

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 309 W William Street, Application Number HDC24-0012

DISTRICT: Old West Side Historic District

REPORT DATE: March 14, 2024

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, March 11, 2024

	OWNER	APPLICANT
Name:	Michael Graye	Doug Selby
Address:	309 W William St Ann Arbor, MI 48103	Meadowlark Design Build 3250 W Liberty St Ann Arbor, MI 48103
Phone:		(734) 332-1500

BACKGROUND: This 1 ½ story gable-fronter features a full-width front porch, clapboard on the lower story, and shingles above. The home was first occupied in 1917 by Daniel Eveland, a foreman at Hoover Steel Ball.

The current owners received an HDC Rehabilitation Award in 2009 for removing non-original siding and other restoration work on their home.

In 2010 the HDC approved an application to pave the driveway in concrete and build a low retaining wall. (HDC10-022 in eTrakit)

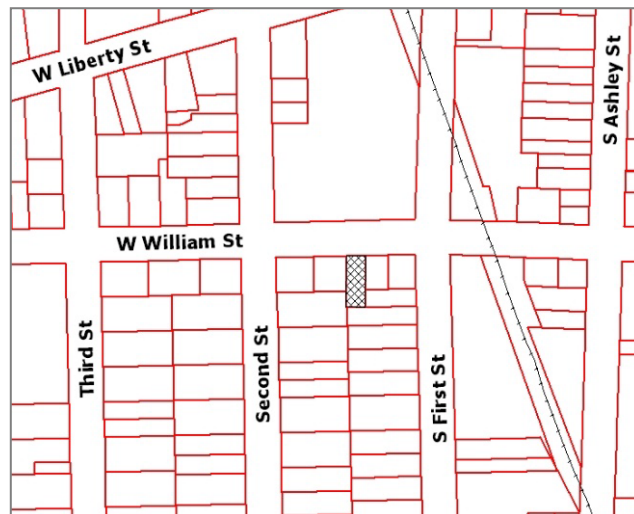
LOCATION: The site is located on the south side of West William Street, between Second Street and Third Street.

APPLICATION: The applicant seeks HDC approval to enclose a rear screen porch and enlarge a window on the rear elevation.

APPLICABLE REGULATIONS:

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

- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.



- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- (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):

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.

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.

District or Neighborhood Setting

Not recommended: Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

Building Site

Recommended: 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.

Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building site so that, as a result, the character is diminished.

Windows

Recommended: Designing and installing additional windows on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Not Recommended: Introducing a new design that is incompatible with the historic character of the building.

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

Guidelines for All Additions

Appropriate: Designing the addition so it is compatible in terms of massing, materials, relationship of solids to voids, and proportion openings.

Windows

Not Appropriate: Changing the number, location, and size or glazing pattern of windows by cutting new openings, blocking-in, or installing replacement sash which does not fit the historic opening.

Removing or radically changing a window that is important in defining the overall historic character of the property.

STAFF FINDINGS:

1. The rear porch was present in 1931. From the photos provided, the porch posts, screens, screen door and knee walls appear to be modern. The roof structure, soffits and trim above the posts appear to be original. The decking and skirting may be original; the Review Committee will confirm.
2. The historic roof structure is proposed to remain. It is not indicated whether the horizontal trim immediately below the soffit (above the posts) will remain or be replaced. The new walls are shown clad in smooth-finish Hardie panel and plank siding and windows are six-over-one sashes that are wood with fiberglass composite cladding. Boral trim around windows and doors would be slightly larger than the trim on the historic house. Concrete steps would be replaced with Azek steps with an aluminum railing. The new entry door is fiberglass with 18 lights to complement the side door on the same elevation of the house.

While the screen porch currently retains some historic materials, others have been lost. Enclosing the porch keeps the roof structure and footprint of the historic porch, which is much more appropriate than replacing the porch with a new addition.

3. The single-sash, 15 lite/pane window on the first floor of the rear elevation is 44 3/8" wide and 29 1/4" tall. The window is proposed to be replaced with a 16 lite taller window (40 7/8") of the same width and maintaining the same header height. The Historic District Commission (with the Review Committee's assistance) will need to determine whether the current window is important in defining the overall historic character of the property.
4. Staff believes that enclosing the porch is compatible with the rest of the building and the surrounding neighborhood and finds that it meets the Secretary of the Interior's Standards and Guidelines for Rehabilitation, and the Ann Arbor Historic District Design Guidelines.

MOTION

I move that the Commission issue a certificate of appropriateness for the application at 309 West William Street, a contributing property in the Old West Side Historic District, to enclose a rear screen porch and enlarge a window on the rear elevation, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets the *City of Ann Arbor Historic District Design Guidelines* for new additions and windows, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 5, 9, and 10 and the guidelines for new additions, neighborhood setting, building site, and windows.

MOTION WORKSHEET

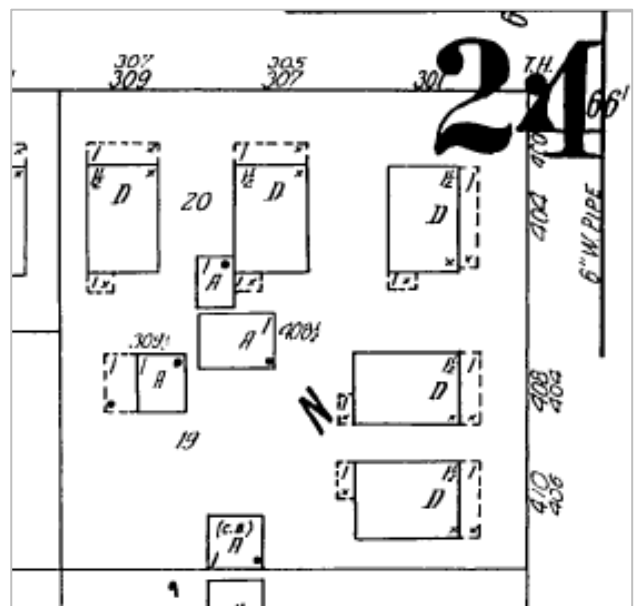
I move that the Commission issue a Certificate of Appropriateness for the work at 309 W William Street in the Old West Side Historic District

_____ 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, window details

1931 Sanborn Fire Insurance Map
(309 W William in upper left corner)



309 W William St (2008 Survey Photos)

