

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 517 East Washington Ave. (512 E Huron Street), Application Number  
HDC 13-093

**DISTRICT:** Old Fourth Ward Historic District

**REPORT DATE:** July 5, 2013

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

**REVIEW COMMITTEE DATE:** Monday, July 8 for the Thursday, July 11, 2013 HDC meeting

<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b> First Baptist Church of Ann Arbor	H. Scott Diels
<b>Address:</b> 517 E. Washington Ann Arbor, MI 48104	1414 Iroquois Ann Arbor, MI 48104
<b>Phone:</b> (734) 663-9376	(734) 747-8252

**BACKGROUND:** First Baptist Church was constructed from 1878 to 1881 and was designed by architect E. E. Myer of Detroit, who also designed the Michigan and Texas State Capitols. The Gothic-style church features local granite fieldstone, tall, narrow vertical windows with Gothic arches, and large rosette windows. Several additions to the original structure have also been built: a two-story red brick education wing that was added to the rear in 1950, a stucco and stone addition to the west of the education wing that was built in 1962, a stone entrance on the south elevation, and a wing on the west elevation that connects the church to the Silas Douglass House next door.

An application was approved by the HDC on May 10, 2007 to replace nine second-floor windows on the education wing. In 2008, the HDC approved a new door opening on the east vestibule wall and a new sidewalk. In 2009, the HDC approved a new wall configuration, sidewalk paving, and trash screening on the East Washington side of the site.

**LOCATION:** The site is located on the north side of East Washington Street between South Division Street and South State Street.

**APPLICATION:** The applicant seeks HDC approval to (1) replace the sanctuary doors facing Huron Street; (2) repair and repaint the existing windows and trim and install new aluminum storm windows on the vertical windows and rosette windows; (3) install new concrete stairs and handrail, and a retaining wall at the Huron Street entrance; (4) install new signage; (5) replace 21 windows on the education wing of the church; and (6) install a new sidewalk, pylons, metal fencing,



and a gate along the west property line.

The applicant applied in June 2013 to replace the asphalt roof with a slate roof and was granted administrative approval.

## **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.
- (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):**

#### **Masonry**

Recommended: Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and details such as tooling and bonding patterns, coatings, and color.

Not Recommended: Removing or radically changing masonry features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Introducing a new masonry feature that is incompatible in size, scale, material and color.

#### **Windows**

Recommended: Identifying, retaining, and preserving windows--and their functional and decorative features--that are important in defining the overall historic character of the building.

Protecting and maintaining the wood and architectural metal which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments.

Not Recommended: 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.

Replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate.

## **Entrances**

*Recommended:* Identifying, retaining, and preserving entrances--and their functional and decorative features--that are important in defining the overall historic character of the building such as doors, fanlights, sidelights, pilaster, entablatures, columns, balustrades, and stairs.

## **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.

Repairing features of the building and site by reinforcing historic materials.

*Not Recommended:* Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.

Replacing an entire feature of the building or site such as a fence, walkway, or driveway when repair of materials and limited compatible replacement of deteriorated or missing parts are appropriate.

## **From the Ann Arbor Historic District Design Guidelines:**

### **Design Guidelines for Windows**

*Appropriate:* Retaining and maintaining windows in good condition. Normal maintenance will include cleaning, sash cord replacement, limited paint removal, re-caulking where necessary, and new paint to make windows fully operable.

Adding weather stripping and painted wood or aluminum storm/screen windows that fit the opening size to improve energy efficiency.

*Not Appropriate:* Removing or radically changing a window that is important in defining the overall historic character of the property.

Installing an exterior storm/screen window that is an inappropriate size and that does not blend with the existing window.

### **Design Guidelines for Masonry**

*Appropriate:* Protecting, maintaining and preserving masonry features and surfaces that contribute to the overall historic character of a building and site.

### **Design Guidelines for Site Features**

*Appropriate:* Retaining and maintaining historic sidewalks, walkways, driveways, and patios/terraces.

## Design Guidelines for Entries

Appropriate: Replacing missing original doors with a design that matches original doors remaining on the building, or with a compatible new design that fits style and period of the building and the existing opening.

## Design Guidelines for Signs

Appropriate: Installing signage that is compatible in size, style, material, and appearance to the historic resource and district.

Not Appropriate: Installing permanent free-standing signs.

## STAFF FINDINGS:

### *Sanctuary Doors*

1. The existing sanctuary doors are wood with a Gothic-arched window in each door. The applicant states that these were installed in the 1950s. The proposed replacements doors are wood, with inset arched panels and no windows. Based on a photograph from the late 1800s (see Photo 1), the original doors also appear to be solid with inset panels and no windows (see Photo 2). The proposed doors are an appropriate style that is complementary to the building and in the spirit of the original doors.

### *Storm Windows and Window Repair*

2. The applicant proposes installing direct-attach storm windows to the vertical windows and rosette windows. The storm windows will have 1-inch aluminum frames that will be bronze in color. Storms are appropriate and important to the preservation of historic windows.
3. The applicant will also repair and paint the windows and trim as needed, as recommended in the Secretary of the Interior's Guidelines and the Ann Arbor Historic District Guidelines for Windows.

### *Concrete Stairs and Handrail on East Huron*

4. The existing front entrance consists of a low granite retaining wall, with a short set of concrete stairs and simple metal handrail leading to the entrance of the sanctuary. Based on the photograph from the late 1800s, the retaining wall appears to have changed very little since then, and the applicant states that the retaining wall and slate sidewalk are original. The set of stairs and handrail both appear to be more recent additions. The slate would be relocated to landing areas outside of the emergency doors on the east and west elevations near East Huron.
5. The proposed changes include reconstructing the retaining wall around the staircase by widening the landing at the foot of the stairs, and inseting it from the sidewalk. This will involve removing several portions of the original retaining wall. The applicant states that the stone and cap removed from the retaining wall will be incorporated into the new configuration. The new configuration will include constructing four piers with granite caps

that will be 36-inches tall, separated by lower sections of granite retaining wall that are 26-inches tall. The remaining portions of the original retaining wall will be repaired as necessary. Staff believes that changes to East Huron Street (mainly widening) warrants the alteration of the original wall to allow a small gathering space off of the city sidewalk.

6. The applicant also seeks to replace the existing concrete stairs and sidewalk. The new stairs will also be concrete, and will be wider than the existing stairs. A simple handrail will be added to each side of the new stairs. The sidewalk leading to the Sanctuary entrance will be replaced with a new concrete sidewalk.

### *Signage*

7. The existing signage consists of a stone panel to the west of the Sanctuary entrance. The age of this sign is unknown, but it does not appear in the photo from the late 1800s. The applicant proposes removing this sign and replacing it with new signage above the retaining wall on the north side of the church, towards the west of the building. Details about the sign's size, materials, and design were not provided to staff at this time. If the sign's size and placement are approved by the Commission, staff will base their approval of a future sign application on this concept.

### *Education Wing Windows*

8. The applicant also seeks approval to replace a total of 21 windows on the education wing that was built in the 1950s. Fourteen of these windows measure 40 inches by 65 inches, and seven windows measure 48 inches by 75 inches. The current windows are steel with single pane glazing. The replacement windows will match the ones approved by the HDC in 2007, with 5/8" insulated glass to fit the existing opening.

### *Sidewalk, Fencing and Gate*

9. The applicant also proposes installing a new sidewalk, pylons, and fencing along the west lot line between the church and the Landmark high-rise development immediately to the west. The sidewalk would be 5' wide and concrete. The black metal fencing would match the one along the parking lot off East Washington Street, and detail for the ornate metal gate into the garden behind the Silas Douglass house is included with the application. The pylons are 6' tall, and faced in split-faced fieldstone with a limestone cap. They are intended to mark the location of the publicly-accessible sidewalk running from East Huron to East Washington between the two sites.

**POSSIBLE MOTIONS:** (Note that the motions 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 517 East Washington Street, a contributing property in the Old Fourth Ward Historic District, to (1) replace the sanctuary doors facing Huron Street; (2) repair and repaint the existing windows and trim and install new aluminum storm windows on the vertical windows and rosette windows; (3) install new concrete stairs and handrail, and a retaining wall at the Huron Street entrance; (4) install new signage; (5) replace 21 windows on the education wing of the church; and (6) install a new sidewalk, pylons, metal fencing, and a gate along the west property line. The proposed work is compatible

in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets the *Ann Arbor Historic District Design Guidelines* for windows, masonry, site features, entries, and signs, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 6 and 9 and the guidelines for masonry, windows, entrances and site.

**MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 517 East Washington Street in the Old Fourth Ward 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.

Photo 1: First Baptist Church, ca. 1880-1899 (from Bentley Historical Library collection)



Photo 2: Close-up of the Sanctuary doors





# City of Ann Arbor

## PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

Mailing: 301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
 Location: Larcom City Hall | First Floor | 301 E. Huron St. | Ann Arbor, MI 48104-6120  
 p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

### ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

<b>Section 1: Property Being Reviewed and Ownership Information</b>	
Address of Property: <u>517 E. WASHINGTON ST</u>	
Historic District: <u>STATE STREET</u>	
Name of Property Owner (If different than the applicant): <u>FIRST BAPTIST CHURCH OF ANN ARBOR</u>	
Address of Property Owner: <u>517 E. WASHINGTON ST</u>	
Daytime Phone and E-mail of Property Owner: <u>734.663.9376 office@fbca2.org</u>	
Signature of Property Owner: <u>Howard Scott Diels</u> Date: <u>6-19-2013</u> <u>CHAIR OF BOARD OF TRUSTEES</u>	
<b>Section 2: Applicant Information</b>	
Name of Applicant: <u>H. SCOTT DIELS ARCHITECT PLLC</u>	
Address of Applicant: <u>1414 1200000000</u>	
Daytime Phone: <u>(734) 747-8252</u> Fax: <u>(734) 747-8252</u> <u>734-649-2187 CELL</u>	
E-mail: <u>hscottdiels@att.net</u>	
Applicant's Relationship to Property: <input checked="" type="checkbox"/> owner <input checked="" type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other <u>REP</u>	
Signature of applicant: _____ Date: _____	
<b>Section 3: Building Use (check all that apply)</b>	
<input type="checkbox"/> Residential <input type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental	
<input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Institutional	
<b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b> (This item <b>MUST BE INITIALED</b> for your application to be <b>PROCESSED</b> )	
Public Act 169, Michigan's Local Historic Districts Act, was amended April 2004 to include the following language: "...the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed completion date, a fire alarm or smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531."	
Please initial here: <u>ASD</u>	



**Section 5: Description of Proposed Changes (attach additional sheets as necessary)**

1. Provide a brief summary of proposed changes. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Provide a description of existing conditions. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. What are the reasons for the proposed changes? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.  
\_\_\_\_\_  
\_\_\_\_\_

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

**STAFF USE ONLY**

Date Submitted: 6/19/13 Application to \_\_\_\_\_ Staff or  HDC

Project No.: HDC 13-093 Fee Paid: \$100

Pre-filing Staff Reviewer & Date: A.T. 6/19/13 Date of Public Hearing: 7/11-2013

Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial

Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:

*(Handwritten initials)*

262 391 5624

# H. S C O T T D I E L S ■ A R C H I T E C T

1414 Iroquois Pl. Ann Arbor, Michigan 48104 Tel & Fax 734-747-8252  
hscottdiels@att.net 734-649-2787 Cell

20 June 2013

City of Ann Arbor  
Planning & Development Services-Planning Services  
Ann Arbor Historic District Commission Application

Property: 517 E Washington First Baptist Church of Ann Arbor, Michigan

## SUMMARY OF PROPOSED CHANGES

- Sanctuary Roof installs new slate roofing and reproduces profiled cornices in copper. Install slate roofing and copper cornices on pitched roof at Washington Street entrance. Administrative approved early June and work is underway.
- New Sanctuary doors on Huron Street
- Repair and paint windows and trim. Install direct attach storms in 1" bronze color aluminum frames to vertical windows and rosette windows. Any change in detail will be administratively approved.
- New exterior concrete stairs and retaining walls. Reconfigure stairs and walls with reclaimed stone for walls and cap. Level walkways, eliminate gaps and add handrail at stair. Remainder of stone retaining wall along Huron repaired or rebuilt as required.
- New signage and landscaping around Sanctuary
- New windows, 14 at 40"x 65" and 7 at 48"x 75", on 1950s education wing. Windows to match previously approved window replacements.
- New pylons, metal fencing, landscaping and gate along Variety Building.

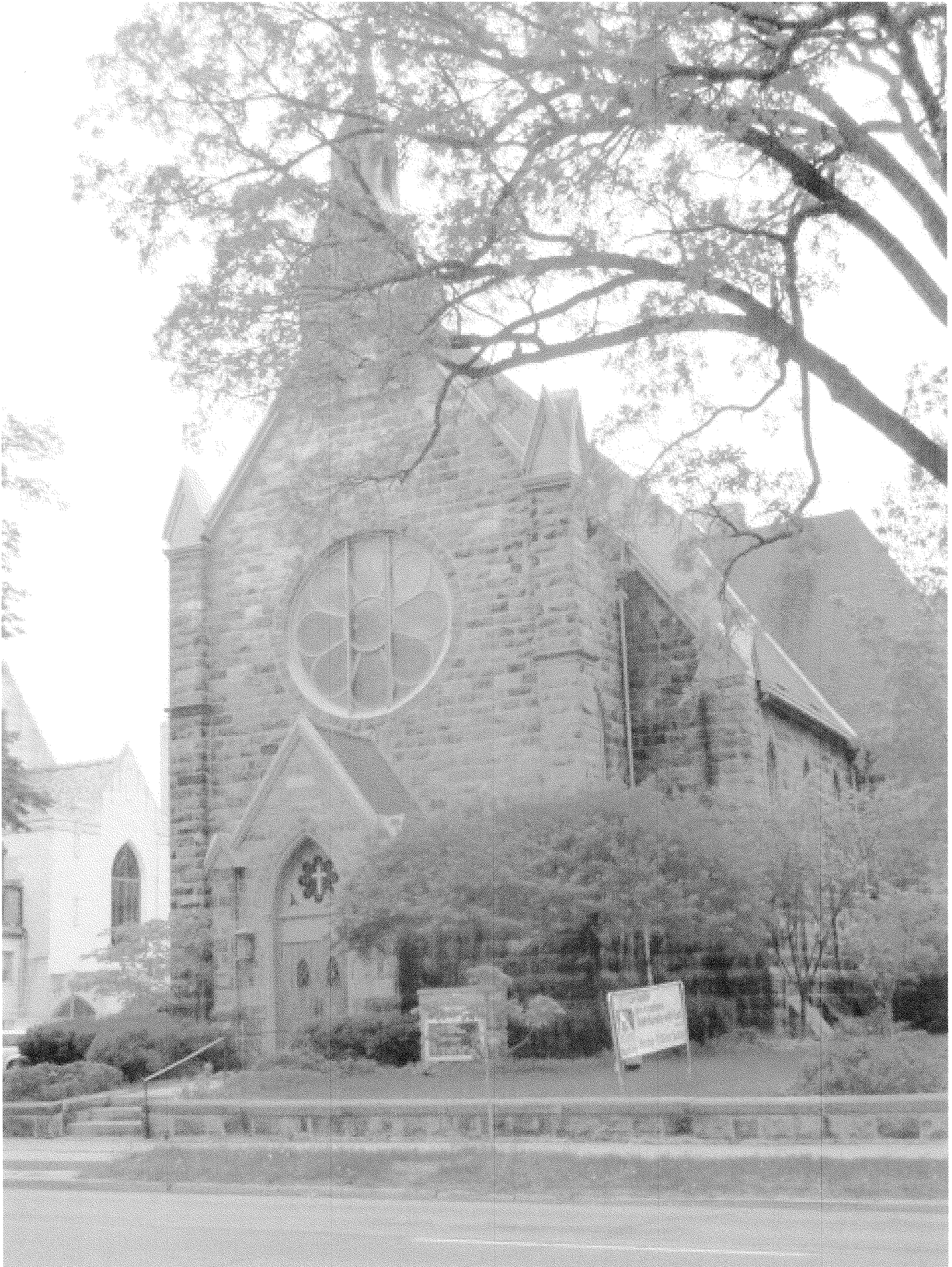
## PROVIDE A DESCRIPTION OF EXISTING CONDITIONS

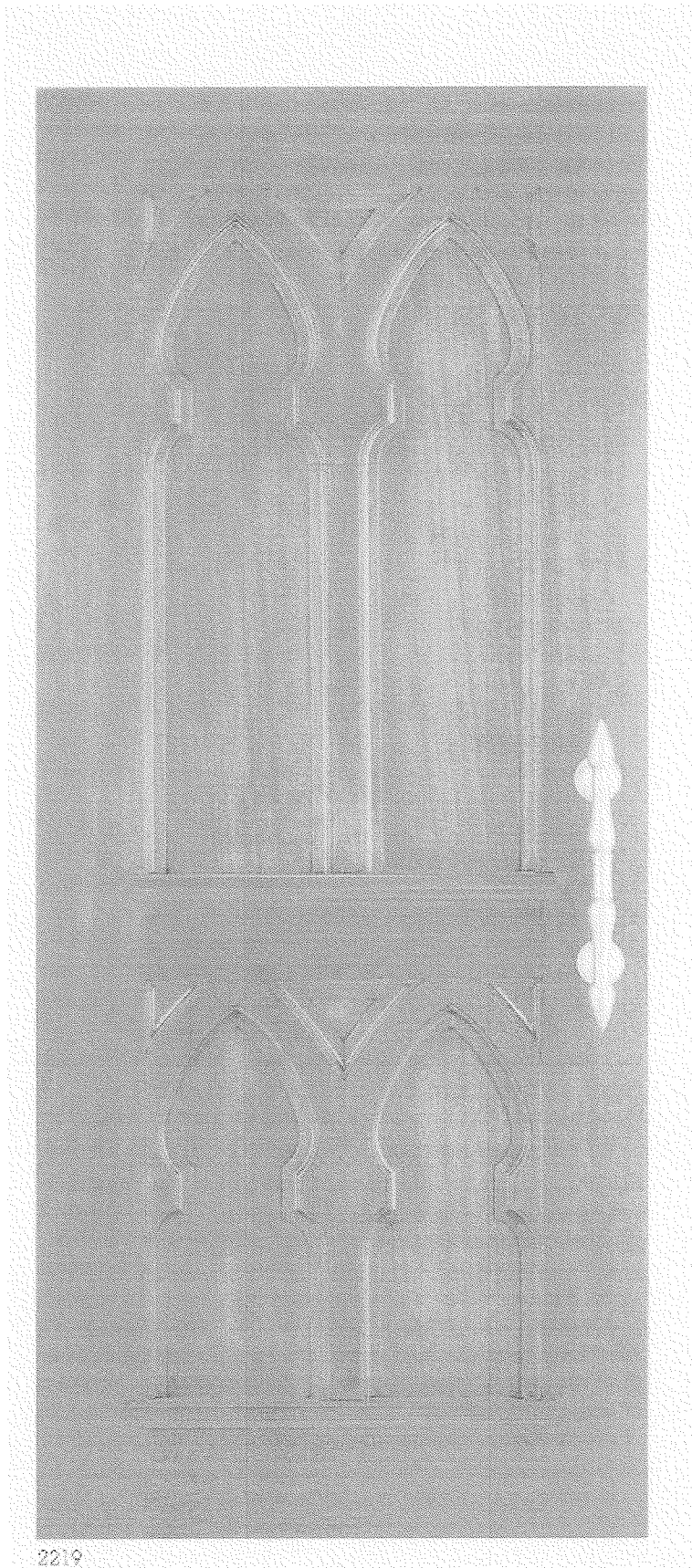
The original building was built from 1878 to 1881 of local granite fieldstone with a light framed wood roof structure. The architect was E E Myer of Detroit. He also designed the Michigan and Texas State Capitols. We have copies of the original specifications.

The original roof was black Vermont slate and was replaced with asphalt shingles in the late 1970s. The asphalt shingles are at the end of their life. The original tin work is rusting out and the integral roof gutters have been roofed over. The doors were replaced in the 1950s. The exterior slate sidewalk and stone retaining wall are original. Sanctuary windows are wood framed. Education wing windows are steel with single pane glazing.

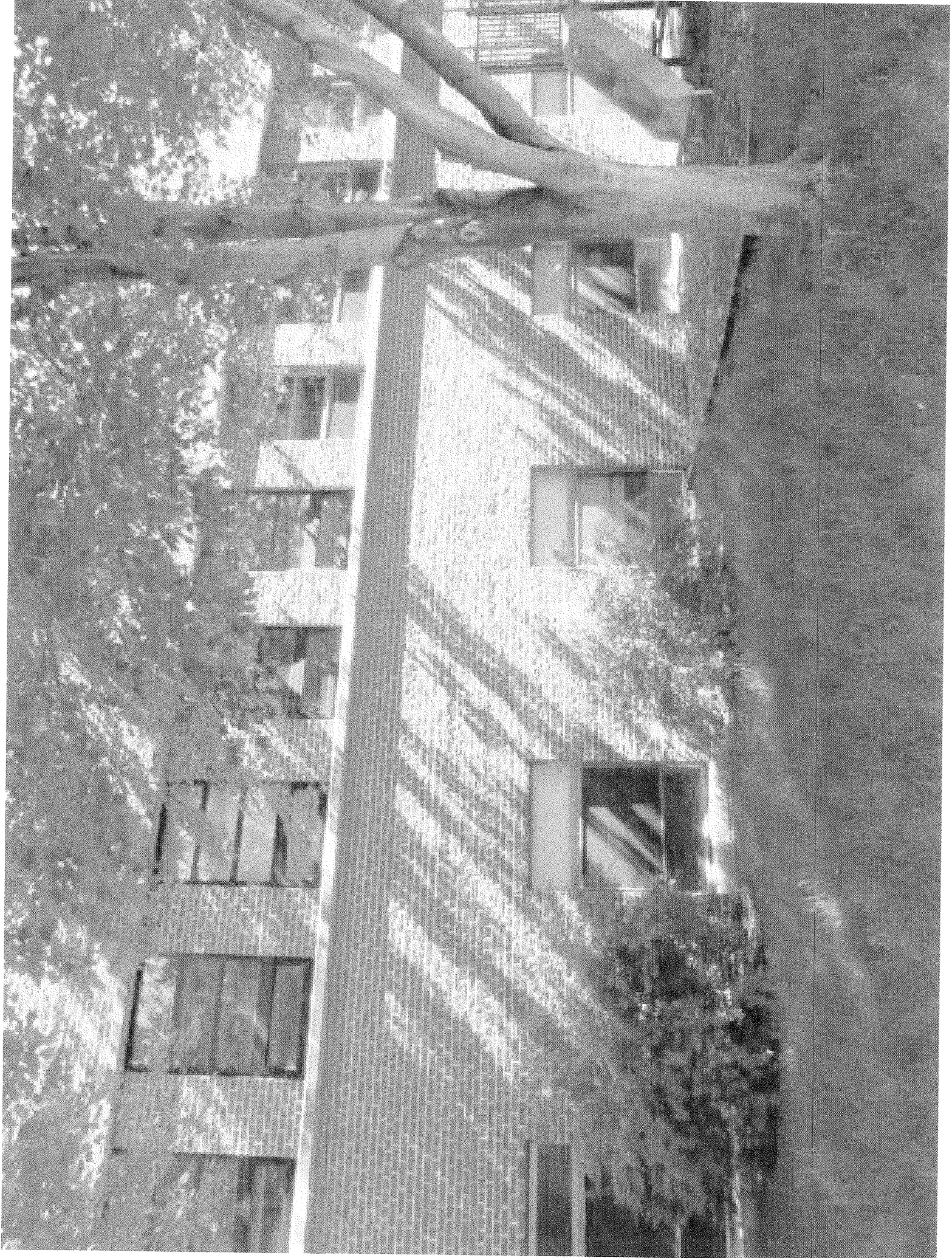
















FIRST BAPTIST CHURCH  
 517 E WASHINGTON ST  
 ANN ARBOR, MICHIGAN 48104

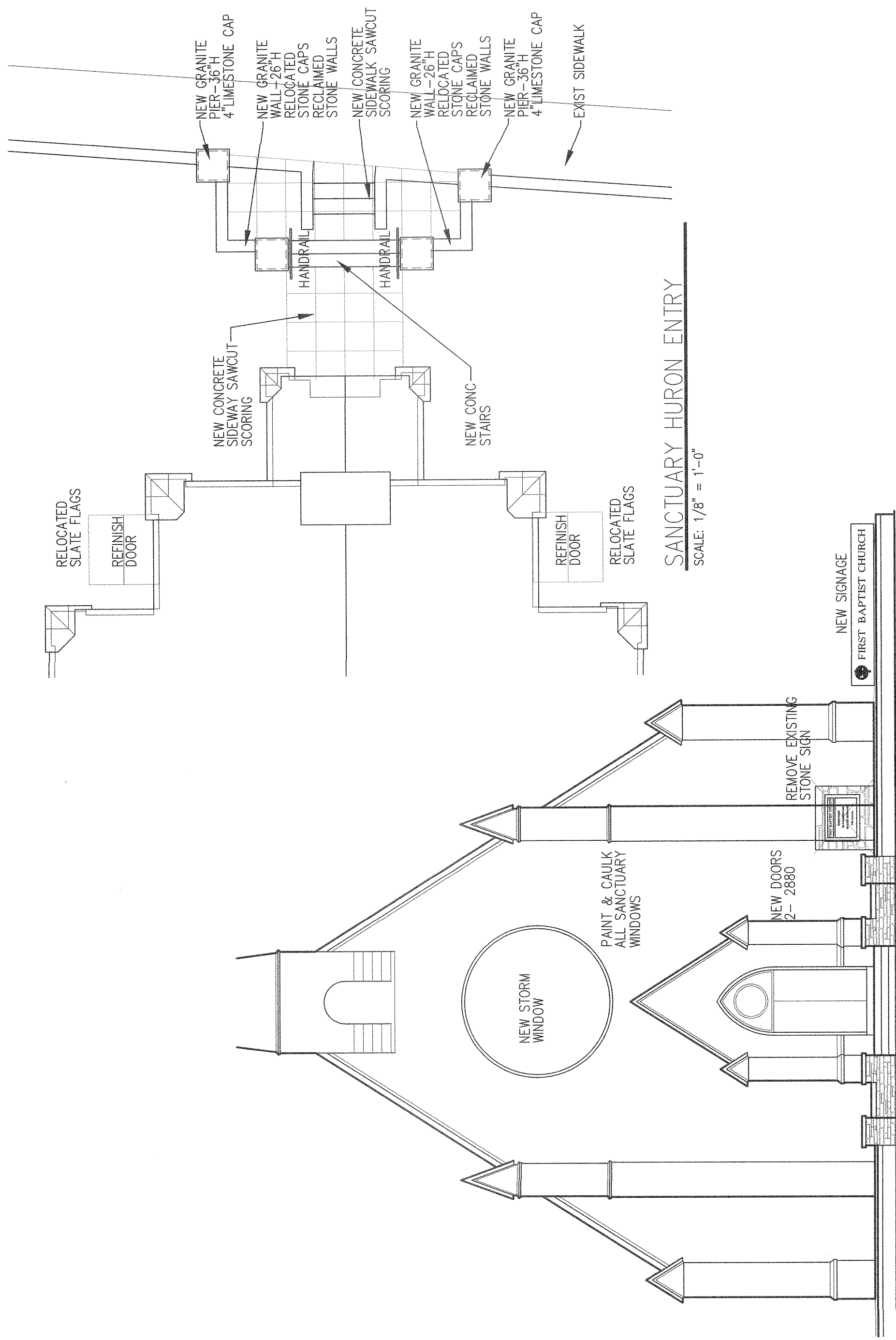
REVISIONS ISSUED FOR:

03/26/13	FEASIBILITY STUDY
05/22/13	PLAN UPDATE
05/29/13	BUILDING PERMIT
06/20/13	IBC SUBMISSION

HURON STREET ENTRY  
 SCALE: 1/8" = 1'-0"

H. SCOTT DIELS ARCHITECT  
 1414 Inoué Place  
 Ann Arbor, MI 48104-3632  
 734.747.8252 Tel & Fax  
 734.649.2787 Cell  
 hscottdiels@att.net

A4



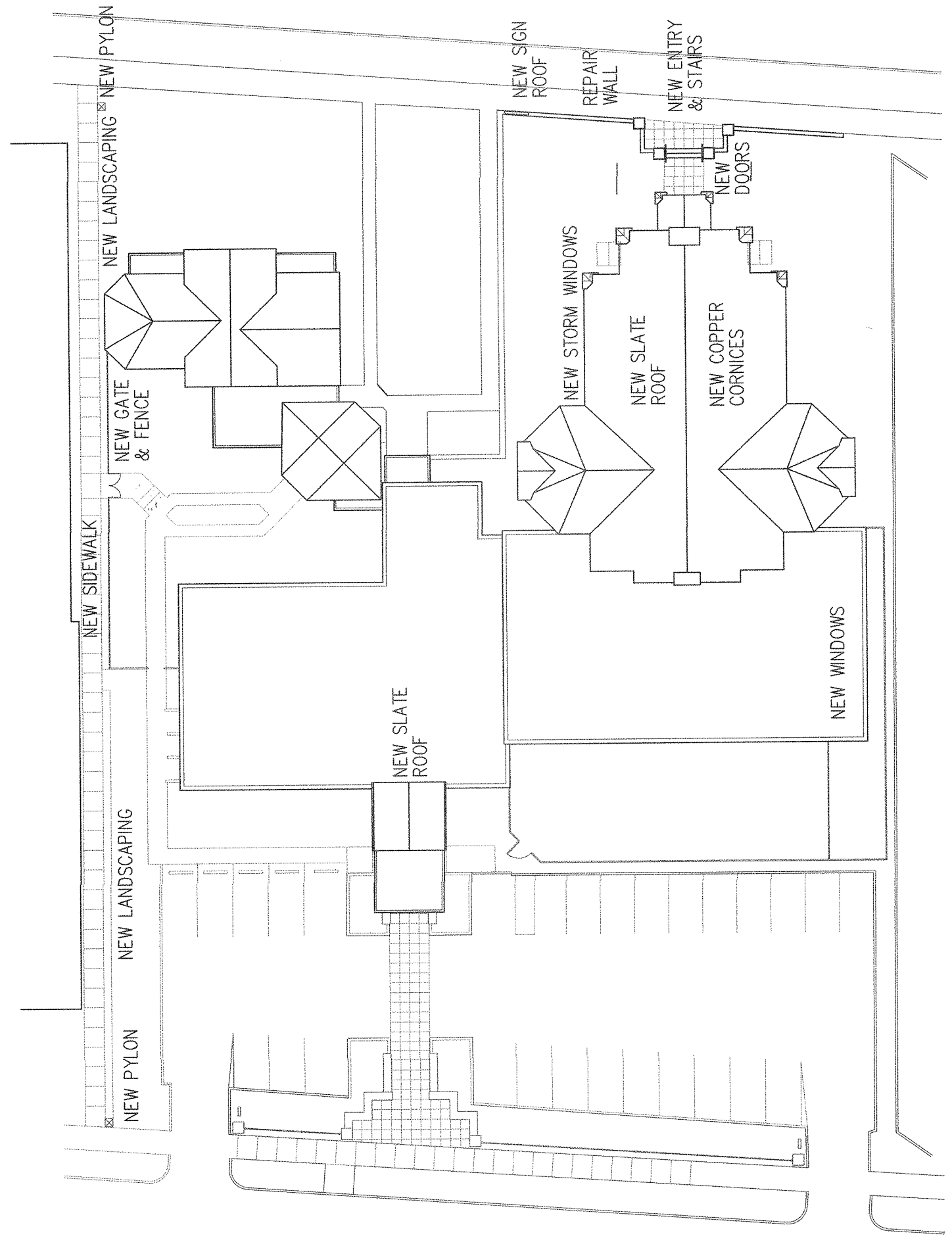
FIRST BAPTIST CHURCH  
 517 E WASHINGTON ST  
 ANN ARBOR, MICHIGAN  
 48104

DATE	ISSUED FOR:
03/26/13	FEASIBILITY STUDY
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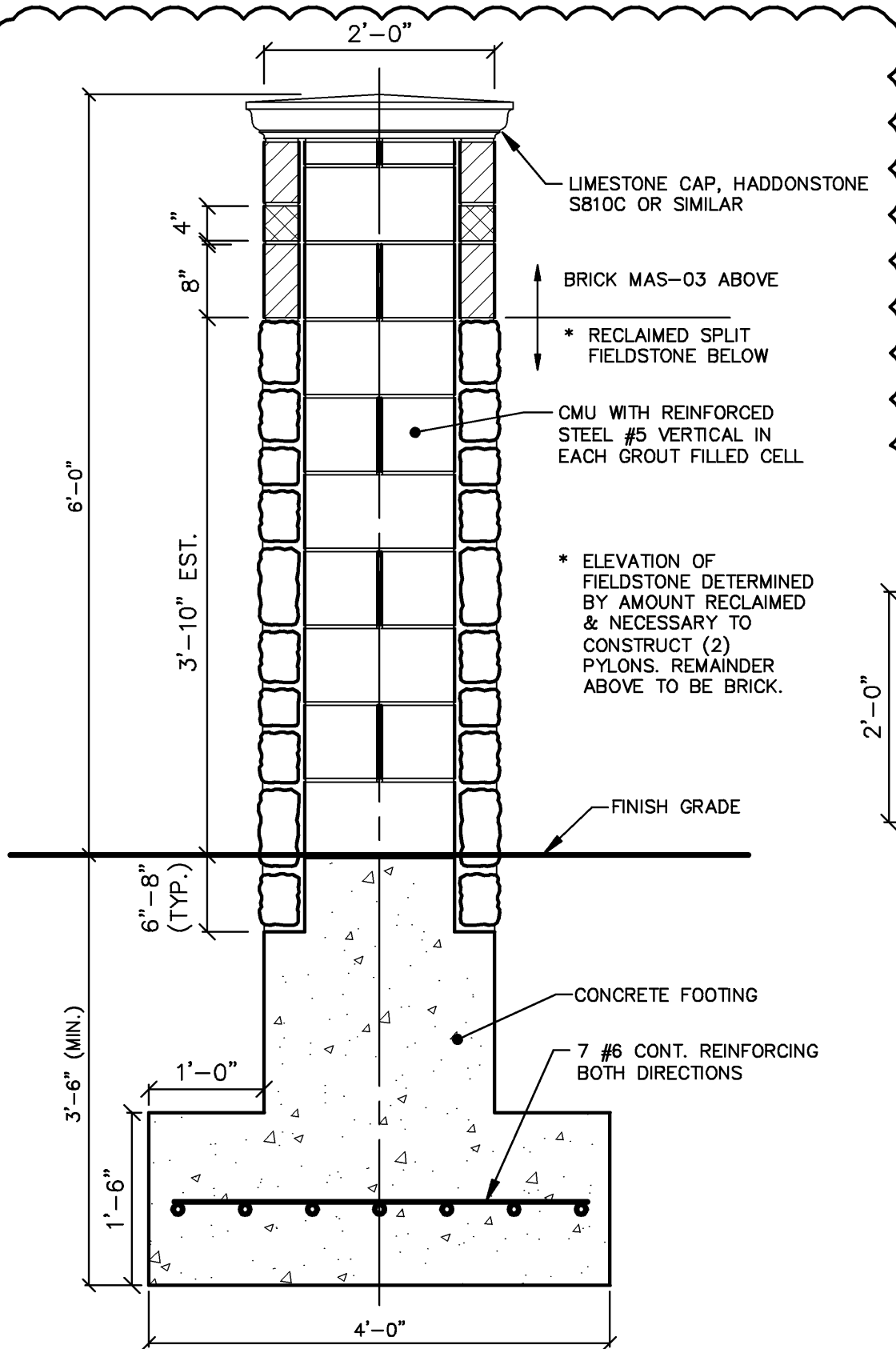
SITE PLAN  
 SCALE: 1/32" = 1'-0"

H. SCOTT DIELS ARCHITECT  
 1414 Iroquois Place  
 Ann Arbor, MI  
 48104-3632  
 754-747-8252 Tel & Fax  
 754-649-2787 Call  
 hscott@hscott.com

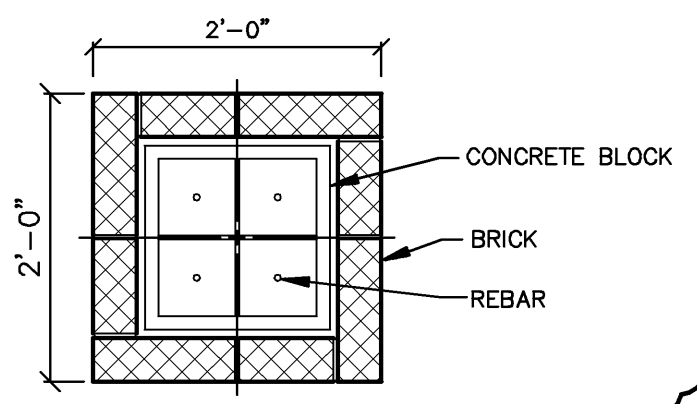
A5



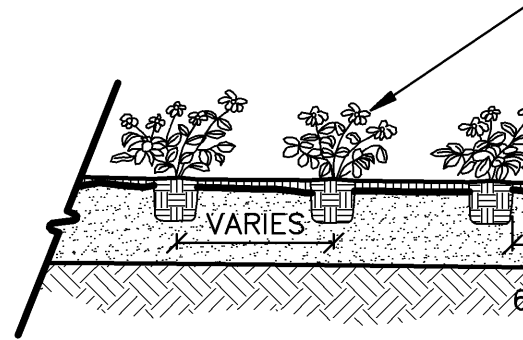
SANCTUARY HURON ENTRY  
 SCALE: 1/32" = 1'-0"



3



TOP VIEW



ANNUAL AND P  
NOT TO SCALE

PYLON DETAIL (STONE & BRICK)  
NOT TO SCALE