

ANN ARBOR HISTORIC DISTRICT COMMISSION**Staff Report****ADDRESS:** 500 S Seventh Street, Application Number HDC18-149**DISTRICT:** Old West Side Historic District**REPORT DATE:** August 16, 2018**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator**REVIEW COMMITTEE DATE:** August 13, 2018**OWNER**

Name: Lara Kramer-Smith
Address: 500 S Seventh St
 Ann Arbor, MI 48103
Phone:

APPLICANT

Forward Design Build
 6087 Jackson Rd S-100
 Ann arbor, MI 48103
 (734) 761-8403

BACKGROUND: This two story craftsman features tan/yellow scored brick on the ground floor, full width front porch, and prominent chimney on the south side. It has a pedimented front porch roof, side-facing gables, and a wide, shallow shed dormers facing the street and rear. The house was first occupied by Walter and Emma Kurtz in 1923. Walter co-owned Weinberg & Kurtz contractors' supply yard, which was located behind the house at the end of Jefferson Court.

LOCATION: The site is located on the west side of South Seventh Street, between West Jefferson and Jefferson Court.

APPLICATION: The applicant seeks HDC approval to relocate a rear door opening and install several vents.

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.
- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will 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.

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

Accessibility

Recommended: Designing new or additional means of access that are compatible with the historic building and its setting.

Entrances and Porches

Recommended: Designing and installing additional entrances or porches when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character-defining elevations.

Not Recommended: Cutting new entrances on a primary elevation. Altering utilitarian or service entrances so they appear to be formal entrances by adding paneled doors, fanlights, and sidelights.

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

Residential Porches

Appropriate: Installing a new porch and entrance on secondary elevations may be appropriate if it does not diminish the building's architectural character and the design and materials are compatible with the building and the site.

STAFF FINDINGS:

1. The brick-walled back porch of the house has a rear door opening (with no fancy brickwork in the surround), and a single-lite wood door. The other brick porch wall has a milk chute.
2. The homeowners would like to move the door from the west facing porch wall to the one that faces north. The milk chute would remain. This change frees up considerable wall space in the kitchen by shifting the rear entry into an existing pantry. The bricks removed for the new door opening would be reused to infill the original opening. They should be installed by not toothing in bricks on the sides in order to leave a visual record that a door was once there.
3. Several vents required by new mechanicals are included in the application: one rear roof vent, one rear porch roof vent, and a 5" square dryer vent on the north foundation wall. Staff believes the proposed vents are in appropriate sizes and locations.
4. The rear porch is a character-defining feature of the house. Because the petition proposes to reuse the historic back door, and no historic features of the porch will be lost, this is a reasonable request to make interior space significantly more efficient.
5. Staff believes the alteration of the rear kitchen window into a door and installation of a skylight is compatible with the existing structure, neighboring buildings, and the surrounding historic district, and meets both the Secretary of the Interior's Standards and the *Ann Arbor Historic District Design Guidelines*.

POSSIBLE MOTIONS: (Note that the motion 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 500 South Seventh Street, a contributing property in the Old West Side Historic District, to move a rear door and infill the original opening, and install three mechanical vents. The proposed 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, and 9, and the guidelines for accessibility and entries and porches, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to residential porches.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 500 South Seventh Street in the Old West Side Historic District

_____ Provided the following condition(S) is (ARE) met: 1) STATE CONDITION(s)

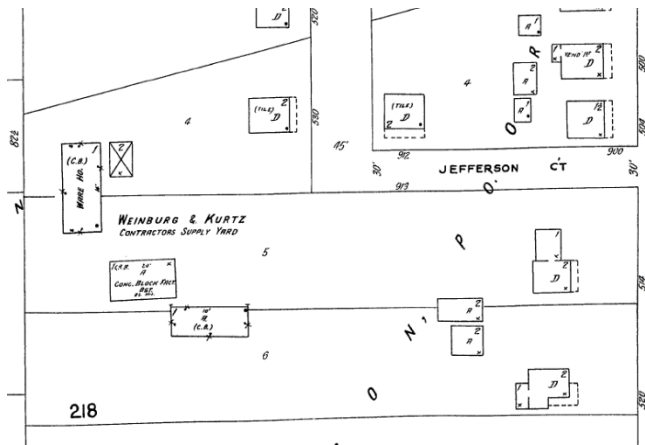
The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) (*circle all that apply*): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

ATTACHMENTS: application, drawings, photos.

500 S Seventh Street (2008 Survey Photo)



1925 Sanborn Map (see 500 S Seventh at top right, and Weinburg & Kurtz)



1947 Aerial Photo



Pictures will be emailed



HISTORIC DISTRICT COMMISSION

PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120

Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647

Phone: 734.794.6265 ext. 42608

ithacher@a2gov.org

Fax: 734.994.8460

APPLICATION MUST BE FILLED OUT COMPLETELY

| OFFICE USE ONLY | |
|---------------------------------|-------------|
| Permit Number | HDC# 18-149 |
| | BLDG# |
| CITY OF ANN ARBOR | |
| DATE STAMP | |
| RECEIVED | |
| JUL 09 2018 | |
| Payment rec'd 7/27/18 | |
| PLANNING & DEVELOPMENT SERVICES | |

PROPERTY LOCATION/OWNER INFORMATION

| | | | |
|--|----------------------|-------------------|------------|
| NAME OF PROPERTY OWNER | | HISTORIC DISTRICT | |
| LARA KRAMER-SMITH | | R 27/OLD WESTSIDE | |
| PROPERTY ADDRESS | | | CITY |
| 500 SOUTH 7TH STREET. | | | ANN ARBOR |
| ZIPCODE | DAYTIME PHONE NUMBER | EMAIL ADDRESS | |
| 48103 | (317) 6968089 | — | |
| PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) | | CITY | STATE, ZIP |
| 500 SOUTH 7TH ST. | | ANN ARBOR | 48103 |

PROPERTY OWNER'S SIGNATURE

| | | |
|-----------|------------|------|
| SIGN HERE | PRINT NAME | DATE |
|-----------|------------|------|

APPLICANT INFORMATION

| | | | |
|---|---------|----------------|-----------|
| NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) | | | |
| FORWARD DESIGN BUILD | | | |
| ADDRESS OF APPLICANT | | | CITY |
| 6087 JACKSON RD. S100 | | | ANN ARBOR |
| STATE | ZIPCODE | PHONE / CELL # | FAX No |
| MI. | 48103 | (734) 761-8403 | () |
| EMAIL ADDRESS | | | |
| CHAD@PLANFORWARD.NET | | | |

APPLICANT'S SIGNATURE (If different from Property Owner)

| | | |
|-----------|----------------|--------|
| SIGN HERE | PRINT NAME | DATE |
| | X JEFF FORWARD | 7-9-18 |

BUILDING USE - CHECK ALL THAT APPLY

| | | | | | |
|---|---------------------------------|---------------------------------|--|-------------------------------------|--|
| <input checked="" type="checkbox"/> SINGLE FAMILY | <input type="checkbox"/> DUPLEX | <input type="checkbox"/> RENTAL | <input type="checkbox"/> MULTIPLE FAMILY | <input type="checkbox"/> COMMERCIAL | <input type="checkbox"/> INSTITUTIONAL |
|---|---------------------------------|---------------------------------|--|-------------------------------------|--|

PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

INTERIOR REMODEL - KITCHEN & BATHROOM WITH EXTERIOR DOOR RELOCATION, BACK DOOR - SEE PLANS FOR DETAILS. & REPLACE WINDOW(S) IN KITCHEN.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

• POOR VENTS.
(1) KITCHEN, (1) BATH VENT, RELOCATING (1) DRYER VENT TO NEW LOCATION.

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

| DESCRIPTION | |
|---|---------------------|
| STAFF REVIEW FEES | |
| Application for Staff Approval | \$35.00 |
| Work started without approvals | Additional \$50.00 |
| HISTORIC DISTRICT COMMISSION FEES | |
| All other proposed work not listed below | \$100.00 |
| Work started without approvals | Additional \$250.00 |
| RESIDENTIAL – Single and 2-story Structure | |
| Addition: single story | \$300.00 |
| Addition: taller than single story | \$550.00 |
| New Structure - Accessory | \$100.00 |
| New Structure – Principal | \$850.00 |
| Replacement of single and 2-family window(s) | \$100 + \$25/window |
| COMMERCIAL – includes multi-family (3 or more unit) structures | |
| Additions | \$700.00 |
| Replacement of multi-family and commercial window (s) | \$100 + \$50/window |
| Replacement of commercial storefront | \$250.00 |
| DEMOLITION and RELOCATION | |
| Demolition of a contributing structure | \$1000.0 |
| Demolition of a non-contributing structure | \$250.00 |
| Relocation of a contributing structure | \$750.00 |
| Relocation of a non-contributing structure | \$250.00 |

FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to building@a2gov.org.

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to "City of Ann Arbor"

HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

APPLICATION EXPIRATION

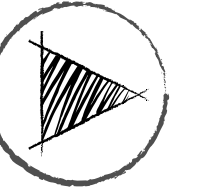
HDC applications expire three (3) years after the date of approval.

OFFICE USE ONLY

| | | |
|------------------|--|-------------------------------------|
| Date of Hearing: | | |
| Action | <input type="checkbox"/> HDC COA | <input type="checkbox"/> HDC Denial |
| | <input type="checkbox"/> HDC NTP | <input type="checkbox"/> Staff COA |
| Staff Signature | | |
| Comments | | |
| Fee: | \$ _____ | |
| Payment Type | <input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card | |







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DESIGN BUILD REMODEL

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**CONSTRUCTION
DOCUMENTS**

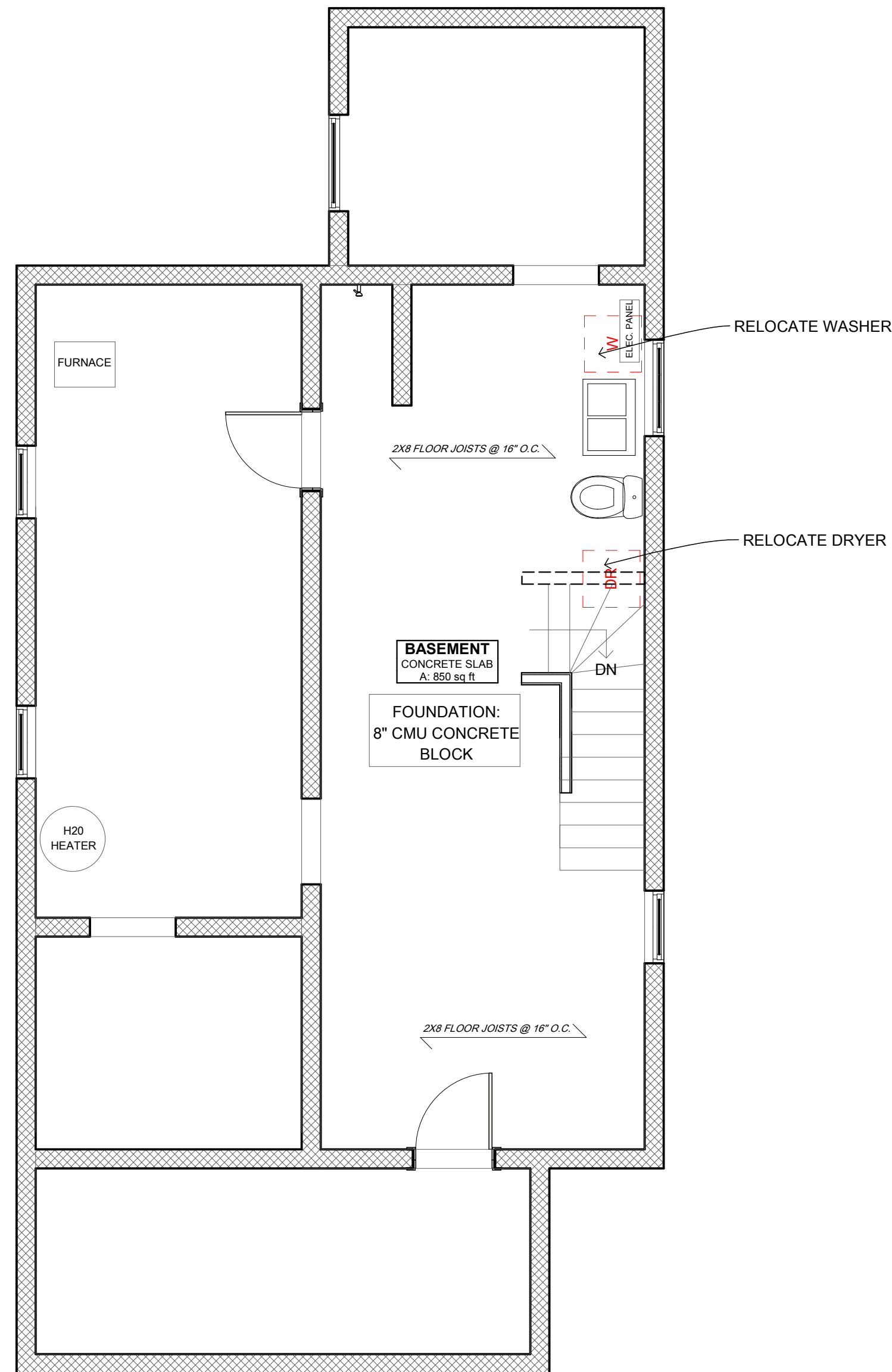
KRAMER-SMITH REMODEL

LARA KRAMER-SMITH
500 S. 7TH STREET
ANN ARBOR, MI 48103

7/27/2018

SHEET TITLE
DEMO FOUNDATION
PLAN

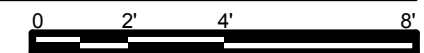
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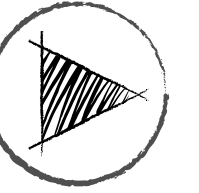


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DEMO FOUNDATION PLAN

SCALE: 1/4" = 1'-0"





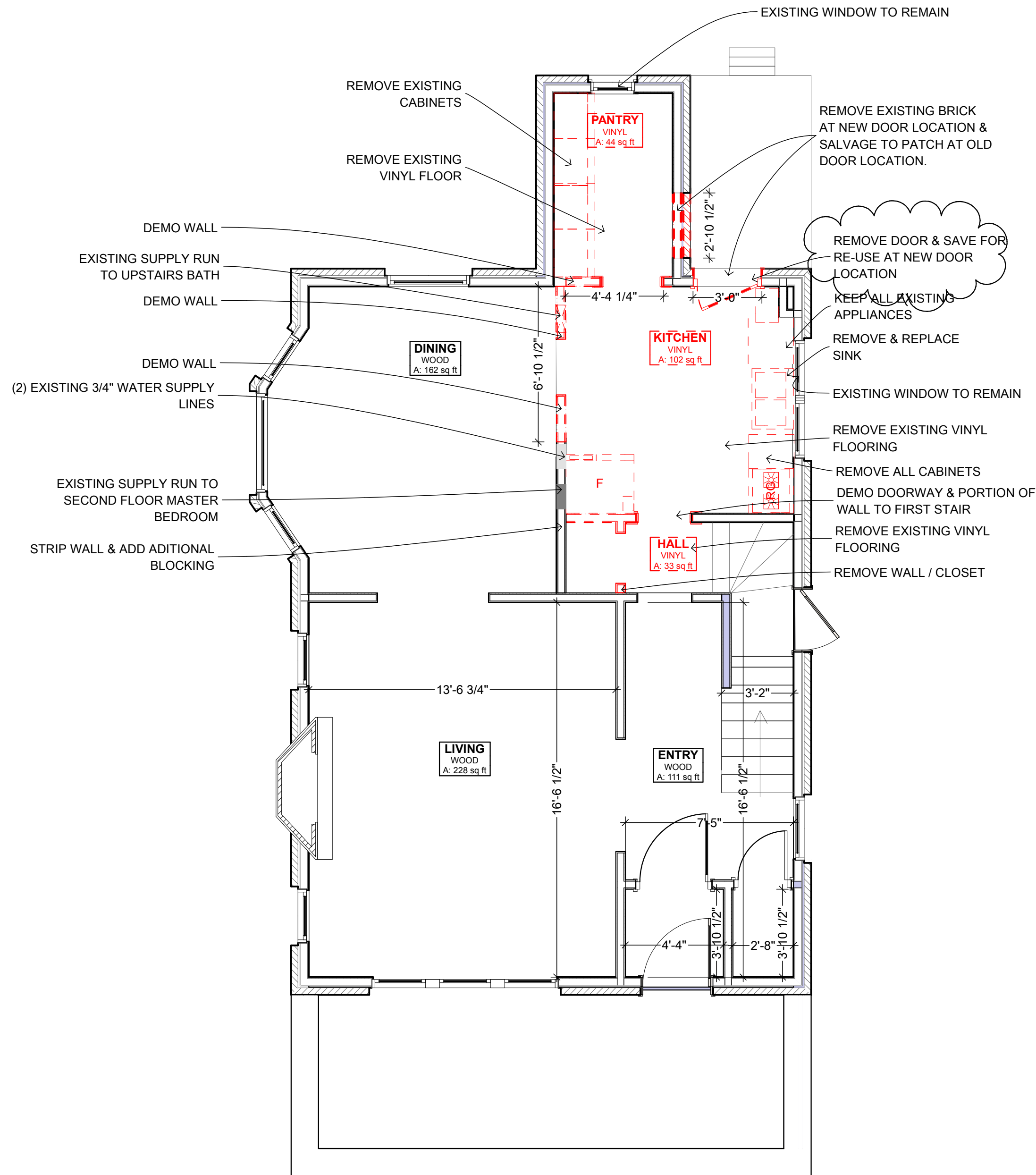
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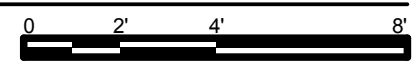
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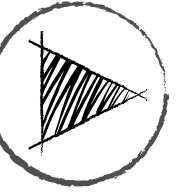
1 DEMO FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



7/27/2018

SHEET TITLE
DEMO FIRST FLOOR
PLAN

A101



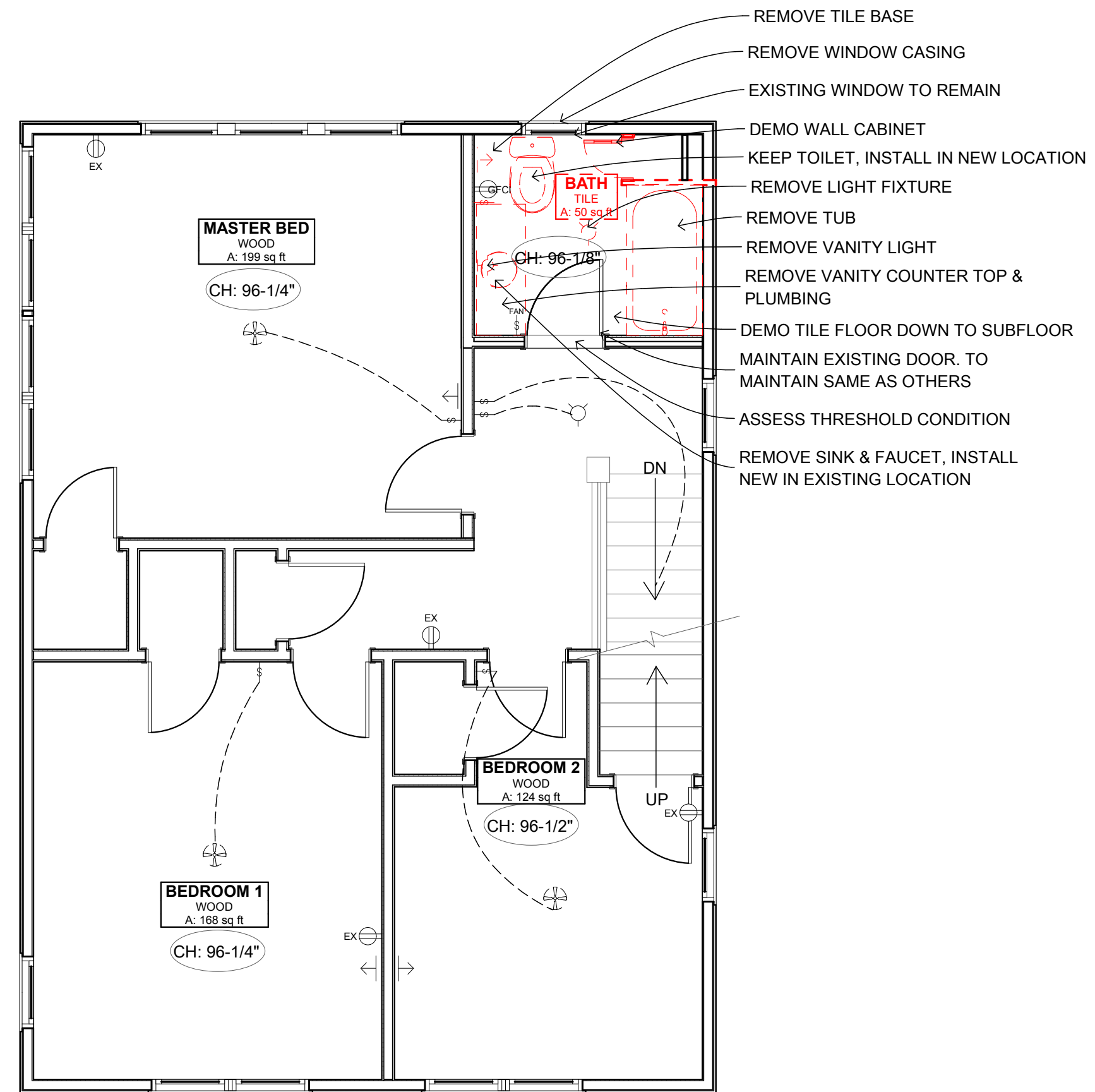
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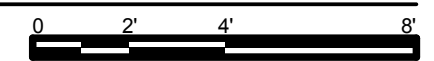
LARA KRAMER-SMITH
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DEMO SECOND FLOOR PLAN

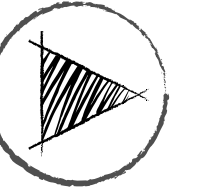
SCALE: 1/4" = 1'-0"



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SHEET TITLE
DEMO SECOND FLOOR
PLAN

A102



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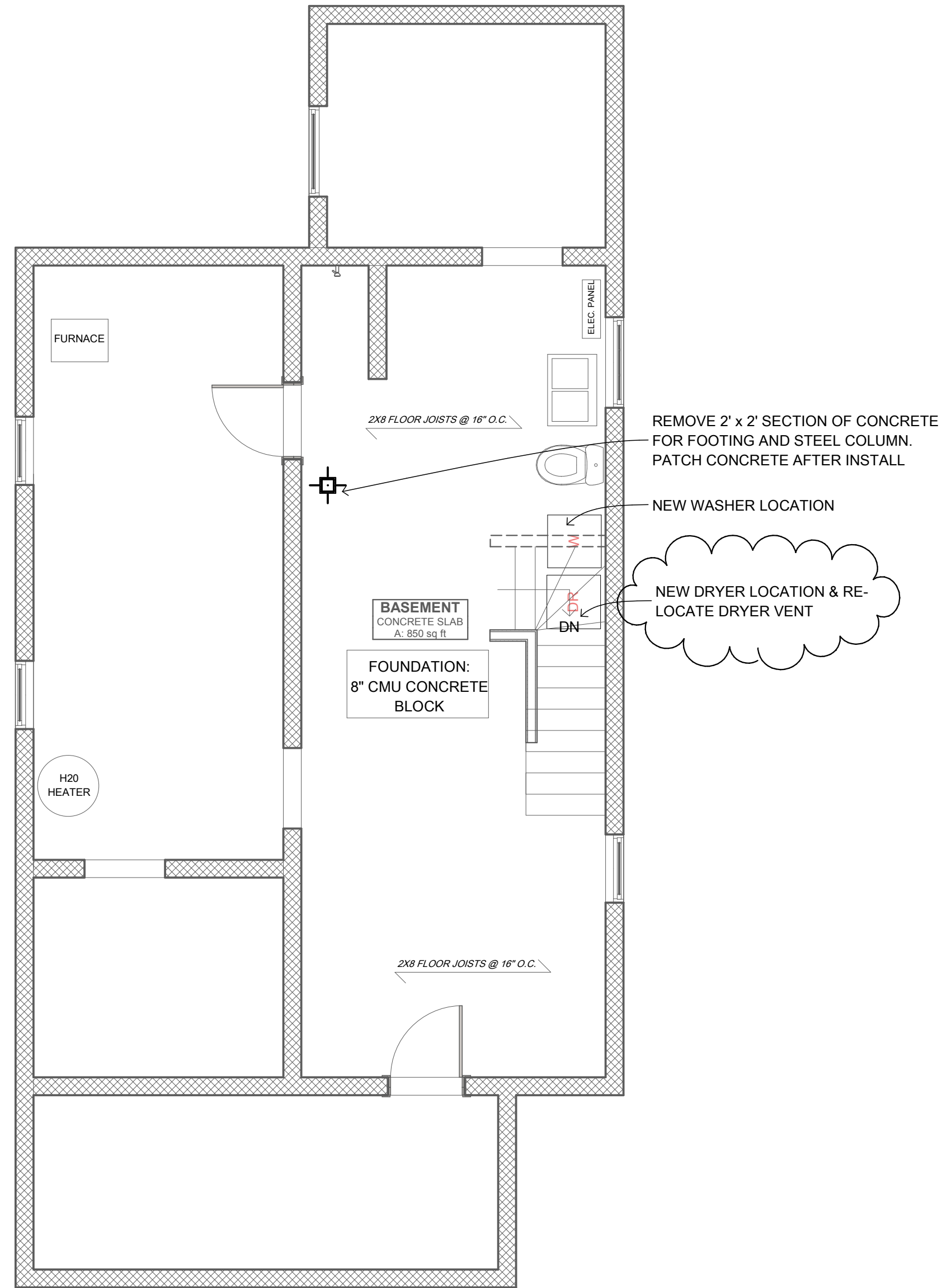
KRAMER-SMITH REMODEL

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SHEET TITLE
NEW FOUNDATION
PLAN

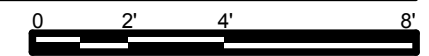
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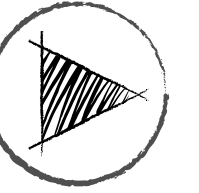


1

NEW FOUNDATION PLAN

SCALE: 1/4" = 1'-0"





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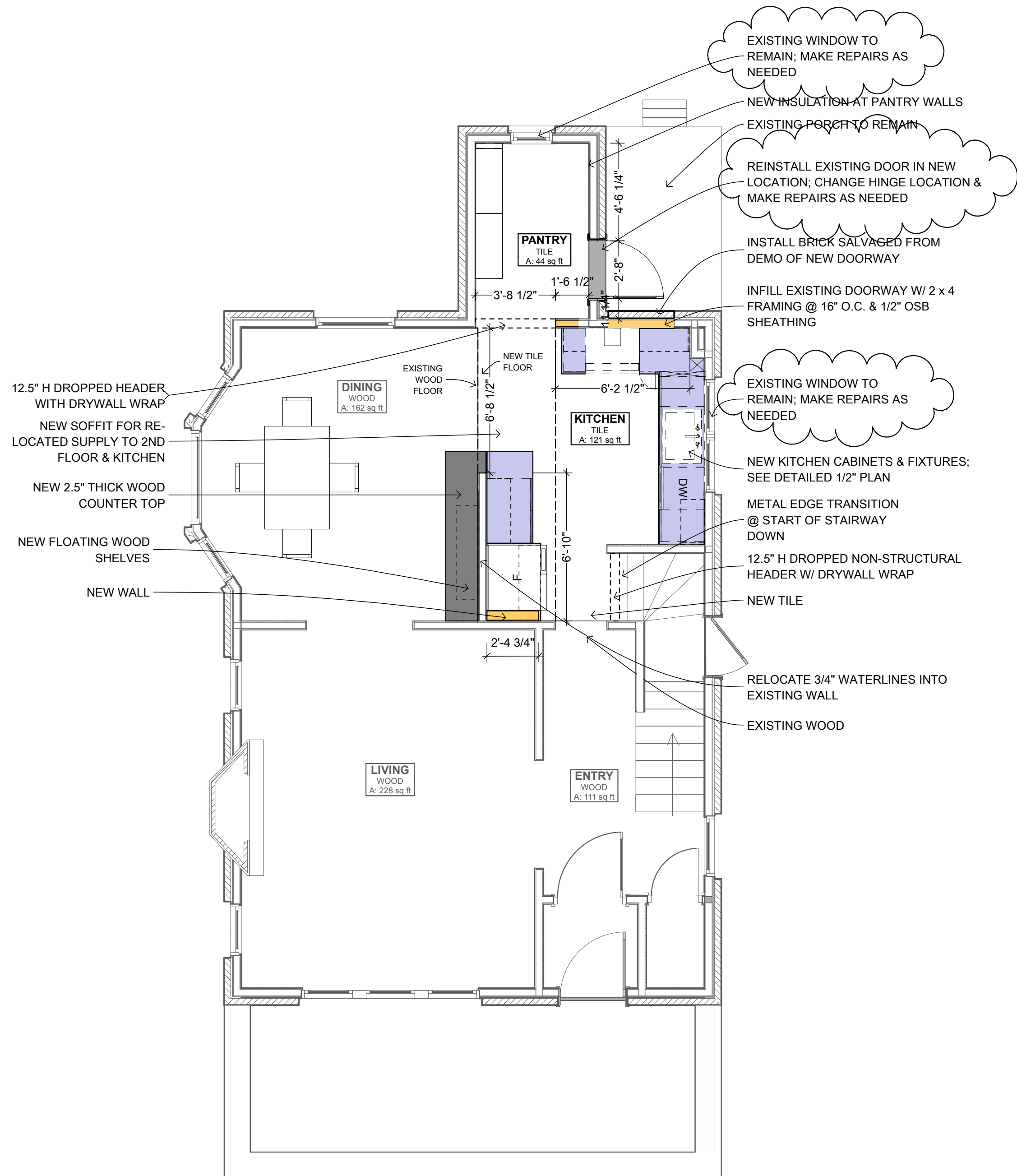
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SHEET TITLE
NEW FIRST FLOOR PLAN

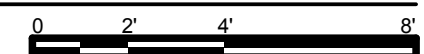
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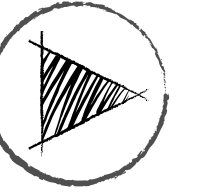


1

NEW FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"





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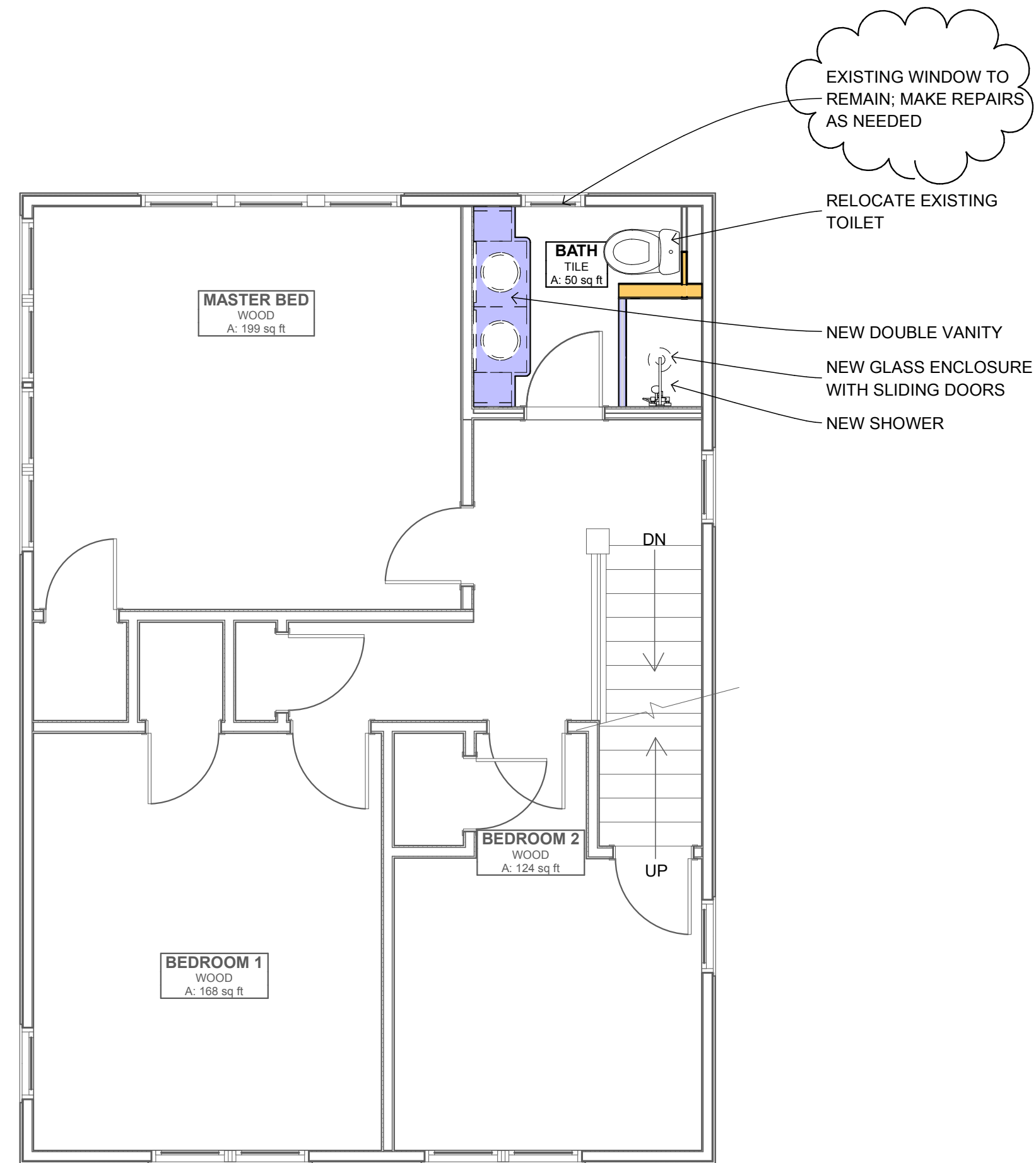
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SHEET TITLE
NEW SECOND FLOOR
PLAN

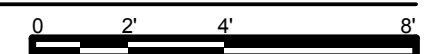
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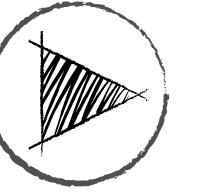


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NEW SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"





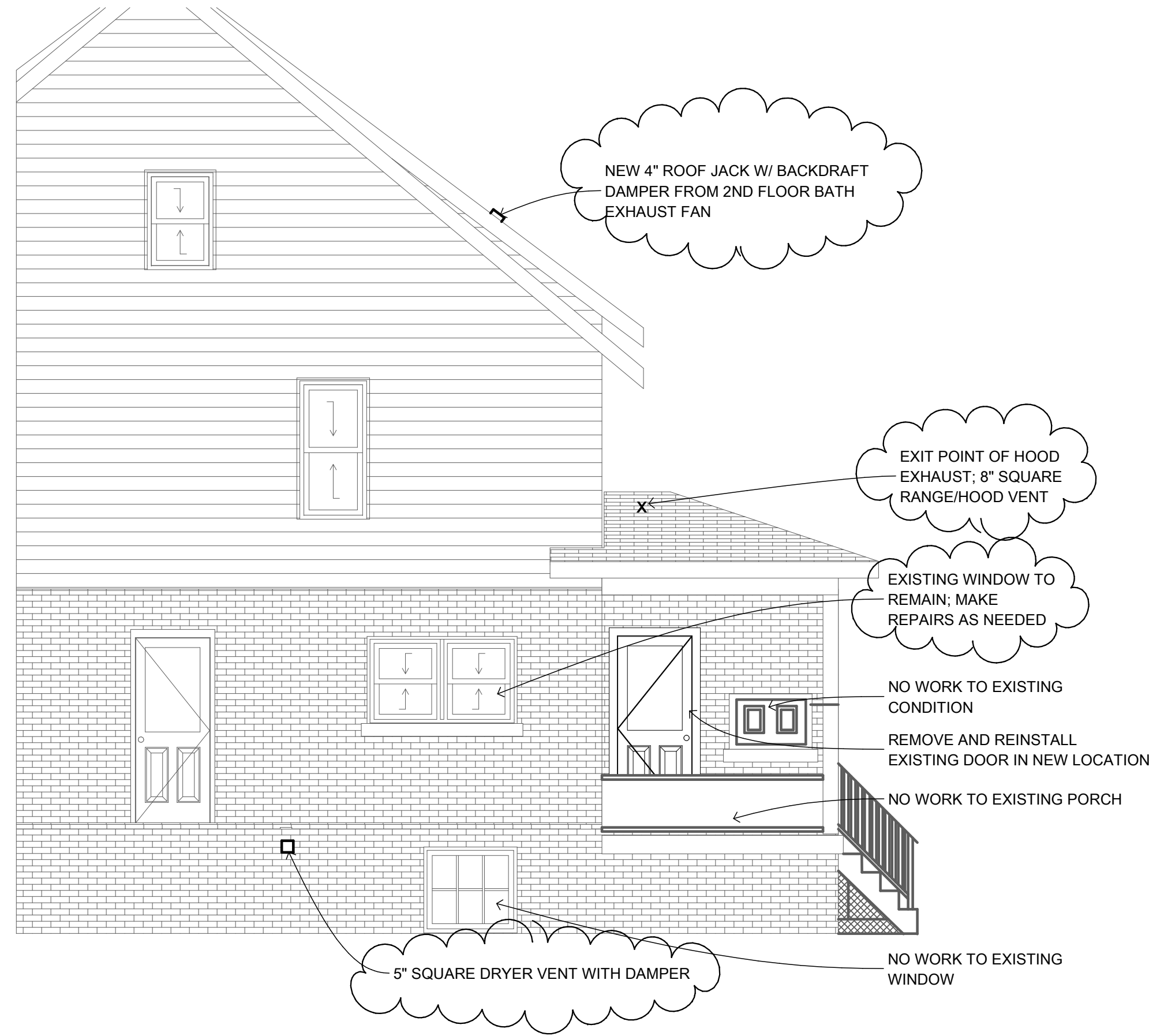
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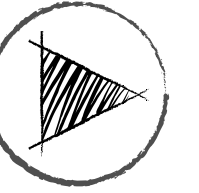


1 **SIDE ELEVATION**
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

7/27/2018

SHEET TITLE
EXTERIOR ELEVATIONS

A200



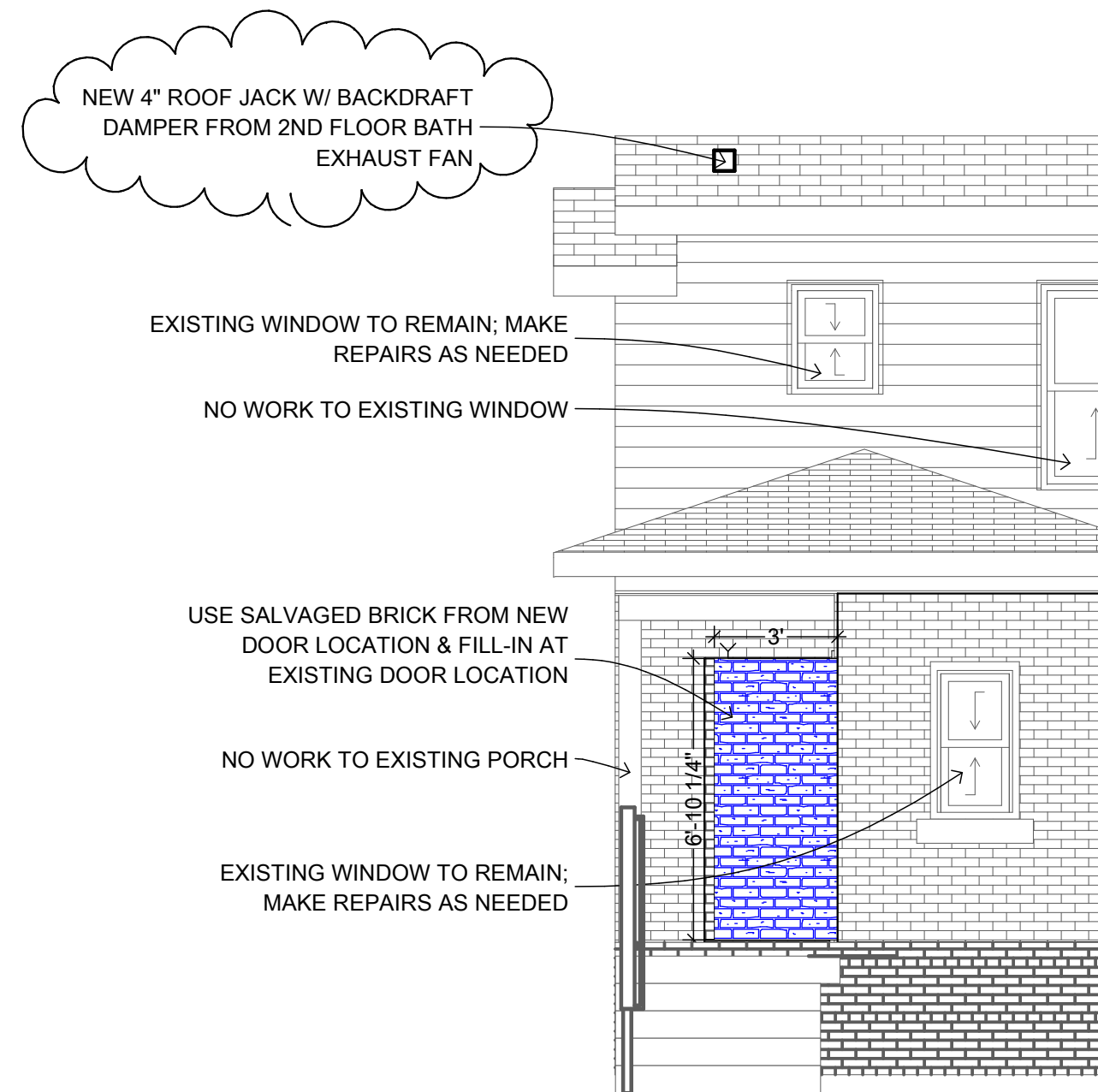
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1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

7/27/2018

SHEET TITLE
EXTERIOR ELEVATIONS

A201