

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 215 North Fifth Avenue, Application Number HDC12-236

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: January 4, 2013

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, January 7, 2013 for the Thursday, January 10 HDC meeting

OWNER

Name: Jon & Lisa Rye
Address: 300 E Long Lake Rd
 Bloomfield Hills, MI
Phone: (248)723-8001

APPLICANT

Mitchell and Mouat Architects
 113 S Fourth Ave
 Ann Arbor, MI 48104
 (734) 662-6070

BACKGROUND: A two-story Greek revival house built on this site c.1835 was the home of Edward Mundy, an Ann Arbor merchant who became Michigan's Lt. Governor under Stevens T. Mason in 1835 and was later a state Supreme Court Justice. The house was condemned and razed in 1975. (See attached survey sheet.) A commercial auto repair shop that had been constructed behind the house in the 1950s remained, and in 1980 a single-story office addition was attached to the front of the garage. The building most recently housed the Bessenberg Bindery, which was demolished in 2012 to make way for a new single-family home approved by the HDC in January 2011 (HDC10-164).

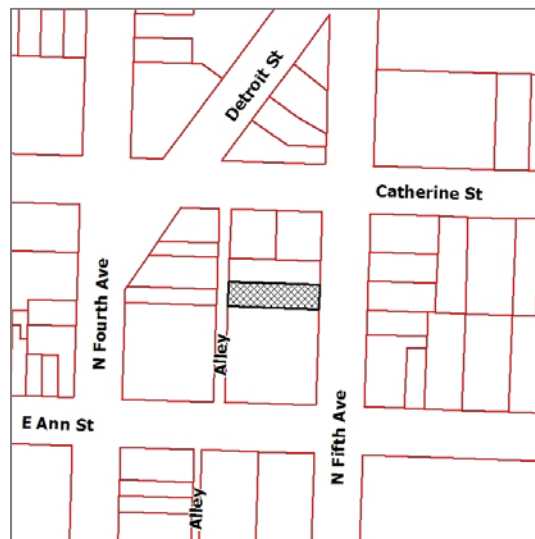
LOCATION: The site is located on the west side of North Fifth Avenue, north of East Ann and south of Catherine Street.

APPLICATION: The applicant seeks HDC approval to change site details including materials used for curbswalls, fencing, and walkways, and the addition of two exterior pathway lights.

APPLICABLE REGULATIONS

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

- (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.



From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):

District/Neighborhood

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

Setting

Recommended: Retaining the historic relationship between buildings and landscape features of the setting. For example, preserving the relationship between a town common and its adjacent historic houses, municipal buildings, historic roads, and landscape features.

STAFF FINDINGS

1. This home is under construction and nearing completion in the next couple of months. The owner desires relatively minor alterations to several features that were included in the original HDC approval.
2. **Fencing.** The applicant is requesting fencing made of 4' wide x 5' tall metal panels with 2" square perforations spaced 2" apart. The fence is set into a curbswall, constructed on the south lot line, of bricks that match the house, and which varies in height from around one foot near Fifth Avenue to around three feet near the alley at the rear of the lot. Along the north lot line, three small sections of fence with brick curbswalls are proposed as privacy screen for the front and rear entrances, and a section at the rear of the lot along the driveway has the same metal fencing with a poured concrete curbswall. The fencing was formerly a combination of concrete walls, concrete curbswalls with metal picket fencing above, and in the front yard, metal pickets. The front yard fencing would be removed altogether.
3. **Walkways.** The walkways to the front and rear entrances, along the north lot line, are proposed to change from stone with wooden bridge sections to concrete flags.
4. **Lighting.** Two post-mounted lights are proposed to be added along the front and rear walkways.
5. It is staff's opinion that the proposed changes to the approved project are appropriate and generally compatible in exterior design, arrangement, texture, material and relationship to the surrounding neighborhood and meet *The Secretary of the Interior's Standards for Rehabilitation*, particularly numbers 9 and 10.

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 215 North Fifth Avenue, a contributing property in the Old Fourth Ward Historic District, to change the materials used for curbswalls, fencing, and walkways, and add two exterior pathway lights. The proposed work is compatible in exterior design, arrangement, texture, material and

relationship to the surrounding resources and meets *The Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*, in particular standards 9 and 10, and the Guidelines for Setting and District/Neighborhood.

MOTION WORKSHEET:

I move that the Commission

- ___ Issue a Certificate of Appropriateness
- ___ Deny the Application

For the work at 215 N Fifth Avenue in the Old Fourth Ward Historic District

- ___ As proposed.
- ___ Provided the following condition(S) is (ARE) met: 1) CONDITION(s)

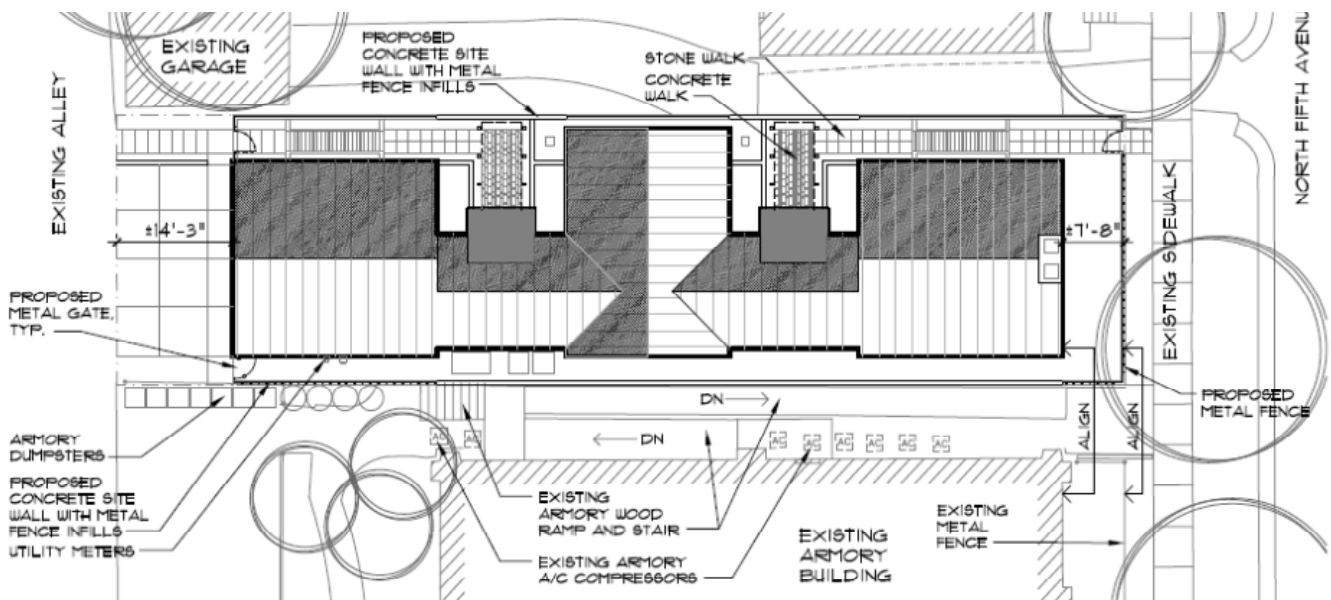
The work

___ 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) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

___ Is not generally compatible with the size, scale, massing and materials, and DOES NOT MEET the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 for the following reason(S): 1) REASON(s)

ATTACHMENTS: application, drawings.

Previously approved fencing and walkway plan



ANN ARBOR, MICHIGAN HISTORIC ARCHITECTURE SURVEY SHEET NUMBER

SURVEY DATE 7.29.73 BY *DM* ADDRESS 215 N. FINE (GONE)

HISTORIC NAME MUNDY HOUSE CURRENT NAME Two fam Res

LOCATION SECTION BLOCK PARCEL BUILDING

TYPE USE PRIMARY 2 SECONDARY ORIGINAL ZONING

SURFACE MATERIAL *Windle* No. of FLOORS 2 No. OCCUPIED 2 FRONT DIRECTION E

ITEMS TO BE GRADED - PUT CHECK OR "X" IN APPROPRIATE SQUARE SPACE

EFFECT OF THE SURROUNDINGS ON THE BUILDING

GOOD MODERATE NEUTRAL DETRIMENTALSTRL CONDITION GOOD FAIR POOR 10MAINTENANCE GOOD FAIR POOR 0ALTERATIONS NONE or MINOR MODERATE EXTENSIVE 5APPROPRIATE INAPPROPRIATE 

RESIDENCE OF EDWARD MUNDY,
MICHIGAN'S FIRST LIEUTENANT GOVERNOR
DURING THE ADMINISTRATION OF GOV.
STEVENS THOMPSON MASON (1835-40)
CONDEMNED - HOUSE DEMOLISHED SEPT. 22, 1975.

PERIOD OF STYLE

C. F.

DATE 1835 ADD'N

NATIONAL IMPORT.

LOCAL EXCELLENCE

NOTABLE

WORTHY OF MENTION

POOR 0

INCIDENCE

RARE 20

MODERATE

COMMON

TOTAL 35

CATEGORY D

PHOTO DATE 13 Jul 73

BY KM

ROLL 20 FRAME 30



City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES
 100 North Fifth Avenue P.O. Box 8647 Ann Arbor, Michigan 48107-8647
 p. 734.794.6265 f. 734.994.8312 planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information

Address of Property: 215 North Fifth Avenue

Historic District: Kerry town

Name of Property Owner (If different than the applicant):

Jon & Lisa Pye

Address of Property Owner: 735 Forest Ave., Loft 308, Birmingham, Mi. 48009

Daytime Phone and E-mail of Property Owner: (248) 765-2325

Signature of Property Owner: [Signature] Date: _____

Section 2: Applicant Information

Name of Applicant: Mitchell & Monat Architects

Address of Applicant: 113 South Fourth Avenue

Daytime Phone: (734) 662-6070 Fax: (_____) _____

E-mail: RMitchell@mitchellandmonat.com

Applicant's Relationship to Property: ___owner architect ___contractor ___other

Signature of applicant: _____ Date: _____

Section 3: Building Use (check all that apply)

Residential Single Family ___ Multiple Family ___ Rental
 ___ Commercial ___ Institutional

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: _____

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

1. Provide a brief summary of proposed changes. The Owner would like to reduce/simplify previously-approved site elements (see HDC 10-164), including curbswalls, fencing, and walkways. Additionally, the Owner would like to add (2) exterior lights for front and rear walkways.

2. Provide a description of existing conditions. The previously-approved residence is in the late stages of construction.

3. What are the reasons for the proposed changes? For a general reduction in barriers between the property and adjacent public ways.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here. Please refer to the attached (revised) sketches showing the extent of proposed changes.

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: 12/21-2012 Application to _____ Staff or _____ HDC

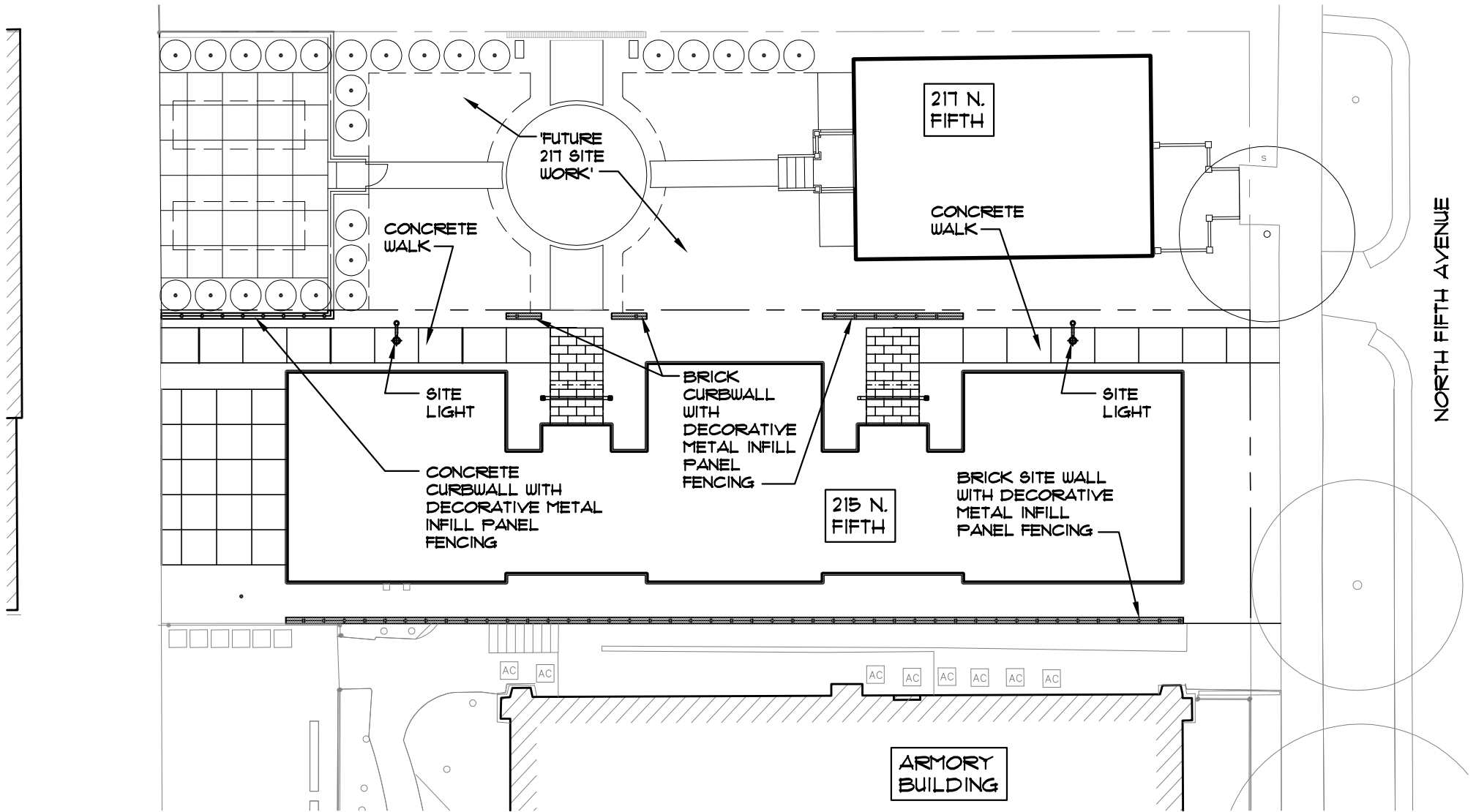
Project No.: HDC 12-236 Fee Paid: 100⁰⁰

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 1/10-2012

Application Filing Date: 12/21-2012 Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:



1 SITE PLAN
 A1.0 SCALE: 1/16" = 1'-0"



Mitchell and Mouat architects
 113 South Fourth Avenue, Ann Arbor, Michigan 48104
 734-882-8070 FAX 734-882-3802 MaMa@MitchellandMouat.com

Date:	Issued For:
12.20.10	HDC Approval
01.21.11	Clarification for HDC Approval
12.21.12	Revisions for HDC Approval

215 North Fifth Avenue
 Ann Arbor, Michigan
 Project No.1012

**Proposed Site Plan
 Two Story Single
 Family Residence**

A1.0



1 FRONT ELEVATION (EAST)
 A2.0 SCALE: 3/32" = 1'-0"

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 and Mouat
 architects**
119 South Fourth Avenue, Ann Arbor, Michigan 48104
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 Ann Arbor, Michigan
 Project No.1012

**Proposed East
 Elevation**

A2.0



1 SIDE ELEVATION (NORTH)
 A3.0 SCALE: 3/32" = 1'-0"

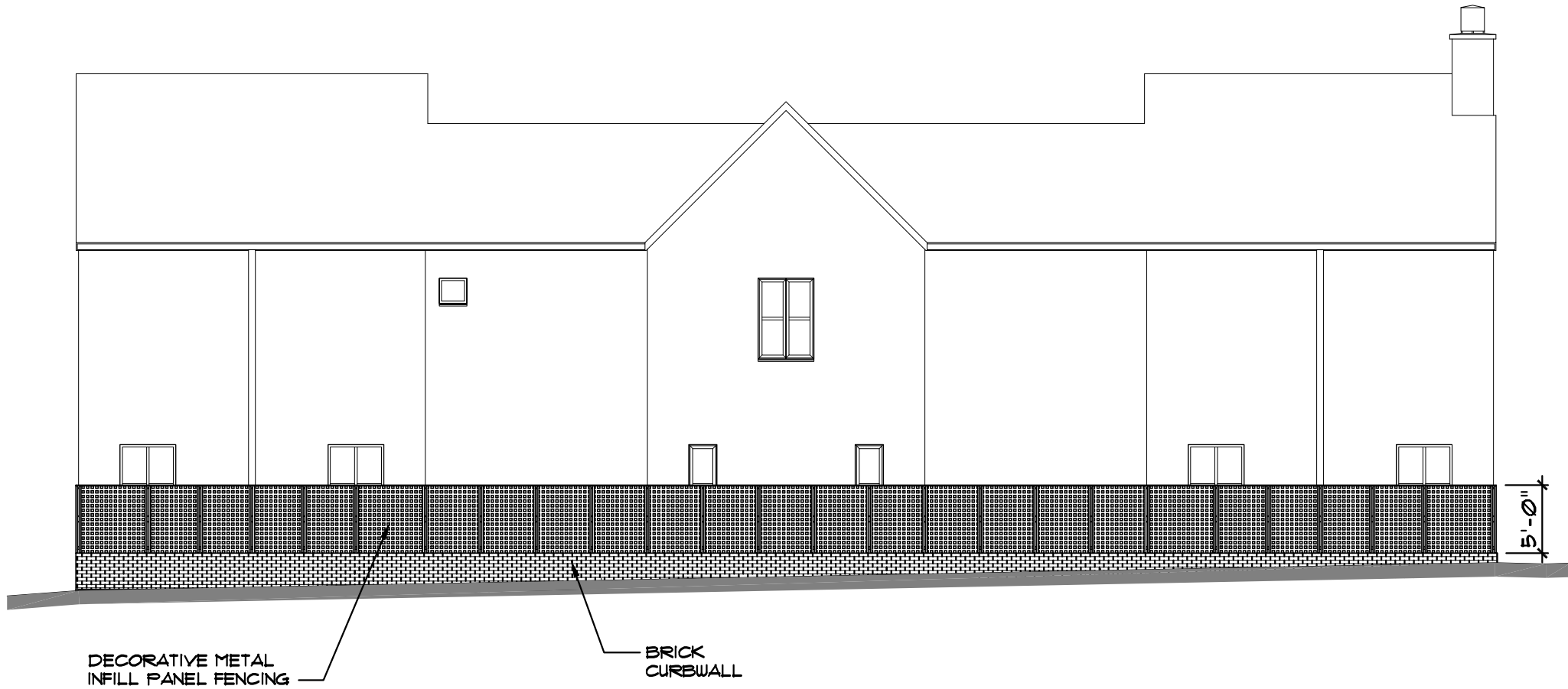
Mitchell and Mouat architects
 119 South Fourth Avenue Ann Arbor, Michigan 48101
 734-682-6070 FAX 734-682-3602 MBMA@MitchellandMouat.com

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215 North Fifth Avenue
 Ann Arbor, Michigan
 Project No. 1012

Proposed North Elevation

A3.0



1 SIDE ELEVATION (SOUTH)
 A4.0 SCALE: 3/32" = 1'-0"

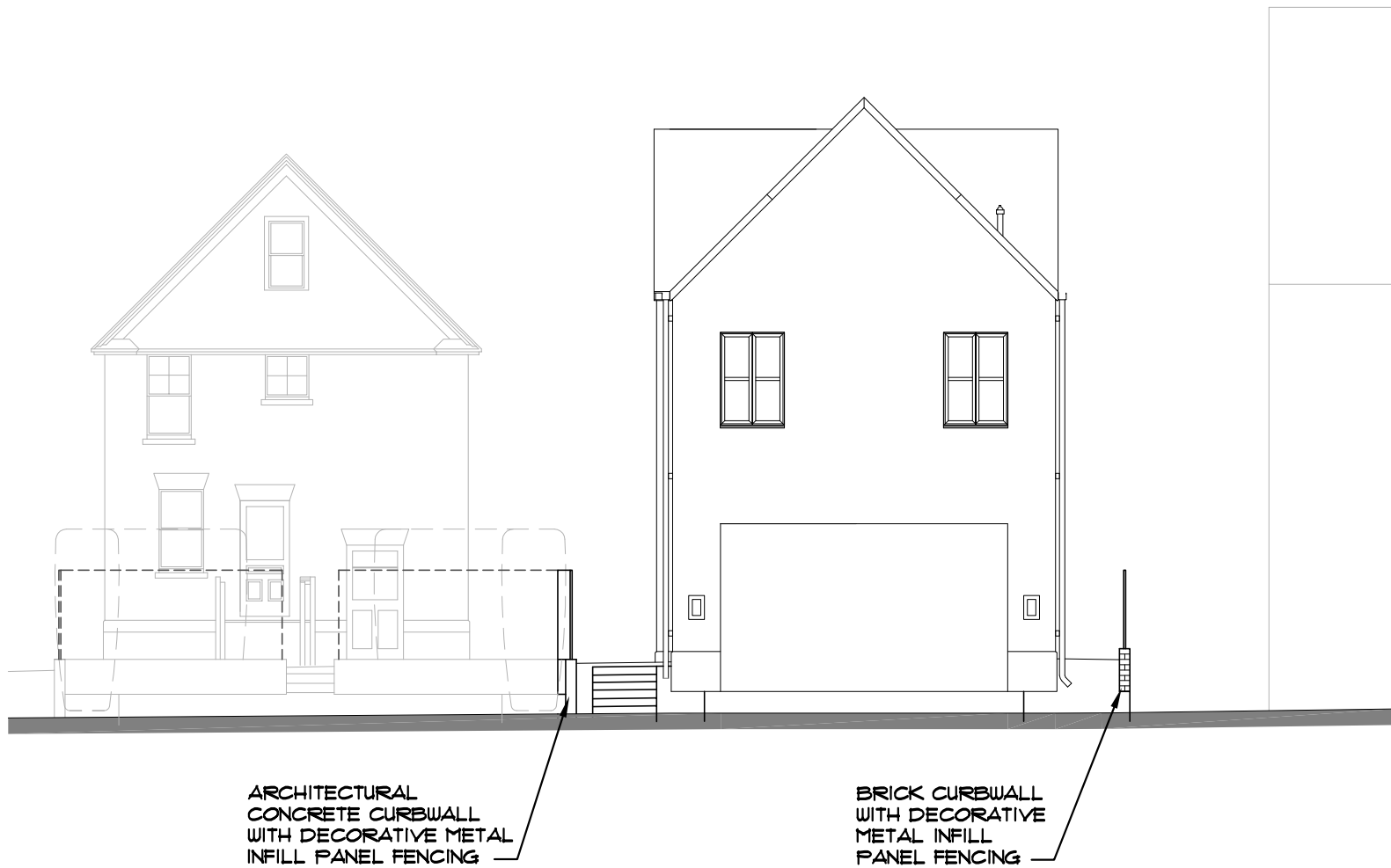
Mitchell and Mouat architects
 113 South Fourth Avenue, Ann Arbor, Michigan 48104
 734-662-6070 FAX 734-662-3602 MaMa@MitchellandMouat.com

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215 North Fifth Avenue
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 Project No.1012

Proposed South Elevation

A4.0



1 REAR ELEVATION (WEST)
 A5.0 SCALE: 3/32" = 1'-0"

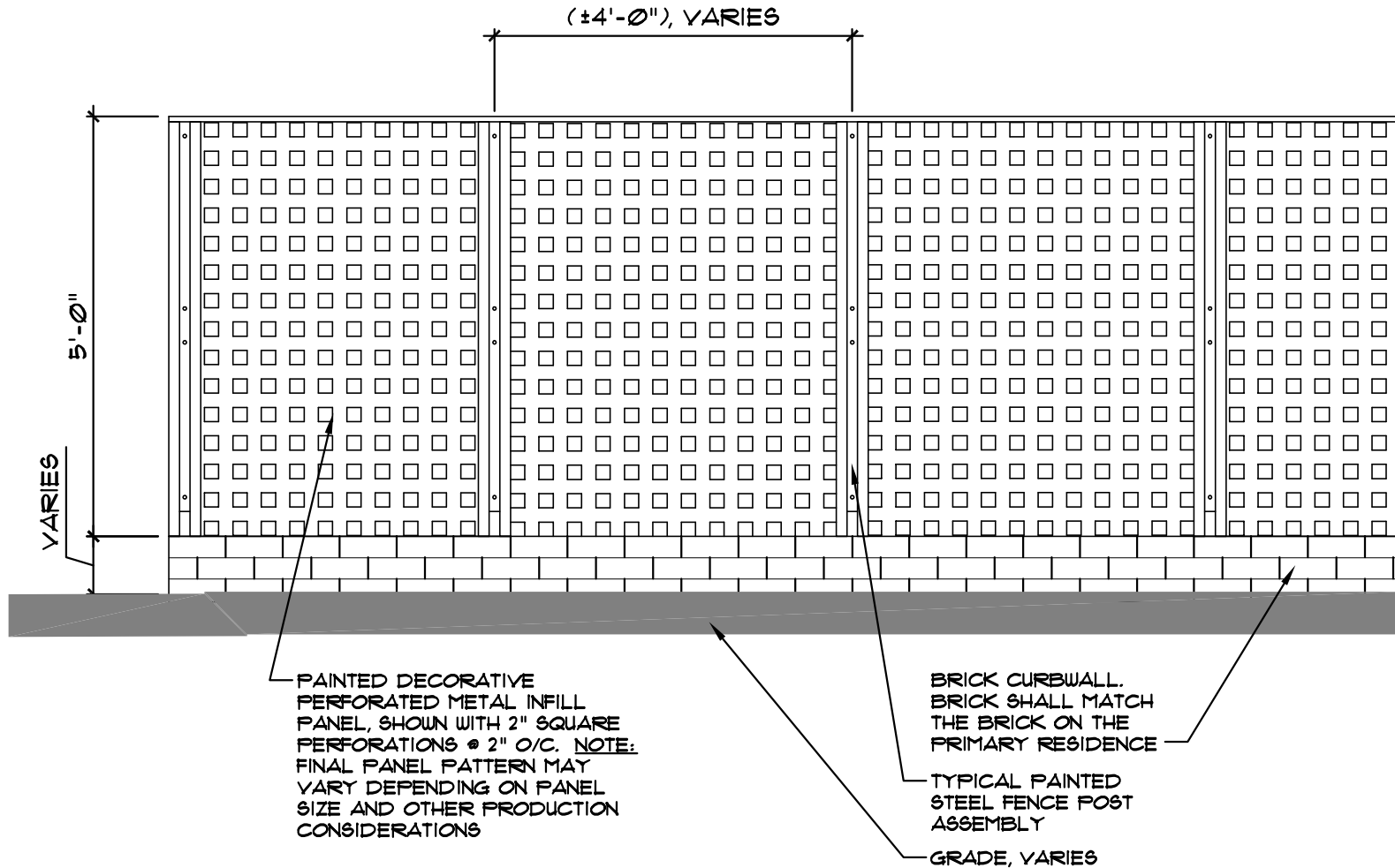
Mitchell and Mouat architects
 119 South Fourth Avenue, Ann Arbor, Michigan 48104
 734-682-6070 FAX 734-682-3802 MbMA@MitchellandMouat.com

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Proposed West Elevation

A5.0



1 FENCING ENLARGEMENT
 A6.0 SCALE: 1/2" = 1'-0"

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Date:	Issued For:
12.21.12	Revisions for HDC Approval

215 North Fifth Avenue
 Ann Arbor, Michigan
 Project No. 1012

Proposed West Elevation

A6.0

The "Gli Ottoni" Collection



Art. 6730.b

Also Available:



Art. 6700



Art. 6710



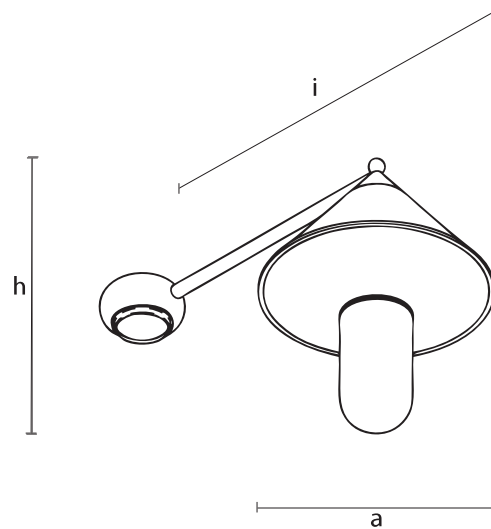
Art. 6730.a

Linea
Maion

The "Gli Ottoni" Collection



Art. 6730.b



Linea
Maion
MA-EE-ON

Description: Street lamp with one light, mounted on a ring that fits on an aged brass pole. The arm is 6 1/4" longer than that of Art. 6730.a. This street lamp is also available with two or with three lights.

Components, materials, and finish: The mounting ring is aged cast brass, the arm is aged brass, and the shade is aged copper. Reflector is white enameled aluminum with a clear glass globe.

Art.	Type	Lamp	Watts	Weight in lbs.	Dimensions in inches		
					a Ø	h	i
6730.b	1 light	E26	100W	17.4	11 3/4	14 1/4	28 1/4
6730.b.2	2 lights	E26	2 x 100W	34.8	11 3/4	14 1/4	28 1/4
6730.b.3	3 lights	E26	3 x 100W	52.2	11 3/4	14 1/4	28 1/4

