

# ANN ARBOR HISTORIC DISTRICT COMMISSION

## Staff Report

**ADDRESS:** 720 West Jefferson Street, Application Number HDC20-022

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** March 12, 2020

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** March 9, 2020

	OWNER	APPLICANT
<b>Name:</b>	Daniel J. Maier	Same
<b>Address:</b>	720 West Jefferson Ann Arbor, MI 48103	
<b>Phone:</b>	(734) 369-2164	

**BACKGROUND:** This two-story vernacular home with Italianate elements first appeared in the 1892 City Directory as the home of Christine Schnierle, widow of George, and Henry Schnierle, a laborer who boarded there. The house is characterized by its full-width, stone front porch and Ionic columns and regular fenestration with Italianate window surrounds.

In 2004 the HDC approved a change to the roofline on the rear part of the house. In 2005, they approved a new window in a new opening.

**LOCATION:** The site is located on the north side of West Jefferson, between Fifth Street and South Seventh Street. It backs up to the Bach Big Playground.

**APPLICATION:** The applicant seeks HDC approval to construct a 154 square foot screen porch on the rear elevation of the house, to replace a non-original window with a door, and to install a small metal roof over the existing rear 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 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):**

**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.

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

*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.

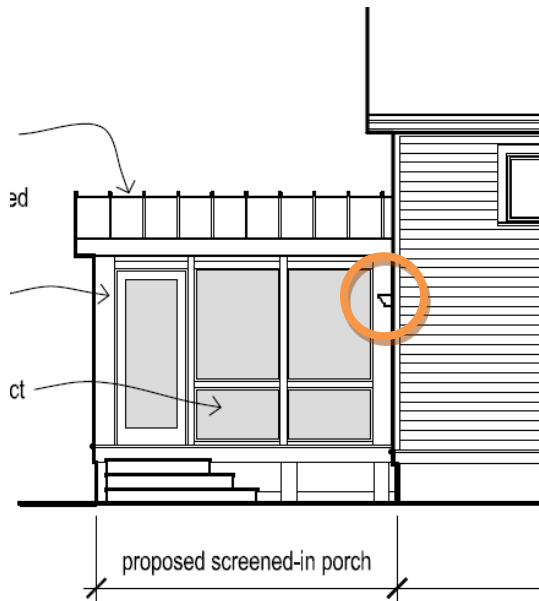
**From the Ann Arbor Historic District Design Guidelines (other Guidelines may apply):**

**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. This house, instead of growing from front to back by adding rear additions, grew the other way. According to the owner, a house was built on the lot set back fairly far from the road. Another house was moved to the site and attached to its side, then a third structure was added on to the front (the house with the stone porch that you see today). The massing, rooflines, and foundation materials make it easy to see the three different structures. The roofline was altered in 2004 to replace two roof gables with one, and the octagonal window added. The rear elevation of the house was re-sided and windows were replaced.
2. The screen porch would be inset 8" from the northeast corner of the house. A non-original casement window that is probably not in an original opening would be replaced with a new full-lite door to access the porch. The footprint of the porch is 14' x 11'9". It is wood construction with fiberglass screens and a standing seam metal roof. A screen door and small stoop lead to the backyard from the west elevation of the porch. Skirting is solid cement board panels painted to match.



3. A small roof with standing seam metal cladding is proposed over the existing non-original rear door. The dimensions of the roof are not included, but the west elevation shows it extending only a few inches past the west rear wing on the back. See drawing at left.

4. The design of the screen porch is simple and complimentary to the house, and historic materials would not be lost. Staff recommends approval of the application, and believes the work 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 720 West Jefferson Street, a contributing property in the Old West Side Historic District, to construct a 154 square foot screen porch on the rear elevation of the house, to replace a non-original window with a door, and to install a small metal roof over the existing rear 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 new additions, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to porches.

#### **MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 720 West Jefferson 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.

720 W Jefferson (2008 Survey Photo)







# 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

Fax: 734.994.8460

[ithacher@a2gov.org](mailto:ithacher@a2gov.org)

OFFICE USE ONLY	
Permit Number	HDC#
	BLDG#
DATE STAMP	

### APPLICATION MUST BE FILLED OUT COMPLETELY

#### PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER Daniel J Maier			HISTORIC DISTRICT Old West Side	
PROPERTY ADDRESS 720 W Jefferson St.			CITY ANN ARBOR	
ZIPCODE 48103	DAYTIME PHONE NUMBER ( 734 ) 369-2164	EMAIL ADDRESS 720annarbor@gmail.com		
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)			CITY	STATE, ZIP

#### PROPERTY OWNER'S SIGNATURE

SIGN HERE		PRINT NAME	DANIEL J. MAIER	DATE	2/18/20
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#### APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE)				
ADDRESS OF APPLICANT				CITY
STATE	ZIPCODE	PHONE / CELL #	FAX No	
		( )	( )	
EMAIL ADDRESS				

#### APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	PRINT NAME	X	DATE
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#### 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
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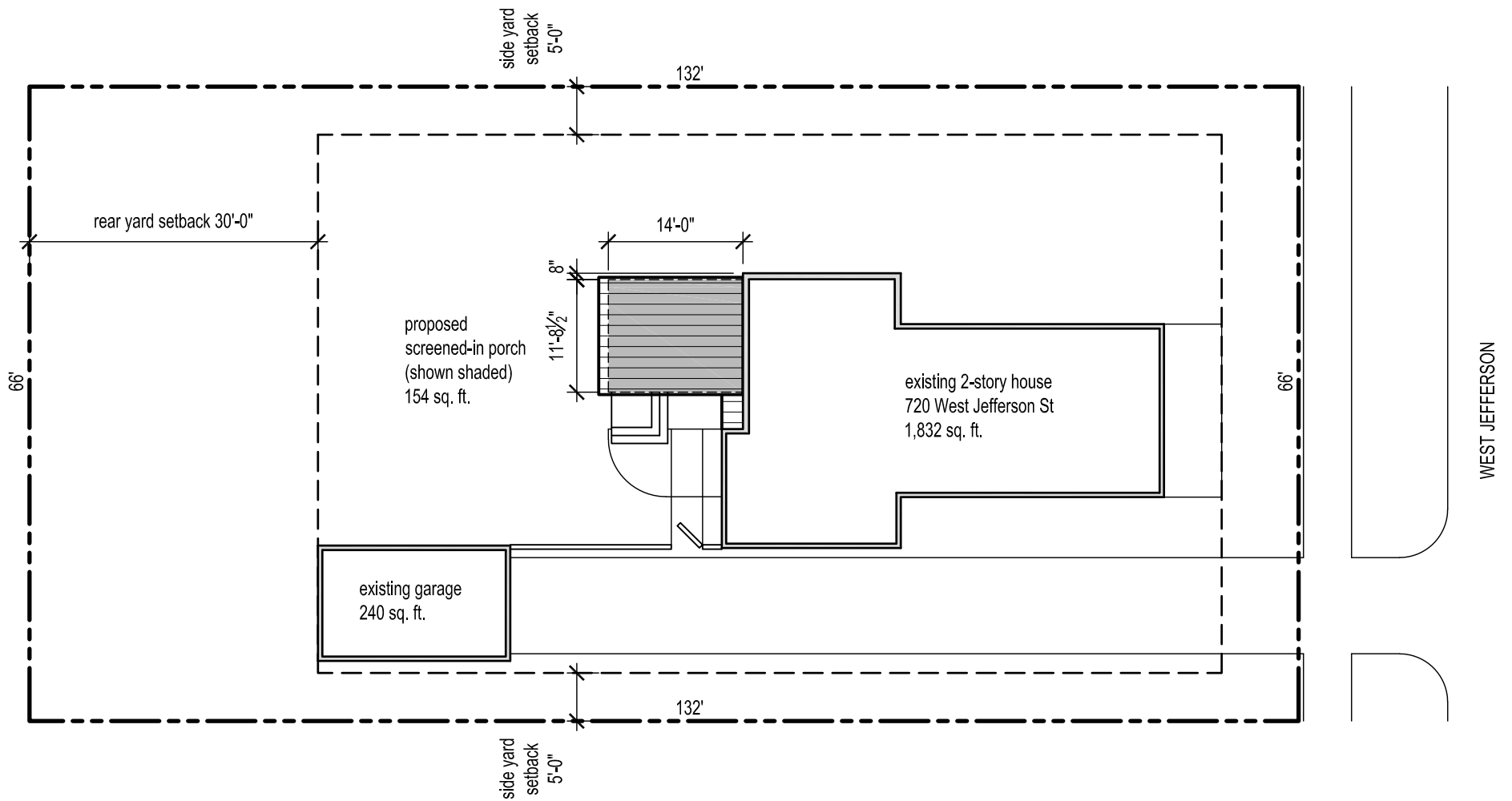
#### PROPOSED WORK

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

New screened-in porch on the back (north side) of the house. Single story, 154 square feet, wood frame, gable roof.

#### DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:


For Further Assistance With Required Attachments, please visit [www.a2gov.org/hdc](http://www.a2gov.org/hdc)



⊕ site plan - proposed

LEWIS GREENSPOON ARCHITECTS  
Maier Residence

SITE PLAN - Proposed  
1/16" = 1'-0" Feb 17 '20



LEWIS GREENSPOON ARCHITECTS  
 M a i e r   R e s i d e n c e

H O U S E   -   E x i s t i n g  
 a e r i a l                      F e b 1 7 ' 2 0





LEWIS GREENSPOON ARCHITECTS  
Maier Residence

HOUSE - Existing  
south Feb 17 '20





LEWIS GREENSPOON ARCHITECTS  
Maier Residence

HOUSE - Existing  
east Feb 17 '20



LEWIS GREENSPOON ARCHITECTS  
M a i e r   R e s i d e n c e

H O U S E   -   E x i s t i n g  
n o r t h                      F e b   1 7   ' 2 0

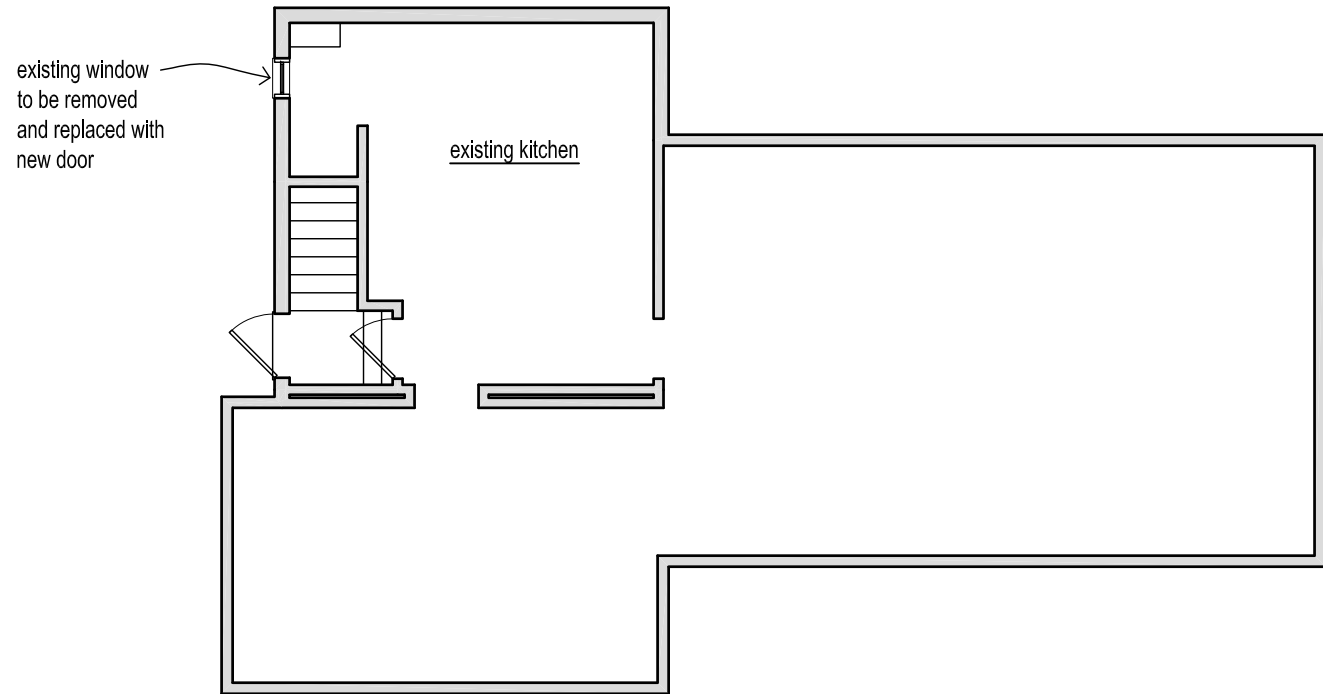




LEWIS GREENSPOON ARCHITECTS  
Maier Residence

HOUSE - Existing  
west Feb 17 '20





⊕ floor plan - existing

LEWIS GREENSPOON ARCHITECTS  
M a i e r   R e s i d e n c e

F L O O R   P L A N   -   E x i s t i n g  
1/8" = 1'-0"      Feb 17 '20



east elevation - existing

LEWIS GREENSPOON ARCHITECTS  
M a i e r   R e s i d e n c e

E L E V A T I O N   -   E x i s t i n g  
1/8" = 1'-0"                      Feb 17 '20



north elevation - existing

LEWIS GREENSPOON ARCHITECTS  
M a i e r   R e s i d e n c e

E L E V A T I O N   -   E x i s t i n g  
1/8" = 1'-0"                      Feb 17 '20

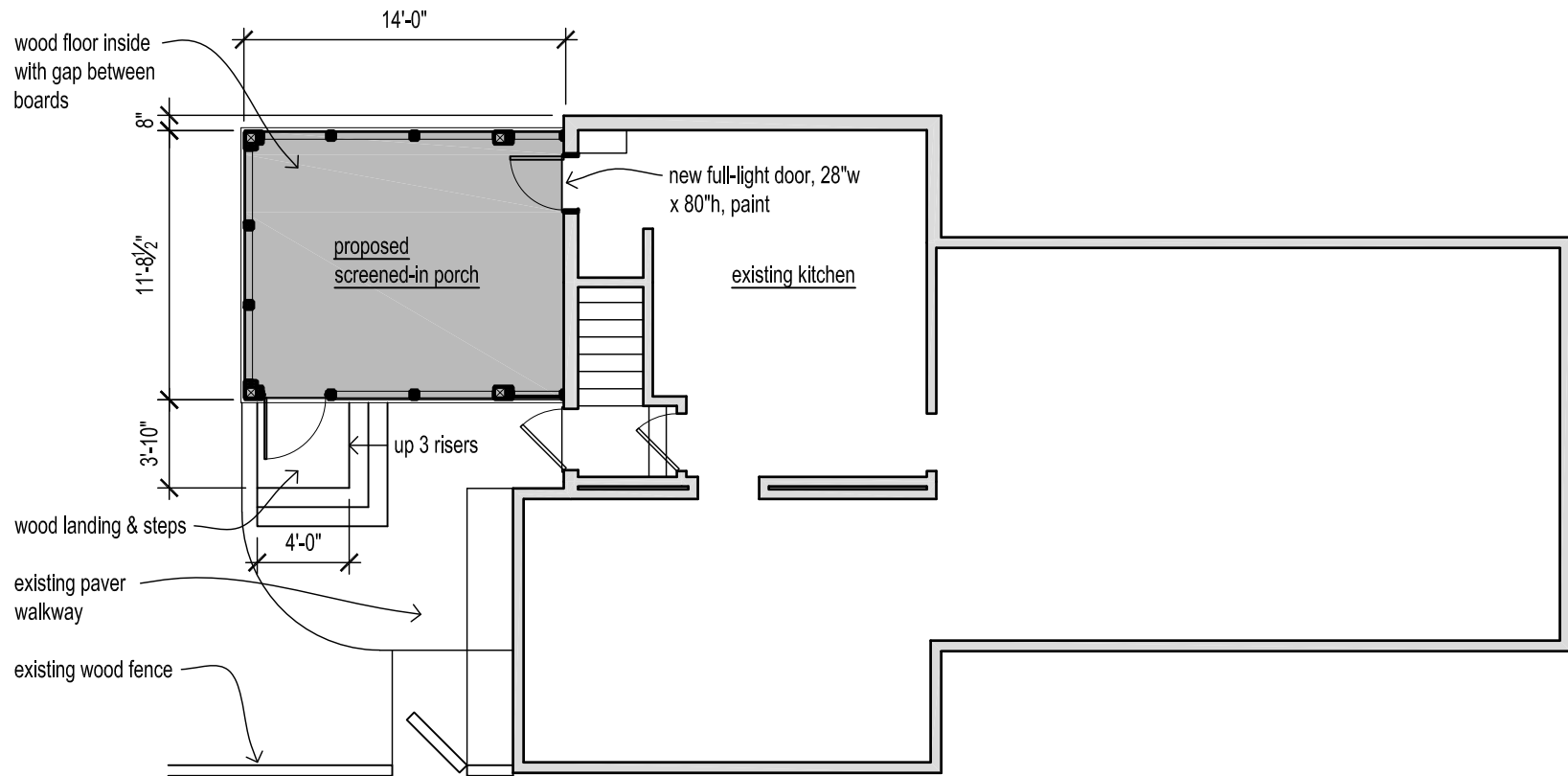




west elevation - existing

LEWIS GREENSPOON ARCHITECTS  
M a i e r   R e s i d e n c e

E L E V A T I O N   -   E x i s t i n g  
1/8" = 1'-0"                      Feb 17 '20



⊕ floor plan - proposed

LEWIS GREENSPOON ARCHITECTS  
M a i e r R e s i d e n c e

F L O O R P L A N - P r o p o s e d  
1/8" = 1'-0" Feb 17 '20

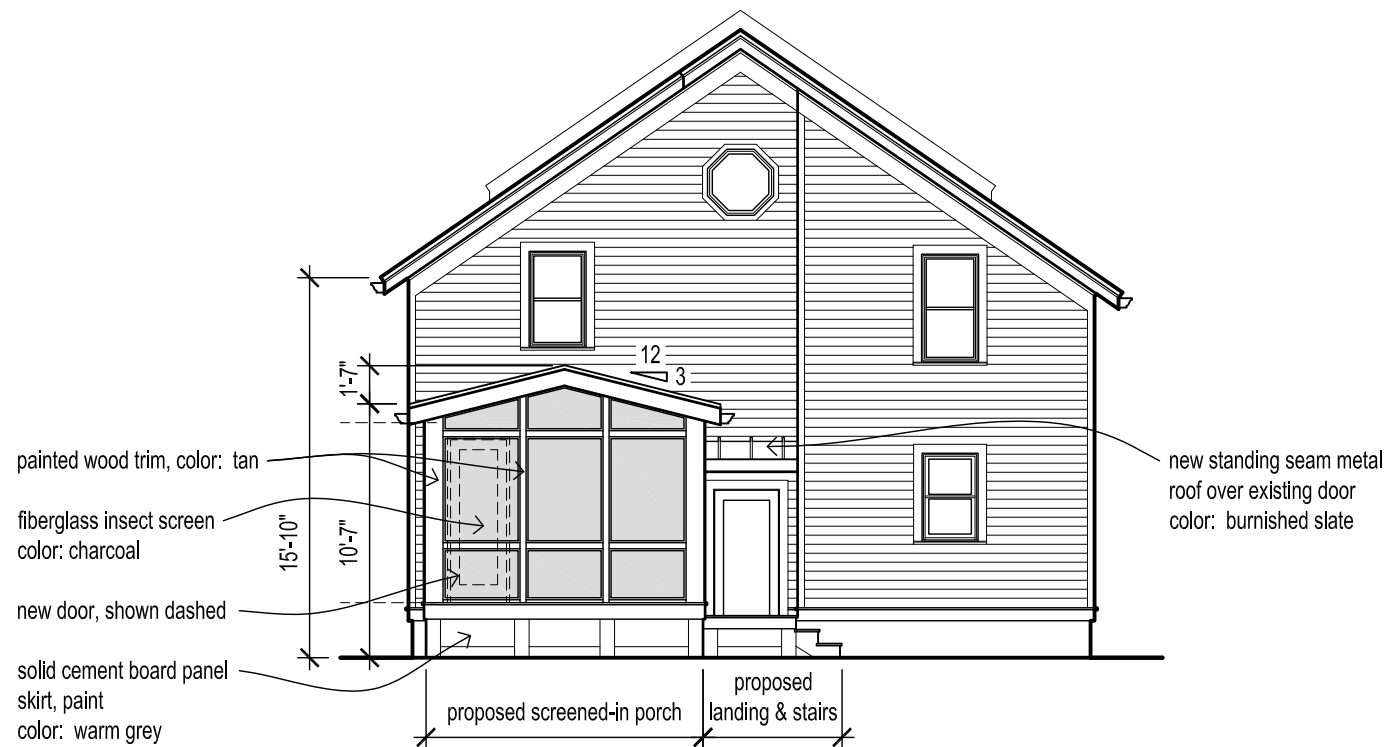


east elevation - proposed screened-in porch

LEWIS GREENSPOON ARCHITECTS  
M a i e r   R e s i d e n c e

E L E V A T I O N   -   P r o p o s e d  
1/8" = 1'-0"                      Feb 17 '20





north elevation - proposed screened-in porch

LEWIS GREENSPOON ARCHITECTS  
M a i e r   R e s i d e n c e

E L E V A T I O N   -   P r o p o s e d  
1/8" = 1'-0"                      Feb 17 '20



west elevation - proposed screened-in porch

LEWIS GREENSPOON ARCHITECTS  
M a i e r   R e s i d e n c e

ELEVATION - Proposed  
1/8" = 1'-0"      Feb 17 '20