

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 417 Detroit Street, Application Number HDC11-050

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: May 5 for the May 12, 2011 HDC Meeting

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, May 9, 2011

	OWNER	APPLICANT
Name:	EC and J LLC	William Martindale
Address:	529 Detroit St Ann Arbor, MI 48104	746 Forest Ct Ypsilanti, MI 48198
Phone:	(734) 662-9887	(734) 644-2825

BACKGROUND: The 1866 Moses Rogers building is a two-story commercial Italianate. The Old Fourth Ward Study describes it as "...a symmetrical façade with four-over-four double-hung windows topped by decorative round brick arches on the second floor and segmented arches on the first floor flanking arched double entrance doors in the center..." and with shutters, an iron fence, and a one-story wing at 419 Detroit that were added later. It was constructed for Mr. Rogers's farm implement business.

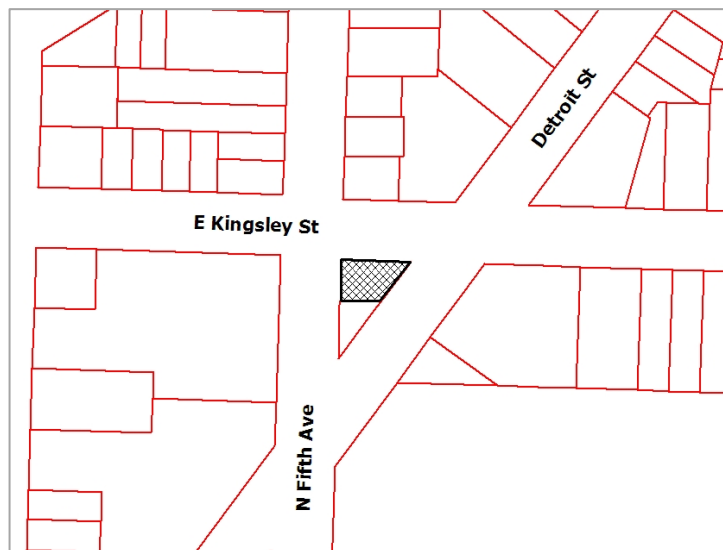
LOCATION: The site is located on the south side of East Kingsley between North Fifth Avenue and Detroit Street.

APPLICATION: The applicant seeks HDC approval to shorten five windows on the north elevation by adding 10" of brick infill to the bottom of the window opening, installing new sills, and altering the five lower window sashes to make them 10" shorter (from 40" to 30").

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 (other SOI Guidelines may also apply):

Windows - Alterations/Additions for the New Use

Recommended: Designing and installing additional windows on rear or other-non character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Building Site

Recommended: Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

Not Recommended: Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.

STAFF FINDINGS:

1. Between 1916 and 1925 the one-story building at 419 Detroit (currently Emerald Dragonfly) was constructed attached to 417 Detroit. The roof of 419 is level with the sills of the five windows in question, which causes water seepage through the window and into the interior and wall from rain and snowmelt. The problem has been ongoing for many years, and other remedies have not been successful.
2. Staff does not generally support the alteration of character-defining windows, but in this situation the work would prevent further harm to the structural integrity of the building while keeping the visible portion of the windows unchanged. The round tops and upper sash of the windows can be seen from some surrounding streets, but the parapet on the building at 419 blocks most of the lower sash from view. The work would retain as much of the original material as possible.
3. The brick infill should not be toothed in, in order to leave evidence of the original extent of the window opening.
4. It is staff's opinion that the proposed window alterations meet the Secretary of the Interior's Standards, and the Guidelines for building site and setting.

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 417 Detroit Street, a contributing property in the Old Fourth Ward Historic District, to permit the infill of the

bottom 10" of five window openings on the north elevation, as documented in the owner's submittal. As proposed, the work is compatible in exterior design, arrangement, materials, and relationship to 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 building site and district or neighborhood setting.

MOTION WORKSHEET:

I move that the Commission

____ Issue a Certificate of Appropriateness

____ Deny the Application

For the work at 417 Detroit Street in the Old Fourth Ward 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, contract, drawings.

417 Detroit Street (1999)



(April 2007)



Photos provided by the applicant (January 2011):

