

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 542 Fourth Street, Application Number HDC19-142

DISTRICT: Old West Side Historic District

REPORT DATE: September 12, 2019

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: September 9, 2019

	OWNER	APPLICANT
Name:	Martha Kinney Sedgwick David Sedgwick	Same
Address:	542 Fourth Street Ann Arbor, MI 48103	
Phone:	(734) 668-1767	

BACKGROUND: This two-story gable-front home features a full-width front porch. It was first occupied in 1895 by Fidel Schmidt, a carpenter. The address prior to 1898 was 40 Fourth Street. The single-story room on the south side was formerly a side porch with a smaller footprint, and there are two modern rear additions.

Aerial photographs show that the driveway was a gravel two-track until the large addition to the house was built in the early 2000s. Around that time the existing asphalt on the first 18 feet of the driveway was added.

On October 17, 2002 the HDC approved the replacement of three windows, and in July 2009 to replace damaged sashes in three windows.

LOCATION: The site is located on the west side of Fourth Street, south of West Jefferson Street and north of West Madison Street.

APPLICATION: The applicant seeks HDC approval to replace a gravel driveway with a concrete two-track driveway and repave a concrete walkway next to the house.

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 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.
- (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: 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.

Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building site so that, as a result, the character is diminished.

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

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.

Paved Areas

Appropriate: On residential properties, retaining and maintaining existing historic driveways and curb cuts, including "two track" driveways and green space between the driveway and house.

STAFF FINDINGS

1. The homeowners report that the current gravel driveway is difficult to clean ice and snow from, which becomes a hazard. In spring the area near the backdoor becomes a bog in spring. Part of the project would involve removing 18 feet of existing asphalt on the east end of the drive (closest to the street).
2. The proposed driveway is 69 feet long, with two 36" tracks and 40" of grass in between. Another 2' of grass would replace compacted gravel between the southern track and the

concrete walkway. The 36" tracks are wider than historic two-track track widths and are therefore distinguished from historic two-tracks while better accommodating modern vehicle proportions.

3. Staff recommends approval of the application. Concrete is an appropriate material and the two-track design is traditional while distinguished by its width. The design minimizes the amount of imperviousness and returns some compacted gravel to grass.

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 542 Fourth Street, a contributing property in the Old West Side Historic District, to install a two-track driveway, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the *Ann Arbor Historic District Guidelines* for paved areas and landscape features, and *The Secretary of the Interior's Standards for Rehabilitation*, in particular standards 1, 2, and 10, and the guidelines for building site.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 542 Fourth St in the Old West Side 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, description of work, photos, drawings.

542 Fourth Street (2006 HDC File Photo)





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 ithacher@a2gov.org
 Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC# <u>19-142</u>
	BLDG#
DATE STAMP	
CITY OF ANN ARBOR RECEIVED	
JUL 29 2019	
PLANNING AND DEVELOPMENT SERVICES	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER <u>David Sedgwick and Martha Kinney-Sedgwick</u>		HISTORIC DISTRICT <u>Old West Side</u>	
PROPERTY ADDRESS <u>542 4th Street</u>			CITY <u>ANN ARBOR</u>
ZIPCODE <u>48103</u>	DAYTIME PHONE NUMBER <u>(734-272) 2184</u>	EMAIL ADDRESS <u>mkinneys@emich.edu</u>	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP

PROPERTY OWNER'S SIGNATURE

SIGN HERE <u>DSS-ljk</u>	PRINT NAME <u>David Sedgwick</u>	DATE <u>7-29-19</u>
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APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) <u>same as above</u>			
ADDRESS OF APPLICANT <u>542 Fourth St, Ann Arbor</u>			CITY <u>Ann Arbor</u>
STATE <u>MI</u>	ZIPCODE <u>48103</u>	PHONE / CELL # <u>(734) 272-2184</u>	FAX No <u>()</u>
EMAIL ADDRESS			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	PRINT NAME <u>X</u>	DATE
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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).

We are proposing to install a two track concrete driveway which would extend from the sidewalk to the rear door of our house. We would also extend the current walkway along the north side of the house from our front porch to the rear door. This driveway will be similar in appearance to the driveway found at ##### South Jefferson.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

Our current driveway is primarily dirt and gravel with only a small portion paved near the front of the house. This was the condition it was in when we purchased the house in 1994. During the winter the dirt and gravel portion becomes a sheet of ice. Both my husband and myself fell this past winter. We would like to avoid future accidents.

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:	<div style="display: flex; align-items: center; justify-content: center;"> \$ 100⁰⁰ <div style="margin-left: 20px; text-align: right;"> <p style="font-size: 0.8em; margin: 0;">Pd \$35⁰⁰</p> <p style="font-size: 0.8em; margin: 0;">Pd. 65⁰⁰ - 2826</p> </div> </div>	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	

542 Fourth St.
Ann Arbor MI 48103
734-272-2184

We are submitting an application to replace our gravel driveway with a two-track concrete driveway alongside our house. We also want to replace an existing concrete walkway next to our house with a new concrete walkway.

A two-track driveway will improve the esthetics of our property, and it will be safer than our gravel drive, which is hazardous in winter. It is difficult to clean ice and snow off the driveway, and the area near the back door turns into a bog in the spring.

(I've attached a photo of our current driveway.)

We want to construct a two-track concrete driveway extending 69 feet, plus a concrete walkway extending 44 feet. (See drawings #1 and #2.)

We will plant grass in the center strip, which will be 3.3 feet wide. We also will plant grass in the two-foot strip between the new driveway and the new pedestrian walkway.

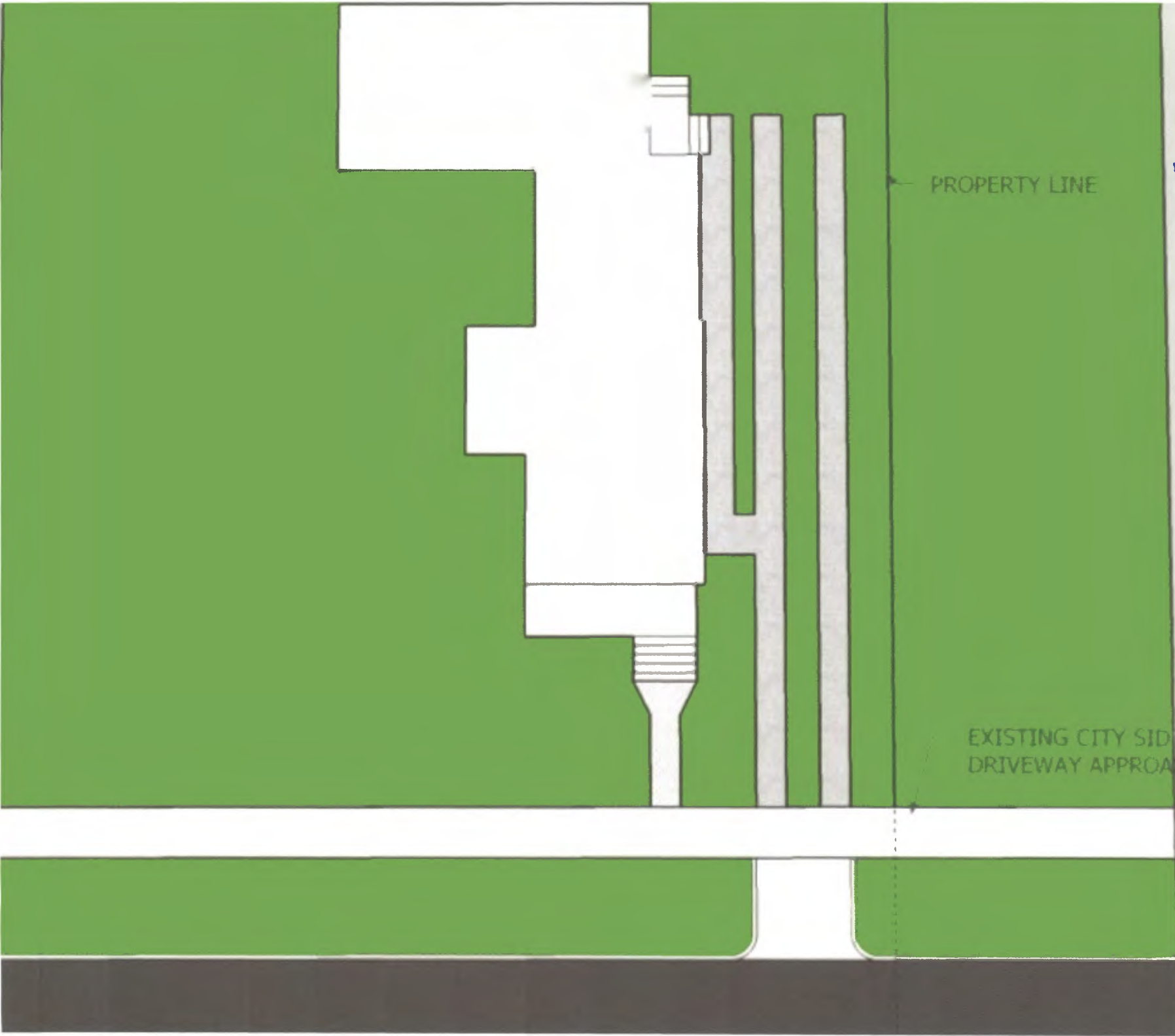
The new driveway will replace an existing 18-foot stretch of asphalt plus a 51-foot gravel drive. (See drawing #3.) The new walkway will replace an existing 44-foot concrete walkway.

We will not alter the grade of the existing driveway, which slopes gently down to the street.

The existing driveway and walkway totals 874 square feet of impervious area, while the new driveway and walkway would total 562 square feet. So the total impervious area would be reduced by 312 square feet.

Cosmo Mendez Construction of Dexter has agreed to handle this project. Mendez built the two-track concrete driveway at 521 Jefferson St. (photo attached), which is located at the end of our block.

David Sedgwick
Martha Kinney-Sedgwick
7-26-19

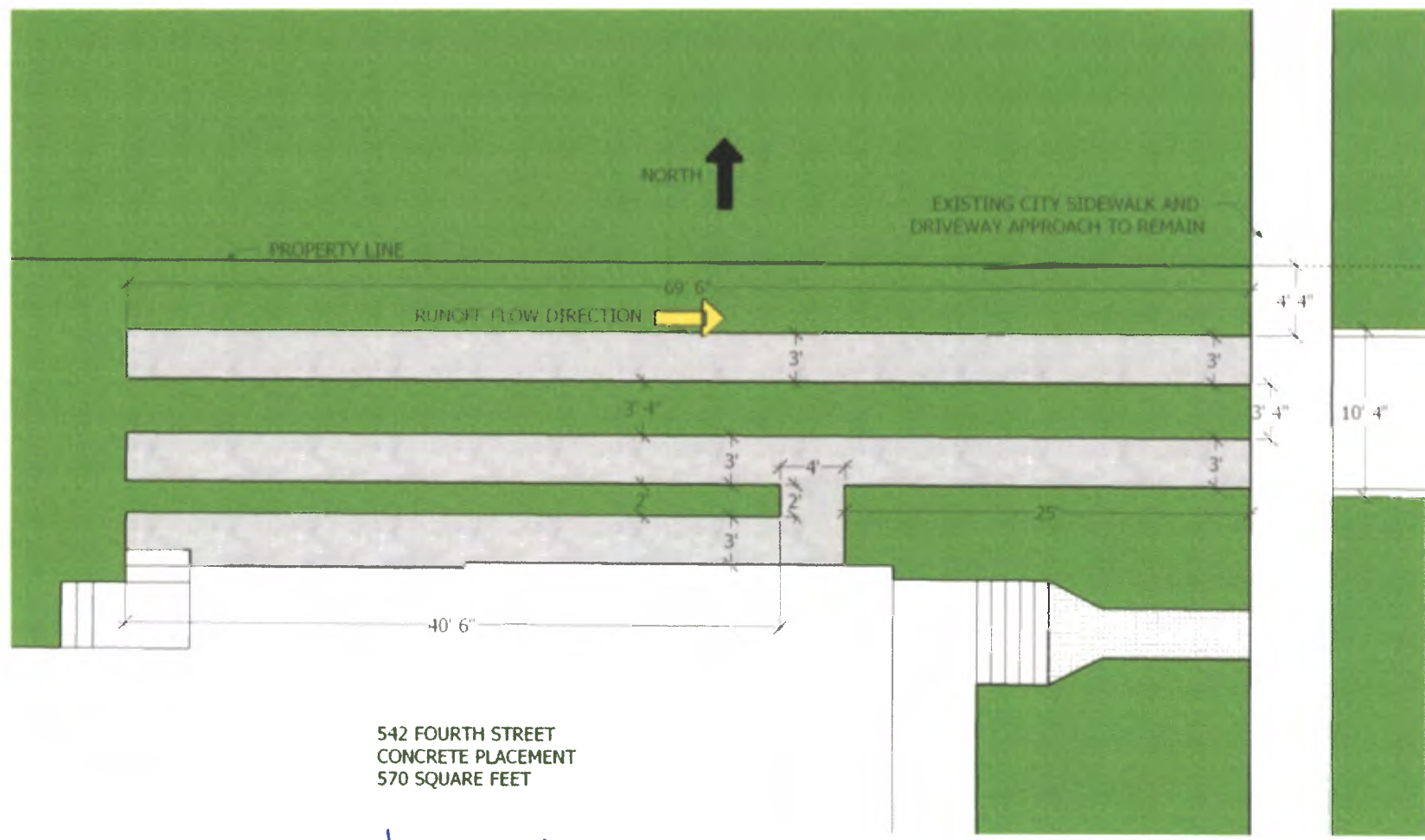


Drawing #1
proposed driveway

PROPERTY LINE

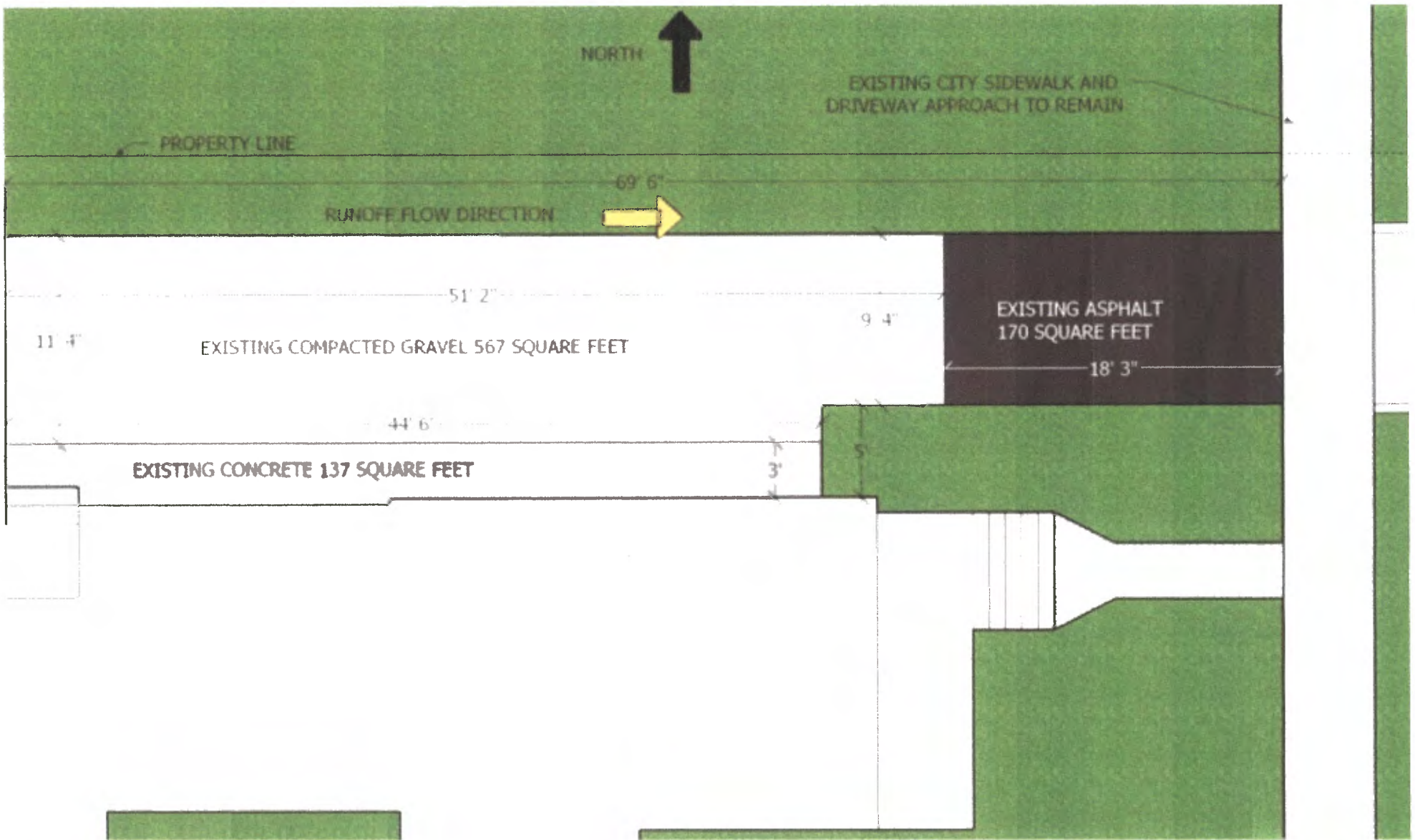
EXISTING CITY SIDEWALK AND DRIVEWAY APPROACH TO REMAIN

From: **Cosmo Mendez** cosmomendez@live.com
Subject: Re: driveway and paved walkway
Date: June 7, 2019 at 11:30 AM
To: David Sedgwick davidsedgwick1@me.com



542 FOURTH STREET
CONCRETE PLACEMENT
570 SQUARE FEET

drawing #2
proposed driveway



Drawing #3
Existing driveway



existing driveway

