

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 712 West Washington Street, Application Number HDC17-205

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** October 12, 2017

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

**REVIEW COMMITTEE DATE:** Monday, October 9, 2017

<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b> Nadine Hubbs	Wade Lehmann, Lotus Landscapes
<b>Address:</b> 712 W Washington St Ann Arbor, MI 48103	1885 Baker Rd Dexter, MI 48130
<b>Phone:</b> (734) 355-2963	(734) 255-1991

**BACKGROUND:** This two-story gable-fronter was first occupied in 1900 by Herman Allmendinger, a packer at the Ann Arbor Organ Company. It features a full-width front porch and steeply-pitched roof with corner returns. The original siding is covered by aluminum. The rear wing appears in 1916 – 1970 Sanborn maps as one-and-a-half stories, but since then the pitch has been altered to make it a full two stories. A rear porch was added between 1925 and 1931.

In November, 2013 several modifications were approved, including removing a chimney, adding skylights, removing non-original elements, constructing a roof deck on the back, and other work.

In 2014 an application to install a low deck in the side yard and a new rear-facing door leading to the deck was approved.

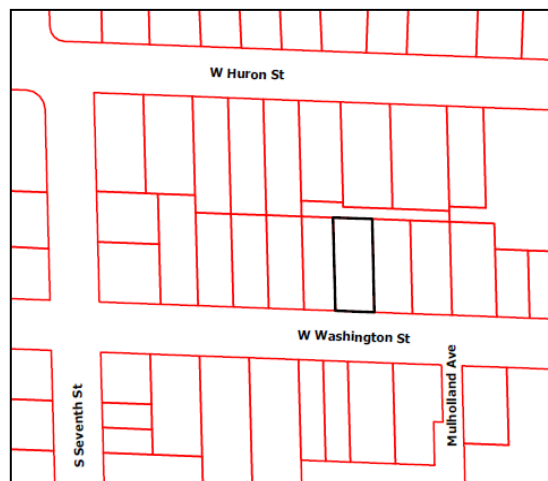
**LOCATION:** The site is located on the north side of West Washington Street, between South Seventh and Mulholland.

**APPLICATION:** The applicant seeks HDC approval to remove 192 square feet of poured concrete and cinder block hardscape and construct 324 square feet of new patio and walks using concrete pavers and stone.

#### **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 application proposes removing a paver parking space next to the rear garage, and replacing or adding a number of walkways, timber-walled planters, and backyard patios. The most visible part of the proposal is to add a 6' wide walkway between West Washington and the front porch, and a connecting 4' pathway around the west side of the house to the backyard. There is currently a poured concrete walk in poor condition. This work is compatible and appropriate. The patios and landscaping in the backyard work with the change in grade between the garage and rear of the house, and are complimentary to the house and sensitive to neighboring homes.
2. The 240 square foot patio on the east is permeable pavement with spaces between permeable pavers. The 160 square foot patio immediately behind the house, and the walkways, are concrete pavers. The total amount of patio and walkway triggers review by the Historic District Commission, but staff supports the proposal and does not find it overwhelming or excessive for this lot.
3. The proposed patios and walkways 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 712 W Washington Street, a contributing property in the Old West Side Historic District, to remove 192 square feet of hardscape and construct 324 square feet of new patio and walks using concrete pavers and stone. 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 712 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.

712 W Washington Street (April 2008 survey photo)





# HISTORIC DISTRICT COMMISSION

## PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120  
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647  
 Phone: 734.794.6265 ext. 42608  
 Fax: 734.994.8460

[jthacher@a2gov.org](mailto:jthacher@a2gov.org)

OFFICE USE ONLY	
Permit Number	HDC# _____
	BLDG# _____
DATE STAMP	

**APPLICATION MUST BE FILLED OUT COMPLETELY**

### PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER <i>Nadine Hubbs</i>		HISTORIC DISTRICT <i>OWS</i>
PROPERTY ADDRESS <i>812 W Washington St.</i>		CITY <b>ANN ARBOR</b>
ZIP CODE <i>48103</i>	DAYTIME PHONE NUMBER <i>(734) 355-2963</i>	EMAIL ADDRESS <i>nhubbs@umich.edu</i>
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) <i>"</i>		CITY <i>Ann Arbor</i> STATE, ZIP <i>MI 48103</i>

### PROPERTY OWNER'S SIGNATURE

SIGN HERE 	PRINT NAME <i>Nadine M. Hubbs</i>	DATE <i>9/25/17</i>
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### APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) <i>LOTUS GARDENSCAPES LLC (WADE LEHMAN)</i>		CITY <i>DETTEN</i>	
ADDRESS OF APPLICANT <i>1885 BAKER RD.</i>			
STATE <i>MI</i>	ZIP CODE <i>48130</i>	PHONE / CELL # <i>(734) 255 1991</i>	FAX No <i>(734) 253 2061</i>
EMAIL ADDRESS <i>wade@lotusgardenscapes.com</i>			

### APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE 	PRINT NAME <i>x WADE LEHMAN</i>	DATE <i>9/25/17</i>
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### BUILDING USE - CHECK ALL THAT APPLY

<input checked="" type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL
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### PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

*LANDSCAPING. (SEE PROPOSED PLANS)*

### DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

*DEGRADING EXISTING INFRASTRUCTURE, INADEQUATE SITE ACCESS*

For Further Assistance With Required Attachments, please visit [www.a2gov.org/hdc](http://www.a2gov.org/hdc)



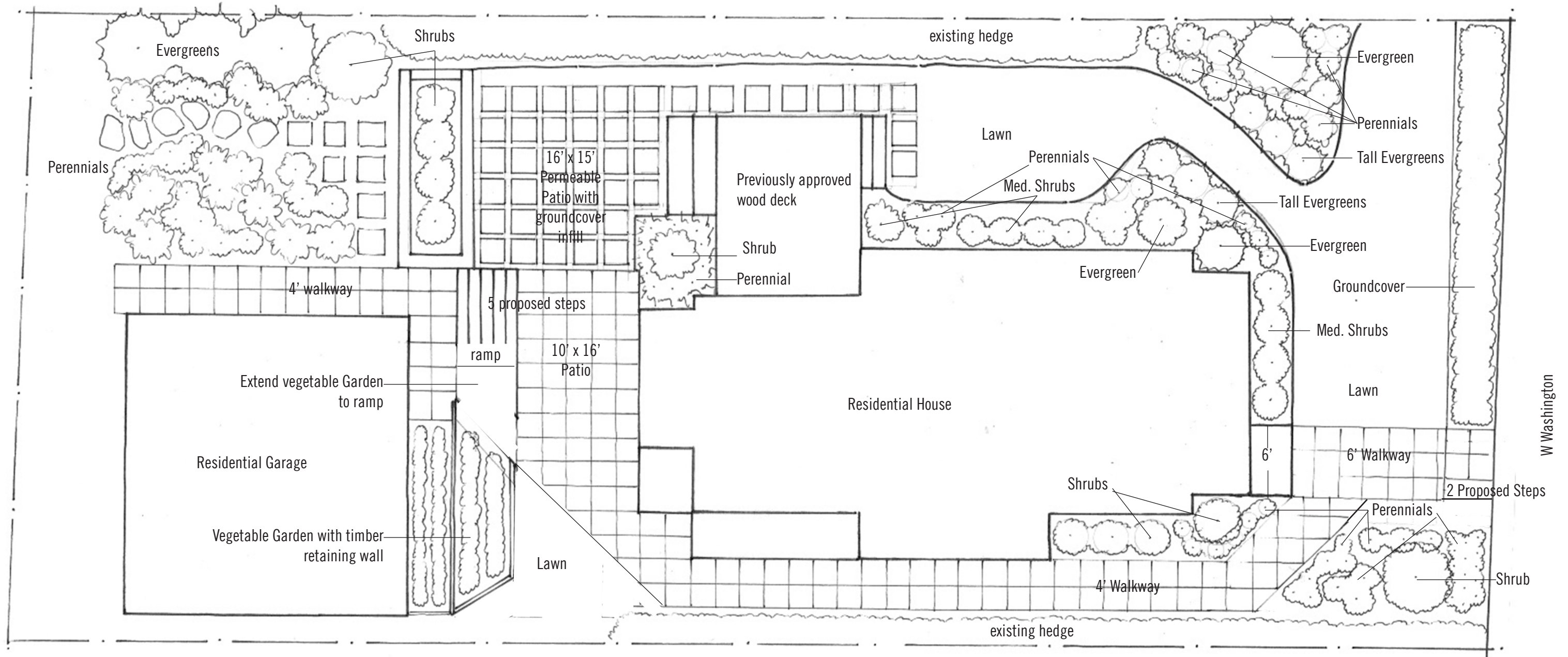
**LOTUS GARDENSCAPES INC.**  
**BLOOM! GARDEN CENTER**

1885 BAKER RD. DEXTER, MI 48130  
 PHONE: 734-426-6600 FAX: 734-253-2061  
 WWW.BLOOM-GARDENS.COM



**Hubbs Landscape Design**

812 W Washington Ann Arbor MI 48103  
 Designed by: Wade Lehmann  
 Scale: 1" = 8'



Proposed new hardscapes will increase the total amount of site hardscapes by 188 square feet.

Existing hardscapes to be removed = 192 square feet  
 Proposed increased new hardscapes = 324 square feet  
 Net hardscape increase proposed = 132 square feet  
 200/324 proposed hardscapes will be permeable pavement with vegetation/gravel/mulch infill.

Proposed new hardscapes  
 Existing hardscapes

Existing hardscapes are poured concrete and cinder block in poor condition in need of repair.

Proposed new hardscapes to be pre formed concrete pavers and blocks or natural stone for retaining walls and steps. The material being replaced is of similar properties to existing or if concrete walks were to be replaced as poured concrete. Proposed hardscapes increases are primarily to accommodate Ann Arbor City trash/recycling/compost bins access to street side pickup, there is no current access via driveway to street address placement for bins.



## Industria Slab

DESCRIPTION: Slab TEXTURE: Smooth, Granitex or Polished

### PALLET OVERVIEW



### EXPANDING DESIGN HORIZONS WITH LIVEABLE ROOFTOPS.

#### COOL ROOF

High Solar Reflectivity

#### CONCRETE PRODUCT WITH SUPERIOR STRUCTURAL PROPERTIES

Exceeds ASTM C1491 and CSA 231.1 standards.

#### LENGTHENS ROOF LIFE SPAN

Protects the waterproofing membrane from UV rays and accidental perforations.

#### EASY ACCESS FOR MAINTENANCE

When installed on pedestals, INDUSTRIA slab can be moved for roof system maintenance.

### NOTES

See page 21 to 25 for more technical information.

\*Colors available on order only. A minimum of 2500 ft<sup>2</sup> is required to place an order.

Smooth and Granitex

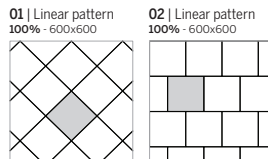
Specifications per pallet	Imperial	Metric
Cubing	54.25 ft <sup>2</sup>	5.04 m <sup>2</sup>
Weight	1555 lbs	705 kg
Number of rows	7	
Coverage per row	7.75 ft <sup>2</sup>	0.72 m <sup>2</sup>
Linear coverage per row	3.94 lin. ft	1.20 lin. m

Unit dimensions	in	mm	Units/pallet
Height	2 3/8	60	14 units
Depth	23 5/8	600	
Length	23 5/8	600	

Polished

Specifications per pallet	Imperial	Metric
Cubing	54.25 ft <sup>2</sup>	5.04 m <sup>2</sup>
Weight	1555 lbs	705 kg
Number of rows	7	
Coverage per row	7.75 ft <sup>2</sup>	0.72 m <sup>2</sup>
Linear coverage per row	3.94 lin. ft	1.20 lin. m

Unit dimensions	in	mm	Units/pallet
Height	2 9/16	58	14 units
Depth	23 5/8	600	
Length	23 5/8	600	



# KEYSTONE STONEGATE

BELOW:  
WALLS: STONEGATE - SLATE  
CAPS & STEPS: 3x24 CAP - LIMESTONE BLEND  
GRILLE: OLD WORLD GLENSTONE - LIMESTONE BLEND  
GRILLE ACCENT COURSE: OLD WORLD GLENSTONE - SLATE

Set Size ..... 6" h x 10" d x 32" w max.  
Exposed Face Area ..... 1.4 sq. ft. max.  
Weight/Set ..... 137 lbs.  
Sets per pallet ..... 20  
Weight per pallet ..... 2,788 lbs.

**LARGE UNIT**

60 lbs. (27 kg)  
6" h x 10" d x 16" / 14" w  
(150mm x 250mm x 400mm/350mm)

**MEDIUM UNIT**

40 lbs. (18 kg)  
6" h x 10" d x 12" / 10" w  
(150mm x 250mm x 300mm/250mm)

**SMALL UNIT**

25 lbs. (11 kg)  
6" h x 10" d x 6" / 4" w  
(150mm x 250mm x 150mm/100mm)



# Hubbs Landscape Design

812 W Washington Ann Arbor MI 48103

Designed by: Wade Lehmann

Proposed product examples for new hardscapes.



## LOTUS GARDENSCAPES INC. BLOOM! GARDEN CENTER

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Existing steps from back of house to upper level garage, cinder block retaining walls buried behind vegetation.



Existing patio and walkway from upper level garage area.



Existing side walkway, proposed widening to accommodate bikes and bins.



Existing steps from back of house to upper level garage, cinder block retaining walls buried behind vegetation.



Existing steps from sidewalk to front door, proposed widening to 6' width of porch steps.



Existing cinder block parking spur, proposed removal and 4' wide pathway along garage with increased planting area.



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812 W Washington Ann Arbor MI 48103  
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 Existing hardscapes images and descriptions