

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 122 South Seventh Street, Application Number HDC23-0098

DISTRICT: Old West Side Historic District

REPORT DATE: August 17, 2023

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, August 14, 2023

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

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. On May 14, 2020 the HDC approved the widening of a basement window by 5 1/2".

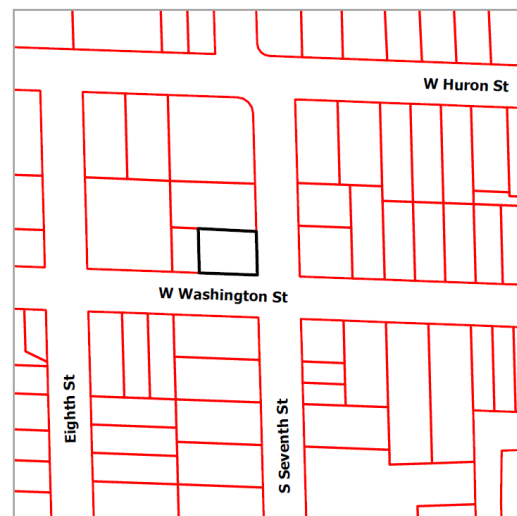
LOCATION: The site is on the west side of South Seventh Street, at the northwest corner of West Washington Street.

APPLICATION: The applicant seeks HDC approval to make a number of hardscape changes to the yard: 1) install a decorative screen fence near the north lot line; 2) install 40" lattice fence in several locations, a 40" lattice gate and 40" lattice air conditioner screen; 3) install a new paver walk from the front porch stairs to the patio on the north side yard; 4) replace the paver material on an existing patio and porch to match the driveway and replace steps with bluestone; 5) install two wood arbors; 6) replace metal porch posts with new square wood posts and a lattice screen on the west end; and 7) extend curbs found at the corner of the lot.

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.

(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:****Building Site**

Recommended: Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserve the historic relationship between a building or buildings, landscape features, 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.

From the City of Ann Arbor Historic District Design Guidelines:**Residential Decks and Patios**

Appropriate: Installing a patio flush with grade using stone, brick pavers, or concrete. Custom materials will be considered on a case-by-case basis.

Ensuring that a deck or patio drains away from the historic resource.

STAFF FINDINGS:

1. In the application, the 3-D renderings are very helpful to visualize the work because of the assortment of work items.
2. The owner wishes to have consistent pavers on all patios and walks that match the rectangular driveway pavers previously approved by the HDC. This is appropriate.
3. The new wood elements (fences, screens, trellises) are straightforward and will offer the homeowner some privacy, especially on the West Washington Street (sunny, southern exposure) side. While lattice is not a traditional fencing material, it is compatible with the house and completely reversible.

4. On the porch, replacing the metal posts with wood is appropriate. The square posts have chamfering for about a foot of the upper portion. A lattice screen is a traditional element of some historic porches, for both privacy and the growing of viney plants. While the chamfering and pairing of two posts at the front corner isn't traditional on a side entry porch of this age, the posts are simple and compatible.
5. The extension of the curb at the corner of S Seventh and W Washington to cover the width of both street frontages is requested to keep dirt and plant materials from washing onto the sidewalk, per the project designer.
6. All of the proposed work is appropriate in design, scale and materials. The work is easily reversible, and complimentary to the historic house and surrounding historic district.

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 issue a certificate of appropriateness for the application at 122 South Seventh Street, a contributing property in the Old West Side Historic District, to install a decorative screen fence near the north lot line; install 40" lattice fence in several locations, including lattice gates and an air conditioner screen; install a new paver walk from the front porch stairs to the patio on the north side yard; replace the paver material on an existing patio and porch to match the driveway and replace existing steps with bluestone; install two wood arbors; replace metal porch posts with new square wood posts and a lattice screen on the west end; and extend the sidewalk curbs from the corner of the lot outward, 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 10 and the guidelines for building site; and the *Ann Arbor Historic District Design Guidelines* for patios.

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: drawings, photos, renderings

1947 City aerial photo



122 S Seventh St, July 2018 (courtesy Google Street View)



