

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 717-719 West Jefferson St, Application Number HDC24-0069

DISTRICT: Old West Side Historic District

REPORT DATE: June 13, 2024

REPORT PREPARED BY: Mariana Melin-Corcoran, Associate Planner

REVIEW COMMITTEE DATE: June 10, 2024

OWNER/APPLICANT

Name: Michael Wedaman

Address: 719 W. Jefferson St
Ann Arbor, MI 48103

Phone: (260) 710-0064

BACKGROUND: This brick upright and wing built in 1927 and first occupied by Roland Steele, a salesman. The house has an unusual form – the wing is slightly taller than the upright, and gives the appearance of two separate houses that were joined together. At some point the house was converted to a duplex with two front porches (the one at 719 is significantly newer than the one on the 717 side). The house features one-over-one and three-over-one windows with stone sills, a wood boxed-bay window on the east elevation, and a brick chimney for each address.

LOCATION: The site is located on the southwest corner of West Jefferson and Sixth streets.

APPLICATION: The applicant seeks HDC approval to remove the asphalt driveway and replace it with soil. The applicant proposes adding a new gravel driveway along the south and east lot lines.

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 the driveway in its current location, leading to the garage. The garage is shown on the 1931 Sanborn Fire Insurance Map, so the driveway may have been present earlier. Currently, it is a large and simple asphalt driveway in good condition.
2. The applicant proposes removing the existing asphalt driveway and replacing it with soil. Further landscaping was not detailed in the application. The existing curb cut will be closed.
3. The new driveway will be gravel. It would run east-west parallel to the south/rear lot line and then turn 90 degrees and run north-south for approximately 33 ft along the west lot line. It will be set 3 ft north of the south lot line and, though it is not specified

on the drawing, approximately 1.5 ft west of the east lot line. The east-west driveway will be 15 ft wide and the north-south driveway will be 18.4 ft wide. The new driveway will meet the garage at the south elevation rather than the west elevation, where the garage and existing driveway meet. There are no planned changes to the garage.

4. Staff recommends approval of the application. Though the driveway is to the rear of the house, the change will be visible because 717-719 West Jefferson Street is on a corner lot. However, the driveway to be removed is very simple and will not detract from the overall appearance of the house or site. Similarly, the new gravel driveway will be simple in design and is inconspicuously located along the lot lines. Moving the driveway will give the applicant full use of the rear yard, and the work is very reversible should someone want to return the driveway to its original location. 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 717-719 West Jefferson Street, a contributing property in the Old West Side Historic District, to remove the asphalt driveway and replace it with soil and to install a new gravel driveway. 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.

ATTACHMENTS: photos, site drawing



719 West Jefferson St, 2020 (courtesy of Google Maps)



719 West Jefferson St, garage and paved driveway, 2024 (courtesy of applicant)

PREPARED FOR:
 Michael Wedaman

719 W Jefferson
 Ann Arbor, MI 48103

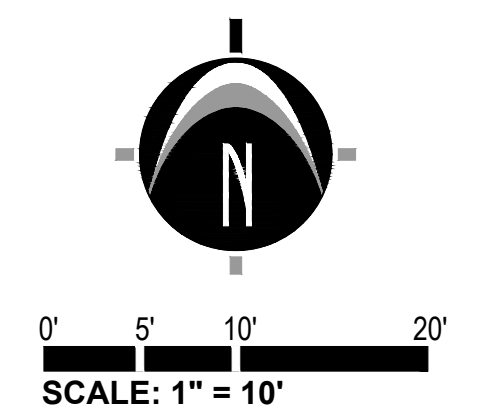
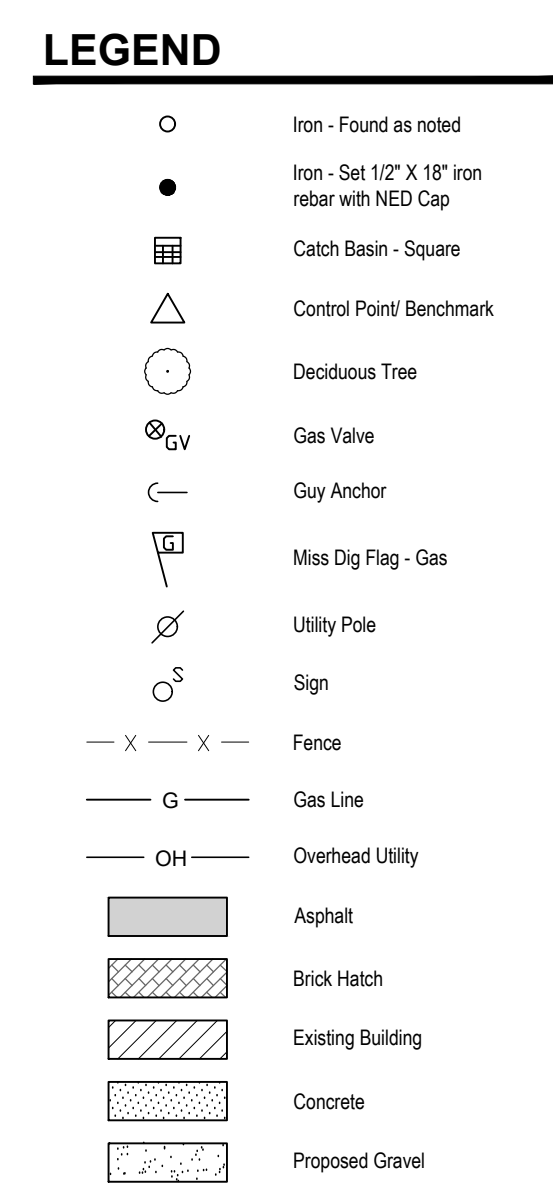
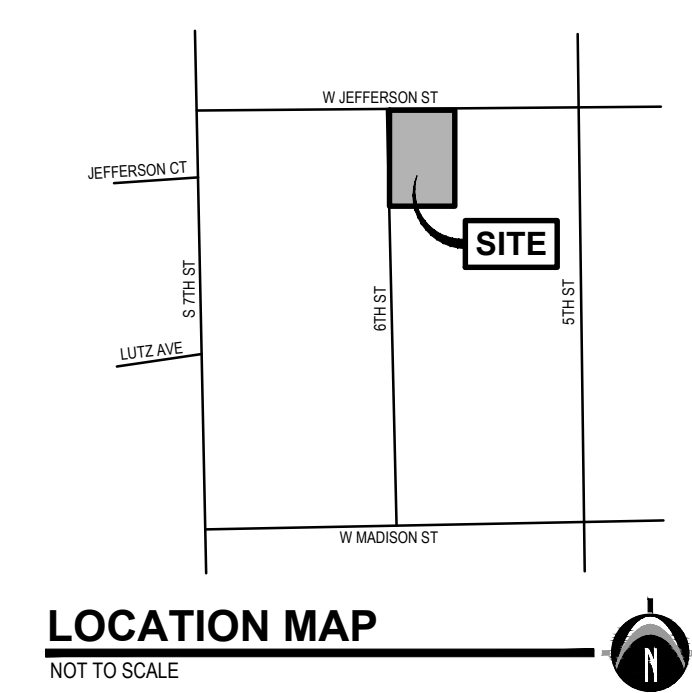
CREATED:
 Drawn: R.Paramo Date: 03.13.24

REVISIONS:
 Rev: Add proposed driveway
 Drawn: RP Date: 04.16.24

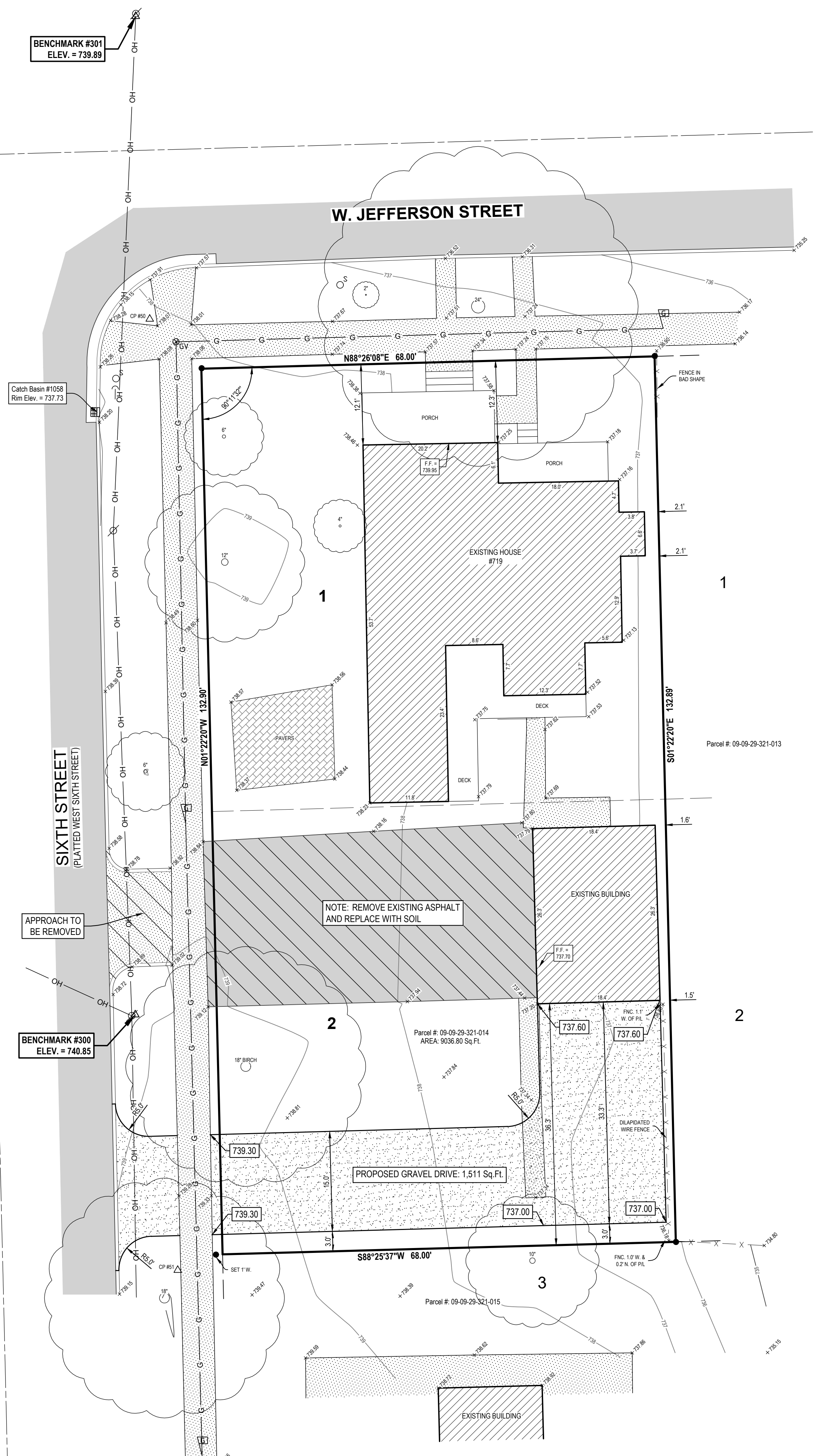
719 W. Jefferson
Topographic Survey
 719 W. Jefferson, Ann Arbor, MI 48103
 PART OF THE SOUTHWEST 1/4 OF SECTION 29, T2S, R2E,
 CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

STAMP:

PROJECT NO:
 24500085
SHEET NO:
TO.1
SHEET: 1 OF 1



811 Know what's below.
 CALL before you dig.
 UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
 NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN" WERE OBTAINED FROM AVAILABLE CITY AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.



BENCHMARKS
BENCHMARK #300 ELEV. = 740.85 (NAVD88)
 Bench tie in power pole, located on the East side of Sixth Street & 110'-/- South of W. Jefferson Street.
BENCHMARK #301 ELEV. = 739.89 (NAVD88)
 Bench tie in power pole, located on the North side of W. Jefferson Street & 7'-/- East of Sixth Street.

DESCRIPTION
 Located in the City of Ann Arbor, County of Washtenaw, described as follows:
 The West 68 feet of Lots 1 and 2, Block 5 South, Range 4 West, William S. Maynard's Third Addition, as recorded in Liber 45 of Deed, Page 747, Washtenaw County Records.
 Tax Parcel No. 09-29-321-014
 Commonly known as 717-719 W. Jefferson, Ann Arbor, Michigan 48103
 (Quit Claim Deed, dated August 25, 2021, as recorded in Liber 5443, Page 37, Washtenaw County Register of Deeds.)

SURVEYOR'S NOTES

- Flood Zone Classification: An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260213, Map Number 26161C0244E, with an Effective Date of April 3, 2012, shows this parcel to be located in Zone X (subject to map scale uncertainty).
- Lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. These locations should not be interpreted to be exact locations nor should it be assumed that they are the only utilities in this area.
- NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.
- BASIS OF BEARING: NAD83 Michigan State Planes, South Zone, International Foot

CERTIFICATE OF SURVEY
 This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.
SURVEYOR'S CERTIFICATE:
 I certify that the requirements for 1970 PA 132, MCL 54.213 have been met. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of professional surveying.

By: *Brandon George Parent*
 Brandon G. Parent Licensed Professional Surveyor No. 4001063096