

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 1015 West Huron Street, Application Number HDC11-105

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** August 5, for the August 11, 2011 HDC Meeting

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

**REVIEW COMMITTEE DATE:** Monday, July 11, 2011

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	KRP-LLC	Steve Kaplan
<b>Address:</b>	418 E Washington St Ann Arbor, MI 48103	3085 Charring Cross Ann Arbor, MI
<b>Phone:</b>	(734)476-2600	(734) 476-2600

**BACKGROUND:** This three story non-contributing apartment building was built in 1967.

A staff approval was granted in April 2011 to replace the doorwalls (see 2008 photo at end of staff report) with a new compatible design (see applicant's drawings). Some of the doorwall replacements have been completed.

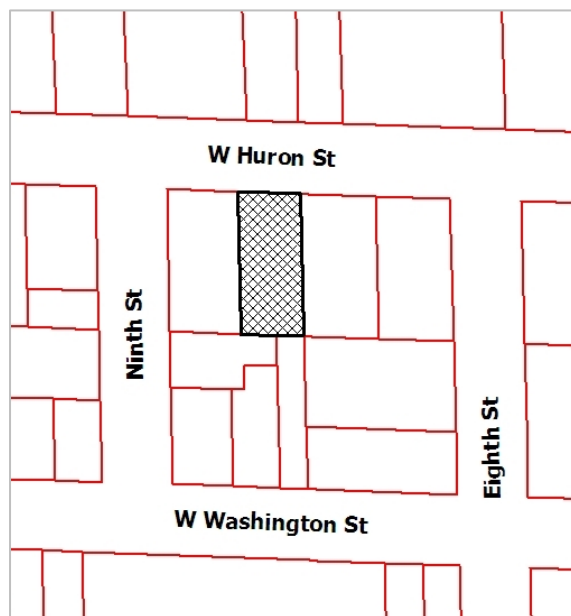
**LOCATION:** The site is located on the south side of West Huron Street, east of Ninth Street and west of Eighth Street.

**APPLICATION:** The applicant seeks HDC approval to replace existing single-paned windows with double-paned, expand the width of existing third-floor vertical windows a few inches to match the window below and block in the lower portion of these windows, remove a wing-wall on both sides of the third-floor front elevation, and add a row of clerestory-like windows along the top of the front façade.

#### **APPLICABLE REGULATIONS:**

##### **From the Secretary of the Interior's Standards for Rehabilitation:**

- (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):**

***District or Neighborhood Setting***

Not recommended: Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

**STAFF FINDINGS:**

1. Since this is a non-contributing building, the work is being reviewed for visual compatibility with the surrounding historic district. The proposed changes will result in a more interesting exterior and better light on the interior without negatively impacting neighboring properties.
2. Surrounding properties include two two-story houses to the east and one single-story house to the west.
3. Staff recommends approval of the application and finds it is generally compatible in design, arrangement, texture, material and relationship to the rest of the site and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation*, in particular standard 2, and the guidelines for district or neighborhood setting.

**MOTION**

I move that the Commission issue a certificate of appropriateness for the application at 1015 W Huron Street, a non-contributing property in the Old West Side Historic District, to make exterior modifications as described in this report and documented in the owner's submittal. The work is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standard 2 and the guidelines for district or neighborhood setting.

**MOTION WORKSHEET**

I move that the Commission issue a Certificate of Appropriateness for the work at 1015 W Huron Street in the Old West Side Historic District

\_\_\_\_\_ Provided the following condition(S) is (ARE) met: 1) STATE CONDITION(s)

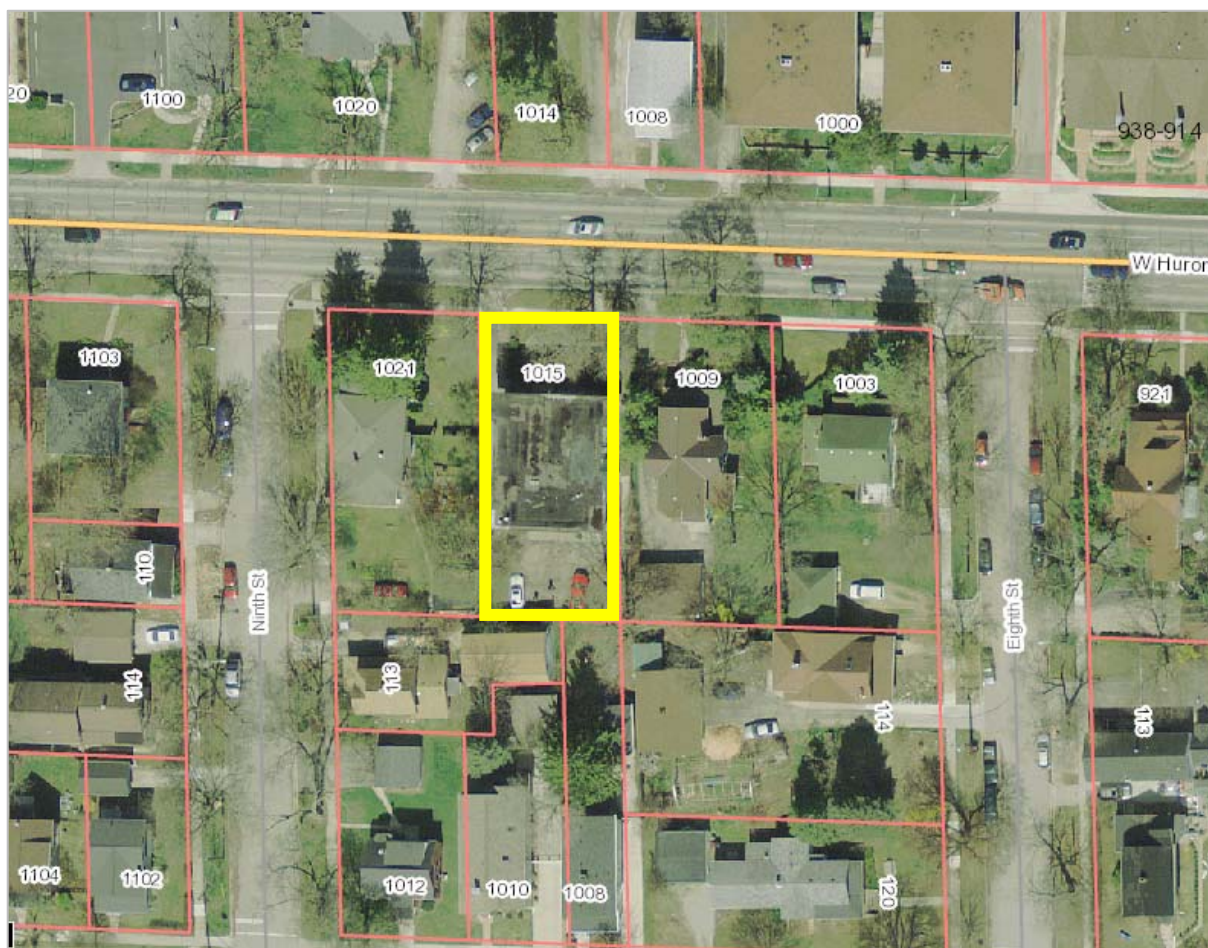
The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) (*circle all that apply*): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

**ATTACHMENTS:** application, 3-D drawings

1015 West Huron (2008)



2010 Aerial Photo





**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

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

<b>Section 1: Property Being Reviewed and Ownership Information</b>	
Address of Property:	<u>1015 W. Huron St.</u>
Historic District:	<u>Old West Side</u>
Name of Property Owner (If different than the applicant):	<u>KRP-LLC</u>
Address of Property Owner:	<u>418 E. Washington St.</u>
Daytime Phone and E-mail of Property Owner:	<u>(734) 476-2600</u>
Signature of Property Owner:	<u>[Signature]</u> Date: <u>7-22-11</u>
<b>Section 2: Applicant Information</b>	
Name of Applicant:	<u>Steve Kaplan</u>
Address of Applicant:	<u>3085 Channing Cross</u>
Daytime Phone:	<u>(734) 476-2600</u> Fax: <u>(734) 662-0002</u>
E-mail:	<u>Stevepkaplan@gmail.com</u>
Applicant's Relationship to Property:	<input checked="" type="checkbox"/> owner <input type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant:	<u>[Signature]</u> Date: <u>7-22-11</u>
<b>Section 3: Building Use (check all that apply)</b>	
<input type="checkbox"/> Residential <input type="checkbox"/> Single Family <input checked="" 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 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 25.1531."	
Please initial here: <u>[Signature]</u>	

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

1. Provide a brief summary of proposed changes. ① change existing single-pane windows to thermal-pane windows. ② Add a row of small windows under roof-line of building to create a clerestory effect. ③ (future) cover CMU walls of building with insulation and ~~stone~~ a combination of wood and steel (see Ray Kappe House)

2. Provide a description of existing conditions. 3 story building facade is CMU (Block), with the top floor skinned with T-111 (Plywood). All windows are single-pane glass. 8' doorways are aluminum framed.

3. What are the reasons for the proposed changes? These changes are part of a series of changes intended to improve the quality of finishes throughout the bldg. we hope to change this from "student" to "professional" Apts.

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

- ① existing building computer model showing transom windows
- ② same model with clerestory windows along roof line
- ③ Photographs of Ray Kappe house in California

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

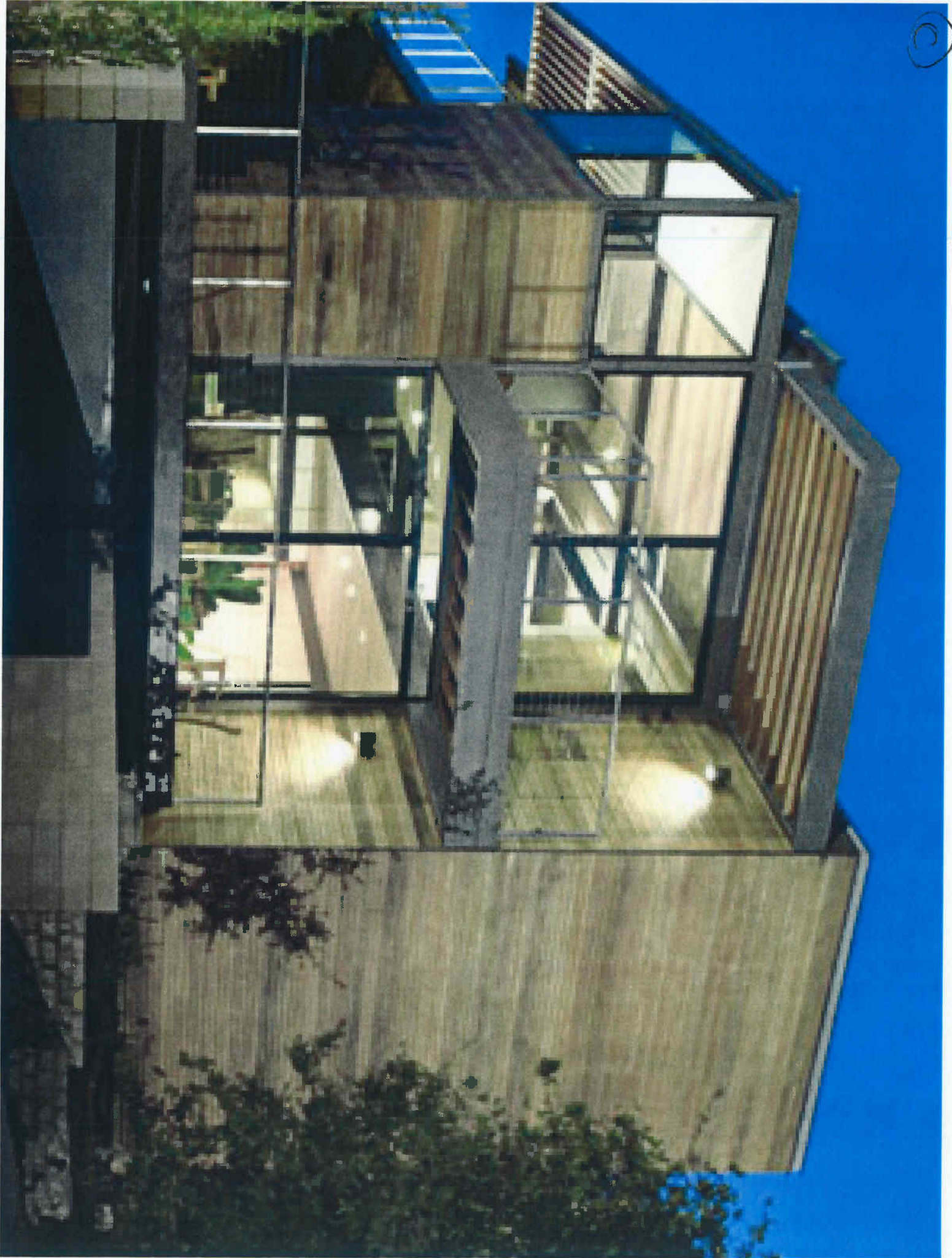
**STAFF USE ONLY**

Date Submitted: 7/21-2011 Application to \_\_\_\_\_ Staff or \_\_\_\_\_ HDC  
Project No.: HDC 11-105 Fee Paid: 100<sup>00</sup>  
Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: 8/11-2011  
Application Filing Date: 7/21-2011 Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial  
Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA  
Comments:



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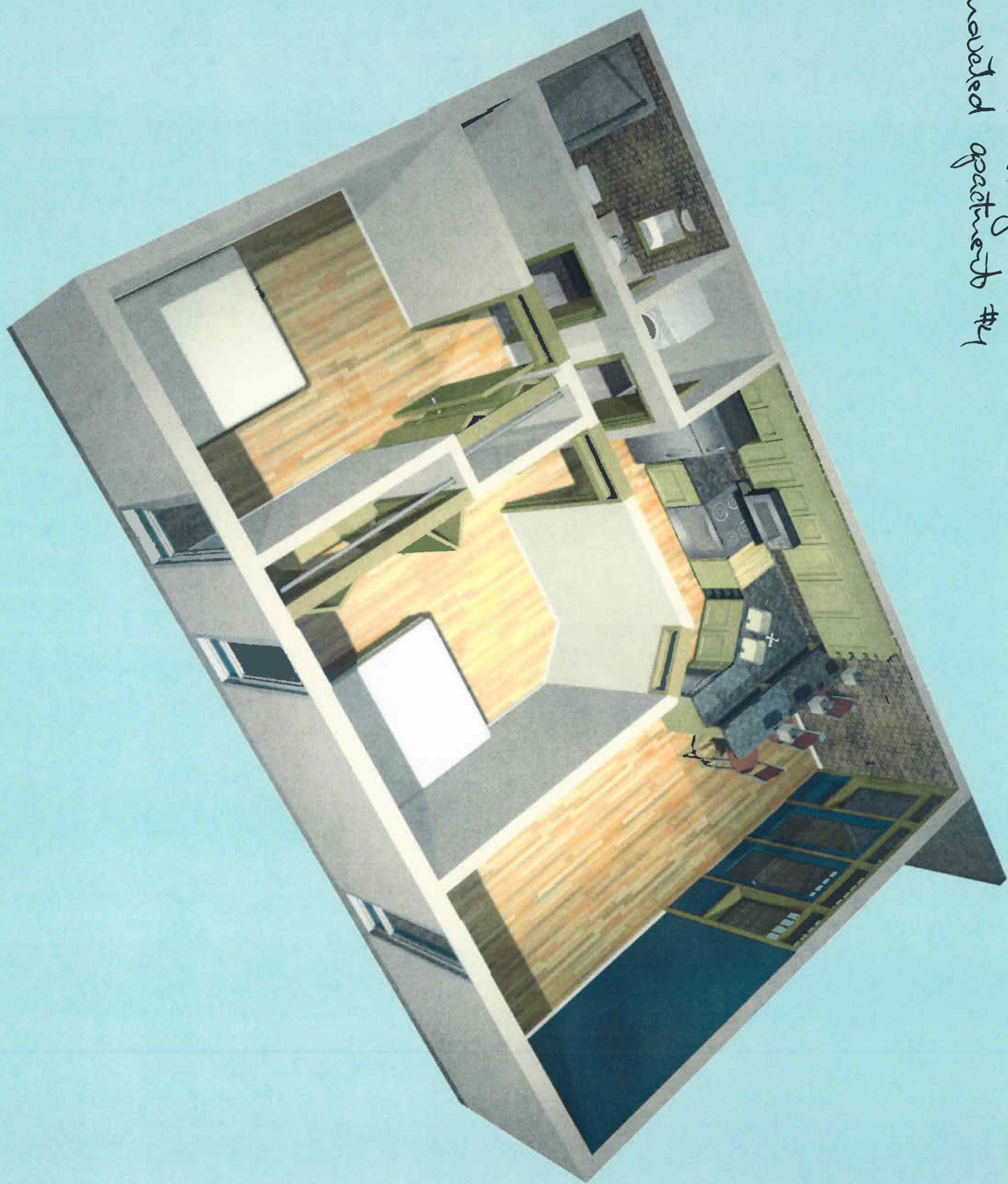




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①: Model Rendering of  
Renovated apartment #1



⑤ Model Rendering of  
renovated apt. #11  
exterior window all

