

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 1540 Cedar Bend Drive, Application Number HDC16-164

**DISTRICT:** Broadway Historic District

**REPORT DATE:** August 11, 2016

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

**REVIEW COMMITTEE DATE:** Monday, August 8, 2016

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Mike and Megan Turriff	Terrafirma Inc. - Eric Patterson
<b>Address:</b>	1540 Cedar Bend Dr. Ann Arbor, MI 48105	3780 Morgan Rd. Ypsilanti, MI 48197
<b>Phone:</b>	(734) 883-1416	(734) 434-3811

**BACKGROUND:** The Godfrey Ottmar House was constructed in 1930 in the Tudor Revival style. It is clad in brick with stuccoed faux half-timbering, and features a variety of dormers, a front bay window, and a gothic arch at the front entry. See the attached Broadway Historic District Survey for more information.

**LOCATION:** The site is located on the northeast side of Cedar Bend Drive, south of Broadway.

**APPLICATION:** The applicant seeks HDC approval to repave the front walkway with pavers, and install a paver driveway on a drive that is currently gravel.

### 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 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:* 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 Ann Arbor guidelines may also apply):

### Driveways and Paved Areas

*Appropriate:* Retaining and maintaining historic sidewalks, walkways, driveways, and patios/terraces.

*Not appropriate:* Installing driveways or parking areas that are too wide or large for the building site and are out of character for the district.

Reconstructing any sidewalk, driveway, terrace, patio, and other landscape features without sufficient documentation of what the historic feature looked like.

### Landscape Features

*Not Appropriate:* Introducing any new building, streetscape, or landscape feature that is out of scale or otherwise inappropriate to the district's historic character.

## STAFF FINDINGS

1. The driveway is gravel, and the applicant states that shifting gravel and drainage/runoff issues would be resolved by paving. Snow removal is a problem in the winter because of the large size of the gravel on the driveway and the slope of the site is not graded for proper drainage, and the sloped part becomes slippery and difficult to navigate. Unilock pavers are an appropriate surface that won't be mistaken for a historic material. The extent of the pavers matches the current extent of the gravel.
2. The applicant states that the stone paver walkway is falling apart and in need of repair. The walkway was not paved in the 1947 aerial photo (see end of staff report), though a path is shown in nearly the same location. Later aerials distinctly show a paved walkway. Since the pavers were installed after 1947, staff is not concerned about retaining the current stone material. Replacing it with Unilock pavers to match the driveway is an

appropriate choice of materials.

3. The landscaping shown on the supplied drawing does not have any hardscape features that would trigger the need for HDC review.
4. Staff recommends approval of the application. The proposed work is generally compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding neighborhood and meets the *Ann Arbor Historic District Guidelines* for driveways and paved areas and landscape features, and *The Secretary of the Interior's Standards for Rehabilitation*, in particular standards 1, 2 and 10, and the guidelines for building site.

**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 1540 Cedar Bend Drive, a contributing building in the Broadway Historic District, to install a paver driveway and front walk, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the *Ann Arbor Historic District Guidelines* for driveways and paved areas and landscape features, and *The Secretary of the Interior's Standards for Rehabilitation*, in particular standards 2, 9, and 10, and the guidelines for building site.

**MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 1540 Cedar Bend Drive in the Broadway Historic District

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

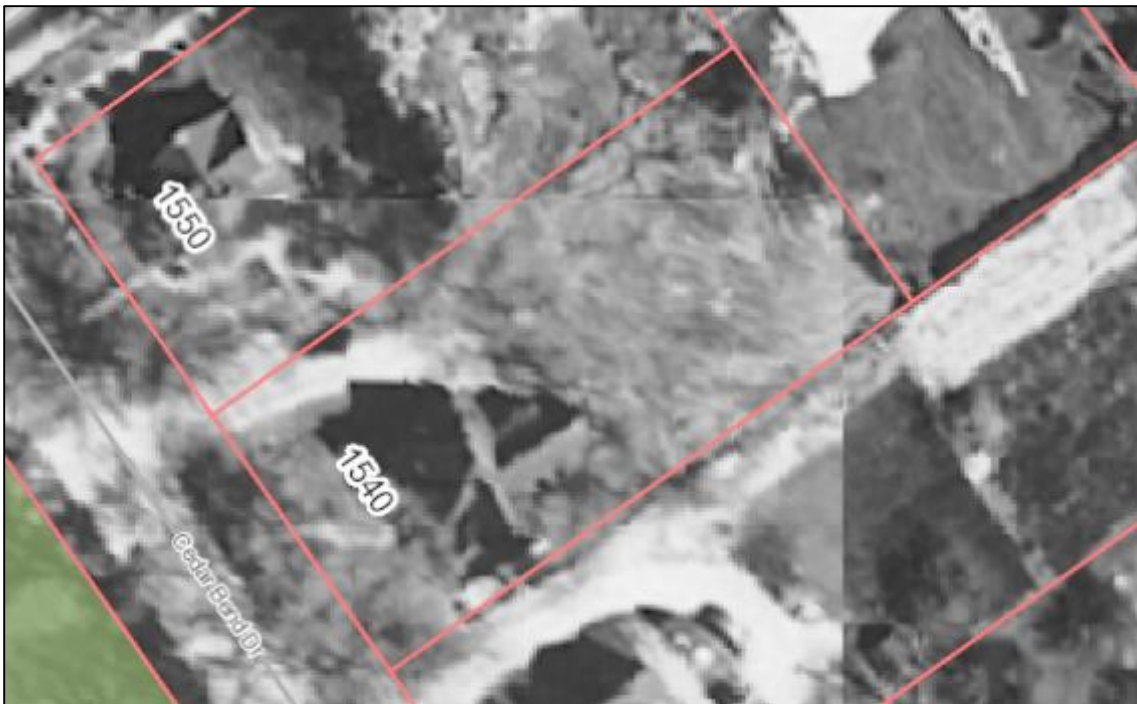
The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) (*circle all that apply*): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

**ATTACHMENTS:** Broadway Historic District Survey, application, photos, drawings, paver details

1540 Cedar Bend Drive (Google Street View, 2014)



1947 Aerial showing unpaved path in approximately the same location



***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1540 Cedar Bend**  
*Historic Name:*       **Godfrey Ottmar House**

*Date:*   **1930**  
*Level:*   **Contributing**



***Description***

*Style:*           Tudor Revival  
*# Stories:*     1.5  
*Material:*     Brick  
*Windows:*     Original  
*Window Type:* Wood, Double-Hung  
*Pane Type:*    4/4, 6/6  
*Character Defining Features:*

*Roof Shape:*    Side Gable  
*Roof Material:* Asphalt  
*Plan Shape:*    Rectangular  
*Porch Type:*    N/A  
*# Dormers:*     2  
*Dormer Type:*  Shed, Segmental

Complex roof with side gable at east, hipped at west and steeply pitched hipped roof over entry pavilion; polygonal bay at west end with tall witch's hat roof; first-story sash = 4/4, upper half-story sash = 6/6 and 4/4; two-window shed dormer to right of entry pavilion, and single-window segmental roof wall dormer breaking eave line to the left; entry pavilion has Gothic arch with narrow multi-light window to the inside left and a wide paneled door to the right; half-timbered upper-story wall is supported by quarter-round brackets; four-window bay to the right of entry.

***History***

*First City Directory:* 1930

*Original Use:*       Residential

*Current Use:*        Residential

*Occupation (First Dweller):* Grocer

*Context(s):*

*Architect:*        Unknown

*Builder:*           Unknown

*Notes:* Original owner was Godfrey Ottmar, born in Germany (1865), who ran a grocery store on West Washington. After Mr. Ottmar passed away, Dr. John Bugher, Assistant Professor of Pathology (UM) lived here before moving on to the Rockefeller Foundation in 1937. Otto LaPorte taught Theory of Spectra and Quantum Mechanics in UM's Physics Department and lived here from 1939-40.






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**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

<b>Section 1: Property Being Reviewed and Ownership Information</b>
Address of Property: <u>1540 Cedar Bend Drive Ann Arbor MI 48105</u>
Historic District: <u>Broadway</u>
Name of Property Owner (If different than the applicant): <u>Mike &amp; Megan Turriff</u>
Address of Property Owner: <u>1540 Cedar Bend Drive</u>
Daytime Phone and E-mail of Property Owner: <u>734-883-1416</u> <u>meganturriff@yahoo.com</u>
Signature of Property Owner: <u></u> Date: <u>7/26/16</u>
<b>Section 2: Applicant Information</b>
Name of Applicant: <u>Terraforma Inc. - Eric Patterson</u>
Address of Applicant: <u>3780 Morgan Road Ypsilanti MI 48197</u>
Daytime Phone: ( <u>734</u> ) <u>434-3811</u> Fax: ( <u>734</u> ) <u>434-2830</u>
E-mail: <u>eric@terrafirmalandscape.net</u>
Applicant's Relationship to Property: <input type="checkbox"/> owner <input checked="" type="checkbox"/> architect <input checked="" type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant: _____ Date: _____
<b>Section 3: Building Use (check all that apply)</b>
<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental
<input type="checkbox"/> Commercial <input type="checkbox"/> Institutional
<b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b> (This item <b>MUST BE INITIALED</b> for your application to be <b>PROCESSED</b> )
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: _____

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

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

Re-landscaping front of home, new paver walkway & paver driveway tastefully designed by registered architects to period correct architecture.

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

Existing landscaping overgrown and many dead plants. Front walkway is falling apart. Gravel driveway is weedy and not graded for proper drainage.

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

To improve aesthetics of home and make landscape architecturally correct to the "period" of the home.

The walkway needs to be replaced so it is safe to navigate. The driveway needs to be re-built to eliminate standing water and dangerous winter ice build up.

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: \_\_\_\_\_ 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:



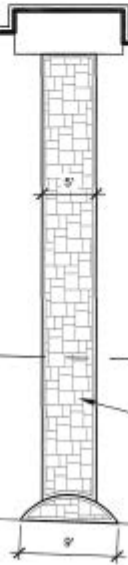
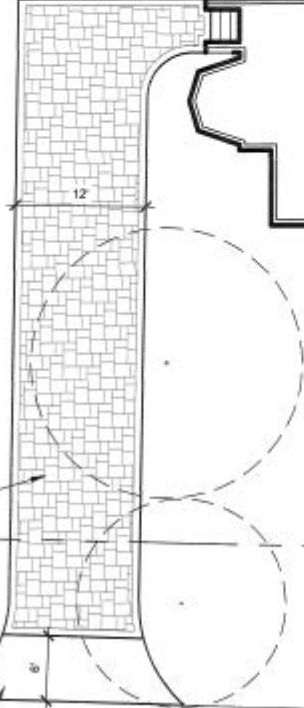
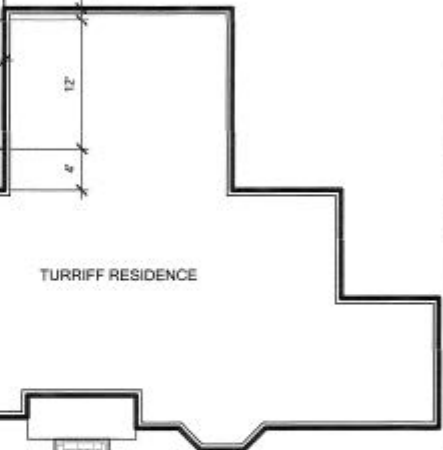
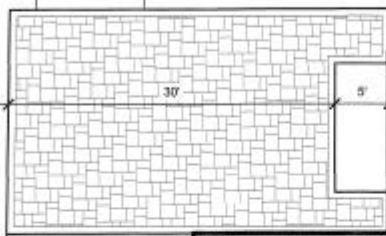


PRIMA  
LANDSCAPE & IRRIGATION









PAVER DRIVEWAY UNILOCK BRUSSELS STONE. COLOR TO BE DETERMINED BY OWNER

PAVER WALKWAY UNILOCK BRUSSELS STONE. COLOR TO BE DETERMINED BY OWNER

8" GRAVEL APPROACH PER CITY REQUIREMENT



TURRIF RESIDENCE

MAJESTY NOAK - FRONT PORCH

(1) SIBERIAN IRIS

EXISTING HYDRANGEA KINGA

ADD (1) ADDITIONAL (6" DEEP) TANK STEP

(5) FLOERTING

(10) RUSSIAN CYPRUS

BUILDING WALL - USE ON SITE + ADDITIONAL 4 TONS

(8) NIKKO BLUE HYDRANGEA

(12) ASSORTED HOSTA

(16) ASSORTED HOSTA

(22) HICKORY YEW - (HEDGE)

(2) EX. BURNING BUSH

(8) FLATS GREEN 5'8"

(1) F. ASTILBE

(5) FIELD STONE BOUNDARY

(12) ASSORTED HOSTA

1/2" 1" THICK LSC BORDER

(10) CAROLINE PRUNE 1/2"

(24) HYDRATE ENGLISH LAUREL

8'0"

CEDAR BEND

1/2" 1" THICK LSC BOUNDARY

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Limestone



Mahogany Ash



Sandstone

# ***Brussel Block Pavers*** ***Unilock***

## Shapes & Sizes



XL Stone  
34.8 cm x 20.8 cm x 7 cm  
13.75" x 8.25" x 2.75"

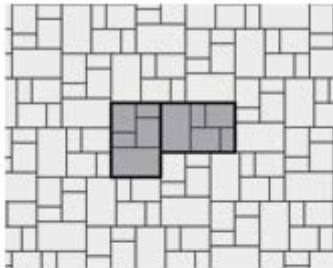


Standard Stone  
20.8 cm x 17.3 cm x 7 cm  
8.25" x 6.75" x 2.75"



Half Stone  
17.8 cm x 10.4 cm x 7 cm  
7" x 4" x 2.75"





## Brussels Block AF

Half Stone (20%) Standard  
(40%) XL (40%)

### Downloads

[Pattern Sheet \(.pdf\)](#)

[.PAT \(Imperial\)](#)

[.PAT \(Metric\)](#)