

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 122 South Seventh St, Application Number HDC14-138

DISTRICT: Old West Side Historic District

REPORT DATE: August 14, 2014

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, August 11, 2014

OWNER	APPLICANT
Name: Dave Lewis	Westside Builders
Address: 122 S Seventh Street Ann Arbor, MI 48103	2200 Dexter Avenue Ann Arbor, MI 48103
Phone: (248) 770-2817	(734) 216-1923

BACKGROUND: This two-and-a-half story gable-fronter features corner returns and a full-width brick front porch. It was first occupied in 1905 by William Alber, a machinist. The homeowner has been steadily working on the house and garage, and has received staff approvals for garage repairs, replacement of non-original windows, fencing, new wood storm windows, and skylights.

In March, 2014 the Commission approved three new skylights and a new back door. Staff approvals since 2012 have included replacement of non-original windows, restoration of a window that had been covered over, replacement of a shed, and siding and trim replacement on a non-contributing garage.

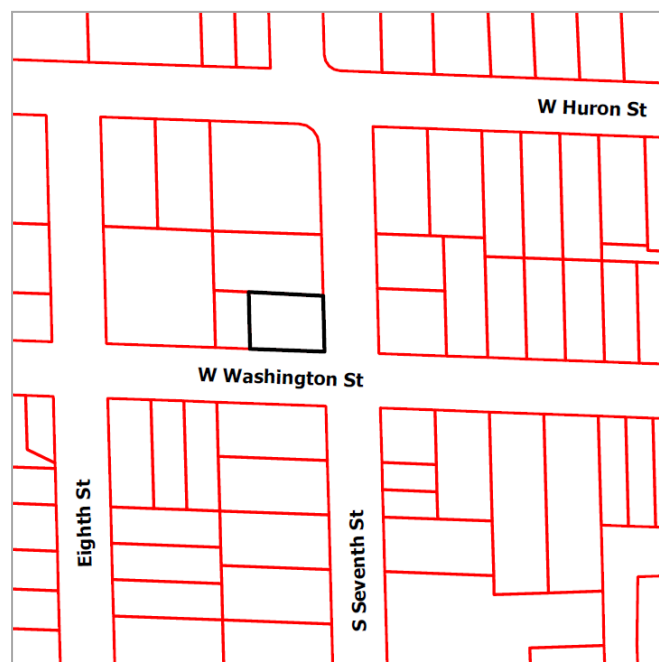
LOCATION: The site is located on the west side of South Seventh Street, at the northwest corner of West Washington Street.

APPLICATION: The applicant seeks HDC approval to install one flat 14 ½" by 17 ½" light tube on the south roof.

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.



- (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):

Roofs

Recommended: Identifying, retaining, and preserving roofs--and their functional and decorative features--that are important in defining the overall historic character of the building. This includes the roof's shape, such as hipped, gambrel, and mansard; decorative features such as cupolas, cresting chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.

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):

Windows

Not Appropriate: Removing or radically changing a window that is important in defining the overall historic character of the property.

STAFF FINDINGS:

- 1) An identical 14 ½" by 17 ½" light tube was recently installed on the north-facing roof. The Commission granted a certificate of appropriateness for a larger skylight (21" x 27"), but staff allowed the substitution of the smaller one. The part of the light tube that shows is flat and raised only slightly above the roof surface.
- 2) The window is compatible in size and design. It would not physically or visually impact any historic materials or features of the house. Staff believes the work meets the *SOI Standards and Guidelines*, and the *Ann Arbor Historic District Design Guidelines*.

POSSIBLE MOTIONS: (Note that the motions are 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 122 S Seventh Street, a contributing property in the Old West Side Historic District, to install one light tube on the south roof, 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, 9 and 10 and the guidelines for roofs, windows, and building site, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to doors and windows.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 122 S Seventh 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.

122 S Seventh Street (2008 Survey Photos)



HDC 14-138

7/30/14

PA 35.00



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:	<u>122 S. Seventh</u>
Historic District:	<u>Old West Side</u>
Name of Property Owner (If different than the applicant):	<u>Dave Lewis</u>
Address of Property Owner:	<u>122 S. Seventh</u>
Daytime Phone and E-mail of Property Owner:	<u>248 770 2817</u>
Signature of Property Owner:	<u>[Signature]</u> Date: <u>7-30-2014</u>
Section 2: Applicant Information	
Name of Applicant:	<u>West Side Builders</u>
Address of Applicant:	<u>2200 Dexter Ave</u>
Daytime Phone:	<u>(734) 216-1923</u> Fax: ()
E-mail:	<u>jesse@westsidebuilders.com</u>
Applicant's Relationship to Property:	___ owner ___ architect <input checked="" type="checkbox"/> contractor ___ other
Signature of applicant:	<u>[Signature]</u> Date: _____
Section 3: Building Use (check all that apply)	
<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> 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: <u>[Signature]</u>	

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CC 4332

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

1. Provide a brief summary of proposed changes. Add 1 Light tube
to South Roof

2. Provide a description of existing conditions. Shingle Roof no Light
tube

3. What are the reasons for the proposed changes? Provide natural
Light to bed Rm

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: _____ 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:



