

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 346 E Kingsley St, Application Number HDC19-161

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: September 12, 2019

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, September 9, 2019

	OWNER	APPLICANT
Name:	Tomasz Timek Zamer LLC	Same
Address:	909 Plymouth SE Grand Rapids, MI 49506	
Phone:	(248)	

BACKGROUND: This two-story craftsman features a brown brick first floor and shingled second floor, with exposed rafter tails and decorative barge boards in the gables. The house has two brick-columned stoops and a brick full-width porch facing N. Division Street, and a matching single-car garage off East Kingsley. The house appears on the 1916 Sanborn Fire Insurance map (the lot was previously vacant), and first appears in City Directories in 1917 as the home of William and Emma Seagert. Mr. Seagert (photo at right) owned a saloon at 122 W. Liberty. Mr. Seagert's descendents still own a beer distributorship serving seven counties in southeastern Michigan, and a saloon has operated continuously at 122 W. Liberty – currently the Old Town Tavern – for 121 years.



The previous owner removed historic wood windows and installed vinyl ones without permits or a certificate of appropriateness. Enforcement has been ongoing. The new owner has been working with staff to find appropriate replacement windows for the historic ones that were illegally removed.

LOCATION: The site is located on the south side of East Kingsley Street, at the southwest corner of North Division Street.

APPLICATION: The applicant seeks HDC approval to install one 22 ½" x 37 ½" skylight on the front half of the south-facing roof face.

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):

Roofs

Recommended: Identifying, retaining, and preserving roofs--and their functional and decorative features--that are important in defining the overall historic character of the building. This includes the roof's shape, such as hipped, gambrel, and mansard; decorative features such as cupolas, cresting chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.

Not Recommended: Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that historic character is diminished.

Additions

Recommended: Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining structures.

STAFF FINDINGS:

- 1) The proposed skylight is 22 ½" x 37 ½" and would be located below the chimney, between the N. Division Street roof edge and a shed dormer centered on the asphalt-shingle roof. The skylight is a dark color and maintains a low profile.
- 2) The window is compatible in size and design. It is visible from the street, but is inconspicuous, does not impact any character-defining features of the house, and is reversible. Staff believes the work meets the *SOI Standards and Guidelines*, and the *Ann Arbor Historic District Design Guidelines*.

POSSIBLE MOTIONS: (Note that the motions are 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 346 E Kingsley Street, a contributing property in the Old Fourth Ward Historic District, to install a skylight on the south-facing roof, 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 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 roofs, windows, and building site, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to windows.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 346 E Kingsley Street in the Old Fourth Ward 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, photos.

346 E Kingsley Street in 1965 (courtesy AADL Old News)





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 TOMASZ TIMEN (2AMER LLC)		HISTORIC DISTRICT 4TH WARD
PROPERTY ADDRESS 346 E. Kingsleg		CITY ANN ARBOR
ZIP CODE 48104	DAYTIME PHONE NUMBER (616) 206 1044	EMAIL ADDRESS ttimen@gmail.com
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) 909 PLYMOUTH SE		CITY STATE, ZIP GRAND RAPIDS MI 49506

PROPERTY OWNER'S SIGNATURE

SIGN HERE  PRINT NAME **TOMASZ TIMEN** DATE **8/15/19**

APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) SAMCO			
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 **X** DATE

BUILDING USE - CHECK ALL THAT APPLY

SINGLE FAMILY DUPLEX RENTAL MULTIPLE FAMILY COMMERCIAL INSTITUTIONAL

PROPOSED WORK

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

Placment of 22 1/2" x 37 1/2" skylight on the southeast side of roof facing the alley.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

1) Increase low light in attic
2) Increase ventilation in attic

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



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART	
DESCRIPTION	
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

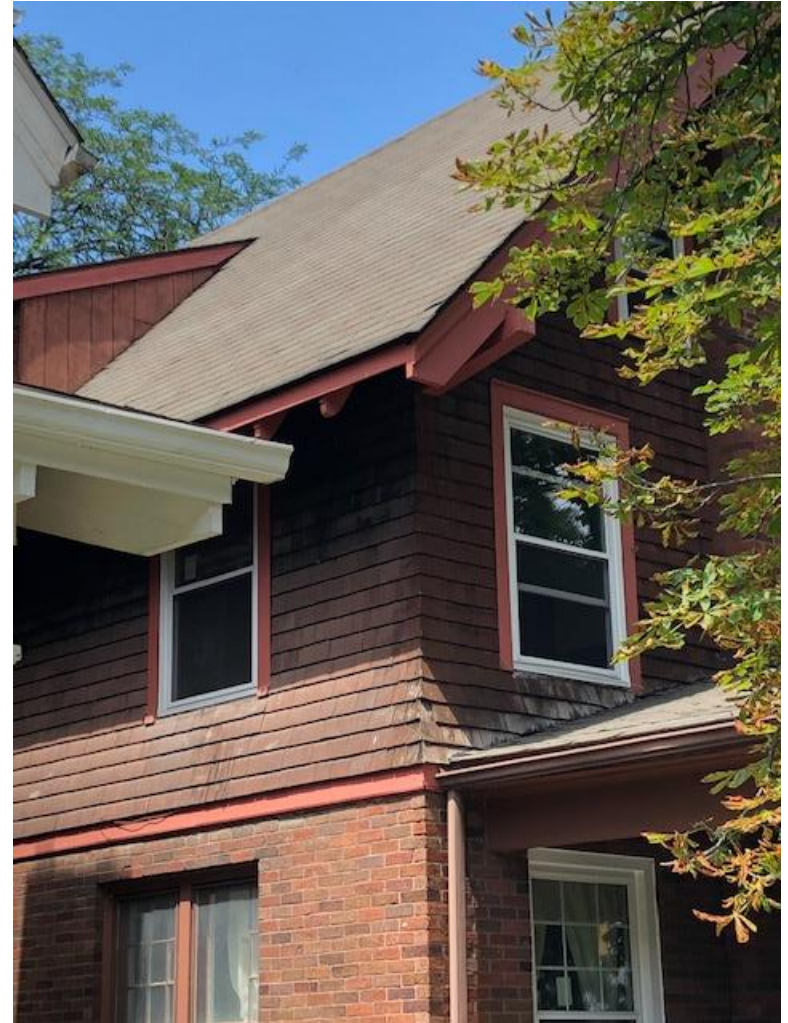
HDC applications expire three (3) years after the date of approval.

OFFICE USE ONLY

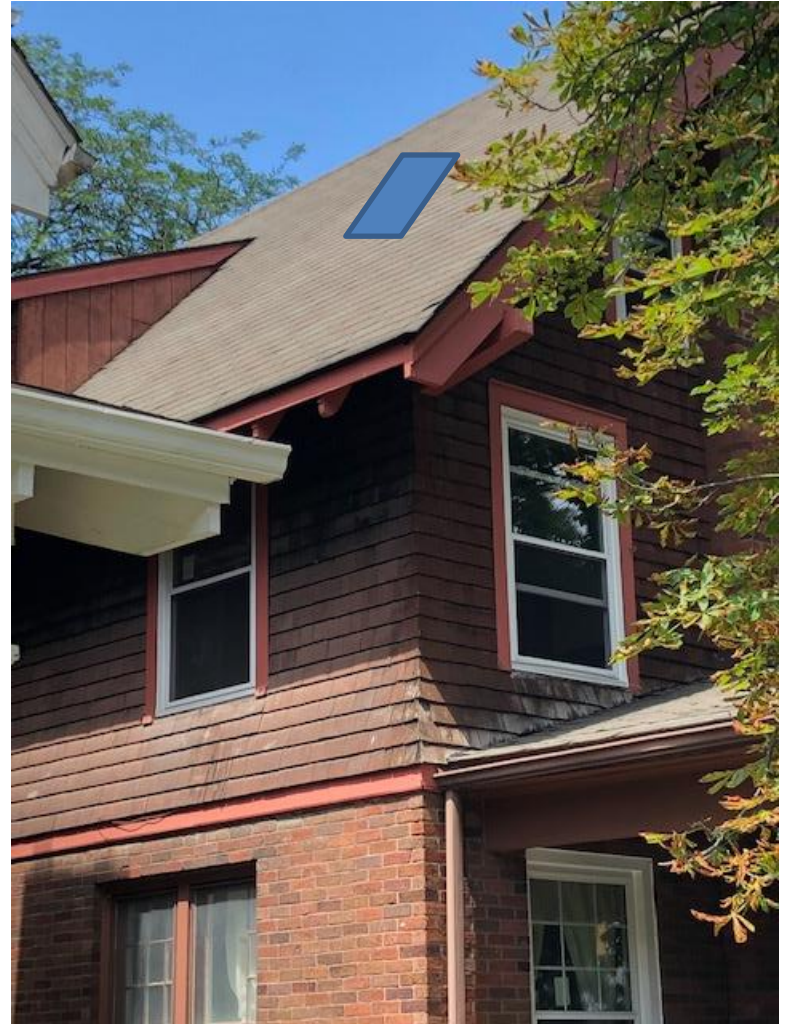
Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/>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

346 E Kingsley Skylight

Current State- South-East view of the roof



Proposed Skylight (22 1/2" x 37 1/2") with approximate location



22-1/2 in. x 37-1/2 in. Manual Venting Deck-Mounted Skylight with Tempered Low-E366 Glass



Product Overview

Fakro FV Manual Venting skylights are an economical solution to add natural light and fresh air into a home. The thick wooden frame and Low-E glazing allows your homes efficiency to increase and save energy. The FV Manual Venting skylights are recommended for installations in fairly easy to reach locations where it can be opened with the provided crank or SZS Control Rod (sold separately).

Suitable for roof pitches between 15° - 85°

Qualifies for a 10-year leak-proof skylight installation warranty when installed with the Fakro flashing kit (sold separately)

Low emission, heat reflecting double glazed glass with TGI warm spacers and argon gas

Double lacquered, pressure-treated frame is made of hand selected pine wood

Additional perimeter gasket underneath the frame for increased insulation

Internal gasket system to collect any condensation water and drain it outside

Easy bracket-free installation fit for a 1 man job

UV resistant cladding made from coated aluminum for a longer performance

Class 3 corrosion-resistant hinges

Double seal between the frame and the sash

Includes crank and mosquito screen

Optional SZS control rod reaches up to 10 ft. high (SZS control rod sold separately)

Range of internal and external accessories available

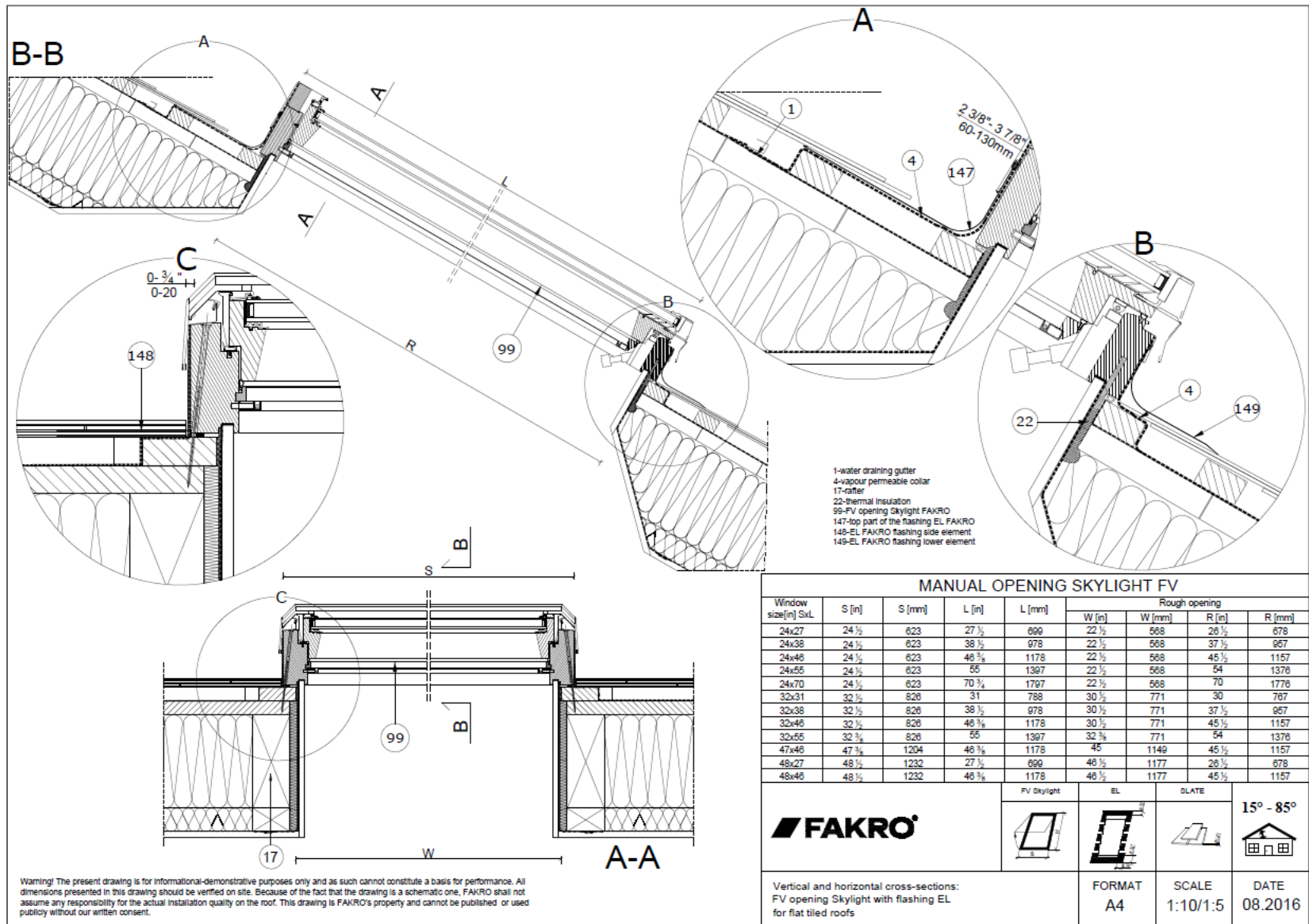
Info & Guides

[Instructions / Assembly](#)

[Warranty](#)

You will need Adobe® Acrobat® Reader to view PDF documents. [Download](#) a free copy from the Adobe Web site.

Manufacturer's specs



Warning! The present drawing is for informational-demonstrative purposes only and as such cannot constitute a basis for performance. All dimensions presented in this drawing should be verified on site. Because of the fact that the drawing is a schematic one, FAKRO shall not assume any responsibility for the actual installation quality on the roof. This drawing is FAKRO's property and cannot be published or used publicly without our written consent.

Comparable skylights near the property

Neighbor to the south



418 E Kingsley



401 Lawrence

