

ANN ARBOR HISTORIC DISTRICT COMMISSION**Staff Report****ADDRESS:** 202 S Seventh Street, Application Number HDC23-0122**DISTRICT:** Old West Side Historic District**REPORT DATE:** August 17, 2023**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator**REVIEW COMMITTEE DATE:** August 14, 2023

	OWNER	APPLICANT
Name:	Liang Sim	Ron Cox
Address:	202 S Seventh St Ann Arbor, MI 48103	Alpha Design + Build 6921 Jackson Rd Ann Arbor, MI 48103
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BACKGROUND: This distinctive two-story gable-fronter first appears in Polk City Directories in 1894 as the Stollsteimer home. It features a stone foundation, full-width front porch, two-over-two windows with operable shutters, and decorative trim on the window hoods. The garage appears on 1925 Sanborn maps, but not on 1916 maps. It has two bays, each with double leaf doors, and a pyramid roof.

On August 13, 2020 an application to alter the garage doors was approved by the HDC.

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

APPLICATION: The applicant seeks HDC approval to remove a pantry and shed attached to the rear of the house, apparently without permits or HDC approval. They would be replaced with an 8' x 10'10" mudroom addition.

APPLICABLE REGULATIONS: T

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.
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall 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 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. The 1931 Sanborn map confirms that all of the existing structure except the sunroom addition on the southwest corner was present during the period of significance. The addition of an 87 square foot mudroom is negligible compared to the footprint and floor area.
2. The new mudroom would be inset 8" from the northwest corner of the house. Cladding is 5 1/2" cedar siding that is wider than the 4 1/2" exposure siding on the historic house. A new rear door is wood with a full lite, and the one-over-one and awning windows are wood Pellas. They are proportioned appropriately and distinguished from the historic windows with wider trim and a straight trim board across the top, instead of the peaked style found on the historic house. The roof pitch matches that of the existing rear wing and is placed below the rear wing's rake board. The applicant requested that the foundation block be changed in the application to smooth CMU from split faced block at staff's request (since split faced block has a very modern appearance).
3. The mudroom addition is compatible with the historic house and adequately differentiated by materials and design. Staff believes the addition is very compatible with the historic house, and that the work meets the Standards and 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 202 S Seventh Street, a contributing property in the Old West Side Historic District, to replace a modern pantry and shed with a mudroom addition, on the following condition: that smooth concrete masonry units, with or without a parge coat, are used for the foundation. The work as conditioned 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, 2, 5, 9 and 10 and the guidelines for additions and building site; and the *Ann Arbor Historic District Design Guidelines* for additions.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 202 S Seventh 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

202 S Seventh Street (2007 OWS Survey Photo)

