

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 320 S Seventh Street, Application Number HDC23-0053

DISTRICT: Old West Side Historic District

REPORT DATE: May 11, 2023

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, May 8, 2023

OWNER

Name: Shanna Daly Hoskins
Address: 320 S Seventh St
 Ann Arbor, MI 48103
Phone: (859) 512-6161

APPLICANT

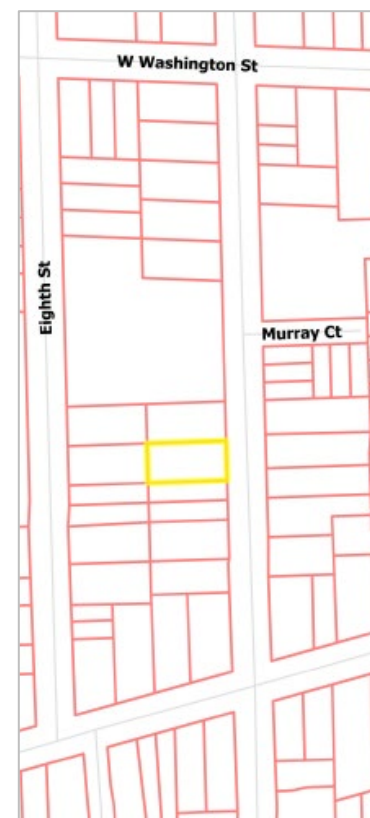
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BACKGROUND: This 2 ½ story gable-fronter features wide board trim under the eaves, shingle cladding in the gables and lap siding on the lower floors. The hip roof front porch is about 2/3rds width. Porch posts are tapered round columns, and the front door appears to be original. There is a single-story bumpout on the north elevation and a 1 ½ story rear wing. What was originally a covered rear porch on the southwest corner of the house (per Sanborn Map at end of this report) has been expanded south into a screen porch. The house was first occupied in 1920 by Herman Greve, a bookkeeper at The Crescent Works (manufacturers of high grade and custom corsets and waists). Greves lived in the house through at least 1940.

In December, 2022 the homeowners applied for a two-story rear addition that was denied by the HDC. This application has substantially changed from the prior one.

LOCATION: The site is located at the west side of South Seventh Street, south of West Washington and north of West Liberty Streets.

APPLICATION: The applicant seeks HDC approval to add a two-story rear addition, remove a chimney and shift a door on the north elevation.



APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for Rehabilitation (other SOI Standards

may also apply):

- (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 features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- (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):**Building Site**

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.

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.

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.

Placing new additions such as balconies and greenhouses on non-character-defining elevations and limiting and size and scale in relationship to the historic building.

Designing additional stories, when required for the new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

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.

Designing and constructing new additions that result in the diminution or loss of the historic

character of the resource, including its design, materials, workmanship, location, or setting.

Constructing additional stories so that the historic appearance of the building is radically changed.

From the *City of Ann Arbor Historic District Design Guidelines* (other guidelines from this document may also apply):

Guidelines for All Additions

Appropriate: Locating a required addition on the least character-defining elevation and keeping it subordinate in volume to the historic building.

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

Designing the addition so it is compatible in terms of massing, materials, relationship of solids to voids, and proportion of openings.

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

Locating a rooftop addition to be inconspicuous when viewed from the street.

Not Appropriate: Designing a new addition that requires the removal of significant building elements or site features.

Designing an addition to appear older or the same age as the original building.

STAFF FINDINGS:

1. The house is on an original 66' x 132' platted lot. The exterior of the house has had no additions and few alterations from its pre-1945 state: the foundation was replaced, a shed dormer was added to the 1 ½ story rear wing and its rear windows were altered, and the rear porch was expanded into a screen porch.
2. The house is currently 1,576 square feet (not including the basement). The proposed addition adds 574 square feet, for an increase of 36%. The current footprint is 871 square feet, and the addition's footprint is 298 square feet or an increase of 34%.
3. The addition is clad in smooth cement board. The exposure is not specified, but is drawn wider than the existing wood lap siding. Windows are Jeld-Wen wood double-hung and casement. The ridge of the addition where it attaches to the house is 4'2" lower than the ridge of the main house block. The addition's rear roof ridge is 1'10" lower than the ridge of the main house block. The addition adds a second story to the south half of the current rear wing, infills what's currently a screen porch, then extends another 16' to the rear.

4. The design places a two-story addition on top of the pre-1945 rear wing of the house, slightly south of that wing's roof ridge. About 40% of the rear wing is lost to the addition, but the new design wraps around the wing in such a way that its original massing can be envisioned easily enough. The southwest (rear) corner of the house is preserved by the new addition's inset. The new addition then pops up a couple of feet and the south wall is pushed back out flush with the face of the current screen porch.
5. Proposed windows on the addition and the existing rear wing (to replace oddly sized non-original windows) are appropriately proportioned. All new roof pitches match the existing 12/10.
6. The tallest part of the new addition is aligned with the existing screen porch on the south side, which is a couple of feet south of the main house block's south elevation. In other words, the south elevation of the addition extends beyond the south wall of the house.
7. Shifting the door on the north elevation to align with the interior stair is appropriate. The chimney is a character-defining feature of the house; the HDC will need to consider whether its removal is appropriate.
8. Staff believes the proposed work retains a visual record of the existing rear wing and meets *The Secretary of the Interior's Standards for Rehabilitation*, the *Secretary of the Interior's Guidelines*, and the *Ann Arbor Historic District Commission Design Guidelines*.

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 320 South Seventh Street, a contributing property in the Old West Side Historic District, to construct a two-story rear addition, remove a chimney, and shift a door on the north elevation, 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, 9, and 10 and the guidelines for building site and additions, as well as the *Ann Arbor Historic District Design Guidelines*, in particular the guidelines for all additions.

ATTACHMENTS: drawings, photos, materials information

320 S Seventh Street (Aug 2017 courtesy Google Street View)



320 S Seventh Sanborn Fire Insurance Map (1931 and 1931/48)

