

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 717 West Jefferson Street, Application HDC12-090

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** June 4, 2012

**REPORT PREPARED BY:** Katie Remensnyder, Interim Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday, June 11 for the Thursday, June 14, 2012 HDC meeting

|                 | <b>OWNER</b>                                | <b>APPLICANT</b> |
|-----------------|---|------------------|
| <b>Name:</b>    | Sarah L. Briggs                             | Same             |
| <b>Address:</b> | 717 W. Jefferson St.<br>Ann Arbor, MI 48103 |                  |
| <b>Phone:</b>   | (734) 995-4114                              |                  |

**BACKGROUND:** This two-story brick vernacular tri-gabled ell house features two front porches, arched bricks above the windows and stone window sills, and a stone foundation. The house first appears in the 1888-1889 Polk City Directory as the residence of Mathias Fischer. Mathias Fischer was the proprietor of Western Brewery, along with Christian Martin. Prior to 1898 the address of the house was 55 W Jefferson Street. In 1927, the house was divided into a duplex. Roland M Steele is listed in the City Directory as the resident of 717, and William H Gregory is listed as the resident of 719.

**LOCATION:** The site is located on the south side of West Jefferson Street at the corner of Sixth Street.

**APPLICATION:** The applicant seeks HDC approval to expand the back porch located on the east end of the south (rear) elevation.

### 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.
- (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 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):**

**New Additions**

*Recommended:* Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

Designing new additions in a manner that makes clear what is historic and what is new.

Locating the attached exterior addition at the rear or on an in-conspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

*Not Recommended:* Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.

**Windows**

*Recommended:* Identifying, retaining, and preserving windows--and their functional and decorative features--that are important in defining the overall historic character of the building.

*Not Recommended:* Removing or radically changing windows which are important in defining the historic character of the building so that, as a result, the character is diminished.

Introducing a new design that is incompatible with the historic character of the building.

**STAFF FINDINGS:**

1. The existing one-story rear addition measures eight feet wide by five feet deep. Although an exact date of construction could not be determined, the addition was built after 1931, as it does not appear in the 1931 Sanborn Fire Insurance Map. The addition currently serves as a mudroom. It is unremarkable and has aluminum siding, fixed windows, and rests on piers. In 2005, the Historic District Commission approved the expansion of a rear porch along the west side of the south (rear) elevation.
2. The applicant seeks approval to expand the existing porch located on the eastern side of the south (rear) elevation. The proposed porch measures twelve feet wide, seven feet six

inches deep, and nine feet high. The roof will be hipped and the addition will have a rear door. The addition will be built on concrete piers and will not be heated.

3. The proposed addition will have horizontal Hardi-plank cement board siding that will match the existing addition on 719 W Jefferson, an asphalt shingle roof, double hung windows that will match the existing addition, and a fiberglass exterior door with a transom window above. The design of the addition is compatible with the house and uses distinct materials to differentiate it from the historic structure.
4. The proposed addition will require that one window on the south (rear) elevation be covered. This window is an original opening. The window will not be removed and all materials will be kept in place.
5. Staff recommends approval of the proposed addition since it meets the *Secretary of the Interior's Standards and Guidelines for New Additions, Site, Windows, and District of Neighborhood Setting*.

**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 approve the application at 717 W Jefferson Street, a contributing property in the Old West Side Historic District, to expand a rear porch as proposed. The proposed 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, 5, and 9 and the guidelines for new additions and windows.

#### **MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 717 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.



**City of Ann Arbor**  
**PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES**  
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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: 717 W. Jefferson St. HDC12-090

Historic District: Old West Side

Name of Property Owner (If different than the applicant):

Sarah L Briggs

Address of Property Owner: 717 W. Jefferson St.

Daytime Phone and E-mail of Property Owner: 734-995-4114 slbriggs@umich.edu

Signature of Property Owner: Sarah L. Briggs Date: 5/11/12

**Section 2: Applicant Information**

Name of Applicant: Sarah L. Briggs

Address of Applicant: 717 W. Jefferson St.

Daytime Phone: (734) 995-4114 Fax: ( )

E-mail: slbriggs@umich.edu

Applicant's Relationship to Property:  owner  architect  contractor  other

Signature of applicant: Sarah L Briggs Date: 5/11/12

**Section 3: Building Use (check all that apply)**

Residential  Single Family  Multiple Family  Rental  
 Commercial  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: SB

[See separate page for 1-5]

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

- 1. Provide a brief summary of proposed changes. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- 2. Provide a description of existing conditions. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- 3. What are the reasons for the proposed changes? \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- 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: 2 May Application to \_\_\_\_\_ Staff or  HDC

Project No.: HDC 12-090 Fee Paid: yes

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: 6/14/12

Application Filing Date: 5/29/12 Action: \_\_\_\_\_  HDC COA \_\_\_\_\_  HDC Denial

Staff signature: \_\_\_\_\_  HDC NTP \_\_\_\_\_  Staff COA

Comments:

### **1. Summary of proposed change**

Increase the size of the small back porch on 717.

The existing porch serves as just a mud room. By increasing the size a little, the porch could serve as a 3-season room and with a table can serve as a nice place to eat.

### **2. Existing conditions**

I am not sure when the existing porch was added. It has glass windows that never open and aluminum siding on the exterior. The inside ceiling was never really finished properly.

### **3. Reason for proposed changes**

After changing the back porch on the 719 side, the whole kitchen area became nicer. I would like to do the same to the 717 unit. The kitchen is small and having the attached porch as a 3-season porch would be a significant improvement.

### **4. Additional information**

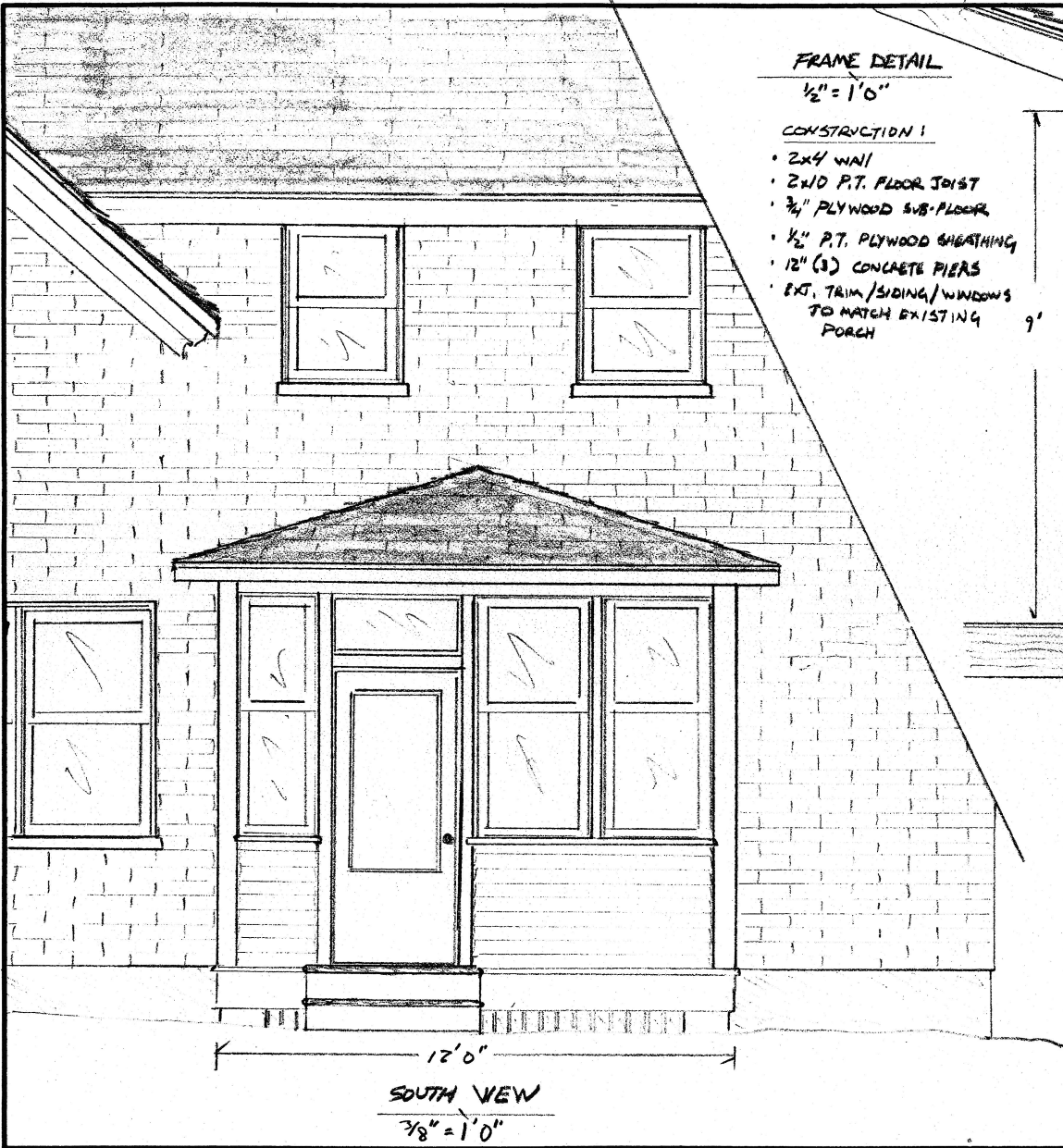
I own the duplex property 717/719 W. Jefferson St. It is on the corner of Sixth St. and W. Jefferson. I live in one of duplexes and rent the other one. I currently live on the 717 side.

I purchased the property in 2002 after renting the 717 duplex for 8 years previously. After purchasing the property in 2002, I moved over to the 719 side where I lived until last September when I moved back to the 717 side. When I was living on the 719 side, I submitted a proposal to Historic Commission in 2005 for a back porch addition/renovation which was approved and built. The 717 back porch would be similar in style and materials to the one added to the 719 side in 2005. Like the 719 porch it will not be heated.

The current project is similar to that one. Both units would then have nice rear porches. I believe the addition to the 717 porch will be a qualitative improvement both functionally and esthetically.

The proposed porch will come across the existing south facing window in the kitchen. I will keep the window in the brick wall and the brick wall of the house will be one wall of porch as it is on the current small back porch. The other three sides will be primarily windows as shown in the drawings.

### **5. Photos. (12 in separate files)**

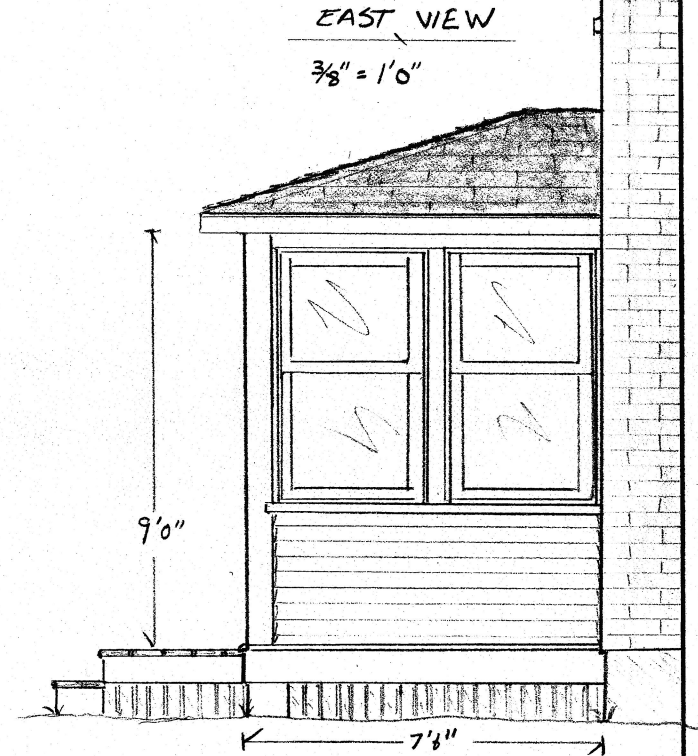
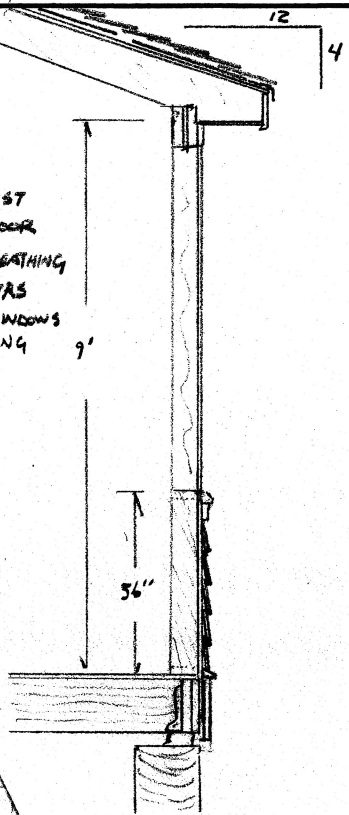


**FRAME DETAIL**

$\frac{1}{2}'' = 1'0''$

**CONSTRUCTION:**

- 2x4 WALL
- 2x10 P.T. FLOOR JOIST
- $\frac{3}{4}''$  PLYWOOD SUB-FLOOR
- $\frac{1}{2}''$  P.T. PLYWOOD SHEATHING
- 12" (3) CONCRETE PIERS
- EXT. TRIM/SIDING/WINDOWS TO MATCH EXISTING PORCH



**BRIGGS PORCH RENOVATION**

SCALE:  $\frac{3}{8}'' = 1'0''$

APPROVED BY:

DRAWN BY:

DATE: 4/28/12

REVISED:

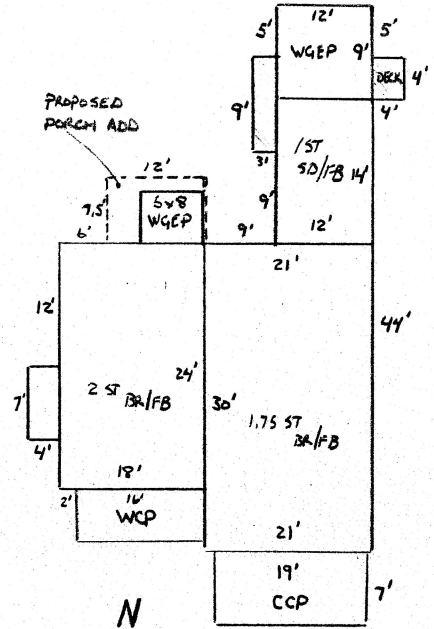
**SOUTH & EAST VIEWS / FRAME DETAIL**

DRAWING NUMBER

1/2

717/719 W. JEFFERSON

SOUTH  
ELEVATION  
3/16" = 1'0" approx.



NOT SCALED

EAST  
ELEVATION  
3/16" = 1'0" approx.



|                                |              |                       |
|--------------------------------|--------------|-----------------------|
| <b>BRIGGS PORCH RENOVATION</b> |              |                       |
| SCALE: 3/16" = 1'0"            | APPROVED BY: | DRAWN BY:             |
| DATE: 4/28/12                  |              | REVISED:              |
| <b>ELEVATIONS &amp; PLOT</b>   |              |                       |
|                                |              | DRAWING NUMBER<br>2/2 |