

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 611 East William Street, Application Number HDC17-257

DISTRICT: East William Historic District

REPORT DATE: December 14, 2017

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, December 11, 2017

OWNER	APPLICANT
Name: Redeemer of Ann Arbor	Barton Bryant/ASK Services
Address: 7500 Brookville Rd Plymouth, MI 48170	42180 Ford Rd, Suite 101 Plymouth, MI 48170
Phone: (734) 502-3809	(734) 983-9042

BACKGROUND: See description attached from *Historic Ann Arbor, An Architectural Guide* by Susan Wineberg and Patrick McCauley.

LOCATION: The site is located on the north side of East William Street, between Maynard and South State.

APPLICATION: The applicant seeks HDC approval to replace the front door with a replica of the original door in order to meet building code requirements; and to install two bracketed banner signs on the front of the building and one small sign on the brick wall that surrounds the property.

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 shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall 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):

Health and Safety

Recommended: Complying with health and safety codes, including seismic code requirements, in such a manner that character-defining spaces, features, and finishes are preserved.

Working with local code officials to investigate systems, methods, or devices of equivalent or superior effectiveness and safety to those prescribed by code so that unnecessary alterations can be avoided.

Not Recommended: Undertaking code-required alterations to a building or site before identifying those spaces, features, or finishes which are character-defining and must therefore be preserved.

Altering, damaging, or destroying character-defining spaces, features, and finishes while making modifications to a building or site to comply with safety codes.

Making changes to historic buildings without first exploring equivalent health and safety systems, methods, or devices that may be less damaging to historic spaces, features, and finishes.

From the Ann Arbor Historic District Design Guidelines (other Guidelines may apply):

Commercial Entries

Appropriate: Retaining, repairing, and maintaining original doors and trim, including surrounds and transoms.

Replacing original doors that are deteriorated beyond repair with doors that match the existing exactly in design, size, proportions, profile, and material.

Not Appropriate: Removing or replacing, repairable original doors, screen/storm doors, trim, transoms, sidelights or surrounds.

Enlarging, reducing, or otherwise changing the door opening size.

Signs

Appropriate: Attaching signage through masonry joints or through materials that can be easily repaired, such as wood, when signage is removed.

Installing signage that is compatible in size, style, material, and appearance to the historic resource and district.

Installing signage that is lit from external light fixtures above or below the sign.

Installing signage that is subordinate to the overall building composition.

STAFF FINDINGS:

1. The current doors are very similar to photos of the original doors, but the diagonal panels are missing; the shadow line around the panels is not as deep, and it looks from photographs like the center and bottom “rails” are the same height. If you blow up the historic photos, the bottom rail looks taller than the center one. Staff’s best guess is that this is not the original door, but a very similar replacement of unknown age that maintains the basic style and proportions of the original.
2. Staff believes the petitioner diligently pursued ways to keep these doors in place, but was stymied by building code requirements. The proposed new door is slightly narrower than the current one, but maintains the proportions of the existing and incorporates elements of the historic front door. It is a single door designed to look like a pair. Staff believes this is an appropriate treatment of the door to allow safety codes to be met while retaining the historic character of this extremely significant building.
3. The banner signs are proportioned correctly and mounted in a way that is minimally invasive to the building and reversible. The bronze plaque on the front wall is scaled to fit the gate pier and is also reversible.
4. Staff believes the work is compatible with the existing structure, neighboring buildings, and the surrounding historic district, and meets the Secretary of the Interior’s Standards and Guidelines and the *Ann Arbor Historic District Design Guidelines*.

POSSIBLE MOTIONS: (Note that the motions are 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 611 East William Street, a contributing property in the East William Historic District, to replace the front door with a door that meets building codes but is similar to the original, and install three signs. The proposed 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 1, 2, 9 and 10 and the guidelines for safety codes, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to commercial entries and signs.

MOTION WORKSHEET:

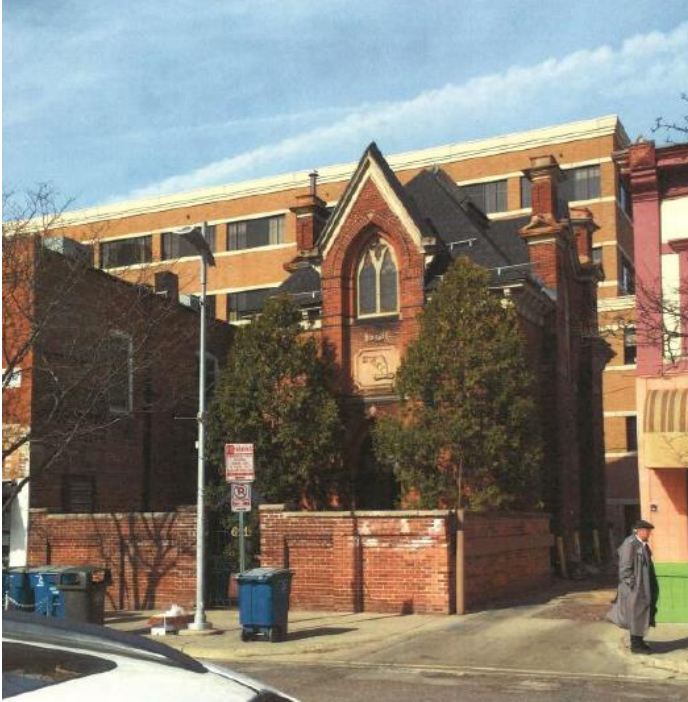
I move that the Commission issue a Certificate of Appropriateness for the work at 611 East William Street in the East William Historic District

_____ 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.

611 E William Street (c. 2016 photo)

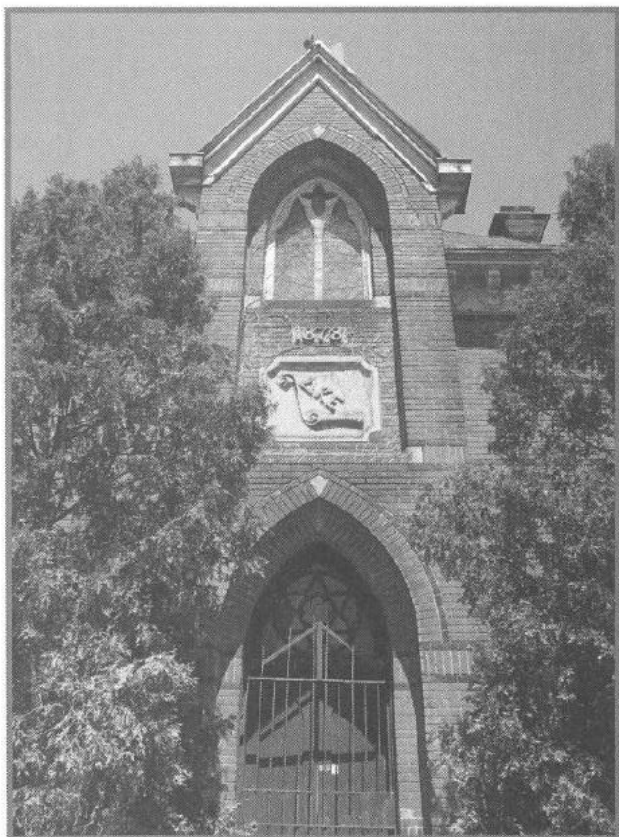


611 E. William

Delta Kappa Epsilon (Δ KE) Shant

1878

119



This Gothic red brick building with unusual gabled dormers, stained glass, a date stone, a cartouche with a scroll spelling out “ Δ KE,” and fancy chimneys was designed by William LeBaron Jenney, a Chicago architect who is considered the inventor of the modern skyscraper. Jenney was on the faculty of the University of Michigan (1876–1879), though continued to live in Chicago where he designed his path-breaking buildings. Jenney described the building as a copy of a 13th-century French church. The interior was described as “chapel like” with beautiful collar beams. Jenney’s other Ann Arbor buildings have been demolished and this is believed to be his only remaining building in Michigan.

The Δ KEs used their “shant” for regular meetings until the University of Michigan chapter was deactivated in the 1960s. While empty, it was vandalized and many items were stolen. In 1971, Wilfred V. Casgrain and other Omicron chapter members raised funds and renovated the structure to function again as an on-campus club for Δ KEs. It has been used for alumni gatherings, receptions for parents of graduating seniors, and secret fraternity rush rituals, as well as initiation rites. It is also the oldest freestanding fraternity house in the country still used for its original purpose.

Jenney’s original design has not been altered and thus the stone foundation, brickwork, and woodwork make it a rare 19th-century Victorian eclectic building. The brick wall was added in 1901, and shelters a tiny marble tombstone for “Abe,” the Δ KE’s mascot of long ago.

DSHD



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 jthacher@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 Barton Bryant		HISTORIC DISTRICT State Street HD	
PROPERTY ADDRESS 611 (or 611 1/1) E. William Street			CITY ANN ARBOR
ZIPCODE 48103	DAYTIME PHONE NUMBER (734) 983-9042	EMAIL ADDRESS bbryant@ask-services.com	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) ASK Services 42180 Ford Road, Suite 101		CITY Canton	STATE, ZIP MI 48187

PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME Barton Bryant	DATE 11/21/2017
------------------	--	-------------------------------

APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) Same			
ADDRESS OF APPLICANT			CITY
STATE	ZIPCODE	PHONE / CELL # ()	FAX No ()
EMAIL ADDRESS			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	PRINT NAME x	DATE
------------------	----------------------------	-------------

BUILDING USE - CHECK ALL THAT APPLY

<input type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input type="checkbox"/> COMMERCIAL	<input checked="" type="checkbox"/> INSTITUTIONAL
--	---------------------------------	---------------------------------	--	-------------------------------------	---

PROPOSED WORK

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

611 E. William is the former DKE Shant building. It is a significant structure in the State Street Historic District. We have been to the HDC previously regarding doing some demolition to facilitate construction and to seek your approval for a new front entry steps and entry platform, which includes an exterior barrier-free lift. We received your approval for this work. We now have two issues that are seeking your approval of: the final disposition of the existing front door pair and the installation of building signage. See the attached more detailed description.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

See the attached more detailed description and supplemental drawings and photographs.

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	

Former DKE Shant Building
STATE STREET HISTORIC DISTRICT
611 E. William Street

HDC Application – 17 November 2017

SUPPLEMENTAL INFORMATION TO APPLICATION

The Former DKE Shant building is being adaptively reused for use as a church, Redeemer of Ann Arbor.

FRONT ENTRY DOORS

The existing front doors are a pair of heavy (2 ¼" thick) stile and rail doors. They swing in to the building. It is difficult to determine if they are the original doors, although they bear similarities to the original doors. The doors have clearly been modified over time. We know that, if they are the original doors, they have been significantly modified:

- The diagonal 'bead board' type exterior panels are gone; they are now solid.
- The interior face has been overlaid with a solid panel covering the panels and the stiles and rails.
- The door hardware is old, but does not appear to be original. The hinges are pivot hinges as opposed to butt hinges.
- The bevels on the stiles and rails are either missing or less pronounced than the historic photos suggest.

The door frame and transom, with the stained glass 'star' design is intact.

When we previously made our application for changes to the front entry, including the exterior barrier-free lift, we had assumed that we could reuse the existing front door pair to work as a barrier-free entry door. We have since found that that is not possible.

We had proposed switching the swing for the doors, to swing out, as required for Assembly use. We also proposed to make the doors both automatically activated because the individual leaves of the doors are too small (individually) to meet barrier-free access requirements.

The building code will not allow us to do this. Each door has to meet minimum barrier-free width requirements and the exit discharge width requirements. We cannot meet these requirements.

We are proposing to remove the existing door pair (salvage) and install a new custom single door to meet code requirements. We are proposing to add a 3 ½" to each side jamb and cover it with a compatible moulding. We would then install a single stile and rail door that is 42" wide. The door

would be automatically actuated and would swing out. We do not have 18" clear on the pull side to avoid automatic activation due to the brick piers on both sides of the door.

The existing door frame and the transom would remain. The new door would be 2 ¼" thick with beveled stiles and rails (at the panels) and the panels would be made up of custom 'bead boards' drawn from the interior bead board wainscot.

There would be four panels in the door, mimicking the existing door pair. The door would take on some of the characteristics of the original doors, as seen in the historic photographs.

NEW BUILDING SIGNAGE

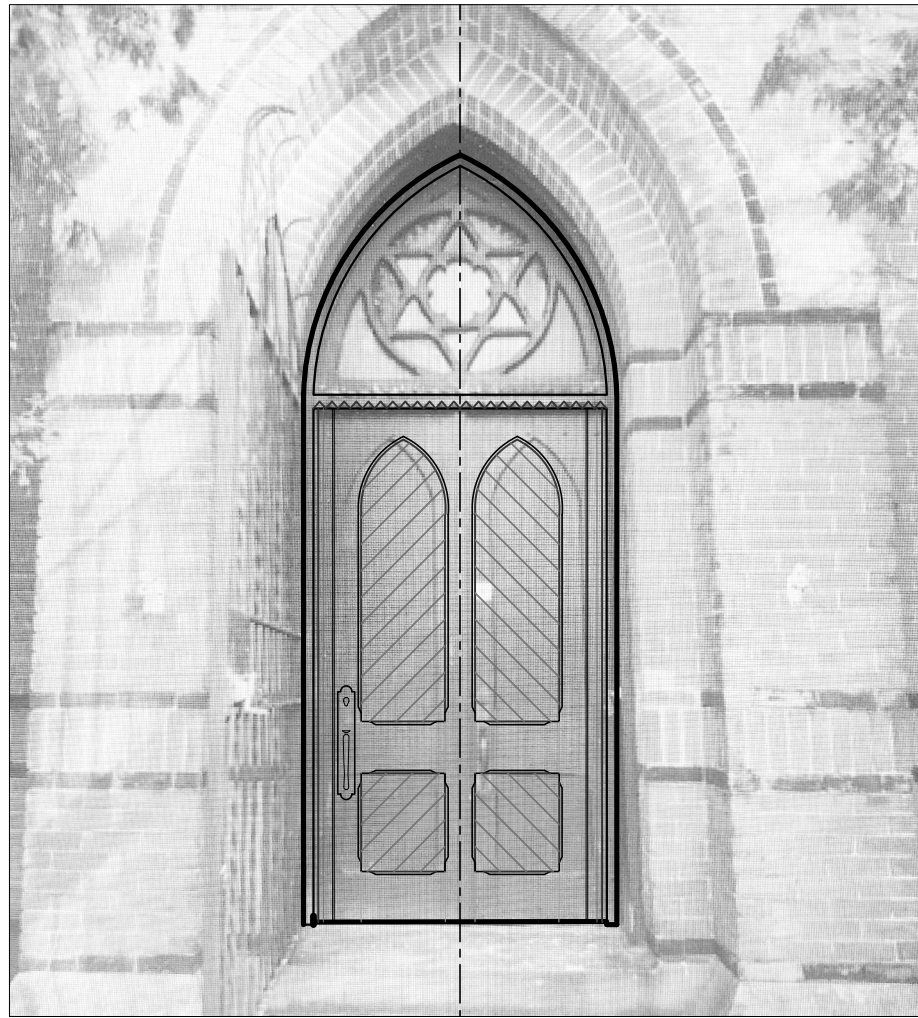
The sign ordinance allows 2 SF of sign area for each lineal foot of street frontage. The frontage is 30 LF, so the building is allowed to have 60 SF of signage.

We are proposing to install two fixed banner signs on each side of the front entry piers as illustrated in the accompanying drawings. These 'signs' would be 30" side by 68" high for an area of 14.16 SF each; totaling 28.33 SF.

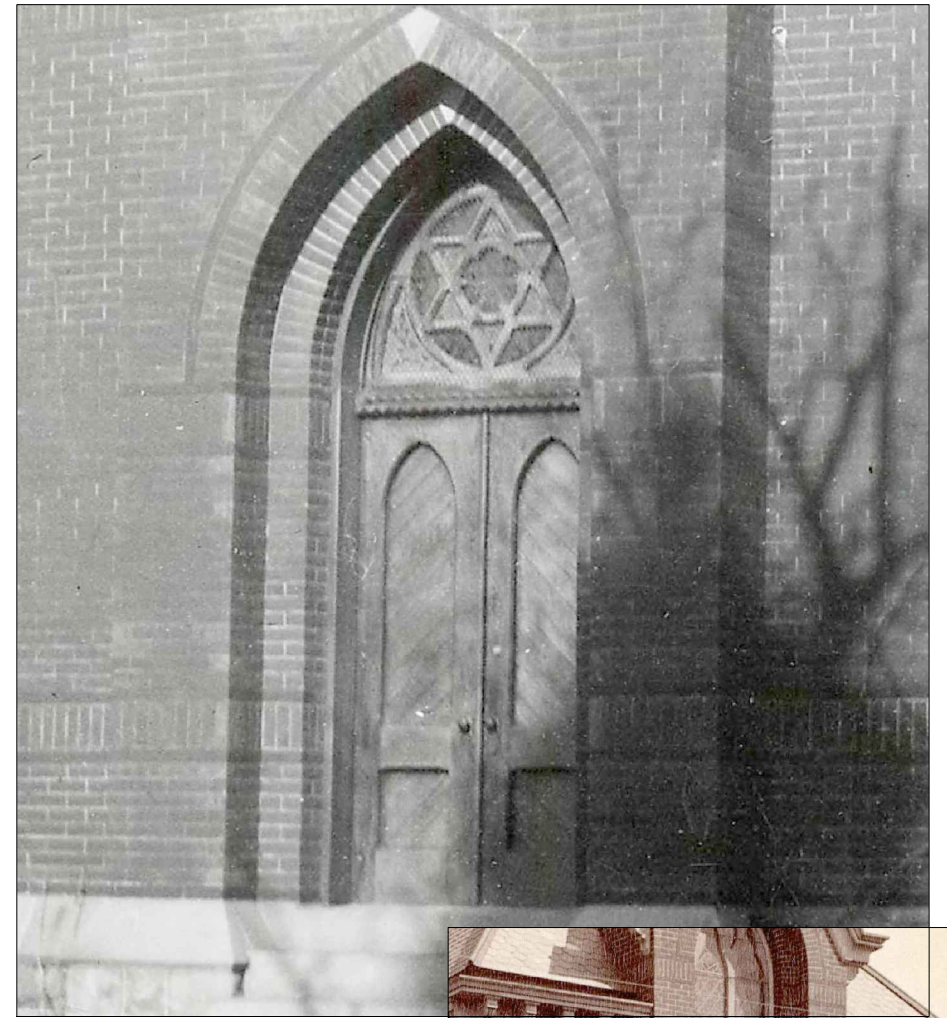
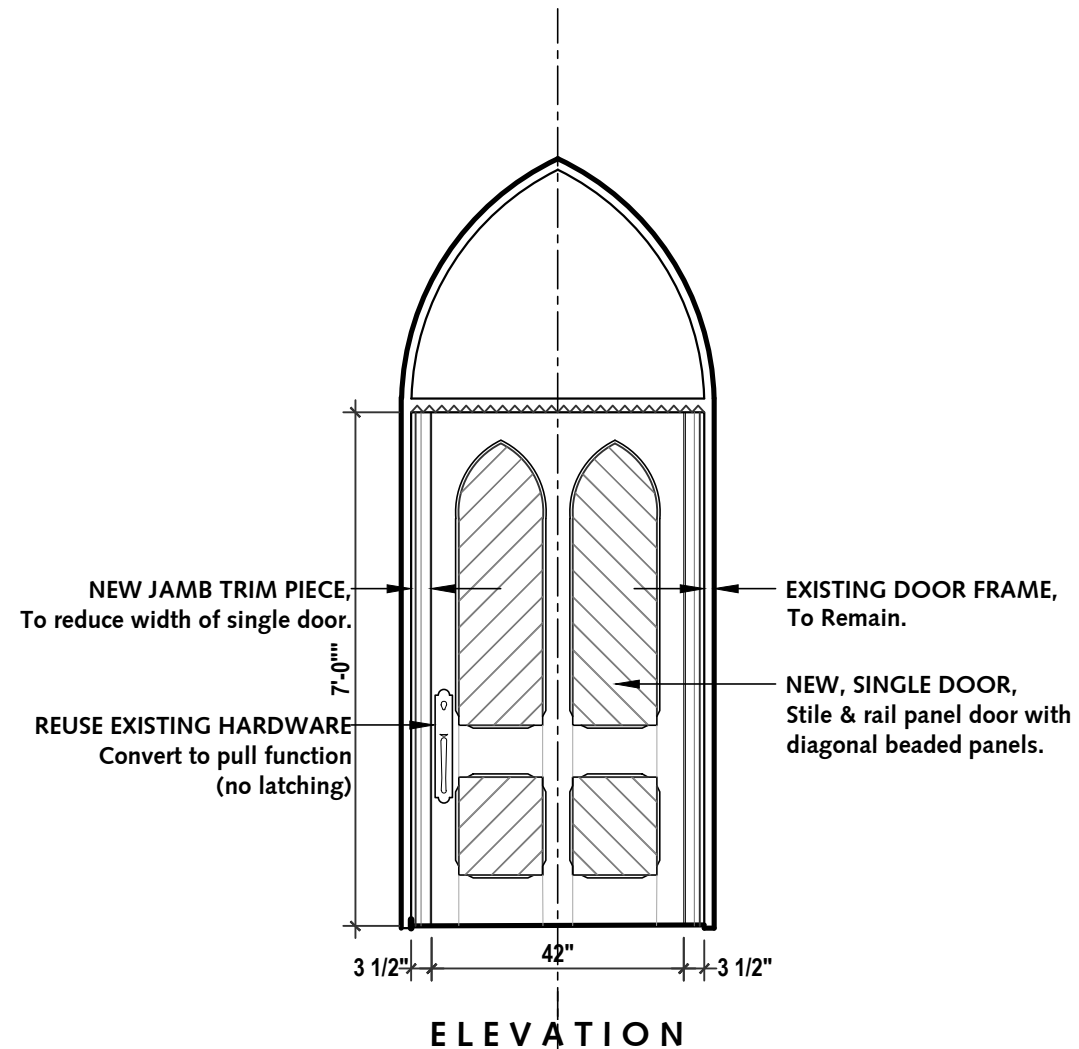
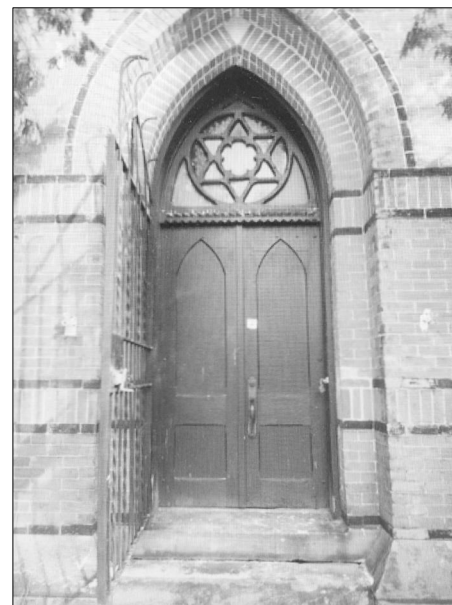
The banners would be mounded on custom steel brackets, painted black, mounted into the mortar joints of the piers. The intent is to make them removable in the future, without damage to the building. They are intended to coincide with the brick banding on the piers.

They will likely be solid blue with the logo and lettering in white.

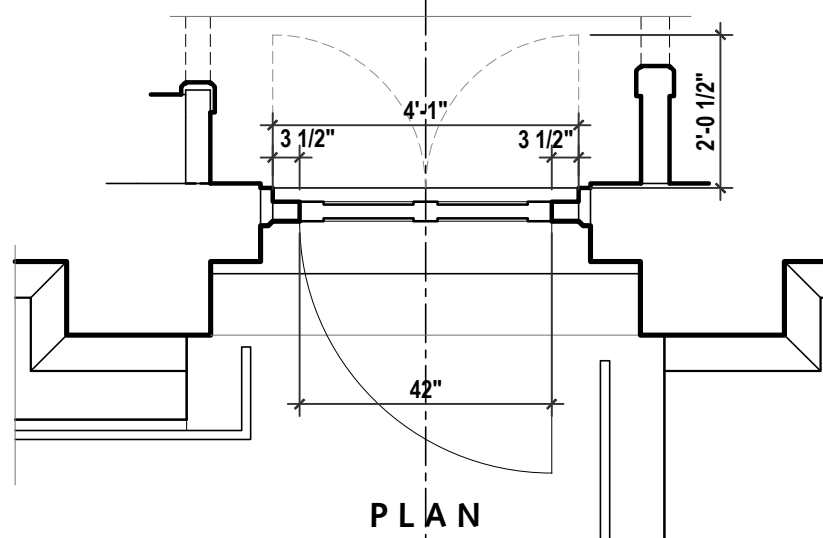
In addition we are proposing a bronze plaque sign be installed on the exterior of the eastern gate pier, as illustrated. The plaque is 16" wide by 26" high, or 2.89 SF. It would include the Redeemer of Ann Arbor logo, name, and street address number.



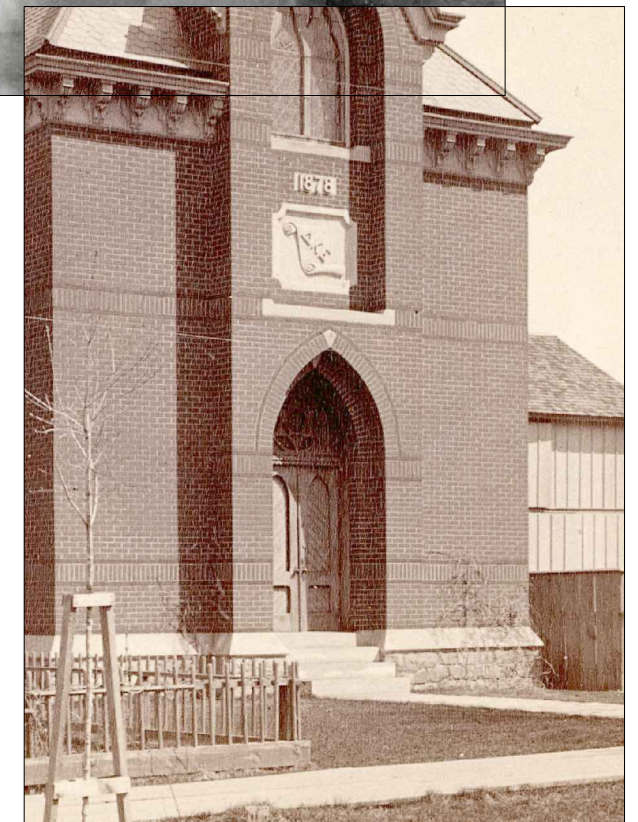
Proposed new front door design superimposed over a photo of the existing front door pair.



Historic photos of historic front door pair.

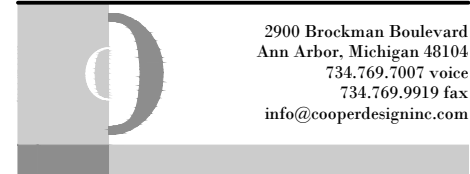


NEW DOOR
New door to be power actuated to comply with Michigan Barrier-free design requirements.



PROPOSED REPLACEMENT FRONT DOOR
SCALE 3/8" = 1' - 0"

COOPER DESIGN INC.



2900 Brockman Boulevard
Ann Arbor, Michigan 48104
734.769.7007 voice
734.769.9919 fax
info@cooperdesigninc.com

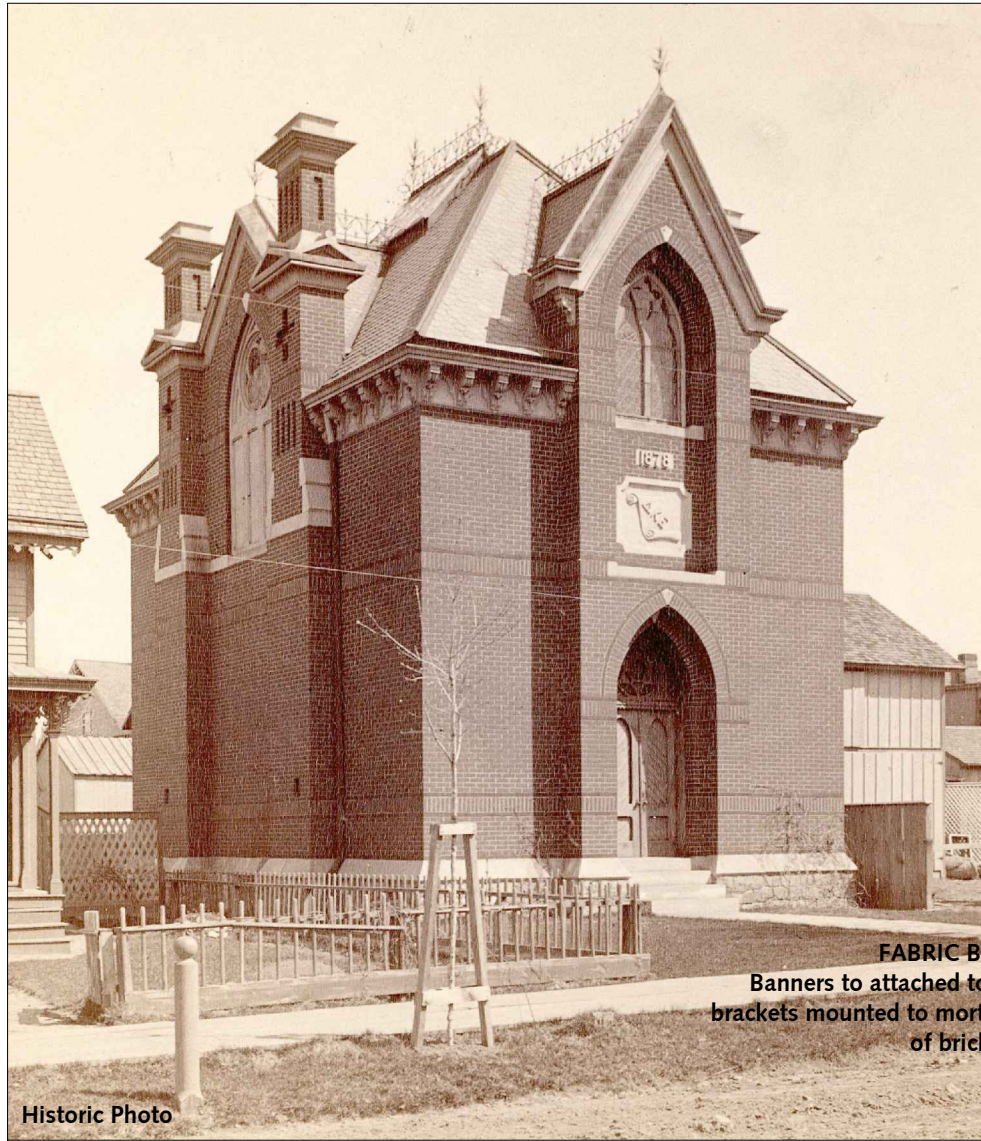
Project REDEEMER CHURCH OF ANN ARBOR, DKE SHANT BUILDING

Project Number 17013 Issued For HDC, STAFF REVIEW

Drawn By GLC Issue Date 12 October 2017

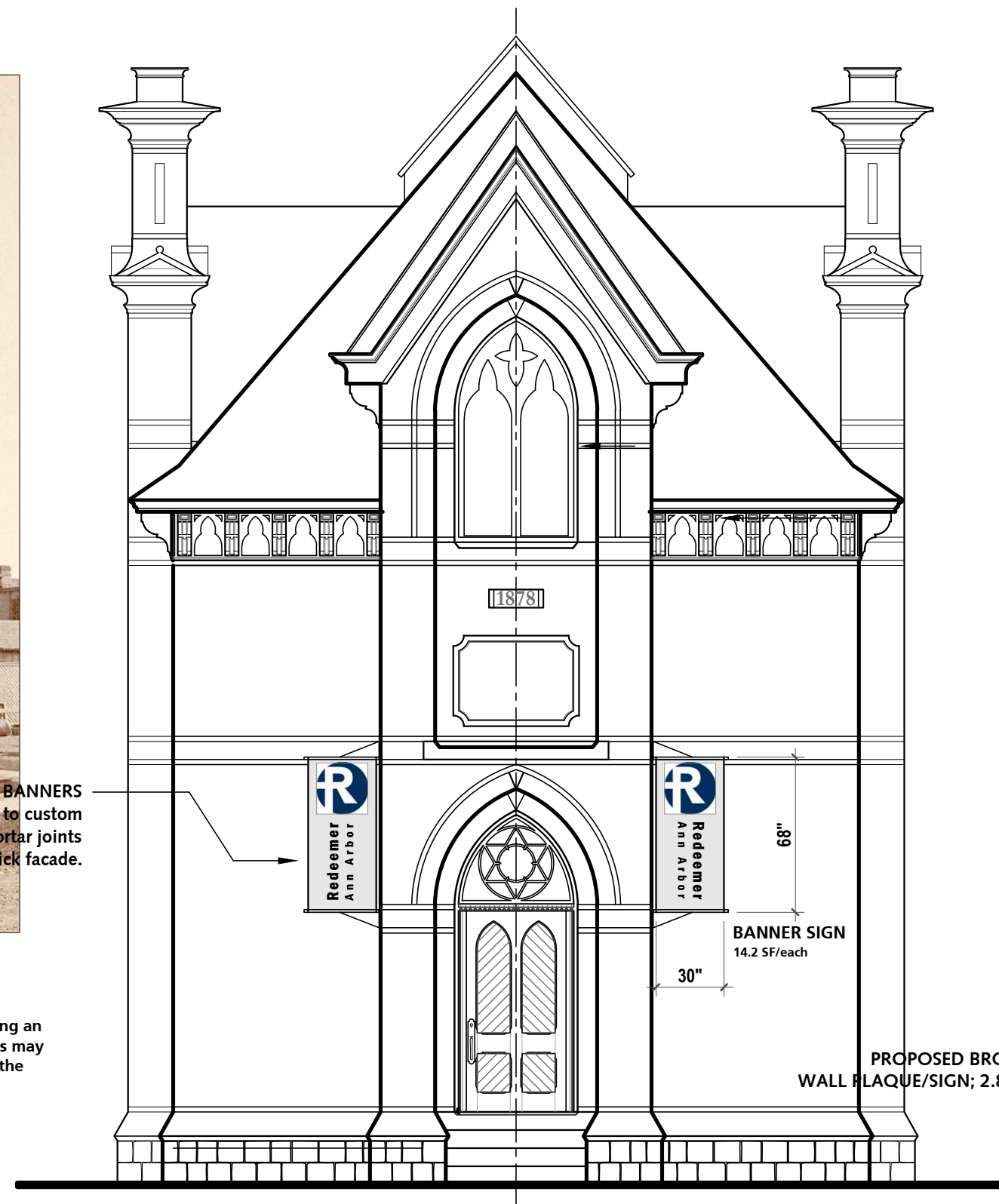
SK-1

Sheet No.



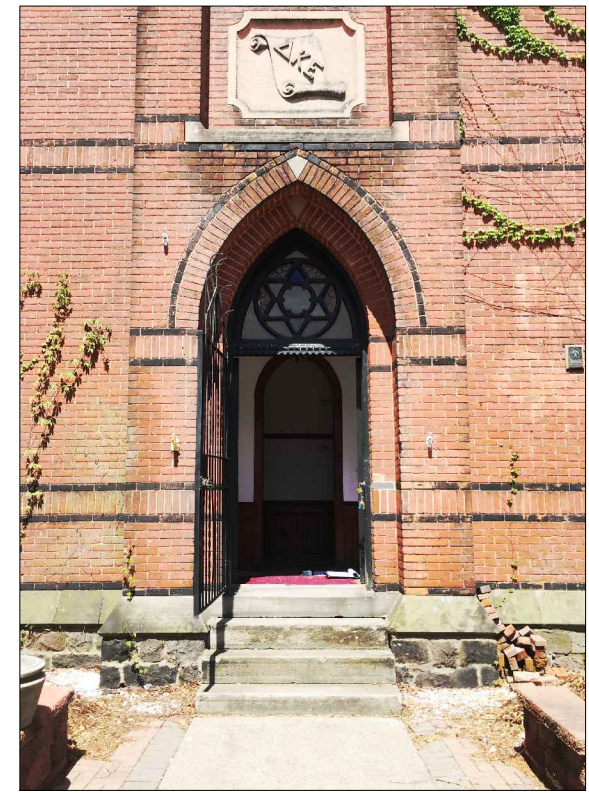
Historic Photo

FABRIC BANNERS
Banners to be attached to custom brackets mounted to mortar joints of brick facade.



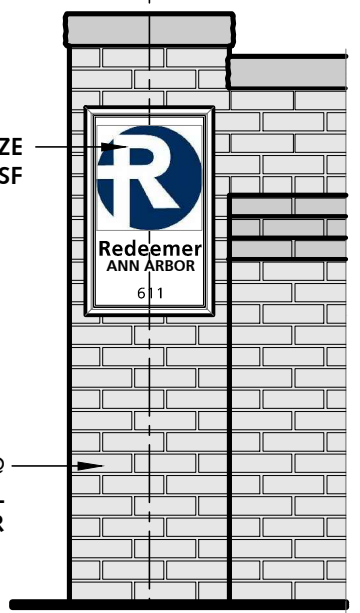
FRONT ELEVATION

PROPOSED BANNER SIGNAGE
SCALE 3/8" = 1' - 0"

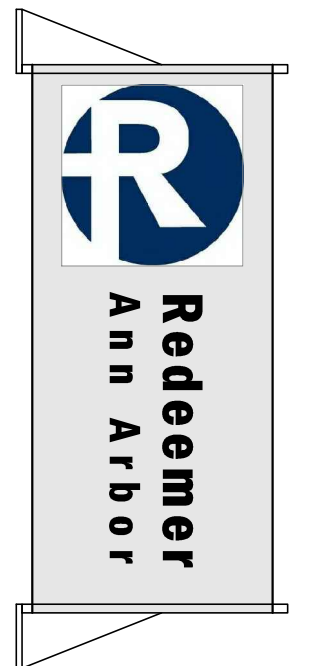


Existing Front Facade, partial

WALL PLAQUE
SCALE 1/2" = 1' - 0"



PROPOSED BRONZE WALL PLAQUE/SIGN; 2.89 SF



BANNER DETAIL
SCALE 1/2" = 1' - 0"

City of Ann Arbor - SIGN ORDINANCE

5:502. - Exterior business signs.
(1) Each ground floor business is permitted exterior on-premises and noncommercial signs having an area totaling 2 square feet per linear feet of ground floor frontage. The total area of such signs may not exceed 200 square feet. Such signs may contain a total of 10 message units and shall meet the placement standards contained in this section.

Lineal feet of frontage = 30'-0"
30 X 2SF = 60 SF of allowable exterior signage
2 Banner Signs = 28.4 SF
1 Wall Plaque - 2.89 SF
Total signage area = 31.29 SF

COOPER DESIGN INC.

2900 Brockman Boulevard
Ann Arbor, Michigan 48104
734.769.7007 voice
734.769.9919 fax
info@cooperdesigninc.com

Project	REDEEMER CHURCH OF ANN ARBOR, DKE SHANT BUILDING		
Project Number	17013	Issued For	HDC, STAFF REVIEW
Drawn By	GLC	Issue Date	20 October 2017

REDEEMER ANN ARBOR

611 1/2 E. William

FRONT ELEVATION WITH
SCREEN WALL AND GATE





1878

NO PARKING
COMMERCIAL PLATE
REQUIRED
LOADING ZONE
15 MINUTE LIMIT
EAST-10TH AVE-SAT
700W AVEY 100W



611



FRONT ENTRY GABLE





FRONT DOOR ARCH, DOORS OPEN



FRONT DOORS CLOSED

DOOR EDGE AND HARDWARE





THESE PREMISES PROTECTED
ELECTRONICALLY
ALARM 0121 375 9000
FOR ARMOR 1234 567 890

OUTSIDE FACE OF DOOR
No panels at interior face



DOOR FACE



DOOR FACE

DOOR JAMB





DOOR HINGES