

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 614 South Ashley Street, Application Number HDC 13-125

**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:** International Samaritan  
**Address:** 614 S Ashley  
 Ann Arbor, MI 48103  
**Phone:** (734) 222-0701

#### APPLICANT

Ryan Youngblood  
 813 Dwight  
 Ypsilanti, MI 48198  
 (734) 996-7311

**BACKGROUND:** This 1 ½ story gable-fronter features a gambrel roof, full-width front porch, and rusticated block foundation. It was first occupied in 1913 by Dewitt Ellsworth, a machinist for AV Rockwell (which was located in the current Washtenaw Dairy at 602 S Ashley). By 1916 Ervin Koch occupied the house, and members of the Koch family lived here until at least 1940. During the 19-teens, Kochs lived in the first four houses on the west side of this block, and the Dairy briefly housed Koch Auto Garage.

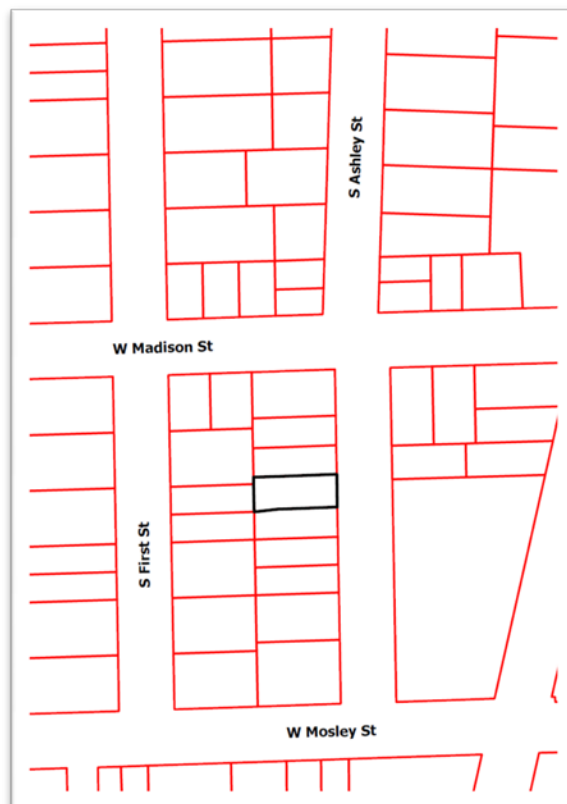
**LOCATION:** The site is located on the west side of South Ashley Street between West Madison Street and West Mosley Street.

**APPLICATION:** The applicant seeks after-the-fact HDC approval to replace four wood windows on the second floor with vinyl windows.

#### APPLICABLE REGULATIONS:

##### Ann Arbor City Code Chapter 103 § 8:421(3)

When work has been done upon a resource without a permit, and the commission finds that the work does not qualify for a certificate of appropriateness, the commission may require an owner to restore the resource to the condition the resource was in before the inappropriate work or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply



with the restoration or modification requirement within a reasonable time, the commission may request for the city to seek an order from the circuit court to require the owner to restore the resource to its former condition or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply or cannot comply with the order of the court, the commission may request for the city to enter the property and conduct work necessary to restore the resource to its former condition or modify the work so that it qualifies for a certificate of appropriateness in accordance with the court's order. The costs of the work shall be charged to the owner, and may be levied by the city as a special assessment against the property. When acting pursuant to an order of the circuit court, the city may enter a property for purposes of this section.

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

- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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

**Windows**

Recommended: Identifying, retaining, and preserving windows – and their functional and decorative features – that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, paneled or decorated jambs and molding, and interior and exterior shutters and blinds.

Recommended: Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair may also include replacement in kind of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds.

Replacing in kind an entire window that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence to guide the new work. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Not Recommended: Retrofitting or replacing windows rather than maintaining the sash, frame, and glazing.

Replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate.

Removing or radically changing windows which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

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.

## From the City of Ann Arbor Historic District Design Guidelines:

### Windows

Appropriate: If a window is completely missing, replacing it with a new window based on accurate documentation of the original or a new design compatible with the original opening and the historic character of the building. Materials other than wood will be reviewed by the Commission on a case-by-case basis.

Not Appropriate: Failing to maintain and repair existing windows.

Replacing an entire window that is not deteriorated beyond repair.

Removing or radically changing a window that is important in defining the overall historic character of the property.

### STAFF FINDINGS:

1. A neighborhood resident contacted staff on July 18 to report wood window sashes stacked on the curb in front of this house the previous weekend. The contractor met with staff on July 23, 2013 to discuss the window situation. He filled out an application for HDC consideration and paid the application fee at that time.
2. Per the applicant: Four wood windows on the second floor were replaced with vinyl windows. Two are on the front (east) façade, and two on the north façade. The replaced windows at one time were double-hung and had weights and pulleys, although those had been removed and the top sash fixed shut to convert them to single-hung windows. They matched the wood windows on other parts of the house that were not replaced. The presence of weights and pulleys indicates that it is extremely likely that the windows were installed during the period of significance for the historic district (i.e. pre-1942); visual inspection of remaining windows during the Review Committee visit will provide more information.
3. The replacement of wood windows with vinyl windows is not appropriate under the *Secretary of the Interior's Standards or Guidelines*, and the *City of Ann Arbor Historic District Design Guidelines*.
4. In staff's opinion, the replacement of wood windows with vinyl ones does not qualify for a certificate of appropriateness. Since the wood windows removed from the house were discarded, reinstallation is not an option. Therefore, where wood windows previously existed, modifying the work by removing the vinyl windows and installing compatible wood windows that meet the *City of Ann Arbor Historic District Design Guidelines* is recommended by staff.
5. Two suggested motions are listed below. A) The first would allow the new vinyl windows to stay in openings that previously had wood windows. Staff does NOT recommend approval of this motion. B) The second motion would require that wood windows of the original size be reinstalled in openings that previously had wood windows. Staff recommends approval of this motion.

**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.)

Wood to vinyl windows (to approve what has already been installed):

I move that the Commission issue a certificate of appropriateness for the application at 614 S Ashley, a contributing property in the Old West Side Historic District, to replace four second-floor wood windows with vinyl 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 standard 6 and the guidelines for windows.

Reinstallation of wood windows (If the previous motion does not pass):

I move that because this work was done without permission of the Commission and does not qualify for a certificate of appropriateness, the property owner is ordered to restore four second-story wood windows to their prior condition, or to modify the windows so that they would qualify for a certificate of appropriateness, consistent with section 8:421 of Ann Arbor City Code, by replacing the windows with wood windows, under the following conditions: the owners must apply for and receive a staff approval for the proposed replacement windows before building permits are issued. The windows must be restored to their prior conditions or replaced as stated by February 15, 2014.

#### **MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 614 S Ashley 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, drawings, photos.

614 S Ashley (March 2008 photo)





## City of Ann Arbor

### PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

Mailing: 301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647

Location: Larcom City Hall | First Floor | 301 E. Huron St. | Ann Arbor, MI 48104-6120

p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

### ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information	
Address of Property:	<u>6145. a. Sucey ST, ANN ARBOR, MI 48103</u>
Historic District:	<u>YES - OWS</u>
Name of Property Owner (If different than the applicant):	<u>INTERNATIONAL SAMARATIN - DON Vettese, SJ</u>
Address of Property Owner:	_____
Daytime Phone and E-mail of Property Owner:	<u>734-222-0701</u>
Signature of Property Owner:	<u>[Signature]</u> Date: <u>7-23-13</u>
Section 2: Applicant Information	
Name of Applicant:	<u>Ryan Youngblood</u>
Address of Applicant:	<u>813 Dwight</u>
Daytime Phone: ( <u>248</u> ) <u>996-7311</u>	Fax: ( _____ ) _____
E-mail:	_____
Applicant's Relationship to Property:	_____ owner _____ architect _____ contractor <input checked="" type="checkbox"/> other
Signature of applicant:	<u>[Signature]</u> Date: _____
Section 3: Building Use (check all that apply)	
<input checked="" type="checkbox"/> Residential	_____ Single Family _____ Multiple Family _____ Rental
_____ Commercial	_____ Institutional
Section 4: Stille-DeRossett-Hale Single State Construction Code Act	
(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 125.1531."	
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. Removed and Replaced  
old single hung windows and replaced with vinyl  
modern equivalent - windows seals were faulty leading  
to water damage inside. All interior trim is original  
(4) windows - 2nd Floor

2. Provide a description of existing conditions. Vinyl windows installed

3. What are the reasons for the proposed changes? Faulty seals letting  
vasts amounts of air and water

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: 7/23/13 Application to \_\_\_\_\_ Staff or  HDC  
Project No.: HDC 13-125 Fee Paid: \$250  
Pre-filing Staff Reviewer & Date: 7/23/13 Date of Public Hearing: \_\_\_\_\_  
Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial  
Staff signature: \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:

Per Ryan - weights + pulleys had been fixed and  
made into single hung wood.



# International Samaritan

*In Special Consultative Status with the UNITED NATIONS*

July 21, 2013

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City of Ann Arbor  
Planning and Development Services

Re: permit for 614 S. Ashley St.  
Ann Arbor, MI 48103

I am the President of International Samaritan/ Central American Ministries the organization that owns the property at 614 S. Ashley, Ann Arbor, MI.

I hereby designate Ryan Youngblood as my representative and give him fully authority to obtain permits on behalf of the organization for work on 614 S. Ashley.

Please contact Mary Hall, office manager, at 734-222-0701 with questions or concerns.

Thank you,

Donald Vettese, SJ  
President

614 S. Ashley St. Ann Arbor, MI 48103  
(734) 222-0701

[www.intsam.org](http://www.intsam.org)



Photo 626 – front of house with new windows upstairs



840 – New upstairs front windows, exterior



691 – First floor wood windows, interior, like the ones that were removed upstairs



916 – New window upstairs, interior



662 – Wood window with black storm, exterior

