

**ANN ARBOR HISTORIC DISTRICT COMMISSION****Staff Report**

**ADDRESS:** 307 W William, Application Number HDC19-130  
**DISTRICT:** Old West Side Historic District  
**REPORT DATE:** August 15, 2019  
**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator  
**REVIEW COMMITTEE DATE:** August 12, 2019

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Kristi Gilbert	Same
<b>Address:</b>	307 W William St Ann Arbor, MI 48103	
<b>Phone:</b>	(734) 276-2379	

**BACKGROUND:** This simple Dutch Colonial-style home was first occupied in 1917 by Harry Ryckley, an electrician with Detroit Edison. Since purchasing the house in 2000, the current owners have done extensive exterior and interior rehabilitation, including removing the asbestos siding, reconstructing the front porch using the original columns and railings, rehabilitating the original garage and reconstructing the back porch and turning it into an entry point for the back and side yards, which have been re-landscaped. The owners were granted an HDC preservation award in 2009.

**LOCATION:** The site is located on the south side of West William, between South First and Second Streets.

**APPLICATION:** The applicant seeks HDC approval to pave the gravel driveway.

**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.

Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

*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. A 1999 survey shows a concrete driveway that is 9.3' wide, and a 1999 photo in the application shows this driveway. The 2001 photo at the end of the staff report shows its deteriorated north end. At some point, the owners replaced all the concrete with gravel. They would now like to return to concrete to resolve drainage and winter icing problems.
2. The driveway is narrow enough that leaving a planting strip between the house and drive is problematic since ice will still build up here. Also, the garage is attached to the house with no space between. If the driveway were shifted to the west, it would cut into the 2.5' planting strip between this driveway and the neighbor's, which is not desirable. A planting strip would remain between the driveway and front porch (see application photos showing lilies).
3. Staff recommends approval of the application. Concrete is an appropriate material to return to, and the drive is the minimum width to allow access with room for door swing. As such, 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 307 W William Street, a contributing property in the Old West Side Historic District, to pave the driveway, 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 307 W William in the Old West Side 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, description of work, photos, drawings.

307 W William (2009 HDC Award Photo)



2001 file photo



1990 file photo





# 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>Kristi Gilbert</b>		HISTORIC DISTRICT <b>Old West Side</b>	
PROPERTY ADDRESS <b>307 W. William Street</b>			CITY <b>ANN ARBOR</b>
ZIPCODE <b>48103</b>	DAYTIME PHONE NUMBER <b>(734) 276-2379</b>	EMAIL ADDRESS <b>klynngilbert@gmail.com</b>	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP

### PROPERTY OWNER'S SIGNATURE

<b>SIGN HERE</b> →	<b>PRINT NAME</b> →	<b>DATE</b> → <b>7-17-19</b>
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### APPLICANT INFORMATION

NAME OF APPLICANT <i>(IF DIFFERENT FROM ABOVE)</i>			
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> → <b>X</b>	<b>DATE</b> →
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### BUILDING USE – CHECK ALL THAT APPLY

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

We would like to replace the stone used in the driveway with concrete. We would like to pave the full width of the driveway (approx 9 1/2 feet); we will maintain the grass between our driveway and our neighbors.

### DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

The inability to shovel the driveway results in excessive ice buildup in the winter. Paths of the vehicle tires have compacted the stone so water accumulates/puddles during heavy/constant rains.

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	

EXISTING CONDITIONS



View from garage looking north toward street

EXISTING CONDITIONS



View looking south toward garage

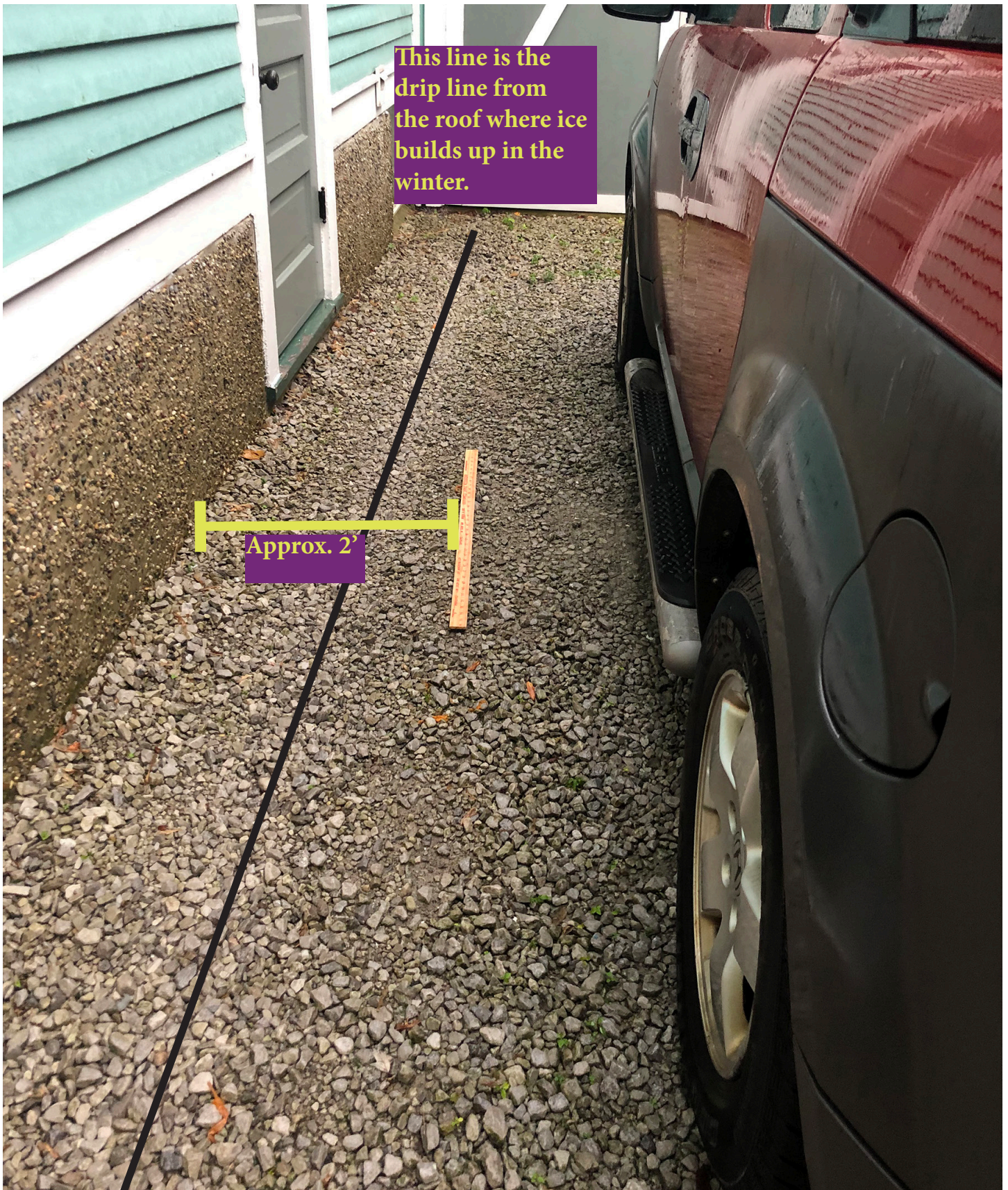




Cars parked single file at the western most edge of the driveway



Space between the cars and the house if cars are parked to the western most edge of driveway



If concrete edge was 2 feet away from the house, there would be very little space to walk along the concrete. This is the main area that we are interested in having paved so that it can be shoveled in the winter. If the 2' of space isn't paved and remains unable to be shoveled, there would be a very narrow shoveled strip of driveway to walk on, and it would be directly adjacent to thick and uneven ice masses.

EXISTING CONDITIONS



Detail of east side of driveway at door

EXISTING CONDITIONS

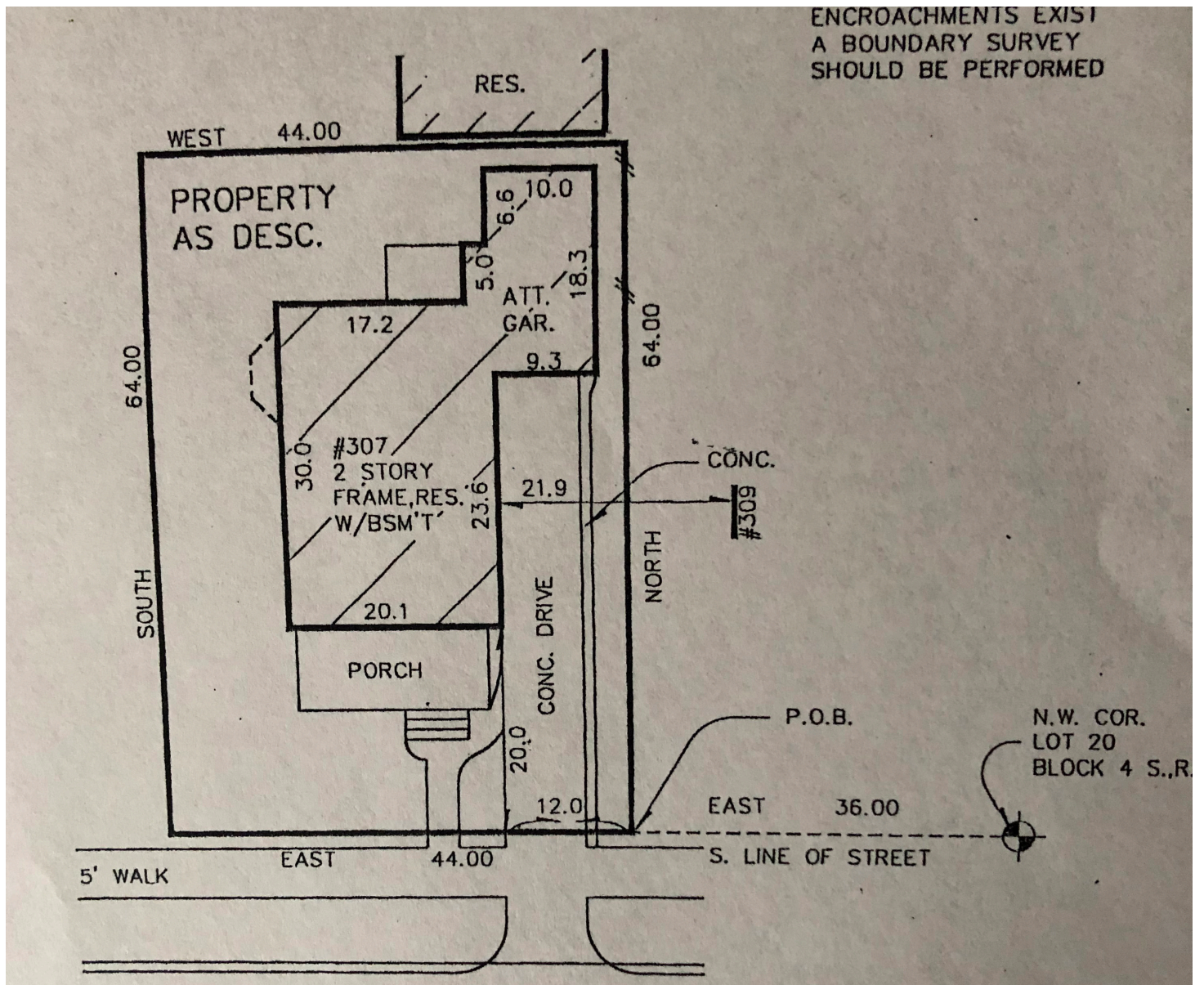


Detail of southeast corner of driveway

EXISTING CONDITIONS



Detail of south end of driveway at garage door



Original survey, 1999





ORIGINAL CONDITIONS 1999

