

# ANN ARBOR HISTORIC DISTRICT COMMISSION

## Staff Report

**ADDRESS:** 312 South Division Street, Application Number HDC14-075

**DISTRICT:** Division Street Historic District

**REPORT DATE:** June 12, 2014

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

**REVIEW COMMITTEE DATE:** June 9, 2014

### OWNER

**Name:** City of Ann Arbor  
**Address:** 301 E. Huron Street  
 Ann Arbor, MI 48107  
**Phone:**

### APPLICANT

Kempf House Museum, Ann Dilcher  
 312 S. Division Street  
 Ann Arbor, MI 48104  
 (734) 272-8844

**BACKGROUND:** In 1853 this house was built for Henry DeWitt Bennett who was postmaster and later Secretary and Steward of the University of Michigan. When he retired in 1856, the Noble family next door bought the house and rented it to Reuben and Pauline Kempf, who purchased the house in 1890. The Kempfs owned the house until Pauline's death in 1953, when neighbors purchased the house. They sold it to the City of Ann Arbor in 1969, and the house is now a museum interpreting the life and work of a German-American family in 1890s Ann Arbor.

The home is a classic example of a Greek Revival gable-fronted temple. It features a pedimented portico with four square columns, clapboard siding, wide board trim below the eaves, and frieze windows in the upper floor. It has been listed on the National Register of Historic Places since 1973.

**LOCATION:** The site is located on the west side of South Division Street, south of Liberty Plaza and East Liberty Street, and north of Library Lane.

**APPLICATION:** The applicant seeks HDC approval to construct a 6'5.5" x 7'1.5" wood framed, wood sided garden shed with a wood shingled roof in the back yard of the site.

### 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.



- (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 proposed shed is for the storage of garden tools and features wood board and batten siding and wood shingles. It is small and inconspicuously located near the back of the lot. The shed is compatible with the site and the district.
2. Staff recommend approval of the application, which it finds to be in keeping with the *Secretary of the Interior's Standards and Guidelines*, and the *Ann Arbor Historic District Design Guidelines*.

**POSSIBLE MOTION** (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 312 South Division Street, a contributing property in the Division Street Historic District, to construct a garden shed, as proposed. The work 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 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 312 South Division Street in the Division Street 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, photos

312 South Division Street (2007)





**City of Ann Arbor**  
**PLANNING & DEVELOPMENT SERVICES — PLANNING**  
**SERVICES**

301 E. Huron Street | 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: 312 S Division Street  
Historic District: Division Street Historic District  
Name of Property Owner (If different than the applicant):  
City Of Ann Arbor  
Address of Property Owner: 310 E. Huron Street  
Daytime Phone and E-mail of Property Owner: \_\_\_\_\_  
Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

**Section 2: Applicant Information**

Name of Applicant: Kempf House Museum (Ann Dilcher, Immediate Past President)  
Address of Applicant: 312 S. Division Street  
Daytime Phone: (734) 272-8844 (Ann Dilcher) Fax: (      ) \_\_\_\_\_  
E-mail: kempfhousemuseum@gmail.com and ann.dilcher@gmail.com  
Applicant's Relationship to Property:        owner        architect        contractor X other  
Signature of applicant: Ann Dilcher Date: 5/20/2014

**Section 3: Building Use (check all that apply)**

       Residential        Single Family        Multiple Family        Rental  
       Commercial X Institutional Museum

**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: akd

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

**1. Provide a brief summary of proposed changes.** \_\_\_\_\_

Proposed construction of wood framed, wood sided, wood shingle roof shed in the back yard. This 6'-5 1/2" x 7'-1 1/2" shed will be used for storage of garden tools. Shed will be board and batten siding so as to contrast with the original horizontal lapped siding on the house.

**2. Provide a description of existing conditions.** \_\_\_\_\_

A garage was removed from the back of the site when the city purchased the property in 1969. Currently the back yard is lawn with lilac bushes along the fence. The fence and parking lot on the adjacent lot are owned by First Martin.

**3. What are the reasons for the proposed changes?** \_\_\_\_\_

For the past five years our garden committee has worked to restore the gardens to be consistent with the Kempf's tenure in the house. Having a shed on site to store tools will greatly benefit this restoration work.

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

An out building is appropriate to the interpretation of the site as most houses in the area in the late 1800s had out houses and sheds.

**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: \_\_\_\_\_ Application to \_\_\_\_\_ Staff or \_\_\_\_\_ HDC

Project No.: \_\_\_\_\_ **HDC** \_\_\_\_\_ Fee Paid: \_\_\_\_\_

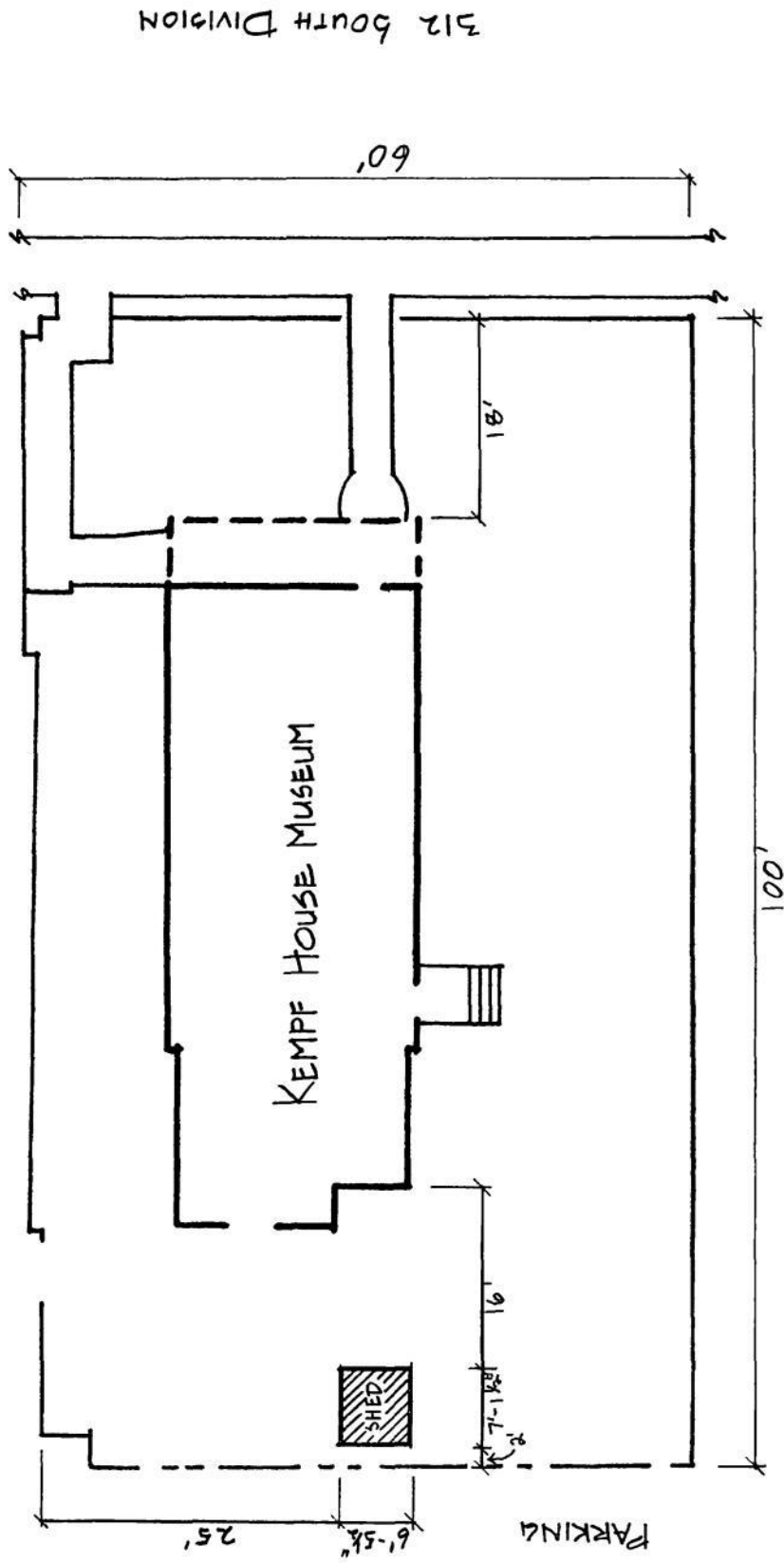
Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_

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

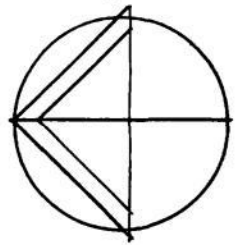
Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:

LIBERTY  
PLAZA



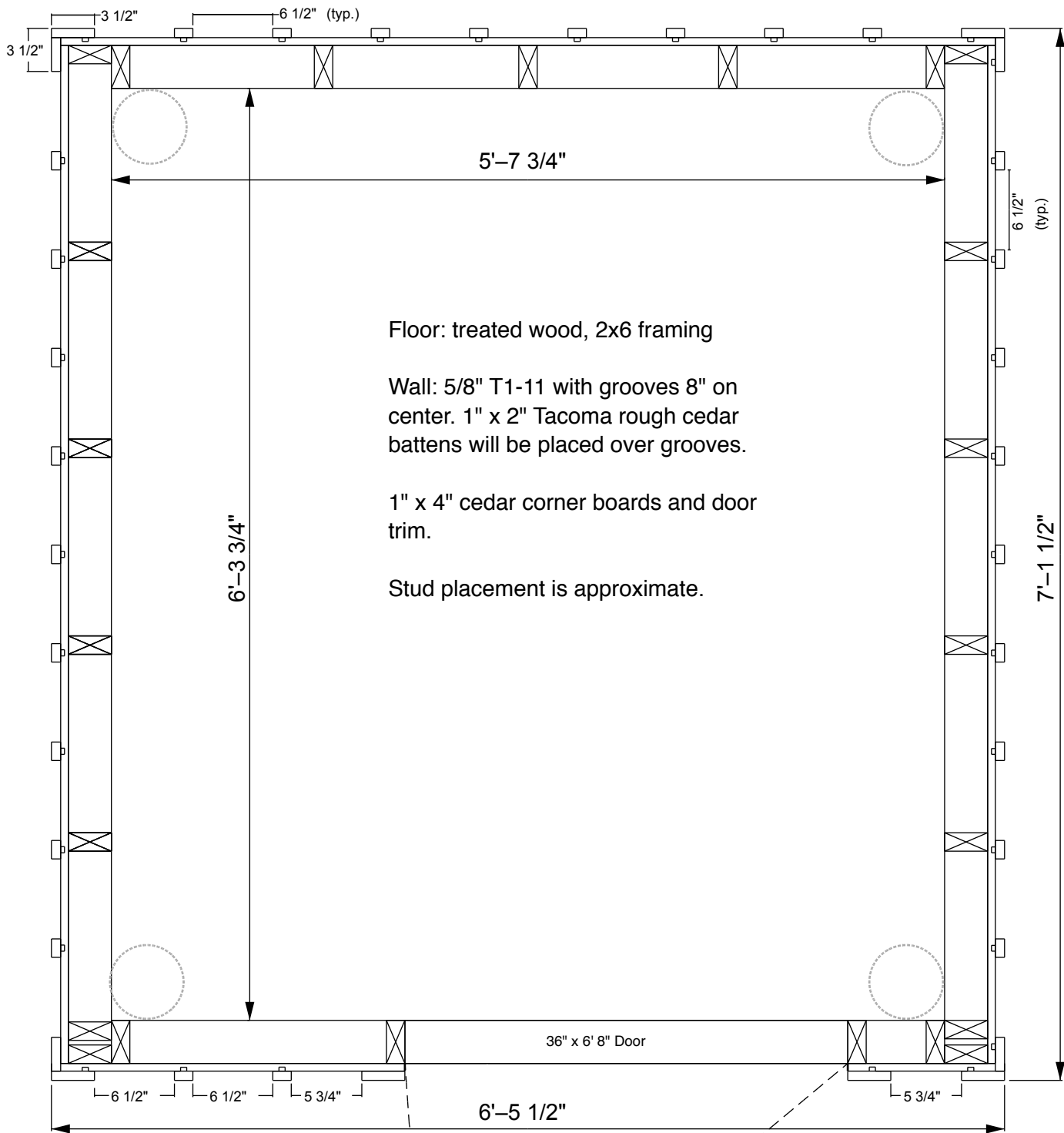
NOBLE HOUSE  
APARTMENTS



# SHED SITE PLAN

KEMPF HOUSE MUSEUM  
312 SOUTH DIVISION STREET  
ANN ARBOR, MICHIGAN 48104

APRIL, 2014 1" = 16'-0"



Plan View

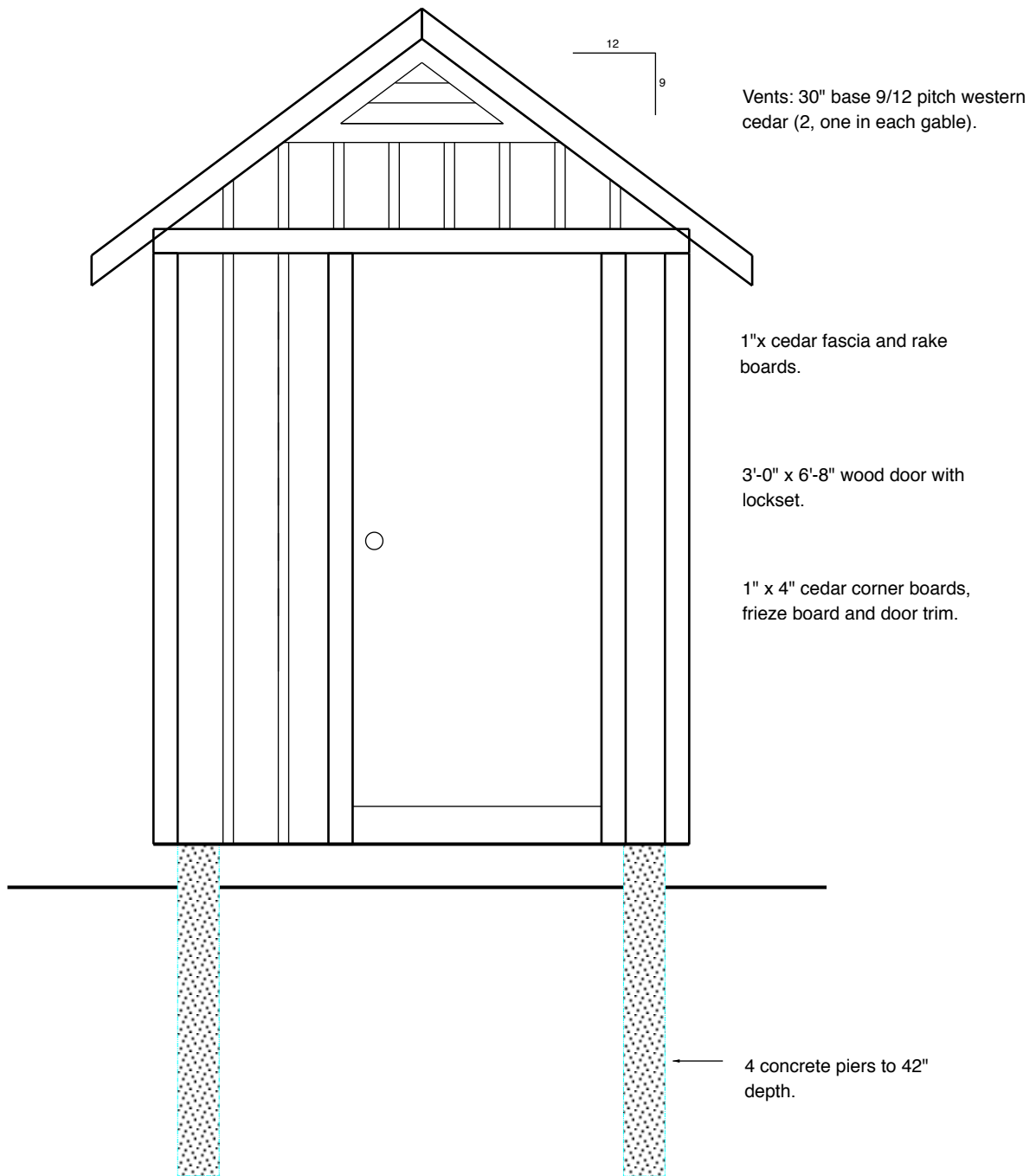


Kempf House Museum Garden Shed

1" = 1' - 0"

21 April 2014

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East Elevation



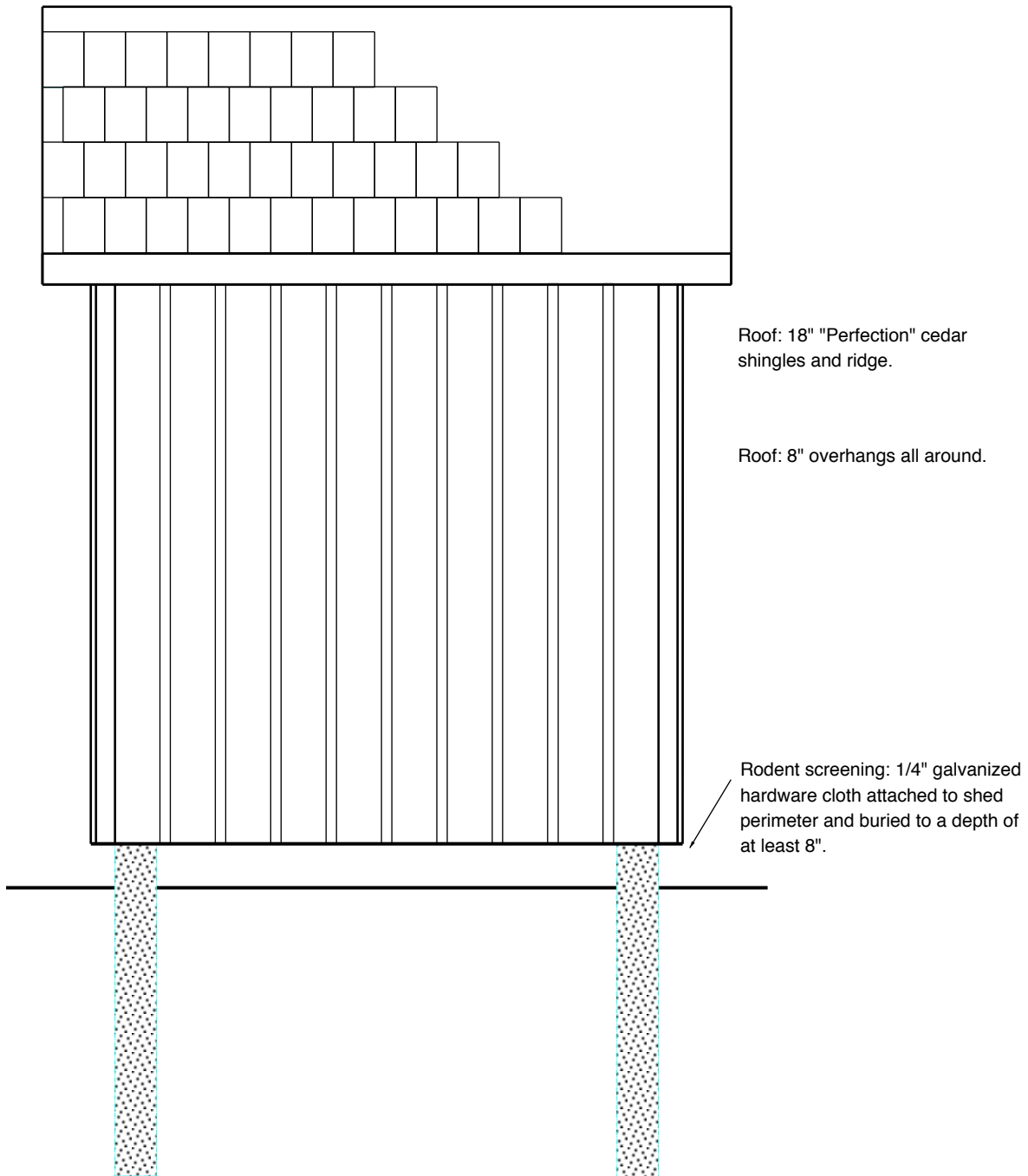
# Kempf House Museum Garden Shed

1/2" = 1' - 0"

21 April 2014

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South Elevation



# Kempf House Museum Garden Shed

1/2" = 1' - 0"

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South Side Yard at Kempf House



Southwest corner and view of back yard, south face of shed would align roughly with location of wheelbarrow



Back yard at Kempf House, looking north.

Shed location is generally where wheel barrow and dirt is shown.

