

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 611 E William Street, Application Number HDC17-094

DISTRICT: East William Historic District

REPORT DATE: June 8, 2017

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, June 5, 2017

	OWNER	APPLICANT	APPLICANT
Name:	Redeemer of Ann Arbor	Perkins Construction	Barton Bryant/ASK Services
Address:	7500 Brookville Rd Plymouth, MI 48170	5643 Plymouth Rd Ann Arbor, MI 48105	42180 Ford Rd, Suite 101 Plymouth, MI 48170
Phone:	(734) 502-3809	(734) 769-7760	(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.

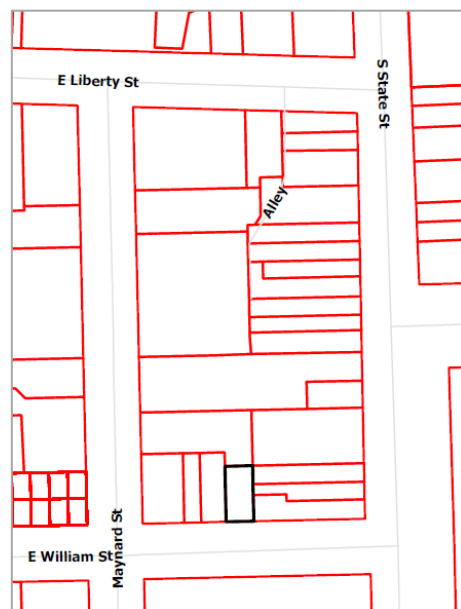
APPLICATION: The applicant seeks HDC approval to install a barrier-free lift on the west side of the front door, to temporarily remove a portion of the courtyard wall to allow construction access, and to temporarily make up to two openings in the foundation of the front façade.

APPLICABLE REGULATIONS

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

- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

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

Barrier Free Accommodations, Safety Codes, and Fire Escapes

Appropriate: When required, installing barrier free access ramps, stairways, and elevators that do not alter character-defining features of the building, keeping historic building materials intact, and that if removed in the future keep the historic building intact.

STAFF FINDINGS

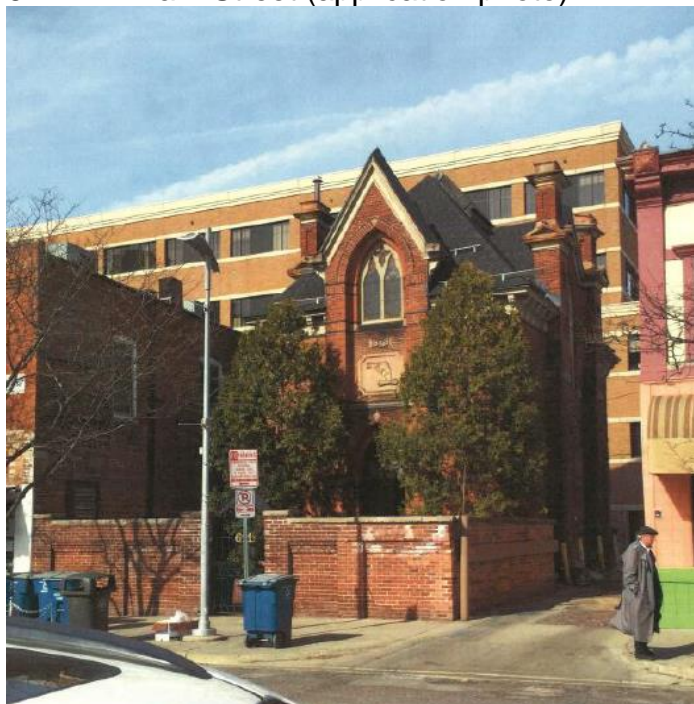
1. The project architect determined that a ramp to the front door is not possible because the necessary length would exceed the space available, even wrapping around three sides of the courtyard. The side and rear doors open directly into alleys that are the property of others and therefore unsuitable for a ramp or lift. For lack of alternatives, a lift to the front door is proposed.
2. The lift would be located to the west (left) of the front door. The existing stone steps would be pulled south to allow a new code-compliant landing at the front door. Handrails on the steps would be simple and bronze. Guardrails on the steps or landing are not required or proposed. A small stone wall would be constructed on either side of the stairs, and in front of the lift to partially obscure it. The wall would not exceed 36". New concrete walks would lead to the stairs and the lift. Several existing non-historic benches and seats built of block in the courtyard would be removed.
3. In staff's opinion, the lift is necessary and the design is trying to be sympathetic to the historic building. It does not touch the building, and is easily reversible. The courtyard wall obscures it from view except when looking through the metal gate, and the portion of the structure seen over the wall, which is what most people are used to seeing, is not impacted. Lifts are generally unsightly but serve a necessary purpose.
4. The cellar is proposed to be dug out to create additional space. To do this and other basement work, portions of the foundation on either side of the front door are proposed to be removed to gain access. The wall stones and stone sills would be documented and numbered, and reinstalled in the same configuration. A portion of the brick wall along East William Street is also proposed to be temporarily removed to facilitate construction work, then reinstalled using the same historic materials to match the current configuration.
5. Staff believes that the design and arrangement of the lift and its relationship to the building meet the Secretary of the Interior's Standards number 1, 9, and 10. Also, the removal and reinstallation of portions of the courtyard wall and building foundation is being proposed in a manner that is sensitive to the historic construction and materials of the building.

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 611 East William Street, a contributing property in the Division Street Historic District, to install a new barrier-free lift in front of the building; and temporarily remove then reinstall a portion of the courtyard wall and building foundation. As proposed, the 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*, in particular standards 1, 9 and 10, and the *Ann Arbor Historic District Design Guidelines* for Barrier Free Accommodations.

ATTACHMENTS: application, drawings, photos.

611 E William Street (application photo)

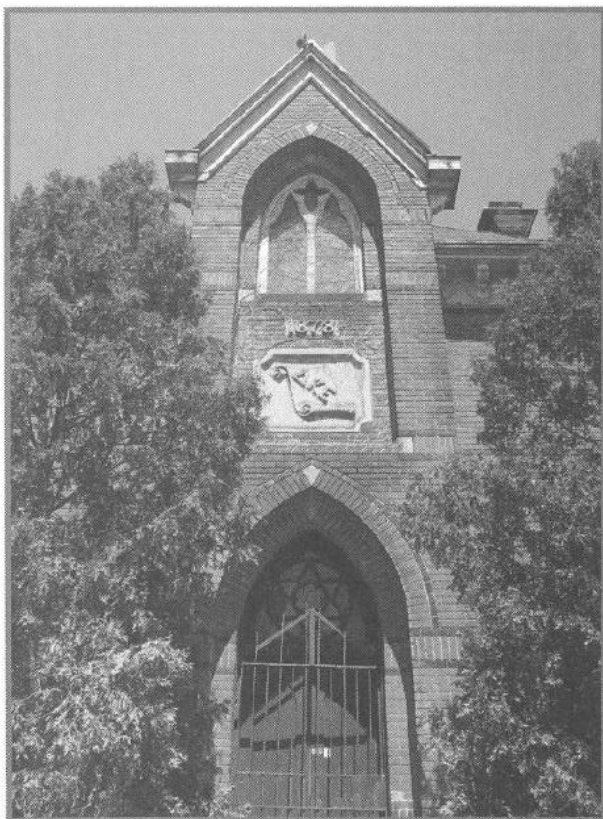


611 E. William

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



City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information
Address of Property: <u>611 EAST WILLIAM ST.</u>
Historic District: <u>STATE STREET</u>
Name of Property Owner (If different than the applicant): <u>REDEEMER OF ANN ARBOR</u>
Address of Property Owner: <u>7500 BROOKVILLE RD. PLYMOUTH MI 48170</u>
Daytime Phone and E-mail of Property Owner: <u>734 502 3809</u>
Signature of Property Owner: _____ Date: _____
Section 2: Applicant Information
Name of Applicant: <u>PERKINS CONSTRUCTION CO.</u>
Address of Applicant: <u>5643 PLYMOUTH RD. ANN ARBOR MI</u>
Daytime Phone: <u>(734) 769-7760</u> Fax: <u>(734) 769-4777</u> <u>48105</u>
E-mail: <u>GEOFF@PERKINSCONSTRUCTION.NET</u>
Applicant's Relationship to Property: ___ owner ___ architect <input checked="" type="checkbox"/> contractor ___ other
Signature of applicant: <u>Geoff M. Pa.</u> Date: <u>5-8-17</u>
Section 3: Building Use (check all that apply)
<input type="checkbox"/> Residential <input type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental
<input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Institutional
Section 4: Stille-DeRossett-Hale Single State Construction Code Act (This item MUST BE INITIALED for your application to be PROCESSED)
Public Act 169, Michigan's Local Historic Districts Act, was amended April 2004 to include the following language: " the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed completion date, a a fire alarm or smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531."
Please initial here: <u>[Signature]</u>

Section 5: Description of Proposed Changes (attach additional sheets as necessary)

1. Provide a brief summary of proposed changes. DEMOLITION OF A PORTION OF THE COURTYARD WALL DURING CONSTRUCTION TO PROVIDE ACCESS TO THE FRONT YARD. WALL TO BE REBUILT AT THE END OF CONSTRUCTION, TO HISTORIC APPEARANCE.

2. Provide a description of existing conditions. BRICK COURTYARD WALL AND CAST IRON GATE.

3. What are the reasons for the proposed changes? TO ALLOW TRUCK ACCESS TO THE FRONT YARD.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

SEE PHOTOS.

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

STAFF USE ONLY

Date Submitted: _____ Application to _____ Staff or _____ HDC

Project No.: _____ HDC _____ Fee Paid: _____

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:



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ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information

Address of Property: 611 1/2 E. William Street
Historic District: DIVISION Street HD
Name of Property Owner (If different than the applicant):
Redeemer Church of Ann Arbor
Address of Property Owner: 7500 Brookville Rd, Plymouth, MI 48170
Daytime Phone and E-mail of Property Owner: 734.502.3809 bbryant@ask-services.com
Signature of Property Owner: Barton Bryant Date: 5/22/17

Section 2: Applicant Information

Name of Applicant: Barton Bryant
Address of Applicant: ASK Services 42180 Ford Road, Suite 101
Daytime Phone: (734) 983.9042 Fax: (734) 983.9067
E-mail: bbryant@ask-services.com
Applicant's Relationship to Property: owner architect contractor other
Signature of applicant: Barton Bryant Date: _____

Section 3: Building Use (check all that apply)

Residential Single Family Multiple Family Rental
 Commercial Institutional

**Section 4: Stille-DeRossett-Hale Single State Construction Code Act
(This item **MUST BE INITIALED** for your application to be **PROCESSED**)**

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Please initial here: _____

Section 5: Description of Proposed Changes (attach additional sheets as necessary)

1. Provide a brief summary of proposed changes. _____

The Owner proposes to adaptively reuse the existing building and property as a place of worship for a campus ministry; Redeemer Ann Arbor. The work under this application will include creating a barrier-free entrance into the building incorporating a barrier-free wheelchair lift

2. Provide a description of existing conditions. _____

The building is in relatively good condition. It is sound structurally.

_____ is elevated four steps above grade and is not accessible.

3. What are the reasons for the proposed changes? _____

To make the front entry Barrier-free accessible.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

Attached are existing condition plans of the building, preliminary improvement plans, and a courtyard/front entry improvement plan

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

STAFF USE ONLY

Date Submitted: 5/22-17 Application to _____ Staff or _____ HDC

Project No.: HDC 17-094 Fee Paid: 100⁰⁰

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 6/8-17

Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments: