

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 703 W Madison Street, Application Number HDC11-086

DISTRICT: Old West Side Historic District

REPORT DATE: July 8, for the July 14, 2011 HDC Meeting

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, July 11, 2011

	OWNER	APPLICANT
Name:	Jason P Muccioli	Same
Address:	703 W Madison Ann Arbor, MI 48103	
Phone:	(248) 804-9927	

BACKGROUND: This one and a half story gable-end home was built in 1948 and is a non-contributing structure in the Old West Side Historic District.

LOCATION: The site is located on the south side of West Madison between Fifth Street and Sixth Street.

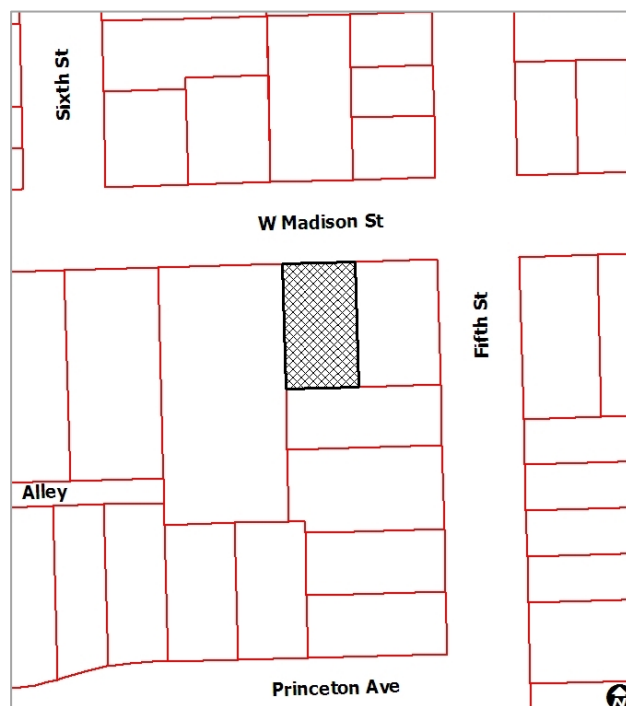
APPLICATION: The applicant seeks HDC approval to install a new basement egress window on the rear elevation of the house.

APPLICABLE REGULATIONS:

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

- (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):



Windows - Alterations/Additions for the New Use

Recommended: Designing and installing additional windows on rear or other-non character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

STAFF FINDINGS

1. The proposed egress window is on the rear of the house and is compatible with the design of the building. It would expand an existing window and shallow well to meet code requirements using a casement window. The application includes a window with between-the-glass muntins, which staff has advised is not appropriate. The suggested motion is conditioned on a window with no muntins. If that motion is passed and the applicant finds a window in the same size with appropriate applied muntins, it may be reviewed later for a staff approval.
2. Staff recommends approval of the application since the work is in an appropriate location on the rear of the house and does not detract from the character of the district or neighborhood.

MOTION

I move that the Commission issue a certificate of appropriateness for the application at 703 West Madison, a non-contributing property in the Old West Side Historic District, to install a basement egress window and well on the rear elevation on the condition that the window is a single lite with no muntins. As conditioned, the work is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standard 9 and the guidelines for windows.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 703 W Madison 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, photos, drawings, window specs.

703 W Madison (2008)





ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

100 N. Fifth Avenue, Ann Arbor, MI 48104 (734) 794-6000, x42608 Fax: (734) 994-8312
Historic Preservation Coordinator Email: jthacher@a2gov.org; www.a2gov.org

Section 1: Property Being Reviewed and Ownership Information

Address of Property: Jason P Muccioli

Historic District: Old West Side

Name of Property Owner (If different than the applicant):

Address of Property Owner: 703 W Madison St, Ann Arbor, MI

Daytime Phone and E-mail of Property Owner: (248) 804-9927 jmuccioli@gmail.com

Signature of Property Owner: Jason P. Muccioli date: 5/16/11

Section 2: Applicant Information

Name of Applicant: Jason P Muccioli

Address of Applicant: 703 W Madison St, Ann Arbor, MI

Daytime Phone: (248) 804-9927

Fax: () _____

E-mail: jmuccioli@gmail.com

Applicant's Relationship to Property: owner; architect; contractor; other

Signature of applicant: Jason P. Muccioli date: 5/16/11

Section 3: Building Use (check all that apply)

Residential Single Family Multiple Family Rental

Commercial Institutional

Section 4: Stille-DeRossett-Hale single state construction code act

(this item MUST BE INITIALED for your application to be PROCESSED)

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: JPM

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

1. Provide a brief summary of proposed changes. Enlarge and replace a
current basement window with a window that
meets the state code requirements for an egress
window.
2. Provide a description of existing conditions. The current window is
made of a single glass pane that is approximately
32" x 14".
3. What are the reasons for the proposed changes? To meet the state code
requirements necessary to legally remodel my basement.
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: _____ Application to _____ Staff or _____ HDC
Project No.: HDC Fee Paid: _____
Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____
Application Filing Date: _____ Action: _____ HDC COA; _____ HDC Denial
Staff signature: _____ _____ HDC NTP; _____ Staff COA
Comments: _____





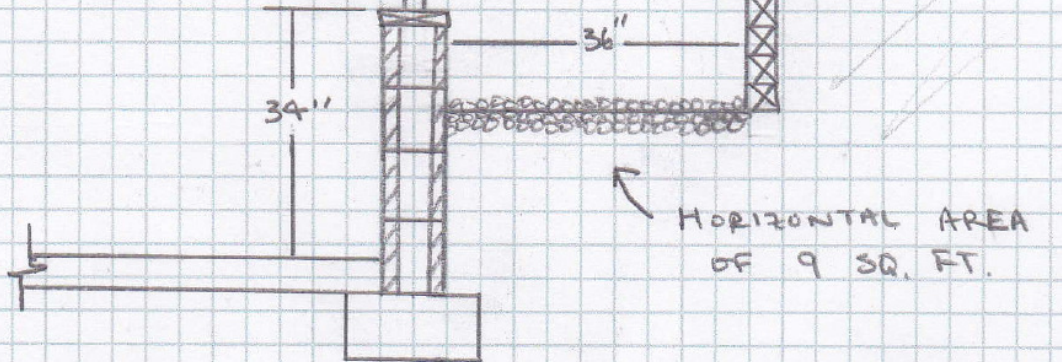




SECTION VIEW

4"

CASEMENT WINDOW
48" x 23 7/8"
(CLEAR OPENING)
= 5.7 SQ. FT.

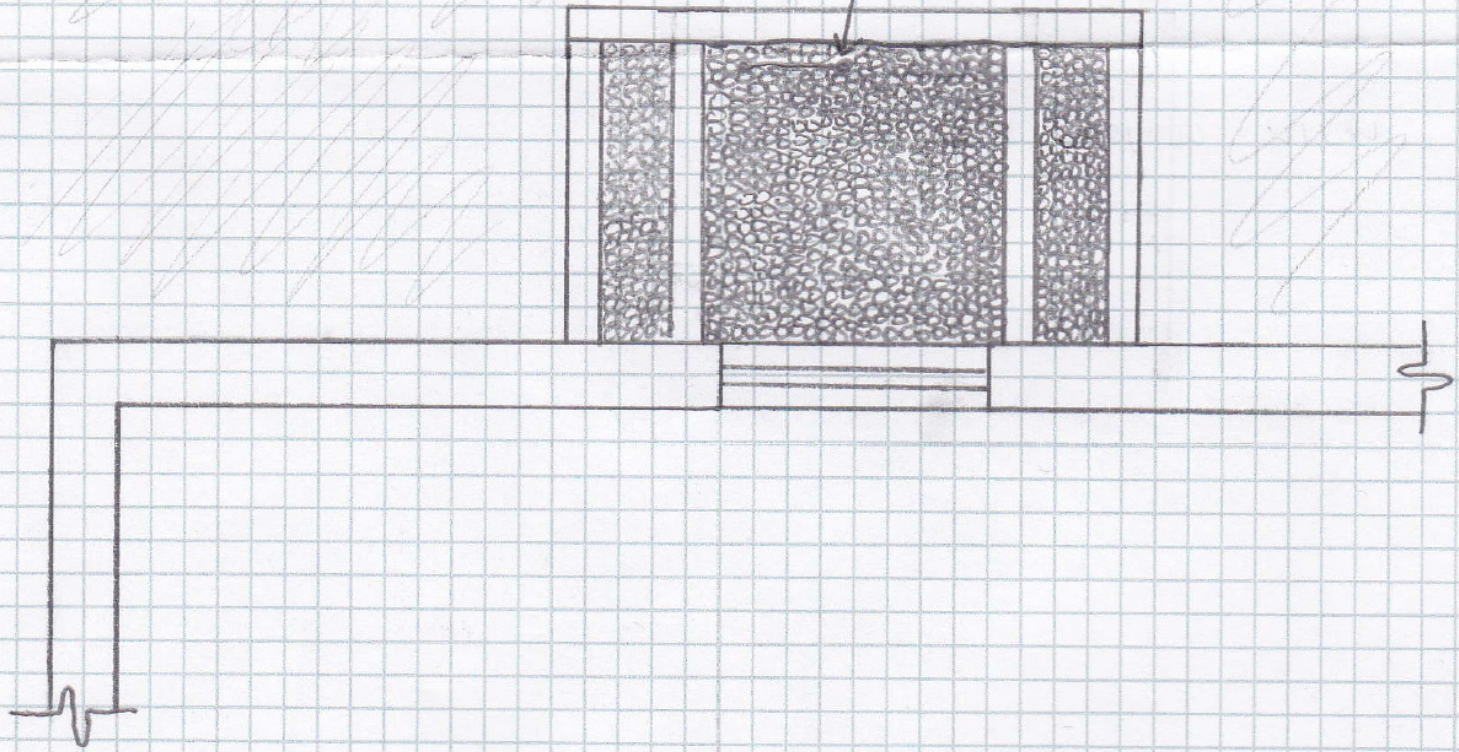


HORIZONTAL AREA
OF 9 SQ. FT.

TOP VIEW

4"

LADDER



Materials List

Description

American Craftsman 48" x 28-3/8" Window

4" x 4" x 8' Lumber

Wood Preservative

Landscape Fabric

Fabric Spikes

Silicone Caulk

1/4" x 1-1/2" Concrete Screws

Gravel

Pea Gravel

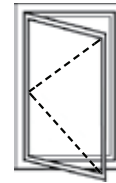
3/8" x 10" Spikes

3" Deck Screws

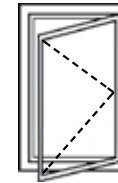
Sizes - Actual and Rough Opening Sizes

7550
Casement
Window

Actual Size		17"	20 1/2"	24 1/8"	28 3/8"
Rough Opening*		17 1/2"	21"	24 1/8"	28 3/8"
24 1/8"	24 1/8"				
28 3/8"	28 3/8"				
35 3/8"	36 1/8"				
40 1/8"	41 1/8"				
48"	48 1/2"				
52 3/8"	53 1/8"				
59 1/8"	60 1/8"				
64 1/8"	65 1/8"				
71 1/8"	72 1/8"				



Left



Right

Venting Options:
Specify left or right
hinging as viewed from
the outside.

7450
Awning
Window

Actual Size		24 1/8"	28 3/8"	35 3/8"	40 1/8"	48"
Rough Opening*		24 1/8"	28 3/8"	36 1/8"	41 1/8"	48 1/2"
17"	17 1/2"					
20 1/2"	21"					
24 1/8"	24 1/8"					
28 3/8"	28 3/8"					

NOTES:

Egress Size:
clear opening of 5.7 sq. ft. or greater
clear opening width of 20" or greater
clear opening height of 24" or greater

- Actual size is inside frame dimension, not including nailing fin
- Window elevations are shown with optional grille patterns. Grille pattern shown is standard grille pattern for appropriate window size

*Rough opening sizes shown are for frame construction. Call American Craftsman Help at 888-504-0005 or ask a local Home Depot associate for other rough opening size information, such as with masonry or block applications.