

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 822 W. Jefferson Street, Application Number HDC18-086

DISTRICT: Old West Side Historic District

REPORT DATE: June 14, 2018

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, June 11, 2018

	OWNER	APPLICANT
Name:	Cameron Holdings-Jefferson LLC	Same
Address:	822 W Jefferson Street Ann Arbor, MI 48103	
Phone:	(734) 627-1600	

BACKGROUND: The HDC issued a Certificate of Appropriateness to construct a new house on this vacant lot in April of 2016. This owner is the first occupant of the house.

LOCATION: The site is on the northeast corner of West Jefferson and South Seventh Streets.

APPLICATION: The applicant seeks HDC approval to build a 35' x 12' deck on the west side of the house, and to convert a window to a door on the west elevation.

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):

Entrances and Porches

Not Recommended: Introducing a new entrance or porch that is incompatible in size, scale, material, and color.

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

Residential Decks and Patios

Appropriate: Installing a deck that is free standing (self-supporting) so that it does not damage historic materials.

Installing flooring made of wood or composite wood.

STAFF FINDINGS:

1. Since this house is a non-contributing structure in the Old West Side Historic District, the standards and guidelines are being applied to how the work affects the neighboring historic structures.
2. The proposed deck is 35' long by 12' deep. It is located on the west side of the house, between the rear corner and south edge of the bay window. The deck is large, but proportional. No skirting is indicated, which staff feels is appropriate since the structure is a modern design. Landscaping is proposed along the street-facing side of the deck. The side walkway on the east side is proposed to be removed if the new deck is approved. Staff is in favor of removing the side walkway, and would work with the owner on accomplishing this.
3. The deck would be very visible since it's on a street-facing elevation, but the closest house, to the north on S. Seventh, is not a contributing historic structure. The deck is on the opposite side of the house from the next door neighbors to the east on West Jefferson. Staff does not believe the deck would impact or be a detriment to houses across South Seventh or across West Jefferson Streets.
4. Converting the existing window to the north of the bay window into a door is appropriate. Since details on that door are not provided, staff recommends conditioning the motion on the use of a single-lite (full- or half-height) door that is compatible with other doors on the house.
5. Staff recommends approval of the application since the deck is appropriately designed, scaled and removable. The work is compatible in exterior design, arrangement, material and relationship to the rest of the site and the surrounding area and meets *The Secretary of the Interior's Standards and Guidelines* and the *Ann Arbor Historic District Design Guidelines*.

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 822 West Jefferson Street, a contributing property in the Old West Side Historic District, to replace a window with a door and construct a composite deck off the rear of the house as detailed in the applicant's submittal, on the following condition: that the new door in a new opening is single-lite, compatible with existing doors on the building, and approved by staff before installation. The work as conditioned is compatible in exterior design, arrangement, material, and relationship to 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 9 and 10 and the *Ann Arbor Historic District Design Guidelines* for Decks and Patios.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 822 W Jefferson Street in the Old West Side Historic District

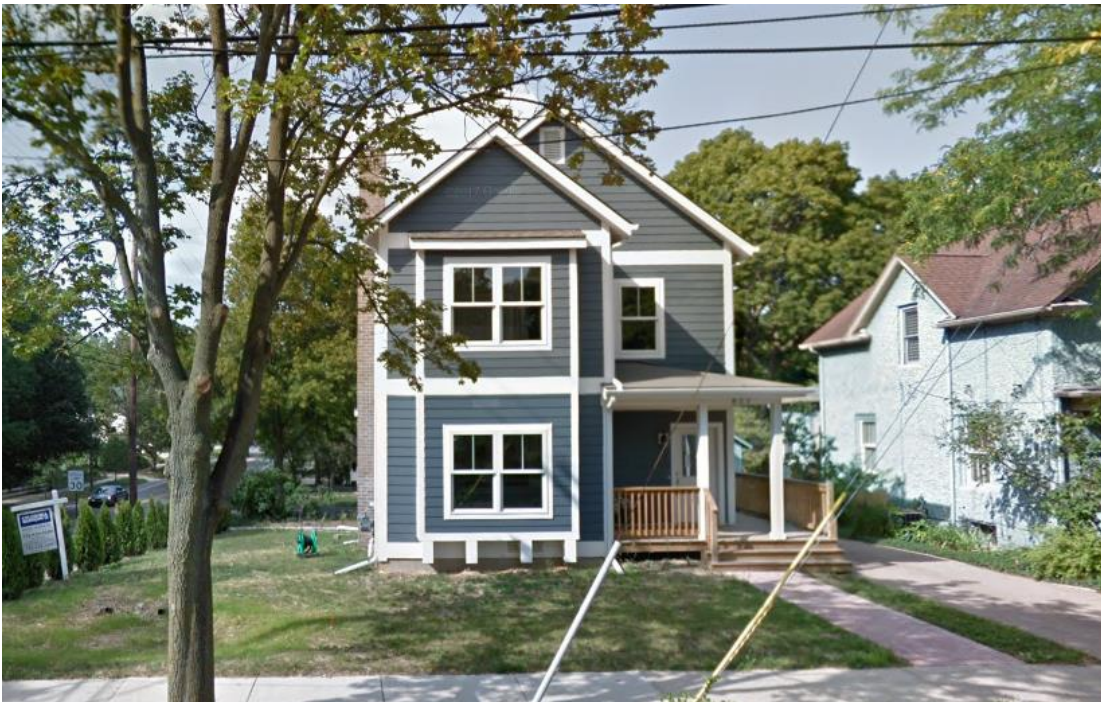
____ Provided the following condition(S) is (ARE) met: 1) STATE CONDITION(s)

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, photo, drawings.

822 W. Jefferson Street (August 2017 Google Street View)



5/11/18



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
Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC# 18-082e
	BLDG#
DATE STAMP	
CITY OF ANN ARBOR RECEIVED MAY 10 2018 PLANNING & DEVELOPMENT SERVICES	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER Cameron Holdings - Jefferson LLC		HISTORIC DISTRICT Old West Side	
PROPERTY ADDRESS 822 W Jefferson		CITY ANN ARBOR	
ZIPCODE 48103	DAYTIME PHONE NUMBER (734) 627-1600	EMAIL ADDRESS bette.marvin@nanr.net	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) 300 N 5TH Ave #100		CITY A ²	STATE, ZIP 48104

PROPERTY OWNER'S SIGNATURE

SIGN HERE → Bette Marvin	PRINT NAME → Bette Marvin	DATE →
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APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE)			
ADDRESS OF APPLICANT			CITY
STATE	ZIPCODE	PHONE / CELL # ()	FAX No ()
EMAIL ADDRESS			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE →	PRINT NAME → X	DATE →
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BUILDING USE - CHECK ALL THAT APPLY

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

New deck on 7th Street side of house - see attached drawings + photos
Renovation to front porch to 'match' new deck to give wrap-around porch feeling

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

On this corner lot there is no 'outdoor' space functional for grilling and sitting/relaxing with access from the house. New door would replace window in kitchen for access

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc



Proposed concept of railings

deck and railings to be
composite material







existing side yard





windown to be replaced with
door for access to deck



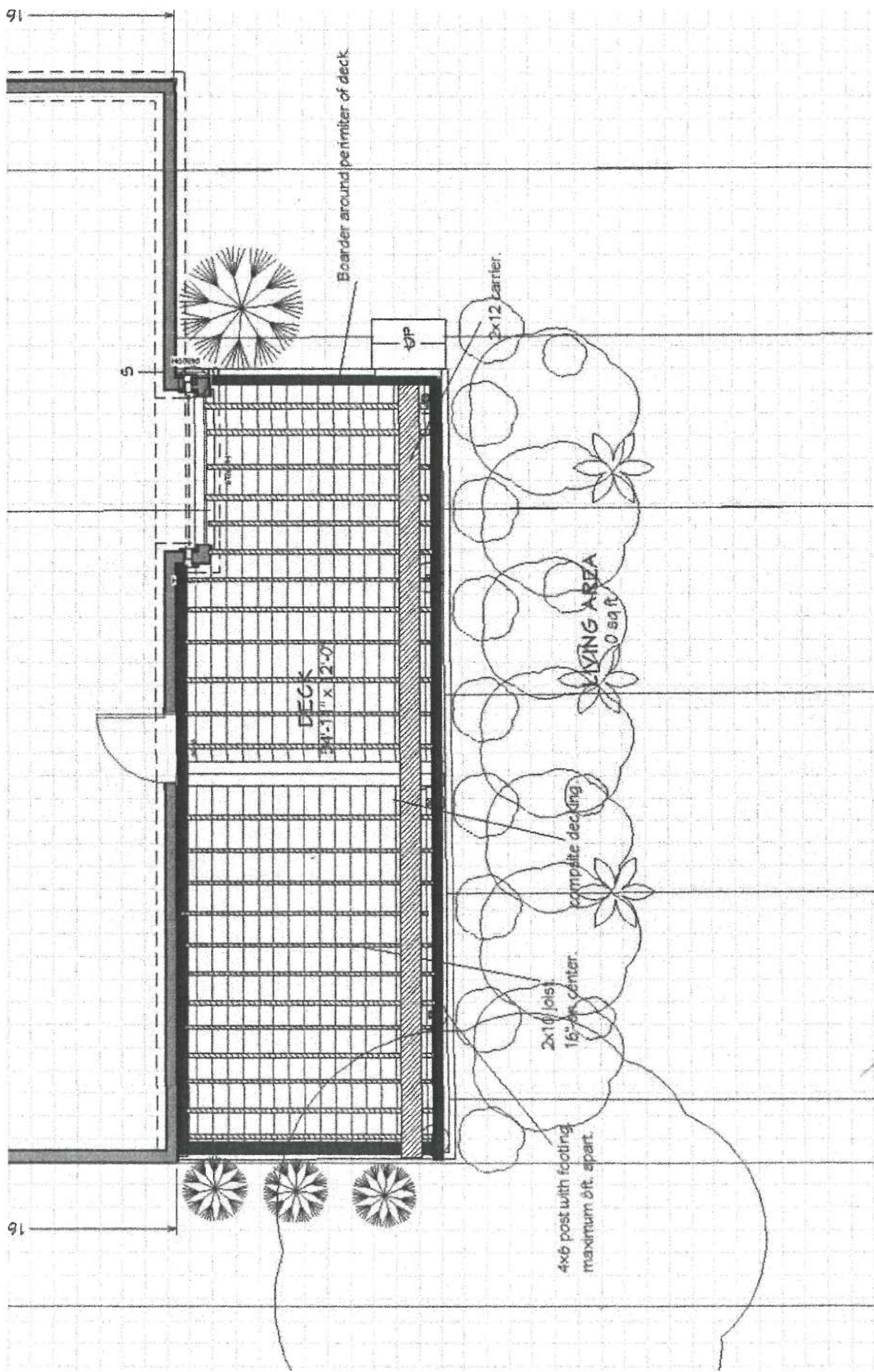


Side walkway decking
could be removed and
front porch re-framed



91

91



Boarder around perimeter of deck.

2x12 barrier.

LIVING AREA
0 sq ft

composite decking

2x10 joist
16" on center.

4x6 post with footing
maximum 6ft. apart.

5

DP

