

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 543 Detroit Street, Application Number HDC24-0107

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: September 12, 2024

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: August 5, 2024

OWNER

Name: Kloe Ferriman
Address: 543 Detroit Street
 Ann Arbor, MI
Phone: 734-657-8901

APPLICANT

Wixom, MI
 734-276-3260

BACKGROUND: The circa 1850s Thorpe-Frank House is one of Ann Arbor's oldest. This Greek Revival was part of John Allen's and Elisha Rumsey's original plat of Ann Arbor in 1824. The 1853 plat map of the city shows the house on this lot, though its exact date of construction is unknown. It is an upright-and-wing style of Greek Revival, with a 1 ¾ story main block that could have been built as early as the 1830s. The one-story wing was added sometime between 1870 and 1888, per Sanborn Fire Insurance Maps.

In December, 2022 the HDC approved part of an application, to add a shed dormer and rear slider. In March, 2023 the HDC approved an application to construct a lower level addition, a bump out off the rear elevation, a window on the rear elevation, and a vent on the north side elevation. In June, 2024 the HDC approved an application to remove wood siding and trim, reinsulate and install sheathing, and reinstall all salvageable wood plus new matching as necessary.

APPLICATION: The applicant seeks HDC approval for a trash enclosure, fence, retaining wall and stairs, gravel and paver paths, and gravel and paver patios.

APPLICABLE REGULATIONS

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

- (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.

From the Secretary of the Interior’s Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):

Building Site – Design of Missing Features

Not Recommended: Introducing a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.

District or Neighborhood Setting – Identify, Retain, Protect

Recommended: Identifying, retaining, and preserving building and landscape features which are important in defining the historic character of the setting.

Retaining the historic relationship between buildings and landscape features of the setting.

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

Residential 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.

STAFF FINDINGS:

1. This application proposes extensive landscape work that includes retaining walls, stairs, patios, and paths. The yard drops off sharply behind the house, which means the proposed work in the backyard is mostly invisible from the street right-of-way.
2. The proposal includes a 6’ wood alternating-board fence surrounding the back yard. The design is appropriate as long as the height does not exceed 6’. This is included as a condition in the suggested motion. The fence has a gate on each side of the house. A shallow wood trash enclosure is located at the end of the driveway, behind the fence. The design is simple and appropriate.
3. Several of the walkways are large rectangles of exposed aggregate concrete. The stairs down from the driveway and back deck are also exposed aggregate slabs, as is a patio accessed from the basement walkout. A 36” – 48” tall retaining wall flanks the stairs and wraps around a tree. The driveway, a patio near the retaining walls, and a new path leading to the back corner of the yard are gravel with black metal edging.
4. The work visible from the street includes two new exposed aggregate rectangular slabs leading to the front porch and a new gravel path on the northeast side of the house.

5. Staff believes the work is compatible with the historic character of the site and does not compromise any character-defining features of the house or yard. The design is a more modern style but compatible with the house and neighborhood. It is compatible in size, scale, design, texture, material and relationship to the rest of the site and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation* and the *Ann Arbor Historic District Design Guidelines*.

POSSIBLE MOTIONS: (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 approve the application at 543 Detroit Street, a contributing property in the Old Fourth Ward Historic District, to add a trash enclosure, wood fence, retaining wall and stairs, gravel and paver paths, and gravel and paver patios, on the condition that the wood fence does not exceed 6' in height. The work as conditioned 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 building site and district or neighborhood setting and the *Ann Arbor Historic District Design Guidelines* for residential landscape features.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 543 Detroit 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

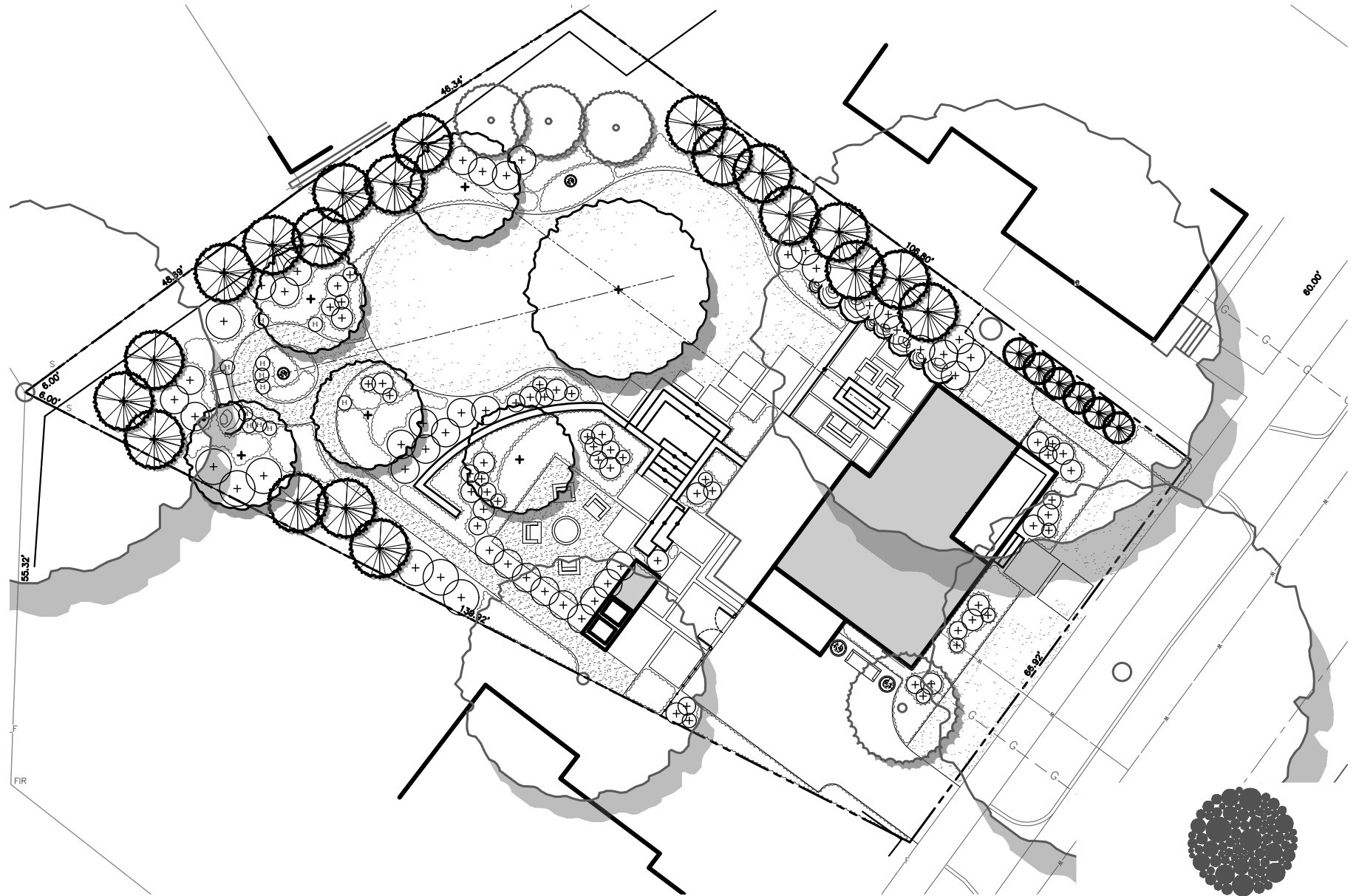
ATTACHMENTS: application, drawings

543 Detroit Street (2004 File Photo, taken shortly after aluminum siding was removed)

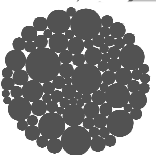


CAMPEAU RESIDENCE

Master Plan

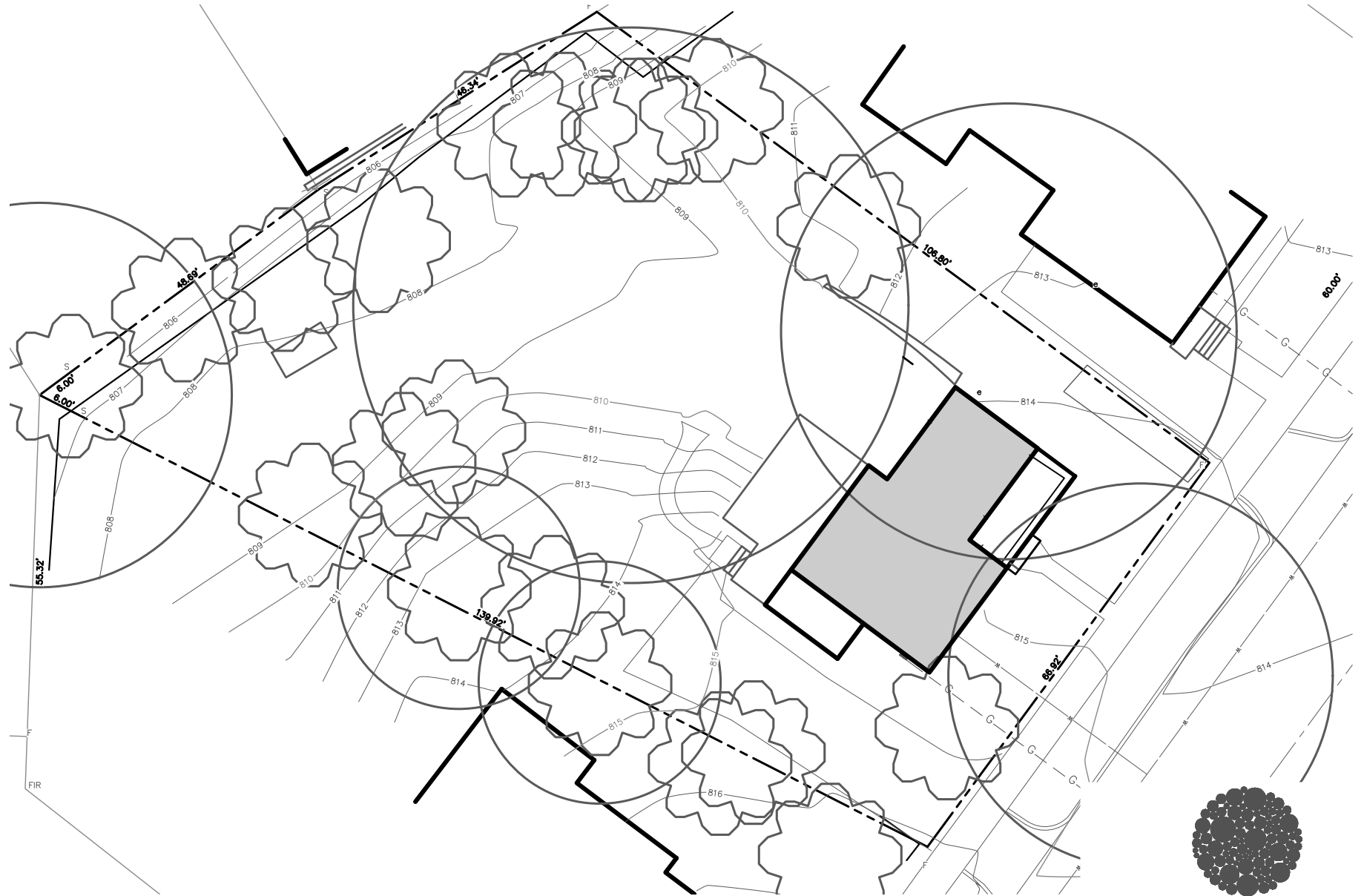


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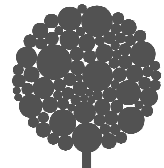

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Existing Conditions Plan



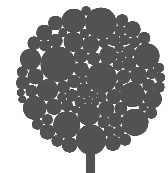
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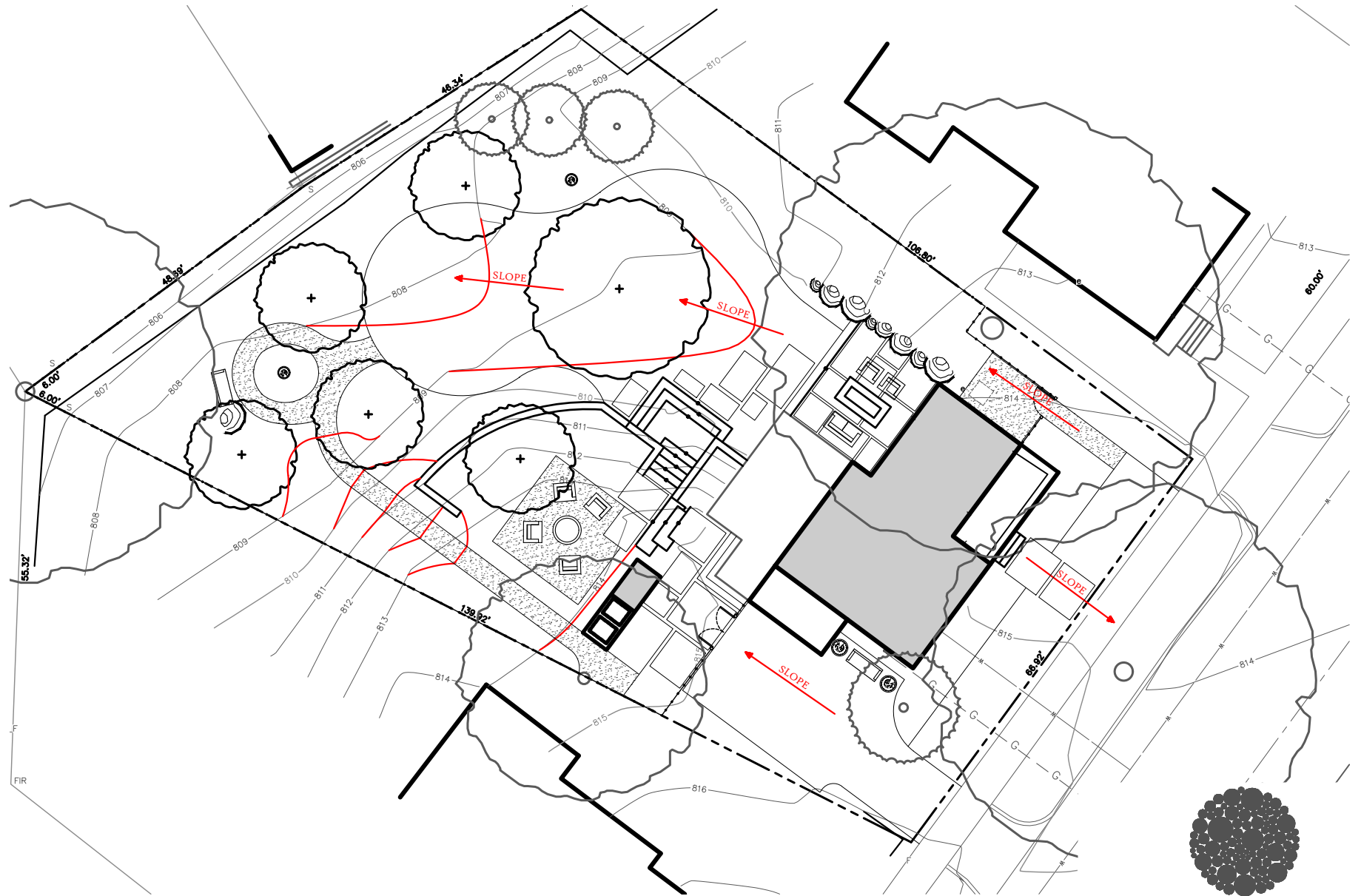
Existing Photos



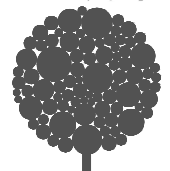
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Grading and Drainage Plan



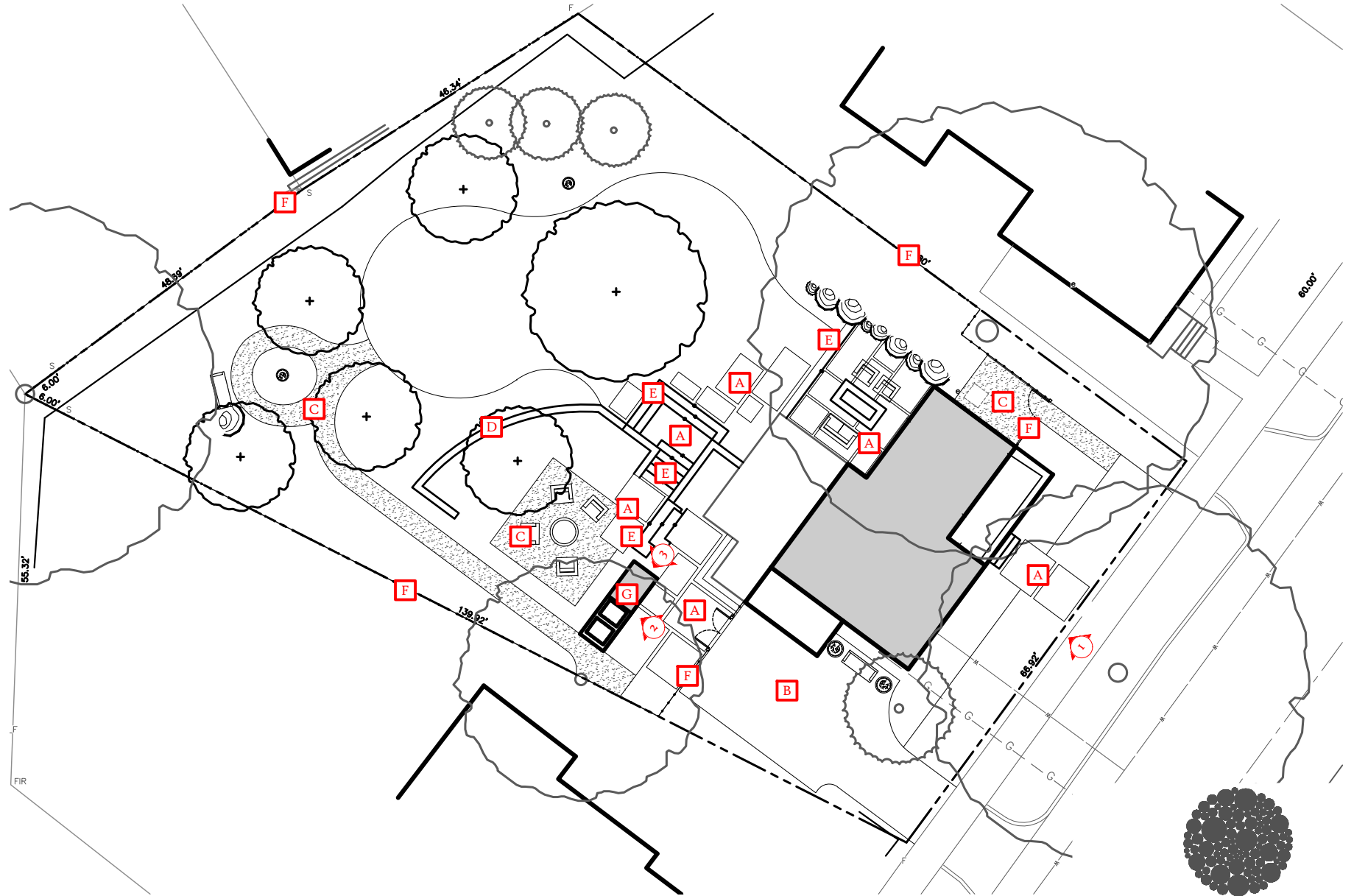
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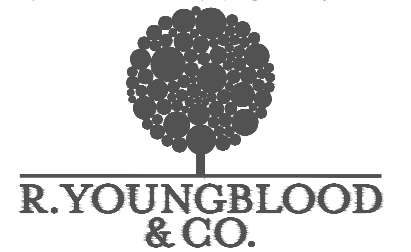
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Materials Plan



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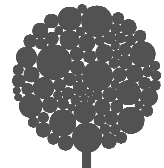


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Materials Schedule

MATERIAL SCHEDULE

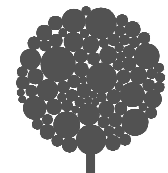
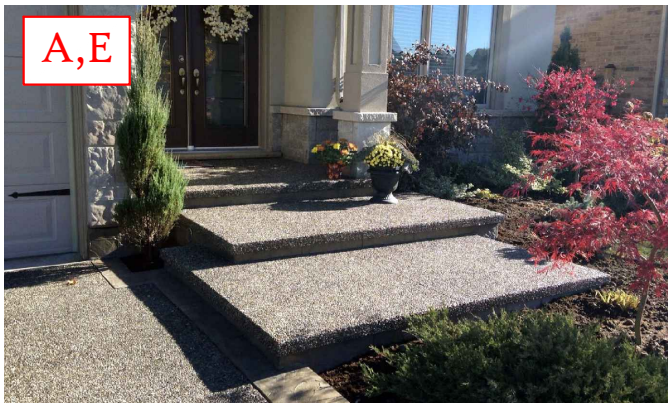
Key	Description
A	Exposed Aggregate Concrete (723.75 SF)
B	Chipped Gravel Driveway - Gravel TBD, black metal edging (592.5 SF) (90 LF edging)
C	Chipped Gravel Path/Patio - Gravel TBD, black metal edging (661 SF) (308.5 LF edging)
D	36-48" Retaining Wall (69.25 LF) Veneer and Cap: Veneer Stone to match house (290 SF)
E	Exposed Aggregate Steps (130.5 LF)
F	Decorative Cedar Fence, Natural Finish(320 LF)
G	Decorative Cedar Trash Enclosure, Natural Finish



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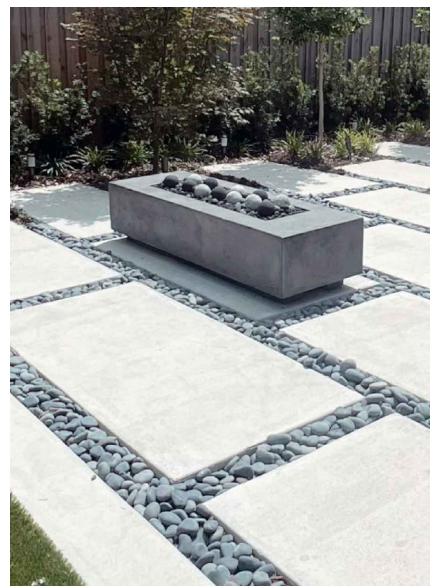
Materials Examples



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Design Intent

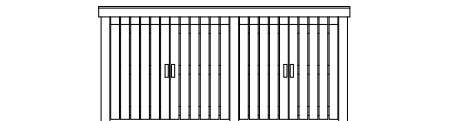


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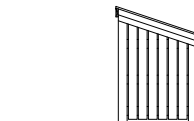
Fence Elevation



1 FRONT HOUSE ELEVATION
SCALE: 1" = 10'-0"



2 TRASH ENCLOSURE FRONT
SCALE: 1" = 10'-0"



3 TRASH ENCLOSURE SIDE
SCALE: 1" = 10'-0"