

MEMORANDUM

To: Historic District Commission

From: Jill Thacher, Historic Preservation Coordinator

Date: November 14, 2013

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

Staff contacted the applicant with a list of questions from the October 10, 2013 HDC meeting. The applicant requested to postpone the application, but under state law the Commission must act within 60 days. As a result, the following new information was submitted.

- The beams will be built new and stronger.
- Rails will be the existing porch rails, reinstalled in front of all the windows.

The October staff report is attached for reference.

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 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.

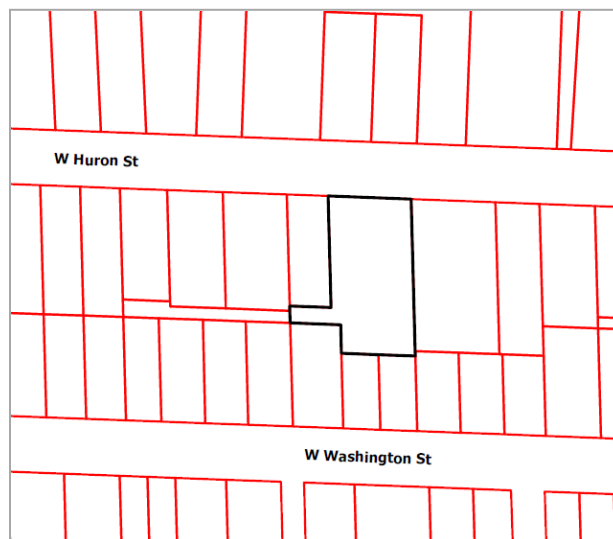
LOCATION: The property is located on the south side of West Huron Street, west of Third Street and east of Seventh Street.

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)

