

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 517-535 West William Street, Application Number HDC 13-127

DISTRICT: Old West Side Historic District

REPORT DATE: August 7, 2013

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, August 12 for the Thursday, August 15, 2013 HDC meeting

OWNER

Name: C-3 Partners LLC
Address: 115 Depot St
 Ann Arbor, MI 48104
Phone: (734) 994-5050

APPLICANT

Robert T. Gates
 115 Depot St
 Ann Arbor, MI 48104
 (734) 994-5050

BACKGROUND: The Argus Building was constructed as the Michigan Furniture Company in 1906. The largest section of the building is a four-story, flat-roofed factory with jack-arch windows and brick details at the corner of West William and Fourth Streets. The building also has a three-story red-brick section, and two-story and single-story concrete wings. The concrete sections are believed to have been constructed during the 1940s.

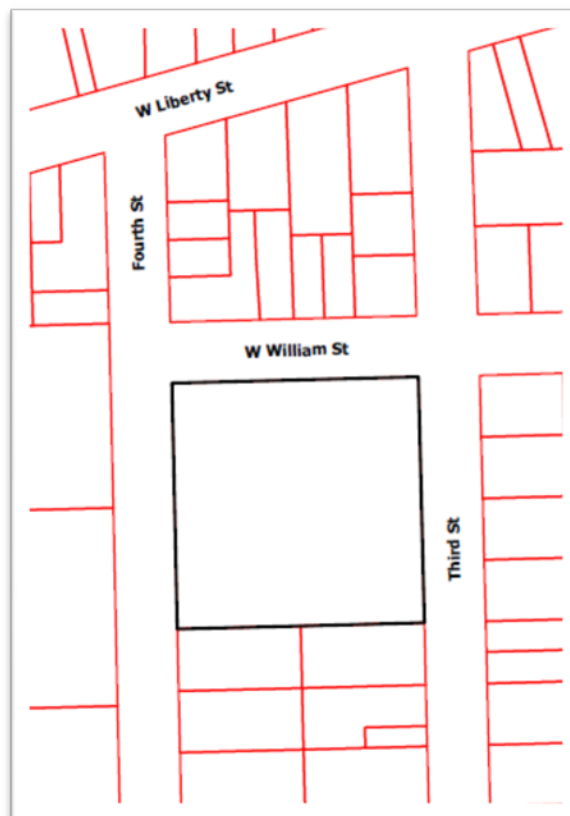
LOCATION: The site is located on West William, between Fourth Street and Third Street.

APPLICATION: The applicant seeks HDC approval to install six square windows in new openings on the east second-floor wall of the former Argus Camera Company cafeteria.

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

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.

Providing a setback in the design of dropped ceilings when they are required for the new use to allow for the full height of the window openings.

Not Recommended: Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

STAFF FINDINGS:

1. The applicant wishes to install six 24" square, aluminum, awning windows in a concrete block exterior wall. The windows would be equally spaced along the length of the wall, and only one (on the north end of the row) would be visible from the street or parking lot. The others are obscured from sight by the parapet of the one-story section of the building over which the windows look.
2. In keeping with the SOI *Guidelines for Windows*, this work would be located on a non-character-defining elevation and its design is compatible with other square non-original window openings on this portion of the building. The interior ceilings will be setback to allow natural light through the new windows.
3. Staff believes this work is compatible with the historic character of the property, differentiated from the older portions of the building, and conforms to the SOI Standards and Guidelines.

POSSIBLE MOTIONS: (Note that the motion 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 portion of the application at 517-535 West William Street, a contributing property in the Old West Side Historic District, to install six new aluminum awning windows, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets *The City of Ann Arbor Design Guidelines for Historic Districts*, and *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 windows.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 517-535 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, site photos, drawings.

525 West William (March 2008 survey photo)



535 West William (March 2008 survey photos)







City of Ann Arbor
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ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

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| Section 1: Property Being Reviewed and Ownership Information |
| Address of Property: <u>517 - 535 W. William St.</u> |
| Historic District: <u>Old West Side</u> |
| Name of Property Owner (If different than the applicant): <u>C-3 Partners LLC</u> |
| Address of Property Owner: <u>115 Depot St., Ann Arbor, MI 48104</u> |
| Daytime Phone and E-mail of Property Owner: <u>(734) 994-5050 / gates@firstmartin.com</u> |
| Signature of Property Owner: <u>Robert T. Gates, Agent</u> Date: <u>7/24/13</u> |
| Section 2: Applicant Information |
| Name of Applicant: <u>Robert T. Gates</u> |
| Address of Applicant: <u>115 Depot St., Ann Arbor, MI 48104</u> |
| Daytime Phone: <u>(734) 994-5050</u> Fax: <u>(734) 761-6151</u> |
| E-mail: <u>gates@firstmartin.com</u> |
| Applicant's Relationship to Property: <input type="checkbox"/> owner <input type="checkbox"/> architect <input type="checkbox"/> contractor <input checked="" type="checkbox"/> other |
| Signature of applicant: <u>Robert T. Gates</u> Date: <u>7/24/13</u> |
| Section 3: Building Use (check all that apply) |
| <input type="checkbox"/> Residential <input type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input checked="" type="checkbox"/> Rental |
| <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> 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 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>RTG</u> |

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

1. Provide a brief summary of proposed changes. Install six (6) 24" x 24" aluminum, awning windows in concrete block exterior wall.

2. Provide a description of existing conditions. Existing wall has no windows. Windows in adjacent wall have 32" x 32" aluminum windows. The part of the building where the windows will be installed was constructed in the 1940s. The office area in which the windows will be installed was originally the cafeteria of the Argus Camera Company.

3. What are the reasons for the proposed changes? To provide natural light, outside views, and fresh air for office occupants.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.
The northernmost window may be eliminated and fixed sashes may be substituted for operable sashes.

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** _____ Fee Paid: _____

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

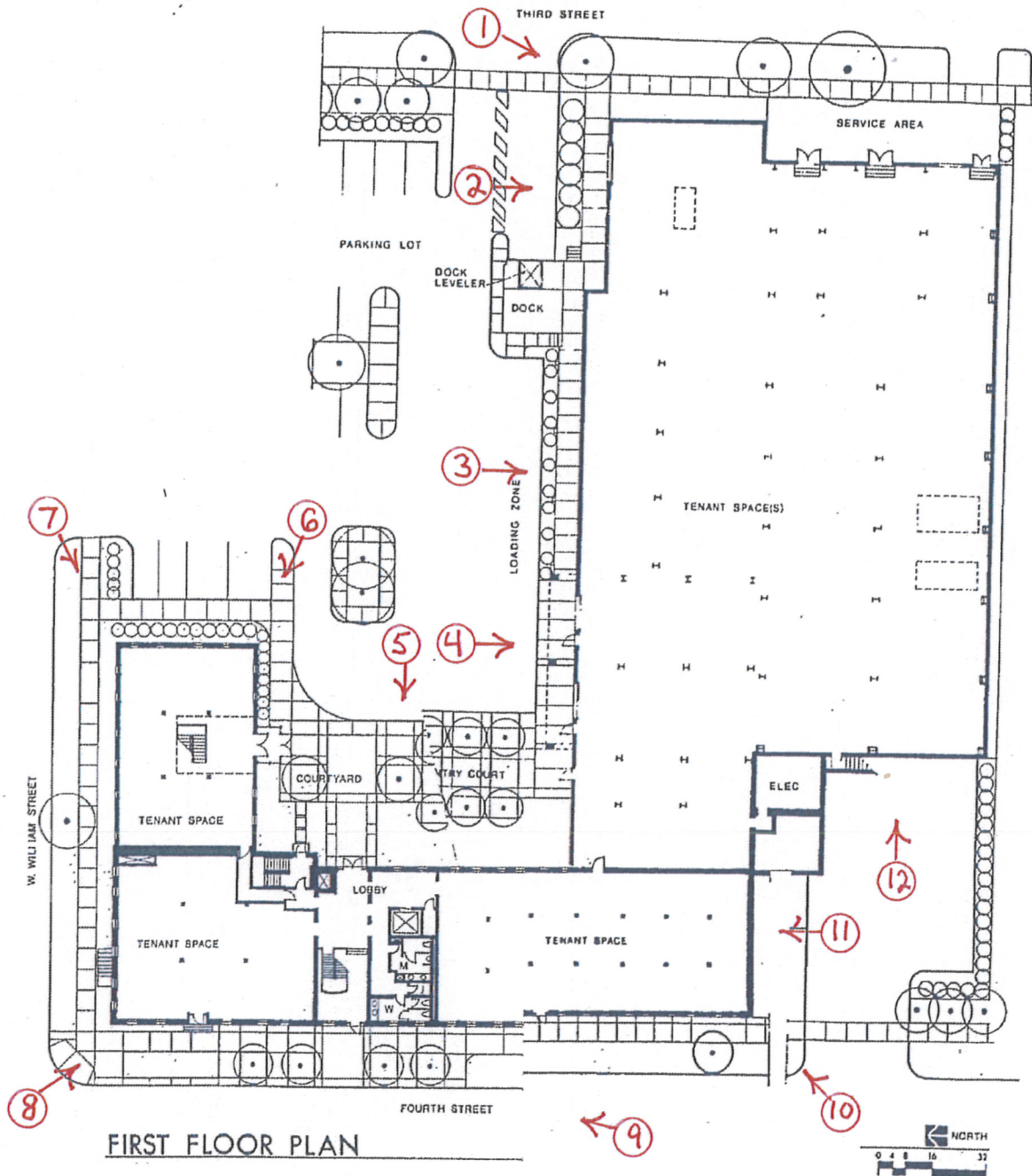
Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

Keck/Michigan Furniture Company

Drawing 1.1

Key to Photographs
& Site Plan



FIRST FLOOR PLAN

Note The south elevation of the concrete block wing of the building cannot be photographed as it is obscured by trees and bushes on the adjacent properties.



#1.1 August 12, 2011
Keck/Michigan Furniture Company
East elevation (partial)
View looking southwest.



#1.2 August 12, 2011
Keck/Michigan Furniture Company
North elevation (partial)
View looking south.



#1.3 August 12, 2011
Keck/Michigan Furniture Company
North elevation (partial)
View looking south.



#1.4 August 12, 2011
Keck/Michigan Furniture Company
North elevation (partial)
View looking south.



#1.5 August 12, 2011
Keck/Michigan Furniture Company
East elevation (partial)
View looking west



#1.6 August 12, 2011
Keck/Michigan Furniture Company
North & east elevations (partial)
View looking northwest



#1.7 August 12, 2011
Keck/Michigan Furniture Company
East & north elevations (partial)
View looking southwest



#1.8 August 12, 2011
Keck/Michigan Furniture Company
North & west elevations (partial)
View looking southeast



#1.9 August 12, 2011
Keck/Michigan Furniture Company
West elevation (partial)
View looking northeast



#1.10 August 12, 2011
Keck/Michigan Furniture Company
West & south elevations (partial)
View looking northeast



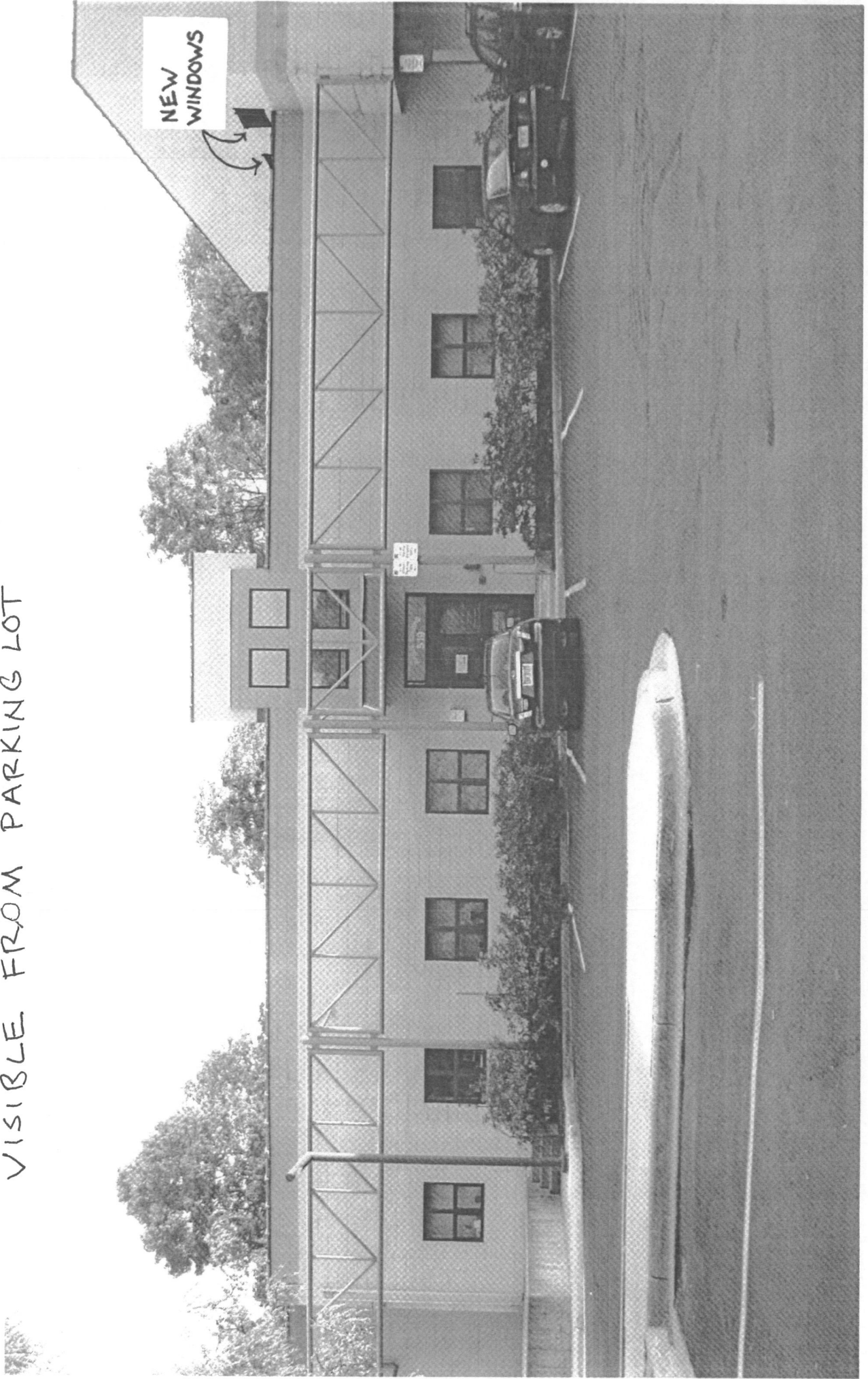
#1.11 August 12, 2011
Keck/Michigan Furniture Company
South elevation (partial)
View looking north



#1.12 August 12, 2011
Keck/Michigan Furniture Company
West elevation (partial)
View looking east

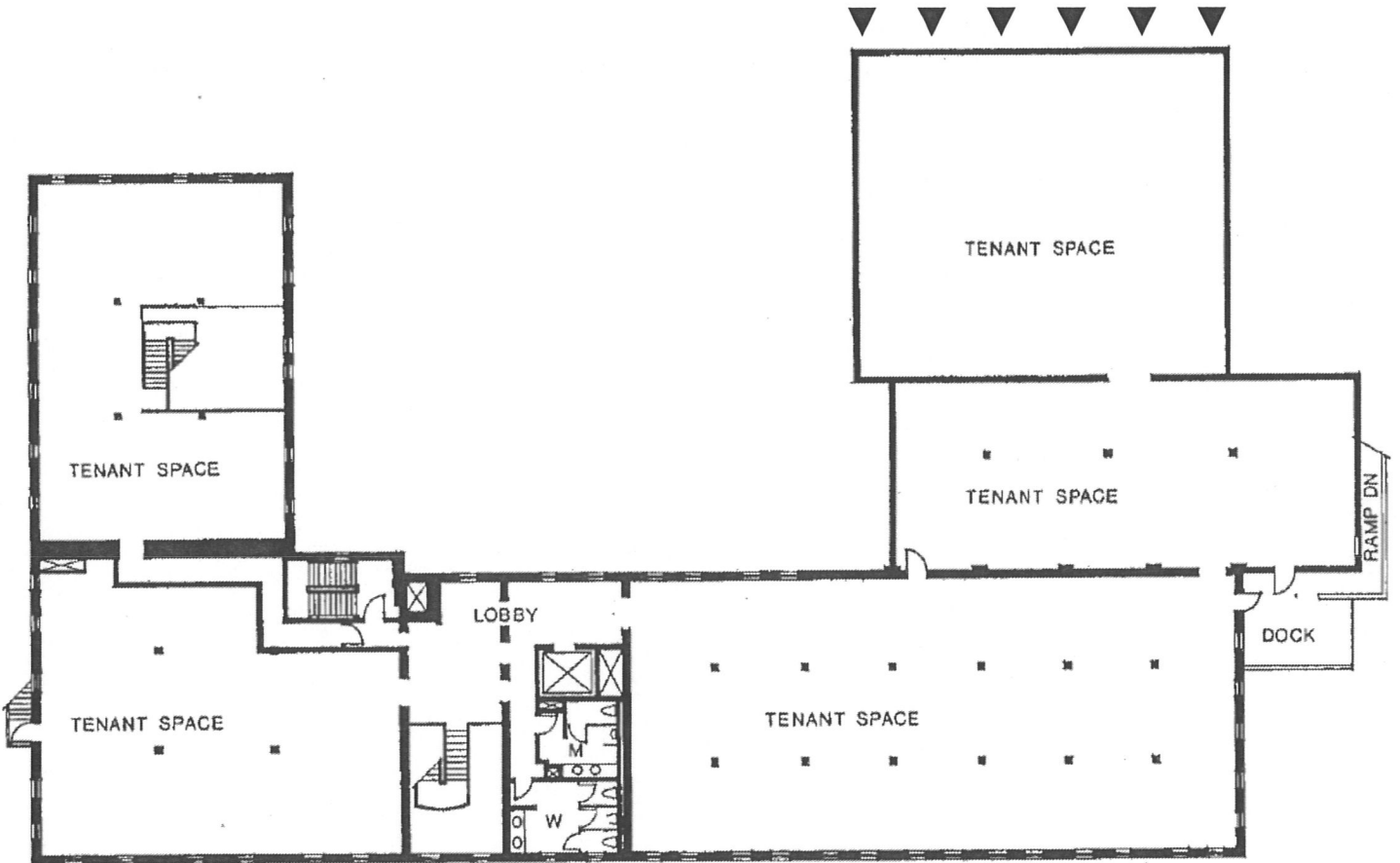
Note: The south elevation of the concrete block wing of the building cannot be photographed as it is obscured by trees and bushes on the adjacent properties.

LOCATION OF PROPOSED WINDOWS
VISIBLE FROM PARKING LOT



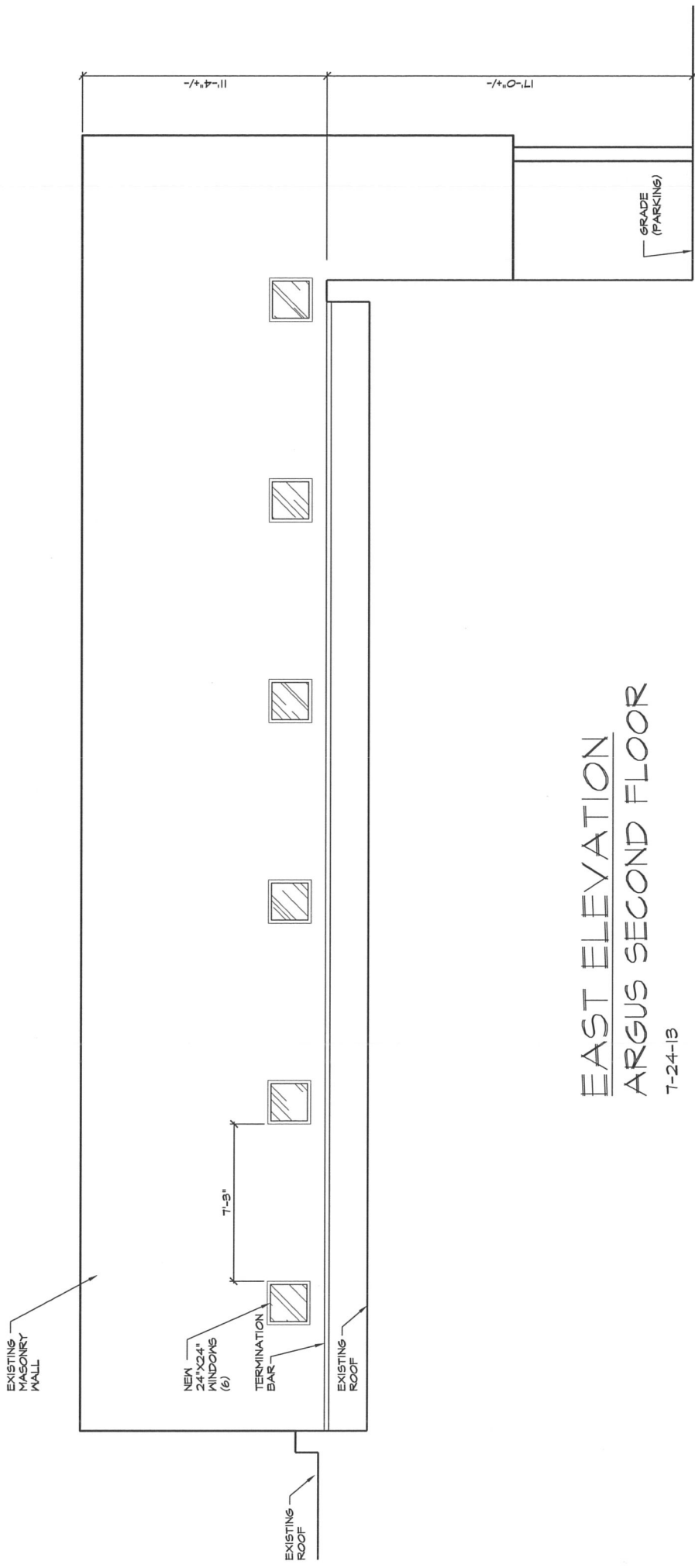
Second Floor
Location of Proposed Windows

3. WILLIAM STREET



◀ North

FOURTH STREET



EAST ELEVATION
ARGUS SECOND FLOOR

7-24-13

11'-4 1/4"

11'-0 1/4"

GRADE
(PARKING)

7'-3"

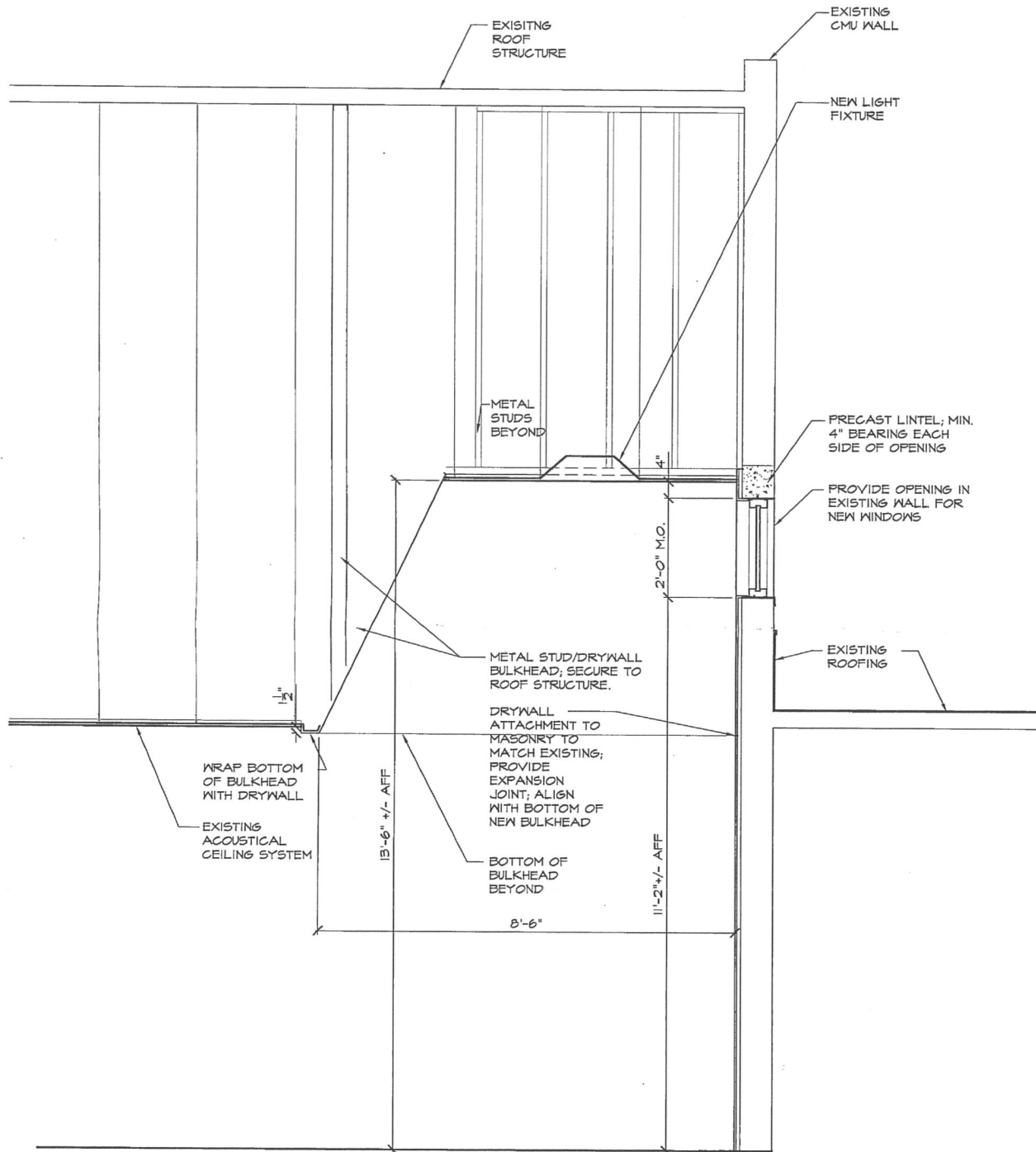
NEW
24x24"
WINDOWS
(6)

TERMINATION
BAR

EXISTING
MASONRY
WALL

EXISTING
ROOF

EXISTING
ROOF



NEW WINDOW SECTION

7-24-13