

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 509 Detroit Street, Application HDC12-084

**DISTRICT:** Old Fourth Ward Historic District

**REPORT DATE:** June 4, 2012

**REPORT PREPARED BY:** Katie Remensnyder, Interim Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday, June 11 for the Thursday, June 14, 2012 HDC meeting

#### OWNER

#### APPLICANT

<b>Name:</b>	Holly Parker & David Santacroce	Same
<b>Address:</b>	601 N Fifth Avenue Ann Arbor, MI 48104	
<b>Phone:</b>	(734) 355-0074	

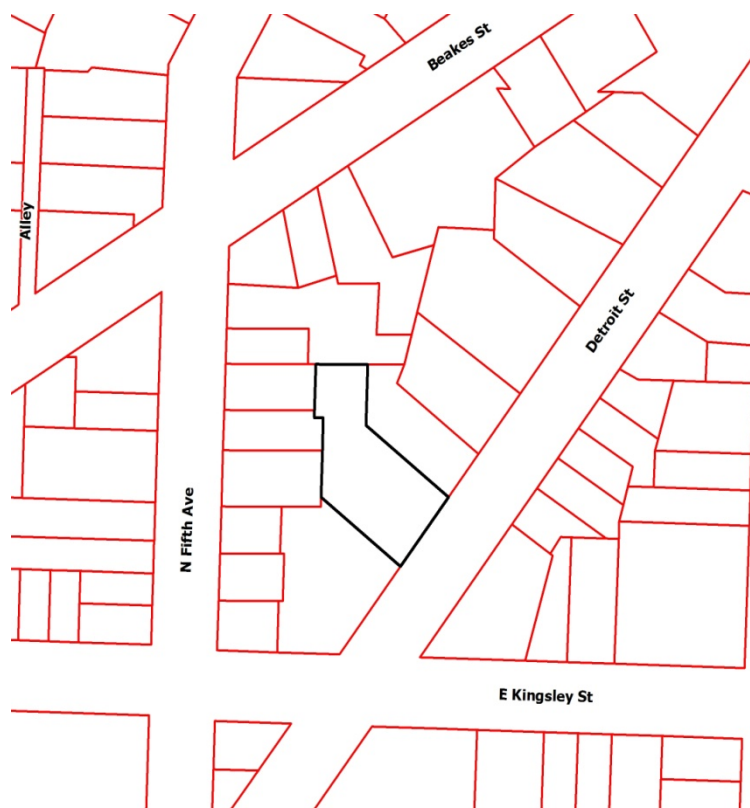
**BACKGROUND:** This two-story Queen Anne house first appears in the 1894 City Directory as the residence of Katherine Hartmann and her daughter Sophie, who was a dressmaker. The house changed ownership many times in the following years, with postman Albert Mayer and his wife Nellie residing there the longest, from 1910 until the late 1920s. The house exhibits many typical Queen Anne characteristics, including a square tower on the south elevation, a front gabled roof with a sunburst motif, and fish-scale siding. The house also features a full-width front porch with a fieldstone foundation and large double-hung windows.

**LOCATION:** The site is located on the northeast side of Detroit Street between E Kingsley Street and High Street.

**APPLICATION:** The applicant seeks HDC approval to 1) construct a new two-story addition on the west (rear) elevation, 2) construct a new second-story addition above an existing one-story rear addition, 3) construct a new below-grade two-car garage with patio above, and 4) remove the existing curb-cut and driveway along the north elevation and remove the rear gravel parking area.

#### APPLICABLE REGULATIONS

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



- (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):**

**New Additions**

*Recommended:* Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

Designing new additions in a manner that makes clear what is historic and what is new.

Locating the attached exterior addition at the rear or on an in-conspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

*Not Recommended:* Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.

**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 preserves the historic relationship between the building or buildings and the landscape.

*Not Recommended:* Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color, and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

## District or Neighborhood Setting

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

### STAFF FINDINGS:

1. The existing house consists of a two-story main block with a one-story rear addition and porch, and a small one-story addition on the north (side) elevation. Based on Sanborn Fire Insurance Maps, it appears that the rear addition was built between 1892 and 1908. The smaller addition on the north elevation was constructed after 1931. A rear porch appears in the 1931 Sanborn Map, but the shape and size is slightly different than the existing porch. Because of this, an accurate date for the rear porch could not be determined.
2. The applicant seeks approval to construct a new two-story addition at the rear of the house. The addition would require demolition of the rear porch, which is not original to the house. The proposed addition is seventeen feet seven inches long and twenty-nine feet eight inches wide. The addition will be two stories and have an asphalt shingle gable roof with parallel orientation, with decorative trim work in the gables. The roof will have a shed dormer in the west (rear) elevation with three vinyl-clad wood awning windows. The ridge line of the addition is several feet higher than the existing ridge line, but is approximately the same height as neighboring properties.
3. Materials on the addition include horizontal Hardi-plank siding with an eight-inch exposure on the first floor, and a four inch exposure on the second floor. The foundation will be stucco cement. There are multiple types of vinyl-clad wood windows, including double-hung windows, casement windows, and awning windows.
4. The applicant seeks approval to construct a new second-story addition above the existing one-story rear addition. This will provide additional living space and access to the new addition from the second floor of the house. The proposed addition is inset from the main block of the house on the north and south (side) elevations, and has a ridge line below that of the existing house. Staff believes that this addition is relatively inconspicuous when viewed from the sidewalk.
5. The applicant also seeks approval to construct a new below-grade two-car garage to the rear of the proposed addition. The garage is forty-two feet nine inches long and twenty-two feet wide. The west end of the proposed garage is narrower, at fourteen feet one inch wide and will be used for storage. The garage will be accessed from the south, where an existing driveway will remain in place. The driveway will need to be expanded slightly to allow access to the garage. The exterior entrance to the basement near the garage and a pathway to access the storage space at the rear appear to be constructed of pavers, as depicted in provided drawings.
6. A deck is proposed above the garage and level with the first floor of the addition. The deck will be accessed by a set of doors on the west elevation of the proposed addition and a staircase leading from the side yard on the north elevation. The deck will be surrounded by a stucco cement wall continuous with the garage foundation and a one-and-a-half inch painted metal railing.
7. The applicant seeks approval to remove a driveway from the north (side) elevation and a

parking area at the west (rear) elevation to create additional green space. The driveway and parking area are not believed to have any historical significance and were likely built when the house was used as student housing.

8. Staff believes that the design of the rear addition and garage are compatible with the house, do not detract from it, and use distinct materials (such as cementitious lap siding) to further differentiate them from the historic structure. However, the roofline of the proposed addition projects several feet above the existing house. The overall scale of the proposed addition may also detract from the historical integrity of the house.
9. Staff recommends approval of the proposed new rear additions and garage, and the removal of an existing driveway and parking area since they meet the *Secretary of the Interior's Standards*, in particular standards 2, 9, and 10, and the guidelines for *New Additions, Site, and District or Neighborhood Setting*.

**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.)

I move that the Commission approve the application at 509 Detroit Street, a contributing property in the Old Fourth Ward Historic District, to construct a new rear two-story addition, new rear second-floor addition, and new garage, and remove a driveway and parking area as proposed. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets *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 new additions, site, and setting.

#### **MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 509 Detroit 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, photos, drawings.



**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](mailto:planning@a2gov.org)

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

<b>Section 1: Property Being Reviewed and Ownership Information</b>
Address of Property: <u>509 Detroit Street</u>
Historic District: <u>Old Fourth Ward</u>
Name of Property Owner (If different than the applicant): _____
Address of Property Owner: <u>601 N. 5th Avenue, Ann Arbor, MI 48104</u>
Daytime Phone and E-mail of Property Owner: <u>734.355.0074 / dasanta@umich.edu</u>
Signature of Property Owner: (signed originals on file with HDC Staff) _____ Date: <u>5/18/12</u>
<b>Section 2: Applicant Information</b>
Name of Applicant: <u>Holly Parker &amp; David Santacroce</u>
Address of Applicant: <u>601 N. 5th Avenue, Ann Arbor, MI 48104</u>
Daytime Phone: (734 ) <u>355-0074</u> Fax: (734 ) <u>763-4319</u>
E-mail: <u>dasanta@umich.edu</u>
Applicant's Relationship to Property: <input checked="" type="checkbox"/> owner <input type="checkbox"/> architect <input type="checkbox"/> contactor <input type="checkbox"/> other
Signature of applicant: _____ Date: _____
<b>Section 3: Building Use (check all that apply)</b>
<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input checked="" type="checkbox"/> Rental
<input type="checkbox"/> Commercial <input type="checkbox"/> Institutional
(Currently a rental house. Proposed work will facilitate conversion back into a single family home.)
<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 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: (signed originals on file with HDC Staff)

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

1. Provide a brief summary of proposed changes. See attached.

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2. Provide a description of existing conditions. See attached.

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3. What are the reasons for the proposed changes? Conversion and rehabilitation of student rental property into single family home for use as applicants' primary residence.

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4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

See attached under heading "The Applicants."

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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:

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**ATTACHMENT TO APPLICATION FOR DETERMINATION OF APPROPRIATENESS FOR PARKER/SANTACROCE RESIDENCE, 509 DETROIT STREET, ANN ARBOR 48104**

*The Applicants:* The applicants are a married couple currently living on Fifth Avenue in Kerrytown. They seek to convert 509 Detroit Street from a student rental back into a single family home for use as their primary residence. This will be the third structure in the neighborhood they have rehabilitated. The applicants purchased 601 North 5th Avenue as their primary residence in 2004. Over the last 8 years they have rehabilitated the home, converting it back to a single family residence from a student rental duplex. At the time of purchase, the home and the adjacent former auto-body shop at 215 Beakes Street were in significant disrepair. In October 2008 the applicants purchased 215 Beakes Street and rehabilitated the building by, among other things, replacing the entire front facade and converting its use from light industrial to office. The applicants believe that their efforts have had a positive impact on the Beakes Street corridor into downtown Ann Arbor. They seek to continue to improve and preserve their neighborhood with the proposed renovations and addition at 509 Detroit Street.

*601 N. 5<sup>th</sup> Avenue*



*215 Beakes Street*



1. Provide a Brief Summary of Proposed Changes: 509 Detroit Street was built in 1892 and originally occupied by the widow Katherine Hartmann and her seamstress daughter Sophie. (*Old Fourth Ward Historic District Commission Report*, September 1982). The applicants purchased the home in July of 2011. It is currently a six bedroom student rental. The applicants wish to repurpose it by: (i) adding the addition and mostly below-grade garage depicted in the accompanying architectural drawings; (ii) removing the northern most curb-cut, driveway and graveled parking behind the home and in the northwest portion of this double lot and converting it into green space fenced from the road; and (iii) completely rehabilitating the current structure including a historically correct restoration of the mostly intact historical interior appointments and bringing the electrical, plumbing and fire protections up to current building codes. It is estimated that at least 1/3<sup>rd</sup> of the project costs will go to rehabilitation of the *current* structure. The goal is a “forever” primary residence for the applicants and the recapture of a significant amount of green space.

2. Provide a Description of Existing Conditions: The home has been a non-owner occupied student rental since at least the early 1970’s. While most of the historical interior features are present (doors, windows, casings and trim), they are buried under multiple layers of paint applied by landlords over the years and suffer from abuse, wear and tear by tenants. The original wide-plank pine floors are present but they too suffer from years of neglect and are in need of significant restoration. In 2009 the prior owner converted the non-historic rear porch addition (Architectural Drawings, pg. A4, item 1a) into two tiny, poorly insulated bedrooms, which apparently included pouring a two-inch concrete slab on top of the wood porch floor. The second floor consists of an original, mostly intact bedroom at the front of the home, a small circa 1950’s bathroom, and two small, connected rooms in the rear of the home, one of which served as a kitchen when the home was a duplex and still includes circa 1950’s kitchen fixtures (sink & cabinets). The wiring is predominantly knob and tube with outdated fuse boxes. The rear and northwest portions of the lot are covered with gravel. Finally, while the applicants have made substantial repairs to the south facade of the home, there is much work yet to be done on the exterior including the repair and refinishing of the intricate clapboard work on the front facade.



# ANN ARBOR HISTORIC DISTRICT COMMISSION

APPLICATION FOR DETERMINATION OF APPROPRIATENESS  
FOR THE

Santacroce/Parker Residence, 509 Detroit Street, Ann Arbor, 48104



## LIST OF DRAWINGS

- T1. TITLE SHEET
- A1. PHOTOS OF EXISTING HOUSE
- A2. SITE PLAN - EXISTING
- A3. FIRST FLOOR PLAN - EXISTING
- A4. REAR ISOMETRIC - EXISTING
- A5. SITE PLAN - PROPOSED
- A6. BASEMENT PLAN - PROPOSED
- A7. FIRST FLOOR PLAN - PROPOSED
- A8. SECOND FLOOR PLAN- PROPOSED
- A9. STREET SCAPE - PROPOSED
- A10. EAST ELEVATION (EXISTING AND PROPOSED)
- A11. WEST ELEVATION (EXISTING AND PROPOSED)
- A12. SOUTH ELEVATION (EXISTING AND PROPOSED)
- A13. NORTH ELEVATION (EXISTING AND PROPOSED)

HDC SUBMISSION 05 25 12

□ RUETER ASSOCIATES □

ARCHITECTS

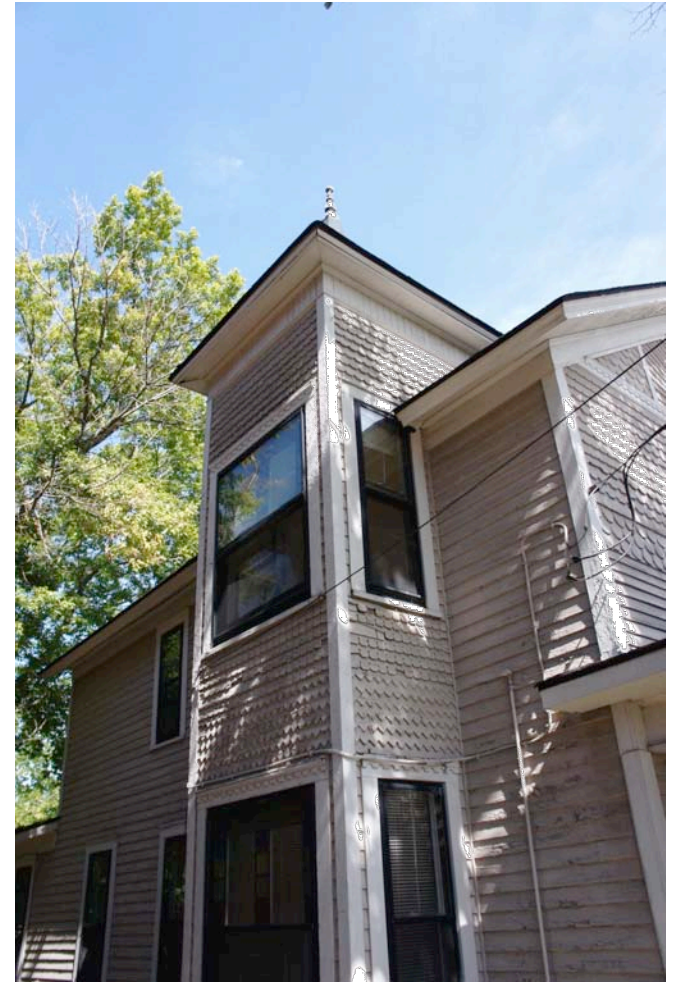
515 Fifth Street, Ann Arbor, Michigan 48103  
phone: (734) 769-0070, fax: (734) 769-0167  
RAA: 11-020 HDC 05.25.12

SANTACROCE/PARKER RESIDENCE

509 DETROIT STREET, ANN ARBOR, MI 48104

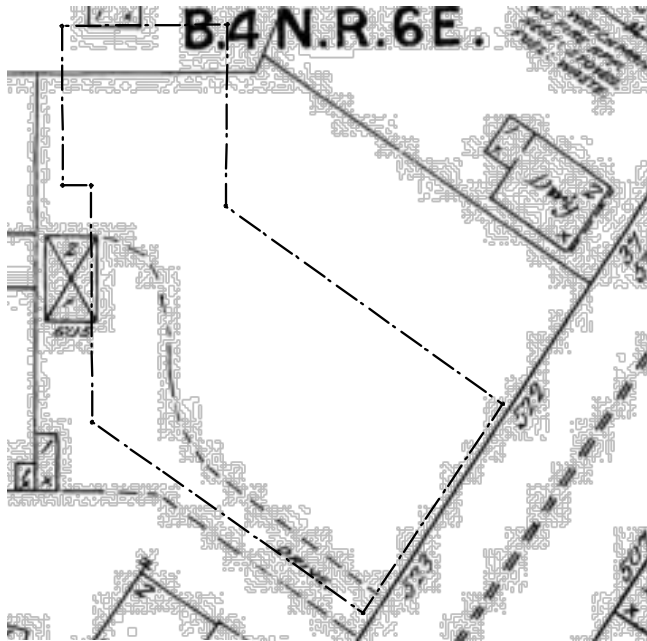
T1

**BELOW**  
PHOTO OF ORIGINAL 2 STORY HOUSE WITH PORCH ADDITION ATTACHED.

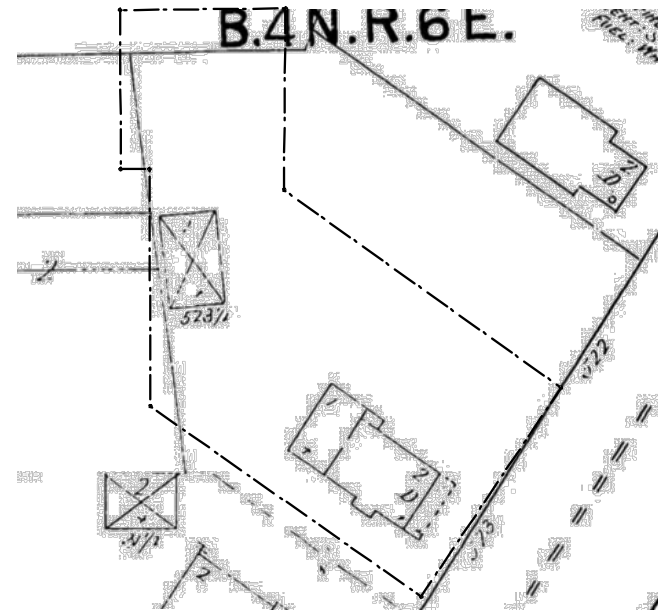


**TOP**  
PHOTO OF ORIGINAL 2 STORY HOUSE WITH BAY.

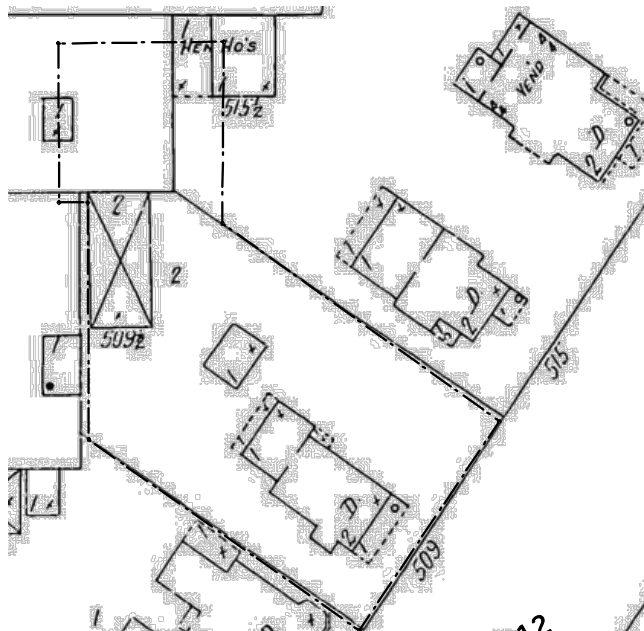
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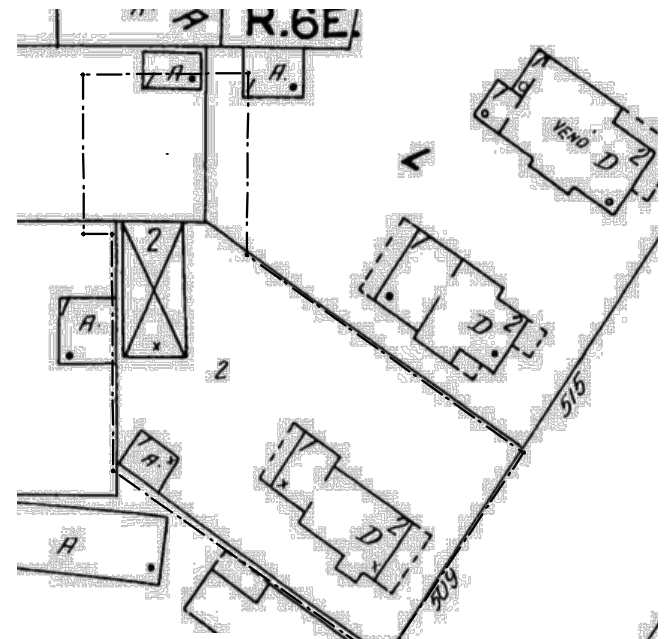
1888 SANBORN MAP  
NO SCALE



1892 SANBORN MAP  
NO SCALE

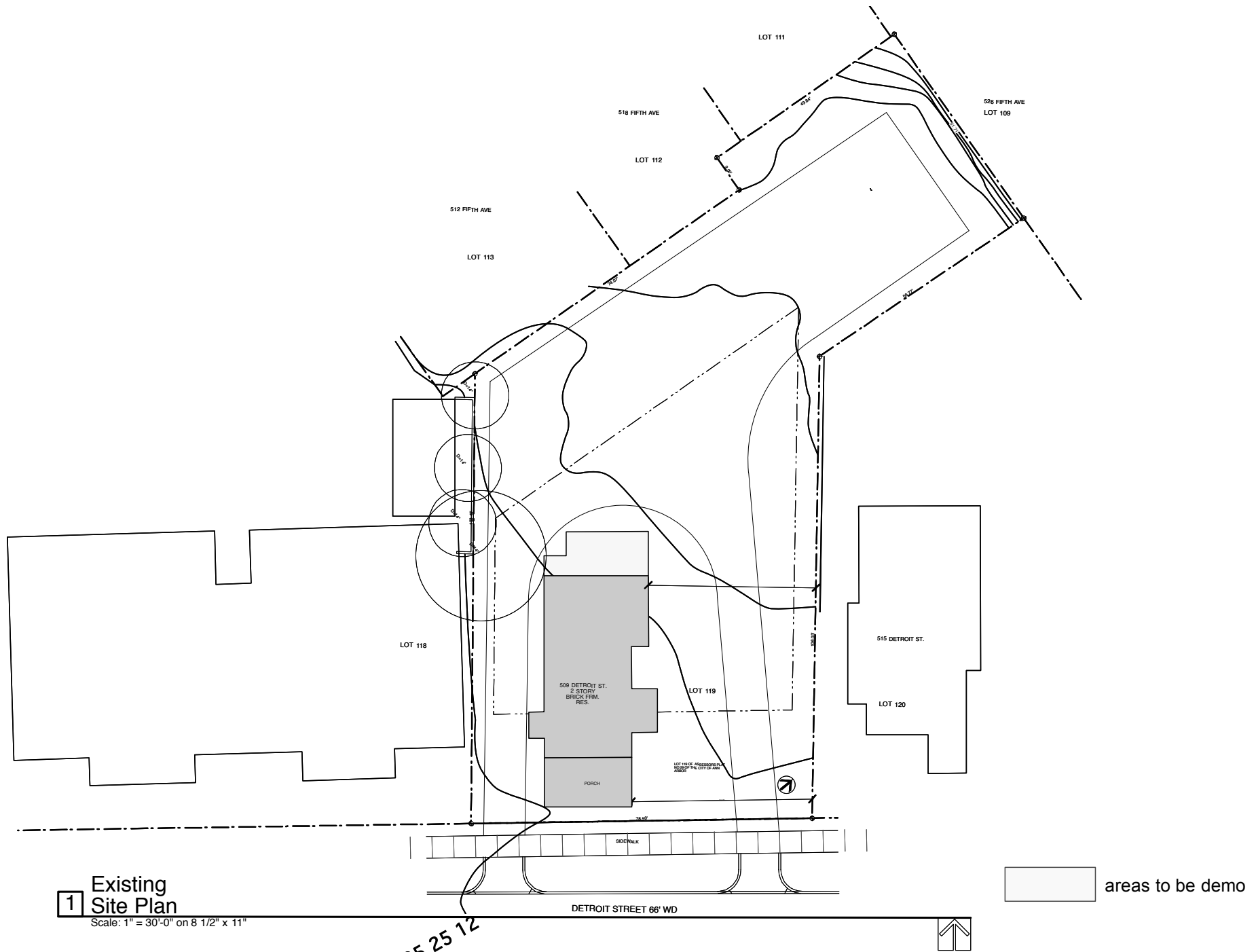


1908 SANBORN MAP  
NO SCALE



1925 SANBORN MAP  
NO SCALE

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**1 Existing Site Plan**

Scale: 1" = 30'-0" on 8 1/2" x 11"

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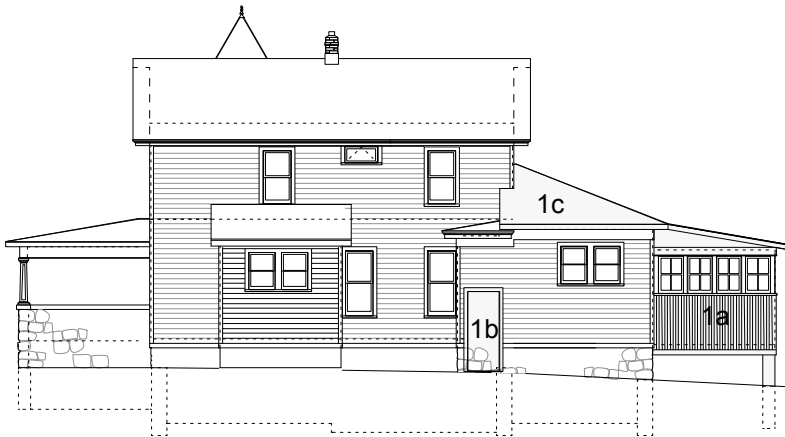
RUETER ASSOCIATES ARCHITECTS  
 515 Fifth Street, Ann Arbor, Michigan 48103  
 phone: (734) 769-0070, fax: (734) 769-0167  
 RAA: 11-020 HDC 05.25.12

SANTACROCE/PARKER RESIDENCE  
 509 DETROIT STREET, ANN ARBOR, MI 48104

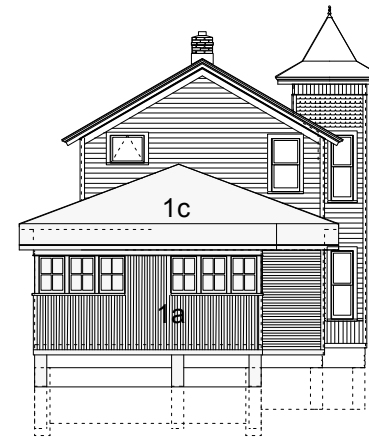
# DEMOLITION SCHEDULE

Mark


- 1a Remove non historic rear addition (1940)
- 1b Remove non historic side door
- 1c Remove first story roof and rear kitchen



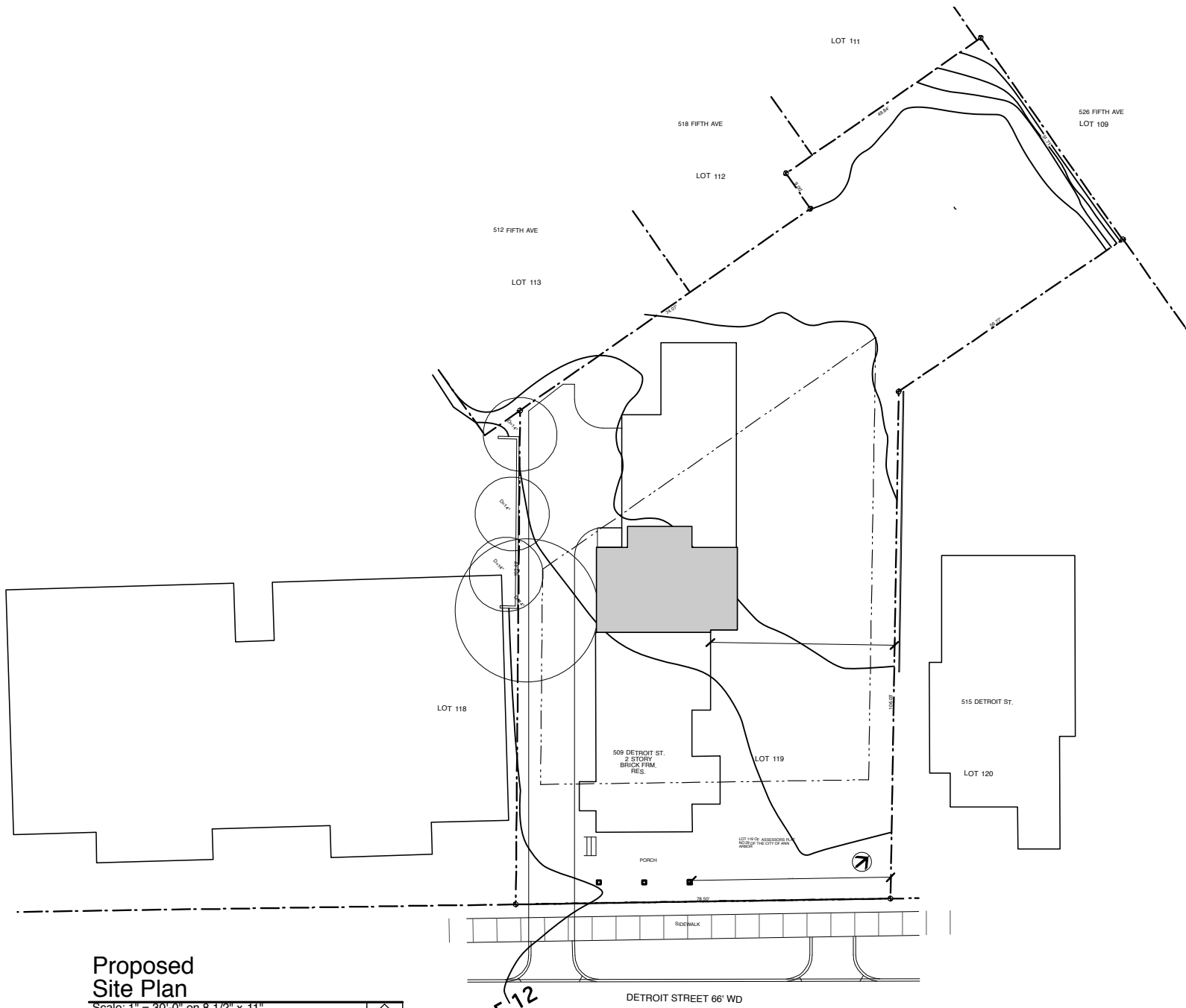
**2** Existing  
Side Elevation  
Scale: No scale



**1** Existing  
Rear Elevation  
Scale: No scale

 areas to be demo

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**Proposed  
 Site Plan**

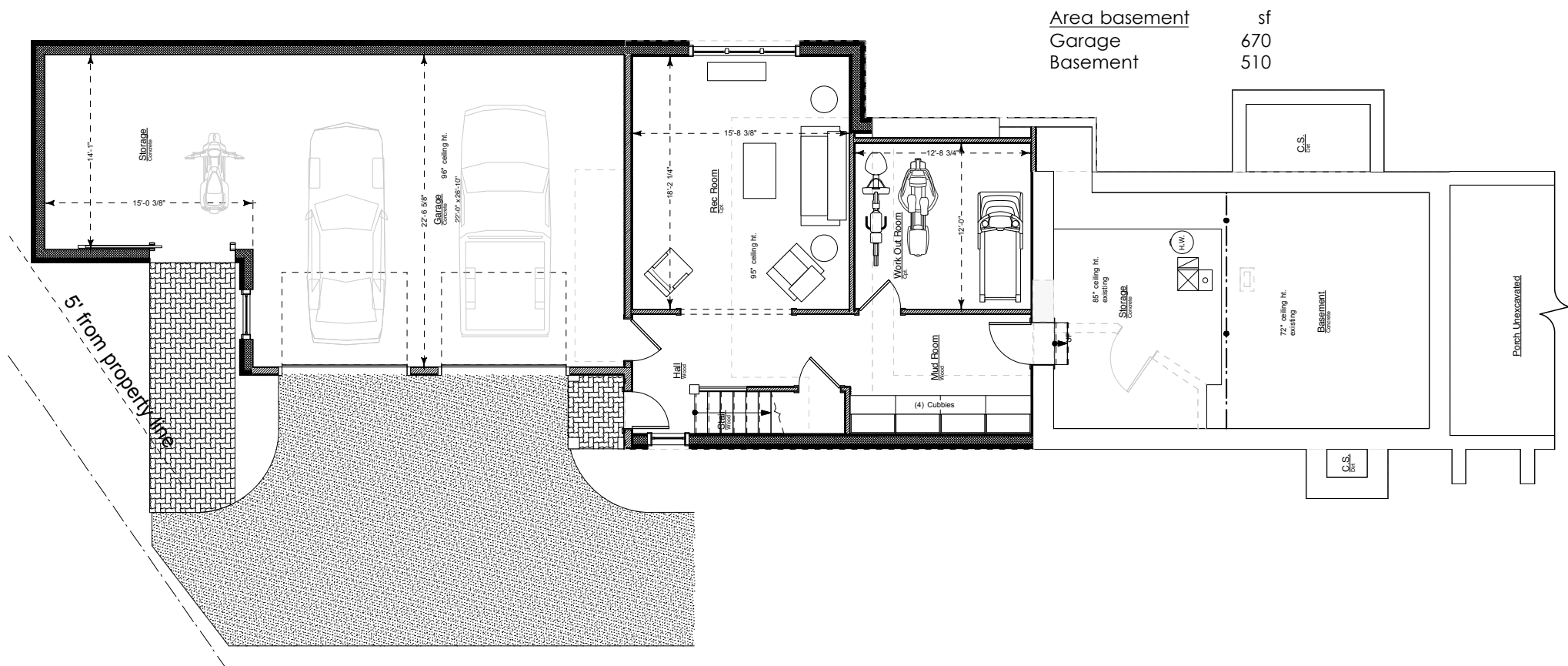
Scale: 1" = 30'-0" on 8 1/2" x 11"



**HDC SUBMISSION 05 25 12**

**RUETER ASSOCIATES ARCHITECTS**  
 515 Fifth Street, Ann Arbor, Michigan 48103  
 phone: (734) 769-0070, fax: (734) 769-0167  
 RAA: 11-020 HDC 05.25.12

**SANTACROCE/PARKER RESIDENCE**  
 509 DETROIT STREET, ANN ARBOR, MI 48104



Area basement	sf
Garage	670
Basement	510

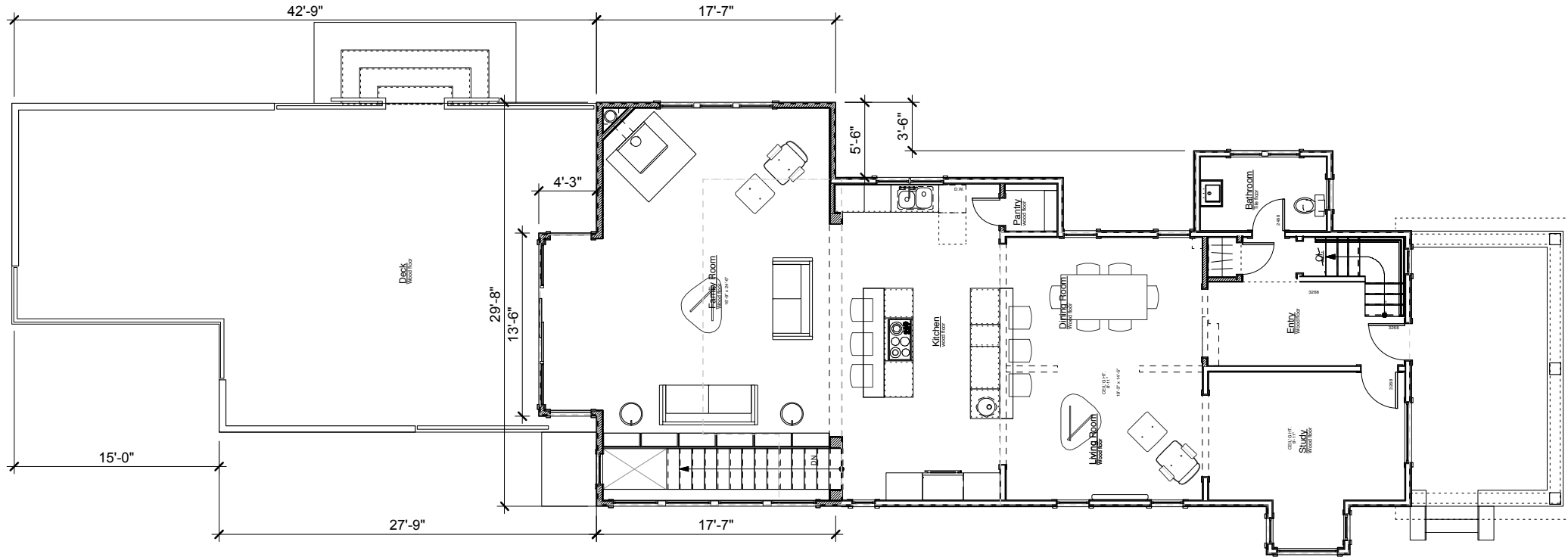
0 Proposed  
Basement Plan  
Scale: 3/32" = 1'-0" on 8 1/2" x 11"



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Area increase  
 Total area 53%  
 Foot print 29%

Total Floor Area sf  
 Existing: 1931  
 New: 1029  
 2960



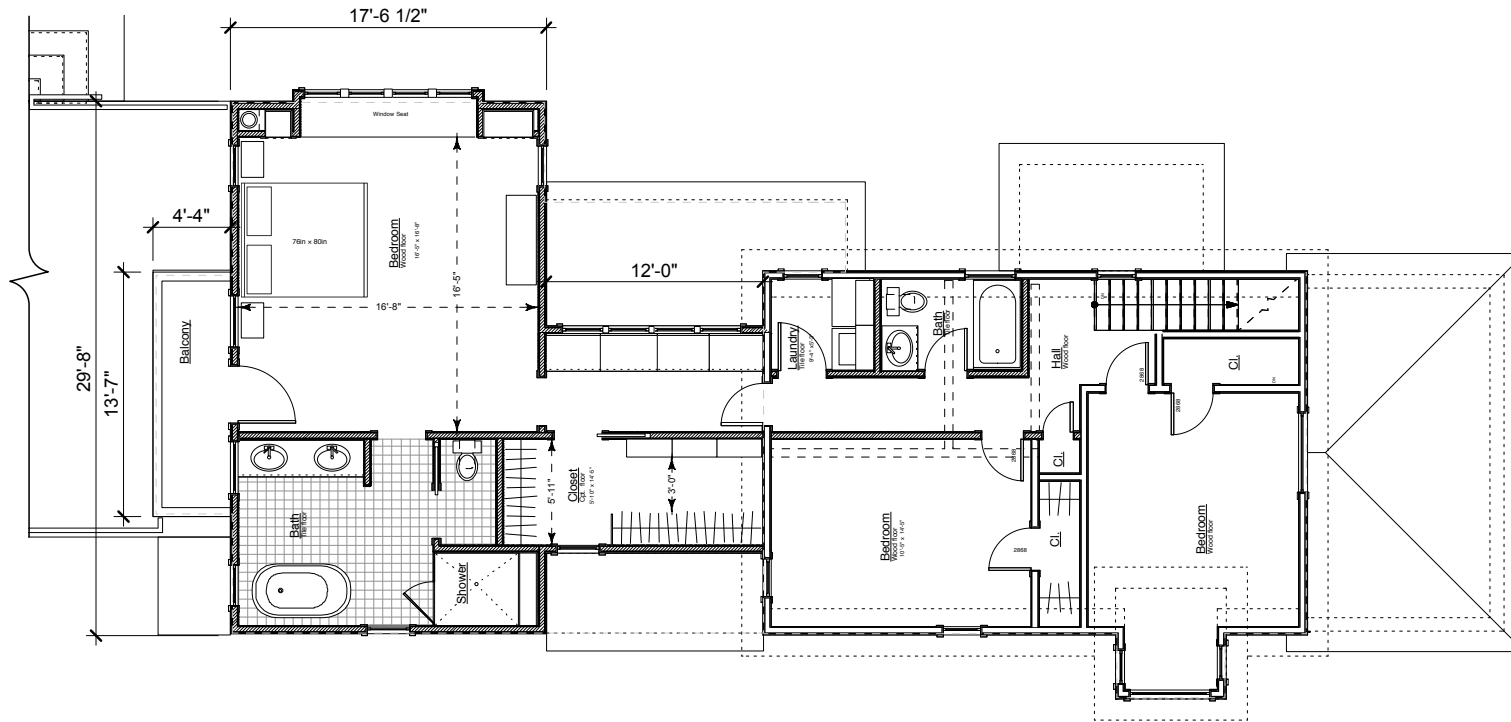
Area First Floor sf  
 Existing: 1252  
 New: 365  
 Total: 1589

**1** Proposed  
 First Floor Plan  
 Scale: 3/32" = 1'-0" on 8 1/2" x 11"

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Area Second Floor	sf
Existing:	679
New:	664
Total:	1343

**2 Proposed  
Second Floor Plan**

Scale: 3/32" = 1'-0" on 8 1/2" x 11"



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□ RUETER ASSOCIATES □  
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RAA: 11-020 HDC 05.25.12

SANTACROCE/PARKER RESIDENCE  
509 DETROIT STREET, ANN ARBOR, MI 48104

A8



501-505 DETROIT ST

509 DETROIT ST

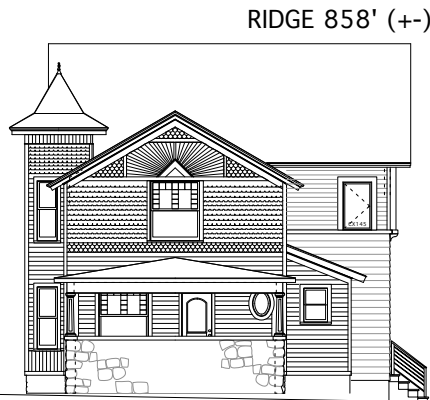
515 DETROIT ST



RIDGE 861' (+-)

SIDEWALK 826'

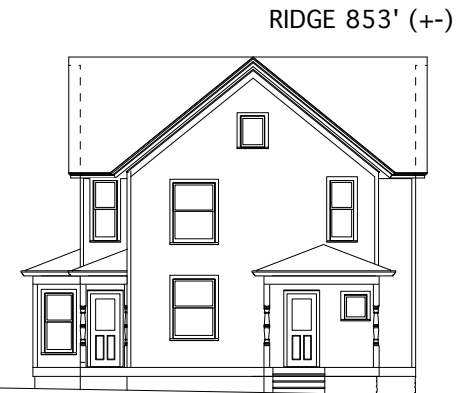
501-505 DETROIT ST



RIDGE 858' (+-)

SIDEWALK 824'

509 DETROIT ST

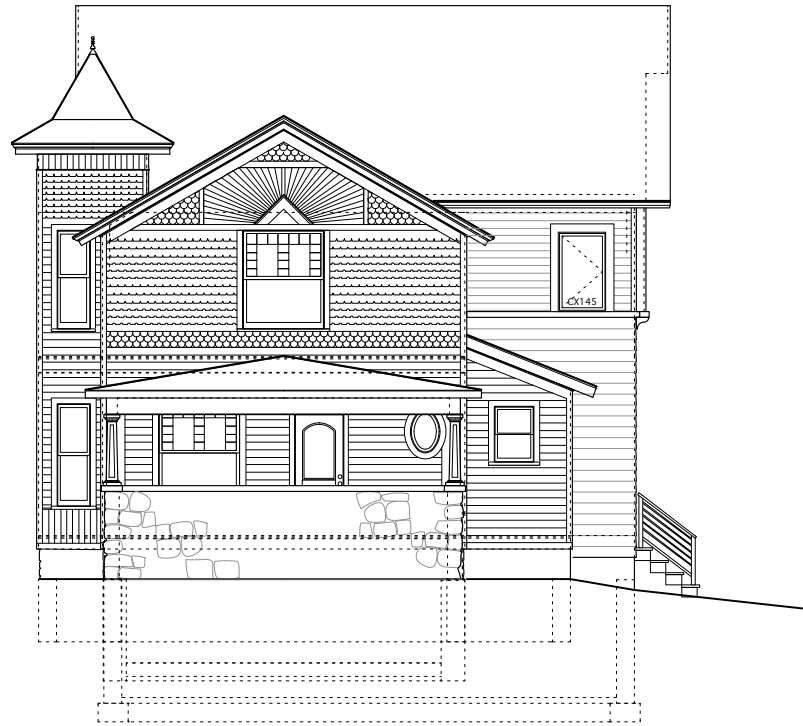


RIDGE 853' (+-)

SIDEWALK 822'

515 DETROIT ST

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**E** Proposed  
East Elevation

Scale: 3/32" = 1'-0" on 8 1/2" x 11"

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RUETER ASSOCIATES

ARCHITECTS

515 Fifth Street, Ann Arbor, Michigan 48103  
phone: (734) 769-0070, fax: (734) 769-0167  
RAA: 11-020 HDC 05.25.12

SANTACROCE/PARKER RESIDENCE A10

509 DETROIT STREET, ANN ARBOR, MI 48104

**WINDOW SCHEDULE**

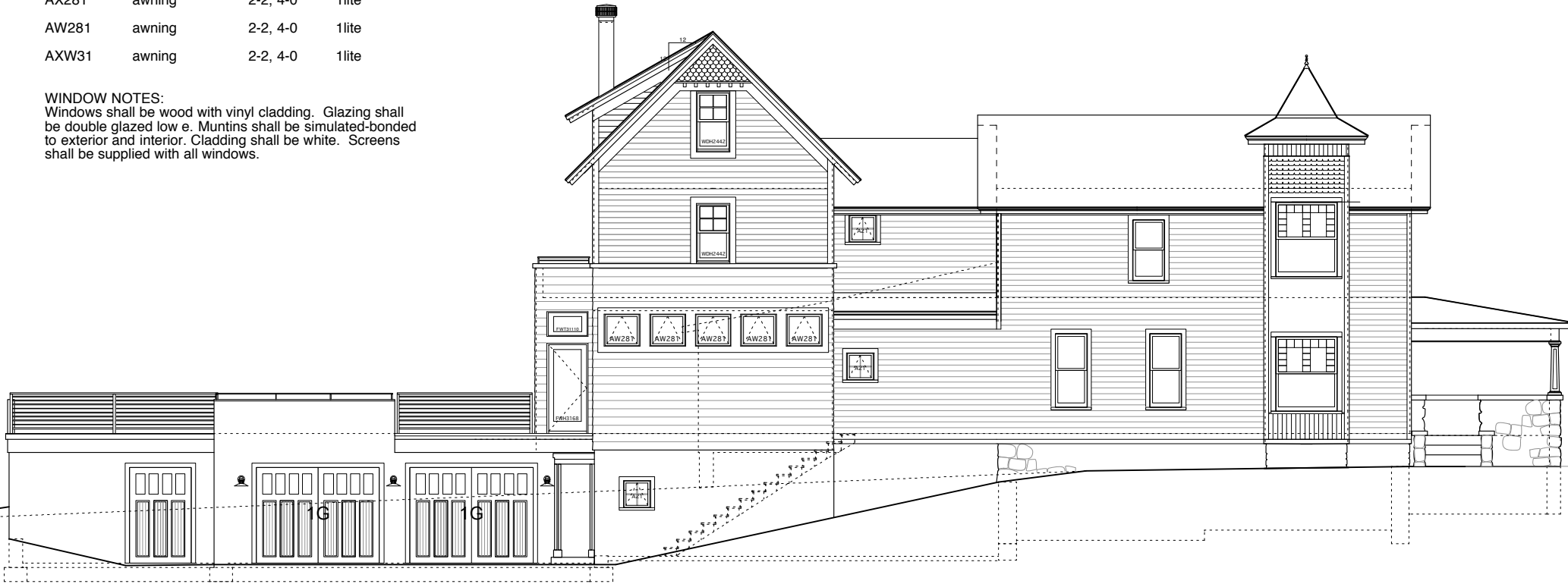
Mark	Type	Unit Size	Notes
WDH2442	double hung	2-2, 5-0	4 over 1
WDH24410	double hung	2-2, 5-0	1 over 1
TWT2412	transom	2-4, 4-0	1lite
CW135	csmt	2-4, 4-0	1lite
CW145	csmt	2-4, 4-0	1lite
CX145	csmt	2-4, 4-0	1lite
AW251	awning	2-2, 4-0	1lite
AR21	awning	2-2, 4-0	1lite
A21	awning	2-2, 4-0	1lite
AX281	awning	2-2, 4-0	1lite
AW281	awning	2-2, 4-0	1lite
AXW31	awning	2-2, 4-0	1lite

**WINDOW NOTES:**  
 Windows shall be wood with vinyl cladding. Glazing shall be double glazed low e. Muntins shall be simulated-bonded to exterior and interior. Cladding shall be white. Screens shall be supplied with all windows.

**DOOR SCHEDULE**

Mark	Type	Unit Size	Notes
FWH3168	door	36x80	1 lite
FWT31110	transom	36x20	1 lite
FWG12068-4	door	12x80	1 lite
FWT29110	transom	36x20	1 lite
FWH2968	door	32x80	1 lite
1F	door	32x80	1 lite
1G	garage door	9'x7'	8 lite

**DOOR NOTES:**  
 Doors shall be wood with alum or vinyl cladding. Glazing shall be double glazed low e. Muntins shall be simulated-bonded to exterior and interior. Cladding shall be white. Screen doors shall be supplied with all doors.



**S** Proposed South Elevation

Scale: 3/32" = 1'-0" on 8 1/2" x 11"

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**NEW ADDITION MATERIAL DESCRIPTION:**

ROOF:  
Laminated asphalt shingles - existing to be replaced

FASCIA:  
1" X 6" wd bd

GUTTERS:  
5" K style alum gutters

GABLE RAKE BOARD  
5/4"x 6" bd

FRIEZE BD (BELOW RAKE)  
5/4"x 9 1/4" with bed molding

SOFFITS:  
3/4" preprimed trim with vents

EXTERIOR RAILINGS:  
1 1/2" metal railing - painted.

CORNER BOARDS"  
5/4" X 4" wd bd

BAND BOARD:  
5/4" X 4" wd bd with 5/4"x 2" beveled wash at top

SIDING:  
Lower: 7/8"x 9" Artisan Hard-i-plank siding with 8" exposure.  
Upper: 7/16"x 5" Hard-i-plank siding with 4" exposure.

EXPOSED FOUNDATION:  
stucco cement foundation

WINDOWS:  
Andersen Clad wood windows with 5/4" X 4" WD casings

DOORS:  
Simpson entrance door Model 7044 with 5/4" X 4" WD casings  
and fixed transom above.



Proposed  
**W** West Elevation  
Scale: 3/32" = 1'-0" on 8 1/2" x 11"

HDC SUBMISSION 05 25 12



**N** Proposed  
 North Elevation  
 Scale: 3/32" = 1'-0" on 8 1/2" x 11"

HDC SUBMISSION 05 25 12

□ RUETER ASSOCIATES □  
 ARCHITECTS  
 515 Fifth Street, Ann Arbor, Michigan 48103  
 phone: (734) 769-0070, fax: (734) 769-0167  
 RAA: 11-020 HDC 05.25.12

SANTACROCE/PARKER RESIDENCE A13  
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