

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 822 W Jefferson Street, Application Number HDC15-149

DISTRICT: Old West Side Historic District

REPORT DATE: September 10, 2015

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Tuesday, September 8, 2015

OWNER	APPLICANT
Name: Urban Energy Works LLC Panos Tharouniatis	Same
Address: 2847 Boardwalk Drive Ann Arbor, MI	
Phone: (734) 945-6154	

BACKGROUND: This vacant lot was formerly part of a larger lot that included the houses at 818 and 814 West Jefferson. It appears to have always been vacant.

In July 2015 an application for a new house was denied by the HDC. This is a new submission from the same owner.

LOCATION: The site is located on the northeast corner of West Jefferson and South Seventh Streets.

APPLICATION: The applicant seeks HDC approval to construct a new two-story home on the lot and remove a landmark tree.

APPLICABLE REGULATIONS

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

- (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):

District/Neighborhood

Not Recommended: Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the district or neighborhood.

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

Guidelines for All New Construction

Appropriate

- Retaining site features that are important to the overall historic character
- Retaining the historic relationship between buildings, landscape features and open space
- Designing new features so they are compatible with the historic character of the site, district, and neighborhood
- Basing the site location of new buildings on existing district setbacks, orientation, spacing and distance between adjacent buildings
- Designing new sidewalks, entrances, steps, porches and canopies to be consistent with the historic rhythm established in the district
- Designing new buildings to be compatible with, but discernible from, surrounding buildings that contribute to the overall character of the historic district in terms of height, form, size, scale, massing, proportions, and roof shape

Not Appropriate

- Introducing any new building that is out of scale or otherwise inappropriate to the setting's historic character
- Introducing a new feature that is visually incompatible with or that destroys the patterns of the site or the district
- Introducing new construction onto a site or in a district, which is visually incompatible in terms of size, scale, design, materials, and texture or which destroys relationships on the site or the district

New Construction in Historic Residential Settings

Appropriate

- Maintaining the existing spacing of front and side yard setbacks along a block as seen from the street
- Orienting the front of a house towards the street and clearly identifying the front door
- Designing a new front façade that is similar in scale and proportion to surrounding buildings that contribute to the overall character of the historic district
- Designing the spacing, placement, scale, orientation, proportion, pattern and size of window and door openings in new buildings to be compatible with surrounding historic buildings
- Selecting materials and finishes that are compatible with historic materials and finishes found in surrounding buildings that contribute to their historic character

Not Appropriate

- Paving a high percentage of a front yard area or otherwise disrupting the landscape pattern within front yard setbacks
- Placing a structure outside of the existing pattern of front yard setbacks along a historic residential block

STAFF FINDINGS

1. The site is currently vacant and has been used as a garden and landscaped area for the home as 818 next door. On the center of the lot is a landmark spruce tree that would have to be removed to allow construction of a house.
2. The proposed house's front setback along West Jefferson is consistent with those of other homes on the block (and is averaged, per the zoning ordinance), as is the gable-front orientation and height of the roof ridge. The front façade reflects the proportions and features of contributing structures on the block in its height, fenestration, and inset front porch.
3. The lot slopes and is about seven feet higher in the front than at the back. This allows a driveway off South Seventh and a garage underneath the house.
4. Materials include cladding of smooth cementitious lap siding on most of the house. Window, soffit, and other trim is "engineered". The front and rear porch railings and posts are wood, and the chimney is clad in brick veneer. Front and rear doors are fiberglass. Windows are triple-paned vinyl. Materials are not indicated for a 3' wide unroofed patio along the east elevation, but staff feels concrete or pavers are appropriate. A deck would not meet zoning requirements since the area is within the required side setback. In summary, staff's opinion is that the proposed materials are modern yet compatible in appearance with the surrounding district.

5. A grapevine trellis is shown along the rear property line. Staff conceptually supports this, but the design, height, and materials are not indicated and will be reviewed with the zoning compliance permit application.
6. The building reflects the scale and massing of the adjacent properties, and modern materials reflect the historic materials used on the adjacent buildings. It is staff's opinion that the proposed house is generally compatible in exterior design, arrangement, texture, material and relationship to the surrounding neighborhood and meets *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation*, particularly numbers 9 and 10, and the *Ann Arbor Historic District Commission Guidelines* for new construction.

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 822 West Jefferson Street, a contributing property in the Old West Side Historic District, to permit the construction of a new two-story residence, as proposed. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 9 and 10, and the *Ann Arbor Historic District Design Guidelines*, particularly those for new construction.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 822 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, photos, drawings.

2010 Aerial Photo



822 W Jefferson (September 2014 photo, courtesy Google Streetview)





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

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information
Address of Property: <u>822 W. Jefferson 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: _____
Signature of Property Owner: <u>[Signature]</u> Date: <u>8/21/15</u>
Section 2: Applicant Information
Name of Applicant: <u>Urban Energy Works LLC / Panos Tharouniatis</u>
Address of Applicant: <u>2847 Boardwalk Dr.</u>
Daytime Phone: (<u>734</u>) <u>945 6154</u> Fax:(<u> </u>) <u> </u> <u>248-982-4656</u>
E-mail: <u>panos@urbanenergyworks.com</u>
Applicant's Relationship to Property: <input checked="" type="checkbox"/> owner <input type="checkbox"/> architect <input type="checkbox"/> contactor <input checked="" type="checkbox"/> other
Signature of applicant: <u>[Signature]</u> Date: <u>8/21/15</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>P.T.</u>

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

1. Provide a brief summary of proposed changes. We propose to build a 2340 ft², two-story, single family spec home on an unbuilt lot.

2. Provide a description of existing conditions. The lot was previously owned by the neighbor, 818 W. Jefferson St. It has no record of an occupied structure. The lot currently has vegetation consisting of grasses and other low plantings, bushes, trees of varying maturity, and a small garden tended by the previous owner.

3. What are the reasons for the proposed changes? We would like to build a home and sell it.

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: 8/21/15. Application to _____ Staff or HDC

Project No.: HDC 15-149 Fee Paid: _____

Pre-filing Staff Reviewer & Date: (Signature) 8/21/15. Date of Public Hearing: _____

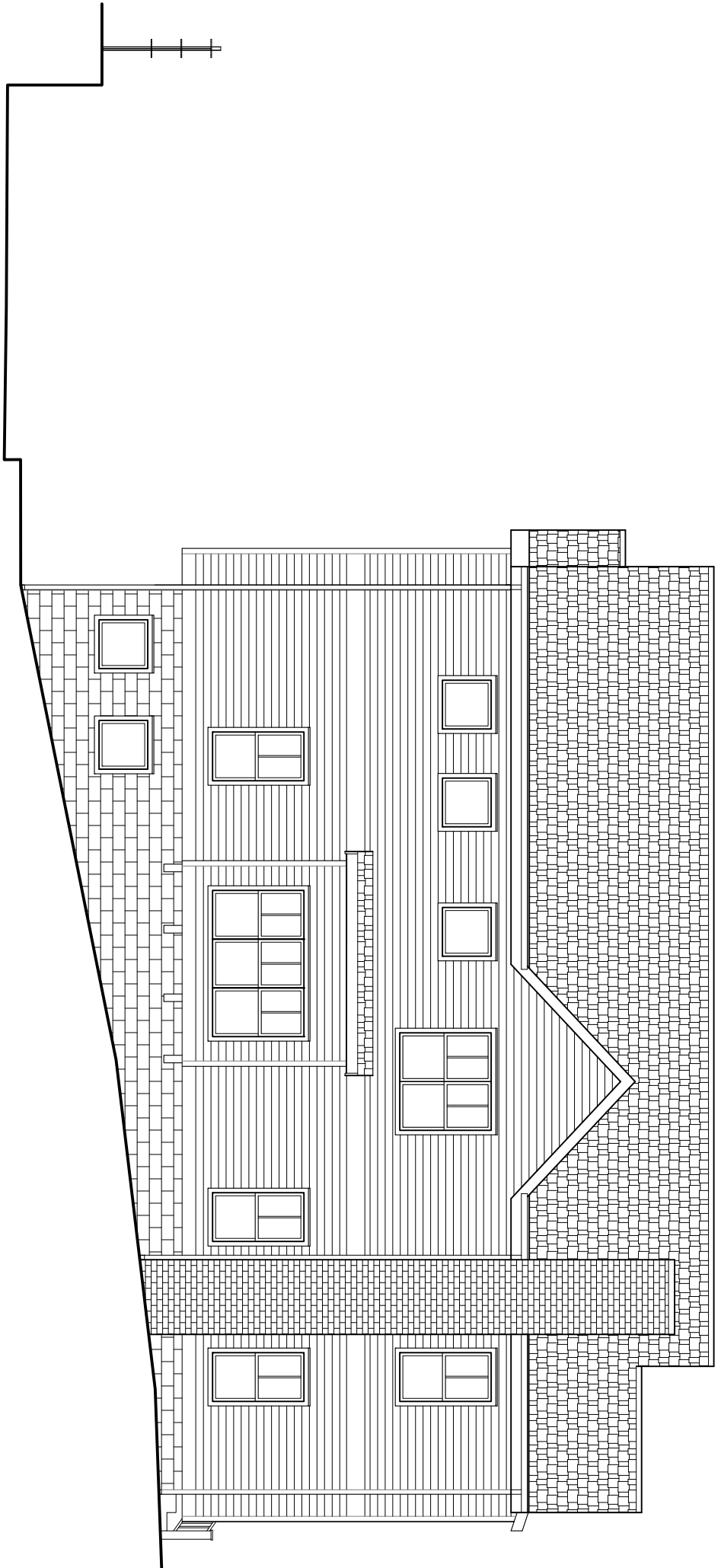
Application Filing Date: 8/21/15. Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ HDC NTP _____ Staff COA

Comments:



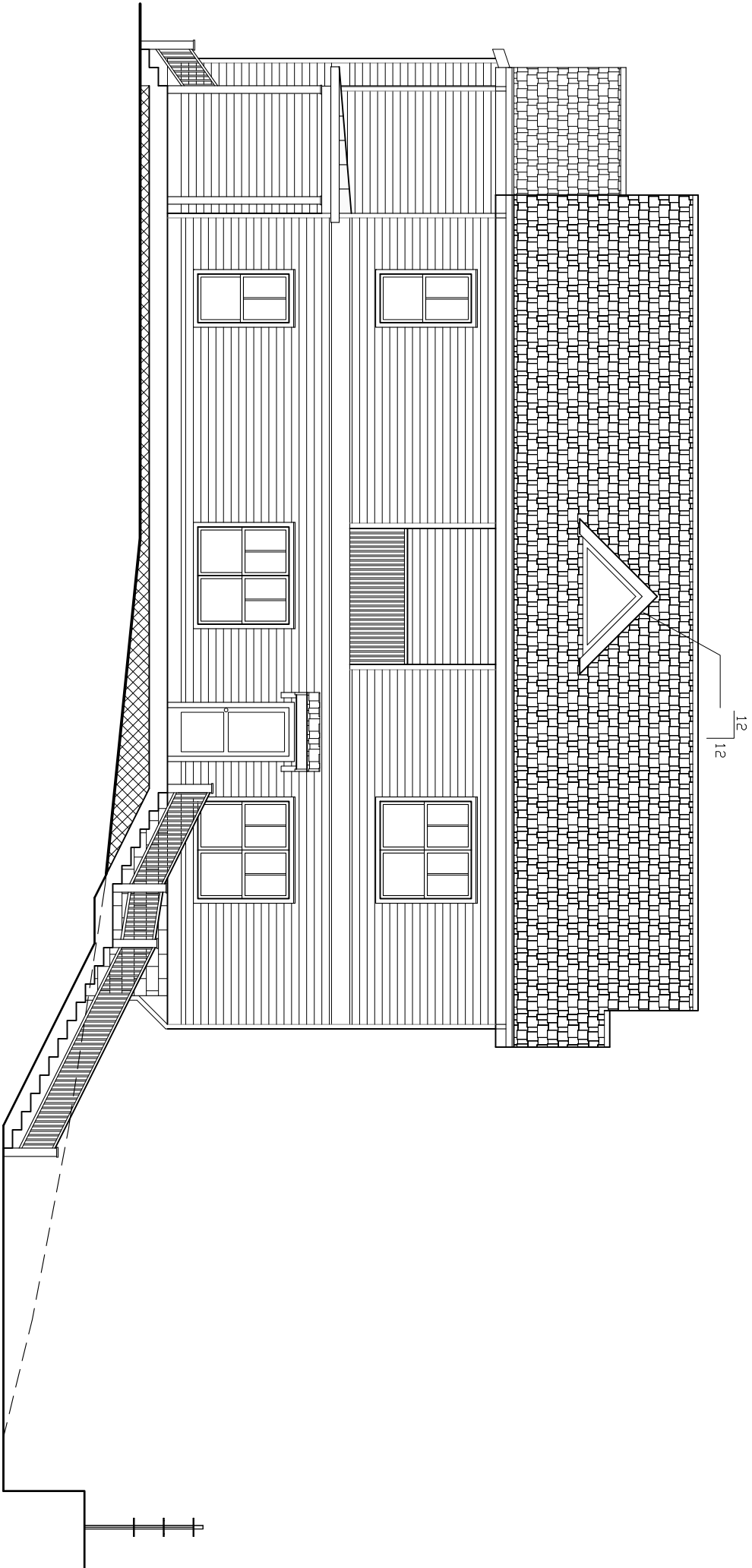
Urban Energy Works
 2874 Boardwalk St
 Ann Arbor, Michigan 48104
 www.urbanenergyworks.com



PROJECT: Jefferson	TITLE: West Elevation	REVISIONS: Δ8/3/2015 Δ8/18/2015	SHEET: 1
LOCATION: 822 W. Jefferson St	DATE: 07/31/2015		
DRAFTED BY: Kirra Rosenbaum	SCALE: 1/8" = 1'-0"		



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PROJECT: Jefferson	TITLE: East Elevation	REVISIONS: Δ8/3/2015 Δ8/18/2015
LOCATION: 822 W. Jefferson St	DATE: 07/31/2015	
DRAFTED BY: Kira Rosenbaum	SCALE: 1/8" = 1'-0"	SHEET: 2



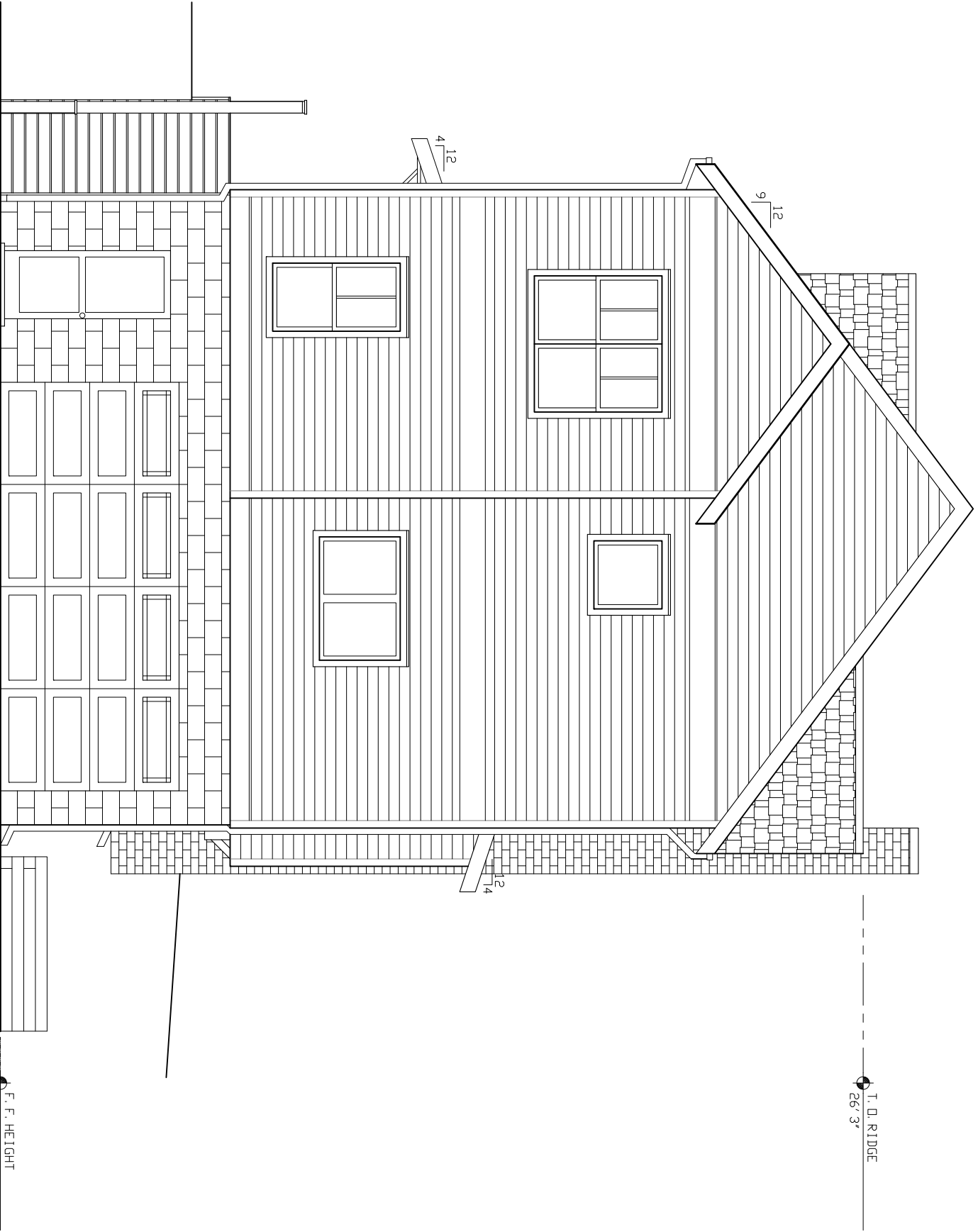
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PROJECT: Jefferson	TITLE: South Elevation
LOCATION: 822 W. Jefferson St	DATE: 07/31/2015
DRAFTED BY: Kira Rosenbaum	SCALE: 3/16" = 1'-0"

REVISIONS:
Δ 8/3/2015
Δ 8/18/2015

SHEET:
 3



PROJECT: Jefferson

LOCATION: 822 W. Jefferson St

DRAFTED BY: Kira Rosenbaum

TITLE: North Elevation

DATE: 07/31/2015

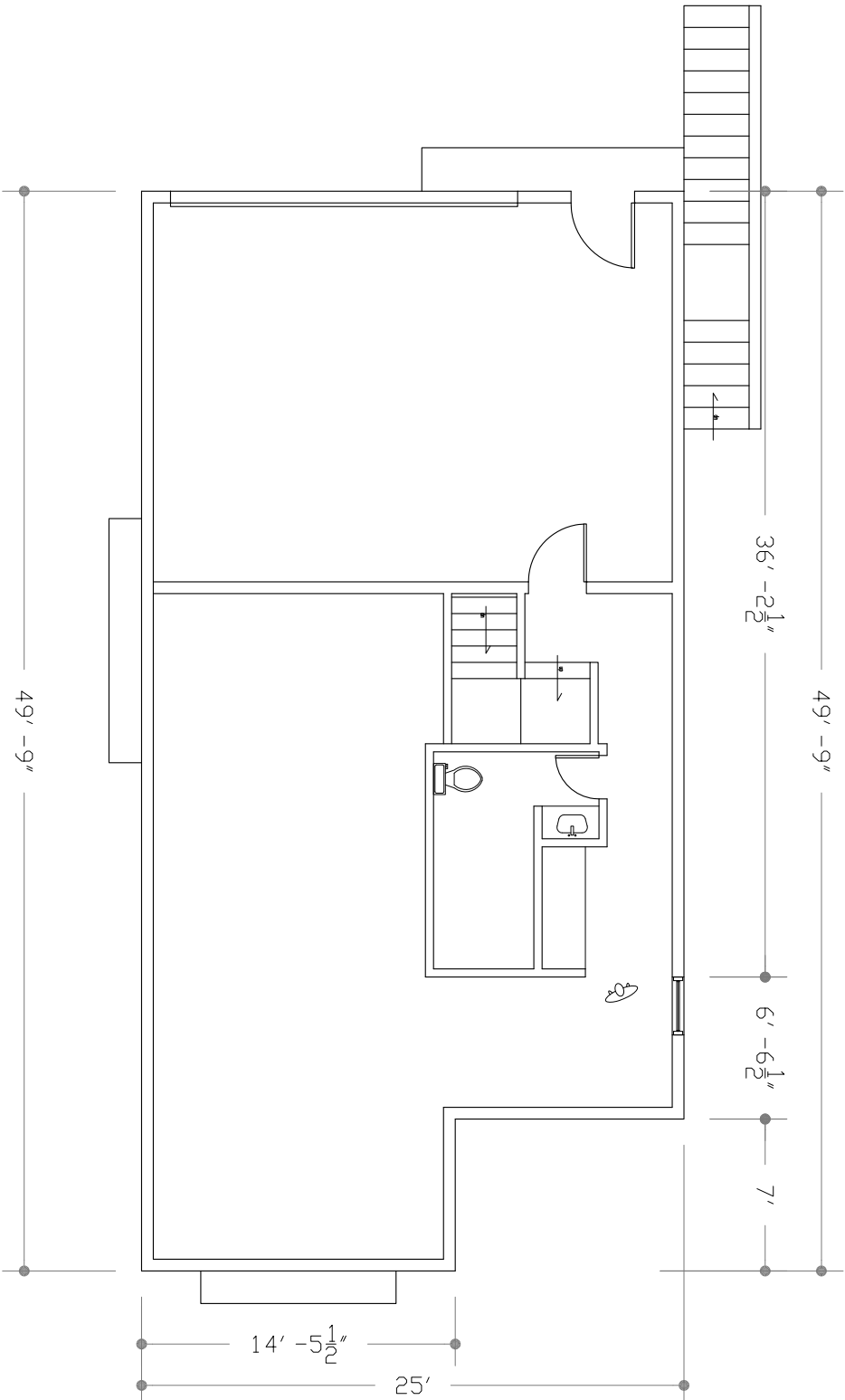
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REVISIONS:

- △ 8/3/2015
- △ 8/18/2015

SHEET:

4



PROJECT: Jefferson

LOCATION: 822 W. Jefferson St

DRAFTED BY: Kira Rosenbaum

TITLE: Basement Floor Plan

DATE: 07/31/2015

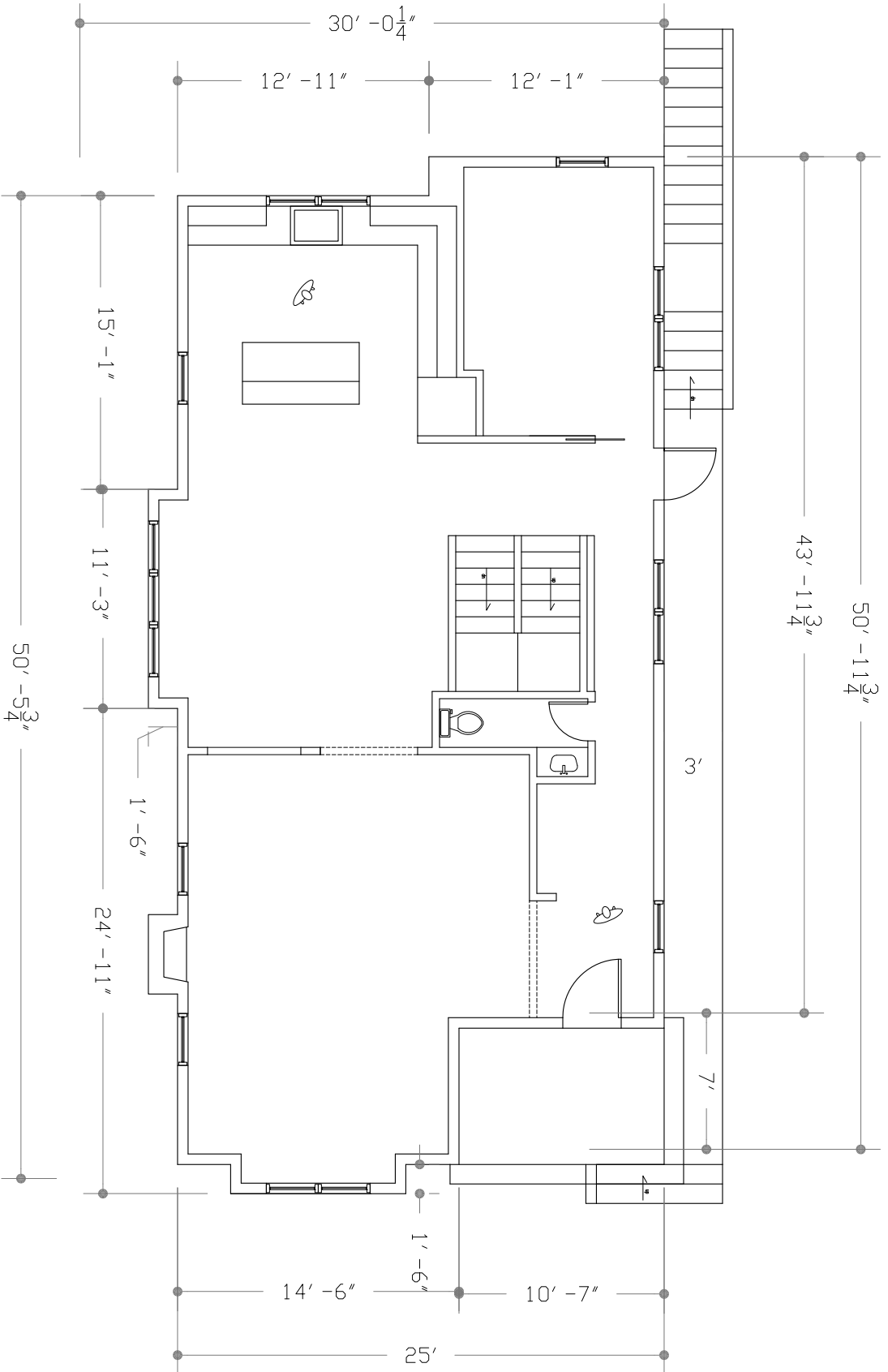
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REVISIONS:

Δ 8/3/2015
 Δ 8/18/2015



Urban Energy Works
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 www.urbanenergyworks.com



PROJECT: Jefferson

TITLE: First Floor Plan

LOCATION: 822 W. Jefferson St

DATE: 07/31/2015

DRAFTED BY: Kira Rosenbaum

SCALE: 1/8" = 1' - 0"

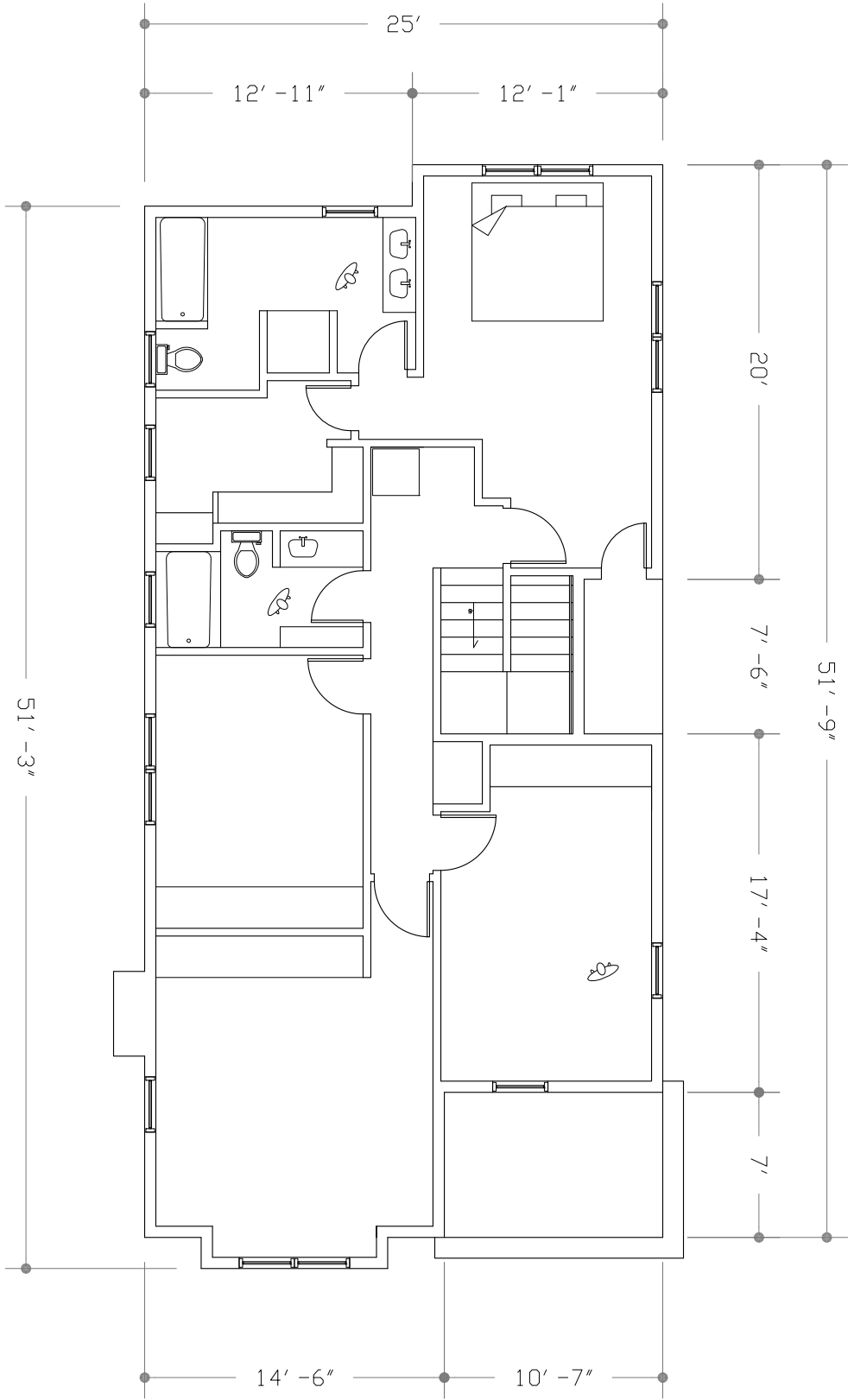
REVISIONS:
 A 8/3/2015
 B 8/18/2015

SHEET:



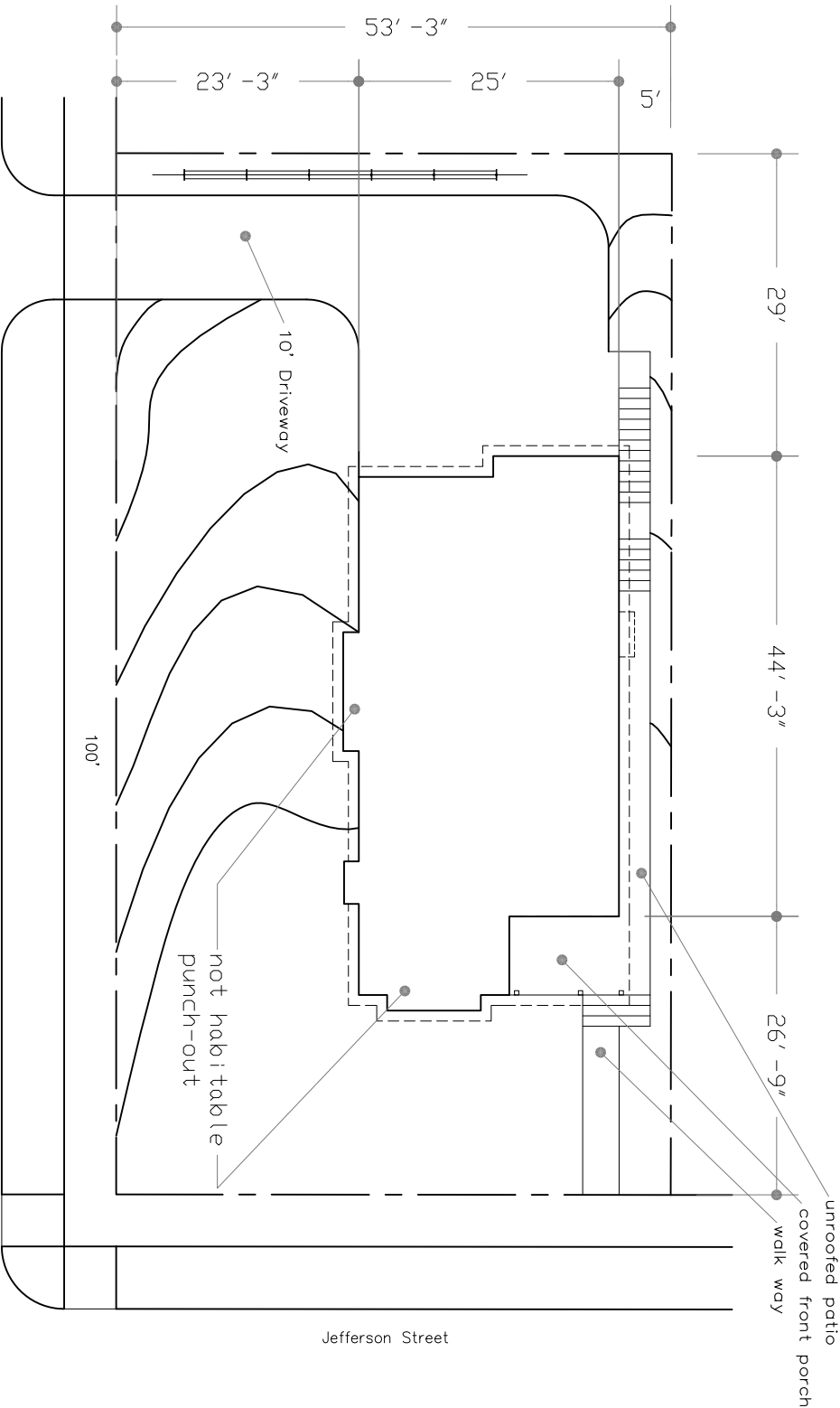


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PROJECT: Jefferson	TITLE: Second Floor Plan	SHEET:
LOCATION: 822 W. Jefferson St	DATE: 07/31/2015	REVISIONS:
DRAFTED BY: Kira Rosenbaum	SCALE: 1/8" = 1'-0"	Δ 8/3/2015
		Δ 8/18/2015





822 Jefferson
 Lot size: 5000 sf
 Zoning R2A
 Setbacks: 25F, 30R, 5S
 Height: 25'6.5"

Setback determination
 Jefferson Street
 Ch55 5:57
 818 Jefferson 15'7"
 814 Jefferson 15'8"
 810 Jefferson 22'10"
 Avg Setback 18'0"

South Seventh Street
 Ch55 5:58
 Minimum building width 25'

Rear lot coverage
 Ch55 5:59
 Rear setback area: 30'*50'=1500sf
 Maximum coverage 35%*1500sf=525sf
 Actual 25'*9'=225'<525sf



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PROJECT: Jefferson	TITLE: Site Plan
LOCATION: 822 W. Jefferson St	DATE: 07/31/2015
DRAFTED BY: Kira Rosenbaum	SCALE: 1:200
REVISIONS:	
△ 8/3/2015	
△ 8/18/2015	
SHEET:	
8	

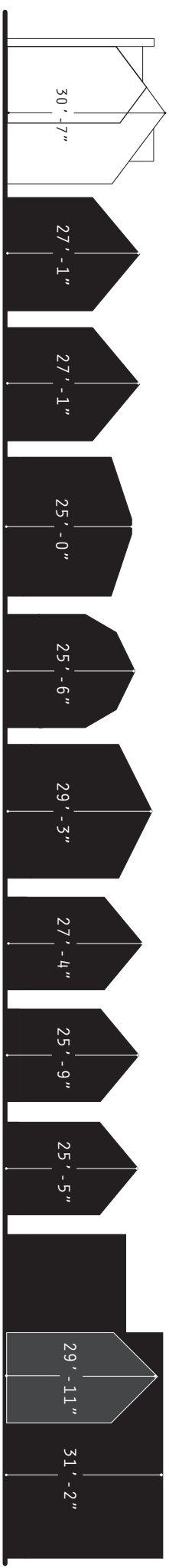
Grapevine Trellis



KEY



ADDRESS
LOT ACREAGE
SQUARE FEET
TOTAL FOOTPRINT



822	818	814	810	806	724	720	716	714	454
.10	.11	.10	.32	.32	.32	.21	.10	.10	.20
2340	1382	1254	2070	1188	1477	1832	1288	1273	1917
1170	1132	759	1044	945	1261	1216	996	949	1325

UEW

822 W. Jefferson

Height Comparison

8.21.2015