Ann Arbor Historic District Commission Staff Report

Application Information

Address: 332 E William St.

Application Number: HDC26-0043.

District: East William Street Historic District.

Status: Contributing.

Report Date: May 14, 2026.

Report Prepared By: Jill Thacher, City Planner/Historic Preservation Coordinator

Review Committee Date: May 11, 2026.

Owner: Jeffrey R. Gallatin.

Owner Address: 409 S Division St, Ann Arbor, MI, 48104.

Owner Phone: (734) 368-0256.

Applicant: Brad Moore, J Bradley Moore & Associates.

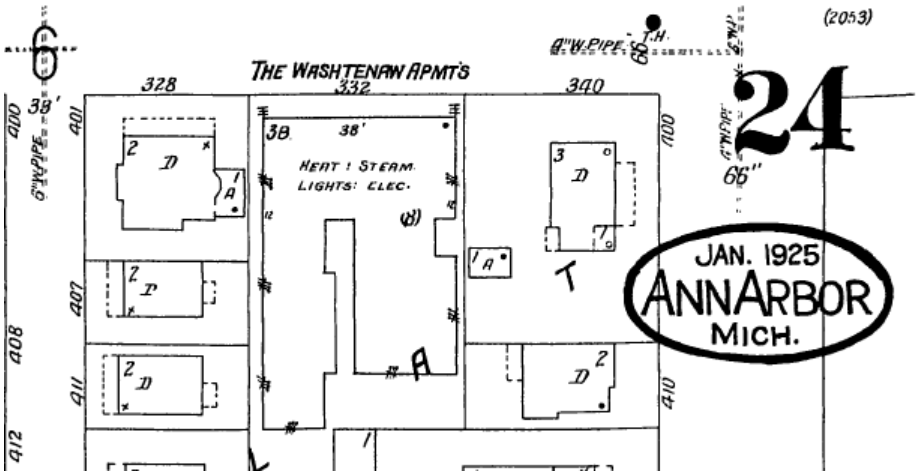
Applicant Address: 2232 S Main St, Unit 406, Ann Arbor, MI, 48103.

Applicant Phone: (734) 930-1500.

Background

Site History: 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.

Figure 1: 1925 Sanborn Fire Insurance Map showing 332 E William Street.



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.

Figure 2. Location map of 332 E William Street.

Application: The applicant seeks HDC approval to pave a driveway and rear parking area with concrete.

Applicable Regulations

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

(1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

(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.

(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):

District or Neighborhood Setting

Recommended*:* Identifying, retaining, and preserving buildings, and streetscape, and landscape features which are important in defining the overall historic character of the district or neighborhood. Such features can include streets, alleys, paving, walkways, street lights, signs, benches, parks and gardens, and trees.

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

Not Recommended*:* Destroying streetscape and landscape features by widening existing streets, changing paving material, or introducing inappropriately located new streets or parking lots.

Masonry

Recommended: Designing and installing a new masonry feature such as steps or a door pediment when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

From the City of Ann Arbor Design Guidelines:

Landscape Features

Appropriate*:* Retaining historic relationships between buildings, landscape features, and open spaces.

Staff Findings

1. The work was started without permits or a Certificate of Appropriateness and the parking area is around 70% paved. The driveway and remainder of the parking area are packed dirt and gravel. If approved by the HDC the work will require a site plan approved by the City Planning Commission.

2. The driveway is 7.3 feet wide and runs along the west side of the building. The parking area is 33 feet by 66 feet. Aerial photos show no more than five or possibly six cars in the parking area. There are no trees or natural features on the property in the area to be paved. No trees were removed for the paving that has already occurred.

Image 1: 332 E. William Street Aerial Photograph, 2025

3. After the Review Committee site visit, staff will report back on how the paving interacts where it meets the building, including around existing window wells.

4. Paving the driveway and parking area should not negatively affect the historic structure or surrounding neighborhood. Staff recommends approval.

Possible Motions

(Note that the motions support staff findings and 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 332 E William Street, a contributing property in the East William Historic District, for new work and work already begun to pave a driveway and rear parking area with concrete. 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 1, 2, 5, 9 and 10 and the guidelines for district or neighborhood setting and masonry as well as the *Ann Arbor Historic District Design Guidelines* for landscape features.

ATTACHMENTS: drawings, photographs

Image 2: 332 E William Street (April 2024, c Google Street View)

Image 3: 332 E William Street (April 2024, c Google Street View)

332 E William St. site photos

Looking south along drive

Looking SSE into parking area

Looking NNE into Parking area

Looking North along drive

M:\Civil3d_Proj_2025\25242\Survey\25242_SV1.dwg, 4/2/2026 10:22 AM, Hayden J. Grzelak, ALTA, None
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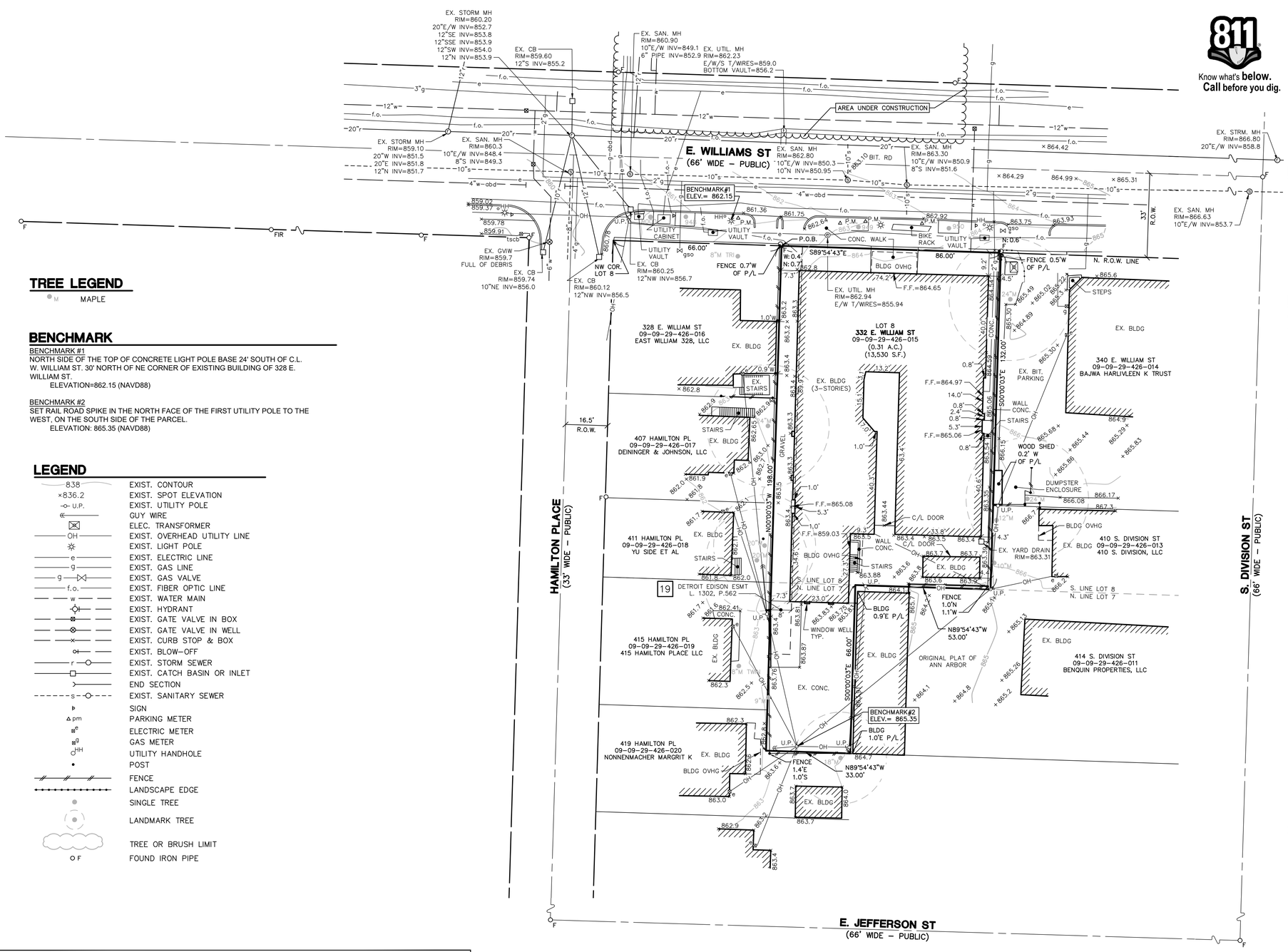

TREE LEGEND

M MAPLE

BENCHMARK

BENCHMARK #1
NORTH SIDE OF THE TOP OF CONCRETE LIGHT POLE BASE 24' SOUTH OF C.L. W. WILLIAM ST. 30' NORTH OF NE CORNER OF EXISTING BUILDING OF 328 E. WILLIAM ST.
ELEVATION=862.15 (NAVD88)

BENCHMARK #2
SET RAIL ROAD SPIKE IN THE NORTH FACE OF THE FIRST UTILITY POLE TO THE WEST, ON THE SOUTH SIDE OF THE PARCEL.
ELEVATION: 865.35 (NAVD88)

LEGEND

838	EXIST. CONTOUR
×836.2	EXIST. SPOT ELEVATION
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	GUY WIRE
	ELEC. TRANSFORMER
OH	EXIST. OVERHEAD UTILITY LINE
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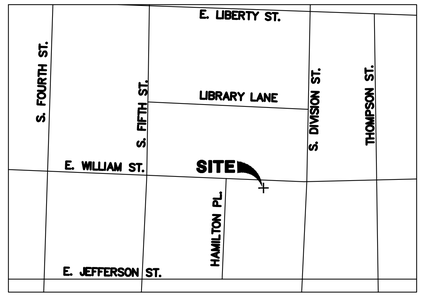

VICINITY MAP
SCALE : NTS

LEGAL DESCRIPTION

(PER QUIT CLAIM DEED RECORDED IN LIBER 5104, PAGE 470, WASHTENAW COUNTY RECORDS)

Part of Lots 7 and 8, Block 4 South, Range 6 East, Original Plat of the City of Ann Arbor, according to the plat thereof as recorded in Transcripts, Page 152, Washtenaw County Records. Situated in the Clty of Ann Arbor, Washtenaw County, Michigan, being further described as Commencing at the Northwest corner of Lot 8; thence S 89° 54' 43" E., 66.00 feet, along the Northerly line of Lot 8, to the Point of Beginning; thence continue S 89° 54' 43" E., 86.00 feet, along said Northerly line; thence S 00° 00' 03" E., 132.00 feet; thence N 89° 54' 43" W., 53.00 feet; thence S 00° 00' 03" E., 66.00 feet; thence N 89° 54' 43" W., 33.00 feet; thence N 00° 00' 03 W., 198.00 feet, to the Point of Beginning, containing 0.31 acres.

EXCEPTIONS

(PER DEVON TITLE AGENCY, COMMITMENT NO. 10203751, COMMITMENT DATE: JANUARY 27, 2026)

19. Easement granted to The Detroit Edison Company, as disclosed by Instrument recorded in Liber 1302, Page 562, Washtenaw County Records. (PLOTTED)

20. Survey prepared by Kem-Tec, dated March 7, 2019, being Job No. 19-00461, discloses the following:
Shed encroaches across the Easterly property line as shown. (PLOTTED)
Building encroaches into the Easement recorded in Liber 1302, Page 562 as shown. (PLOTTED)
Fence crosses the Southerly and Southwesterly property line as shown. (PLOTTED)

NOTES

1) THIS SURVEY WAS PREPARED USING DEVON TITLE AGENCY, TITLE COMMITMENT NO. 10203751 WITH AN EFFECTIVE DATE OF JANUARY 27, 2026.

2) THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT AND ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

3) SAID DESCRIBED PROPERTY LIES WITHIN FLOOD ZONE X, AREA OF MINIMAL FLOODING PER FLOOD INSURANCE RATE MAP NO. 26161C0263E WITH AN EFFECTIVE DATE OF APRIL 3, 2012, FOR COMMUNITY NUMBER 260213, IN WASHTENAW COUNTY, STATE OF MICHIGAN, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

4) THE PARCEL HEREIN DESCRIBED HAS NO OBSERVED REGULAR STRIPED PARKING SPACES AND NO OBSERVED HANDICAP SPACES.

5) THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.

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ID: 9000	5"	Honeylocust	Gleditsia triacantho

SURVEYORS CERTIFICATE

To: Gallatin Manor, LLC, a Michigan limited liability company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 8, 9, 11(a), 13, and 16 of Table A thereof. The fieldwork was completed on February 2, 2026.

MIDWESTERN CONSULTING, LLC.

By: Mark Vander Veen
Mark Vander Veen, P.S. No. 4001056788

Date: 3/4/2026

STATE OF MICHIGAN
MARK VANDER VEEN
PROFESSIONAL SURVEYOR
No. 4001056788
LICENSED PROFESSIONAL SURVEYOR

MIDWESTERN CONSULTING
38½ Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com

CLIENT
GALLATIN MANOR, LLC
409 S. DIVISION STREET
ANN ARBOR, MI 48104
ATTN: JEFF GALLATIN
734-368-0256

332 E. WILLIAM STREET

ALTA/NSPS LAND TITLE SURVEY OF A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 29, T2S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

1

JOB No. 25242
REVISIONS: Revised Topo

REV. DATE	
04/01/26	DATE: 03/04/26
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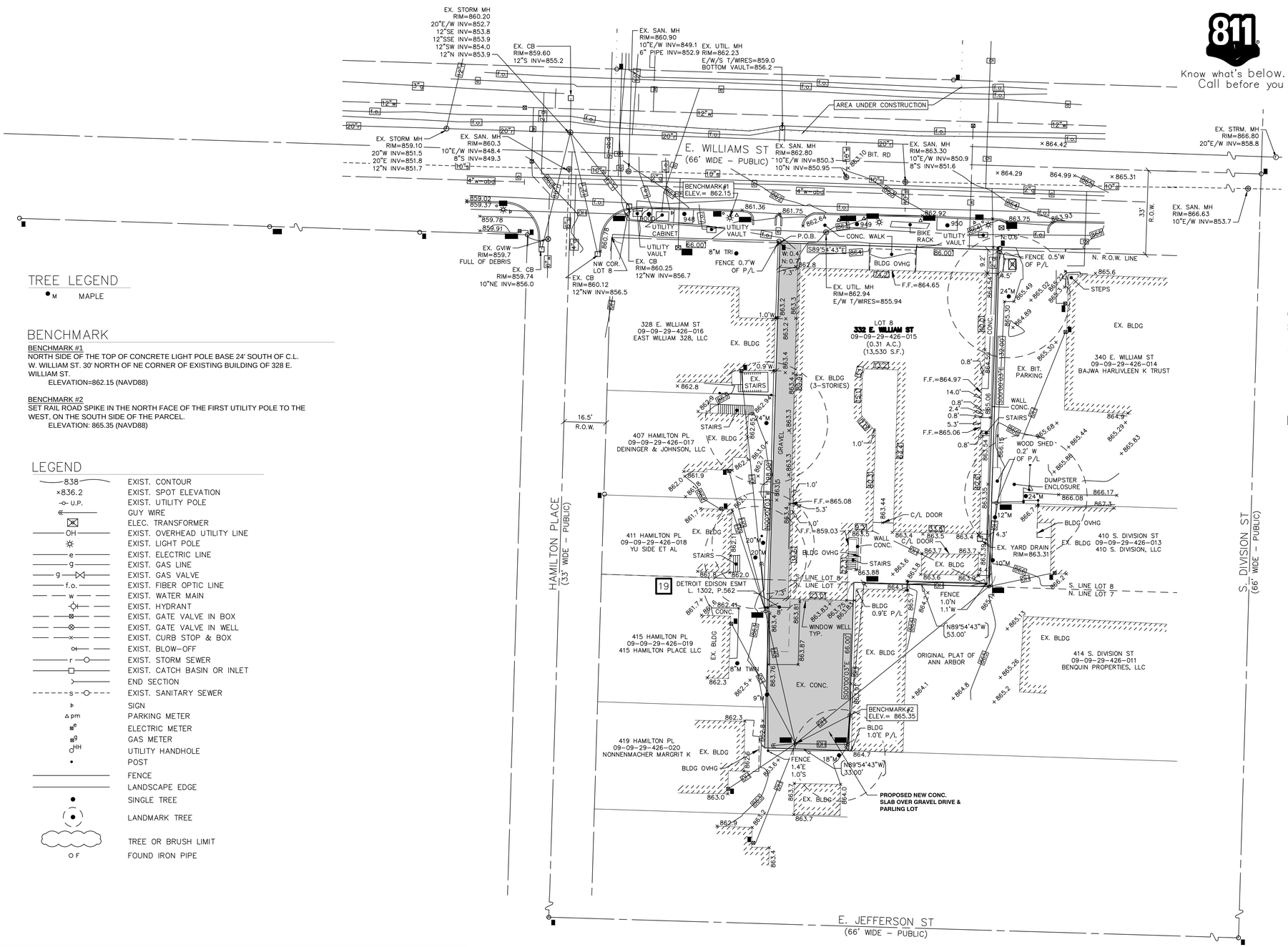
	ENG:
	PM: MST
	TECH:
	25242_SV1
	PB41/39

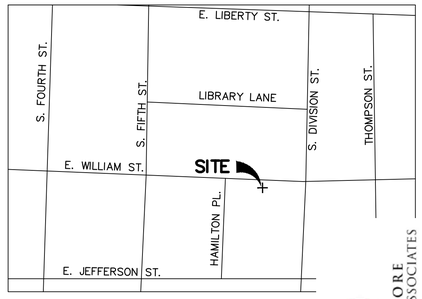


SCALE: 1" = 20'

0 20 40 60

811

Know what's below.
Call before you dig.



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DATE: 03/04/26
SHEET 1 OF 1
CADD:HJG
SNC
PM: MVT
FIELD: SVT
REF FILE:

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