

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 204 W Jefferson Street, Application Number HDC21-022

DISTRICT: Main Street Historic District

REPORT DATE: March 11, 2021

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: March 8, 2021

	OWNER	APPLICANT
Name:	Phil Wiedman	Stuart Collins
Address:	204 W Jefferson Ann Arbor, MI 48103	361 Carriageway Ypsilanti, MI 48197
Phone:	(734) 757-4030	(734) 323-0776

BACKGROUND: This two and a half story brick gable-fronter was built in 1899 per the Polk City Directory. The first occupant was Agnes Binder, a widow. It features a stone foundation and arch-topped single-sash windows in the front gable and on the west elevation. The house has predominantly one-over-one windows, a full-width front porch, and a brick bump out on the first floor of the east elevation.

LOCATION: The site is located on the north side of West Jefferson between South First Street and South Ashley Street.

APPLICATION: The applicant seeks after-the-fact HDC approval to reshingle a roof and infill an arch-topped stair window with glass block.

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:

- (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.
- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- (6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- (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 new windows when the historic windows (frames, sash and glazing) are completely missing. The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.

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

Removing a character-defining window that is unrepairable and blocking it in; or replacing it with a new window that does not convey the same visual appearance.

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

Changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing, or the appearance of the frame.

Replacing windows solely because of peeling paint, broken glass, stuck sash, and high air infiltration. These conditions in themselves, are no indication that windows are beyond repair.

Failing to undertake adequate measures to assure the protection of historic windows.

From the Ann Arbor Historic District Design Guidelines (other Ann Arbor guidelines may also apply):

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

Using glass block to fill in openings.

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

STAFF FINDINGS

1. On December 8, 2020 a complaint was filed through the building department for a number of issues. The ones concerning the HDC include a boarded window, a window replaced with glass block, and roofing activities. The boarded window has since been un-boarded by the property owner.
2. The owner is replacing the asphalt roof by adding a layer of similar asphalt shingles. This work is appropriate. It would normally be staff approved but was included here for the sake of not requiring two applications.
3. The date that the window on the west elevation of the house was replaced with glass block is not provided in the application. Google Street View photos in June 2011 show the window as boarded (Figure 1). The September 2014 Google Street View shows the window with the glass blocks.
4. This work clearly does not meet the *Secretary of the Interior's Standards for Rehabilitation*, in particular Standard 2, nor does it meet the *SOI Guidelines* for windows or the *Ann Arbor Historic District Design Guidelines* for windows. The owner has said, via his applicant, that he will replace the glass block with a window in the spring.
5. Installing a new asphalt roof over an existing asphalt roof is appropriate and staff believes should be approved.

6. There are several suggested motions below. The first is for only the roof. The second is to approve the glass block window. If it fails, the third is to order the glass block to be replaced with a wood sash with clear glass.

POSSIBLE MOTIONS: (Note that the motion supports staff findings and 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.)

New Roof:

I move that the Commission issue a certificate of appropriateness for the portion of the application at 204 W Jefferson Street, a contributing property in the Old West Side Historic District, to install an asphalt roof over the existing asphalt roof, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the *Ann Arbor Historic District Design Guidelines* and *The Secretary of the Interior's Standards for Rehabilitation*, in particular standards 2 and 9, and the guidelines for roofs.

Glass Block Window:

I move that the Commission issue a certificate of appropriateness for the portion of the application at 204 W Jefferson Street, a contributing property in the Old West Side Historic District, for the prior installation of glass blocks in an arch-topped window opening on the west elevation, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the *Ann Arbor Historic District Design Guidelines* for windows and *The Secretary of the Interior's Standards for Rehabilitation*, in particular standards 2, 5, 6 and 9, and the guidelines for windows.

If the motion fails:

I move that the Commission finds that installing glass blocks in an original window opening does not qualify for a certificate of appropriateness, and that the property owner is ordered to restore the window to its former condition by installing an arch-topped wood sash with clear glass within 60 days. Before installation, the owner must apply for and receive a building permit that includes window specifications. Staff will examine the window specifications for compatibility during the building permit review and will sign off on the building permit only if the window specifications meet the *Ann Arbor Historic District Design Guidelines*.

ATTACHMENTS: application, city enforcement photo.

204 W Jefferson Street (September 2014 courtesy Google Street View)



FAX TRANSMISSION

TO: JILL THACHER
 LOCATION: _____
 FAX#: _____
 MESSAGE: _____

DATE: 2-24-21 TIME: _____
 FROM: 204 W. JEFFERSON
 LOCATION: STU FOR PHIL
 FAX#: _____
 PHONE#: 734-323-0776

PAGES: _____



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
 Fax: 734.994.8460
jthacher@a2gov.org

Permit Number	HDC#
	BLDG#
DATE STAMP	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER <u>PHIL WIEDMAN</u>			HISTORIC DISTRICT	
PROPERTY ADDRESS <u>204 W. JEFFERSON</u>			CITY <u>ANN ARBOR</u>	
ZIP CODE <u>48103</u>	DAYTIME PHONE NUMBER <u>(734) 757-4030</u>	EMAIL ADDRESS <u>none</u>	PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)			CITY	STATE, ZIP

PROPERTY OWNER'S SIGNATURE

SIGN HERE Phil Wiedman PRINT NAME Phil WIEDMAN DATE 2/11/2021

APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) <u>STUART COLLINS</u>				
ADDRESS OF APPLICANT <u>361 CARRIAGEWAY</u>			CITY <u>YPSILANTI</u>	
STATE <u>MI</u>	ZIP CODE <u>48197</u>	PHONE / CELL # <u>(734) 323 0776</u>	FAX No <u>734 483-3474</u>	
EMAIL ADDRESS <u>STU @ petcitypets.com</u>				

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE Stuart Collins PRINT NAME x STUART COLLINS DATE 2-21-21

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).

Reshingle entire roof with same type/color shingles
 No tear-off. work to be completed by Dec 2021.
 As of 2-21-21 about 1/4 of roof is done.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

Already installed block glass in basement window 2005.



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	



12/09/2020