

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 406-408 S. Seventh Street, Application Number HDC20-067

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: Joseph, Jane, & Sarah Cissell
Address: 406-408 S Seventh St.
 Ann Arbor, MI 48103
Phone: (571) 223-0612

APPLICANT

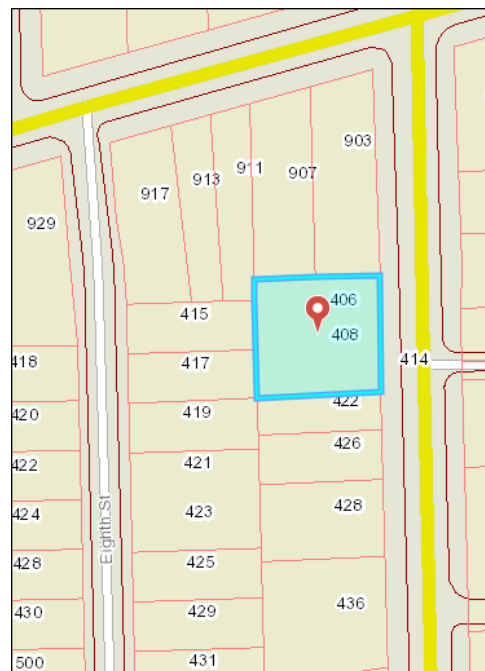
Connie Rizzolo Brown
 210 Collingwood
 Ste 106
 Ann Arbor, MI 48103
 (734) 223-0162

BACKGROUND: This one-and-three-quarters story duplex features early italiante influences like wide frieze boards and four over four windows, very detailed Queen Anne front porch with a tiny center gable set into the hip roof, a gable of typical proportions on the south end, and a steep, small gable toward the north.

The lot is large and the house has two driveways, an unpaved two-track leading to its garage on the north side of the house, and a shared gravel drive on the south side.

LOCATION: The house is on the west side of South Seventh, one lot south of the corner of West Liberty.

APPLICATION: The applicant seeks HDC approval to expand the footprint of the rear wing of the house slightly, remove a modern second-floor addition, and construct a new second-floor on the rear wing with side-facing gables.



APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for Rehabilitation:

- (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.
- (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):

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.

Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

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.

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

Recommended: Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character. Site features can include driveways, walkways, lighting, fencing, signs, benches, fountains, wells, terraces, canal systems, plants and trees, berms, and drainage or irrigation ditches; and archeological features that are important in defining the history of the site.

Retaining the historic relationship between buildings, landscape, and open space.

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.

Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building site so that, as a result, the character is diminished.

Windows

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

From the City of Ann Arbor Design Guidelines:

Guidelines for All Additions

Appropriate: Limiting the size and scale of the addition in relationship to the historic building so that it does not diminish or visually overpower the building or the district. The addition should exceed neither half of the original building's footprint nor half of the original building's total floor area.

Not Appropriate: Attaching an addition so that the character-defining features of the property are obscured, damaged, or destroyed.

Designing a new addition so that the size and scale in relation to the historic property are out of proportion.

Constructing an addition that significantly changes the proportion of built mass to open space on the individual site.

Additions to Historic Residential Structures

Appropriate: Placing new walls in a different plane from the historic structure, in a subordinate position to the historic fabric.

All New Construction

Appropriate: Retaining the historic relationship between buildings, landscape features and open space.

Not Appropriate: Introducing a new feature that is visually incompatible with or that destroys the patterns of the site or the district.

STAFF FINDINGS:

1. The house has a variety of pre-1945 windows plus a few modern windows. It is currently clad in wood with a reveal of 3 ½" to 4", with 8" frieze boards in some areas, corner boards, and decorative head pieces on the west and south windows.
2. The proposed work would remove an unsympathetic, modern, second-floor addition and a modern covered stoop on the originally single-story rear wing, expand the footprint of the rear wing by up to 5' on the west and north sides, and build a new expanded second-floor addition on the rear wing with a roofline more compatible than the current second-floor shed roof. The front and side porches would remain intact. Two original knee-wall windows on the back of the 2nd floor of the main block of the house, as well as a second floor window in the "courtyard" between the main block and the rear wing, would be preserved. One original window on the north elevation of the rear wing would be lost to

the addition.

3. The resulting footprint of the additions (209 SF) would be 20% of the original footprint (1035 SF), and the floor area of all additions (626 SF) adds 33% of the original (1843 SF). This meets the Ann Arbor design guideline that says “The addition should exceed neither half of the original building’s footprint nor half of the original building’s total floor area”.
4. The roof of the new rear second floor has a ridge that is 2’7” taller than the ridge of the main house block. While this is usually not appropriate, exceptions are made occasionally. The proposed addition would be visible from both the south and north. The existing shed-roof second floor is also visible, and is extremely incompatible. On the south, the new gable will be slightly offset from the main house block. Keeping the existing side porch and single story bump-out room makes the change less radical. On the north, the new gable is separated from the main house block by several feet due to a small existing courtyard. From past experience staff prefers a slightly taller gable that more closely matches the pitch of the existing gables than a flattened one that is lower but sacrifices compatibility.
5. Proposed materials for the addition are 5” reveal fiber-cement siding with fiber-cement trim boards and corner boards, Andersen aluminum clad windows with lites compatible with the historic windows (2/1, 2/2, a casement with a faux meeting rail, etc.)
6. Historic materials lost to the proposed work include one historic window and wood siding. The character defining features of this house are on the two-story main block of the house, and none of its existing features would be changed or compromised. The new addition will be very visible, but so is the current, inappropriate, addition. The height of the new addition is mitigated by the depth of the house and lot and the addition’s separation with a lower roof segment between the new gabled room and the main house block. Staff believes the work meets the standards and guidelines followed by the Historic District Commission.

MOTION

(Note that the motion is only a suggestion. The Review Committee, consisting of staff and at least two Commissioners, will view the site and share their observations at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 4406-408 S Seventh, a contributing property in the Old West Side Historic District, to expand the footprint of the rear wing of the house slightly, remove a modern second-floor addition, and construct a new second-floor on the rear wing with side-facing gables. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the *Ann Arbor Historic District Design Guidelines* for Additions, and New Construction, and *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 District/Neighborhood, Building Site, New Additions, and Windows

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 406-408 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, photos, drawings, materials details

406 S Seventh Street (Google Streetview, August 2018)





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

jthacher@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 Joseph, Jane & Sarah Cissell		HISTORIC DISTRICT Old Westside	
PROPERTY ADDRESS 406-408 S 7th		CITY ANN ARBOR	
ZIP CODE 48103	DAYTIME PHONE NUMBER () 571-449-4205	EMAIL ADDRESS jcissell@sbcglobal.net	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP

PROPERTY OWNER'S SIGNATURE

SIGN HERE		DATE	04-06-2020
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APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) Connie Rizzolo Brown			
ADDRESS OF APPLICANT 210 Collingwood Ste 106			CITY Ann Arbor
STATE MI	ZIP CODE 48103	PHONE / CELL # (734) 223-0162	FAX No ()
EMAIL ADDRESS			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE		DATE	Apr. 3, 2020
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BUILDING USE - CHECK ALL THAT APPLY

<input type="checkbox"/> SINGLE FAMILY	<input checked="" 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).
see attached

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

see attached

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

April 3, 2020

Proposed Work:

The proposed work is for a suitable bedroom area with adequate head height to meet current codes & setbacks. The proposed 2-story addition provides a bedroom and simple bathrooms and improve the use of the first floor and repairs current construction conditions.

The proposed addition is to the rear of the home as shown in the plans/submittal. The addition includes a re-building of existing space on the 1st & 2nd floors as well as an increase in footprint. The submittal outlines the sizes and locations of these changes.

Describe conditions that justify the proposed changes:

Our first step in this process was an inventory of the existing conditions of the house, including: review of items both historic and non historic, setbacks, building condition, functionality, use, needs, site conditions, setbacks & code compliance. These conditions (sometimes at odds with each other) set the parameters for an addition that would meet these requirements.

Much of the current structure proposed to be re-done has been modified over the years and is poorly constructed. Windows, siding and form have undergone renovation at various times. In contrast to these rear structures, the original house (2 story cross gable area) with front entry porch retains much of its original form & materials, with a couple of exceptions. The current rear structure can not support a compliant second floor as ftgs. and structure are all ready subpar. Additionally the original cross gable structure could not be modified without substantial changes to this form. The framing, appearance and plan of the proposed addition is therefore a response to the preservation of various elements and form of the existing home. A somewhat more complicated framing and massing was adopted to respond to preservation & enhancement of the homes elements.

The current plate height of the existing structure (4'-9" aff) cannot be maintained in the addition & comply to current code. We responded to both the code & the thoughtful blending of the existing & proposed by creating a transition at this intersection. We then reflected the rhythm and form beyond this transition of the existing cross gable structure, by using a more slender gable of the existing pitch. This keeps the main house prominent and highlights the front façade by reducing the view of the addition to the rear.

406-408 S. Seventh

Foot print Comparisons

<u>Pre 1945</u>	<u>Proposed</u>
1035 sqft	209 sqft

$209/1035 = 20\%$ increase

SQFT Comparisons

	<u>Pre 1945</u>	<u>Post 1945 + proposed</u>
First floor:	1027	212
Second floor:	816	416(inc 148 ex post 1945)
	1843	626

$626/1843 = 35\%$ increase (w/o post '45 = 24%)

Volume comparisons

	<u>Pre 1945</u>	<u>Post 1945 + proposed</u>
Existing w/o porches :		15,623 cuft
New (inc ex post '45)		6808 cuft

$6808/15,623 = 44\%$ increase (w/o post 45 = 36%)

Existing

Siding:

- Wood with approx. reveal of 3 ½" – 4"
- West and south side shows a lot of patching in of siding. Rebuilt shape on south side exterior has be altered

Trim:

- 3 ½-3 ¾ " sides, 2" sill & decorative head pieces on W & S windows. 3 ½" – 4" head trim on various windows
- Frieze board: approx.: 8" in original areas
- Corner boards 4" +/- varies
- Highly detailed front porch

Original Windows:

- Width of large first floor are approx. 28"
- Width of vertical larger second floor are approx. 24"

Double Hung Window lites:

top sash: 2 over 2 or 2 over 1

bottom sash: 2 over 2 or 2 over 1

- Small horizontal windows: 28", 2 lites (1 vert div)

Post 1945 windows:

See photos & elevations



rizzolo brown studio
210 Collingwood Ste106
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Proposed:

Siding:

- 5" reveal fiber-cement siding smooth

Trim:

- Fiber Cement, 3 1/2" all sides. 2" sill
- Corner Bd : 4"

Windows:

Anderson e-series aluminum clad ext., double hung, casement, fixed

Double Hung Windows (except West side)

- Top sash: 2 over 1
- Bottom Sash: 2 over 1

West Double Hung Windows

- Top sash: 2 over 2
- Bottom sash 2 over 2

West Casement (egress)

- Grille that looks like a 2 over 2 top sash & a 2 over 2 bottom sash @ bed
- Bathroom window = 4 divisions

South Fixed

- Grille= 4 divisions



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East Elevation: 7th St.
1st Flr approx 8'-9' above
street.



South Elevation



South Elevation
@ driveway



West Elevation



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North Elevation



Small shed to be rebuilt higher.
2nd story window stays as is



To be removed



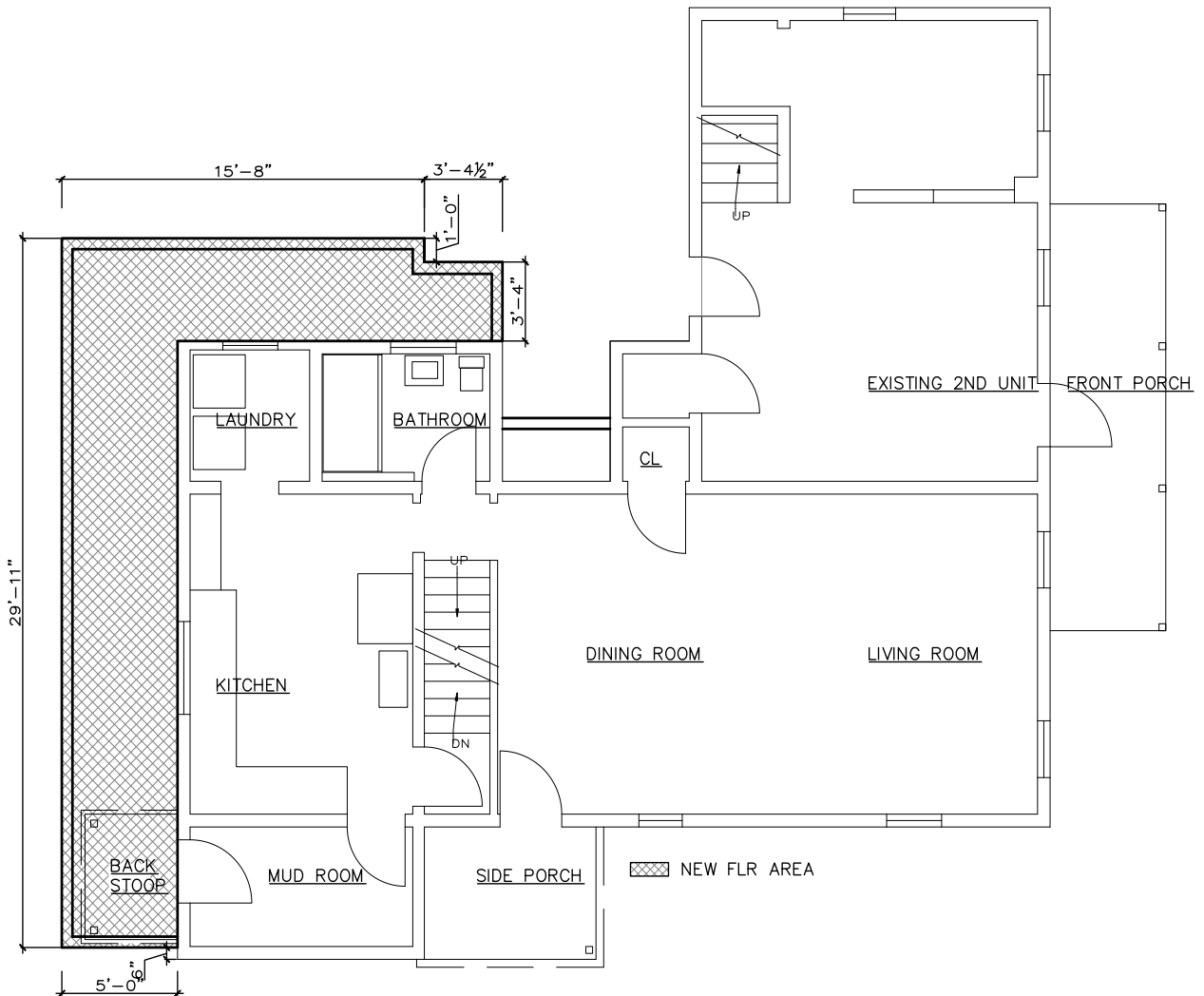
To be Re-built



Area on West side to be removed



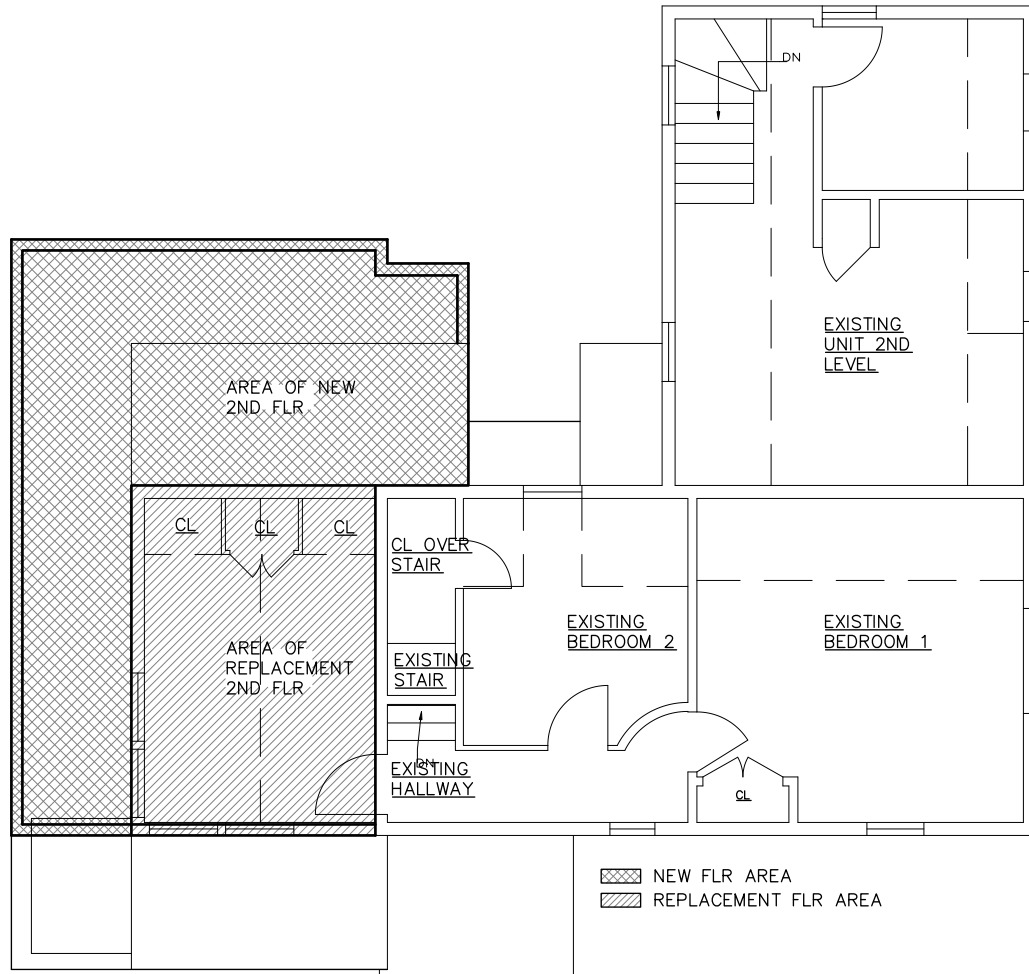
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406 - 408 S. Seventh Ann Arbor, MI
Ex./Proposed Area 1st Flr Plan
 SCALE: 1/8" = 1'-0"



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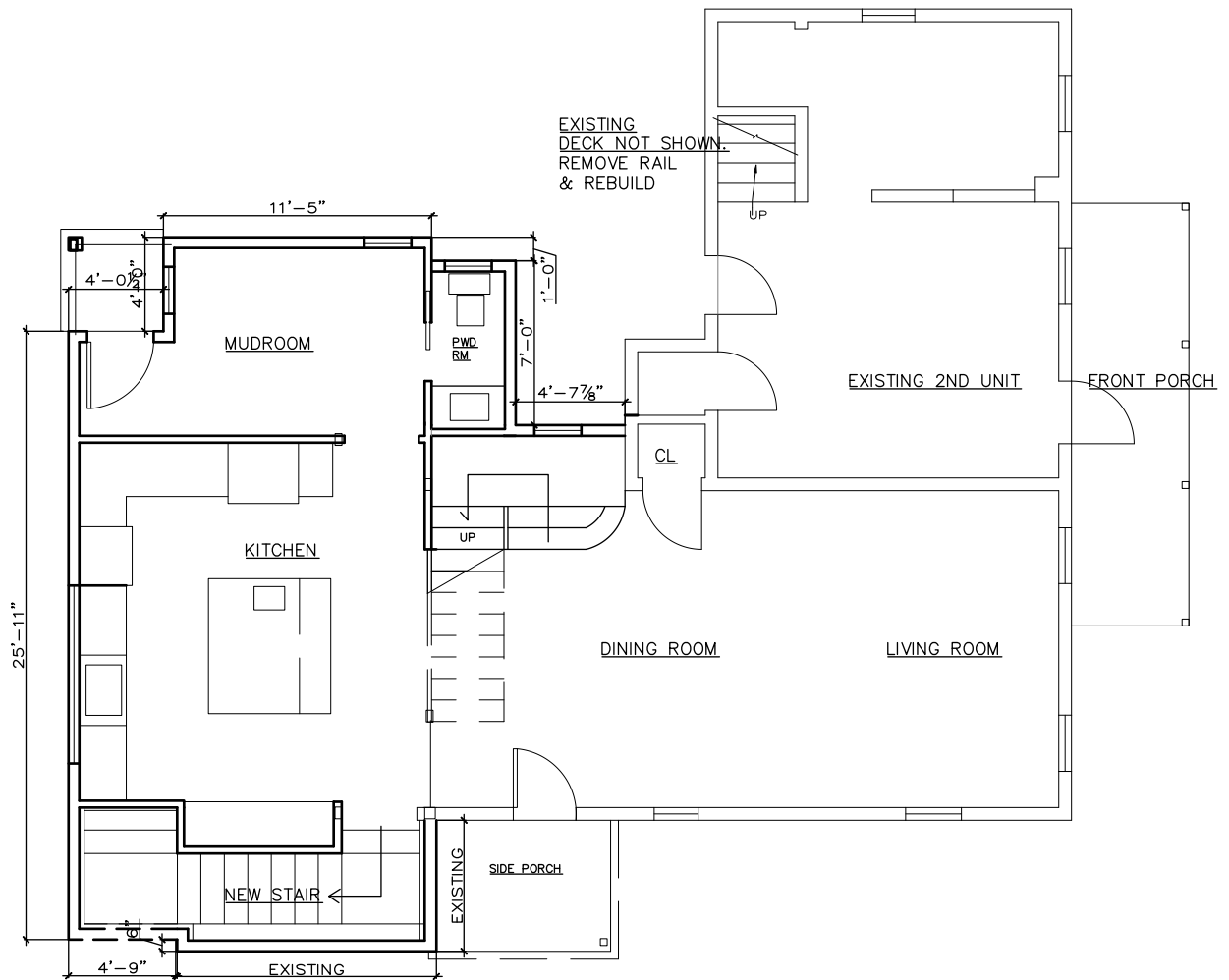
406 - 408 S. Seventh Ann Arbor, MI

Ex./Proposed Area 2nd Flr Plan

SCALE: 1/8" = 1'-0"



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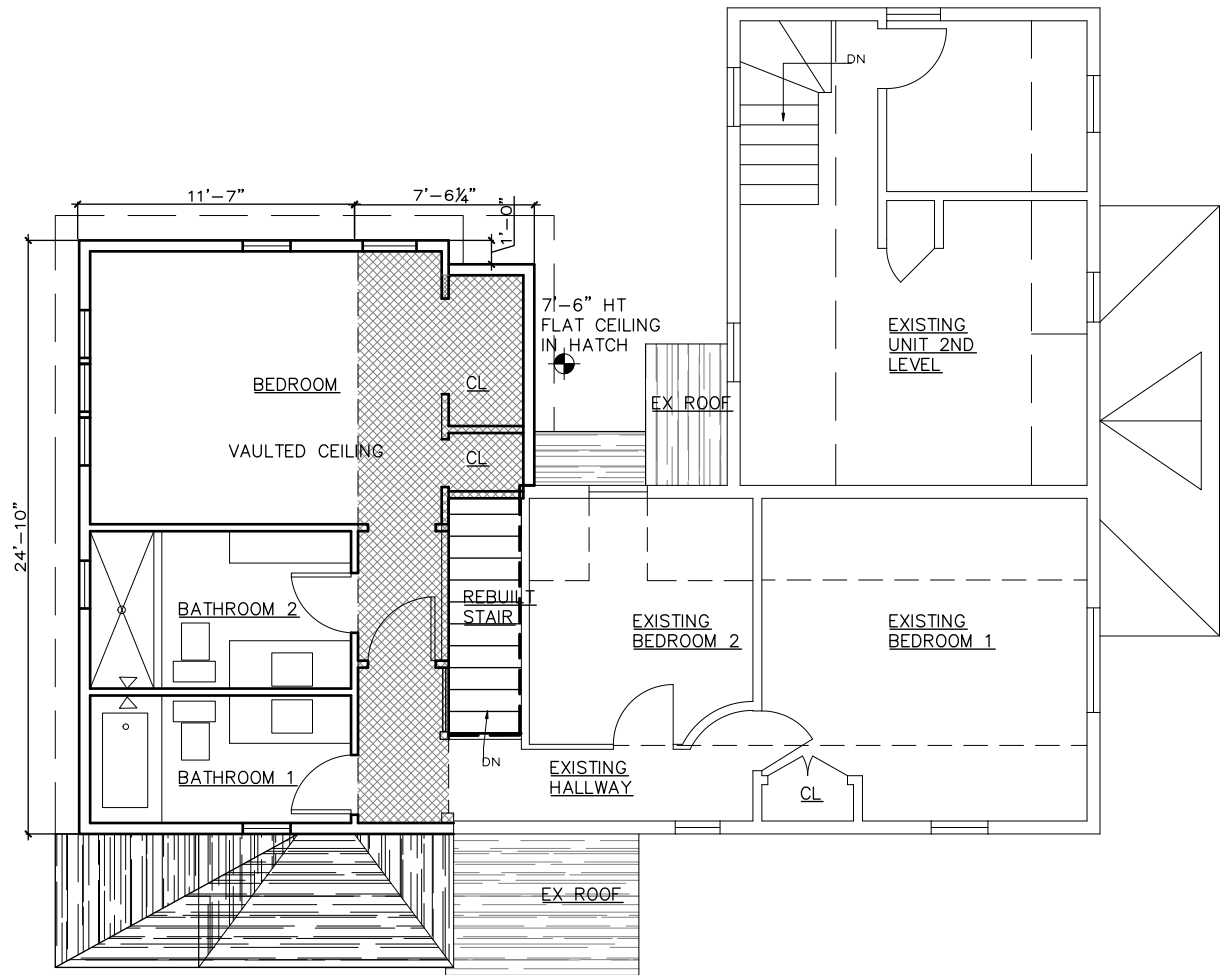
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Proposed First Flr Plan

SCALE: 1/8" = 1'-0"



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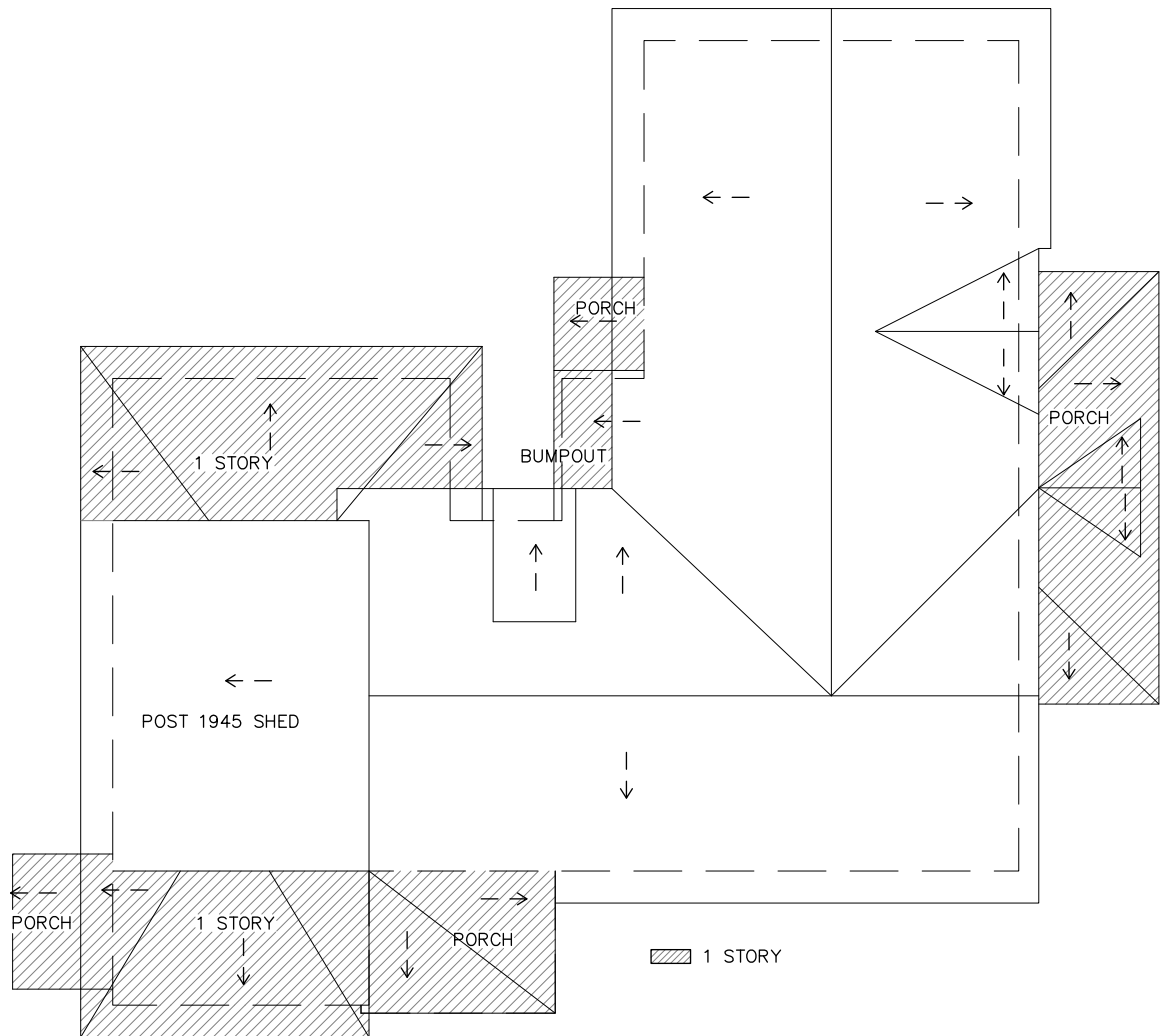
406 - 408 S. Seventh Ann Arbor, MI

Proposed Second Flr Plan

SCALE: 1/8" = 1'-0"



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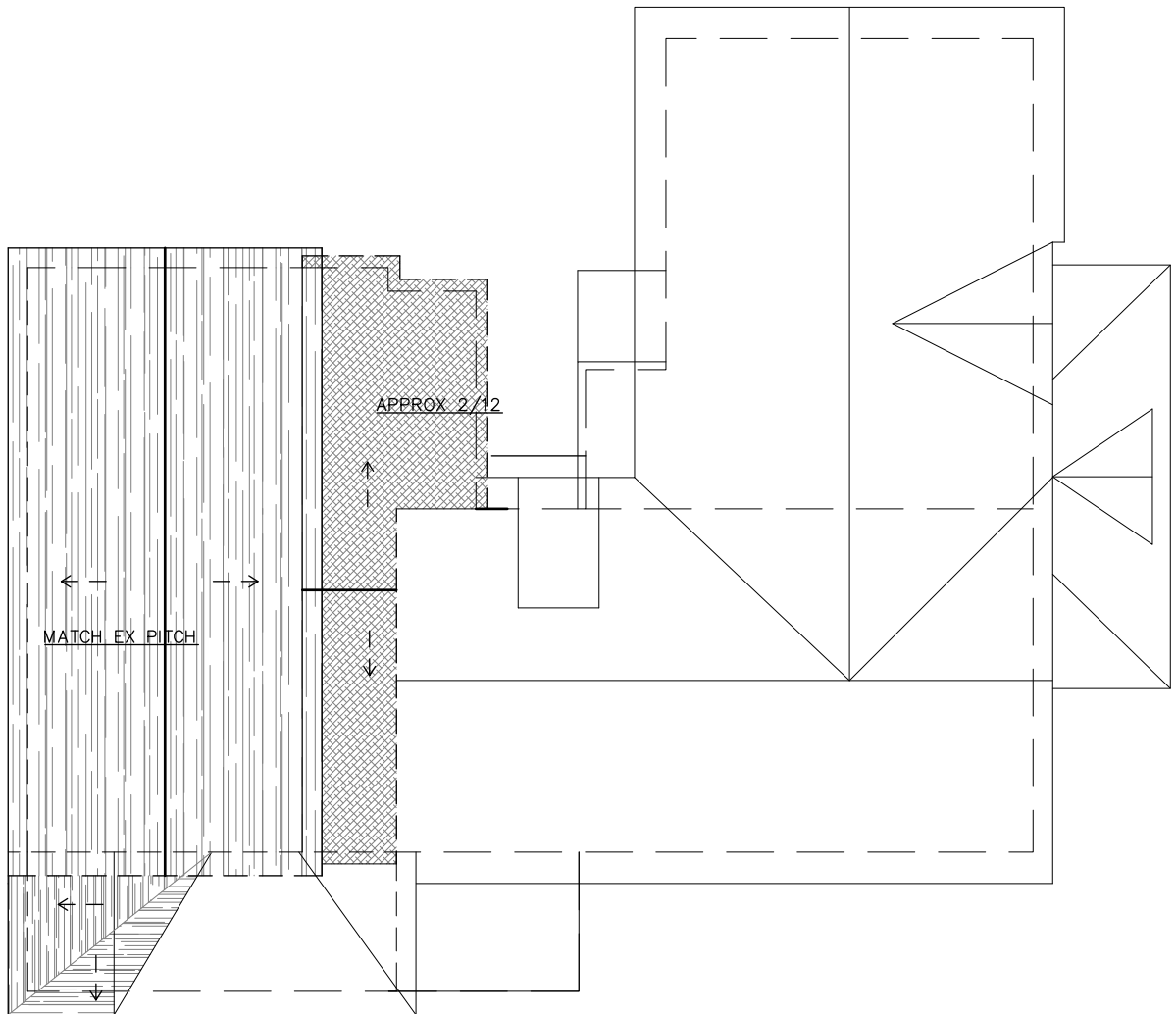
406 - 408 S. Seventh Ann Arbor, MI

Existing Roof Plan

SCALE: 1/8" = 1'-0"



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406 - 408 S. Seventh Ann Arbor, MI

Proposed Roof Plan

SCALE: 1/8" = 1'-0"



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Proposed



Existing

406 - 408 S. Seventh Ann Arbor, MI

East Elevations

SCALE: 1/8" = 1'-0"



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Proposed



406 - 408 S. Seventh Ann Arbor, MI

North Elevations

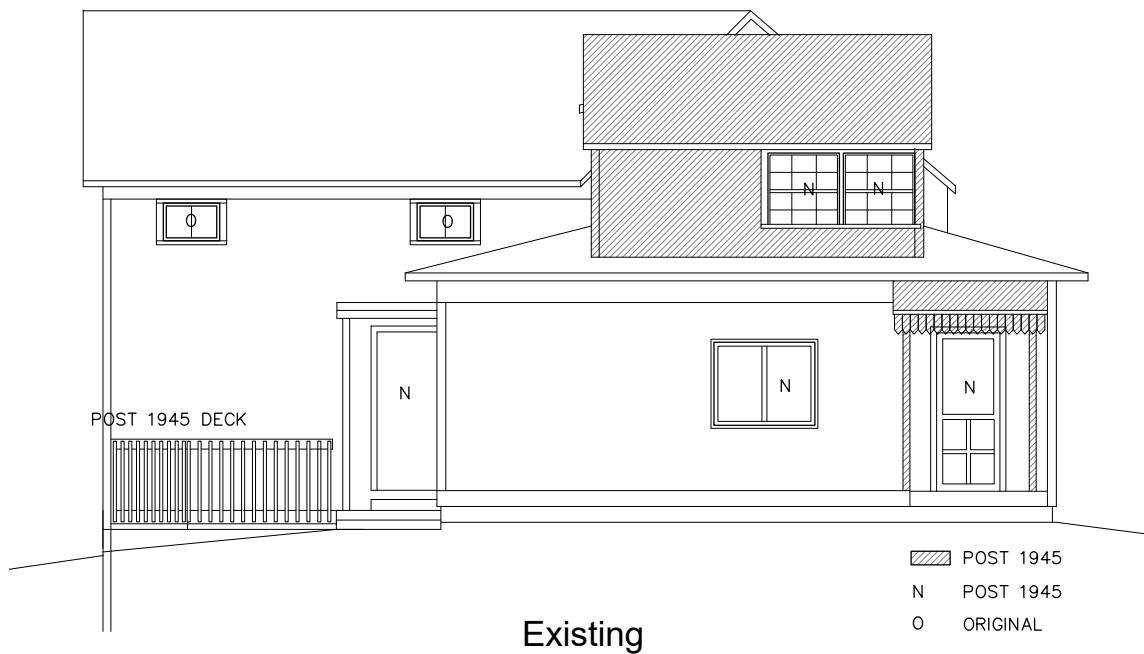
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Proposed



Existing

406 - 408 S. Seventh Ann Arbor, MI

West Elevations

SCALE: 1/8" = 1'-0"



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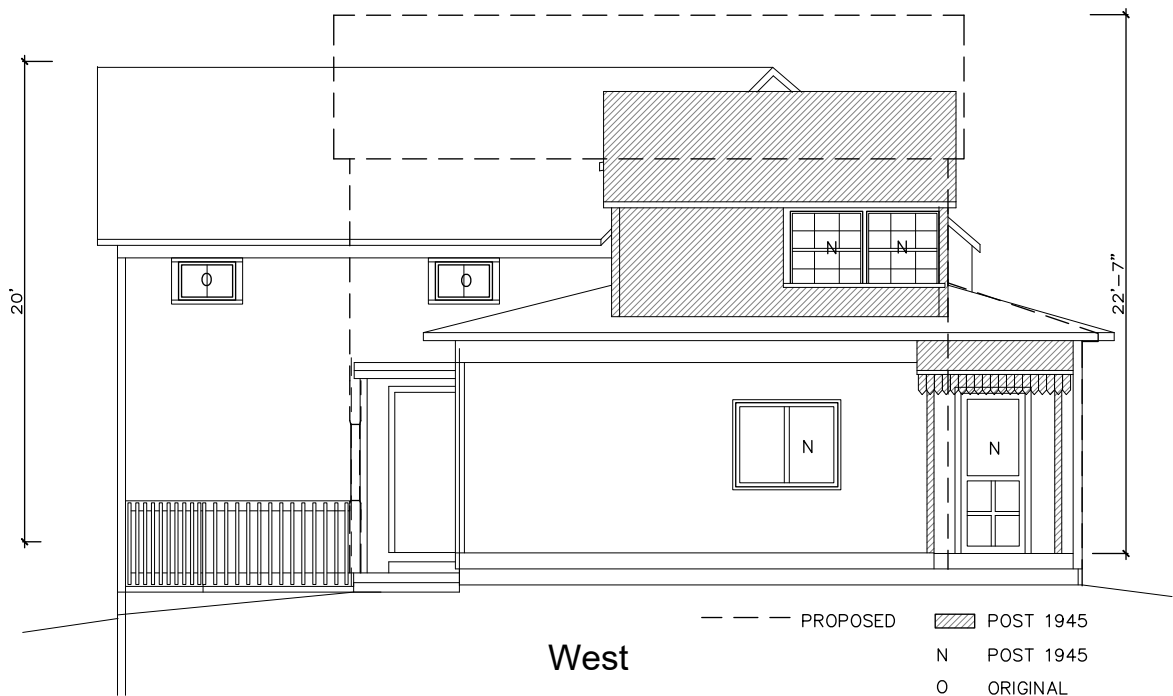
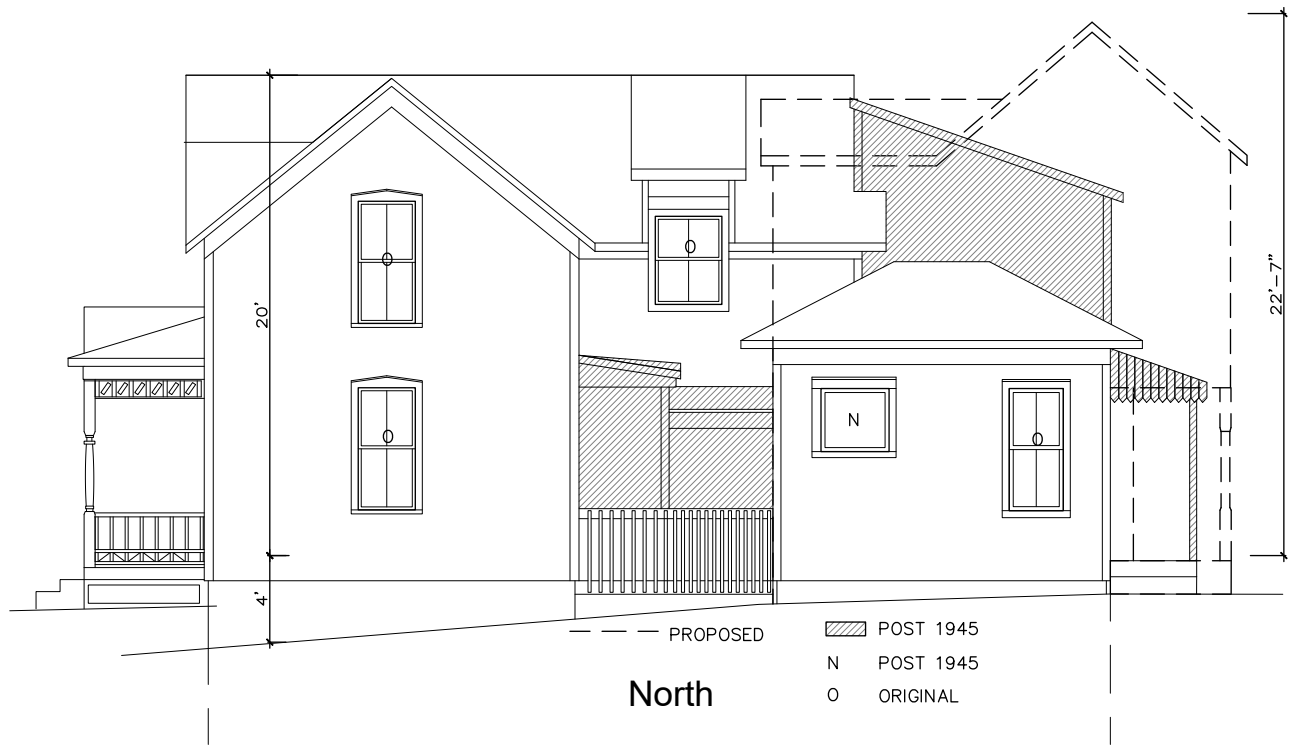
406 - 408 S. Seventh Ann Arbor, MI

South Elevations

SCALE: 1/8" = 1'-0"



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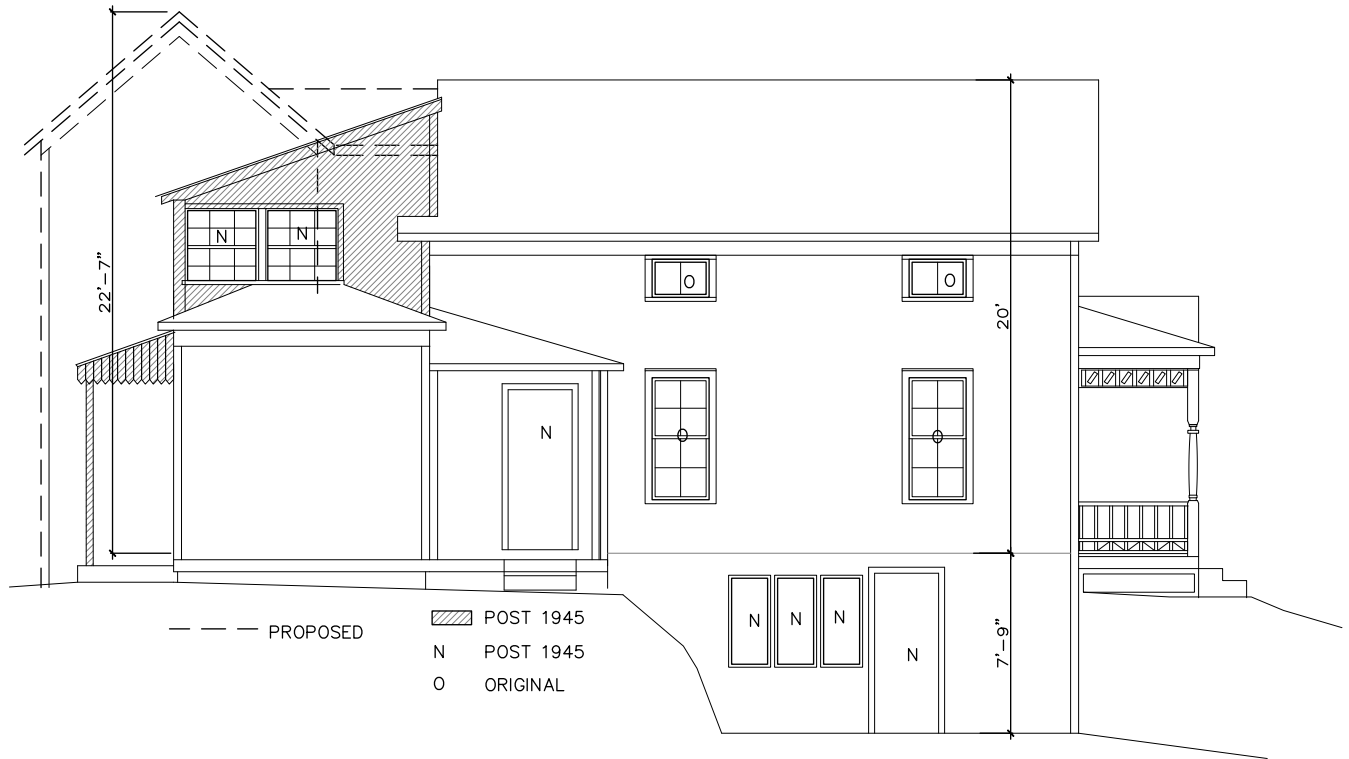
406 - 408 S. Seventh Ann Arbor, MI

Ex w/ Proposed

SCALE: 1/8" = 1'-0"



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South

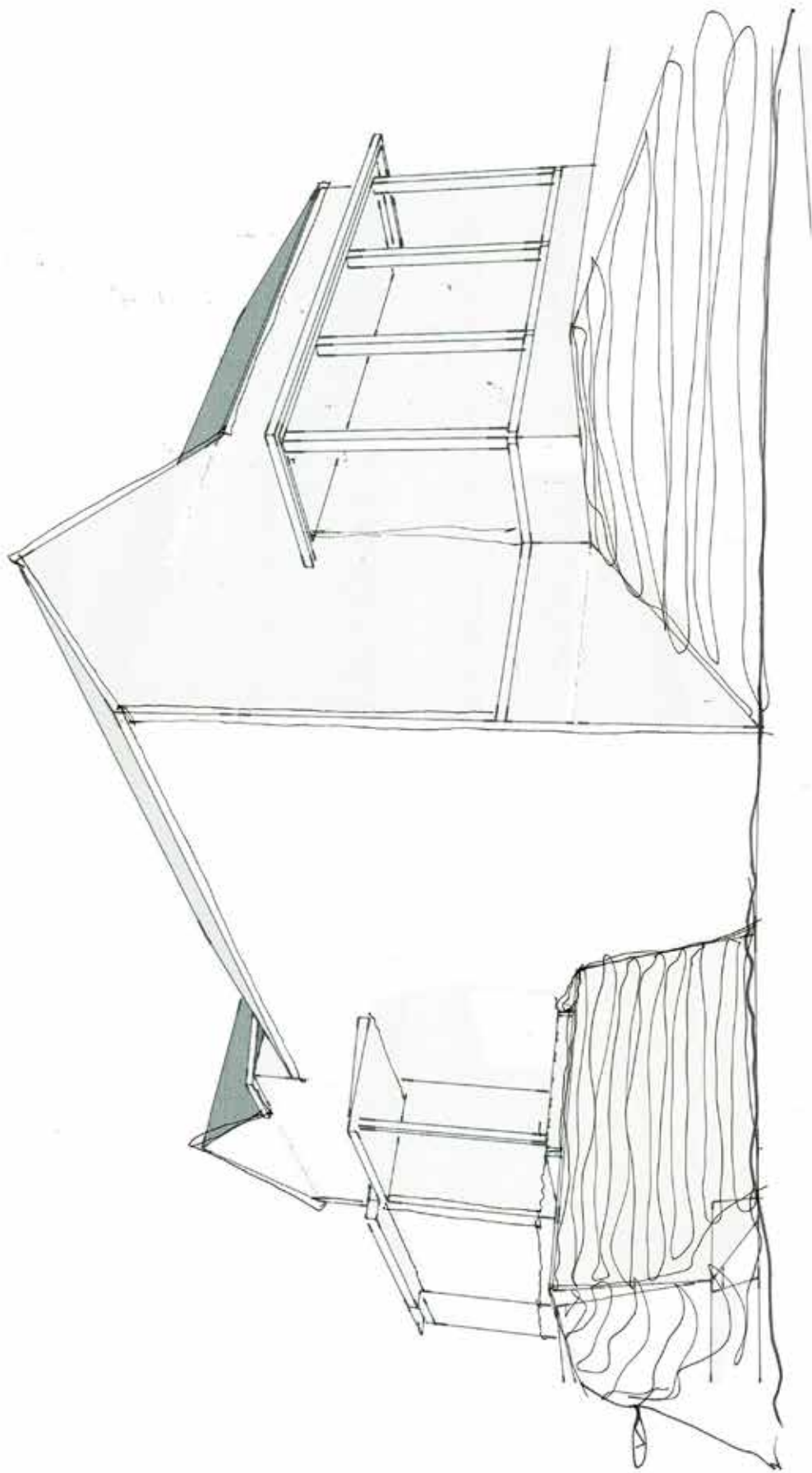
406 - 408 S. Seventh Ann Arbor, MI

S Elev. Comp

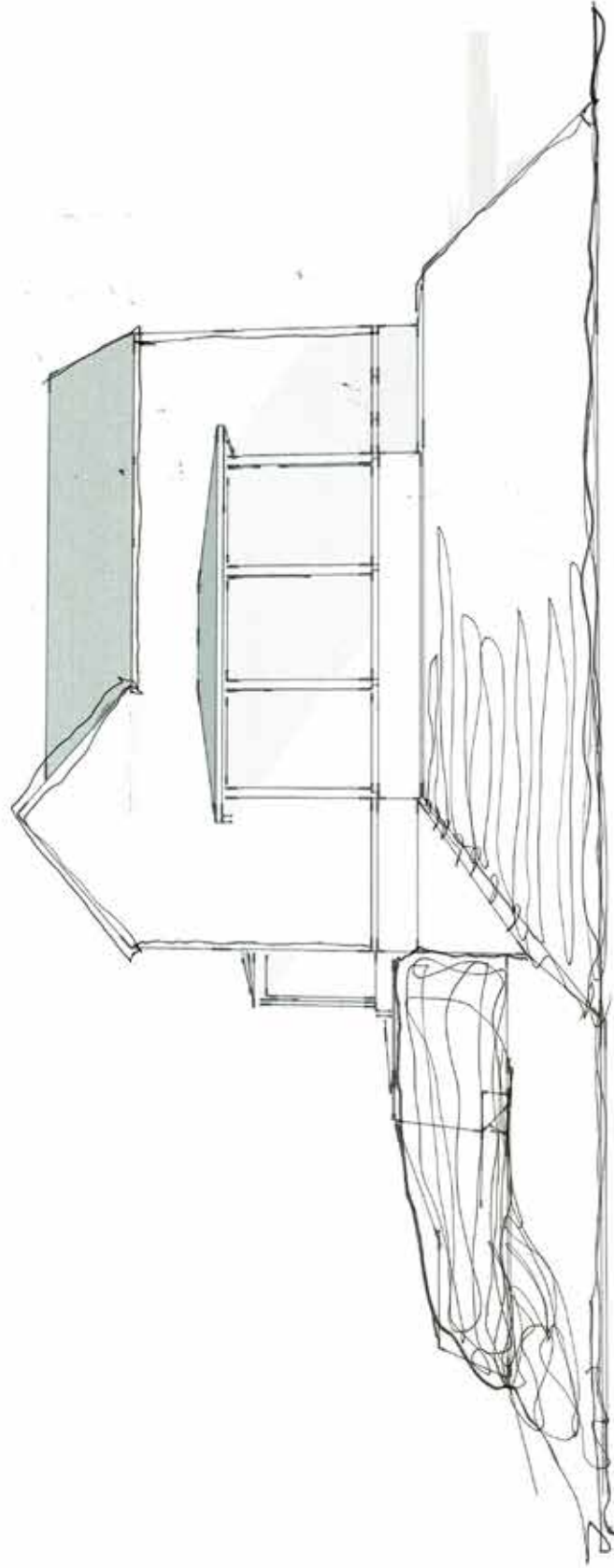
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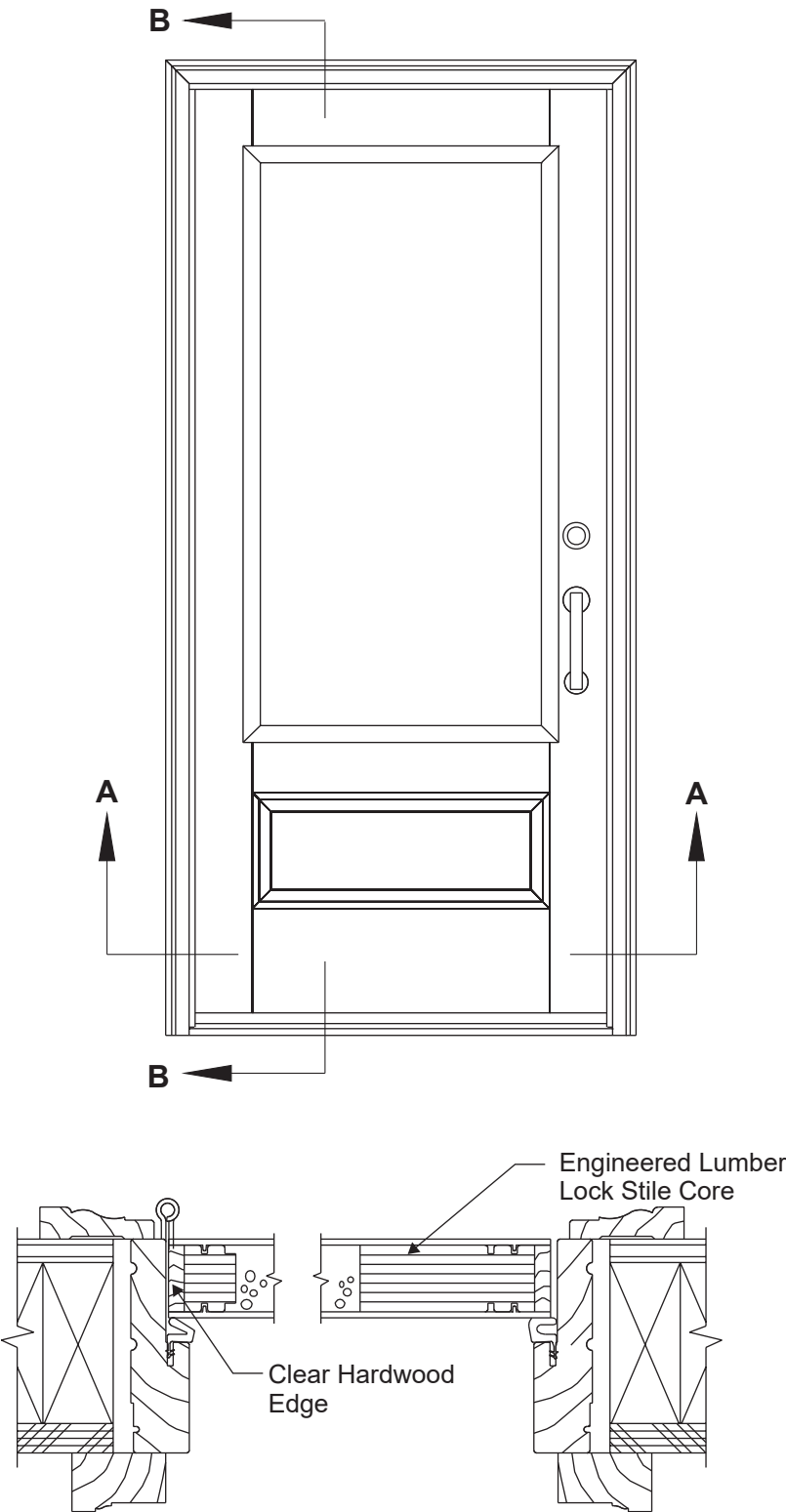


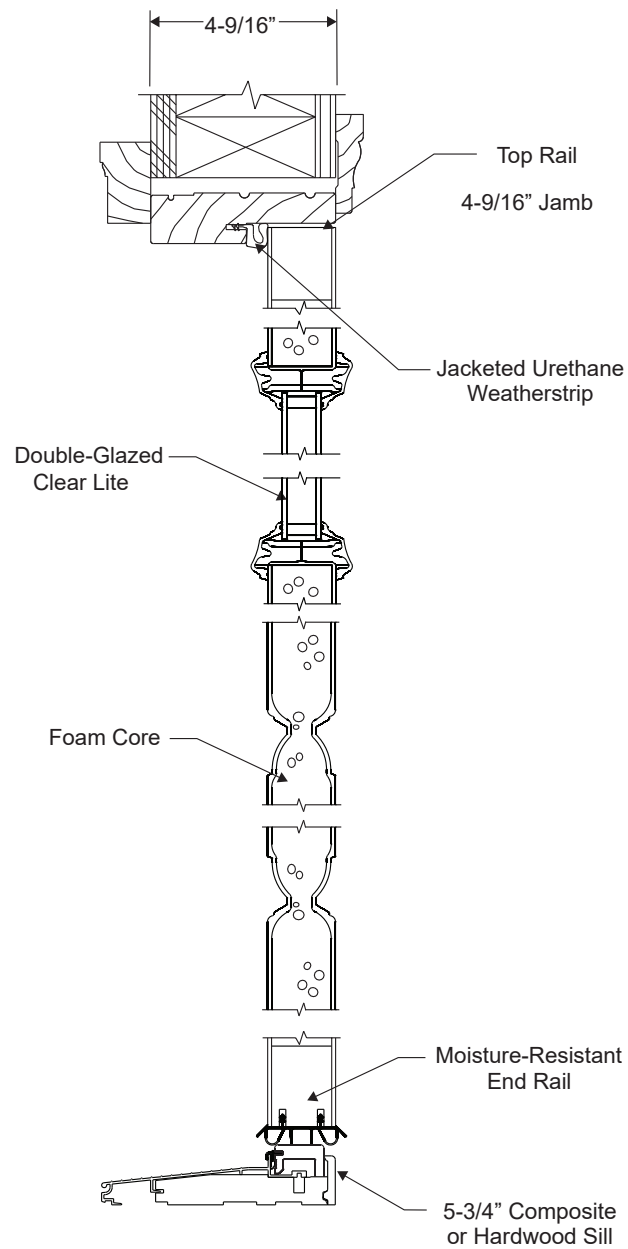
406-408 S. 7th MASSING C SW



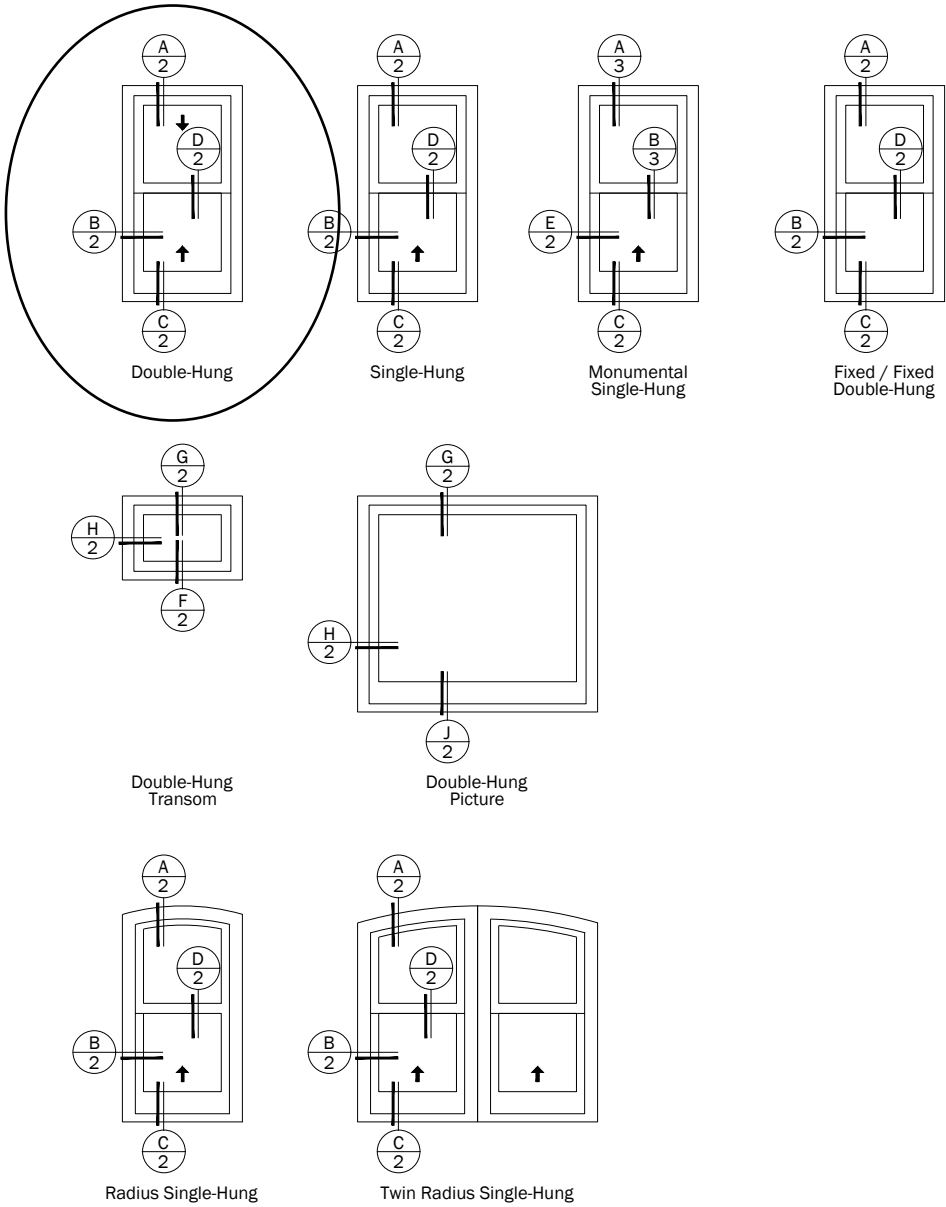
406-408 S. 7th MASSING @ STREET

6/8 Single Door Inswing





SECTION B-B



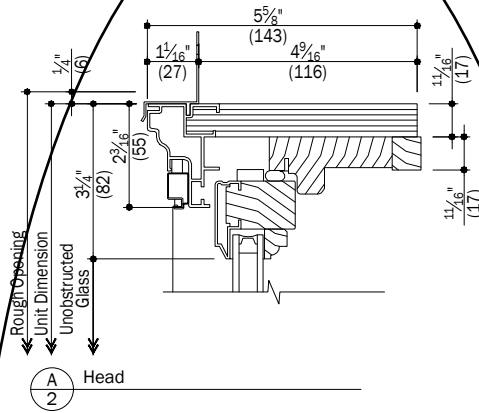
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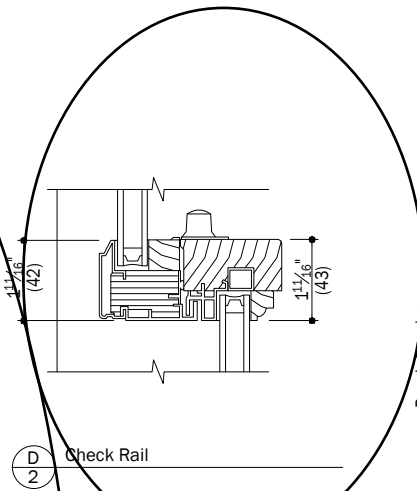
See Pages 4 Thru 11 for Options and Accessories

E-Series

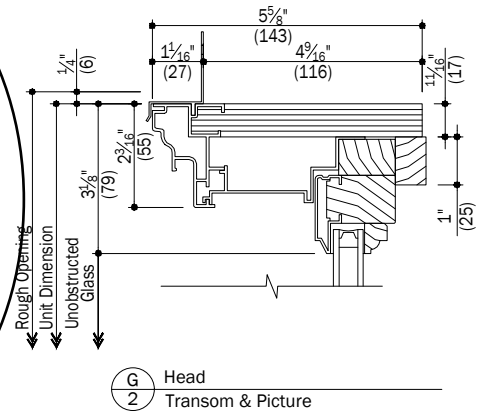
Double Hung & Single Hung Windows



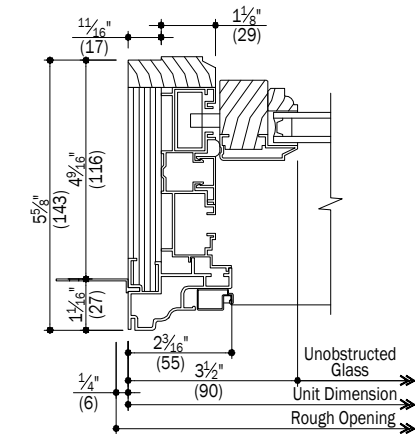
A
2 Head



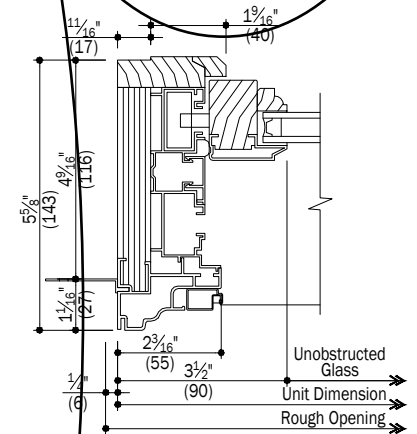
D
2 Check Rail



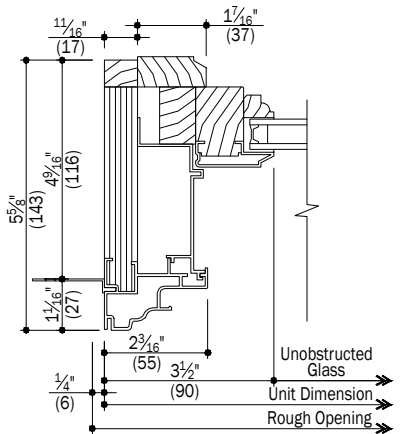
G
2 Head
Transom & Picture



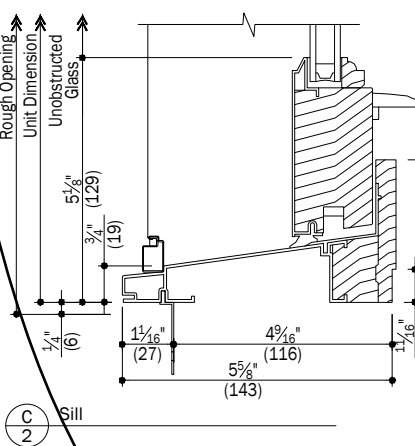
B
2 Jamb



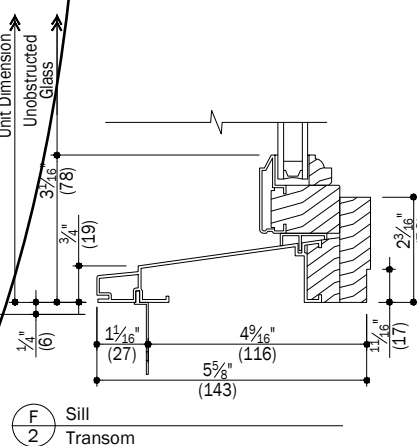
E
2 Jamb
Monumental Single Hung



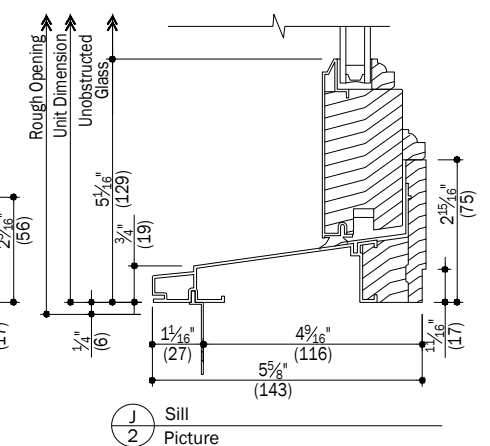
H
2 Jamb
Transom & Picture



C
2 Sill



F
2 Sill
Transom



J
2 Sill
Picture

Notes:

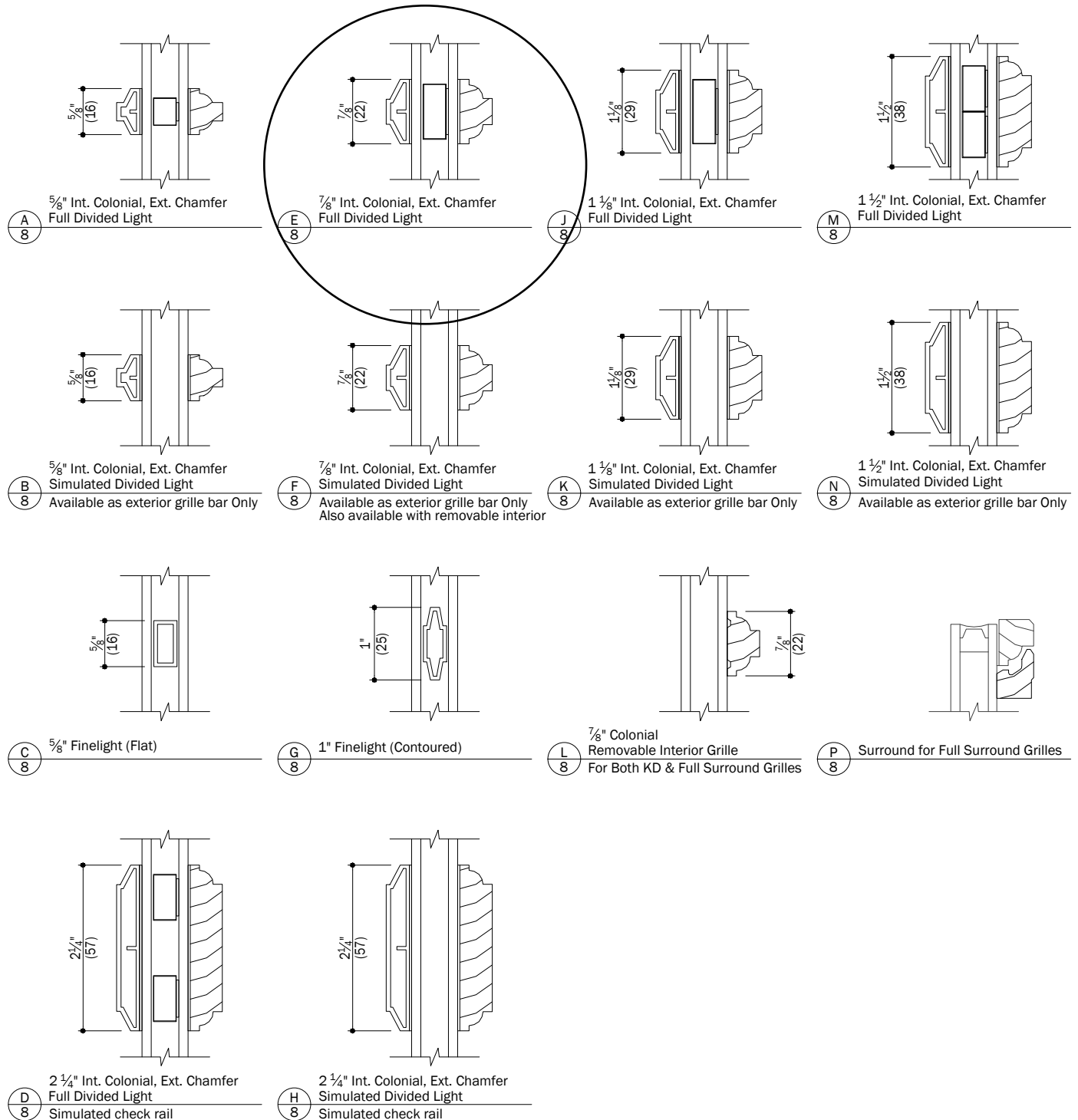
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Dimensions in parentheses are in millimeters.

See Pages 4 Thru 11 for Options and Accessories

Date: 02/06/18
Scale: 3" (76) = 1' (305)

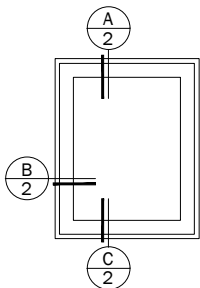
E-Series

Double Hung & Single Hung Windows

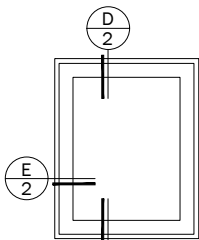


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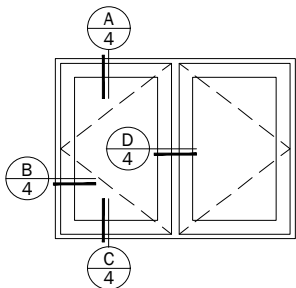
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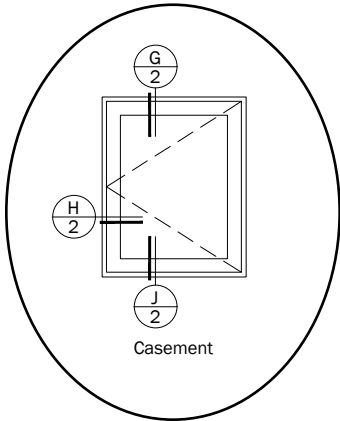
1 Piece
Fixed Casement



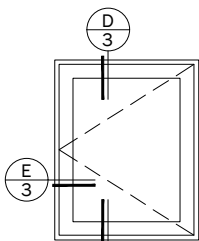
2 Piece
Fixed Casement



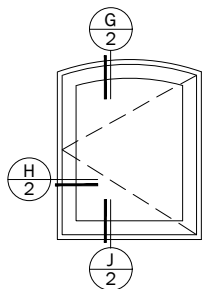
French Casement



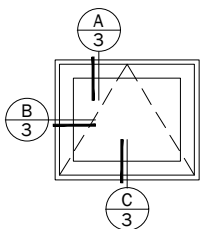
Casement



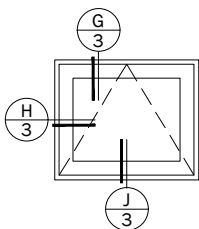
Push Out
Casement



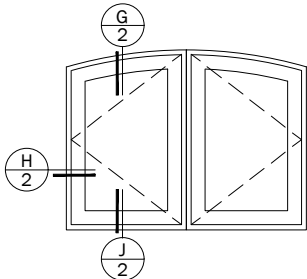
Radius Casement



Awning



Push Out
Awning



Twin Radius Casement

Notes:

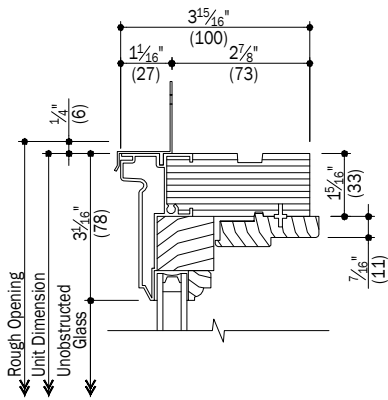
Details have been optimized for use in architectural software and do not match manufacturing specifications.
Dimensions in parentheses are in millimeters.

See Pages 5 Thru 15 for Options and Accessories

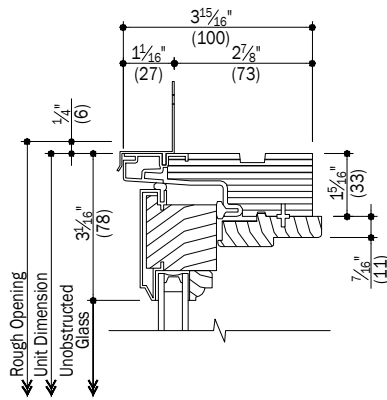
Date: 02/06/18
Scale: None

E-Series

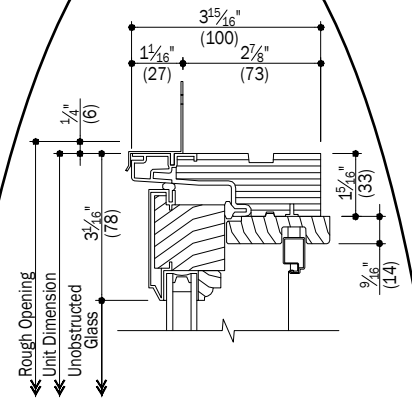
Casement & Awning Windows



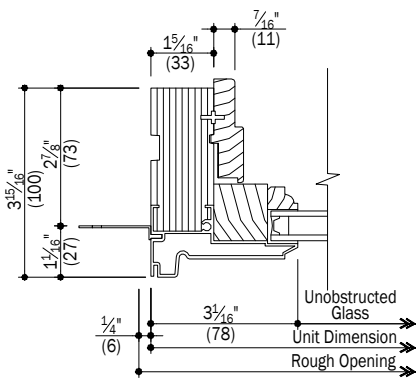
A Head
2 1 Piece Stationary



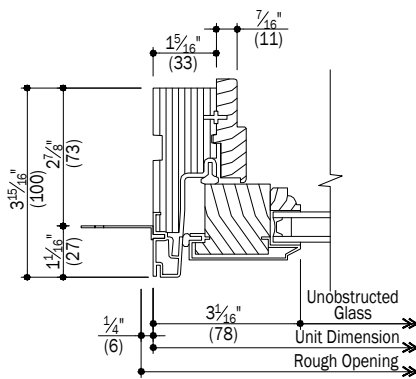
D Head
2 2 Piece Stationary



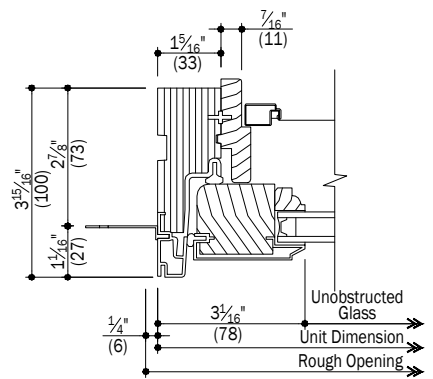
G Head
2 Casement



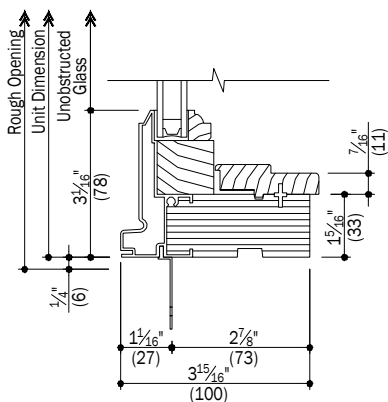
B Jamb
2 1 Piece Stationary



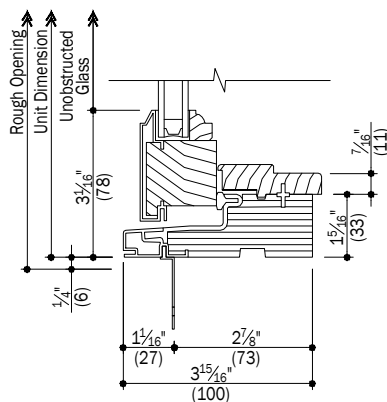
E Jamb
2 2 Piece Stationary



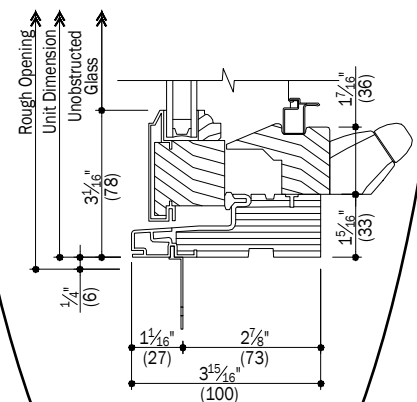
H Jamb
2 Casement



C Sill
2 1 Piece Stationary



F Sill
2 2 Piece Stationary



J Sill
2 Casement

Notes:

Details have been optimized for use in architectural software and do not match manufacturing specifications.
Dimensions in parentheses are in millimeters.

See Pages 5 Thru 15 for Options and Accessories

Date: 02/06/18
Scale: 3" (76) = 1' (305)