

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 1550 Cedar Bend Avenue, Application Number HDC 13-175

**DISTRICT:** Broadway Historic District

**REPORT DATE:** October 10, 2013

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

**REVIEW COMMITTEE DATE:** Monday, October 7, 2013

#### OWNER

**Name:** Austin Chrzanowski  
Fiona Linn  
**Address:** 1550 Cedar Bend Dr  
Ann Arbor, MI 48105  
**Phone:** (734) 239-5032

#### APPLICANT

Bruce Curtis  
Washtenaw Woodwrights Inc.  
702 S Main Street  
Ann Arbor, MI 48104  
(734) 994-8797

**BACKGROUND:** The William Trapp House was constructed in 1923 and features a full-width front porch. Mr. Trapp was an assistant at the University of Michigan. A large four-window front dormer with cornice returns dominates the front façade. Windows in the dormer have diamond-patterned glass in the upper sash, and gothic leaded glass is present in the upper narrow light of the picture window.

**LOCATION:** The site is located at the northeast corner of Broadway Street and Cedar Bend Drive.

**APPLICATION:** The applicant seeks HDC approval to enlarge an existing basement window opening into an egress window, and install a window well.

#### APPLICABLE REGULATIONS:

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

- (1) A property will be used as it was historically or given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.



- (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 will not destroy historic materials, features, and spatial relationships that characterize a property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

### **From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings:**

#### **Windows**

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.

Not Recommended: Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash which does not fit the historic window opening.

Introducing a new design that is incompatible with the historic character of the building.

#### **Health and Safety**

Recommended: Identifying the historic building's character-defining spaces, features, and finishes so that code-required work will not result in their damage or loss.

Complying with health and safety codes, including seismic code requirements, in such a manner that character-defining spaces, features, and finishes are preserved.

Not Recommended: Altering, damaging, or destroying character-defining spaces, features, and finishes while making modifications to a building or site to comply with safety codes.

Making changes to historic buildings without first exploring equivalent health and safety systems, methods, or devices that may be less damaging to historic spaces, features, and finishes.

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

#### **Windows**

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

**STAFF FINDINGS:**

1. The homeowners would like to convert part of the basement into a bedroom, and a direct means of egress is required by code.
2. The egress window would be located on the southeast side of the house, near the rear corner. Per a conversation with the applicant, an existing 20" by 40" (approx) wood basement window would be 36" wide but enlarged to 46" tall to accommodate a vinyl egress window that acts as either a swing-in casement or a single-hung for ventilation.
3. A 60" deep molded fiberglass window well (Wellcraft #2060) in a sandstone (tan) color would also be installed. The well desired by the homeowners is 78" wide, which would let in the maximum amount of light. A 56" wide well is also available, and described on the window well spec sheet in the application. Staff feels that the narrower well would more appropriate and minimize the appearance of the fiberglass well.
4. Installing the new egress window would have little impact on the overall historic character of this structure, since the majority of the alterations are below grade and located near the rear of the house. For these reasons, staff feels the use of a fiberglass well instead of wood or concrete is acceptable for this installation.
5. Staff feels that the installation of an egress window near the rear of the house is minimally intrusive on the historic structure in the smaller sized well is used. Finishing the basement appropriately takes advantage of space within the existing structure instead of the much more obtrusive construction of an addition. The proposal meets the *Secretary of the Interior's Standards and Guidelines*, and the *Ann Arbor Historic District Design Guidelines*.

**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 approve with conditions the application at 1550 Cedar Bend Drive, a contributing property in the Broadway Historic District, to replace one basement window with a new egress window in a larger opening and install a window well, on the condition that the window well does not exceed 56" wide. As conditioned, 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 1, 2, and 9, and the guidelines for windows and health and safety, and the *Ann Arbor Historic District Design Guidelines*.

**MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 1550 Cedar Bend in the Broadway 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, manufacturer's information, photos

2007 Survey Photo of 1550 Cedar Bend







## 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

#### Section 1: Property Being Reviewed and Ownership Information

Address of Property: 1550 CEDAR BEND DR. ANN ARBOR 48105

Historic District: BROADWAY

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

AUSTIN CHRZANOWSKI & FIONA LINN

Address of Property Owner: 1550 CEDAR BEND 48105

Daytime Phone and E-mail of Property Owner: 734-239-5032 FIONA  
FIONALINN@GMAIL.COM

Signature of Property Owner:  Date: 9/19/2013

#### Section 2: Applicant Information

Name of Applicant: BRUCE CURTIS, PRESIDENT  
WASHTENAW WOODRIGHTS INC.

Address of Applicant: 702 S. MAIN ST. ANN ARBOR, MICH. 48104

Daytime Phone: (734) 994-0797 Fax: (734) 994-0796

E-mail: BRUCECURTIS@WOODRIGHTS.COM

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

Signature of applicant:  Date:           

#### 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 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:

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

1. Provide a brief summary of proposed changes. INSTALL BASEMENT EGRESS WINDOW ON DRIVEWAY SIDE OF HOUSE (OPPOSITE SIDE FROM BROADWAY), AT THE BACK CORNER

2. Provide a description of existing conditions. THERE IS AMPLE ROOM FOR THE WINDOW WELL, AND IT WILL BE SURROUNDED BY VEGETATION, AND NOT VERY VISIBLE FROM THE ROAD. AN EXISTING BASEMENT WINDOW WILL BE REMOVED, AND THE <sup>OPENING</sup> ~~WINDOW~~ WILL BE ENLARGED DOWNWARD

3. What are the reasons for the proposed changes? OWNERS WANT TO BE ABLE TO HAVE A BASEMENT BEDROOM IN THE FUTURE.

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

- 5 PHOTOGRAPHS OF THE HOUSE & WINDOW LOCATION

- 1 PAGE ON THE ESCAPE EGRESS WINDOW

- 2 PAGES ON THE WELLCRAFT 2060 WINDOW WELL.

- 1 PAGE FROM THE PROJECT DRAWING

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:





1555  
Cedar  
Bnd





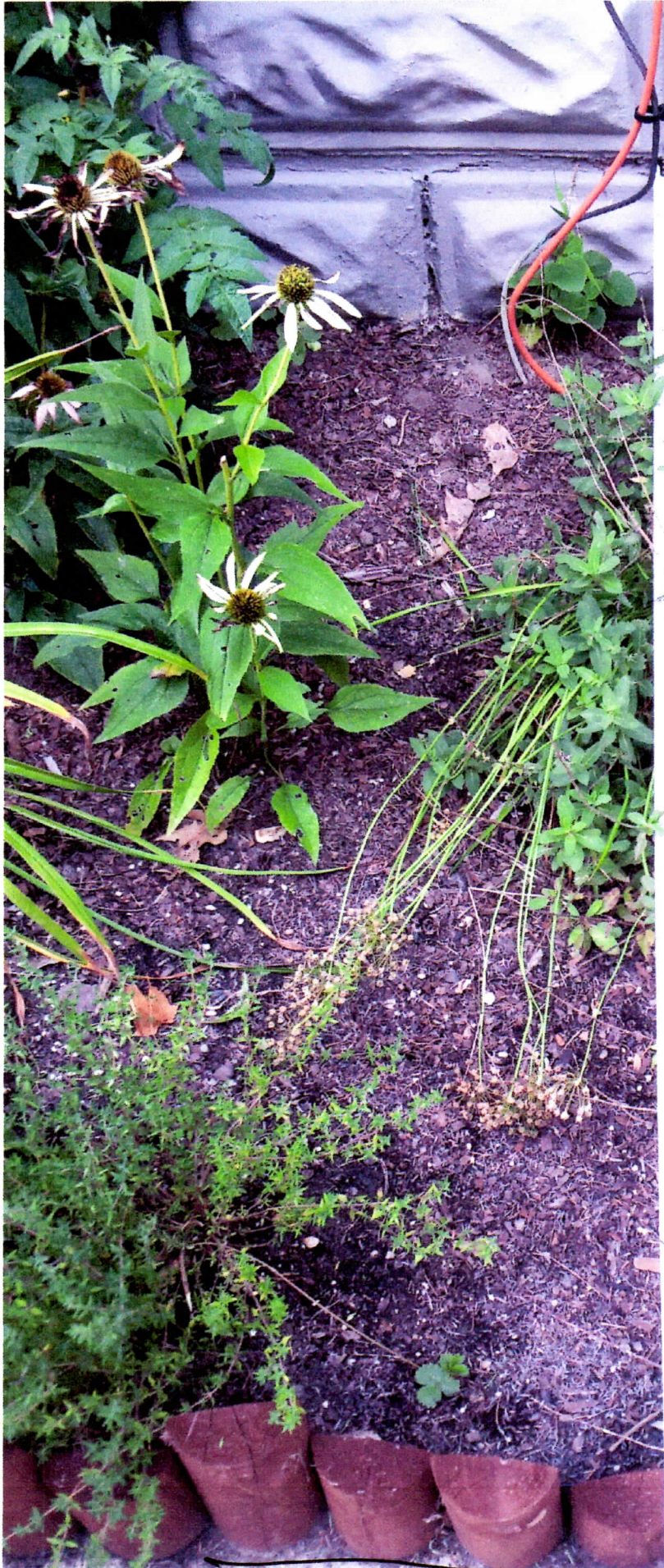
EGRESS  
WINDOW  
LOCATION





LOCATION OF NEW EGRESS WINDOW - AT REAR OF HOUSE, NEXT TO DRIVEWAY



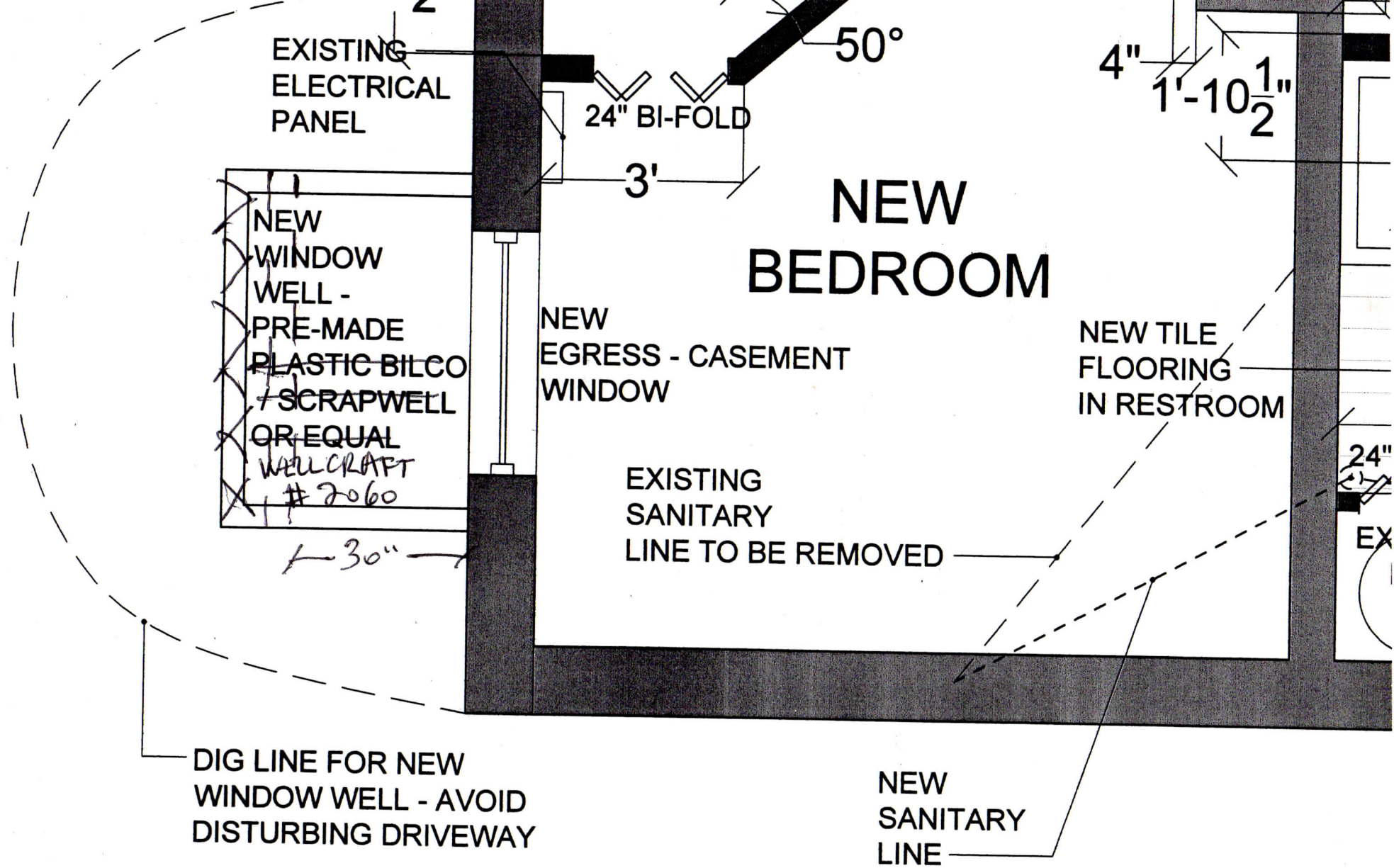


EDGE OF DRIVEWAY  
IS 50" FROM FOUNDATION WALL









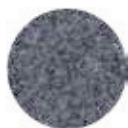
SCALE 1/2" = 1'0"

01: NEW BASEME

# 2060 Single Unit Egress Window Well

## Extendable.

The 2060 is designed for use with up to 4-foot wide egress windows. One-piece construction makes this well both durable and simple to install. With the optional 12" extension, the 2060 can accommodate greater depth requirements. (maximum of two extensions per unit)



granite grey  
#020600190



sandstone  
#020600191



Shown with optional polycarbonate cover.

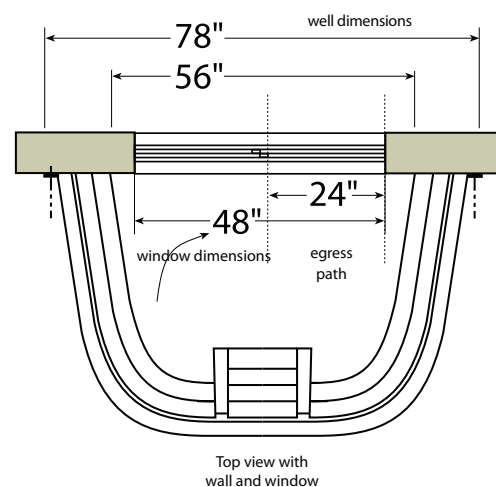
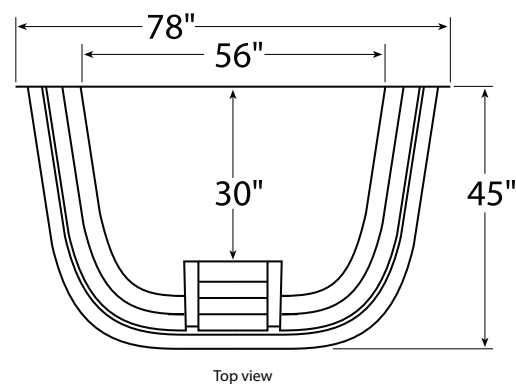
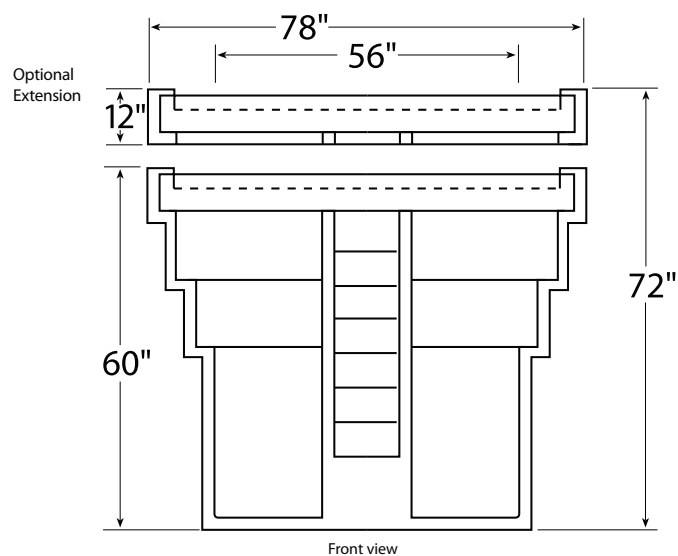
2060 Extensions (Sold separately)



sandstone  
#020601291



granite grey  
#020601290



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egress systems

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# EGRESS SOLUTIONS, INC.

**SPECIALIZING IN BASEMENT EGRESS WINDOWS & WELLS**

**Escape  
Windows**

**#1 INSTALLER OF EGRESS WINDOW & WELL SYSTEMS  
WE DO THE COMPLETE JOB**

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**Escape Window**

**Wellcraft Well 2062**

**Wellcraft Well 2060**

**Wellcraft Well 6700**

**Wellcraft Well 5600**

**Boman Kemp Steel Well**

**Rockwell Well**

**Custom Well**

**Referrals**

**Contact Us**

**Fully Licensed  
& Insured**

**EGRESS  
SOLUTIONS, INC.  
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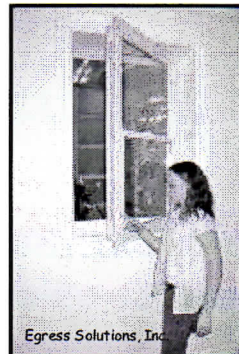
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your estimate**



## Escape Windows for your basement



Escape Windows are easy enough for a young child to operate. One easy open latch and the whole window opens up giving ample room for a small child as well as a fireman in full gear to climb out.

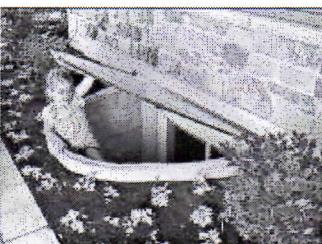


Open it all the way for easy cleaning or emergency exit.

This window also operates as a single hung. The lower half of the window can be pushed up when you just want fresh air into the room. An insect screen comes standard with all escape windows.



Steps are molded into the Wellcraft and Rockwell wells, so you can climb out to safety. The Boman Kemp well has a ladder.



This Escape Window meets all code requirements. It can be ordered with the hinge either on the right or left for maximum convenience. We also install Anderson, Pella and custom wood windows.

As you climb up, just lift the cover and you're outside.

If you have a bedroom in the basement, the egress window has to go in the bedroom.



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YEAR ROUND — IT'S ALL WE DO.**

*The best job at the best price!*

Call Mark today for a free phone estimate at 248-628-7550.



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Well  
2060

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[Rockwell Well](#)

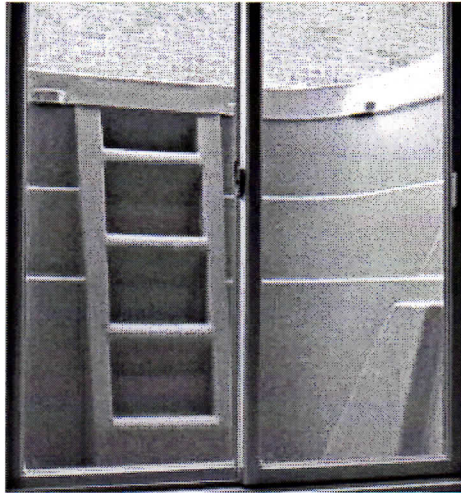
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Wellcraft Well #2060



Available in  
Gray or  
Sandstone

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to see new  
clear covers](#)

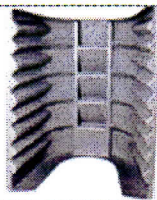
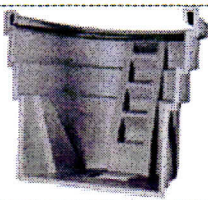
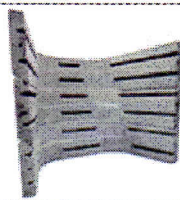
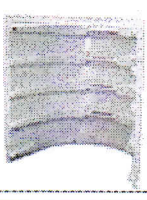


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**YEAR ROUND — IT'S ALL WE DO.**

*The best job at the best price!*

Call Mark today for a  
phone estimate at 248-628-7550.

Wellcraft Polyethylene Wells				
Model	Wellcraft 2062	Wellcraft 2060	Wellcraft 6700	Wellcraft 5600
Height	62"	60" or 72"	20, 40 or 60"	20.8 and up (in 14" increments)
Window Width	Up to 3ft	Up to 4ft	Up to 5ft	Up to 4ft
Colors	Grey or Sandstone	Grey or Sandstone	Grey or Sandstone	Grey