

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 321 N Ingalls Street, Application Number HDC18-118

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: June 14, 2018

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, June 11, 2018

OWNER

Name: Jim and Charlene McNamara

Address: 321 N. Ingalls Street
Ann Arbor, MI 48104

Phone: (734) 657-8901

APPLICANT

JMJ Residential Construction

314 E Henry St
Saline, MI 48176

BACKGROUND: See attached *Historic Ann Arbor: An Architectural Guide* information on the spectacular 1887 Reuben Kempf house.

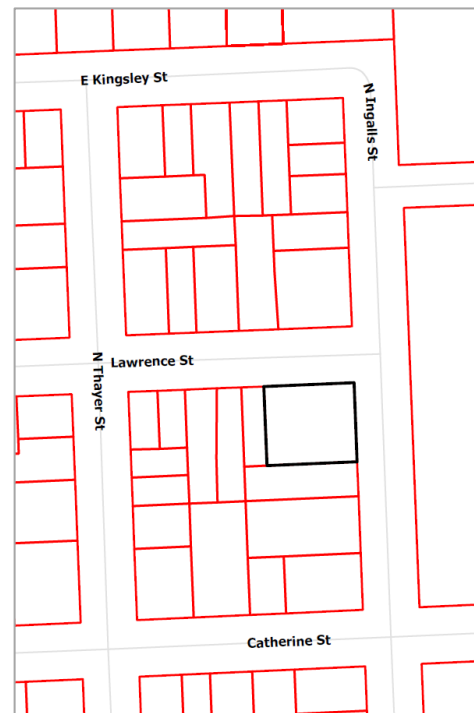
LOCATION: The site is located on the southwest corner of North Ingalls and Lawrence Streets.

APPLICATION: The applicant seeks HDC approval to install 88.5' of black aluminum 4' fencing along North Ingalls Street, and another 35' along Lawrence Street.

APPLICABLE REGULATIONS

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

- (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 will be undertaken in a 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):***District/Neighborhood***

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

Setting

Recommended: Retaining the historic relationship between buildings and landscape features of the setting. For example, preserving the relationship between a town common and its adjacent historic houses, municipal buildings, historic roads, and landscape features.

From the Ann Arbor Historic District Design Guidelines:**Design Guidelines for Fencing and Walls**

Appropriate: Installing fences and walls that meet Chapter 104 of the Code of the City of Ann Arbor, and that are no higher than three (3) feet in the front yard and six (6) feet in the rear yard.

Locating new fences and walls on lot and setback lines whenever possible.

Using wood (picket or alternating board), wrought iron or metal (wrought iron style), or chain link (rear yards only) for fencing.

Using hedges in place of fencing, and planting vegetation along fencing.

STAFF FINDINGS

1. The building is home to McNamara Orthodontics. According to Dr. Jim McNamara, the perimeter hedge is nearing the end of its lifespan and he would like to install a black iron-look aluminum fence. The proposed fence is 4' high (per email from the contractor, which replaces the stated height of 5' on the HDC application). This exceeds the *Ann Arbor Historic District Design Guidelines* recommended height of 3'. Dr. McNamara feels that because the house is a massive and very tall structure, a taller fence would be more complimentary.
2. The City of Ann Arbor fence code requires front yard fences to be no taller than 4', and no taller than 30" for the 25' closest to the intersection. This is a line of sight and safety regulation designed to keep drivers, bicyclists, and pedestrians safe. Staff reviewed this application with City traffic engineers, who would not support the application because of this deviation from city code at the street corner.
3. If this application is approved by the HDC, a variance for fence height will be required from the Zoning Board of Appeals. Engineering and zoning staff will not support that variance.
4. Staff recommends denial of this application because it does not meet the *Ann Arbor Historic District Design Guidelines* for Fencing. Staff believes that the design and placement of the fence is appropriate, and that if it met the *Design Guidelines* and fence code for height (36" in the front yard, 30" within 25' of the corner), it would be approvable at the staff level.

POSSIBLE MOTIONS: (Note that the motion supports staff findings and 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 321 N. Ingalls Street, a contributing property in the Old Fourth Ward Historic District, to install approximately 150 feet of 4' tall black aluminum fence. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the *Ann Arbor Historic District Design Guidelines* for fencing and walls, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 9 and 10 and the Guidelines for Neighborhood and Setting.

MOTION WORKSHEET:

I move that the Historic District Commission issue a Certificate of Appropriateness for the work at 321 N Ingalls Street in the Old Fourth Ward 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.

321 N Ingalls Street (Google Street View 2017)





 Old Fourth Ward/Kerrytown/North Main

321 N. Ingalls Reuben Kempf House

1887

181

This house is the epitome of what people think of as “Victorian.” Built of brick on a high foundation of cut stone, it is the Queen Anne style embodied, with asymmetrical arrangements of windows, doors, and gables, and elaborate gingerbread on several porches, with turned posts and lattice spindle work. Stained glass and half-timbering in the gable contribute to the style, as do windows of varying sizes and shapes, and the use of different materials. Also of note is an octagonal tower with a combination weather vane/finial with a crown and banner motif. Original porches are extremely rare anywhere, so these are unique survivors. For many years the house was painted one color and the details were lost to the casual viewer. A major renovation by dentist James McNamara took place in 1992 which accented various details with other colors, thus restoring the glory of this fabulous building.



It was originally built in June 1887 as the home of Chelsea banker Reuben Kempf, not to be confused with the Reuben Kempf associated with Kempf House (see #53). The home remained

in the family until 1918. It was later purchased by Edith Hagerman for her husband, Dr. George Hagerman, who was affiliated with St. Joseph Mercy Hospital across the street and ran his medical practice from here. In 1992, Dr. McNamara established his dental practice here, and along with his wife Charlene, made the building their residence. They received an award for their work from the Historic District Commission in 1993.

OFWHD



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 Jim and Charlene McNamara		HISTORIC DISTRICT	
PROPERTY ADDRESS 321 N. Ingalls		CITY ANN ARBOR	
ZIP CODE 48104	DAYTIME PHONE NUMBER (734) 476-3233	EMAIL ADDRESS mcnamara@umich.edu	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP

PROPERTY OWNER'S SIGNATURE		
SIGN HERE	PRINT NAME	DATE

APPLICANT INFORMATION			
NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) JMJ Residential Construction			
ADDRESS OF APPLICANT 314 E. Henry St.			CITY Saline
STATE MI	ZIP CODE 48176	PHONE / CELL # (734) 926-8777	FAX No ()
EMAIL ADDRESS			

APPLICANT'S SIGNATURE (if different from Property Owner)		
SIGN HERE <i>Josiah Shurtliff</i>	PRINT NAME X Josiah Shurtliff	DATE 5/15/2018

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 checked="" type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL

PROPOSED WORK
Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary). Install ~150 linear ft of 5ft high fence around property line on N. Ingalls and Lawrence sides of building.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:



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"

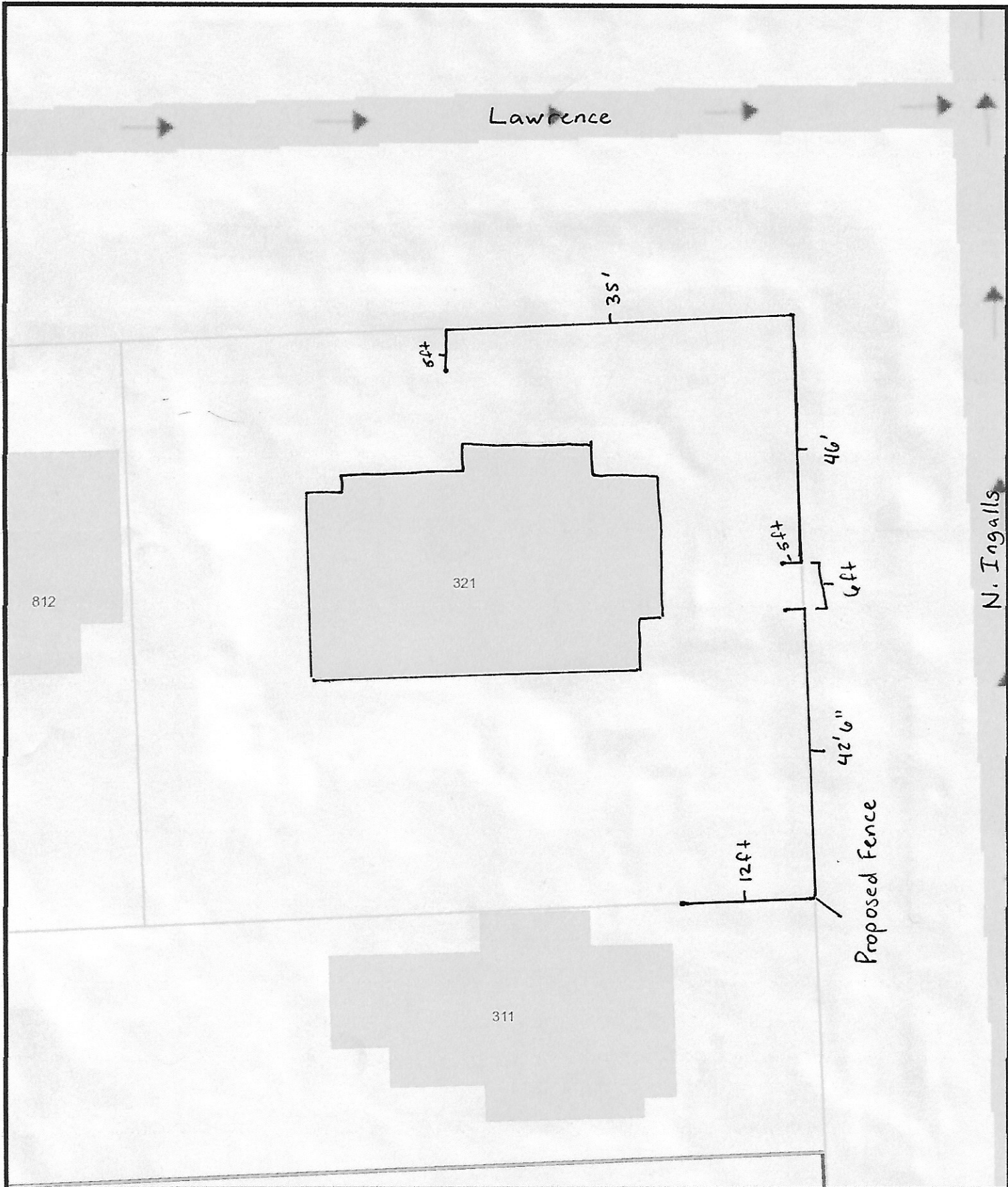
HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

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	



Lawrence

N. Ingalls

812

321

311

6ft

35'

46'

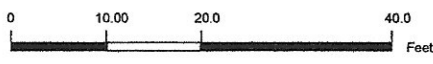
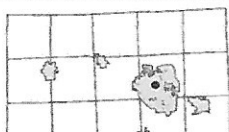
6ft

6ft

42'6"

12ft

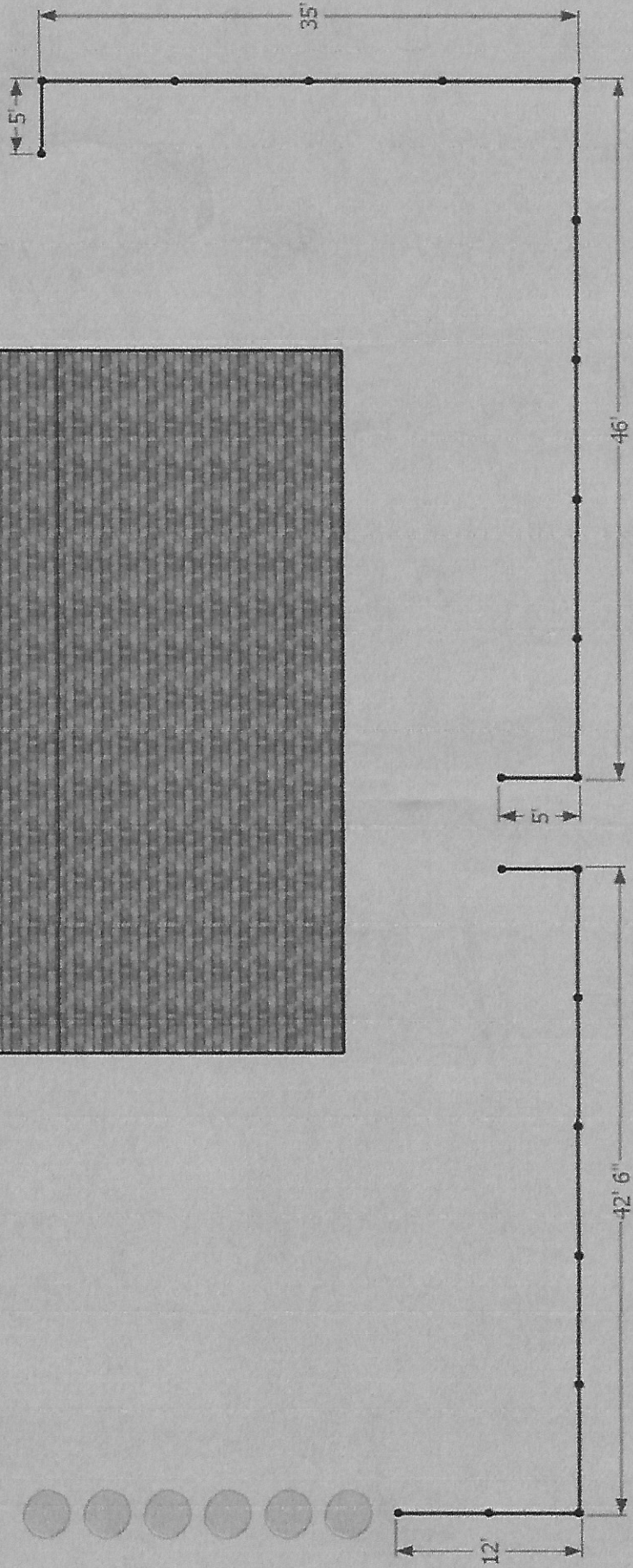
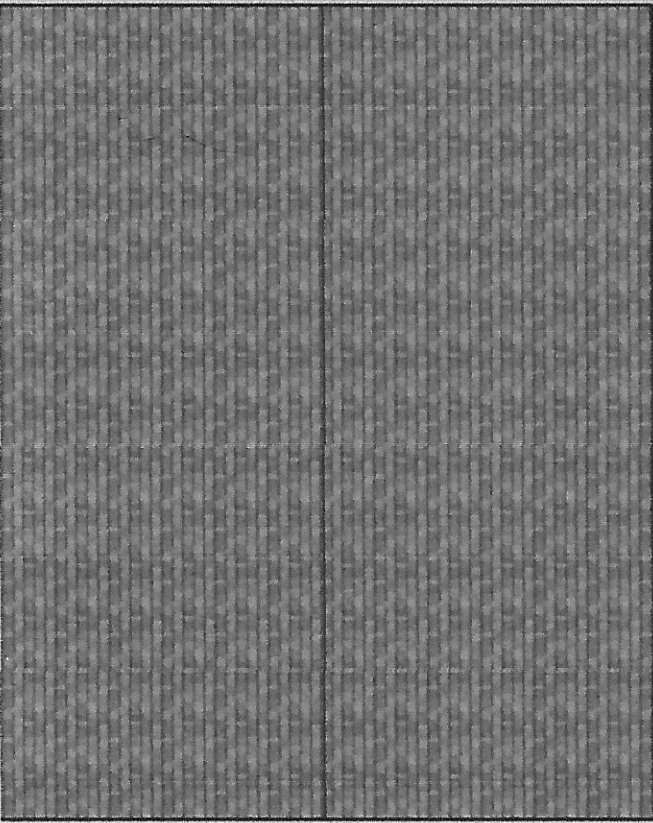
Proposed Fence



1:240



NOTE: Parcels may not be to scale.
 The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washitaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely



UAF-200 Flat Top • Post Caps: Flat • Color: Black

Accessories: None

