



CITY OF ANN ARBOR, MICHIGAN

301 E. Huron Street, P.O. Box 8647, Ann Arbor, Michigan 48107-8647

www.a2gov.org

Planning & Development Services - Planning (734) 794-6265

Community Services Area

HISTORIC DISTRICT COMMISSION DETERMINATION

ADDRESS: 812 West Washington Street

FILE NO: HDC13-225

DISTRICT: Old West Side Historic District

APPROVED

OWNER

APPLICANT

Name: Nadine Hubbs
Address: 1201 Huron St
Dexter, MI 48103

Wayne Appleyard
5750 Prospect Hill
Grass Lake, MI 49240

DETERMINATION: to **APPROVE** the application at 812 West Washington Street, a contributing property in the Old West Side Historic District, and issue a Certificate of Appropriateness, to: construct a 12' x 18' deck on the east side of the house off the rear addition; install a new door and opening on the rear elevation of the main house block; and install a bluestone patio; 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 2, 9 and 10 and the guidelines for entrances and porches and building site, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to residential decks and patios.


- (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.

Only the above work has been approved. Do not begin work before contacting Planning and Development Services to OBTAIN ALL REQUIRED BUILDING PERMITS for all approved work. Your building permit application will be compared to the work approved under this Certificate of Appropriateness to ensure consistency. You are also responsible for scheduling inspections for building permits once the work is completed. Failure to comply with Historic District regulations may result in a fine and/or the owner being required to restore the property to its original condition. Please notify the Historic Preservation Coordinator when you commence work so your project may be monitored in a timely manner. Any deviations from the approved application (including, but not limited to, the project's size, scale, massing, setbacks, or materials) must be approved by the Historic District Commission.

This certificate of appropriateness is being mailed to the owner listed above, and a copy mailed to the applicant, if different.

By: 

Jill Thacher, City Planner/Historic Preservation Coordinator

Determination Date: January 9, 2014 Notification Date: January 24, 2014

This Certificate of Appropriateness will no longer be valid after January 9, 2017.

c: 812 West Washington Street file