

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 1117 West Washington Street, Application Number HDC15-060

DISTRICT: Old West Side Historic District

REPORT DATE: May 5, 2017

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, May 8, 2017

OWNER

APPLICANT

Name: Ken Natoli
Address: 1117 W Washington St
 Ann Arbor, MI 48103
Phone: (978) 375-4289

BACKGROUND: Physician Dr. Thomas Blair was the first occupant of this house in 1927, and Blairs lived there until at least 1940, per the Polk City Directory. It is characterized by a steeply pitched offset roof with swooping eaves, a round-topped front door, and casement windows in groups of two to four.

In 2015, HDC15-060 received a certificate of appropriateness from the HDC to construct a second-floor addition on the east side of the house, install a door with a fixed canopy, and move a metal chimney.

LOCATION: The site is located on the southeast corner of West Washington and Buena Vista Streets.

APPLICATION: The applicant seeks HDC approval to remove several concrete walks, replace some of them with brick pavers, install a new brick paver walk, install a wood landing, install a large patio in the side yard, and install a radon abatement system.

APPLICABLE REGULATIONS:

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

(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:

Building Site

Recommended: Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserve the historic relationship between a building or 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.



From the City of Ann Arbor Historic District Design Guidelines:

Residential Decks and Patios

Appropriate: Installing a patio flush with grade using stone, brick pavers, or concrete. Custom materials will be considered on a case-by-case basis.

Ensuring that a deck or patio drains away from the historic resource.

STAFF FINDINGS:

1. The house is on a corner lot, and thus has two fronts (on West Washington and Buena Vista). The large proposed patio is on the east side, which is the least visible part of the lot. The patio is 15' x 25' and uses large paver stones/tiles. The narrower end is toward the street. A representative photo is included in the application. The front walk is proposed to be replaced with brick pavers, and a new rear walk is proposed to be added of same.
2. On the west side of the house is an unused exterior door that the owners would like to remove the walkway to. The concrete landing outside the door has grading and drainage issues and is proposed to be replaced with a wood decking landing at grade. As long as a landing is retained, staff does not oppose the removal of the concrete walks leading to it since it is no longer used as a principal door. Similarly, adding a walkway to the back door is appropriate since that is now a heavily used entrance.
3. The radon system is appropriately located in either of the two proposed locations.
4. The proposed patio and walkways, and the radon abatement system, are compatible in exterior design, massing, arrangement, texture, material and relationship to the site and the surrounding area, and meet *The Secretary of the Interior's Standards for Rehabilitation*, particularly standards 2 and 10.

POSSIBLE MOTIONS: (Note that the motion 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 1117 W Washington Street, a contributing property in the Old West Side Historic District, to remove several concrete walks, replace some of them with brick pavers, install a new brick paver walk, install a wood landing, install a 15'x25' patio in the side yard, and install a radon abatement system.. As proposed, the work is compatible in exterior design, arrangement, texture, material and relationship to the rest of 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 2 and 10 and the guidelines for building site; and the *Ann Arbor Historic District Design Guidelines* for patios.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 1117 W Washington 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, drawings, photos.

1117 W Washington Street (April 2008 survey photo)





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

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734.794.6265 734.994.8312 planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information
Address of Property: <u>1117 WEST WASHINGTON ST</u>
Historic District: <u>OLD WEST SIDE</u>
Name of Property Owner (If different than the applicant): _____
Address of Property Owner: _____
Daytime Phone and E-mail of Property Owner: <u>978-375-4289</u> <u>KEN.NATOLI@GMAIL.COM</u>
Signature of Property Owner: <u>[Signature]</u> Date: <u>4/10/17</u>
Section 2: Applicant Information
Name of Applicant: <u>KEN + JULIE NATOLI</u>
Address of Applicant: <u>1117 W WASHINGTON ST</u>
Daytime Phone: <u>(978) 375-4289</u> Fax: () _____
E-mail: <u>KEN.NATOLI@GMAIL.COM</u>
Applicant's Relationship to Property: <input checked="" type="checkbox"/> owner <input type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant: <u>[Signature]</u> Date: <u>4/10/17</u>
Section 3: Building Use (check all that apply)
<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental <input type="checkbox"/> Commercial <input type="checkbox"/> Institutional
Section 4: Stille-DeRossett-Hale Single State Construction Code Act (This item MUST BE INITIALED for your application to be PROCESSED)
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>[Initials]</u>

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

1. Provide a brief summary of proposed changes. ① REPLACE FRONT CEMENT WALKWAY W/ BRICK PAVERS. REMOVE CEMENT WALKWAYS + PAD ON WEST SIDE. INSTALL NEW BRICK PAVEMENT WALKWAY FROM BACK DOOR TO DRIVEWAY. INSTALL NEW PATIO ADJACENT TO GARAGE. GRADE E+W YARDS + RESEED
② INSTALL RADON ABATEMENT SYSTEM

2. Provide a description of existing conditions. SEE PICTURES

3. What are the reasons for the proposed changes?
① LANDSCAPE IMPROVEMENTS + ADDRESS GRADING ISSUES CAUSING WATER PROBLEMS ON WEST SIDE OF FOUNDATION.
② RADON READING IN BASEMENT (7-8 pCi/L)

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here. ① SITE PROPOSAL ATTACHED
② ESTIMATE ATTACHED

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

STAFF USE ONLY

Date Submitted: _____ Application to _____ Staff or _____ HDC

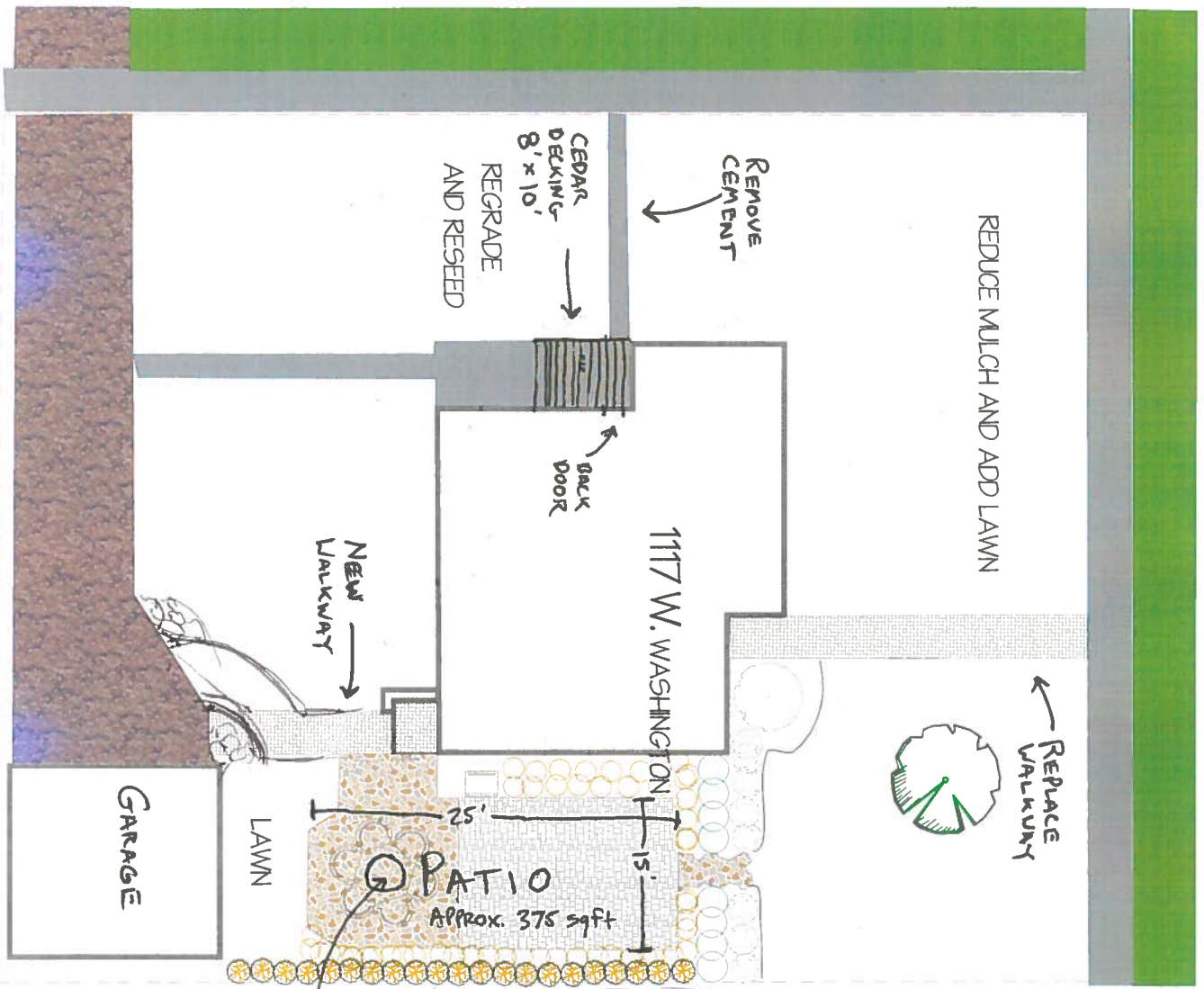
Project No.: _____ HDC _____ Fee Paid: _____

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:



LEGEND

COMMON NAME	QTY
FLOWER, PERENNIAL	
COREOPSIS, YELLOW RING SUN	56
SHRUB, DECIDUOUS	
HYDRANGEA, DANCING SNOW	9
LIAC, DWARF TINKERBELLE	21
TREE, DECIDUOUS	
MAPLE, JAPANESE, GREEN LACELEAF	1
REDBUD, THE RISING SUN	1
TREE, EVERGREEN	
ARBORVITAE, SMARAGD	8

Revision #: _____
 Date: 4/10/2017

Scale: 1/16" = 1'
 Landscape Plan: 1720
 Natoli Renovation

Landscape Design by: mark.garmo@outdooraccentsinc.
 Outdoor Accents Inc.

1117 W Washington

Existing Site Condition Photos

West Elevation
(from Buena Vista Ave.)



West (Cement Walkways & Pad)



West (Cement Walkways & Pad)



West Cement Pad

Water Issue



Location of
Proposed Walkway
and Patio



Front walkway w/ proposed replacement material



Proposed Materials

Walkways



Patio



Radon Abatement

Proposed Location of External White PVC Vent Pipe on back (South) side of house

Option 1. Along Existing Gutter



Option 2. Adjacent to Electrical

