ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 540 South Seventh Street, Application Number HDC21-033

DISTRICT: Old West Side Historic District

REPORT DATE: March 11, 2021

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, March 8, 2021

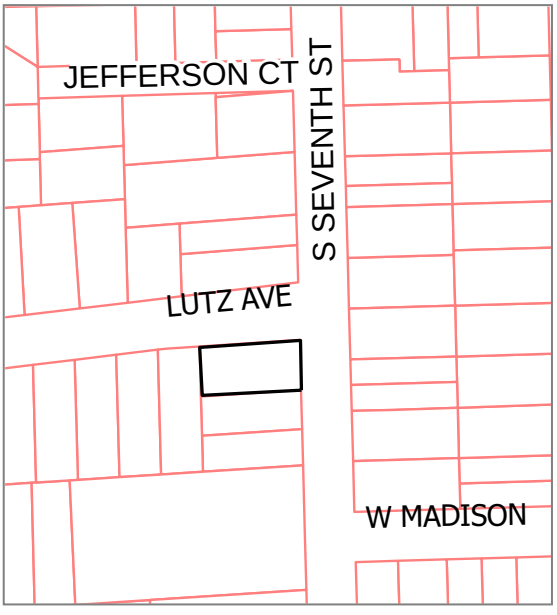
	OWNER	APPLICANT
Name:	Adam & Khanh Courtney	Same
Address:	540 S Seventh St Ann Arbor, MI 48104	
Phone:	(209) 612-9702	

BACKGROUND: This two-story gable-fronter features Queen Ann trim such as fishscale shingles in the front and porch gables and a full-width front porch with turned posts and decorative brackets. It was first occupied in 1902 by Samuel A. Stadel, a carpenter, and his wife Sophia, according to City Directories.

In 2001 the HDC issued a Certificate of Appropriateness for a single-story addition on the north rear side of the house, an open rear porch, and a carport. In 2010 the HDC issued a certificate of appropriatness to add a 10' wide gable dormer on the rear elevation of the addition; that work was never done and the approval expired in 2013.

LOCATION: The site is located on the southwest corner of South Seventh Street and Lutz Avenue.

APPLICATION: The applicant seeks HDC approval to do the following work on the 1 ½-story addition that runs perpendicular to the house at the rear: lift the roof approximately 2' and add a dormer to its rear elevation; modify or move several windows; install a slider on the rear elevation; and replace the lap siding and corner boards. In addition, add an egress window to the second-floor rear (west) elevation.



APPLICABLE REGULATIONS:

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

(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: 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.

Placing functions and services required for the new use in non-character-defining interior spaces rather than installing a new addition.

Not Recommended; 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.

Windows

Recommended: Designing and installing additional windows on rear or other-non character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Not Recommended: Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

STAFF FINDINGS:

1. The addition has a half-story attic above with access through an office. To capture this space as usable the owners seek to raise the roof on the modern addition 2' and add a dormer across its back to give them headroom for habitable space. From the exterior, this change would be most visible from S. Seventh Street and slightly visible from Lutz. The roof ridge would remain well below the ridge of the house, and the addition's eave would be raised above the south side first-floor bumpout instead of cutting into its frieze board.

   This work utilizes a non-character-defining interior space to add floor area in a minimally intrusive way. Staff believes it is appropriate.

2. Several window changes are proposed on the addition, including moving first floor windows on the back to the dormer and replacing those windows with a pair of aluminum clad wood sliders. There is also a replacement window on the front (east) and a pair of windows replacing a single one on the south elevation. The window trim on the addition is intentionally narrower than on the original house. All of these proposed windows are appropriate sizes and styles.

3. No work is proposed on the north elevation.

4. One window is proposed to be added to the second-story rear of the historic house. A new bedroom is being created and an egress window is required. The window is a 28" x 47" casement with a false meeting rail to help it look like a one-over-one double hung. Since this new window is on the rear elevation, is compatible with other windows on the house and does not compromise visible character defining features, staff believes it is appropriate.

POSSIBLE MOTIONS: (Note that the motion supports staff findings and 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 540 S Seventh Street, a contributing property in the Old West Side Historic District, to do the following work on the addition: lift the roof approximately 2' and add a dormer to its rear elevation; modify or move several windows; install a double slider on the rear elevation; and replace the lap siding and corner boards. In addition, add an egress window to the second-floor rear (west) elevation. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the house and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings,* in particular standards 9 and 10 and the guidelines for new additions and windows.

ATTACHMENTS: application, photos, drawings

540 S Seventh Street (May 2008 file photos)

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
Fax: 734.994.8460

APPLICATION MUST BE FILLED OUT COMPLETELY

OFFICE USE ONLY	
Permit Number	HDC#
	BLDG#
DATE STAMP	

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER			HISTORIC DISTRICT
Adam and Khanh Courtney			Ann Arbor
PROPERTY ADDRESS			CITY
540 S. 7th St.			ANN ARBOR
ZIPCODE	DAYTIME PHONE NUMBER	EMAIL ADDRESS	
48103	(209) 612-9702	kngowisc@gmail.com	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP
NA		NA	NA

PROPERTY OWNER'S SIGNATURE

SIGN HERE [signature] PRINT NAME Khanh Courtney DATE 2/18/21

APPLICANT INFORMATION

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

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

SIGN HERE NA PRINT NAME X NA DATE NA

BUILDING USE – CHECK ALL THAT APPLY

☒ SINGLE FAMILY	☐ DUPLEX	☐ RENTAL	☐ MULTIPLE FAMILY	☐ COMMERCIAL	☐ INSTITUTIONAL

PROPOSED WORK

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

See supplemental attached.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

See supplemental attached.

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

APPLICATION CONTINUED ON OTHER SIDE

HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

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

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	☐ HDC COA	☐ HDC Denial
	☐ HDC NTP	☐ Staff COA
Staff Signature		
Comments		
Fee:	$_____	
Payment Type	☐ Check: #_____ ☐ Cash ☐ Credit Card	

540 S. 7th, Proposed Work

1. Lift the roof approx. 2' on the post 1945 Addition
2. Add a dormer along at the second flr west side in this existing area with higher roof
3. Reuse the existing window in the peak on south elevation & place in a similar location from the floor
4. Replace the existing FF east window, with a shorter one, same width, to allow for a countertop
5. Replace (1) window & add (1) window on south elevation to match east window
6. Remove existing windows in office and move to the second floor dormer
7. Replace existing windows in office with (2) sliders
8. Replace siding & corner bd. on the post 1945 addition. As the new siding will have a different reveal, all this siding must be replaced so it doesn't look like a poor patch job.
9. Add egress window on the rear (west elevation) for bedroom
10. New trim & siding sizes noted on drawing

Conditions that justify the proposed changes:

The home at 540 S. 7th has been well-loved for many years. There is even a volume or two of its history told in photos, documents, newspaper articles, etc. that have been added to and passed along to owners (this is where the older photos were obtained). The Owners of this home treasure its character and seek to do some much needed improvements in a way that is least intrusive to the home & lot as well as maintain its character.

As with many older homes, bedroom space and efficient floor plans that work well for today can be challenging and often make it hard for a family to dwell there successfully. To this end, we sought solutions that would improve without much change to the physical footprint, volume or original interior. The existing layout of the second floor has the ability to be re-configured slightly to gain enough of the poorly used attic space to meet these goals. The current attic space is not code compliant for a bedroom, and the post 1945 addition had been designed in a way that collided with the existing roof line of the home. By raising the roof of the attic approximately 2', it is possible to create a more modern & functional floor plan at the same time increasing the desire ability of the home, now and in the future. Care is also being taken on the inside to create a larger, more effective kitchen and rear entry area, while maintaining all the existing woodwork, doors, & windows in the original home. It was important to the design team to find a way to create the least impact to the site and house to achieve these goals.

This minimally invasive approach to gaining much needed space accomplishes the following:

- Improves overall functionality of first & second floor which maintains functional life of home
- The raised eave helps distinguish the existing roof line of the original south bump-out of the home
- Does not increase impervious surfaces
- Does not rely on the increase of footprint
- Maintains the character of both the home & the lot
- Provides sensitive improvements that are intended to be long lasting and future minded

540 S. Seventh

Owner: Adam and Khanh Courtney
Staff: Jill Thatcher

Architect: Connie Rizzolo Brown
Rizzolo Brown Studio

FOOTPRINT COMPARISONS

	Pre 1945	Added Post 1945	Proposed *	Tot Sqft
	740 sqft	269 sqft	0 sqft	1009 sqft
% total increase above orig.		36%	0%	

SQFT COMPARISONS

	Pre 1945	Added Post 1945	Proposed*	Tot Sqft
	1412 sqft	269 sqft	189 sqft –roof	1870 sqft
% total increase above orig.		19%	32%	

VOLUME COMPARISONS

	Pre 1945	Added Post 1945	Proposed*
	17,285 cuft	4011 cuft	578 cuft
% total increase above orig.		23%	27%

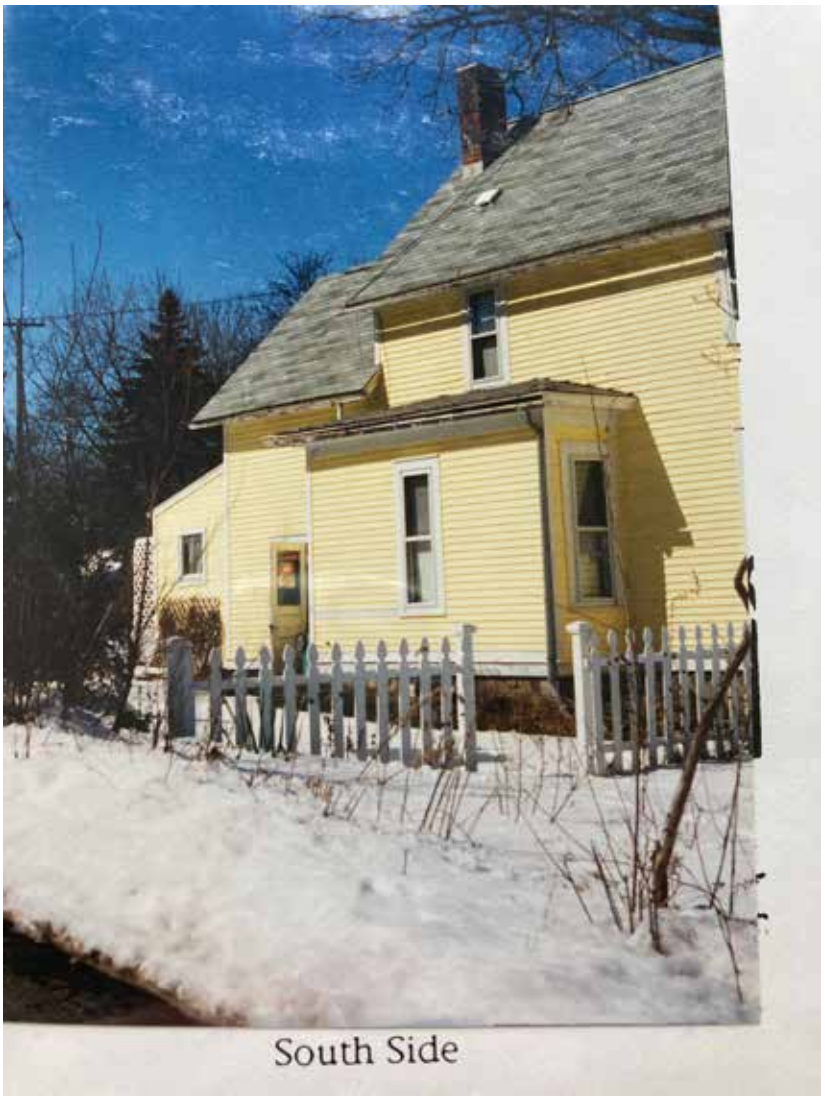
*** compared to pre-1945**

See Drawing notes for ex & proposed exterior finishes
New Slider to be Pella Wood w/ aluminum clad exterior

CURRENT WEST VIEW

ORIGINAL WEST VIEW

CURRENT SOUTHEAST CORNER



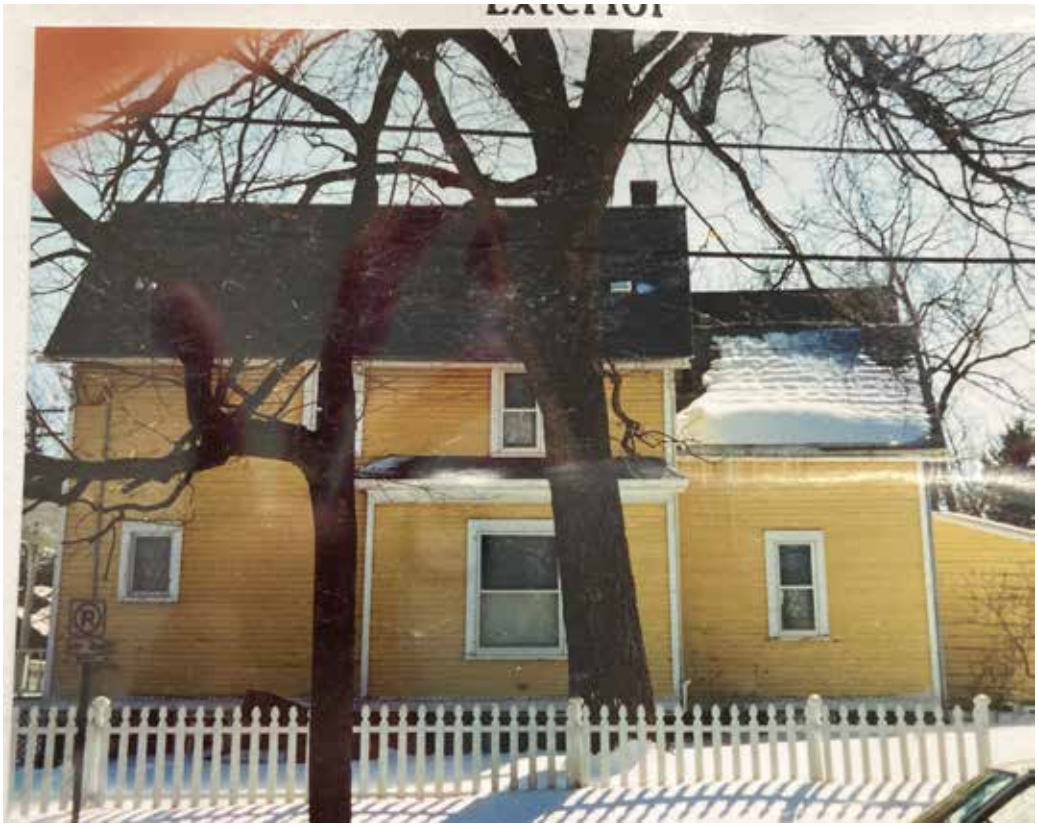
ORIGINAL SOUTH VIEW

CURRENT EAST VIEW

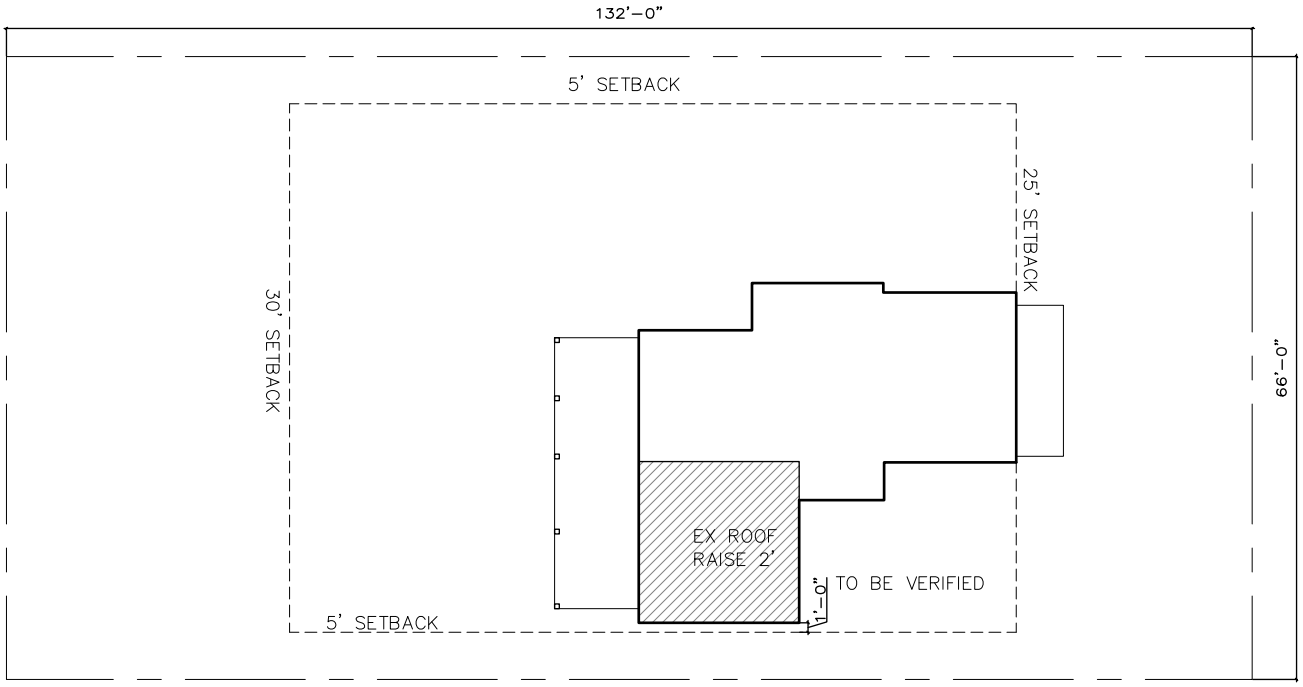
ORIGINAL EAST VIEW

CURRENT SOUTHEAST CORNER

CURRENT NORTH VIEW



ORIGINAL NORTH VIEW

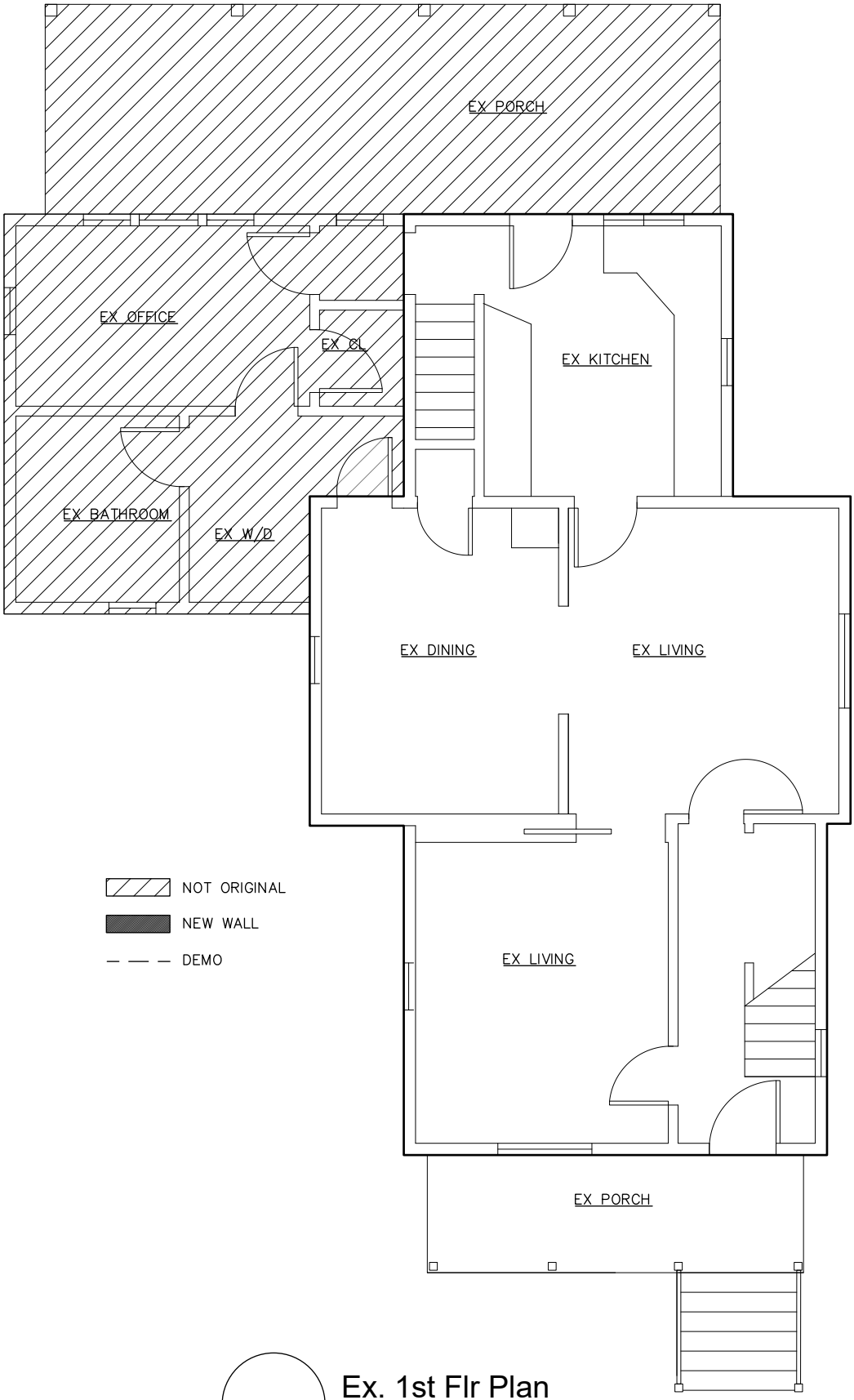


Site Layout

No Scale

rizzolo brown studio
210 Collingwood Ste106
Ann Arbor, MI 48103
734.223.0612

540 s. 7th Ann Arbor MI

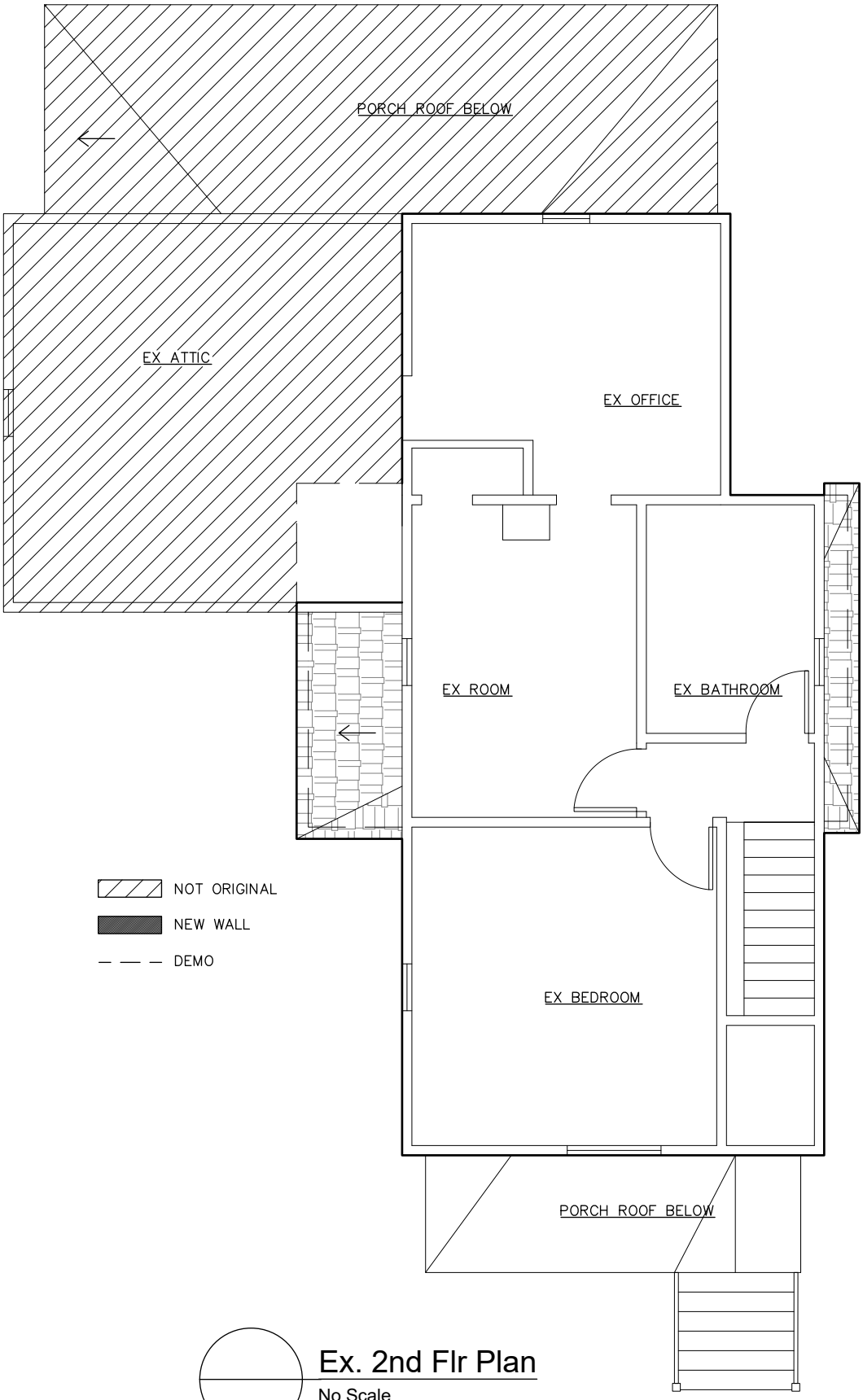


Ex. 1st Flr Plan

No Scale

rb rizzolo brown design
rizzolo brown studio
210 Collingwood Ste106
Ann Arbor, MI 48103
734.223.0612

540 s. 7th Ann Arbor MI

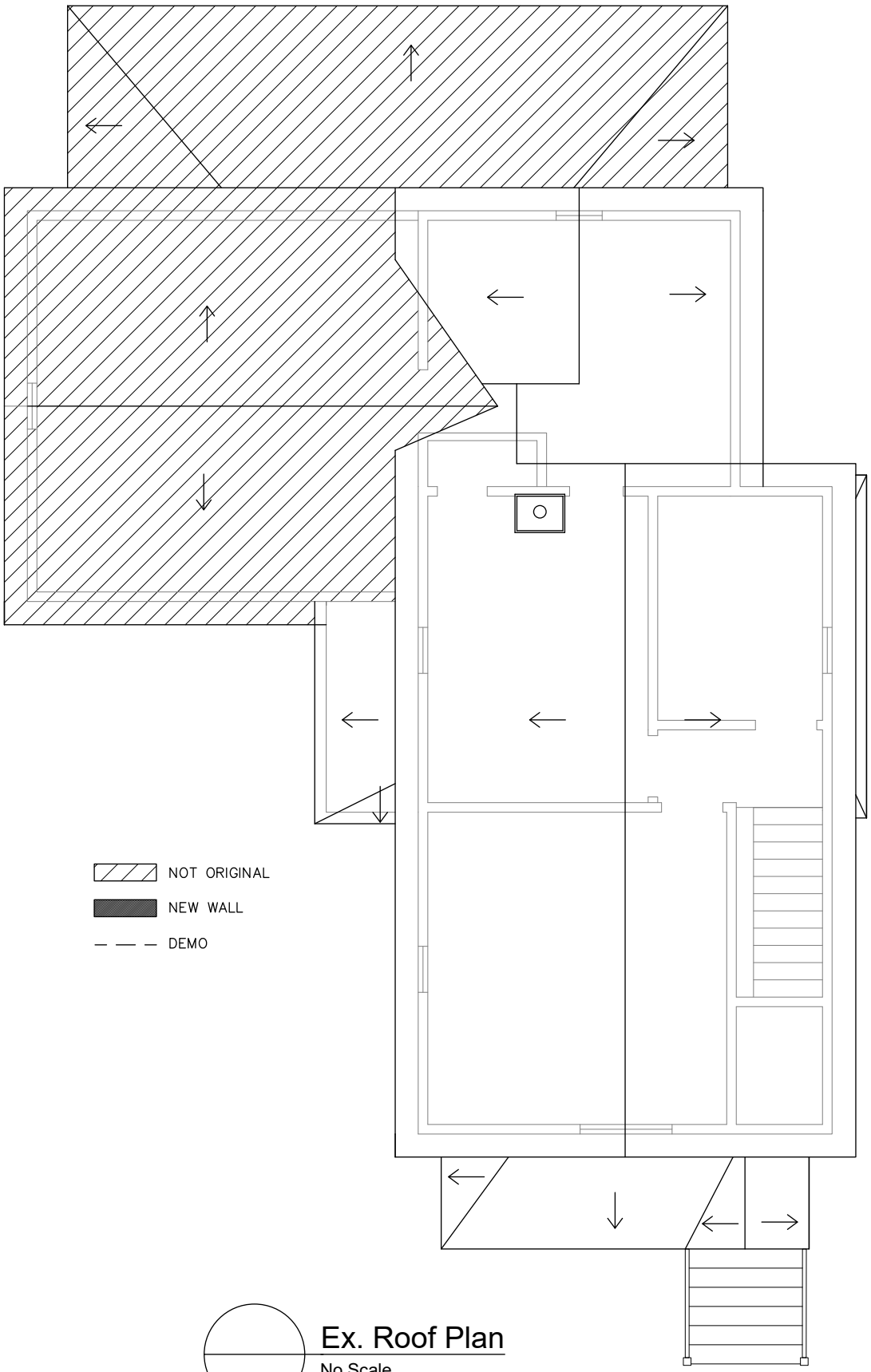


Ex. 2nd Flr Plan

No Scale

rb rizzolo brown design
rizzolo brown studio
210 Collingwood Ste106
Ann Arbor, MI 48103
734.223.0612

540 s. 7th Ann Arbor MI

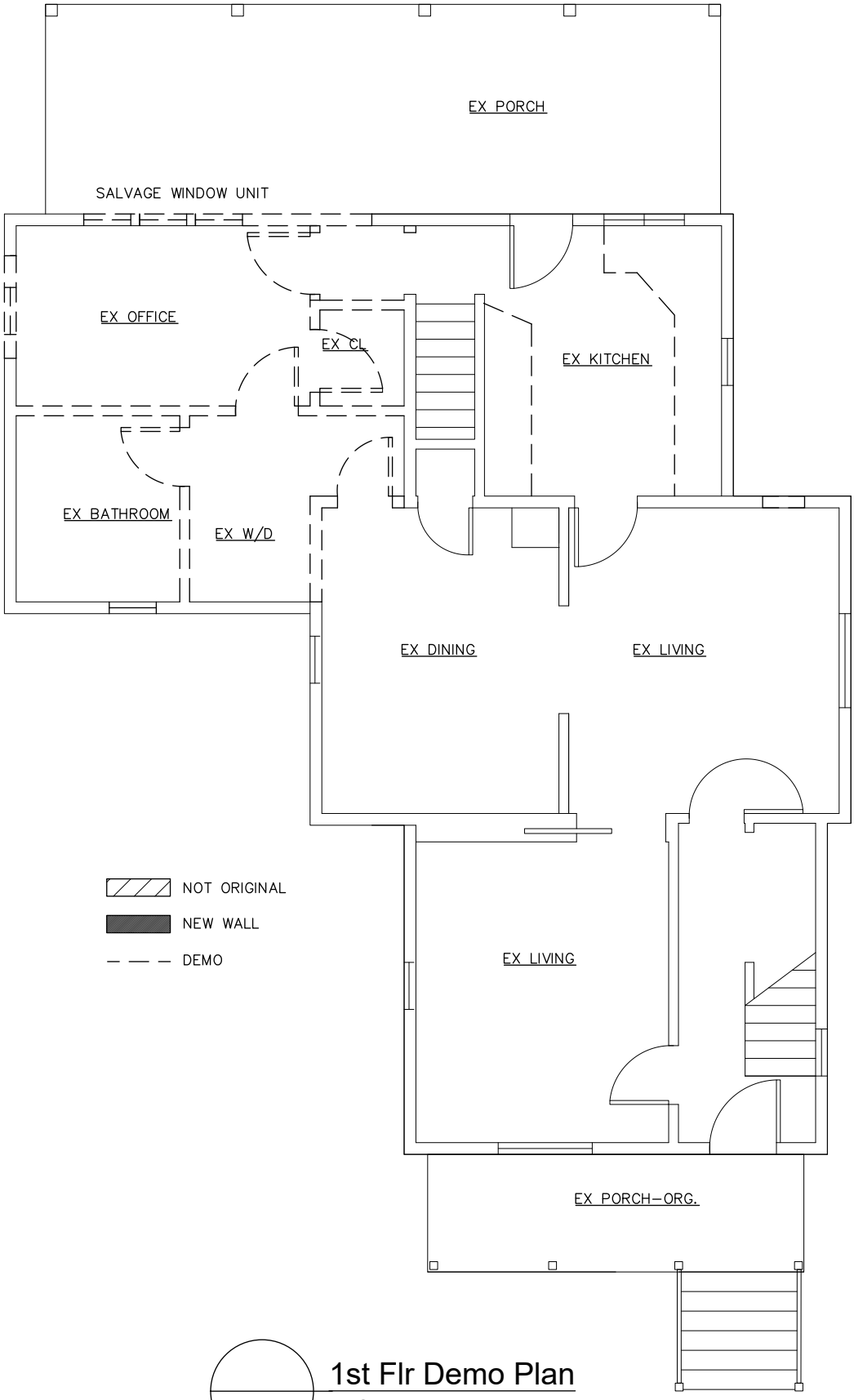


Ex. Roof Plan

No Scale

rb rizzolo brown design
rizzolo brown studio
210 Collingwood Ste106
Ann Arbor, MI 48103
734.223.0612

540 s. 7th Ann Arbor MI

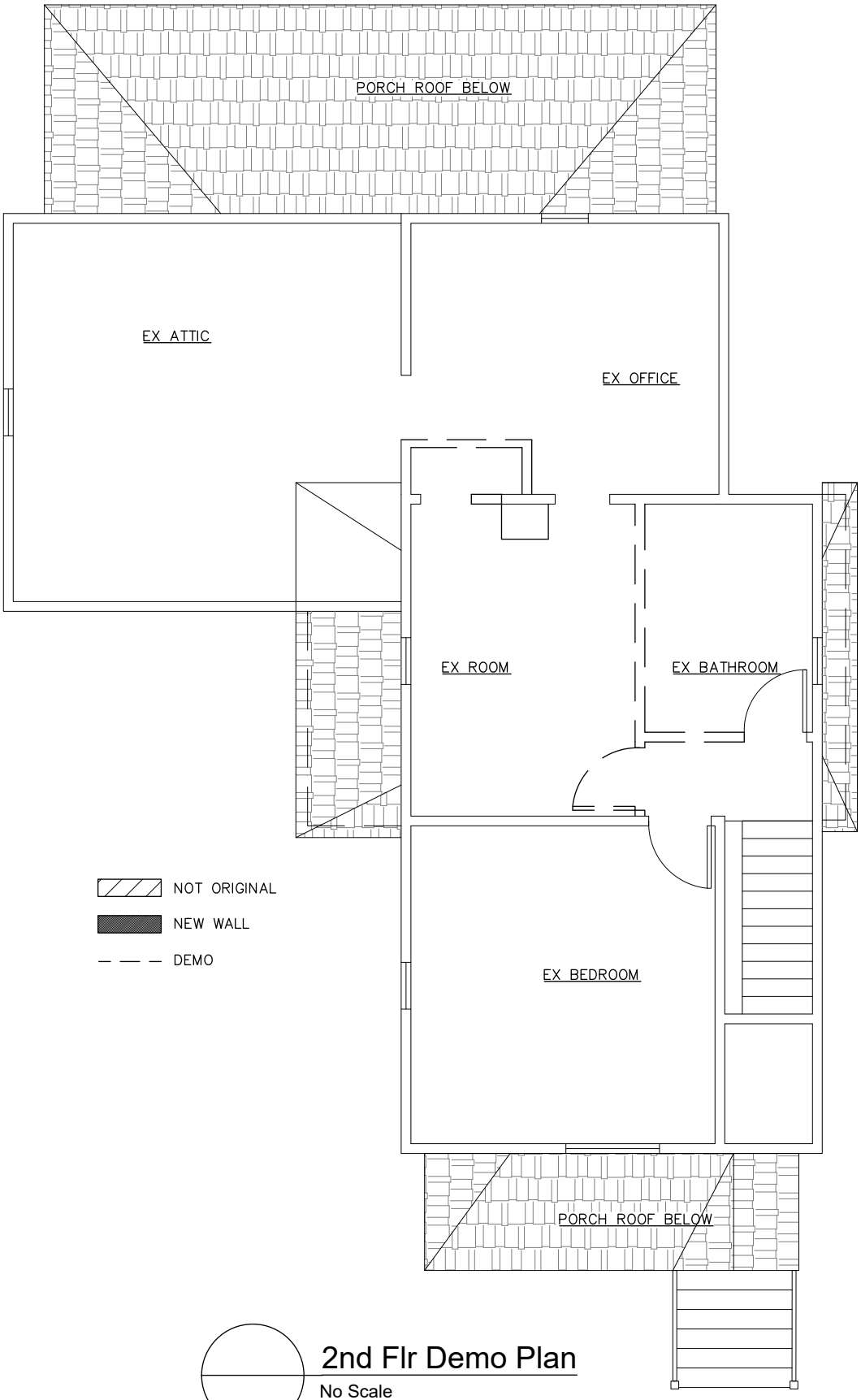


1st Flr Demo Plan

No Scale

rizzolo brown studio
210 Collingwood Ste106
Ann Arbor, MI 48103
734.223.0612

540 s. 7th Ann Arbor MI

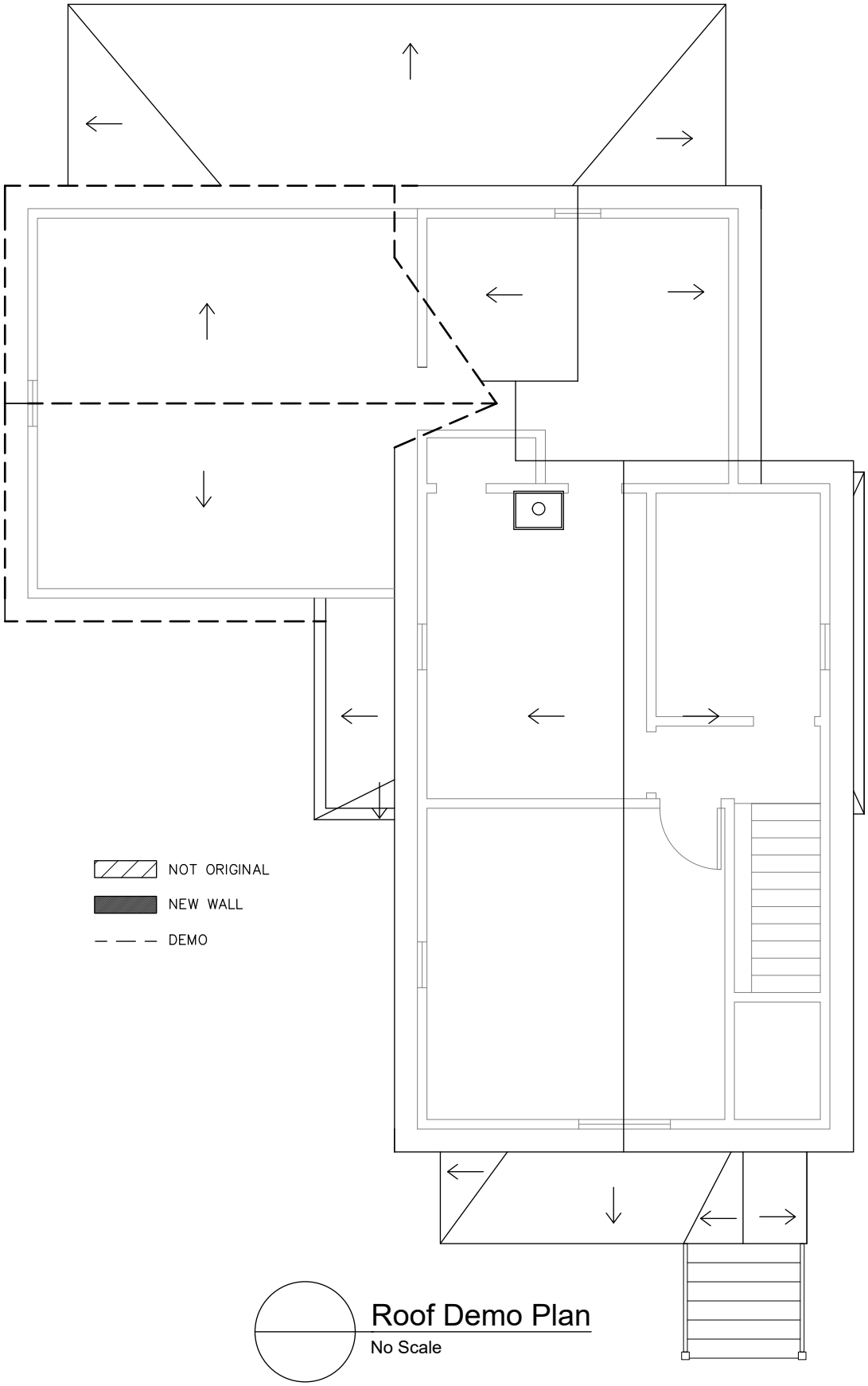


2nd Flr Demo Plan

No Scale

rb rizzolo brown design
rizzolo brown studio
210 Collingwood Ste106
Ann Arbor, MI 48103
734.223.0612

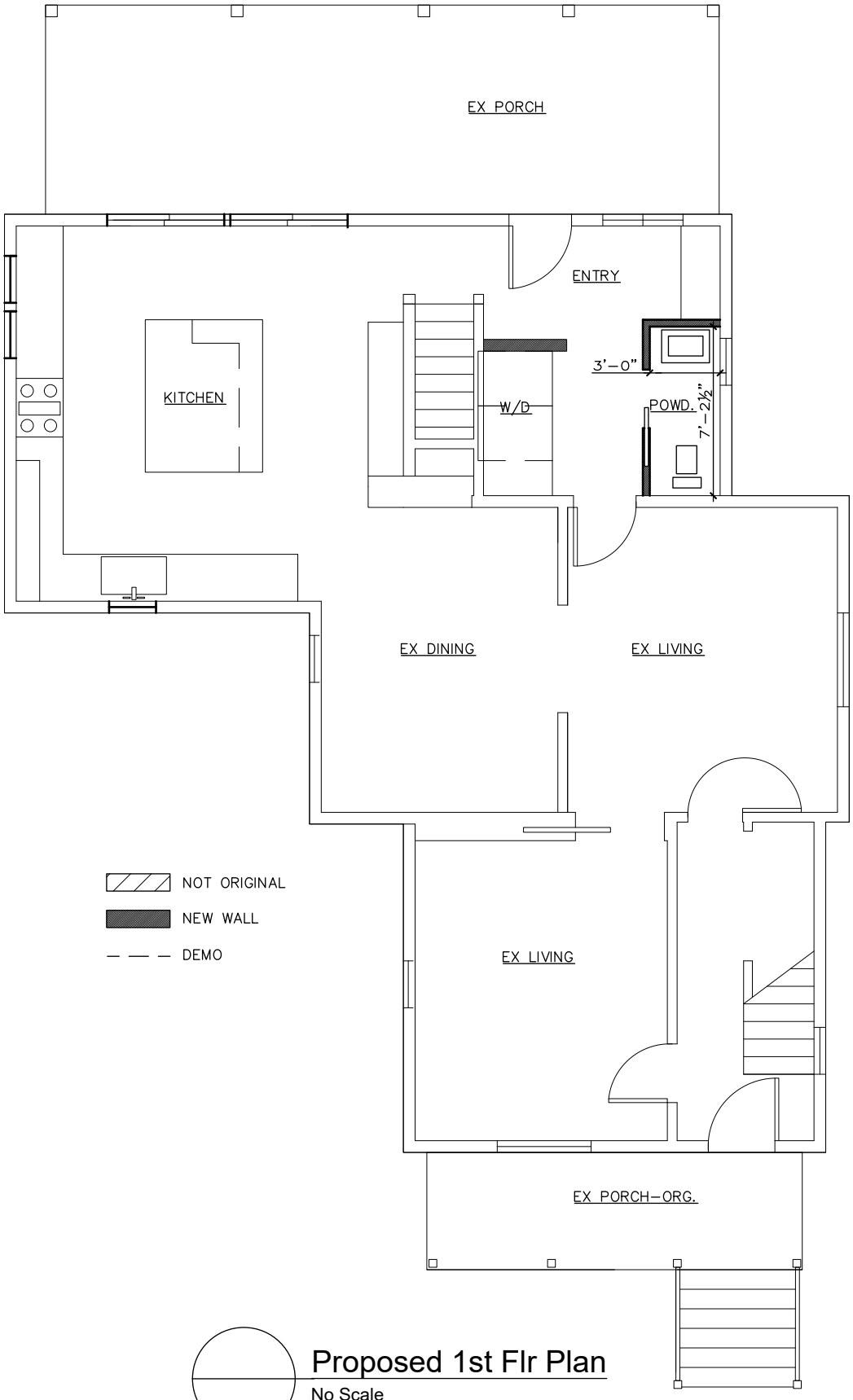
540 s. 7th Ann Arbor MI



Roof Demo Plan

No Scale

rb rizzolo brown design
rizzolo brown studio
210 Collingwood Ste106
Ann Arbor, MI 48103
734.223.0612

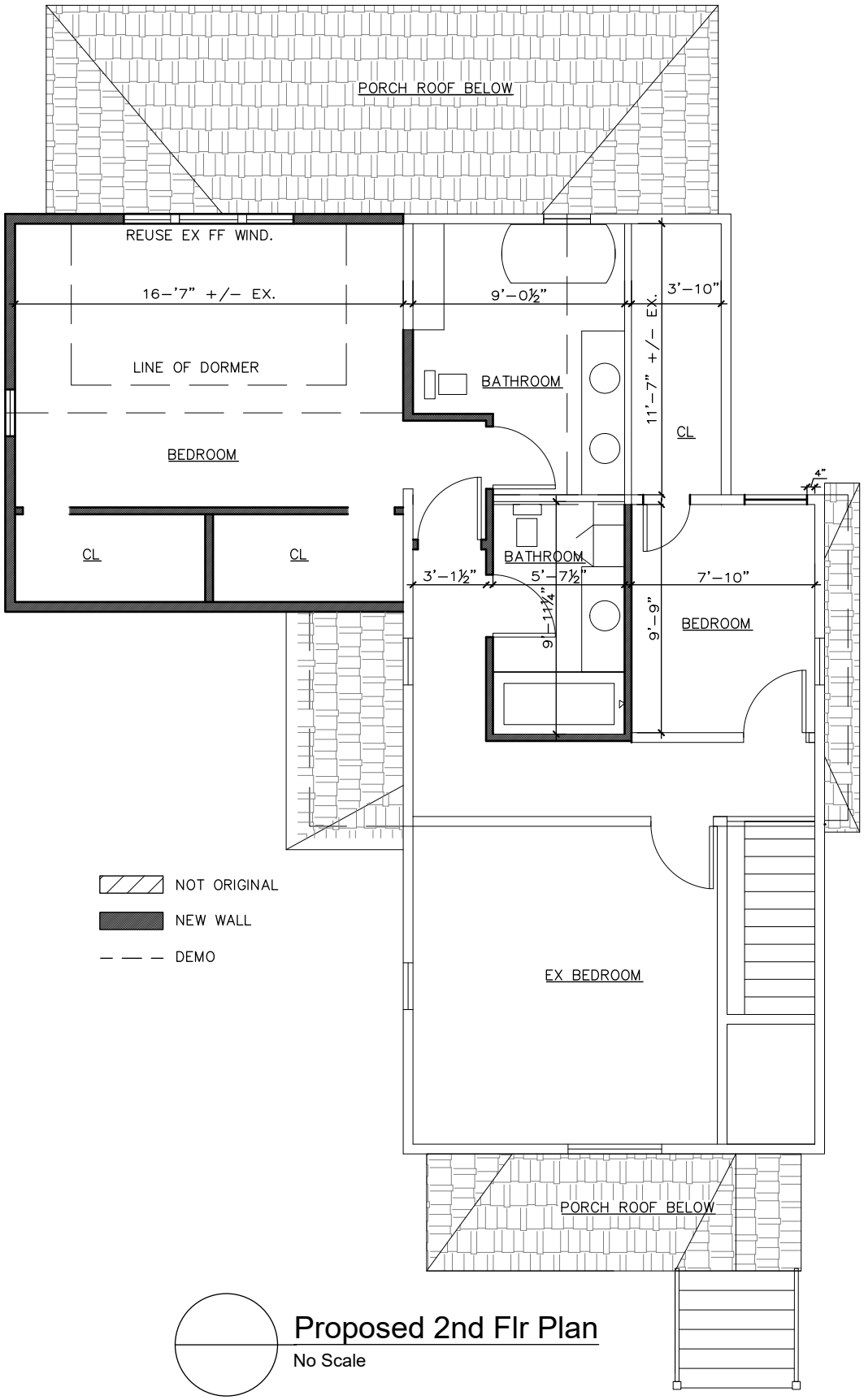


Proposed 1st Flr Plan

No Scale

rb rizzolo brown design
rizzolo brown studio
210 Collingwood Ste106
Ann Arbor, MI 48103
734.223.0612

540 s. 7th Ann Arbor MI

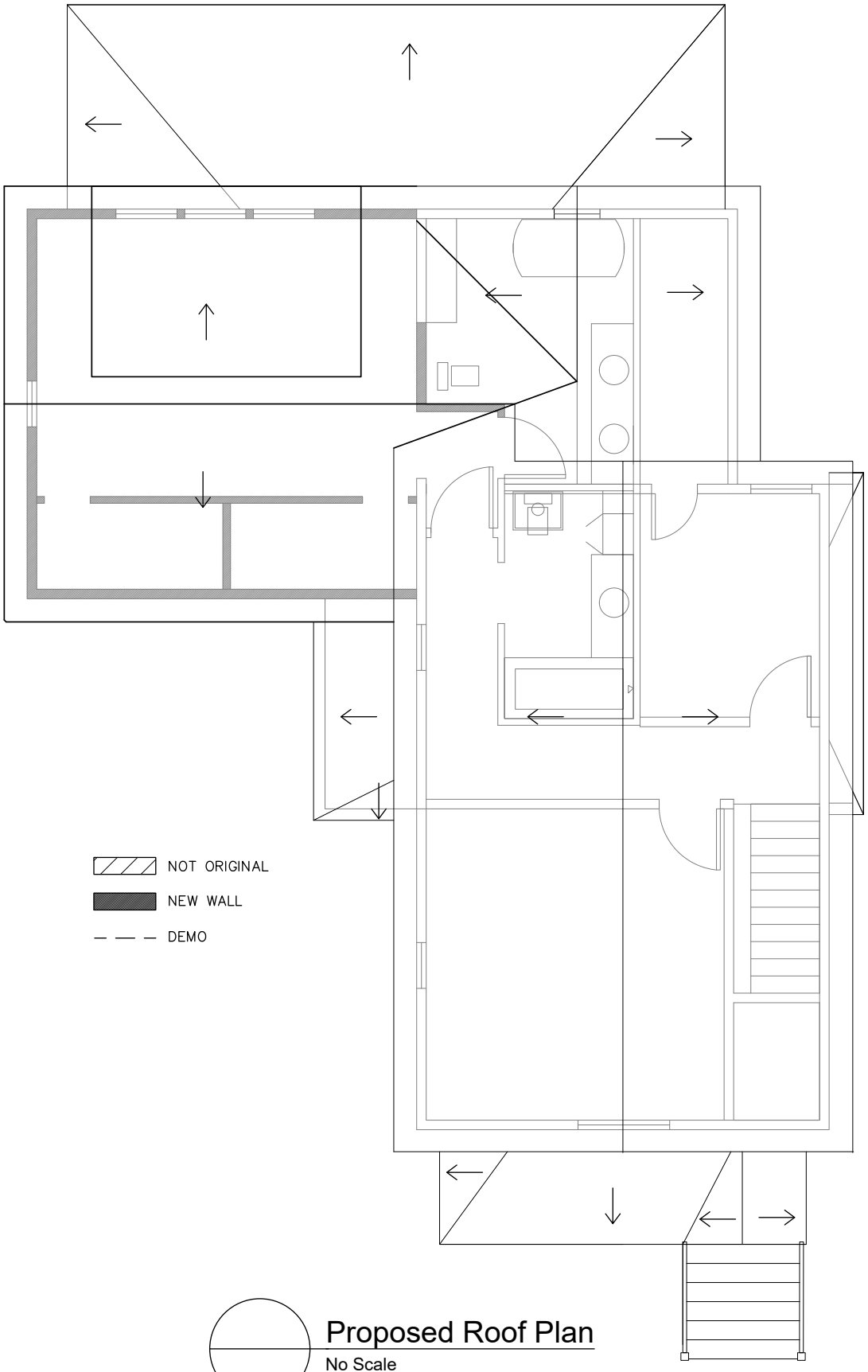


Proposed 2nd Flr Plan

No Scale

rizzolo brown studio
210 Collingwood Ste106
Ann Arbor, MI 48103
734.223.0612

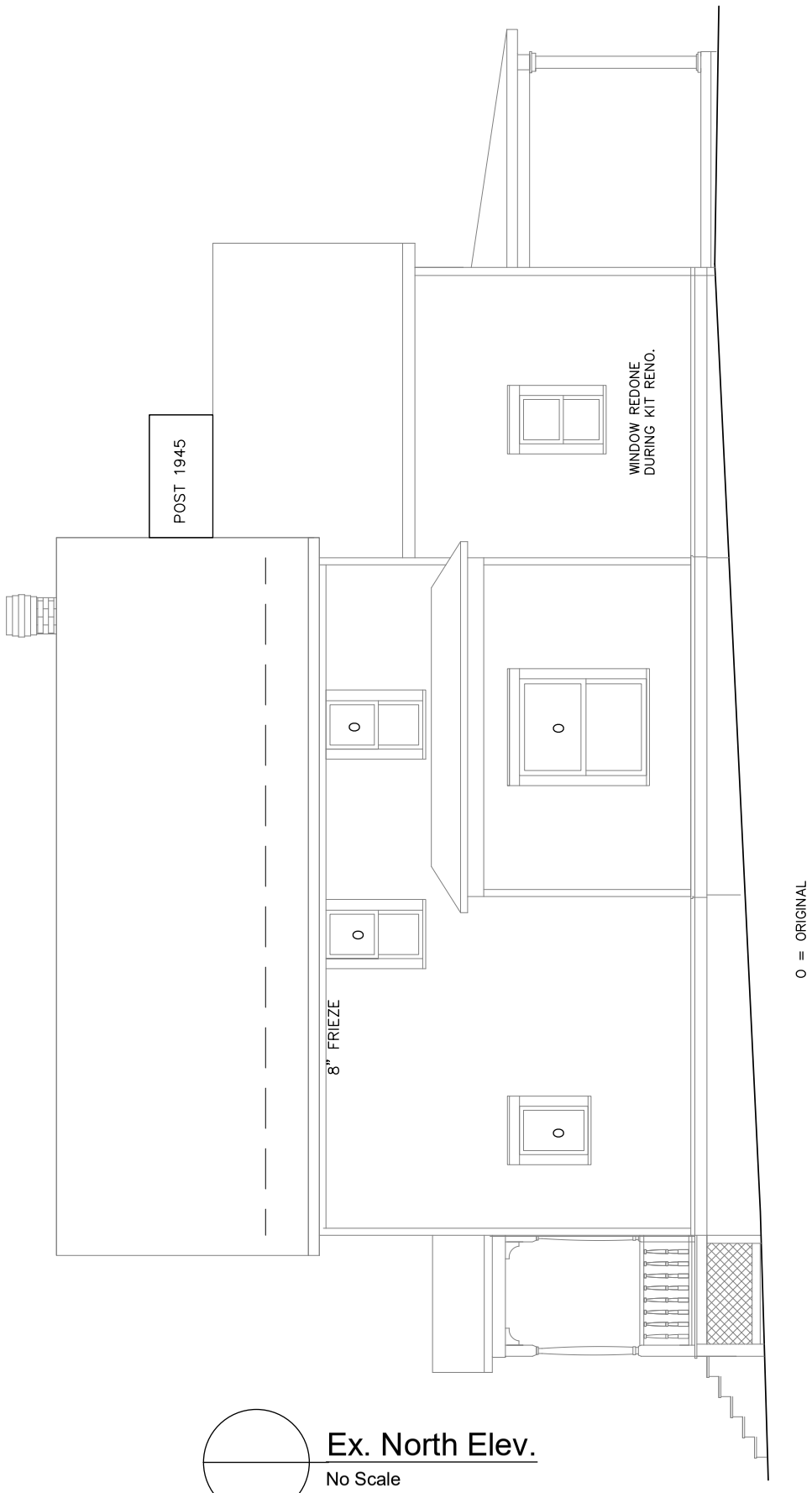
540 s. 7th Ann Arbor MI



Proposed Roof Plan

No Scale

rb rizzolo brown design
rizzolo brown studio
210 Collingwood Ste106
Ann Arbor, MI 48103
734.223.0612



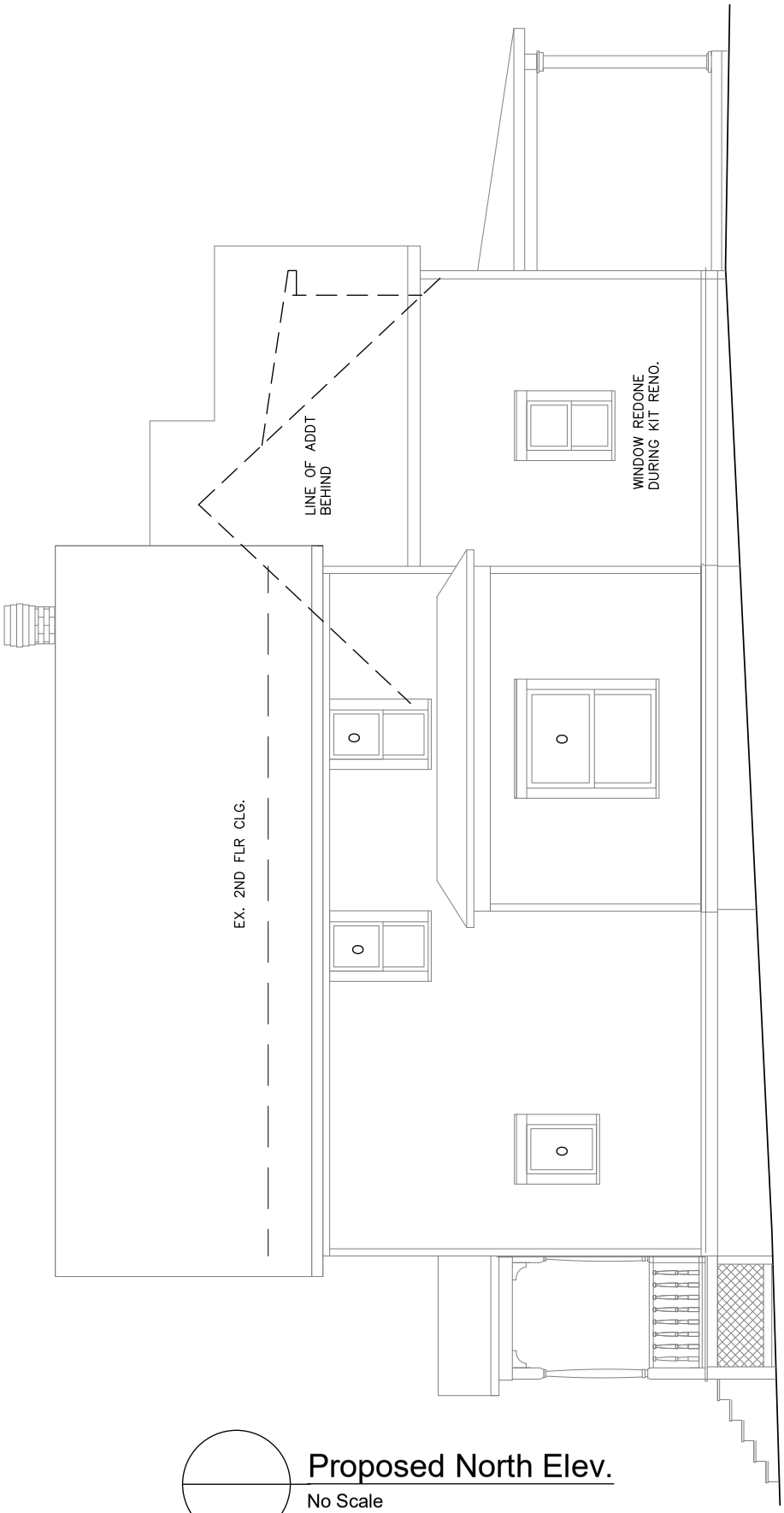
Ex. North Elev.

No Scale

rb
rizzolo brown
design
rizzolo brown studio
210 Collingwood Ste106
Ann Arbor, MI 48103
734.223.0612

540 s. 7th Ann Arbor MI

P10

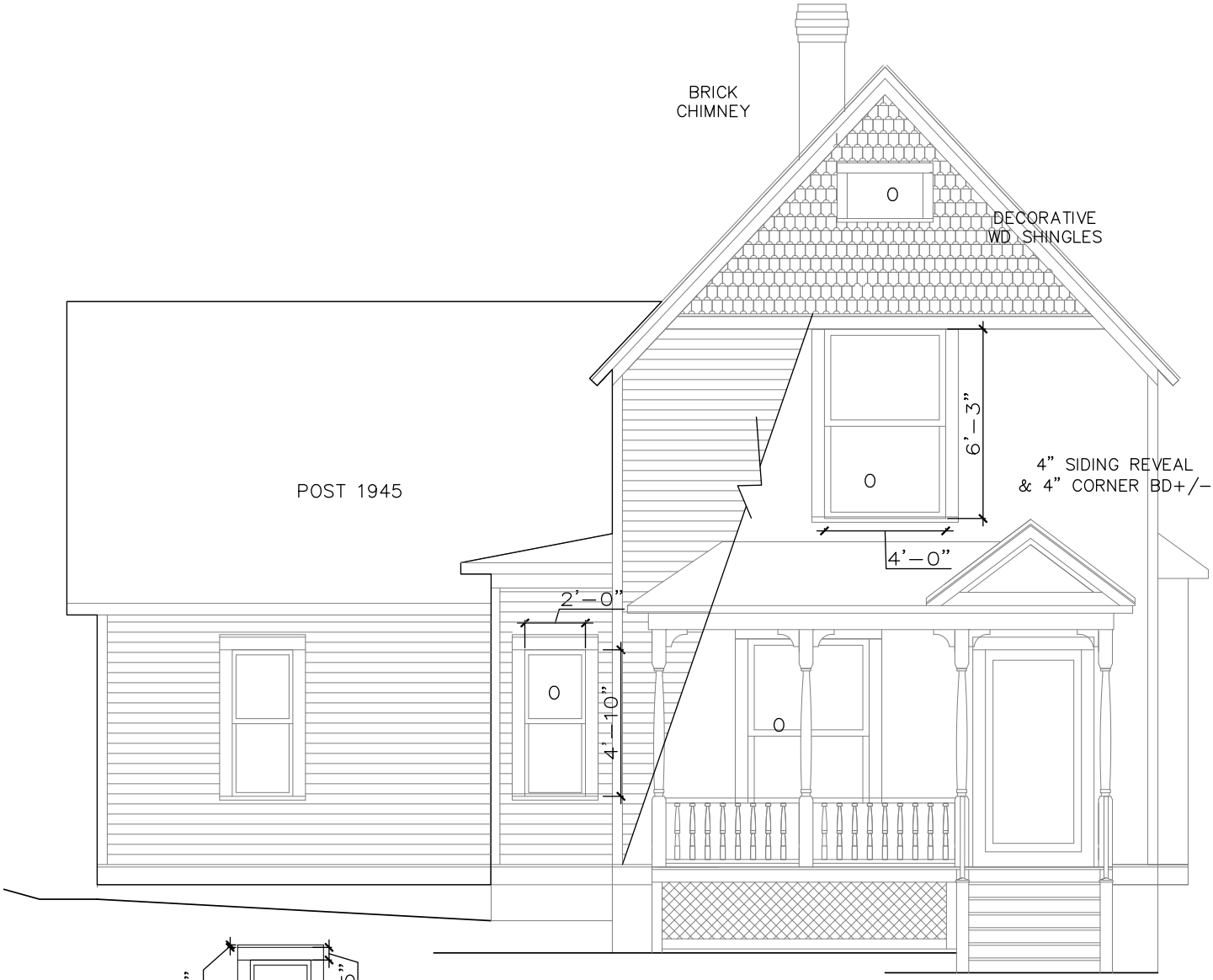


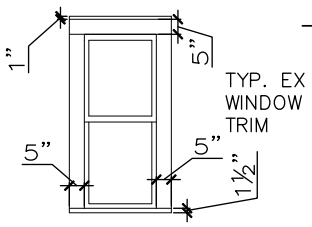
Proposed North Elev.

No Scale

rb rizzolo brown design
rizzolo brown studio
210 Collingwood Ste106
Ann Arbor, MI 48103
734.223.0612

540 s. 7th Ann Arbor MI





TYP. EX
WINDOW
TRIM

O = ORIGINAL

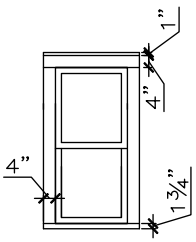
Ex. East Elev.

No Scale

rb
rizzolo brown
design
rizzolo brown studio
210 Collingwood Ste106
Ann Arbor, MI 48103
734.223.0612

540 s. 7th Ann Arbor MI

1. REPLACE EX. CORNER 4" CORNER BD. W/ 5" FIBER CEMENT TRIM
2. REPLACE EX. 4" SIDING W/ 5" FIBER CEMENT SIDING
3. NEW 5" FIBER CEMENT SIDING



TYP. NEW
WINDOW TRIM

O = ORIGINAL

EX. DECOR.
SHINGLE
FIBER CEMENT

Proposed East Elev.

No Scale

rb rizzolo brown design
rizzolo brown studio
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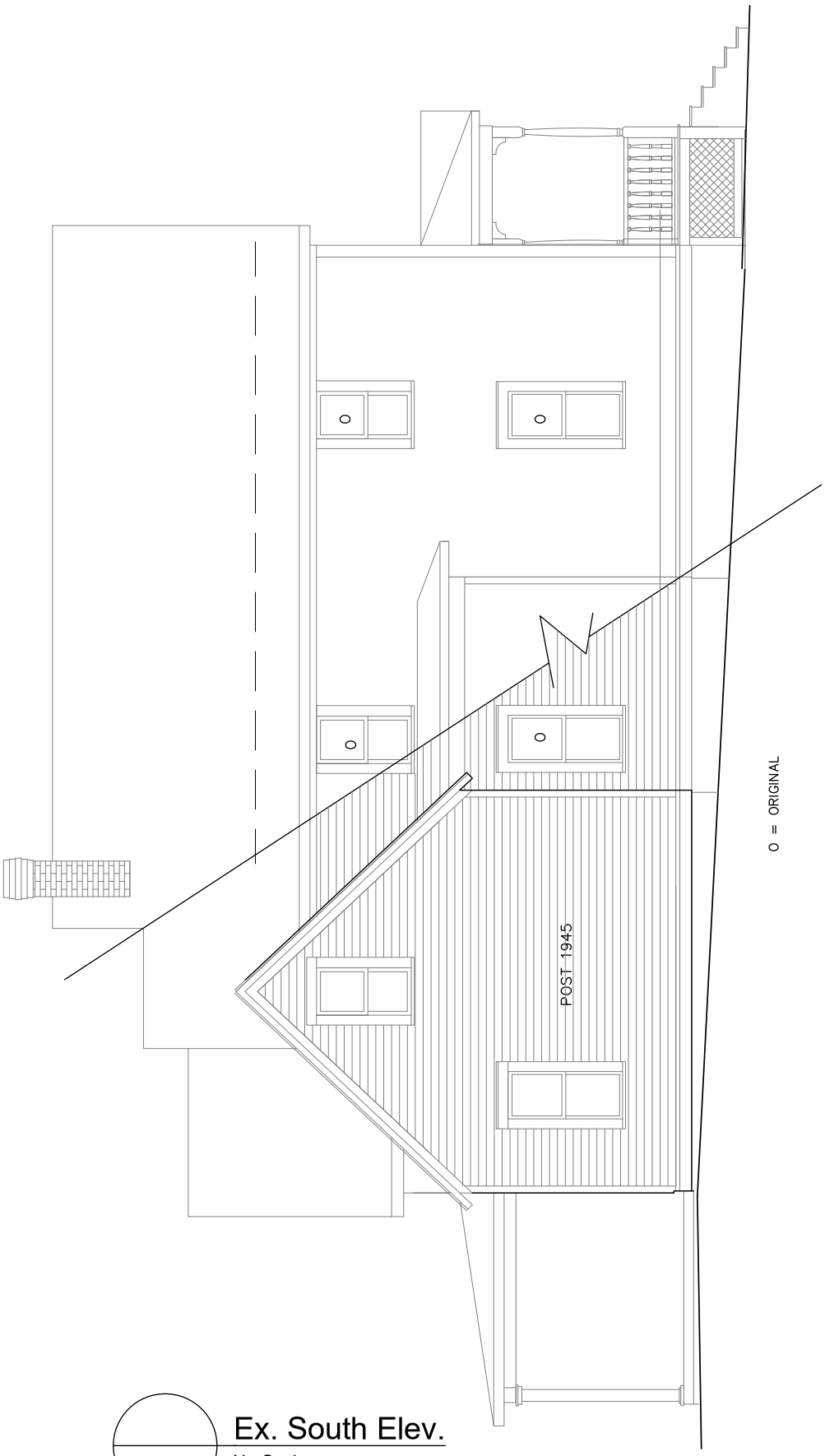
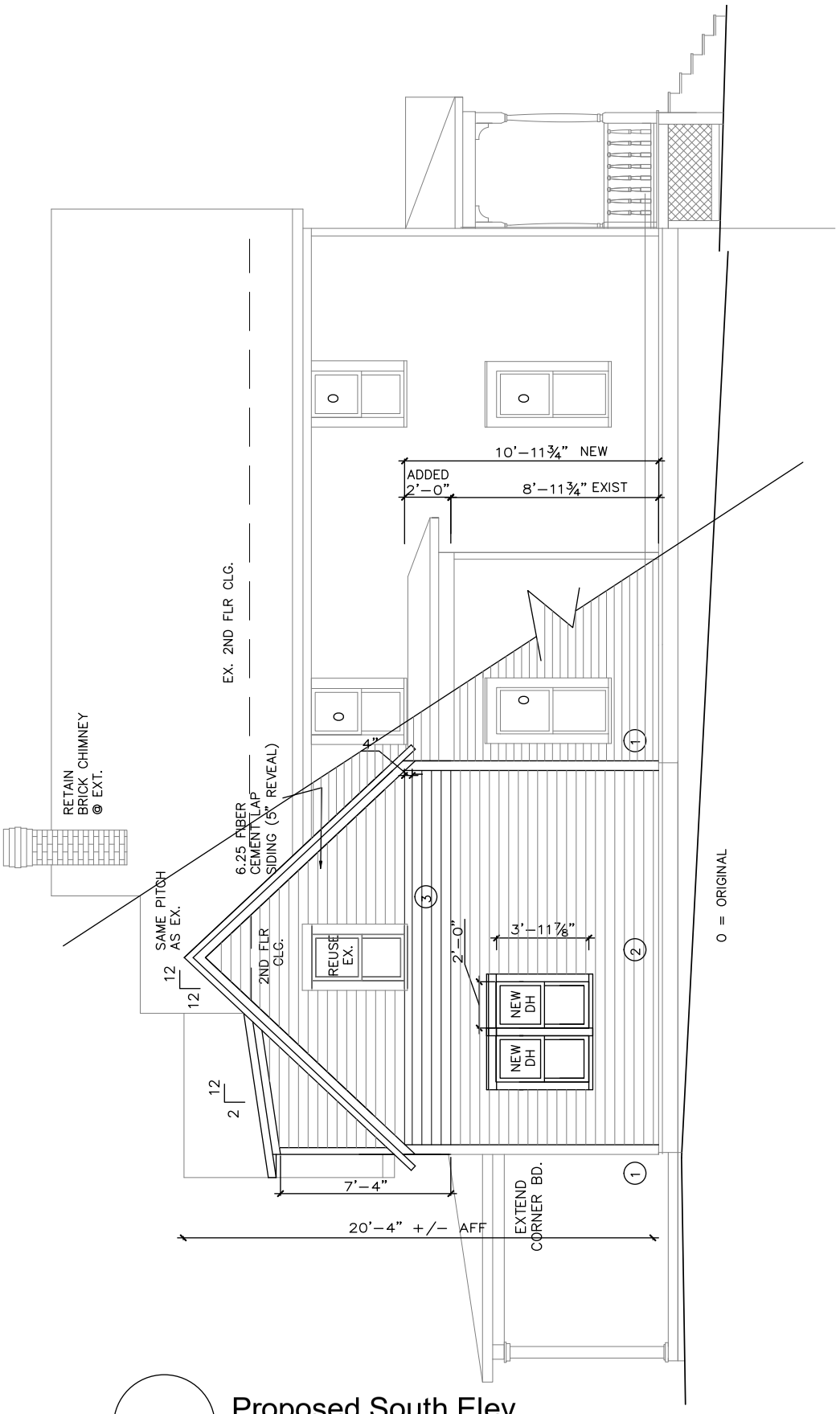


Ex. South Elev.

No Scale

rb
rizzolo brown
design
rizzolo brown studio
210 Collingwood Ste106
Ann Arbor, MI 48103
734.223.0612

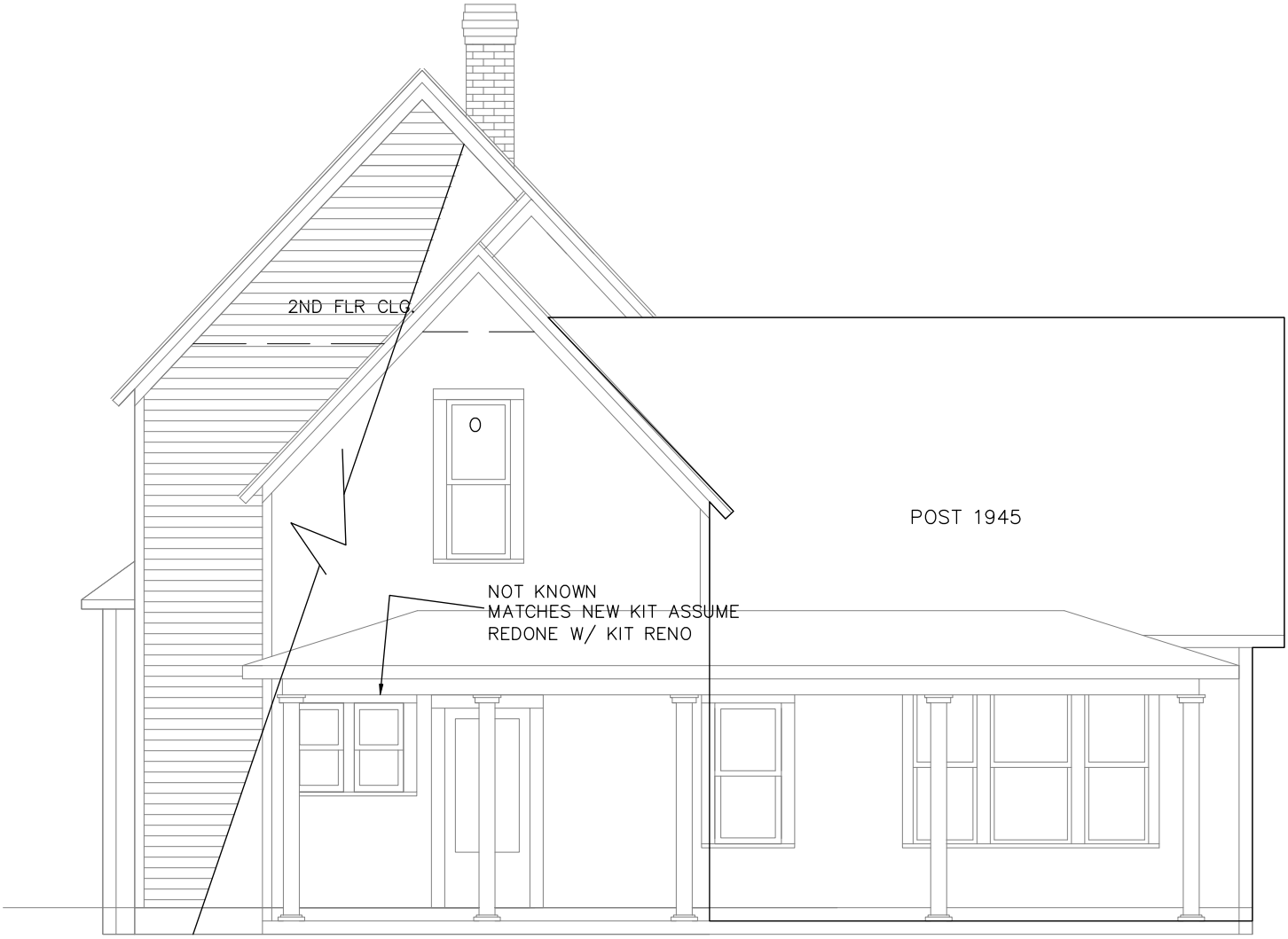


Proposed South Elev.

No Scale

rb rizzolo brown design
rizzolo brown studio
210 Collingwood Ste106
Ann Arbor, MI 48103
734.223.0612

540 s. 7th Ann Arbor MI

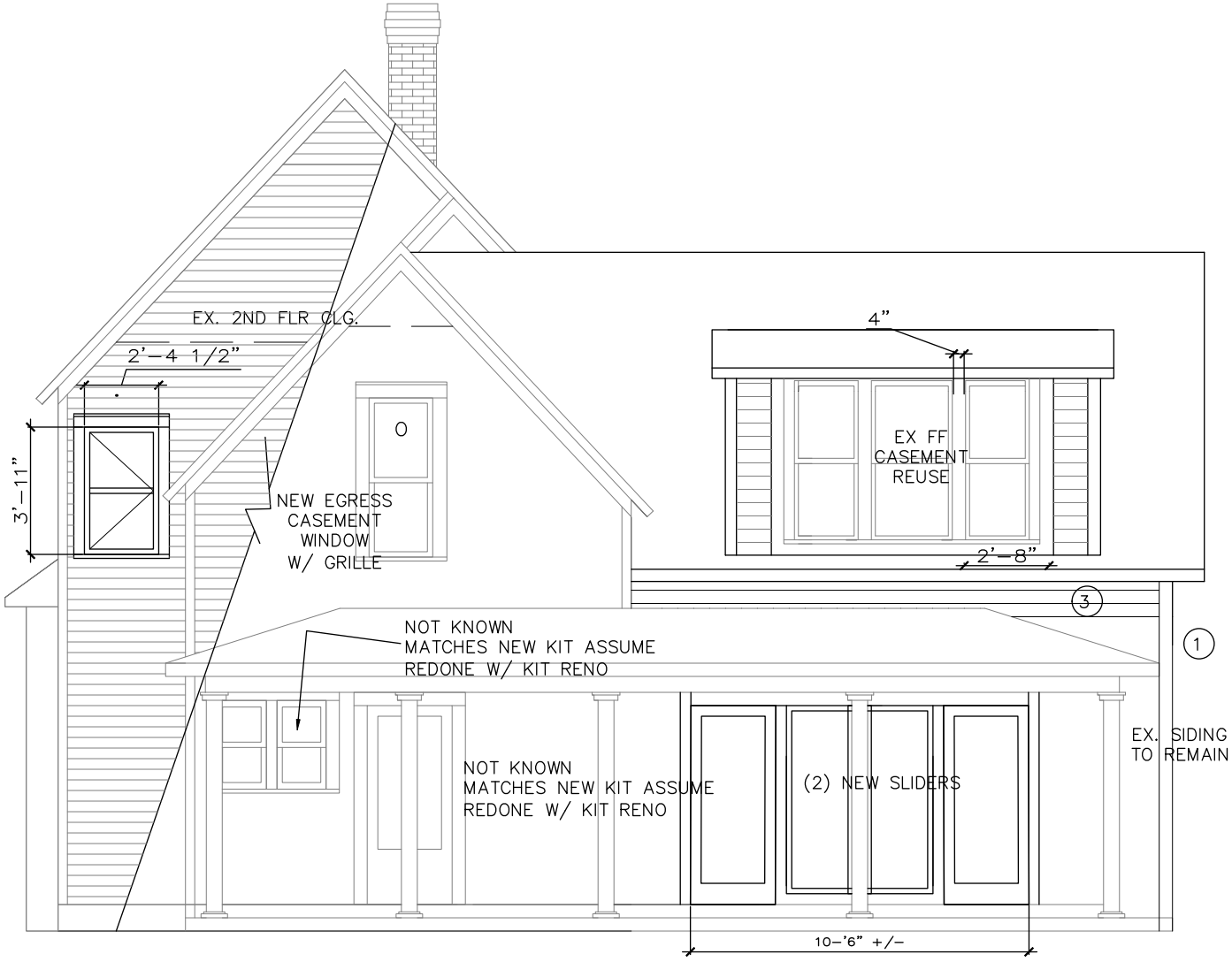


O = ORIGINAL

Ex. West Elev.

No Scale

rizzolo brown studio
210 Collingwood Ste106
Ann Arbor, MI 48103
734.223.0612



O = ORIGINAL

Proposed West Elev.

No Scale

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210 Collingwood Ste106
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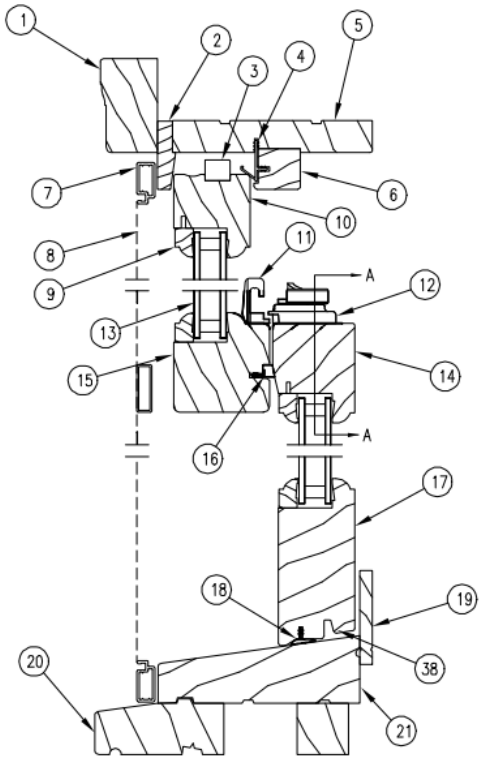
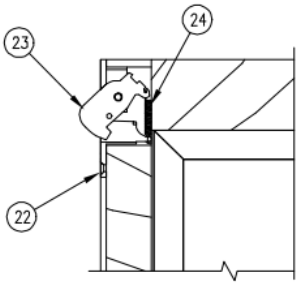
734.223.0612

540 s. 7th Ann Arbor MI

ULTIMATE WOOD DOUBLE HUNG MAGNUM

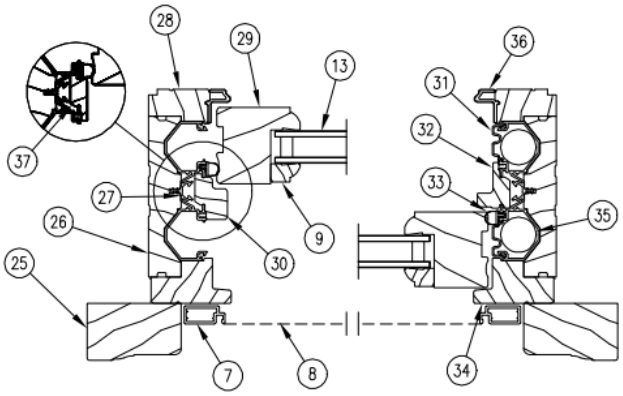




HEAD JAMB
AND SILL DETAIL

1. Top Brick Mould Casing, W1047
2. Top Blind Stop
3. Tilt Latch
4. Parting Stop Weather strip, V945
5. Head Jamb
6. Parting Stop, W8883
7. Screen Frame
8. Screen Mesh
9. Glazing Bead
10. Top Rail
11. Sash Keeper
12. Sash Lock
13. Insulated Glass
14. Bottom Check Rail
15. Top Check Rail
16. Check Rail Weather strip, V031
17. Bottom Rail
18. Bottom Rail Weather strip, V147
19. Sill Liner, W8914
20. Subsill, W2134
21. Sill
22. End Plate
23. Locking Blade
24. Extension Spring
25. Side Brick Mould Casing, W1047
26. Jamb
27. Vinyl Jamb Carrier, V1375
28. Jamb Liner, W8880
29. Stile
30. Exterior Jamb Filler (Lower), W8927
31. Balance Cover
32. Interior Jamb Filler, W8878
33. Frame Weather strip, V1419
34. Jamb Blind Stop
35. Sash Balance Tube
36. Jamb Liner Stop, A1402
37. Exterior Jamb Filler (Upper)
38. Sill Bracket

MID-LEVEL
JAMB DETAIL



JAMB
DETAIL

NOTE: Not to scale; specifications subject to change without notice.

Egress and Vent Opening Measurements: Casement Narrow Frame Push Out

Egress Formulas with Standard Screen

Clear Opening Width:

Frame OSM 20" (508) and greater

Clear Opening Width = Frame OSM Width - 6 3/16" (157)

Frame OSM Width less than 20" (508)

Clear Opening Width = Frame OSM Width - 8 11/16" (221)

Clear Opening Height = Frame OSM Height - 4 1/16" (103)

Clear Opening Area (ft^2) = (Clear Opening Width x Clear Opening Height) / 144

Vent Opening Standard Screen

Vent Opening Width = Frame OSM Width - 4 31/32" (126)

Vent Opening Height = Frame OSM Height - 5 1/8" (130)

Egress Formulas with Retractable Screen

Clear Opening Width:

Frame OSM 20" (508) and greater

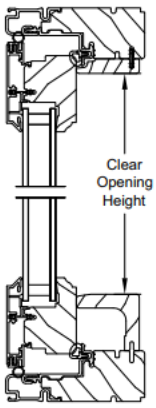
Clear Opening Width = Frame OSM Width - 6 3/16" (157)

Frame OSM Width less than 20" (508)

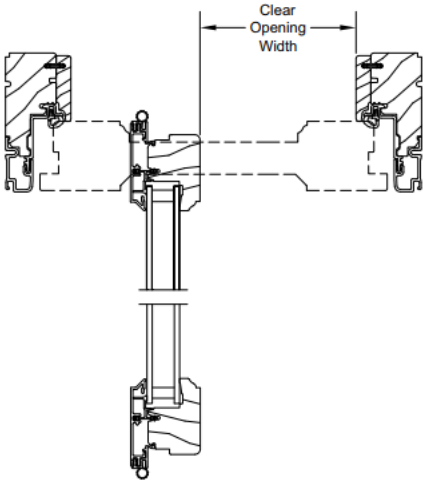
Clear Opening Width = Frame OSM Width - 8 3/4" (222)

Clear Opening Height = Frame OSM Height - 5" (127)

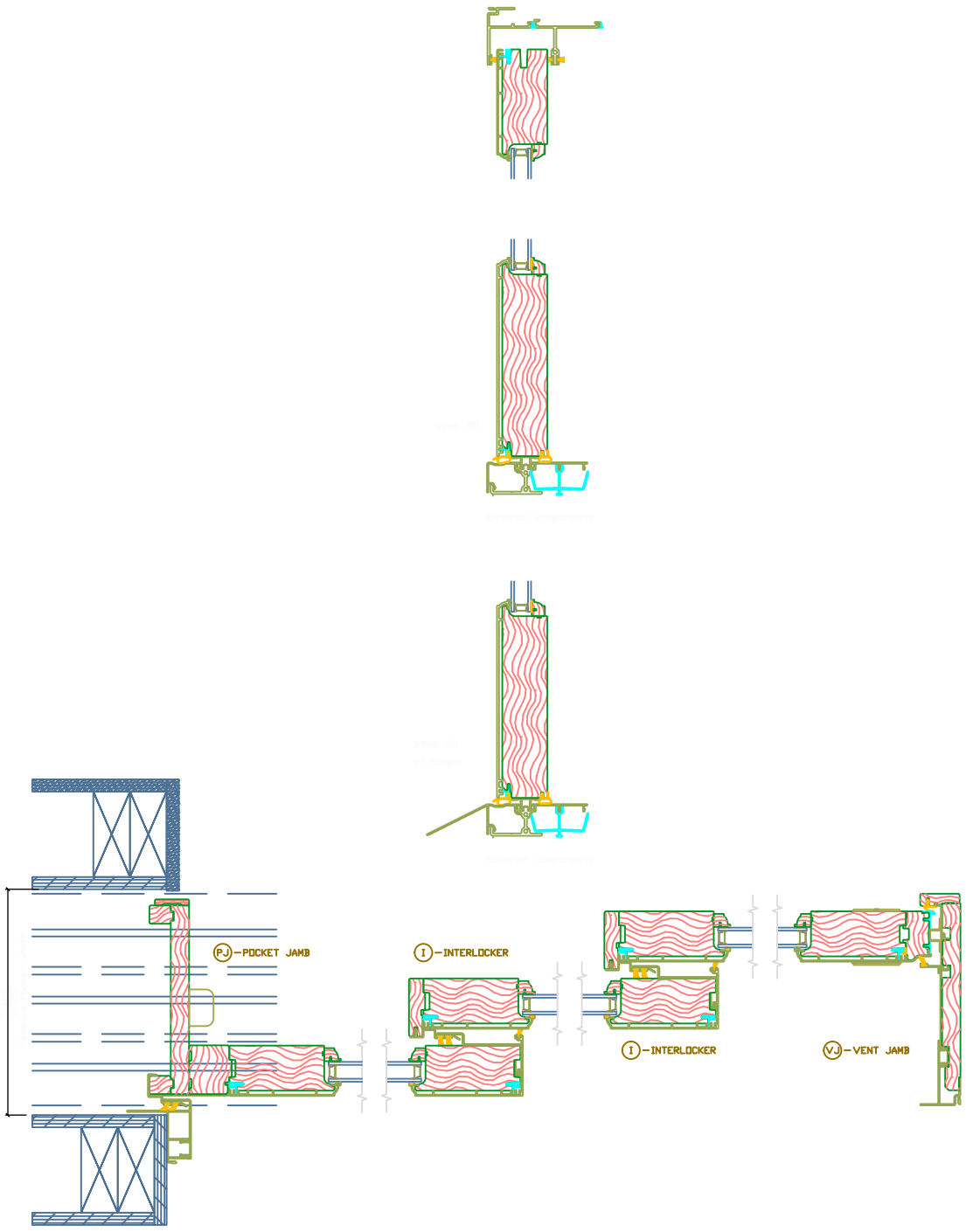
Clear Opening Area (ft^2) = (Clear Opening Width x Clear Opening Height) / 144



Head Jamb and Sill



UCANFPO - Jambs



Sliding Door Cut

No Scale

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