

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 820 E Kingsley Street, Application Number HDC24-0013

**DISTRICT:** Old Fourth Ward Historic District

**REPORT DATE:** March 14, 2024

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

**REVIEW COMMITTEE DATE:** March 11, 2024

#### OWNER

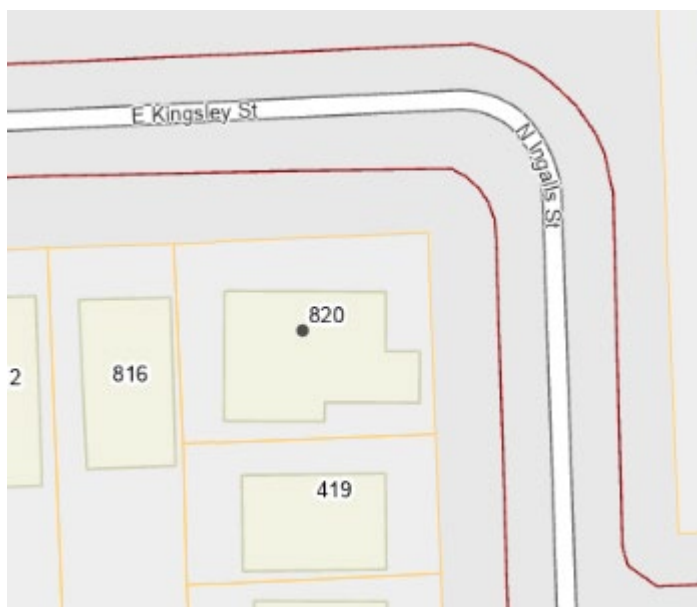
**Name:** Zaki Alawi  
Michigan Rental  
**Address:** 414 Huntington Pl  
Ann Arbor, MI 48104  
**Phone:** (734) 555-2281

#### APPLICANT

Robert Fowler  
R Fowler Construction  
5550 Fox Run  
Saline, MI 48176  
(734) 476-4851

**BACKGROUND:** This house is listed in the 1894 and 1897 city directories as #66 E Kingsley, the home of Lester E Palmer. Student Miss Mabel E Palmer boarded there. The house features brick on the first floor and half-timbering (painted over) on the second with eave brackets. The foundation is cut and un-cut stone block, as are the two front porches (one on each street side of the corner lot), the base of the bay window, and the chimney on the first floor. The chimney continues in brick. Both porches have pedimented roofs and half-height tapered round columns. The house's gable ends face east and west, with smaller gabled wall dormers on the north and south. There is a small, inset, hip-roof dormer on the north roof surface.

**APPLICATION:** The applicant seeks HDC approval to construct a basement egress window and well on the south elevation by maintaining the width and increasing the depth of an existing basement window.



**LOCATION:** The house is on the southwest corner of East Kingsley and North Ingalls Streets. It is across East Kingsley from the UofM Nursing School.

## 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.
- (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.
- (10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property will be unimpaired.

### From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):

#### Building Site

Recommended: Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserve the historic relationship between a building or buildings, landscape features, and open space.

Retaining the historic relationship between buildings, landscape features, and open space.

Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

Not Recommended: Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the site.

Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building site so that, as a result, the character is diminished.

#### District or Neighborhood Setting

Not Recommended: Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

#### 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: 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.

### STAFF FINDINGS:

- 1) The proposed egress window is on the south side of the house approximately 30' from the public right of way. It is along the driveway and under an exterior fire escape stair. An existing 30" wide basement window that currently is used for five vents would be enlarged to 36" tall with a clad wood casement window. A wood timber well is shown slightly larger than the required clear area of 36" x 36", with a drain in the bottom and premanufactured escape ladder. No bollard is proposed.
- 2) There are two other basement egress windows on the house, on the west elevation. The basement is proposed to be remodeled into three bedrooms, a living room and kitchen.
- 3) The vents would be relocated to the next basement window (about 10-12' farther back on the house), which is also boarded and has one vent pipe. The applicant provided the photo at right in an email that is attached to the record.
- 4) The location is appropriate. This is a fairly inconspicuous location pushed back from the public right of way. The proposed materials are appropriate, as are the window and well sizes. Staff recommends approval of the application.



New vent location

## MOTION

(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 share their observations at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 820 E Kingsley Street, a contributing property in the Old Fourth Ward Historic District, to enlarge an existing basement window and install an egress window and well on the south elevation, as proposed. 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 standards 2, 9, and 10 and the guidelines for building site, windows, and health and safety, as well as the *Ann Arbor Historic District Design Guidelines*.

## MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 820 E Kingsley 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:

photos, drawings

820 E Kingsley Street  
(November 2020,  
courtesy Google  
Street View)

