

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 530 N Division Street

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: April 11, 2019

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, April 8, 2019

WHAT'S UNDER REVIEW? Whether the residential building at 530 North Division Street retains historic significance as a contributing structure (aka historic resource) in the Old Fourth Ward Historic District, or whether the designation should be amended to noncontributing.

BACKGROUND: The owner of 530 N Division requested a working session with the Historic District Commission to get feedback on a proposal to remodel the exterior of the building. At that working session on March 14, 2019, the HDC expressed reservations about the proposed work being able to meet the federal and local standards and guidelines as a contributing structure. The HDC directed staff to revisit the building's contributing/noncontributing status and place that discussion on their April 11, 2019 agenda.

HISTORY: The building that we see today was constructed in 1929. It consists of two houses that were placed side-by-side and joined together as a duplex. At least part of the house on the south half was present by 1888. It was modified between 1916 and 1925 by removing a side wing and extending the back. In 1929 a house was moved onto the site (possibly from the triangular parcel across North Division that became home to a gas station in that same year) and connected to the north side of the existing house. A large gable-front roof was constructed to span both halves of the duplex.

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

APPLICABLE REGULATIONS:

From the Secretary of the Interior and the State Historic Preservation Office, and included in the City of Ann Arbor Historic District Design Guidelines:

Contributing Resources. A contributing (historic) resource is one that adds to the historic association, historic architectural quality, or archaeological values for which a property is significant because it was present during the period of significance, relates directly to the documented significance, and possesses historic integrity.

Non-Contributing Resources. A non-contributing (non-historic) resource is one that does not add to the historic architectural qualities or historic association of a district because it was not present during the period of significance, does not relate to the documented significance, or due to alteration, additions, and other changes it no longer possesses historic integrity.

STAFF FINDINGS:

The definitions of contributing and non-contributing can be broken down into a series of questions. The “resource” in question is the residential building at 530 N. Division.

For a contributing resources, all of the following must be answered with a yes.

Q. Was the resource present during the period of significance?

A. Yes. The building as we see it today was constructed in 1929.

Q. Does the resource relate directly to the documented significance (*of the historic district*)?

A. The *Old Fourth Ward Historic District Study Committee Report* from September 1982 categorizes this building as a complementary historic structure.

“Complementary Historic Structures are defined as those buildings which were built before 1931 and which are not designated as Significant. They do contribute to the overall historic character of the district by providing a complementary setting for the more outstanding structures. While individually they are less outstanding and unique than the higher level, taken as a whole they establish the basic neighborhood characteristics of style, scale and mass.” P.9

Staff believes this structure still contributes to these basic neighborhood characteristics.

When the city’s Chapter 103 Historic Preservation code was updated in 2008, all Old Fourth Ward structures that were categorized as Significant or Complementary were recategorized as Contributing Resources. Structures categorized as Contemporary Structures (per the report, all structures built after 1931) were recategorized as Noncontributing Resources. The period of significance of all Ann Arbor historic districts was defined as 1944 and earlier.

Q. Does the resource possess historic integrity?

A. The building retains the following historic characteristics that contribute to its integrity:

- The footprint of the building appears the same as shown on the 1931 Sanborn Fire Insurance Map.
- The massing of the building appears unaltered from when it was constructed in 1929.
- A 1947 aerial photo shows the same roof form that exists today.
- The building retains a bumpout on the south side that appears on the 1931 Sanborn.
- Evidence of wood clapboard siding is present under several layers of siding, including vinyl and asphalt brick.

The building has been altered in the following ways:

- A bumpout with a shed roof was added to the front elevation near the center, and the front door on the northern half of the building was moved onto this bumpout.
- The windows on the northern half of the front elevation are assumed to have been rearranged when the door was moved.
- A new front deck spans the width between the two front doors.
- The building is clad in vinyl siding over asphalt over wood clapboard.
- The windows have all been replaced.

The following are unknown:

- Whether other windows were rearranged, or if they are in their original openings.
- The condition of the wood siding beneath the various layers of siding.
- Whether the gabled canopy over the south front door is original or not. Both canopies appear to use sawed off porch posts as angled supports. The pattern of the milling appears old, but it is not known whether these were originally posts or always used as supports.

A resource is non-contributing if any one of the following are answered with a yes.

Q. Was the resource built after 1944?

A. No, it was present in 1929.

Q. Does the resource not relate to the documented significance?

A. No, staff believes the the resource retains the same significance present when the *Old Fourth Ward Historic District Study Committee Report* was published in 1982. It contributes to the basic neighborhood characteristics of style, scale, and mass. See the

Q. Does the resource no longer possess historic integrity due to alteration, additions, and other changes?

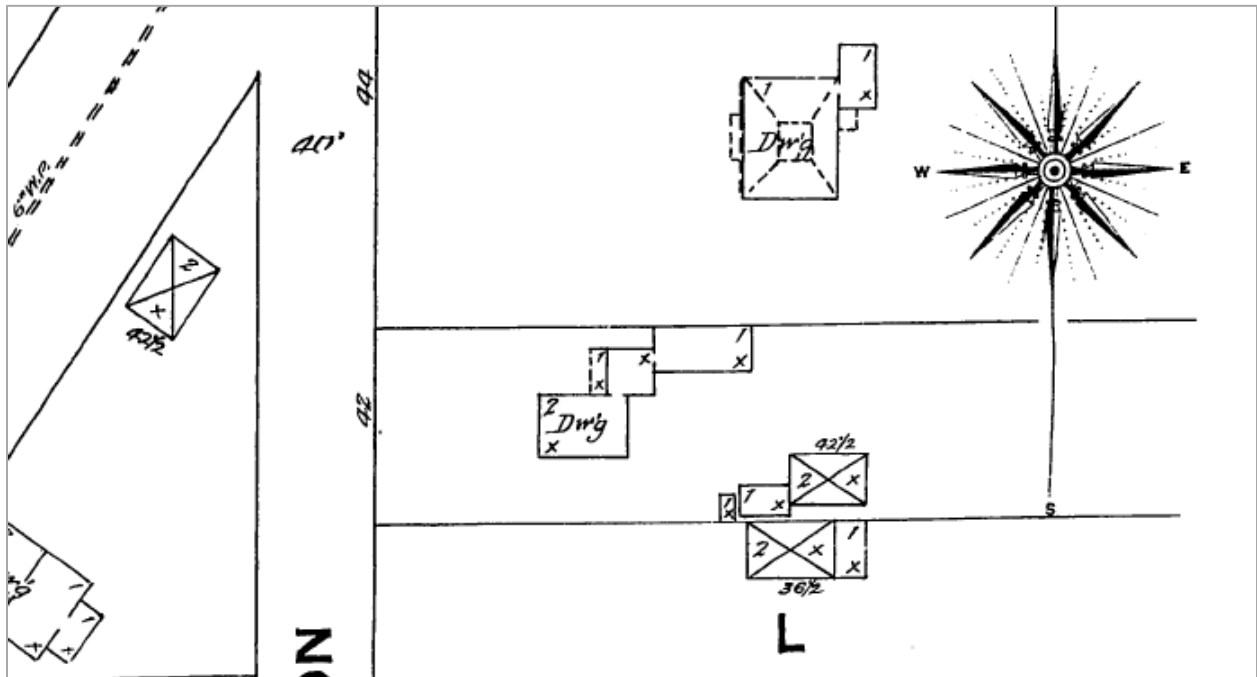
A. No, staff believes the alterations to the building are not substantial enough to eliminate all historic integrity.

POSSIBLE ACTIONS: If the HDC wants to change the status of the resource from contributing to non-contributing, a public hearing must be held first. If a commissioner feels that this change is warranted, staff suggests that s/he make a motion to hold a public hearing and consider the matter further at a future (named) regular meeting. If the motion passes, staff will schedule a public hearing on that date, and the HDC may take action after.

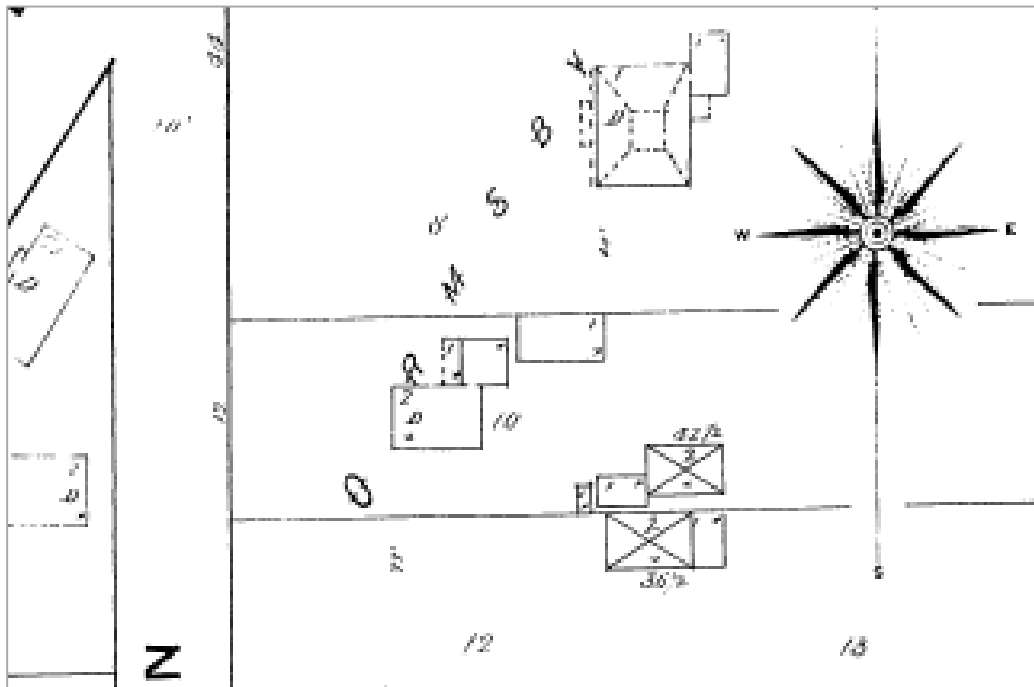
ATTACHMENTS: Sanborn summary, 1975 city survey sheet

Sanborn Fire Insurance Maps

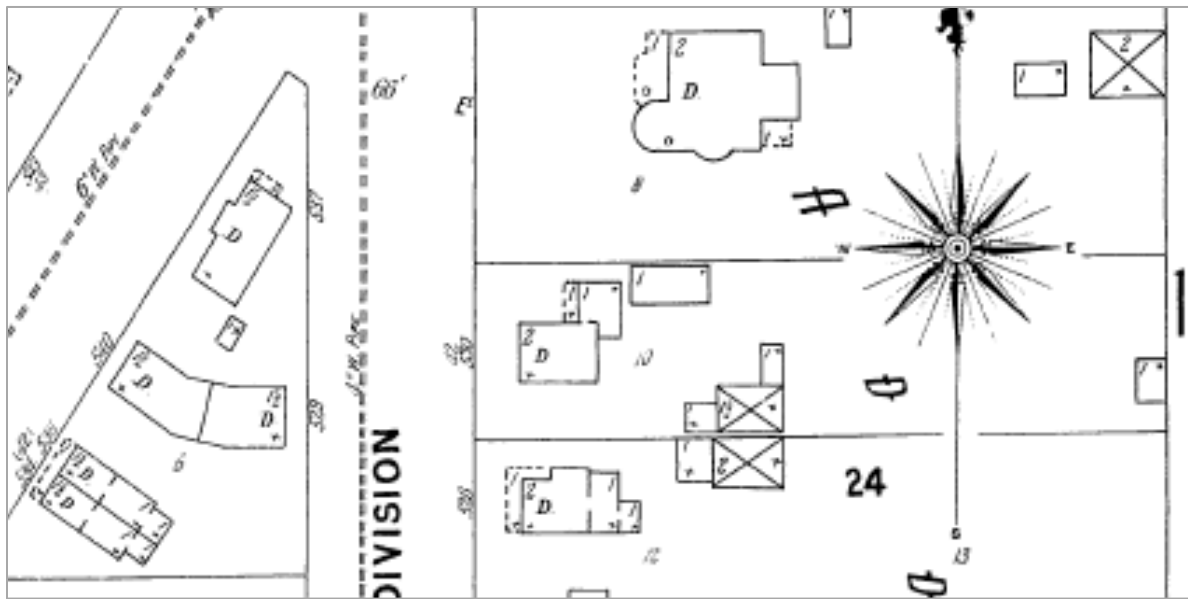
1888 Sanborn Map



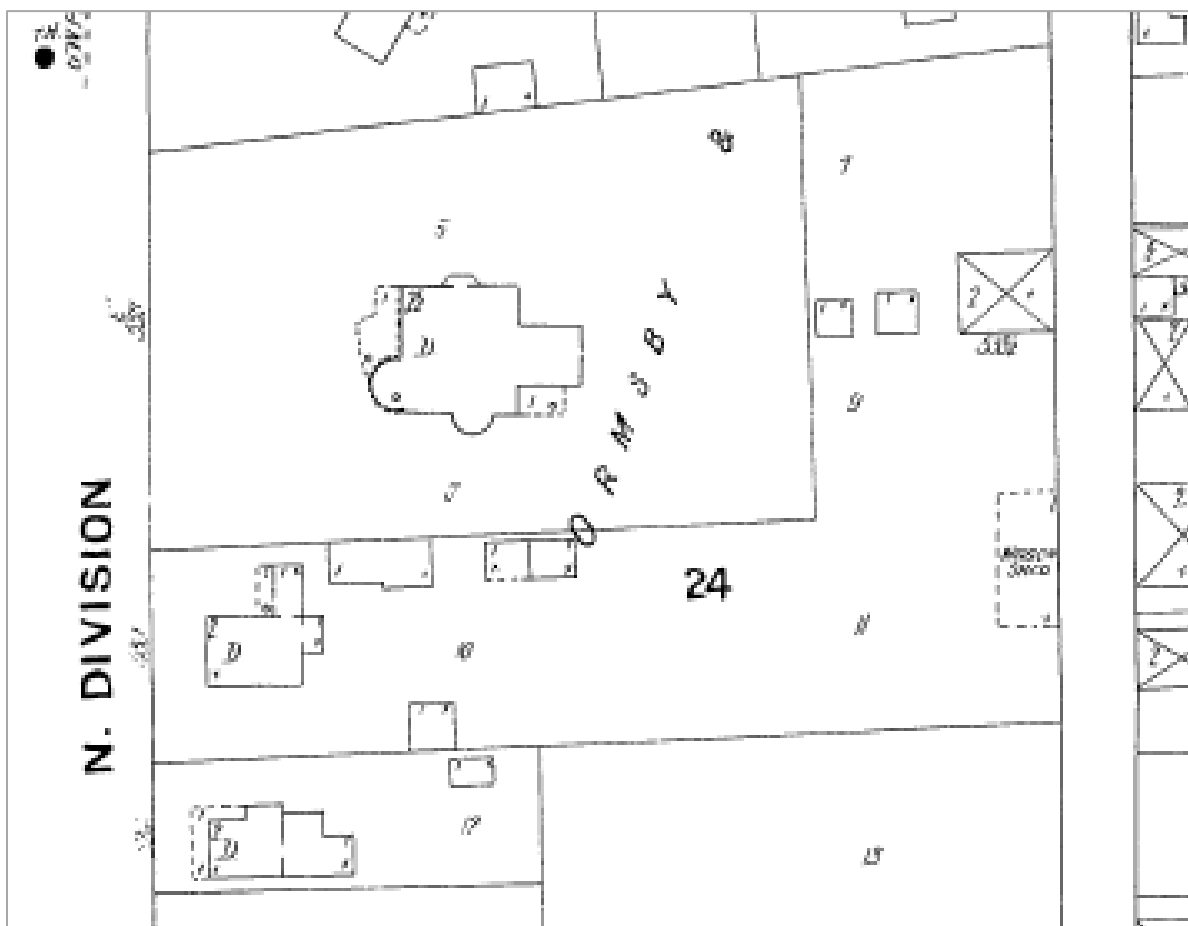
1892



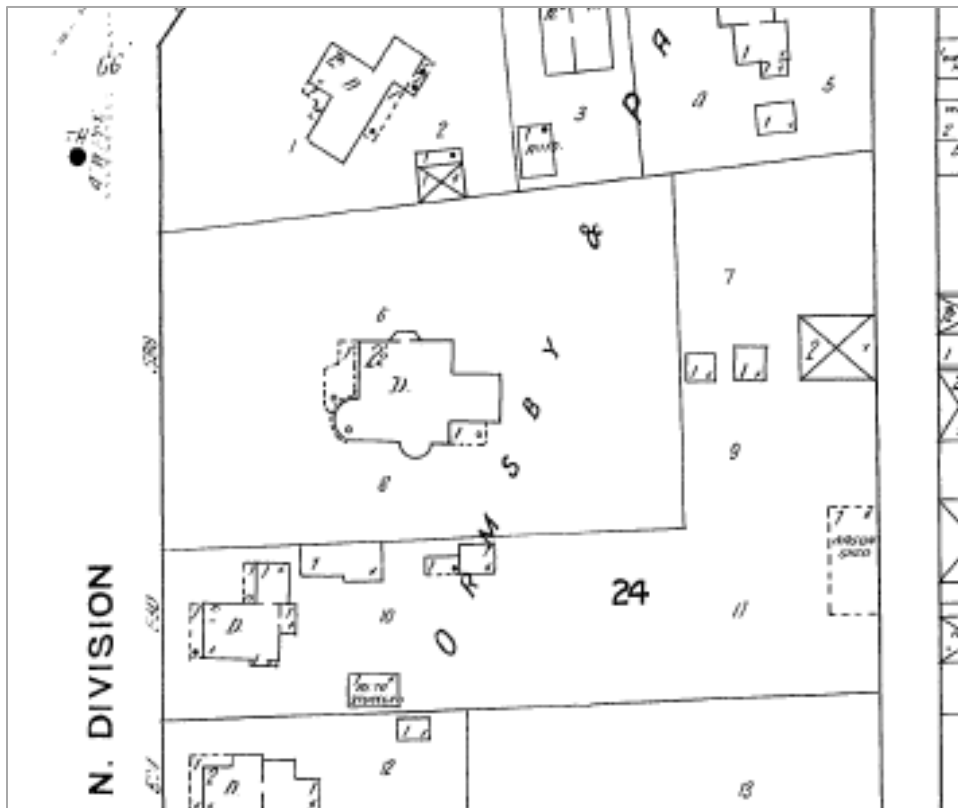
1899



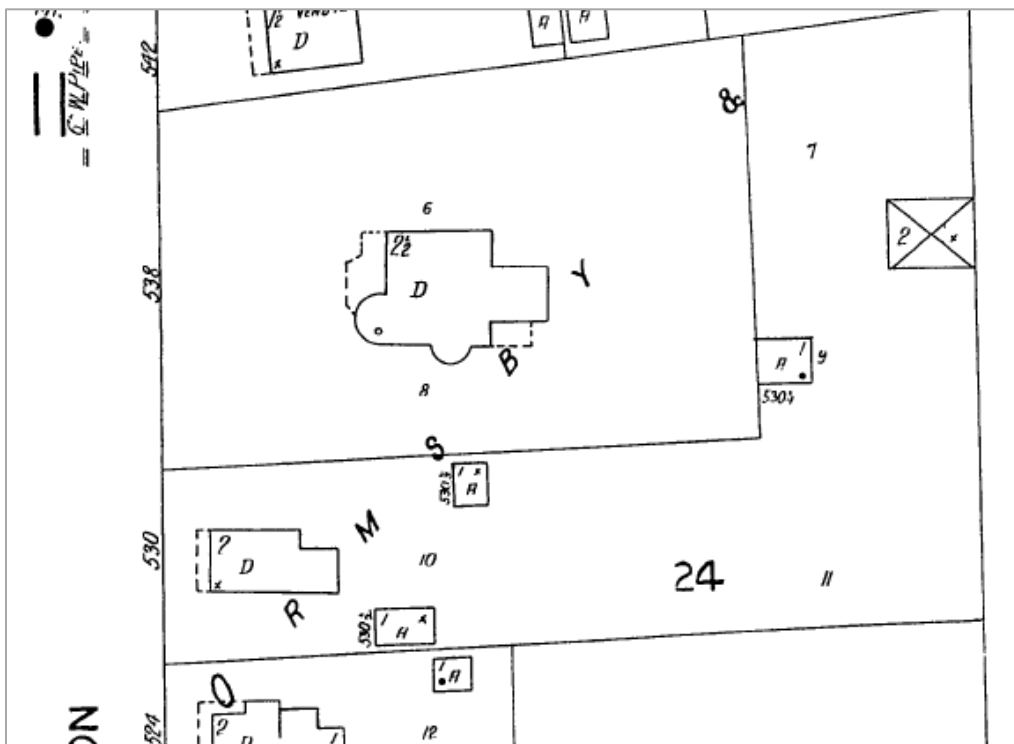
1908



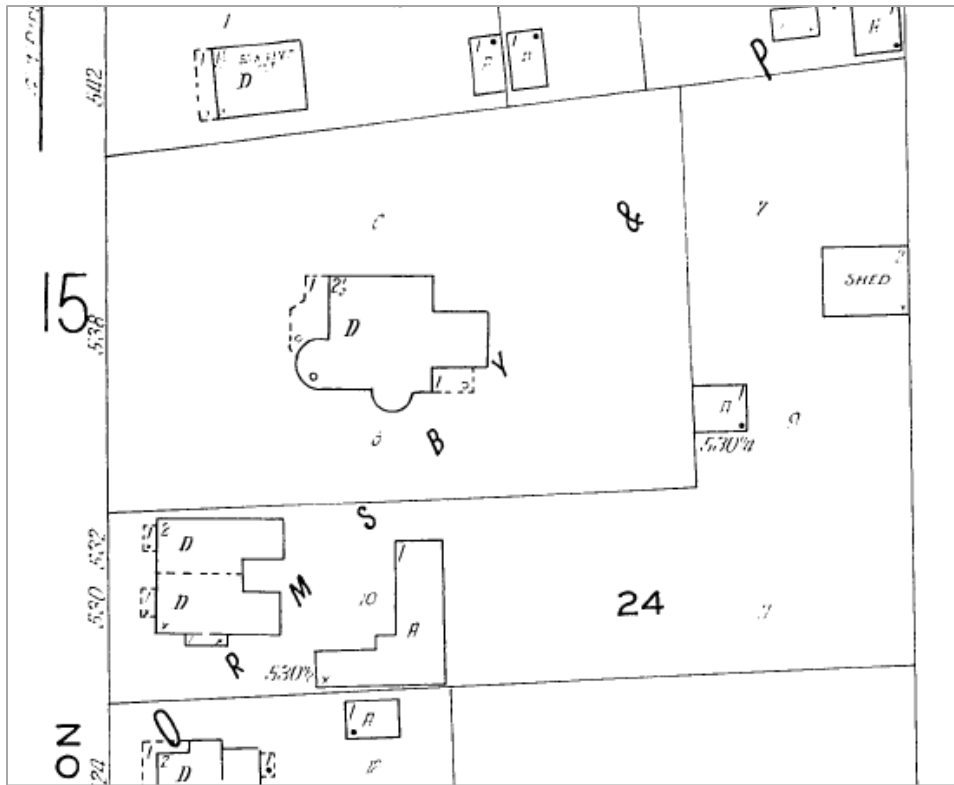
1916



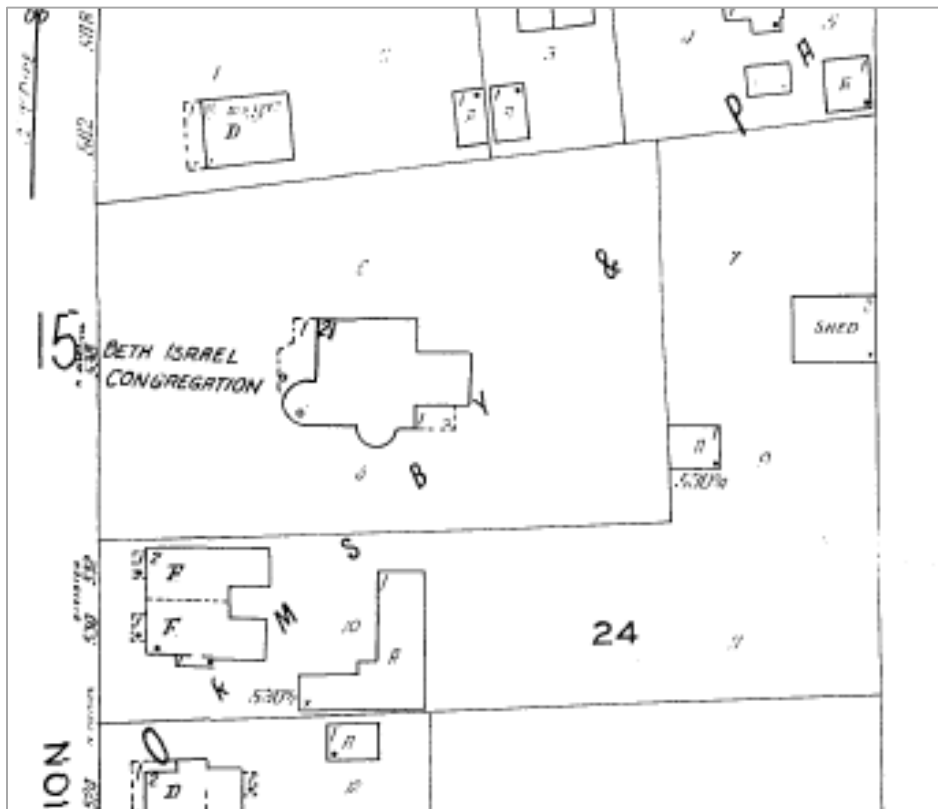
1925



1931



1931-48



SURVEY NAME _____ SURVEY DATE 7 Oct 75 BY Arbuckle-Hamp

ADDRESS 530-532 N. DIVISION

HISTORIC NAME _____ CURRENT NAME _____

LOCATION _____ SECTION _____ BLOCK _____ PARCEL _____ BUILDING _____

TYPE _____ USE PRIMARY 1 SECONDARY _____ ORIGINAL 1 ZONING _____

No. of FLOORS 2 No. OCCUPIED 2 CELLAR OCCUPIED ? No ATTIC OCCUPIED ? No

FRONT DIRECTION West SURFACE MATERIAL Asphalt brick ROOF COVERING Asphalt

64

ITEMS TO BE GRADED - PUT A CHECK OR "X" IN THE APPROPRIATE SQUARE SPACE

STRUCTURAL CONDITION	GOOD <input checked="" type="checkbox"/>	FAIR <input type="checkbox"/>	POOR <input type="checkbox"/>	10
MAINTENANCE QUALITY	GOOD <input checked="" type="checkbox"/>	FAIR <input type="checkbox"/>	POOR <input type="checkbox"/>	10

ALTERATIONS	NONE or MINOR <input checked="" type="checkbox"/>	MODERATE <input type="checkbox"/>	EXTENSIVE <input type="checkbox"/>	15
	APPROPRIATE <input checked="" type="checkbox"/>	INAPPROPRIATE <input type="checkbox"/>		



PERIOD or STYLE	<u>VERNAICULAR</u>
DATE	ADD'N
NATIONAL IMPORT.	
LOCAL EXCELLENCE	
NOTABLE	
WORTHY OF MENTION	<input checked="" type="checkbox"/> 15
POOR	

INCIDENCE	
RARE	
MODERATE	<input checked="" type="checkbox"/> 10
COMMON	<input checked="" type="checkbox"/>

TOTAL	60
CATEGORY	C

PHOTO DATE _____
 BY _____
 ROLL _____ FRAME _____