

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 224 Murray Ave, Application Number HDC25-0090

DISTRICT: Old West Side Historic District

STATUS: Contributing

REPORT DATE: September 11, 2025

REPORT PREPARED BY: Mariana Melin-Corcoran, City Planner

REVIEW COMMITTEE DATE: Monday September 8, 2025

	OWNER	APPLICANT
Name:	Ryan Verhey-Henke	Adam Stepek AGW Services
Address:	224 Murray Ave Ann Arbor, MI 48103	4238 Apple Valley Lane West Bloomfield, MI 48323
Phone:	(734) 646-2542	(734) 589-3226

BACKGROUND: This 1 ¾ story gable-fronter features one-over-one windows, a screened in front porch with a hipped roof, a gabled wall dormer on the south elevation, and a large rear addition. It was first occupied in 1914 by Warren Burkley, a clerk at F.W. Gross.

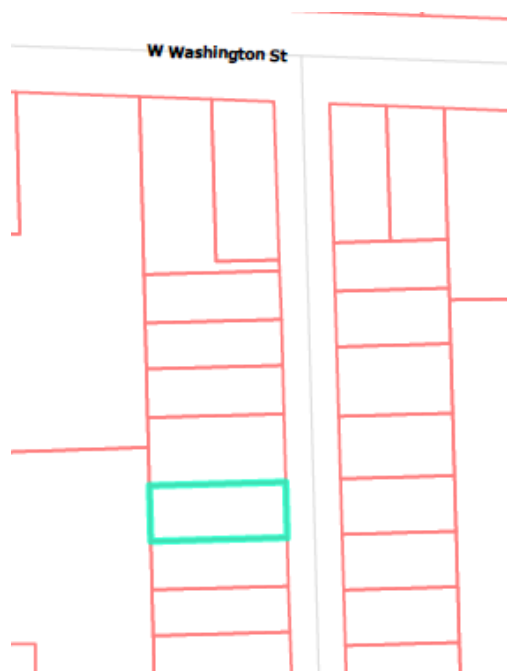
LOCATION: The site is located on the west side of Murray Avenue, between W Washington Street to the north and W Liberty Street to the south.

APPLICATION: The applicant seeks HDC approval to pave a concrete driveway.

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 applicant proposes paving a driveway to the north of the historic house. It will align with the existing curb cut on Murray Avenue and extend west 45 feet towards to the garage at the northwest corner of the parcel. The driveway will be paved with concrete. Existing pavers in front of the garage would remain. Currently, the proposed drive area is gravel.
2. It is unclear when the garage was constructed. It is not shown on the 1948 Sanborn Fire Insurance Map. The garage appears on the 1984 aerials, though it may have been constructed earlier.
3. Staff recommends approval of the application. The gravel driveway is not from the period of significance. The location is appropriate, the concrete paving will not directly abut the house, and the work is reversible.

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 224 Murray Avenue, a contributing property in the Old West Side Historic District, to pave a 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.

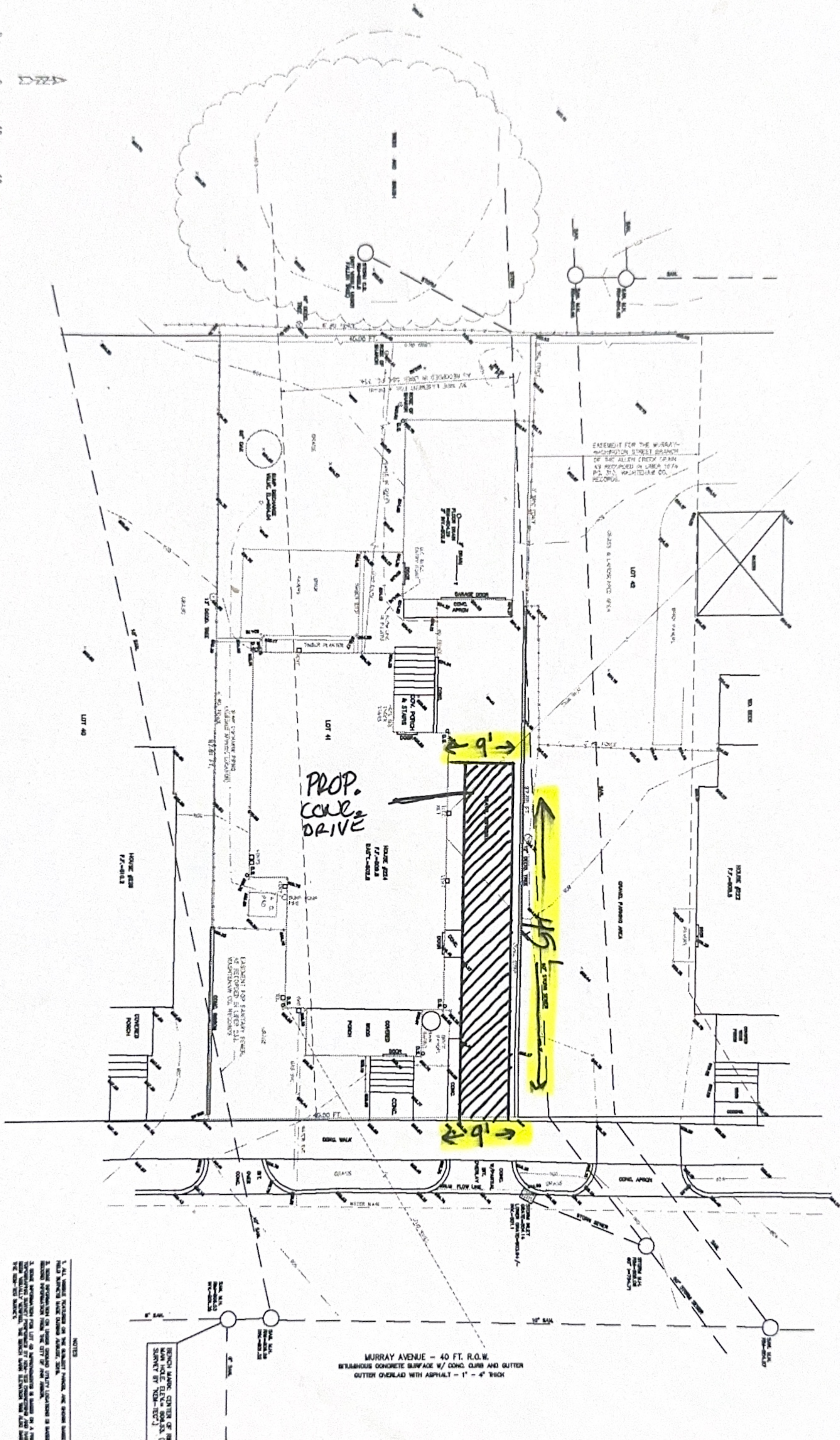
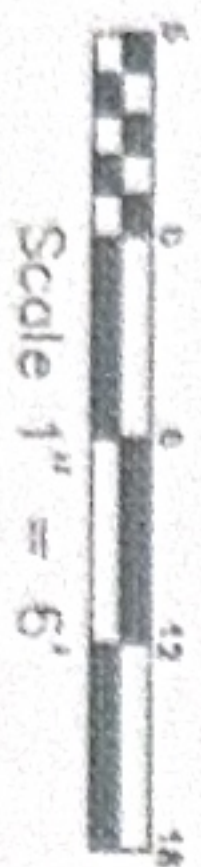
ATTACHMENTS: application, photos, drawings.



224 Murray Avenue (2008 staff photo)



224 Murray Avenue (2021 staff photo)



NOTES

1. ALL SURVEY DATA ON THIS SURVEY WAS OBTAINED FROM THE FOLLOWING SOURCES:
 - a. FIELD MEASUREMENTS
 - b. AERIAL PHOTOGRAPHS
 - c. DEED RECORDS
 - d. CITY RECORDS
 - e. FIELD NOTES
2. THE SURVEY WAS CONDUCTED ON THE DATE OF THE SURVEY AND THE RESULTS ARE AS SHOWN ON THIS SURVEY.
3. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT, R.S. 23-2-1, AND THE SURVEYING BOARD OF THE STATE OF MICHIGAN.
4. THE SURVEY WAS CONDUCTED BY THE SURVEYOR AND THE RESULTS ARE AS SHOWN ON THIS SURVEY.

BEING MADE CENTER OF THE SURVEYED PROPERTY BY THE CITY OF ANN ARBOR

MURRAY AVENUE - 40 FT. R.O.W.
 STRAIGHT CONCRETE SURFACE W/ CONC. CURB AND GUTTER
 GUTTER OVERLAP WITH ASPHALT - 1' - 4\"/>

DATE: 10/27/2010	PROJECT: ALPHA CONSULTING ENGINEERS, INC.	FILE NO: 10110
DRAWN BY: J. L. LARSEN	2030 DUH VARREN ROAD, ANN ARBOR, MICHIGAN 48105	1 OF 1
CHECKED BY: J. L. LARSEN	VERHEY - HENKE PROPERTY	
DATE: 10/27/2010	224 MURRAY AVE., ANN ARBOR, MICHIGAN	
	CITY OF ANN ARBOR, MICHIGAN	
	TOPOGRAPHIC SURVEY	



