



ILENE R. TYLER AND NORMAN TYLER
126 NORTH DIVISION STREET
ANN ARBOR, MICHIGAN 48104

10 June 2019

Historic District Commissioners
Jill Thacher, Preservation Planner
Ann Arbor City Hall
Ann Arbor, MI 48104

Re: 530-532 N. Division Street

Dear Commissioners and Ms. Thacher:

We support the petitioner's application to change the status of his building at 530-532 N. Division Street from a Contributing to a Non-contributing resource in the Old Fourth Ward Historic District.

We have read all of the material provided by both the petitioner and staff and expect that a decision will be reached in your meeting on June 13th. We understand that the property in question is deemed a Contributing Resource in the Old Fourth Ward Historic District. We also understand that its status was changed from Complementary to Contributing when Chapter 103 was updated in 2008. Although this resource met the obvious criteria of being on its site during the period of significance established for the Old Fourth Ward, no in-depth examination was conducted, nor was it required, to confirm its structural or historic integrity.

The resource has little that contributes to the overall description of the Old Fourth Ward Historic District – its architectural style is undefined or vernacular, it has no outstanding architectural features, it has no known association with local historic people or uses – other than having been built before 1931. It has also been significantly altered – bump out with shed roof over the front entry, bump out with hip roof on the south side, vinyl siding over asphalt over wood clapboard, non-original windows – and those changes further detract from any historic integrity it may have had in 1931.

Recent inspections have uncovered severe structural weaknesses and deficiencies that further warrant a reevaluation of the integrity of the property. Poor quality materials, inadequate capacity of rafters and floor joists, improper bracing and shoring in the attic, and scabbed together floor joists would be difficult, if not impossible, to repair without total reconstruction.

These conditions, when considered all together, support HDC action to change the status of 530-532 N. Division Street from Contributing to Non-contributing.

Respectfully submitted,

A handwritten signature in black ink that reads 'Ilene R. Tyler'.

Ilene R. Tyler, FAIA, FAPT, LEED AP

A handwritten signature in black ink that reads 'Norman Tyler'.

Norman Tyler, Ph.D., FAICP