

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 721 W Washington St, Application Number HDC11-007

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** February 10, 2011

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

**REVIEW COMMITTEE DATE:** Monday, February 7, 2011

<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b> Greg Ohl	Fire Works
<b>Address:</b> 721 W Washington Ann Arbor, MI 48104	9107 Melvin Livonia, MI 48150
<b>Phone:</b> (734) 834-2184	(734) 634-1776

**BACKGROUND:** This one and a half story gable-fronter with a full width front porch first appears in Polk City Directories in 1921 as the home of James Poulos, a cook at Ann Arbor Restaurant (located at 215 S Main Street), and his wife Mary. Four other Pouloses are listed as boarders that year, and all have a connection to Ann Arbor Restaurant. The two story addition on the west side was constructed after 1931.

A staff approval was issued in June of 2007 to strip and reroof the house.

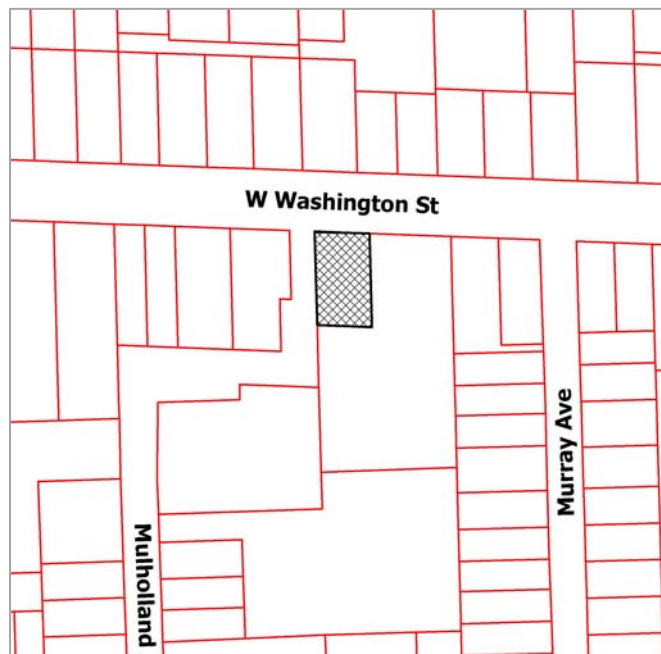
**LOCATION:** The house is at the southeast corner of West Washington and Mulholland.

**APPLICATION:** The applicant seeks HDC approval to install a stainless steel chimney for a woodstove on the roof, five feet in front of the existing brick chimney. The proposed chimney would be 8" in diameter and 4' in height.

#### **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.

### **From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings:**

#### **New Additions**

Recommended: Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Designing new additions in a manner that makes clear what is historic and what is new.

Placing new additions such as balconies and greenhouses on non-character-defining elevations and limiting and size and scale in relationship to the historic building.

Not Recommended: Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.

Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.

Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.

### **STAFF FINDINGS:**

1. The house is simple, with clean lines and little applied ornamentation. The two story addition on the west side was added after 1931, and the two dormers were most likely later additions, though all could have been added during the period of significance for the district (which ends in 1941). There is a brick chimney near the intersection of the original house and addition.
2. The homeowner purchased a woodstove and hired the applicant to install it. The proposed chimney location is the most efficient, per the applicant, because it allows the most direct run from the woodstove through the attic and out of the house. Staff discussed several different ideas with the applicant, including using the existing chimney for the woodstove (which staff was told is not large enough to accommodate the stove plus the furnace and other vents already utilizing it); or locating the chimney elsewhere on the roof, which could cause building code issues and/or decrease the efficiency of the woodstove while increasing the cost of installation due to longer runs and bends in the venting pipe. Staff considered recommending that the new chimney be located close to the existing chimney in order to minimize its appearance, but feels that would detract

from the existing brick chimney, which could be considered a character-defining feature of the house.

3. Staff recommends that the chimney be painted to match the color of the roof or a dark color in order to attract less attention than the stainless steel finish. Regarding height, the chimney should not be taller than the minimum height required by building code.
4. Staff feels that because of the simple design of the house and lack of character-defining features in the vicinity of the installation (with the exception of the brick chimney), the proposed chimney does not obscure, damage, or destroy historic features. The proposed location is not inconspicuous, but requiring the chimney to be finished in a dark color and limiting its height would help minimize its appearance.

**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 721 West Washington Street, a contributing property in the Old West Side Historic District, to install an 8" diameter capped stainless steel chimney on the condition that the chimney be no higher than the minimum required by the building code and that it be painted or pre-finished to match the roof or a similar dark color. As conditioned, the proposed work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources 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 New Additions.

#### **MOTION WORKSHEET:**

I move that the Commission

Issue a Certificate of Appropriateness

Deny the Application

For the work at 721 W Washington Street in the Old West Side Historic District

As proposed.

Provided the following condition(S) is (ARE) met: 1) 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) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

Is not generally compatible with the size, scale, massing and materials, and DOES NOT MEET the Secretary of the Interior's Standards for Rehabilitation, standard(S)

number(S) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 for the following reason(S): 1) REASON(s)

**ATTACHMENTS:** application, hand drawings, photographs.

721 W Washington Street (May 2008)





# ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

100 N. Fifth Avenue, Ann Arbor, MI 48104 (734) 794-6000, x42608 Fax: (734) 994-8312  
Historic Preservation Coordinator Email: [jthacher@a2gov.org](mailto:jthacher@a2gov.org); [www.a2gov.org](http://www.a2gov.org)

## Section 1: Property Being Reviewed and Ownership Information

Address of Property: 721 ~~W~~ WEST WASHINGTON

Historic District: \_\_\_\_\_

Name of Property Owner (If different than the applicant): Greg Ohl

Address of Property Owner: 721 W. WASHINGTON

Daytime Phone and E-mail of Property Owner: 734-834-2184

Signature of Property Owner: [Signature] date: 10 Dec 2010

## Section 2: Applicant Information

Name of Applicant: FIRE WORKS

Address of Applicant: 9107 Melvin

Daytime Phone: (734) 634 1776

Fax: (734) 522 4278

E-mail: FIRE1FIRE2@A.A.MI.NET

Applicant's Relationship to Property: owner; architect; contactor; other

Signature of applicant: [Signature] 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)

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 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: \_\_\_\_\_

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

1. Provide a brief summary of proposed changes. WOOD STOVE ON  
FIRST FLOOR, VENTED THRU SECOND FLOOR,  
& OUT THE ROOF

2. Provide a description of existing conditions. \_\_\_\_\_

3. What are the reasons for the proposed changes? WOOD STOVE  
INSTALLATION

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

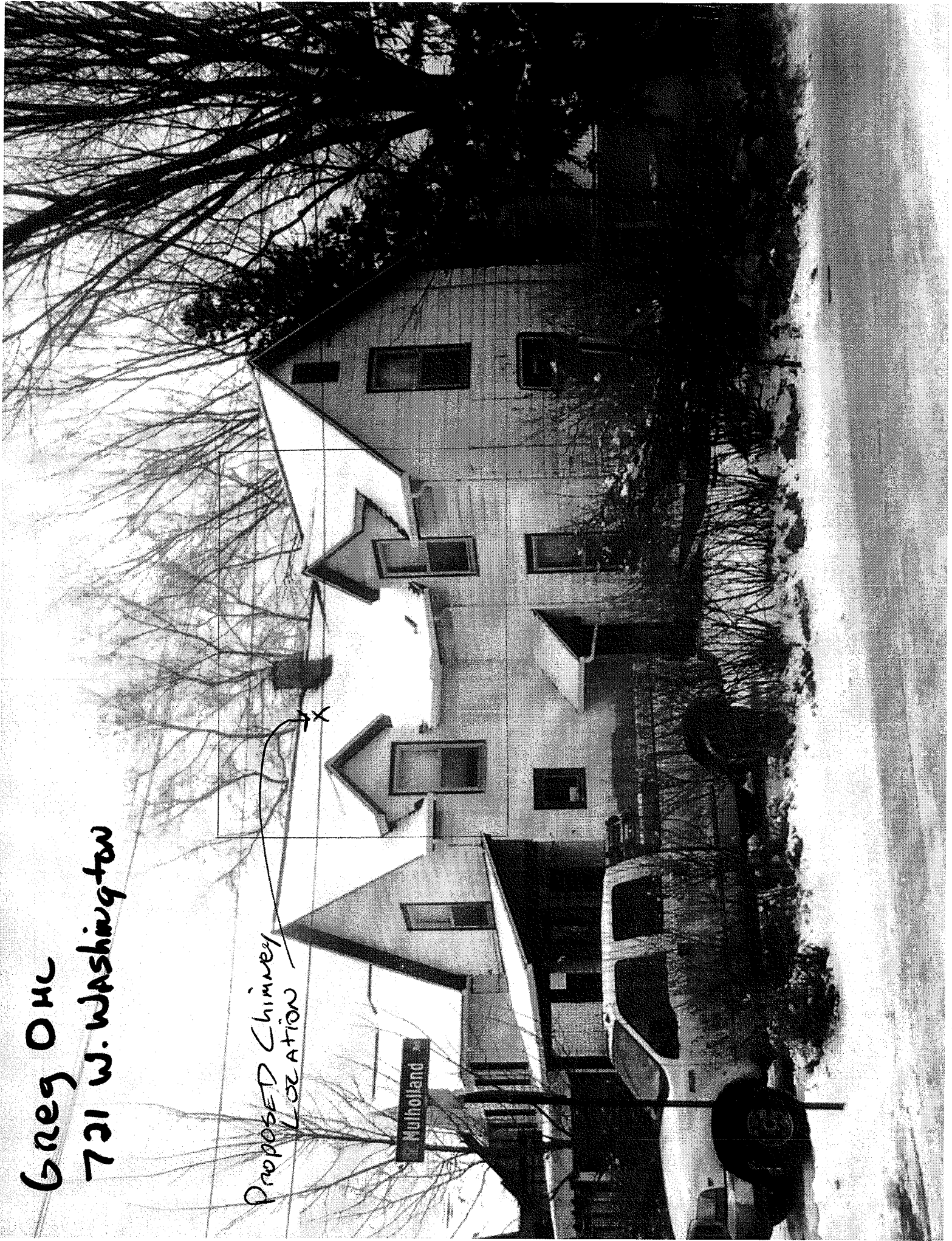
5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

**Staff Use Only**

Date Submitted: \_\_\_\_\_ Application to \_\_\_\_\_ Staff or \_\_\_\_\_ HDC  
Project No.: HDC 11-007 Fee Paid: \$100.00  
Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_  
Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA; \_\_\_\_\_ HDC Denial  
Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP; \_\_\_\_\_ Staff COA  
Comments: \_\_\_\_\_

Greg OMC  
721 W. Washington

PROPOSED Chimney  
LOCATION



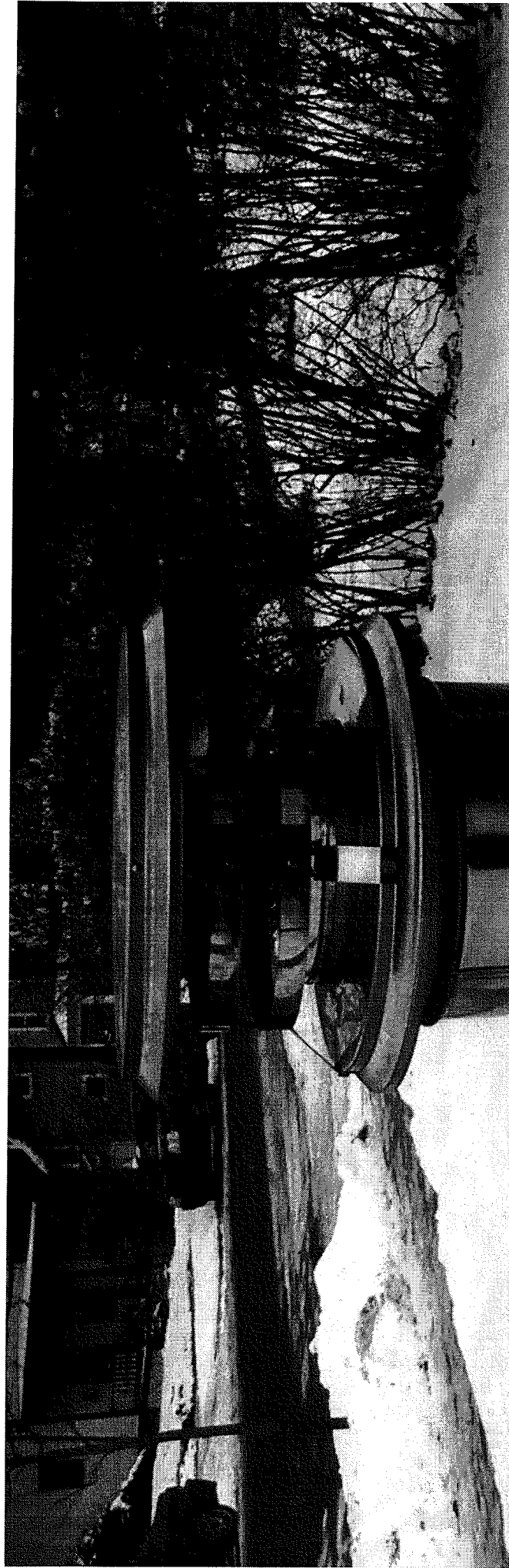


Gregg Ohl  
721 W. Washington

Simpson Dura Vent

- CLASS "A" STAINLESS STEEL
- PIPE & CAP.
- PIPE IS 8" IN DIAMETER.

← 8" →



Grey Owl  
721 W. Washington

