

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 808 W Washington Street, Application Number HDC24-0014

DISTRICT: Old West Side Historic District

REPORT DATE: March 14, 2024

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, March 11, 2024

OWNER

Name: Kevin Fuqua
Blue Wolverine Properties, LLC
Address: 1212 Waterways Drive
Ann Arbor, MI 48108
Phone: (734) 223-1358

APPLICANT

Charles Bultman
Charles Bultman Architect
220 S Huron St
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(734) 845-6951

BACKGROUND: This house first appears in city directories in 1900 as the home of butcher Wilhelm Seyfried. This house and its two neighbors to the west (812 and 818, also built in 1900) are extremely similar in design, detailing and fenestration pattern. 808 features a cut stone foundation, full-width front porch (with non-original turned posts and ornate brackets: see survey photos at end of report), a steeply-pitched roof with corner returns, one-over-one windows, and a first floor bump out near the rear of the west elevation.

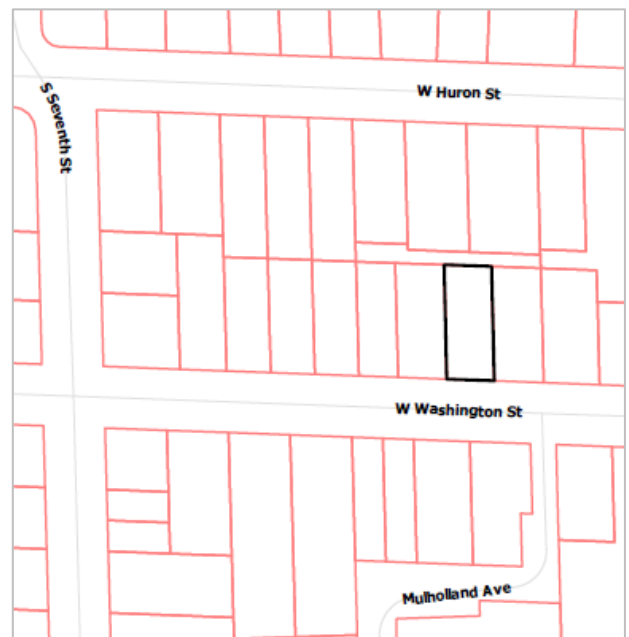
LOCATION: The site is located on the north side of West Washington, between Mulholland and South Seventh Streets.

APPLICATION: The applicant seeks HDC approval to construct a new garage with a concrete apron, install a casement window with a false muntin in the rear-facing attic gable to meet egress requirements, and extend the West Washington Driveway to the back of the house.

APPLICABLE REGULATIONS:

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

- (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 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.

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: Introducing a new design that is incompatible with the historic character of the building.

District or Neighborhood Setting

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

Health and Safety

Recommended: Identifying the historic building's character-defining spaces, features, and finishes so that code-required work will not result in their damage or loss.

Complying with health and safety codes, including seismic code requirements, in such a manner that character-defining spaces, features, and finishes are preserved.

Not Recommended: Altering, damaging, or destroying character-defining spaces, features, and finishes while making modifications to a building or site to comply with safety codes.

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

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.

Windows

Not Appropriate: Changing the number, location, and size or glazing pattern of windows by cutting new openings, blocking-in, or installing replacement sash which does not fit the historic opening.

Safety Codes

Not Appropriate: Altering, damaging or destroying character-defining spaces, features, and finishes.

STAFF FINDINGS:

1. The proposed garage is at the rear of the lot. An unpaved shared drive provides access from West Huron Street; the property owner is responsible for obtaining any required easements or permission to use the drive. Sanborn maps and aerial photos going back to 1931 do not show a garage behind this house, though several neighbors have them from the period of significance. The location is very appropriate since the lot drops steeply between the proposed garage location and the back of the house, which would prevent a driveway from W Washington to the back of the yard. The design of the garage is simple and compatible with the neighborhood and historic structures.
2. The two-car garage is 22'1" x 22'1" with a person door on the west elevation and an overhead door on the north elevation. The south elevation facing the house has a pair of 2' 1 1/2" square windows. A 17' x 8'1" concrete slab serves as a driveway apron. Siding is vinyl. Window and person door materials are not specified. The overhead door is wood.
3. A driveway extension was added on to the last iteration of the plan to be submitted. Staff had not discussed this driveway with the applicants. The current driveway off West Washington is approximately 9' wide x 18' deep (the size of a single parking space). The new driveway is 10'6" wide by approximately 70' deep. It extends to the back corner of

the house. Near the east lot line, Google Street View shows a very large maple tree that is in the way of the driveway and appears to be a landmark tree.

The driveway extension is problematic. The driveway in its current extent is shown on the 1947 city aerial, as is the maple tree. The applicant is requesting three driveway parking spaces where one exists now, plus two garage parking spaces. Staff believes that the change to the side yard from the drive extension is more visible and detrimental to the property and neighboring properties and the landmark tree than the construction of the garage. By adding cars to the sideyard, the driveway extension does not retain the historic relationship between the house, landscape features, and open space.

4. The attic window is in an appropriate location, has a false muntin across the center to make it appear like a one-over-one sash instead of a casement, and the trim is half the width of the historic trim to distinguish this as a new opening. The proposed window is an all-wood Weathershield that is 2'5 1/2" x 3'5 1/2". Staff supports the additional window since it is on the rear elevation and allows the utilization of attic space.
5. Staff has suggested two motions below. The first is for the garage and attic window, and staff recommends approval. The second is for the driveway extension, which staff does not support for the reasons stated above.

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.)

For the garage and egress attic window:

I move that the Commission issue a certificate of appropriateness for the application at 808 West Washington Street, a contributing property in the Old West Side Historic District, to construct a garage with a concrete apron and install a casement window with a false muntin in the rear-facing attic gable to meet egress requirements, 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 *Ann Arbor Historic District Design Guidelines*, especially those for windows, safety codes and residential accessory structures, and 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 windows, neighborhood setting, and health and safety codes.

For the driveway extension:

I move that the Commission issue a certificate of appropriateness for the application at 808 West Washington Street, a contributing property in the Old West Side Historic District, to widen the driveway from West Washington to 10'6", pave it with concrete and extend the driveway to the rear corner of the house, and remove a landmark tree 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 *Ann Arbor Historic District Design Guidelines*, especially those for windows, safety codes and residential accessory structures, and 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 windows, neighborhood setting, and health and safety codes.

ATTACHMENTS: photos, drawings, casement window information

1981 City Survey photos



808 W Washington (2007 OWS Survey Photos)

