

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 216 N State Street, Application Number HDC21-035

**DISTRICT:** Old Fourth Ward Historic District

**REPORT DATE:** March 11, 2021

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday March 8, 2021

#### OWNER

**Name:** Draprop Corp  
**Address:** 777 E Eisenhower Pkwy Suite 850  
 Ann Arbor, MI 48104  
**Phone:**

#### APPLICANT

Katie Vohwinkle/Oxford Companies  
 777 E Eisenhower Pkwy Suite 850  
 Ann Arbor, MI 48104  
 (734) 548-6927

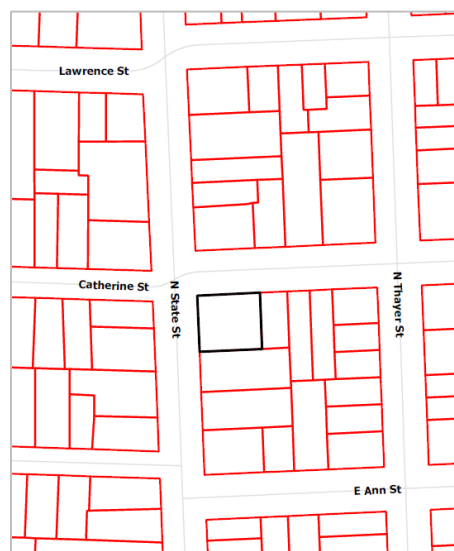
**BACKGROUND:** This large two-story house is listed in the 1868 City Directory as 16 N. State, the home of Steven Webster, of Miller & Webster bank (established 1855). Its exact construction date is unknown. It features 2 ½ stories, a mansard roof clad in tin shingles with exposed eave brackets, a stone foundation and stone front porch with heavy columns. At some point several dormers were added or expanded on the roof. Though that work would not be considered appropriate today, the roof retains its uniqueness and character and the original form is readily apparent.

The HDC approved an application to replace the tin roof shingles with imitation single-width shakes (based on the presence of wood shakes beneath the tin) in 2018 (HDC18-221).

**LOCATION:** The site is on the east side of North State Street, at the southeast corner of Catherine Street.

**APPLICATION:** The applicant seeks an HDC determination on the status of their detached garage as contributing or noncontributing. They also seek to demolish and rebuild the garage, though no drawings are included with this application.

**APPLICABLE DEFINITIONS:**



The State Historic Preservation Office and Secretary of the Interior provide definitions for historic and non-historic resources:

**Contributing Resources.** A contributing (historic) resource, is one that adds to the historic association, historic architectural quality, or archaeological values for which a property is significant because it was present during the period of significance, relates directly to the documented significance, and possesses historic integrity.

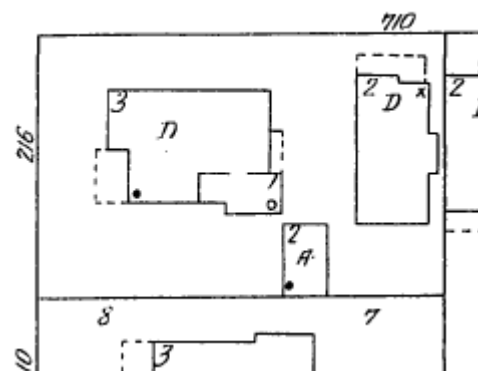
**Non-Contributing Resources.** A non-contributing (non-historic) resource is one that does not add to the historic architectural qualities or historic association of a district because it was not present during the period of significance, does not relate to the documented significance, or due to alteration, additions, and other changes it no longer possesses historic integrity.

### STAFF FINDINGS:

1. As a result of a city rental housing inspection in November of 2020, a structural engineering report was requested for the garage (attached as part of the application). Since that report was received, Rental Housing and the Building Official have expressed concerns about the safety of the structure.
2. The applicant has requested to demolish and rebuild the structure, based on the structural engineering report. Since plans have not been submitted, the application is incomplete for that work. The applicant requested that the application still appear before the HDC in an effort to keep the proposal moving forward, and stated:

We need to get the approval to tear down the current structure and rebuild. It will be a replica of the existing structure no changes to size or style.

3. The garage is shown on the 1925 Sanborn Fire Insurance Map at right, which indicates a two-story automobile garage in the same footprint as the existing. It does not change on the 1931 or 1948 Sanborn. The garage was not present in 1916.



4. Visible exterior materials and forms of the garage believed to be from the period of significance (pre-1945) include:
  - The original footprint, four walls, and two stories
  - Narrow lap siding with corner boards
  - A slight overhang that protects the double leaf doors
  - Two single-sash window openings on the west elevation and one on the east that are boarded but retain their trim and sills.
  - Exposed rafter tails

Visible exterior non-historic (post-1944) materials and forms include:

- Wood double leaf doors that appear to be modern replacements

- The siding has been replaced with slightly wider siding in the second floor of the front elevation and on the lower four courses of the south elevation

In addition, there is a large concrete trough pushed up against the west elevation. Its age and purpose are unknown.

5. The post-1944 changes to the garage are minimal. The doors, if they are modern as they appear to be in the application photos, are in keeping with the style and period of the existing garage and use the historic opening size. Staff believes that this building was present during the period of significance and possesses historic integrity. It adds to the historic architectural quality of property and the Old Fourth Ward Historic District.
6. The HDC must determine whether or not the garage is a contributing structure, and if it is, whether or not it is deteriorated beyond repair and if replacement with a replica is appropriate. Three motions are suggested below.

## MOTIONS

(Note that the motions below are only suggestions. The Review Committee, consisting of staff and at least two Commissioners, will meet with the applicant on site and share their observations at the meeting.)

### *Contributing Structure that is repairable:*

I move that the single-car garage at 216 N State Street in the Old Fourth Ward Historic District be classified as a contributing structure because of its presence during the period of significance for the Old Fourth Ward Historic District and the historic integrity of its design, massing, characteristics and materials. Further, the garage must be repaired using matching materials in matching dimensions.

### *Contributing Structure that is deteriorated beyond repair:*

I move that the single-car garage at 216 N State Street in the Old Fourth Ward Historic District be classified as a contributing structure because of its presence during the period of significance for the Old Fourth Ward Historic District and the historic integrity of its design, massing, characteristics and materials. Further, it is determined that the garage is deteriorated beyond repair and may be replaced with a replica garage using matching materials in matching dimensions located on the same footprint or shifted up to 3' to meet zoning requirements. Elevation drawings and details must be approved by staff and a majority of the officers of the HDC before staff may sign off on a building permit for the replica garage.

### *Noncontributing Structure:*

I move that the single-car garage at 216 N State Street in the Old Fourth Ward Historic District be classified as a noncontributing structure because it does not retain historic integrity of its design, massing, characteristics and materials. The garage may be demolished and its site used for vehicular parking.

**ATTACHMENTS:** application, photographs with narrative

216 N State (front/west elevation, photo courtesy Google Street View)



216 N State and garage (2019 courtesy 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 [ithacher@a2gov.org](mailto:ithacher@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 <b>Draprop Corp</b>		HISTORIC DISTRICT <b>Old Fourth Ward</b>	
PROPERTY ADDRESS <b>216 N. State (Rear Garage)</b>			CITY <b>ANN ARBOR</b>
ZIPCODE <b>48103</b>	DAYTIME PHONE NUMBER <b>(734 ) 548-6927</b>	EMAIL ADDRESS <b>Kvohwinkle@oxfordcompanies.com</b>	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) <b>777 E Eisenhower Pkwy Suite 850</b>		CITY <b>Ann Arbor</b>	STATE, ZIP <b>MI 48108</b>

### PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME <b>Thomas Buckett</b>	DATE <b>February 19, 2021</b>
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### APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) <b>Oxford Companies (Katie Vohwinkle)</b>			
ADDRESS OF APPLICANT <b>777 E Eisenhower Pkwy Suite 850</b>			CITY <b>Ann Arbor</b>
STATE <b>MI</b>	ZIPCODE <b>48108</b>	PHONE / CELL # <b>(734 ) 548-6927</b>	FAX No <b>( )</b>
EMAIL ADDRESS			

### APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	PRINT NAME <b>Katie Vohwinkle</b>	DATE <b>February 19, 2021</b>
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### BUILDING USE - CHECK ALL THAT APPLY

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

Request to demolish and rebuild garage in back of property. The garage was cited by the city during CofO inspection. Structural engineer has review structure deeming it unsafe and not structurally repairable. Engineer recommends structure be demolished.

### DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

See structural engineering report that garage is in condition beyond structural repair.

For Further Assistance With Required Attachments, please visit [www.a2gov.org/hdc](http://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](mailto: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	

# DAILEY ENGINEERING INC

Todd A. Dailey, PE  
8485 Stephenson Rd.  
Onsted, Michigan 49265  
Phone: (517) 467-9000

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## INSPECTION REPORT OLD GARAGE 216 N. STATE ANN ARBOR, MICHIGAN

### Client

Katie Vohwinkle  
Oxford Companies  
777 E. Eisenhower Pkwy Ste 850  
Ann Arbor, MI 48108

Job Number: 20409

Date: December 4, 2020

### General:

Date of inspection –December 2, 2020  
Type of inspection – Structural Assessment

### Discussion:

There is a detached garage building at 216 N. State, Ann Arbor. It is quite old, and efforts to stabilize the building have been made. Despite those efforts, it is an unsafe structure. Additionally, from a practical standpoint, to save the building would require essentially a complete re-build.

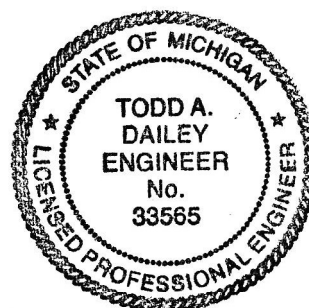
A list of structural deficiencies includes the following:

- 1) The building has a distinct lean to the east (visible in photo #1), as its resistance to wind load is insufficient.
- 2) Rotting of studs at base of wall (see photos #5-7). In more than a few instances, the degree of rotting is complete; there is zero connection/load transfer between the stud and foundation.
- 3) Discontinuous studs (see photos #8-9). Some of the wall studs consist of discontinuous and/or spliced studs. It is difficult to “splice” wood and obtain the required strength (the splices will create a “hinge”, greatly impairing the ability to the stud to act as a structural member).
- 4) Deteriorated joists/decking (see photos #10-12). A number of joists and some of the decking has been repeatedly exposed to moisture (roof leaking), and has deteriorated as a result. The loss of strength can be seen in the excessive bowing.

*Todd Dailey*

Todd Dailey, PE

Enclosures: Photos #1-#10





**PHOTOS – 216 N STATE**



**PHOTO #1 – NORTH ELEVATION**



**PHOTO #2 – WEST ELEVATION**



**PHOTOS – 216 N STATE**



**PHOTO #3 – EAST ELEVATION**



**PHOTO #4 – SOUTH WEST ELEVATION**

**PHOTOS – 216 N STATE**



**PHOTO #5 – ROTTED STUDS @ BASE**



**PHOTO #6 – ROTTED STUDS @ BASE**

**PHOTOS – 216 N STATE**



**PHOTO #7 – ROTTED STUDS @ BASE**



**PHOTO #8 – DISCONTINUOUS STUDS**



**PHOTOS – 216 N STATE**



**PHOTO #9 – DISCONTINUOUS STUDS**



**PHOTO #10 – DETERIORATED JOISTS/DECKING**

**PHOTOS – 216 N STATE**



**PHOTO #11 – DETERIORATED JOISTS/DECKING**



**PHOTO #12 – DETERIORATED JOISTS/DECKING**