

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 822 W Jefferson, Application Number HDC18-250

DISTRICT: Old West Side Historic District

REPORT DATE: November 15, 2018

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Tuesday, November 13, 2018

	OWNER	APPLICANT
Name:	Cameron Holdings, Jefferson LLC	Same
Address:	822 W Jefferson Ann Arbor, MI 48103	
Phone:	(734) 627-1600	

BACKGROUND: The HDC issued a Certificate of Appropriateness to construct a new house on this vacant lot in April of 2016. This owner is the first occupant of the house.

In June, 2018 the HDC approved a deck on the west (Seventh Street) elevation that was subsequently denied a variance from the Zoning Board of Appeals.

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

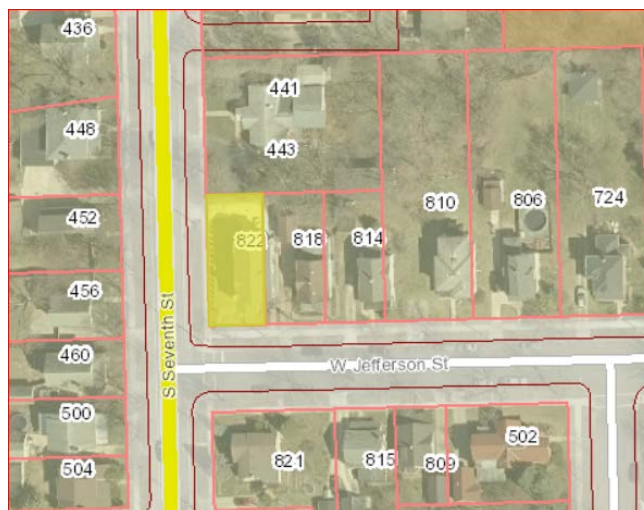
APPLICATION: The applicant seeks HDC approval to construct a retaining wall and patio on the west (Seventh Street) side of the house, and to swap a window for a door and install a stair from the door to the patio.

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 to construct a retaining wall along the length of the house to make a two-tiered yard. The wall will begin at grade near the raingarden at the southwest corner of the lot, and run along the S Seventh property line. This first approx 22' would be lawn. It then steps down 2' (three steps) and continues at the new plane for about 38'. The northwest corner of the retaining wall is 4'6" tall plus another 1'6" of decorative corner column and cap. This section contains a 450 square foot patio with planting areas around the edges.
2. Information and photos showing wall block and paver styles for the 450 square foot patio are attached to the application. Staff feels these materials are appropriate. The window-to-door is appropriate, and the small circular stair from the door to the patio causes minimal disruption. Landscaping has been chosen to complement the house and work with architectural features like the box-bay windows and chimney.
3. As a noncontributing house in the Old West Side Historic District, staff's main concern is that the work does not detract from the district's historic resources. The height of the retaining wall at the northwest corner gives staff pause because of the high visibility of this corner lot. The applicant has been very responsive to requests to ensure safe sight lines for cars backing onto S Seventh to be able to see pedestrians on the sidewalk. In general, retaining and regrading this front yard is appropriate to gain more usable space. Staff's second concern is the size of the paver patio, especially given its location in the front yard. In general, staff believes a front-yard patio on a corner lot can be appropriate. The turf-to-impervious surface ratio is very high as shown, however, especially with the additional proposed driveway paving. The Review Committee site visit on Tuesday, November 13 will be important to help understand the proposal more fully.

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 822 West Jefferson Street, a contributing property in the Old West Side Historic District, to construct 324 square feet of new patio and a retaining wall along South Seventh Street. 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 822 W 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, drawings, photos.

822 W Jefferson Street (August 2017 Google Street View photo)



822 W Jefferson Street (August 2017 Google Street View 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

jthacher@a2gov.org

Fax: 734.994.8460

APPLICATION MUST BE FILLED OUT COMPLETELY

OFFICE USE ONLY	
Permit Number	HDC# <u>18-250</u>
	BLDG#
DATE STAMP	
CITY OF ANN ARBOR RECEIVED	
OCT 26 2018	
PLANNING & DEVELOPMENT SERVICES	

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER <u>Cameron Holdings - Jefferson LLC</u>		HISTORIC DISTRICT <u>Old West Side</u>	
PROPERTY ADDRESS <u>822 W Jefferson</u>		CITY <u>ANN ARBOR</u>	
ZIPCODE <u>48103</u>	DAYTIME PHONE NUMBER <u>(734) 627-1600</u>	EMAIL ADDRESS <u>bette.marvin@annr.net</u>	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) <u>300 N 5TH Ave Suite 100</u>		CITY <u>Ann Arbor</u>	STATE, ZIP <u>MI 48104</u>

PROPERTY OWNER'S SIGNATURE

SIGN HERE <u>Bette Marvin</u>	PRINT NAME <u>Bette Marvin</u>	DATE <u>10-26-18</u>
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APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE)			
ADDRESS OF APPLICANT			CITY
STATE	ZIPCODE	PHONE / CELL # ()	FAX No ()
EMAIL ADDRESS			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	PRINT NAME <u>X</u>	DATE
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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).

Gardenscape area on side yard
See drawing attached

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

Corner lot with no outdoor living space

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

DESCRIPTION	
STAFF REVIEW FEES	
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00 ✓
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to building@a2gov.org.

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to "City of Ann Arbor"

HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

APPLICATION EXPIRATION

HDC applications expire three (3) years after the date of approval.

OFFICE USE ONLY

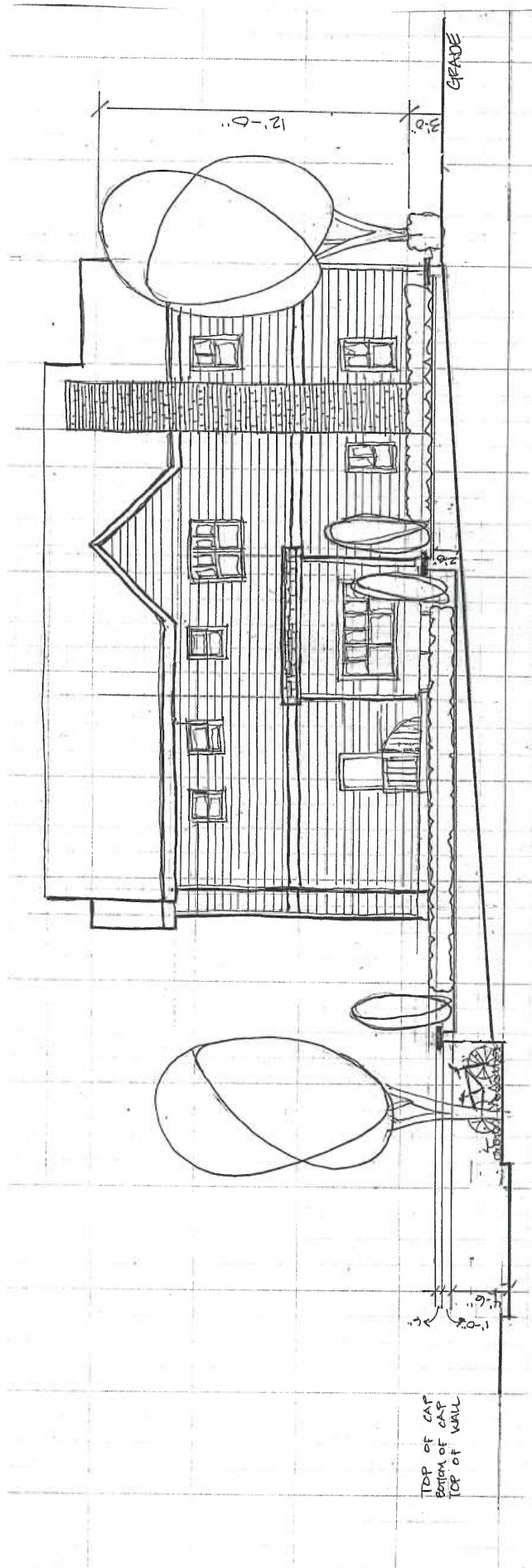
Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ <u>100</u>	
Payment Type	<input checked="" type="checkbox"/> Check: # <u>1055</u> <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	

Cameron Holdings submits this Application to the Historical District Commission for an outdoor garden scape on the West side of the 822 W Jefferson Residential House located in the Old West Side Historical District.

There are many components to the Application and a summary of each follows:

1. 822 W Jefferson is a corner lot home that was constructed in 2016 on the westside of Ann Arbor. It was purchased by Cameron Holdings in January, 2017 and currently is home to two young professional men.
The property has a garage in the rear of the home making the entire backyard a driveway. The front porch is small for the neighborhood. In order to provide an outdoor space for grilling, outdoor dining, and enjoying the neighborhood and neighbors, a space would need to be added to the side yard off of the west side of the home. The Old West Side neighborhood is a friendly area and neighbors can be seen walking, biking and spending time in their yards. Currently the house has little landscaping and is difficult to use as an outdoor space due to the grade of the side yard and the lack of a retaining wall.
2. The hardscape of our proposed project has many features:
 - (a) a retaining wall to line the city sidewalk and retain the dirt on the inside of the wall and make for a clean sidewalk area along 7th Street. This retaining wall has been calculated to be strong enough to hold the needed dirt – but not so high as to obstruct pedestrians when exiting the driveway.
 - (b) a bike/stroller parking area
 - (c) a 'service' area at the back of the driveway to extend the current retaining wall and make room for trash containers
 - (d) a ground level 'patio' constructed of stone for a grill and seating.
 - (e) a decorative garden gate on the West side of the garden entrance. We propose this gate to match the other iron gates that Cameron Holdings has installed in Ann Arbor. Examples can be seen at The Brauer Building located at 300 N 5th Avenue all along the brick wall and again at the alleyway on 4th Avenue of what we call The Washington Building, located at 202 E Washington.
 - (f) a new door to be installed on the North side of house to allow access from the kitchen to this garden/dining area
 - (g) a short spiral staircase from above mentioned door down to the patio level

3. The soft-scape portion of our project will include shrubbery, flowers, mulch and trees that will be easy to maintain yet give the yard a softer feel. Of note is the plan to install trees that already have at least an 8' canopy clearance so pedestrians can be seen when pulling out of the driveway on to 7th Street
4. Impervious areas and drainage: careful consideration has been given for drainage. The drainage system is more than adequate to accommodate water from the driveway, bike area and patio.
5. The patio is just large enough to give a safe space for family to gather. There is enough green space to provide a good size yard in the front of the home and the west side of the home. Overall, this plan presents a yard that will provide an outdoor space for the homeowners and will be a pleasant and appropriate green space for the neighborhood.



NOTES.

- BACK PATIO: UNILOC BRISTOL VALLEY. 'GRANITE'
- SERVICE AREA & BIKE PARKING: 'BECK TOWNHALL 'BASALT'
- ALL PAVED SERVICES TO HAVE POLYMER SAND
- Retaining WALLS: CLAREMONT 'GRAY'
- COLUMNS TO BE 18"x18" WITH 24" GAP.
- ALL MULCH TO BE A BLEND OF MIXED HARDWOOD. "POND-BARK"
- Retaining WALLS to have appropriate GEO-GRID, BACKFILL, AND DRAIN-TILE
- Storm Water Management treatment is to utilize existing Rain Garden AND EXISTING 300 C.F. DRY WELL "SEE CALCULATION WORKSHEET."
- ADDITIONAL STORM WATER MANAGEMENT TREATMENTS TO BE 3' LANDSCAPE BUFFER AREA A PATIO PERIMETER.

COMPANY:
TURF JACK & SONS - P.O. Box 534
Eaton Rapids, MI 48827.

DRAWN BY
NATHAN M. BROWN. 517-525-4057
TURF JACK & SONS. L.L.C.

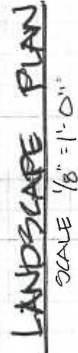
SHEET TITLE
LANDSCAPE
PLAN

PROJECT
822 W. JEFFERSON
EVANS.

DATE
10.15.18

SHEET
L-1A

SCALE $\frac{1}{8}" = 1'-0"$



SHEET	DATE
L-13	10.23.18













CLAREMONT
Retaining Wall
Unit
with out
Loping stone.

3' High.



Example of Town Hall Drive Way Paver
'BASALT'

CLAREMONT
WALL UNIT



TOWN HALL
'BASALT'



COPTHORNE
DBL. BORDER.



BRISTOL VALLEY
'GRANITE'



CLAREMONT COPING →

Brick Pacer – Bristol Valley – Granit

Brick Border – Copthorne - Basalt









