

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 202 S Seventh Street, Application Number HDC20-098

DISTRICT: Old West Side Historic District

REPORT DATE: August 13, 2020

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, August 10, 2020

	OWNER	APPLICANT
Name:	Brian P. Casey	Same
Address:	202 S Seventh St Ann Arbor, MI 48103	
Phone:	(408) 250-9599	

BACKGROUND: This distinctive two-story gable-fronter first appears in Polk City Directories in 1894 as the Stollsteimer home. It features a stone foundation, full-width front porch, two-over-two windows with operable shutters, and decorative trim on the window hoods. The garage appears on 1925 Sanborn maps, but not on 1916 maps. It has two bays, each with double leaf doors, and a pyramid roof.

LOCATION: The site is located on the southwest corner of South Seventh Street and West Washington.

APPLICATION: The applicant seeks HDC approval to remove the garage doors and replace them with wood replica doors that are installed to slide on tracks instead of opening on hinges.

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.
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):

Building Site

Recommended: Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

District or Neighborhood Setting – Repair

Recommended: Repairing features of the building and landscape by reinforcing the historic materials.

Repair will also generally include the replacement in kind--or with a compatible substitute material--of those extensively deteriorated or missing parts of features when there are surviving prototypes, such as porch balustrades or paving materials.

Not Recommended: Replacing an entire feature of the building or landscape when repair of materials and limited replacement of deteriorated or missing parts are appropriate.

District or Neighborhood Setting – Replace

Recommended: Replacing in kind an entire feature of the building or landscape that is too deteriorated to repair-- when the overall form and detailing are still evident -- using the physical evidence as a model to guide the new work.

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

Residential Accessory Structures

Appropriate: Maintaining and restoring historic barns, garages, sheds, trellises, and other accessory structures to match the historic materials and configuration.

Maintaining and repairing historic doors and windows on historic barns and garages to match the existing materials and configuration.

Where elements of historic out-buildings are deteriorated beyond repair, replacing the elements in kind.

Replacing a non-historic or missing garage door with a new door in keeping with the style and period of the existing garage, using the historic opening size.

Not Appropriate: Replacing repairable original historic doors, garage doors, and windows.

Altering historic barns, garages, and sheds by using materials, configurations, and designs that do not match the existing or historic appearance.

STAFF FINDINGS:

1. The garage is old enough to be a contributing structure in the Old West Side Historic District and doesn't appear to have many modifications. The owner states that the doors are not original, and that they are warped and deteriorated to the point of not being repairable.
2. The owner desires to have wood replica doors built, then to hang the center two doors on tracks so they slide outward like barn doors. The outer two doors would be fixed in place. Existing hardware would be used (functional for the door handles, decorative for the outer door hinges). The intent is to keep the appearance of two pairs of doors, while allowing the two center doors to slide open. The owner's goal is to not have to shovel as much snow in winter as is currently required to open the double leaf doors.
3. Staff is generally supportive of the work as a creative way to make the historic garage doors more functional. Details on the track to be used to hang the doors were not included, but this could be reviewed by staff if the application is approved. Staff is looking forward to the site visit to get a better sense of the age and condition of the doors.

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 202 S Seventh Street, a contributing property in the Old West Side Historic District, to replace the garage doors with wood replicas that slide on tracks, 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 and 5 and the guidelines for building site and district or neighborhood setting; and the *Ann Arbor Historic District Design Guidelines* for residential accessory structures.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 202 S Seventh in the Old West Side 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, photo, drawing

202 S Seventh (2007 Survey Photo)





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

jtacher@a2gov.org

Fax: 734.994.8460

APPLICATION MUST BE FILLED OUT COMPLETELY

OFFICE USE ONLY	
Permit Number	HDC# <u>20-098</u>
	BLDG# _____
DATE STAMP	
CITY OF ANN ARBOR RECEIVED	
JUN 29 2020	
PLANNING & DEVELOPMENT SERVICES	

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER <u>Briah P Casey</u>		HISTORIC DISTRICT <u>Old West Side</u>	
PROPERTY ADDRESS <u>202 S 7th Street</u>			CITY <u>ANN ARBOR</u>
ZIPCODE <u>48103</u>	DAYTIME PHONE NUMBER <u>(408) 2509599</u>	EMAIL ADDRESS <u>bp Casey 11 a@gmail.com</u>	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)			CITY STATE, ZIP

PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME <u>Briah P Casey</u>	DATE <u>6/22/20</u>
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APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE)			
ADDRESS OF APPLICANT			CITY
STATE	ZIPCODE	PHONE / CELL # ()	FAX No ()
EMAIL ADDRESS			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	PRINT NAME <u>X</u>	DATE
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BUILDING USE – CHECK ALL THAT APPLY

<input checked="" type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input 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).

see attached Replace Garage Doors

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

see attached

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

Brian Casey

202 S 7th Street

Ann Arbor Mi 48103

Proposed Work

Replace existing 4 panels that are approximately 4 feet wide of wooden garage doors that are side hinged and swing open with 4 wood panels of similar design. Outside panels of replacements would be fixed with two middle doors opening by sliding open by rolling open behind the outside fixed panels. Intent is to keep same look of existing doors with only variance being how the doors open.

Conditions that justify the proposed changes

Existing doors have warped and not repairable. To replace with wood doors swinging out is not possible due to existing support structure for doors. In addition, doors that swing out would be non functional if there is a snow storm as a 4 foot swinging door would necessitate complete clearing of snow to exit or reentry. Resident is 65 years old and not capable of clearing the snow to level necessary.

Only feasible solution to maintain wood doors would be to have them slide open. Resident wants to match existing wood replica of doors. Only change requested is to have a more functional open and close pattern.

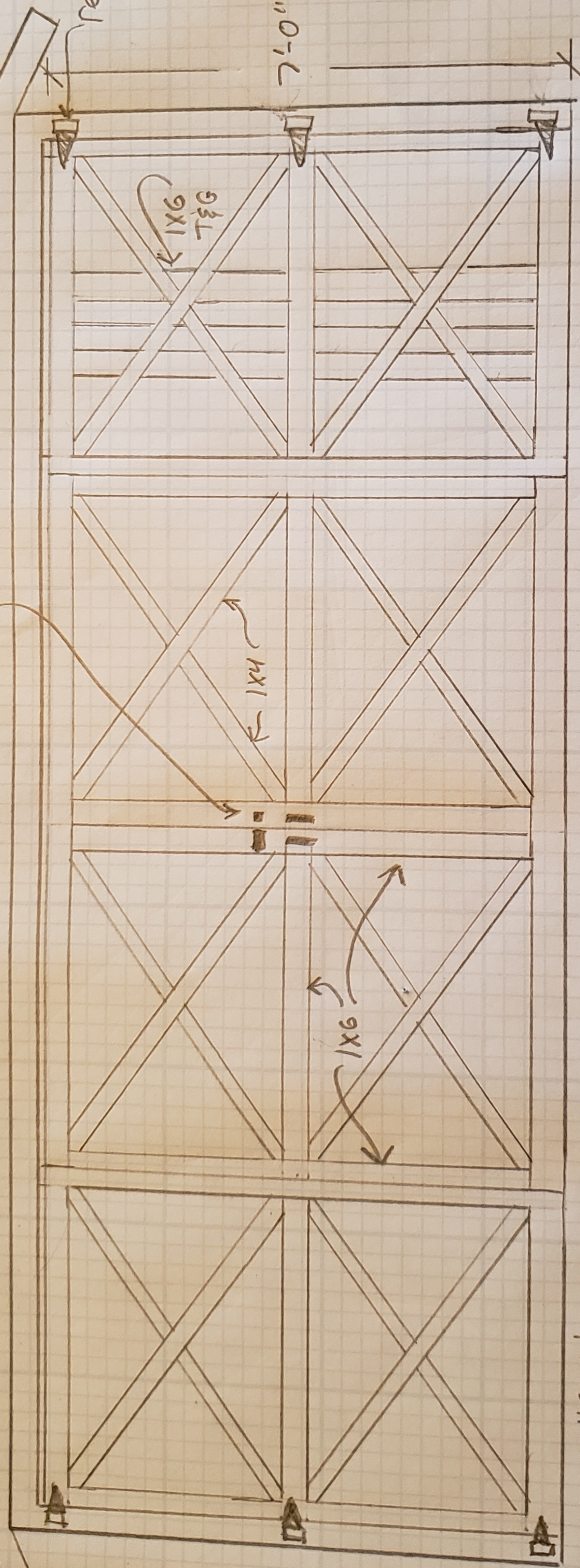
In addition, the project will replace existing disrepair on entire structure including adding cap to existing concrete floor, leveling drive to get water flowing away from structure and replacing rotting frame especially along roof line.



existing roof w/ no changes

reuse existing hardware

reuse existing hardware on stationary panels



Build new panels & doors w/ T&G 1x6 & 1x4 & 1x4 double cross back design, us minimum screws and clinch all hand driven nails

From: [Brian Casey](#)
To: [Thacher, Jill](#)
Subject: Re: 202 S 7th
Date: Thursday, July 23, 2020 10:36:41 AM

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

I checked with my contractor and doors are not originals and are in no repairable shape. He can do excellent replicas so we will keep current design even if not original. What we will be doing is shoring up flooring and repairing all the original structure so to preserve it including leaking and some rotting. Bob will give me a drawing mid next week as he is out of town on a job this week. When is the next meeting?

On Thu, Jul 16, 2020 at 1:18 PM Thacher, Jill <JThacher@a2gov.org> wrote:

Hi Brian, I'm done with the July HDC Meeting and am moving on to August applications. Please submit a drawing(s) detailing how the doors will be fixed/hung in the opening. These can be the same drawings that are submitted to the building department if the application is approved.

Also, seeing your existing doors close up, can you repair and reuse them instead of building replicas? I think you would have a much better chance of approval if you kept the historic materials on the garage, which is one of the Historic District Commission's top priorities.

Any questions, let me know.

Jill

Please note Planning Staff are continuing to work remotely and are committed to responding as soon as possible.

Jill Thacher | City Planner/Historic Preservation Coordinator | jthacher@a2gov.org
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