

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 335 and 355 Koch Street, Application Number HDC14-015

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** March 13, 2014

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

**REVIEW COMMITTEE DATE:** Monday, March 10, 2014

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	H2O Properties, LLC	J. Bradley Moore & Associates Architects
<b>Address:</b>	208 E Washington St Ann Arbor, MI 48104	4844 Jackson Rd #150 Ann Arbor, MI 48103
<b>Phone:</b>	(734) 276-6256	(734) 930-1500

**BACKGROUND:** These two vacant lots sit between 1 ½ and 2 ½ story frame single-family houses. All City Directories and Sanborn Fire Insurance Maps show the lots as vacant.

**LOCATION:** The site is located on the

**APPLICATION:** The applicant seeks HDC approval to construct a new, 2-1/2 story duplex with two attached garages.

### 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 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):****District/Neighborhood**

*Not Recommended:* Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the district or neighborhood.

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

*Appropriate:* Maintaining the existing spacing of front and side yard setbacks along a block as seen from the street.

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

Designing a new front façade that is similar in scale and proportion to surrounding buildings that contribute to the overall character of the historic district.

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.

Placing utility connections at the rear or other locations that minimize visibility from the street.

*Not Appropriate:* Paving a high percentage of a front yard area or otherwise disrupting the landscape pattern within front yard setbacks

Placing a structure outside of the existing pattern of front yard setbacks along a historic residential block

**STAFF FINDINGS**

1. The building reflects the scale and massing of the adjacent properties, and modern materials (cementitious siding, clad windows, fiberglass columns, and Azek railings) are compatible with the historic materials used on some adjacent buildings. Each unit's gable front and full-width front porch is appropriate for the neighborhood setting. The front setback is averaged (per zoning requirements) and therefore aligned with neighboring houses. The side setbacks are similar to adjacent structures.
2. Window patterns and styles are appropriate and complimentary. It is not indicated whether muntins will be applied, between the glass, or snapped onto the inside.
3. The rear of the house extends into the hill. The garages extend quite far into the backyard, but will be invisible from the house to the west (uphill) because they'll be below grade. The structure does meet zoning requirements. Though the backyard is not huge, each unit will have a patio at grade (above the garages) and another one floor up.
4. There are a number of retaining walls necessary. These are proposed to be stone.
5. The lots will be required to be combined before permits may be issued.

6. It is staff's opinion that the proposed house is generally compatible in exterior design, arrangement, texture, material and relationship to the surrounding neighborhood and meets *The Secretary of the Interior's Standards for Rehabilitation and Guidelines*, and the *Ann Arbor Historic District Design Guidelines* for new residential construction.

**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 335 and 355 Koch Street, a contributing property in the Old West Side Historic District, to permit the construction of a 2-1/2 story duplex with two attached garages, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources 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 *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to new residential construction.

**MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 335 and 355 Koch Street 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, photos, drawings.



**City of Ann Arbor**  
**PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES**

301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
p. 734.794.6265 | f. 734.994.8312 | [planning@a2gov.org](mailto:planning@a2gov.org)

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

<b>Section 1: Property Being Reviewed and Ownership Information</b>
Address of Property: <u>335 + 355 KOCH</u>
Historic District: <u>OLD WEST SIDE</u>
Name of Property Owner (If different than the applicant): <u>H2O PROPERTIES LLC</u>
Address of Property Owner: <u>208 E WASHINGTON, ANN ARBOR MI</u>
Daytime Phone and E-mail of Property Owner: <u>734-766-6250 H2O@ANNARBORHOMESLLC</u>
Signature of Property Owner: <u>[Signature]</u> Date: <u>2-20-14</u>
<b>Section 2: Applicant Information</b>
Name of Applicant: <u>J. BRADLEY MOORE ASSOC. ARCHITECTS INC</u>
Address of Applicant: <u>4044 JACKSON RD #150 ANN ARBOR 48103</u>
Daytime Phone: <u>(734) 992 1500</u> Fax: <u>(734) 994 1570</u>
E-mail: <u>BRADLEY@BRADLEYMOORE.COM</u>
Applicant's Relationship to Property: <input type="checkbox"/> owner <input checked="" type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant: <u>[Signature]</u> Date: <u>2-20-14</u>
<b>Section 3: Building Use (check all that apply)</b>
<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental <input checked="" type="checkbox"/> DUPLEX
<input type="checkbox"/> Commercial <input type="checkbox"/> Institutional
<b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b> (This item <b>MUST BE INITIALED</b> for your application to be <b>PROCESSED</b> )
Public Act 169, Michigan's Local Historic Districts Act, was amended April 2004 to include the following language: "...the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed completion date, a fire alarm or smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531."
Please initial here: <u>[Signature]</u>

**Section 5: Description of Proposed Changes (attach additional sheets as necessary)**

1. Provide a brief summary of proposed changes.

SEE ATTACHED

2. Provide a description of existing conditions.

SEE ATTACHED

3. What are the reasons for the proposed changes?

SEE ATTACHED

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

SEE ATTACHED

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

SEE ATTACHED

**STAFF USE ONLY**

Date Submitted: \_\_\_\_\_ Application to \_\_\_\_\_ Staff or \_\_\_\_\_ HDC

Project No.: \_\_\_\_\_ HDC \_\_\_\_\_ Fee Paid: \_\_\_\_\_

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_

Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial

Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:

## **Project Memorandum**

To: The Ann Arbor Historic District Commission      Date: February 21, 2014  
301 East Huron St., Ann Arbor, MI 48104

Project: New duplex for combined vacant lots 335 & 355 Koch Ave.

Re: Application for Determination of Appropriateness

### ***Section 5: Description of Proposed Changes***

#### *1. Provide a brief Summary of Proposed Changes:*

A new duplex would be constructed on existing adjacent vacant lots located at 335 & 355 Koch Street (the existing two lots would be combined into one lot)

#### *2. Provide a description of existing conditions:*

The Eastern of the two lots (335 Koch) has an existing concrete block, two car, garage that would be demolished. The Western of the two lots (355 Koch) is currently vacant. Both lots slope from a low point at the NE corner up 35 feet to the SW corner steeply.

The neighborhood is Zoned R4B and it backs up to the Knob Hill apartments. There is a 10-12 foot tall concrete retaining wall at the SE corner of the rear of the combined site that sits on the Knob Hill property. There is also a 3 story multi-family apartment building on the other side of Koch.

#### *3. Reason for proposed Changes:*

The Owner of the two lots would like to construct a new duplex home on the combined lot rather than build two single family homes (one on each lot) as this would minimize the number of curb cuts on a very steep section on Koch (the proposed duplex will use the existing curb-cut at the NE corner of the site), is more practical given the difficulties of building on such a steeply

sloped lot and will result in greater side setbacks on the east and west (adjacent to two existing neighboring single family homes).

*4. Attached additional information that will further explain or clarify the proposal:*

The proposed duplex has been designed to incorporate elements common to single family and duplex homes in the Old West Side Historic District. These include; raised, covered, front porches, street facing gabled roof forms, horizontal lapped siding, double hung windows and masonry/stone foundations on the street facade.

The two story with attic form is also in keeping with many homes common to the neighborhood and district. The structure has been design to present at the street as two separate but linked homes. The gabled fronts of the units have widths (22 feet) common to the building modules of many homes in the neighborhood and the street.

The new exterior cladding for the proposed duplex is to be horizontal lapped siding equal to Hardie Board. The building will have Hardie Trim boards around the sided field of the exterior walls and around the windows. The windows will be double hung as well as hopper/and or casement types as and where indicated. They will be wood windows with vinyl or aluminum clad exteriors equal to Andesen or Eagle (with integral storm windows and low-e glazing) and be white in color. The grill pattern in the new windows will be different in each dwelling unit of the duplex.

See attached drawings

The proposed duplex has been designed to be in keeping/compliance with the Secretary of the Interiors Standards as well as the city design guidelines.

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

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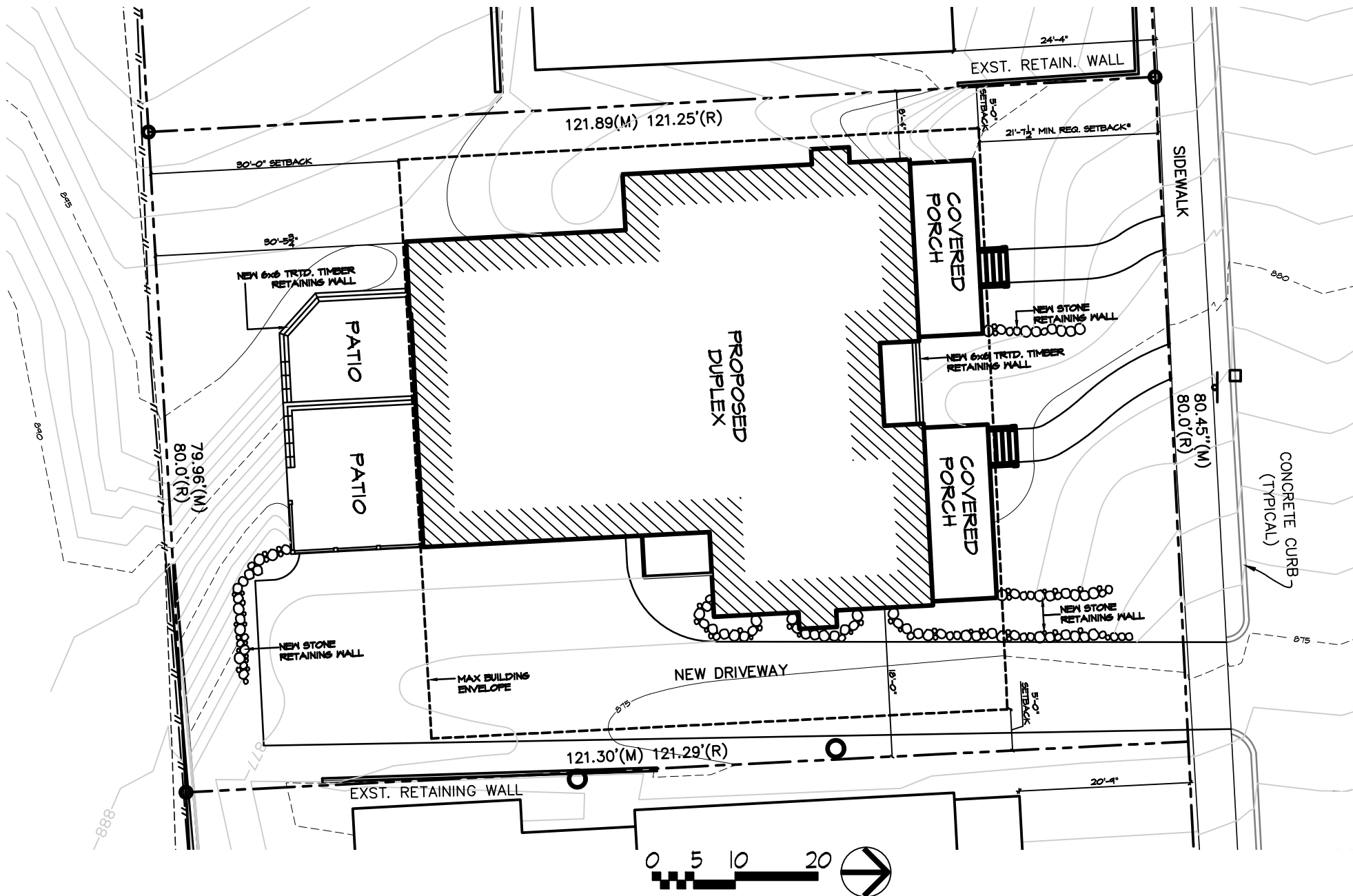


Front (north) elevation of 335 Koch. Existing 2 car garage to be demolished (317 Koch to the let)

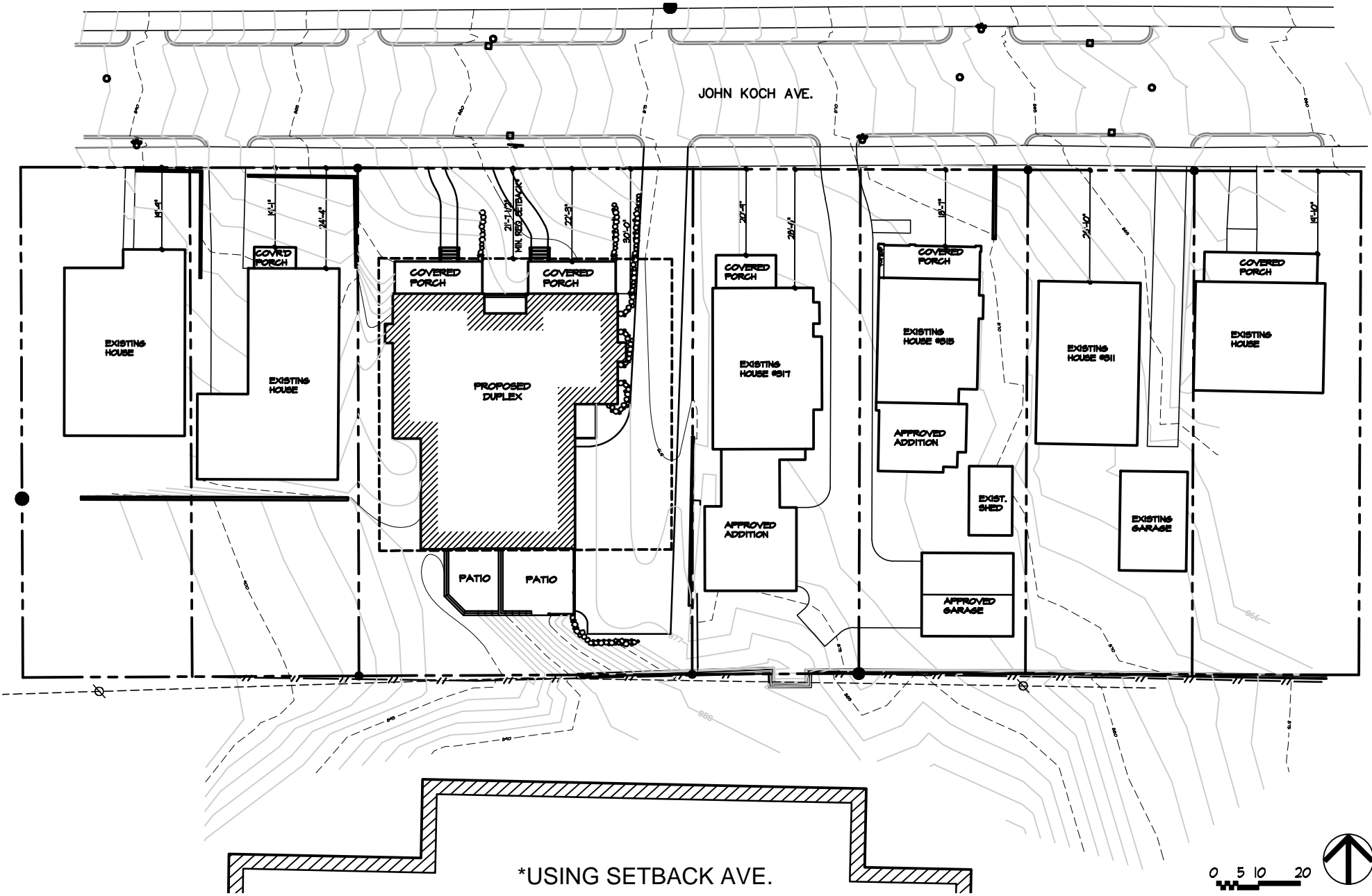




Looking uphill (SW) at the front of 355 Koch toward neighboring 2 story home at 375 Koch



\*USING SETBACK AVE.



\*USING SETBACK AVE.

**J BRADLEY MOORE & ASSOCIATES**  
 4844 Jackson Road #150 • Ann Arbor, MI 48103 • (734) 930-1500

**335 - 355 KOCH AVE.**  
 Ann Arbor, MI  
**CONTEXT PLAN**

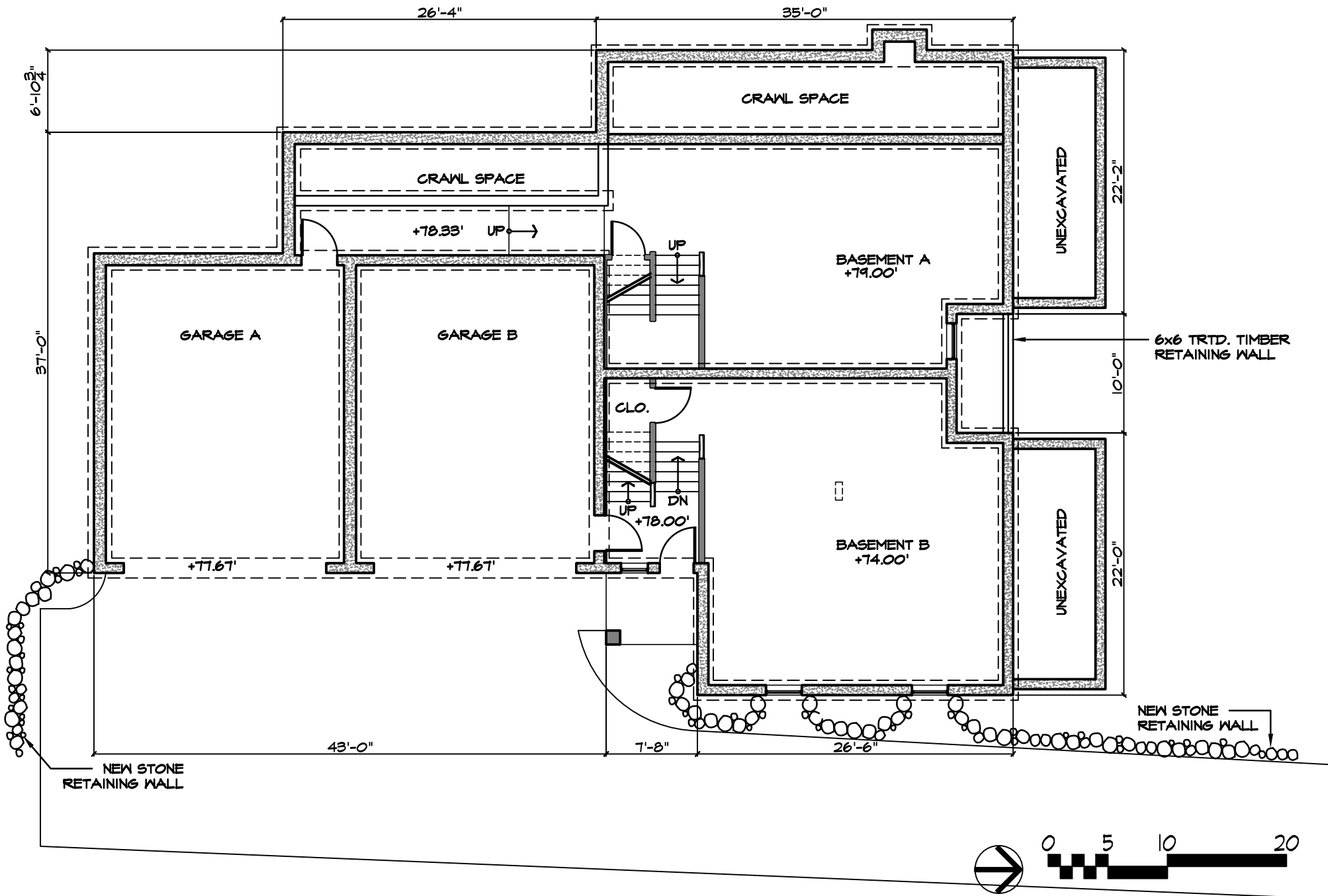
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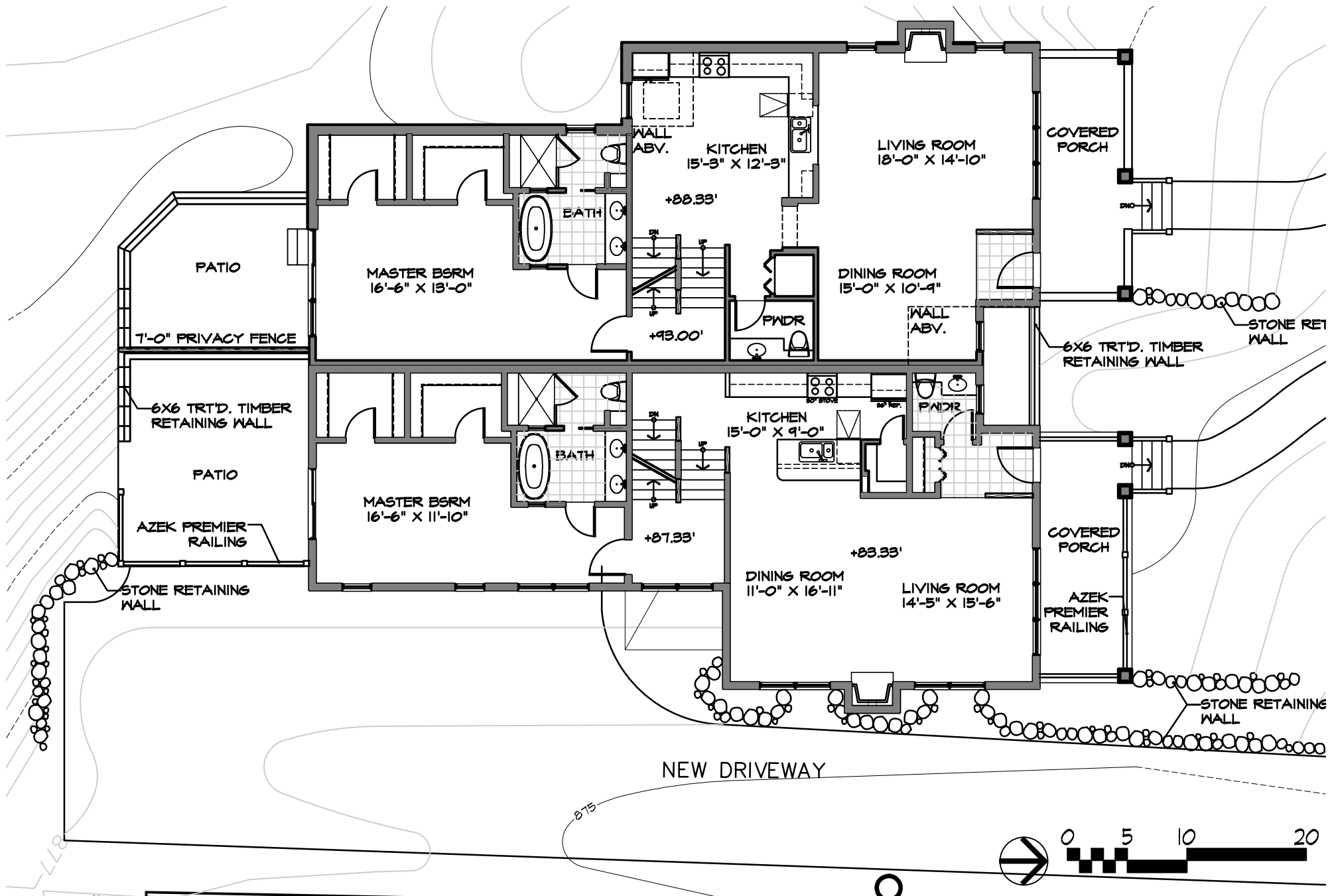
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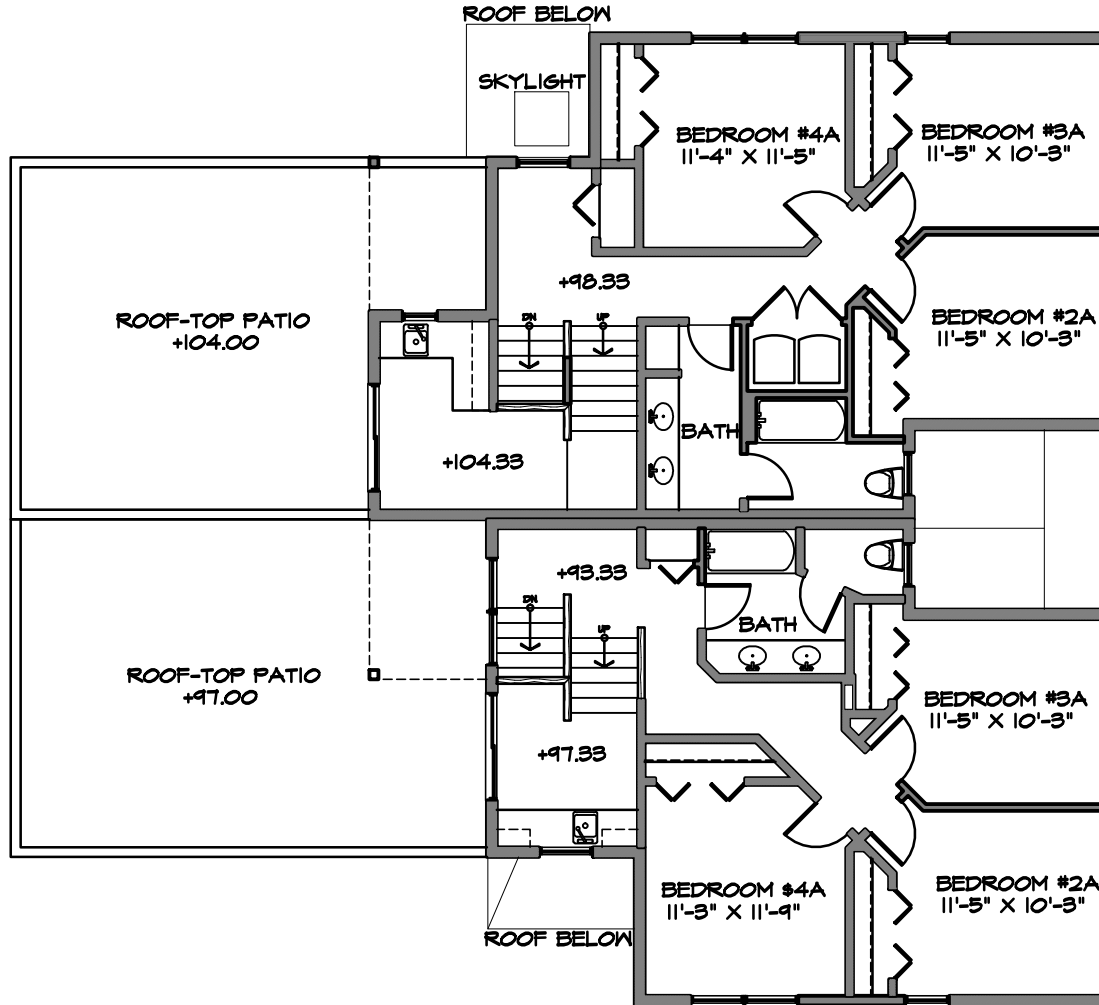
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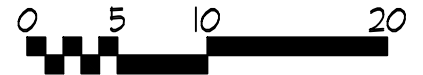
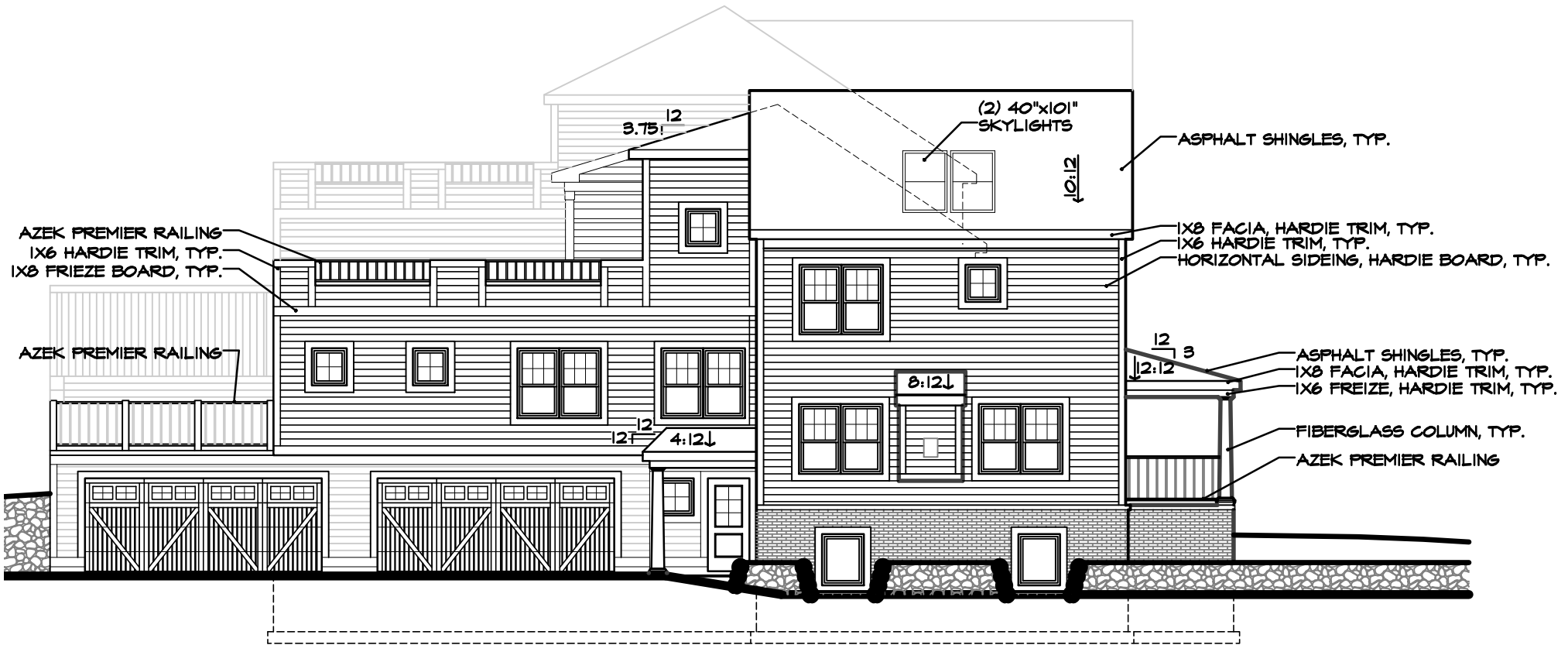
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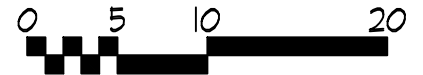
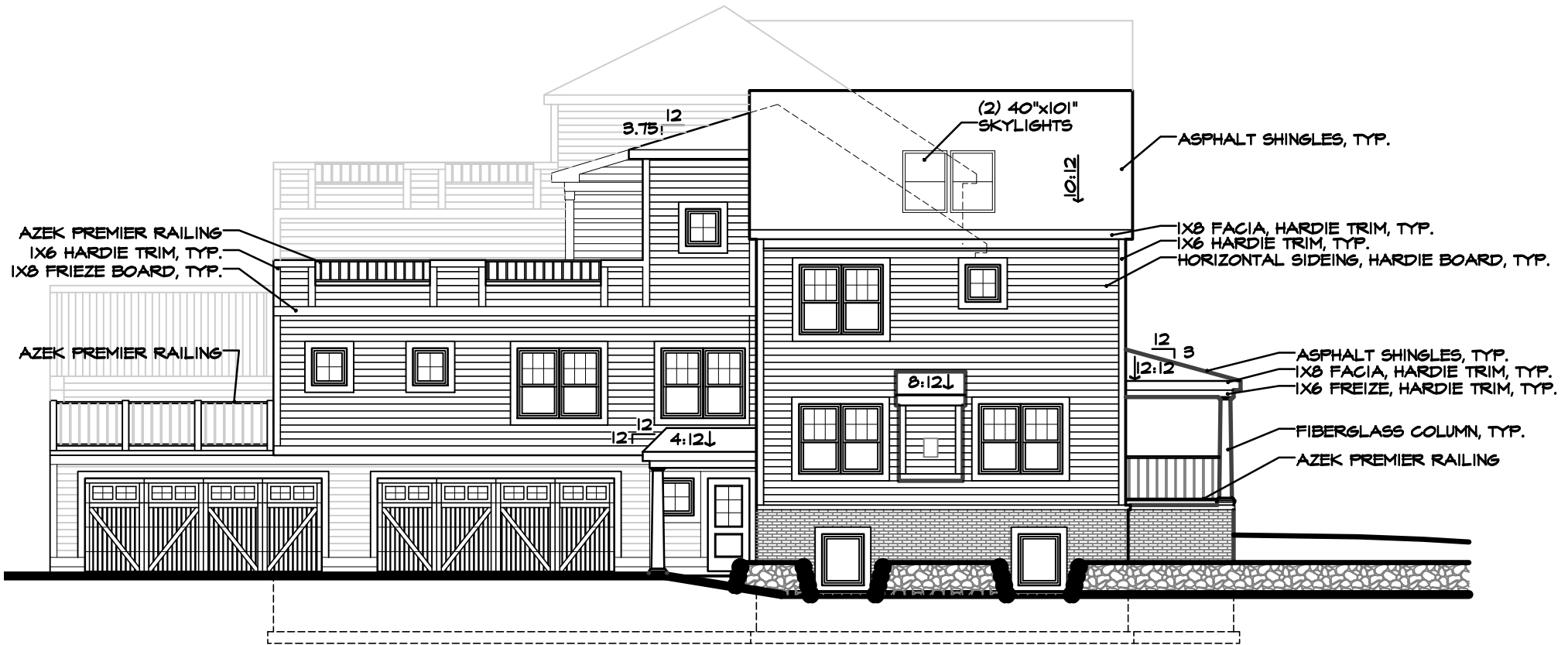



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**335 - 355 KOCH AVE.**  
 Ann Arbor, MI  
**EAST ELEVATION**

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**A2.2**



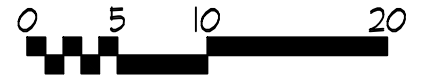
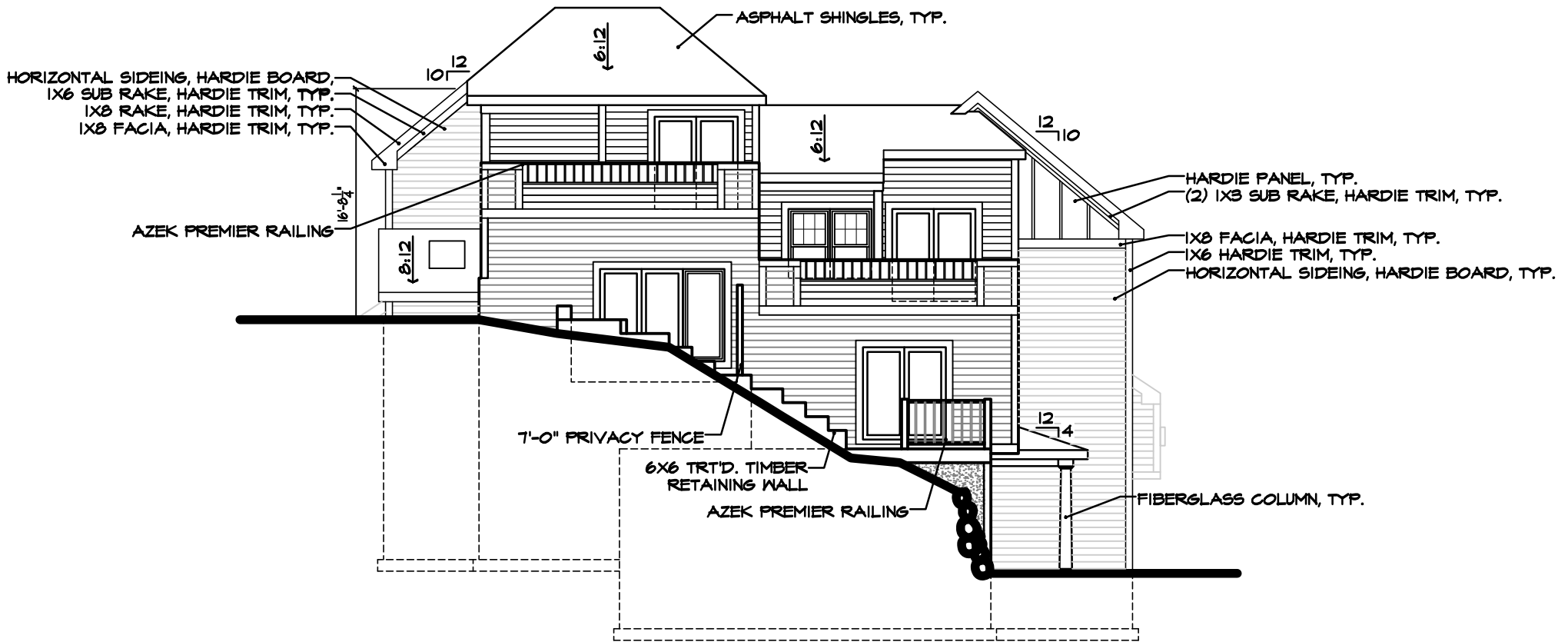
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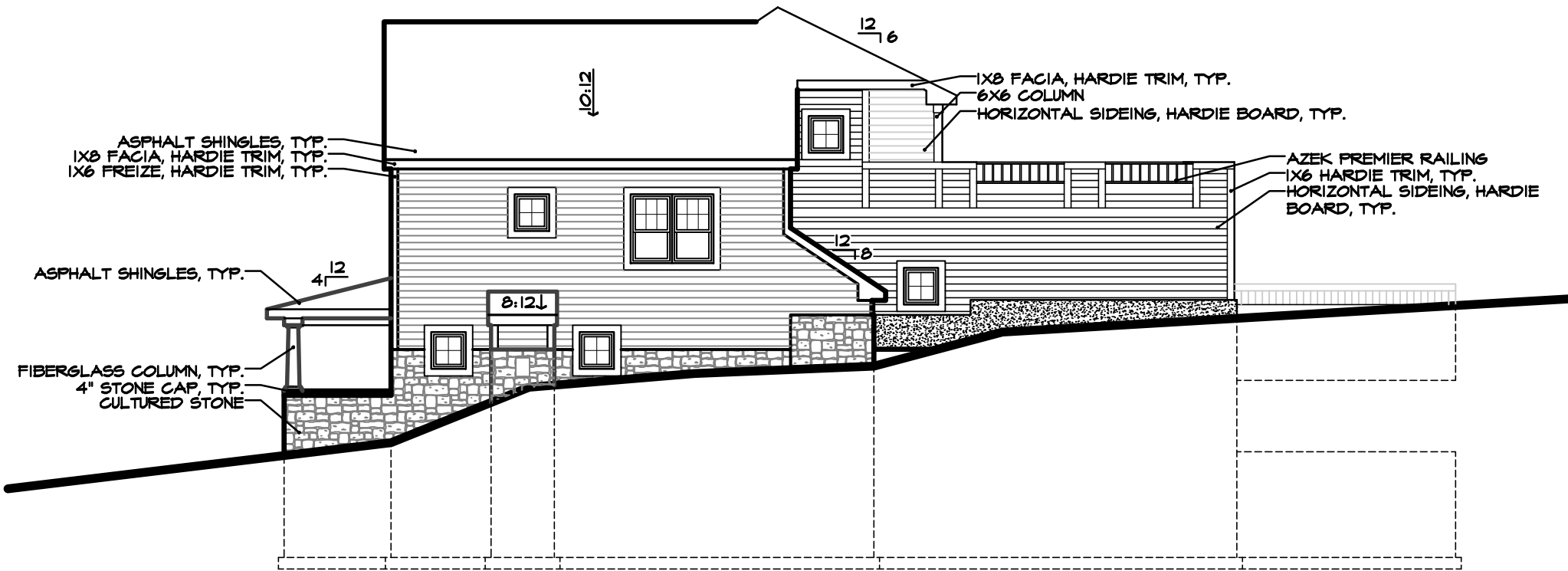
**335 - 355 KOCH AVE.**  
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**EAST ELEVATION**

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**WEST ELEVATION**

JBMA Project No.

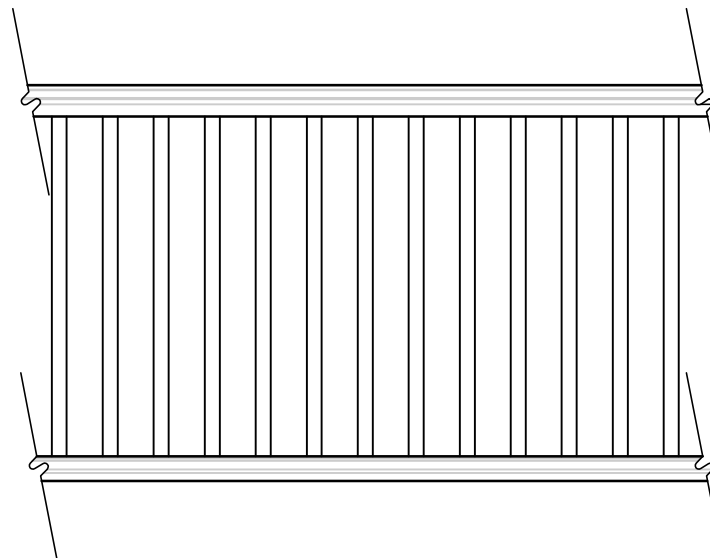
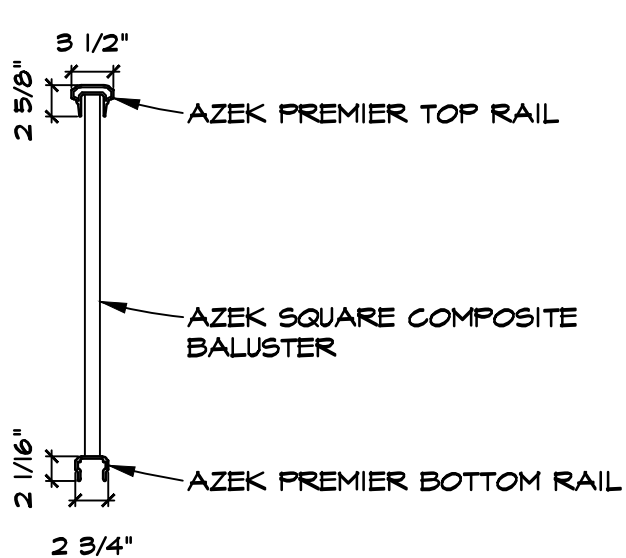
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**A2.4**







Retaining wall & Knob Hill apartments to the south



Apartment across Koch (north side)