

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 428 S. Seventh Street, Application Number HDC 16-123

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** July 14, 2016

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

**REVIEW COMMITTEE DATE:** Monday, July 11, 2016

|                 | <b>OWNER</b>                           | <b>APPLICANT</b>                  |
|-----------------|--|-----------------------------------|
| <b>Name:</b>    | Ali Ramlawi                            | Michael K. Bruner                 |
| <b>Address:</b> | 428 S. Seventh Street<br>Ann Arbor, MI | 539 First Street<br>Ann Arbor, MI |
| <b>Phone:</b>   | (734) 730-6062                         | (734) 223-3431                    |

**BACKGROUND:** This 1½ story Greek revival is listed in the 1892 City Directory as 46 S Seventh, the Schmidt home, and the 1894 City Directory as the home of John Weber, tinner at Grossman & Schlenker. It is probably significantly older. The one-story wing on the north side appears on the 1931 Sanborn map. The one-story wing on the front appears on 1994 aerial photos, but not in 1947.

In 2007 the HDC issued a Certificate of Appropriateness for a new rear deck and fence.

**LOCATION:** The site is located on the west side of South Seventh Street, south of Liberty and north of W. Jefferson.

**APPLICATION:** The applicant seeks HDC approval to remove two non-original windows on the rear elevation and replace them with a sliding glass door, and to move the front door from the south side of the modern front addition to the north side and add a canopy and deck.

#### **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.
- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterizes a property will be preserved.
- (9) New additions, exterior alterations, or related new construction will not destroy historic

materials, features, and spatial relationships that characterize a property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

### **From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings:**

#### **Entrances and Porches**

*Recommended:* Designing and installing additional entrances or porches on secondary elevations 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:* Introducing a new entrance or porch that is incompatible in size, scale, material, and color.

#### **Doors**

*Not Recommended:* Cutting new entrances on a primary elevation.

#### **Windows**

*Recommended:* Designing and installing additional windows on rear or other non-character defining elevations if required by new use.

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

### **From the Ann Arbor Historic District Guidelines:**

#### **Windows**

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

### **STAFF FINDINGS:**

1. The owner is requesting the proposed modifications to windows and doors to provide a more convenient and direct route to both the existing driveway and existing deck. A door will be removed from the south (side) elevation and replaced with a window, and a window on the north (side) elevation will be removed and replaced with the door removed along the south elevation. A new small wood canopy that matches one on the back door would be added, along with a deck in the corner formed by the historic house and front addition. On the rear elevation, a pair of non-original windows is proposed to be replaced with a 5-foot wide by 6-foot, 8-inch tall sliding glass door. This would lead onto the existing deck.
2. Staff feels that the reconfiguration of the front door is desirable because it will result in better integration of the modern front addition with the historic house, and none of the

work will touch historic materials. On the rear elevation, no significant historic materials will be lost, the slider would replace non-original windows and the opening would not get any wider, and the work will not be visible from the street. Therefore, staff believes the proposal meets the *Secretary of the Interior's Standards and Guidelines*, and the *Ann Arbor Historic District Design Guidelines* and recommends approval.

**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 approve the application at 428 S. Seventh, a contributing property in the Old West Side Historic District, to: remove two non-original windows on the rear elevation and replace them with a sliding glass door; and to move the front door from the south side of the modern front addition to the north side and add a canopy and deck, 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, and 9, and the guidelines for entrances, doors, and windows, and the *Ann Arbor Historic Guidelines* for windows.

**MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 428 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, manufacturer's information, photos



428 S Seventh  
(2008 Survey Photo)



**City of Ann Arbor**  
**PLANNING & DEVELOPMENT SERVICES — PLANNING**  
**SERVICES**

301 E. Huron Street P.O. Box 8647 Ann Arbor, Michigan 48107-8647  
 p. 734.794.6265 f. 734.994.8312 planning@a2gov.org

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

|   |  |
|---|--|
| <b>Section 1: Property Being Reviewed and Ownership Information</b>   |  |
| Address of Property:  | <u>428 S. SEVENTH ST.</u>  |
| Historic District:  | <u>OLD WEST SIDE</u>   |
| Name of Property Owner (If different than the applicant):   | <u>ALI RAMLAWI</u>   |
| Address of Property Owner:  | <u>428 S. SEVENTH ST.</u>  |
| Daytime Phone and E-mail of Property Owner:   | <u>734.730.6062</u>  |
| Signature of Property Owner:  | <u>Ali Ramlawi</u> Date: <u>6/24/2016</u>  |
| <b>Section 2: Applicant Information</b>   |  |
| Name of Applicant:  | <u>MICHAEL K. BRUNER</u>   |
| Address of Applicant:   | <u>539 S. FIRST.</u>   |
| Daytime Phone: ( <u>734</u> ) <u>223-3431</u> Fax: ( <u>    </u> )  |  |
| E-mail:   | <u>MKbruner@comcast.net</u>  |
| Applicant's Relationship to Property:   | <u>    </u> owner <input checked="" type="checkbox"/> architect <u>    </u> contractor <u>    </u> other |
| Signature of applicant:   | <u>Michael Bruner</u> Date: <u>6/24/2016</u>   |
| <b>Section 3: Building Use (check all that apply)</b>   |  |
| <input checked="" type="checkbox"/> Residential <u>    </u> Single Family <u>    </u> Multiple Family <u>    </u> Rental<br><u>    </u> Commercial <u>    </u> Institutional  |  |
| <b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b><br>(This item <b>MUST BE INITIALED</b> for your application to be <b>PROCESSED</b> )   |  |
| Public Act 169, Michigan's Local Historic Districts Act, was amended April 2004 to include the following language: " the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed completion date, a a fire alarm or smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531." |  |
| Please initial here: <u>MKB</u>   |  |

**Section 5: Description of Proposed Changes (attach additional sheets as necessary)**

1. Provide a brief summary of proposed changes. REMOVE 2 (TWO) NON-ORIGINAL WINDOWS AND REPLACE W/ 5'-0" SLIDING GLASS DOOR

RELOCATE EXISTING DOOR AT SOUTH ELEVATION TO NORTH ELEVATION (PORCH ALSO) TO DRIVEWAY

2. Provide a description of existing conditions. EXISTING FRONT ENTRY IS ON SIDE OF HOUSE (SOUTH) OPPOSITE FROM THE DRIVEWAY, EXISTING DECK AT REAR IS ACCESSIBLE FROM INTERIOR BY AN INCONVENIENT, INDIRECT ROUTE

3. What are the reasons for the proposed changes? CONVENIENCE FOR ACCESSING REAR DECK FROM INTERIOR (FOR SLIDING GLASS DOOR) AND FOR ACCESSING HOME FROM DRIVEWAY ON NORTH SIDE OF HOUSE

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here. SEE ATTACHED EXHIBIT A - PHOTO SHEET

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

**STAFF USE ONLY**

Date Submitted: 6/24-16 Application to \_\_\_\_\_ Staff or  HDC  
Project No.: HDC 16-123 Fee Paid: 100<sup>00</sup> - c/c.  
Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: 7/14-16  
Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial  
Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA  
Comments:

Michael Bruner, AIA  
Registered Architect

428 S. Seventh St.  
16101  
Photos Exhibit A



West Elevation - Windows and Deck



South Elevation – Existing Entry Door

Michael Bruner, AIA  
Registered Architect



South Elevation – Existing Entry Door



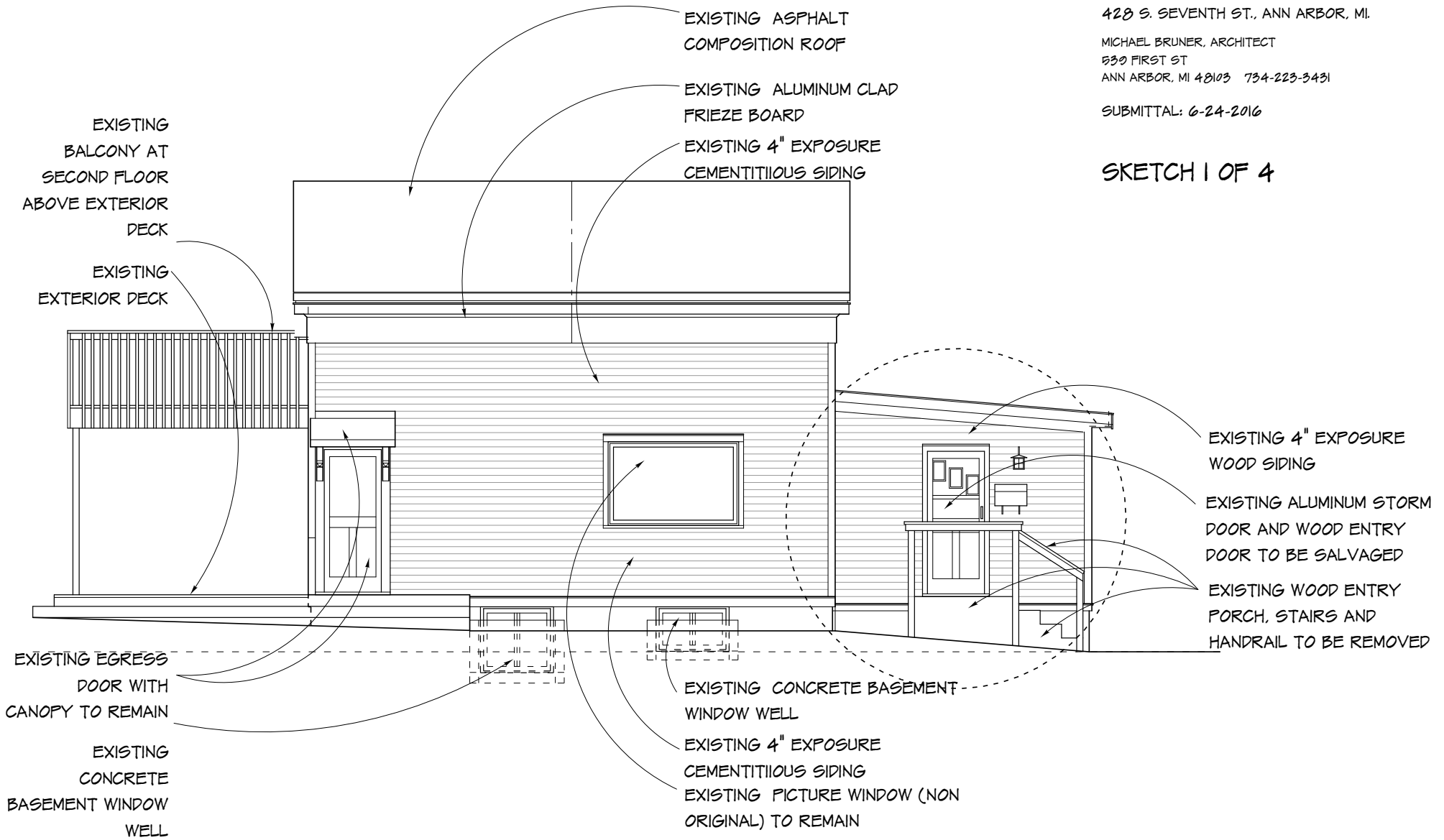
North Elevation – Location for Proposed Entry Door

HISTORIC DISTRICT COMMISSION  
 SUBMITTAL FOR ADDITION TO:  
**ADDITION TO PRIVATE RESIDENCE**  
 IMPROVED FRONT ENTRY TO  
 RESIDENCE AND ACCESS TO REAR DECK  
 428 S. SEVENTH ST., ANN ARBOR, MI.

MICHAEL BRUNER, ARCHITECT  
 930 FIRST ST  
 ANN ARBOR, MI 48103 734-223-3431

SUBMITTAL: 6-24-2016

**SKETCH 1 OF 4**



**SOUTH ELEVATION (EXISTING)**

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





HISTORIC DISTRICT COMMISSION  
 SUBMITTAL FOR ADDITION TO:  
**ADDITION TO PRIVATE RESIDENCE**  
 IMPROVED FRONT ENTRY TO  
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 428 S. SEVENTH ST., ANN ARBOR, MI.  
 MICHAEL BRUNER, ARCHITECT  
 830 FIRST ST  
 ANN ARBOR, MI 48103 734-223-3431  
 SUBMITTAL: 6-24-2016

**SKETCH 2 OF 4**



EAST ELEVATION (EXISTING)

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

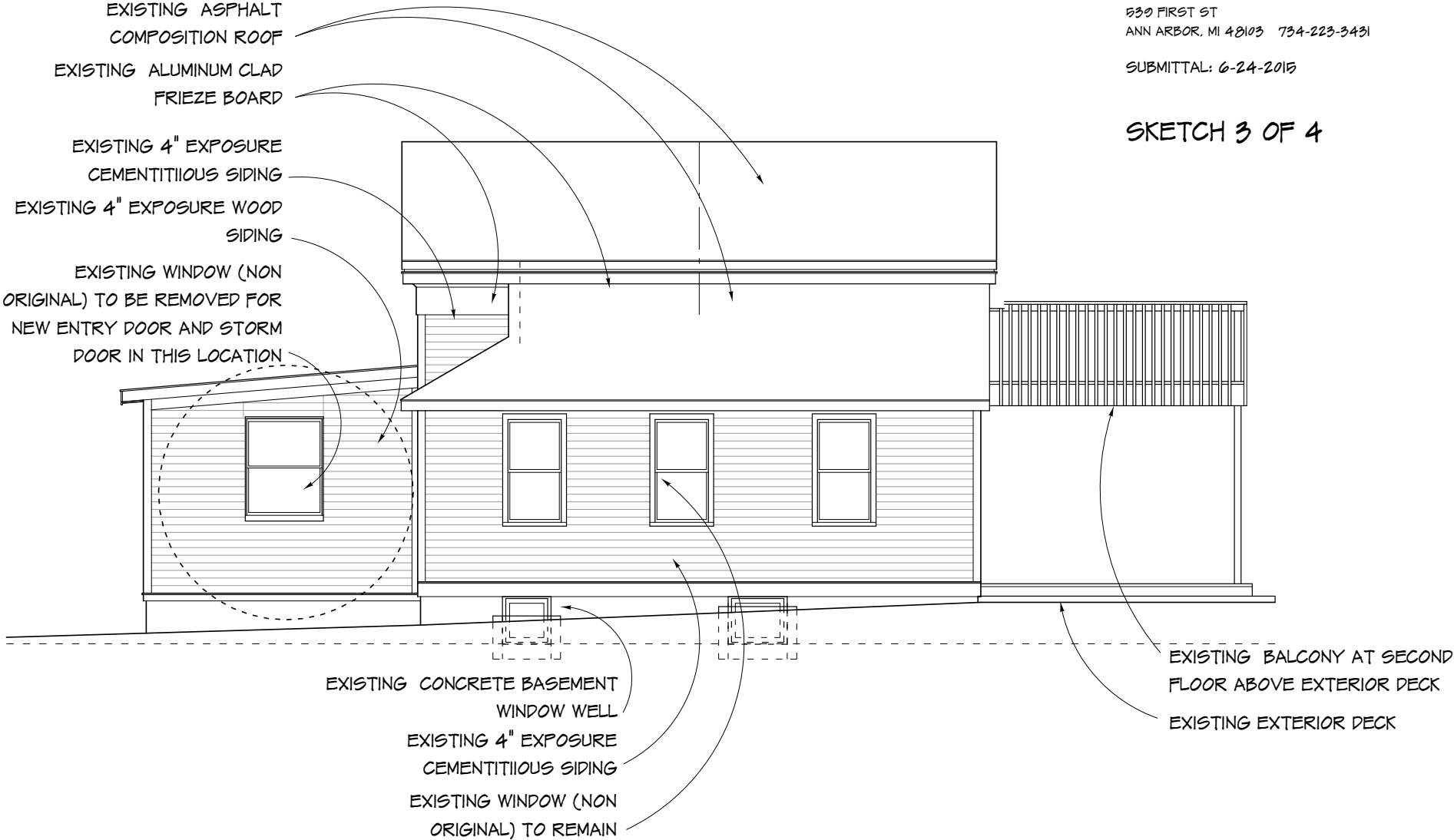


HISTORIC DISTRICT COMMISSION  
SUBMITTAL FOR ADDITION TO:  
**ADDITION TO PRIVATE RESIDENCE**  
IMPROVED FRONT ENTRY TO  
RESIDENCE AND ACCESS TO REAR DECK  
428 S. SEVENTH ST., ANN ARBOR, MI.

MICHAEL BRUNER, ARCHITECT  
530 FIRST ST  
ANN ARBOR, MI 48103 734-223-3431

SUBMITTAL: 6-24-2015

**SKETCH 3 OF 4**



**NORTH ELEVATION (EXISTING)**

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



HISTORIC DISTRICT COMMISSION  
 SUBMITTAL FOR ADDITION TO:  
**ADDITION TO PRIVATE RESIDENCE**  
 IMPROVED FRONT ENTRY TO  
 RESIDENCE AND ACCESS TO REAR DECK  
 428 S. SEVENTH ST., ANN ARBOR, MI.  
 MICHAEL BRUNER, ARCHITECT  
 830 FIRST ST  
 ANN ARBOR, MI 48103 734-223-3431  
 SUBMITTAL: 6-24-2016

**SKETCH 4 OF 4**



**WEST ELEVATION (EXISTING)**

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



HISTORIC DISTRICT COMMISSION  
SUBMITTAL FOR ADDITION TO:

**IMPROVEMENTS TO PRIVATE RESIDENCE**

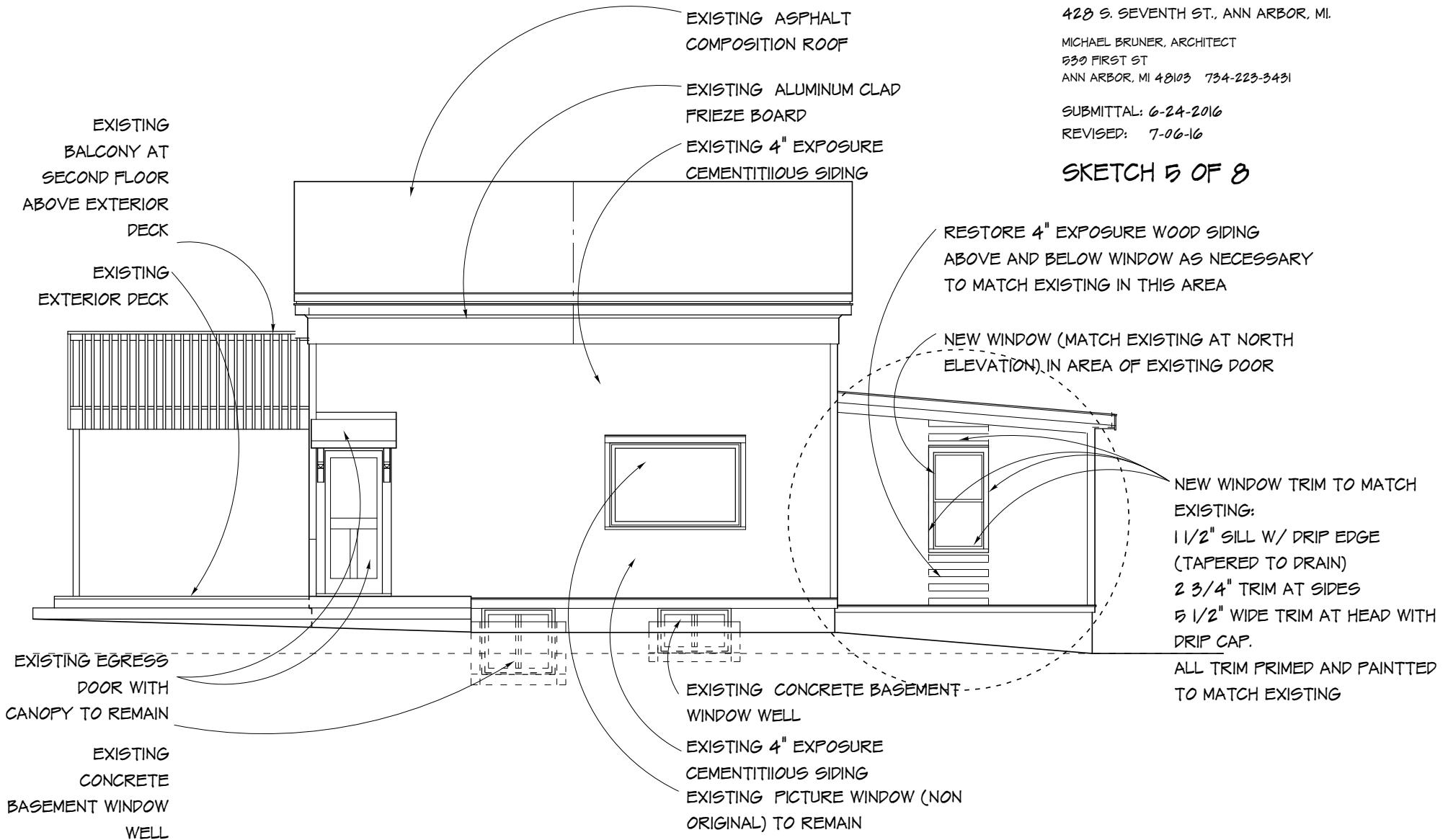
IMPROVED FRONT ENTRY TO  
RESIDENCE AND ACCESS TO REAR DECK  
428 S. SEVENTH ST., ANN ARBOR, MI.

MICHAEL BRUNER, ARCHITECT  
630 FIRST ST  
ANN ARBOR, MI 48103 734-223-3431

SUBMITTAL: 6-24-2016

REVISED: 7-06-16

**SKETCH 5 OF 8**



**SOUTH ELEVATION (PROPOSED)**

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



HISTORIC DISTRICT COMMISSION  
SUBMITTAL FOR ADDITION TO:

**IMPROVEMENTS TO PRIVATE RESIDENCE**

IMPROVED FRONT ENTRY TO  
RESIDENCE AND ACCESS TO REAR DECK  
428 S. SEVENTH ST., ANN ARBOR, MI.

MICHAEL BRUNER, ARCHITECT  
539 FIRST ST  
ANN ARBOR, MI 48103 734-223-3431

SUBMITTAL: 6-24-2016

REVISED: 7-06-16

**SKETCH 6 OF 8**



EAST ELEVATION (PROPOSED)

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



HISTORIC DISTRICT COMMISSION  
SUBMITTAL FOR ADDITION TO:

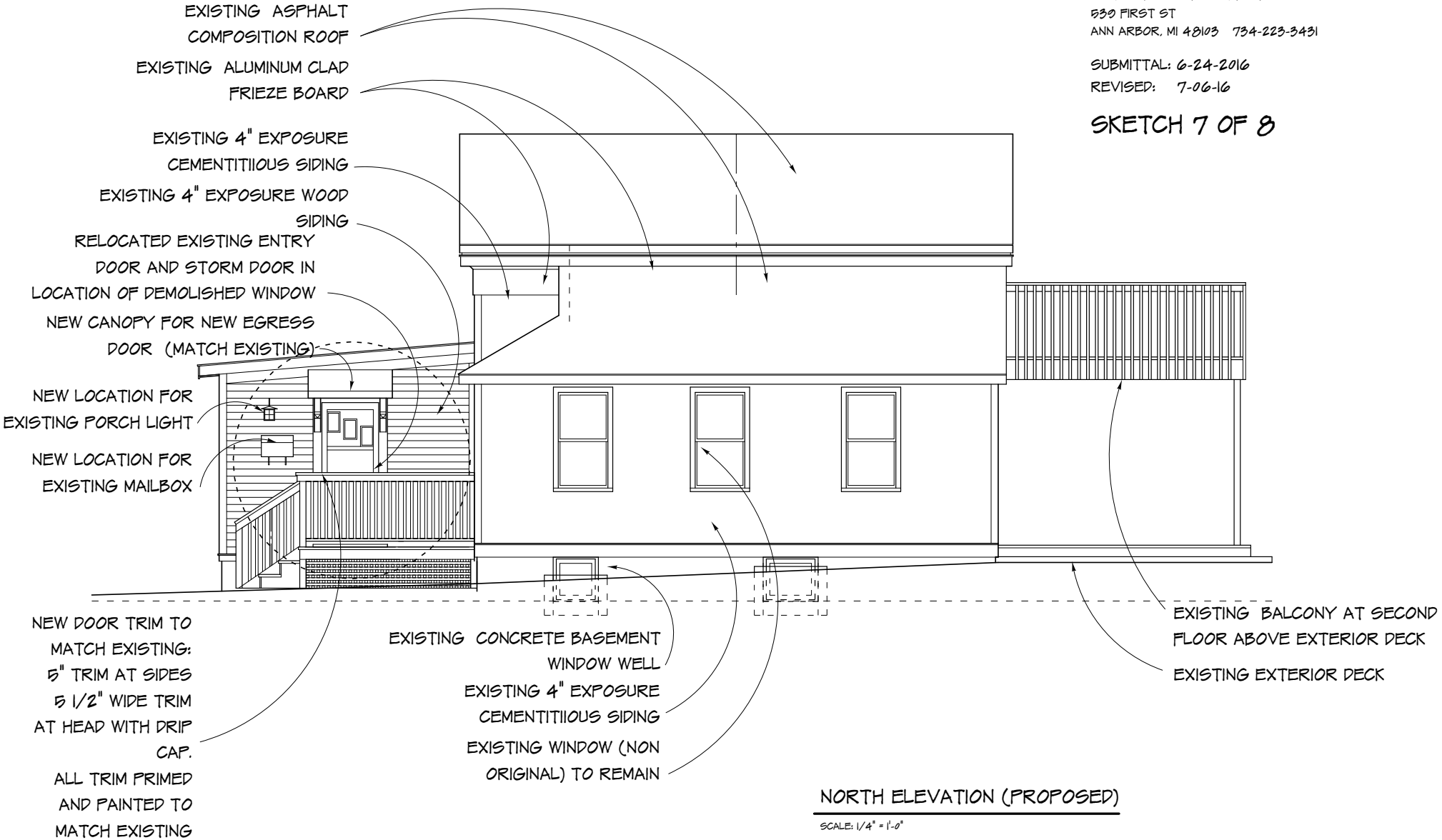
**IMPROVEMENTS TO PRIVATE RESIDENCE**

IMPROVED FRONT ENTRY TO  
RESIDENCE AND ACCESS TO REAR DECK  
428 S. SEVENTH ST., ANN ARBOR, MI.

MICHAEL BRUNER, ARCHITECT  
530 FIRST ST  
ANN ARBOR, MI 48103 734-223-3431

SUBMITTAL: 6-24-2016  
REVISED: 7-06-16

**SKETCH 7 OF 8**



**NORTH ELEVATION (PROPOSED)**

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



HISTORIC DISTRICT COMMISSION  
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**IMPROVEMENTS TO PRIVATE RESIDENCE**

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SUBMITTAL: 6-24-2016

REVISED: 7-06-16

**SKETCH 8 OF 8**



**WEST ELEVATION (PROPOSED)**

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

