

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 521 West Jefferson Street, Application Number HDC15-122

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** August 13, 2015

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

**REVIEW COMMITTEE DATE:** August 10, 2015

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	James Egge	Same
<b>Address:</b>	521 W Jefferson St Ann Arbor, MI 48103	
<b>Phone:</b>	(734) 730-9949	

**BACKGROUND:** This vernacular Greek Revival house was built around 1870. Original owners were Andrew and Margaretha Gruner. The rear addition first appears on the 1899 Sanborn map. A front porch appears on the 1908 Sanborn map, but the current front porch is a later replacement. The stairway to the basement appears on the 1916 map and a side porch on the 1925 map. That side porch was replaced or enlarged by an acrylic-enclosed three-season porch, which was in turn removed and replaced with an east side addition approved by the HDC in 2007. The west facade of the house was remodeled in the early 20th century with the addition of a bay window and replacement of the second floor windows. The current owner removed aluminum siding in 2007.

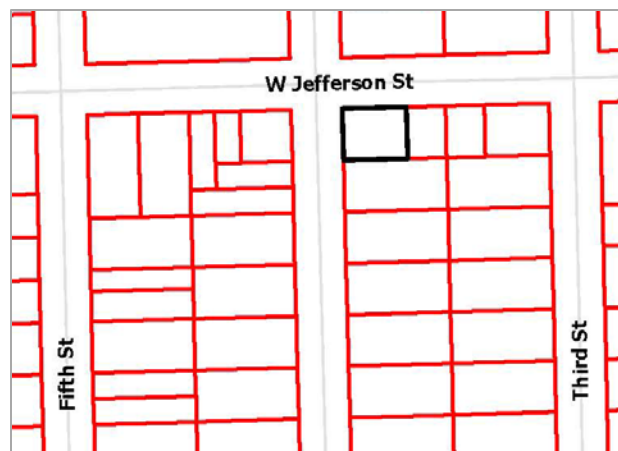
**LOCATION:** The site is located on the southeast corner of West Jefferson Street and Fourth Street.

**APPLICATION:** The applicant seeks HDC approval to replace an existing concrete and paver patio and concrete path with a new paver patio and path; replace a wood step and landing with a paver step and landing; enclose the patio area with a 6' cedar privacy fence (100% opaque in the rear yard and 80% opaque along the driveway); pipe two downspouts underground; and replace the existing asphalt driveway with a concrete two track driveway.

### 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.

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:* 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**

*Appropriate:* Retaining and maintaining mature trees, hedges, and other historic plantings.

*Not Appropriate:* Introducing any new building, streetscape, or landscape feature that is out of scale or otherwise inappropriate to the district's historic character.

**STAFF FINDINGS**

1. The property owner is refreshing the outdoor living space between the house and garage on this corner lot by enlarging the patio and installing privacy fence. To offset the enlarged impervious surface created by the new patio, the asphalt driveway is proposed to be removed and replaced with a concrete two-track drive. The driveway leads to a modern garage.
2. The privacy fence is wood, with 1 ½" spaces between boards for the portion along the driveway, and battens covering the spaces between boards along the south property line behind the house. These fences meet fence code requirements for height and opacity.

3. Staff recommends approval of the application. The work will result in outdoor space that is more usable while offsetting the increase in impervious surfaces. The proportions of the new driveway (3'4" tracks with 3' between) are larger than most historic two-track driveways, and the proposed driveway is not trying to look historic, but instead to allow more water to infiltrate. Staff believes 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 residential decks and patios 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 521 West Jefferson Street, a contributing property in the Old West Side Historic District, to: replace an existing concrete and paver patio and concrete path with a new paver patio and path; replace a wood step and landing with a paver step and landing; enclose the patio area with a 6' cedar privacy fence (100% opaque in the rear yard and 80% opaque along the driveway); pipe two downspouts underground; and replace the existing asphalt driveway with a concrete two track driveway. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the *Ann Arbor Historic District Guidelines* for 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.

#### MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 521 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, description of work, photos, drawings.  
521 W Jefferson (2007 survey photos)







**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>521 W. JEFFERSON ST, 48103</u>
Historic District: <u>OLD WEST SIDE</u>
Name of Property Owner (If different than the applicant): _____
Address of Property Owner: <u>SAME</u>
Daytime Phone and E-mail of Property Owner: <u>734 730 9949 JAMES EGGE@GMAIL.COM</u>
Signature of Property Owner: <u>James Egge</u> Date: <u>7/15/15</u>
<b>Section 2: Applicant Information</b>
Name of Applicant: <u>JAMES EGGE</u>
Address of Applicant: <u>521 W. JEFFERSON ST, 48103</u>
Daytime Phone: <u>(734) 730 9949</u> Fax: <u>( )</u>
E-mail: <u>JAMES EGGE@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>James Egge</u> Date: <u>7/15/15</u>
<b>Section 3: Building Use (check all that apply)</b>
<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
<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>JE</u>

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

1. Provide a brief summary of proposed changes. SEE ATTACHMENTS

2. Provide a description of existing conditions. \_\_\_\_\_

3. What are the reasons for the proposed changes? \_\_\_\_\_

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

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. Replace current concrete and paver patio and concrete path, approximately 148 square feet, with new paver patio and path, approximately 352 square feet. Replace wood step and landing with paver step and landing. Enclose patio area with 6' cedar privacy fence, approximately 67 lineal feet, 100% opaque in rear and 80% opaque in front and along driveway. Pipe two downspouts underground to a 9"x9" drainbox north of the fenced area. Replace current asphalt driveway with a concrete two track driveway, 9'8" wide with a 3' wide grass median.
2. Current concrete patio and path are in good condition. Driveway is in poor condition.
3. The house is on a corner lot and has no back yard, so the area between the house and garage provides the only outdoor living space. The fence will give this area some privacy, and the larger patio will make it more usable. The new concrete driveway will be more attractive than the current driveway, and the reduction in impervious surface will offset the increase in patio size.
4. None.
5. See attachments.



Area of proposed patio, viewed from north:



Area of proposed patio, viewed from south:





Area of proposed patio, viewed from east:

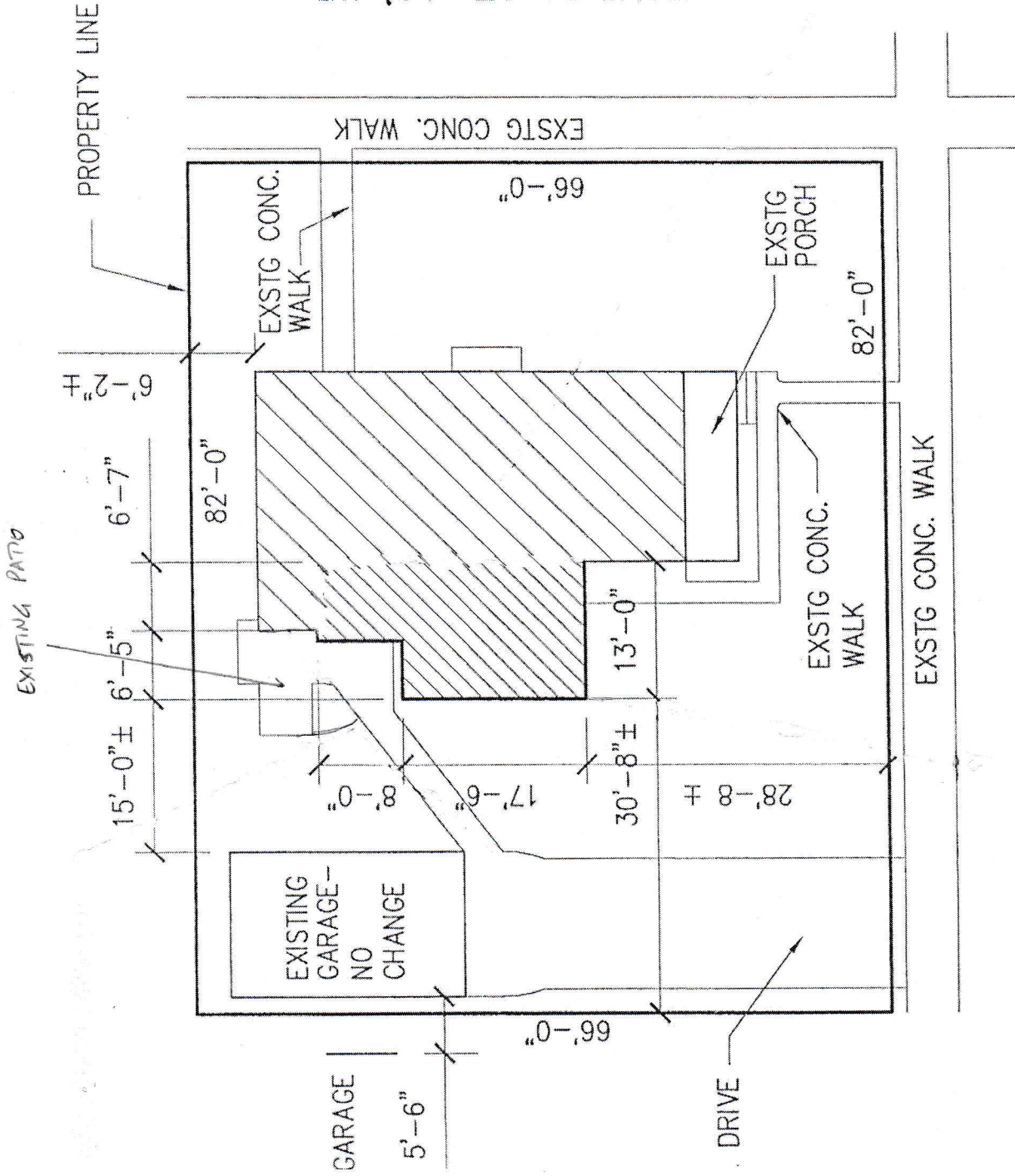


Driveway, viewed from north:





FOURTH ST. 66' WD.



W. JEFFERSON ST.

521 W JEFFERSON EXISTING





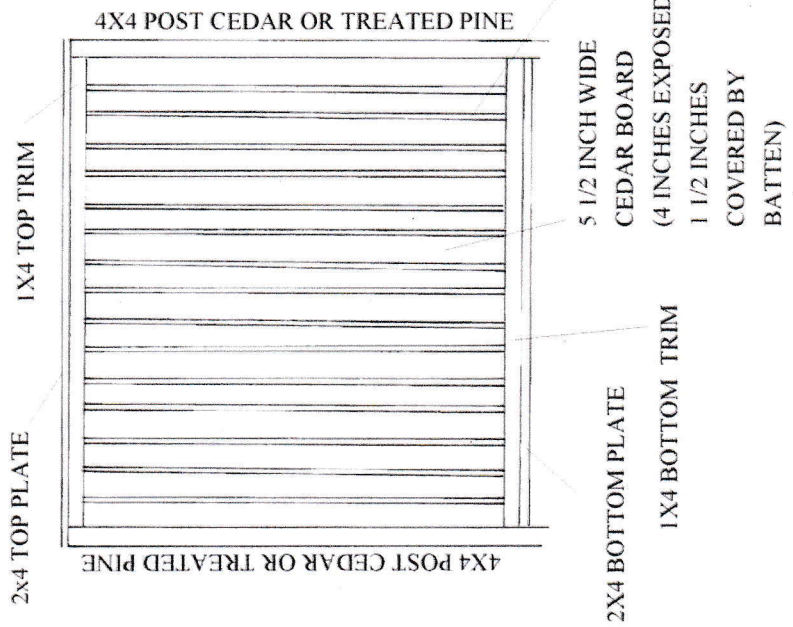
# FENCE DETAIL

Cosmo Mendez Construction  
 3709 Bristol Dr.  
 Dexter, MI 48130  
 (734)945-7629  
[cosmomendez@live.com](mailto:cosmomendez@live.com)  
[www.cosmomendez.com](http://www.cosmomendez.com)  
 MI Builders Lic.#2101141904

James Egge  
 521 W. Jefferson  
 Ann Arbor, MI 48103  
 (734)730-9949  
[jamesegge@gmail.com](mailto:jamesegge@gmail.com)

## 100% OPACITY

## 80% OPACITY



SIMILAR CONSTRUCTION  
 AND TRIM

VERTICLE 5 1/2 INCH WIDE  
 CEDAR BOARDS  
~~DOWN~~  
 BATTEN DOWN  
 BATTEN BOARDS SPACED 1 1/2  
 INCHES APART TO ACHIEVE  
 80% OPACITY.

6'

6'

## Materials list

Fendt Old World Vintage pavers (or similar)

Cedar boards with treated pine posts

Concrete, six bag mix