

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 218 N. Division Street, Application Number HDC19-051

**DISTRICT:** Old Fourth Ward Historic District

**REPORT DATE:** May 9, 2019

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

**REVIEW COMMITTEE DATE:** May 6, 2019

#### OWNER

**Name:** Dave Kennedy  
**Address:** 218 N. Division Street  
 Ann Arbor, MI  
**Phone:** 734-657-8901

#### APPLICANT

Ventures Design  
 29454 Haas Road  
 Wixom, MI  
 734-276-3260

**BACKGROUND:** The John Maynard House, built in 1844, is a Classic Revival house featuring a low gabled roof and symmetrical façade with five evenly spaced double-hung windows with heavy lintels. On the 1908 Sanborn, the house (labeled Boarding House) has two additional single-story additions behind the existing rear wing. Remodeled in 1910, the central entry was moved to a side hall entry and a full two-story Colonial Revival front porch was added.

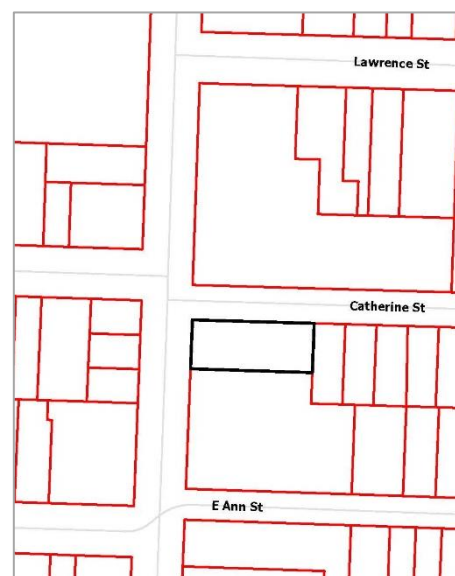
The house was a student chapel from 1942-46, home to Canterbury House beginning around 1950 and the Trailblazers Clubhouse from 1992. A fire escape was added in 1997 (visible in some of the application photos). In 2002 an application to remove the rear wing and construct a new two-story addition was denied by the HDC. Later in 2002, an application to repair and restore the house and return it to single-family occupancy was approved. The central entry was reestablished at that time.

In June of 2018, the HDC approved an application to expand an existing patio behind the southeast corner of the house; install a masonry and wood privacy fence; install a 12' x 9' spa pool; construct a 20' x 12' pergola; construct an outdoor masonry bar and grill; and remove two windows and replace them with a four-light sliding door.

**APPLICATION:** The applicant seeks HDC approval to replace the front walkway with brick pavers; add a covered porch structure to the rear east-facing door; add retaining walls, steps, and landscaping near the rear door.

#### APPLICABLE REGULATIONS

**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 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 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):**

**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 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.

**Entrances and Porches**

Recommended: Designing and installing additional entrances or porches on secondary elevations when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character-defining elevations.

Not Recommended: Cutting new entrances on a primary elevation. Altering utilitarian or service entrances so they appear to be formal entrances by adding paneled doors, fanlights, and sidelights.

Introducing a new entrance or porch that is incompatible in size, scale, material, and color.

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

**Residential Landscape Features**

Not Appropriate: Introducing any new building, streetscape, or landscape feature that is out of scale or otherwise inappropriate to the district's historic character.

**STAFF FINDINGS:**

1. The northeast corner of this house has had many alterations over time. Photos as recent as 2000 show the existing (old) back door with a covered entry, but not a second street-facing door. The current covered porch is probably not from the period of significance since it doesn't appear on the 1948 Sanborn. The two rear additions that were present in 1908 (the first year the house shows up on a Sanborn) were removed by 1916, when a detached automobile garage appears. That garage was replaced with a larger garage after 2002.
2. It is interesting to consider that East Catherine Street was not present between North Division and North State Streets until sometime after 1899. This house was therefore not built on a corner lot, so the most ornate features and attention to detail were applied to the front (west) elevation.
3. The proposal includes extending the modern porch roof over the old back door to the south into an L shape that also covers the new back-door. It is functional, and does not make the entrance look more grand or formal. The design of the roof and posts would match the existing non-original ones, which is compatible but still distinguished from the design of other porch elements on the house. Stairs leading down the slope to the sidewalk are proposed to be reestablished (see photo below), and a retaining wall would define planting beds and help curtail erosion and water drainage onto the sidewalk. The brick retaining wall is shown as 2'10" high, with short pillars flanking the stairs that are 4-6" taller. The proportions of the pillars are similar to the heavy fence posts in the front yard.
4. The front concrete slab walk is proposed to be replaced with brick and would include three small steps as it rises toward the house. This is a compatible walkway material for this historic site.
5. Staff believes the work is compatible with the historic character of the site and does not compromise any character-defining features of the house or yard. It is compatible in size, scale, design, texture, material and relationship to the rest of the site and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation* and the *Ann Arbor Historic District Design Guidelines*.

**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 218 N. Division Street, a contributing property in the Old Fourth Ward Historic District, to replace the front walkway with brick pavers; add a covered porch structure to the rear east-facing door; and add retaining walls, masonry steps, a patio, and landscaping near the rear door, 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 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 building site and entrances and porches and the *Ann Arbor Historic District Design Guidelines* for residential landscape features.

**MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 218 N. Division 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

218 N. Division Street (August 2016 Google Street View)



218 N. Division Street (August 2016 Google Street View)



Photos provided by the property owner, c. 1997-2002



218 N. Division, Students' Evangelical Chapel (1942-46)





# HISTORIC DISTRICT COMMISSION

## PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120  
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647  
 Phone: 734.794.6265 ext. 42608 [jthacher@a2gov.org](mailto:jthacher@a2gov.org)  
 Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC# <u>19-051</u>
	BLDG#
DATE STAMP	
CITY OF ANN ARBOR RECEIVED	
APR 05 2019	
PLANNING AND DEVELOPMENT SERVICES	

APPLICATION MUST BE FILLED OUT COMPLETELY

### PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER <u>David Kennedy</u>		HISTORIC DISTRICT <u>Old Fourth Ward</u>
PROPERTY ADDRESS <u>218 N. Division</u>		CITY <u>ANN ARBOR</u>
ZIP CODE <u>48104</u>	DAYTIME PHONE NUMBER <u>(734) 657-8901</u>	EMAIL ADDRESS <u>David@KennedyCare.com</u>
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY STATE, ZIP

### PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME <u>David Kennedy</u>	DATE <u>04/03/19</u>
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### APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) <u>Ventures Design (Jacob Lubig)</u>			
ADDRESS OF APPLICANT <u>29454 Haas Rd.</u>			CITY <u>Wixom</u>
STATE <u>MI</u>	ZIP CODE <u>48393</u>	PHONE / CELL # <u>(734) 395-4375</u>	FAX No <u>( )</u>
EMAIL ADDRESS <u>Lubig@ventures-design.com</u>			

### APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	PRINT NAME <u>x Jacob M. Lubig</u>	DATE <u>4/3/19</u>
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### BUILDING USE - CHECK ALL THAT APPLY

<input checked="" type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL
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### PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

- Replace front walkway with brick pavers. Construct attached covered porch structure. Retaining walls, steps and new landscaping. Replace front walkway with pavers.

### DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

Current layout washes dirt and mulch down to the sidewalk. There is also no current overhead coverage of entry way.

For Further Assistance With Required Attachments, please visit [www.a2gov.org/hdc](http://www.a2gov.org/hdc)



# HISTORIC DISTRICT COMMISSION APPLICATION

## FEE CHART

DESCRIPTION	
<b>STAFF REVIEW FEES</b>	
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
<b>HISTORIC DISTRICT COMMISSION FEES</b>	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
<b>RESIDENTIAL – Single and 2-story Structure</b>	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
<b>COMMERCIAL – includes multi-family (3 or more unit) structures</b>	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
<b>DEMOLITION and RELOCATION</b>	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

### FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

## INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to [building@a2gov.org](mailto:building@a2gov.org).

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to "City of Ann Arbor"

HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

## APPLICATION EXPIRATION

HDC applications expire three (3) years after the date of approval.

## OFFICE USE ONLY

Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ <u>35.00</u>	
Payment Type	<input checked="" type="checkbox"/> Check: # <u>608666</u> <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	

# VENTURES

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29454 Hass Rd  
Wixom, Mi 48393  
248-767-1666  
ventures-design.com

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CLIENT  
Kennedy

ADDRESS  
218 N. Division,  
Ann Arbor,  
Michigan 48104

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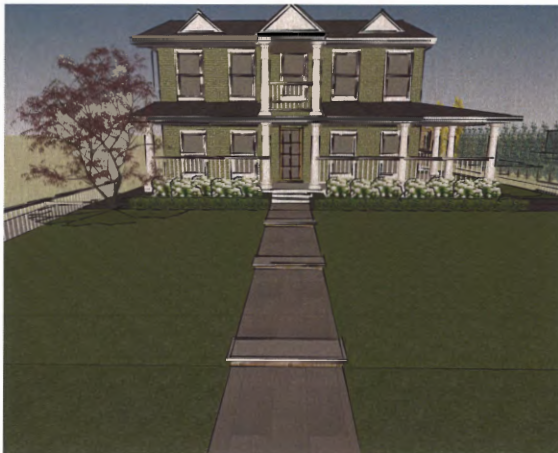
DESCRIPTION  
3D MODEL

ISSUE  
April 4, 2019

SCALE  
1/16" = 1'

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NOTES  
3D VIEWS



A<sub>0.1</sub>



# VENTURES

29454 Hass Rd  
Wixom, Mi 48393  
248-767-1666  
ventures-design.com

CLIENT  
Kennedy

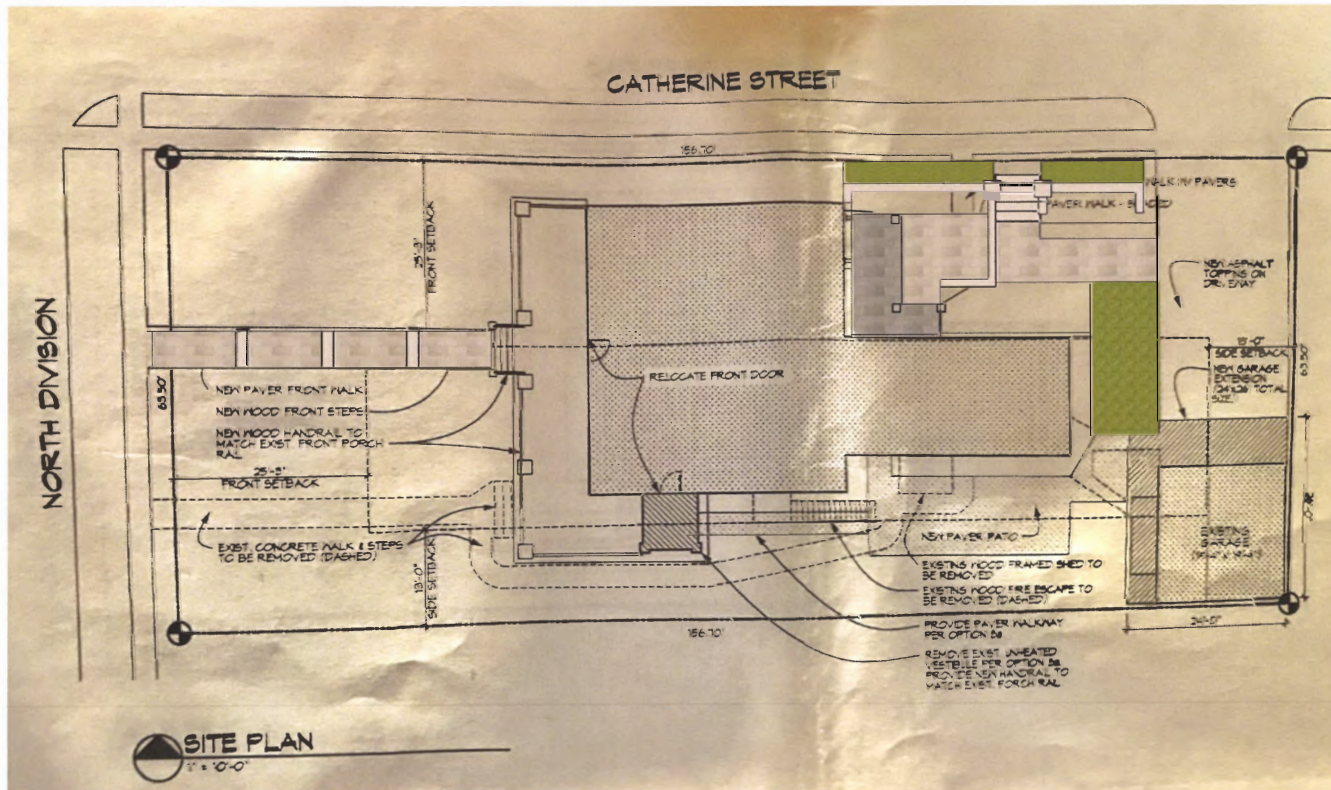
ADDRESS  
218 N. Division,  
Ann Arbor,  
Michigan 48104

DESCRIPTION  
PLAN VIEW

ISSUE  
April 4, 2019

SCALE  
1" = 20'

NOTES  
PLOT PLAN



A0.2

# VENTURES

29454 Hass Rd  
 Wixom, Mi 48393  
 248-767-1666  
 ventures-design.com

CLIENT  
 Kennedy

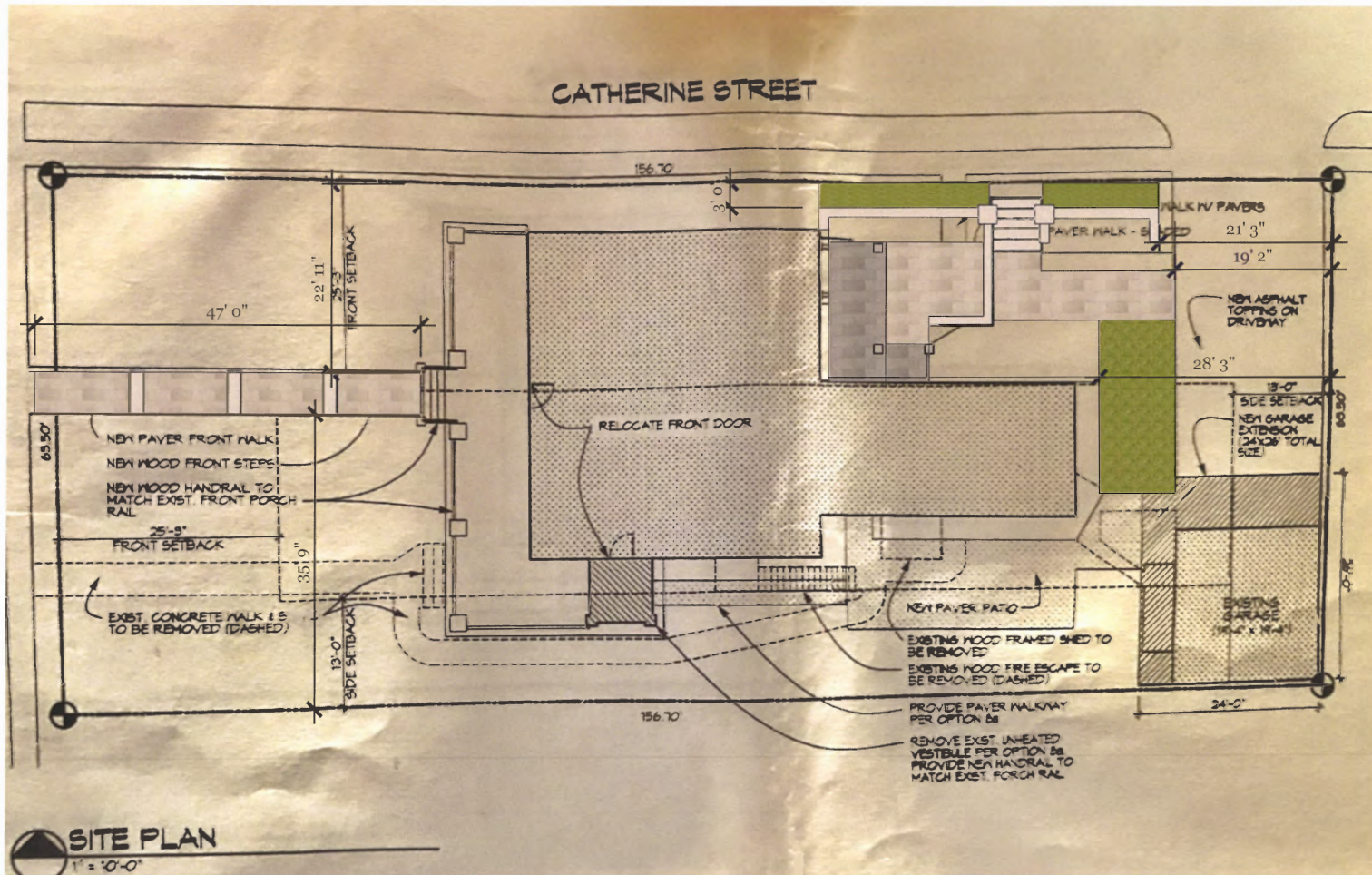
ADDRESS  
 218 N. Division,  
 Ann Arbor,  
 Michigan 48104

DESCRIPTION  
 PLAN VIEW

ISSUE  
 April 4, 2019

SCALE  
 1/16" = 1'

NOTES  
 SURVEY OVERLAY



# VENTURES

29454 Hass Rd  
Wixom, Mi 48393  
248-767-1666  
ventures-design.com

CLIENT  
Kennedy

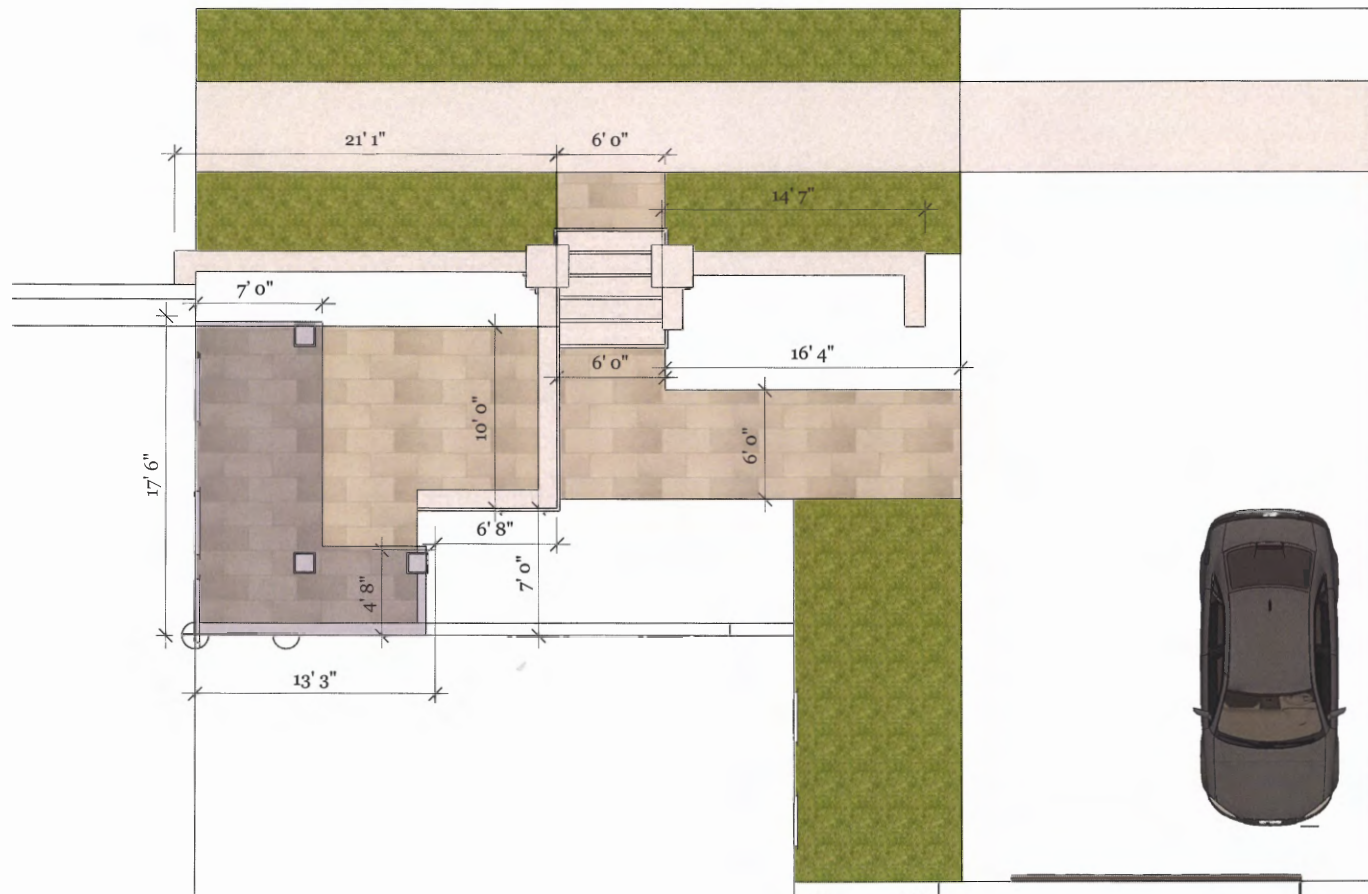
ADDRESS  
218 N. Division,  
Ann Arbor,  
Michigan 48104

DESCRIPTION  
PLAN VIEW

ISSUE  
April 4, 2019

SCALE  
1" = 8'

NOTES  
PLAN



# A0.4

# VENTURES

29454 Hass Rd  
Wixom, Mi 48393  
248-767-1666  
ventures-design.com

CLIENT  
Kennedy

ADDRESS  
218 N. Division,  
Ann Arbor,  
Michigan 48104

DESCRIPTION  
SECTION

ISSUE  
April 4, 2019

SCALE  
1/4" = 1'

SOUTH ELEVATION



A0.5

# VENTURES

29454 Hass Rd  
Wixom, MI 48393  
248-767-1666  
ventures-design.com

CLIENT  
Kennedy

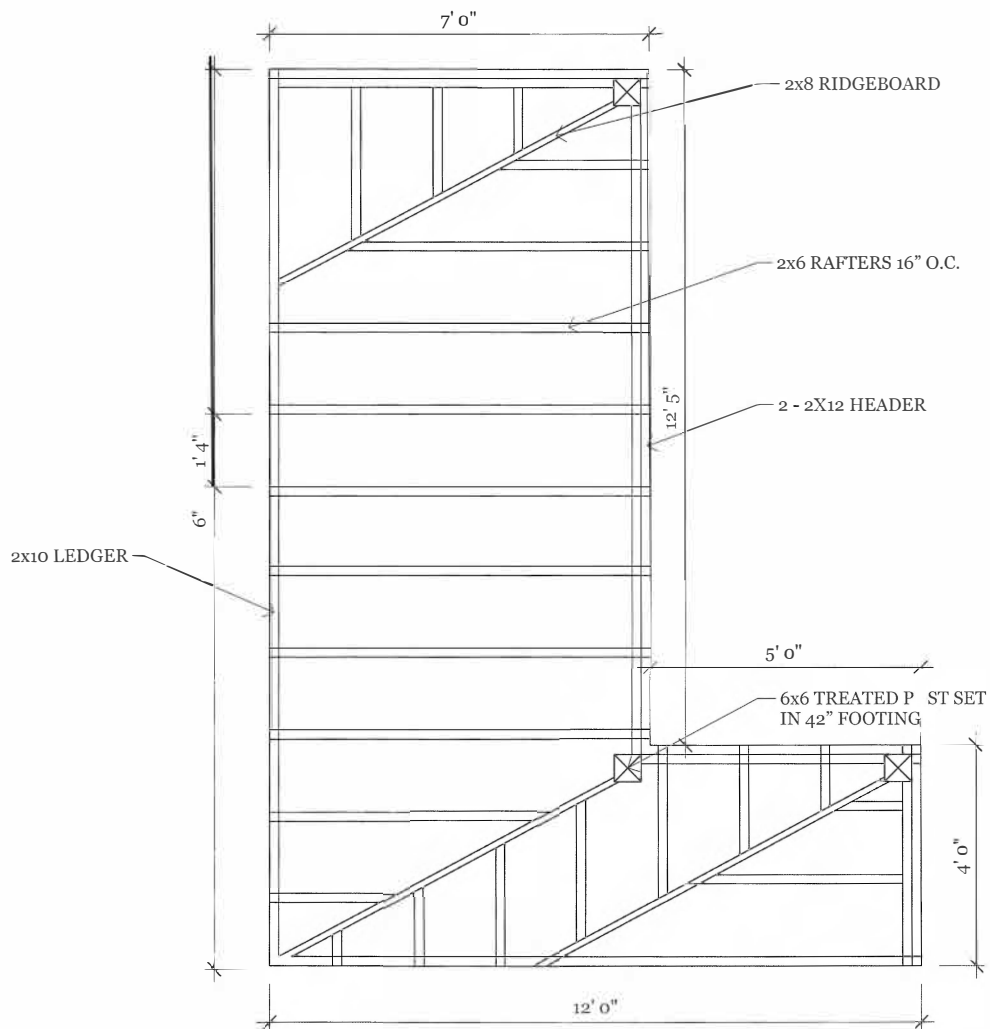
ADDRESS  
218 N. Division,  
Ann Arbor, MI  
48104

DESCRIPTION  
PLAN VIEW

ISSUE  
April 5, 2019

SCALE  
 $\frac{3}{8}'' = 1'$

NOTES  
FRAMMING



# Ao.6