

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 303 N. Division Street, Application Number HDC18-129

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: July 12, 2018

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: July 9, 2018

	OWNER	APPLICANT
Name:	Steve Hudolin	Fireside Home Construction, LLC
Address:	303 N. Division St Ann Arbor, MI 48104	PO Box 307 Dexter, MI 48130
Phone:	(734) 730-2989	(517) 438-0978

BACKGROUND: The Andrew DeForest House was constructed in 1837 in the Classical Revival style by Mr. DeForest, an architect, for himself. DeForest lived here until the late 1870s, and eventually the house passed to Henry J. Brown, a prominent druggist. The Brown family lived in the house through the 1930s, and during their tenure a second story was added to the bay window and the front entry was altered. The house was extensively restored in 1979, including the removal of asbestos siding and the restoration of the front entry.

In July, 2010 the HDC denied an application to replace 11 six-over-six wood windows on the east (front) and south (Catherine Street) elevations.

LOCATION: The site is located at the northwest corner of North Division Street and Catherine Street.

APPLICATION: The applicant seeks HDC approval to construct a single-car garage at the northwest corner of the site, and install pavers on the unpaved driveway.

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):

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.

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.

Additions

Appropriate: Locating an addition within a new detached accessory structure located to the rear of a primary historic structure.

STAFF FINDINGS:

1. The new garage would be located at the end of the existing driveway off Catherine Street. Currently, cars are parked at a slant along the driveway, close to the rear wall of the house. The new 12' wide paver driveway would define the parking area. The garage is built on a slab with a 12" poured concrete foundation.
2. The proposed garage is 12' wide by 24' deep with an 8' by 8' wing at the northeast corner. The roof is a low hip, which minimizes the height of the garage, and has a 1' eave overhang. There is a rollup garage door with windows, and two six-over-six windows on the sides closest to the house that have vinyl shutters. A person door faces east on the wing. Cladding is cementitious lap siding to match the exposure of the house, with cementitious trim.
3. The door and window materials are not specified. Since this is a modern building at the rear of the lot, staff believes any material that matches the design shown would be appropriate – wood, clad wood, steel, fiberglass, vinyl, etc. The only condition is that the door and windows not have muntins between, or behind, the glass. Muntins should be

true divided lites, or applied to the exterior and interior, or only to the exterior. “Snap on” muntins on the interior only are also not appropriate.

4. A zoning review will be required before permits may be issued, if the application is approved.
5. Staff recommends approval of the application. The proposed garage is appropriately sized, does not detract from the historic house, and the design and materials are compatible with the historic house and neighboring historic structures.

MOTION

I move that the Commission issue a certificate of appropriateness for the application at 303 N. Division Street, a contributing property in the Old Fourth Ward Historic District, to construct a single-story garage, on the following conditions: that the windows and door feature true divided lites, or applied exterior muntins, or no muntins at all. 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 2, 9, and 10 and the guidelines for building site, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to residential accessory structures.

ATTACHMENTS: application, drawings.

303 N. Division (staff photo, 1999)



copy



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
Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC# _____
	BLDG# _____
DATE STAMP	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION					
NAME OF PROPERTY OWNER <i>Steve Hudolin</i>		HISTORIC DISTRICT			
PROPERTY ADDRESS <i>303 N. Division</i>		CITY ANN ARBOR			
ZIPCODE <i>48104</i>	DAYTIME PHONE NUMBER <i>(734) 1730-2939</i>	EMAIL ADDRESS <i>sg.hudolin@gmail.com</i>			
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) <i>N/A</i>		CITY <i>N/A</i>	STATE, ZIP <i>N/A</i>		
PROPERTY OWNER'S SIGNATURE					
SIGN HERE <i>[Signature]</i>	PRINT NAME <i>Steve Hudolin</i>	DATE <i>6/11/18</i>			
APPLICANT INFORMATION					
NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) <i>Fireside Home Construction, LLC</i>					
ADDRESS OF APPLICANT <i>PO Box 307</i>		CITY <i>Dexter</i>			
STATE <i>MI</i>	ZIPCODE <i>48130</i>	PHONE / CELL # <i>(517) 1438-0978</i>	FAX No <i>(734) 1426-4534</i>		
EMAIL ADDRESS <i>jake@firesidehomeco.com</i>					
APPLICANT'S SIGNATURE (if different from Property Owner)					
SIGN HERE <i>[Signature]</i>	PRINT NAME <i>Jake Loppa</i>	DATE <i>6/11/18</i>			
BUILDING USE - CHECK ALL THAT APPLY					
<input 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
PROPOSED WORK					
Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary). <i>New Free standing garage per attached plans</i>					
DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:					
<i>Desire for enclosed car storage</i>					
For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc					



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART	
DESCRIPTION	
STAFF REVIEW FEES	FEE
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
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
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
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.

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

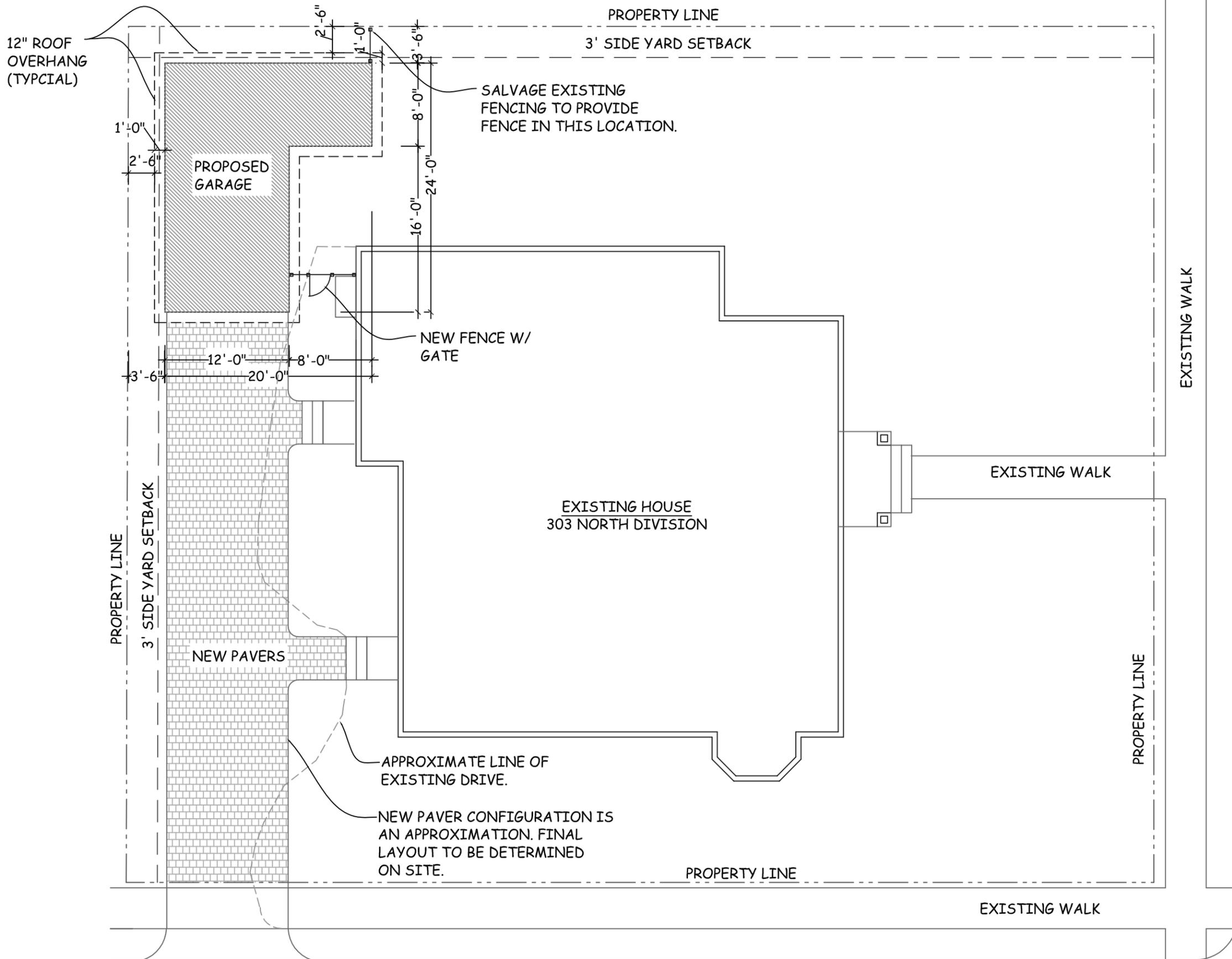
HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

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:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	



ARCHITECTURAL SITE PLAN

1/10" = 1'-0"

CATHERINE STREET

NORTH

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309 North Ann Arbor Street
Saline, MI 48176-1140 (734) 429-8551

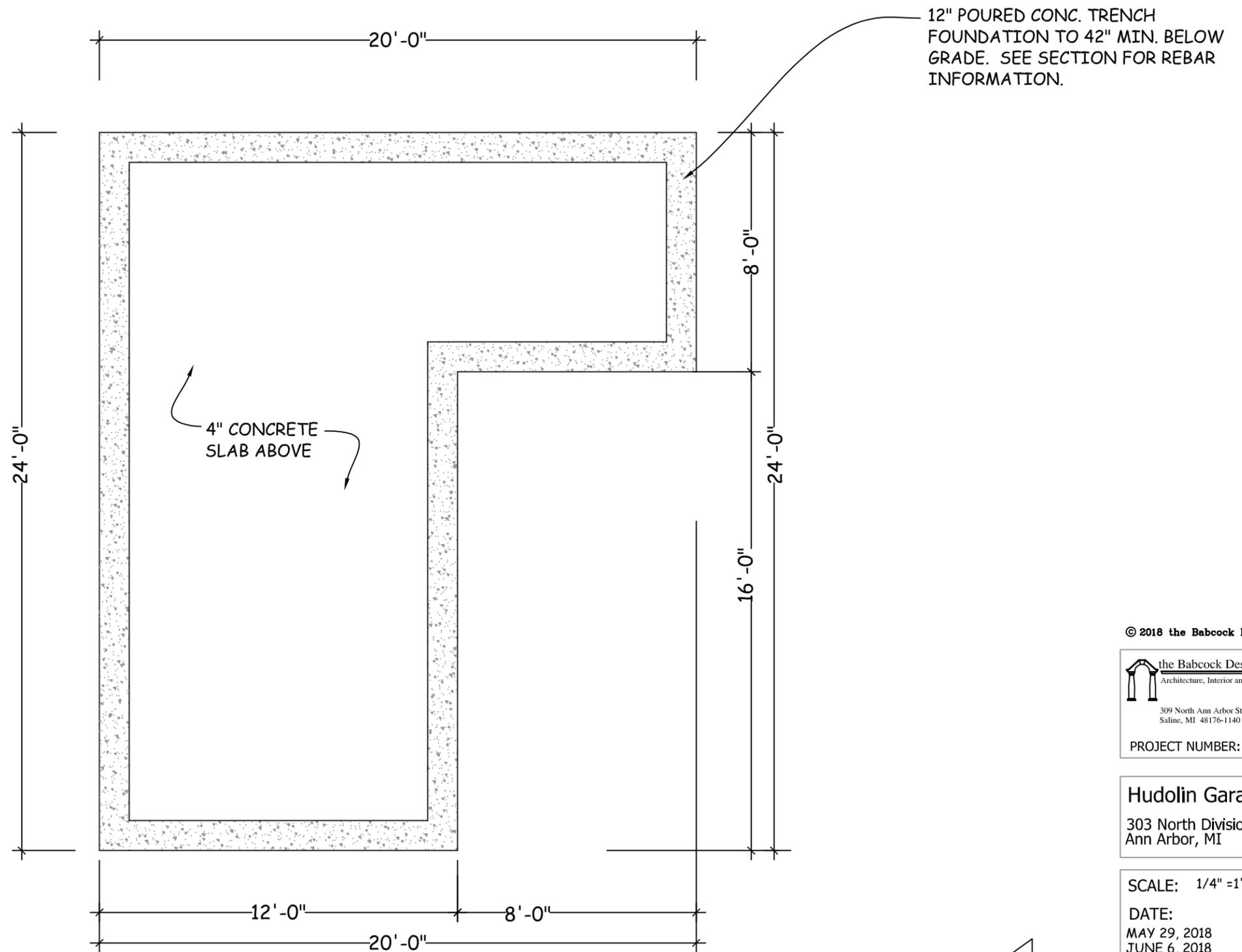
PROJECT NUMBER: 1840

Hudolin Garage
303 North Division
Ann Arbor, MI

SCALE: 1/10" = 1'-0"

DATE: MAY 17, 2018 JUNE 6, 2018	ISSUE: REVIEW REVIEW
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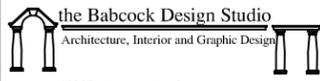
ARCHITECTURAL SITE PLAN
A-1



FOUNDATION PLAN
1/4" = 1'-0"



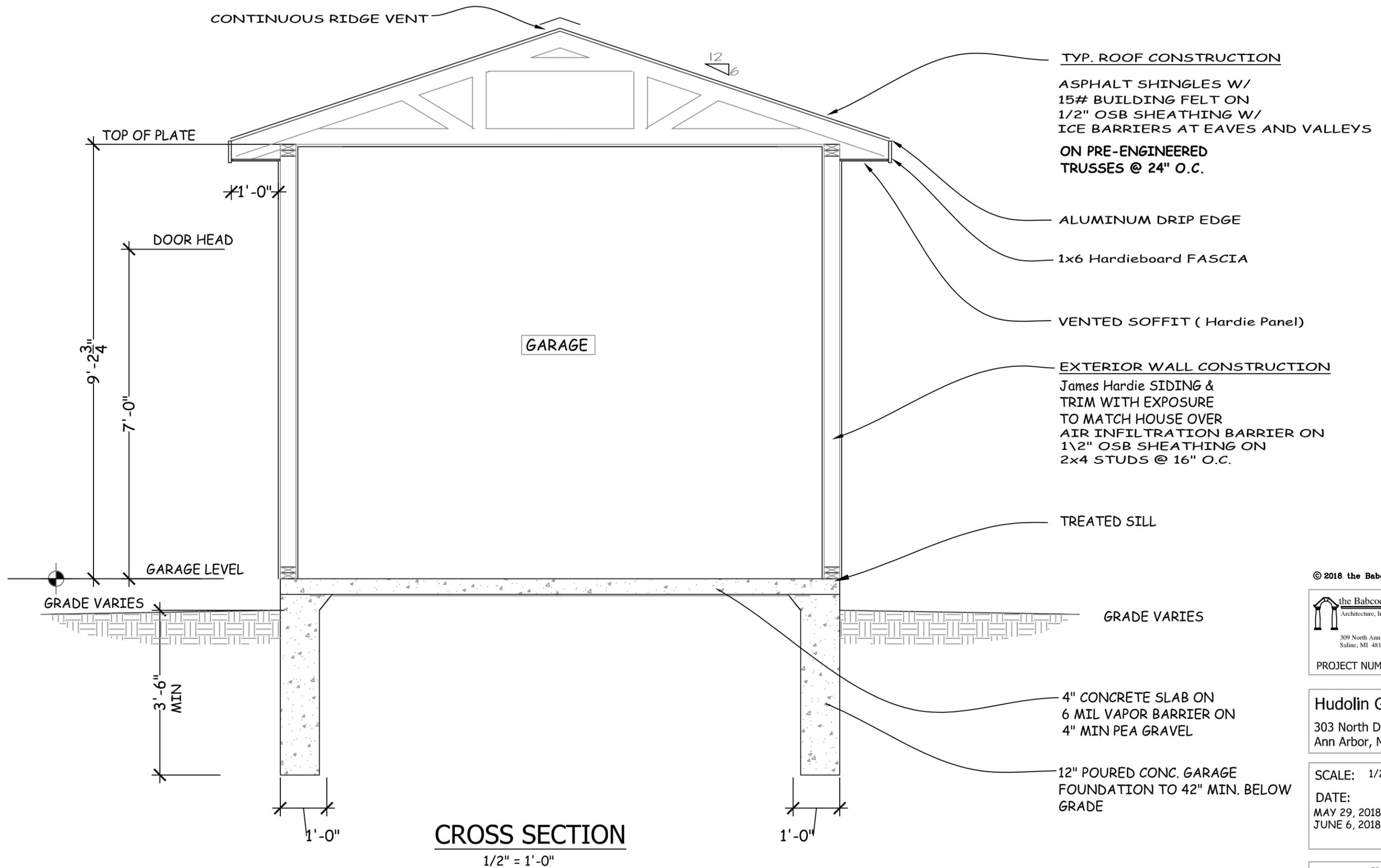
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 PROJECT NUMBER: 1840

Hudolin Garage
303 North Division
Ann Arbor, MI

SCALE: 1/4" = 1'-0"
 DATE: MAY 29, 2018 ISSUE:
 JUNE 6, 2018 REVIEW REVIEW

FOUNDATION PLAN
A-2



CROSS SECTION

1/2" = 1'-0"

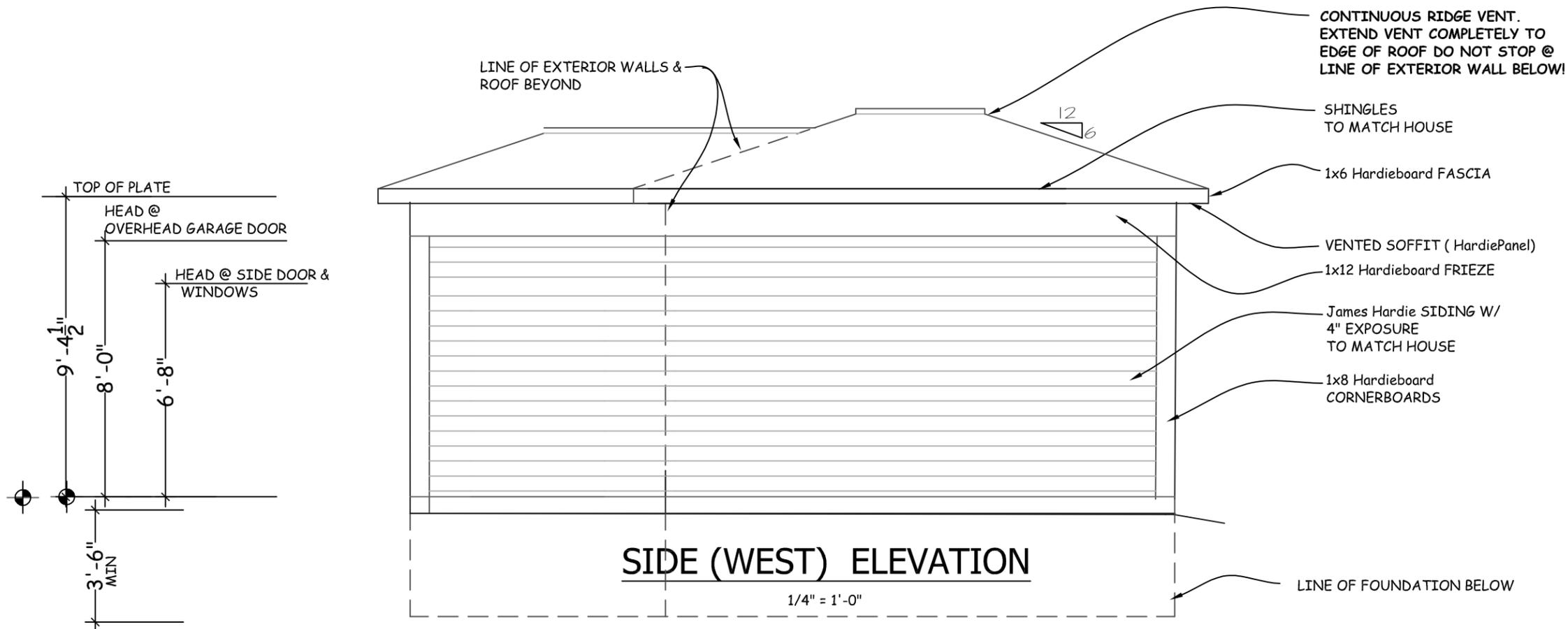
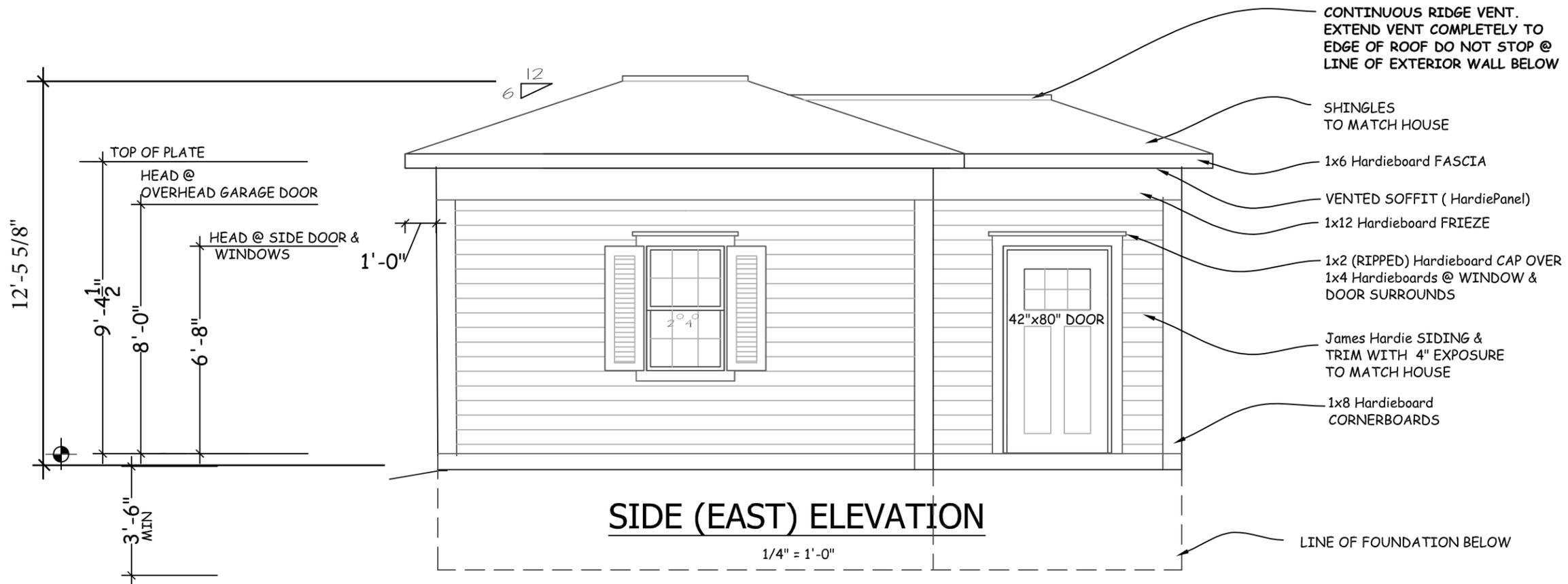
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Hudolin Garage
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SCALE: 1/2" = 1'-0"
 DATE: MAY 29, 2018 ISSUE:
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CROSS SECTION
A-4



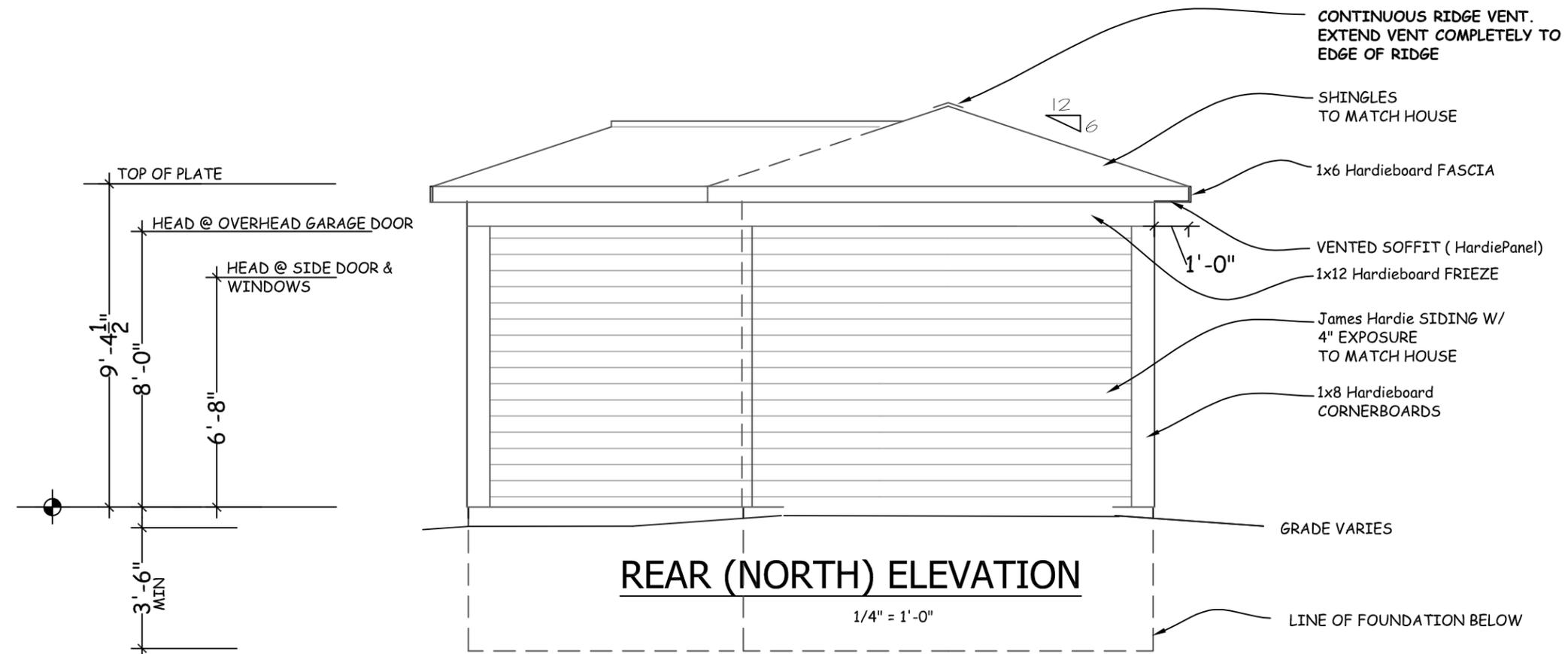
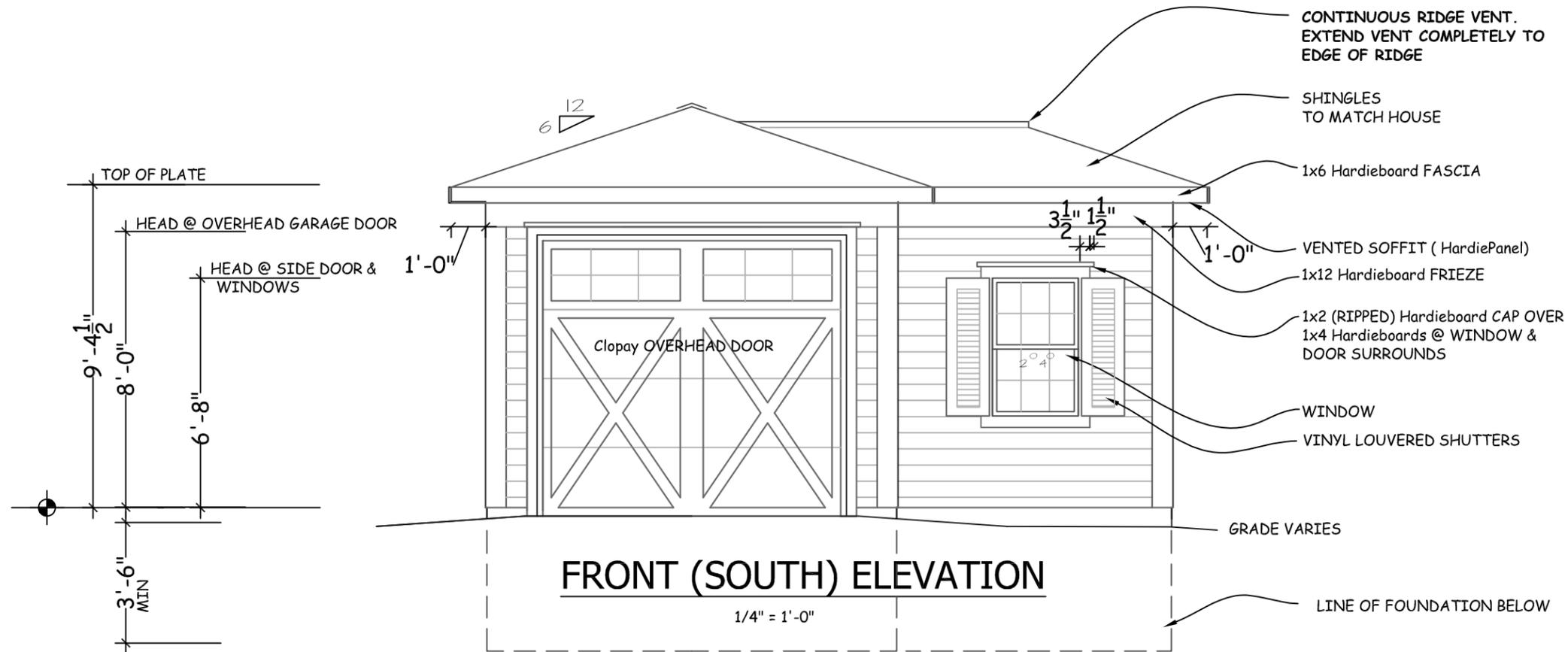
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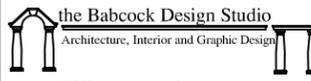
Hudolin Garage
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SCALE: 1/10" = 1'-0"
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 REVIEW REVIEW

ELEVATION
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Hudolin Garage

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 DATE: MAY 29, 2018 ISSUE: JUNE 6, 2018

 REVIEW REVIEW

ELEVATIONS

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