

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 523 S. Seventh Street, Application Number HDC18-084

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** July 14, 2018

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

**REVIEW COMMITTEE DATE:** Monday, June 11, 2018

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Seth & Margaret Peterson	Same
<b>Address:</b>	523 S. Seventh Street Ann Arbor, MI 48103	
<b>Phone:</b>	(734) 678-1780	

**BACKGROUND:** This charming 1 ¾ story, Italianate gable-fronter features wide board trim in the eaves and gables, a cut stone foundation, and a front porch with turned posts. It first appears in City Directories in 1897 as #63, the home of Charles Klais, a bartender at John Goetz Jr. Grocer and Saloon. Other Klaises lived next door at #61.

This very narrow lot (approximately 27' x 140') was the result of a standard 66' wide lot with two houses that was later divided between the two.

**LOCATION:** The site is located on the east side of South Seventh Street, south of West Jefferson and north of West Madison.

**APPLICATION:** The applicant seeks HDC approval to reconstruct the southeast corner of the house by removing a casement window and increasing the roof slope. Two new skylights and two sun tunnels are also proposed.

#### 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 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):**

**Additions**

*Recommended:* 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.

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

Designing new additions in a manner that makes clear what is historic and what is new.

*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.

**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.

Retaining the historic relationship between buildings and the landscape.

*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):**

**Guidelines for All Additions**

*Appropriate:* Placing a new addition on a non-character-defining or inconspicuous elevation and limiting the size and scale in relationship to the historic property.

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

Designing a new addition in a manner that makes clear what is historic and what is new.

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's footprint

should exceed neither half of the original building's footprint nor half of the original building's total floor area.

*Not Appropriate:* Designing an addition that overpowers or dramatically alters the original building through size or height.

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

## STAFF FINDINGS:

1. The house has a one-story side wing on the north, and a one-story kitchen wing on the rear. At some point after 1947 (per aerial photo) the southeast corner of the building was infilled; this portion has a modern casement window on the south and vertical siding on the east.
2. Rebuilding this corner by changing the roofline will result in a more usable interior space. This is a minor change to the structure that will not compromise historic features or materials. Both the crawlspace foundation and cladding of this corner have been previously replaced. No walls are proposed to be moved, and the new roofline will still allow the rear kitchen wing to be identified as earlier construction.
3. Wood lap cladding to match the rest of the house is appropriate. The skylights are invisible from the street and will be operable to provide ventilation. The light tubes will only be visible from a few spots in the neighbor's backyard.
4. The roofline change is simple and compatible with the house. The work will result in a cleaner appearance for this small addition.
5. Staff feels the work is compatible with the rest of the building and the surrounding neighborhood, and finds that it meets the *Secretary of the Interior's Standards and Guidelines for Rehabilitation* as well as the *Ann Arbor Historic District Design Guidelines*.

## MOTION

I move that the Commission issue a certificate of appropriateness for the application at 523 S Seventh Street, a contributing property in the Old West Side Historic District, to reconstruct the southeast corner of the house by removing a casement window and increasing the roof slope; and adding two new skylights and two sun tunnels, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets the *City of Ann Arbor Historic District Design Guidelines* for additions, 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 additions and building site.

## MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 523 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

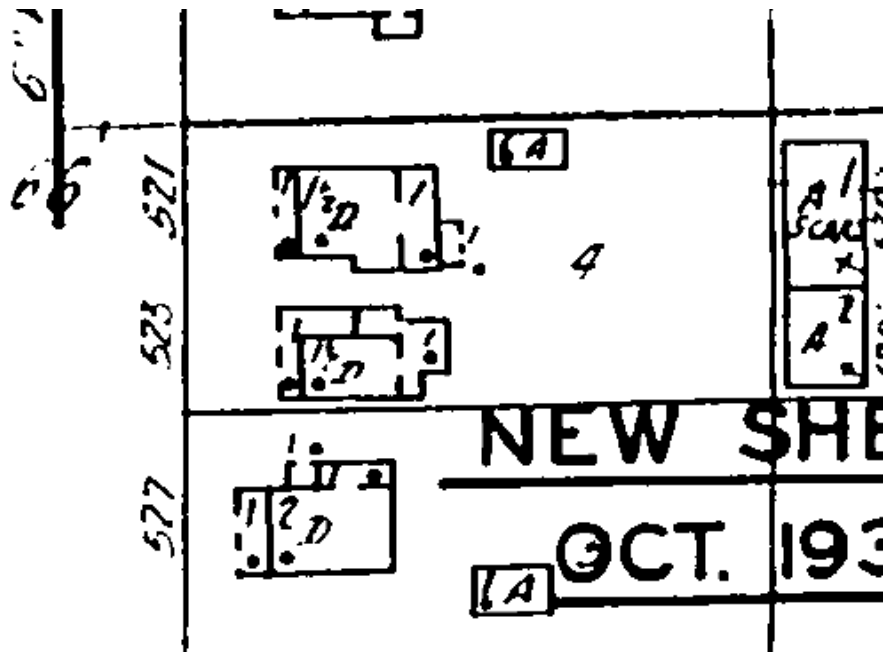
523 S. Seventh Street (July 2016 Google Street View)



523 S. Seventh Street (Staff Photo, 2008 Survey)



1939 Sanborn Fire Insurance Map, 523 S Seventh





# 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

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

Fax: 734.994.8460

**APPLICATION MUST BE FILLED OUT COMPLETELY**

OFFICE USE ONLY	
Permit Number	HDC# <u>18-034</u>
	BLDG#
DATE STAMP	
CITY OF ANN ARBOR RECEIVED MAY 07 2018	
PLANNING & DEVELOPMENT SERVICES	

### PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER <u>SETH &amp; MARGARET (PEG) PETERSON</u>		HISTORIC DISTRICT <u>OLD WEST SIDE</u>
PROPERTY ADDRESS <u>523 S. 7th ST.</u>		CITY <u>ANN ARBOR</u>
ZIPCODE <u>48103</u>	DAYTIME PHONE NUMBER <u>(734) 678-1780</u>	EMAIL ADDRESS <u>sethpmail@gmail.com</u>
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) <u>SAME</u>		CITY <u>ANN ARBOR</u>
		STATE, ZIP

### PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME <u>SETH PETERSON</u>	DATE <u>5/7/2018</u>
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### APPLICANT INFORMATION

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

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

SIGN HERE	PRINT NAME <u>X</u>	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).

RECONSTRUCTION OF SE CORNER OF HOUSE INCLUDING REMOVAL OF (1) CASEMENT WINDOW, INCREASE IN ROOF SLOPE WITH NEW EAVE/OVERHANG TO THE SOUTH. NEW ROOF INCLUDES (2) NEW VENTING SKYLIGHTS AND (2) NEW SUN TUNNELS. (SEE ATTACHED DOCUMENTS)

### DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

ORIGINAL ROOF WAS POORLY CONCEIVED/BUILT PIECEMEAL RESULTING IN LEAKS WHICH ~~WAS~~ HAVE LED TO ROTTING ROOF, WALL, AND FLOOR FRAMING. NEW DESIGN INTENDED TO PROVIDE LONGER LASTING ROOF WHILE ADDING NATURAL LIGHT TO LIVING SPACES.



# HISTORIC DISTRICT COMMISSION APPLICATION

## FEE CHART

DESCRIPTION	
<b>STAFF REVIEW FEES</b>	
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
<b>HISTORIC DISTRICT COMMISSION FEES</b>	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
<b>RESIDENTIAL – Single and 2-story Structure</b>	
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
<b>COMMERCIAL – includes multi-family (3 or more unit) structures</b>	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
<b>DEMOLITION and RELOCATION</b>	
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](mailto: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	

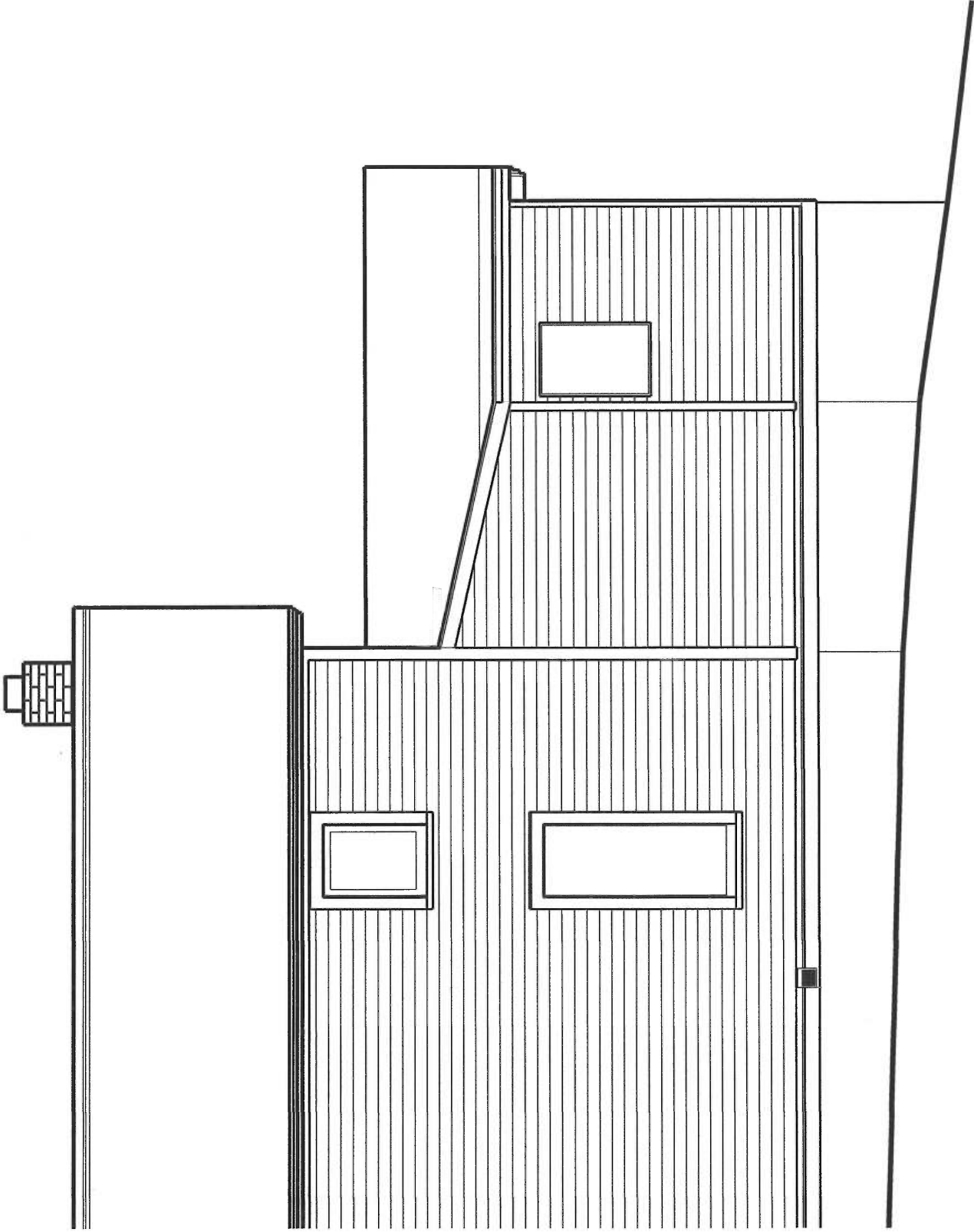


View from 7th St. (SW)



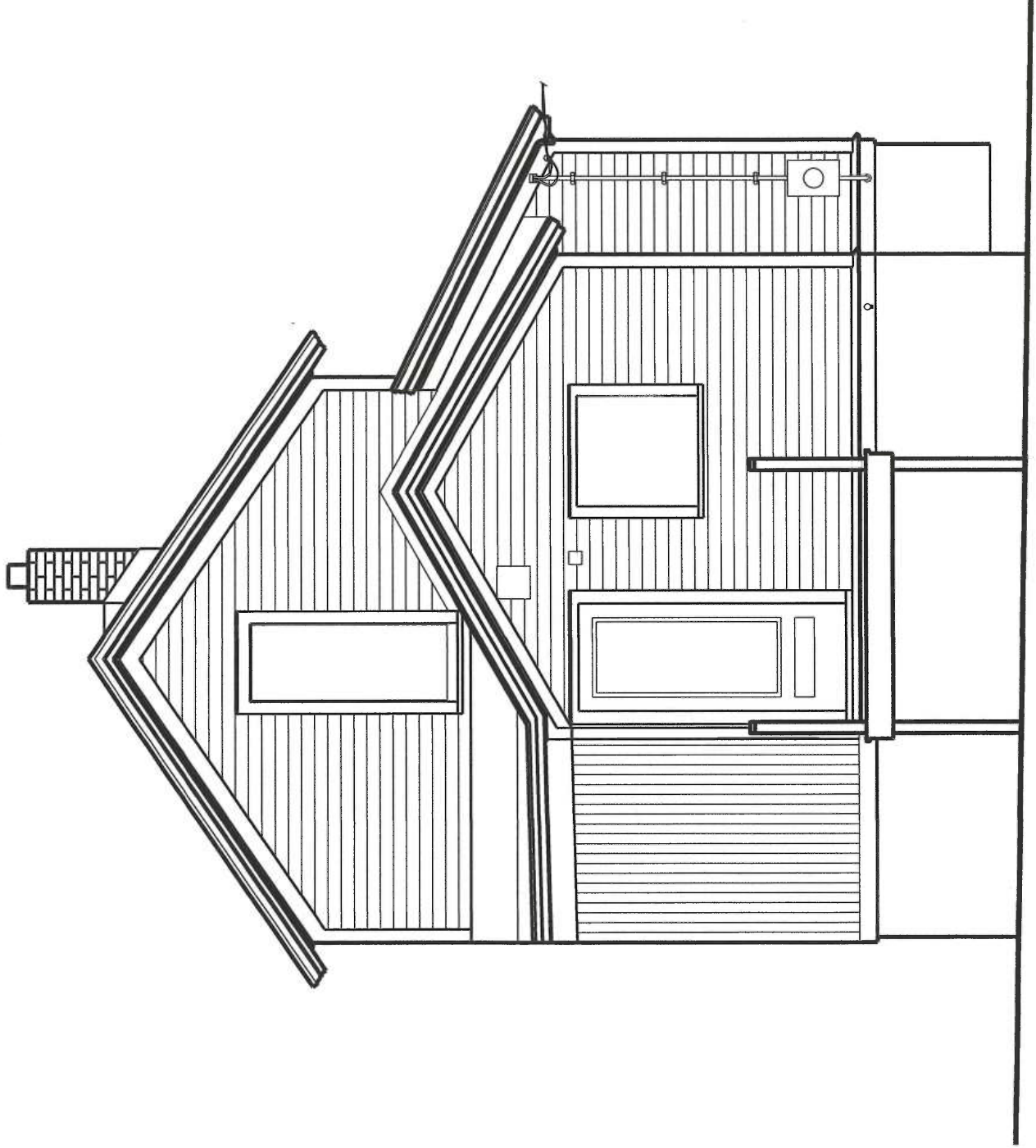
View from backyard (SE)



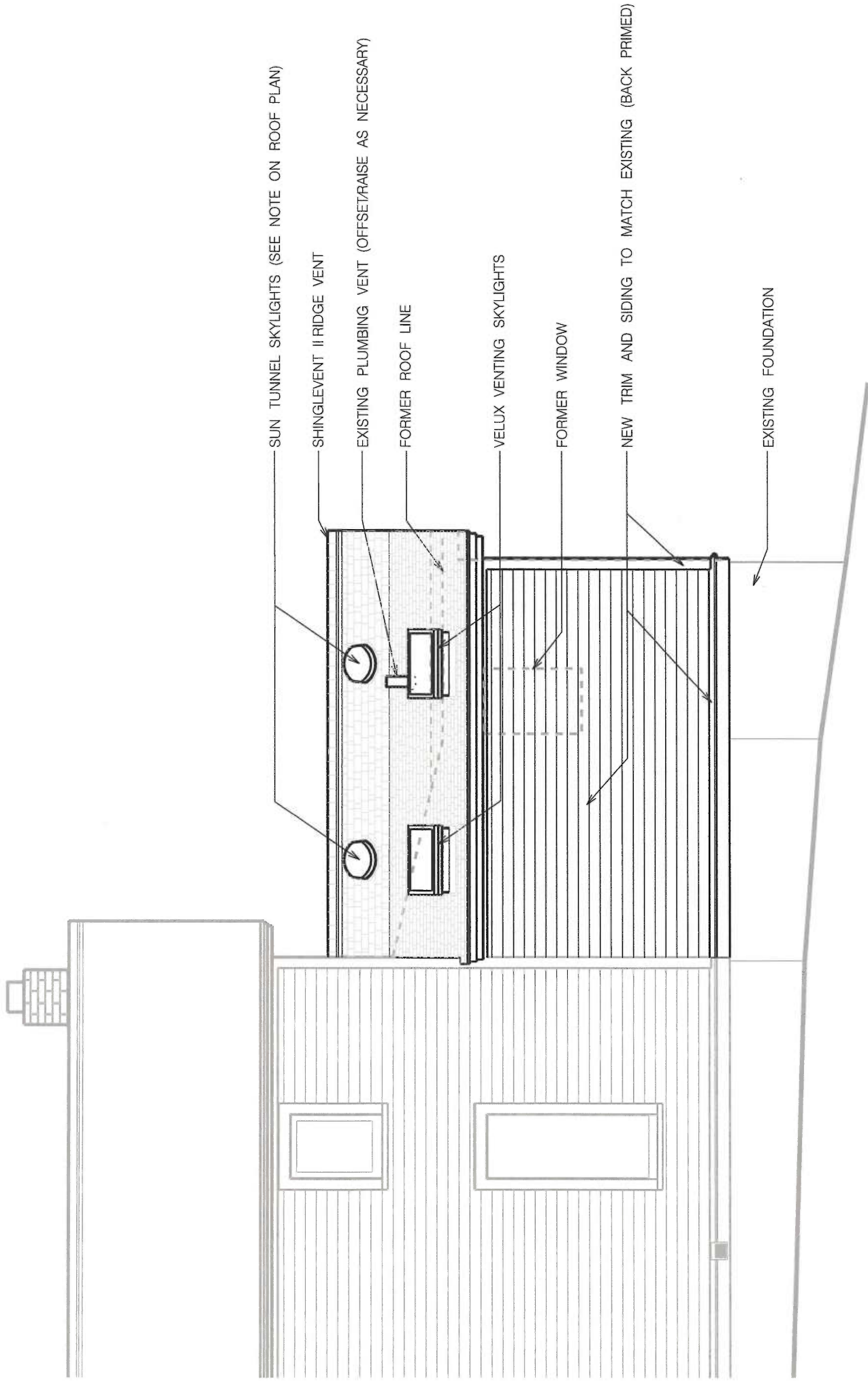


○ SOUTH ELEVATION EXISTING

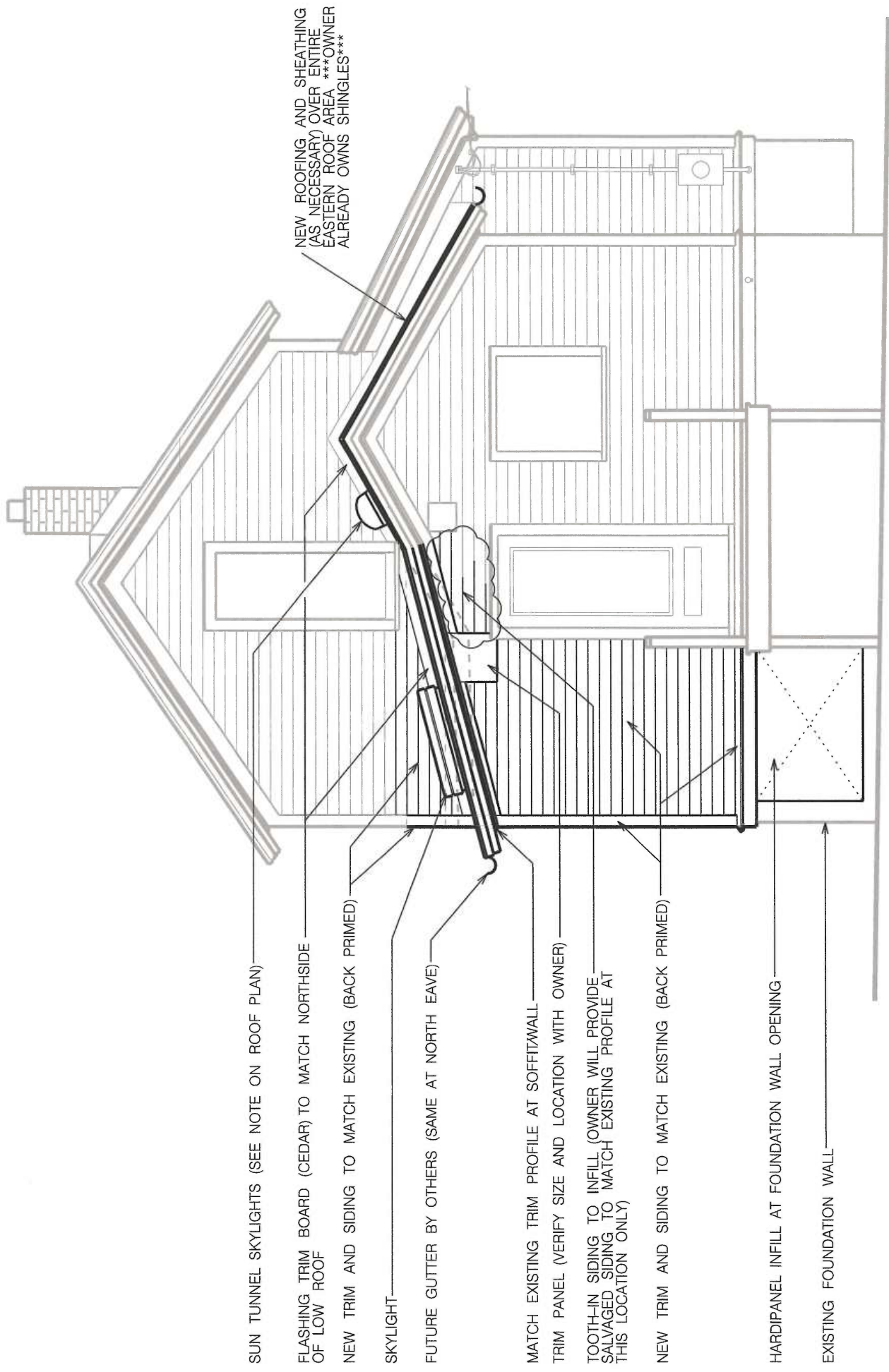
HDC APPLICATION: 5-7-2018



○ EAST ELEVATION EXISTING  
HDC APPLICATION: 5-7-2018



SOUTH ELEVATION PROPOSED  
 HDC APPLICATION: 5-7-2018



SUN TUNNEL SKYLIGHTS (SEE NOTE ON ROOF PLAN)

FLASHING TRIM BOARD (CEDAR) TO MATCH NORTHSIDE OF LOW ROOF

NEW TRIM AND SIDING TO MATCH EXISTING (BACK PRIMED)

SKYLIGHT

FUTURE GUTTER BY OTHERS (SAME AT NORTH EAVE)

MATCH EXISTING TRIM PROFILE AT SOFFIT/WALL

TRIM PANEL (VERIFY SIZE AND LOCATION WITH OWNER)

TOOTH-IN SIDING TO INFILL (OWNER WILL PROVIDE SALVAGED SIDING TO MATCH EXISTING PROFILE AT THIS LOCATION ONLY)

NEW TRIM AND SIDING TO MATCH EXISTING (BACK PRIMED)

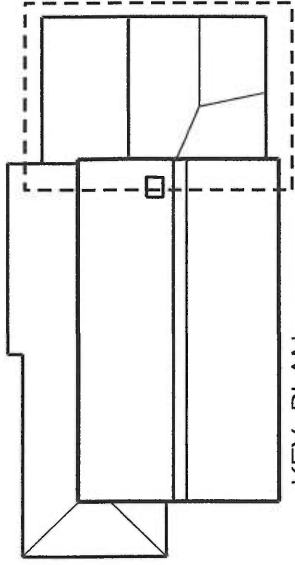
HARDIPANEL INFILL AT FOUNDATION WALL OPENING

EXISTING FOUNDATION WALL

NEW ROOFING AND SHEATHING (AS NECESSARY) OVER ENTIRE EASTERN ROOF AREA \*\*\*OWNER ALREADY OWNS SHINGLES\*\*\*

# EAST ELEVATION PROPOSED

HDC APPLICATION: 5-7-2018



KEY PLAN

FUTURE GUTTER BY OTHERS

INSTALL NEW ROOFING OVER ENTIRE EAST SECTION (RESHEATH EXISTING AS NEEDED)  
 \*\*\*OWNER ALREADY OWNS ASPHALT SHINGLES\*\*\*

SHINGLEVENT II RIDGE VENT

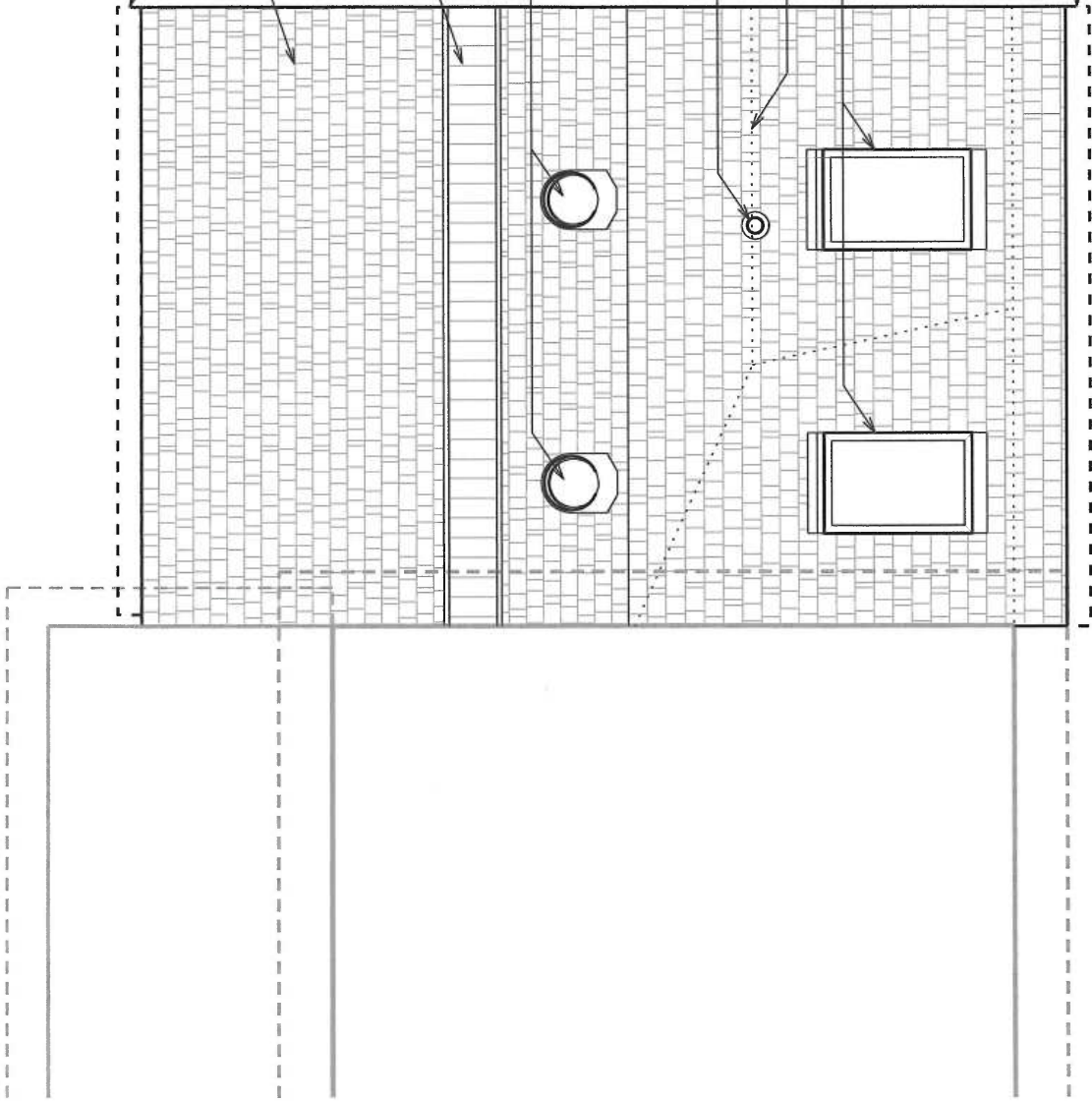
INSTALL EXTERIOR COMPONENT OF OWNER-PROVIDED VELUX TGR 10" SUN TUNNEL SKYLIGHTS AS POSSIBLE GIVEN FRAMING CONSTRAINTS(CONTRACTOR TO INSTALL ROOF PENETRATION EXTERIOR COMPONENT AND FLASHING ONLY, INTERIOR COMPONENT AND TUBE INSTALLED BY OWNER). COORDINATE EXACT LOCATION WITH OWNER.

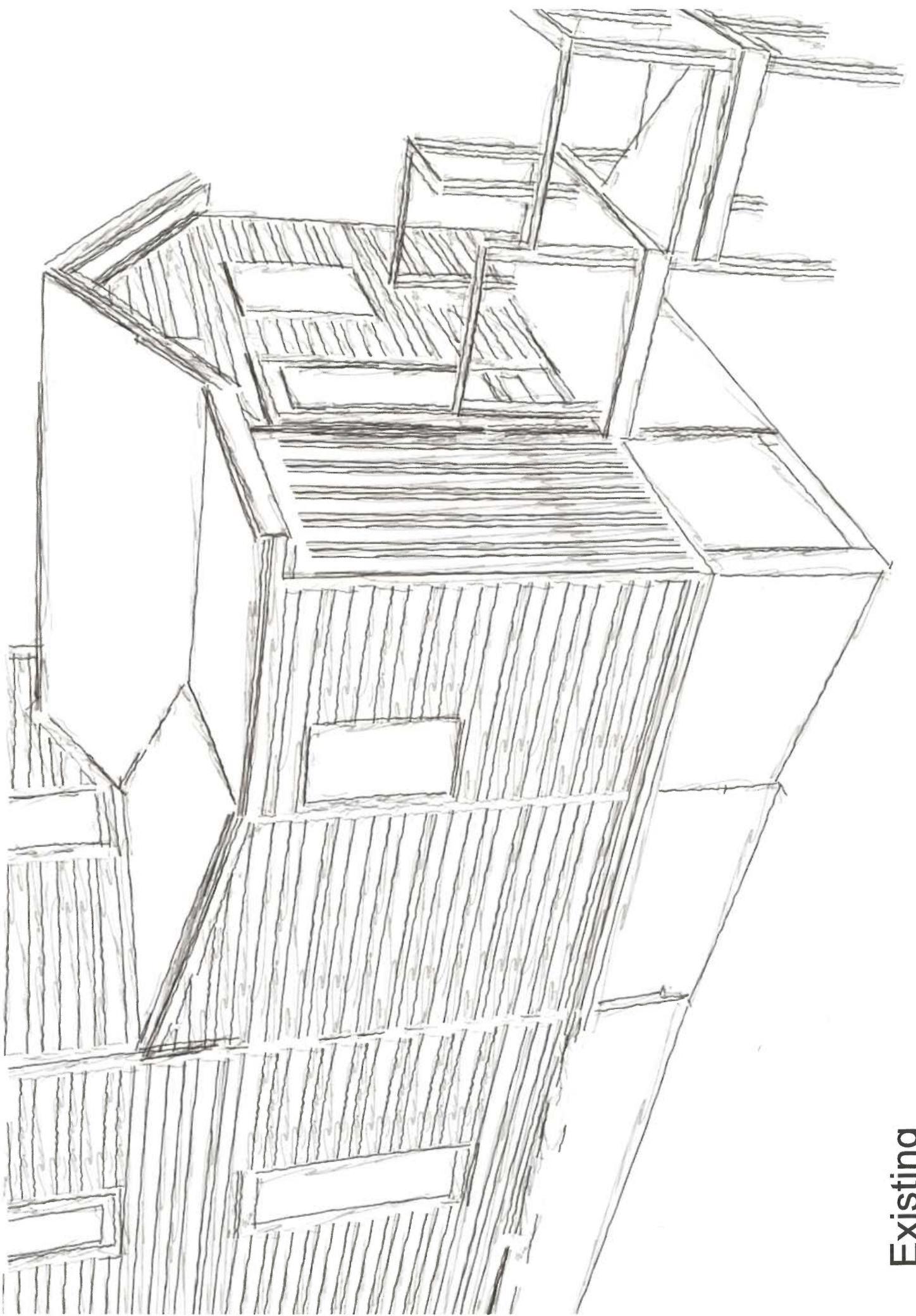
EXISTING PLUMBING VENT (OFFSET/RAISE AS NECESSARY)

EXISTING ROOF LINES (DEMOED)

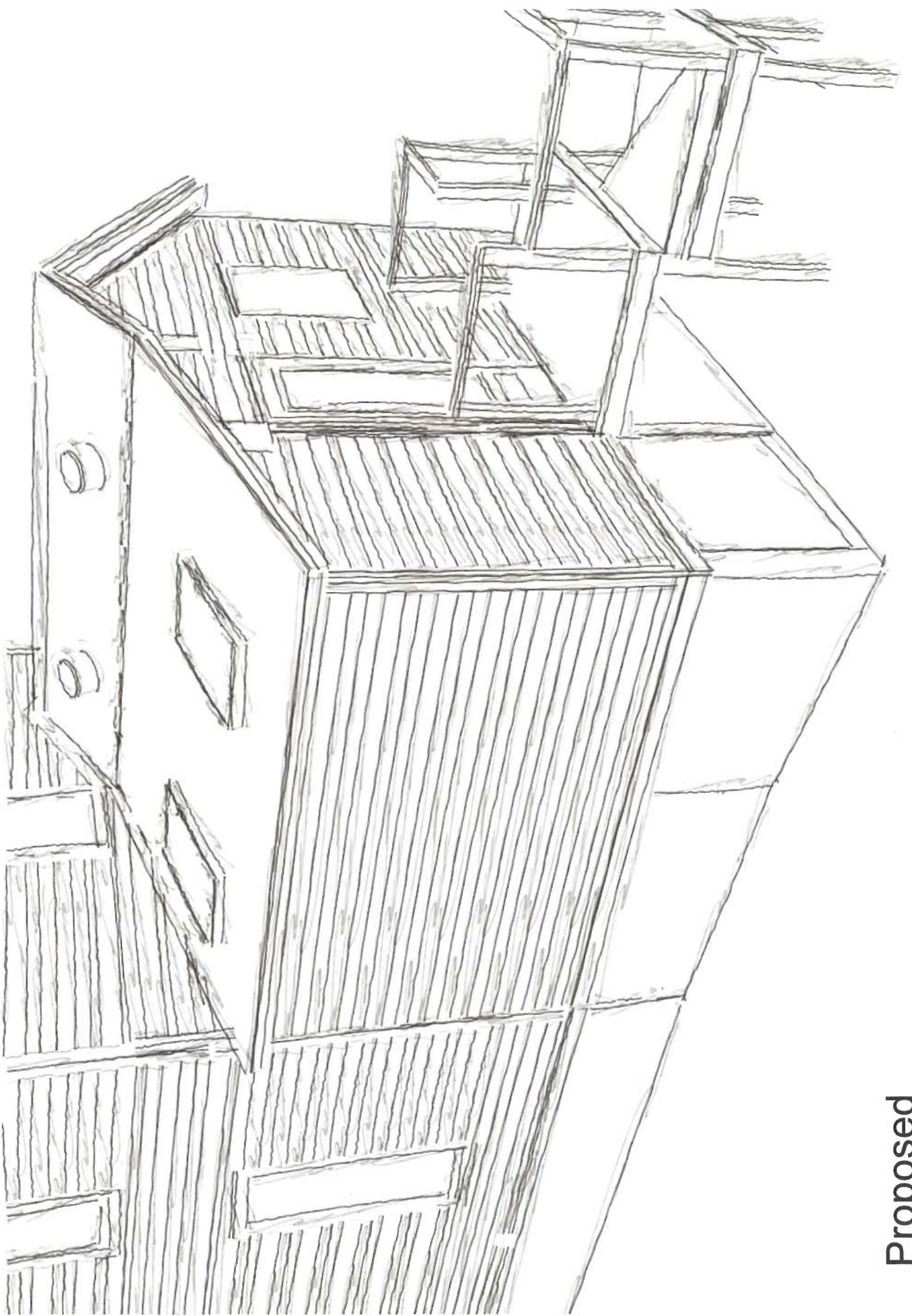
INSTALL VELUX VCM 2234 CURB MOUNTED VENTING SKYLIGHTS PER MANUFACTURERS INSTALLATION INSTRUCTIONS (EXCEPTING INTERIOR FINISHES). SEE BUILDING SECTIONS FOR LOCATIONS/ALIGNMENT.

FUTURE GUTTER BY OTHERS





Existing



Proposed