

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 530 N Division Street, Application Number HDC22-039

**DISTRICT:** Old Fourth Ward Historic District

**REPORT DATE:** March 10, 2022

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

**REVIEW COMMITTEE DATE:** Monday, March 7, 2022

<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b> Doug & Jenny Selby	Same
<b>Address:</b> 711 Fountain Street Ann Arbor, MI 48103	
<b>Phone:</b> (734) 262-0825	

**BACKGROUND:** In 2019, the owner met with the HDC in a March working session to discuss the project. At an April 11, 2019 meeting the HDC determined that the structure does not contribute to the character of the Old Fourth Ward Historic District. In April, 2020 a project to increase the height of the foundation, alter the roofline and window and door openings, remove rear additions, construct a new rear addition and carports, and related work was granted a certificate of appropriateness.

**LOCATION:** The site is located on the east side of North Division, north of East Kingsley and south of High Street.

**APPLICATION:** The applicant seeks HDC approval to alter the previously approved lower front entrance by constructing a front patio with a cut stone retaining wall, slightly realign the structure to be parallel to the street, make minor window modifications, and use fiber cement board cladding on the rear wing of the building.

#### **APPLICABLE REGULATIONS:**

#### **From the Secretary of the Interior's Standards for Rehabilitation:**

- (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):**

**District or Neighborhood Setting – Alterations, Additions**

*Not Recommended:*

Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

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

**All New Construction**

Appropriate:

Designing new features so they are compatible with the historic character of the site, district, and neighborhood.

Designing new buildings to be compatible with, but discernible from, surrounding buildings that contribute to the overall character of the historic district in terms of height, form, size, scale, massing, proportions, and roof shape.

Not Appropriate:

Introducing a new feature that is visually incompatible with or that destroys the patterns of the site or the district.

**New Construction in Historic Residential Settings**

*Appropriate:*

Orienting the front of a house towards the street and clearly identifying the front door.

Designing the spacing, placement, scale, orientation, proportion, pattern and size of window and door openings in new buildings to be compatible with surrounding historic buildings.

Selecting materials and finishes that are compatible with historic materials and finishes found in surrounding buildings that contribute to their historic character.

**STAFF FINDINGS:**

1. At a working session prior to the previous application's submittal, the HDC expressed concern over the arrangement of a series of metal guardrails necessitated by stairs down to a lower level entry beneath the front porch. This application proposes to remove the guardrails and substitute a sunken front patio with a low, capped cut-stone retaining wall. The patio is two steps down from the front walk, and the remaining steps down are hidden beneath the front porch. The new patio and retaining walls require approval by the HDC, not staff.

2. The proposed modifications begin on page 21 of the application and attachments (“The 530 North Division Project Timeline” page). The height of the retaining wall is shown as “sitting height” and appears to be less than 2’ tall along the front sidewalk. Patios that are sunk below grade are not typical in Ann Arbor’s historic district, though staff can think of a few existing examples. Because this is not a contributing building, and because the grade change is minimal, staff does not believe that this proposal will have a detrimental effect on the surrounding Old Fourth Ward Historic District, including the closest neighbor to the south which shares a drive opening with this parcel. If this proposed patio/retaining wall design is not approved, the existing approval from 2020 will remain in effect.
3. A few other changes to the project are included in this application. 1) The window placement on the modern rear wing has several alterations, plus modest window changes to the front part of the structure. None of them has a significant impact on the project or appearance of the building. 2) A railing around a south side basement egress well was added as required by code. 3) On the balconies, soffits were made thicker and patio doors changed to full-lite. 4) Cladding was changed to 5 ¼” composite lap siding on the front part of the structure, and fiber cement panels on the modern addition on the rear. Staff does not believe any of these changes will have a detrimental effect on the surrounding historic resources or district.
4. As stated in the previous staff report for this project (and worth repeating): It should be noted that this is a very site-specific and design-specific project. Staff does not see it as precedent-setting because of its complex nature; that is, it should not be assumed that it could be transposed onto another site. The benefits of the project are enormous, however, and staff hopes future projects can learn from this one and incorporate the whole or parts of the Living Building Challenge. Staff recommends approval.

**POSSIBLE MOTION:** (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 issue a certificate of appropriateness for the application at 530 North Division Street, a non-contributing property in the Old Fourth Ward Historic District, to alter the previously approved lower front entrance by constructing a front patio with a cut stone retaining wall, slightly realign the structure to be parallel to the street, make minor window modifications, and composite lap cladding on the front and fiber cement board cladding on the rear wing of the building, 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 9 and 10 and the guidelines for District or Neighborhood Setting, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to All New Construction and New Construction in Historic Residential Settings.

#### **MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 530 N Division Street 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, photos.

530 N Division (July 2019 Google Streetview)



530 N Division as approved April 2020



530 N Division proposed revision to lower front entry March 2022





# 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](mailto:ithacher@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 <b>Doug &amp; Jenny Selby</b>		HISTORIC DISTRICT <b>Old Fourth Ward</b>	
PROPERTY ADDRESS <b>530 North Division Street</b>			CITY <b>ANN ARBOR</b>
ZIPCODE <b>48103</b>	DAYTIME PHONE NUMBER <b>( 734 ) 262-0825</b>	EMAIL ADDRESS <b>doug@homewithmeadowlark.com</b>	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) <b>711 Fountain Street</b>		CITY <b>Ann Arbor</b>	STATE, ZIP <b>MI, 48103</b>

### PROPERTY OWNER'S SIGNATURE

<b>SIGN HERE</b>	<b>PRINT NAME</b> <b>Doug Selby</b>	<b>DATE</b> <b>2/16/22</b>
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### APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE)			
ADDRESS OF APPLICANT			CITY
STATE	ZIPCODE	PHONE / CELL # (       )	FAX No (       )
EMAIL ADDRESS			

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

<b>SIGN HERE</b>	<b>PRINT NAME</b> X	<b>DATE</b>
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### BUILDING USE – CHECK ALL THAT APPLY

<input type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input checked="" type="checkbox"/> RENTAL	<input checked="" 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).

**See attached presentation and appendix document**

### DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

**See attached presentation and appendix document**

For Further Assistance With Required Attachments, please visit [www.a2gov.org/hdc](http://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](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:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	

# 530 NORTH DIVISION STREET

CURRENT BUILDING – FRONT NORTHWEST



# 530 NORTH DIVISION STREET

CURRENT BUILDING – FRONT NORTHWEST



# 530 NORTH DIVISION STREET

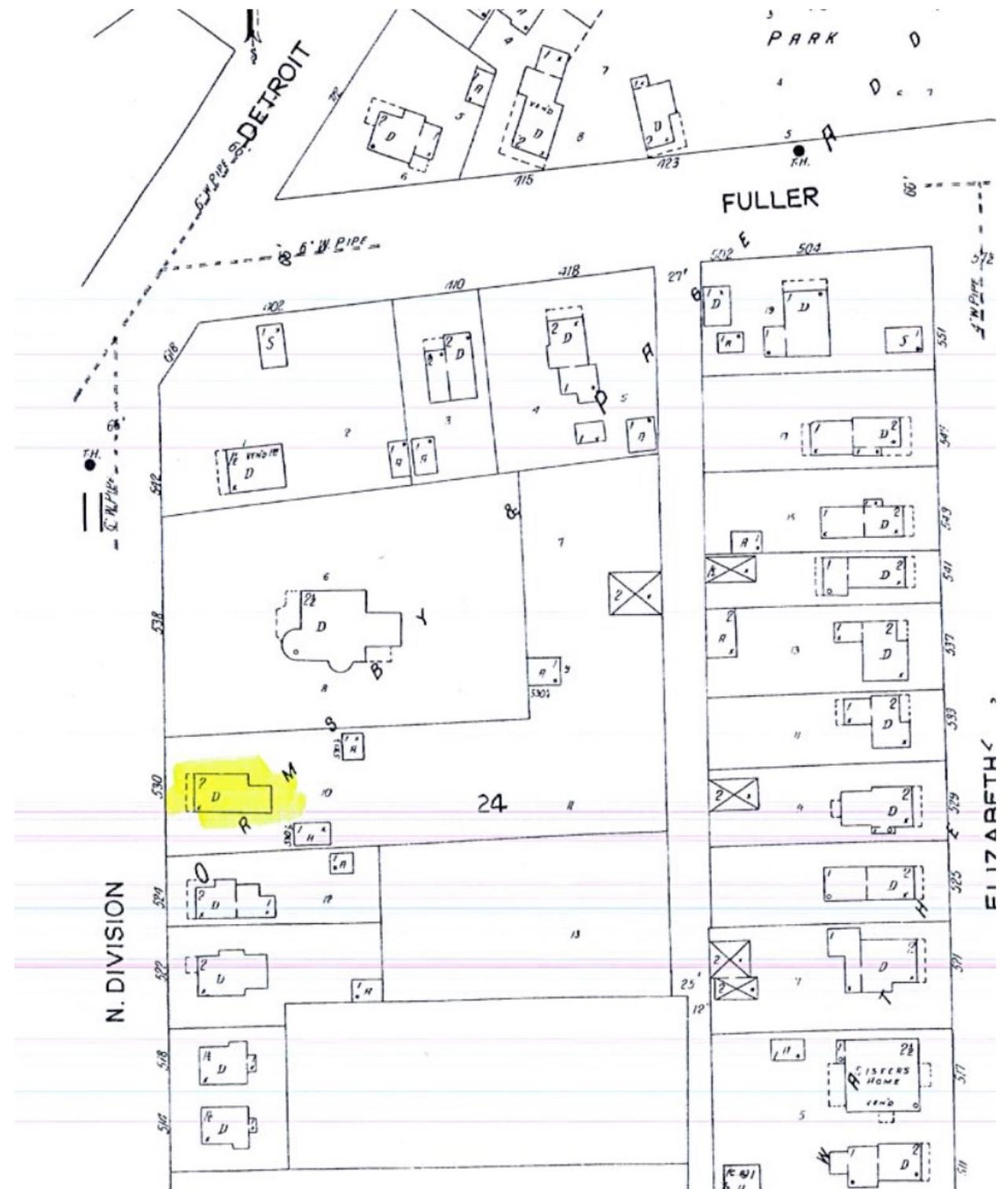
CURRENT BUILDING REAR



# HISTORY OF THE SITE AND HOUSES

## EARLY HISTORY – #42 DIVISION

- The original house on this lot was built sometime around 1866 by John Goetz (whose descendants founded Goetzcraft printing). The original address was #42 Division Street
- John was a saloon owner at the railroad depot. His son, who lived at the same address, ran another saloon at 2 Detroit Street.
- By 1878, the Goetz family had moved to another part of town and had opened a saloon and restaurant at 221 South Main Street.
- In 1978, the house was occupied by George Miller. Miller was an immigrant from Hesse, Germany and started a pump manufacturing business under the name G. Miller and Son.
- In 1898, the address was changed to 530 N. Division with a city-wide re-numbering change
- George Miller died in 1901. He had 7 children who lived in the house as late as 1910
- The house had a series of tenants from 1910-1928. The house was listed as vacant in the late 1920's.
- There are no known pictures of the original house



# HISTORY OF THE SITE AND HOUSES

## TRANSITION TO A BOARDING HOUSE, AND LATER A 4-UNIT APARTMENT

In 1928-1929, the home was conjoined with another home and a new roofline was added

There are no building permits or news articles that show the project or where the second house came from

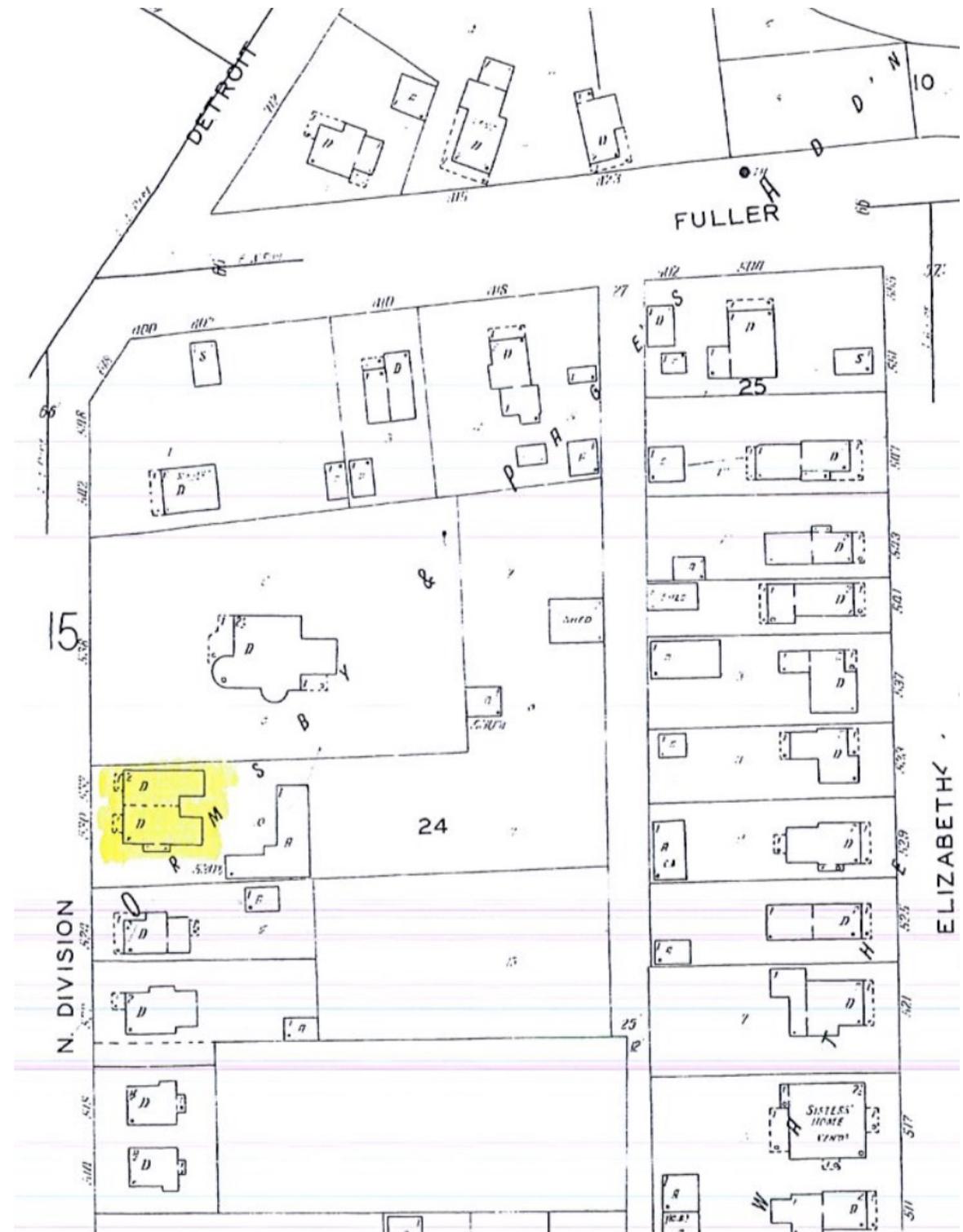
There are two distinct top plates in the attic, and both homes have lumber consistent with pre-1900's construction.

In the 1930's, the home became a boarding house - a home for widows, a common practice at the time.

The front porch and front bump-out were added after the 1940's. there is no record of when this work was performed

Subsequently the home was converted to 4 apartment units. There is no record of this work or change of use with the City.

The work done to join the houses under a common roof was sub-standard and the house is in poor structural condition.



**1931**

# HISTORY OF THE SITE AND HOUSES

## RECENT HISTORY

By the 1980's the house was in a state of decline

None of the original architectural features remain from either home – interior or exterior

Applicant and his wife purchased the home in 1999. By this time, it was in a state of severe disrepair with absentee owners

The applicant cosmetically remodeled the home over the next 18 months, knowing a larger project would be needed sometime later

20 years later, the house is in need of remodeling again, and still in poor overall structural condition.

The one constant in the house(s) and site's history is change – form, function and use patterns



# PROJECT GOALS

BETTER FIT THE CONTEXT OF THE NEIGHBORHOOD

BECOME ONE OF THE MOST SUSTAINABLE BUILDINGS IN THE WORLD

- LIVING BUILDING CHALLENGE
- PASSIVE HOUSE CERTIFIED

NET-POSITIVE ENERGY, NEGATIVE CARBON EMISSIONS, ULTRA LOW WATER USE, A NORTH STAR OF THE CITY'S 2030 GOALS

PROOF OF CONCEPT THAT RENTAL HOMES AND BUILDINGS CAN BE BUILT TO A HIGHER STANDARD WITH A LONG-TERM FINANCIAL BENEFIT

A BETTER, MORE COMFORTABLE, HIGH-PERFORMANCE BUILDING FOR THE OCCUPANTS, ACCESS TO OUTDOORS, A BETTER MORE ACTIVE STREETScape

DO THE RIGHT THING FOR THE ENVIRONMENT, THE OCCUPANTS AND THE BUILDING



RENDERINGS FROM HDC-APPROVED PROJECT IN 2020

# 530 NORTH DIVISION STREET

## PASSIVE HOUSE CERTIFICATION



PASSIVE BUILDINGS USE THE LEAST AMOUNT OF ENERGY POSSIBLE – BEFORE ADDING RENEWABLE ENERGY

PASSIVE BUILDINGS ARE CLIMATE-SPECIFIC.

BUILDING ENVELOPE AND ENERGY-CONSUMING APPLIANCES INSIDE ARE TAKEN INTO CONSIDERATION

PASSIVE BUILDINGS ARE "SUPER-INSULATED" WITH THICK WALLS, INSULATING WINDOWS AND ULTRA-AIRTIGHT CONSTRUCTION

PASSIVE BUILDINGS EXHIBIT SUPERIOR COMFORT AND INDOOR AIR QUALITY AS COMPARED TO MOST HOMES

PASSIVE BUILDINGS ARE PART OF THE ROAD TO NET-ZERO ENERGY BUILDING IN MICHIGAN

# 530 NORTH DIVISION STREET

## LIVING BUILDING CHALLENGE



**LIVING  
BUILDING  
CHALLENGE<sup>SM</sup>**

THE FIRST LIVING BUILDING CHALLENGE CERTIFIED  
STUDENT RENTAL HOUSE IN THE WORLD

IN THIS PROGRAM BUILDINGS TO MOVE FROM BEING  
MERELY "LESS BAD" TO BECOME TRULY  
REGENERATIVE

THE LIVING BUILDING CHALLENGE AIMS TO  
TRANSFORM BUILDING DESIGN AND CONSTRUCTION

AN OPPORTUNITY TO POSITIVELY IMPACT THE  
GREATER COMMUNITY AND WORLD ECOLOGY

CERTIFICATION IS BASED ON ACTUAL RESULTS, NOT  
MODELS OR DESIGNS.

THIS PROJECT IS DESIGNED TO CREATE AN EXAMPLE  
OF WHAT IS POSSIBLE AMIDST THE WORST-  
PERFORMING CLASS OF BUILDINGS IN THE CITY –  
STUDENT RENTALS.

# CONTEXT – SAME SIDE OF STREET



# CURRENT CONTEXT – IMMEDIATE NEIGHBORS



**SUBJECT PROPERTY**



**SUBJECT PROPERTY**



# CONTEXT OF STREET

THE BLOCK IS ANCHORED BY THE COLONIAL REVIVAL SCHOOL-CUM-APARTMENT BUILDING TO THE SOUTH AND THE (NEW) FLAT IRON BUILDING TO THE NORTH WITH STEEP-PITCH ROOF HOUSES IN BETWEEN





# CONTEXT – IMMEDIATE AREA

DIVISION AND DETROIT STREET AREA CHANGES IN PATTERN FROM RESIDENTIAL TO TRANSITIONAL GOING NORTH

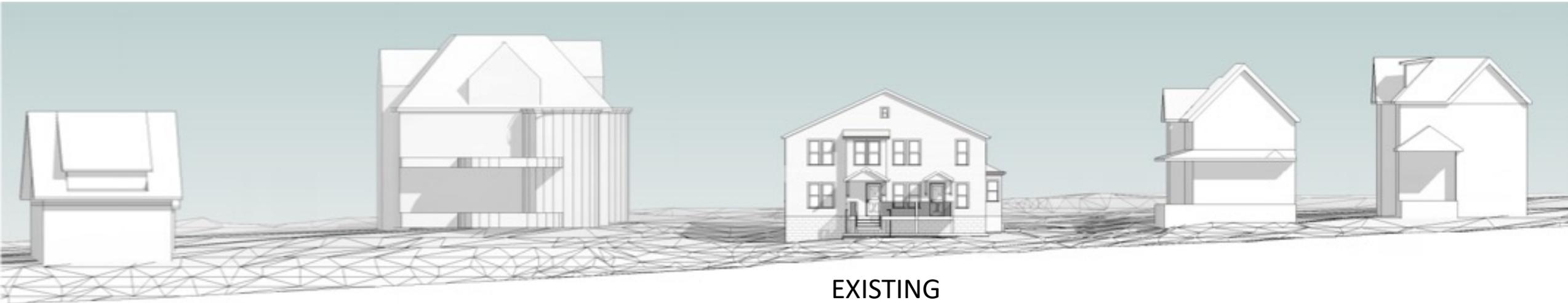
THE CORNWELL BUILDING SETBACK (ABOUT 50') AND THE FLATIRON BUILDING CONTRIBUTE TO A CHANGE IN THE STREETScape.

THE PROJECT BLENDS ROOFLINES AND STYLES THAT ARE SEEN ON THE STREETScape



# 530 NORTH DIVISION STREET

## CONTEXT OF STREETScape



# THE 530 NORTH DIVISION PROJECT TIMELINE

## A BRIEF HISTORY OF THE PROJECT FOR NEWER COMMISSIONERS

### IN LATE 2017, THE APPLICANT BEGAN THE PLANNING PROCESS WITH THE CITY

THE APPLICANT, A CONTRACTOR WHO IS FAMILIAR WITH HDC PROTOCOLS AND WORK IN HISTORIC DISTRICTS, MET WITH THE HDC COORDINATOR AS THE FIRST STEP IN A POTENTIAL PROJECT. THE BUILDING WAS SAID TO BE NON-CONTRIBUTING.

### THE APPLICANT MET WITH CITY PLANNING STAFF THROUGHOUT 2018

WITH THE ASSIGNED CITY PLANNER, SEVERAL MEETINGS OCCURRED IN 2018 WITH INDIVIDUAL PLANNING STAFF MEMBERS, INCLUDING THE HDC COORDINATOR. THE CITY WAS SUPPORTIVE OF THE PROJECT, WHICH WENT ABOVE AND BEYOND CITY DEVELOPMENT GOALS.

IN LATE 2018, A STAFF MEETING WITH SEVERAL ATTENDEES WAS SCHEDULED TO PREPARE FOR SUBMISSION FOR THE PRELIMINARY PLANNING COMMISSION. AT THIS MEETING, THE PROPERTY WAS DEEMED TO BE A CONTRIBUTING RESOURCE, ENDING THE MEETING.

THE APPLICANT WAS INVITED TO PRESENT THE PROJECT TO THE HISTORIC DISTRICT COMMISSION AS A PATH FORWARD.

### IN MARCH OF 2019, THE PROJECT WENT BEFORE THE HDC AND WAS DENIED

AT THE FIRST HDC MEETING, THE HDC COMMISSIONERS DENIED THE PROJECT WITH THE RECOMMENDATION OF THE HDC COORDINATOR, STATING THE MASSING OF THE BUILDING EXISTING IN ITS PRESENT FORM IN 1944 AND WAS THEREFORE PROTECTED. THE APPLICANT FELT THIS RULING WAS IN ERROR AND ASKED FOR A SUBSEQUENT APPEARANCE WITH THE HDC TO PRESENT HIS CASE.

### IN JULY OF 2019, THE PROPERTY WAS RE-CLASSIFIED AS NON-CONTRIBUTING

THE APPLICANT PRESENTED THE FACTS WITH RESPECT TO THIS PROPERTY AND THE SECRETARY OF THE INTERIOR GUIDELINES. SEVERAL NEIGHBORS SPOKE IN FAVOR OF THE RE-CLASSIFICATION, INCLUDING NOTABLE ARCHITECTURAL HISTORIANS.

AT THIS MEETING, THE COMMISSIONERS UNANIMOUSLY RULED THAT THE PROPERTY SHOULD BECOME NON-CONTRIBUTING.

# THE OLD FOURTH WARD HISTORIC DISTRICT

## A BRIEF HISTORY OF THE HISTORIC DISTRICT VIS-À-VIS THE SUBJECT PROPERTY

### THE OLD FOURTH WARD HISTORIC DISTRICT WAS CREATED IN 1982

IN THE ORIGINAL SURVEY, THOSE STRUCTURES CLASSIFIED AS "SIGNIFICANT RESOURCES" WERE CATALOGED, PHOTOGRAPHED AND HAD THEIR HISTORY DOCUMENTED. THOSE LISTED AS "COMPLEMENTARY RESOURCES" HAD A SINGLE CONTEXT LISTED FOR INCLUSION – THEIR EXISTANCE IN THE YEAR 1931.

### IN 2006, ALL STRUCTURES BECAME "CONTRIBUTING RESOURCES"

ALL STRUCTURE THAT WERE FORMERLY LISTED AS EITHER SIGNIFICANT OR COMPLEMENTARY, I.E. ALL HOMES BUILT BEFORE 1944, BECAME CONTRIBUTING RESOURCES.

THE STATE OF MICHIGAN'S LOCAL HISTORIC DISTRICTS ACT 169 OF 1970 REQUIRES ALL HISTORIC RESOURCES TO BE PHOTOGRAPHED, HISTORICAL CONTEXT RESEARCHED AND A STRUCTURAL ANALYSIS PERFORMED.

### 530 N. DIVISION WAS ORIGINALLY MIS-CLASSIFIED AS A CONTRIBUTING RESOURCE

THE STATE HISTORIC PRESERVATION OFFICE (SHPO) USES THE [SECRETARY OF THE INTERIOR'S STANDARDS FOR PRESERVATION PLANNING](#) AS THE FUNDAMENTAL DOCUMENT FOR DEFINING HOW HISTORY DISTRICTS AND COMMISSIONS SHOULD EVALUATE RESOURCES WITHIN HISTORIC DISTRICTS.

THIS PROPERTY AUTOMATICALLY BECAME A CONTRIBUTING STRUCTURE BASED SOLELY ON THE TIME PERIOD IT EXISTED. HAD A PROPER ANALYSIS OF THIS STRUCTURE BEEN COMPLETED ACCORDING TO THE SECRETARY OF THE INTERIOR'S GUIDELINES, HOWEVER, THIS STRUCTURE SHOULD NEVER HAVE BEEN LISTED AS CONTRIBUTING.

# WHY IS 530 N. DIVISION NOT CONTRIBUTING?

## NATIONAL AND STATE HISTORIC PRESERVATION GUIDELINES

### MASSING & CHRONOLOGICAL DATE OF EXISTANCE ARE NOT ENOUGH

BY THE SECRETARY OF THE INTERIOR'S STANDARDS FOR PRESERVATION PLANNING GUIDELINES, *NEITHER THE MASSING OF THE BUILDING OR CHRONOLOGICAL TIME OF EXISTANCE ARE ENOUGH TO CLASSIFY A RESOURCE AS HISTORIC* IF THE MAJORITY OF OTHER THEMES OR CONTEXTS HAVE BEEN LOST.

THAT IS CLEARLY THE CASE WITH 530 NORTH DIVISION, WHERE THE BUILDING(S) HAVE CHANGED SHAPE AND CONTEXT SEVERAL TIMES AND ARE NO LONGER ALL ALL IN CONTEXT WITH THE NEIGHBORHOOD.

### THE BUILDING HAS BEEN MOVED

*ANY STRUCTURE THAT HAS HAD MORE THAN 50% OF THE BUILDING MOVED IS NOT ELIGIBLE, "EXCEPT FOR IN RARE CASES", TO BE AN HISTORIC BUILDING.* HALF OF THIS BUILDING WAS MOVED AND THE ENTIRE ROOFLINE AND SHAPE OF THE BUILDING WAS ALTERED AT THAT TIME. BY DEFINITION THIS MAKES THE PROPERTY INELIGIBLE AS AN HISTORIC RESOURCE.

### THE SUBJECT PROPERTY FAILS THE "7 ASPECTS OF HISTORICAL INTEGRITY" TEST

*A PROPERTY IS REQUIRED TO MEET "MANY OR MOST" OF THE 7 ASPECTS OF HISTORIC INTEGRITY. THIS PROPERTY MEETS NONE:*

- LOCATION – More than 50% of the property has been moved onto this site and therefore specifically does not meet this requirement
- DESIGN – The design does not meet historic functions, aesthetics, visual rhythms on the street, or association with other resources in context
- SETTING – The home has been fundamentally altered in form and function several times during and since the period of significance
- MATERIALS – No original materials can be seen in or on the home or property, and therefore does not meet this aspect
- WORKMANSHIP – There are no remaining items which define the original workmanship of either original home
- FEELING – No expressions or aesthetics of this home as it was during the period of significance remain, nor does it retain neighborhood context
- ASSOCIATION – No one of note has lived in this house since it retained its current form

### PLEASE REFER TO THE CONTRIBUTING STATUS REPORT FROM 2019

THIS 17-PAGE APPENDIX TO THIS APPLICATION THOROUGHLY ASSESSES THIS PROPERTY USING THE SECRETARY OF THE INTERIOR'S STANDARDS DOCUMENT AND SHPO'S GUIDELINES, AS WELL AS THE STATE OF MICHIGAN HISTORIC PRESERVATION ACT OF 1970.

# THE 530 NORTH DIVISION PROJECT TIMELINE

## A BRIEF HISTORY OF THE PROJECT FOR NEWER COMMISSIONERS

### IN MARCH OF 2020, THE PROJECT AS DESIGNED PASSED THE HDC

THE PROJECT WAS DESIGNED TO PAY HOMAGE TO THE TWO LOST ORIGINAL HOMES AND THE STREETScape OF THE NEIGHBORHOOD, WITH MATCHING ROOFLINES AND DORMERS.

THE MODERN PORTION IN BACK WAS DESIGNED ORIGINALLY TO SHOW WHERE THE OLD FOOTPRINT MEETS THE "ADDITION" AS A DIFFERENT STYLE OF HOME, WITH A "HYPHEN" AT THE ENTRY ON THE SOUTH SIDE.

SENSITIVE TO THE NEIGHBORHOOD CONTEXT, THE DESIGN TEAM WORKED WITH THE OLD FOURTH WARD NEIGHBORS, MARC RUETER AND ASSOCIATES, AND LORD AECK SARGENT, THE PROJECT ARCHITECT, TO GET THE DETAILS RIGHT

*THE PROJECT AS DESIGNED WAS PASSED UNANIMOUSLY BY THE HDC COMMISSIONERS, EARNING PRAISE FOR THE BUILDING'S DESIGN AND INNOVATIVE FEATURES.*



CURRENT FRONT VIEW OF PROPERTY



AS DESIGNED FOR MARCH 2020 HDC APPROVAL

# THE 530 NORTH DIVISION PROJECT TIMELINE

## A BRIEF HISTORY OF THE PROJECT FOR NEWER COMMISSIONERS

IN APRIL OF 2020, THE COMMISSIONERS REQUESTED A SMALL CHANGE TO THE DESIGN

THE COMMISSIONER'S EXPRESSED EXCITEMENT FOR THE PROJECT BUT REQUESTED A VOLUNTARY CHANGE TO THE DESIGN WITHOUT NEEDING TO APPLY TO THE HDC AGAIN:

- *THE LOWER-LEVEL FRONT RAILING BE REMOVED. REQUIRED BY CODE, WAS PROMINENT ON THE FRONT OF THE BUILDING*
- *THE STAIRS EXTEND NO FURTHER SOUTH THAN THE BUILDING ENVELOPE*

THE DESIGNER AND LANDSCAPE ARCHITECT (INSITE DESIGN) REDESIGNED THE ENTRY TO MEET THE REQUEST.

- *MOVED THE STAIRS TO BE SOMEWHAT HIDDEN, CREATING A LANDING 2 STEPS DOWN FROM THE SIDEWALK TO THE PORCH*
  - *ENTIRELY REMOVED THE HANDRAIL BY RELOCATING THE STEPS TO THE GARDEN APARTMENT*
- *CREATING A CUT STONE RETAINING WALL IN CONTEXT WITH ST. ANDREWS CHURCH, SIMILAR TO THE FLATIRON TERRAIN ACROSS THE STREET*

THESE CHANGES WERE SENT BACK TO THE HDC COORDINATOR FOR APPROVAL IN LATE APRIL OF 2020.

SINCE THEN, THIS AND OTHER MINOR CHANGES NECESSITATE A NEW HDC APPLICATION.



AS DESIGNED FOR MARCH 2020 HDC APPROVAL



REDESIGN APRIL 2020 TO REMOVE FRONT RAILING AND STEPS

# NEIGHBORHOOD CONTEXT FOR FRONT AREA REDESIGN

## ST. ANDREWS CHURCH 2 BLOCKS SOUTH WAS OUR INSPIRATION

### A NATURAL BUFFER BETWEEN PUBLIC AND PRIVATE COMMON SPACE

THE DESIGN TEAM TOOK INSPIRATION FROM ST. ANDREWS CHURCH 2 BLOCKS SOUTH ON DIVISION STREET, USING A CUT STONE WALL IN FRONT TO PROVIDE A BUFFER BETWEEN THE SIDEWALK AND THE SLIGHT GRADE CHANGES. THIS ALSO DELINEATES PUBLIC VS PRIVATE SPACE IN A PLEASING AND ARCHITECTURALLY-CONTEXTUAL MANNER.

THIS PHOTO BELOW SHOWS A GOOD EXAMPLE OF A TWO-LEVEL ENTRY USING THE NATURAL TERRAIN OF THE AREA AND A STONE WALL AS A BUFFER. THE MATERIALS ARE ANTIQUE CUT STONE, THE SAME MATERIALS WE PROPOSE USING.

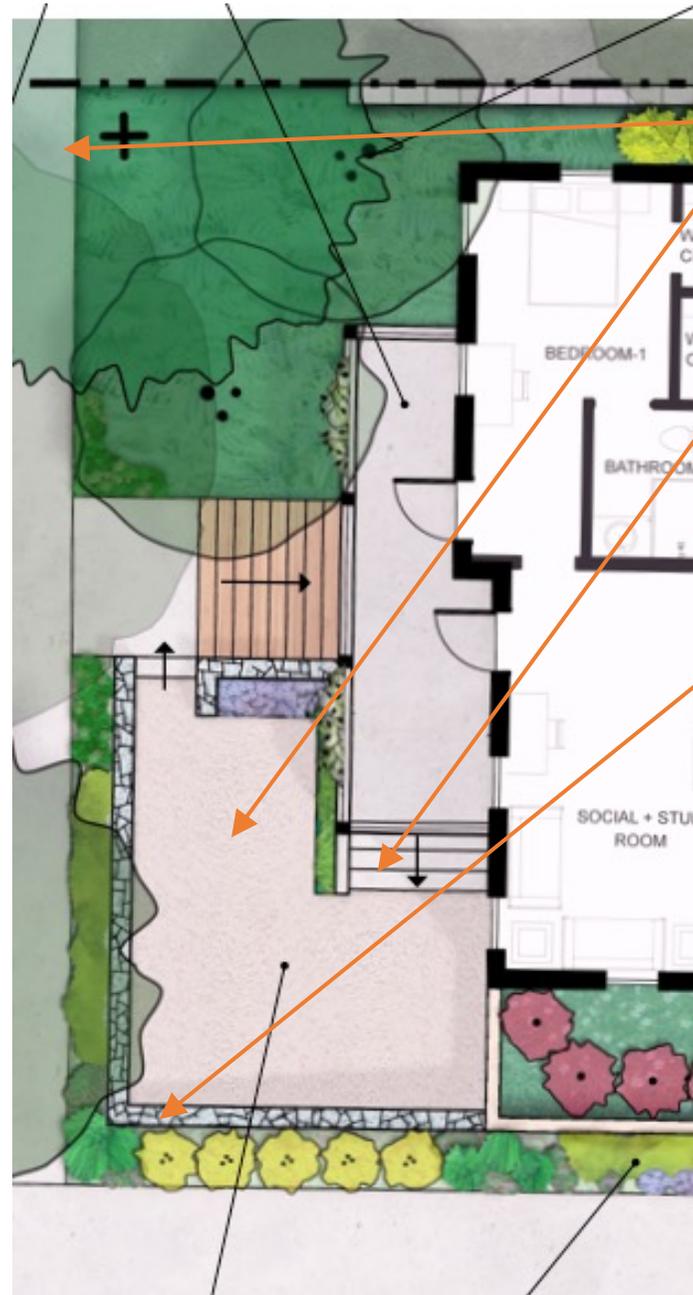


# THE 530 NORTH DIVISION PROJECT

## VOLUNTARY DESIGN CHANGES TO COMPLY WITH HDC REQUEST



ORIGINAL DESIGN – STAIRS REQUESTED TO MOVE TOWARD HOUSE AND REMOVE HANDRAIL



REDESIGNED LOWER ENTRY BASED ON HDC REQUEST

GRADE FALLS ACROSS PROPERTY FRONTAGE, ELEVATION OF FRONT PATIO AREA IS THE SAME AS THE NORTH PROPERTY SIDEWALK

STAIRS MOVE UNDER PORCH AND BEHIND PLANTINGS & PORCH LATTICE

CUT STONE WALL SIMILAR TO WALL AT ST. ANDREW'S PROPERTY 2 BLOCKS SOUTH ON DIVISION STREET. WALL IS AT SITTING HEIGHT, SIMILAR TO ST. ANDREWS. A LANDSCAPED GREEN BUFFER IS DESIGNED ALL AROUND THE STONE WALL



# GRADES IN FRONT OF 530 N. DIVISION

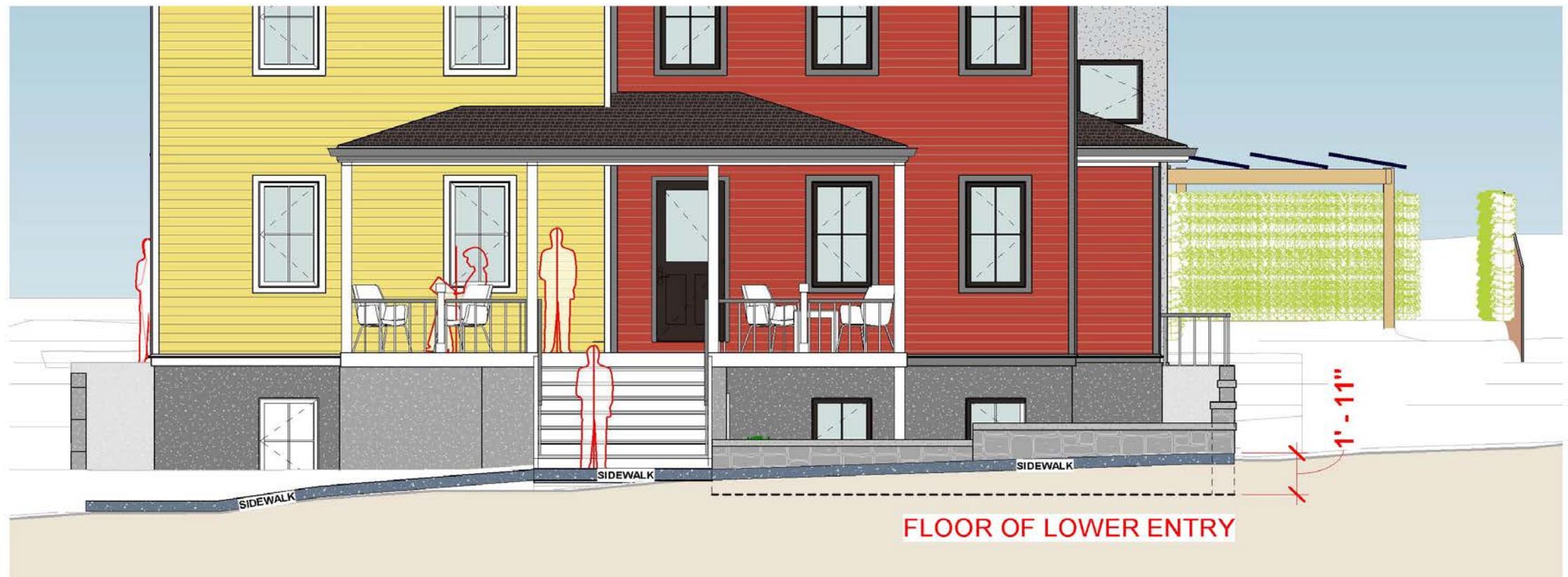
## A SMALL CHANGE IN GRADE CREATES A BIG IMPROVEMENT

REMOVING THE RAILING AND PROTRUDING STAIRS CANNOT HAPPEN WITHOUT DROPPING THE GRADE IN FRONT SLIGHTLY. WE THEREFORE LOOKED TO MINIMIZE GRADE DIFFERENCES AND WORK WITH THE NATURAL HILL IN THE AREA.

AS SEEN IN THIS RENDERING, THE GRADE OF THE FRONT IS LESS THAN TWO FEET BELOW THE MAXIMUM HEIGHT OF THE SIDEWALK, WHICH FALLS AS ONE DESCENDS THE HILL.

THE HEIGHT DIFFERENCE IS MINIMAL, WHILE DELINEATING THE PUBLIC FROM THE PRIVATE. THE AREA IN FRONT TO THE SOUTH IS HIGHER THAN THE SIDEWALK ON THE NORHT SIDE OF THE PROPERTY.

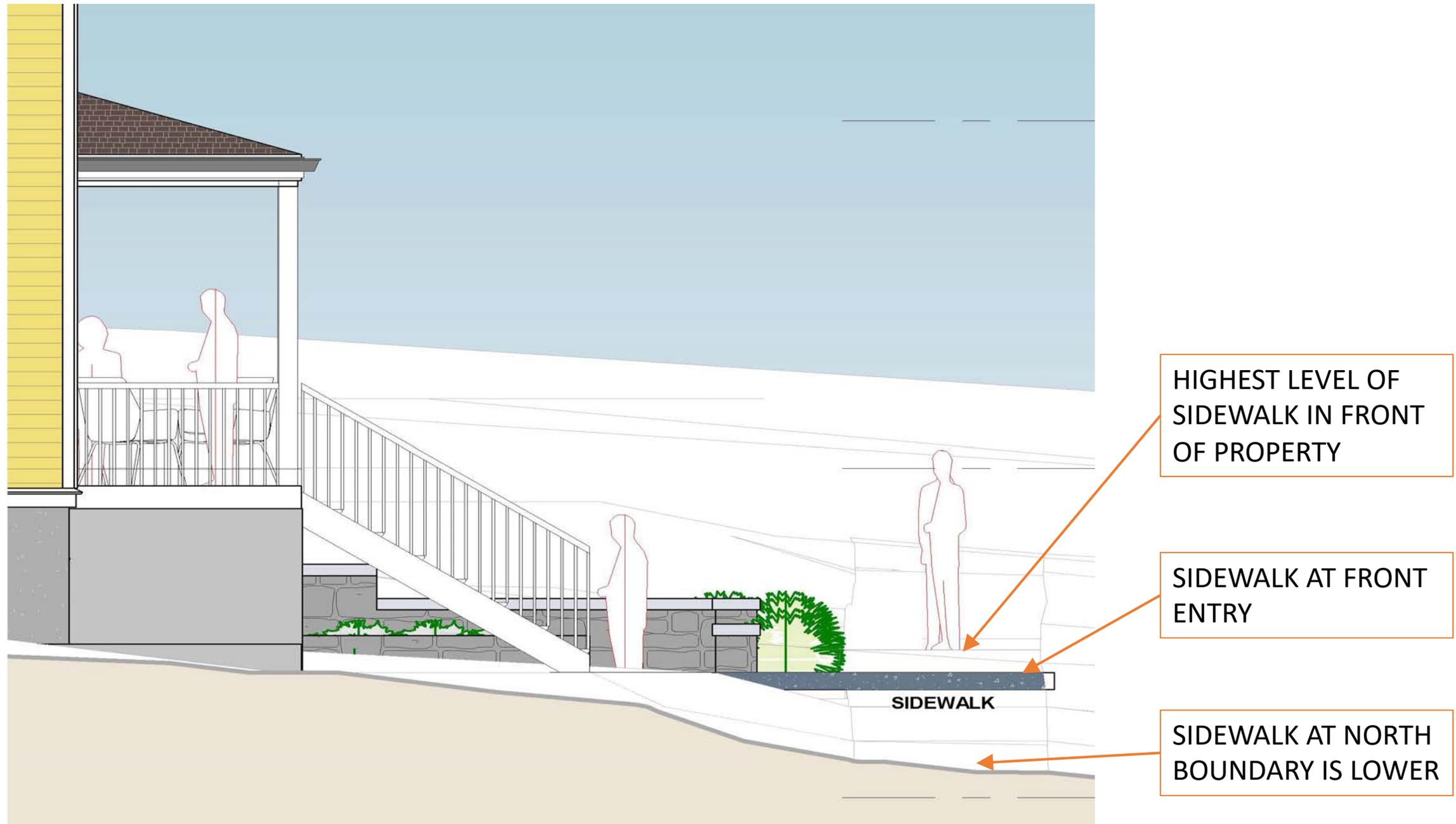
THIS CHANGE ALSO VASTLY IMPROVES THE ABILITY OF THE LOWER-LEVEL TENANTS TO ENJOY THE OUTDOORS AND ACTIVATES THE STREETScape, GOALS OF BOTH THE CITY AND OF THE LIVING BUILDING CHALLENGE.



# GRADES IN FRONT OF 530 N. DIVISION

## ANOTHER VIEW – NEARLY AT SIDEWALK GRADE

THE GRADE DIFFERENCE BETWEEN THE SIDEWALK AT ITS HIGHEST POINT AND THE FRONT SOUTH ENTRY AREA ARE LESS THAN 2'. WITH THE STONE WALL SEPARATING THE TWO SPACES, THE SPACE BETWEEN PUBLIC AND PRIVATE BECOMES CONTEXTUALIZED, IN ACCORDANCE WITH NORMAL PATTERNS SEEN THROUGHOUT THE NEIGHBORHOOD, INCLUDING THE LOCAL AREA.



# NEIGHBORHOOD CONTEXT

## FRONT/SIDE LOWER ENTRIES IN THE OLD FOURTH WARD

ALTHOUGH THE OLD FOURTH WARD IS MOSTLY FLAT, WHERE THERE ARE TERRAIN DIFFERENCES, THERE ARE MANY EXAMPLES OF FRONT AND SIDE LOWER ENTRIES. BELOW ARE SOME EXAMPLES, MANY IN THE IMMEDIATE AREA.



# NEIGHBORHOOD CONTEXT

## NON-CONTRIBUTING NEW DEVELOPMENTS IN THE AREA

NON-CONTRIBUTING PROPERTIES IN THE AREA HAVE A VARIETY OF FORMS, PATTERNS AND CONSTRUCTION METHODS THAT WOULD NOT HAVE BEEN SEEN IN THE PERIOD OF SIGNIFICANCE.

THE FLATIRON BUILDING DIRECTLY ACROSS THE STREET FROM THE SUBJECT PROPERTY, HAS A CONCRETE RETAINING WALL AT THE SIDEWALK AND STAIRS DOWN TO A LOWER-LEVEL DOOR AT THE SIDEWALK.

WHILE HAVING A DIFFERENT CHARACTER THAN CONTRIBUTING STRUCTURES IN THE OLD FOURTH WARD, THIS PROJECT WAS DEEMED TO BE IN CONTEXT BY THE HDC AND FITS THE NEIGHBORHOOD.

530 NORTH DIVISION IS DESIGNED TO FIT THE CONTEXT AND ENHANCE THE PATTERNS OF THE NEIGHBORHOOD.



# 530 NORTH DIVISION STREET – OTHER CHANGES

## MINOR CHANGES, BUT MOST REMAINS THE SAME



PROJECT AS PASSED BY HDC IN 2020

A RAILING WAS ADDED TO THE SOUTH SIDE EGRESS WELL TO ACCOMMODATE A CODE REQUIREMENT.

RAILINGS FOR WINDOW WELLS ARE COMMON IN THE OLD FOURTH WARD, INCLUDING ON THIS BLOCK.

THE PARAPET ROOF WAS REMOVED TO COMPLY WITH FIRE CODES. IRONICALLY, THIS MAKES THE PROJECT MORE CLOSELY RESEMBLE THE APPROVED PROJECT RENDERINGS.



PROJECT WITH WINDOW AND RAILING CHANGES

THE BALCONY SOFFITS WERE THICKENED TO CREATE CONSISTENCY BETWEEN LEVELS

WINDOWS WERE CHANGED TO COMPLY WITH INTERIOR FLOOR PLAN CHANGES NECESSITATED BY THE CHANGE TO THE FRONT AS REQUESTED.

THE SOUTH SIDE BUMPOUT WAS INCREASED IN SIZE TO COMPLY WITH MODULE SIZES REQUIRED FOR CONSTRUCTION.

# 530 NORTH DIVISION STREET – OTHER CHANGES

## MINOR CHANGES, BUT MOST REMAINS THE SAME



PROJECT AS PASSED BY HDC IN 2020

THE NORTH SIDE OF THE "OLD" HOUSE WAS EXTENDED TO COMPLETE A MODULE ON THAT SIDE – REQUIRED FOR THE STRUCTURE TO BE BUILT.

DIVISION STREET IS A ONE-WAY STREET GOING NORTH, THE OPPOSITE DIRECTION THAT THIS FAÇADE FACES. EXCEPT FOR THOSE COMING UP THE HILL FROM THE BROADWAY BRIDGE ON FOOT OR BICYCLE, THIS FAÇADE IS NOT PROMINENT.



PROJECT WITH WINDOW AND MODULE CHANGES

THE HOUSE IS MOVED OFF THE NORTH LOT LINE AND SQUARED UP TO THE STREET – THE ORIGINAL HOUSE IS SKEWED AT AN ANGLE TO THE STREET AND NEARLY TOUCHES THE NORTH PROPERTY LINE AT THE NORTHWESTERN CORNER

# 530 NORTH DIVISION STREET – OTHER CHANGES

## MINOR CHANGES, BUT MOST REMAINS THE SAME

THE CHANGES TO THE FRONT ENTRY AREA ARE SHOWN IN PREVIOUS SLIDES.

THE WINDOW AND DOOR CHANGES TO THE NORTH (YELLOW) UNIT WERE NECESSARY FOR DESIGN CHANGES TO THE INTERIOR LAYOUT FOR INTERIOR BEDROOMS. WE ALSO FELT DIFFERENTIATING THE 2 DISTINCT MASSINGS HELPED PROVIDE BETTER TEXTURE AND AVOID MONOTONY BETWEEN HOMES.

THE ROOFLINE WENT FROM 10-IN-12 TO 12-IN-12 TO BE IN BETTER CONTEXT WITH THE HOMES ON THIS SIDE OF THE STREET. SEE LATER SLIDE COMPARING ROOFLINES.



PROJECT AS PASSED BY HDC IN 2020



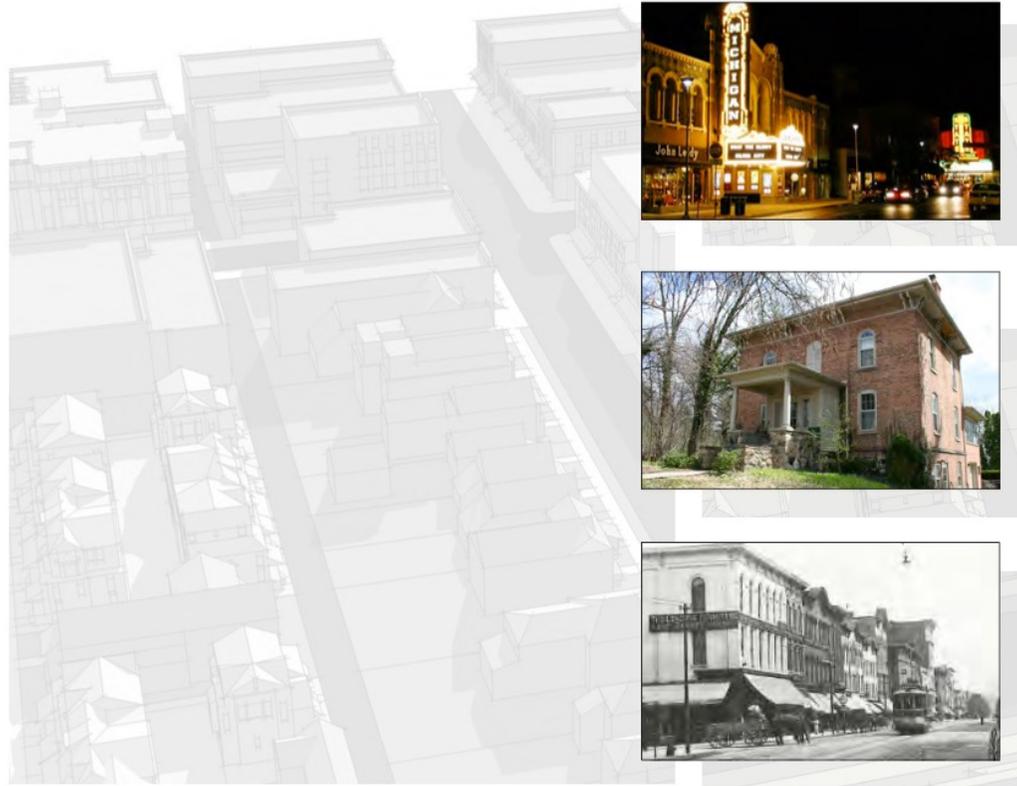
PROJECT WITH WINDOW AND FRONT ENTRY CHANGES

# HDC PRINCIPLES FOR NEW CONSTRUCTION

## ANN ARBOR HDC HISTORIC DISTRICT DESIGN GUIDELINES

ANN ARBOR HISTORIC DISTRICT COMMISSION

### HISTORIC DISTRICT DESIGN GUIDELINES



#### APPROPRIATE:

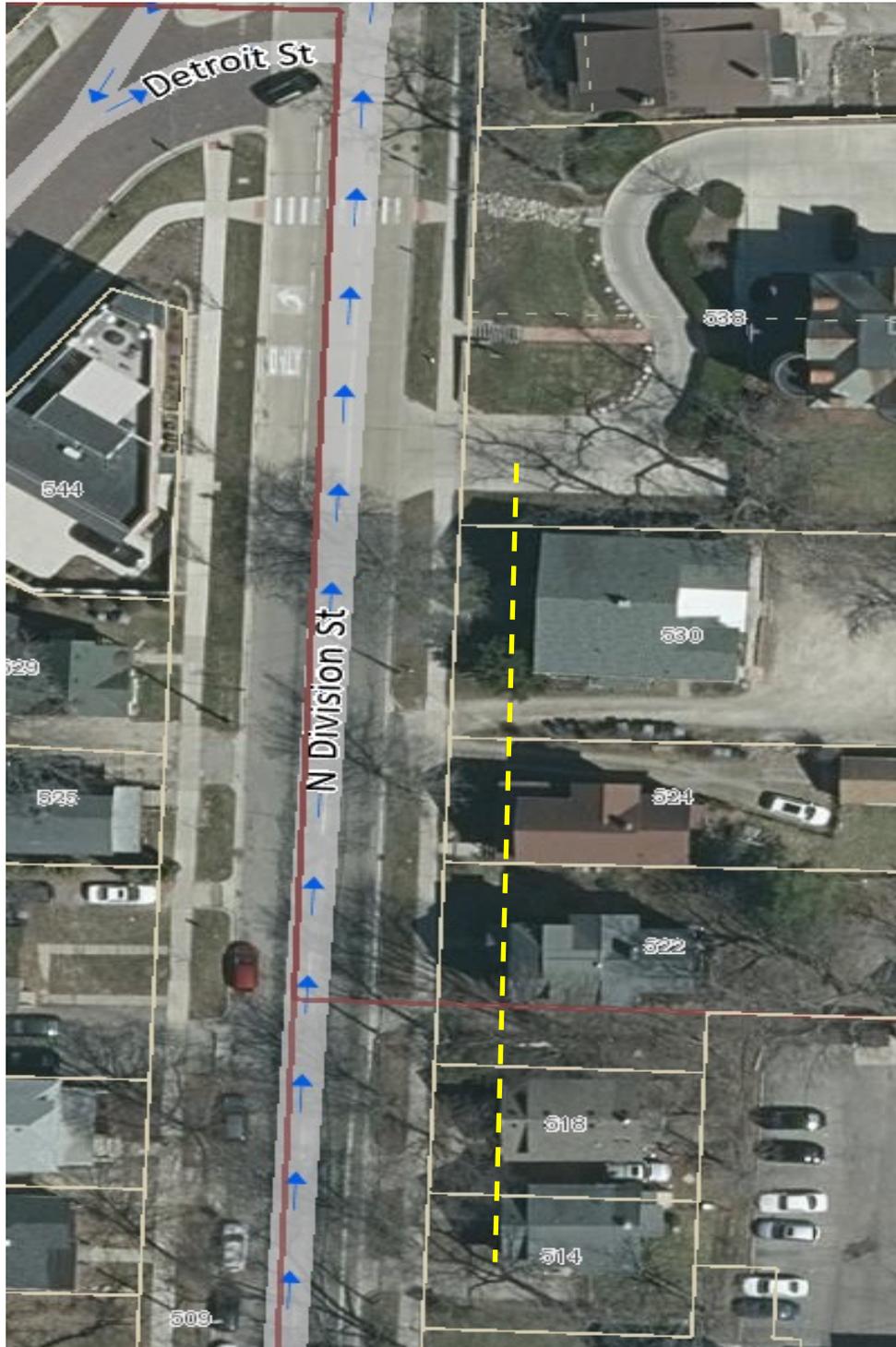
- MAINTAIN THE EXISTING SPACING FOR FRONT AND SIDE YARD SETBACKS ALONG THE BLOCK AS SEEN FROM THE STREET
- ORIENTING THE FRONT OF THE HOUSE TOWARDS THE STREET AND CLEARLY IDENTIFYING THE FRONT DOOR
- DESIGNING A NEW FRONT FAÇADE THAT IS SIMILAR IN SCALE AND PROPORTION TO TO SURROUNDING CONTRIBUTING BUILDINGS
- DESIGN THE SPACING, PLACEMENT, SCALE, ORIENTATION PROPORTION, PATTERN AND SIZE OF WINDOW AND DOOR OPENING TO BE COMPATIBLE WITH SURROUNDING HISTORIC BUILDINGS
- SELECTING MATERIALS AND FINISHES THAT ARE COMPATIBLE WITH HISTORIC MATERIALS AND FINISHES FOUND IN SURROUNDING CONTRIBUTING BUILDINGS
- PLACING UTILITY CONNECTIONS AT THE REAR OR OTHER LOCATIONS THAT MINIMIZE VISIBILITY FROM THE STREET



ADOPTED: DECEMBER 13, 2012

# HDC PRINCIPLES FOR NEW CONSTRUCTION

## ANN ARBOR HDC HISTORIC DISTRICT DESIGN GUIDELINES



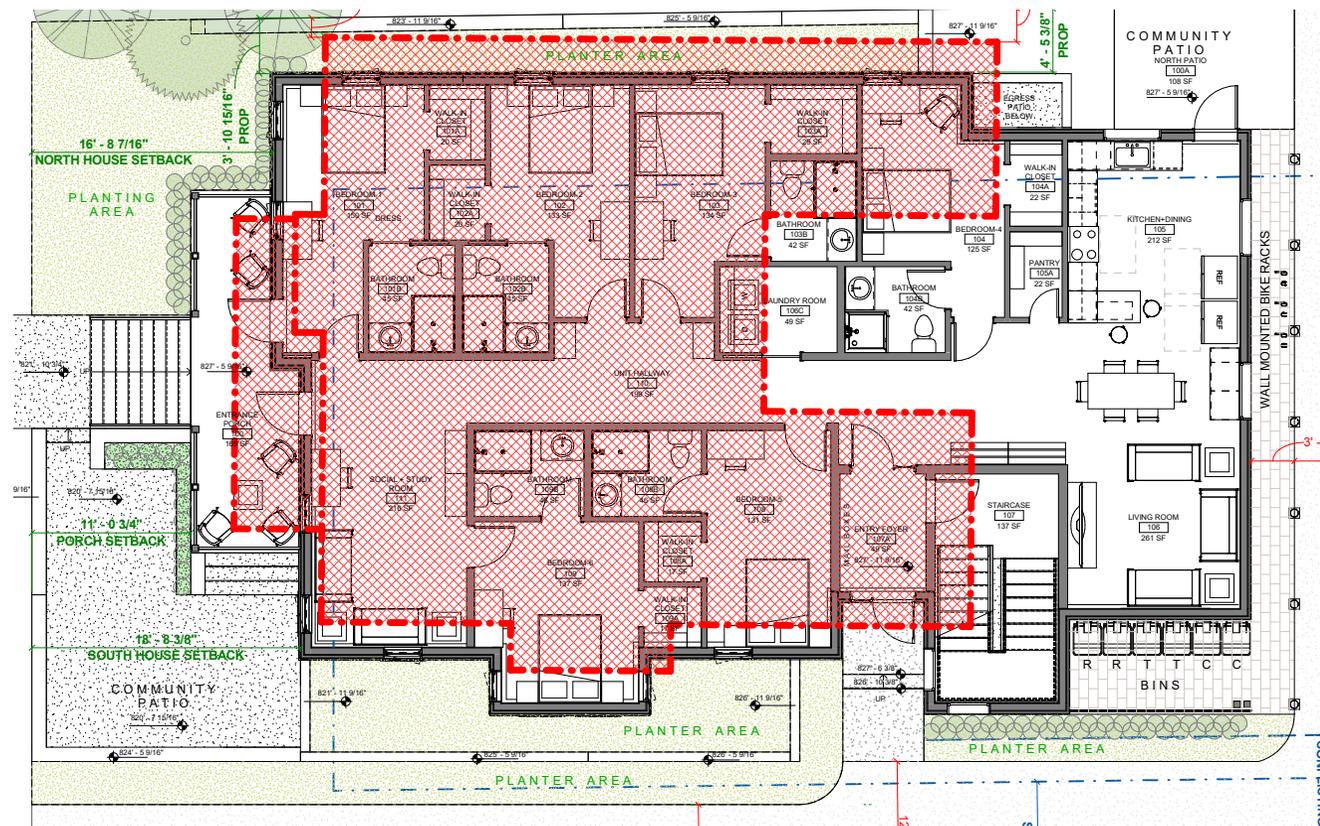
### APPROPRIATE:

MAINTAIN THE EXISTING SPACING FOR FRONT AND SIDE YARD SETBACKS ALONG THE BLOCK AS SEEN FROM THE STREET –

THE CURRENT HOUSE IS ANGLED ON THE LOT AND THE SETBACK IS NOT IN ALIGNMENT WITH THE HOUSES TO THE SOUTH

THE YELLOW LINE SHOWS ALIGNMENT OF THE HOUSES TO THE SOUTH

THIS DESIGN IMPROVES THE SETBACK AND ORIENTATION TO MATCH THE HOUSES TO THE SOUTH. THE CURRENT HOUSE FOOTPRINT IS SHOWN IN RED BELOW



# HDC PRINCIPLES FOR NEW CONSTRUCTION

## ANN ARBOR HDC HISTORIC DISTRICT DESIGN GUIDELINES



### APPROPRIATE:

ORIENTING THE FRONT OF THE HOUSE TOWARDS THE STREET AND CLEARLY IDENTIFYING THE FRONT DOOR

THE ENTRY CLEARLY IDENTIFIES THE FRONT OF THE HOUSE AND THE FRONT DOOR.

THE PORCH IS SIMILAR IN SCALE AND PROPORTION TO SURROUNDING CONTRIBUTING BUILDINGS, WHICH RANGE FROM WRAP-AROUND PORCHES TO ACROSS-THE-FRONT PORCHES TO STOOPS.

ALSO SEE PREVIOUS PHOTOS OF HOUSES ON THIS BLOCK OF DIVISION STREET.



NOTE THE FRONT PARKING LOTS AND LACK OF FRONT LANDSCAPING OF NEIGHBORING HOUSES

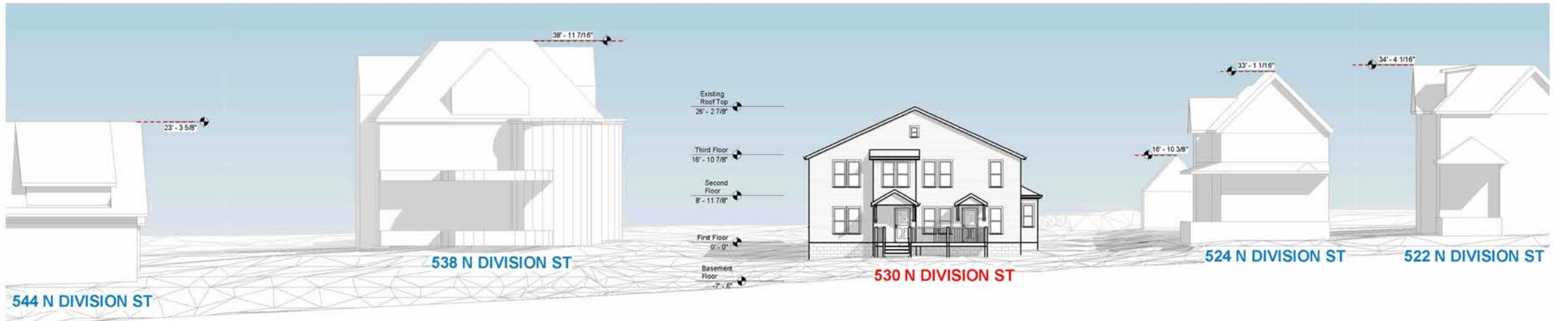
# HDC PRINCIPLES FOR NEW CONSTRUCTION

## ANN ARBOR HDC HISTORIC DISTRICT DESIGN GUIDELINES

### APPROPRIATE:

DESIGNING A NEW FRONT FAÇADE THAT IS SIMILAR IN SCALE AND PROPORTION TO TO SURROUNDING CONTRIBUTING BUILDINGS

THE BUILDING AS DESIGNED IS IN SCALE WITH THE NEARBY HOMES ON THE BLOCK, BOTH IN HEIGHT AND ROOFLINES AND DORMER PROPORTIONS.



# HDC PRINCIPLES FOR NEW CONSTRUCTION

## ANN ARBOR HDC HISTORIC DISTRICT DESIGN GUIDELINES



### APPROPRIATE:

DESIGN THE SPACING, PLACEMENT, SCALE, ORIENTATION PROPORTION, PATTERN AND SIZE OF WINDOW AND DOOR OPENING TO BE COMPATIBLE WITH SURROUNDING HISTORIC BUILDINGS

SELECTING MATERIALS AND FINISHES THAT ARE COMPATIBLE WITH HISTORIC MATERIALS AND FINISHES FOUND IN SURROUNDING CONTRIBUTING BUILDINGS

THE WINDOWS IN THE FRONT HOUSES - DESIGNED TO BE IN CONTEXT WITH THE STREETScape - ARE TALLER AND MORE VERTICAL IN NATURE

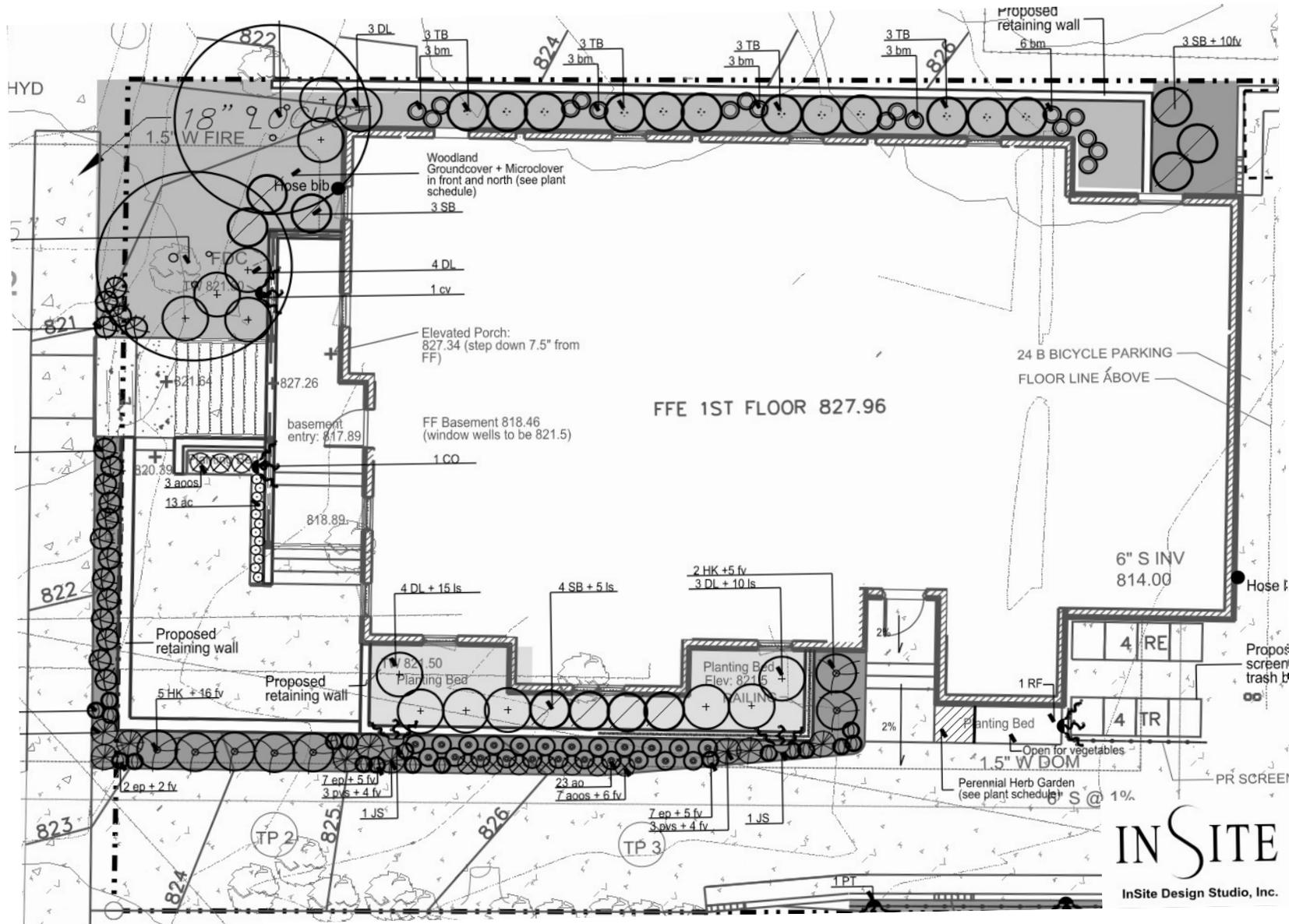
AS WITH MOST HISTORIC HOUSES, THE WINDOWS DO NOT TAKE UP A HIGH PERCENTAGE OF THE EXTERIOR WALL AREA. THE WINDOWS HAVE MUNTINS TO LOOK MORE TRADITIONAL

EXTERIOR TRIM BOARDS AND CLAPBOARDS WILL BE A REVEAL AND CHARACTER THAT MATCHES THE HOUSES IN THE NEIGHBORHOOD

THE "ADDITION" IN BACK IS SEPARATED BY A HYPHEN AND PURPOSELY MEANT TO LOOK LIKE A NEWER PART OF THE BUILDING TO DELINEATE THE SIZE OF THE MORE TRADITIONAL PART OF THE STRUCTURE TO BE IN CONTEXT WITH THE HOMES IN THE NEIGHBORHOOD

# 530 NORTH DIVISION STREET

## LANDSCAPING PLAN



**NOT APPROPRIATE:**

**PAVING A HIGH PERCENTAGE OF A FRONT YARD OR OTHERWISE DISRUPTING THE LANDSCAPE PATTERNS WITHIN FRONT YARDS**

WHILE THE FRONT AREA TO THE SOUTH WILL BE PAVED, THERE IS A GREEN BUFFER ALL THE WAY AROUND THAT AREA

EXTENSIVE LANDSCAPING WILL BE INSTALLED ON ALL SIDES

THE CONTEXT OF THE NEIGHBORHOOD DIRECTLY ACROSS THE STREET SHOWS PARKING LOTS IN FRONT

THE FLATIRON SITE IS COMPLETELY PAVED.

WE BELIEVE THAT THIS THOUGHTFUL LANDSCAPING OF NATIVE PLANTS, PROVIDING FOOD FOR POLLINATORS AND MIGRATORY BIRD SPECIES AS WELL AS HUMAN ENJOYMENT ON A SMALL URBAN LOT IS A BEAUTIFUL ADDITION TO THE BLOCK AND AT LEAST WITHIN (OR BETTER) THAN THE LOCAL CONTEXT.



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InSite Design Studio, Inc.

# 530 NORTH DIVISION STREET

WHICH IS MORE APPROPRIATE GOING FORWARD?



**CARBON-INTENSIVE ENERGY HOG**

**NEGATIVE CONTEXT IN THE NEIGHBORHOOD - A VINYL-CLAD "BROKEN TOOTH" ON THE BLOCK**

**AWKWARD LIVING SPACES INSIDE**

**POOR STRUCTURAL CONDITION**

**A DRAIN ON CITY INFRASTRUCTURE**

**JUST ANOTHER SUBSTANDARD STUDENT RENTAL**

**NO ECONOMIC MODEL THAT WORKS FOR EXTERIOR RENOVATIONS**

**NET-POSITIVE, ALL-ELECTRIC SOLAR-POWERED HOME**

**ULTRA-LOW WATER USE**

**DESIGNED TO FIT NEIGHBORHOOD CONTEXT**

**BEAUTIFIES THE STREETScape ON DIVISION**

**WELL-BUILT FOR MANY LIFETIMES OF USE**

**PROVIDES BETTER LIVING SPACES FOR TENANTS**

**PROVIDES A POSITIVE EXAMPLE FOR STUDENT HOUSING AND THE CITY'S 2030 GOALS**

**CITY INFRASTRUCTURE IS REPLACED AT NO COST TO TAXPAYERS**

**CITY TAXES AT 5X CURRENT AMOUNT**