

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 407 S Seventh Street, Application Number HDC24-0111

DISTRICT: Old West Side Historic District

REPORT DATE: September 12, 2024

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: August 5, 2024

OWNER

Name: Joshua Long
Address: 407 S Seventh St
 Ann Arbor, MI 48103
Phone: (734) 218-3123

APPLICANT

Same

BACKGROUND: This two-story house with its swooping trim, steeply pitched front entry roof with a half-round panel over the front door and center chimney on the front elevation is reminiscent of the storybook style. It first appears in City Directories in 1930 as the home of Arnoes Busch, a salesman at KYS Motor Sales. The house does not appear on 1925 Sanborn Fire Insurance Maps.

LOCATION: The site is located on the east side of South Seventh Street, south of West Liberty. It is at the northeast corner of Keppler Court, which is a private driveway serving several properties.

APPLICATION: The applicant seeks HDC approval to build a two-story rear addition with a car port.

APPLICABLE REGULATIONS:

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

- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- (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: 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.

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.

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.

STAFF FINDINGS:

1. A two-story addition that closely mimics the existing house is proposed on the rear elevation. The addition is narrower and shorter than the house: the north sidewall is inset 10" and the new roof ridge is 1' below the existing. The south elevation bumps out from the current back corner, but the plane of the new wall is 2' farther north than the plane of the wall closer to the street. Roof pitches and styles match the existing.
2. Windows on the addition are clad wood Andersen or similar. They are 8/1 and 6/1 sashes like the historic part of the house, but the proportions are changed: on the south side elevation there is a pair of larger windows and a pair of smaller windows than the originals; on the north side the addition's windows are considerably smaller. The dimensions of the windows on the rear look similar to the second floor windows on the front of the house; staff has asked for clarification on window sizes.
3. The house is currently clad in asbestos shingles with a slightly wavy edge. Staff does not know whether this was the original siding or if there is an underlying layer. Cementitious lap siding is proposed for the addition, with wood trim.
4. The carport is a pergola design with a solid wall on the north elevation. The two posts are quite formidable and may be too heavy in appearance; staff has requested carport details for clarity.
5. Staff recommends approval of the addition and carport and believes the work meets the Secretary of the Interior's Standards, Secretary of the Interior's Guidelines for Rehabilitation, and the Ann Arbor Historic District Design Guidelines.

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 407 South Seventh Street, a contributing property in the Old West Side Historic District, to construct a two-story rear addition with a car port. The work as proposed 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 1, 9 and 10 and the guidelines for additions and building site; and the *Ann Arbor Historic District Design Guidelines* for additions.

ATTACHMENTS: photos, drawings

407 S Seventh Street (2008 OWS survey photo)



LONG RESIDENCE ADDITION

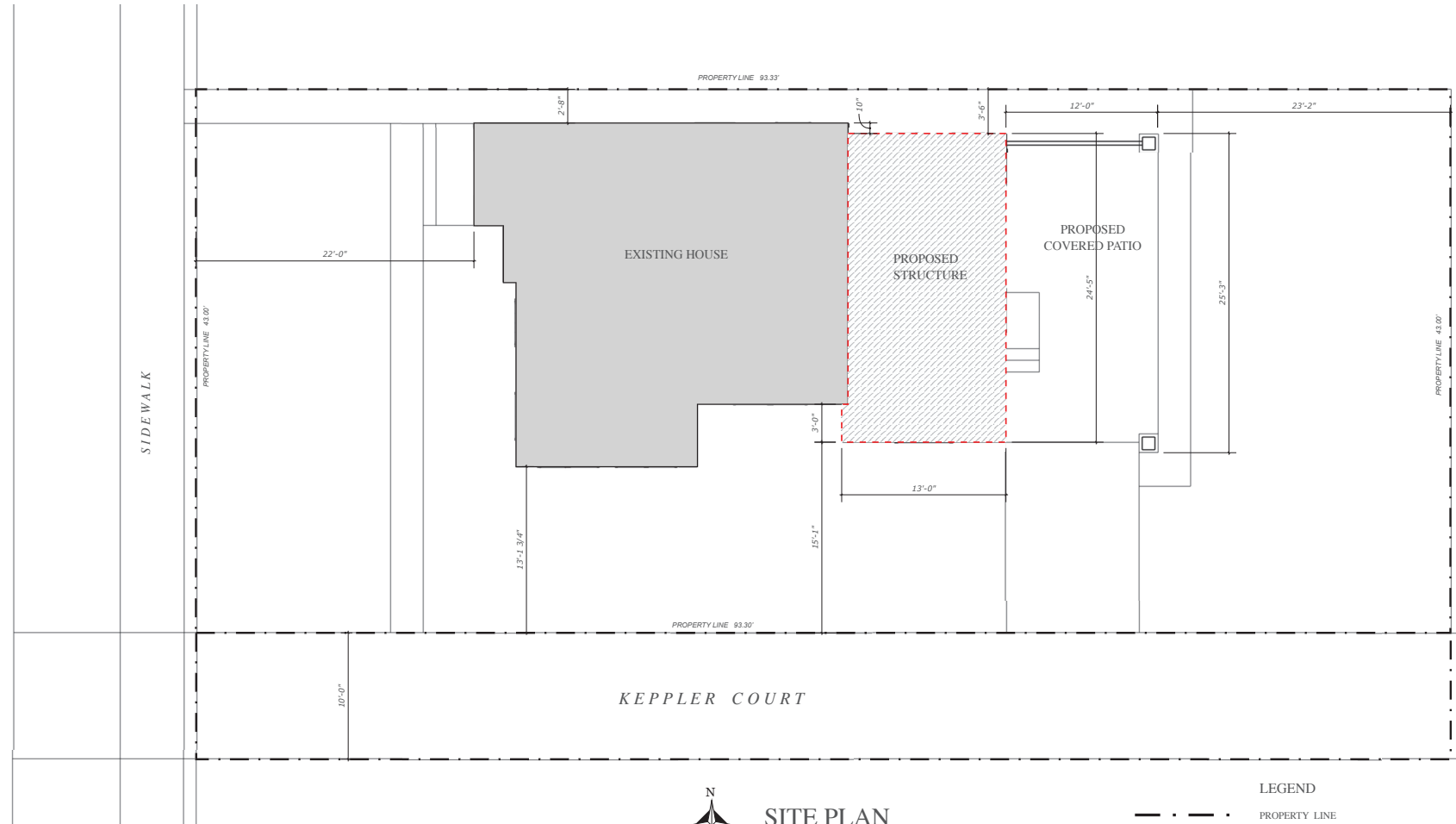
407 S. 7th St., ANN ARBOR, MI 48103







TITLE PAGE	
DATE	07/2024
BY	DMH
FOR	DMH
PROJECT	
REVISION	

LONG RENOVATION
 407 S. 7th St., ANN ARBOR, MI 48103

S. SEVENTH STREET



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

- LEGEND**
-  PROPERTY LINE
 -  SETBACK LINE
 -  PROPOSED STRUCTURE
 -  EXISTING BUILDING

SITE PLAN

DATE	BY
5/7/2014	DMH
REVISION	DMH
PREPARED BY	DMH
CHECKED BY	
REMARKS	

LONG RENOVATION
407 S. 7th St., ANN ARBOR, MI 48103

GENERAL NOTES:

ALL CONSTRUCTION SHALL COMPLY WITH THE CODES REFERENCED HEREIN, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS HAVING JURISDICTION. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY REGULATORY AUTHORITIES.

ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES, LAWS, AND ORDINANCES APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL VERIFY ALL SETBACKS, EASEMENTS, UTILITIES, AND MEASUREMENTS PRIOR TO THE START OF CONSTRUCTION.

THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, THE EXACT LOCATION OF UTILITY TAPS, THE CONNECTION OF UTILITY LINES FROM THE BUILDING TO SERVICE LINES, AND ALL FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

ALL WORK DONE OUTSIDE THE PROPERTY LINES SHALL BE DONE IN ACCORDANCE WITH THE REGULATORY AUTHORITIES. REFER TO THE SOILS REPORT PREPARED FOR THIS LOT FOR FOUNDATION AND DRAINAGE REQUIREMENTS.

ALL LANDSCAPE DESIGN, MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING REQUIRED FOR THIS PROJECT IS BY OTHERS.

CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM SITE AS REQUIRED.

ALL INTERIOR FINISHES SUCH AS CARPET, PAINT, TILE, HARDWOOD, ETC SHALL BE SELECTED BY THE OWNER WITH THE CONTRACTOR COORDINATING ALL SELECTIONS. CONTRACTOR SHALL SUBMIT SAMPLES TO THE OWNER FOR THESE SELECTIONS.

ALL CABINETS, BUILT-INS, SHELVING, ETC. SHALL BE COORDINATED BY THE CONTRACTOR WITH THE OWNER DIRECTLY. ALL LANDSCAPE DESIGN AND LANDSCAPE APPROVALS SHALL BE BY OTHERS.

ALL FIRE PROTECTION, LIGHTNING PROTECTION, SECURITY CAMERAS, AND HOME MANAGEMENT SYSTEMS AND ENGINEERING REQUIRED FOR THESE SYSTEMS IS BY THE CONTRACTOR AND SHALL BE COORDINATED BY THE CONTRACTOR.

ALL DOORS, INTERIOR AND EXTERIOR AND HARDWARE SHALL BE SELECTED BY THE CONTRACTOR AND COORDINATED WITH THE OWNER.

THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION METHODS, TYP.

ALL DRAWINGS INCLUDED IN THIS SET ARE THE EXCLUSIVE PROPERTY OF THE DESIGNER AND ARE FULLY PROTECTED BY FEDERAL AND STATE COPYRIGHT LAWS. REPRODUCTIONS ARE ONLY ALLOWED WITH THE WRITTEN PERMISSION FROM THE DESIGNER. AUTHORIZED REPRODUCTIONS MUST BEAR THE NAME OF THE DESIGNER AND INCLUDE THE DESIGNER'S STATEMENT OF UNPUBLISHED WORK. ANY INFRINGEMENT ON THIS PROPERTY WILL BE VIGOROUSLY PROSECUTED.

CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY BARRIERS, LIGHTING, COVERING AND FIRE PREVENTION NECESSARY FOR THE SAFETY OF ALL PERSONNEL AND THE PROPERTY THROUGHOUT THE DURATION OF THE CONSTRUCTION CONTRACT.

CONTRACTOR SHALL PROTECT ALL IN PLACE CONSTRUCTION, LANDSCAPING, PAVING, UTILITIES, ETC. FROM DAMAGE DURING CONSTRUCTION. ALL DAMAGED PAVING, CONSTRUCTION, LANDSCAPING, ETC. TO BE RESTORED TO ORIGINAL CONDITION BY CONTRACTOR DAMAGING SAME.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND STRUCTURAL MEMBER SIZES PRIOR TO CONSTRUCTION.

CONTRACTOR TO VERIFY EXACT LOCATION OF ALL UTILITY LINES AND INTERCEPT AS REQUIRED TO KEEP ALL PIPING AS CLOSE TO WALLS AND AS HIGH TO UNDERSIDE OF STRUCTURE AS POSSIBLE.

CONTRACTOR SHALL COORDINATE ALL ELECTRICAL FLOOR AND WALL SLEEVES WITH ARCHITECTURAL DRAWINGS.

CONTRACTOR TO COORDINATE PLACEMENT OF ALL CEILING ELEMENTS WITH ELECTRICAL INSTALLER.

ALL EQUIPMENT, FIXTURES, AND MATERIALS SHALL BE LISTED BY UNDERWRITERS LABORATORIES.

ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID MOLECULAR BREAKDOWN.

A FINISH OR FIRE RATING INDICATION ON A WALL SHALL MEAN THE ENTIRE LENGTH OF WALL IS TO BE FINISHED OR FIRE-RATED AS INDICATED.

NOTES APPEAR ON VARIOUS SHEETS FOR DIFFERENT SYSTEMS AND CONSTRUCTION MATERIALS. ALL SHEETS ARE TO BE REVIEWED AND NOTES ON ANY ONE SHEET ARE TO BE APPLIED TO ALL RELATED DRAWINGS AND SYSTEMS.

DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILED.

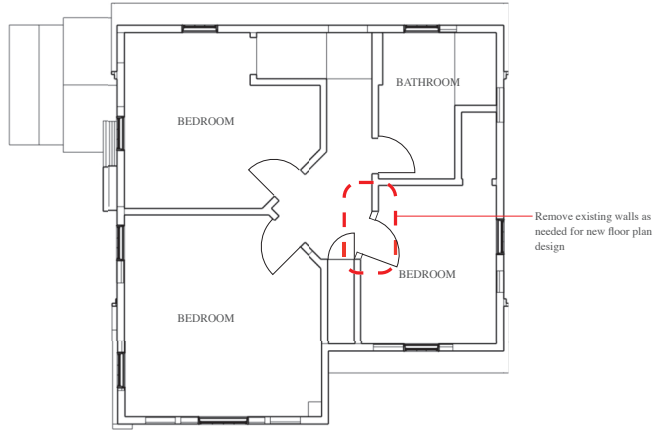
PROVIDE BLOCKING AS REQUIRED FOR CEILING AND WALL-MOUNTED ITEMS.

DO NOT SCALE DRAWINGS.

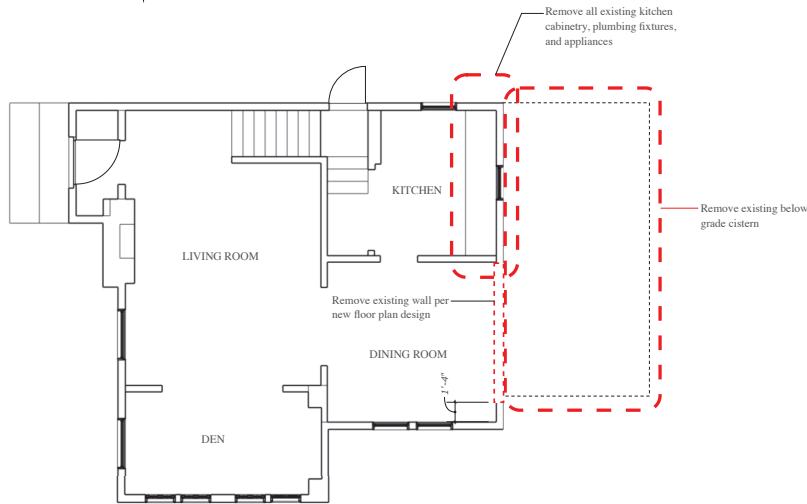
MANUFACTURERS NAMEPLATES, TRADEMARKS, LOGOS, OR THEIR IDENTIFICATION SHALL NOT BE VISIBLE IN PUBLIC AREAS.

ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS.

EV READY DESIGN SHALL FULLY COMPLY WITH DBCA SECTION N1104 (R404).



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR DEMOLITION PLANS

DATE	REV	BY	CHKD
07/20/2024			
ISSUED FOR	NO. OF SHEETS	TOTAL NO. OF SHEETS	DATE
LONG RENOVATION	02	02	07/20/2024
DESIGNED BY	CHECKED BY	DATE	

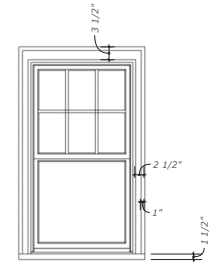
LONG RENOVATION
407 S. 7th St., ANN ARBOR, MI 48103



EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING TRIM DETAIL
SCALE: 1" = 1'-0"



EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

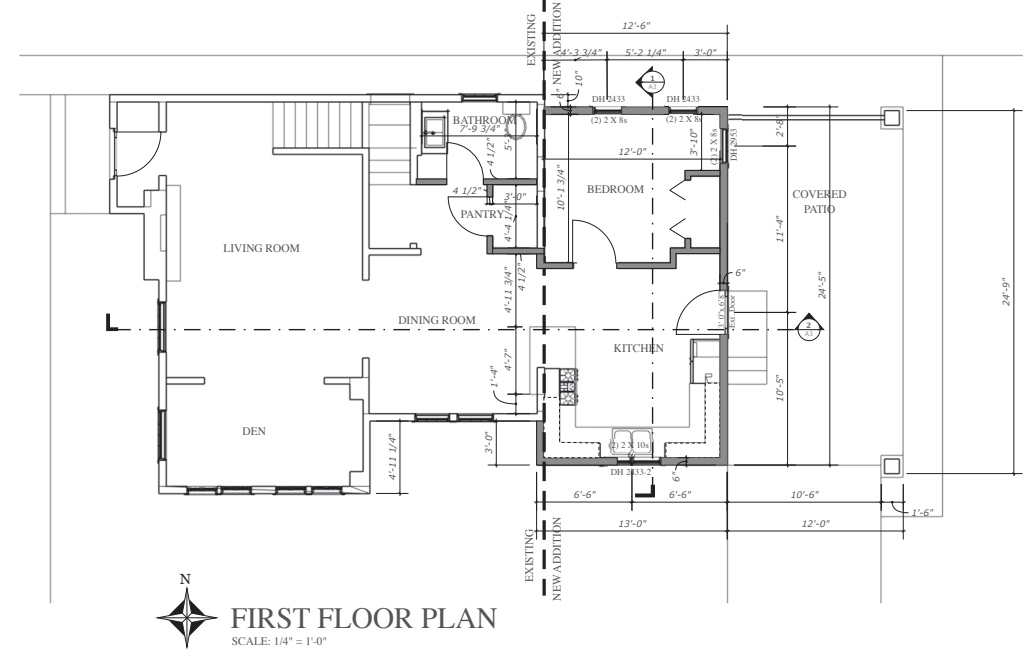
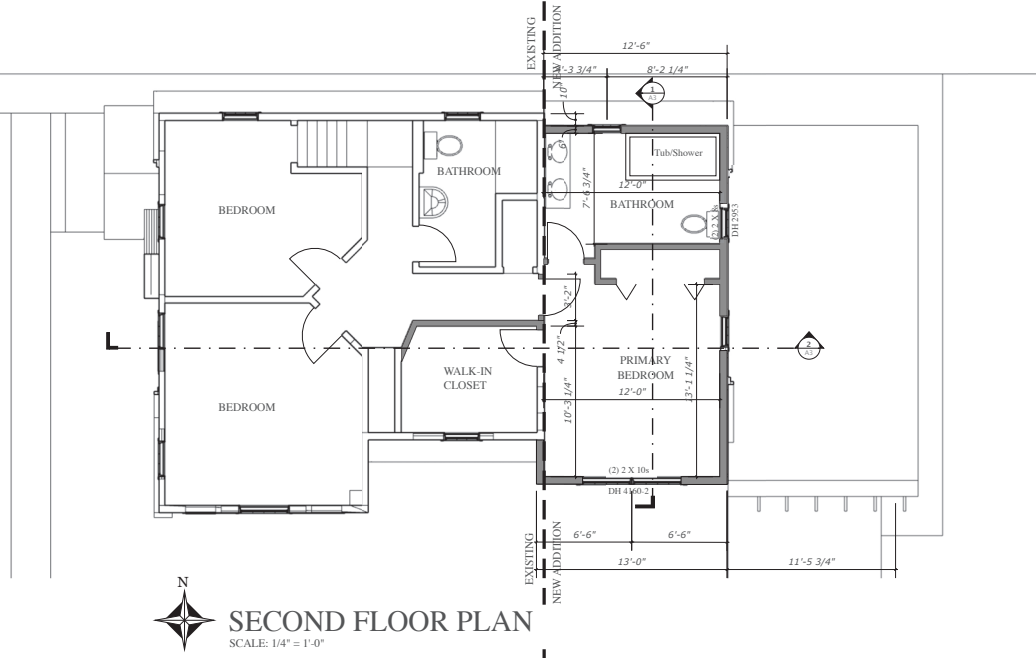
ELEVATIONS

DATE	5/17/2014
BY	DMH
CHECKED BY	DMH
CONTRACT NO.	
REVISION	

LONG RENOVATION
407 S. 7th St., ANN ARBOR, MI 48103

PLAN NOTES:

VERIFY ALL DIMENSIONS IN FIELD
 VERIFY ALL INFL. WINDOW DIMENSIONS IN FIELD
 WINDOW WELLS TO COMPLY WITH 2018 IRC R310.2.3 - PROVIDE SCREEN OR COVER PER 2018 IRC 310.4
 FIREBLOCKING REQUIRED PER 2018 R602.11 AND R302.11.1
 GRAPFTOPPING REQUIRED PER 2018 IRC R302.12
 INSTALL FLASHING PER 2018 IRC R903.2
 STAIRS AND RAILS TO COMPLY WITH 2018 IRC R311
 PROVIDE FLOOR TRANSITION STRIPS AT ALL SEAMS OF SIMILAR AND DISSIMILAR FINISHES
 CLASS I OR II VAPOR RETARDANT REQUIRED AT INTERIOR SIDE OF FRAME WALLS PER 2018 IRC R702.7
 ALL PIPING SERVING AS PART OF HEATING OR COOLING SYSTEM MUST BE THERMALLY INSULATED PER 2018
 IECC TABLE C403.11.3
 BUILDING THERMAL ENVELOPE TO COMPLY WITH 2018 IECC TABLE R402.4.1.1
 PROVIDE FOUNDATION PERIMETER DRAIN PER PROJECT SOILS REPORT
 BUILDER TO VERIFY ALL DOWNSPOUT LOCATIONS, EXTERIOR MATERIALS, COLOR, AND THEIR LOCATIONS
 PRIOR TO INSTALLATION.
 CARBON MONOXIDE DETECTOR TO BE INSTALLED PER 2018 IRC R315 AND IN COMPLIANCE WITH UL 2034
 SMOKE ALARMS MUST BE INSTALLED PER 2018 IRC R314 AND IN COMPLIANCE WITH NFPA 72 AND UL 217
 SEAL ALL PENETRATIONS THROUGH BUILDING ENVELOPE PER 2018 IRC P206.1
 SLOPE ALL GRADE AWAY FROM STRUCTURE
 INSULATION SHALL NOT BLOCK FREE FLOW OF AIR, MINIMUM 1" BETWEEN ROOF SHEATHING AND INSULATION
 AT EAVE VENTS PER 2018 IRC R806.3
 BUILDER TO VERIFY WITH OWNER PRIOR TO INSTALLATION:
 - ALL BATHROOM FINISHES AND FIXTURES
 - KITCHEN FINISHES
 - ALL CLOSET LAYOUTS



FLOOR PLANS

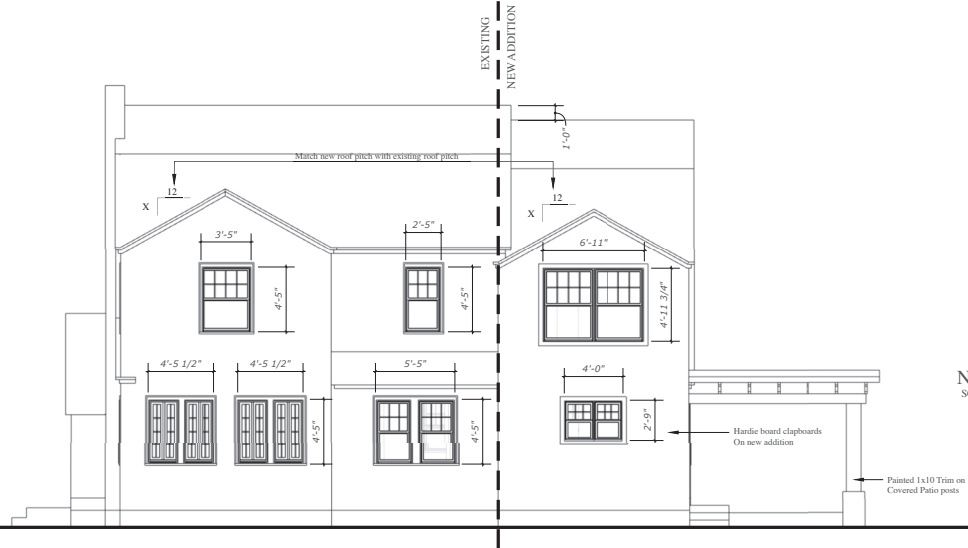
DATE	2/17/2024
BY	DMH
REVISION	02
PROJECT	LONG RENOVATION
OWNER	407 S. 7th St., ANN ARBOR, MI 48103
ARCHITECT	DMH
SCALE	AS SHOWN

LONG RENOVATION
 407 S. 7th St., ANN ARBOR, MI 48103

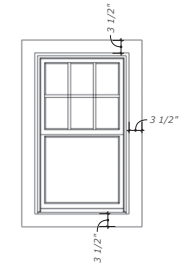
DATE	2/1/2024
BY	DMH
FOR	DMH
PROJECT	DMH
DESCRIPTION	DMH
REVISIONS	



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



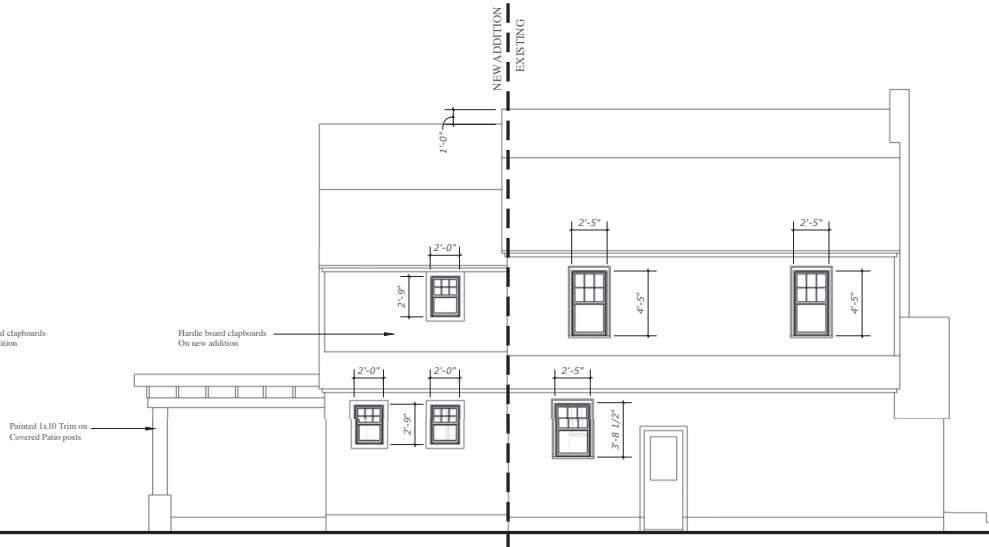
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



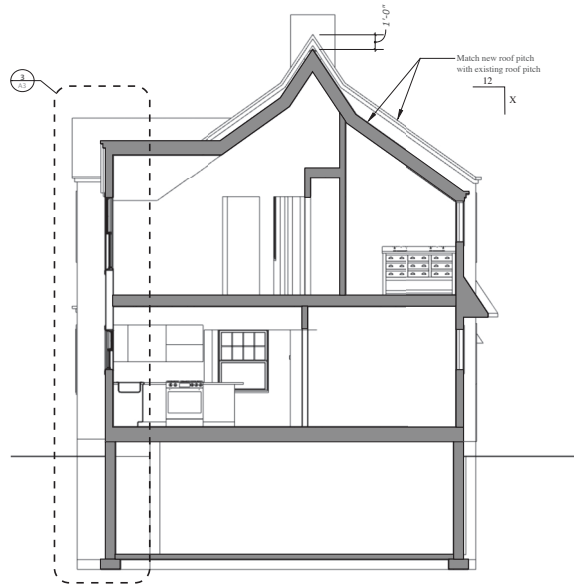
NEW TRIM DETAIL
SCALE: 1" = 1'-0"



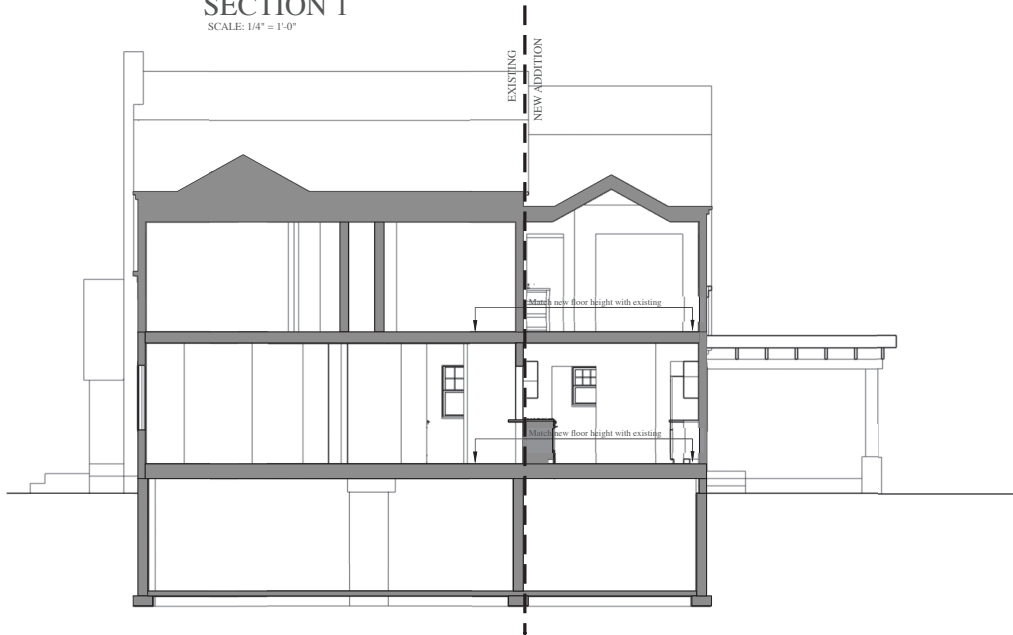
EAST ELEVATION
SCALE: 1/4" = 1'-0"



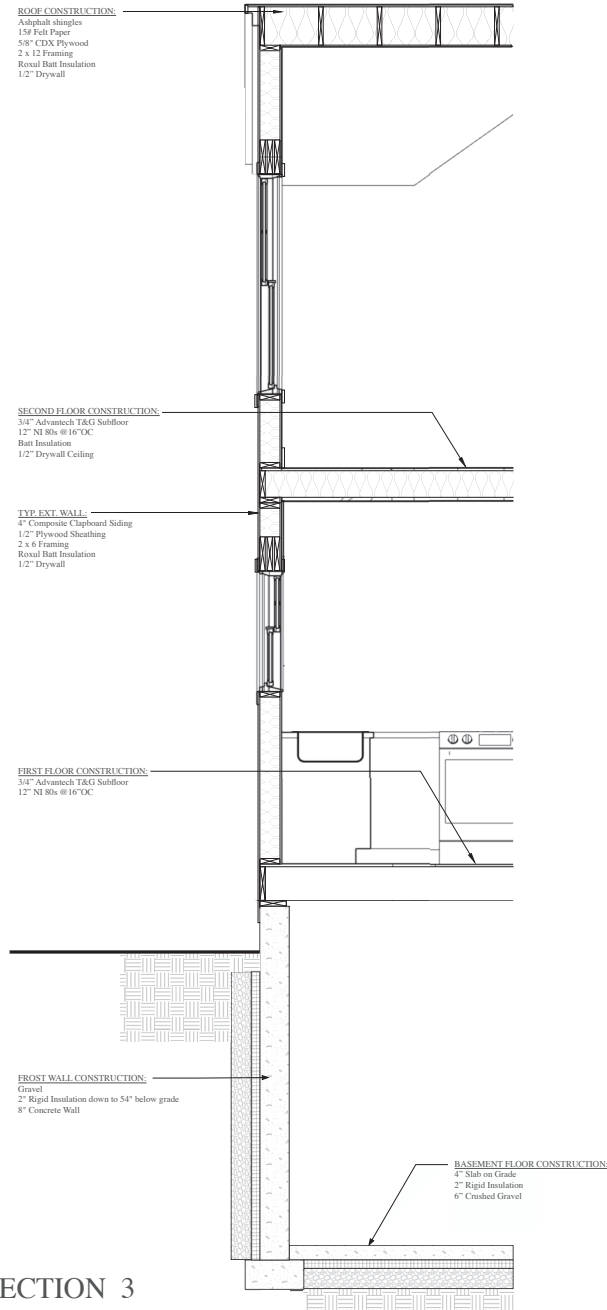
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



SECTION 2
SCALE: 1/4" = 1'-0"



WALL SECTION 3
SCALE: 3/4" = 1'-0"

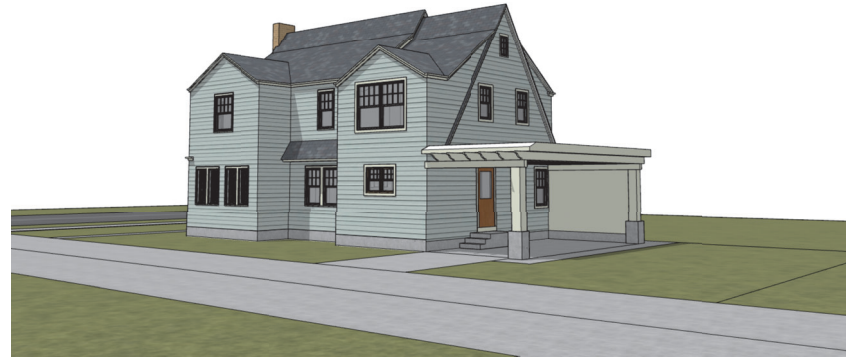
BUILDING SECTIONS/WALL SECTION

DATE	07/20/2014
BY	DMH
CHECKED BY	DMH
REVISIONS	

LONG RENOVATION
407 S. 7th St., ANN ARBOR, MI 48103



PERSPECTIVE



PERSPECTIVE



PERSPECTIVE



PERSPECTIVE

PERSPECTIVES

DATE	07/20/2024
BY	DMH
FOR	DMH
PROJECT	DMH
REVISIONS	

LONG RENOVATION
407 S. 7th St., ANN ARBOR, MI 48103



407



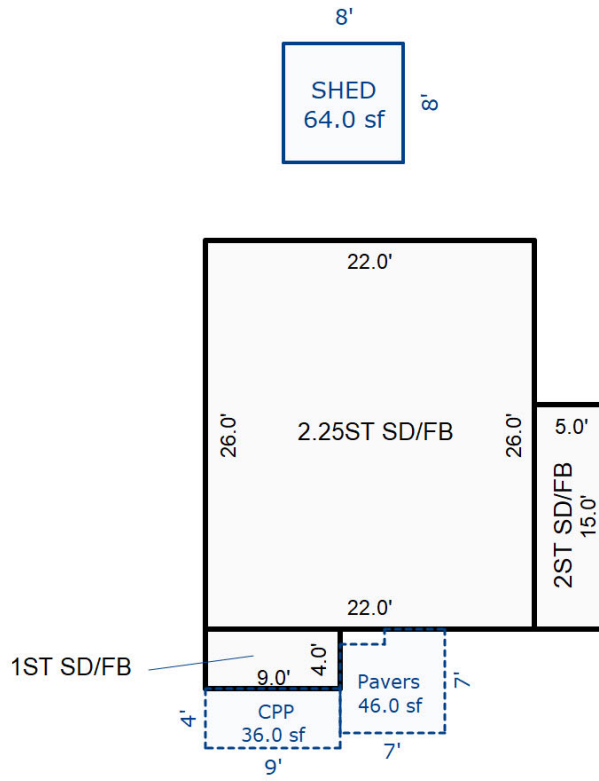








Image/Sketch for Parcel: 09-09-29-310-013



Sketch by Aperi Sketch

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Materials List

Roof: Asphalt Dimensional Shingles to match
Exterior Siding: Painted Hardie Board Siding
Trim: Painted Clear Pine Wood
Windows: Andersen Wood Clad Double Hung Windows or similar

Window Dimensions

Existing Window Dimensions

(There are two different window sizes, one large and one smaller- widths, 42 inch wide and 30 inch wide)

Large- W 42 x H 54

Small- 30 x 54

Kitchen Small- 30 x 45

Kitchen sink window- - 30 x 33

Existing Window Trim- 3 ¾ Wide

Proposed Window Dimensions- see drawings

Proposed Trim- see drawings

Footprint Calcs (see attached existing footprint):

Original 1924 House (without original enclosed porch/garage which was demoed before current owner. Original enclosed porch was approx. 15 x 12, 180 sq ft) –

- Main Footprint- 26 x 22 x 2 floors = 1,144
- sunroom 15 x 5 x 2 floors = 150 sq ft
- vestibule = 9x4 = 36 Sq Ft

Total = 1,330 sq ft

New Addition:

12.5 x 24.5 x 2 stories = **612.5 Sq Ft**

Percent new

612.5 new / 1,330 existing = 46%

Siding Dimensions

Existing asbestos shingles- 10 inch average exposure (They're wavy)

Proposed James Hardie Plank Siding – 7 inch exposure (8.25 inch)