

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 218 N. Division Street, Application Number HDC18-105

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: June 14, 2018

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: June 11, 2018

OWNER

Name: Dave Kennedy
Address: 218 N. Division Street
 Ann Arbor, MI
Phone: 734-657-8901

APPLICANT

Ventures Design
 29454 Haas Road
 Wixom, MI
 734-276-3260

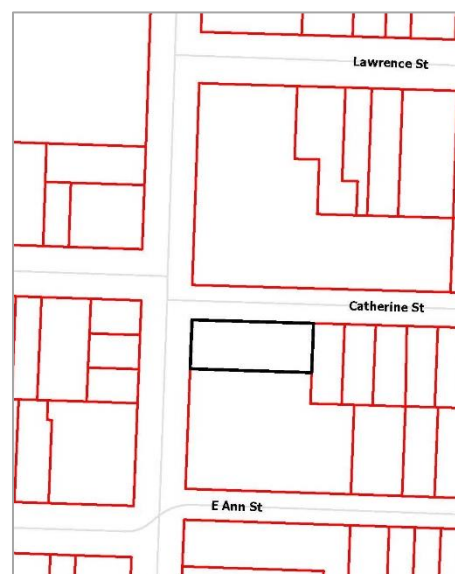
BACKGROUND: The John Maynard House, built in 1844, is a Classic Revival house featuring a low gabled roof and symmetrical façade with five evenly spaced double-hung windows with heavy lintels. On the 1908 Sanborn, the house (labeled Boarding House) has two additional single-story additions behind the existing rear wing. Remodeled in 1910, the central entry was moved to a side hall entry and a full two-story Colonial Revival front porch was added.

The house was a student chapel from 1942-46, home to Canterbury House beginning around 1950 and the Trailblazers Clubhouse from 1992. A fire escape was added in 1997 (visible in some of the application photos). In 2002 an application to remove the rear wing and construct a new two-story addition was denied by the HDC. Later in 2002, an application to repair and restore the house and return it to single-family occupancy was approved. The central entry was reestablished at that time.

APPLICATION: The applicant seeks HDC approval to expand an existing patio behind the southeast corner of the house; install a masonry and wood privacy fence along the south lot line at the back of the house; install a 12' x 9' spa pool; construct a 20' x 12' pergola over part of the patio; construct an outdoor masonry bar and grill; and remove two windows (one is known to be a non-original opening) and replace them with a four-light sliding door.

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):

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 preserves the historic relationship between the building or buildings and the landscape.

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

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.

Not Recommended: Cutting new entrances on a primary elevation. Altering utilitarian or service entrances so they appear to be formal entrances by adding paneled doors, fanlights, and sidelights.

Introducing a new entrance or porch that is incompatible in size, scale, material, and color.

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: Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

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

Residential 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 southeast corner of this house has had many alterations over time. We know of two windows that were removed and bricked in, and one that was added. A rear porch where the current door is was present in the 1970s, but replaced by a different door a little further south by 2002, and then put back to its original location but without the roof. Two rear additions that were present in 1908 (the first year the house shows up on a Sanborn) were replaced by 1916 with an automobile garage. That garage was replaced with a larger garage after 2002.
2. The patio area is nominally visible from the street. It is blocked in on three sides by the front porch, the south wall of the house, and the garage. Most of it is already pavers. All of the work proposed around the patio (fence/wall, bar counter, stand-alone pergola, spa) is appropriate because it does not physically impact the historic structure, it's all reversible, and the work is nearly invisible from the street. A line of trees and brush and over 100' separate the patio from the large historic apartment house to the south.
3. Information was not provided on the dimensions or materials of the patio door; staff has requested that the applicant bring it to the meeting. The door is shown on the renderings attached to the application. Given the number of alterations that have happened to this wall in just the last 20 years, staff is comfortable with the removal of the two window openings (one is not original and the other is of undetermined age). The windows are modern replacements. The work is invisible from the street, and the elevation is non-character-defining.
4. Staff recommends approval of the proposed work and finds it to be compatible in size, scale, design, texture, material and relationship to the rest of the site and the surrounding area and meets *The Secretary of the Interior's Standards 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 approve the application at 218 N. Division Street, a contributing property in the Old Fourth Ward Historic District, to expand an existing patio behind the southeast corner of the house; install a masonry and wood privacy fence along the south lot line at the back of the house; install a 12' x 9' spa pool; construct a 20' x 12' pergola over part of the patio; construct an outdoor masonry bar and grill; and remove two windows (one is known to be a non-original opening) and replace them with a four-light sliding door, 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 2 and 10 and the guidelines for building site, entrances and porches, and windows, and the *Ann Arbor Historic District Design Guidelines* for residential landscape features.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 218 N. Division in the Old Fourth Ward 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

218 N. Division Street (August 2016 Google Street View)



218 N. Division Street (August 2016 Google Street View)



Photos provided by the property owner, c. 1997-2002







218 N. Division, Students' Evangelical Chapel (1942-46)





HISTORIC DISTRICT COMMISSION

PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647
 Phone: 734.794.6265 ext. 42608 ithacher@a2gov.org
 Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC# 18-105
	BLDG# 18-0926
DATE STAMP	
CITY OF ANN ARBOR	
RECEIVED	
MAY 25 2018	
PLANNING & DEVELOPMENT SERVICES	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION					
NAME OF PROPERTY OWNER Dave Kennedy		HISTORIC DISTRICT Old Fourth Ward			
PROPERTY ADDRESS 218 North Division St		CITY ANN ARBOR			
ZIP CODE 48104	DAYTIME PHONE NUMBER (734) 657-8901	EMAIL ADDRESS David@kennedycare.com			
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP		
PROPERTY OWNER'S SIGNATURE					
SIGN HERE <i>David Kennedy</i>	PRINT NAME David Kennedy	DATE 05/24/2018			
APPLICANT INFORMATION					
NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) Ventures Design		CITY Wixom			
ADDRESS OF APPLICANT 29454 Haas Rd.					
STATE MI	ZIP CODE 48393	PHONE / CELL # (734) 276-3260	FAX NO (248) 264-6119		
EMAIL ADDRESS Lubig@Ventures-design.com					
APPLICANT'S SIGNATURE (if different from Property Owner)					
SIGN HERE	PRINT NAME X	DATE			
BUILDING USE - CHECK ALL THAT APPLY					
<input type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL
PROPOSED WORK					
Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary). Pergola, brick walls and pillars, removing windows and installing doors in these place, paver patio, granite spa, general landscape. See attach plans and renderings					
DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:					
To increase home and community value and appeal.					
For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc					



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART	
DESCRIPTION	
STAFF REVIEW FEES	
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to building@a2gov.org.

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to "City of Ann Arbor"

HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

APPLICATION EXPIRATION

HDC applications expire three (3) years after the date of approval.

OFFICE USE ONLY

Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ <u>35</u>	
Payment Type	<input type="checkbox"/> Check: # _____ <input checked="" type="checkbox"/> Cash <input type="checkbox"/> Credit Card	

VENTURES

CATHERINE STREET

29454 Haas Rd
 Whitom, MI 48393
 248-767-1666
 ventures-design.com

CLIENT
 1-7 Kennedy Tech Plan

ADDRESS
 Street

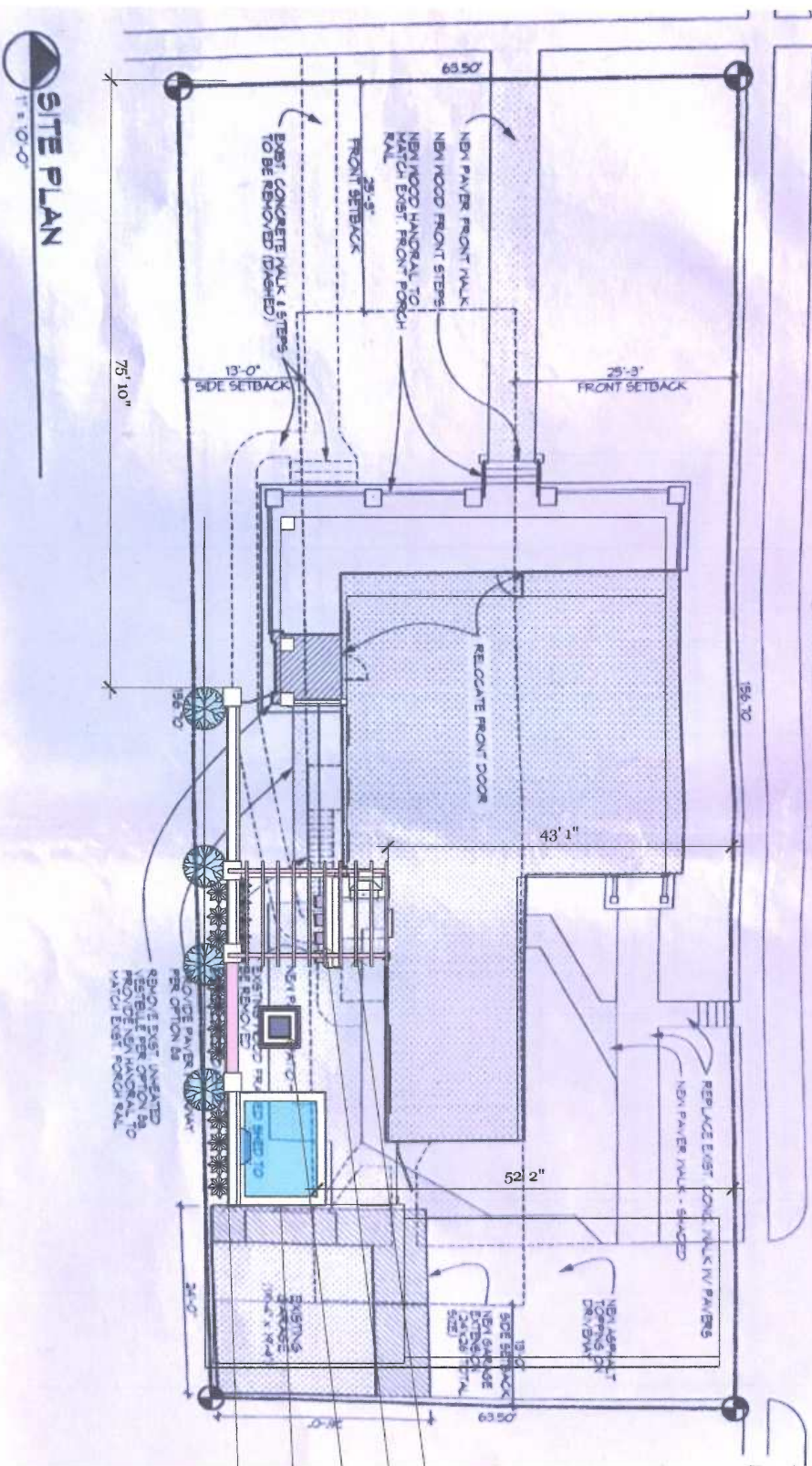
DESCRIPTION
 PLAN VIEW

ISSUE
 May 7, 2018

SCALE
 1" = 16'

NOTES

- PROPOSED PERGOLA
- PROPOSED OUTDOOR BAR AND GRILL
- PROPOSED GAS FIREPIT
- PROPOSED GUNITE SPA
- PROPOSED MASONRY PILLARS AND WALLS



Ao.1

SITE PLAN
 1" = 16'-0"

VENTURES

29454 Hass Rd
 Wyom, MI 48393
 248-767-1666
 ventures-design.com

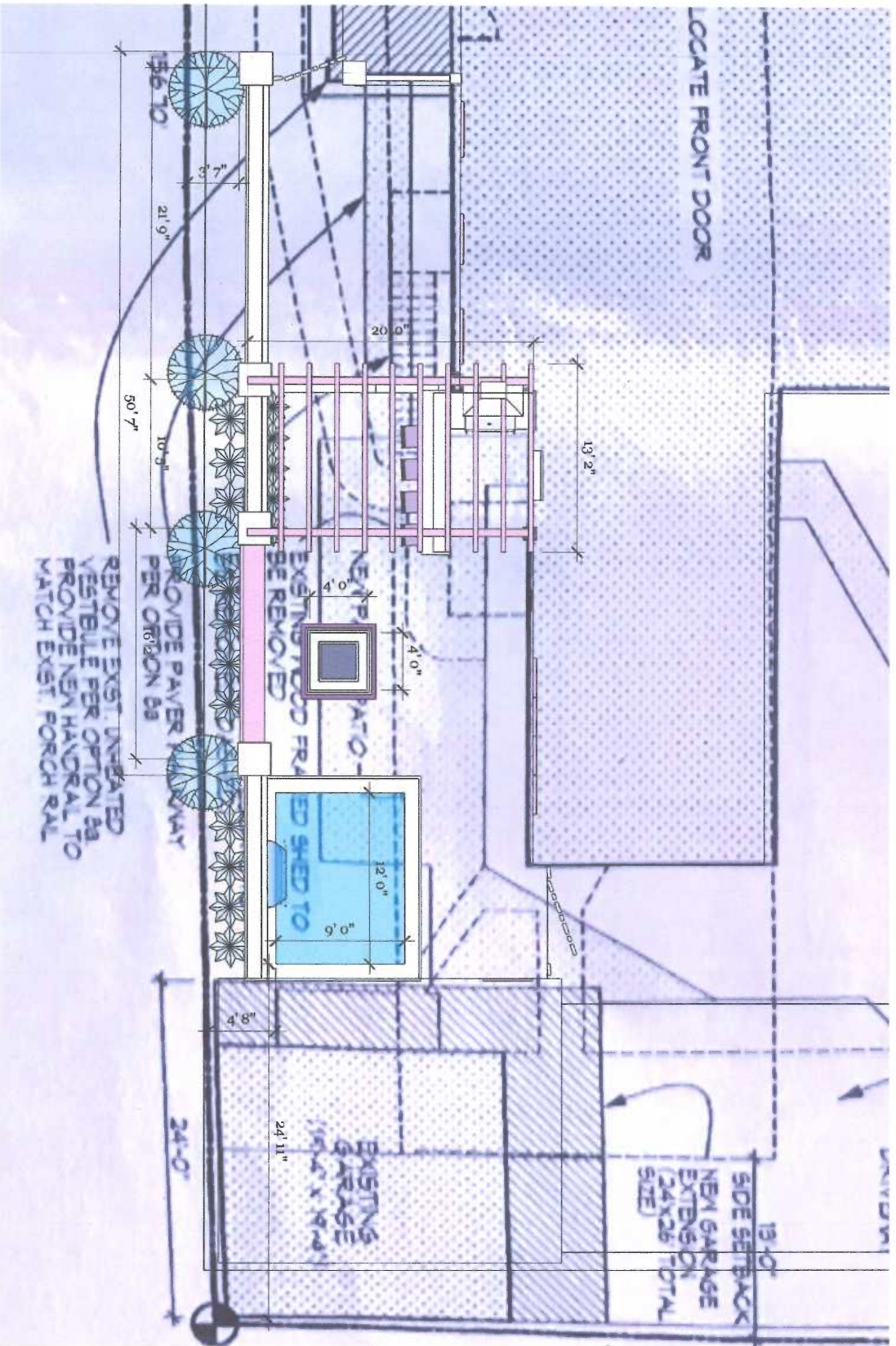
CLIENT
 5-7 Kennedy Tech Plan
 ADDRESS
 Street

DESCRIPTION
 PLAN VIEW

ISSUE
 May 7, 2018

SCALE
 1" = 8'

NOTES



A.0.2

VENTURES

29454 Hass Rd
 Wixom, MI 48393
 248-767-1666
 ventures-design.com

CLIENT
 5-7 Kennedy Tech Plan
 ADDRESS
 Street

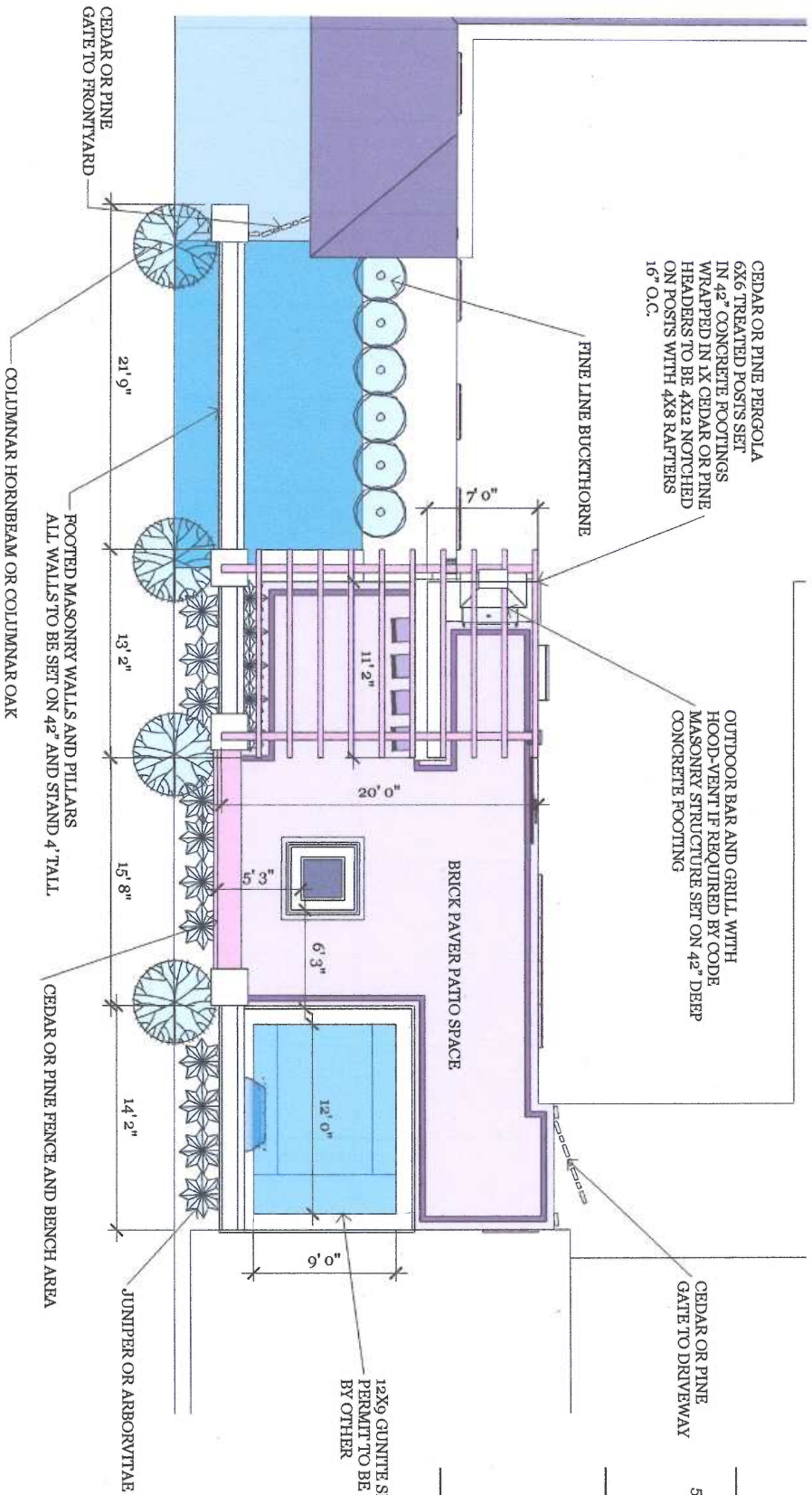
DESCRIPTION
 PLAN VIEW

ISSUE
 May 7, 2018

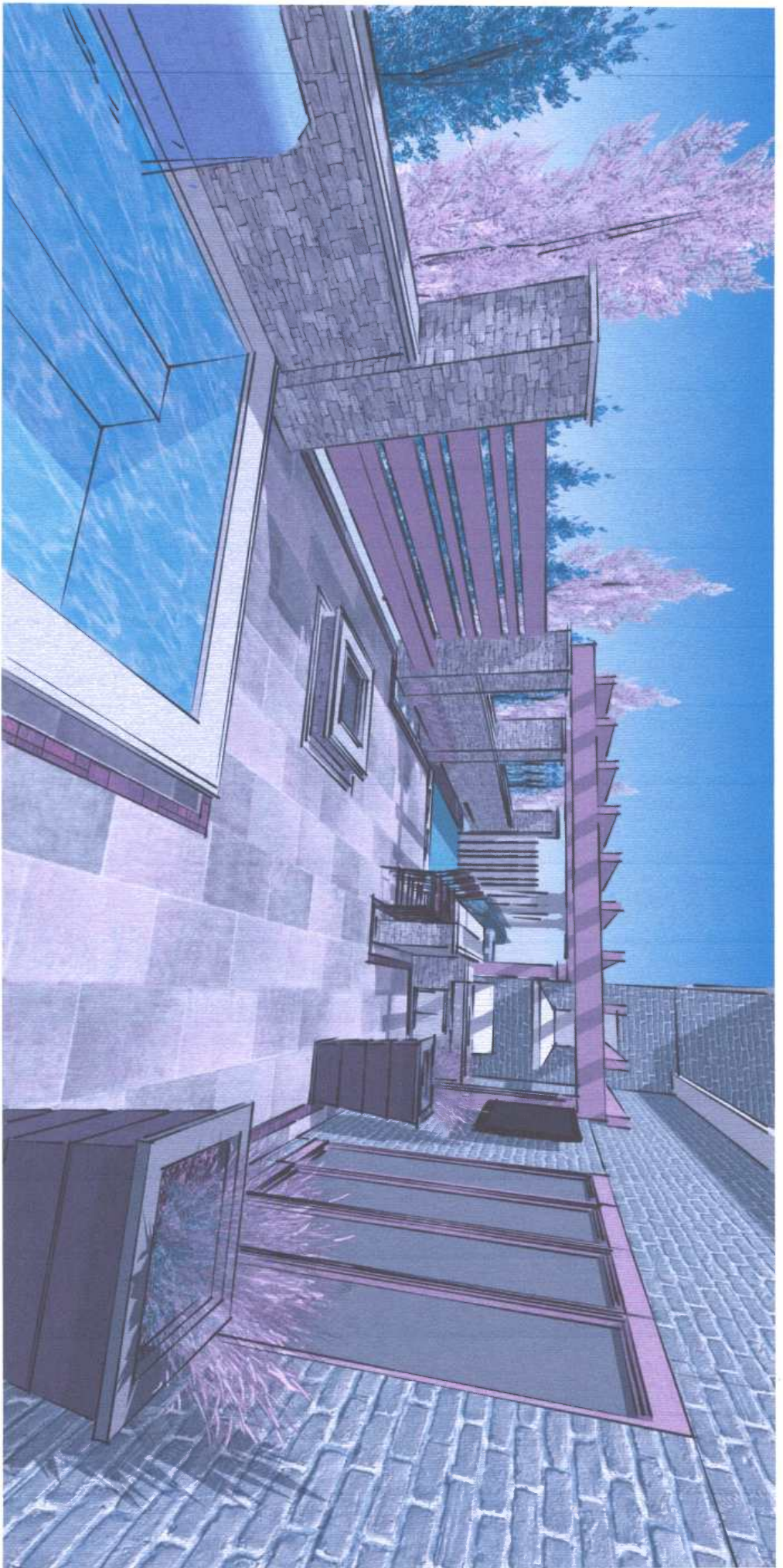
SCALE
 1" = 8'

NOTES

12X6 GUNITE SPA
 PERMIT TO BE PULLED
 BY OTHER



A0.3



VENTURES

29454 Hass Rd
 Wilkom, MI 48393
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 ventures-design.com

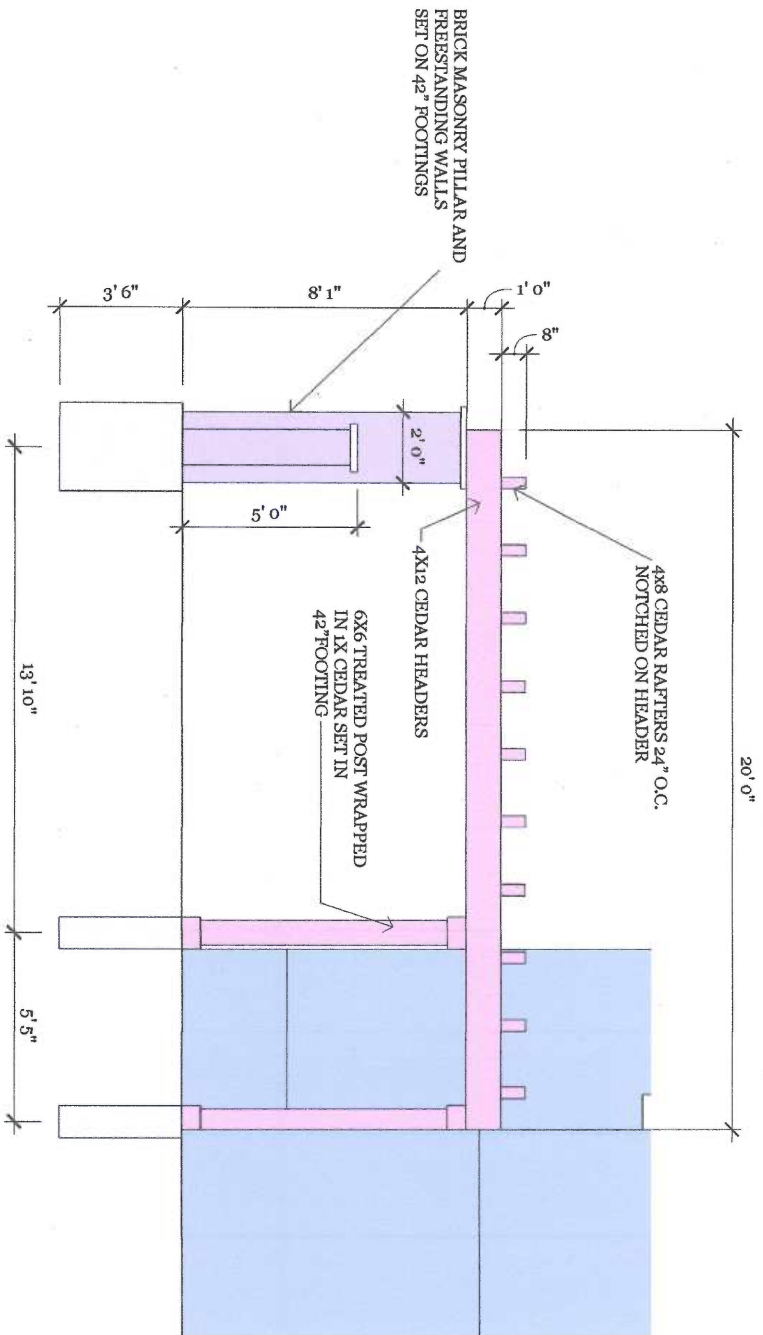
CLIENT
 5-9 Kennedy Pergola Section
 Plan
 Address
 Street

DESCRIPTION
 PLAN VIEW

ISSUE
 May 9, 2018

SCALE
 1" = 4'

NOTES



A0.1

29454 Hass Rd
 Wixom, MI 48393
 248-767-1666
 ventures-design.com

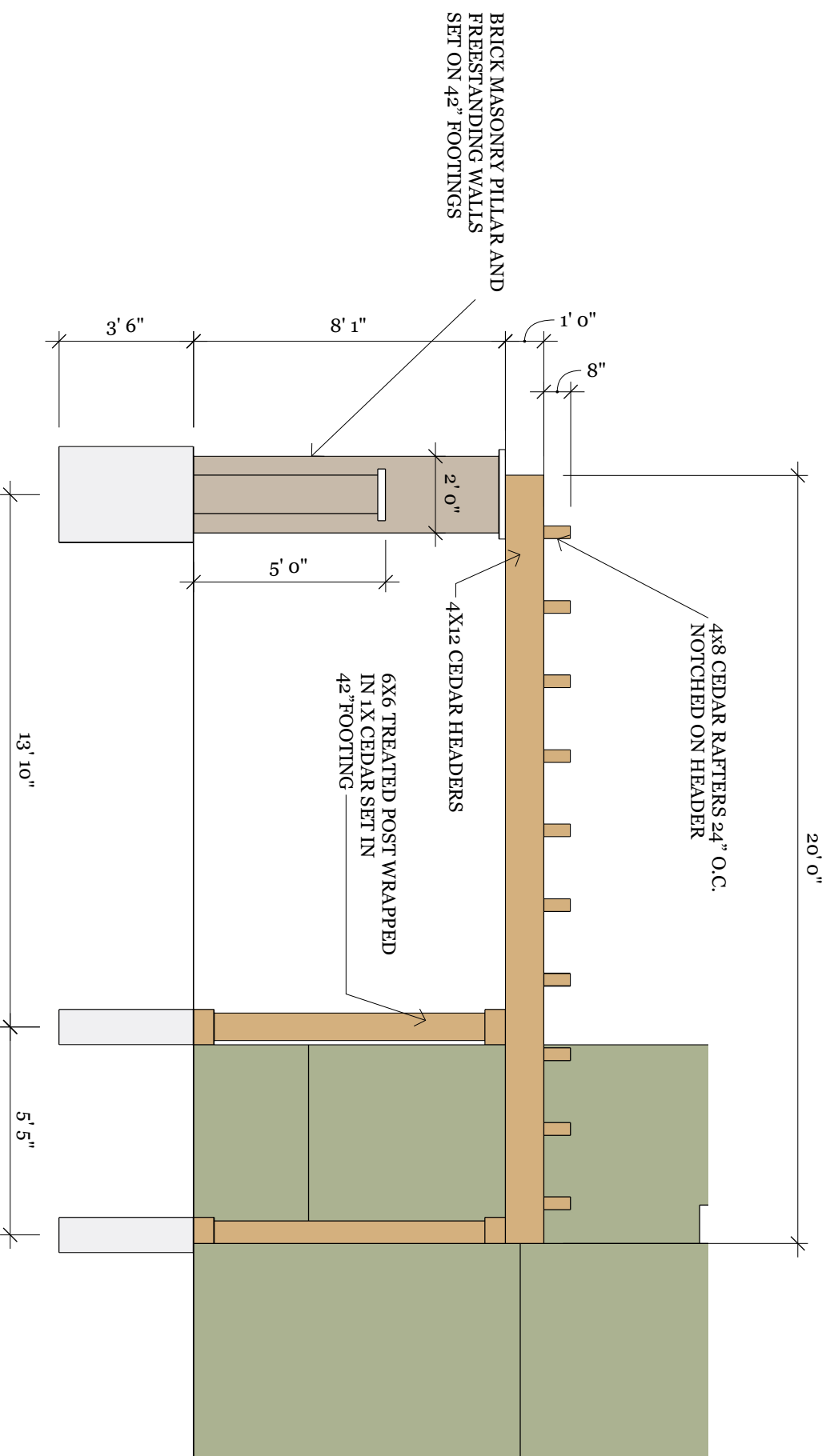
CLIENT
 5-9 Kennedy Pergola Section
 Plan
 Address
 Street

DESCRIPTION
 PLAN VIEW

ISSUE
 May 9, 2018

SCALE
 1" = 4'

NOTES





3/29/2018

2018-05-20 13:28:34.jpg





4/29/2018

2018-05-20 13:29:21.jpg



