

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 1429 Hill Street, Application Number HDC15-137

DISTRICT: Washtenaw/Hill Historic District

REPORT DATE: August 13, 2015

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: August 10, 2015

	OWNER	APPLICANT
Name:	UJF-Hill St. LLC	Michael Van Goor
Address:	6735 Telegraph Rd Bloomfield Hills, MI 48303	1327 Jones Dr. Suite 106 Ann Arbor, MI 48105
Phone:	(734) 769-0500	(734) 741-9422

BACKGROUND: The 1916 Sanborn map shows a 2 ½ story dwelling on the lot. This dwelling was in place until at least 1931. At some point between 1931 and 1971 the dwelling was replaced with the Beth-Israel Community Center, which was in turn replaced by the current Hillel building in 1987.

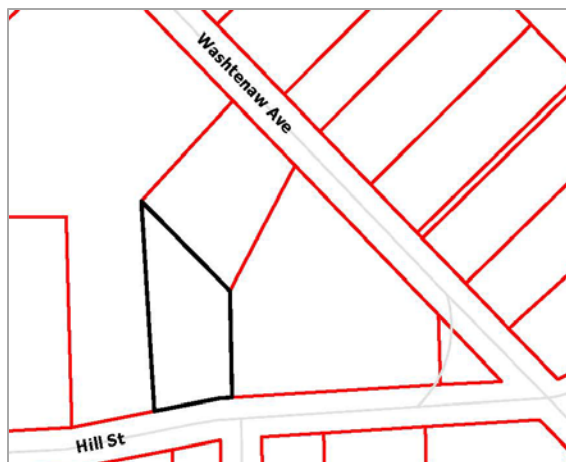
LOCATION: The site is located on the north side of Hill Street between South Forest Avenue and Washtenaw Avenue.

APPLICATION: The applicant seeks HDC approval to remove a landmark tree in order to construct an underground addition on the rear of the building.

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.

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: Removing mature trees, hedges, and other historic landscaping.

Not Appropriate: Introducing a new landscape feature of plant material that is visually incompatible with the site or destroys site patterns or vistas.

STAFF FINDINGS

1. The underground addition does not require HDC review and approval. It is currently moving through the site plan process, and since a natural feature is impacted, must be approved by City Council. If the addition is constructed, planning staff will monitor the site to make sure the ground surface (predominantly lawn and patio) is returned to its current condition or better.
2. The underground addition will require the removal of one landmark tree, a 28" black oak. The site plan process would require that tree to be mitigated, in this case with four 3 ½" caliper northern red oaks. Three other landmark trees on the site will remain. Additional tree planting and landscaping will be required to bring the site plan up to current ordinance requirements. The exact placement of the new trees and landscaping is currently under review by the city's Natural Resources Coordinator. Historic preservation staff is involved in that process and does not feel that additional HDC review is necessary for landscaping around this non-contributing structure.
3. The removal of a historic landmark tree is not to be taken lightly. The nature of this underground addition, however, will mean the smallest possible impact an addition could have on the surrounding historic resources. That plus the tree's mitigation by the addition of four new oak trees leave staff in favor of the application. Staff believes the proposed work is generally compatible with the rest of the site and the surrounding neighborhood

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.

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 1429 Hill St, a non-contributing property in the Washtenaw/Hill Historic District, to remove a landmark tree in order to construct an underground addition on the rear of the building. The proposed work is generally compatible with the site and the surrounding neighborhood 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 1429 Hill Street in the Washtenaw/Hill 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.