

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 724 W Jefferson Street, Application Number HDC13-153

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** September 6, 2013

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

**REVIEW COMMITTEE DATE:** Monday, September 9 for the September 12, 2013 HDC meeting

#### OWNER

#### APPLICANT

<b>Name:</b>	Melissa and Brent Richards	same
<b>Address:</b>	724 W Jefferson St Ann Arbor, MI 48103	
<b>Phone:</b>	(734) 576-5783	

**BACKGROUND:** This two-story brick home was built by mason Ludwig Lucas and first appears in the 1910 Polk City Directory. It features a full-width stone front porch with brick columns, a hipped roof, an attic dormer, and original wood windows.

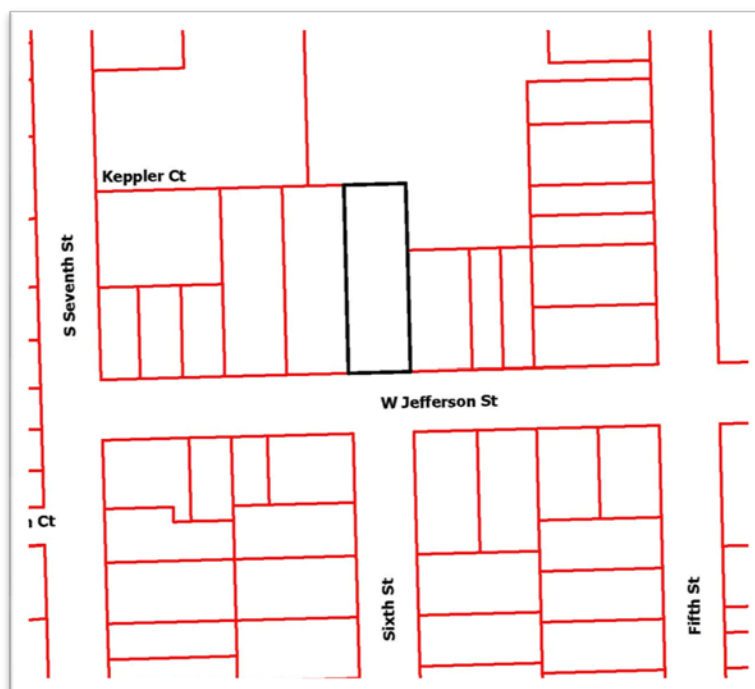
**LOCATION:** The site is located on the north side of West Jefferson Street, between Fifth and Seventh Streets., and opposite Sixth. It backs up to Bach Elementary's "Big Playground".

**APPLICATION:** The applicant seeks HDC approval to construct a 272 square foot solarium with a glass hyphen connecting it to the one-story kitchen wing located on the rear of the house.

#### APPLICABLE REGULATIONS:

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

- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- (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):**

**Additions**

Recommended: Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Designing new additions in a manner that makes clear what is historic and what is new.

Not Recommended: Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.

Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.

**Building Site**

Recommended: 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: Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.

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

**All Additions**

Appropriate: Placing a new addition on non-character-defining or inconspicuous elevations and limiting the size and scale in relationship to the historic property.

Designing a new addition in a manner that makes clear what is historic and what is new.

Not Appropriate: Designing an addition to appear older than, or the same age as, the original building.

**STAFF FINDINGS:**

1. The house is currently 1,467 square feet. The proposed solarium is a 272 square foot structure with gables facing north and south (toward the house and back yard), and clad in oil-finished cedar siding with a metal roof. It is connected to the house by a glass passageway that continues along the side of the solarium to form a bump-out. One corner of the existing one-story rear kitchen wing would be removed to accommodate the glass hyphen, though the top and bottom of the brick wall would remain, providing a record of the original corner. An existing double-hung window on the rear elevation of the kitchen would remain, and the back door would be removed and infilled (with a 1" inset) with brick reclaimed from the removed walls.
2. Staff considers the one-story rear kitchen wing to be a character-defining feature of the house. It is charming in its simplicity, and while it is not known whether it was built at the same time as the rest of the house (it could be a very early addition), it was constructed during the period of significance for the district. As such, staff appreciates the efforts made to keep a record of the original four walls by maintaining the corners above and below the new glass passageway.
3. The addition may be slightly visible from the public sidewalk to the west of the house. From the east end of the sidewalk the solarium should be hidden by a brick addition that juts out to the east, affording occupants of the glass room privacy.
4. The addition is limited in size and located on an inconspicuous side of the building, and makes clear what is new and what is historic. The lot is large and the addition will not alter any spatial relationships within the lot or adversely impact neighboring properties.
5. Staff believes the massing, materials, and design of the addition are compatible with the existing structure, neighboring buildings, and the surrounding historic district, and meet both the Secretary of the Interior's Standards and the *Ann Arbor Historic District Design Guidelines*.

**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 724 West Jefferson Street, a contributing property in the Old West Side Historic District, to construct a small solarium with a glass hyphen connecting it to the one-story kitchen wing located on the rear of the house, 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, 9 and 10 and the guidelines for additions and building site, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to additions.

**MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 724 West 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, drawings, photos.

724 West Jefferson Street (2008 Survey Photo)





# City of Ann Arbor

## PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

Mailing: 301 E. Huron Street P.O. Box 8647 Ann Arbor, Michigan 48107-8647  
Location: Larcom City Hall First Floor 301 E. Huron St. Ann Arbor, MI 48104-6120  
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

### ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

<b>Section 1: Property Being Reviewed and Ownership Information</b>	
Address of Property: <u>724 W. Jefferson</u>	
Historic District: <u>Old West Side</u>	
Name of Property Owner (If different than the applicant): _____	
Address of Property Owner: <u>724 W. Jefferson AA 48103</u>	
Daytime Phone and E-mail of Property Owner: <u>734-576-5783</u> <u>richards</u> @a2 school or	
Signature of Property Owner: <u>[Signature]</u> Date: <u>8-23-13</u>	
<b>Section 2: Applicant Information</b>	
Name of Applicant: <u>Melissa + Brent Richards</u>	
Address of Applicant: <u>724 W. Jefferson</u>	
Daytime Phone: <u>(734) 576-5783</u> Fax: (____) _____	
E-mail: <u>richards@a2schools.org</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>8-23-13</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 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 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. A FREE STANDING SOLARIUM ADDITION IS PROPOSED. THE ADDITION CONNECTS TO THE EXISTING KITCHEN BY PARTIAL REMOVE OF 2 WALLS AND 1 WINDOW. ALSO THE KITCHEN DOOR WILL BE REMOVED AND INFILLED WITH RECLAIMED BRICK FROM THE EXISTING KITCHEN. THIS IS NECESSARY TO ACQUIRE MORE FLOOR SPACE SO THAT THE KITCHEN IS USEABLE FOR THE OWNERS.
2. Provide a description of existing conditions. THE PROPERTY IS COMPOSED OF A 2-STORY SINGLE FAMILY BRICK HOUSE (APPROX. 1909) AND A DETACHED GARAGE NEAR THE REAR PROPERTY LINE. THE PROPOSED ADDITION WILL CONNECT TO WHAT APPEARS TO BE A ~~ONE~~ ONE STORY KITCHEN ADDITION TO THE MAIN ORIGINAL STRUCTURE (DATE UNKNOWN).
3. What are the reasons for the proposed changes? THE CLIENT HAS REQUESTED A SOLARIUM ADDITION WHICH WILL CONNECT TO THE EXISTING HOUSE WITH A GLASS HALLWAY. THE NEW CONNECTOR ALSO SERVES TO PROVIDE ADDITIONAL KITCHEN SPACE.
4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.  
REGARDING THE AGE OF WINDOWS AND DOOR IN THE EXISTING KITCHEN: DRAWINGS ARE NOT AVAILABLE AND THE PREVIOUS OWNER IS DECEASED THEREFORE, IT IS NOT EVIDENT IF BEFORE OR JUST AFTER 1942.
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:

Section 5.

1. Proposed changes continued:

- Existing wood double hung windows will be repaired/restored where needed.

# 724 W. Jefferson Street

Front views from Jefferson St.





# 724 W. Jefferson Street

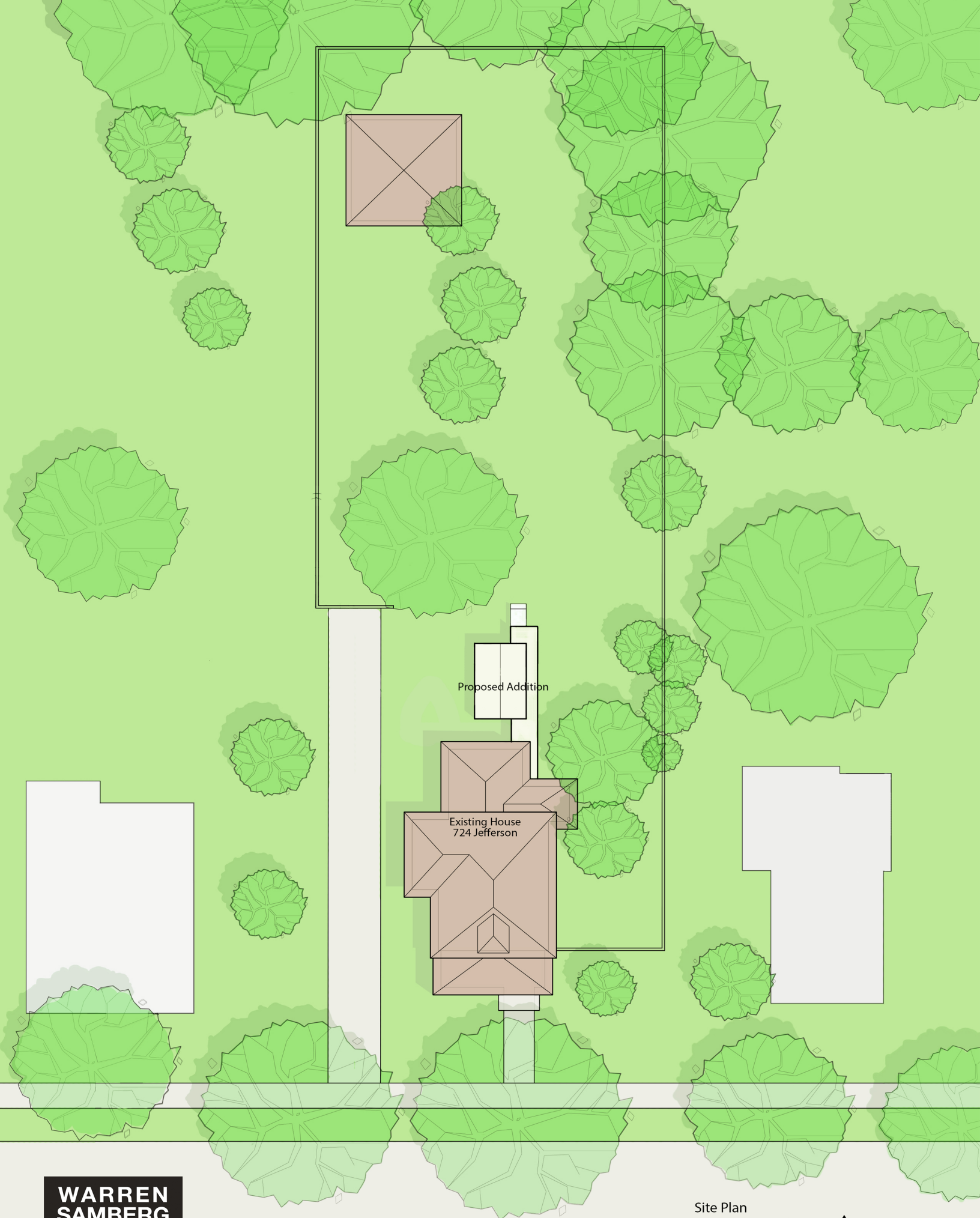
Rear views from yard



# 724 W. Jefferson Street

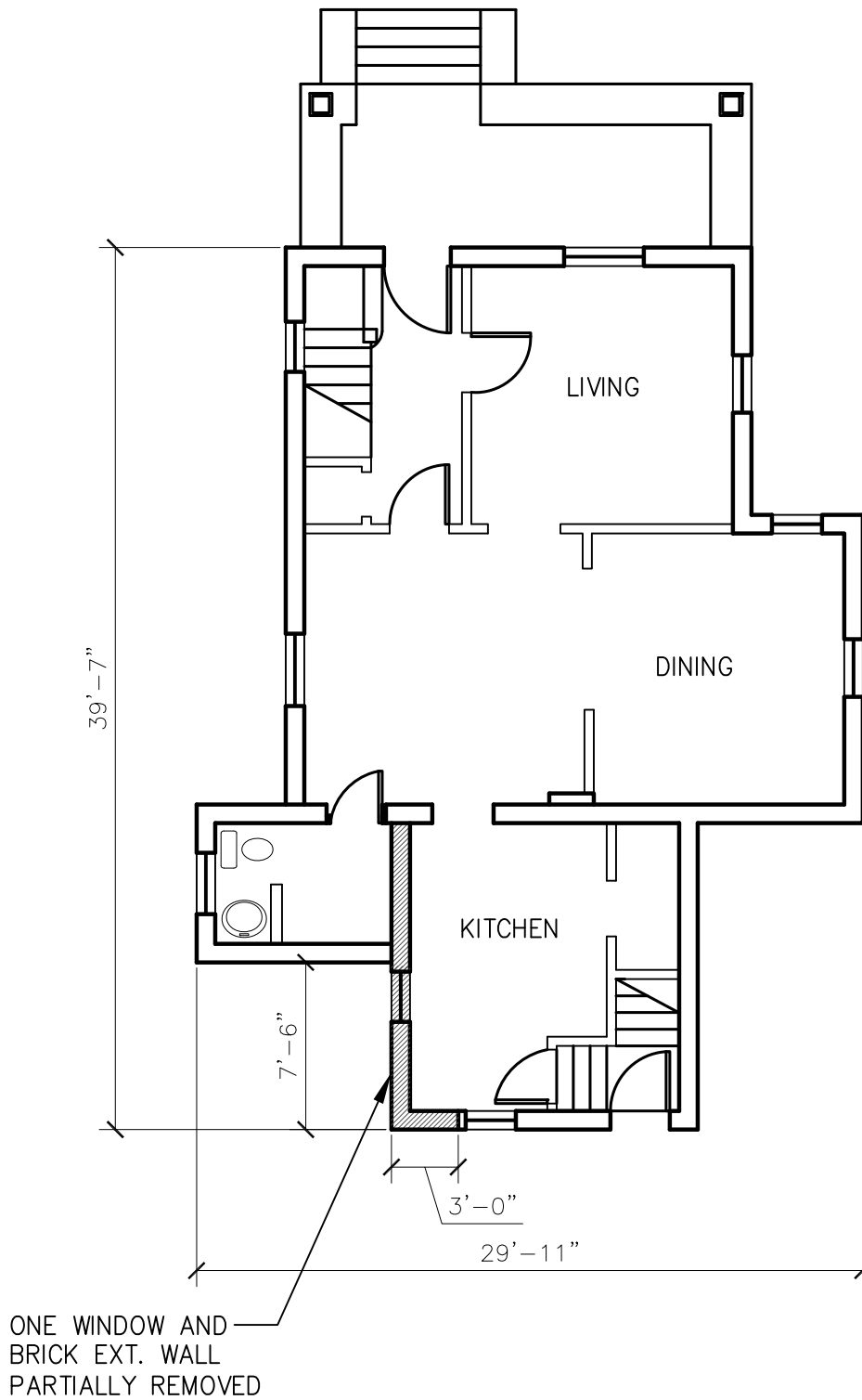
West view (top) East view (bottom)





Proposed Addition

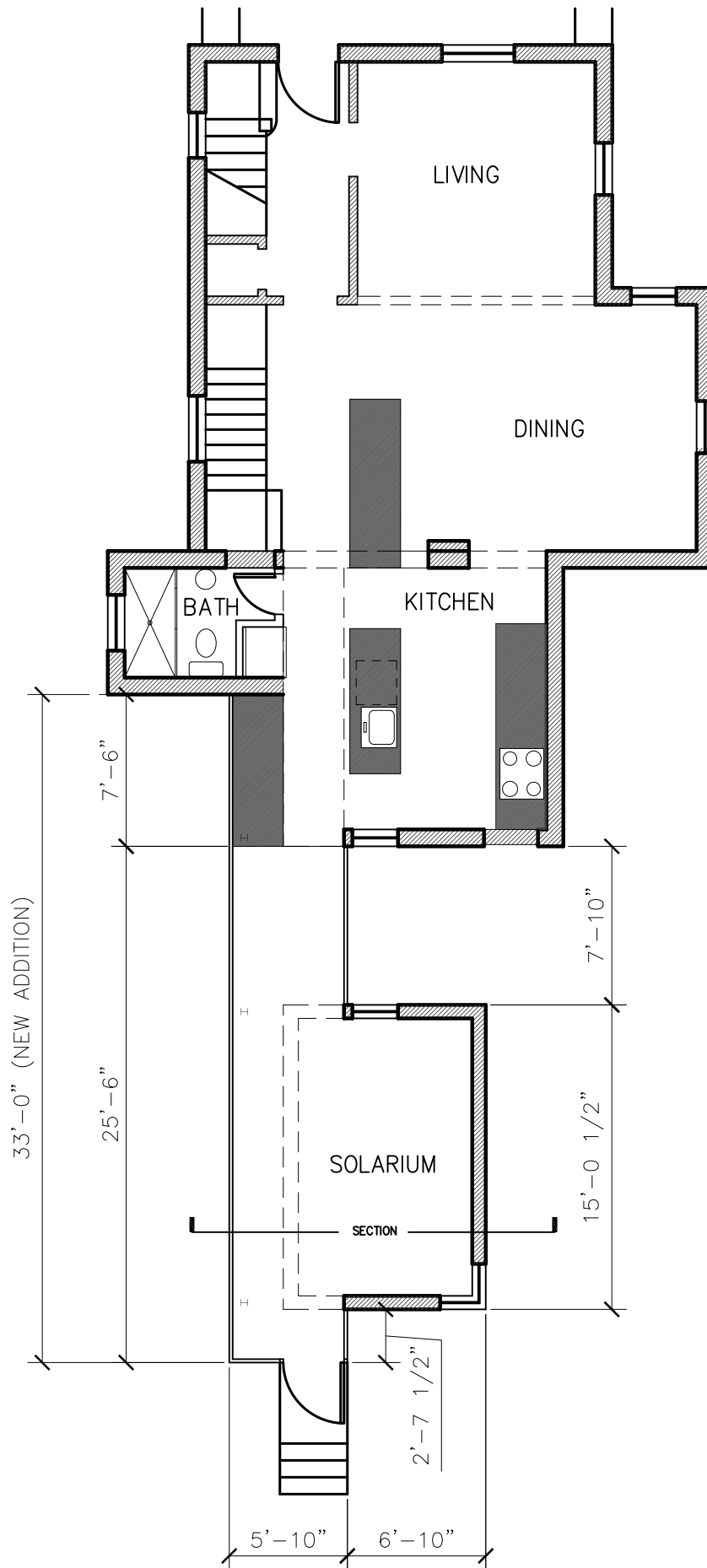
Existing House  
724 Jefferson



## Existing First Floor Plan

724 Jefferson  
Ann Arbor, MI  
48103

scale: 1/8" = 1'-0"  
8.23.13

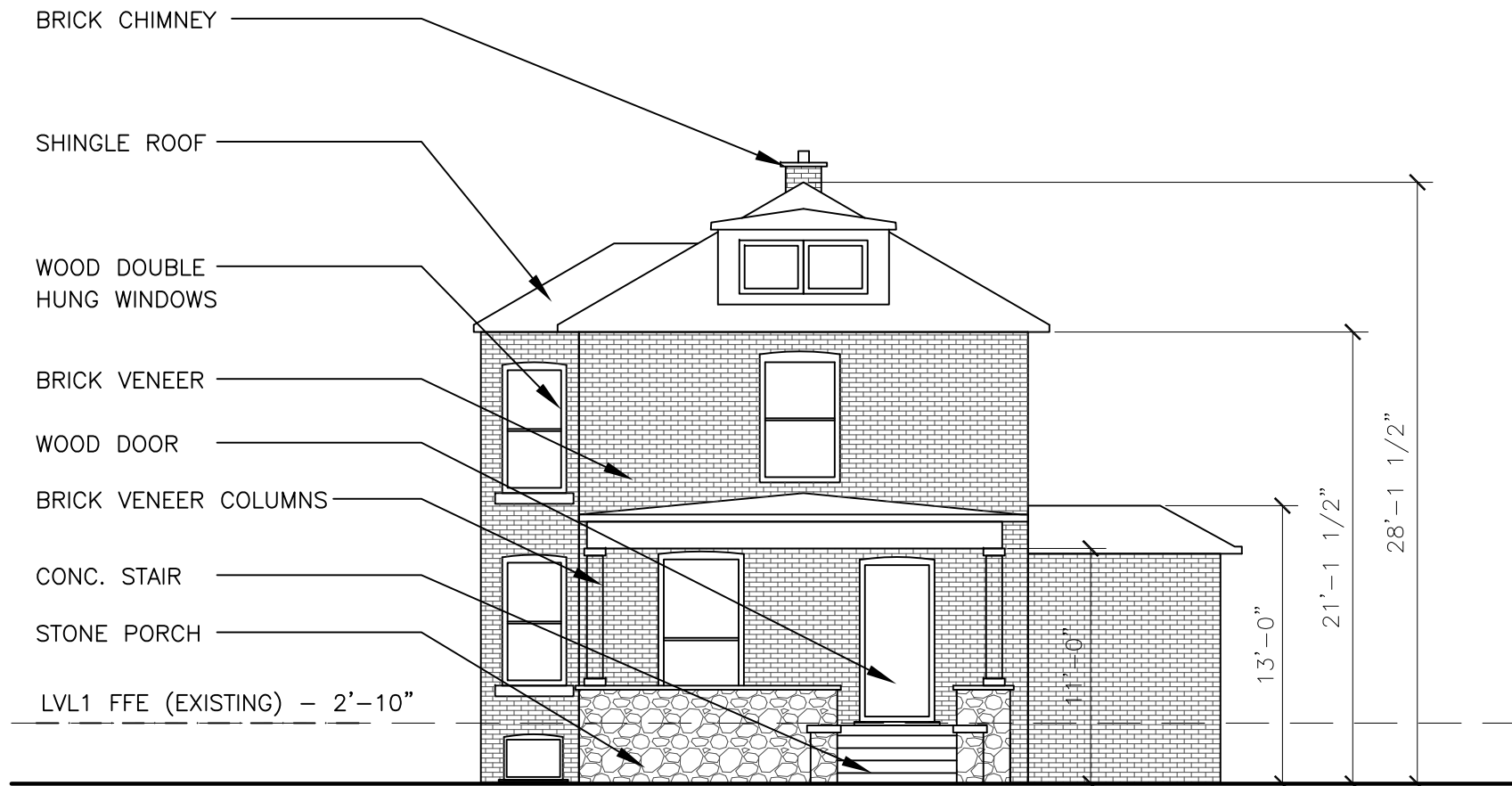


# First Floor Plan

724 Jefferson  
Ann Arbor, MI  
48103

scale: 1/8" = 1'-0"  
8.23.13





## Existing South Elevation

724 Jefferson  
Ann Arbor, MI  
48103

scale: 1/8" = 1'-0"  
8.23.13



## Existing West Elevation

724 Jefferson  
Ann Arbor, MI  
48103

scale: 1/8" = 1'-0"  
8.23.13

**WARREN  
SAMBERG**  
ARCHITECT



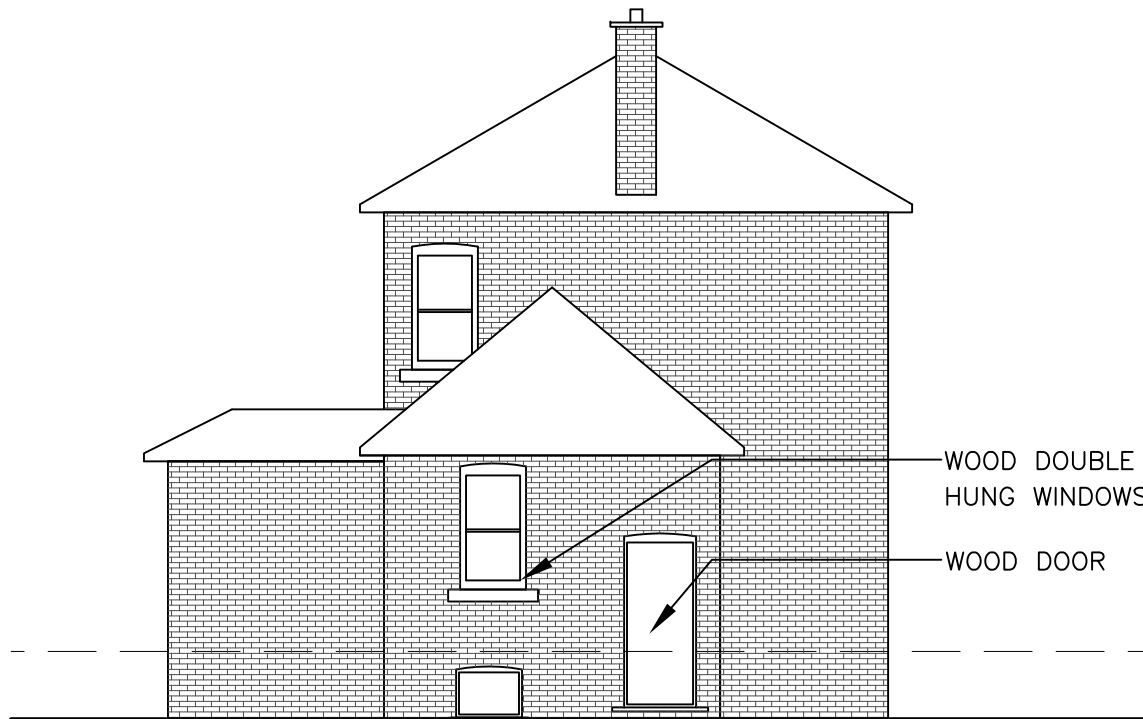
## Existing East Elevation

724 Jefferson  
Ann Arbor, MI  
48103

scale: 1/8" = 1'-0"  
8.23.13

**WARREN  
SAMBERG**  
ARCHITECT

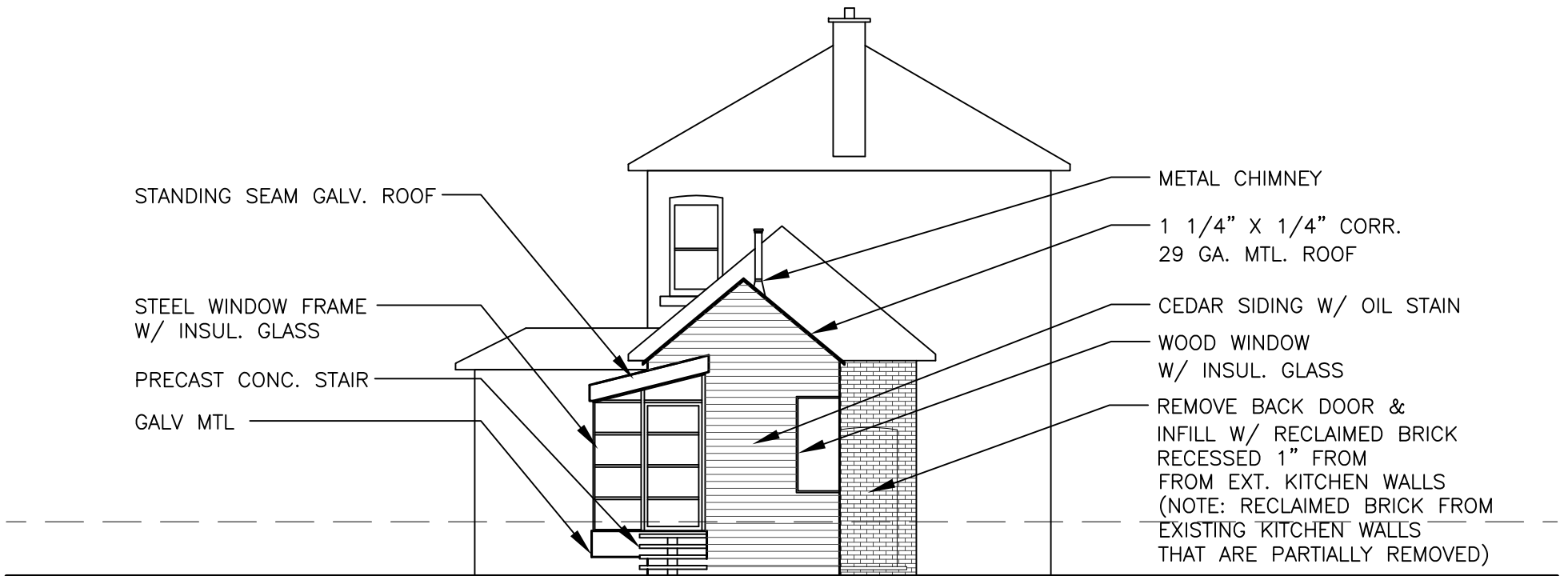




## Existing North Elevation

724 Jefferson  
Ann Arbor, MI  
48103

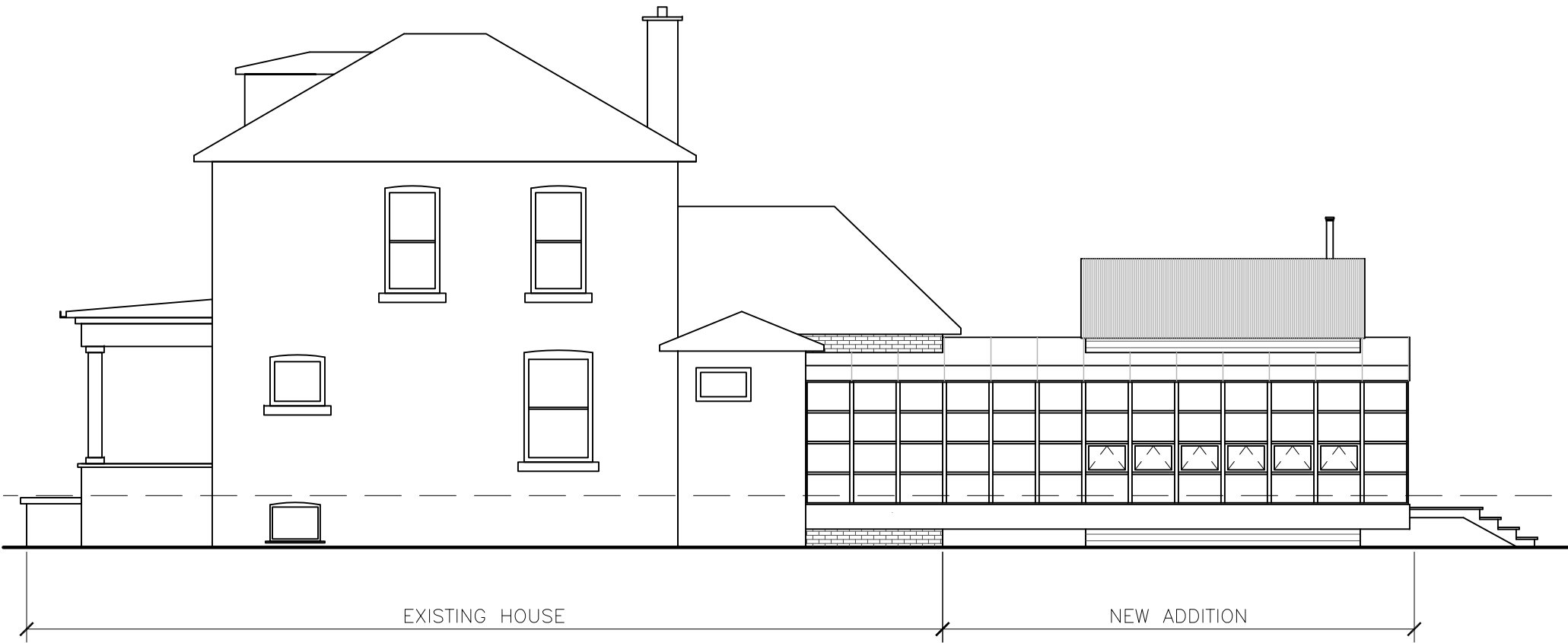
scale: 1/8" = 1'-0"  
8.23.13



## North Elevation

724 Jefferson  
Ann Arbor, MI  
48103

scale: 1/8" = 1'-0"  
8.23.13



## East Elevation

724 Jefferson  
Ann Arbor, MI  
48103

scale: 1/8" = 1'-0"  
8.23.13

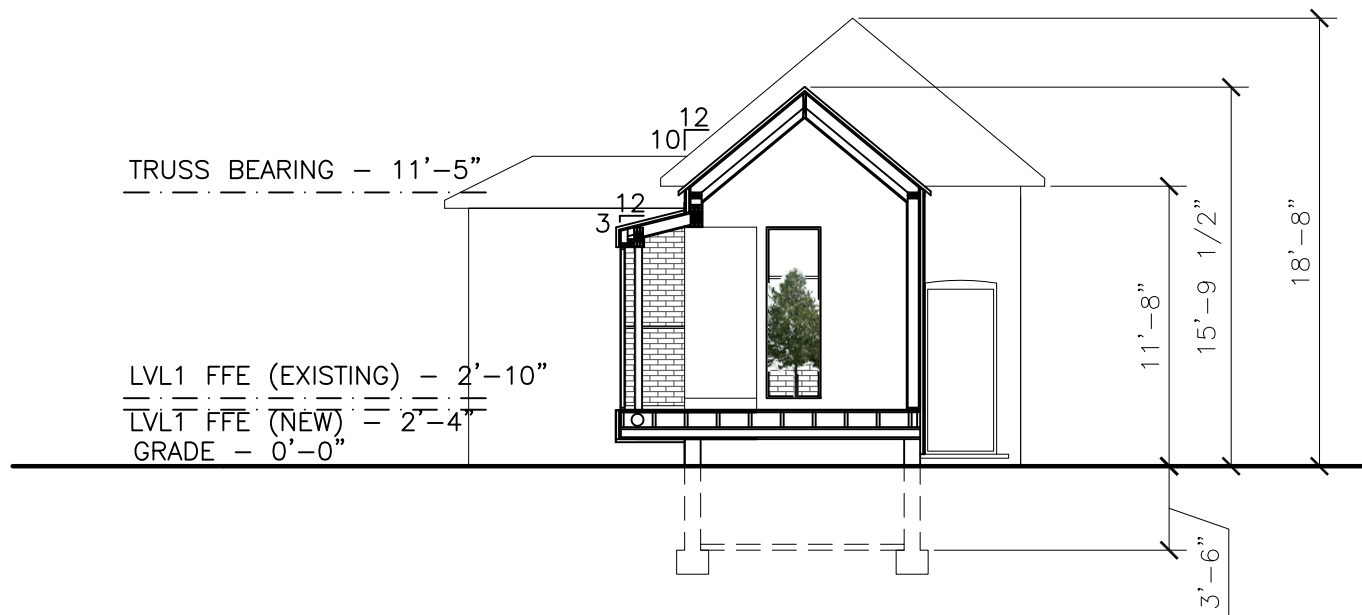
**WARREN  
SAMBERG**  
ARCHITECT



## West Elevation

724 Jefferson  
Ann Arbor, MI  
48103

scale: 1/8" = 1'-0"  
8.23.13



## Section

724 Jefferson  
Ann Arbor, MI  
48103

scale: 1/8" = 1'-0"  
8.23.13



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