

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 415 W William Street, Application Number HDC19-179

DISTRICT: Old West Side Historic District

REPORT DATE: October 10, 2019

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday October 7, 2019

	OWNER	APPLICANT
Name:	Sarah Okuyama	SGI Heating and Cooling
Address:	415 West William Street Ann Arbor, MI 48103	4371 Torrey Road Suite C Flint, MI 48507
Phone:	(734) 353-2121	(810) 820-4604

BACKGROUND: This home first appears in the 1917 City Directory as the home of Frank E. Case and music teacher John G. Kurtz. Kurtzes lived in the house until 1945 or 1946. It is two-stories with a steeply pitched pyramidal roof and three dormers facing the front and sides. It features a full-width concrete front porch with half-columns, and a single-car, shed-roofed garage.

LOCATION: The site is located on the south side of West William, between Second and Third Streets.

APPLICATION: The applicant seeks HDC approval to install a generator in front of the east side addition of the house.

APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for Rehabilitation

- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will 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)

Mechanical Systems

Recommended: Installing a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan, the exterior elevations, and the least damage to the historic building material.

From the Ann Arbor Historic District Design Guidelines:

Mechanical Equipment

Appropriate: Installing new air conditioning units and related mechanical equipment in such a manner that historic materials and features are not damaged or obscured.

Using screening such as vegetation and fencing around mechanical equipment.

STAFF FINDINGS

1. The homeowner runs a bed & breakfast out of this house. Past power outages have caused a hardship for her business, and she desires to install a generator as a backup power source. Several locations on the back and side of the lot were considered by the contractor but rejected because they were too close to trees, the shed, or fence; or because the location was too close to a neighbor's house. The contractor would like the generator to be located along the east side of the house, in front of a side addition. Because the location is visible from the street, it requires approval by the HDC, not staff.
2. The generator is 48" wide by 26" deep, and 29" tall. It will sit on a 31" x 54" precast concrete and foam pad, and cables will connect to the house through a 1 ½" wall penetration.
3. The generator will be screened from view by a fence panel, a supplemented with landscaping, per the application.
4. Despite the visible location in the front of the building, staff recommends approval of the generator. The applicant describes other options, why they didn't work, and has discussed these with staff. This work is completely reversible, appropriately screened, and does not damage or obscure historic materials.

POSSIBLE MOTIONS: (Note that the motion below is only a suggestion. The Review Committee, consisting of staff and at least two Commissioners, will meet with the applicant on site and report back at the meeting.)

Motion to approve:

I move that the Commission issue a certificate of appropriateness for the application at 415 West William Street, a contributing structure in the Old West Side Historic District, to install a generator and screening in front of the east side addition of the house, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the building and the surrounding area and meets *The City of Ann Arbor Historic District Design Guidelines* for mechanical equipment, and *The Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 9 and 10, and the guidelines for mechanical systems.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 415 West William Street in the Old West Side 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, emails, photos, drawings

415 West William (2008 Staff photo)





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# <u>19-179</u>
	BLDG# _____
DATE STAMP	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER Sarah Okuyama		HISTORIC DISTRICT Ann Arbor	
PROPERTY ADDRESS 415 West William			CITY ANN ARBOR
ZIPCODE 48103	DAYTIME PHONE NUMBER (734) 353-2121	EMAIL ADDRESS sarah.okuyama@gmail.com	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) 415 West William		CITY Ann Arbor	STATE, ZIP MI 48103

PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME Sarah Okuyama	DATE 9/11/2019
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APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) SGI Heating and Cooling			
ADDRESS OF APPLICANT 4371 Torrey Road Suite C			CITY Flint
STATE MI	ZIPCODE 48507	PHONE / CELL # (810) 820-4604	FAX No (810) 820-4614
EMAIL ADDRESS permits@sgiheating.com			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	PRINT NAME x Scott Gormley	DATE 9/11/2019
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BUILDING USE – CHECK ALL THAT APPLY

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

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

Sarah would like to have a 22 kW generator installed near the gas meter in the front of her home.

Gas line will run from the meter to the generator, and electrical wire will run between the generator and the transfer switch.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

This location is closer to the gas meter. It is also further from Sarah's neighbors home, which would be a better location for all. If the generator is approved to be placed here, it will be concealed by a trellis or shrubs.

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

DESCRIPTION	
STAFF REVIEW FEES	
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:	10/10	
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:	\$ 100 -	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Credit Card	

From: [Sarah Okuyama](#)
To: [Thacher, Jill](#)
Subject: Generator
Date: Thursday, September 19, 2019 10:15:13 AM

Hello Jill,

As you know, I have requested a variance on the location of a generator. The reasons for this request is that the two locations we considered are not viable. At first, we thought we could install it at the back of the house but when the installers came out (all five of them) they decided that it would not pass mechanical code due to the proximity to the fence and the shed. The other location considered was to the left of the shed but there is a good sized pine tree along with a tiny patio it would overwhelm. The other possibility would be along the back line but again proximity to the fence and also too close to my back neighbor. This is the last thing I would like to spend money on(quite considerable money) but after our last five day blackout during art fair I feel that I must get one for the safety of my guests along with myself. As you know I run the Burnt Toast Inn and I was lucky this last time since all my guests were quite young and VERY accommodating but if I had had elderly or those who needed oxygen I would have been in deep trouble. With art fair going on I would not have been able to take them to another hotel! The Burnt Toast Inn has been in business for 15 years now and in that time I have lost power maybe five times... I know, not much but with stranger weather coming who knows how critical it will be in the future. Most importantly it is a safety issue...folks walking down stairs and suddenly lights go out.... NOT a safe situation! If my inn is full during times like Art Fair or Football that could be 11 guests suddenly with no light.. not good. I know there are plug ins etc but they have a limited life span..

The best location for this generator would be on the east side corner of the house close to the gas line. I would put a fence in front of it so it would not be seen from the front at all. I could also plant a tree to further block the fence. I would not do anything to make my house look bad. When I bought this house it was uninhabitable..I removed super wide large metal siding, removed an ugly glassed in porch, tore down an ugly carport. The side yard was totally bare and I filled it in with pavers, terraces and lots of plants that do well under a black oak tree. There are technical matters that effect the location choice but I can't speak to that... Cramer Gormley from SGI Heating and Cooling is doing the work. His cell is 810-625-2092 and his email is Cgormley@SGI.com I do believe they have pictures of the preferred location...

Thank you so much for your help in this matter... Best, Sarah O

Sarah Okuyama
Innkeeper
Burnt Toast Inn
734-395-4114
415 W William St. A2, MI 48103

From: [Sydney Hargrave](#)
To: [Thacher, Jill](#)
Cc: [Sarah Okuyama](#)
Subject: RE: 415 W William
Date: Friday, September 27, 2019 9:34:05 AM
Attachments: [Generator Pad Spec Sheet.pdf](#)
[Generator Spec Sheet.pdf](#)
[Generator Layout.pdf](#)

Hi Jill,

I have attached the requested information and answered your questions below. Please let me know if anything additional is needed – I'd be happy to provide more information if necessary.

1. The manufacturer's drawing of generator is attached.
2. The generator will be connected by a single bundle of cables through a new wall penetration. This hole will be 1.5 inches wide, so it will be very small.
3. The manufacturer's drawings with dimensions of the concrete pad is attached. This is a pre-cast generator pad made with a foam interior and concrete exterior.
4. We have attached a better drawing of the generator layout. The generator is 4 feet by 2 feet, and will be placed in the east side corner of the front of home.
5. Sarah will put a fence around the generator so that it would not be visible from the front of the home. She also mentioned she could plant a tree to further block the fence, if necessary.

Feel free to call or email me if anything else is necessary.

Thank you!

From: Thacher, Jill <JThacher@a2gov.org>
Sent: Friday, September 20, 2019 11:52 AM
To: Sydney Hargrave <S.Hargrave@sgiheating.com>
Cc: Sarah Okuyama <sarah.okuyama@gmail.com>
Subject: 415 W William

Hi Sydney,

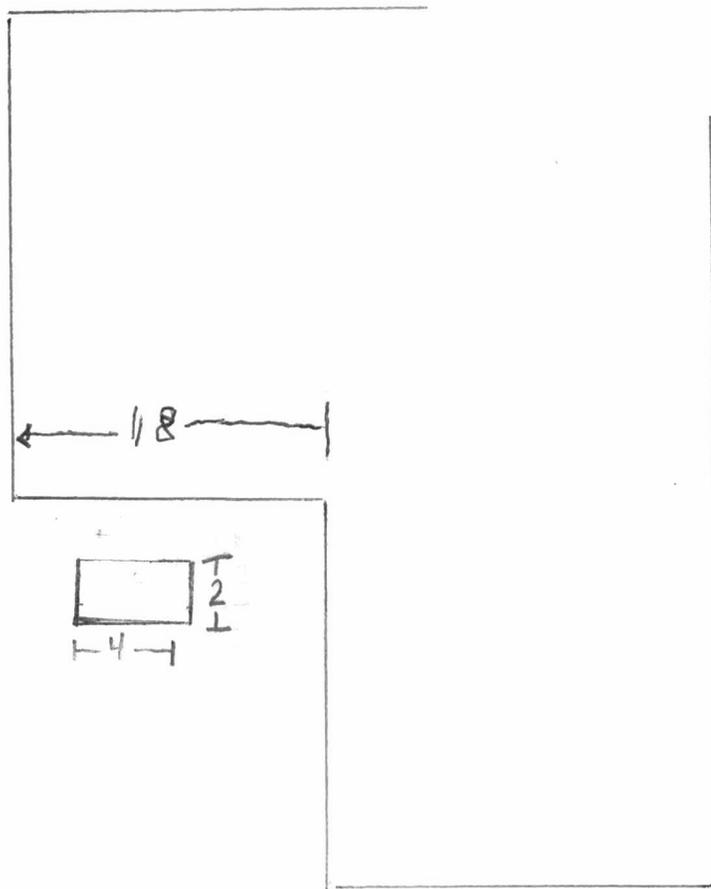
I spoke to Sarah this week, and she has emailed me a narrative describing why the generator can't go someplace else in the yard. I need a few more things from you for your certificate of appropriateness application from the Historic District Commission: 1) A dimensioned drawing of the generator, from manufacturer's specs; 2) a description of its connection to the house – will this be through a new wall penetration? What will that look like? 3) If the generator has to sit on a concrete pad, include those dimensions, 4) confirm that your layout map is drawn to scale. The wall that it sits in front of, facing the street, looks like it's about 10-12 feet wide. The drawing shows the generator taking up about ¾ of this width. If this is not accurate, it sounds really big, I encourage you to re-draw the generator footprint next to the house. 5) Sarah mentioned screening the generator from view – please describe how that would be accomplished.

Please submit this information by Friday, September 27. Any questions, let me know!

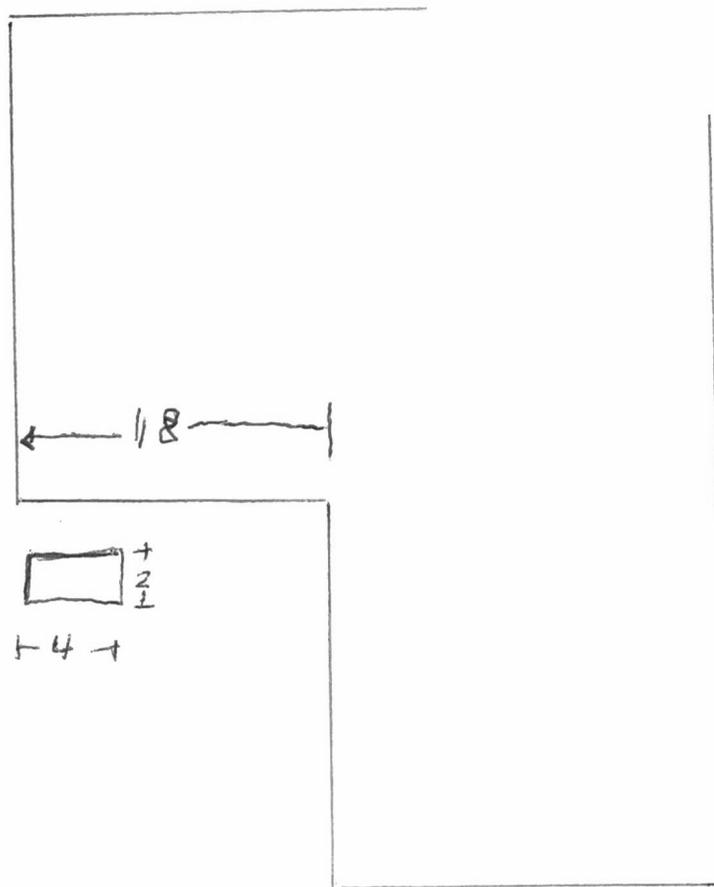
Thanks Sydney,
Jill



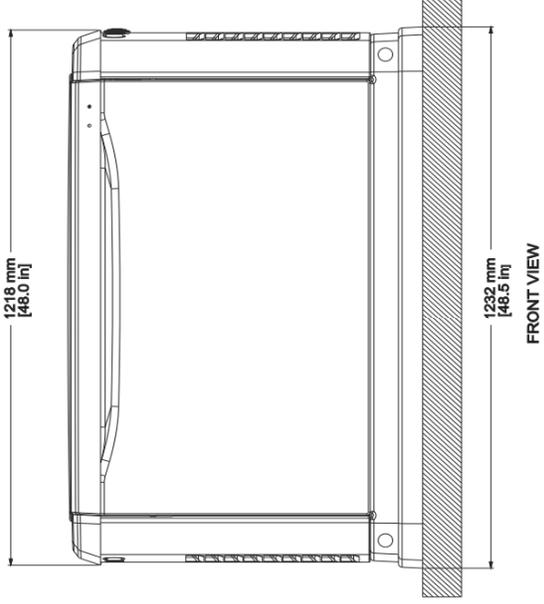
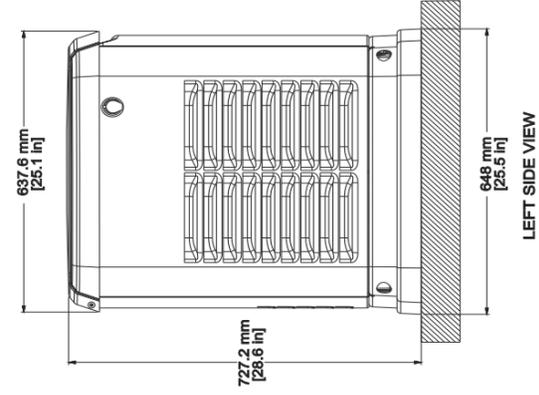




FRONT



FRONT



Model	UPC
G007035-1	696471074161
G007036-1	696471074154
G007037-1	696471074178
G007038-1	696471074185
G007039-1	696471074192
G007042-2	696471074208
G007043-2	696471074215



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Genpad 3 Inch for Generac 9-22kW Air Cooled 2016 or Newer Models

- ▶ A sturdy, permanent base for Generac Air Cooled Standby generators
- ▶ Contoured to look aesthetically pleasing
- ▶ Dimensions: 54" L x 31" W x 3" H
- ▶ Compatible with 9-22kW Generac Air Cooled 2016