

ANN ARBOR HISTORIC DISTRICT COMMISSION**Revised Staff Report****ADDRESS:** 616 W Madison Street, Application Number HDC19-052**DISTRICT:** Old West Side Historic District**REPORT DATE:** May 9, 2019**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator**REVIEW COMMITTEE DATE:** Monday, May 6, 2019

	OWNER	APPLICANT
Name:	Maureen & Mike Weinhold	Same
Address:	616 W Madison Street Ann Arbor, MI 48103	
Phone:	(901) 634-0824	

BACKGROUND: This one-and-a-half story Craftsman house features a wide front porch, wide battered columns, full-width shed dormers on the front and rear elevations, knee brackets, and wood shingle and stucco walls. The house first appears in the 1923 City Directory as the residence of Ernest Dieterle, a laborer, and his wife, Ruth.

In 2012 the HDC approved replacement of several basement windows and walls, expanding a rear porch, enclosing a rear porch, moving two original windows, and related work.

In 2018 the HDC approved a new garage with a driveway off Fifth Street and related work. That work has not been started.

LOCATION: The site is located on the northeast corner of West Madison Street and Fifth Street.

APPLICATION: The applicant seeks HDC approval to install a gas meter on the west front elevation, just south of the chimney.

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.
- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



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

Mechanical Systems

Recommended: Installing a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan, the exterior elevations, and the least damage to the historic building material.

From the Ann Arbor Historic District Design Guidelines:

Mechanical Equipment

Appropriate: Installing new air conditioning units and mechanical equipment in such a manner that historic materials and features are not damaged or obscured.

Using compatible screening around outdoor mechanical equipment such as vegetation and fencing.

Attaching mechanical equipment so historic fabric is not damaged or destroyed.

Installing mechanical equipment and wiring in locations on the roof, rear elevations, or in alleys, so they are not visible from the street.

Not Appropriate: Installing new mechanical equipment systems or wiring in locations that change or destroy character-defining features and materials.

STAFF FINDINGS

1. The homeowners have requested that a DTE gas meter be allowed to be installed on the

west elevation of the house, south (or to the right) of the brick chimney. It is proposed to be behind existing bushes. The homeowners state that they would like the current interior meter moved out of the basement to facilitate a laundry room remodel. The current gas service appears to run under the driveway off West Madison, and enters the house on the east elevation underground.

2. DTE desires all gas meters in basements to be replaced with exterior meters. Staff has explained, on several occasions, the process for acquiring either a staff or HDC approval for a new exterior meter in a historic district that meets the appropriate standards and guidelines. DTE, on past projects, has declined to make the exterior meters mandatory for historic homes, and has allowed the basement meters to remain in place. For example, last summer staff worked with DTE on Sixth Street, and this year on Thayer. Existing exterior meters were allowed to be replaced, but DTE chose not to apply for certificates of appropriateness for new exterior meters. The damage to historic materials in meter installations is minimal – there is typically one penetration through the wall above the foundation. The visual impact is undesirable, which is why staff may not approve new meters or other mechanical units on the fronts of buildings.
3. The application states that the exterior meter cannot be located on the east elevation because of the proximity of the narrow driveway (see application photos). When asked about placing the meter on the north (rear) wall of the house, the homeowners explained that there is an egress window close to the southwest corner, then an AC unit, then a rear entrance. If the west elevation is the only place a new meter can be located, the commission must weigh the proposal against the standards and guidelines. Questions to consider include:
 - a. Is the new meter required for the new use?
 - b. Does it cause the least alteration possible to the exterior elevations?
 - c. Does it damage or obscure historic building material?
 - d. Is the meter adequately screened by vegetation or fencing?

Staff believes that unless a stronger argument is made for moving the meter, the most appropriate action would be to leave the interior meter in place. If the Commission believes it is appropriate to move the meter, the west elevation appears to be the only available place to put it, in which case adequate screening would be imperative.

POSSIBLE MOTIONS: (Note that the motion below 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 616 West Madison Street, a contributing property in the Old West Side Historic District, to install a gas meter on the west elevation of the house, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the building and the surrounding area and meets *The City of Ann Arbor Historic District Design Guidelines* for mechanical equipment, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 9 and 10, and the guidelines for mechanical systems.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at _____ in the _____ 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

616 W Madison Street (2008 Survey Photos)





HISTORIC DISTRICT COMMISSION

PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647
 Phone: 734.794.6265 ext. 42608 jthacher@a2gov.org
 Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC# <u>19-052</u>
	BLDG#
DATE STAMP	
CITY OF ANN ARBOR	
RECEIVED	
APR 01 2019	
PLANNING AND DEVELOPMENT SERVICES	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION					
NAME OF PROPERTY OWNER <u>Mike and Maureen Weinhold</u>		HISTORIC DISTRICT <u>Old West side</u>			
PROPERTY ADDRESS <u>616 W Madison St.</u>		CITY ANN ARBOR			
ZIP CODE <u>48103</u>	DAYTIME PHONE NUMBER <u>(901) 634-0824</u>	EMAIL ADDRESS <u>triplemj@comcast.net</u>			
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP		
PROPERTY OWNER'S SIGNATURE					
SIGN HERE	PRINT NAME <u>Mike Weinhold</u> <u>Maureen Weinhold</u>	DATE <u>3/31/19</u>			
APPLICANT INFORMATION					
NAME OF APPLICANT (IF DIFFERENT FROM ABOVE)					
ADDRESS OF APPLICANT			CITY		
STATE	ZIP CODE	PHONE / CELL # ()	FAX No ()		
EMAIL ADDRESS					
APPLICANT'S SIGNATURE (if different from Property Owner)					
SIGN HERE	PRINT NAME <u>X</u>	DATE			
BUILDING USE - CHECK ALL THAT APPLY					
<input checked="" type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL
PROPOSED WORK					
Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).					
<u>Relocate gas meter from inside house (basement) to outside (west side) of home.</u>					
DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:					
<u>DTE mandated Move out Program and home owner request to allow for laundry area improvements in basement.</u>					
For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc					



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

DESCRIPTION	FEE
STAFF REVIEW FEES	
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to building@a2gov.org.

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to "City of Ann Arbor"

HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

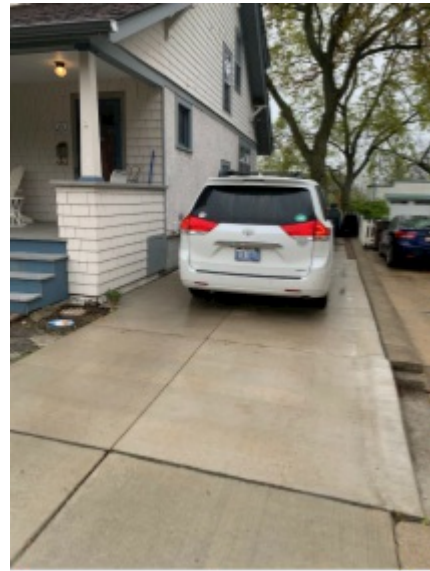
APPLICATION EXPIRATION

HDC applications expire three (3) years after the date of approval.

OFFICE USE ONLY

Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ <u>35.00</u>	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Credit Card	

616 W. Madison Street



Proposed modifications to 616 W. Madison to relocate Gas utility meter from inside (basement) to outside of house. This is a DTE mandated requirement-meter move out program, and homeowner request (to improve laundry area in basement).

Under ground gas line from street (Madison) will be diverted underground just before front porch, around to the west side of home to supply new outside gas meter.

New smart meter will be installed on west side of house, per DTE requirements, in location shown on attached drawing.

Meter cannot be installed on east side (driveway) of house:

- Driveway is too narrow (risk of hitting with vehicle).
- Underground approach with gas line would require removal of front walk way
- Driveway is solid concrete right up to house, would require jack hammering up driveway to install line/meter.
- DTE site visit and location of new meter indicated west side was only option.
- Interior gas lines and appliances located near west side

Site: 616 W Madison Ann Arbor MI 48104	Drawing: Cover sheet	Project: 0000616	Drawn: MAW	Notes:	Mike Weinhold 201 S. First Ann Arbor, MI 48104
Title : Move DTE gas utility meter	Scale:	Date: 03/21/19	Rev: B		



Current meter Location. Meter current interior location is prohibiting remodel of laundry area and takes up much needed interior wall space.

Proposed Location of moved gas meter

Gas meter cannot be located on east side (driveway). Driveway too narrow-severe safety and risk hazard. concrete is solid up to house, retaining wall drop off separating neighbors driveway. No suitable location for meter to be installed while still allowing use of driveway. DTE site visit confirmed location must be west side of house.



Site: 616 W Madison Ann Arbor MI 48103	Drawing: 801506	Project: 0000616	Drawn: MAW	Notes: Mike Weinhold 616 W Madison Ann Arbor, MI 48103
Title: Move DTE gas utility meter	Scale: 3/32":1'0"	Date: 3/21/2019	Rev: A	



NORTH

◀ 48' 7" ▶

Fifth Street

Tree two

Tree one

Wood Stoop

1.5 story Craftsman
Wood/Stucco Siding
FRM. RES. W/BSMT

Existing Driveway

◀ 13' 1" ▶

26' 5"

◀ 22' 5" ▶

◀ 90' 10" ▶

New gas meter

◀ 11' 4" ▶

8' 0"

Porch

Solid concrete

Elevated retaining wall separating
neighborhood

underground gas line

Front brick walkway

Madison

Site: 616 W Madison Ann Arbor MI 48103	Drawing: 801506	Project: 0000616	Drawn: MAW	Notes: Mike Weinhold 616 W Madison Ann Arbor, MI 48103
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Neighborhood gas meter locations - pictures



Site: 616 W Madison Ann Arbor MI 48103

Drawing: 801506

Project: 0000616

Drawn: MAW

Notes:

Mike Weinhold
616 W Madison
Ann Arbor, MI
48103

Title: Move DTE gas utility meter

Scale: 3/32":1'0"

Date: 3/21/2019

Rev: A