

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 703 Moore Street, Application Number HDC20-121

**DISTRICT:** Broadway Historic District

**REPORT DATE:** September 10, 2020

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

**REVIEW COMMITTEE DATE:** Tuesday, September 8, 2020

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Bryan & Bethany Oxender	Same
<b>Address:</b>	703 Moore Street Ann Arbor, MI 48105	
<b>Phone:</b>	(734) 417-5365	

**BACKGROUND:** The 1917 George Peavey House is a 2-story gable-fronter featuring shallow eave overhangs, a full-width brick craftsman-style front porch, and one-over-one windows. The visible exterior doors and first floor windows are modern replacements, and the house has vinyl siding.

**APPLICATION:** The applicant seeks HDC approval to remove a modern one-car carport attached to the house and construct a new two-car garage in the back yard with the concrete drive extended to meet it.

#### **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 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 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.

**District or Neighborhood Setting**

Not Recommended: Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

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

**New Accessory Structures in Historic Residential Settings**

Appropriate: Retaining the historic relationship between buildings, landscape features, and open spaces.

Locating sheds and garages in the rear yard.

Using exterior wall and roof materials that are compatible with historic materials on the main structure and in the neighborhood.

Using windows and doors that are compatible in proportion and style to the main structure and the neighborhood.

Not Appropriate: Introducing new construction onto the building site, which is visually incompatible in terms of size, scale, design, materials, and texture or which destroys historic relationships on the site.

Locating a shed or garage in the front yard or in side yards in front of the main structure.

## 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. This house is built on an original plat 66' x 133' lot. It has an attached carport that does not appear on 1947 aerial photos. At that time, there were two accessory structures along the rear property line, but no driveway is visible so they probably weren't garages.
2. The proposed garage is a single story, 22' wide and 24' deep, with two roll-up steel garage doors. A steel person door is on the south side. Cladding and windows are vinyl, to match the house. The gable-front roof is asphalt. The size is appropriate given the large lot, and at 80' from the front lot line and 26' behind the house, the placement is also appropriate (per the mortgage survey drawing, which is to scale – the plot plan and impervious plan are not). The general design of the garage is simple and compatible.
3. The existing driveway will remain, with concrete added at the drive approach (currently gravel) between the sidewalk and street, and beyond the house the driveway will flare to accommodate the two-car garage. A small raingarden will be installed near the street to accommodate runoff.
4. Staff recommends approval of the application. It meets the Secretary of the Interior's Standards numbers 2, 9 and 10 and the Guidelines for Rehabilitation for Building Site and Neighborhood Setting, and the Ann Arbor Historic District Design Guidelines for New Construction in Historic Residential Settings, New Accessory Structures in Historic Residential Settings, and Residential Accessory Structures.

### 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 share their observations at the meeting.)

I move that the Commission issue a certificate of appropriateness for the portion of the application at 703 Moore Street, a contributing property in the Broadway Historic District, to remove a carport and construct a two car garage, 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, 9, 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

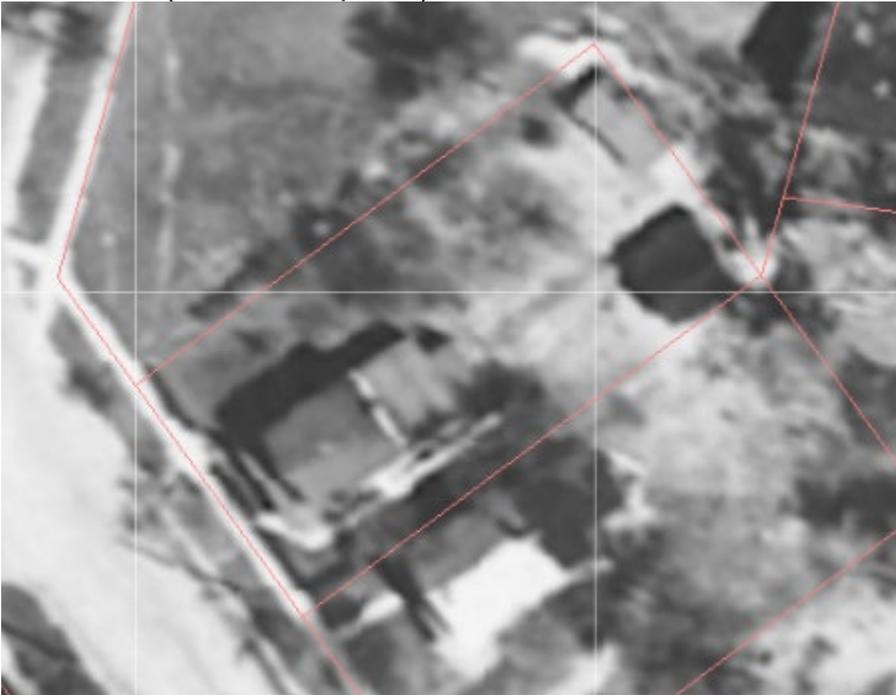
I move that the Commission issue a Certificate of Appropriateness for the work at 703 Moore Street in the Broadway Historic District

\_\_\_ 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:** application, drawings

703 Moore (1947 aerial photo)



703 Moore (2019 courtesy Google Streetview)





# 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

[jthacher@a2gov.org](mailto:jthacher@a2gov.org)

Fax: 734.994.8460

**APPLICATION MUST BE FILLED OUT COMPLETELY**

OFFICE USE ONLY	
Permit Number	HDC# <u>20-121</u>
	BLDG#
DATE STAMP	
7/24/2020 JH	

### PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER <u>Bryan &amp; Bethany Oxender</u>		HISTORIC DISTRICT <u>Broadway</u>
PROPERTY ADDRESS <u>703 MOORE STREET</u>		CITY <u>ANN ARBOR</u>
ZIPCODE <u>48105</u>	DAYTIME PHONE NUMBER <u>(734) 417 5365</u>	EMAIL ADDRESS <u>b oxender@yahoo.com</u>
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY STATE, ZIP

### PROPERTY OWNER'S SIGNATURE

<b>SIGN HERE</b>	<b>PRINT NAME</b> <u>Bryan Oxender</u>	<b>DATE</b> <u>7-27-20</u>
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### APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE)			
ADDRESS OF APPLICANT			CITY
STATE	ZIPCODE	PHONE / CELL # ( )	FAX No ( )
EMAIL ADDRESS			

### APPLICANT'S SIGNATURE (if different from Property Owner)

<b>SIGN HERE</b>	<b>PRINT NAME</b> <u>X</u>	<b>DATE</b>
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### BUILDING USE - CHECK ALL THAT APPLY

<input checked="" 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
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### PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

Building a 528 sq. ft. two car garage with concrete foundation & driveway.  
Removing the existing one car attached car port.

### DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

The existing carport is inconsistent with the historical design of the house. A detached garage in the back yard would be more suiting to the historic design of the house.

For Further Assistance With Required Attachments, please visit [www.a2gov.org/hdc](http://www.a2gov.org/hdc)



# HISTORIC DISTRICT COMMISSION APPLICATION

## FEE CHART

DESCRIPTION	
<b>STAFF REVIEW FEES</b>	
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
<b>HISTORIC DISTRICT COMMISSION FEES</b>	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
<b>RESIDENTIAL – Single and 2-story Structure</b>	
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
<b>COMMERCIAL – includes multi-family (3 or more unit) structures</b>	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
<b>DEMOLITION and RELOCATION</b>	
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](mailto: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:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	

**(Revised Driveway 8-15-2020)**

**Building Proposal for Detached Two Car  
Garage, New Driveway and Removal of  
Existing Attached One Car Car-Port.**

**703 Moore St. Ann Arbor, MI 48105**

Parcel Number: 09-09-21-312-003

(Broadway Historic District)

Owner & Current Resident: Bethany & Bryan Oxender  
734.417.5365  
boxender@yahoo.com

Contractor: Steve Erps of Deck Detail  
www.michigan-deck-cleaning.com  
734.358.9200  
erpshouse@aol.com

# Contents

703 Moore St. Garage Proposal

<b>1. Property Survey.....</b>	<b>Page 3</b>
<b>2. Site Plan.....</b>	<b>Page 4</b>
<b>3. Site Plan with Measurements to Property Lines.....</b>	<b>Page 5</b>
<b>4. Stormwater Treatment &amp; Grading Plan.....</b>	<b>Page 6</b>
<b>5. Floor Plan with Footings location and depth.....</b>	<b>Page 7</b>
<b>6. Floor Plan with Electrical.....</b>	<b>Page 8</b>
<b>7. Elevation 1 (front).....</b>	<b>Page 9</b>
<b>8. Elevation 2 (side).....</b>	<b>Page 10</b>
<b>9. Wall Section, Truss Drawing and Roof Pitch.....</b>	<b>Page 11</b>

Owner & Current Resident: Bethany & Bryan Oxender  
734.417.5365  
boxender@yahoo.com

Contractor: Steve Erps of Deck Detail  
www.michigan-deck-cleaning.com  
734.358.9200  
erpshouse@aol.com

# CERTIFIED SURVEY

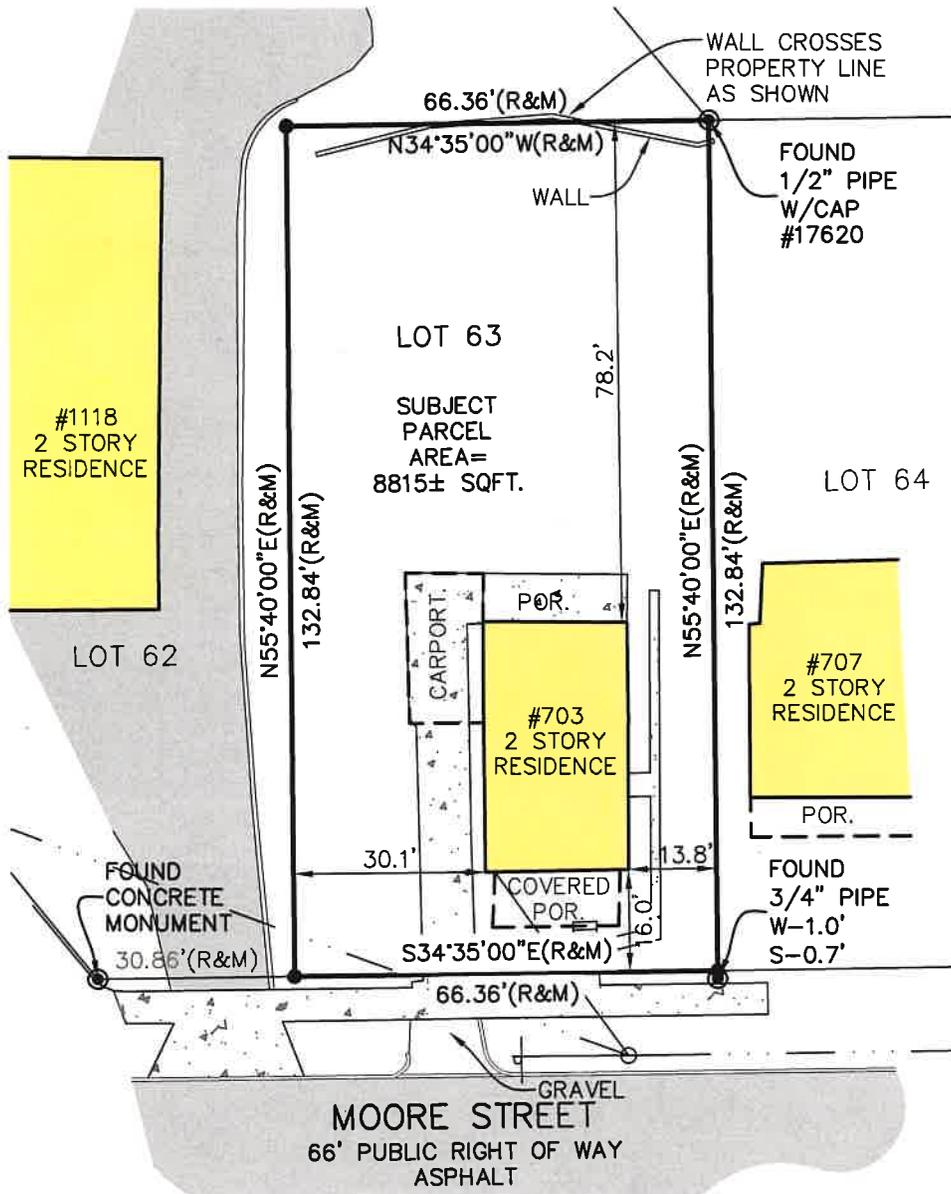
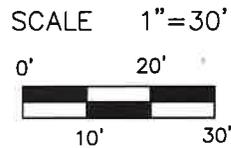
**PROPERTY DESCRIPTION:**

LOT 63, ASSESSOR'S PLAT No. 48, BEING PART OF THE NORTHEAST 1/4, PART OF THE NORTHWEST 1/4, AND PART OF THE SOUTHWEST 1/4 OF SECTION 21, TOWN 2 SOUTH, RANGE 6 EAST, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, REPLAT OF LOTS 1 THROUGH 21, BLOCK 6 OF BROWN AND FULLER'S ADDITION. AS RECORDED IN LIBER 16 OF PLATS, PAGES 55, 56, AND 57, WASHTENAW COUNTY RECORDS.



**NOTE:**

A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.



**LEGEND**

- SET 1/2" REBAR WITH CAP, #47976
- ◎ FOUND MONUMENT (AS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND HEREIN PLATTED AND DESCRIBED AND THAT THE RATIO OF CLOSURE MEETS THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970.

*Anthony T. Sycko, Jr.*  
 ANTHONY T. SYCKO, JR., P.S. NO. 47976

**KEM-TEC** PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES

A GROUP OF COMPANIES

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FAX: (586) 772.4048		FAX: (810) 694.9955	

[www.kemtecagroupofcompanies.com](http://www.kemtecagroupofcompanies.com)

CERTIFIED TO: BRYAN OXENDER	
FIELD SURVEY: AG CC	DATE: JUNE 19, 2019
DRAWN BY: DLD	SHEET: 1 OF 1
SCALE: 1" = 30'	JOB NO.: 19-01686

703 Moore St.

Two Car Garage

Window

Door

Proposed Driveway

Deck

MudRoom

Kitchen

Living/  
Dinning  
Room

Porch

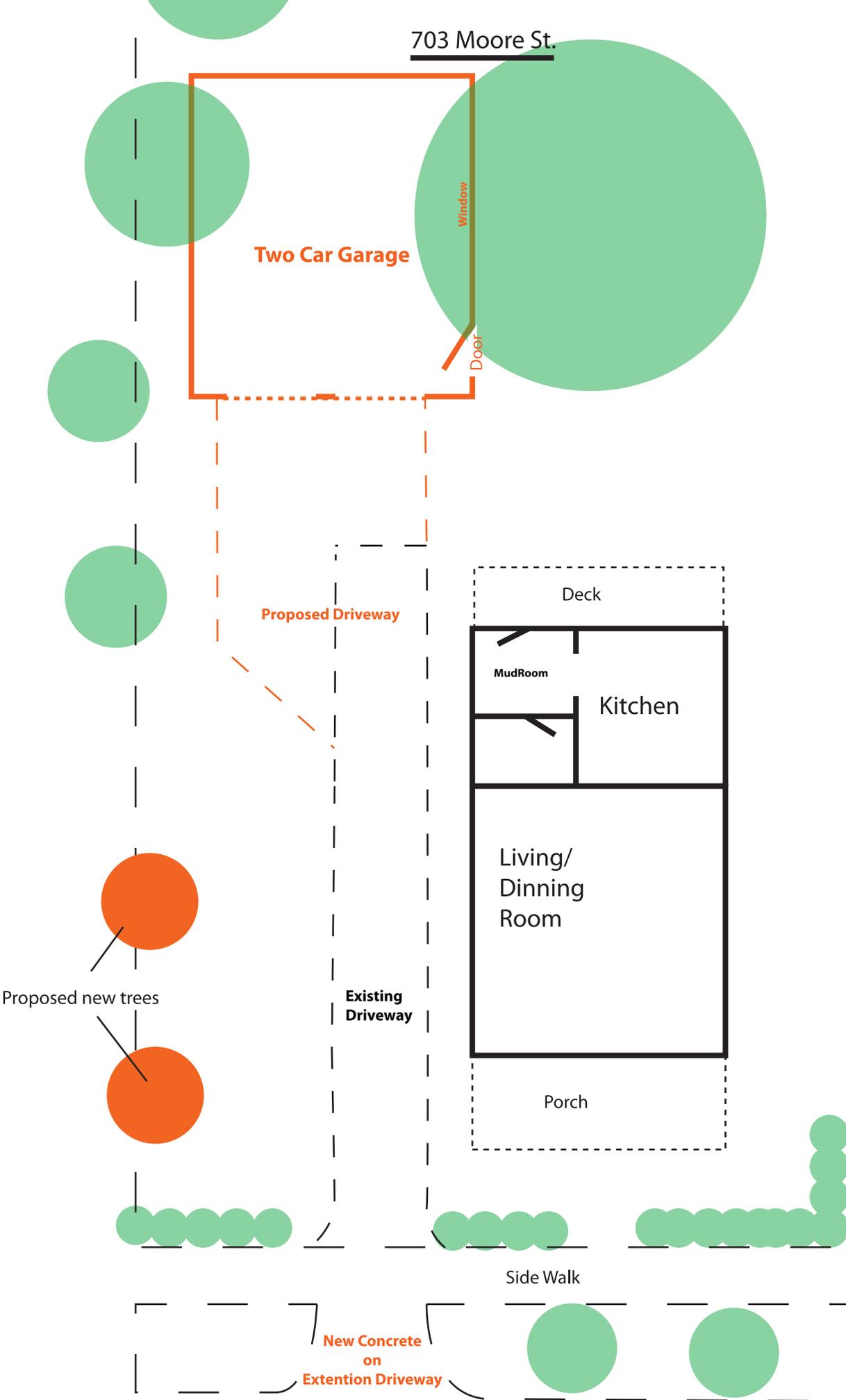
Existing  
Driveway

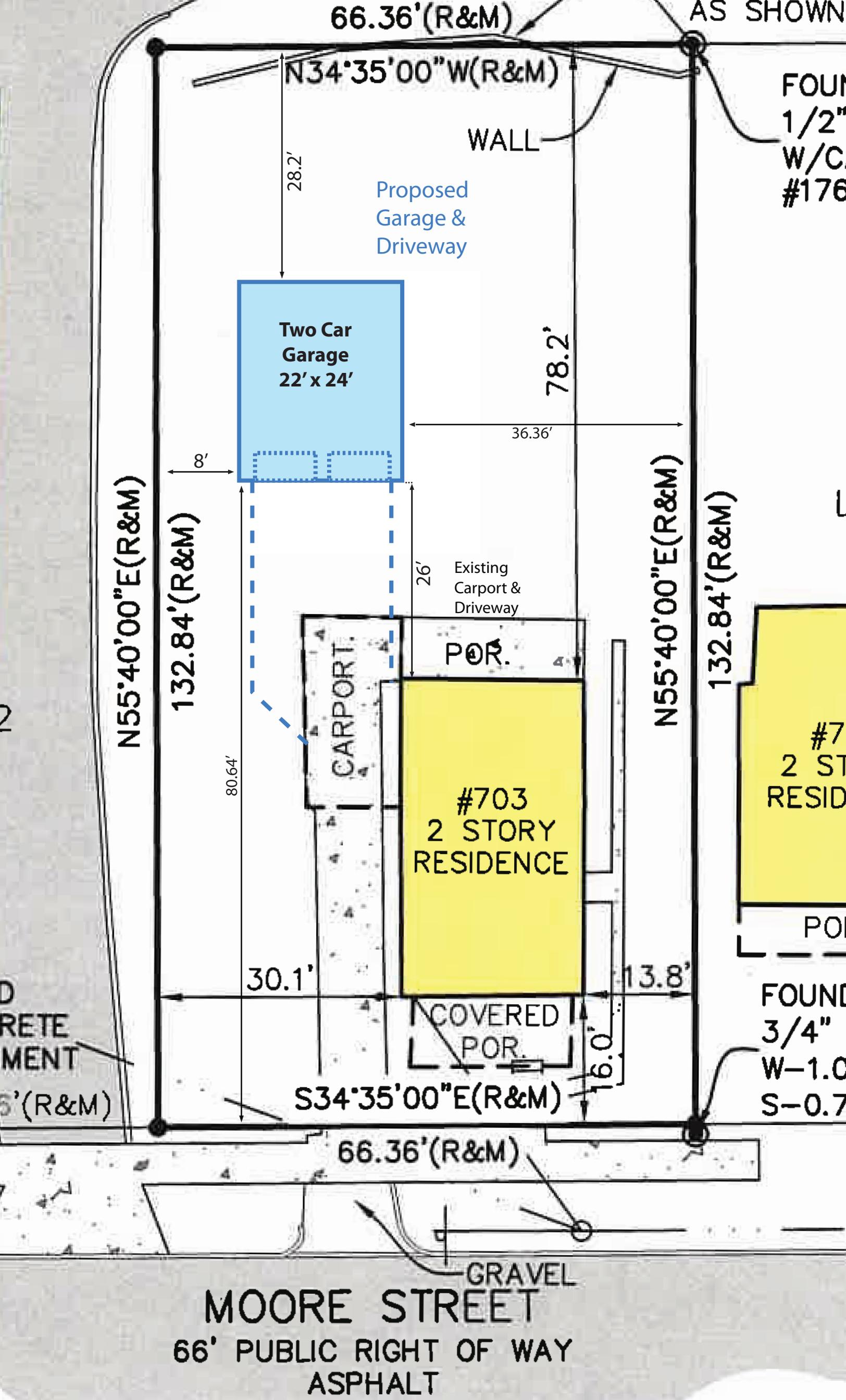
Proposed new trees

Side Walk

New Concrete  
on  
Extention Driveway

Moore St





66.36'(R&M)

AS SHOWN

N34°35'00\"W(R&M)

FOUND  
1/2\"  
W/C  
#176

WALL

Proposed  
Garage &  
Driveway

28.2'

Two Car  
Garage  
22' x 24'

78.2'

36.36'

8'

N55°40'00\"E(R&M)

132.84'(R&M)

Existing  
Carport &  
Driveway

26'

N55°40'00\"E(R&M)

132.84'(R&M)

CARPORT

POR.

80.64'

#703  
2 STORY  
RESIDENCE

#7  
2 ST  
RESID

PO

30.1'

13.8'

D  
RETE  
MENT

COVERED  
POR.

FOUND  
3/4\"  
W-1.0  
S-0.7

S34°35'00\"E(R&M)

16.0'

5'(R&M)

66.36'(R&M)

GRAVEL

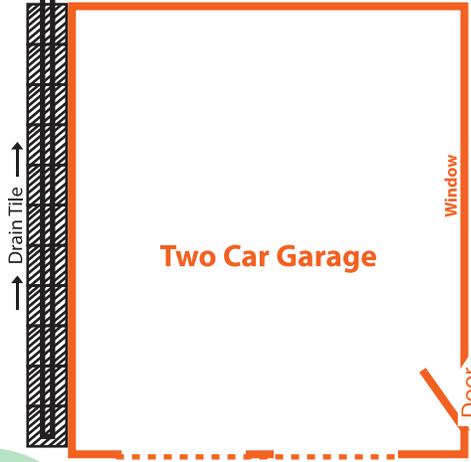
MOORE STREET

66' PUBLIC RIGHT OF WAY  
ASPHALT

SCALE 1" = 10ft



Dry Well 3 ft diameter  
4 ft deep  
Backfilled with pea gravel  
Perforated Liner

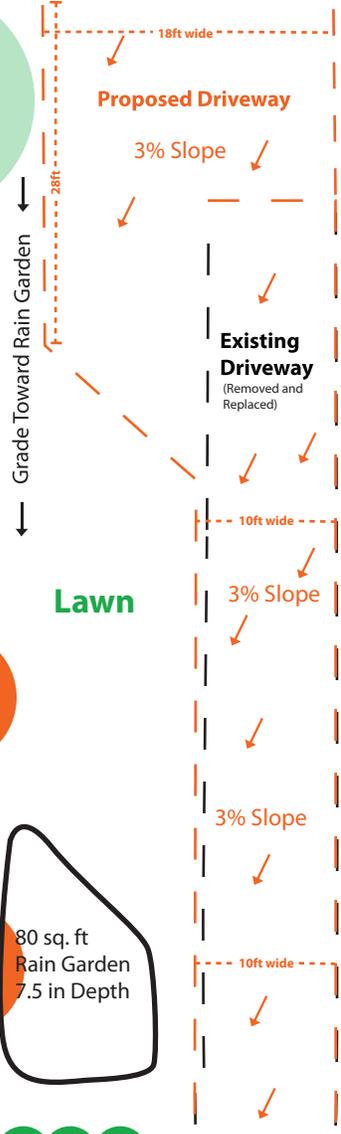


Lawn

**\*Total new driveway area:  
1086 Sq. Ft.  
while removing 600 Sq. Ft.  
of old driveway and carport  
foundation**

Lawn

Property Line



Lawn



Lawn

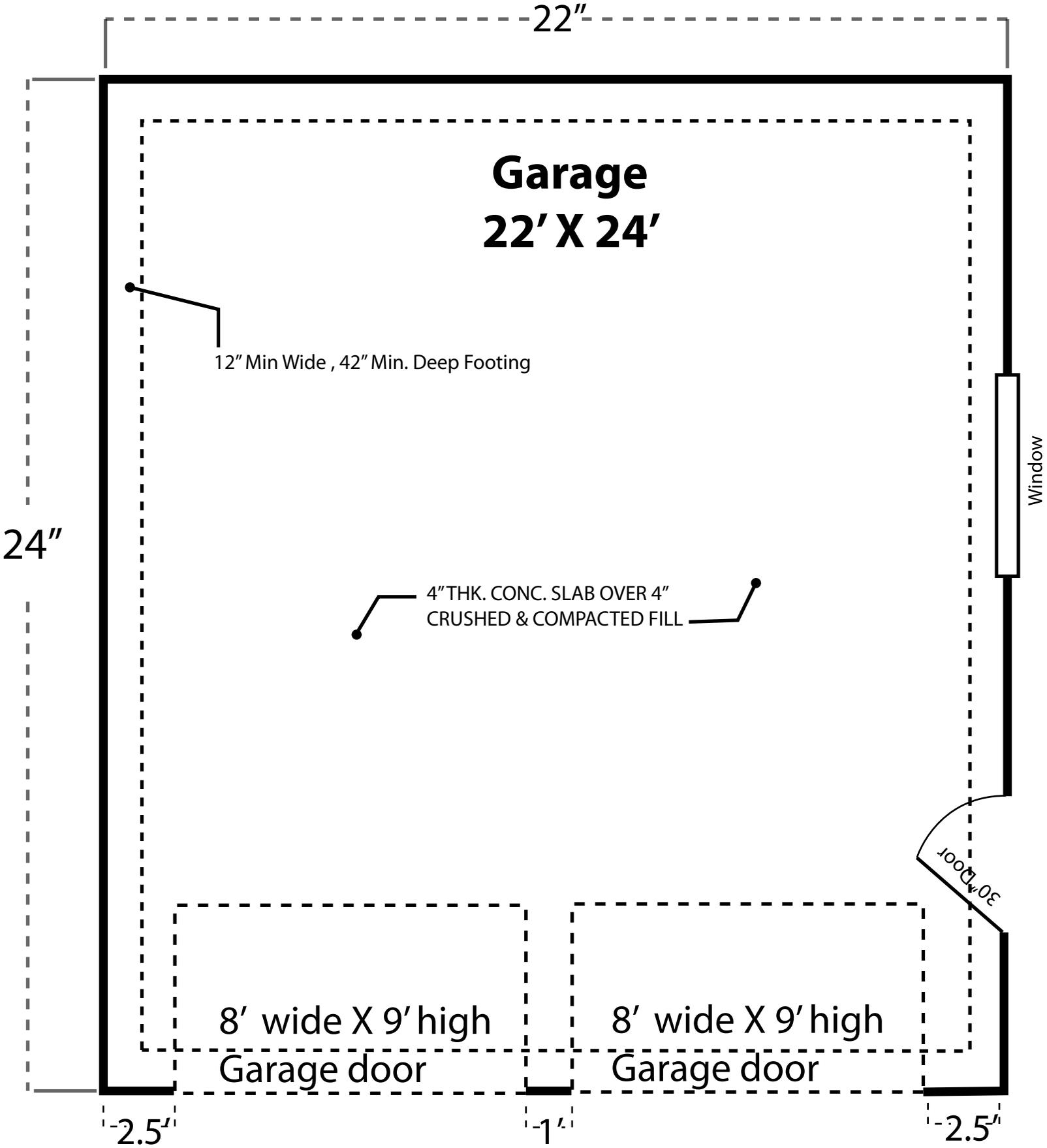
Proposed new trees

80 sq. ft  
Rain Garden  
7.5 in Depth

Side Walk

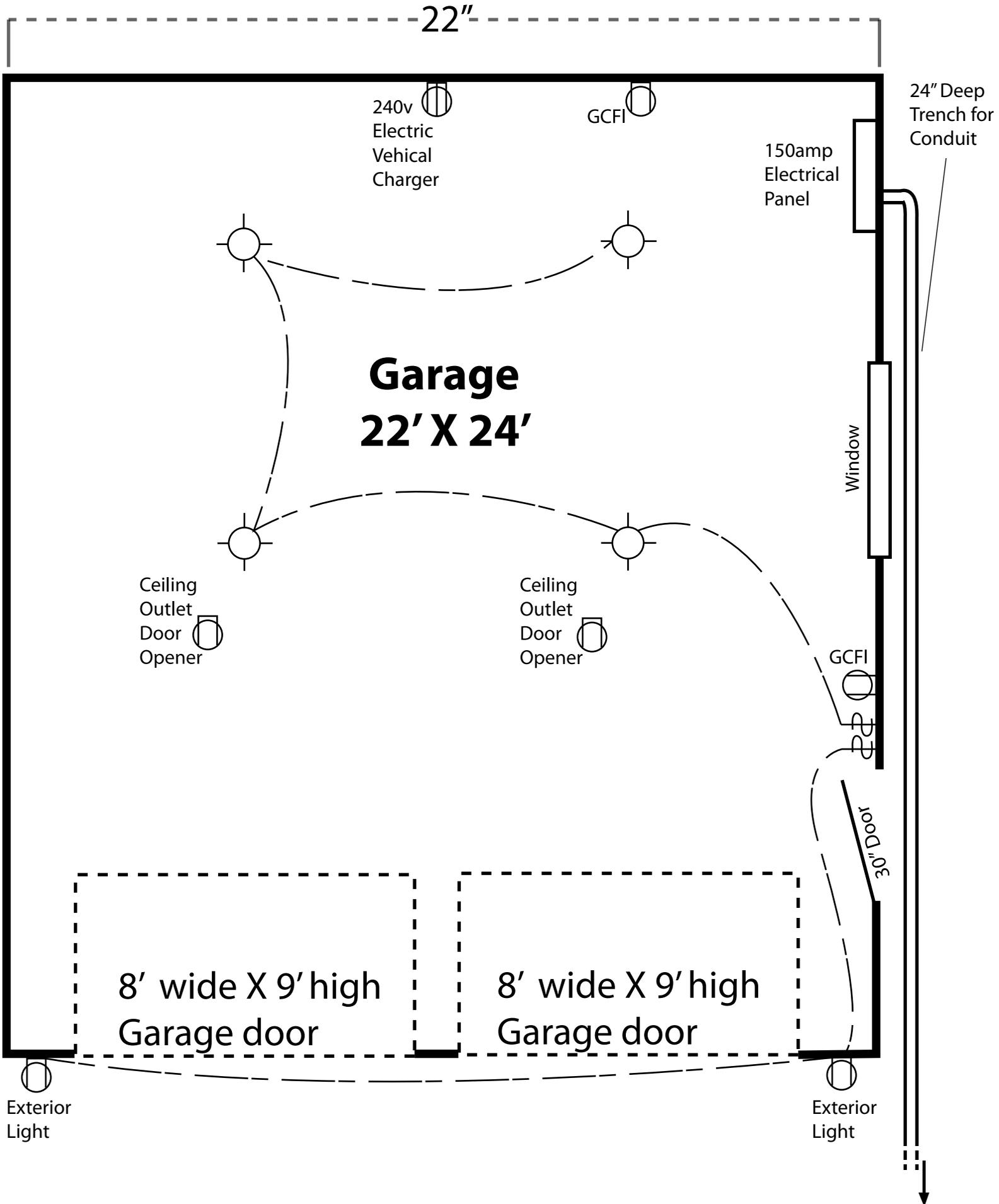
# 703 Moore St Garage Floor Plan (Oxender)

SCALE 1" = 3 ft



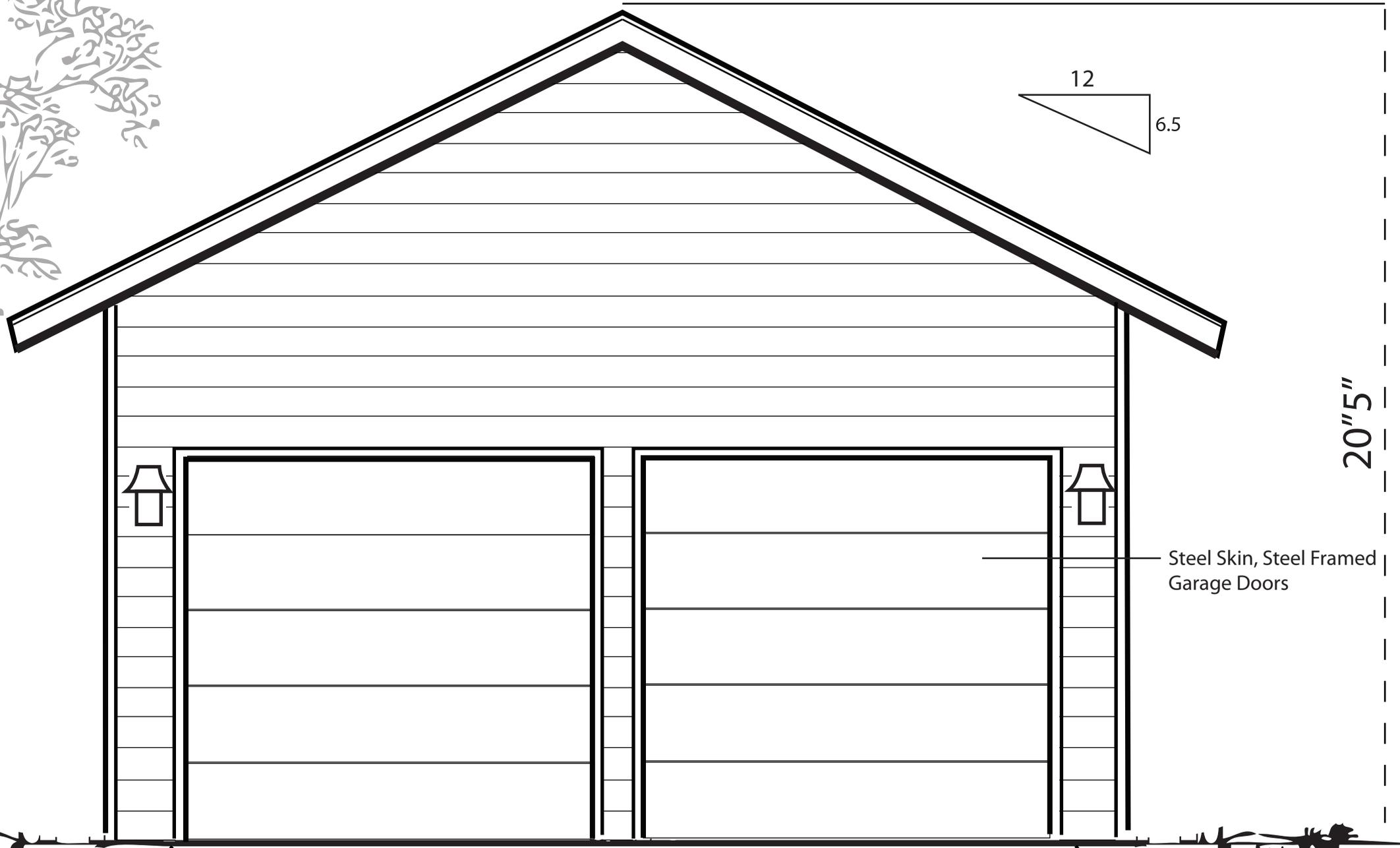
# 703 Moore St Garage Floor Plan (Oxender)

SCALE 1" = 3 ft



# 703 Moore St. Garage Front Elevation

Drawing Date: 5-10-2020  
By: Bryan Oxender

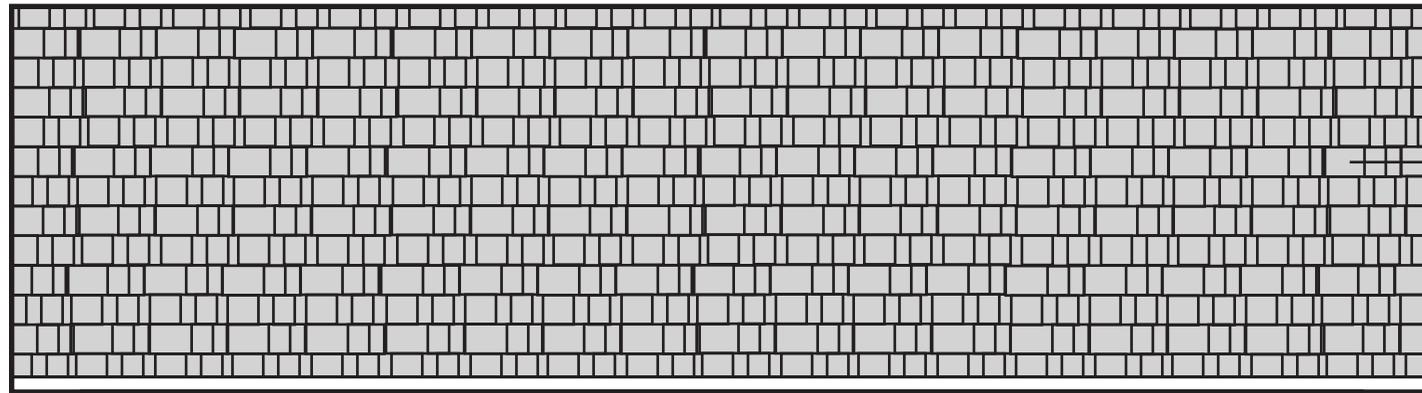


Steel Skin, Steel Framed  
Garage Doors

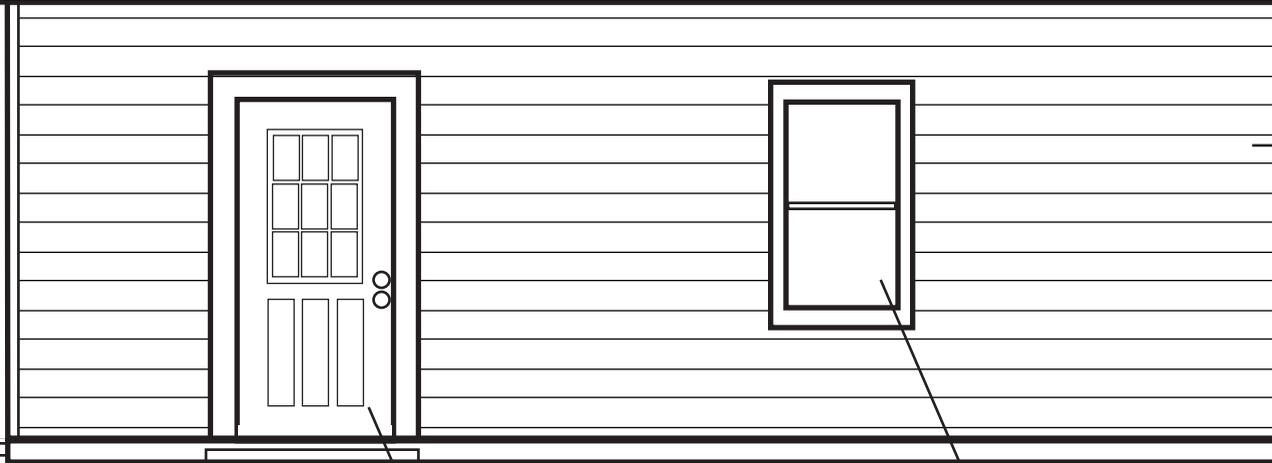
20'5"

# 703 Moore St. Garage Right Side Elevation

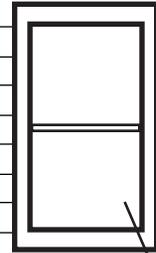
Drawing Date: 5-10-2020  
By: Bryan Oxender



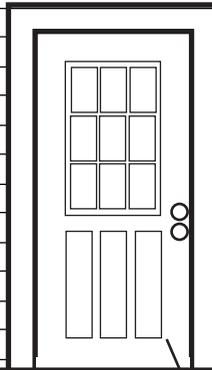
Ashfault Shingles 3 Tab  
(Same Tab and Size as House)



4 inch Lap Vinyl Siding (Beige)  
(Same as House)



28" w X 61" H Vinyl Windows  
(same size / shape as house)

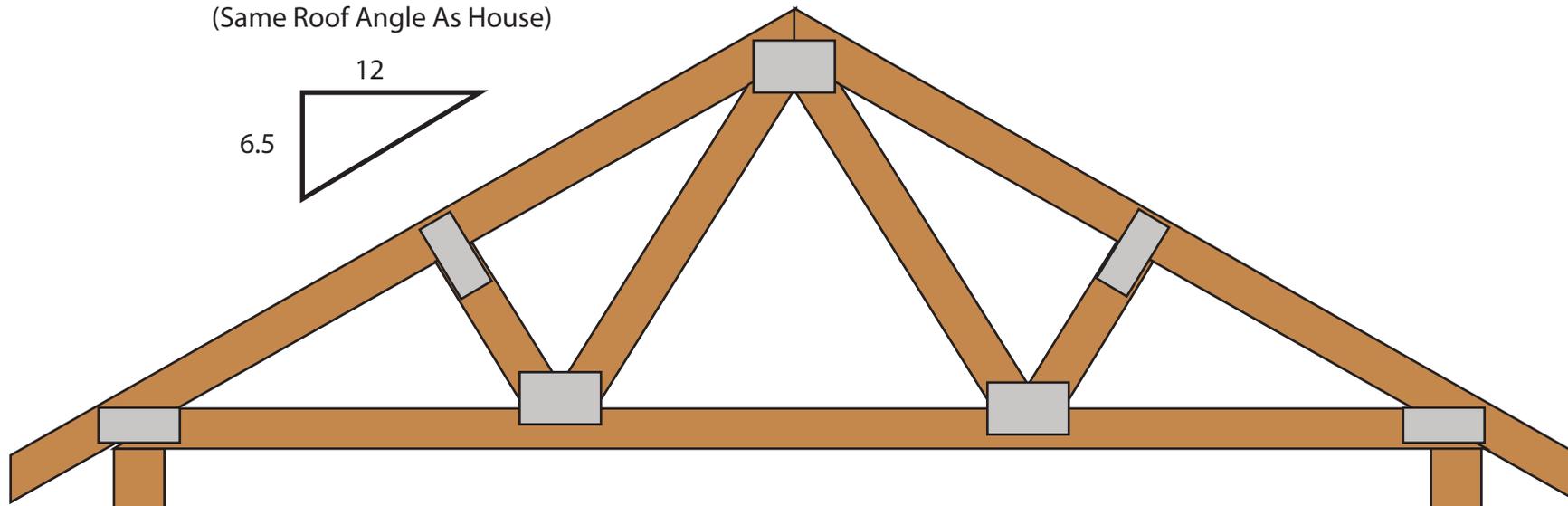
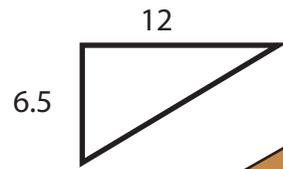


30" w X 78" H Steel Door with  
9 panel styled window

\*same door and window trim size and color as house



(Same Roof Angle As House)



Compacted  
Earth  
Back Fills

4" Concrete Slab

Crushed Rock

42"  
Below  
Grade  
Footings

Undisturbed Soils









