

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 320 S Seventh Street, Application Number HDC22-1246

DISTRICT: Old West Side Historic District

REPORT DATE: December 8, 2022

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, December 5, 2022

OWNER

Name: Shanna Daly Hoskins
Address: 320 S Seventh St
 Ann Arbor, MI 48103
Phone: (859) 512-6161

APPLICANT

Lewis Greenspoon Architects
 440 S Main Street Suite 2
 Ann Arbor, MI 48104
 (734) 786-3757

BACKGROUND: This 2 ½ story gable-fronter features wide board trim under the eaves, shingle cladding in the gables and lap siding on the lower floors. The hip roof front porch is about 2/3rds width. Porch posts are tapered round columns, and the front door appears to be original. There is a single-story bumpout on the north elevation and a 1 ½ story rear wing. What was originally a covered rear porch on the southwest corner of the house (per Sanborn Map at end of this report) has been expanded south into a screen porch. The house was first occupied in 1920 by Herman Greve, a bookkeeper at The Crescent Works (manufacturers of high grade and custom corsets and waists). Greves lived in the house through at least 1940.

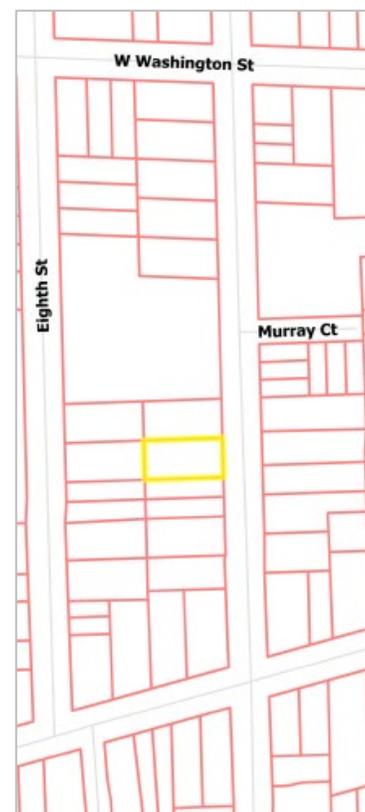
LOCATION: The site is located at the west side of South Seventh Street, south of West Washington and north of West Liberty Streets.

APPLICATION: The applicant seeks HDC approval to add a

APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for Rehabilitation (other SOI Standards may also apply):

- (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.



- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- (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 will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property will be unimpaired.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):

Building Site

Not Recommended: Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the site.

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.

Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Designing new additions in a manner that makes clear what is historic and what is new.

Placing new additions such as balconies and greenhouses on non-character-defining elevations and limiting and size and scale in relationship to the historic building.

Designing additional stories, when required for the new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

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.

Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.

Constructing additional stories so that the historic appearance of the building is radically changed.

From the *City of Ann Arbor Historic District Design Guidelines* (other guidelines from this

document may also apply):

Guidelines for All Additions

Appropriate: Locating a required addition on the least character-defining elevation and keeping it subordinate in volume to the historic building.

Placing a new addition on a non-character defining or inconspicuous elevation and limiting the size and scale in relationship to the historic property.

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

Placing functions and services required for the new use in non-character-defining interior spaces rather than constructing a new addition.

Locating a rooftop addition to be inconspicuous when viewed from the street.

Not Appropriate: Designing a new addition that requires the removal of significant building elements or site features.

Designing an addition to appear older or the same age as the original building.

STAFF FINDINGS:

1. The house is on an original 66' x 132' platted lot. The exterior of the house has had no additions and few alterations from its pre-1945 state: the foundation was replaced, a shed dormer was added to the 1 ½ story rear wing and its rear windows were altered, and the rear porch was expanded into a screen porch.
2. The house is currently 1,576 square feet (not including the basement). The proposed addition adds 498 square feet, for an increase of 32%. The current footprint is 871 square feet, and the addition's footprint is 192 square feet or an increase of 22%.
3. The addition is clad in cement board with 7" exposure. Windows are aluminum clad, double-hung and casement. The ridge of the addition is 3' lower than the ridge of the main house block. The addition adds a second story to the current rear wing and extends another 10' to the rear.
4. Staff is concerned by the near elimination of the pre-1945 rear wing of the house. The addition almost completely swallows the existing rear wing, which is from the period of significance, and leaves only one visible exterior wall. This is the wall on the north elevation where the door is proposed to be moved to align it with the foundation wall opening that was rebuilt incorrectly. This north wall retains an eave overhang and its wood lap siding, and the current northwest corner is inset 4" where the addition wall extends toward the back yard. There is no record of the west (rear) or south (side) elevations, or of the roof gable. The design makes it impossible to see what the overall

form of the rear wing of the house looked like historically.

5. Staff is also concerned about the proximity of the addition to the historic garage. Plans specify 3' between the buildings' corners, with even closer eave overhangs. Staff believes this destroys historic relationships on the site between the house and garage, and that the closeness is visually incompatible.
6. Staff believes the application does not meet *The Secretary of the Interior's Standards for Rehabilitation* or the *Secretary of the Interior's Guidelines*, or the *Ann Arbor Historic District Commission Design Guidelines*. The proposed addition requires the removal of significant building elements and destroys character-defining features of the house. It also compromises the historic relationship between the house and garage by leaving inadequate space between the structures.

POSSIBLE MOTIONS: (Note that the motion supports staff findings and is 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 320 South Seventh Street, a contributing property in the Old West Side Historic District, to construct a two-story rear addition that extends behind the existing house and over the rear wing, 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, 5, 9, and 10 and the guidelines for building site and additions, as well as the *Ann Arbor Historic District Design Guidelines*, in particular the guidelines for all additions.

ATTACHMENTS: drawings, photos, materials information

320 S Seventh Street (Aug 2017 courtesy Google Street View)



320 S Seventh Sanborn Fire Insurance Map (1931 and 1931/48)

