

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 509 Detroit Street, Application HDC14-079

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: June 12, 2014

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: June 9, 2014

	OWNER	APPLICANT
Name:	Holly Parker & David Santacroce	Same
Address:	601 N Fifth Avenue Ann Arbor, MI 48104	
Phone:	(734) 355-0074	

BACKGROUND: This two-story Queen Anne house first appears in the 1894 City Directory as the residence of Katherine Hartmann and her daughter Sophie, who was a dressmaker. The house changed ownership many times in the following years, with postman Albert Mayer and his wife Nellie residing there the longest, from 1910 until the late 1920s. The house exhibits many typical Queen Anne characteristics, including a square tower on the south elevation, a front gabled roof with a sunburst motif, and fish-scale siding. The house also features a full-width front porch with a fieldstone foundation and large double-hung windows.

Removal of a rear enclosed porch and a new rear addition were approved in July of 2012. That work has not yet begun.

LOCATION: The site is located on the northeast side of Detroit Street between East Kingsley Street and High Street.

APPLICATION: The applicant seeks HDC approval to install a basement egress window in the northern basement wall.

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.

STAFF FINDINGS:

1. The pair of basement windows is proposed to be located on the north side of the existing house, near the back, below a single-story bump out. The design would be a pair vinyl-clad wood windows that match basement egress windows approved for the new addition and located near the proposed windows. The driveway will be located on the other (south) side of the house, so the proposed window would not interfere with its functioning. The well would be 7'4" wide, extend out 4'2" from the face of the wall, and would be

approximately two-and-a-half feet deep. The well would be constructed of landscape timbers. The work would allow a large interior room to be subdivided into two usable spaces.

2. The basement wall in this location is constructed of cut stone block that is around a foot thick, so the windows will be significantly recessed from the plane of the wall. The cut stone is a character-defining feature of the building. There is a non-original doorway next to the proposed window location that will be removed per the 2012 certificate of appropriateness. The owner proposes to infill the foundation in the location of the door using stone salvaged from the egress window opening and from the back of the house (where it will be removed for the addition).
3. The best location for a new egress window would be where the door is currently located. Though the result would be a narrower window than what's proposed in this application, no stone would have to be removed. The interior floorplan would need to be modified to extend into this space. The second-best approach, if utilizing the door opening is not possible, would be to move the stone as described above.

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 the application at 509 Detroit Street, a contributing property in the Old Fourth Ward Historic District, to install a pair of basement egress windows in a new opening, on the following condition: the stone block removed from the location of the opening is reused to infill the non-original doorway immediately to the east. 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.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 509 Detroit 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.

509 Detroit (June 2012 photos)





City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING
SERVICES

301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
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

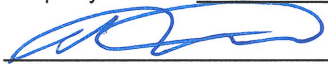
Address of Property: 509 Detroit Street

Historic District: Old Fourth Ward

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

Address of Property Owner: 601 N. 5th Avenue, Ann Arbor, MI 48104

Daytime Phone and E-mail of Property Owner: 734.355.0074 / dasanta@umich.edu

Signature of Property Owner:  Date: 5/22/11

Section 2: Applicant Information

Name of Applicant: Holly Parker & David Santacrose

Address of Applicant: 601 N. 5th Avenue, Ann Arbor, MI 48104

Daytime Phone: (734) 355-0074 Fax: (734) 764-4702

E-mail: dasanta@umich.edu

Applicant's Relationship to Property: X owner ____ architect ____ contractor ____ other

Signature of applicant: _____ Date: _____

Section 3: Building Use (check all that apply)

X Residential X 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: 

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

1. Provide a brief summary of proposed changes. Applicants have begun work on a complete historic renovation of the existing home and an addition. The project was approved by the Comission in 2012 (existing and approved elevations attached). Applicants wish to add a basement egress window in the northern basement wall of the historic structure. The window is identical to, but smaller than, an egress window on the same face in the new structure.
2. Provide a description of existing conditions. Basement wall. It will be sawn and fitted with the requested window.
3. What are the reasons for the proposed changes? An fire egress is desired to increase "habitable" space as defined by City Code 8:503 & 8:504 . We really hadn't thought about needing a room for guests, storage and an office when we filed our request for the approval of this project. We have had two children since that time and clearly see the error in our ways.
4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here. We have attached the following: 1. Existing and HDC approved elevations; 2. Revised northern elevation with proposed egress window; and 3. Photos
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

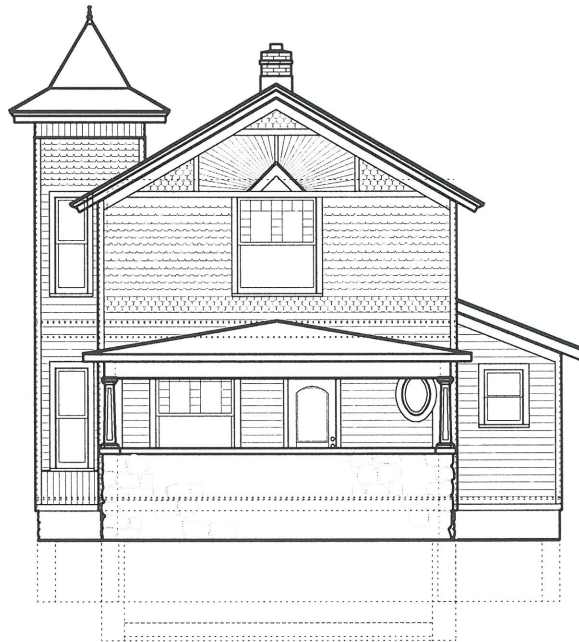
Project No.: HDC Fee Paid: _____

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

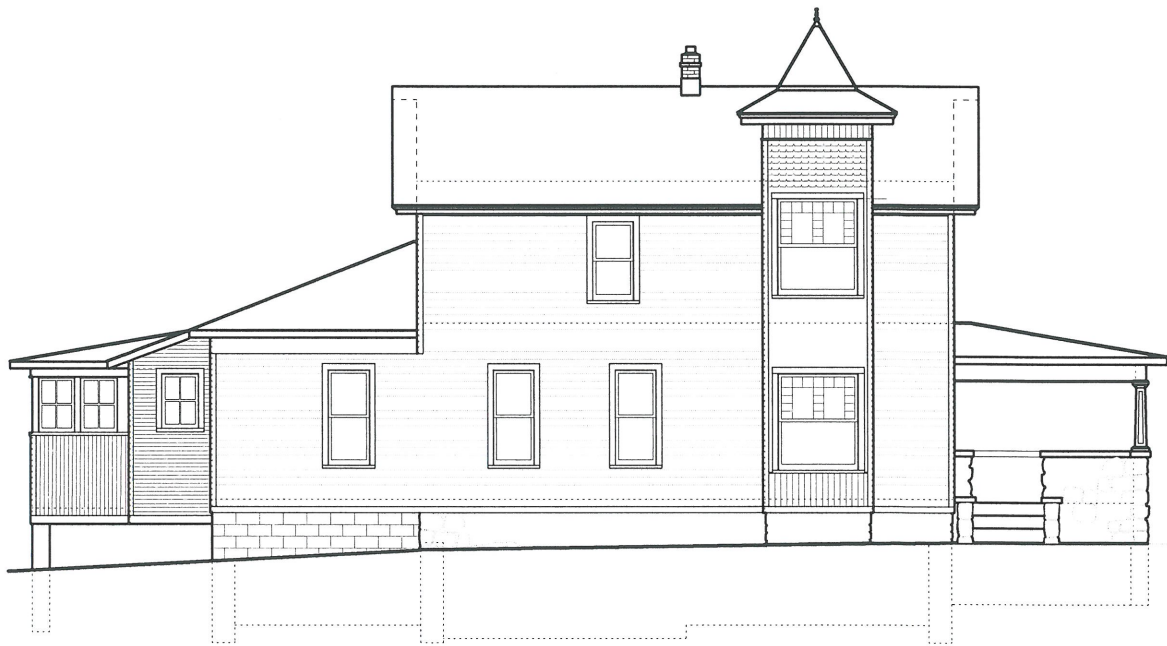


Existing

Existing
 [E] East Elevation
 Scale: 1/8" = 1'-0" on 8 1/2" x 11"

Santacroce/Parker Residence
 509 Detroit St. Ann Arbor, MI 48104

■ RUETER ASSOCIATES ■
 ARCHITECTS
 515 Fifth Street, Ann Arbor, Michigan 48103
 phone: (734) 769-0070, fax: (734) 769-0167
 RAA: 11-020 09.16.11



Existing

Existing
[S] South Elevation
Scale: 1/8" = 1'-0" on 8 1/2" x 11"

Santacroce/Parker Residence
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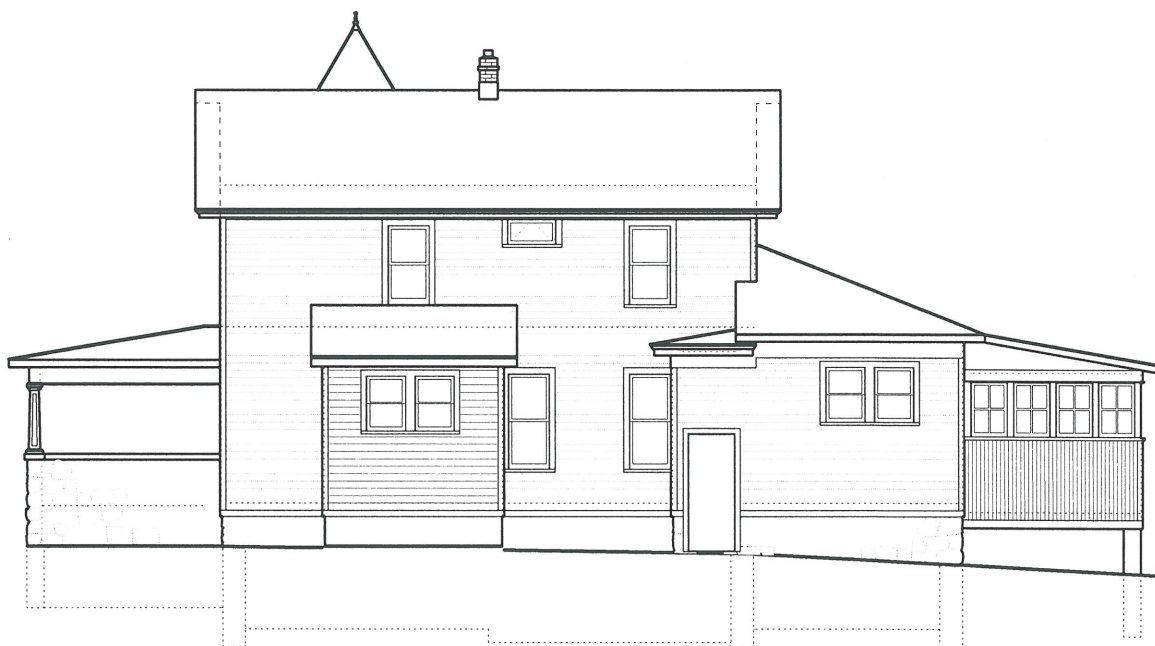


Existing

Existing
 W West Elevation
 Scale: 1/8" = 1'-0" on 8 1/2" x 11"

Santacrose/Parker Residence
 509 Detroit St. Ann Arbor, MI 48104

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 ARCHITECTS
 515 Fifth Street, Ann Arbor, Michigan 48103
 phone: (734) 769-0070, fax: (734) 769-0167
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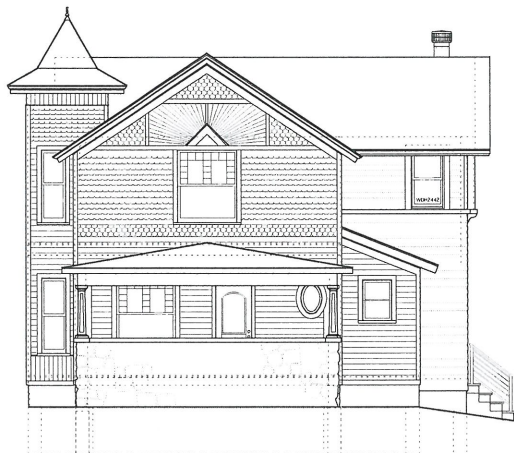


Existing

Existing
 [N] North Elevation
 Scale: 1/8" = 1'-0" on 8 1/2" x 11"

Santacrose/Parker Residence
 509 Detroit St. Ann Arbor, MI 48104

■ RUETER ASSOCIATES ■
 ARCHITECTS
 515 Fifth Street, Ann Arbor, Michigan 48103
 phone: (734) 769-0070, fax: (734) 769-0167
 RAA: 11-020 09.16.11



HDC Approved 6/12

Proposed
East Elevation
Scale: 3/32" = 1'-0" on 8 1/2" x 11"

HDC SUBMISSION 06 25 12

RUETER ASSOCIATES
ARCHITECTS
515 Fifth Street, Ann Arbor, Michigan 48103
phone: (734) 769-0070, fax: (734) 769-0167
RAA: 11-020 HDC 06.25.12

SANTACROCE/PARKER RESIDENCE A10
509 DETROIT STREET, ANN ARBOR, MI 48104

WINDOW SCHEDULE

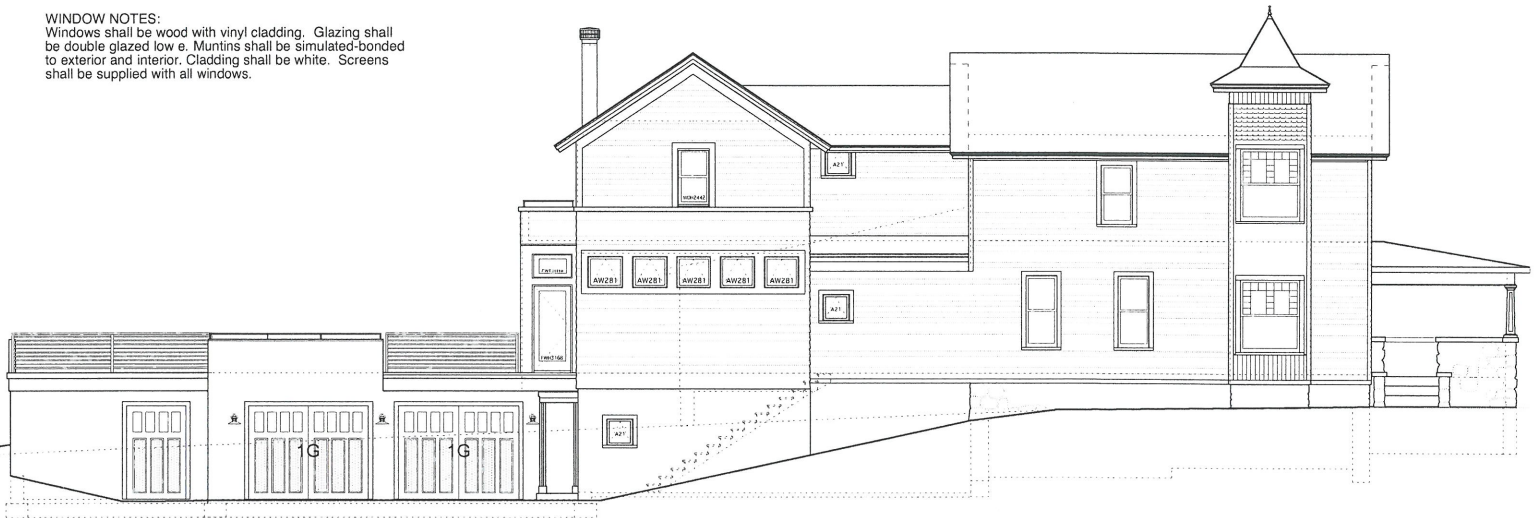
Mark	Type	Unit Size	Notes
WDH2442	double hung	2-6, 4-5	1 over 1
WDH24410	double hung	2-6, 5-0	1 over 1
WDH2042	double hung	2-0, 4-5	1 over 1
TWT2015	transom	2-0, 1-7	1 lite
TWT2417	transom	2-6, 1-9	1 lite
CW145	csmt	2-4, 4-0	1 lite
AW251	awning	2-4, 2-4	1 lite
A21	awning	2-0, 2-0	1 lite
AW281	awning	2-8, 2-4	1 lite
AX281	awning	2-8, 2-8	1 lite
AXW31	awning	3-0, 3-0	1 lite

WINDOW NOTES:
Windows shall be wood with vinyl cladding. Glazing shall be double glazed low e. Muntins shall be simulated-bonded to exterior and interior. Cladding shall be white. Screens shall be supplied with all windows.

DOOR SCHEDULE

Mark	Type	Unit Size	Notes
FWH3168	door	36x80	1 lite
FWT31110	transom	36x20	1 lite
FWG12068-4	door	12x80	1 lite
FWT29110	transom	36x20	1 lite
FWH2968	door	32x80	1 lite
1F	door	32x80	1 lite
1G	garage door	9'x7'	8 lite

DOOR NOTES:
Doors shall be wood with alum or vinyl cladding. Glazing shall be double glazed low e. Muntins shall be simulated-bonded to exterior and interior. Cladding shall be white. Screen doors shall be supplied with all doors.



Proposed
South Elevation
Scale: 3/32" = 1'-0" on 8 1/2" x 11"

HDC SUBMISSION 06 25 12

□ RUETER ASSOCIATES □
ARCHITECTS
515 Fifth Street, Ann Arbor, Michigan 48103
phone: (734) 769-0070, fax: (734) 769-0167
RAA: 11-020 HDC 06.25.12

SANTACROCE/PARKER RESIDENCE A11
509 DETROIT STREET, ANN ARBOR, MI 48104

HDC Approved 6/12

NEW ADDITION MATERIAL DESCRIPTION:

ROOF:
Laminated asphalt shingles - existing to be replaced

FASCIA:
1" X 6" wd bd

GUTTERS:
5" K style alum gutters

GABLE RAKE BOARD
5/4" x 6" bd

FRIEZE BD (BELOW RAKE)
5/4" x 9 1/4" with bed molding

SOFFITS:
3/4" preprimed trim with vents

EXTERIOR RAILINGS:
1 1/2" metal railing - painted.

CORNER BOARDS*
5/4" X 4" wd bd

BAND BOARD:
5/4" X 4" wd bd with 5/4"x 2" beveled wash at top

SIDING:
Lower: 7/8"x 9" Artisan Hard-i-plank siding with 8" exposure.
Upper: 7/16"x 5" Hard-i-plank siding with 4" exposure.

EXPOSED FOUNDATION:
stucco cement foundation

WINDOWS:
Andersen Clad wood windows with 5/4" X 4" WD casings

DOORS:
Simpson entrance door Model 7044 with 5/4" X 4" WD casings and fixed transom above.



Proposed
West Elevation
Scale: 3/32" = 1'-0" on 8 1/2" x 11"

HDC SUBMISSION 06 25 12

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SANTACROCE/PARKER RESIDENCE A12
509 DETROIT STREET, ANN ARBOR, MI 48104

HDC Approved 6/12



**Proposed
North Elevation**
Scale: 3/32" = 1'-0" on 8 1/2" x 11"

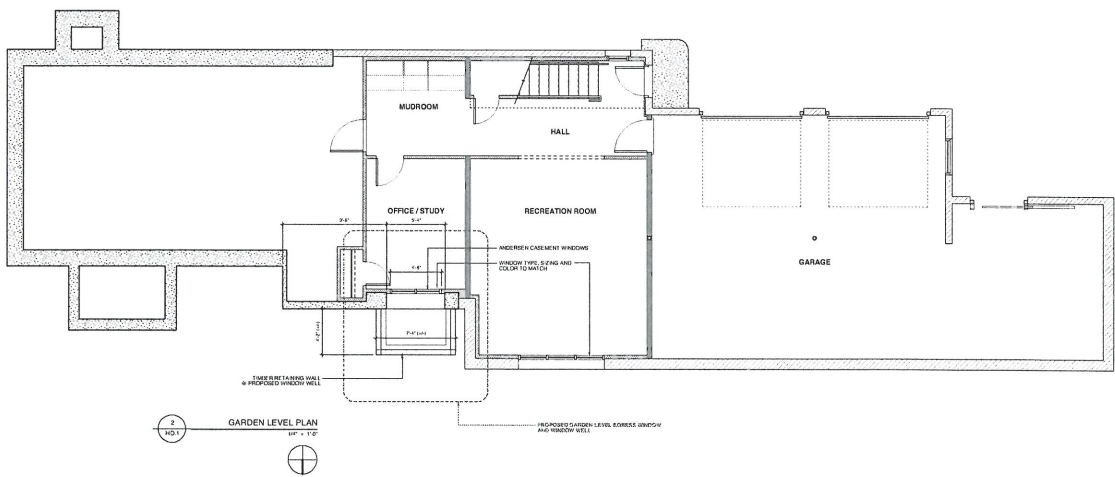
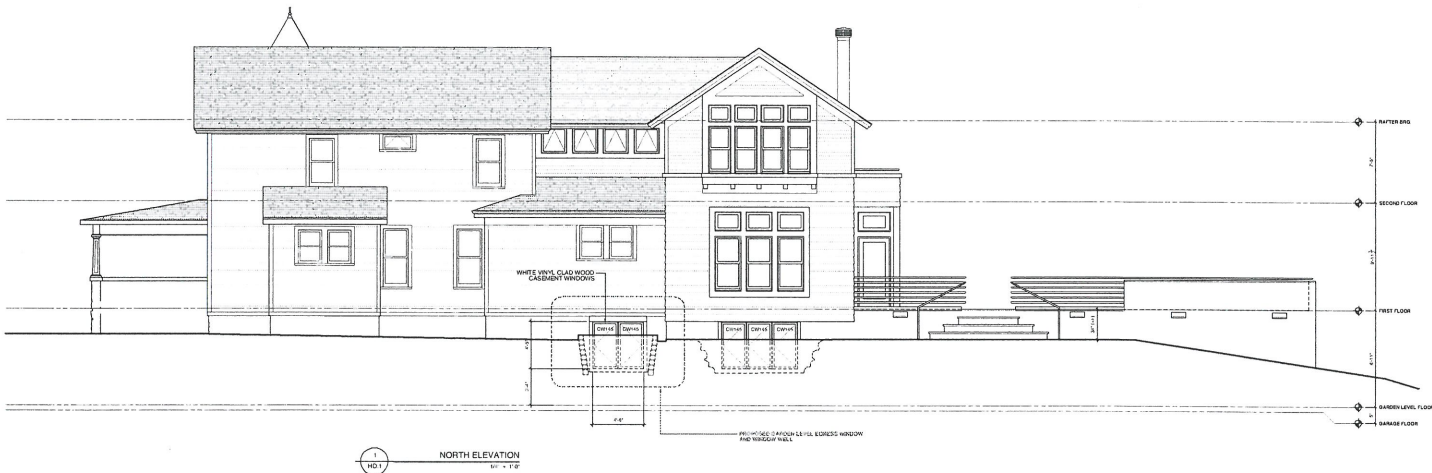
HDC SUBMISSION 06 25 12

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RAA: 11-020 HDC 06.25.12

SANTACROCE/PARKER RESIDENCE A13
509 DETROIT STREET, ANN ARBOR, MI 48104

HDC Approved 6/12

Proposed Egress Window



DAVID BONA • ARCHITECT 1000 N. 10TH AVE. SUITE 100 ANCHORAGE, ALASKA 99503 TEL: 907.561.1888	
PROJECT NAME: SANTACROCE / PARKER RESIDENCE 800 10TH STREET, ANCHORAGE, ALASKA 99503 PROJECT NUMBER: 100125	
DRAWN BY: DB	
SCALE: AS SHOWN	
DATE: 07/18/2014	
PROJECT NUMBER: 100125	
SHEET: HD.1	



