

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 122 South Seventh St, Application Number HDC14-017

DISTRICT: Old West Side Historic District

REPORT DATE: March 13, 2014

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, March 10, 2014

OWNER

Name: Dave Lewis
Address: 122 S Seventh Street
 Ann Arbor, MI 48103
Phone: (248) 770-2817

APPLICANT

Westside Builders
 2200 Dexter Avenue
 Ann Arbor, MI 48103
 (734) 747-7414

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, and new wood storm windows.

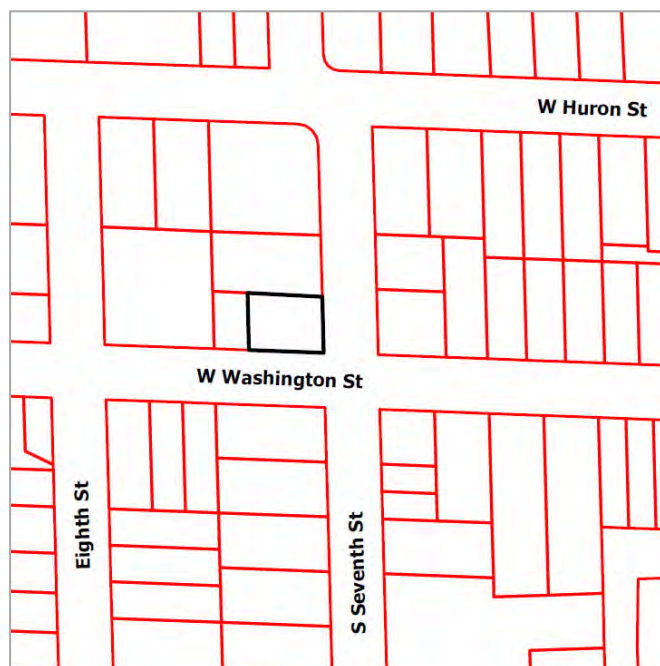
LOCATION: The site is located on the west side of South Seventh Street, at the northwest corner of West Washington Street.

APPLICATION: The applicant seeks HDC approval to install three skylights on the north-facing roof surface, and replace a rear door with a wood single-light door.

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.

Building Site

Not Recommended: Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.

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

Doors

Appropriate: Replacing a missing original or non-original door with a design that matches original doors remaining on the house, or with a compatible new design and material that fits the style and period of the house and the existing opening. The Commission will review materials on a case-by-case basis.

Windows

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

STAFF FINDINGS:

1. Three flat skylights are proposed on the north roof of the house: Two are 21" x 38" and one is 21" x 27". The color of the skylights is close to that in the photo provided, and will match the roof. The skylights are flat and will project 3 ½" from the surface of the roof. This roof is not a character-defining feature of the house, and staff believes the skylights are appropriate given their small size. Utilizing attic space instead of building an addition is also more appropriate, generally speaking.
2. The back door is probably from the period of significance for the Old West Side (pre-1943). Its lightweight construction indicates that it's an interior door, however. The photos attached to the application show the existing (white) door, another existing wood exterior door on the house (one of two that match), and the proposed Douglas fir single-light door. The proposed new door is complementary and compatible with the two old single-light doors on the house. Since it is a rear door, staff is not concerned about matching the new door to those old ones more precisely.
3. A replacement bathroom window is shown on the floorplan—this was already approved at the staff level.
4. Staff believes the work, as proposed, is compatible with the existing structure, neighboring buildings, and the surrounding historic district, and meets the Secretary of the Interior's 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 three skylights on the north-facing roof surface, and replace a rear door with a wood single-light door, 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, floorplan drawing, photos.

122 S Seventh Street (2008 Survey Photos)





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>2-18-2014</u>
Section 2: Applicant Information	
Name of Applicant:	<u>Westside Builders</u>
Address of Applicant:	<u>2200 Dexter Ave Ann Arbor 48103</u>
Daytime Phone: (734) <u>747-7414</u> Fax: () <u> </u>	
E-mail:	<u>Jesse@westsidebuilders.com</u>
Applicant's Relationship to Property:	<input type="checkbox"/> owner <input type="checkbox"/> architect <input checked="" type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant:	<u>[Signature]</u> Date: <u>2-18-14</u>
Section 3: Building Use (check all that apply)	
<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental <input type="checkbox"/> Commercial <input type="checkbox"/> Institutional	
Section 4: Stille-DeRossett-Hale Single State Construction Code Act (This item MUST BE INITIALED for your application to be PROCESSED)	
<p>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."</p>	
Please initial here: <u>[Signature]</u>	

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

1. Provide a brief summary of proposed changes. add Three skylites
To the North side of Roof

2. Provide a description of existing conditions. no existing skylites
in Roof

3. What are the reasons for the proposed changes? To add more
Natural light in 2nd floor of the House

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

Also - replace rear (interior) door with new
wood door. JST 2/25/14

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 14-017 Fee Paid: _____

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 3/13-2014

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

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

From: jesse.westside@gmail.com on behalf of Jesse Pennisi [jesse@westsidebuilders.com]
Sent: Monday, February 24, 2014 10:22 AM
To: Thacher, Jill
Subject: Additional info on 122 S. seventh
Attachments: photo 1.JPG; photo 2.JPG; photo 4.JPG

Hi Jill,

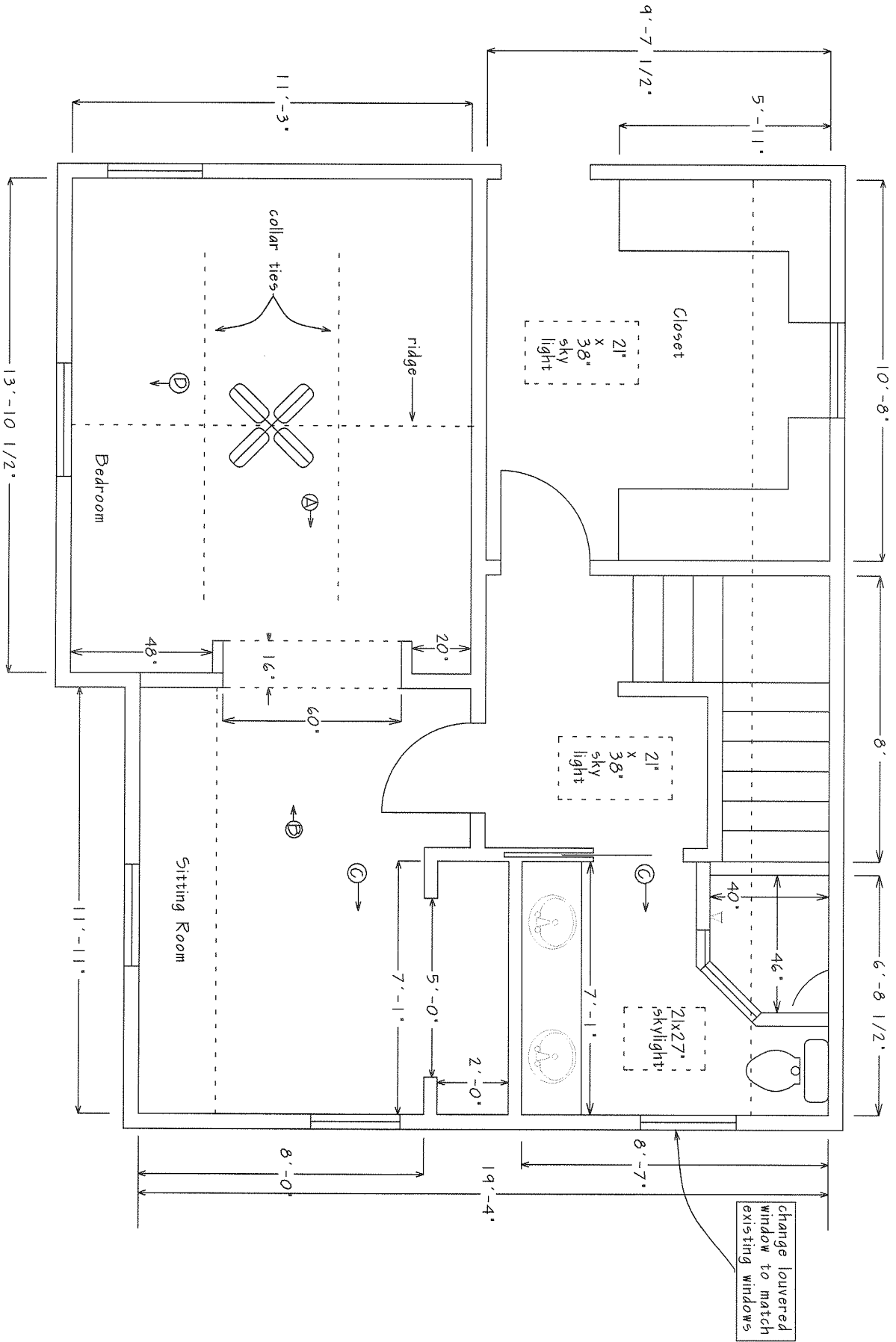
Attached are pictures of the existing doors and the replacement door.

The replacement door is a Simpson 7044 1/2 lite Douglas fir. We would like to make it a out swinging door due to the fact that it opens to a landing in the basement stair well that is not to code (smaller than 3' x 3') creating a hazard to anyone walking up the stairs.

If you have any questions feel free to give a call and if I could be notified of when you have your site visit then I'll meet you there to show the interior situation.


Thanks,

Jesse



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change lowered window to match existing windows

Proposed FL2	DATE 2/3/14	Dave Lewis 122 S. Seventh		2200 DEXTER AVE. ANN ARBOR, MI 48103 Phone (734) 747-7414
	SCALE 1/4" = 12"			











