

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 315 & 317 Koch Avenue, Application Number HDC15-125

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

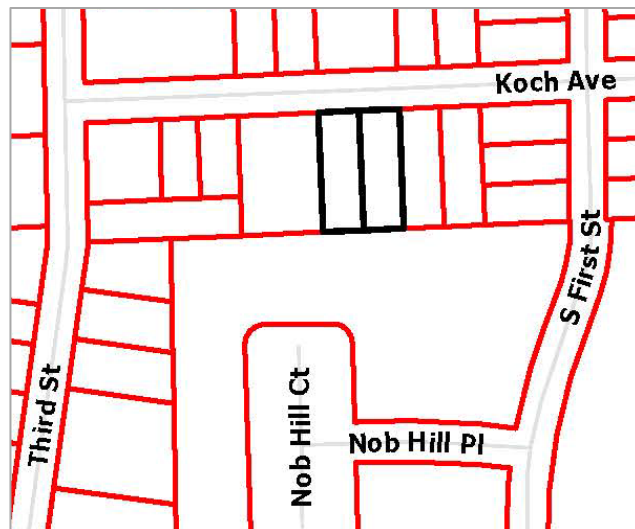
	OWNER	APPLICANT
Name:	Andrew and Sarah Jarvis (315 Koch Ave) Richard and Susan Yarmy (317 Koch Ave)	Richard & Susan Yarmy
Address:	315 & 317 Koch Ave. Ann Arbor, MI 48103	317 Koch Ave. Ann Arbor, MI 48103
Phone:		(248) 797-3464

BACKGROUND: 315 Koch is a one and a half story craftsman that features a full width front porch clad in shingles with tapered square columns, front and rear shed dormers, exposed rafter tails under the eaves, a brick chimney, wood clapboard siding on the first floor, and wood shingles on the second floor. Most of the original three-over-one double-hung windows are present. It first appears in the 1922 Polk City Directory as 315 John K. Avenue (which was changed to Koch Avenue in 1928) as the home of William F. Bethke, a painter. Edwin Bethke lived here until 1934, when he moved into the new house two doors east at 311 Koch Avenue. A rear addition and garage were approved by the HDC and constructed in 2013.

317 Koch is a one and a half story colonial revival cottage featuring six over one double-hung windows, no eave overhang, gable corner returns, and wood shingle siding. It first appears in the 1931 Polk City Directory as the home of Emil D. Bethke, an employee of Michigan Bell Telephone. Emil C. Bethke (presumably Emil's son) lived in the house until at least 1960. The house was owned by members of the Bethke family until 2013, when a rear addition and garage were approved and built.

LOCATION: The site is located on the south side of Koch Ave, east of Third Street and west of South First Street.

APPLICATION: The applicant seeks HDC approval to pave the shared driveway and turnaround area between 315 & 317 Koch Ave.



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. Prior to 2013, 315 Koch used a second curb cut to access a parking space in front of the house along the east property line. That driveway leads to a contributing garage structure that isn't large enough to hold a modern car. There was also a driveway in the location of the proposed paved shared drive, but it ended at the back wall of the two houses. 317

Koch had a two-car garage and driveway on a separate lot to the west. That garage was demolished and a duplex is under construction on the lot.

2. There is a shared driveway easement agreement for the two properties and the turn-around area leading to garages for each in the backyard. The driveway slopes down to the street, and the two property owners have been having problems with dirt and gravel washing out the driveway, mud puddles forming, and general dirt tracking and blowing into their homes. Snow removal is a problem in the winter because of the large size of the gravel, and the sloped part becomes slippery and difficult to navigate. No material is indicated for paving the easement area. Staff recommends concrete, and has included that in the suggested motion.
3. Staff recommends approval of the application. The area to be paved is already gravel, and there is no historic relationship between this driveway area and the two contributing houses and their garages. As such, 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 315 & 317 Koch Ave., contributing properties in the Old West Side Historic District, to pave the shared driveway on the condition that the paving material is concrete. The proposed work as conditioned 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 315 & 317 Koch Ave 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



315 and 315 Koch (application photo 2015)

ATTACHMENTS: application, description of work, photos, drawings.