

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 218 N. Division Street, Application Number HDC14-113

**DISTRICT:** Old Fourth Ward Historic District

**REPORT DATE:** July 10, 2014

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

**REVIEW COMMITTEE DATE:** Monday, July 7, 2014

<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b> David Kennedy	Same
<b>Address:</b> 218 N. Division Street Ann Arbor, MI 48104	
<b>Phone:</b> (734) 657-8901	

**BACKGROUND:** The John W. Maynard house was constructed in 1844. Maynard was a child when he arrived in Ann Arbor in 1824, a few months after it had been established. Maynard Street bears his family's name. The side-gabled brick house underwent changes in 1910, when Russell Dobson moved the door from the front to the side and added the full-width front porch during a Colonial Revival remodel. From the 1950s to the 1970s it was used as Canterbury House by St. Andrew's Episcopal Church next door. Allen and Kwan moved the door back to the front in 2001, and today it is a single-family residence. (From *Historic Ann Arbor: An Architectural Guide*, 2014 Wineberg & McCauley.)

**LOCATION:** The site is located on the southeast corner of North Division Street and Catherine Street.

**APPLICATION:** The applicant seeks HDC approval to install fencing around the property consisting of (1) a privacy fence along the back patio of the home, and (2) an aluminum/iron fence around the remainder of the property with brick columns in five locations along North Division Street and Catherine Street.

### 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 will be undertaken in a 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.

***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.

**From the Ann Arbor Historic District Design Guidelines:**

**Design Guidelines for Fencing and Walls**

*Appropriate:* Installing fences and walls that meet Chapter 104 of the Code of the City of Ann Arbor, and that are no higher than three (3) feet in the front yard and six (6) feet in the rear yard.

Locating new fences and walls on lot and setback lines whenever possible.

Using wood (picket or alternating board), wrought iron or metal (wrought iron style), or chain link (rear yards only) for fencing.

Using brick or stone for new walls. Custom masonry products will be reviewed on a case-by-case basis.

Using hedges in place of fencing, and planting vegetation along fencing.

**STAFF FINDINGS**

1. The front yard fence is made of 30" tall black metal, with five 36" tall brick columns. The columns are approximately 16" square, built of CMU with a brick veneer and a limestone cap, on 42" footings. The design of the fence and columns is tasteful and uses compatible materials without pretending to be historic. This is a grand house, which makes a grand fence well-suited. The fence is inset 2' from the sidewalk on North Division and Catherine Streets.
2. The back yard fence is 5'6" solid board cedar panels. It would follow the lot line from near the back of the wrap-around porch to the garage.
3. Both fences meet height, material, and location guidelines. Staff believes the fences will

be complimentary to this very historic home without competing with it for attention, and recommends approval of the application based on the standards and guidelines used by the HDC.

**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 218 North Division Street, a contributing property in the Old Fourth Ward Historic District, to install a privacy fence in the back yard, and a metal fence with brick columns around the front yard of the property. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the *Ann Arbor Historic District Design Guidelines* for fencing and walls, and *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.

**MOTION WORKSHEET:**

I move that the Historic District Commission issue a Certificate of Appropriateness for the work at 218 North Division Street in the Old Fourth Ward 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, photos.

218 N. Division Street (Google Street View 2012)





**City of Ann Arbor**  
**PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES**

301 E. Huron Street P.O. Box 8647 Ann Arbor, Michigan 48107-8647  
p. 734.794.6265 f. 734.994.8312 [planning@a2gov.org](mailto:planning@a2gov.org)

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

<b>Section 1: Property Being Reviewed and Ownership Information</b>
Address of Property: <u>218 N. Division</u>
Historic District: _____
Name of Property Owner (If different than the applicant): <u>David Kennedy</u>
Address of Property Owner: <u>218 N. Division</u>
Daytime Phone and E-mail of Property Owner: <u>734.657.8901</u>
Signature of Property Owner: <u>David Kennedy</u> Date: <u>6/20/14</u>
<b>Section 2: Applicant Information</b>
Name of Applicant: <u>David Kennedy</u>
Address of Applicant: <u>218 N. Division</u>
Daytime Phone: <u>(734) 657.8901</u> Fax: (____) _____
E-mail: <u>David@KennedyCare.com</u>
Applicant's Relationship to Property: <input checked="" type="checkbox"/> owner _____ architect _____ contractor _____ other
Signature of applicant: <u>David Kennedy</u> Date: <u>6/20/14</u>
<b>Section 3: Building Use (check all that apply)</b>
<input checked="" type="checkbox"/> Residential _____ Single Family _____ Multiple Family _____ Rental _____ Commercial _____ Institutional
<b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b> (This item <b>MUST BE INITIALED</b> for your application to be <b>PROCESSED</b> )
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>DK</u>

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

1. Provide a brief summary of proposed changes. Installing a privacy fence along the back patio of the ~~house~~ home and an aluminum/iron fence around much of the rest of the property with brick pilasters in 5 locations along Division and Catherine (see attached plans)

2. Provide a description of existing conditions. currently there is no fence present. there is a cement wall between my home and adjacent home on Catherine. the adjacent home to the south is separated by a row of trees/shrubs.

3. What are the reasons for the proposed changes? Deter pedestrians from walking across yard, keep trespassers off of front porch and back patio, provide security to my finance and 5 year old daughter while in yard, and keep my 6 pound dog within my property lines.

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: 6/24/14. Application to \_\_\_\_\_ Staff or  HDC

Project No.: HDC 14-113 Fee Paid: \$100 -

Pre-filing Staff Reviewer & Date: GT/BA 6/24 Date of Public Hearing: \_\_\_\_\_

Application Filing Date: 6/23/14. Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial

Staff signature: \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:

## 218 N. Division St. Ann Arbor, MI

Owner: Dave Kennedy (734.657.8901)

### Description:

The Kennedy house is located in the historic Old Forth Ward district in downtown Ann Arbor, MI. The house was built in the 1830's and this fence is intended to maintain the colonial style architecture.

### Key Points:

- We want to explore the option of using reclaimed brick for all fence posts in order to match the house.
- Match mortar joints to house facade.
- The following schematic drawings are to give a clear understanding as to the what we are envisioning for the end product. If you have any suggestions as to better construction methods or methods that are common to you not expressed in these drawings, please contact Dave Kennedy, Owner.
- Please verify all materials to be used with owner prior to construction.

### Specs:

#### Front Yard Area

Fence Length: Approximately 186' black iron/aluminum/steel fencing including gate

Fence Height: 28" panels

Panel Length(s): 9 - 6' panels, 17 - 8' panels

-4 panels will need to be cut/fabricated to specific length

Fence Posts: 5 - 36" Reclaimed brick posts with limestone cap, 21 - 2"x2" iron/steel fence posts

•Recommended fence manufacturer - Fortress FE26 traditional iron railing

-<http://www.fortressrailing.com/railing/fe26/>

-28" panel height, both 6' and 8' panels

-Gloss Black finish

-Circle Top Accent

-Pressed Fit Ball Caps (21)

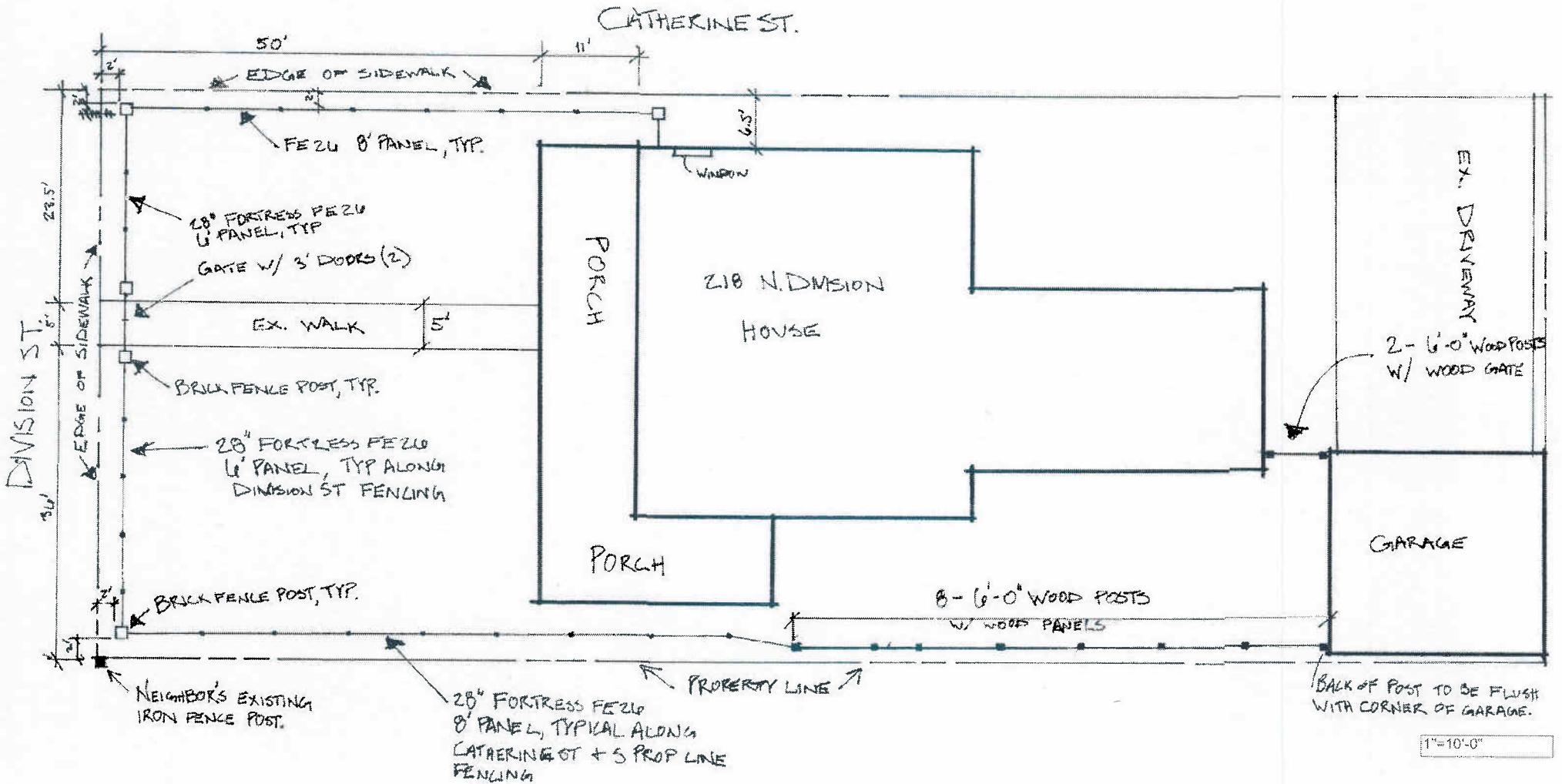
-Match Gate to these specs

#### Back Yard Area

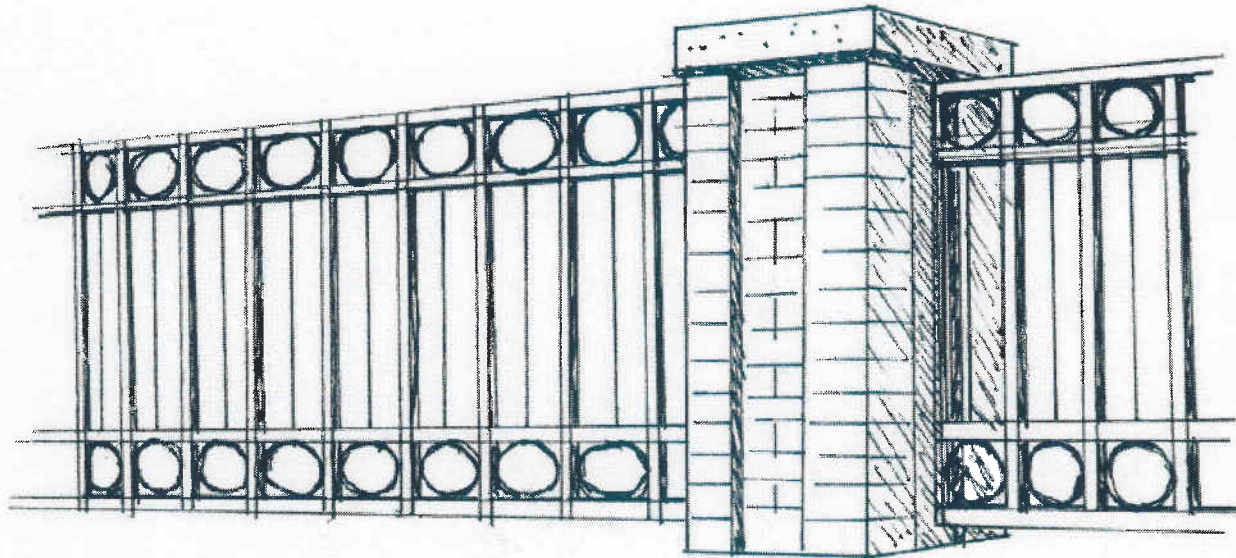
Fence Length: Approximately 48' Cedar fence panels with tongue and groove system, 2 - 4' gates

Fence Height: 66" panels, 72" to top of posts

Fence Posts: 10 - 72" 6"x6" treated posts wrapped in 1"x6" cedar



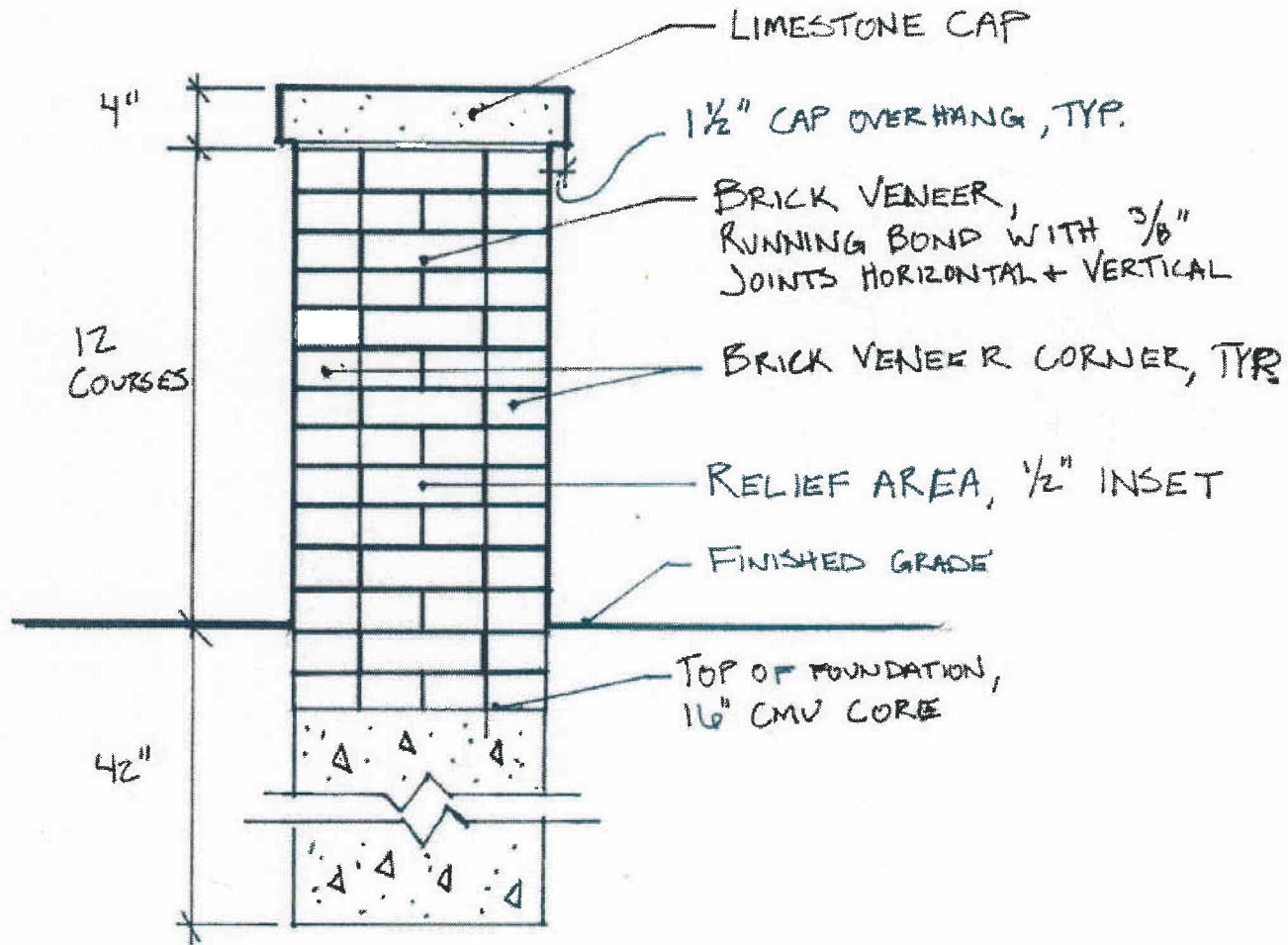
# Kennedy House Fence - Front Yard



KENNEDY FENCE - FRONT  
3/31/14

36" Brick Fence Post with 28" Iron/Steel Fence Panel

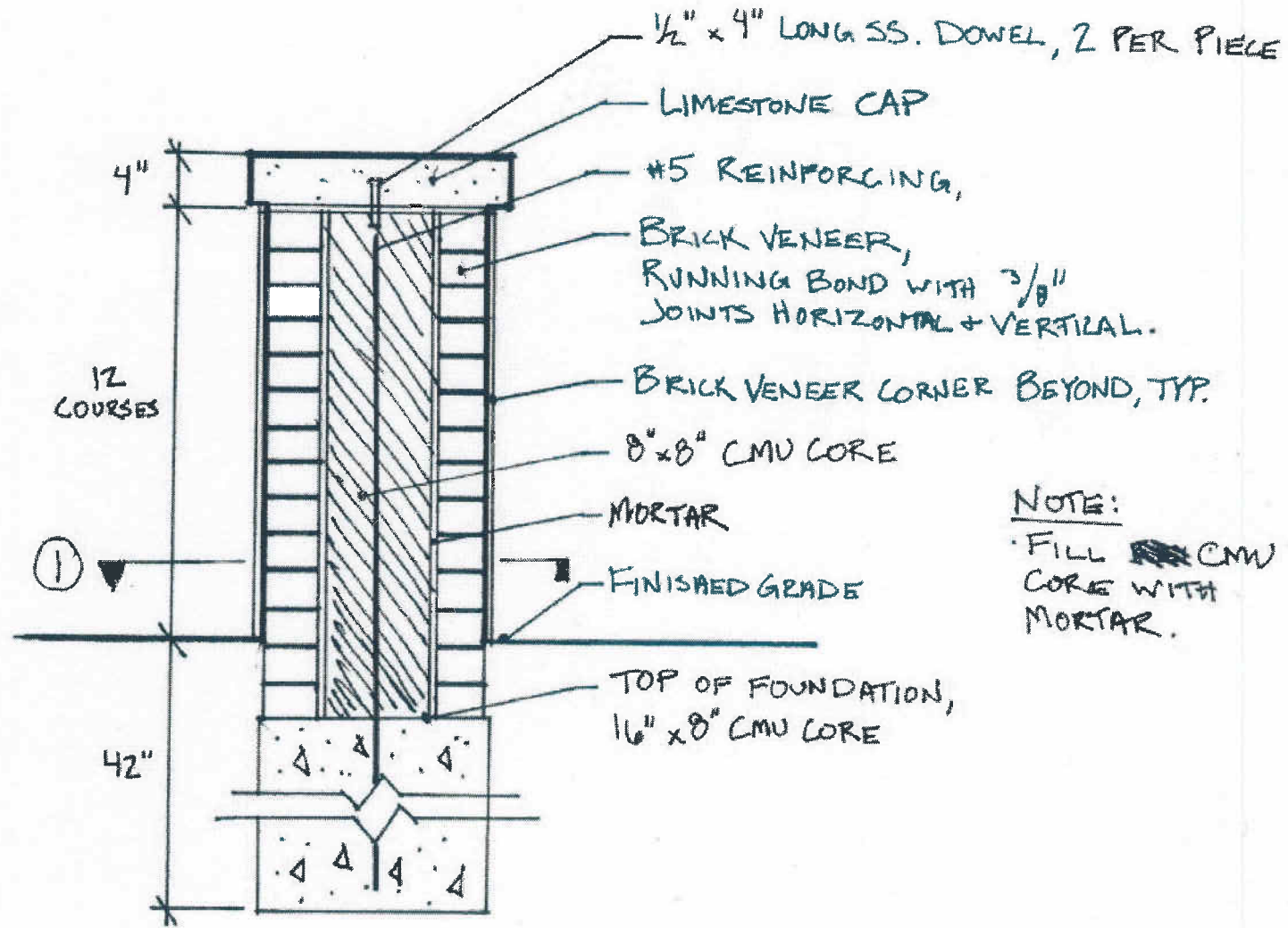




36" FENCE POST - BRICK

1" = 1'-0"

3/29/14

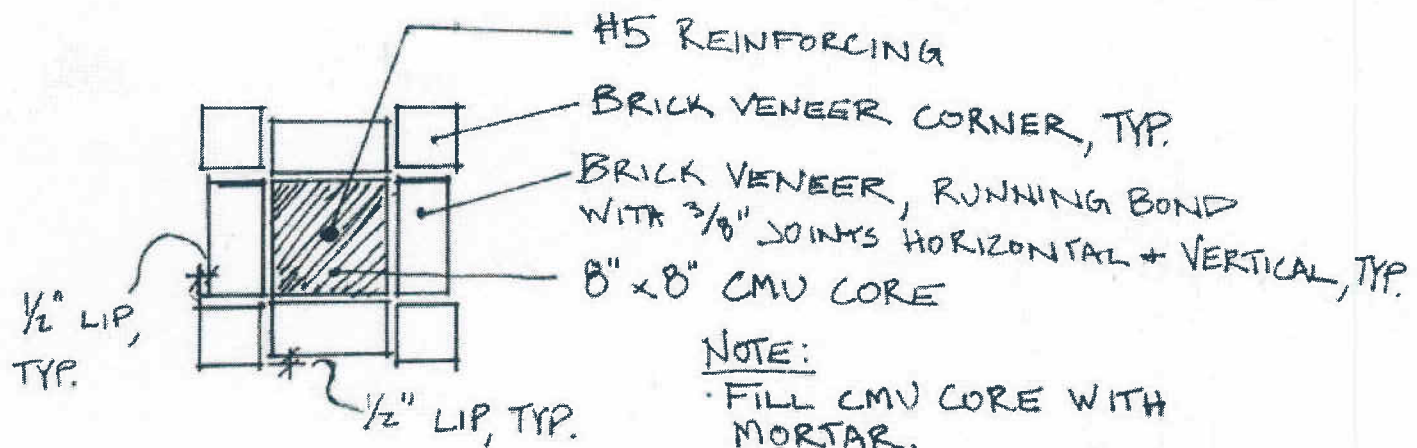


NOTE:

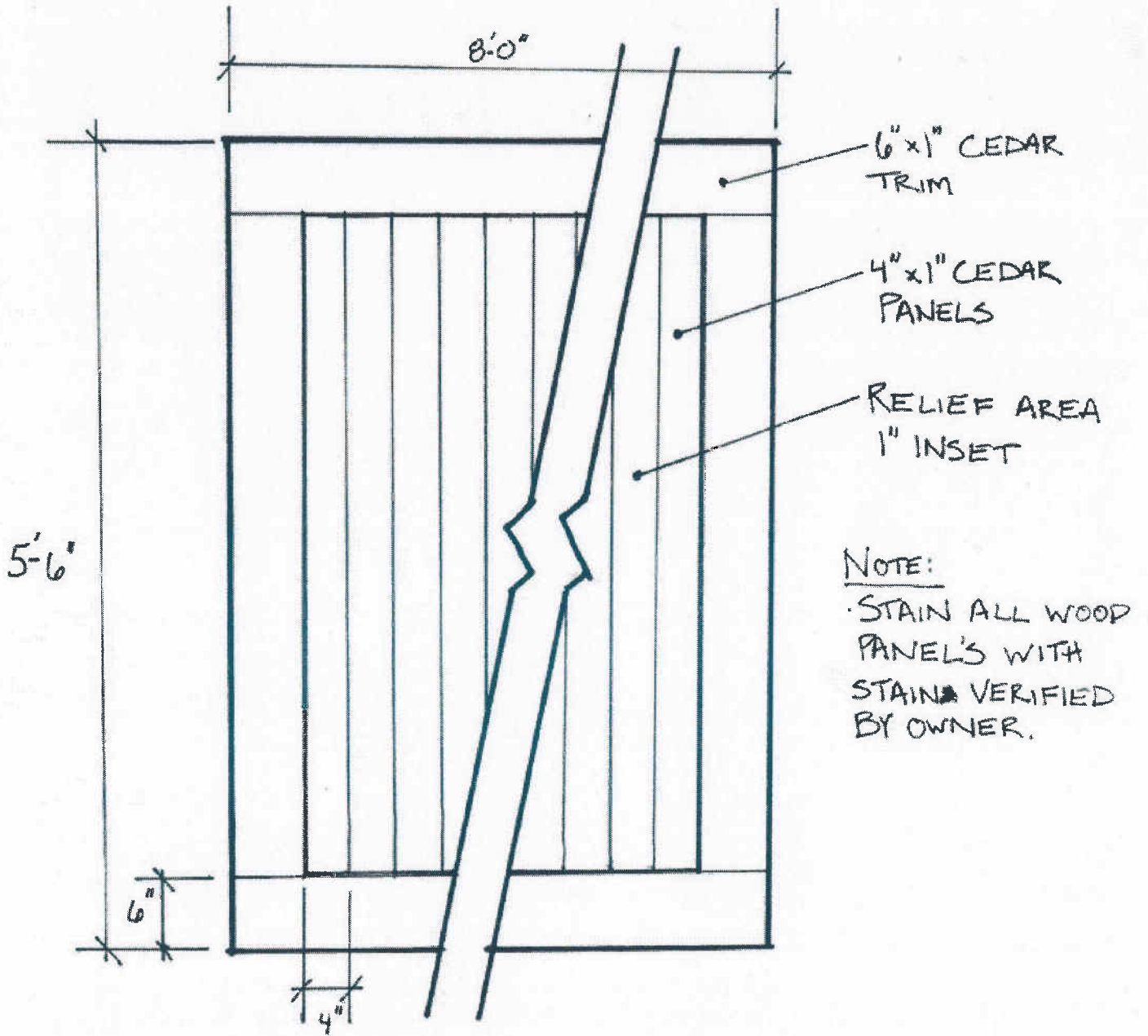
FILL ~~CMU~~ CMU CORE WITH MORTAR.

36" FENCE POST - BRICK  
 SECTION

1" = 1'-0"  
 3/29/14



① ~~BRICK~~ FENCE POST - BRICK      1" = 1'-0"  
 PLAN SECTION      3/29/14



66" CEDAR FENCE PANEL

1" = 1'-0"

3/29/14



