

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 122 South Seventh St, Application Number HDC20-068

DISTRICT: Old West Side Historic District

REPORT DATE: May 14, 2020

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: May 11-14, 2020

OWNER

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

APPLICANT

Same

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.

On March 13, 2014 the HDC approved the installation of three skylights and a replacement back door. On March 14, 2019 the HDC approved replacement of a crawlspace foundation with a basement, and the installation of two egress windows.

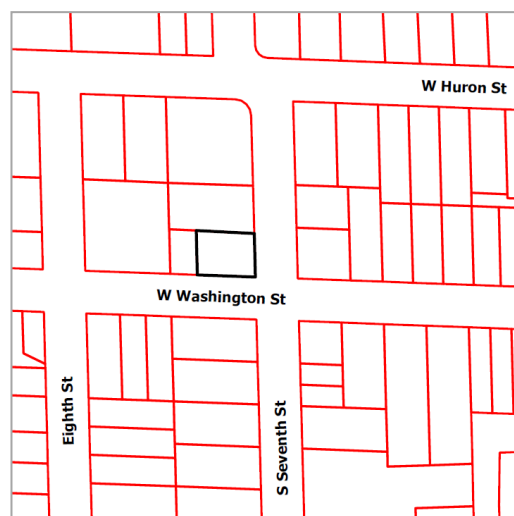
LOCATION: The site is located on the west side of South Seventh Street, at the northwest corner of West Washington Street.

APPLICATION: The applicant seeks HDC approval to replace an original basement window on the south elevation with another original basement window sash that is 5 1/2" wider.

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.

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

Windows

Not Recommended: Introducing a new design that is incompatible with the historic character of the building.

District or Neighborhood Setting

Not Recommended: Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

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):

Windows

Not Appropriate: Changing the number, location, and size or glazing pattern of windows by cutting new openings, blocking-in, or installing replacement sash which does not fit the historic opening.

STAFF FINDINGS:

1. A historic two-light basement sash was salvaged when an egress window was installed on the north side of the house. On the south side of the house beneath a bay window is another two-light sash that is similar in style to the salvaged sash. The bay window sash has had a pane of glass removed to accommodate a dryer vent. The existing and proposed sashes are the same height.
2. The homeowner proposes to remove the existing sash beneath the bay window, widen the opening by up to 3" on each side, and install the salvaged sash, which is 5 1/2" wider than the existing one.
3. Given that the salvaged sash is in very good condition and the bay window sash requires repair, and that the salvaged sash is original to the house, staff believes it is appropriate to allow this modest opening change to a modest basement window.

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 view the site and 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 replace a historic basement sash with a 5 ½" wider historic sash from the same basement, 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 and 9 and the guidelines for windows, district or neighborhood setting, and building site, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to 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, drawings, photos.

1947 City aerial photo



122 S Seventh St, July 2018 (courtesy Google Streetview)

