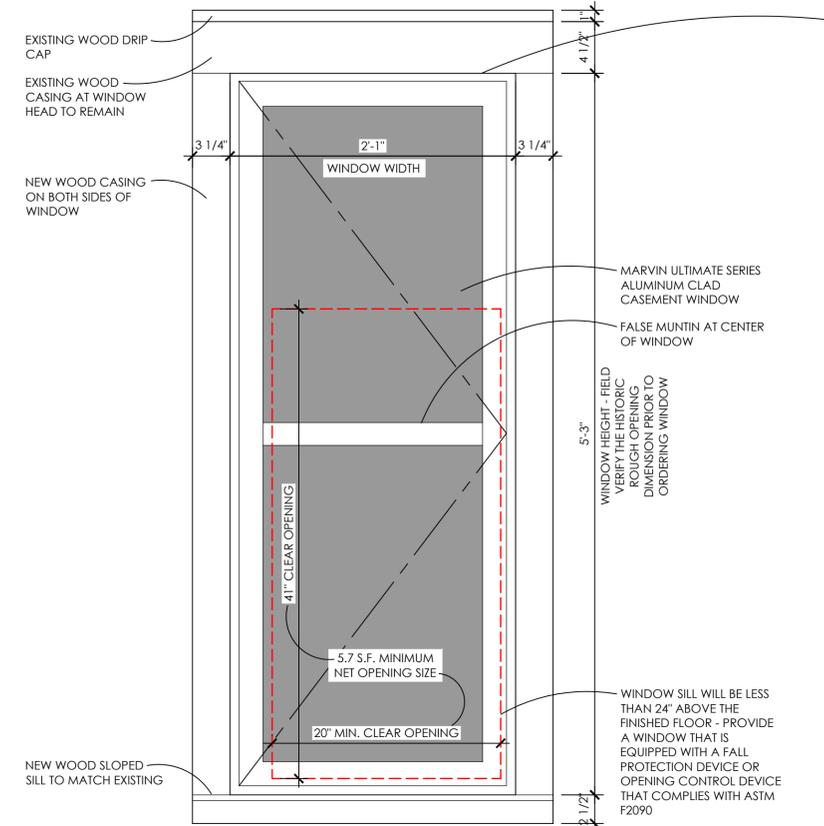
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3 SIDING DETAIL
SCALE: 1-1/2" = 1'-0"



1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"