

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 537 Detroit Street, Application Number HDC17-148

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: August 9, 2017

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: August 7, 2017

	OWNER	APPLICANT
Name:	Zaki Alawi	Same
Address:	414 Huntington Ann Arbor, MI	
Phone:		

BACKGROUND: This one-and-a-half story Queen Anne cottage was built between 1897 and 1899, when it is depicted on the Sanborn Fire Insurance Map of that year. It was occupied by William H. and Mina E. Krapf. William worked as a carpenter and machine hand, and later served as foreman for Luick and Brothers Company on North Fifth Ave. (present day Kerrytown shops), a lumber and house parts company. One of William's relatives was Herman Krapf, who owned a planing mill, sash, doors and wood turning business located next door at 529 Detroit Street (present day Treasure Mart). The Krapf mill operated from about 1878 to sometime after before 1910, when it is no longer listed in the Polk City Directory. It seems likely parts of the house at 537 Detroit were purchased from this mill.

On November 13, 2008 a previous owner applied for and received a certificate of appropriateness to demolish a non-contributing garage, and replace three non-contributing windows and one contributing window that was deteriorated beyond repair

On May 18, 2009 the previous owner received a staff approval to repair the first floor stained glass windows; install the original front double doors in the original opening, which had been filled in to accommodate a non-original door; install new storms and screens; and replicate the original porch spindles and install them where spindles had been replaced.

In February of 2017 the current owner received a staff approval to replace a second-floor glass block window with a wood double-hung window (HDC17-014).

In April, 2017 the HDC denied an application to build a new garage on the grounds that it was too large for the setting. (HDC17-047).



APPLICATION: The applicant seeks HDC approval to remove a non-contributing 12'x17' garage and replace it with a 24'x 32' gravel parking area.

APPLICABLE REGULATIONS

Ann Arbor City Code Chapter 103 § 8:421(3)

When work has been done upon a resource without a permit, and the commission finds that the work does not qualify for a certificate of appropriateness, the commission may require an owner to restore the resource to the condition the resource was in before the inappropriate work or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply with the restoration or modification requirement within a reasonable time, the commission may request for the city to seek an order from the circuit court to require the owner to restore the resource to its former condition or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply or cannot comply with the order of the court, the commission may request for the city to enter the property and conduct work necessary to restore the resource to its former condition or modify the work so that it qualifies for a certificate of appropriateness in accordance with the court's order. The costs of the work shall be charged to the owner, and may be levied by the city as a special assessment against the property. When acting pursuant to an order of the circuit court, the city may enter a property for purposes of this section.

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 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):

District or Neighborhood Setting

Recommended: Identifying, retaining, and preserving buildings, and streetscape, and landscape features which are important in defining the overall historic character of the district or neighborhood. Such features can include streets, alleys, paving, walkways, street lights, signs, benches, parks and gardens, and trees.

Not Recommended: Destroying streetscape and landscape features by widening existing streets, changing paving material, or introducing inappropriately located new streets or parking lots.

Building Site

Recommended: 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.

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

Paved Areas

Appropriate: Installing new parking areas, which are compatible with the scale, proportion of yard area, and characteristics of the historic district, behind buildings.

Not Appropriate: Installing or enlarging parking areas in front of buildings.

Not Appropriate: Installing driveways or parking areas that are too wide or large for the building site and are out of character for the district.

Landscape Features

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

Not Appropriate: Introducing a new landscape feature or plant material that is visually incompatible with the site or destroys site patterns or vistas.

STAFF FINDINGS:

1. This property was extensively restored by a previous owner in 2008-2010, when it was an owner-occupied duplex. The property is now a two-unit rental. The site is immediately north of Treasure Mart, and it should be noted that the side wing of that business encroaches across this property's south lot line.
2. The current garage is in extremely poor condition and was previously determined by the HDC to be noncontributing. Though an application to demolish the garage was given a certificate of appropriateness in 2008, the work was never done. This portion of the application is appropriate.
3. The footprint of the existing garage is 12' x 17'. The applicant proposes to enlarge the parking area to 24' x 32', with a retaining wall up to 32" high around the west and north

sides. The lot slopes from the street toward the backyard. The retaining wall would be built of 6"x6" treated lumber. The parking area would legally provide two parking spaces, with space for several more stacked vehicles. The 24' width is appropriate for two cars since the parking area abuts a fence on the south and has a retaining wall on the north, both of which necessitate more room for door swing and safe entry/exit.

4. At the Review Committee site visit in April, HDC members and staff observed a large amount of gravel dumped along the single-car-width driveway to facilitate parking on the lawn next to the driveway. The double-width driveway is inconsistent with the historic landscape pattern of the site, destroys historic relationships, and is visually incompatible with the site and the neighborhood. This work was done without permits and needs to be addressed in the approval motion. An alternate motion for enforcement is suggested should the HDC not approve the request to build a new parking area.
5. Staff's suggested motion conditions the approval on the width of the driveway not exceeding 10' from the curb and structure to the south, which matches the current width, and removal of gravel from the lawn and restoration of grass in that area. Should parking continue anywhere on the lot other than on the driveway or parking area specified in this application, vehicles will be ticketed and staff will begin enforcement proceedings.

MOTION

To approve:

I move that the Commission finds that the gravel work expanding the driveway and done without permits does not qualify for a certificate of appropriateness, and that the Commission issue a certificate of appropriateness for the application at 537 Detroit Street, a contributing property in the Old Fourth Ward Historic District, to demolish a non-contributing garage and construct a 24' x 32' foot gravel parking area, on the following conditions:

- (1) The driveway does not exceed 10 feet in width from the curb to the south or the structure on the lot to the south, and the gravel will be removed from the lawn along the driveway, and grass restored between the driveway and concrete walk; and
- (2) Either the driveway and parking area must be constructed as specified in the application and the lawn restored to its former condition within 60 days, or the lawn must be restored to its former condition, prior to the installation of gravel, within 60 days.

The work as conditioned 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 1, 2, 9, and 10 and the guidelines for district or neighborhood setting and building site, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to paved areas and landscape features.

If the motion fails:

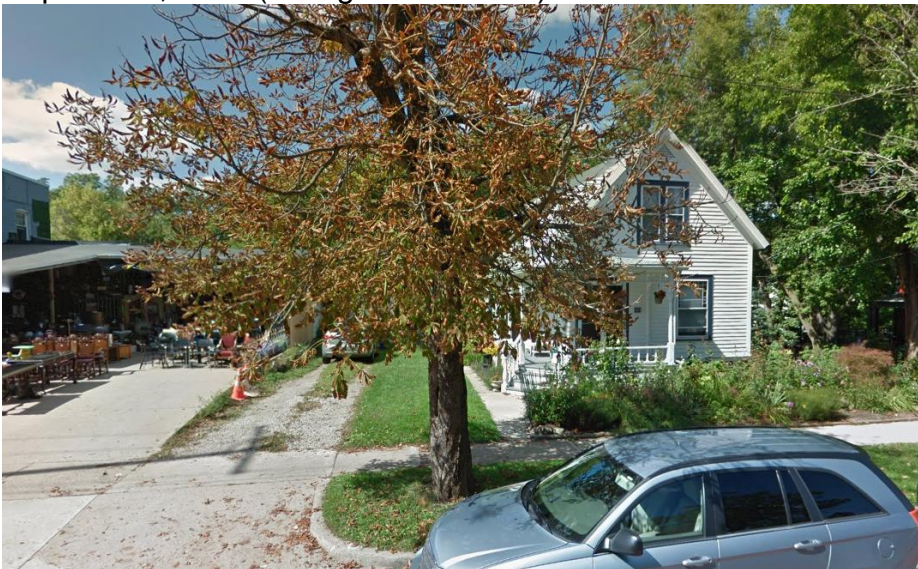
I move that the Commission finds that the gravel work done without permits does not qualify for a certificate of appropriateness, and that the property owner is ordered to restore the lawn and driveway to its former condition, including removing the gravel and restoring grass to the area between the driveway and house, within 60 days.

ATTACHMENTS: application, drawings, additional applicant analysis

537 Detroit (staff photo, November 2008)



September, 2014 (Google Streetview)



August 2016 (Google Streetview)



April 17, 2017 (staff photo)





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: 537 DETROIT

Historic District: _____

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

ZAKI ALAWI

Address of Property Owner: 414 HUNTINGTON PLACE, ANN ARBOR MI 48104

Daytime Phone and E-mail of Property Owner: 734 260 7215 Zmichiganrental@gmail.com

Signature of Property Owner: Z. Alawi Date: 7/5/17

Section 2: Applicant Information

Name of Applicant: ZAKI ALAWI

Address of Applicant: 414 HUNTINGTON PLACE ANN ARBOR MI 48104

Daytime Phone: (734) 260 7215 Fax: (____) _____

E-mail: Zmichiganrental@gmail.com

Applicant's Relationship to Property: owner architect contractor other

Signature of applicant: Z. Alawi Date: 7/5/17

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: Z

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

1. Provide a brief summary of proposed changes. Requesting replacement of 12'x17' existing garage by 24'x32' parking area.

2. Provide a description of existing conditions. Parking is on driveway only. Garage is not usable & not safe to use.

3. What are the reasons for the proposed changes? House has 2 units. Each needs a minimum of 1 parking space, unblocked. The proposal would satisfy that permitting easy in and out and out of driveway parking which currently is the practice.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.
Attached are (1) Survey showing existing and proposed parking. (2) ^{Data} Tables showing what is proposed is comparable to neighborhood and what was approved by HDC in the last few years. (3) Drawings based on aerial maps showing current use & % of parking next door. (4) Supporting Pictures.

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: 7/21-2017 Application to _____ Staff or _____ HDC
Project No.: _____ HDC Fee Paid: 100⁰⁰
Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 8/9-17 Wed.
Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial
Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

MORTGAGE SURVEY

Certified to: BARRISTERS SETTLEMENT & TITLE AGENCY

Applicant: ZAKI ALAWI

Property Description:

Lot 123; ASSESSOR'S PLAT NO. 29, being a replat of Blocks 3 and 4 North, Ranges 4 and 5 East and 6 East on The Plat of the Village of Ann Arbor, City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 9 of Plats, Page 20, Washtenaw County Records.

125 537 Detas



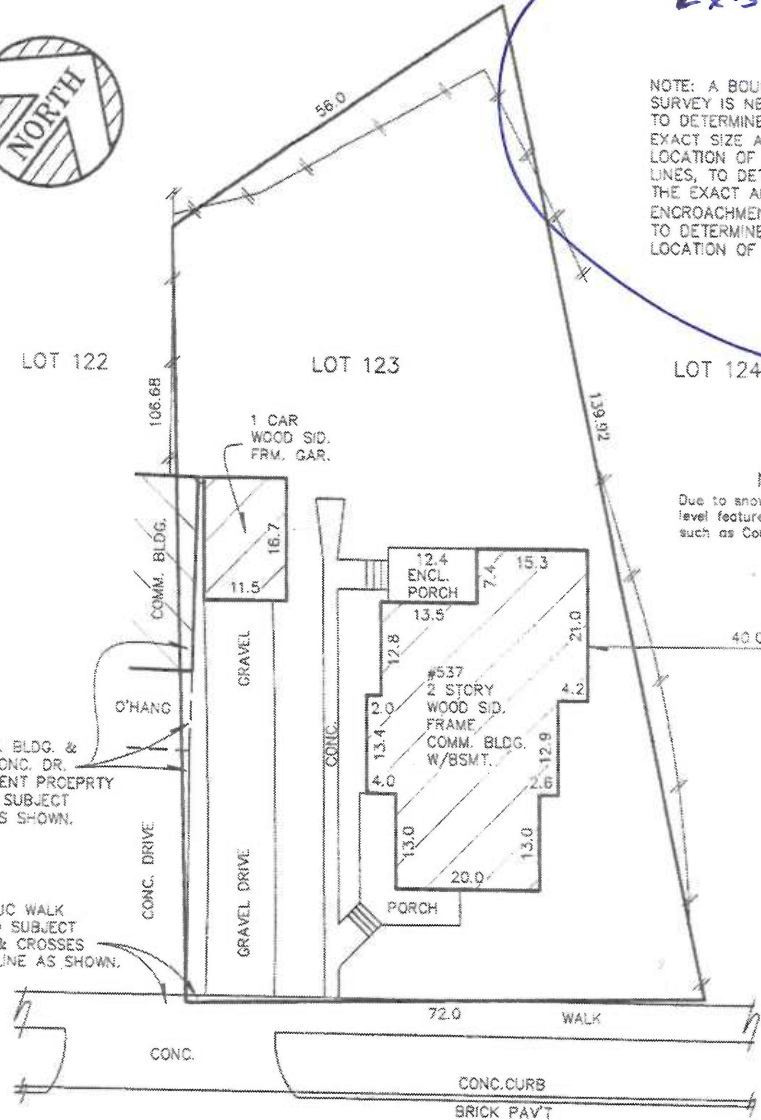
Existing parking

NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE THE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES, TO DETERMINE THE EXACT AMOUNT OF ENCROACHMENT AND/OR TO DETERMINE THE EXACT LOCATION OF FENCES.

NOTE: Due to snow cover some surface level features may not be shown such as Conc. & Asphalt etc.

NOTE: COMM. BLDG. & O'HANG & CONC. DR. FROM ADJACENT PROPERTTY ENCR. ONTO SUBJECT PROPERTY AS SHOWN.

NOTE: PUBLIC WALK ENCR. ONTO SUBJECT PROPERTY & CROSSES PROPERTY LINE AS SHOWN.



DETROIT ST. 66' WD.

CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

L. M. ...

JOB NO: 15-00516 SCALE: 1"=20'
 DATE: 02/20/15 DR BY: M.L.
 REVISED: 02/25/15

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

KEM-TEC Professional Engineer & Surveyors

Eastpointe (800) 295.7222	Detroit (313) 758.0677	Ann Arbor (734) 994.0888	Grand Blanc (888) 694.0888
FAX: (586) 772.4048	FAX: (586) 772.4048	FAX: (734) 994.0667	FAX: (910) 694.0667

www.kemtecsurvey.com

MORTGAGE SURVEY

125 537 Desc

Certified to: BARRISTERS SETTLEMENT & TITLE AGENCY

Applicant: ZAKI ALAWI

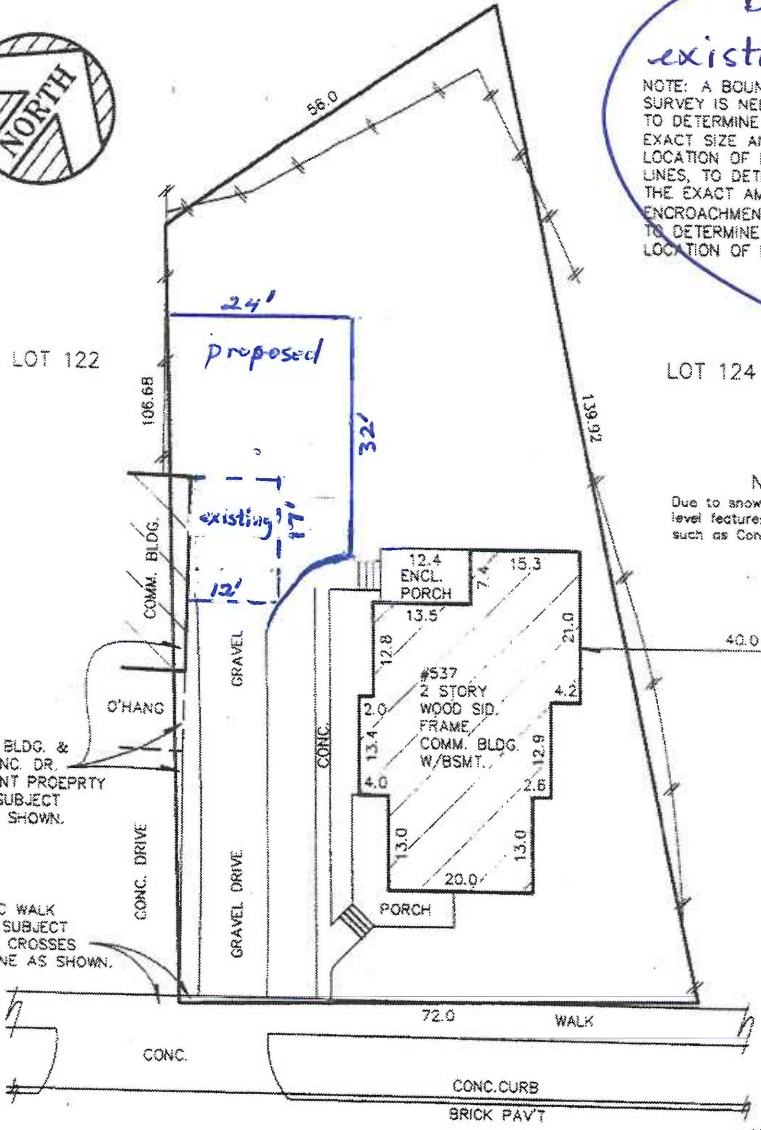
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Drawing showing existing and proposed parking area on a Survey to Scale.

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L. M. Stephens Jr.

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www.kemtecsurvey.com

JOB NO: 15-00516 SCALE: 1"=20'

DATE: 02/20/15 DR BY: M.L.

REVISED: 02/25/15

Drawing showing wall and material proposed to level ground for near horizontal parking. Also show 6"x6" proposed edging material defining the north and west perimeter of parking

This is 32" X 24' wall fabricated from 6"x6" treated lumber to facilitate nearly horizontal parking surface for the cars.

These are 6"x6" Treated Lumber

LOT 122

106.68

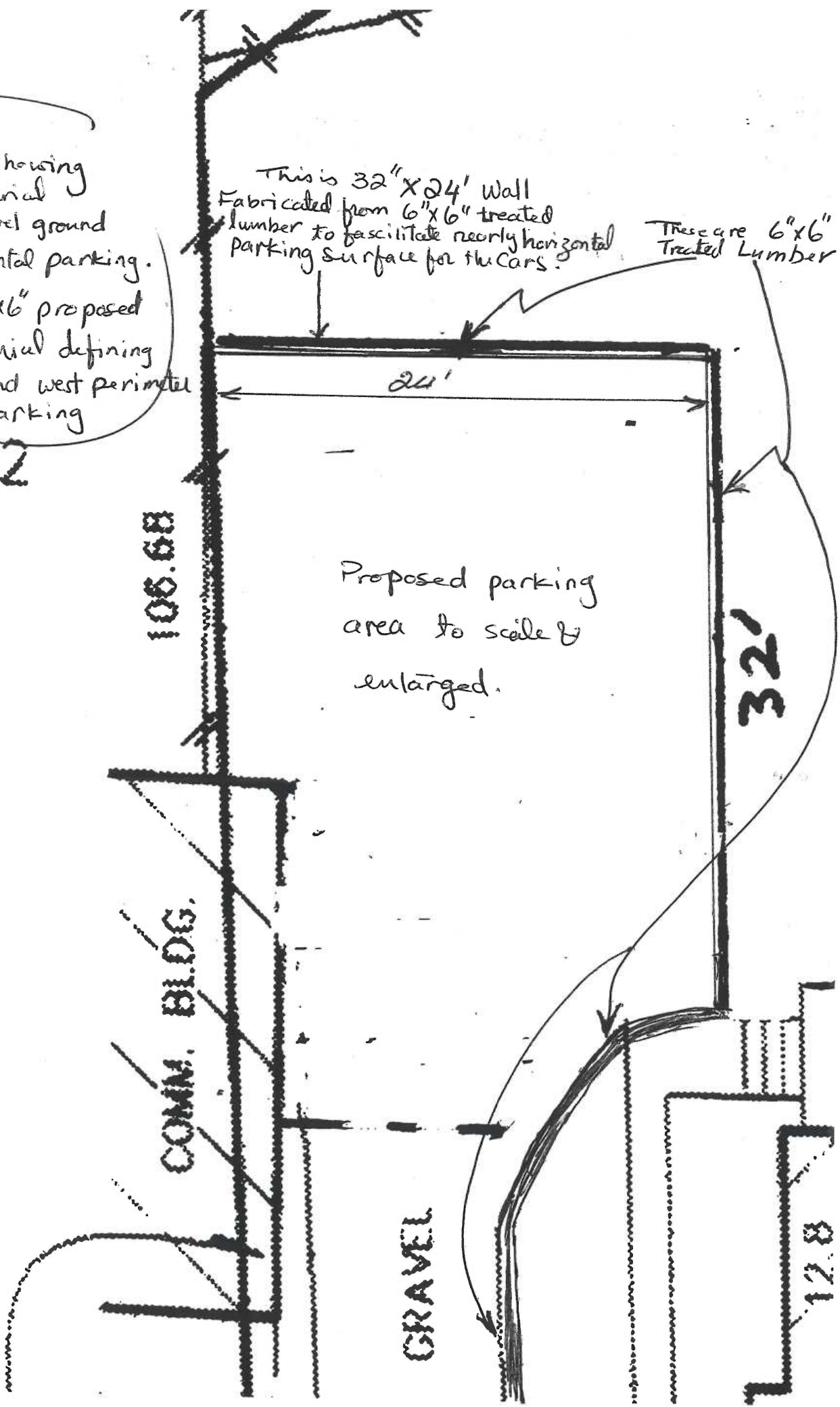
Proposed parking area to scale & enlarged.

32'

GRAVEL

COMM. BLDG.

12.8



Drawing shows why we need 24' x 32' to maneuver 4 cars to park in the area proposed and how the neighbor intrusion to the lot limit the usability of the 24' width

LOT 122

Intrusion by neighbor building into proposed parking area

Typical scaled car sizes

24'

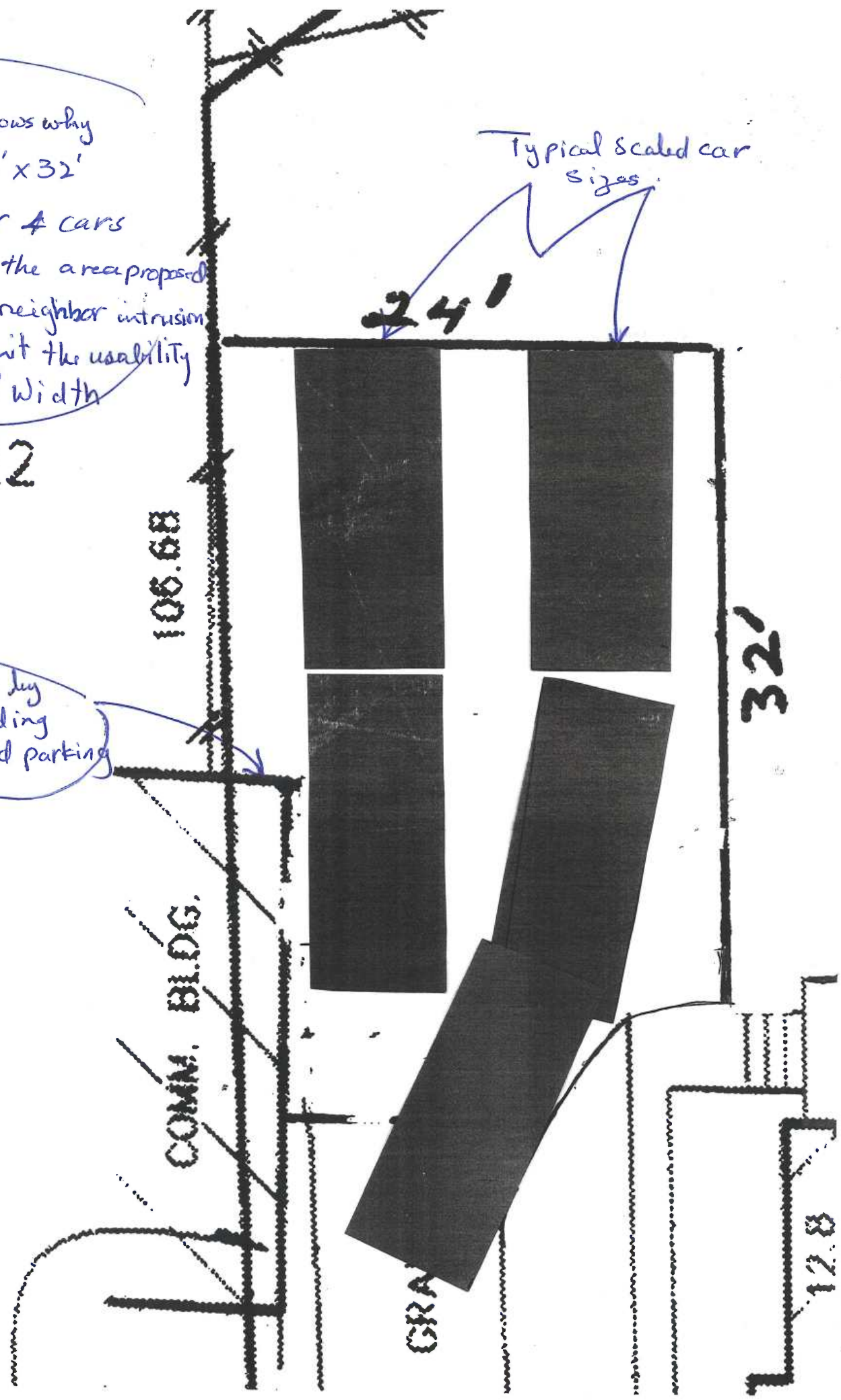
32'

106.68

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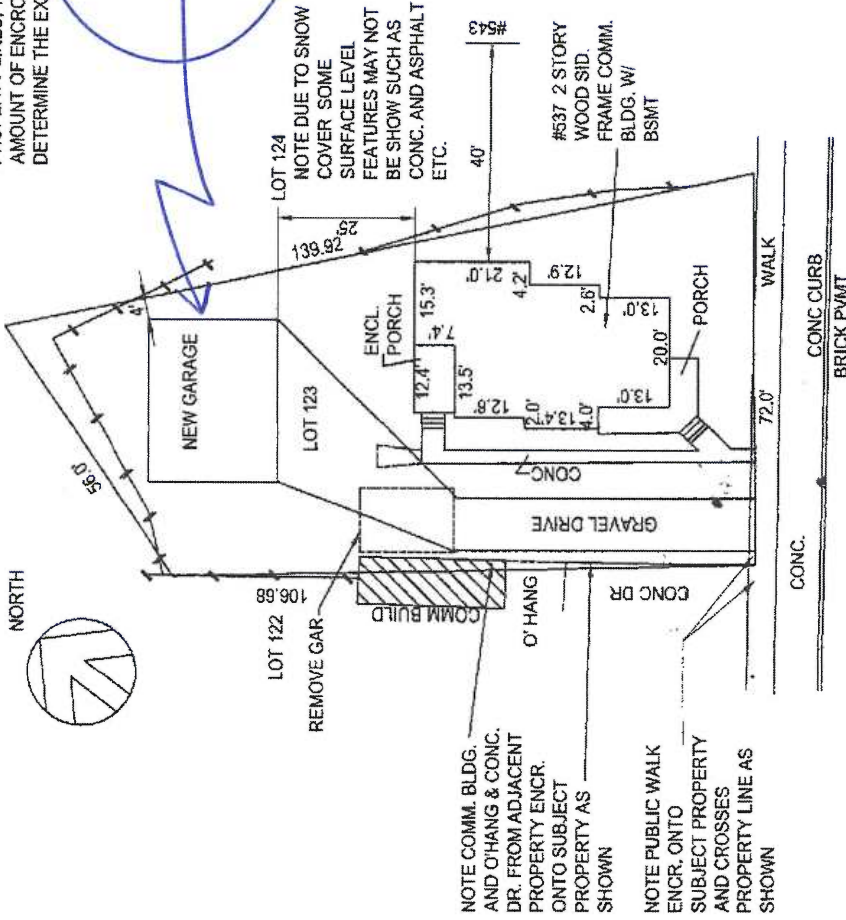
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12.8



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Proposed garage plan that was rejected



SITE PLAN
1"=20'-0"

James Dzubinski ARCHITECT 12306 Vulpes Sterling Heights, MI PH: (588) 864-6550	PROJECT TITLE: NEW GARAGE	PROJECT LOCATION: 537 DETROIT ANN ARBOR, MI	SHEET TITLE: SITE PLAN	MARK: DATE: 3/17/17 ISSUED FOR: REVIEW	MARK: DATE: ISSUED FOR:	SHEET NO: 1 OF 5 S-1

**537 Detroit parking calculations compared to recently approved plans by HDC,
THAT INCLUDES LARGE GARAGE BUILDINGS:**

	Land units	Building units	Parking units
537 Detroit	19.1	4.5	3.8
(proposed)	100%	23.50%	19.80%

Note: Measurement scaled from a mortgage survey attached.

509 Detroit	76.4	17.55	17.67
(approved by HDC 2014)	100%	23%	23.00%
Existing			

Note: Measurement scaled from construction drawing submitted
i.e. more accurate

514 Lawrence	90.7	29.02	26.86
(approved by HDC 2011)	100%	32%	30.00%
Existing			

Note: Measurement scaled from construction drawing submitted
i.e. more accurate

537 Detroit parking calculations compared to the houses next door on Detroit street

	Land units	Building units	Parking units
543 Detroit	24	2.4	3.74
		10%	15.50%
547 Detroit	12.5	3.36	5.9
		27%	47.00%
521/525/529 Detroit	50.4	18.4	34.4
		37%	70.00%
515 Detroit	17.5	4	1
		23%	6.00%
501-507 Detroit			33.00%

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Existing			

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537 Detroit parking calculations compared to the houses next door on Detroit street

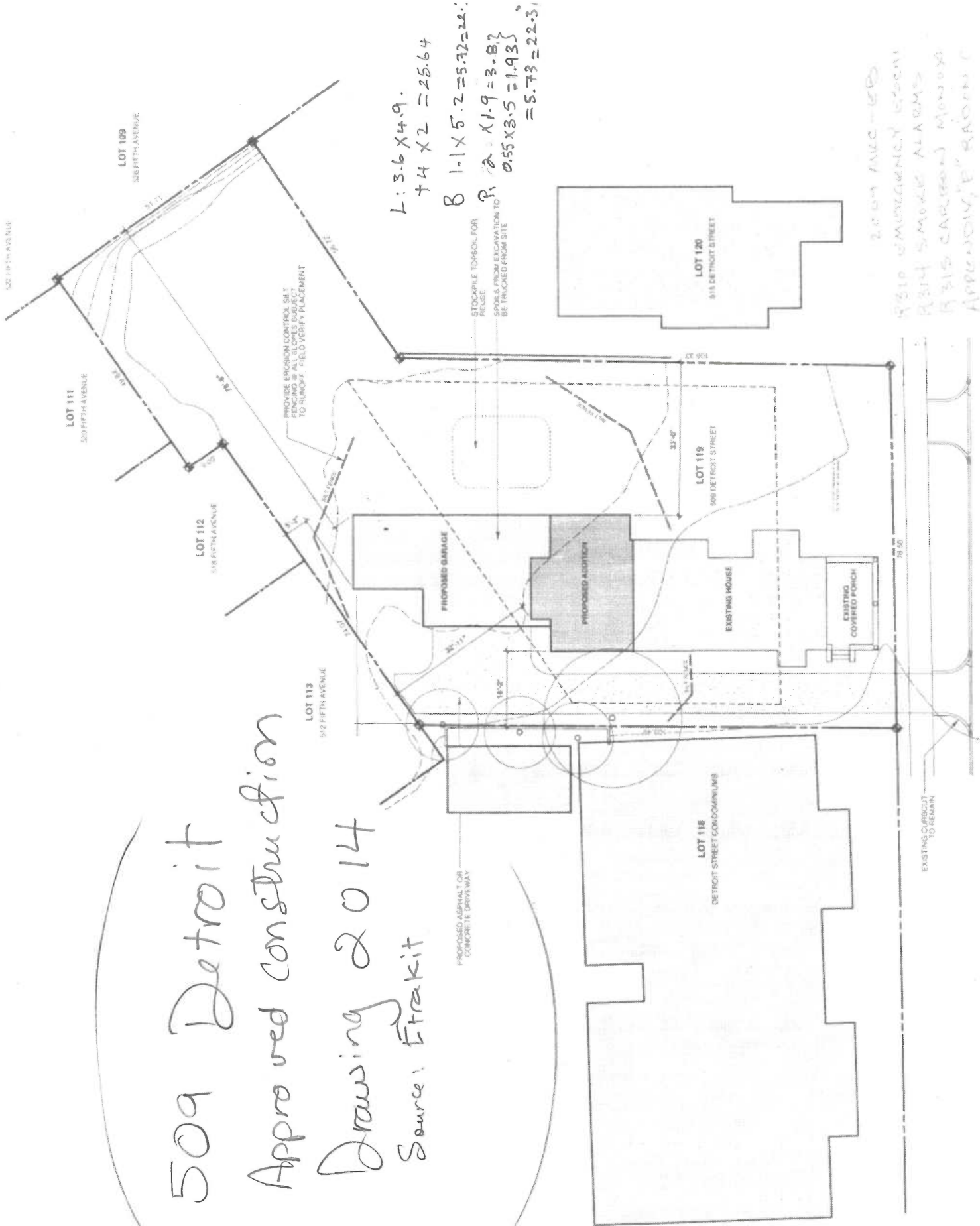
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515 Detroit	17.5	4	1
		23%	6.00%
501-507 Detroit			33.00%

509 Detroit

Approved construction

Drawing 2014

Source: Etakit



L: $3.6 \times 4.9 = 17.82$
 $74 \times 2 = 148$

B: $1.1 \times 5.2 = 5.72$
 $3 \times 1.9 = 5.7$
 $0.55 \times 3.5 = 1.93$
 $= 5.73 = 22.31$

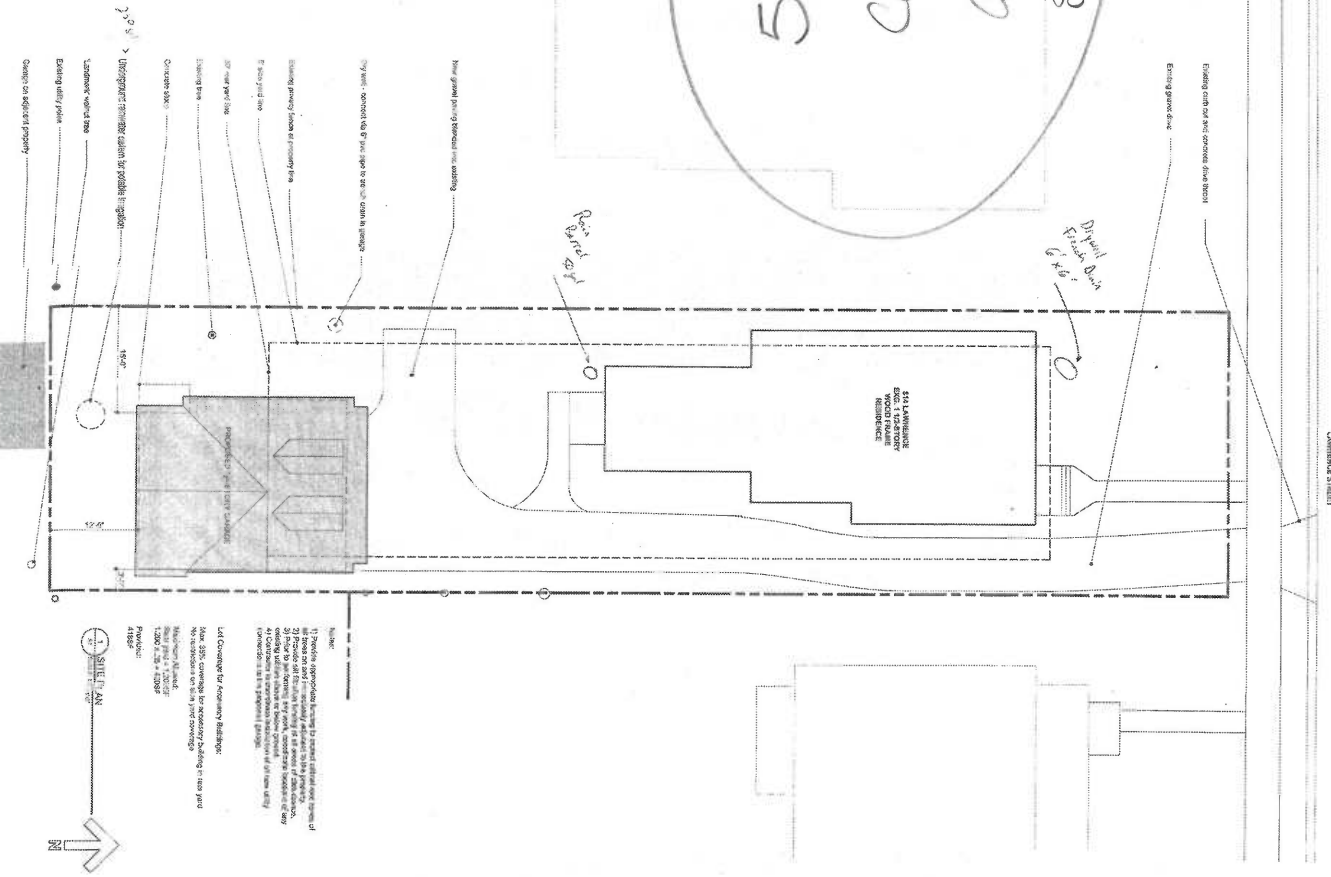
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Land $1.9 \times 7.7 = 14.63$ 100%

Pk $1.15 \times 1.55 = 1.78$
 $.65 \times 1.6 = 1.04$
 $5.1 \times .4 = 2.04$
 } $4.86 = 33\%$

Bldg $2.85 \times 1.15 = 3.28$
 $+ 1.15 \times 1.55 = 1.78$
 } $5.06 = 34\%$

514 Lawrence
 Construction drawings
 approved. 2011
 Source: etrakit.



<p>1) Provide the appropriate framing to support the attached roof structure of the existing building.</p> <p>2) Provide and detail the framing for the new roof structure, including existing utility structure to be removed, and new framing to be added to support the new roof.</p> <p>3) Provide and detail the framing for the new roof structure, including existing utility structure to be removed, and new framing to be added to support the new roof.</p> <p>4) Provide and detail the framing for the new roof structure, including existing utility structure to be removed, and new framing to be added to support the new roof.</p>	<p>1890 E. 1st Street Ann Arbor, MI 48104 (734) 769-1600 (734) 769-1601 www.iform.com</p>	<p>514 Lawrence Street Garage Addition</p>	<p>Permit Set 08/31/11</p>
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Geographic Information System

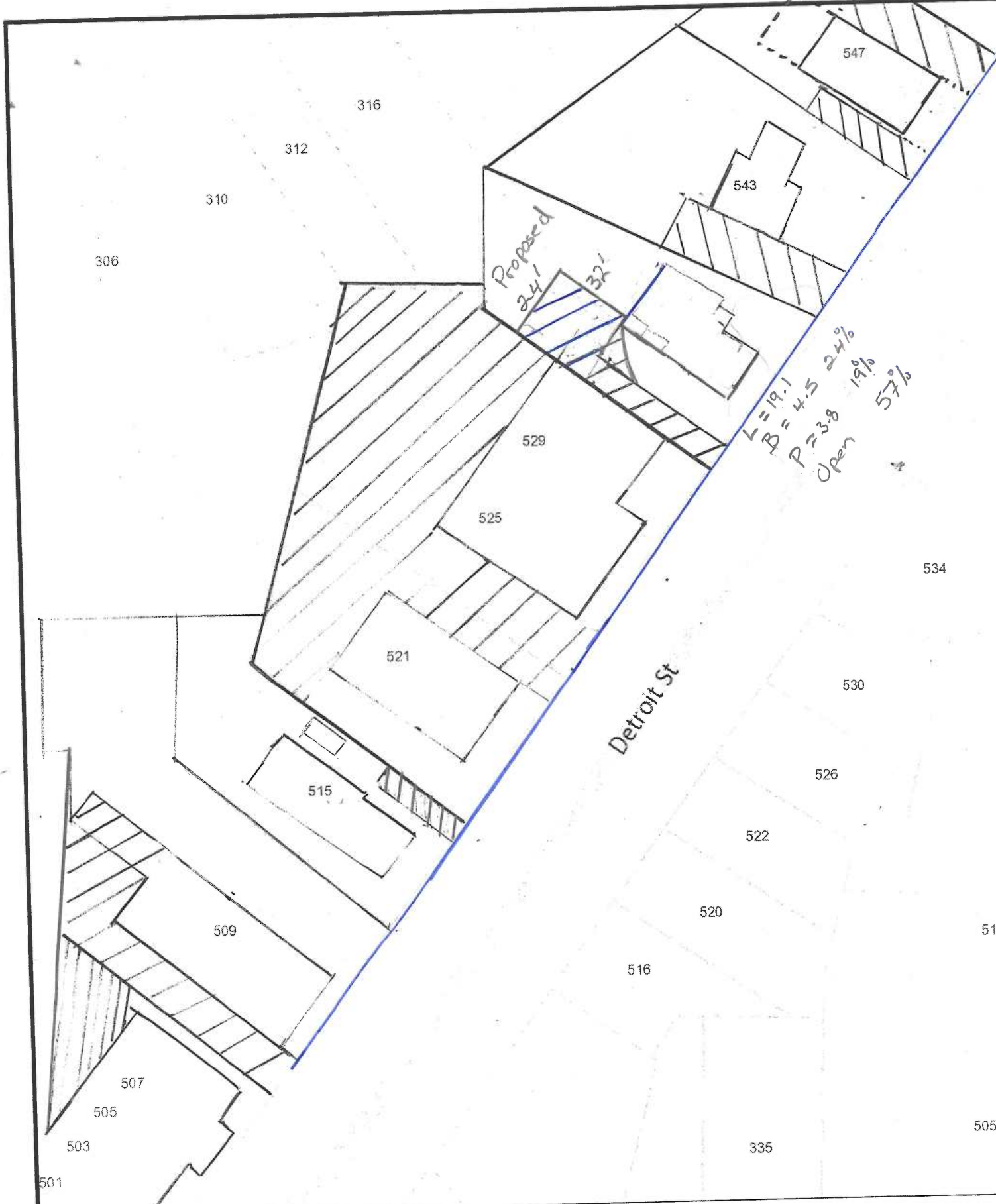
NOTE: Parcels may not be to scale.

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

5/30/2017

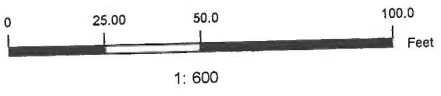
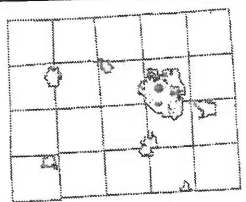
THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-6662.

© 2013 Washtenaw County



L = 19.1
 B = 4.5
 P = 3.8
 Open 24%
 19%
 57%

Detroit St



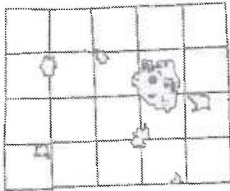
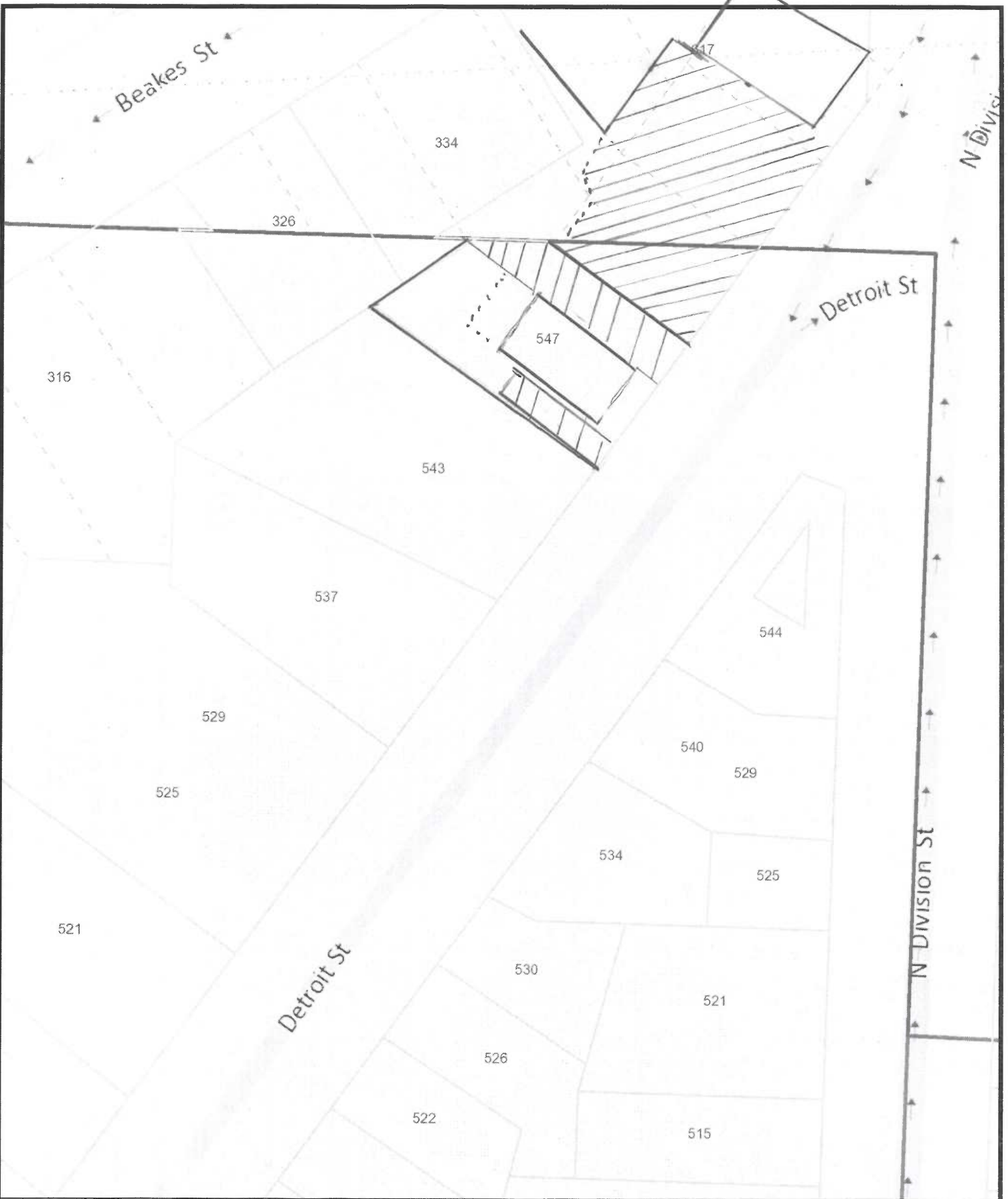
5/30/2017



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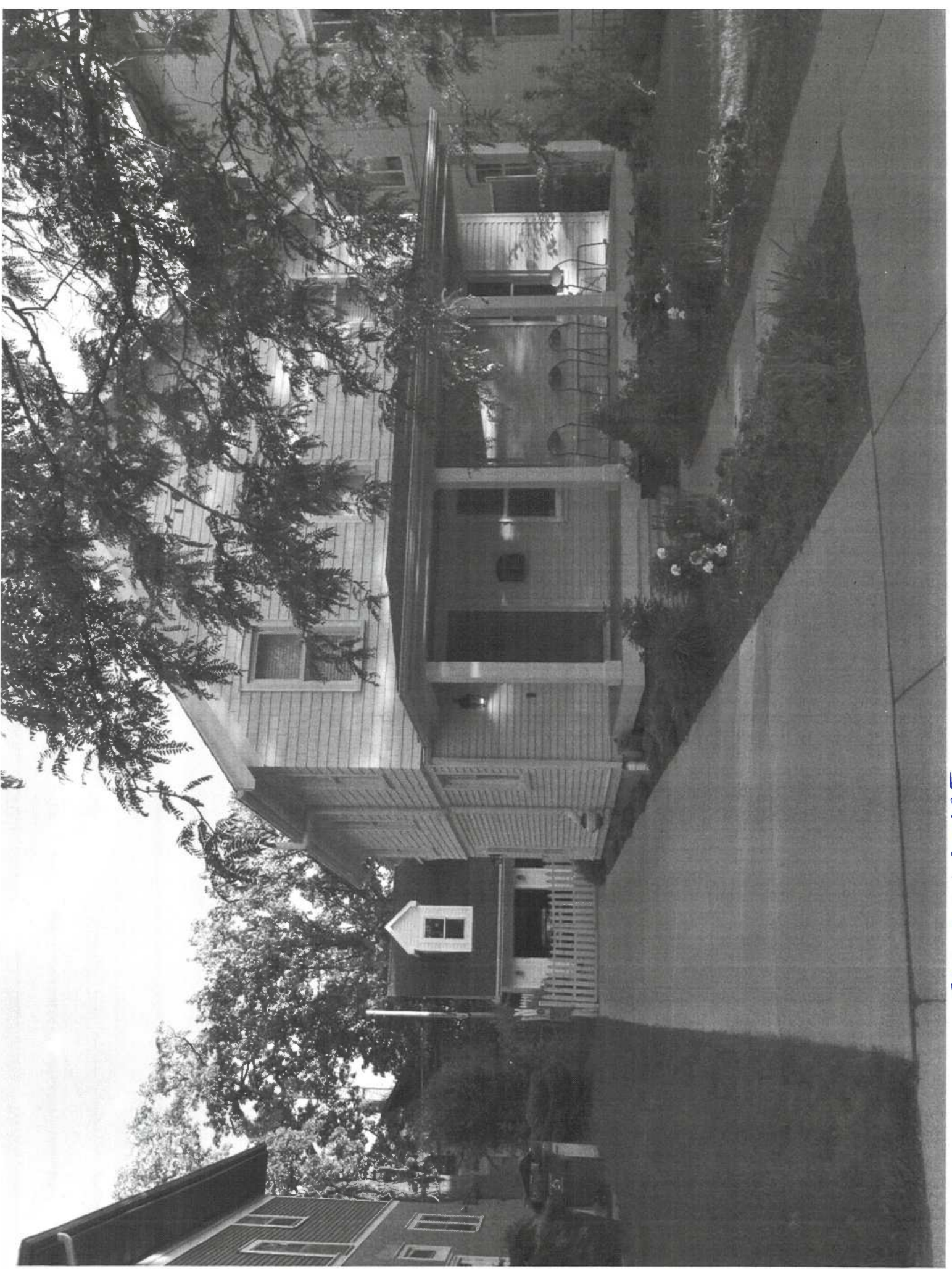
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5/30/2017



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Bill + Amanda

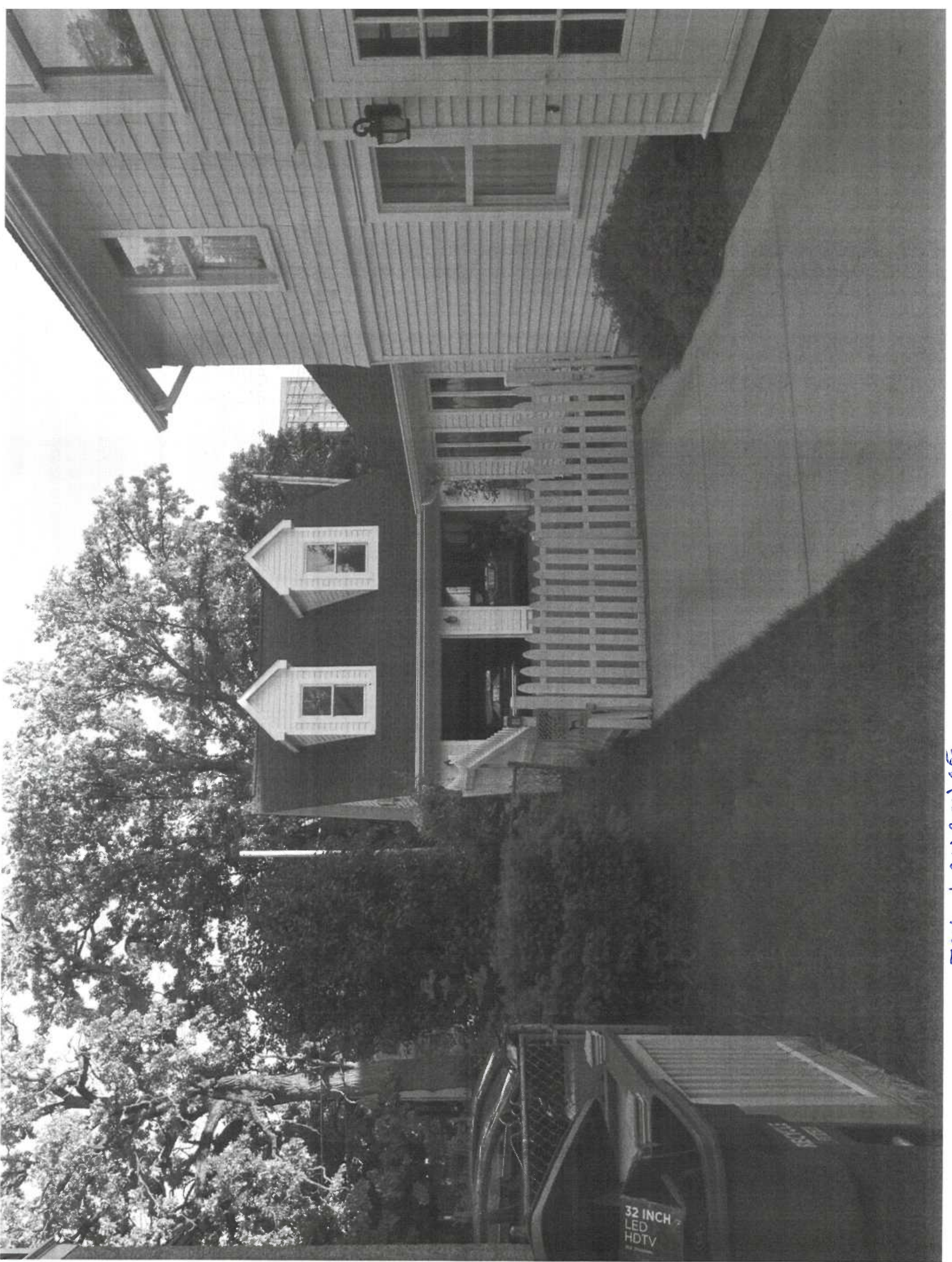


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