

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 428 S. Seventh Street, Application Number HDC17-031

DISTRICT: Old West Side Historic District

REPORT DATE: March 9, 2017

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, March 6, 2017

OWNER

Name: Ali Ramlawi
Address: 428 S. Seventh Street
 Ann Arbor, MI
Phone:

APPLICANT

H. Scott Diels
 1414 Iroquois
 Ann Arbor, MI
 (734) 649-2787

BACKGROUND: This 1½ story Greek revival is listed in the 1892 City Directory as 46 S Seventh, the Schmidt home, and the 1894 City Directory as the home of John Weber, tinner at Grossman & Schlenker. It is probably significantly older. The one-story wing on the north side appears on the 1931 Sanborn map. The one-story wing on the front appears on 1994 aerial photos, but not in 1947.

In 2007 the HDC issued a Certificate of Appropriateness for a new rear deck and fence, and in August, 2016, the removal of two non-original windows on the rear and a new sliding door, and to move a non-original door and add a deck (HDC16-123).

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

APPLICATION: The applicant seeks HDC approval to perform the following work on the rear elevation: remove a non-original window and infill the opening; shift a previously approved (but not yet installed) slider approximately 2' to the south; and install a new double-hung window in a new opening to the north of the slider.

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.

- (9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize a property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings:

Windows

Recommended: Designing and installing additional windows on rear or other non-character defining elevations if required by new use.

Identifying, retaining, and preserving windows--and their functional and decorative features--that are important in defining the overall historic character of the building.

Not Recommended: Removing or radically changing windows that are important in defining the historic character of the building so that, as a result, the character is diminished.

Introducing a new design that is incompatible with the historic character of the building.

District or Neighborhood Setting

Not Recommended: Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

From the Ann Arbor Historic District Guidelines:

Windows

Not Appropriate: Introducing a new design that is incompatible with the historic character of the building.

Guidelines for All Additions

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

STAFF FINDINGS:

1. All of the work is located on the rear elevation, not visible from the street or sidewalk. The house is small, and the work would facilitate a new bathroom and kitchen expansion without the need for a rear addition.
2. In 2016, the HDC approved an application to replace a pair of modern kitchen windows with a 5' wide sliding glass door on the rear elevation of this house. The owner is

remodeling the interior and desires to remove a window to facilitate a new bathroom. The window itself is modern. The age of the opening is unknown. The house has been resided in cementitious lap siding, and the window trim appears to have been replaced. The only windows that staff could confirm are from the period of significance are on the second floor of the front elevation, in openings that are much smaller. In short, staff could find no evidence to argue for or against the opening being original.

3. Shifting the slider and installing a new 26" x36" double-hung window are appropriate. There are no original openings on this section of the rear elevation. Staff hopes the owner will take note of the size and location of any old openings, like window or door framing, found in the wall during construction of the new windows.
4. Per the architect, via email: The proposed window and door are clad Andersen single/double hung kitchen sink window and French doors white in finish. The window is trimmed out with 1x4 head and jambs and 2x2 beveled sill painted to match the original trim.
5. Though the floorplan shows a shift in the location of the previously approved front door, the architect confirmed that it is not part of the application. The door was approved as a replacement for the existing window in the July 2016 application.
6. Staff feels that on the rear elevation no significant historic materials will be lost, the double-hung window opening is not a character-defining feature of the house, and the work will not be visible from the public right of way. Therefore, staff believes the proposal meets the *Secretary of the Interior's Standards and Guidelines*, and the *Ann Arbor Historic District Design Guidelines* and recommends approval.

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 approve the application at 428 S. Seventh, a contributing property in the Old West Side Historic District, to: remove a non-original window and infill the opening; shift a previously-approved (but not yet installed) slider approximately 2' to the south; and install a new double-hung window in a new opening to the north of the slider, 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 9, and the guidelines for windows and neighborhood setting, and the *Ann Arbor Historic Guidelines* for windows and additions.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 428 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, drawings, photos

428 S Seventh (2008 Survey Photo)





City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES
 100 North Fifth Avenue P.O. Box 8647 Ann Arbor, Michigan 48107-8647
 734.794.6265 734.994.8312 planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information	
Address of Property: <u>428 SOUTH SEVENTH STREET</u>	
Historic District: <u>OLD WESTSIDE</u>	
Name of Property Owner (if different than the applicant): <u>ALI RAMLAWI</u>	
Address of Property Owner: <u>428 SOUTH SEVENTH STREET</u>	
Daytime Phone and E-mail of Property Owner: <u>aramlawi@yahoo.com</u>	
Signature of Property Owner: <u>[Signature]</u>	Date: <u>2-24-17</u>
Section 2: Applicant Information	
Name of Applicant: <u>H SCOTT DIELS - ARCHITECT</u>	
Address of Applicant: <u>1414 IRONWOODS</u>	
Daytime Phone: (<u>734</u>) <u>649-2787</u> Fax: (<u> </u>) <u> </u>	
E-mail: <u>hscottdiels@att.net</u>	
Applicant's Relationship to Property: <u> </u> owner <input checked="" type="checkbox"/> architect <u> </u> contractor <u> </u> other	
Signature of applicant: <u>[Signature]</u>	Date: <u> </u>
Section 3: Building Use (check all that apply)	
<input checked="" type="checkbox"/> Residential <u> </u> Single Family <u> </u> Multiple Family <u> </u> Rental	
<u> </u> Commercial <u> </u> Institutional	
Section 4: Stille-DeRossett-Hale Single State Construction Code Act (This item MUST BE INITIALED for your application to be PROCESSED)	
Public Act 169, Michigan's Local Historic Districts Act, was amended April 2004 to include the following language: "...the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed completion date, a a fire alarm or smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531."	
Please initial here: <u>ASD</u>	

Section 5: Description of Proposed Changes (attach additional sheets as necessary)

1. Provide a brief summary of proposed changes. WINDOW CHANGES, WEST ELEVATION, FROM HDC APPROVAL JULY 2016. LIKE TO REMOVE WINDOW ON WEST WING ADDITION, ADD KITCHEN WINDOW TO GREEK REVIVAL ORIGINAL BUILDING & RELOCATE APPROVED FRENCH DOORS

2. Provide a description of existing conditions. SEE DRAWINGS

3. What are the reasons for the proposed changes? INTERIOR RECONFIGURATION OF ROOMS CAUSE WINDOWS TO BE RELOCATED

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here. SEE DRAWINGS

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

STAFF USE ONLY

Date Submitted: 2/17-17 Application to _____ Staff or _____ HDC
Project No.: _____ HDC Fee Paid: 100⁰⁰.
Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 3/9-17.
Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial
Staff signature: _____ HDC NTP _____ Staff COA

Comments:

428 S. Seventh

HISTORIC DISTRICT COMMISSION
SUBMITTAL FOR ADDITION TO:
ADDITION TO PRIVATE RESIDENCE
IMPROVED FRONT ENTRY TO
RESIDENCE AND ACCESS TO REAR DECK
428 S. SEVENTH ST., ANN ARBOR, MI.
MICHAEL BRUNER, ARCHITECT
639 FIRST ST.
ANN ARBOR, MI 48105 734-225-3451
SUBMITTAL: 6-24-2016

SKETCH 4 OF 8

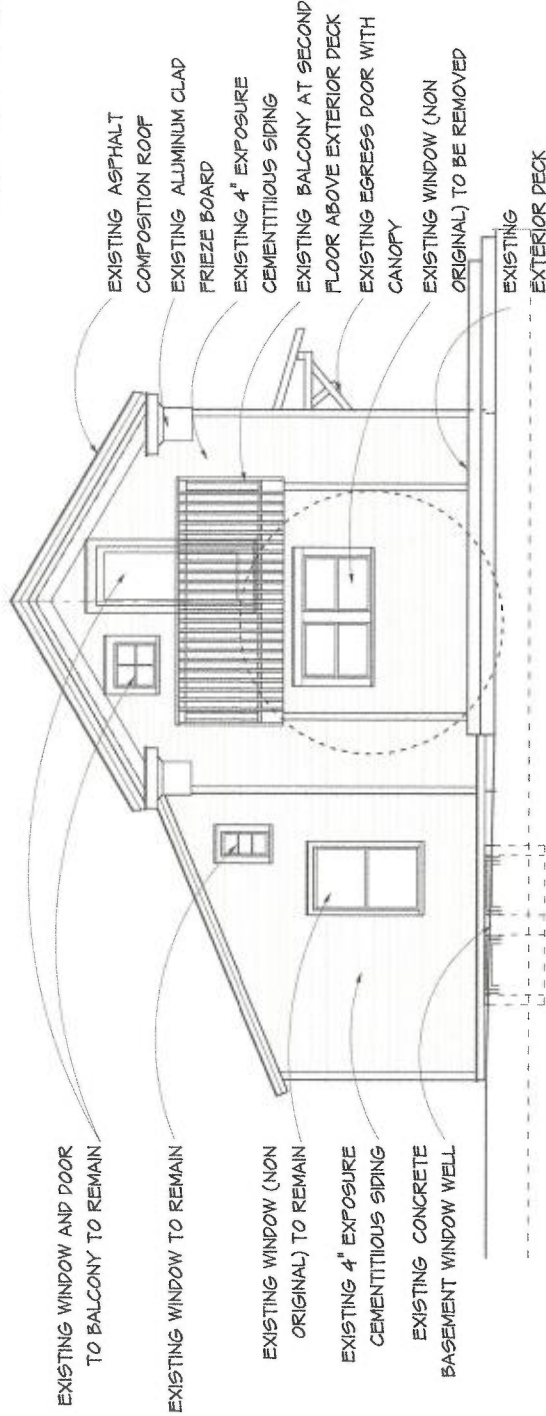


EXHIBIT -1 EXISTING CONDITION

WEST ELEVATION (EXISTING)

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



HISTORIC DISTRICT COMMISSION
 SUBMITTAL FOR ADDITION TO:
IMPROVEMENTS TO PRIVATE RESIDENCE
 IMPROVED FRONT ENTRY TO
 RESIDENCE AND ACCESS TO REAR DECK
 428 S. SEVENTH ST., ANN ARBOR, MI.
 MICHAEL BRUNER, ARCHITECT
 939 FIRST ST
 ANN ARBOR, MI 48103 734-229-3421
 SUBMITTAL: 6-24-2016
 REVISED: 7-06-16

SKETCH 8 OF 8

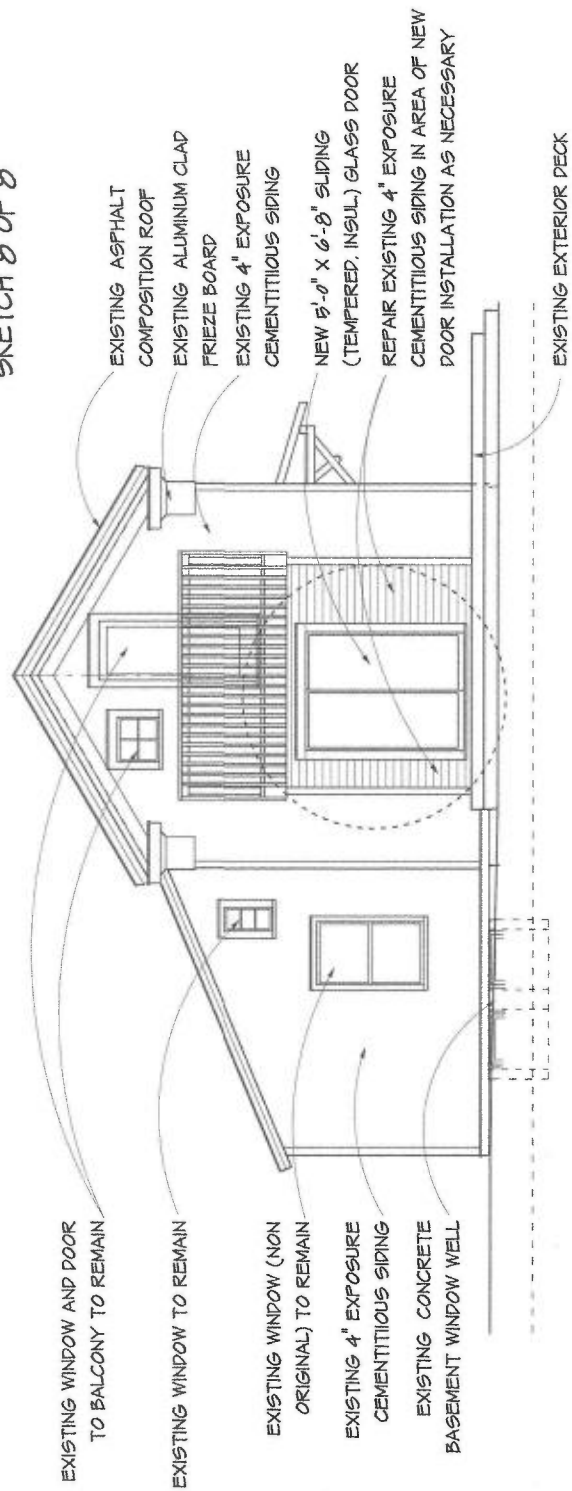


EXHIBIT-2 HDC APPROVED PLANS-JULY 2016

WEST ELEVATION (PROPOSED)

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



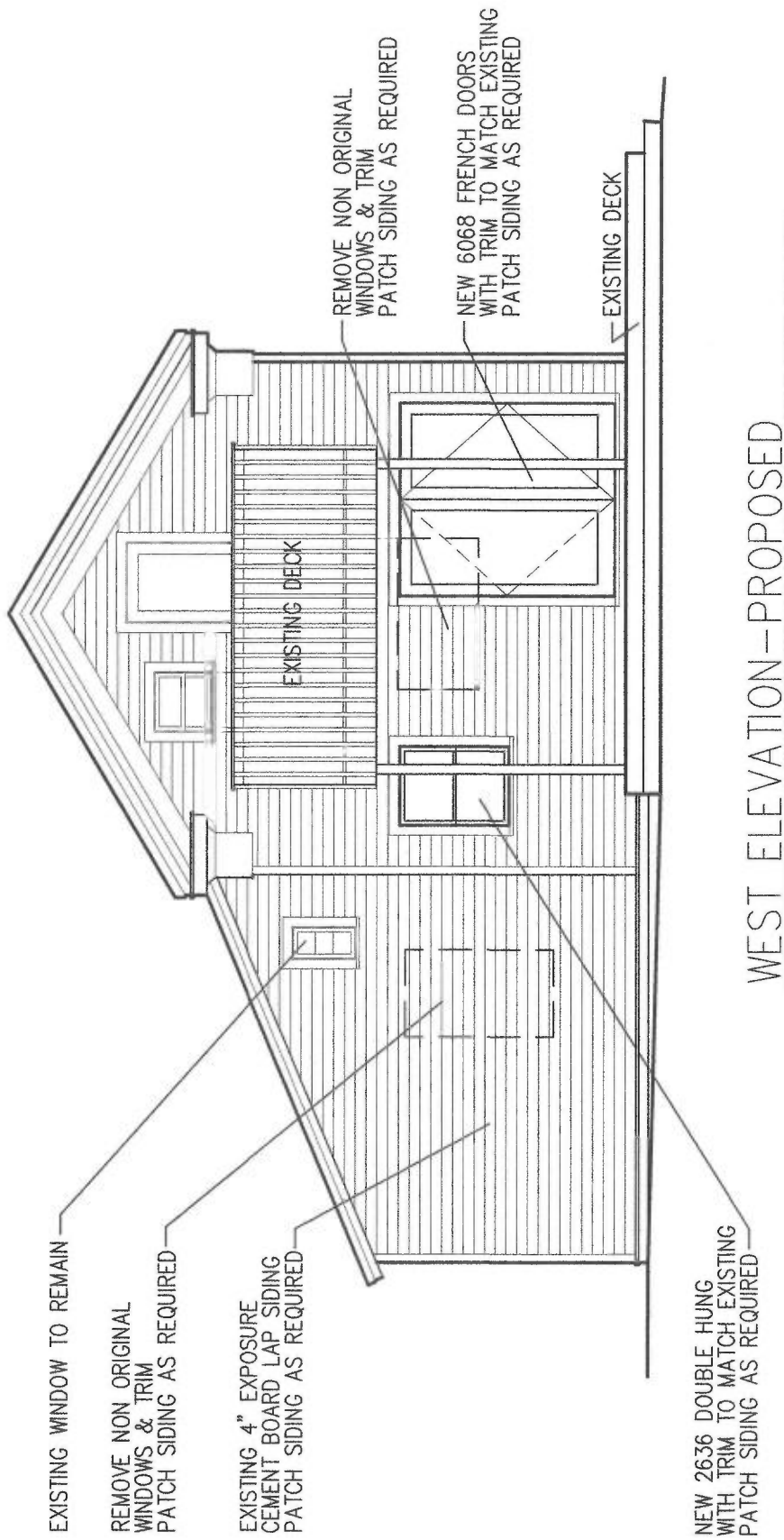


EXHIBIT-3 PROPOSED ELEVATION



EXHIBIT-5 VIEW FROM SOUTHWEST



EXHIBIT--6 VIEW FROM NORTHWEST