

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 717 West Huron Street, Application Number HDC13-176

DISTRICT: Old West Side Historic District

REPORT DATE: October 10, 2013

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, October 7, 2013

	OWNER	APPLICANT
Name:	Terri Marra	Same
Address:	717 W Huron Street Ann Arbor, MI 48103	
Phone:	(734) 646-5889	

BACKGROUND: This stately tudor first appears in the 1906 Polk City Directory as the home of Titus and Eda Hutzell. Titus was the co-owner of Hutzell & Co. Plumbing and Heating, and superintendent of the Ann Arbor Water Company. Titus lived in the home until 1943 or 1944. It features a stone foundation, front bay window, wood siding and trim, and decorative stucco in the gables and around some of the windows.

LOCATION: The property is located on the south side of West Huron Street, west of Third Street and east of Seventh Street.

APPLICATION: The applicant seeks HDC approval to screen in an existing porch using sliding patio door screens, and install transom windows above the screens, on the east side of the house.

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 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.

From the City of Ann Arbor Design Guidelines:

Guidelines for All Additions

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

STAFF FINDINGS:

1. The date of construction of the existing side porch is unknown, though the current wood porch structure is not believed to have been built during the period of significance for the Old West Side. A single-story wing of the house is present in this location on 1925 and 1931 Sanborn maps, and on the update to the 1931 map (which stretches to around 1970). It is not known why the single-story wing was replaced with an open porch, but staff believes the stone foundation is original. As such, the porch is treated as a modern addition, with the exception of the stone foundation, which is a character-defining feature of the house.
2. A hundred years ago, screening in a porch allowed more utilization of the space, especially for sleeping at night. Screening mesh was often stapled to large wooden

frames that were hung from the porch's ceiling or headers on hooks and could be easily removed at times of the year when bugs were not an issue.

3. The use of modern screen patio doors with tempered-glass transoms is a unique idea. It would allow the homeowner to open the screens like sliders on low-insect days. The design of the divided transoms echoes the vertical faux-half timbering found on all elevations of the house. Staff's initial fears about using fiberglass-framed screens and windows were allayed when it became clear that the porch is not original to the house. The porch is visible from the street
4. The building code requires a guardrail on screened porches. The existing guardrail would be removed while the screens are installed, then reinstalled onto the posts outside of the screens. The posts are a simple square design.
5. No information is given on the style of the proposed screen door on the east side of the porch. Staff recommends requiring a staff approval for this work.
6. This application proposes no changes to the building's footprint, massing, or character-defining foundation, while resulting in a space that is usable more days of the year. The appearance of the open porch will be altered by the screens and transoms, but staff feels the work is acceptable since the porch is not an original feature of the house. The new work is distinguished by modern materials, and staff feels that those materials, and the overall design, are compatible with the historic house and neighborhood, and meet the *Secretary of the Interior's Standards* and the *Ann Arbor Historic District Design Guidelines*.

MOTION

I move that the Commission issue a certificate of appropriateness for the application at 717 West Huron Street, a contributing property in the Old West Side Historic District, to install sliding screens and glass transoms on the side porch on the condition that the design of the new screen door is reviewed and approved by staff prior to the issuance of building permits. As conditioned, 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*, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 9 and 10 and the guidelines for New Additions and District or Neighborhood Setting.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 717 W Huron 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, letter, photos, drawings

717 West Huron Street (April, 2008 photo)





City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

Mailing: 301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647

Location: Larcom City Hall | First Floor | 301 E. Huron St. | Ann Arbor, MI 48104-6120

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 West Huron

Historic District: old west side

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

Address of Property Owner: 717 West Huron

Daytime Phone and E-mail of Property Owner: 734 646-5889 ArtSearch.tn@gmail.com

Signature of Property Owner: [Signature] Date: _____

Section 2: Applicant Information

Name of Applicant: Tern Marra

Address of Applicant: 717 West Huron

Daytime Phone: (734) 646-5889 Fax: (____) _____

E-mail: ArtSearch.tn@gmail.com

Applicant's Relationship to Property: ☒ owner ☒ architect ☐ contractor ☐ other

Signature of applicant: [Signature] Date: _____

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: _____

tudor/
Victorian

* Long door-like Screens - typical of historical homes

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

1. Provide a brief summary of proposed changes. Would plan to cover the porch in Long door-like Screened in window/doors that will be around the porch. Simple lines. Great space
2. Provide a description of existing conditions. it is an open covered porch attached to the house with an egress into the house and an egress onto the side walk. in good condition
3. What are the reasons for the proposed changes? to enjoy my existing porch, better use with installing Screens, less exposed to the elements.
4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.
 - information on window brands
 - drawings showing windows
 - Photo of house + new windows
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: 9/17-2013 Application to _____ Staff or _____ HDC

Project No.: HDC 13-176 Fee Paid: 100⁰⁰

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 10/10-2013

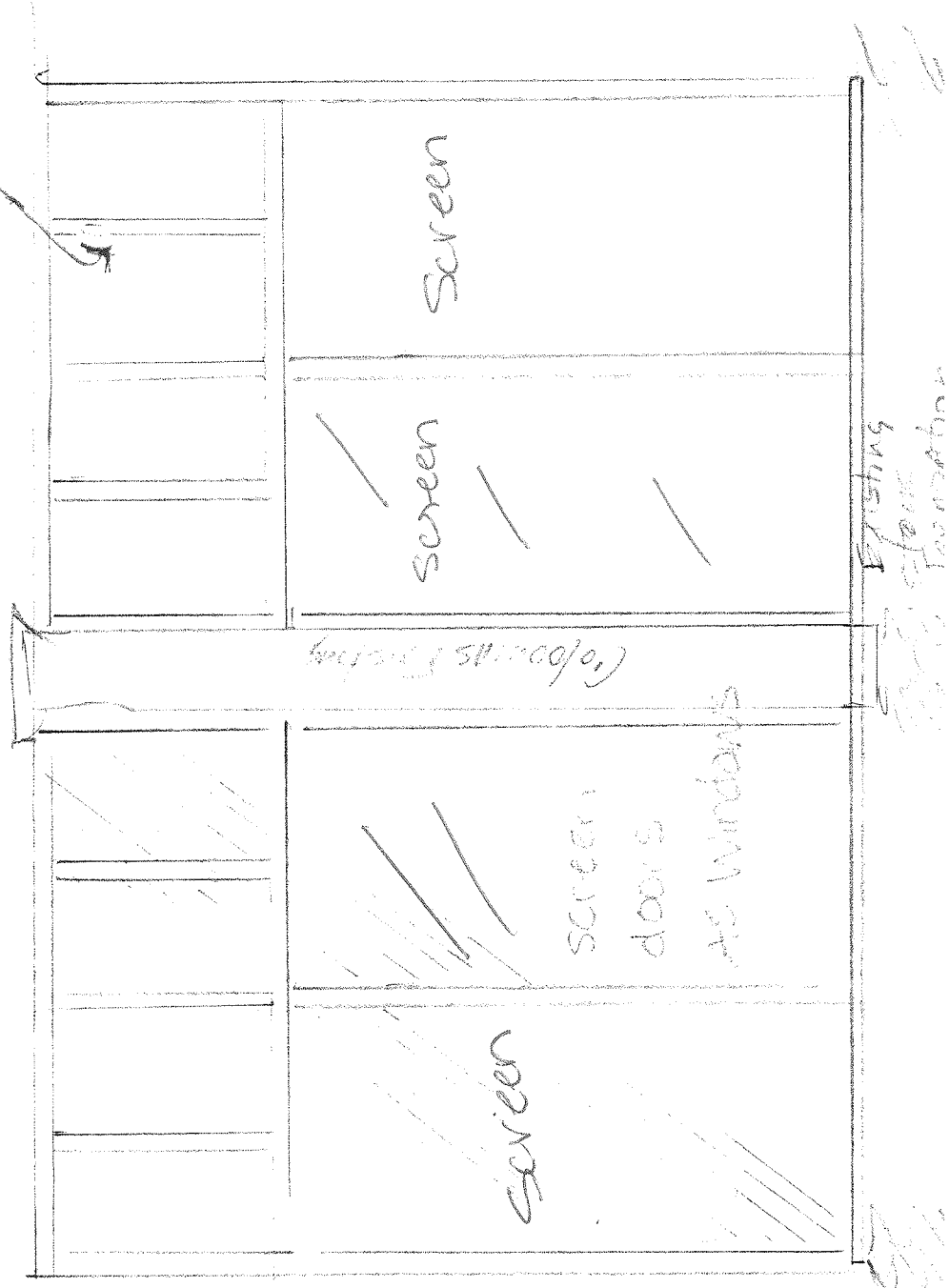
Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

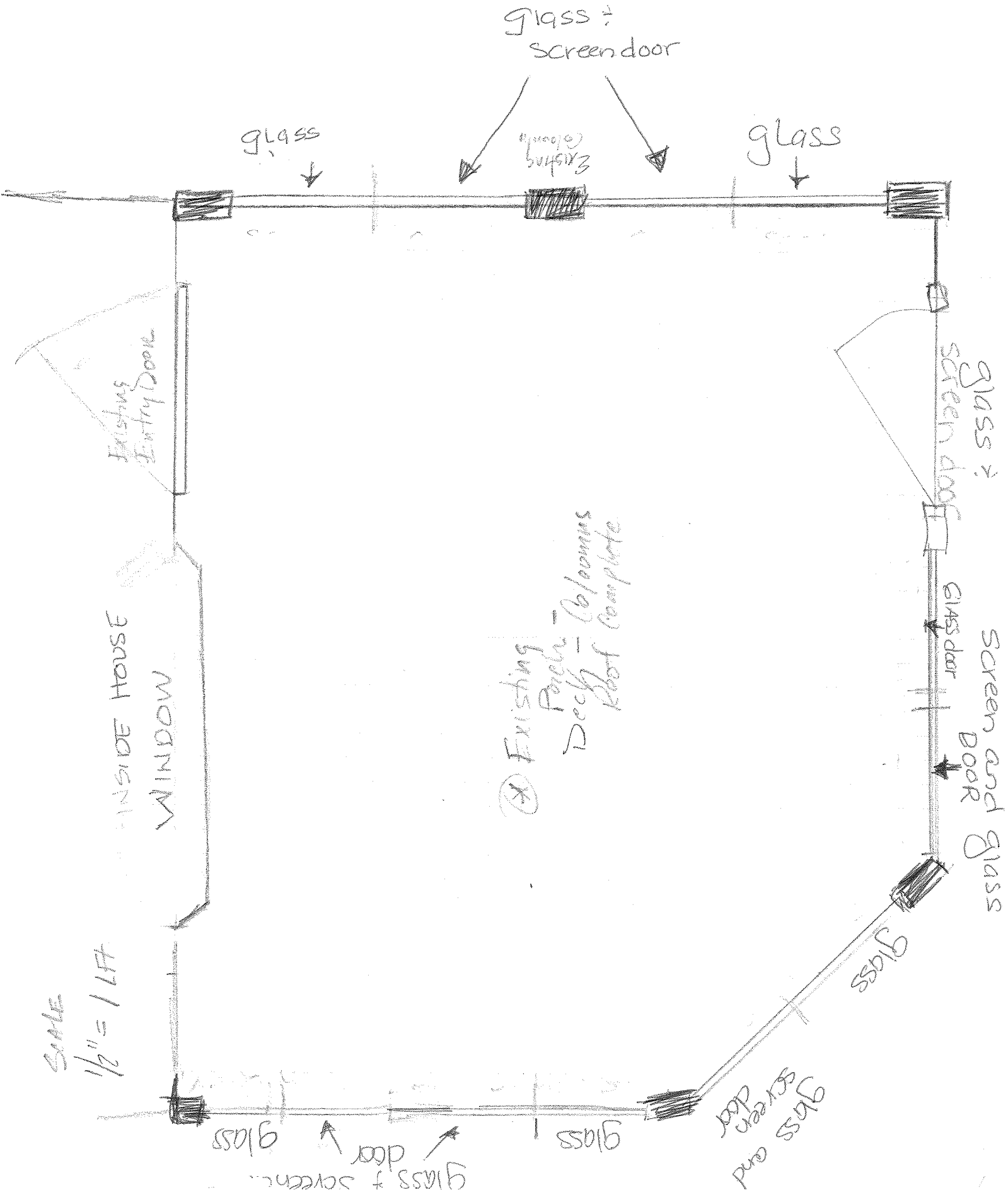
Staff signature: _____ HDC NTP _____ Staff COA

Comments:

Tempresed Glass - TOP - Transum

INSERT TO BOARD
AND





glass & screen door

glass

glass

Existing Columns

Existing Entry Door

WINDOW

glass & screen door

glass door

Screen and glass door

Existing Porch - Columns Deck - Complete Roof Complete

glass

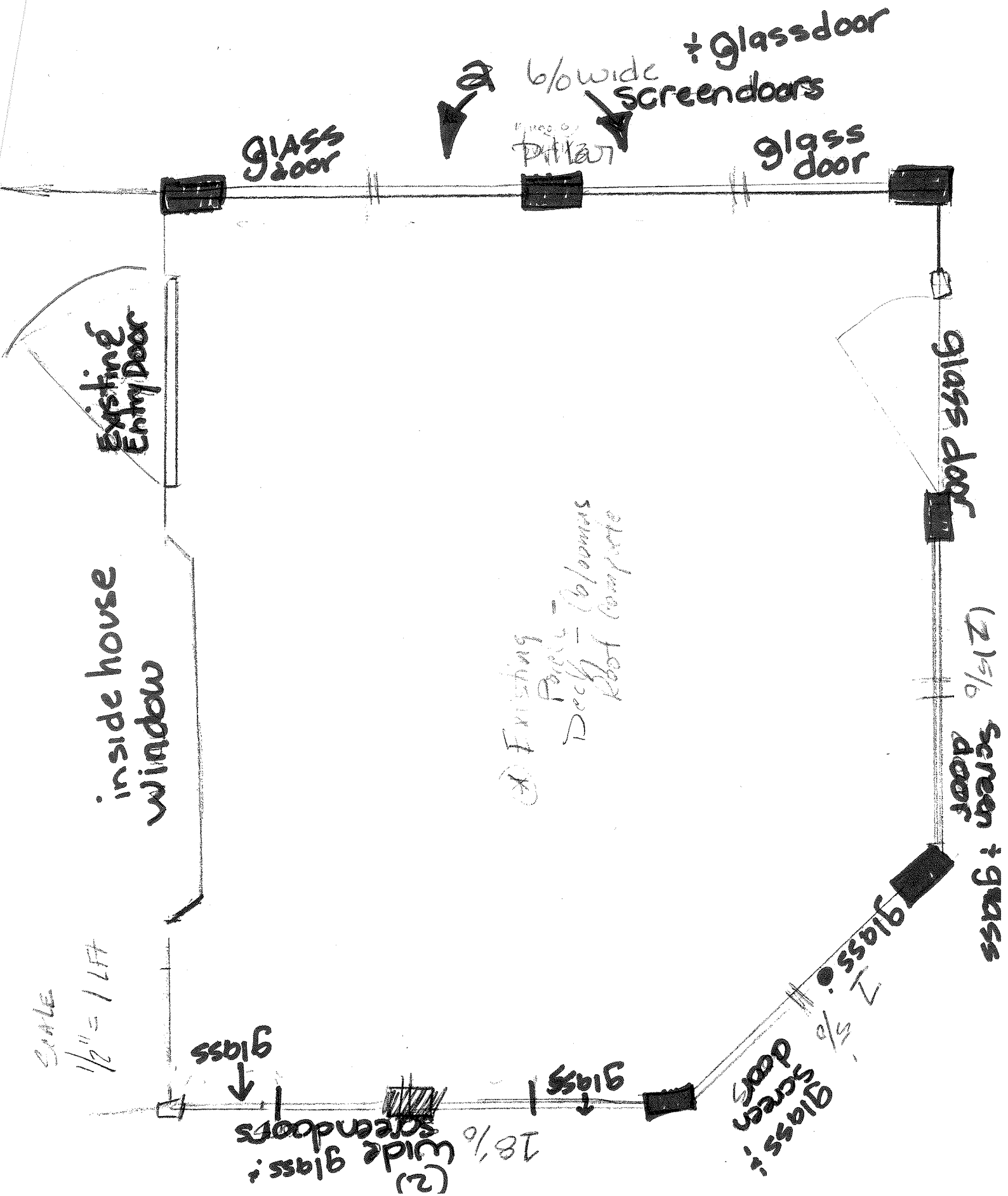
glass and screen door

glass

door

glass

SCALE 1/2" = 1 FT

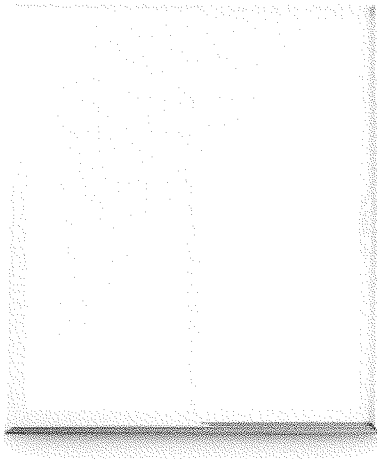


717 west Huron , Ann Arbor, MI, 48103, 734 769 3223, 734 646 5889



side left porch approved for screen enclosure. Using:

Andersen 100 Series windows and patio doors are made with our patented, revolutionary Fibrex® composite material, which is two times stronger and more rigid than vinyl. It's environmentally responsible, energy efficient and never needs painting. Plus, its 100 Series windows and patio doors have deep, rich colors outside with matte white interiors that complement any home's décor.



Full
door like screens
TYPICAL OF historical
Porches

100 SERIES

GLIDING PATIO DOOR - Screened door/windows

Exceptional value, Engineered with innovative, sustainable and patented Fibrex material. Will not fade, flake, blister, chalk or peel, Tempered safety glass, Narrow stiles and rails maximize glass area.

Multi-point lock for enhanced security, Sidelight and transom windows also available. For a list of all Andersen® window and door product ratings, visit our [Technical Documents](#) library of NFRC Performance reports. Here you'll find ratings for the following categories:

Total cost \$7,000.00



wraparound
screen doors



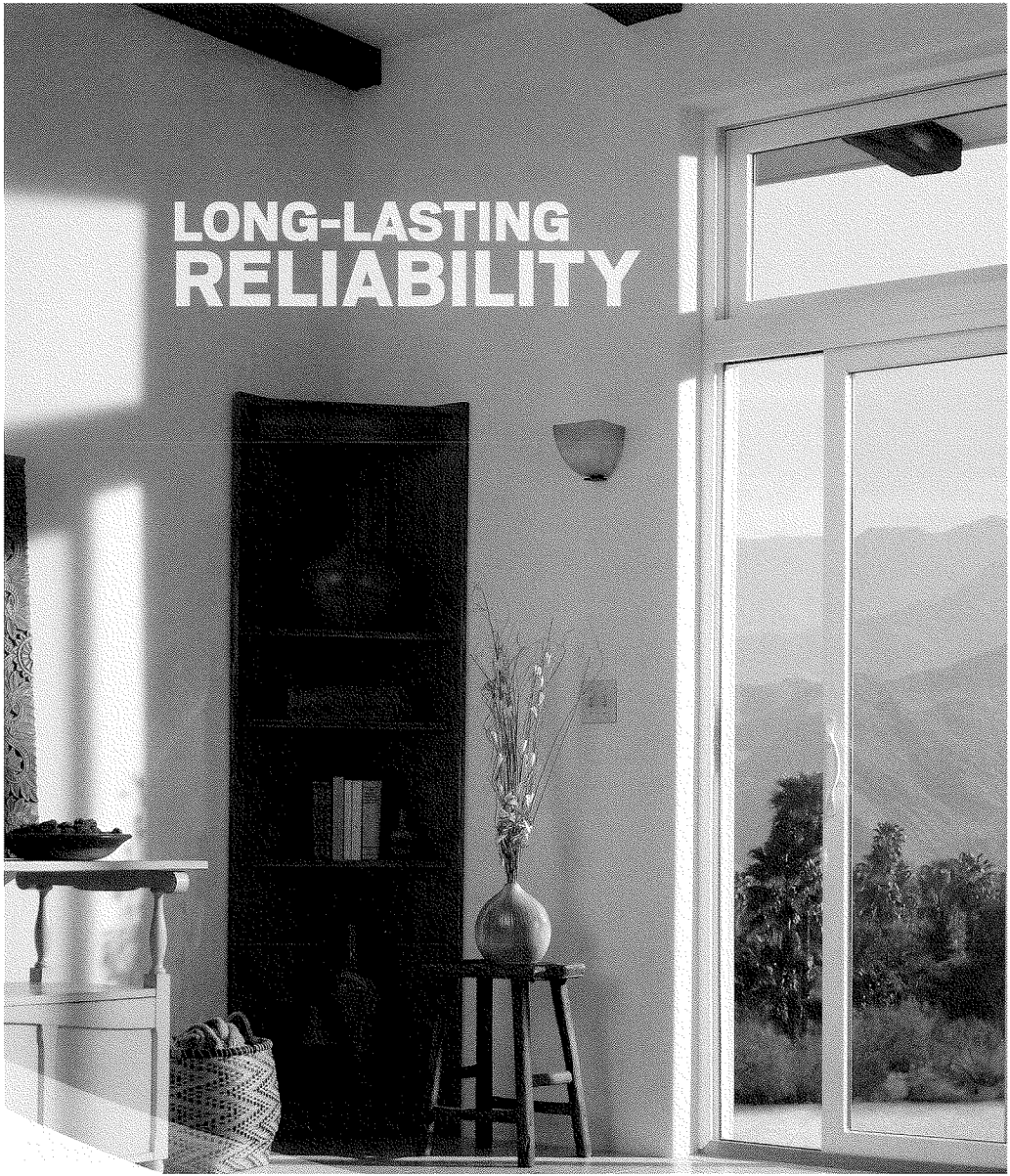


Traditional full door height screens for historical porches



ALL THE FEATURES YOU WANT INCLUDING THE PRICE.

Whether you're replacing, remodeling or building, now you can bring Andersen beauty and performance into your home for less than you may expect. Andersen® 100 Series windows with our patented, revolutionary Fibrex® composite material, which allows us to offer a product that's environmentally responsible and energy efficient, and it comes in durable, deep,



**LONG-LASTING
RELIABILITY**