

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 332 East William Street, Application Number HDC17-204

DISTRICT: East William Historic District

REPORT DATE: October 12, 2017

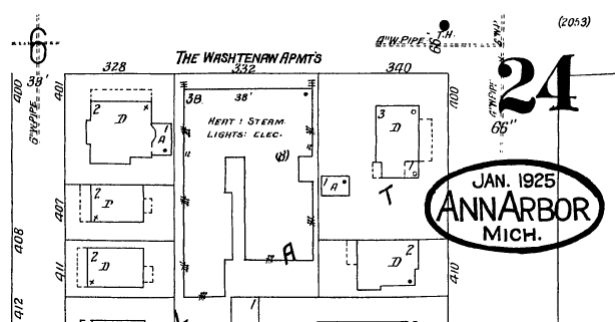
REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, October 9, 2017

	OWNER	APPLICANT
Name:	Jeffrey R. Gallatin	Same
Address:	409 S Division Ann Arbor, MI 48104	
Phone:	(734) 368-0256	

BACKGROUND: The building known as the Washtenaw Apartments was constructed in 1925 and replaced a large two-story dwelling. This 3 ½ story red brick apartment building features a stone base and trim, decorative stone front entry with Corinthian pilasters and faux arches, and six over one (on the front elevation) double hung windows in pairs and singles. The building is U shaped with a narrow center courtyard for light and ventilation.

A January 2004 *Ann Arbor Observer* article written by Grace Shackman on *Ann Arbor's Oldest Apartments* describes the Washtenaw Apartments:



Washtenaw Apartments, at 322 East William, dates from 1925. Although a simple red-brick building, it has elegant touches, such as a decorated stone entrance and stone wreaths on top. Carl Wurster, who grew up on Division Street around the corner, remembers his dad saying that the place was being constructed from very shoddy materials and would never last--but almost eighty years later, it still stands. When finished, the building didn't impinge very much on the lives of Carl and his sister, Elizabeth. Carl delivered papers there, and tenants occasionally rented spaces in the Wursters' garage. The only person Elizabeth and Carl knew in the building was their math teacher, a Miss Shipman.

LOCATION: The site is located on the south side East William Street, east of Hamilton Place and west of South Division.

APPLICATION: The applicant seeks HDC approval to alter nine window openings near ground level by enlarging or cutting new openings and installing aluminum clad windows, and infilling one window.

APPLICABLE REGULATIONS:

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

- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall 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):

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.

Not Recommended: Introducing a new design that is incompatible with the historic character of the building.

District or Neighborhood Setting

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

Health and Safety

Recommended: Identifying the historic building's character-defining spaces, features, and finishes so that code-required work will not result in their damage or loss.

Complying with health and safety codes, including seismic code requirements, in such a manner that character-defining spaces, features, and finishes are preserved.

Not Recommended: Altering, damaging, or destroying character-defining spaces, features, and finishes while making modifications to a building or site to comply with safety codes.

From the City of Ann Arbor Design Guidelines:

Windows

Not Appropriate: Changing the number, location, and size or glazing pattern of windows by cutting new openings, blocking-in, or installing replacement sash which does not fit the historic opening.

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

Safety Codes

Not Appropriate: Altering, damaging or destroying character-defining spaces, features, and finishes.

STAFF FINDINGS:

1. The building has two spaces at the basement level that were designed for apartments but never finished. The owner would now like to complete these two apartments, and windows for egress and light and ventilation are required. All proposed windows are clad Pella doublehung, installed near ground level. Window specs are included on sheet A5.
2. One unit, labeled Apartment 95 on the plans, proposes to lower the sill and install a new window in one bedroom and enlarge an existing masonry opening to make a single window into a pair or larger windows in another. These are along the driveway on the west elevation.
3. The other unit, labeled Apartment 94 on the plans, would enlarge an existing window, and install matching new windows in new openings on both sides of it on the west elevation. On the rear south elevation, one opening would be enlarged and a new opening added, and on the east elevation a new window would be added (this is mislabeled as enlarged on A4) and an existing window next to it would be infilled. No information on the method of infill is described. Staff recommends using brick that is recessed at least ½ inch. The proposed motion includes this condition.
4. An existing bike shed would be flipped around from its current location, to run east/west instead of north/south.
5. Staff believes the proposed work is appropriate and has no negative effects on the historic building or its character-defining finishes. The window alterations are on rear elevations or far enough back on the side to be invisible from the public right of way, and are distinguished from the original windows.

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 application at 332 East William Street, a contributing property in the East William Historic District, to install nine new windows in enlarged or new openings, and infill one window, on the following condition: The east elevation window to be infilled uses brick that is inset at least $\frac{1}{2}$ ". The work as conditioned is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets the *Ann Arbor Historic District Design Guidelines*, especially those for windows and safety codes, 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 windows, neighborhood setting, and health and safety.

ATTACHMENTS: application, photos, drawings

332 E William Street (August 2016, ©Google streetview)





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

jtthacher@a2gov.org

Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC# _____
	BLDG# _____
DATE STAMP	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER GALLATIN MANOR, LLC		HISTORIC DISTRICT GERMAN TOWN	
PROPERTY ADDRESS 332 E. WILLIAM			CITY ANN ARBOR
ZIP CODE 48104	DAYTIME PHONE NUMBER (734) 3680256	EMAIL ADDRESS JEFF@GALLATIN-ENTERPRISES.COM	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) 409 S. DIVISION		CITY ANN ARBOR	STATE, ZIP MICHIGAN 48104

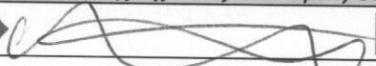
PROPERTY OWNER'S SIGNATURE

SIGN HERE 	PRINT NAME JEFFREY R. GALLATIN AS MANAGING MEMBER	DATE 9-21-17
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APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) JEFFREY R. GALLATIN			
ADDRESS OF APPLICANT 409 S. DIVISION			CITY ANN ARBOR
STATE MICHIGAN	ZIP CODE 48104	PHONE / CELL # (734) 3680256	FAX No (-) -
EMAIL ADDRESS JEFF@GALLATIN-ENTERPRISES.COM			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE 	PRINT NAME X JEFFREY R. GALLATIN	DATE 9-21-17
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BUILDING USE - CHECK ALL THAT APPLY

<input type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input checked="" type="checkbox"/> MULTIPLE FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL
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PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

WESTSIDE REAR OF BUILDING ADDING 2 WINDOWS AND ENLARGING 3

SOUTH SIDE WESTWING REAR OF BUILDING ADDING 1 WINDOW AND ENLARGING

1 WINDOW

EASTSIDE WESTWING REAR OF BUILDING ADDING 1 WINDOW AND BLOCKING

1 WINDOW FROM INTERIOR

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

BUILDING WAS DESIGNED AS A 40 UNIT BUILDING 38 UNITS HAVE BEEN COMPLETED AND I'VE BEEN SLOWLY RESTORING THE BUILDING OVER THE LAST 40 YEARS AND AM NOW READY TO COMPLETE THE PROJECT BY CONVERTING THE OPEN SPACE THAT WAS A WORKOUT AREA, THEN CHANGED TO STORAGE LOCKERS FOR TENANTS TO THE REMAINING 2 UNITS AS DESIGNED.

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

DESCRIPTION	
STAFF REVIEW FEES	
	FEE
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:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	

GALLATIN
APARTMENT
BUILDING

332 EAST WILLIAMS ST
ANN ARBOR, MICHIGAN
48104

REVISIONS

ISSUED FOR:

7/24/2017	FEASIBILITY PLAN
8/17/2017	OWNER REVIEW
9/21/2017	HDC SUBMISSION
9/22/2017	ZBA SUBMISSION

SITE
PLAN

SCALE: 1/16" = 1'-0"

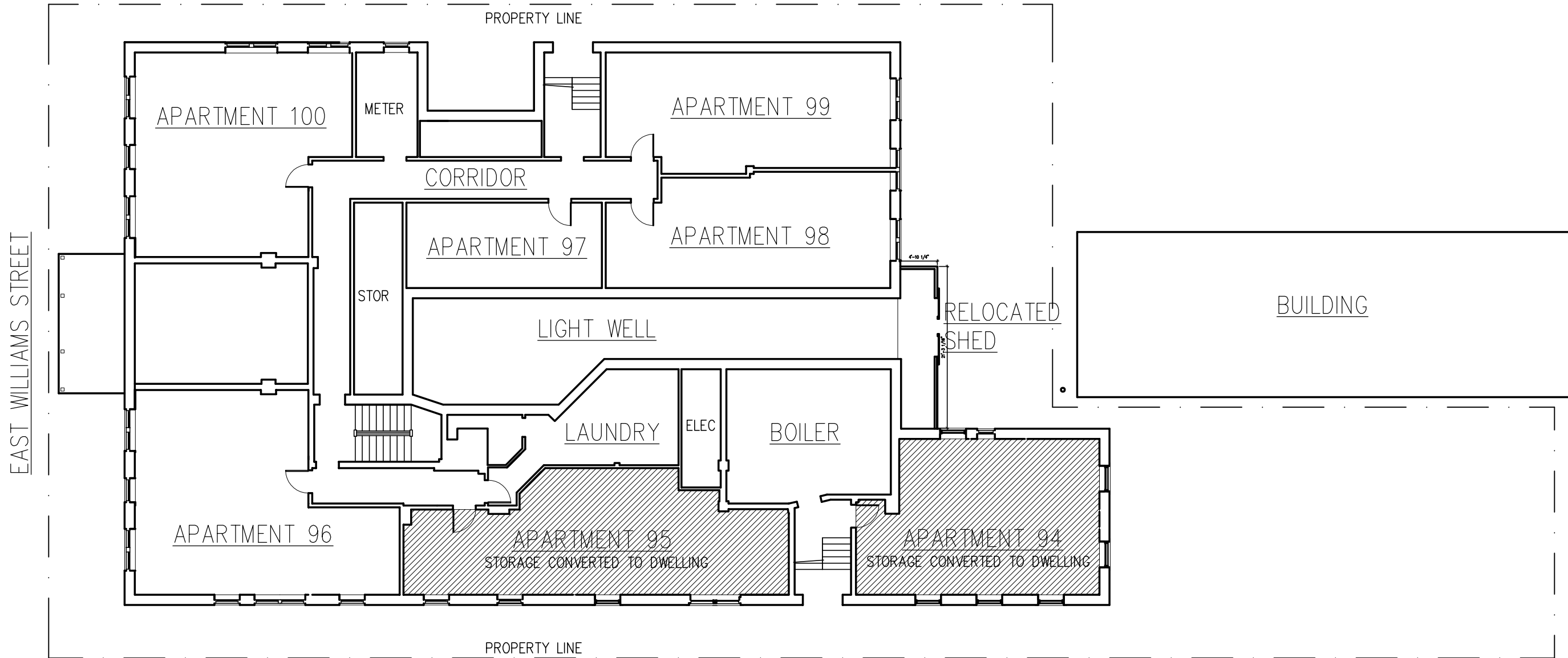


H. SCOTT DIELS
ARCHITECT

1414 Iroquois Place
Ann Arbor, MI
48104-3652

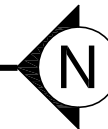
734.649.2787 Cell

hscottdiels@att.net

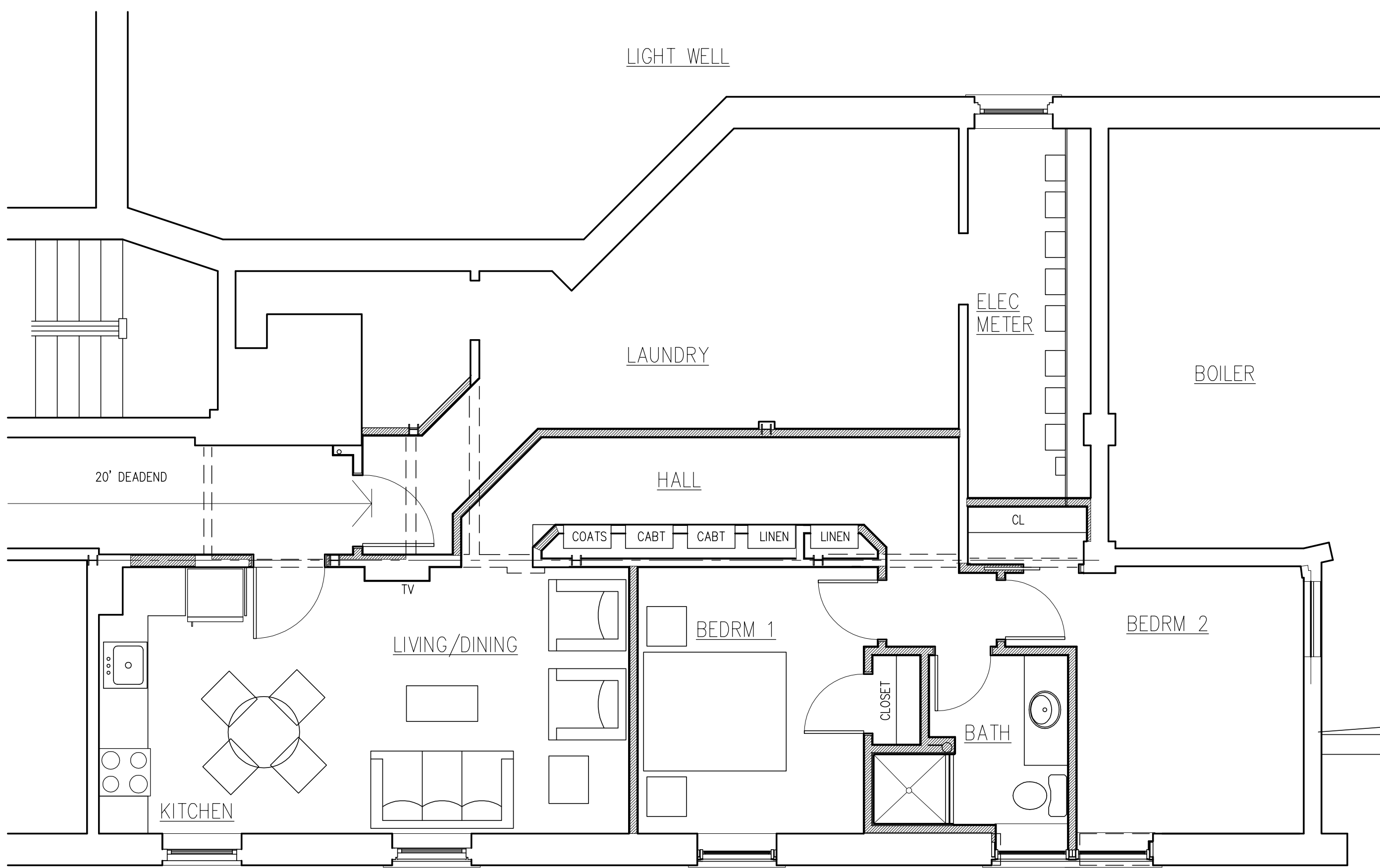


SITE PLAN & LOWER LEVEL

SCALE: 1/16" = 1'-0"



A1



**GALLATIN
APARTMENT
BUILDING**
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**LOWER LEVEL
PLAN
APARTMENT 95**

SCALE: 1/4" = 1'-0"


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

EXISTING

EXISTING

LOWER SILL
NEW EGRESS WINDOW
PELLA 3757 DOUBLE HUNG

ENLARGE MASONRY OPENING
NEW WINDOW & EGRESS WINDOW
2- PELLA 3757 DOUBLE HUNG

WALL TYPE KEY

NEW WALL	
EXISTING WALL	
REMOVED WALL	

LOWER LEVEL - APARTMENT 95
SCALE: 1/4" = 1'-0"

A2

GALLATIN APARTMENT BUILDING
332 EAST WILLIAMS ST
ANN ARBOR, MICHIGAN
48104

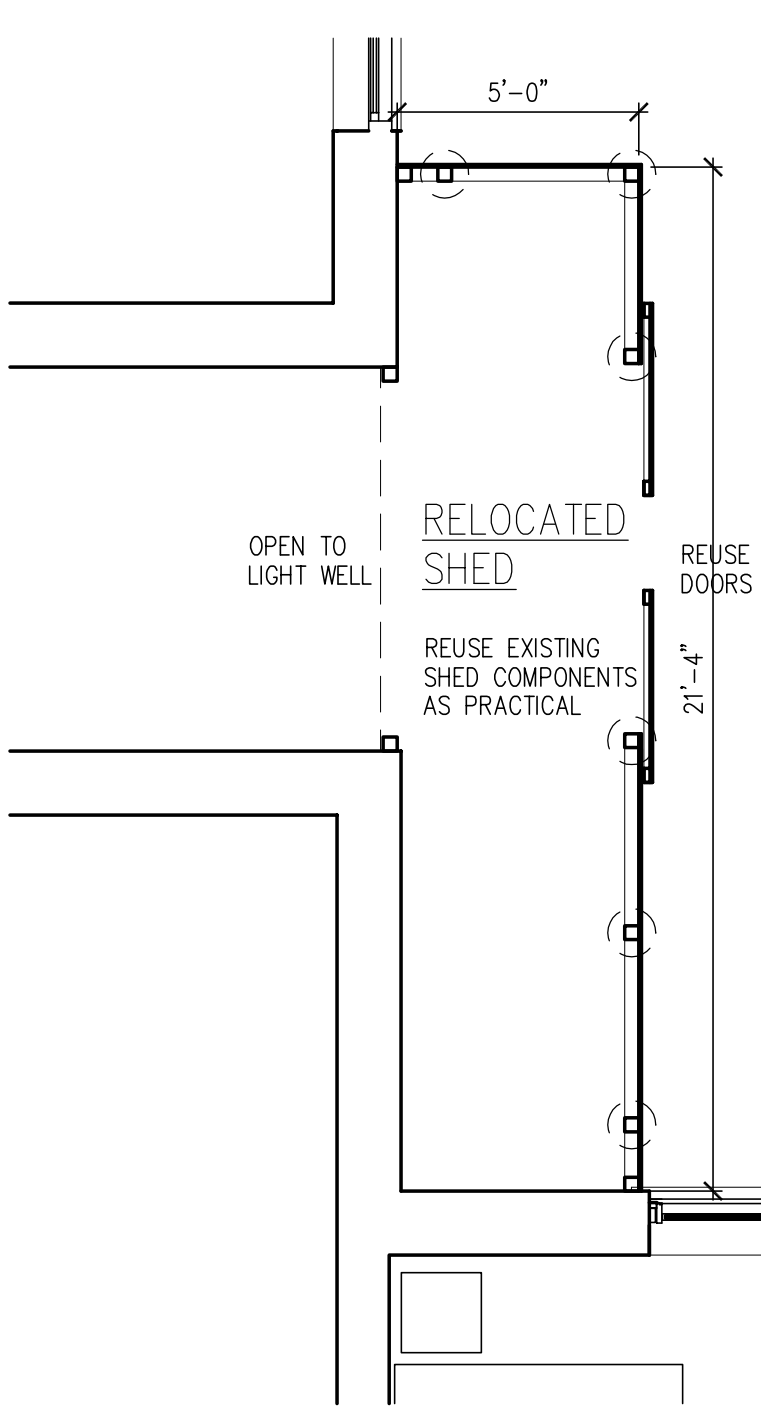
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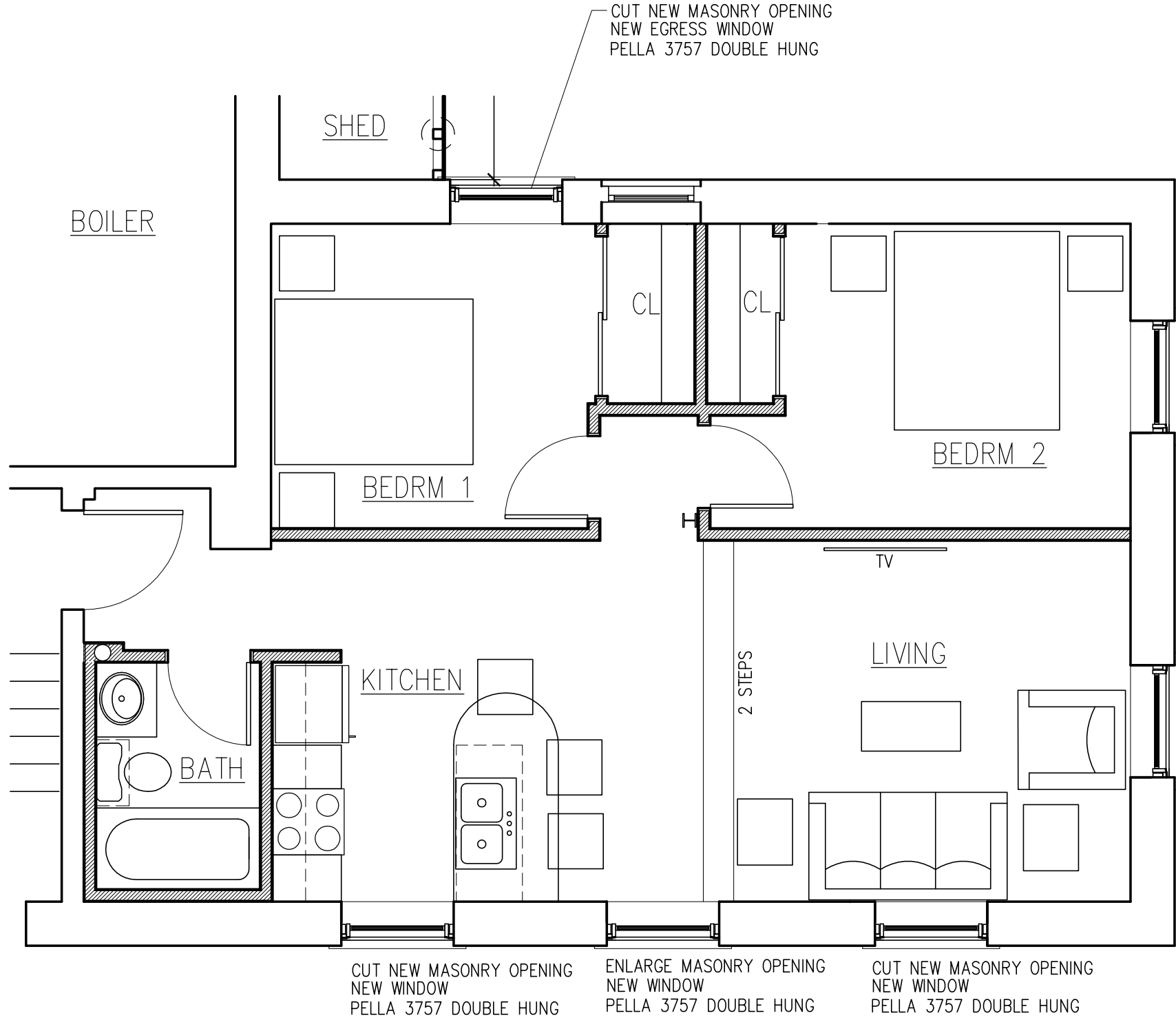
LOWER LEVEL PLAN
APARTMENT 94
NEW SHED
SCALE: 1/4" = 1'-0"



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LOWER LEVEL – NEW SHED
SCALE: 1/4" = 1'-0"



CUT NEW MASONRY OPENING
NEW WINDOW
PELLA 3757 DOUBLE HUNG

ENLARGE MASONRY OPENING
NEW WINDOW
PELLA 3757 DOUBLE HUNG


CUT NEW MASONRY OPENING
NEW WINDOW
PELLA 3757 DOUBLE HUNG


ENLARGE MASONRY OPENING
NEW EGRESS WINDOW
PELLA 3757 DOUBLE HUNG


CUT NEW MASONRY OPENING
NEW WINDOW
PELLA 3757 DOUBLE HUNG

LOWER LEVEL – APARTMENT 94
SCALE: 1/4" = 1'-0"

WALL TYPE KEY

NEW WALL 

EXISTING WALL 

REMOVED WALL 

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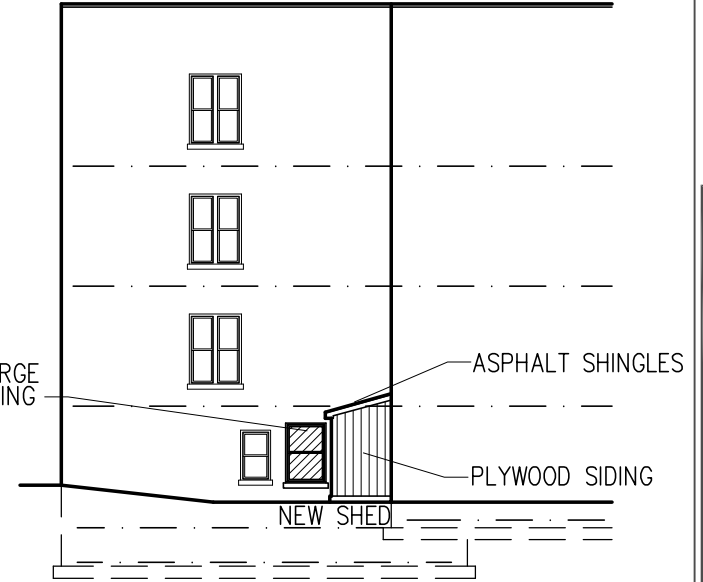
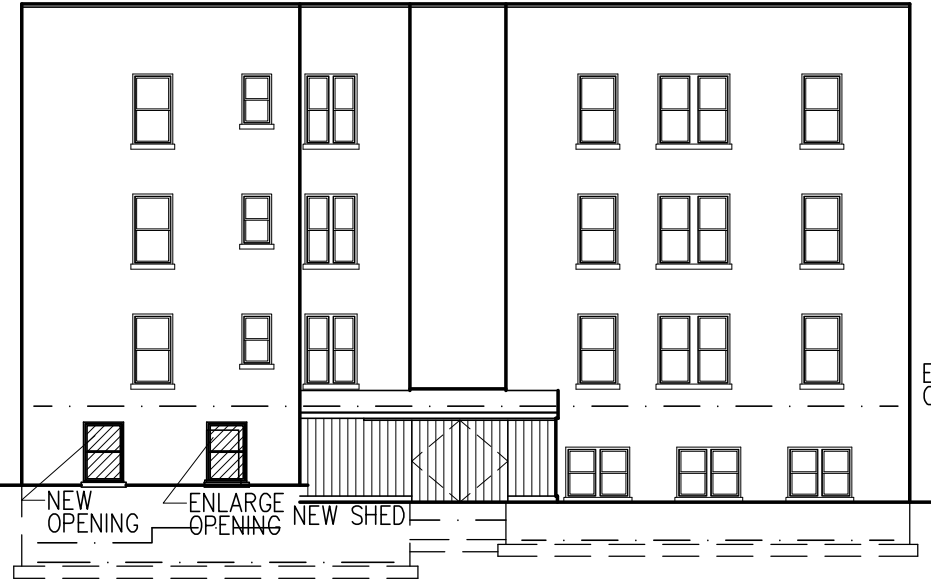
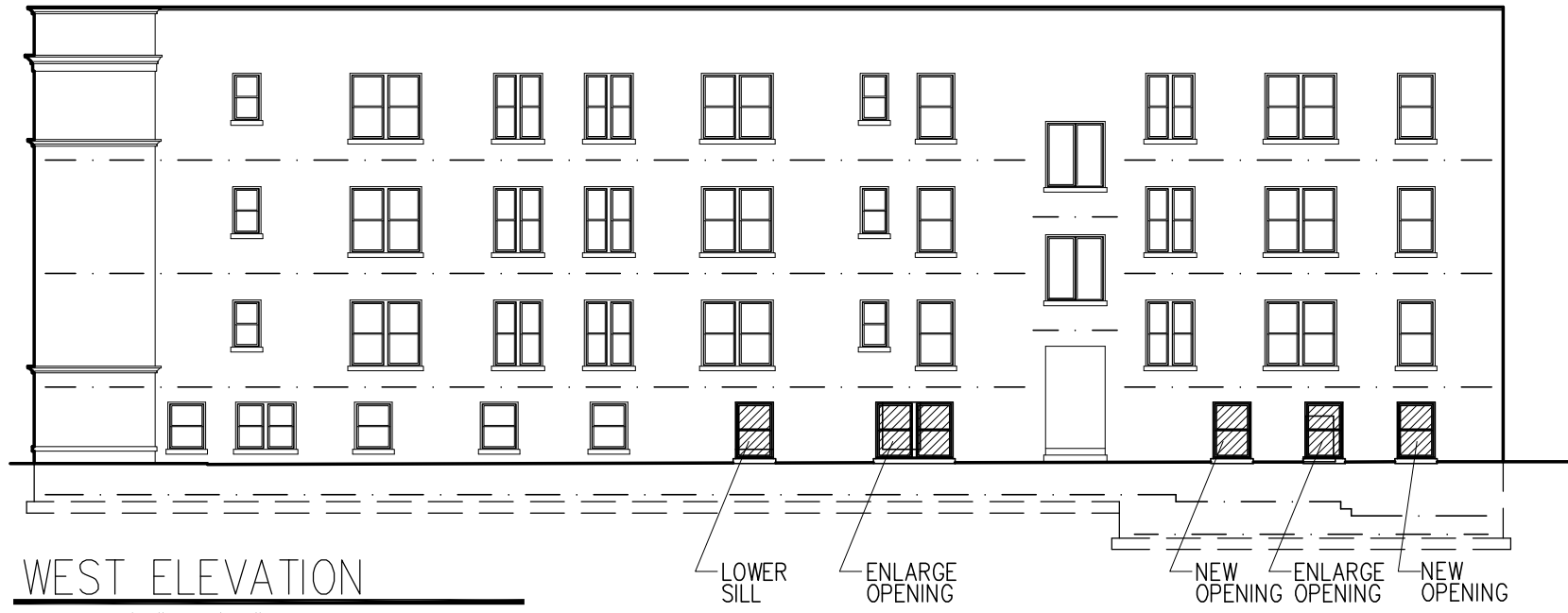
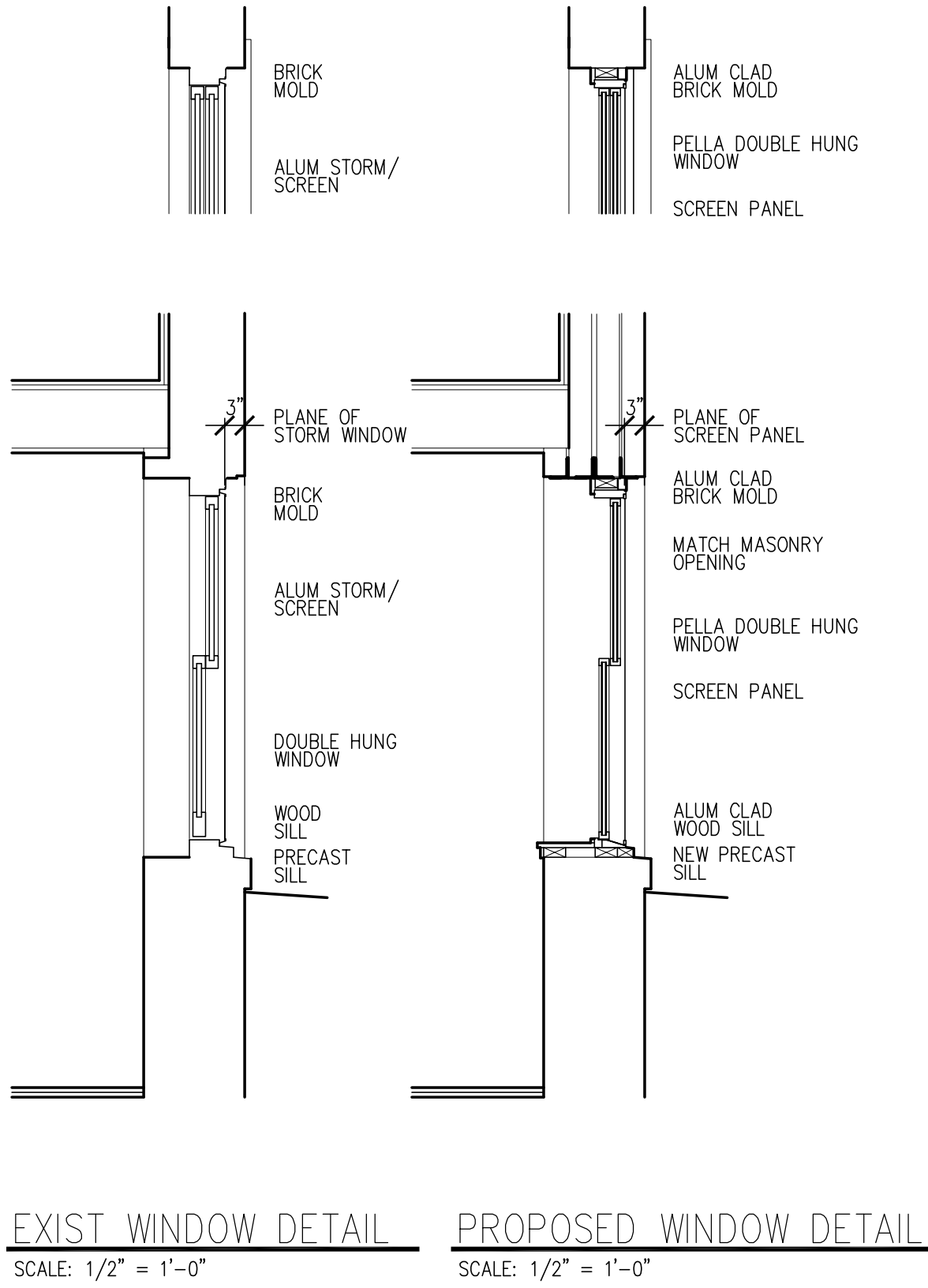
EXTERIOR
ELEVATIONS

SCALE: 1/16" = 1'-0"



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A4



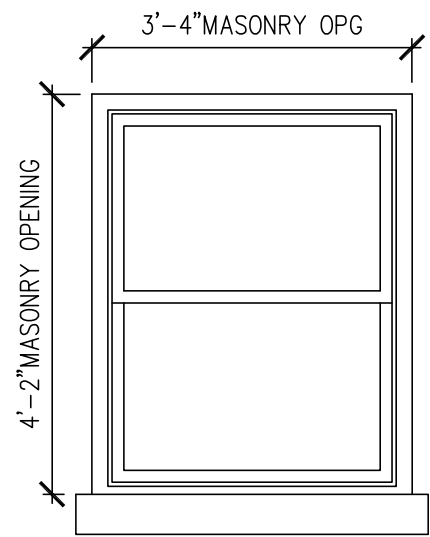
GALLATIN
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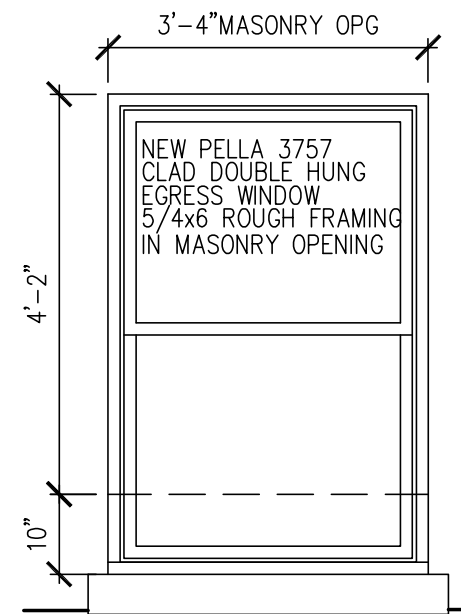
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WINDOW
DETAILS
SCALE: 1/16" = 1'-0"

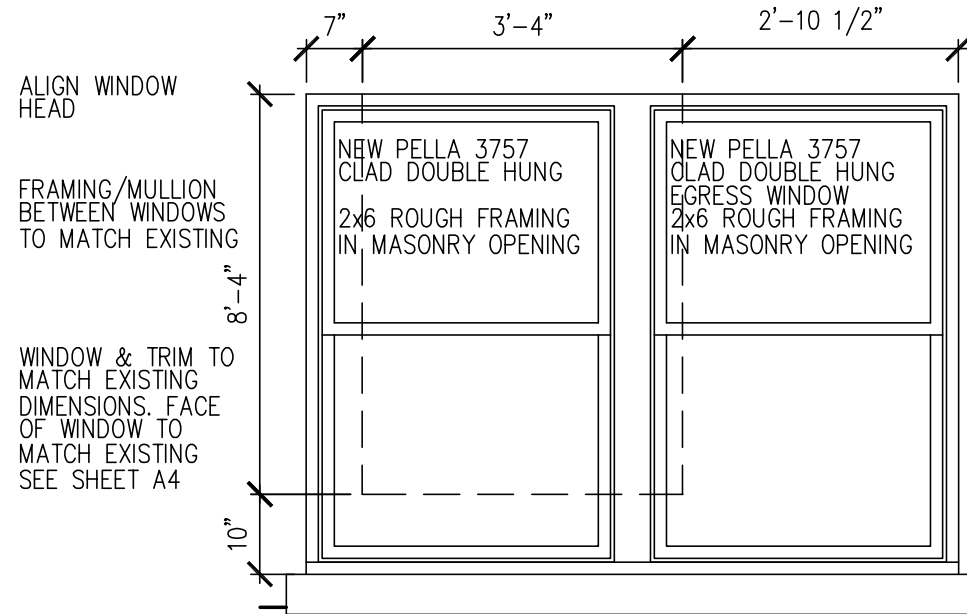

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EXISTING WINDOW
LIVING/DINING



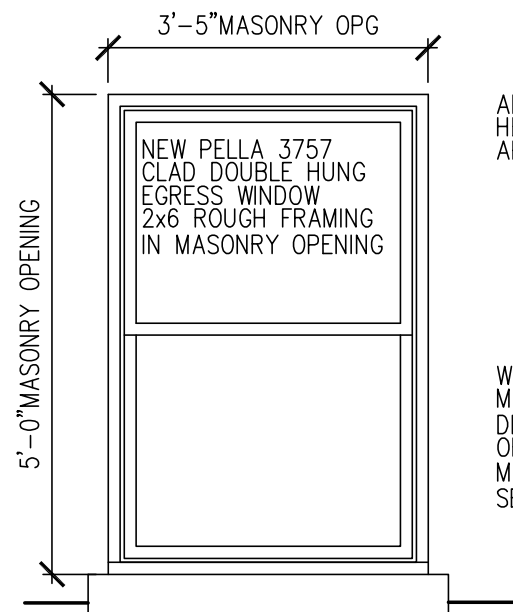
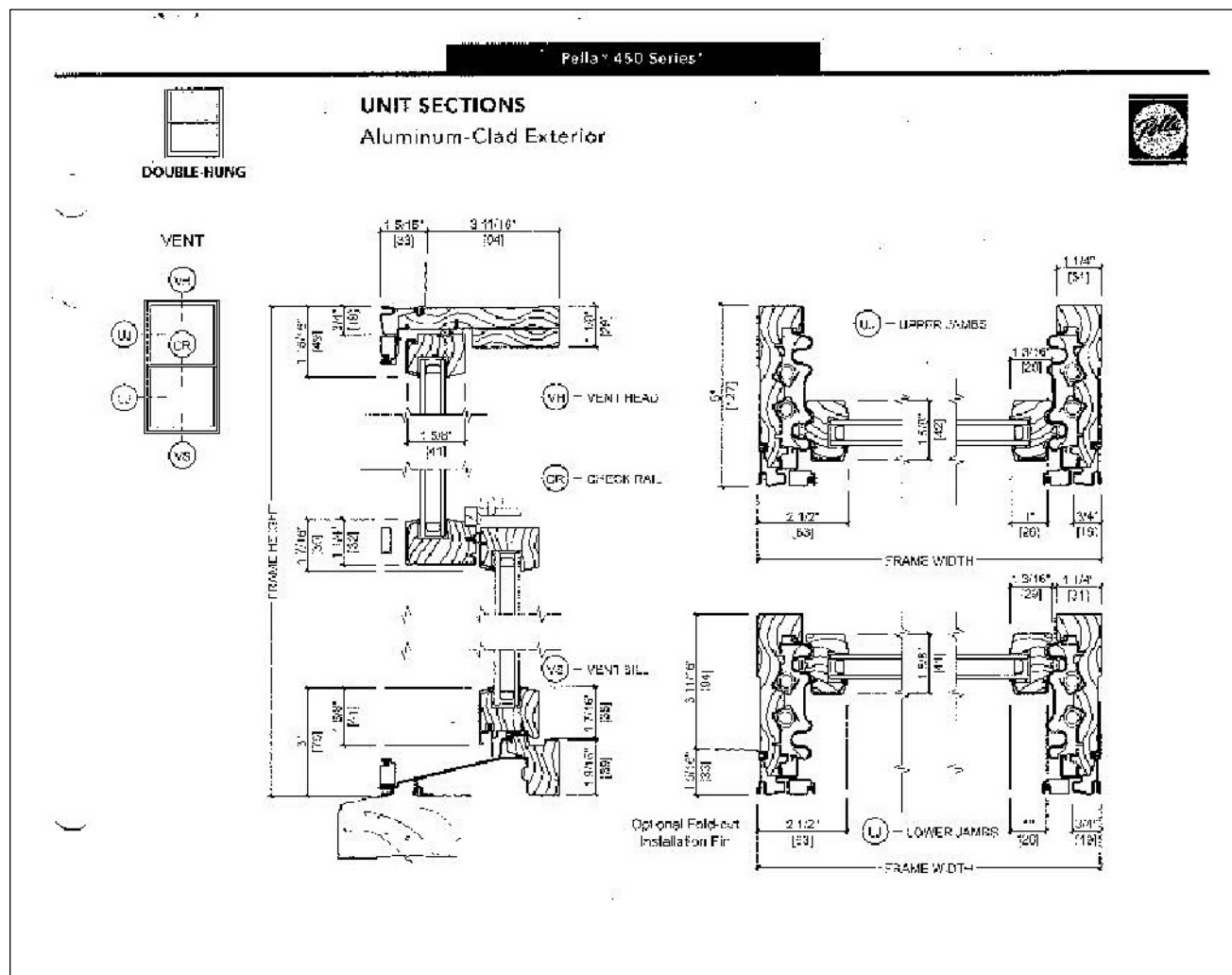
LOWERED SILL
BEDROOM-1



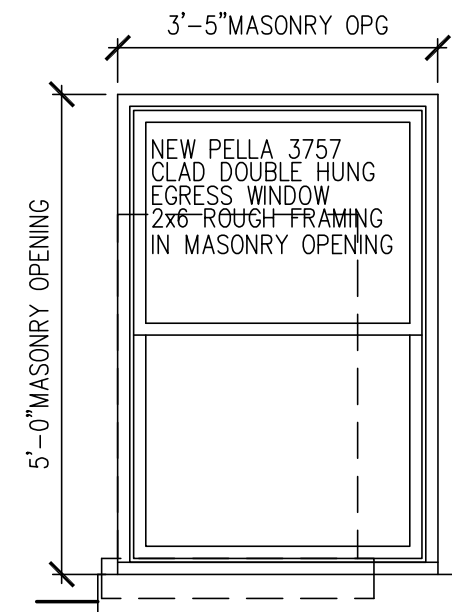
ENLARGED OPENING
BEDROOM-2

APARTMENT 95 – WINDOW DIMENSIONS

SCALE: 1/2" = 1'-0"



NEW WINDOWS



ENLARGED OPENING
BEDROOM-2

APARTMENT 94 – WINDOW DIMENSIONS

SCALE: 1/2" = 1'-0"

A5