

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 507 E Kingsley Street, Application Number HDC23-144

**DISTRICT:** Old Fourth Ward Historic District

**REPORT DATE:** September 14, 2023

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

**REVIEW COMMITTEE DATE:** Monday September 11, 2023

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Daniela Todorova Iva Construction	Same
<b>Address:</b>	3610 Golfside Rd Ypsilanti, MI 48197	
<b>Phone:</b>	(734) 260-7216	

**BACKGROUND:** This vernacular Greek Revival house appears in the 1894 city directory as 39 North Street, the home of B. St. James. Its features indicate that it is probably older. The house has four over four windows, equally spaced windows on the front and side elevations, and the front door has sidelights and a transom. The 2/3 width front porch is unusual, with heavy square columns and stucco walls. 1899 to 1948 Sanborn maps show a full width front porch. Whether this is the historic front porch or a replacement is unknown. The Kingsley Inn sign hanging on the front can be seen in photos from the 1970s.

**LOCATION:** The site is located on the north side of East Kingsley Street, between North Division and Elizabeth Streets.

**APPLICATION:** The applicant seeks HDC approval to repave the asphalt driveway with concrete and extend it an additional 17'.

### 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.

*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. Aerial photos back to 1947 show a fenced backyard and a driveway in its current location (though occasional photos show a car parking beyond the pavement on the lawn). Currently there are bricks between the front concrete walk and asphalt driveway, which is 11'4" wide by 46' long. The asphalt is stated to be in poor condition.
2. The new concrete would match the asphalt's current extent and be extended 17'. A planting strip would be maintained between the rear additions and new concrete. The bricks between the driveway and front walk are labeled planting strip, implying that they will be removed.
3. Staff recommends approval of the application. The current asphalt is in poor condition. The proposed extension does not reach beyond the house and fence and is separated from the house by a planting strip. The proposed work is generally compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding neighborhood 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.

**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 507 E Kingsley Street, a contributing property in the Old Fourth Ward Historic District, to repave the asphalt driveway with concrete and extend it an additional 17', 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 507 E Kingsley 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:** site drawings

507 E Kingsley (1978, courtesy AADL/Creative Commons)



507 E Kingsley (2020, courtesy Google Street View)

