

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 415 Detroit Street, Application Number HDC12-211

**DISTRICT:** Old Fourth Ward Historic District

**REPORT DATE:** December 3, 2012

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday, December 10 for the Thursday, December 13, 2012  
HDC meeting

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Disciplined Investors LLC	Same
<b>Address:</b>	415 Detroit Street Ann Arbor, MI 48104	
<b>Phone:</b>	(734) 213-6240	

**BACKGROUND:** This two-story brick commercial vernacular building features a flatiron shape, segmented-arch fixed single-pane windows with stone sills, and a corbelled brick cornice. A brick building with a different footprint appears on this site on the 1888 and 1899 Sanborn Fire Insurance Maps, then the 1908 Sanborn shows a two story wood stable. Beginning in the 1910 City Directory, the address of the building is listed as 412 North Fifth Avenue and is part of the Luick Brothers lumberyard (now the Kerrytown shops). On the 1916 Sanborn, the current brick building appears as the Luick Brothers Glass Warehouse.

**LOCATION:** The site is located at the northeast intersection of Detroit Street and North Fifth Avenue.

**APPLICATION:** The applicant seeks HDC approval to (1) replace a 1970s-era clerestory window with two wood double-hung windows; (2) install a new fixed window within the recessed entryway; (3) install a new awning within the recessed entryway; and (4) install a new window in a previously infilled window opening.

#### **APPLICABLE REGULATIONS:**

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

- (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.

**From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):**

**Windows**

Recommended: Designing and installing new windows when the historic windows (frames, sash and glazing) are completely missing. The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.

Not Recommended: Creating a false historical appearance because the replaced window is based on insufficient historical, pictorial, and physical documentation.

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

**Storefronts**

Not Recommended: Introducing a new design that is incompatible in size, scale, material, and color.

Using inappropriately scaled signs and logos or other types of signs that obscure, damage, or destroy remaining character-defining features of the historic building.

**STAFF FINDINGS:**

*Clerestory Window*

1. The applicant states that the clerestory window in the east (Detroit Street) elevation was added during the 1970s, as well as sections of brick that were added around the window. Based on a 1974 photograph (see photo 1), there was a large plate glass window in this location with four panes and a sill that appears to match the other windows in the building. However, it could not be determined when this window was installed.
2. The applicant proposes removing the existing clerestory window and brick infill and installing two new wood double-hung windows. The windows would be directly below the two existing windows in the second floor. The proposed windows would be the same size as the existing windows, and also have brick segmental arches above them and sills to match the existing windows. The proposed windows measure six feet five-and-three-quarters inches high, and two feet five inches wide. The area between the proposed windows will be infilled with new brick to match the existing.
3. Staff feels that the replacement of the narrow horizontal window with two double-hung windows is an appropriate new treatment for the building. It has not been determined whether the former plate-glass window opening was original, or if it had previously been a doorway or other opening, or if the two vertical windows proposed by the applicant were the original configuration. Without further documentation, staff does not consider this proposed work to be a restoration, but rather an alteration that is consistent with the modern office use of the building.

*Bricked over double-hung window*

4. The applicant proposes installing a new wood double-hung window in the northern end of the east elevation. This area had been infilled and the rough dimensions of the infill appear to match the size of the existing windows in the second floor. Like the other proposed new windows, this window would also match the existing windows in size, shape, and features. Staff finds the restoration of a window in this location to be appropriate, given the infill pattern of the brick.

*Modern entryway*

5. The large triangular-shaped recessed entryway was constructed during the 1970s, as stated by the applicant. The entryway contains no materials original to the building. There is a large fixed aluminum window, opaque panel, and non-original brick in the southern portion of the entryway, and a metal doorway with wood paneling above it in the northern portion.
6. The applicant proposes installing a new fixed aluminum window in the brick section of the southern portion of the entryway. The proposed window measures six feet nine inches wide and four feet eight inches high. The width of the new window appears to be the same as the existing window above it. This new window will not impact any historic materials and is compatible with the 1970s entrance.
7. The applicant also proposes installing a new painted steel canopy above in the recessed entryway. The proposed canopy is rectangular in shape, though set at an angle to the street, and will extend over the recessed portion of the entryway and over a small portion of the sidewalk. The canopy is approximately eight feet wide and ten feet deep.
8. Staff finds the expansion of the window in the entryway to be appropriate. The proposed canopy is a modern design and is complementary to the existing angled entry area. It will serve to direct pedestrians to the building's entryway, which is currently not obvious. Staff feels that the angular placement of the canopy does not distract from the historic character of the building since it is part of an entryway that is already clearly not historic.

*Recommendation*

9. Staff finds the work compatible in exterior design, arrangement, material, and relationship to the rest of the building and the surrounding area, and finds that it meets the Secretary of the Interior's Standards and Guidelines for Rehabilitation.

**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 415 Detroit Street, a contributing property in the Old Fourth Ward Historic District, to (1) replace a 1970s clerestory window with two wood double-hung windows; (2) install a new window in a previously infilled window opening; (3) install a new fixed window within the recessed entryway; and (4) install a new canopy within the recessed entryway. The proposed work is compatible in exterior design, arrangement, 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 storefronts.

**MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 415 Detroit 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.

Photo 1. 1974 City of Ann Arbor survey

