

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 717 West Huron Street, Application Number HDC17-095

DISTRICT: Old West Side Historic District

REPORT DATE: June 8, 2017

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, June 5, 2017

	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 Hutzel. Titus was the co-owner of Hutzel & 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.

In 2013, an application to install fiberglass sliders in the same porch openings was denied.

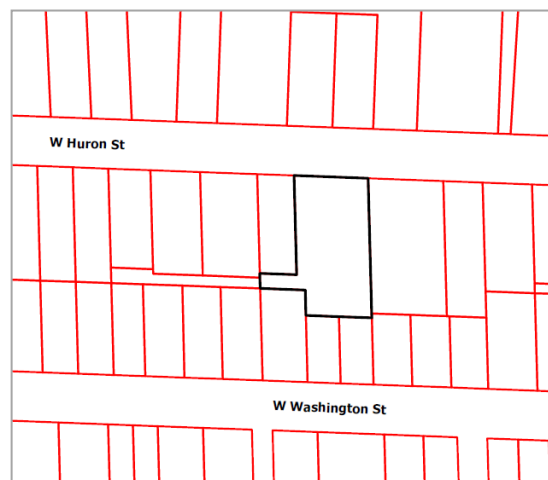
LOCATION: The property is located on the south side of West Huron Street, west of Third Street and east of Seventh Street.

APPLICATION: The applicant seeks HDC approval to enclose an existing side porch 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. The previous application that was considered by the HDC was considered too incongruous with the historic structure. This new proposal has both a more traditional

appearance and a large amount of transparency in keeping with the feel of the current open porch. The windows proposed to be used are Marvin wood clad in a bronze color. The windows are designed to fit between the existing porch posts, with the exception of the street-facing elevation, where one center post would be removed to allow a wider slider. The rear wall of the porch would be solid with transom windows, and clad in wood lap siding. The use of wood siding is appropriate since the rest of the work on the walls will obviously be modern (windows, door, posts, etc.) The foundation and roof would remain as is.

3. The proposed door on the east side of the porch is shown as a vertical wood paneled door with a small square window. All stairs and guardrails are existing.
4. 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, 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 enclose the east side porch using clad windows and siding 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*, 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
100 North Fifth Avenue P.O. Box 8647 Ann Arbor, Michigan 48107-8647
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 48103

Historic District: OLD WEST SIDE

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

Terri Marra

Address of Property Owner: 717 WEST HURON

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

Signature of Property Owner: [Signature] Date: 5/1/17

Section 2: Applicant Information

Name of Applicant: Terri Marra

Address of Applicant: SAME AS ABOVE

Daytime Phone: () _____ Fax: () _____

E-mail: _____

Applicant's Relationship to Property: ___owner___ architect ___contractor___ other

Signature of applicant: _____ Date: _____

Section 3: Building Use (check all that apply)

Residential ___ Single Family Multiple Family ___ Rental

___ Commercial ___ Institutional

OWNER OCCUPIED

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: TM

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

1. Provide a brief summary of proposed changes. Plans are attached to show the open porch to be enclosed. Enclose 2 of 3 walls with glass + third wall to be dry wall see attachment (A)
2. Provide a description of existing conditions. a side porch - (bendose) The covered porch is open on 3 sides. The fourth side is connected to the north wall. one of the open sides of the porch has a deck connected to it.
3. What are the reasons for the proposed changes? TO ENLARGE year round living space by enclosing 3 of the four sides of the present porch.
4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here. SEE ATTACHED (2) - BOOKLETS
5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area. see attached Booklets (2)

STAFF USE ONLY

Date Submitted: _____ Application to _____ Staff or _____ HDC
Project No.: _____ HDC _____ Fee Paid: _____
Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____
Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial
Staff signature: _____ _____ HDC NTP _____ Staff COA
Comments:

April 25, 2017

717 west Huron, Ann Arbor, 48103

Terri Marra 734-646-5889

Proposal for enclosure of porch

Building was reviewed and approved stating that existing porch could be enclosed with historical guidelines.

It was understood that while enclosing the porch, it should still look as similar as it was when observed from street site.

Two of the three walls are to be enclosed with floor to ceiling sliding doors or permanent doors with transoms above, so as to have the same open grand look from the street. The back south wall will be drywall to help maintain heat, it also will have transoms above the wall to let in southern light and warmth.

Marvin windows will be used; considered for wear and tear, historical aesthetics and craftsmanship.

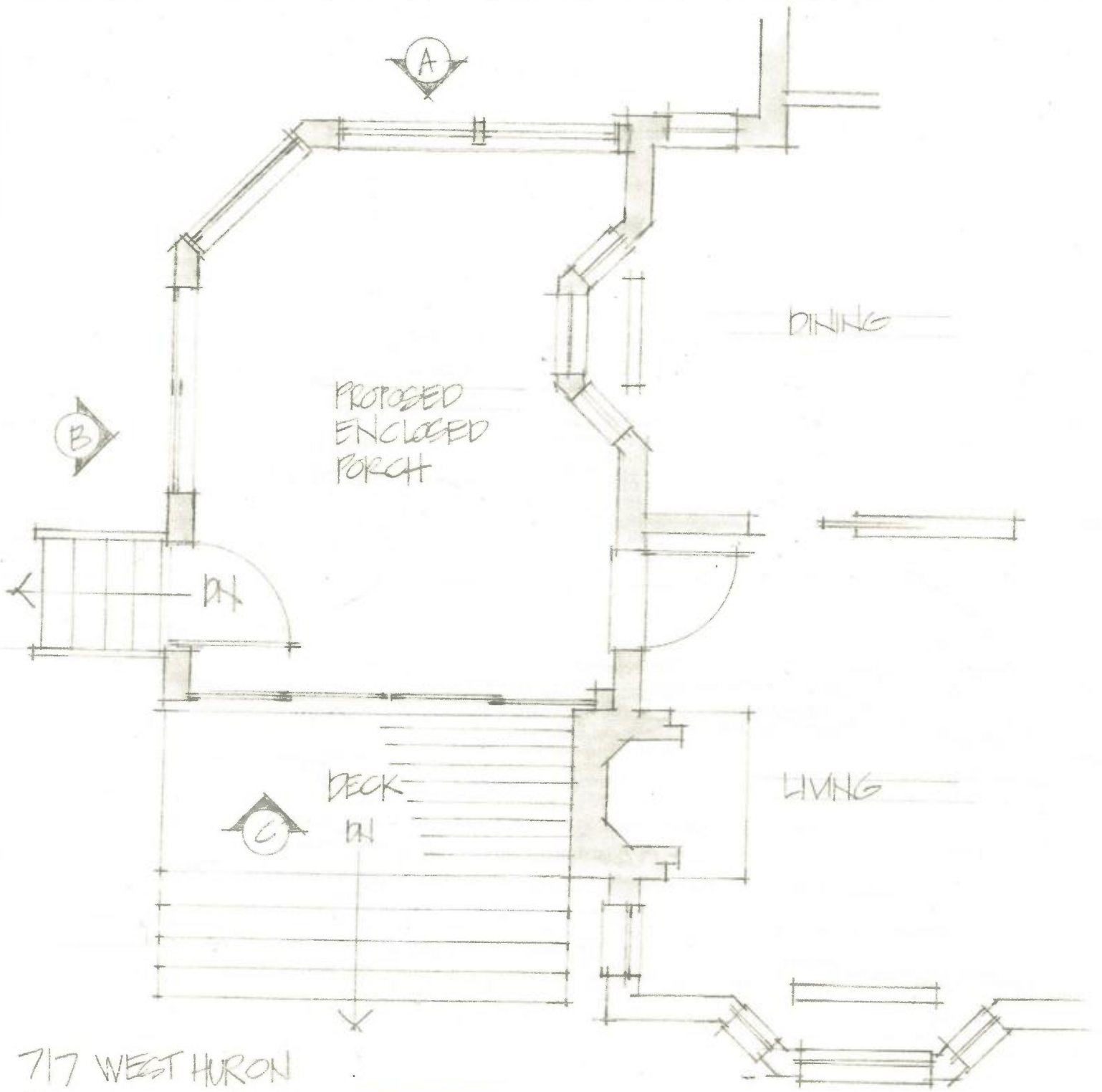
Exterior wood siding on south wall will be to exact thickness and be replicated in size and design as what presently exists.

Ceiling, floor and wall will be properly insulated with approved R factor thickness.

The same heating system will be included in the newly enclosed space.





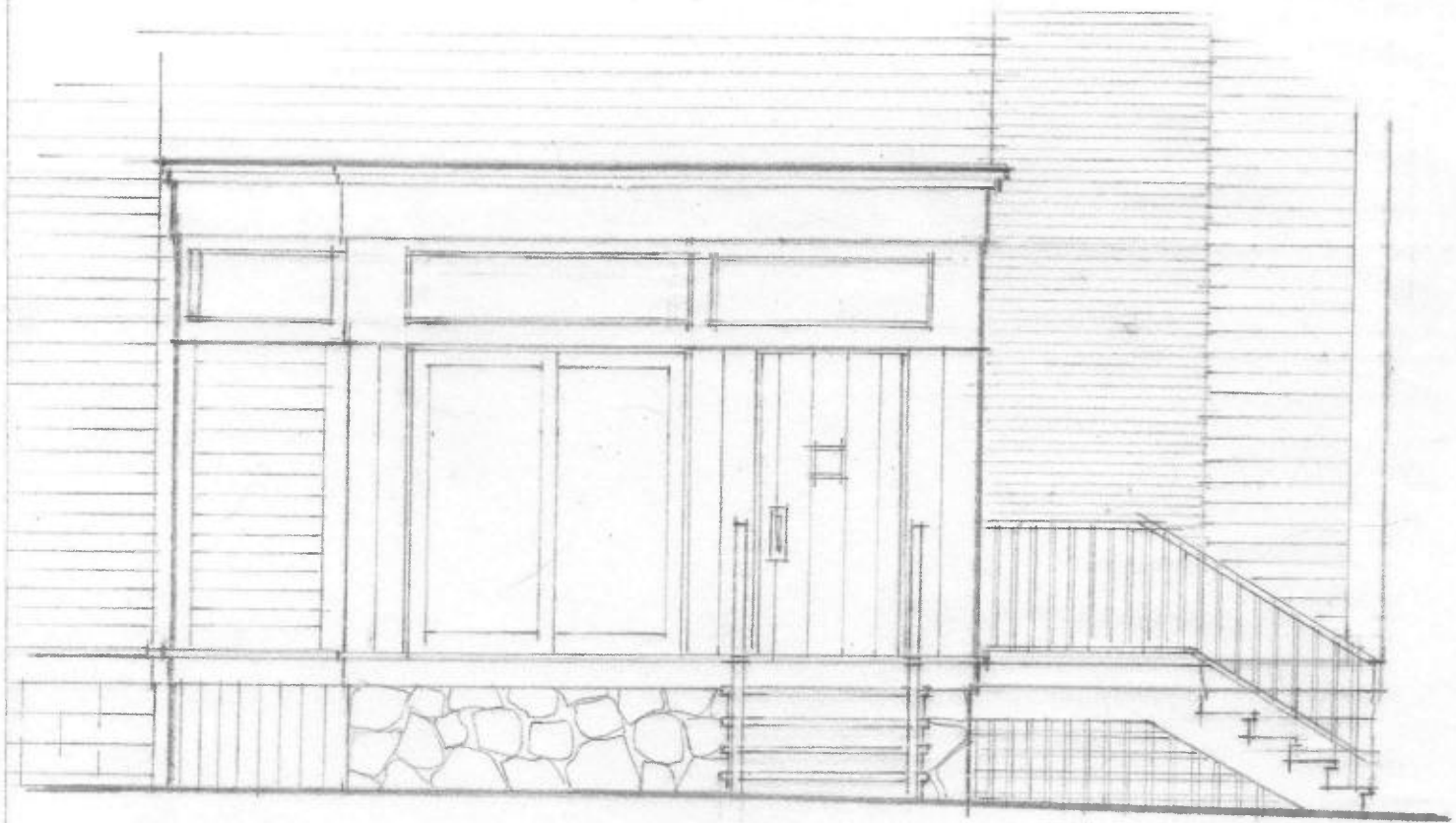


717 WEST HURON
 FLOOR PLAN: PROPOSED

1/4" = 1'-0"

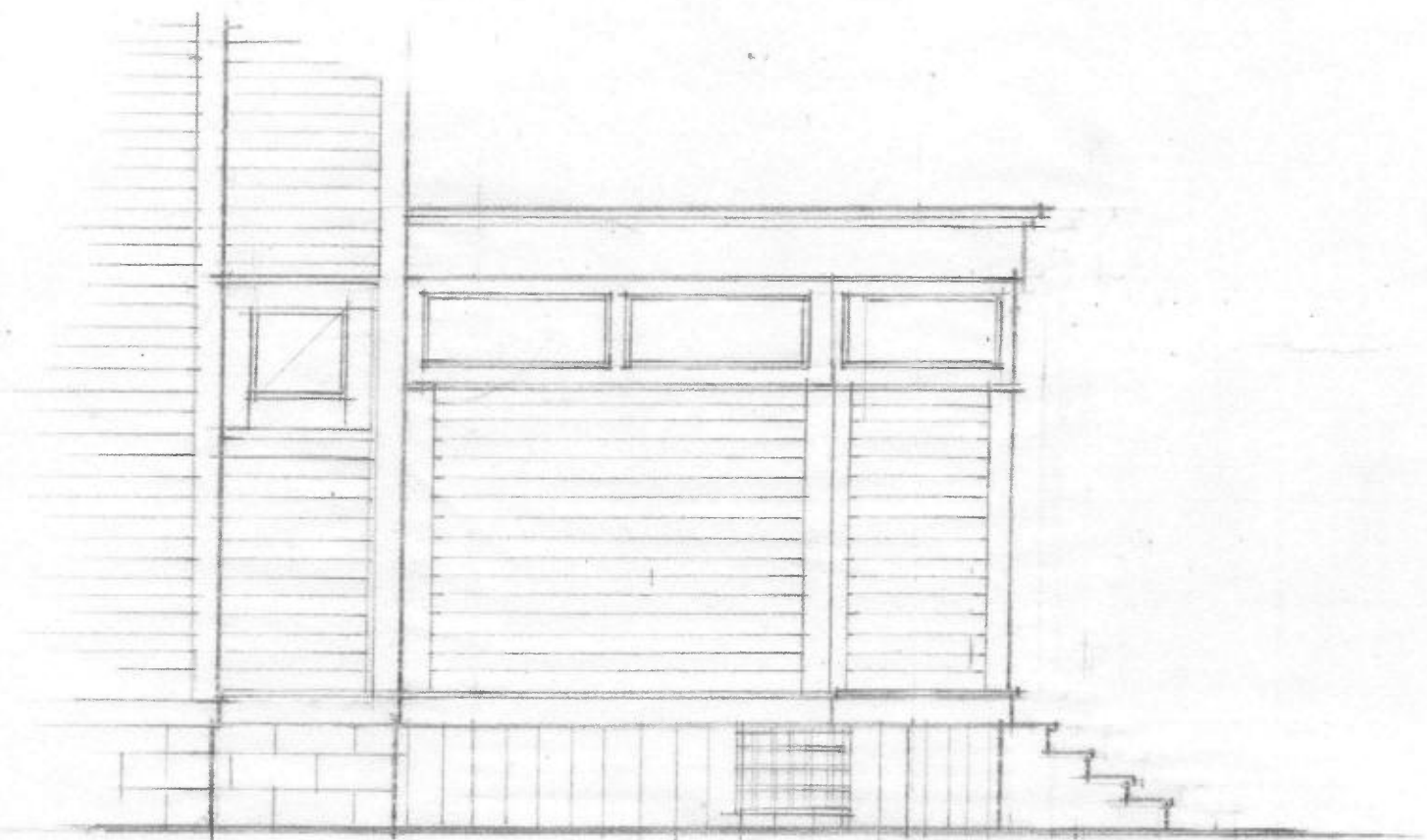
4.22.2017





717 WEST HURON
ELEVATION B

$\frac{1}{4}'' = 1'-0''$ 4.22.2017

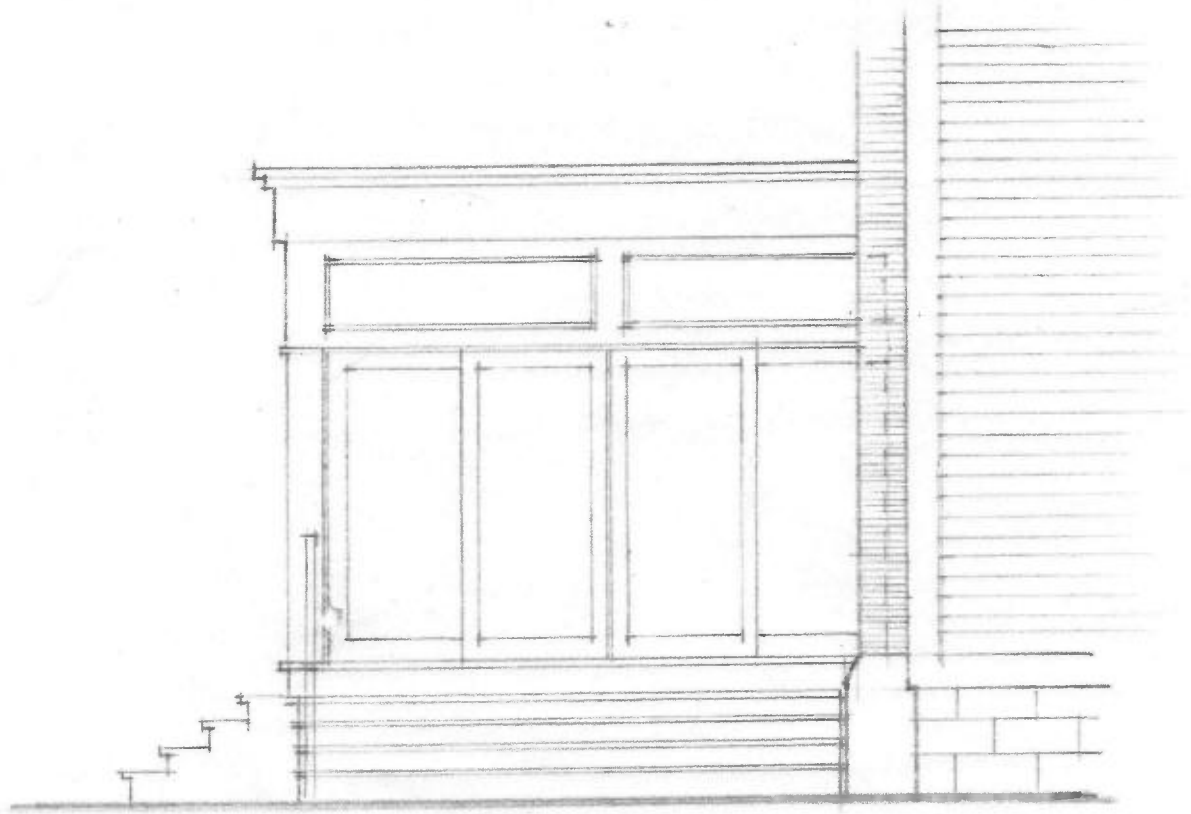


717 WEST HURON
ELEVATION A

$\frac{1}{4}'' = 1'-0''$

9.22.2017



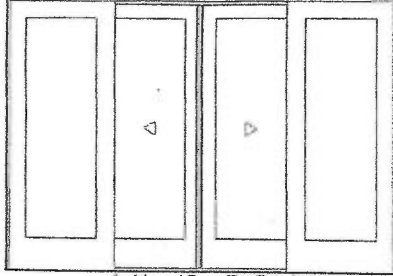


717 WEST HURON
ELEVATION C

$\frac{1}{4}'' = 1'-0''$ 4.22.17



Line #1	Mark Unit:	Net Price:	4,689.96
Qty: 1		Ext. Net Price:	USD 4,689.96



CN 10068
FS 119" X 82"
Egress Information

- Bronze Clad Exterior
- Painted Interior Finish - White - Pine Interior
- Clad Ultimate Sliding French Door - OXXO Left Hand 544.00
- CN 10068 3,130.72
- Rough Opening 120" X 82 1/2"
- **Operator Panels Ship Separate
- Glass Add For All Sash/Panels 93.84
- Left Panel
 - Bronze Clad Sash Exterior
 - Painted Interior Finish - White - Pine Sash Interior
 - IG - 1 Lite
 - Tempered Low E3 w/Argon
 - Stainless Perimeter Bar
 - Ogee Interior Glazing Profile
- Left Center Panel
 - Bronze Clad Sash Exterior
 - Painted Interior Finish - White - Pine Sash Interior
 - IG - 1 Lite

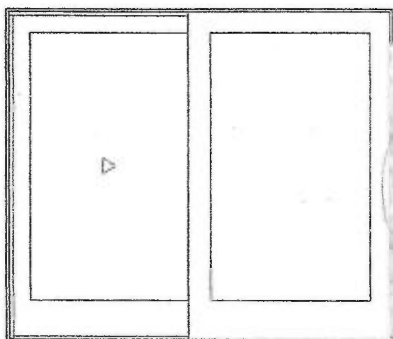
(A)

OMS Ver. 0002.13.01 (Current)
Product availability and pricing subject to change.

MARRA, TERRI
New Project 1
Quote Number: JGS51B7
Architectural Project Number:

What's that for?

*with dry wall
etc side*



CN 8068
FS 96 5/8" X 82"
Egress Information
Width: 40 1/2" Height: 77 19/32"
Net Clear Opening: 21.82 SqFt

- Tempered Low E3 w/Argon
- Stainless Perimeter Bar
- Ogee Interior Glazing Profile
- Right Panel
 - Bronze Clad Sash Exterior
 - Painted Interior Finish - White - Pine Sash Interior
 - IG - 1 Lite
 - Tempered Low E3 w/Argon
 - Stainless Perimeter Bar
 - Ogee Interior Glazing Profile
- Traditional Handle(s)
- 3 Point Multi-Point Lock on Active Panel 64.60
- Dark Bronze Active Exterior Handle Set on Active Panel Non-Keyed 64.60
- Dark Bronze Active Interior Handle Set on Active Panel
- Exterior Standard Sliding Screen 178.16
- Charcoal Hi-Transparency Fbrgls Mesh 42.16
- Bronze Surround
- ***Screen/Combo Ship Loose
- Std Ultrex Sill
- Bronze Ultrex Sill
- Black Weather Strip

(H)

Line #13	Mark Unit:	Net Price:	522.92
Qty: 1		Ext. Net Price:	USD 522.92

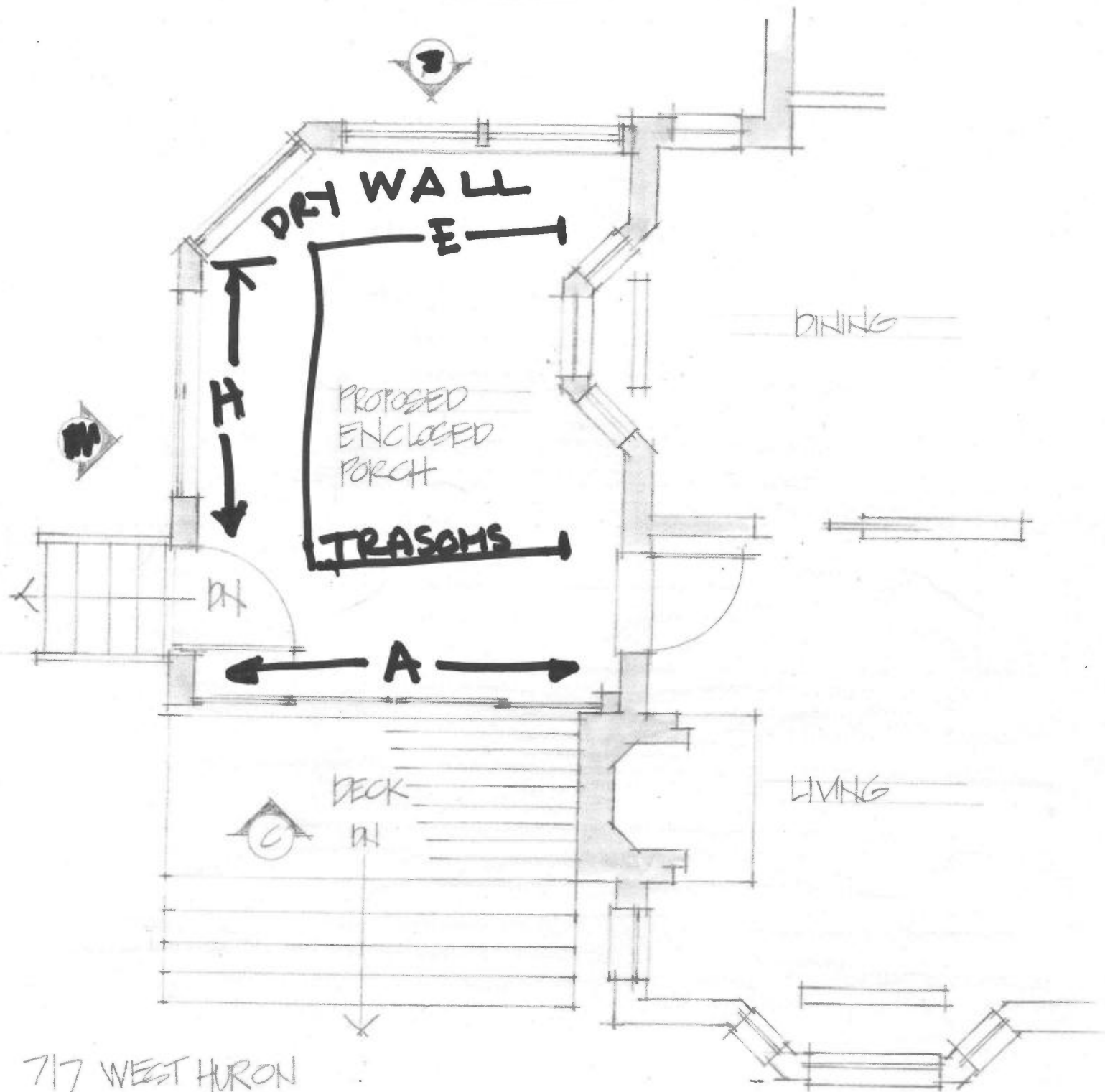


CN 3614
FS 36" X 13 1/8"
Egress Information
No Egress Information available.
Performance Information
Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.
Performance Grade
Licensee #921
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 1016X1197 mm (40X47.13 in)
LC-PG50 DP +50/-50
FL10323

- Bronze Clad Exterior
- Painted Interior Finish - White - Pine Interior 79.56
- Clad Contemporary Awning - Roto Operating 353.60
- CN 3614
- Rough Opening 37" X 13 5/8"
- Frame Size 36" X 13 1/8"
- 0 Degree Frame Bevel
- Bronze Clad Sash Exterior
- Painted Interior Finish - White - Pine Sash Interior
- IG - 1 Lite
- Low E2
- Capillary Tube
- Stainless Perimeter Bar
- Square Interior Glazing Profile 23.80
- Standard Bottom Rail
- Black Weather Strip
- Bronze Folding Handle
- Bronze Multi - Point Lock
- Aluminum Screen
- Charcoal Hi-Transparency Fbrgls Mesh 28.56
- Bronze Surround
- 6 9/16" Jambes 37.40
- Nailing Fin

(E) x3

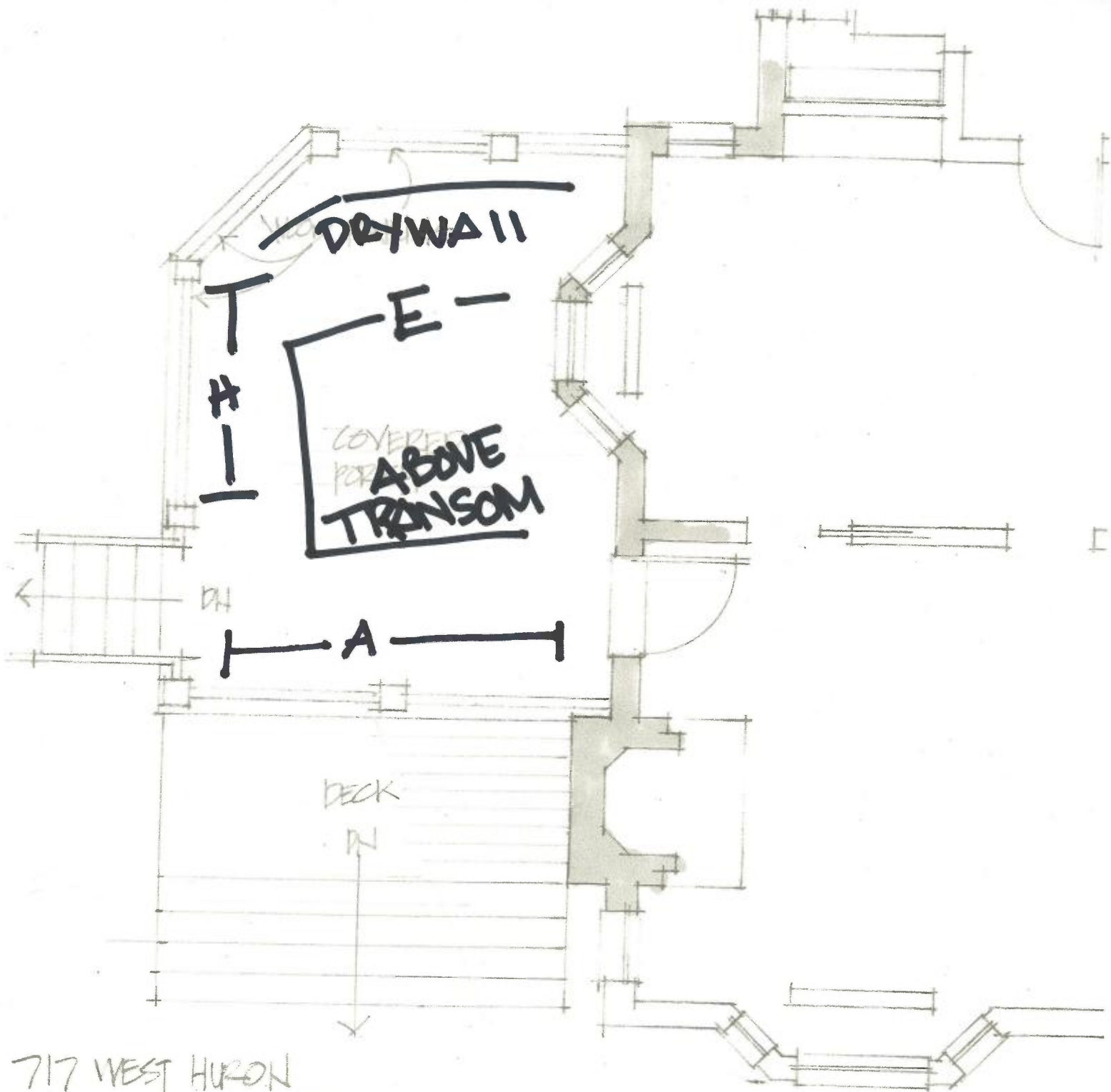
Line #14	Mark Unit:	Net Price:	586.16
Qty: 1		Ext. Net Price:	USD 586.16



717 WEST HURON
 FLOOR PLAN: PROPOSED

1/4" = 1'-0"

4.22.2017

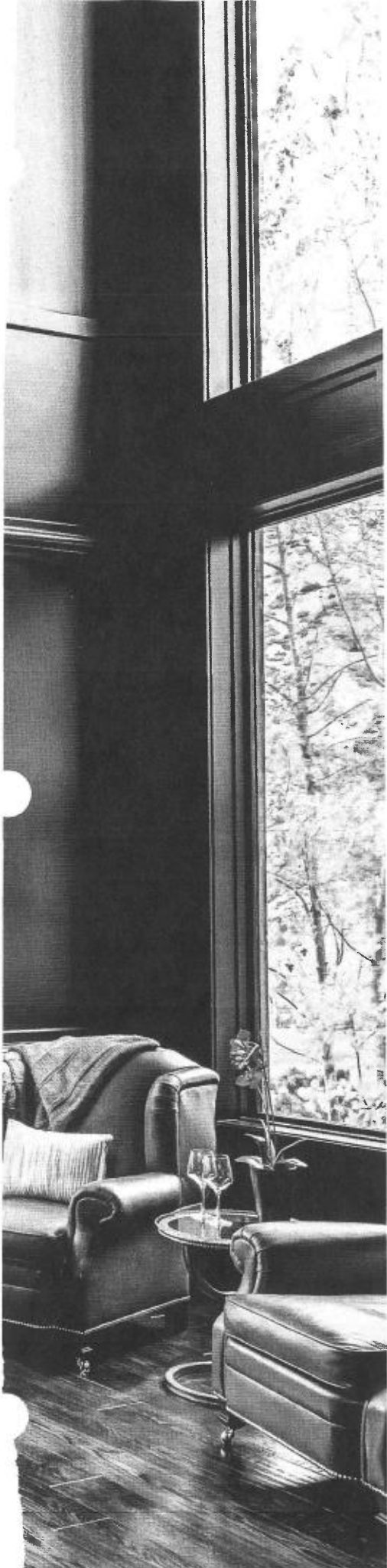


717 WEST HURON

FLOOR PLAN: EXISTING

1/4" = 1'-0"

5.12.2011

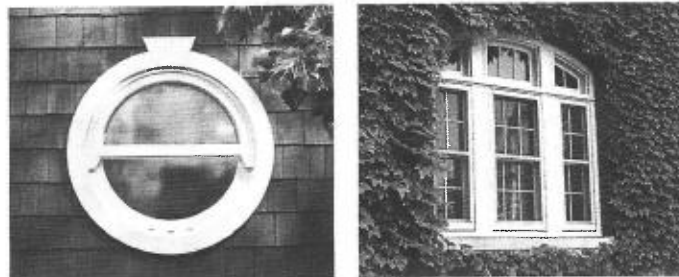


MARVIN WINDOWS

OVER FOUR GENERATIONS, WE'VE
BUILT SOMETHING GREATER THAN JUST
A WINDOW AND DOOR COMPANY.

As a company built on a rock-solid foundation of values, we still make windows and doors the way we've always made them. One at a time. No shortcuts. Made to order. To each customer's exacting specifications. With techniques that have been refined, perfected and passed on through four generations, we take pride in building windows and doors the right way. The Marvin® way.

And as a leader in innovation, Marvin is dedicated to creating products that make the places where we live and work more functional, beautiful and meaningful. Our combination of superior craftsmanship and virtually unlimited design capabilities make Marvin the best total value on the market today.



IT TAKES MORE THAN WOOD, GLASS AND
HARDWARE TO MAKE A MARVIN WINDOW.



BUILT AROUND

LASTING VALUE YOU'LL ENJOY FOR YEARS TO COME.

The value of any Marvin® window or door goes far beyond the quality of its materials and construction. Marvin windows and doors are built to last, and function as beautifully as the day they were installed, long into the future. Each piece is crafted with wood interiors and exteriors that feature wood or durable, long-lasting extruded aluminum cladding. The same effort and attention to detail that we put into crafting our exceptional products, we put into providing the highest quality customer service. There's a reason you won't find Marvin Windows and Doors in the big box stores. It's only through dedicated independent dealers that we're able to offer an unparalleled level of support and expertise. We work directly with our dealers, one-on-one, to ensure we find the best solution to make your dream a beautiful reality.





Sliding Patio Door

SLIDING PATIO DOOR

6-8 HEIGHT (8-0 HEIGHT SEE BELOW)

Clad M.O. (mm)	2-9 1/4 (845)	3-3 1/4 (997)	4-3 1/4 (1302)	4-11 1/2 (1511)	5-1 1/8 (1553)	5-11 1/2 (1816)
Wood M.O. (mm)	2-11 7/8 (911)	3-5 7/8 (1064)	4-5 7/8 (1368)	5-2 1/8 (1578)	5-3 3/4 (1619)	6-2 1/8 (1883)
R.O. (mm)	2-9 3/4 (857)	3-3 3/4 (1010)	4-3 3/4 (1314)	5-0 (1524)	5-1 5/8 (1565)	6-0 (1829)
Frame Size (mm)	2-8 3/4 (833)	3-2 3/4 (985)	4-2 3/4 (1290)	4-11 (1499)	5-0 5/8 (1540)	5-11 (1803)
Glass Size (mm)	25 3/4 (654)	31 3/4 (806)	43 3/4 (1111)	24 15/16 (633)	25 3/4 (654)	30 15/16 (1091)

6-10 1/4 (2089) 6-11 9/16 (2122) 6-10 1/2 (2096) 6-10 (2083) 74 5/16 (1888)						
	2668	3068	4068	50R68	5068	60R68
	2680	3080	4080	50R80	5080	60R80

Clad M.O. (mm)	6-1 1/8 (1857)	6-5 1/2 (1969)	7-11 1/2 (2426)	8-1 1/8 (2467)
Wood M.O. (mm)	6-3 3/4 (1924)	N/A	8-2 1/8 (2492)	8-3 3/4 (2534)
R.O. (mm)	6-15/8 (1870)	6-6 (1981)	8-0 (2438)	8-1 5/8 (2480)
Frame Size (mm)	6-0 5/8 (1845)	6-5 (1956)	7-11 (2413)	8-0 5/8 (2454)
Glass Size (mm)	31 3/4 (806)	33 15/16 (862)	42 15/16 (1091)	43 3/4 (1111)

6-10 1/4 (2089) 6-11 9/16 (2122) 6-10 1/2 (2096) 6-10 (2083) 74 5/16 (1888)				
	6068	6668*	80R68	8068
	6080		80R80	8080

Clad M.O. (mm)	7-9 1/4 (2368)	9-3 1/4 (2825)	12-3 1/4 (3740)
Wood M.O. (mm)	7-11 7/8 (2434)	9-5 7/8 (2892)	12-5 7/8 (3807)
R.O. (mm)	7-9 3/4 (2380)	9-3 3/4 (2838)	12-3 3/4 (3753)
Frame Size (mm)	7-8 3/4 (2355)	9-2 3/4 (2812)	12-2 3/4 (3727)
Glass Size (mm)	25 3/4 (654)	31 3/4 (806)	43 3/4 (1111)

6-10 1/4 (2089) 6-11 9/16 (2122) 6-10 1/2 (2096) 6-10 (2083) 74 5/16 (1888)			
	7668	9068	12068
	7680	9080	12080

Clad M.O. (mm)	9-11 1/2 (3035)	11-11 1/2 (3645)
Wood M.O. (mm)	10-2 1/8 (3102)	12-2 1/8 (3712)
R.O. (mm)	10-0 (3048)	12-0 (3658)
Frame Size (mm)	9-11 (3023)	11-11 (3632)
Glass Size (mm)	25 3/4 (654)	31 3/4 (806)

6-10 1/4 (2089) 6-11 9/16 (2122) 6-10 1/2 (2096) 6-10 (2083) 74 5/16 (1888)		
	10068	12068
	10080	12080

8-0 HEIGHT	
	8-0 Height
Clad M.O. (mm)	7-11 3/4 (2432)
Wood M.O. (mm)	8-1 1/16 (2465)
R.O. (mm)	8-0 (2438)
Frame Size (mm)	7-11 1/2 (2426)
Glass Size (mm)	87 13/16" (2230)





Madera Santa 40" x 41"



Arabesque 49" x 49"



Clarinetes 30" x 44"