

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 332 E William Street, Application Number HDC19-159

DISTRICT: East William Historic District

REPORT DATE: September 12, 2019

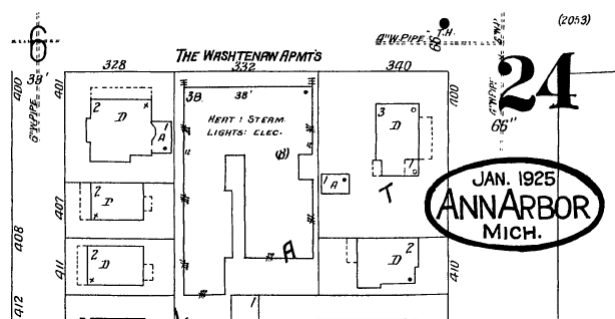
REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: September 9, 2019

	OWNER		APPLICANT
Name:	Gallatin Manor, LLC		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.

In October, 2017 the HDC approved an application to alter nine window openings near ground level.

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 install a radon mitigation system on the west side of the building, near the street.

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.

Building Site

Not Recommended: Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the site.

From the Ann Arbor Historic District Design Guidelines:**Mechanical Equipment**

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

Installing vertical runs of ducts, pipes, and cables in the interior of the building in closets, service rooms, or wall cavities so they are not visible on the exterior.

Painting mechanical equipment to blend with the historic building.

STAFF FINDINGS

1. Several apartments in the building tested high for radon levels. One is problematic in that the venting system would need to be installed on the front of the building, or near the front on the west side. Though the application describes both locations, mounting the

pipe and fan on the front elevation would not be appropriate and does not meet the Ann Arbor Historic District Design Guidelines. This report addresses the location on the side of the building that is shown in the photo mock-up.

2. Radon mitigation (and other mechanical) units are typically a staff approval if they are not visible from the street and don't negatively impact the historic building. Since this work does not meet those criteria it requires approval by the Historic District Commission.
3. The size of the building makes venting a basement apartment out the roof by cutting through three upper apartments impractical. The proposed location is not ideal, but avoids the more decorative front façade and the corner that it turns. The attachments mention painting the pipe and fan, which is appropriate. It may be better to move the whole thing forward two feet to snug it up against the seam where the face brick and common brick meet.
4. Building department staff will require more detailed drawings since this is a commercial building. They may have issues with the potential for vehicles to hit the radon unit. It should be noted that the width of the driveway will not allow bollards to be placed beneath the unit for protection.
5. Staff recommends approval of this application, on the condition that the radon mitigation unit be painted to blend in with the brick, and that it be located no farther forward (closer to East William Street) than the end of the decorative stone band where the face brick and common brick meet.

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 332 East William Street, a contributing structure in the East William Historic District, to install a radon mitigation unit on the west side of the building, with the following conditions: that the entire radon unit is painted to match the brick color, and that it is not located farther north than the seam where the decorative brick and the common brick meet. As conditioned, 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 332 E William Street in the East William 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, specs

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 jthacher@a2gov.org
 Fax: 734.994.8460 63

APPLICATION MUST BE FILLED OUT COMPLETELY

OFFICE USE ONLY	
Permit Number	HDC# <u>19-159</u>
	BLDG#
DATE STAMP	
CITY OF ANN ARBOR RECEIVED	
AUG 22 2019	
PLANNING & DEVELOPMENT SERVICES	

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER <u>GALLATIN MAJOR, L.L.C.</u>		HISTORIC DISTRICT <u>EAST WILLIAM</u>
PROPERTY ADDRESS <u>332 E. WILLIAM #90.</u>		CITY <u>ANN ARBOR</u>
ZIPCODE <u>48104</u>	DAYTIME PHONE NUMBER <u>(734) 3680256</u>	EMAIL ADDRESS <u>JEFF@GALLATIN-ENTERPRISES.COM</u>
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) <u>409 S. DIVISION</u>		CITY STATE, ZIP <u>ANN ARBOR MICHIGAN 48104</u>

PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME <u>MANAGING MEMBER JEFFREY R. GALLATIN</u>	DATE <u>8-21-19</u>
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APPLICANT INFORMATION

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

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	PRINT NAME <u>X JEFFREY R. GALLATIN</u>	DATE <u>8-21-19</u>
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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).

PLEASE SEE ATTACHED EXHIBIT I, II, AND III PLUS SUPPORT DOCUMENTS
EMAILED TO JILL. Radon remediation system.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

SEE PROPOSED WORK ABOVE

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:	\$ <u>35-</u>	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Credit Card	

Gallatin Realty Co.

Gallatin Mortgage Co.

Gallatin Building Co.

Gallatin Investment Co.



"Total Home Service Under One Roof"

August 22, 2019

Historic District Commission
Planning and Development Services
Attention: Jill Thacher
301 E. Huron St.
Ann Arbor, Michigan 48104

Re: 332 E. William

Dear Jill and Members of the Historical Commission for the City of Ann Arbor:

I am writing this letter to explain a recent problem which I became a wear of that effect the Health, Safety, and General Welfare of a number of tenant presently residing in my 40 unit apartment building located at 332 E. William, which is located in the City of Ann Arbor, Michigan.

That being that the following units are being exposed to higher levels of Radon then the accepted level of 4.0, those apartments are units:

1. 94
2. 96
3. 97
4. 98
5. 99

of which I can cure all but apartment 96 by hiring PROTECH, a Professional Radon Remediator, however in order to remediate apartment 96, I need to ask for your help because apartment 96 is located in the Northwest corner of the front of the building which is facing E. William, which means that I have to install the piping inside the apartment, then exit it through the North brick wall which is approximately 18" thick, and then run it up the front of the building, then after I run it about 10' I have to install a fan inside the piping, and then run it up the too above the roof, which means everyone who walks or drives by the building will notice it, however I can paint it the same color as the brick to make it disappear, or I can do it on the driveway side of the building, which is on the Westside of the building, and it would be set back from the street approximately 40-60 feet, and if it were painted the same color as the brick it would basically disappear, just like the casing for the cable wires and the kitchen vent for apartment 95.

In considering the possibility of helping me solve this problem, your natural thoughts would or could lead you to rerouting the PVC tubing so that it goes through the ceiling and floors of each of the apartments above, however it would have to travel through 3 floor of apartment ceilings and floors to get to the roof which would violate the existing integrity of each of the units causing potential fire chases, as well as interference by steel beans and wood structural support beams. Another option would be to go sideways and possibly up and down trying to go through the entire apartment to get to the hallway, then through a stairwell to get to the alcove between the 2 sides of the building, but unfortunately when drawing the air and gas out of the ground by the use of a closed cylinder and a fan we create condensation which causes water problems and water damage, which draws insects, etc., so although a thought, not really practical if it could even be done, which I'm told by PROTEH, that it not possible and won't be effective.

I have emailed Jill the various supportive images and hope that you'll be able to HELP me once again make my property safe for my tenants who are seniors, working people like you and me, and those senior undergrads and grad students that will help shape our future.

The way I found out about this problem was that I recently refinanced the building and in doing so I was required to get an Environmental Phase 1 Survey, and in hind sight, I'm thankful, because now I can solve this unknown problem.

Thank you for considering my dilemma.

jeff



From: Contact Red Alert contact@redalertradon.com
Subject: Radon Measurement Reports 332 E William Ann Arbor
Date: May 2, 2019 at 10:07 AM
To: hudgins@protechenvironmental.com
Cc: jeff@gallatin-enterprises.com

Good Morning Kurt,

Per Jeff Gallatin's request, here are the radon measurement reports for the 7 apartments located within his building at 332 E. William in Ann Arbor.

The averages came out to:

- Apt 99: 10.9 pCi/L.
- Apt 97: 4.2 pCi/L.
- Apt 95: 3.1 pCi/L.
- Apt 96: 5.1 pCi/L.
- Apt 100: 0.9 pCi/L.
- Apt 94: 6.1 pCi/L.
- Apt. 98: 5.2 pCi/L.**

Let me know if you have any questions. Have a great day!

Brie
Red Alert Radon
[248-472-8102](tel:248-472-8102)



332 E William
Apt 100.pdf



332 E William
Apt 97.pdf



332 E William
Apt 95.pdf



332 E William
Apt 96.pdf



332 E William
Apt 98.pdf



332 E William
Apt 99.pdf



332 E William
Apt 94 New.pdf

From: Kurt Hudgins hudgins@protechenvironmental.com
Subject: FW: 332 E William St
Date: July 29, 2019 at 10:25 AM
To: jeff@gallatin-enterprises.com

Hi Jeffrey,

It appears this will need to go in front of the HDC, below is the reply from Jill. The only unit of issue is the one on the side since it will be visible.

I will leave this in your capable hands as this will progress from the point in which you apply for the building and historic permit.

Thanks,

Kurt

From: Thacher, Jill [mailto:JThacher@a2gov.org]
Sent: Monday, July 29, 2019 10:06 AM
To: Kurt Hudgins
Subject: RE: 332 E William St

Thanks Kurt. Since it's large and not out of sight, this one needs to be reviewed by the HDC. When you apply, be sure to include:

- information on why you can't put it on any other less-visible part of the building
- photos of existing
- method of attachment to the brick mortar joints
- drawings of what the unit will look like and where it will be mounted on the building
- any other details, like if it will be painted

Any questions, please let me know. The next application deadline is August 23 for the September 12 meeting.

From: Kurt Hudgins <hudgins@protechenvironmental.com>
Sent: Friday, July 26, 2019 4:16 PM
To: Thacher, Jill <JThacher@a2gov.org>
Subject: RE: 332 E William St

Hi Jill,

Attached is a photo with a rough drawing of the system where it would be located on the building. Of course it would be straight when actually installed but I think it fills the need of where it would be.

Hope you have a good weekend.

Thanks,

Kurt

From: Thacher, Jill [mailto:JThacher@a2gov.org]
Sent: Friday, July 26, 2019 8:46 AM
To: Kurt Hudgins
Subject: RE: 332 E William St

Perfect, thanks Kurt! I'm hopeful that I can staff approve it, seeing a photo will help.

From: Kurt Hudgins <hudgins@protechenvironmental.com>
Sent: Friday, July 26, 2019 8:45 AM
To: Thacher, Jill <JThacher@a2gov.org>
Subject: RE: 332 E William St

Hi Jill,

I just got a photo of the building and I will draw the approx. location of the system and email back to you hopefully by the end of business today. (I was out of the office all day yesterday so I am a little behind)

Thanks,

Kurt

From: Thacher, Jill [mailto:JThacher@a2gov.org]
Sent: Friday, July 26, 2019 8:38 AM
To: Kurt Hudgins
Subject: RE: 332 E William St

Ok, last question is how far back that side unit would be?

From: Kurt Hudgins <hudgins@protechenvironmental.com>
Sent: Tuesday, July 23, 2019 11:02 AM
To: Thacher, Jill <JThacher@a2gov.org>
Subject: RE: 332 E William St

Hi Jill,

The one on the side we had planned to bring it out of the unit as high as we could (ceiling height of the unit) keeping the pipe tight to the building and then mount the fan about ten feet up so that it would not cause any concern to cars pulling in and out. Routing it to the rear of the building would be extremely difficult as the pipe would have to be ran through five or six apartments to get to the rear, and I am not sure if that would even be possible.

Thank you,

Kurt

From: Thacher, Jill [mailto:JThacher@a2gov.org]
Sent: Tuesday, July 23, 2019 10:38 AM

TO: Kurt Hudgins

Subject: RE: 332 E William St

Hi Kurt, the ones in the horseshoe or back of the building are fine, as long as the vent stack is attached in the mortar joints, not through the bricks. Is it possible to move the one on the alley to the back? I'm concerned about visibility and interference with cars since this is the driveway to the parking lot. I'll ask someone in building if bollards would be required to keep cars from hitting it.

From: Kurt Hudgins <hudgins@protechenvironmental.com>

Sent: Tuesday, July 23, 2019 10:31 AM

To: Thacher, Jill <JThacher@a2gov.org>

Subject: 332 E William St

Good morning Jill,

We have been contracted to install radon mitigation systems at 332 E William St, it's a multilevel apartment building and from looking at the map it is in the East Williams Historic District.

This is the first building like this we have done that is in Historic, can you tell me any specific guidelines for the installations on the exterior of this type of building?

Just wanted to touch base so that when I submit the bldg. permit app and historic app I can include whatever is needed for the process.

5 systems total to be installed, 4 of the systems would be on the back or center of the building (building shaped like a horse shoe with center court open to the rear) One system was planned to be on the side of the building (alley side).

Any assistance you can provide would be appreciated.

Thank you,

Kurt Hudgins, President
Protech Environmental Services Inc.
251 Jackson Plaza
Ann Arbor, MI 48103
Office 734-761-3595
Fax 734-761-1553
hudgins@protechenvironmental.com
www.protechenvironmental.com



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