

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 520 Detroit, Application Number HDC10-146

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: November 10, 2010

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, November 8, 2010

OWNER	APPLICANT
Name: Dina Greenway	Huron Contracting
Address: 304 Virginia Ann Arbor, MI 48103	408 N. First St. Ann Arbor, MI 48103
Phone: (313) 220-3457	(734) 320-9680

BACKGROUND: This vacant lot sits between a pair of two-story, framed buildings. The City Directory indicates that there was a house on the lot in 1912, occupied by Elizabeth Tice, widow of Clarence. The 1933 Sanborn map shows a two story dwelling on the lot; the building had been removed for the 1971 Sanborn update, though the exact date of the demolition is unknown.

The HDC issued a certificate of appropriateness in 2004 for the construction of a new single-family residence on the lot. The current application has similarities to that plan, but a new review is required since the City's historic preservation ordinance was rewritten in 2007.

LOCATION: The site is located on the southeast side of Detroit, north of Kingsley and west of Division.

APPLICATION: The applicant seeks HDC approval to construct a new, 2-1/2 story residence and single story garage on the vacant site.

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.



- (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):

District/Neighborhood

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

STAFF FINDINGS

1. The site is currently vacant and is used for extra parking for the house to the north, which is in the same ownership.
2. The front setback employed is midway between those established by the adjacent properties. However, the front elevation of the subject property is fully enclosed, whereas the adjacent properties have open porches.
3. The building reflects the scale and massing of the adjacent properties, and modern materials reflect the historic materials used on the adjacent buildings. An unusually large percentage of the site is impervious surfaces (buildings, driveway, walks, and a large deck off the back), but there is a small lawn area along the street. The rear wall of the main building is unusually angled to align with the rear property line. The front porch stoop and front walks are likewise skewed.
4. It is staff's opinion that the proposed house is generally compatible in exterior design, arrangement, texture, material and relationship to the surrounding neighborhood and meets *The Secretary of the Interior's Standards for Rehabilitation* standards, 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 520 Detroit, a contributing property in the Old Fourth Ward Historic District, to permit the construction of a 2-1/2 story residence and garage as detailed on the submitted drawings. 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.

MOTION WORKSHEET:

I move that the Commission

____ Issue a Certificate of Appropriateness

____ Deny the Application

For the work at 520 Detroit 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, photos, drawings.

2009 Aerial Photo



520 Detroit (February 2002 photo)





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

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information	
Address of Property:	<u>520 DETROIT ST</u>
Historic District:	<u>OFW</u>
Name of Property Owner (If different than the applicant):	<u>DINA GREENWAY</u>
Address of Property Owner:	<u>304 VIRGINIA AVE</u>
Daytime Phone and E-mail of Property Owner:	<u>313 220 3457 greenwayclay@gmail.com</u>
Signature of Property Owner:	<u>D. greenway</u> Date: <u>10/17/10</u>
Section 2: Applicant Information	
Name of Applicant:	<u>HURON CONTRACTING</u>
Address of Applicant:	<u>408 N. FIRST ST</u>
Daytime Phone:	<u>734, 320-9680</u> Fax: <u>734, 995-2856</u>
E-mail:	<u>THOMASR FITZSIMMONS@COMCAST.NET</u>
Applicant's Relationship to Property:	owner _____ architect _____ <input checked="" type="checkbox"/> contractor _____ other _____
Signature of applicant:	<u>[Signature]</u> Date: <u>10-18-10</u>
Section 3: Building Use (check all that apply)	
<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> 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: <u>[Signature]</u>	

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

1. Provide a brief summary of proposed changes. NEW CONSTRUCTION
SINGLE FAMILY HOME w/ DETACHED 1 CAR
GARAGE

2. Provide a description of existing conditions. VACANT LOT

3. What are the reasons for the proposed changes? NEW CONSTRUCTION

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

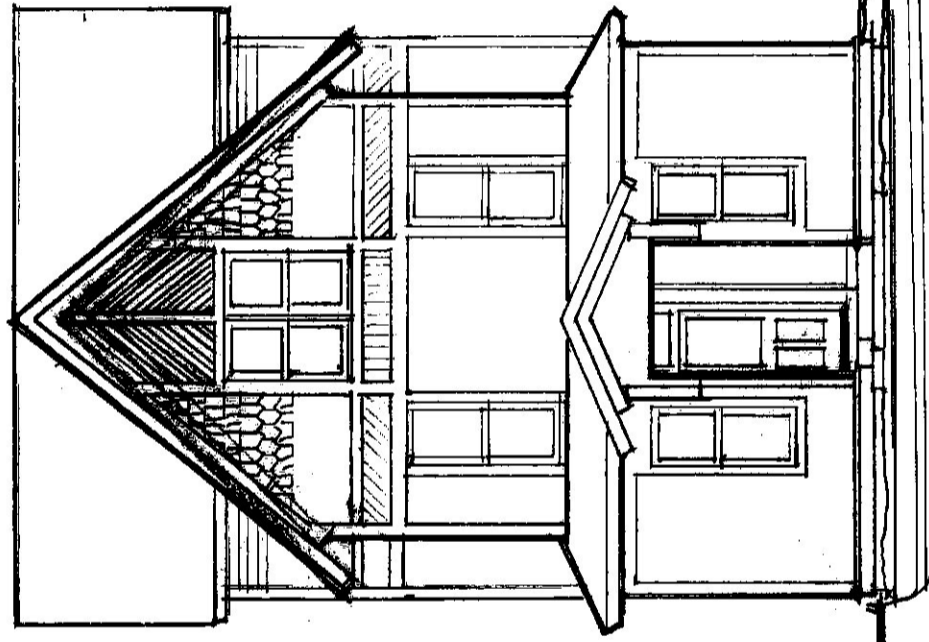
Date Submitted: _____ Application to _____ Staff or _____ HDC
Project No.: _____ HDC _____ Fee Paid: _____
Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____
Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial
Staff signature: _____ _____ HDC NTP _____ Staff COA
Comments:



520 DETROIT ST VACANT LOT

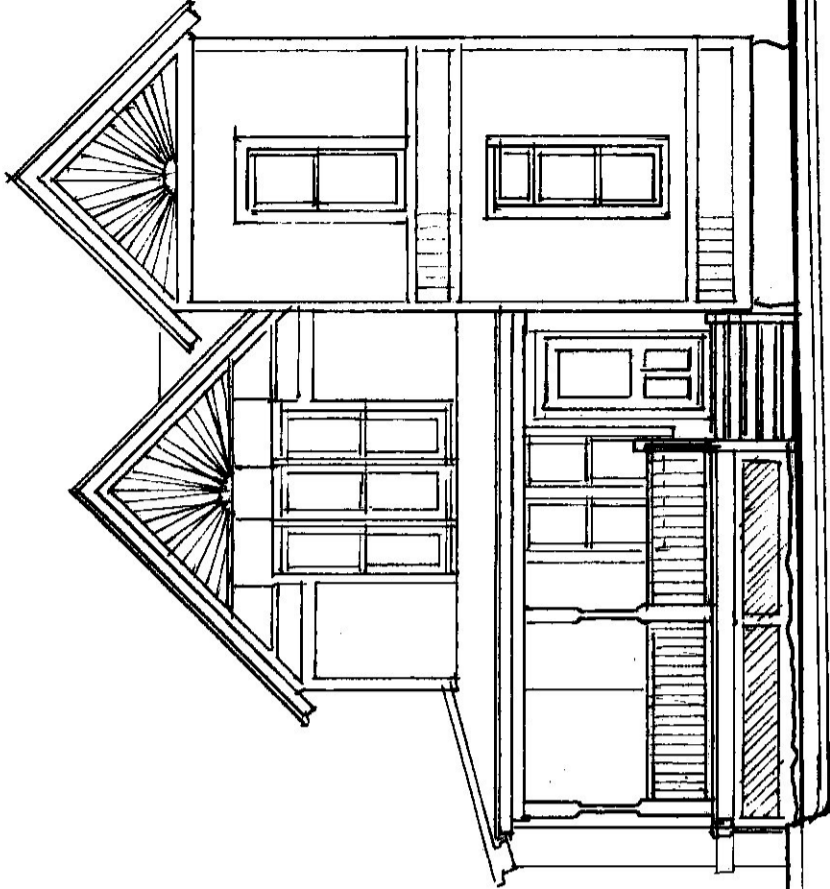


12' 30' 20'



34,461-520

DETROIT STREET

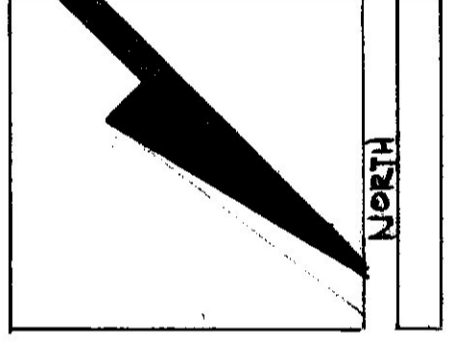
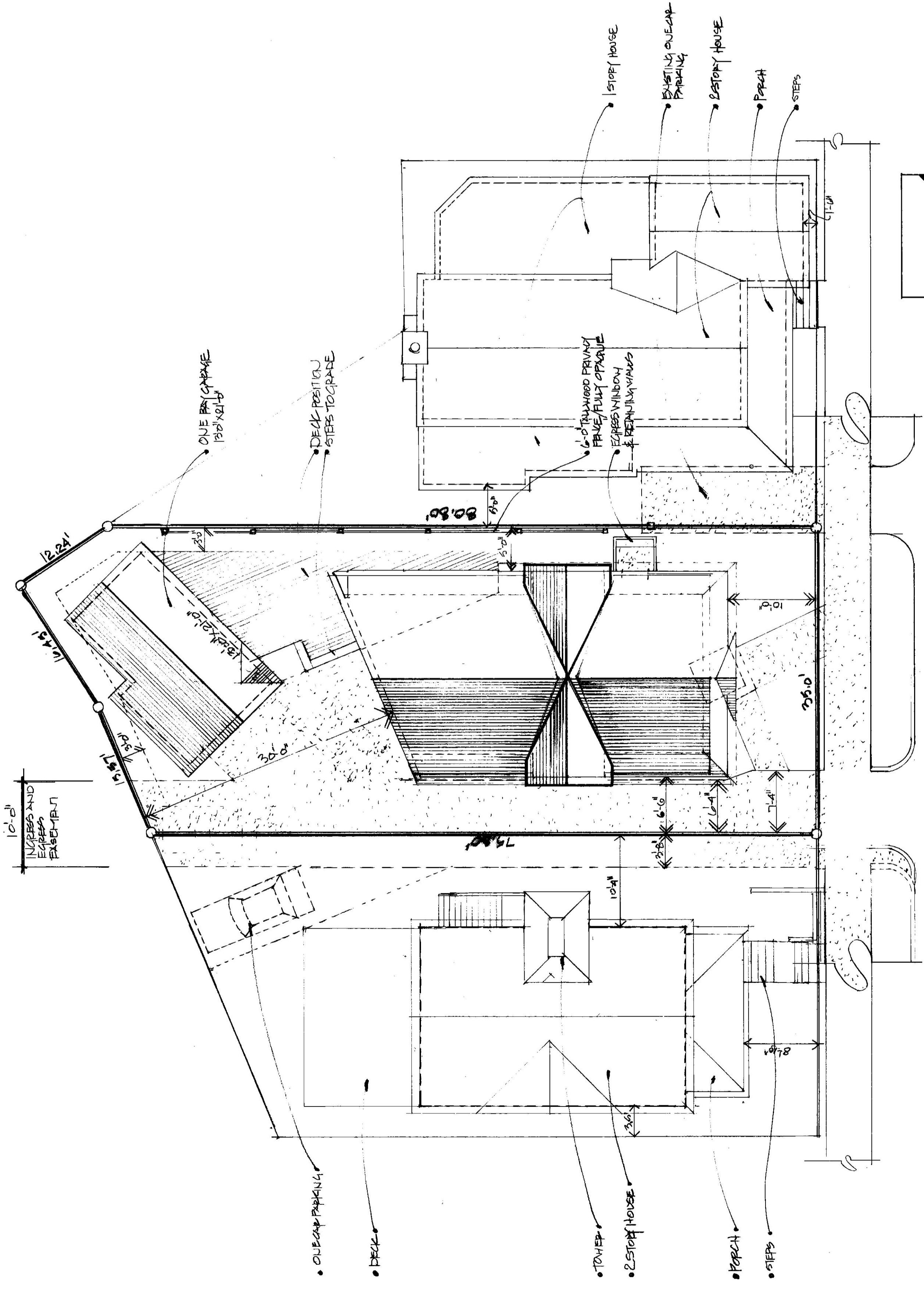
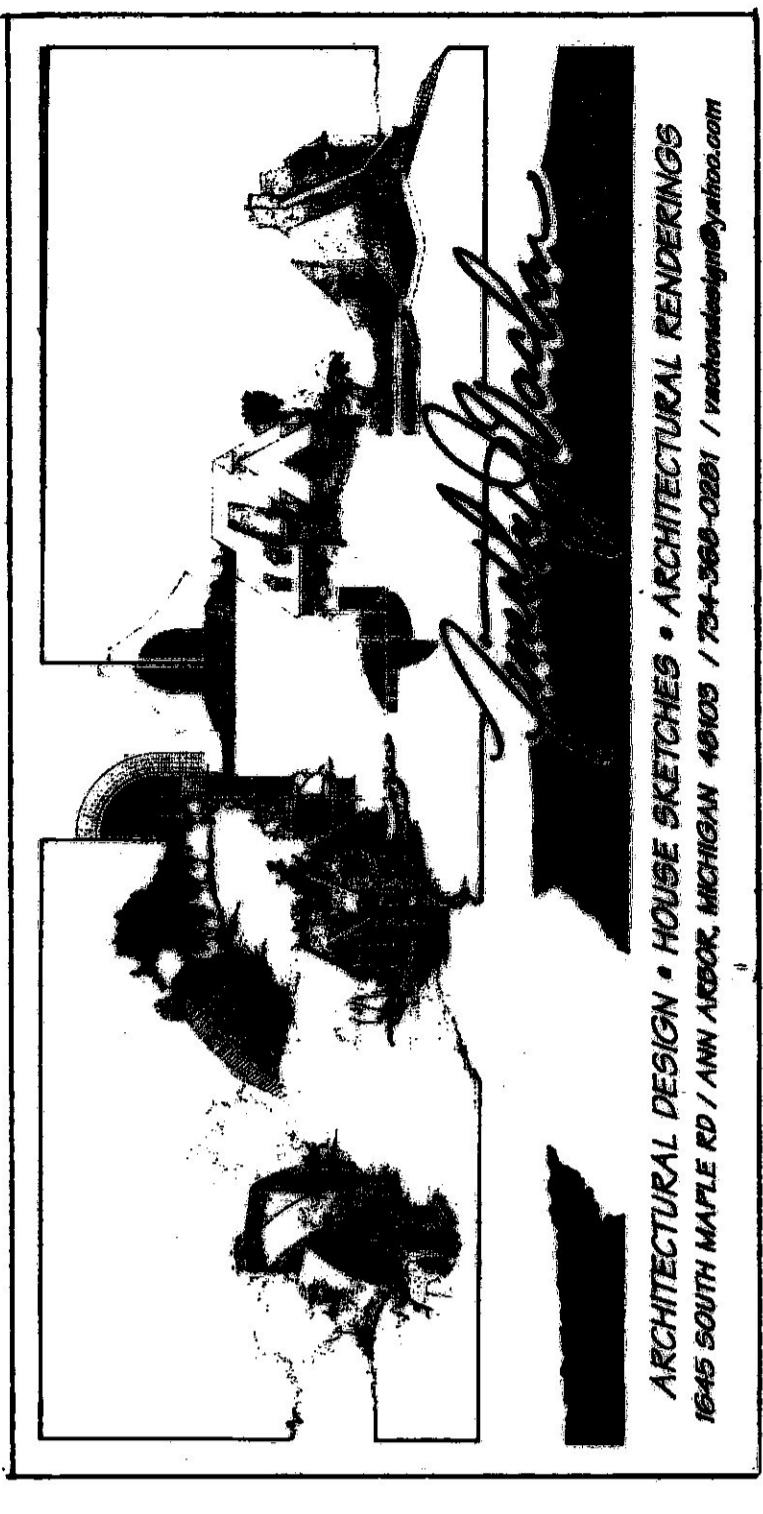


44,101-512

34,461-522

RYAN WELER & IAN BERRY
RESIDENCE

520 DETROIT STREET
ANN ARBOR
MICHIGAN

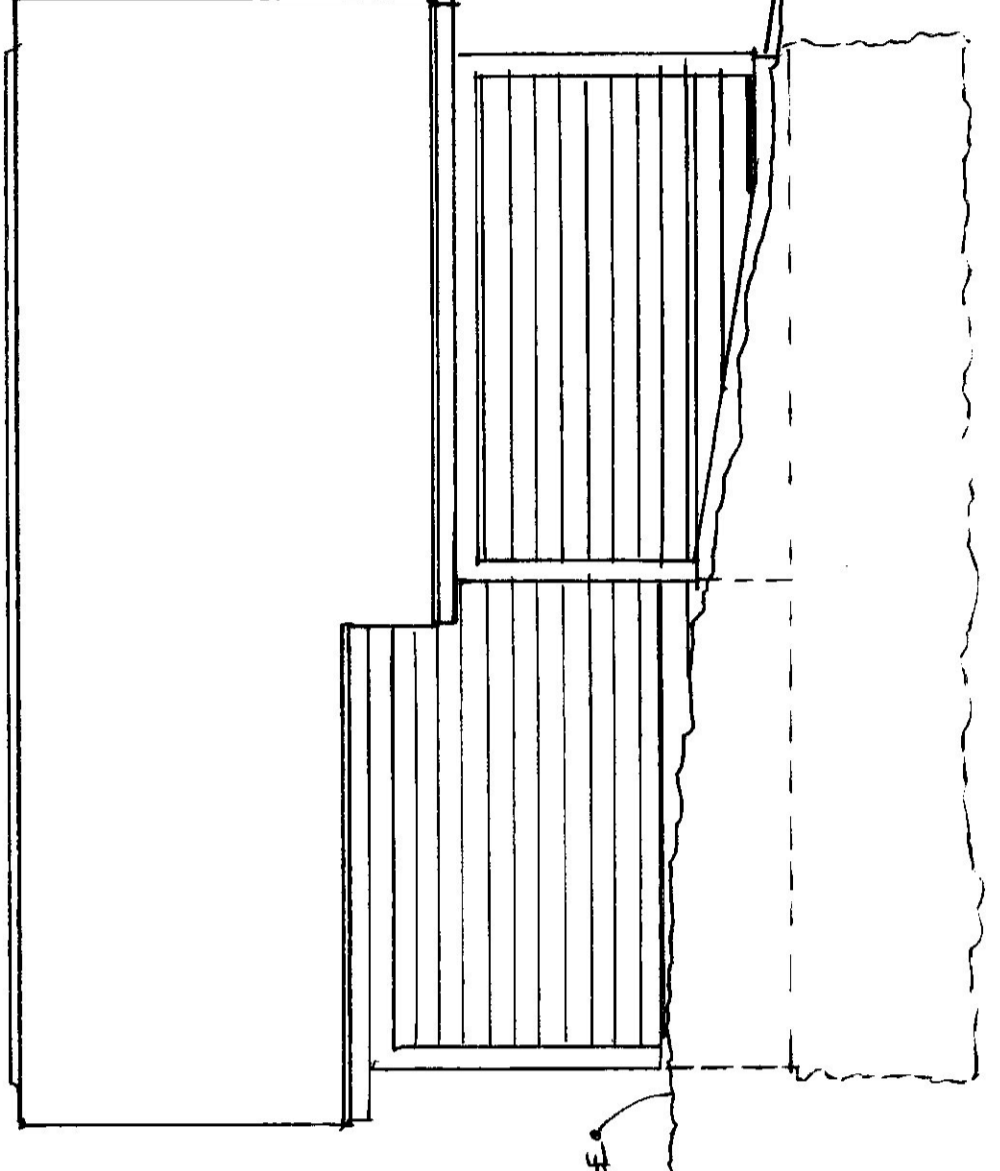
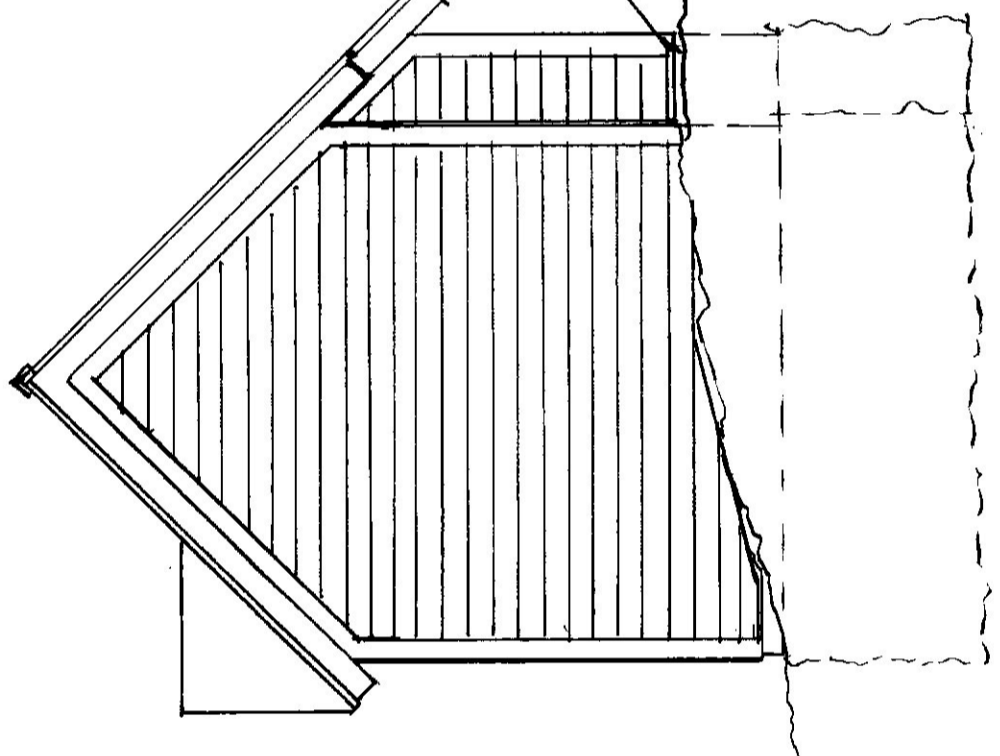
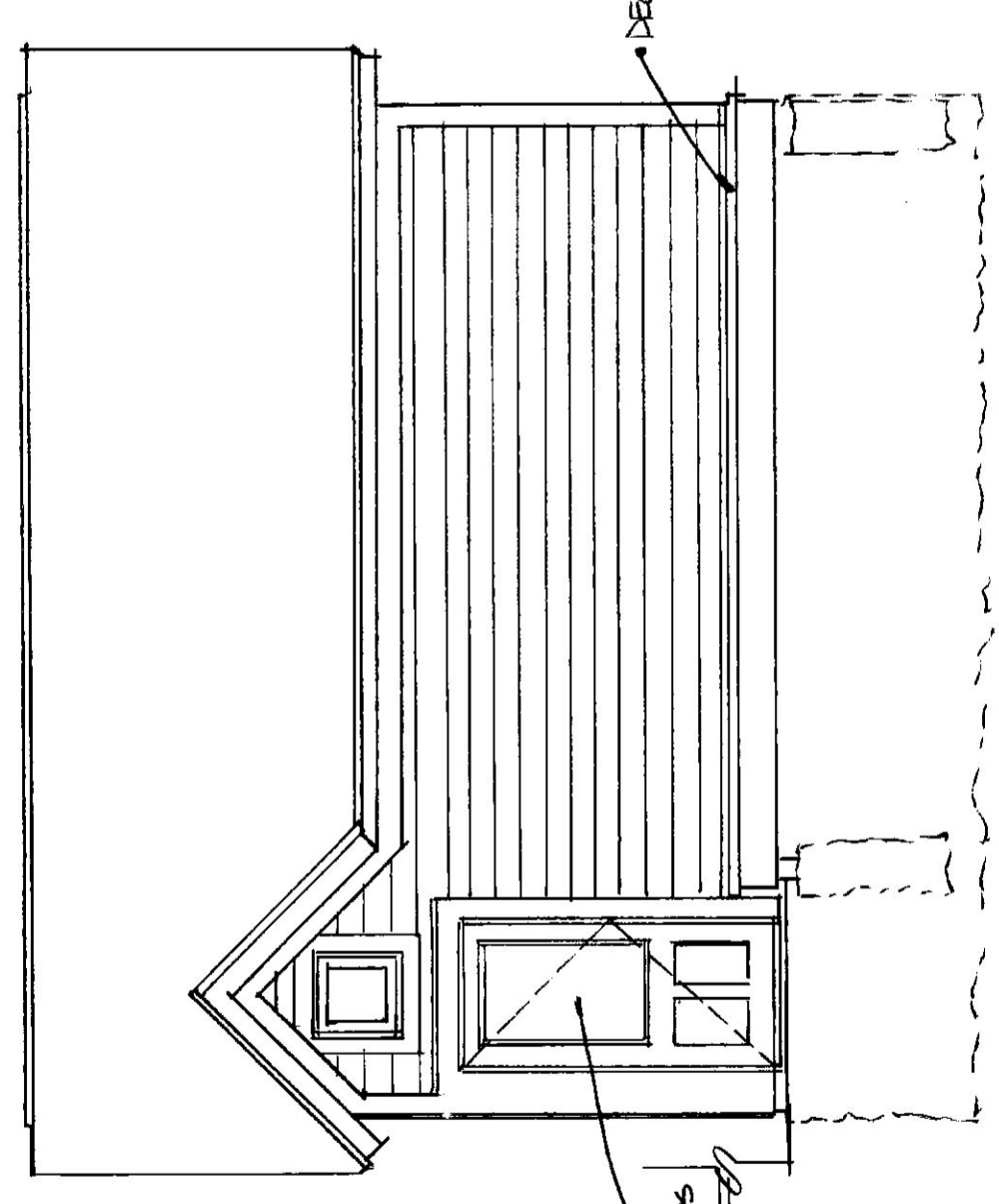
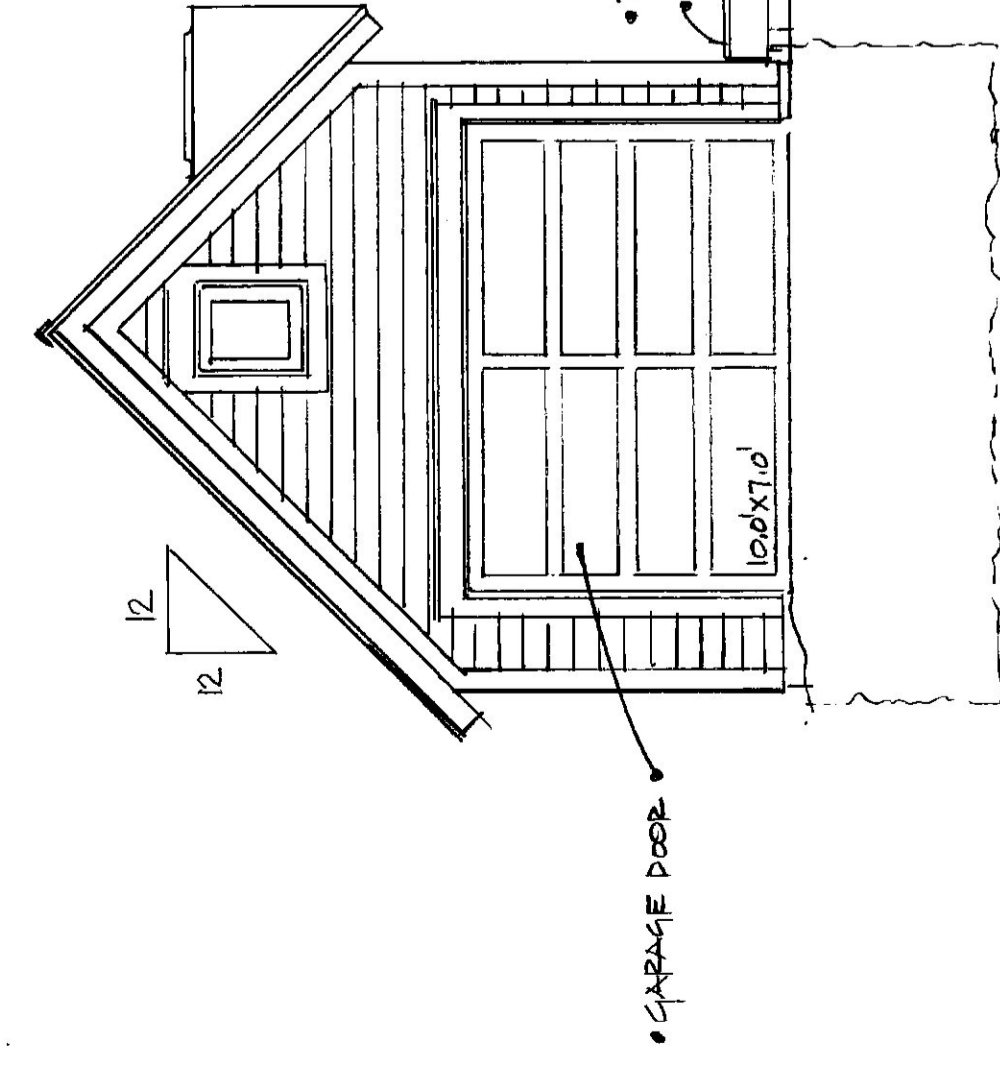


DETROIT STREET
BRICK PAVED

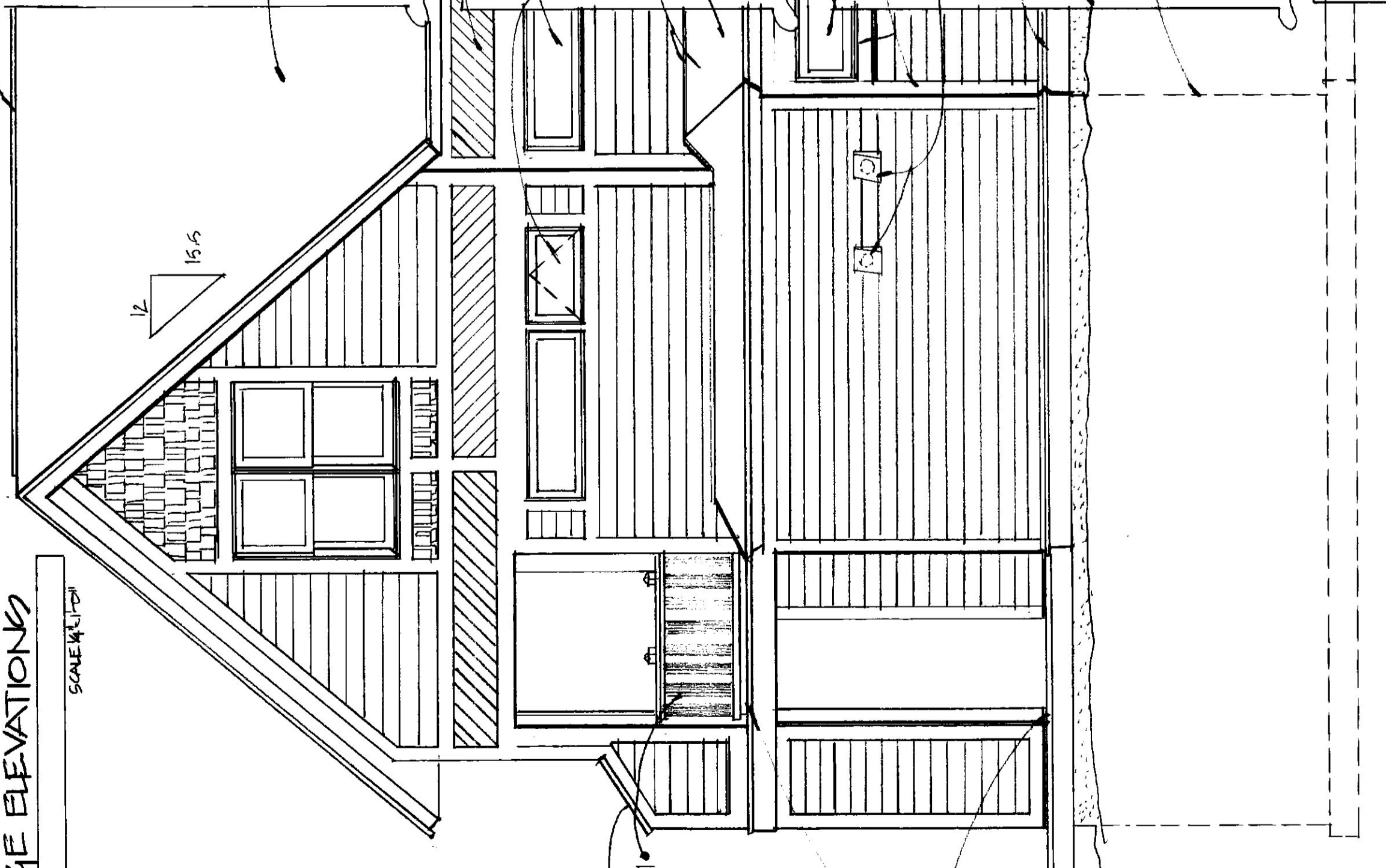
SITE PLAN 520 DETROIT ST.

LOT 133 □

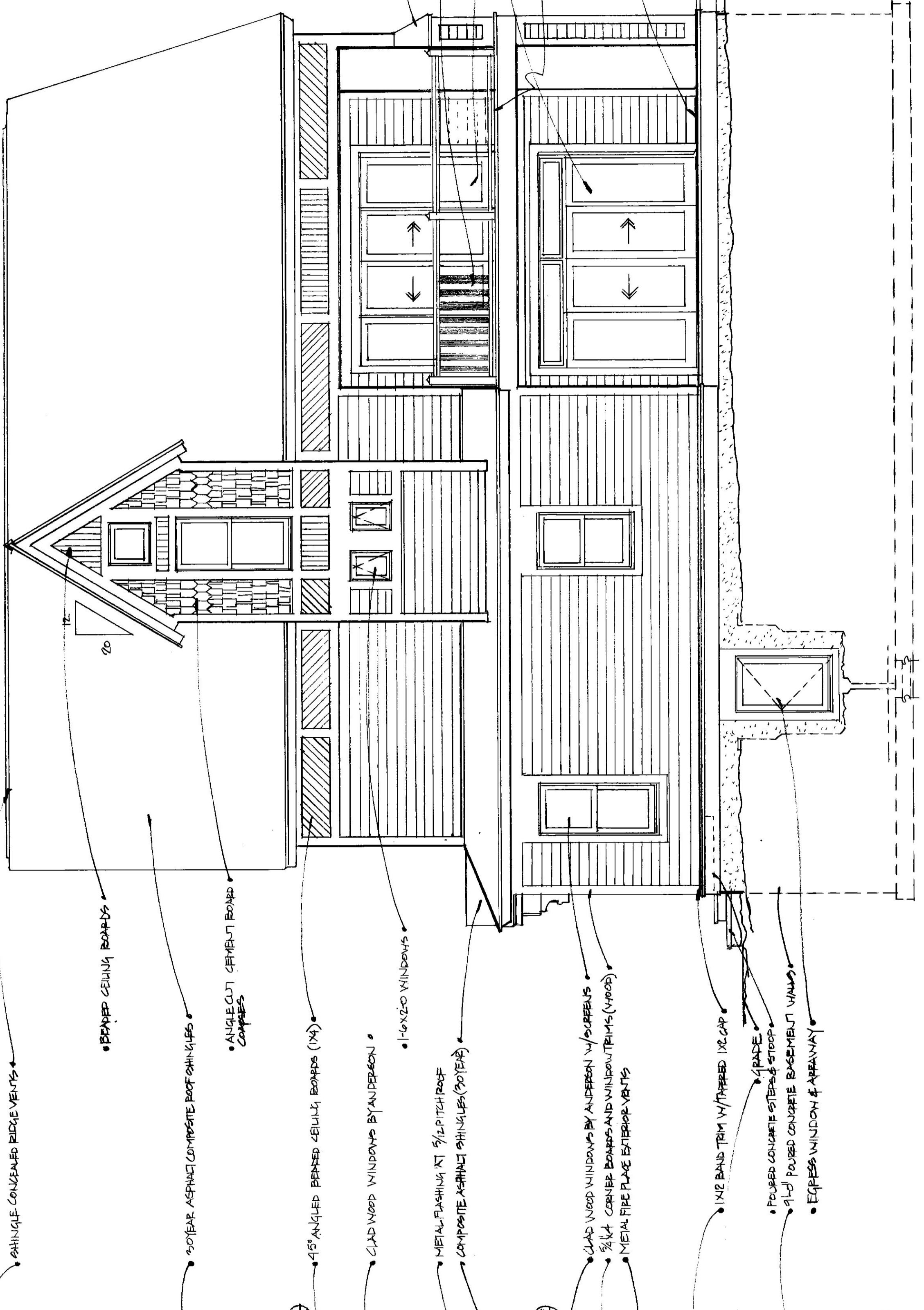
PLEASE USE FOR THE EXCLUSIVE USE OF HURON CONTRACTING, LLC AND ARCHITECTURAL DESIGN & HOUSE SKETCHES. THE RIGHT TO USE THESE PLANS IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR REPRODUCTION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF HURON CONTRACTING SHALL FOLLOW SPECIFICATIONS.



GARAGE ELEVATIONS
SCALE 1/4" = 1'-0"



REAR ELEVATION (REAR)
SCALE 1/4" = 1'-0"

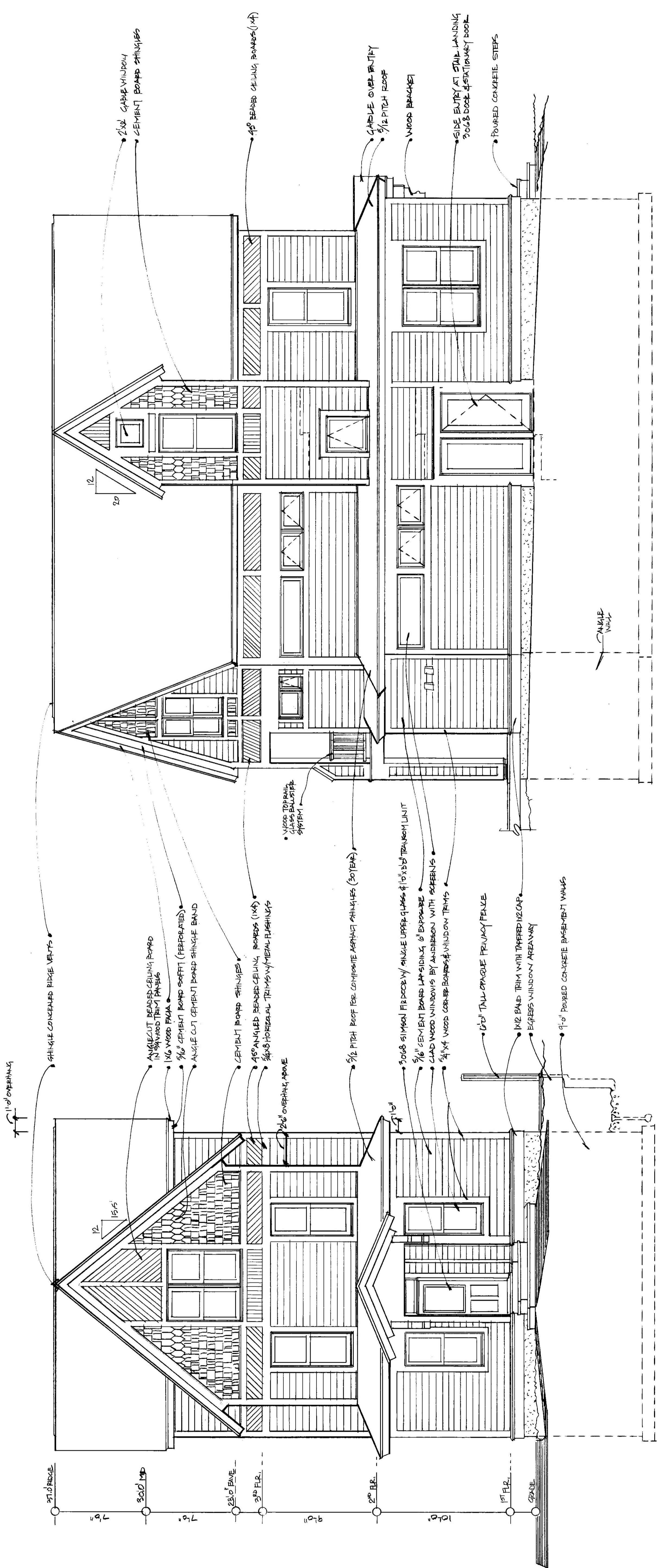


SOUTH ELEVATION
SCALE 1/4" = 1'-0"

- METAL COVERED KNEEWALL FINISHES
- WOODS TOP RAIL, GLASS BAULSTER SYSTEM
- TRAILER WOOD CLAD EXTERIOR DOOR/WALL SYSTEM, ANDERSON OR EQUIVALENT (USE 1 1/2" TRANSOM OVER LOWER DOORS)
- MAXIMIZE HEADROOM DECK
- LIVING ROOM DECK
- IPE COVERED

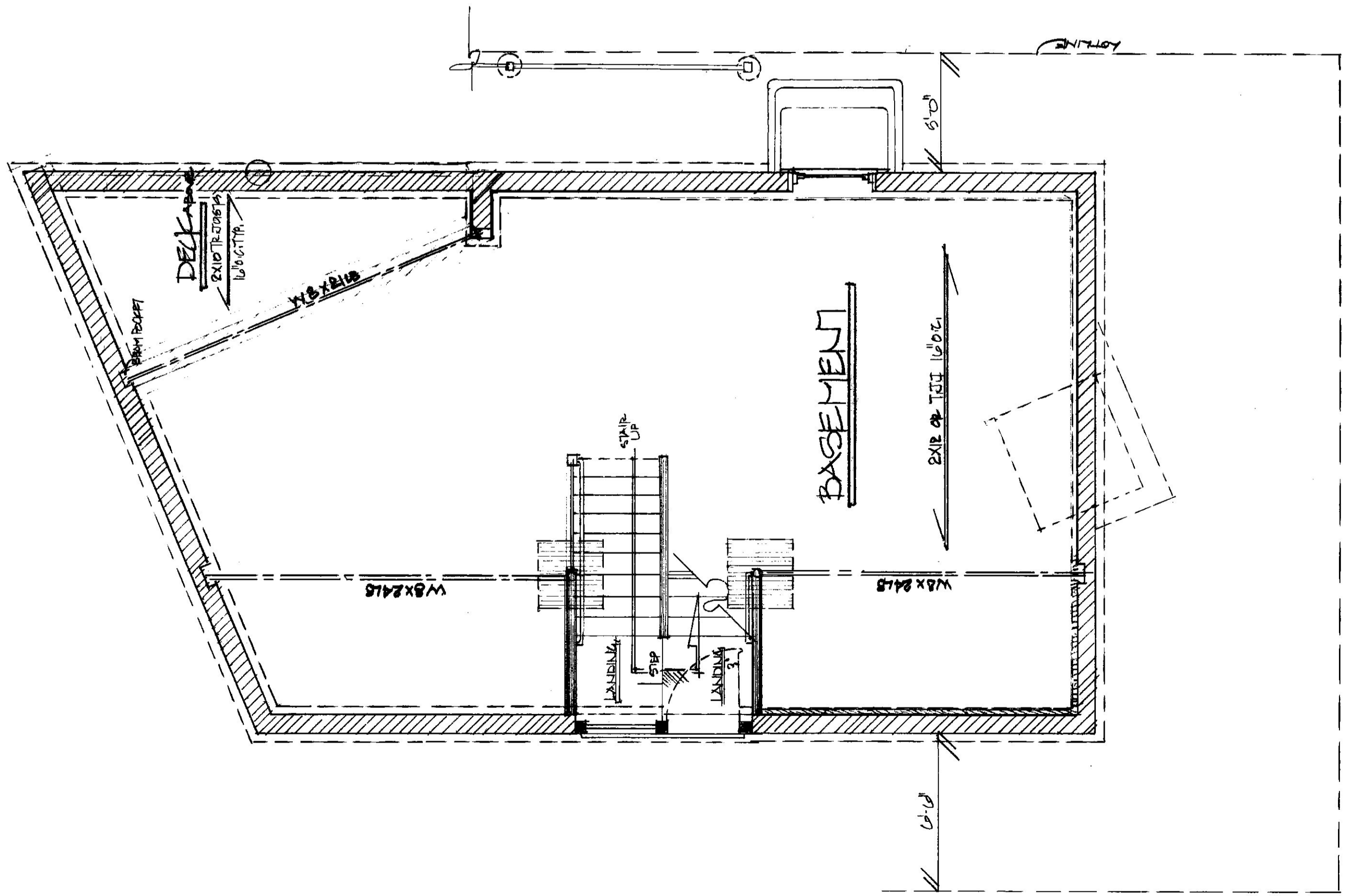
- CLAD WOOD WINDOWS BY ANDERSON W/SCREENS
- 3/4" CORNER BOARDS AND WINDOW TRIMS (WOOD)
- METAL FIRE PLACE ESTEREO VENTS
- 1/2" BAND TRIM W/THREE 1/2" CAP
- GRADE
- POURED CONCRETE STEPS & STOPS
- 1 1/2" POURED CONCRETE BASEMENT VENTS
- EXPRESS WINDOW & AIRWAY

- METAL COVERED KNEEWALL END
- WOODS TOP RAIL, GLASS BAULSTER SYSTEM
- IPE DECK COVERING

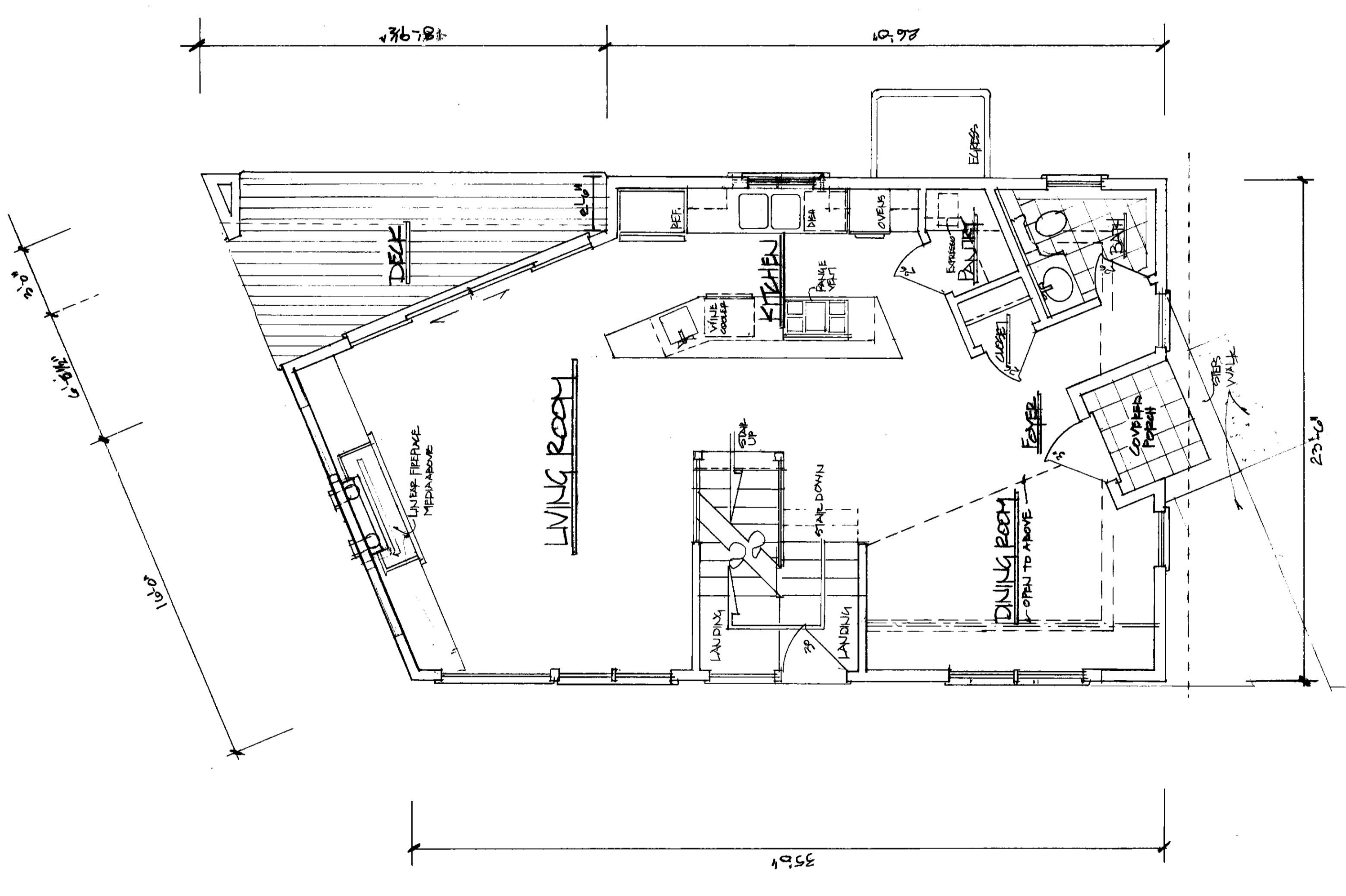


FRONT ELEVATION (WEST)
SCALE 1/8" = 1'-0"

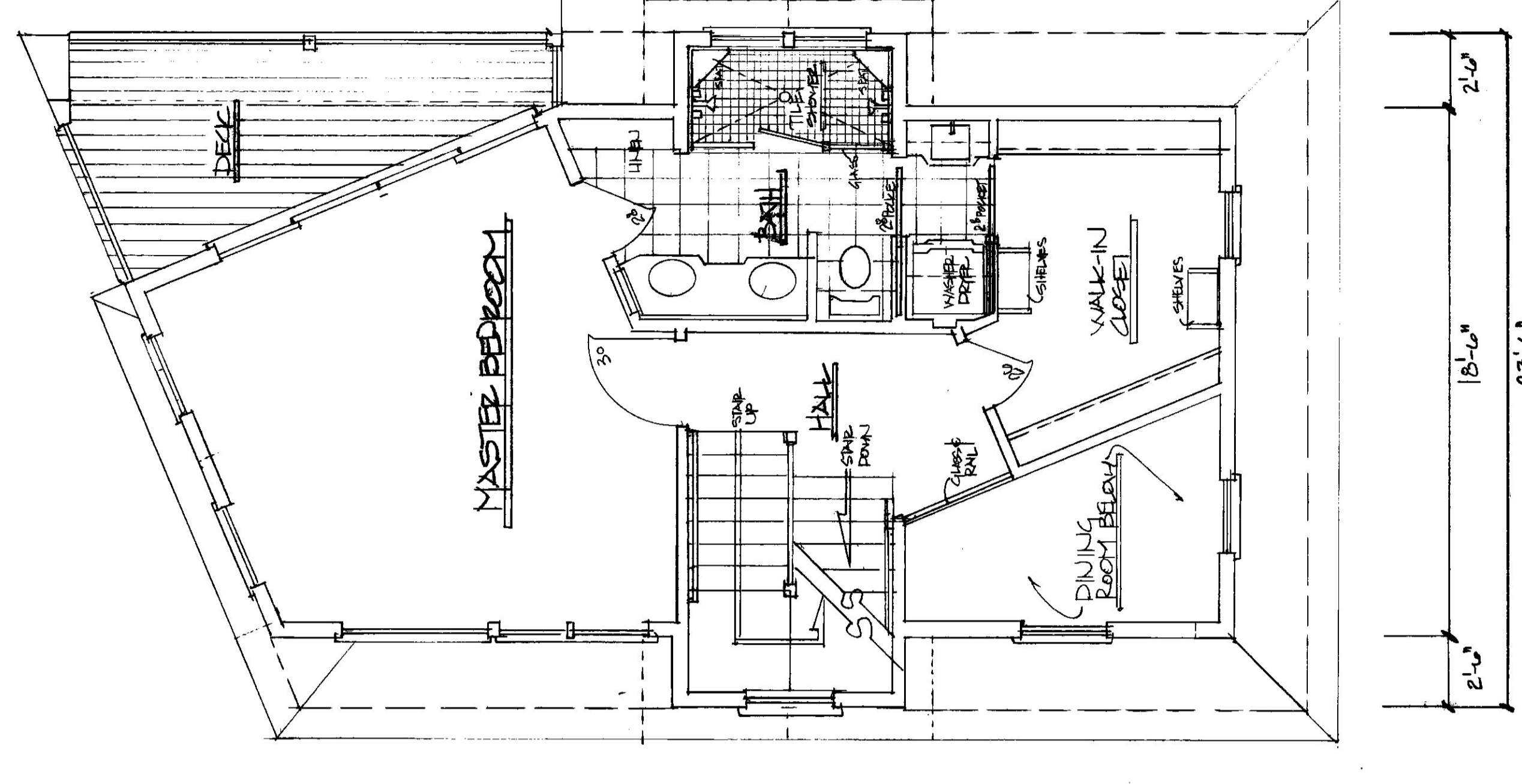
NORTH ELEVATION
SCALE 1/8" = 1'-0"



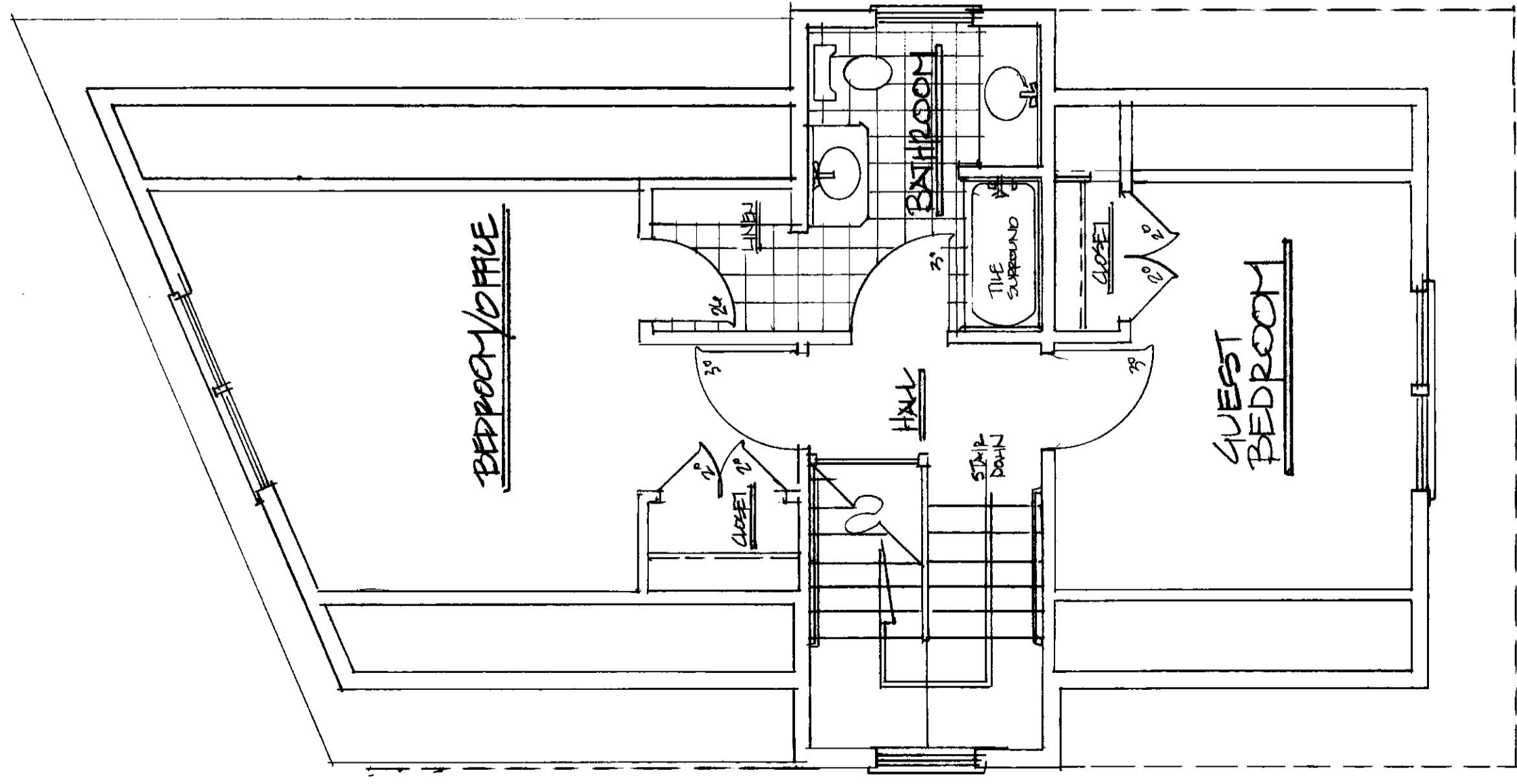
FOUNDATION PLAN
SCALE 1/4" = 1'-0"

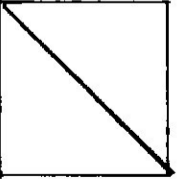


FIRST FLOOR PLAN DM 176
SCALE 3/16" = 1'-0"



SECOND FLOOR PLAN DM 175
SCALE 3/16" = 1'-0"




THIRD FLOOR PLAN DOORS OR WINDOWS 1/8" MAX
 SCALE 1/4"=1'-0"