

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 903 East Huron, Application Number HDC12-021

**DISTRICT:** Old Fourth Ward Historic District

**REPORT DATE:** April 2, 2012

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

**REVIEW COMMITTEE DATE:** Monday, April 9 for the Thursday, April 12, 2012 HDC meeting

#### OWNER

**Name:** Robert Giles  
**Address:** 25804 Dundee  
 Huntington Woods, MI 48070  
**Phone:** (248) 398-5976

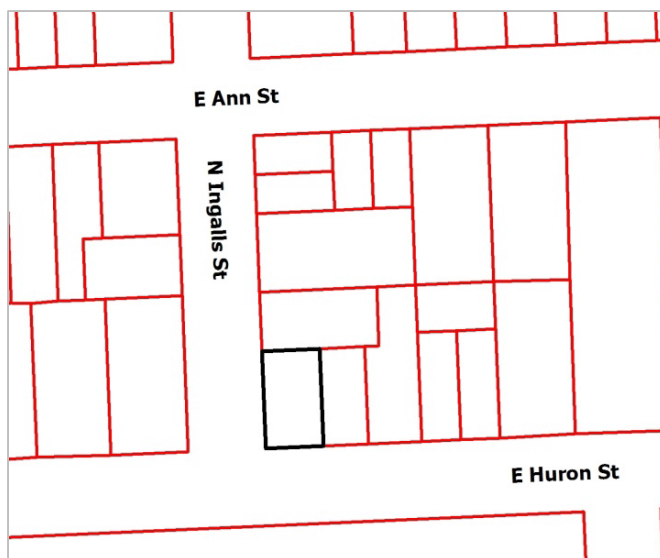
#### APPLICANT

Homeowner Services of America, Inc.  
 199 W. Michigan Avenue  
 Saline, MI 48176  
 (734) 944-3337

**BACKGROUND:** This two story, brick Greek Revival house features a front gabled roof with cedar shingles, cornice returns, double-hung windows, a half front porch with fluted Doric columns, a Greek revival-style doorway with side lights and transom. It was built in 1858 by Harvey Bannister, a mason, as a boarding house for University of Michigan students. In 1868, the house is listed in city directories as owned by Mrs. Mary Barber. It remained a boarding house until the mid-1920s, when it was purchased by Catherine Meier and became a single family residence. Catherine Meier and her daughter, Joy Meier, occupied the house until the 1970s.

**LOCATION:** The building is located on the northeast corner of the intersection of East Huron Street and North Ingalls street.

**APPLICATION:** The applicant seeks HDC approval to replace a cedar shingle roof with a new fiberglass-asphalt roof. The applicant states that there is a problem with squirrels causing damage to the shingles by chewing on them. The applicant believes that there is no way to stop the squirrels and that they will continue to destroy the roof, which will allow infiltration of water leading to structural damage and the potential growth of mold in the attic. The applicant states that the cedar shingle roof has been repaired many times over the last two years, resulting in an unsightly appearance that has been commented on by neighbors.



**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 replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

(5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

(6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

**From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):**

Recommended: Identifying, retaining, and preserving roofs - and their functional and decorative features - that are important in defining the overall historic character of the building.

Replacing in kind an entire feature of the roof that is too deteriorated to repair - if the overall form and detailing are still evident - using the physical evidence as a model to reproduce the feature.

Not recommended: Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Removing a major portion of the roof or roofing material that is repairable, then reconstructing it with new material in order to create a uniform, or "improved" appearance.

Stripping the roof of sound historic material, such as slate, clay tile, wood, and architectural metal.

**STAFF FINDINGS:**

1. The current roof is made of cedar shingles that have been repaired numerous times with in-kind materials. The repairs have resulted in a patchy, uneven appearance as the wood has weathered unevenly. The applicant stated that repairs were done to stop leaks. The applicant believes that the roof is at risk of leaking more because of squirrels destroying the shingles, and that continued leaks will allow for the growth of mold in the attic, which may present health risks to the occupants. The applicant stated that continued leaks are likely to result in structural damage as well.
2. The current roof is not original because cedar shingles could not last that long. Cedar shingles are estimated to have a maximum lifespan of approximately 50 years. It seems likely that the roof was originally cedar shingles, and when it needed to be replaced cedar

shingles were used again. This has not been substantiated by physical or documentary evidence.

3. The applicant is requesting a change in materials to install a new fiberglass-asphalt shingled roof. The proposed fiberglass-asphalt shingles are intended to mimic the cedar shingles. The applicant told staff that it is impossible to prevent the squirrels from chewing and damaging cedar shingles. The applicant received a quote of \$35,100 for a new cedar shingle roof, and \$20,550 for the proposed fiberglass-asphalt reroof.
4. Staff feels that the existing roof is deteriorated beyond repair. However, the proposed fiberglass-asphalt shingles are not an appropriate material for replacement, based on the Secretary of the Interior's Guidelines. The house has great historic value and is located on a corner lot. The roof will be visible from Huron Street and North Ingalls Street. Replacement of the cedar shingles with fiberglass-asphalt shingles will alter the overall historic character of the house.
5. Staff recommends denial of the motion below. The roof does not meet The Secretary of the Interior's standards 2, 5, and 6, nor does it meet the Secretary of the Interior's Guidelines for roofs. It would be appropriate to replace the roof with matching materials in matching dimensions.

**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 903 East Huron Street, a contributing property in the Old Fourth Ward Historic District, to replace the cedar shingle roof with a fiberglass-asphalt roof as proposed. The proposed 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 and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 5, and 6, and the guidelines for roofs.

**MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 903 East Huron in the Old Fourth Ward 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, drawings, photos.  
903 East Huron ( April 2012 photos)







**City of Ann Arbor**  
**PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES**  
 100 North Fifth Avenue | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
 p. 734.794.6265 | f. 734.994.8312 | [planning@a2gov.org](mailto:planning@a2gov.org)

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

<b>Section 1: Property Being Reviewed and Ownership Information</b>	
Address of Property: <u>903 E. HURON</u>	
Historic District: <u>OLD FOURTH WARD</u>	
Name of Property Owner (If different than the applicant): <u>ROBERT GILES</u>	
Address of Property Owner: <u>25804 DUNDEE, HUNTINGTON WOODS, MI 48070</u>	
Daytime Phone and E-mail of Property Owner: <u>248-398-5976 DOGWALKS@WOWWAY.COM</u>	
Signature of Property Owner: <u>Robert Giles</u>	Date: <u>1-8-12</u>
<b>Section 2: Applicant Information</b>	
Name of Applicant: <u>HOMEOWNER SERVICES OF AMERICA, INC</u>	
Address of Applicant: <u>199 W. MICHIGAN AVE, SALINE, MI 48176</u>	
Daytime Phone: <u>(734) 944-3337</u> Fax: <u>(734) 944-3371</u>	
E-mail: <u>DAVID@HSA-REMODEL.COM</u>	
Applicant's Relationship to Property: <input type="checkbox"/> owner <input type="checkbox"/> architect <input checked="" type="checkbox"/> contractor <input type="checkbox"/> other	
Signature of applicant: <u>Robert Giles</u>	Date: <u>1-10-12</u>
<b>Section 3: Building Use (check all that apply)</b>	
<input type="checkbox"/> Residential <input type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input checked="" type="checkbox"/> Rental	
<input type="checkbox"/> Commercial <input type="checkbox"/> Institutional	
<b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b> (This item <b>MUST BE INITIALED</b> for your application to be <b>PROCESSED</b> )	
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: <u>OK</u>	

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

1. Provide a brief summary of proposed changes. REPLACE THE  
DETERIORATED CEDAR SHINGLE ROOF WITH  
GAF/BLK GRAND SEQUOIA LIFETIME DESIGNER SHINGLES  
IN CEDAR COLOR.

2. Provide a description of existing conditions. THE CEDAR SHINGLES  
ARE LEAKING, MANY HAVE BEEN REPLACED  
OVER THE LAST TWO YEARS, RESULTING IN AN  
UNSATISFACTORY ROOF. SQUIRRELS CONTINUE TO DIG INTO  
THE ROOF EVEN THOUGH MANY HAVE BEEN LIVE TRAPPED.

3. What are the reasons for the proposed changes? FURTHER ROOF LEAKS  
MAY CAUSE STRUCTURAL DAMAGE AND THE SHINGLES  
HAVE EXCEEDED THEIR LIFE EXPECTANCY.

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

IT DOESN'T SEEM POSSIBLE TO STOP THE SQUIRRELS FROM  
ATTACKING THE CEDAR SHINGLES BUT THEY DON'T APPEAR  
TO BOTHER THE OTHERS BASED ON THE ASPHALT SHINGLES ON  
THE NEIGHBORING PROPERTIES.

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: 2/14/2012 Application to \_\_\_\_\_ Staff or  X  HDC


Project No.: HDC 12-021 Fee Paid: Paid 3/27/12

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: 3/8/2012 4/12/2012

Application Filing Date: \_\_\_\_\_ Action:  HDC COA  HDC Denial

Staff signature: \_\_\_\_\_  HDC NTP  Staff COA

Comments:


 903 E Huron.




903 E Huron St, Ann Arbor, MI 48104

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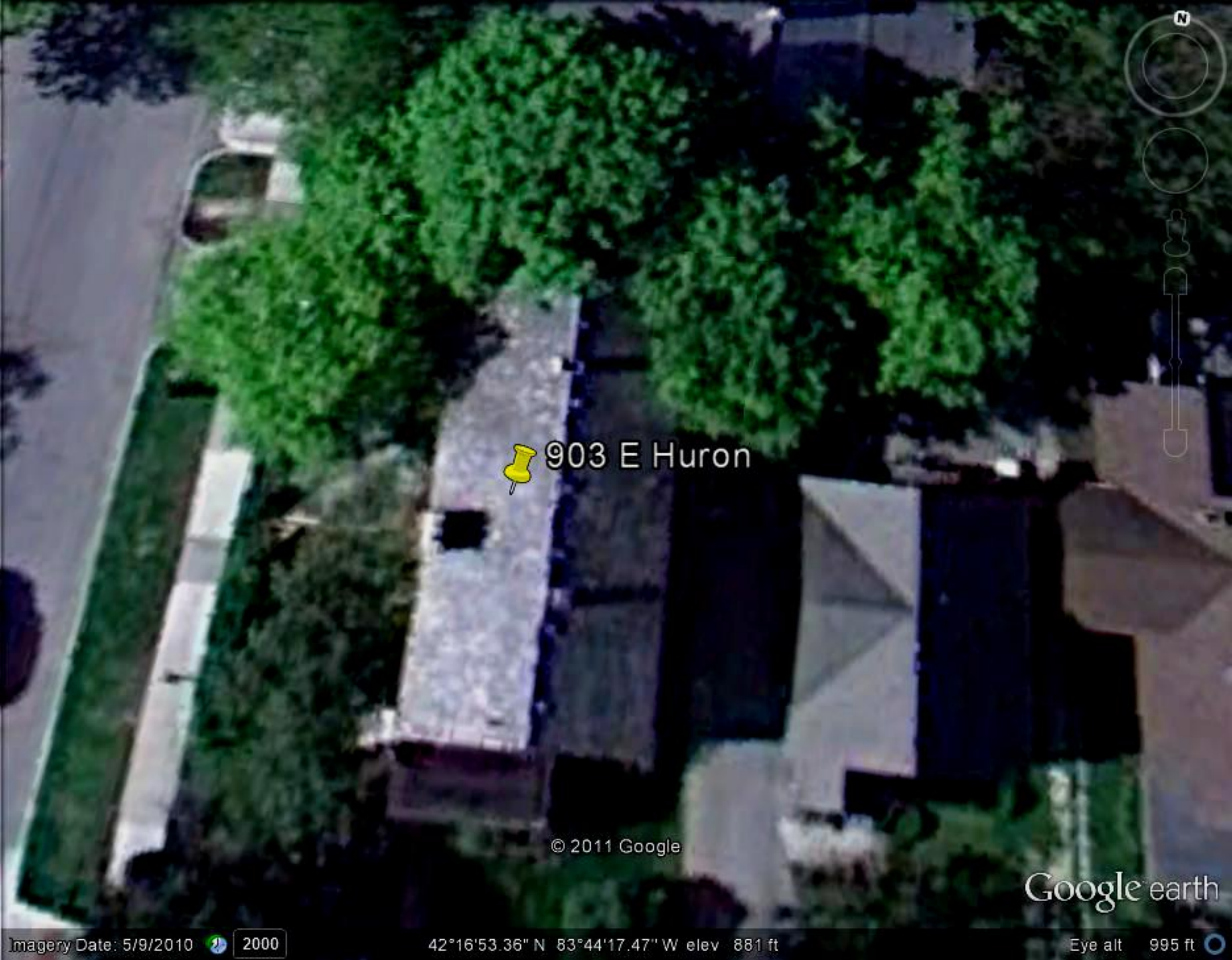
Google earth


Imagery Date: 5/9/2010  2000

42°16'53.08" N 83°44'17.51" W elev 881 ft

Eye alt 1203 ft 







 903 E Huron

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Google earth

Imagery Date: 5/9/2010  2000

42°16'53.36" N 83°44'17.47" W elev 881 ft

Eye alt 995 ft 







PROPERTY  
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917



CE 19037

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Because of the small size of these samples, the color clarity and variation of the actual color blends cannot be accurately shown. Before you order, please ask to see several full size shingles.

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