

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 220 S Seventh Street, Application Number HDC22-038

DISTRICT: Old West Side Historic District

REPORT DATE: March 10, 2022

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: March 7, 2022

OWNER

Name: Heidi Burns
Address: 220 S Seventh Street
 Ann Arbor, MI 48103
Phone:

APPLICANT

Carl O. Hueter, Architect
 1321 Franklin Blvd
 Ann Arbor, MI 48103
 734-276-8175

BACKGROUND: This single-story home first appears in city directories in 1896 as number 16 S Seventh, the home of Louis Schnierle. Members of the Schnierle family lived at this address until at least 1940. It features a front-facing gable, sculpted block foundation, and nearly full-width concrete block front porch with wing walls and square wood half-columns.

LOCATION: The house is located on the west side of South Seventh Street, south of West Washington and north of Murray Court. It is in the floodplain of an Allan Creek tributary.

APPLICATION: The applicant seeks HDC approval to construct a second-floor rear addition on top of existing modern rear additions, and replace a modern garage with a taller garage in the same footprint.

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.
- (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 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: 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.

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. This house is located in the floodplain of an Allen Creek tributary. As such, the footprint may not be expanded per stormwater code.
2. This single-story house has a succession of additions. The original front part of the house uses methods of construction that pre-date its first appearance on this site, implying that it was moved here from elsewhere. Probably at that time, 1896, the footprint was more than doubled in size. A third addition with two bedrooms was built on the back after 1944. An excellent summary of the house's changes over time is attached to the application.
3. The house is currently 1,295 square feet (SF). The pre-1945 footprint was 932 sf, and the more modern existing additions add 363 sf, for a total footprint increase of 39%. The pre-1945 floor area was the same, 932 sf, and the additions add 363 sf (existing), and 296 sf (proposed) for a total increase of 659, or 70.7% of the pre-1945 structure. This significantly exceeds the local historic district design guideline that says the addition should not exceed 50% of the original building's total floor area.
4. The addition would sit on top of the existing modern rear additions. A new stair would replace a screened porch off the rear of the house. The addition has side- and rear-facing gables in an attempt to make the addition less prominent than a street-facing gable might be. The gable heights vary; the most prominent one has a ridge 6'6" above the ridge of the existing house. The roof of the original kitchen addition on the south side of the house is reworked from a shed into a hip to tie into the addition.
5. Windows on the addition are one-over-one clad wood. Profiles were not included, nor was the new rear door material, but this can be worked out at the staff level if the addition is approved. Two skylights are shown on the new roof facing the backyard. Cladding on the addition is clapboard. The material and exposure is not specified, but staff believes wood or cementitious siding would be appropriate.
6. The garage to be removed is from the 1960s. A new, taller garage would be rebuilt in the same footprint in order to create second floor finished space. The garage features a wall dormer on the south roof plane to provide headroom for the stairs, which are on the exterior for a half-story then move to the interior. Cladding on three sides of the first floor is 1"x 8" vertical board with 3 3/4" openings in between to allow stormwater to move through the structure. The upper floor is solid 1"x12" board with 1"x3" battens, as is the front elevation, which also has roll-up break-away flood doors.
7. Staff has concerns about the floor area increase and the necessary height of the addition, both of which are contrary to several local and federal design guidelines. Two suggested motions are below, one for the addition and one for the garage, which staff believes are worth considering separately.

POSSIBLE MOTIONS: (Note that the motion below 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.)

Addition:

I move that the Commission issue a certificate of appropriateness for the application at 220 South Seventh Street, a contributing property in the Old West Side Historic District, to construct a second-floor rear addition on top of existing modern rear additions, on the following conditions: that the clapboard siding is wood or cementitious with an exposure similar to the lap siding in the house's front gable; and that the addition's windows and door are reviewed by staff in a separate application. As conditioned, the work is compatible in exterior design, arrangement, materials, and relationship to the building and the surrounding area and meets *The City of Ann Arbor Historic District Design Guidelines* for additions, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 1, 2, 9 and 10, and the guidelines for additions and building site.

Garage:

I move that the Commission approve with conditions and issue a certificate of appropriateness for the application at 220 South Seventh Street, a contributing property in the Old West Side Historic District, to replace a modern garage with a taller garage in the same footprint, on the condition that the door details are reviewed by staff in a separate application. As conditioned, the work is compatible in exterior design, arrangement, materials, and relationship to the building and the surrounding area and meets *The City of Ann Arbor Historic District Design Guidelines* for additions, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 1, 2, 9 and 10, and the guidelines for additions and building site.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 220 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, letter, drawings, photos

220 S Seventh Street (2008 Survey Photo)





HISTORIC DISTRICT COMMISSION

PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647
 Phone: 734.794.6265 ext. 42608 ithacher@a2gov.org
 Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC# _____
	BLDG# _____
DATE STAMP	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER HEIDI BURNS		HISTORIC DISTRICT OLD WEST SIDE	
PROPERTY ADDRESS 220 SOUTH SEVENTH ST.			CITY ANN ARBOR
ZIPCODE 48103	DAYTIME PHONE NUMBER (231) 580 - 9190	EMAIL ADDRESS hgellerb@gmail.com	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) ~		CITY ~	STATE, ZIP ~

PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME HEIDI BURNS	DATE 2/17/22
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APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) CARL O. HUETER A.I.A.			
ADDRESS OF APPLICANT 1321 FRANKLIN BLVD.			CITY ANN ARBOR
STATE MICHIGAN	ZIPCODE 48103	PHONE / CELL # (734) 274 - 8175	FAX No (N.A.)
EMAIL ADDRESS carl@hueterarchitects.com			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	PRINT NAME X CARL O. HUETER	DATE 2/15/22
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BUILDING USE - CHECK ALL THAT APPLY

<input checked="" type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> SEE UPDATED TABLE BELOW	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL
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PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

SEE ATTACHED

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

SEE ATTACHED

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

DESCRIPTION	
STAFF REVIEW FEES	FEE
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to building@a2gov.org.

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to "City of Ann Arbor"

HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

APPLICATION EXPIRATION

HDC applications expire three (3) years after the date of approval.

OFFICE USE ONLY

Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____	
	<input type="checkbox"/> Cash	
	<input type="checkbox"/> Credit Card	

HISTORIC DISTRICT COMMISSION

SUBMISSION COMMENTARY FOR 220 SOUTH SEVENTH STREET

18 FEBRUARY 2022

History:

220 South Seventh Street is a structure composed of four separate construction events over its life.

Structure #1: Is a 22 foot by 16 foot primary structure (322 square feet). This portion of the house is timbered framed and composed of hewn and rough sawn lumber, mostly oak, but other locally available species (maple, walnut, ash, etc.). The exposed framing in the basement exhibits period timber frame jointing techniques. The apparent age of this structure, construction type and size make it a candidate of being from a previous life at a location closer in to town. As has been the case found on other properties in the OWS, this structure was probably relocated to this site by some economy minded nineteenth century Ann Arborite as the downtown expanded and built over a stone foundation at this location on South Seventh Street. The single story space has low (7'4-6") ceiling heights.

Structure #2: Was added on to #1 and extends back and additional 18 feet (576 square feet). This addition is composed of all sawn framing, but again of locally available hardwoods with some timber jointed applied. The type of construction would date this portion to the mid 1800's. This addition also included a south facing wing (10" X 18'), perhaps for the kitchen. This wing's ceiling is only 6'8-10" in height. The basement was expanded and improved with patterned concrete block as part of this work and walks out to the rear yard. All this work was probably done at the time of the relocation of the first structure to the site. A very low pitched gable roof was constructed over the entire combined structures. An 8 foot deep full width front porch was included with this work, with an even lower pitch half hip roof on it.

Structure #3: Is another addition to the primary structure done at the rear after 1948 adding 2 bedrooms, a second bath and expanding the kitchen wing. Done in conventional balloon framing over a crawl space. (260 square feet) It is believed around this time the full width 8 foot deep front porch was either altered receiving the current concrete block foundation structure. A framed structure was expanded out as a vestibule to the rear yard basement entry.

At some time after this the entire housing was sided with cement asbestos siding shakes.

Structure #4: Is the free standing detached garage built in the 1960's of conventional stud framing with plywood siding. Slab on grade foundation with no footings. Structure is in poor condition as zero foundations cause severe frost heave movement of the entire structure.

There is also an open, partially walled, landscape sitting area off the rear basement entry

Current Status:

This property is zoned R2A and suitably site area to allow two attached dwelling units on site.

The property has been occupied and used as rental housing for over 10 years. This type of occupation tends to degrade certain aspects of a property over time.

The entire lot sits with-in the flood plain of an Allen's Creek tributary which reaches from downtown up to Forsyth Middle School. Due to this no expansion of the existing building footprint(s) is allowed on this site.

Proposed work:

The current owners have relocated to Ann Arbor from adventures far abroad and have settled in to start their family (first addition arrived this past June). They wish to improve the premises as a

single family residence and prepare for additional space which a growing family will require as they wish to remain in Ann Arbor as their children grow up.

- A) Remove the existing derelict garage and rebuild it. Constructed in the character of the carriage barns found in the OWS, giving a small second floor usable habitable attic space tucked under the new roof (288 square feet). Incorporated into this construction will be flood proofing of the new structure along the first floor walls to allow water flow through in a flood event. Siding to be board & batten. 5/4 X 4 window and corner trim with 5/4 X 6 eave fascias and 5/4 X 10 rakes.
- B) Place a second floor addition over the post 1948 floor area including a stair up to a master bedroom. (340 square feet including stair shaft). This addition is purposeful to minimize its massing to the street by; lower (5'6" plate height) side walls, pitching the gable roof back and away from the street, breaking up the new roof line to minimize the mass to the street. In doing so minimize the height of the addition behind and the roof lines back of the existing historic structure's roof. Siding to be clapboard, 5/4 X 4 corner and window trim, 5/4 X 6 eave fascias with 5/4 X 10 rakes. New windows to be clad wood. Asphalt shingled roof planes.
- C) Renovate the interior of the remaining portions of the house to improve the kitchen, bathrooms and living spaces and bring various aspects of the house into current code compliance for energy efficiency and safety regulations.
- D) Once the above are completed, as a future effort, done under permit;
 - a. Remove the cement asbestos siding to repair and/or replace the original siding and trim elements to meet OWS standards.
 - b. Replace old deteriorated windows per HDC and OWS standards.
 - c. Replace concrete block front porch foundation to a more character appropriate OWS detailed structure.
 - d. Improve landscaping.

Practical Difficulties and Hardships not self-imposed impacting property:

- 1) Flood plain coverage over entire property limits any expansion to only vertically above existing foot print/floor area.
- 2) Small size of historic structure limits maximum expansion floor area of main structure.
- 3) The low pitch roof on the historic structure does not allow a habitable head height contained within the described building height.
- 4) Existing low ceiling heights (less than code) of historic structures.

Pre-1945 building footprint	898	
Additional footprint area	260	
Total new footprint area	1,158 SF	
Percent increase of footprint	128%	
Pre-1945 building area	898 SF	
Post 1945 floor area	260 SF	
Total current floor area	1,158 SF	
Proposed additional floor area	260 SF	
Total proposed floor area	1,418 SF	
Percent increase in floor area	260/898 = 29%	(260/1158 = 23%)

SEE UPDATED
TABLE ON NEXT
PAGE, jt

AREA TABLE

Pre-1945 footprint	932 SF
Existing total post-1945 footprint	1,295 SF
New foot print area	Unchanged
Proposed Footprint	1,295 SF
Percent increase of footprint	0%
Pre-1945 building area	932 SF
Post existing 1945 floor area	363 SF
Total existing floor area	1,295 SF
Proposed new additional floor area	296 SF
Total proposed entire floor area	1,591 SF (excluding garage attic space of 288SF)
Percent increase in floor area	$1591-932/932=70.7\%$ post total 1945 area percentage of pre-1945 area)
Historic contributing structure	932SF
Allowable add / HDC regulations	466SF (50%)
Area added 70 years ago	363SF = 38.9%
Area added per this submission	296SF = 31.8%
Relief being requested is for	193SF = 20.7% of Historic structure, 14.9% of entire existing structure



EXISTING EAST (STREET) ELEVATION



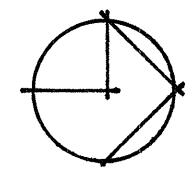
EXISTING SOUTH (SIDE) ELEVATION



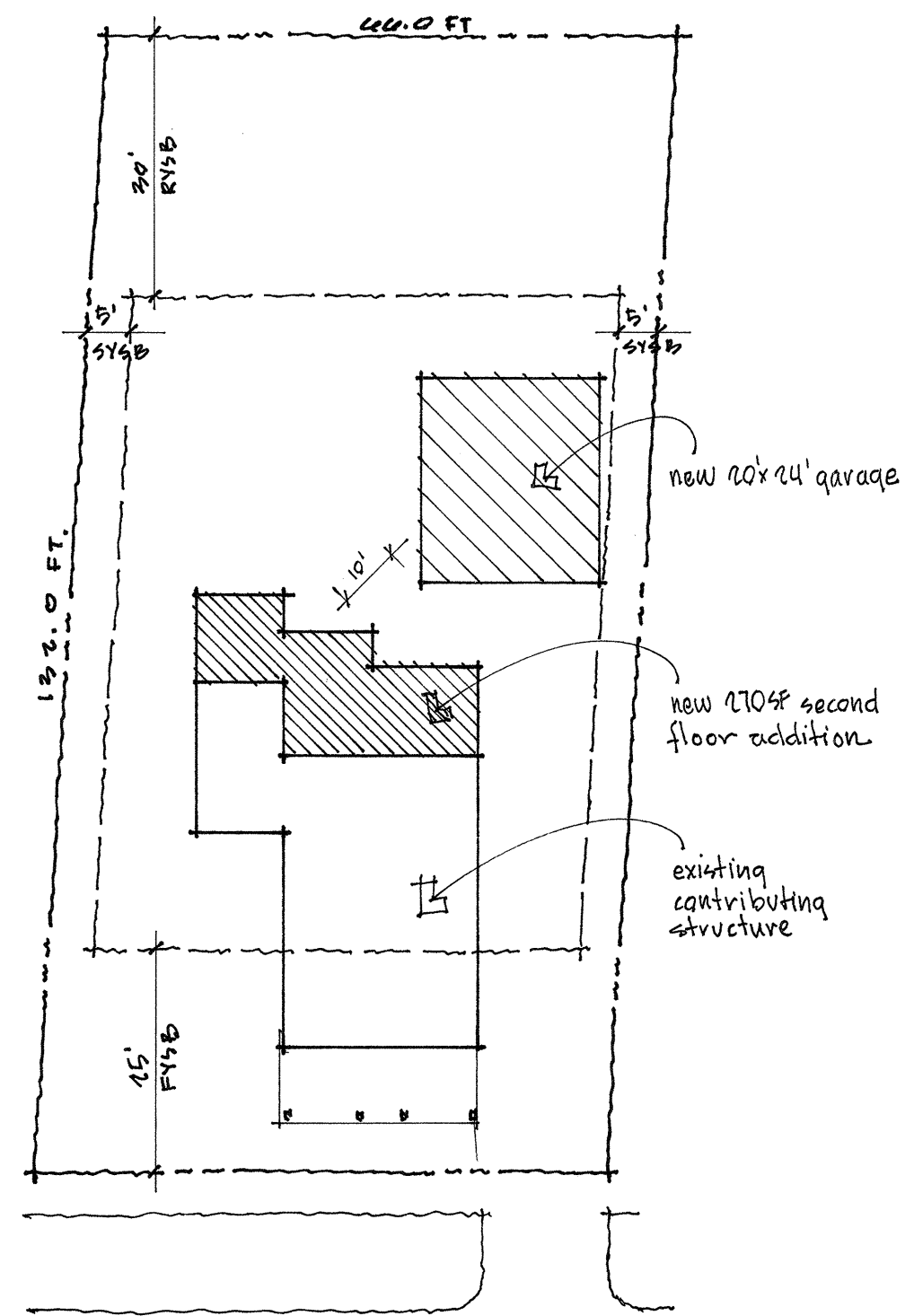
EXISTING NORTH (SIDE) ELEVATION



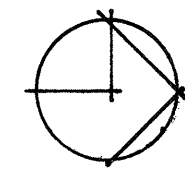
EXISTING WEST (REAR) ELEVATION



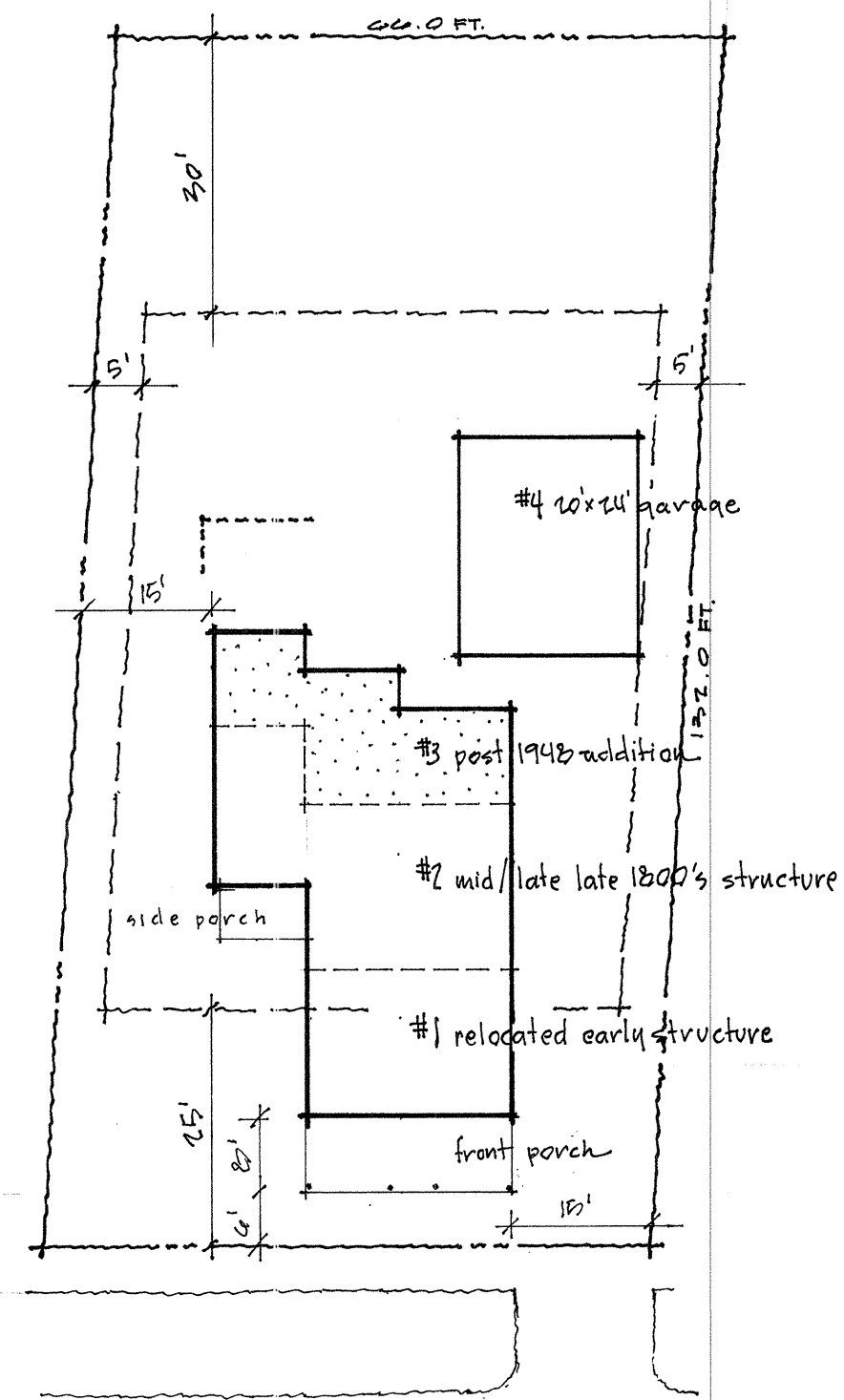
PROPOSED SITE PLAN @ 1"=20'



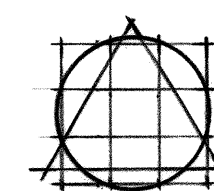
south seventh street

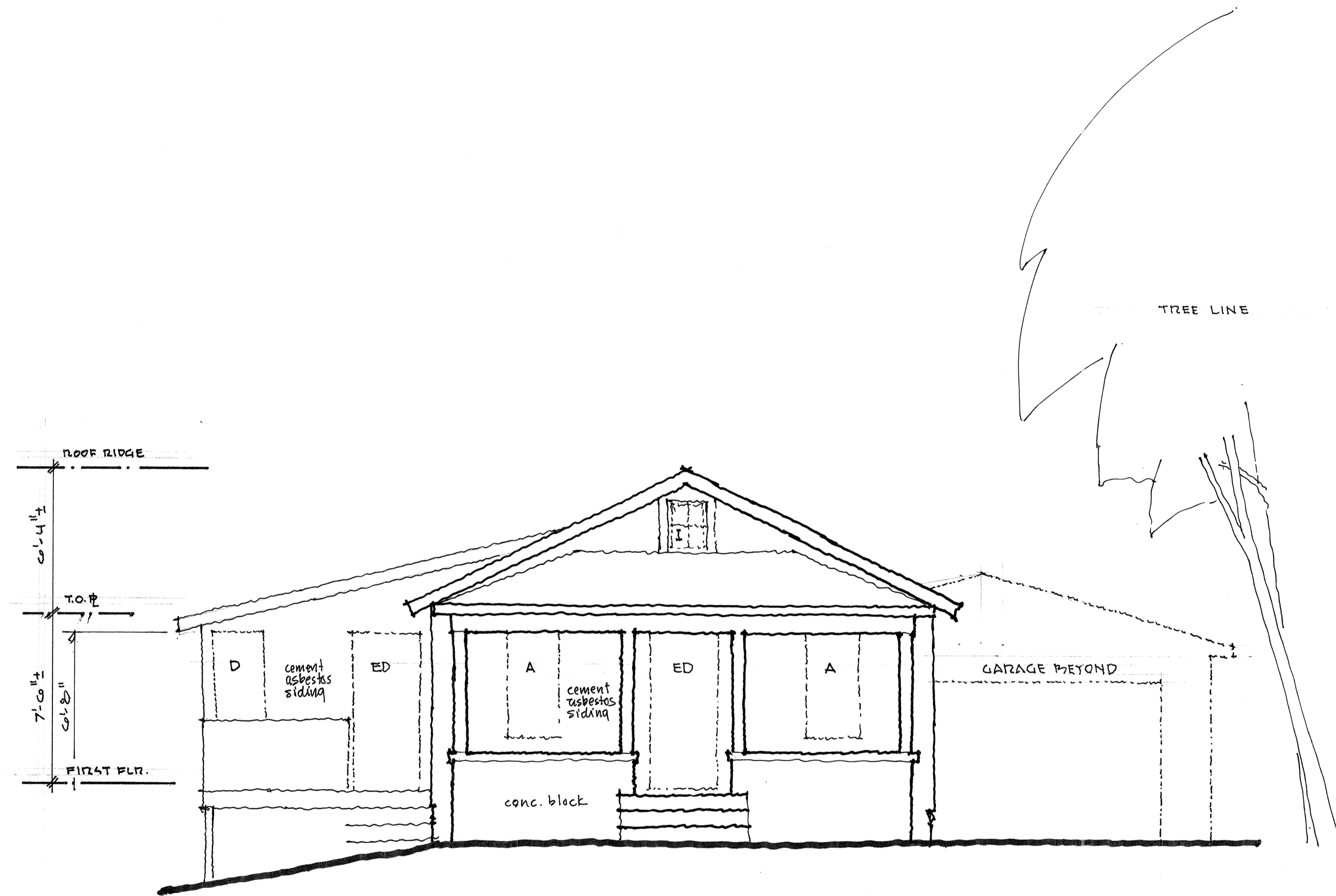


EXISTING SITE PLAN @ 1"=20'



south seventh street

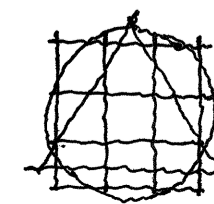


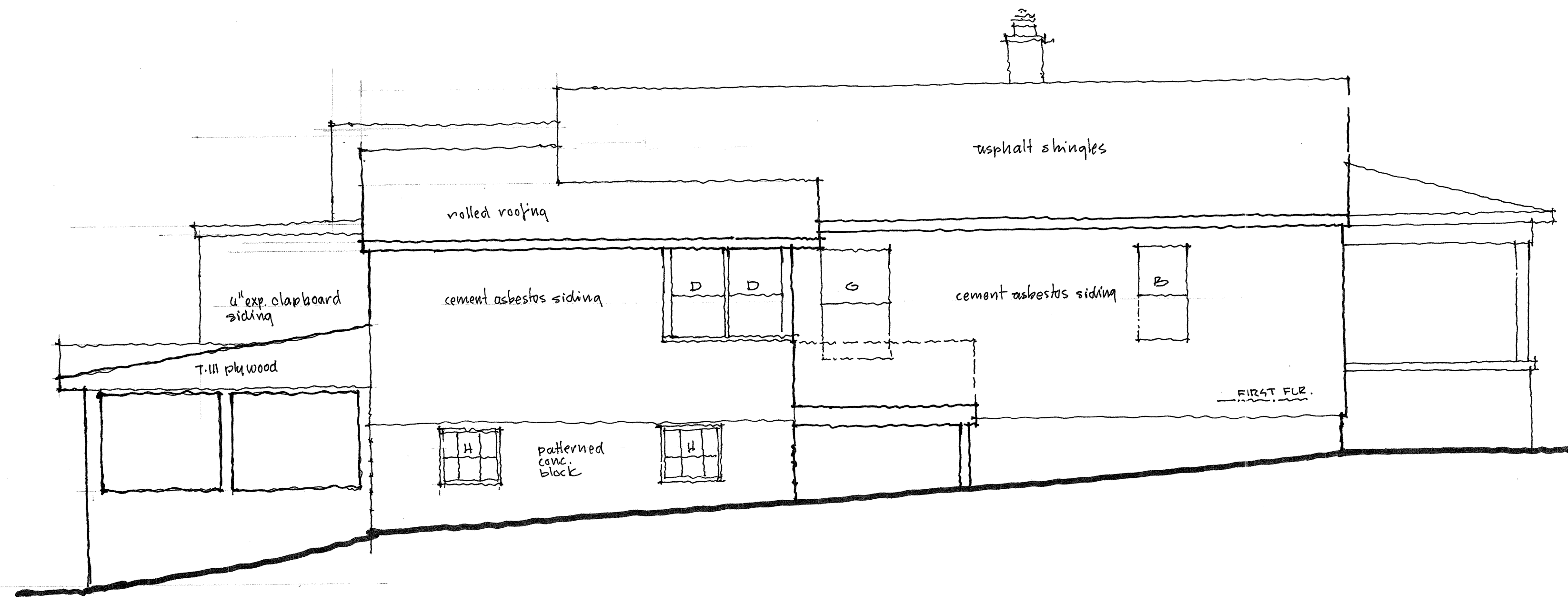


EXISTING EAST (FRONT) ELEVATION

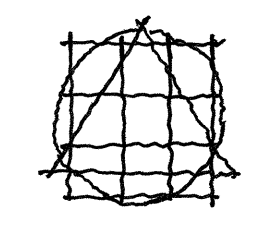
SEE WINDOW/DOOR SCHEDULE @ ALL ELEVATION SHEETS

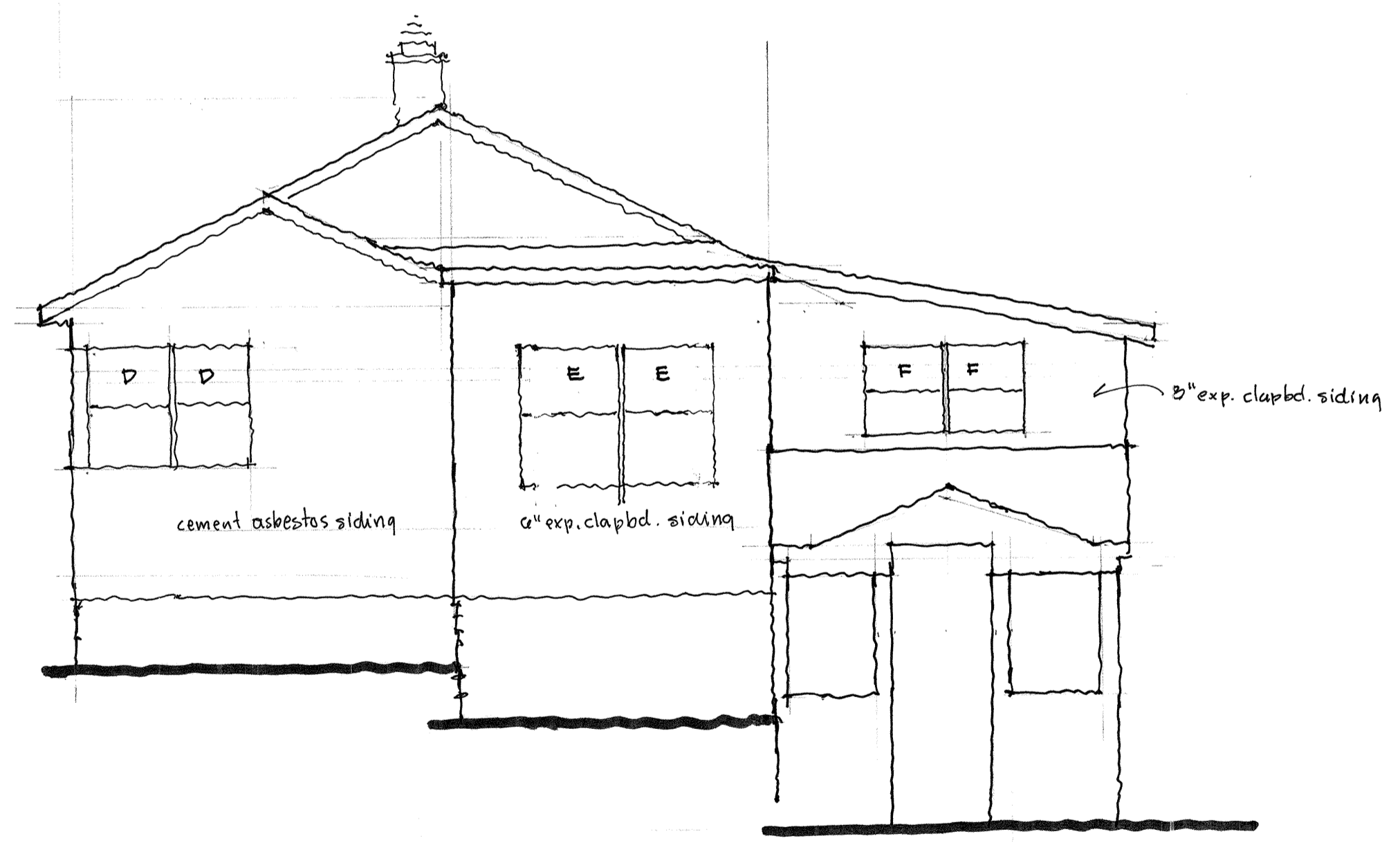
SEE ELEVATION PHOTOS FOR ADDITIONAL DETAILS @ ALL EXIST'G ELEVATION SHEETS



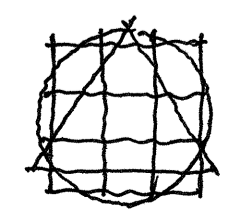


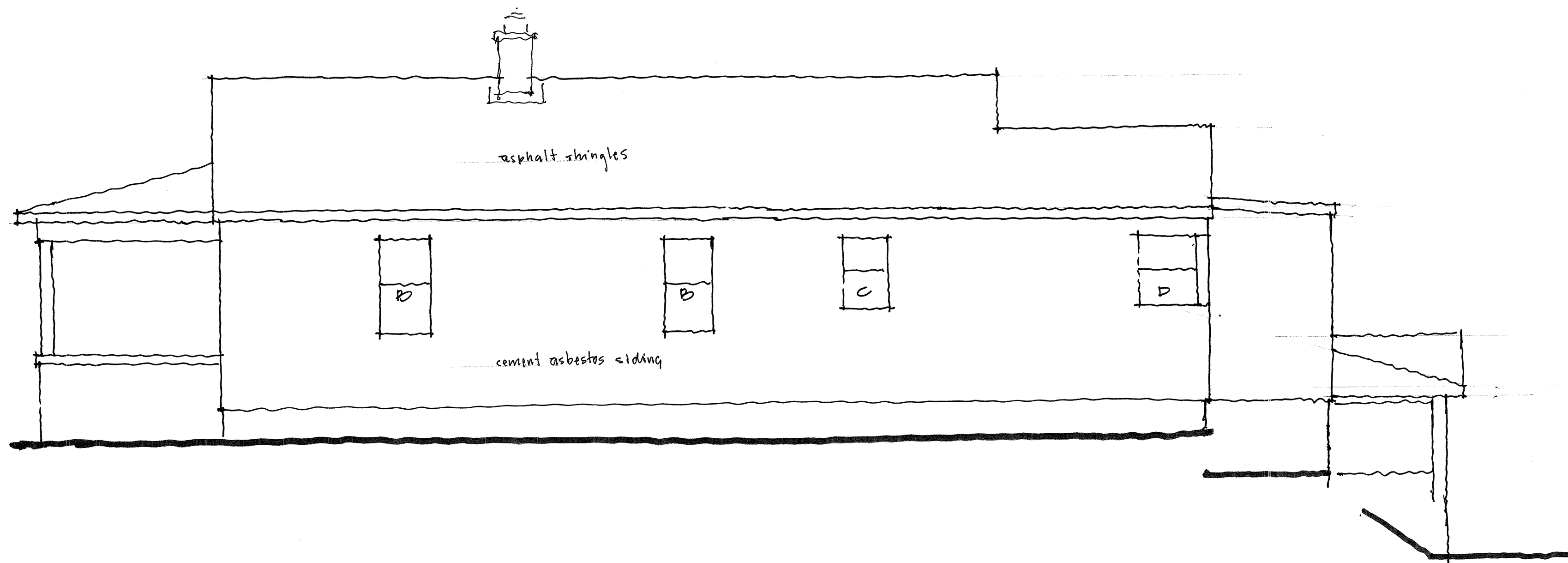
EXISTING SOUTH (SIDE) ELEVATION



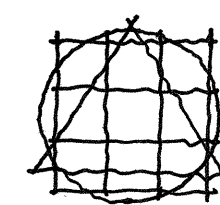


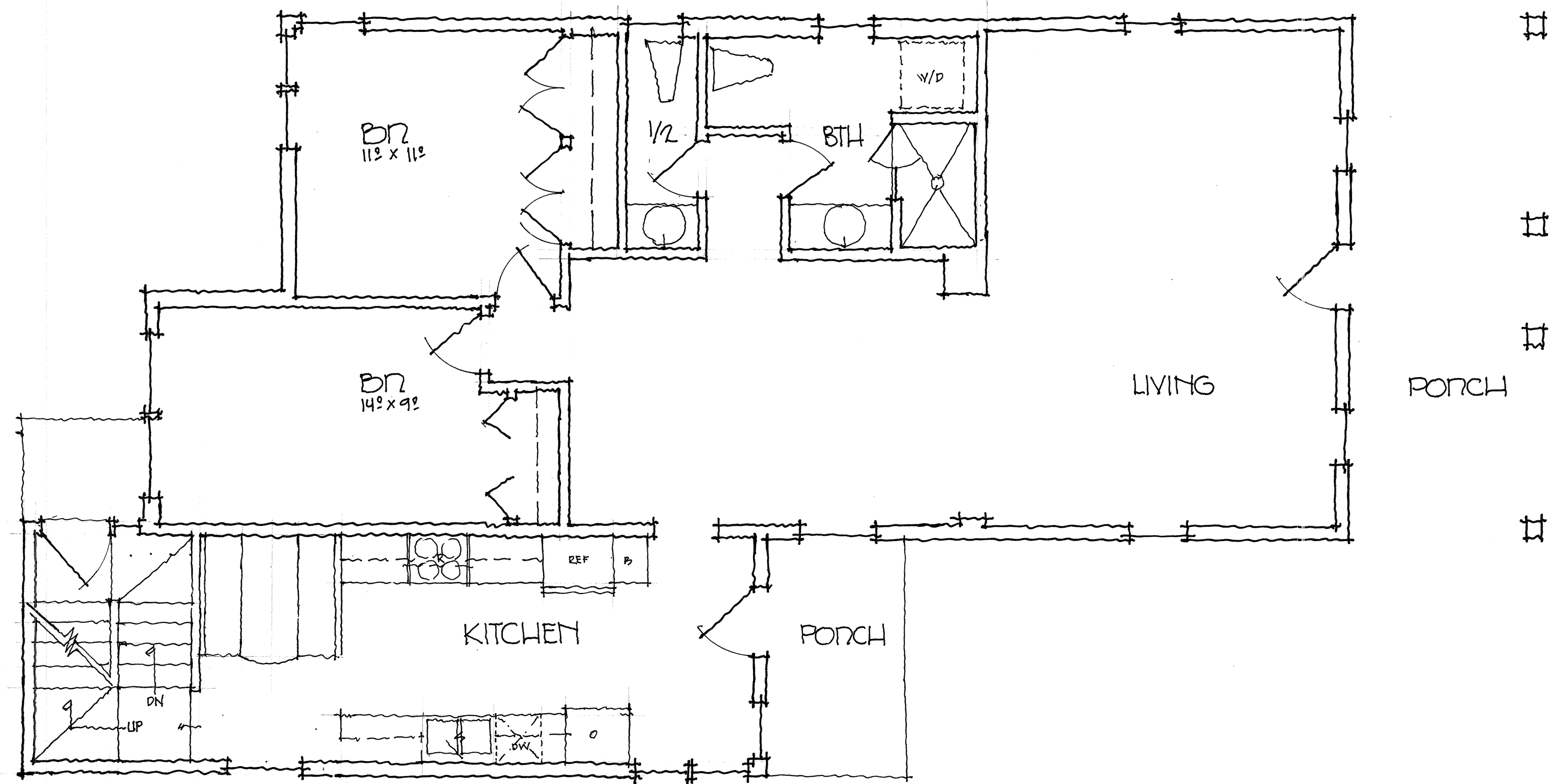
EXISTING WEST (REAR) ELEVATION

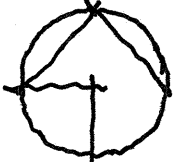


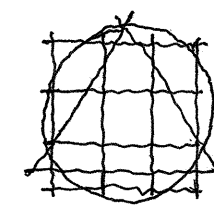


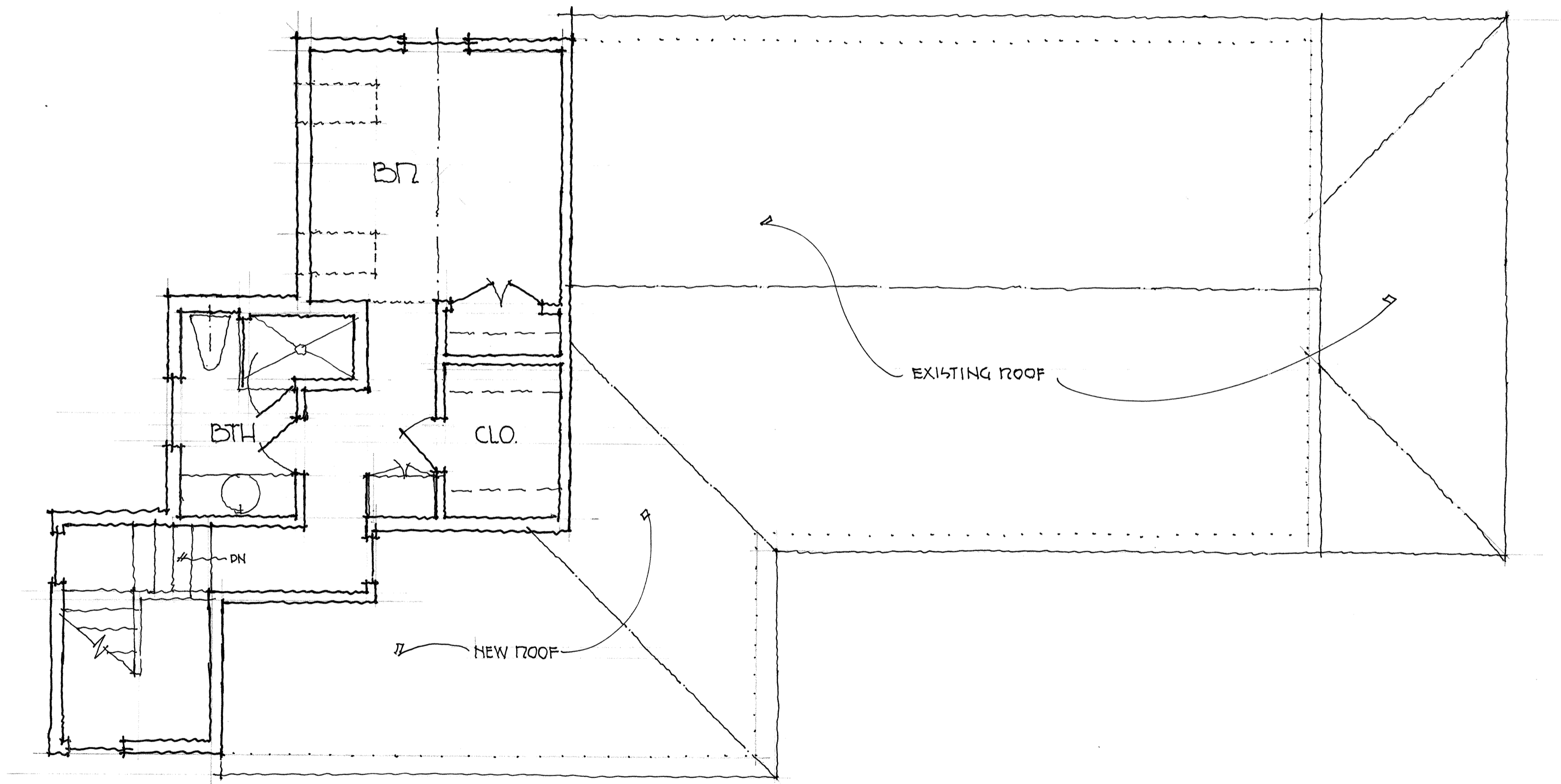
EXISTING NORTH (SIDE) ELEVATION

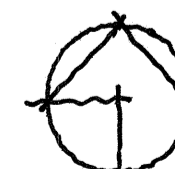


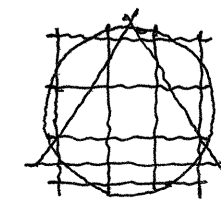


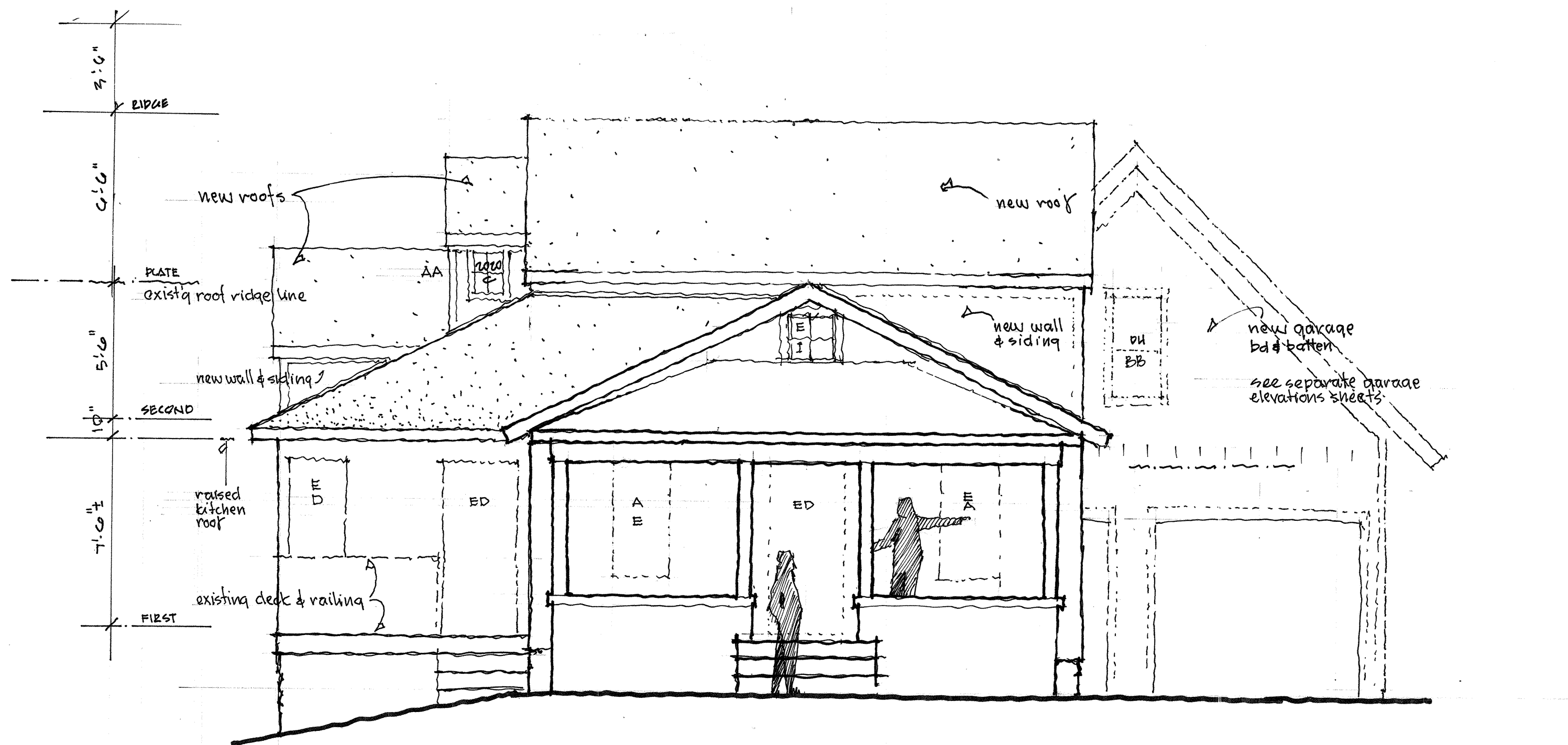

 REVISED FIRST FLOOR PLAN
 0 5 10



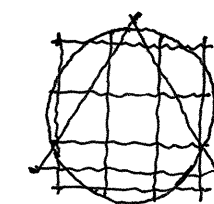


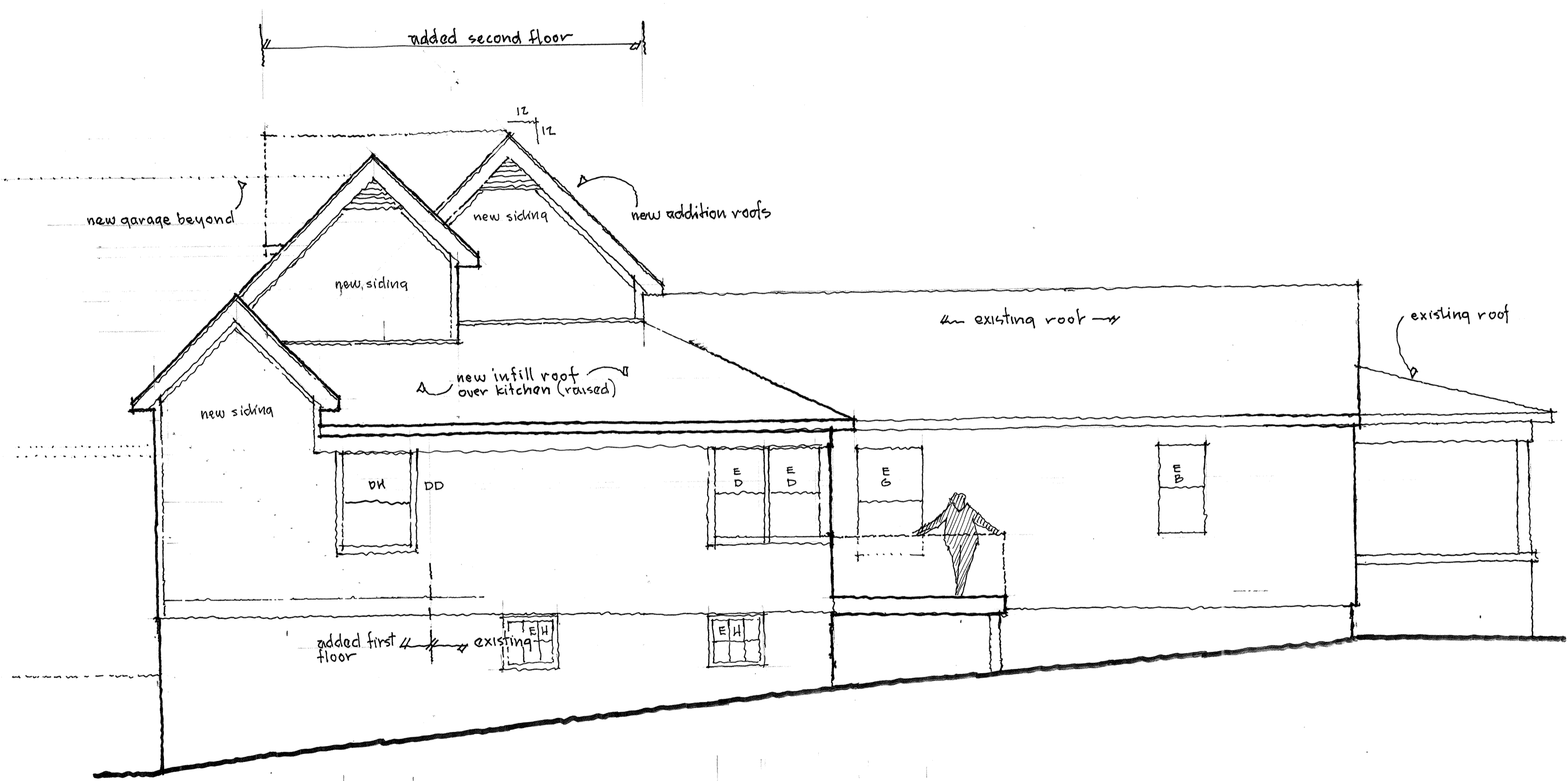

 NEW SECOND FLOOR PLAN
 0 5 10



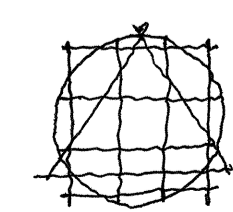


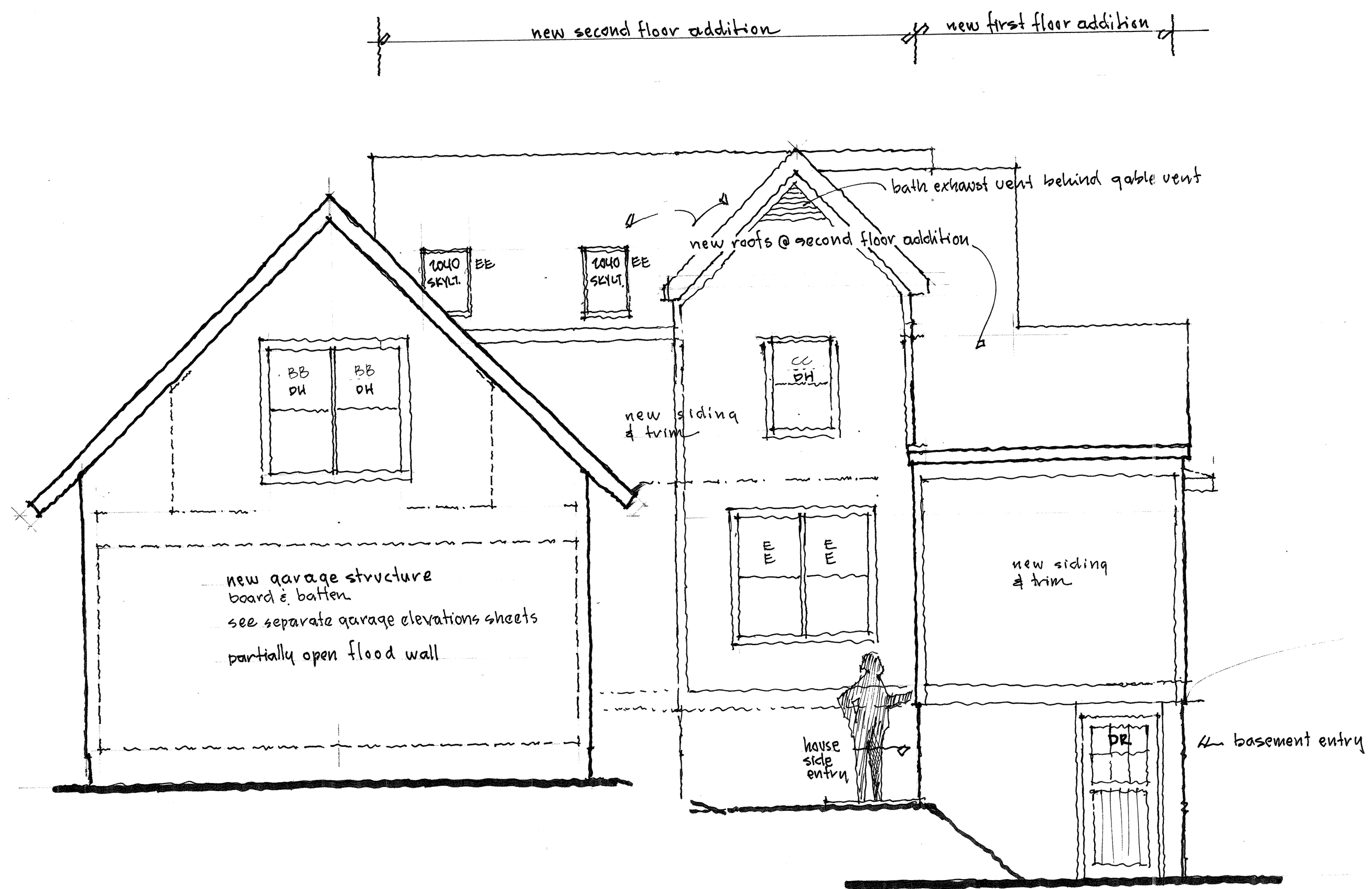
EAST (FRONT) ELEVATION
 E = EXISTING



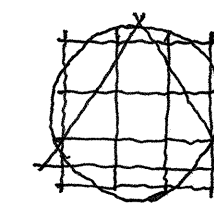


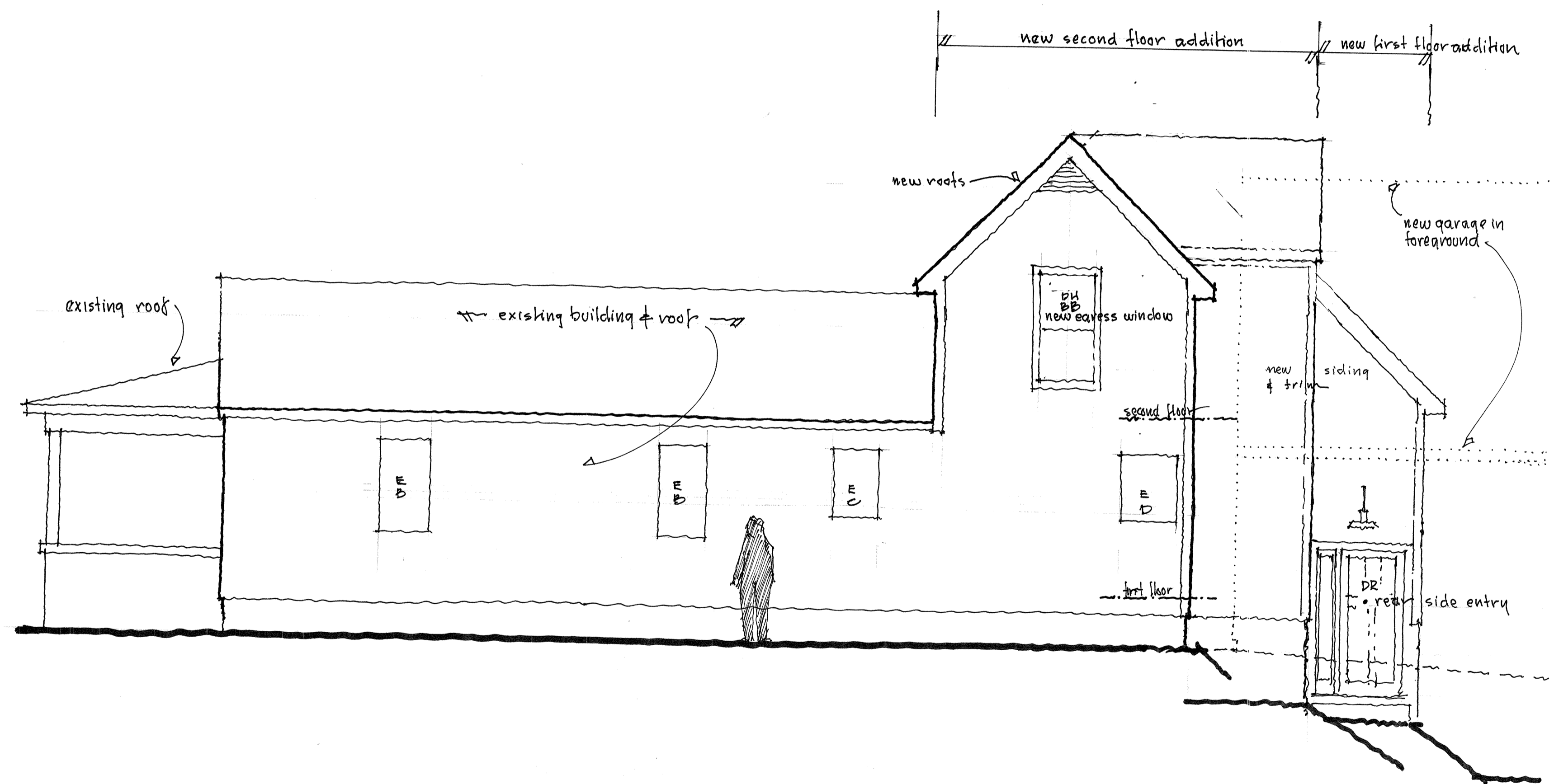
SOUTH (SIDE) ELEVATION
 E = EXISTING



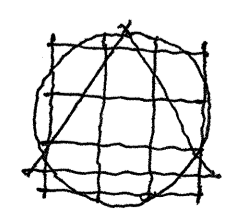


WEST (REAR) ELEVATION





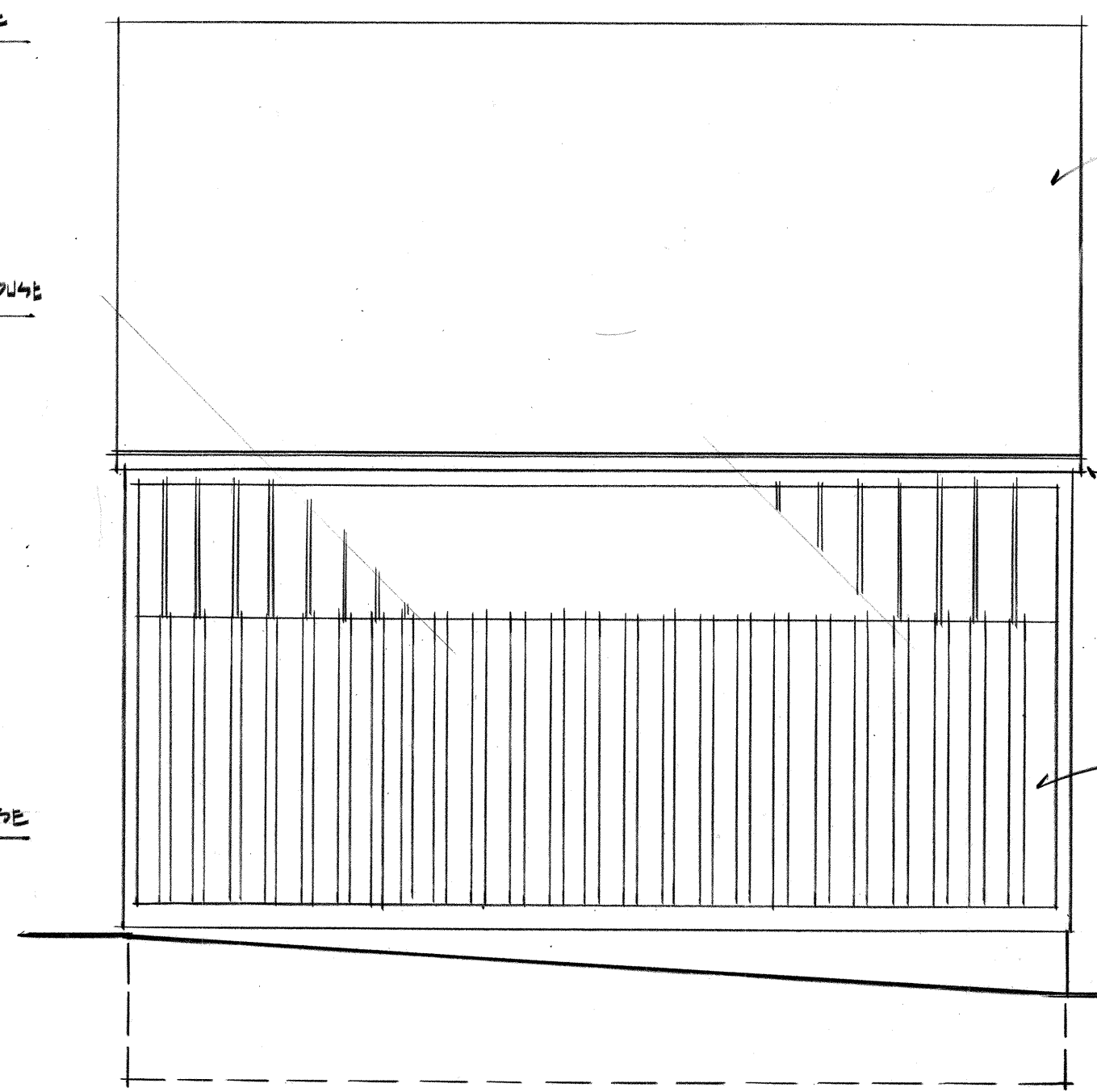
NORTH (SIDE) ELEVATION



PROPOSED NEW RIDGE

RIDGE OF EXIST'G HOUSE

FLOOR LINE @ HOUSE



NORTH

ASPHALT SHINGLES

5/4 x 10 FASCIA

5/4 x 8 RAFT

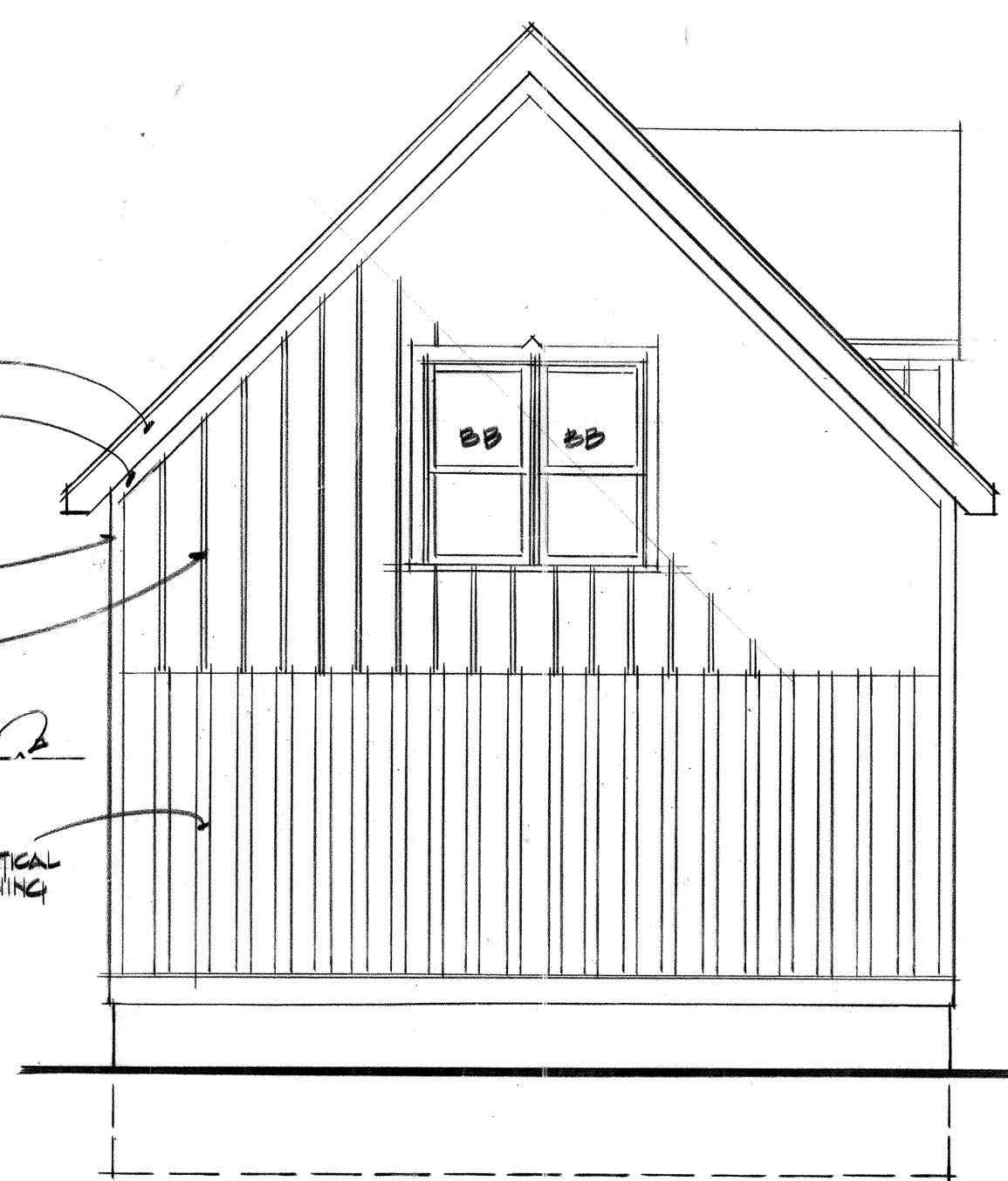
5/4 x 6 FASCIA

3/4 x 4 1/2 CORNER & WINDOW CASING

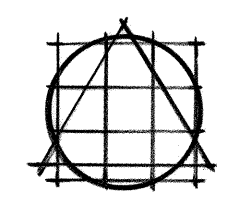
1 x 3 BATTEN ON 1 x 12 BOARD

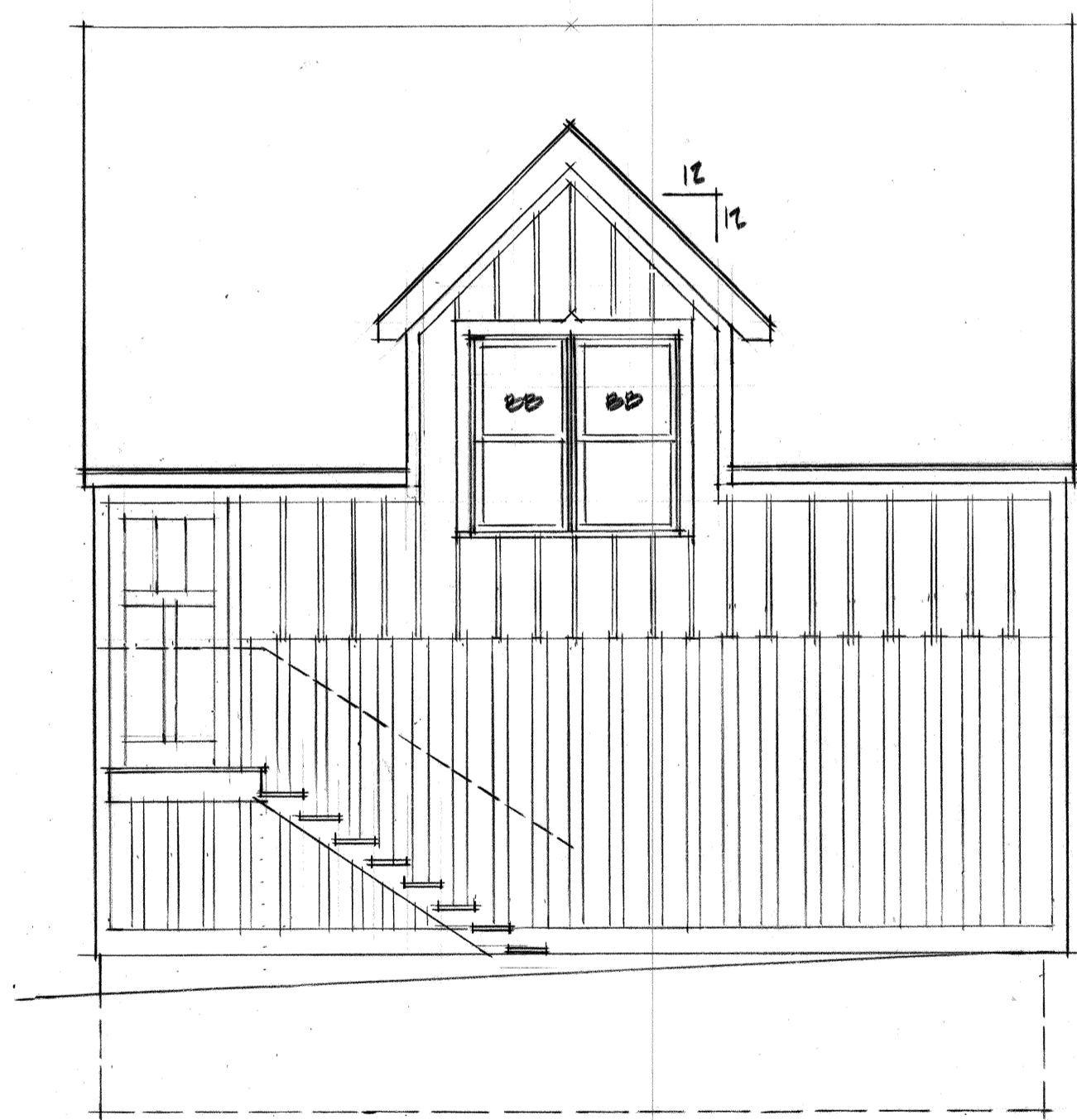
MAX. WATER HEIGHT

ALTERNATE 1 x 8 VERTICAL BOARD + 3/4" OPENING

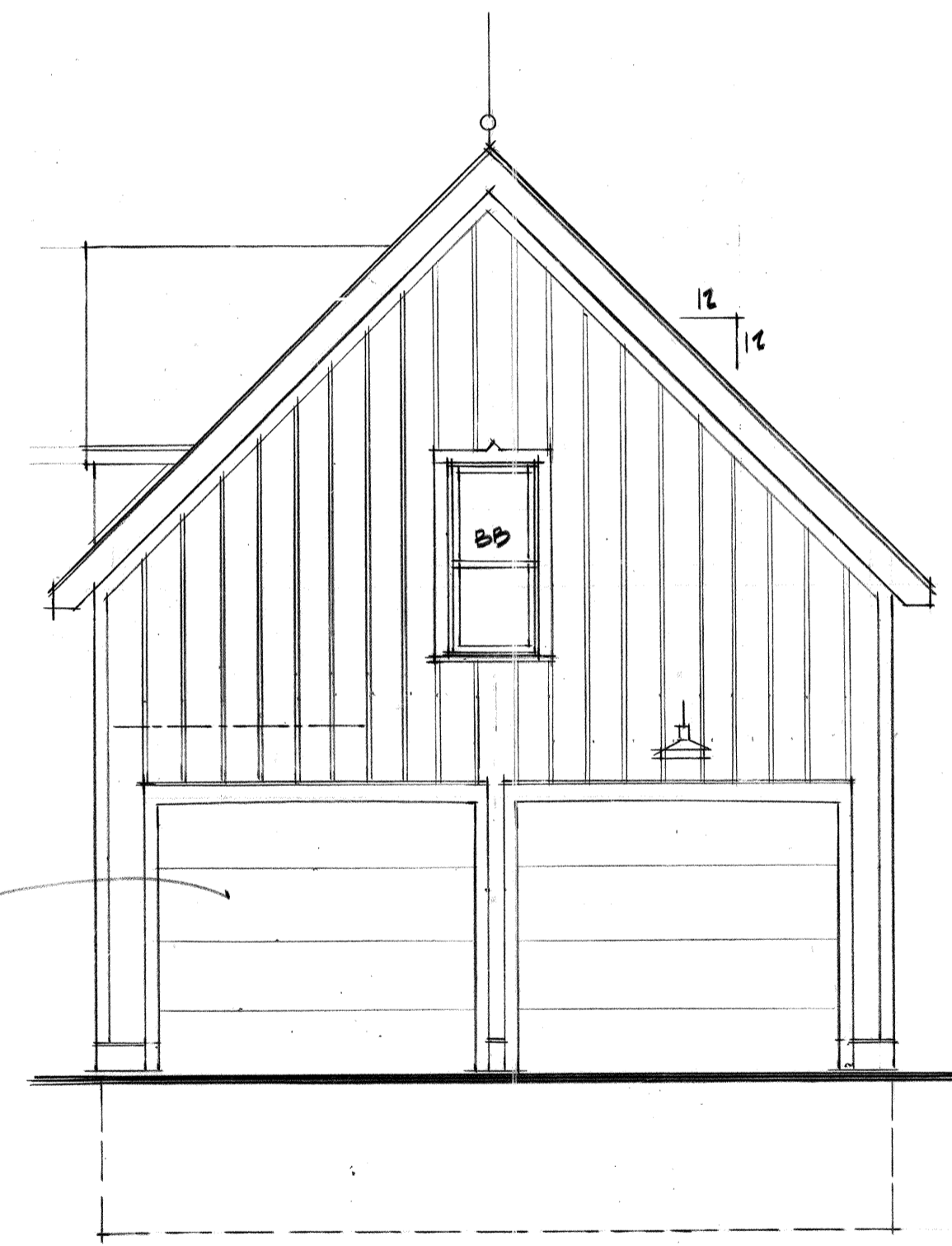


WEST - GARAGE





SOUTH



EAST - GARAGE

8" x 7"
BEAD AWAY
FLOOD DOORS

