

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 416 East Huron Street, Application Number HDC 14-033

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: April 10, 2014

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, April 7, 2013

OWNER

APPLICANT

Name: Zaki Alawi
Address: 414 Huntington Pl
 Ann Arbor, MI
Phone: (734) 260-7215

Same

BACKGROUND: This stately Queen Anne appears in the 1894 Polk City Directory as number 58 East Huron, the home of Sarah C. Rettich (widow of Frederick). Mrs. Rettich lived in the house until 1917. It features a steep hipped roof with three inset gables and a corner tower with a pyramidal roof. The house's exterior has suffered from artificial shingle siding and general neglect, but its original form is largely intact.

LOCATION: The site is located on the south side of East Huron Street, between South Division Street and South State Street. It is next door to the Varsity student apartment complex.

APPLICATION: The applicant seeks HDC approval to replace two attic gable windows with windows in larger openings, and replace a bricked-in basement window opening with an egress window and well of wood timbers.

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

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

Appropriate: If a window is completely missing, replacing it with a new window based on accurate documentation of the original or a new design compatible with the original opening and the historic character of the building. Materials other than wood will be reviewed by the Commission on a case-by-case basis.

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

Safety Codes

Appropriate: Complying with barrier free and safety codes in a manner that ensures the preservation of character-defining features.

STAFF FINDINGS:

1. The building owner is converting the attic and basement to habitable space in this five-unit rental. The total number of units will remain at five.
2. The owner has stated that the third-floor windows are not required for egress, but they are required for building codes relating to light and ventilation. Alternatively, this could be accomplished via skylights on the rear-facing roofs of the gables. The east gable window is currently boarded over. The west facing window has an air conditioning unit and no glazing. Both windows would be made 5/8" narrower and 12" taller, per the submitted drawings. The new trim would match the existing in material (wood) and dimensions.
3. The basement egress window is the same location and width as a former window opening that is bricked shut. It would require a well that is 47 ½" wide that extends 46" from the wall of the house. The double-hung window would be 39 ½" wide and 59 ½" tall, with the lower sash below ground level. The well would be constructed of landscape timbers. The location is near the rear of the house, and no visible original materials would be removed for the window. The applicant has stated that no bollards will be required. Should this prove incorrect, and the building official requires bollards to keep vehicles from driving into the well, or to keep vehicles from parking too close and blocking egress from the window, an additional application to the commission would be required.
4. Staff feels that the installation of the basement egress window, without bollards, near the rear of the house is minimally intrusive on the historic structure. Enlarging the attic window openings is more complex. The east elevation lies in the shadow of the Varsity student high rise, and is only marginally visible. The west elevation is very visible, and staff feels that enlarging that opening would not meet the standards and guidelines that the HDC must follow. In that case, a skylight would be required to make the space inhabitable as proposed. This could be a staff approval, unless the Historic District Commission directs staff otherwise after considering this application.

POSSIBLE MOTIONS: (Note that the motions below 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.)

Basement Egress and East Gable Windows

I move that the Commission approve the portion of the application at 416 E Huron Street, a contributing property in the Old Fourth Ward Historic District, to install one basement egress window and well, and replace the third floor east window with a larger window, as proposed. 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*, in particular for windows and safety codes.

West Gable Window

I move that the Commission approve the portion of the application at 416 E Huron Street, a contributing property in the Old Fourth Ward Historic District, to replace the third floor west window with a larger window, as proposed. 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*, in particular for windows and safety codes.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 416 E Huron 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, window information, photos



City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES
 100 North Fifth Avenue | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
 734.794.6265 | 734.994.8312 | planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information

Address of Property: 416 E. HURON

Historic District: _____

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

Address of Property Owner: 414 HUNTINGTON PL.

Daytime Phone and E-mail of Property Owner: (734) 260-7215 zmichiganrental@gmail.com

Signature of Property Owner: [Signature] Date: 3/20/14

Section 2: Applicant Information

Name of Applicant: ZAKI ALAWI

Address of Applicant: _____

Daytime Phone: (____) _____ Fax: (____) _____

E-mail: _____

Applicant's Relationship to Property: owner architect contractor other

Signature of applicant: _____ Date: _____

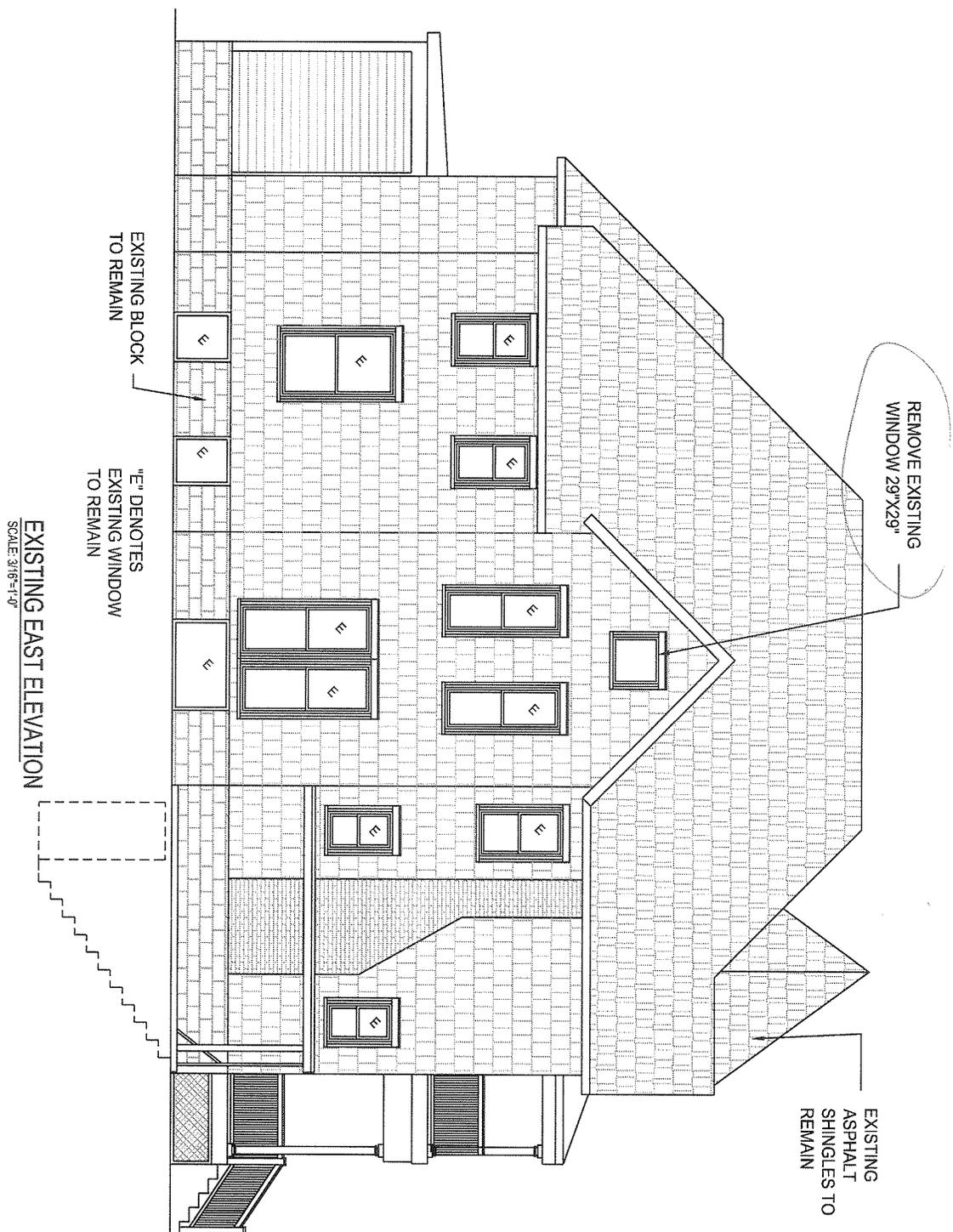
Section 3: Building Use (check all that apply)

Residential Single Family Multiple Family Rental
 Commercial Institutional

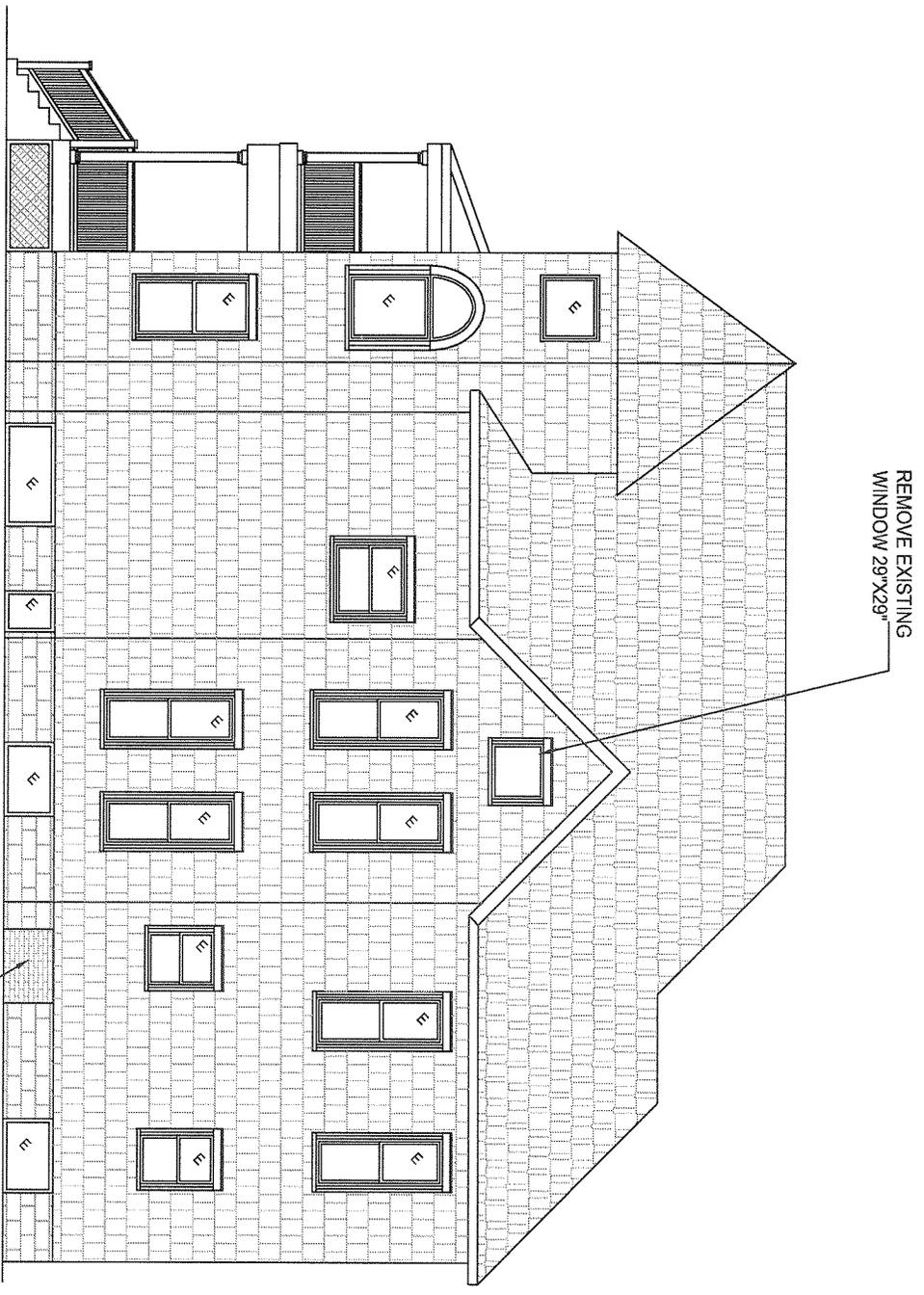
Section 4: Stille-DeRossett-Hale Single State Construction Code Act
 (This item **MUST BE INITIALED** for your application to be PROCESSED)

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 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: [Initials]



 James Dudzinski ARCHITECT 12306 Volpe Sterling Heights, Mi. PH. (586) 264-6576	
ARCHITECTURE PLANNING CONSULTING	
<small>ALL DRAWING AND MATERIAL INFORMATION APPEARING HEREIN SHALL NOT BE DUPLICATED, DISCLOSED OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF JAMES DUDZINSKI ARCHITECT</small>	
PROJECT LOCATION: 416 E. HURON	
PROJECT TITLE: EXISTING RENOVATION	
SHEET TITLE: EXISTING ELEVATIONS	
<small>DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.</small>	
REVISIONS	
MARK DATE ISSUED FOR:	3/19/14 REVIEW
DATE	DRAWN JD
CHECKED	SEAL
PROJECT NO:	SHEET NO: 1 OF 6
A-1	

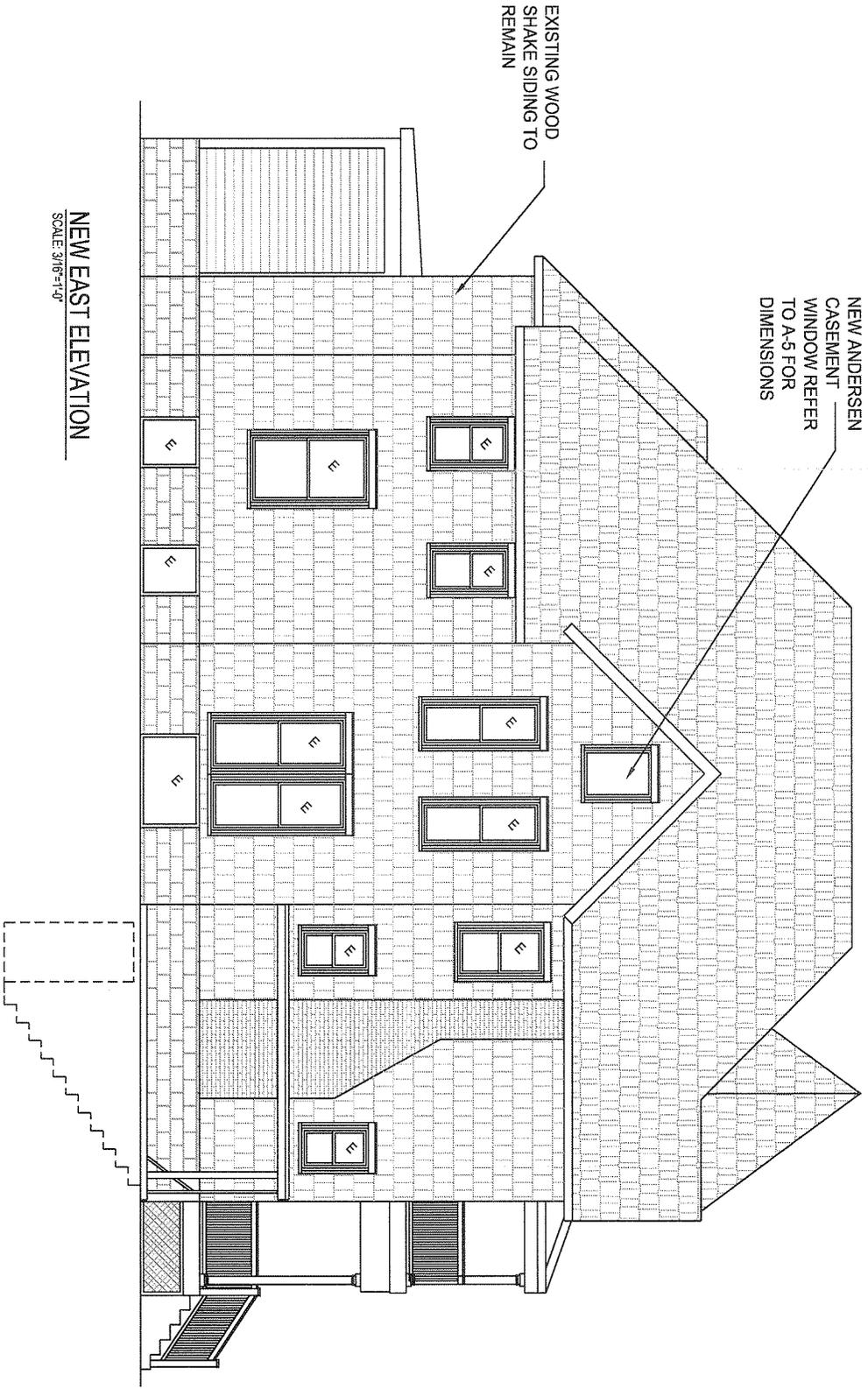


EXISTING WEST ELEVATION
SCALE: 3/16"=1'-0"

EXISTING BRICKED
IN WINDOW
OPENING

<p>James Dudzinski ARCHITECT 12306 Yoipe Sterling Heights, Mi. PH: (586) 264-6576</p>	
<p>ARCHITECTURE PLANNING CONSULTING</p>	
<p>ALL DRAWN AND WRITTEN INFORMATION HEREIN IS THE PROPERTY OF JAMES DUDZINSKI ARCHITECT DUPLICATED, DISCLOSED OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF JAMES DUDZINSKI ARCHITECT</p>	
<p>PROJECT LOCATION: 416 E. HURON</p>	
<p>PROJECT TITLE: RENOVATION</p>	
<p>SHEET TITLE: EXISTING ELEVATIONS</p>	
<p>DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY</p>	
<p>REVISIONS</p>	
MARK	ISSUED FOR:
DATE	3/19/14 REVIEW
DATE	
DRAWN	JD
CHECKED	
PROJECT NO:	
SEAL	
SHEET NO: 2 OF 6	A-2

3

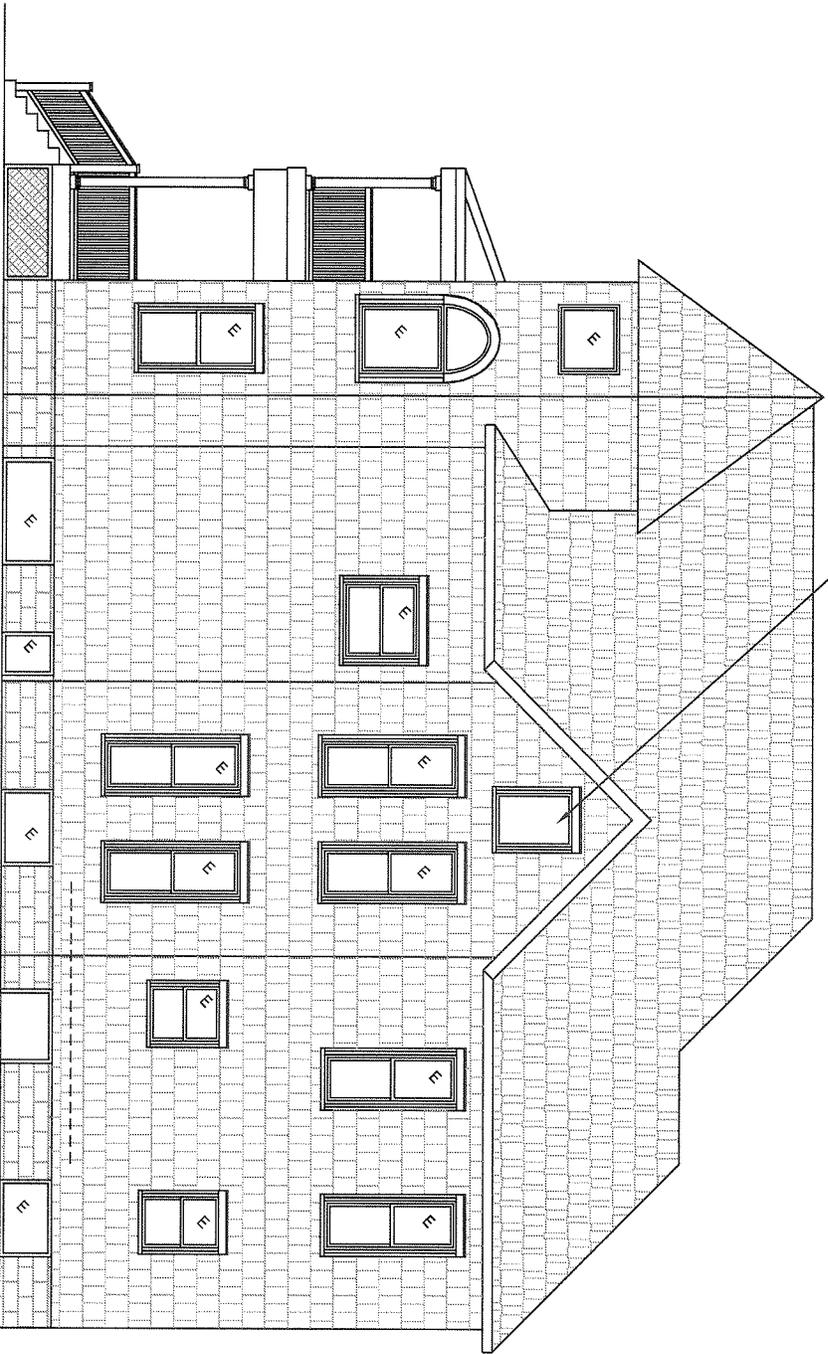


NEW EAST ELEVATION
SCALE: 3/16"=1'-0"

<p>James Dudzinski ARCHITECT 12306 Volpe Sterling Heights, Mi. Ph. (586) 264-6576</p>	
<p>ARCHITECTURE PLANNING CONSULTING</p>	
<p>ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE DUPLICATED, DISCLOSED OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF JAMES DUDZINSKI ARCHITECT</p>	
<p>PROJECT LOCATION: 416 E. HURON</p>	
<p>PROJECT TITLE: RENOVATION</p>	
<p>SHEET TITLE: NEW ELEVATIONS</p>	
<p>DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY</p>	
<p>REVISIONS</p>	
Mark	DATE: ISSUED FOR:
	3/19/14 REVIEW
	DATE
<p>DRAWN: JD</p>	
<p>CHECKED</p>	
<p>PROJECT NO:</p>	
<p>SEAL</p>	
SHEET NO: 3 OF 6	A-3

4

NEW ANDERSEN
CASEMENT
WINDOW REFER
TO A-5 FOR
DIMENSIONS



NEW WEST ELEVATION

SCALE: 3/16"=1'-0"

NEW EXPRESS
WINDOW

James Dudzinski
ARCHITECT
12306 Volpe
Sterling Heights, Mi.
PH. (986) 264-6576

ARCHITECTURE PLANNING CONSULTING

ALL DRAWING AND LETTERS INCORPORATION
APPEARING HEREIN SHALL NOT BE
DUPLICATED, DISCLOSED OR OTHERWISE
USED WITHOUT THE WRITTEN CONSENT OF
JAMES DUDZINSKI ARCHITECT

PROJECT LOCATION:

416 E. HURON

PROJECT TITLE:
RENOVATION

SHEET TITLE:
NEW ELEVATIONS

DO NOT SCALE DRAWINGS. USE FIGURED
DIMENSIONS ONLY

REVISIONS

MARK	DATE:	ISSUED FOR:
	3/19/14	REVIEW

DATE

DRAWN JD

CHECKED

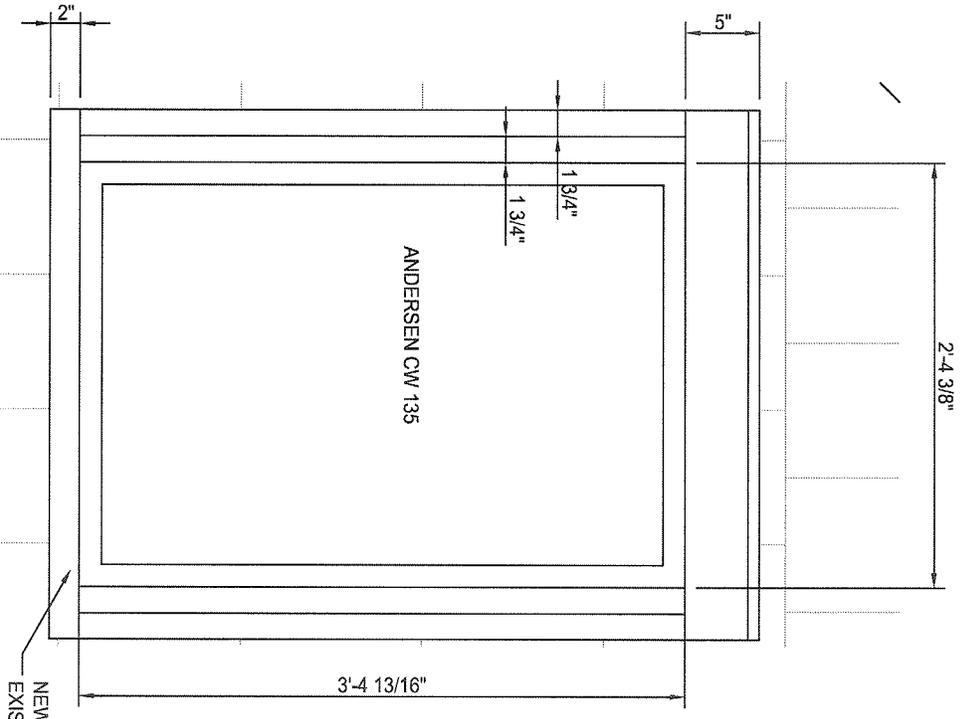
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SEAL

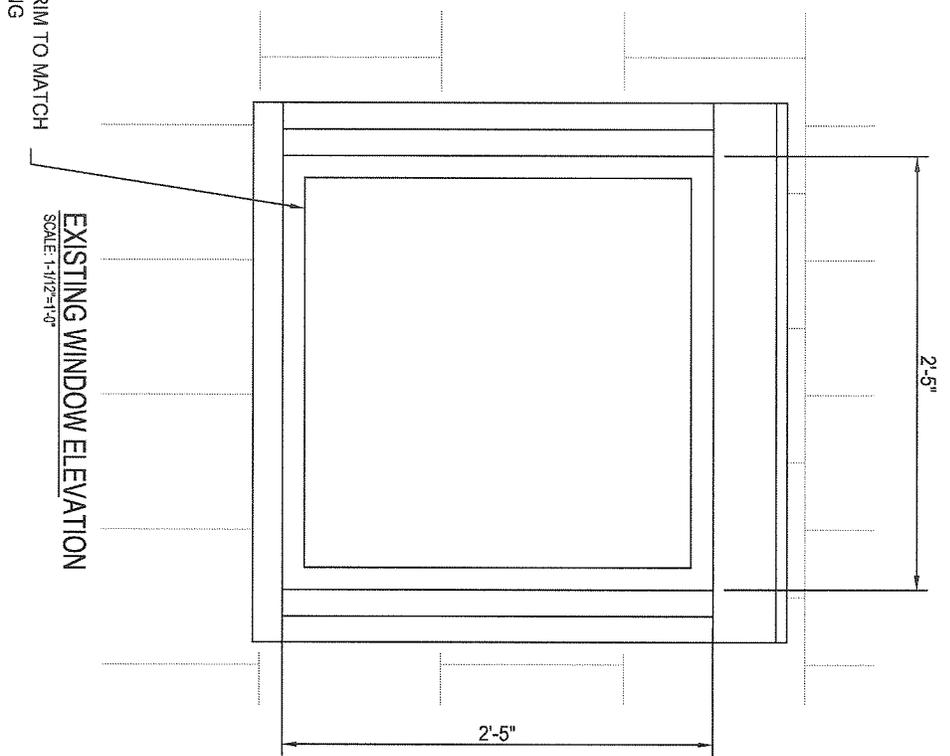
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4 OF 6

A-4

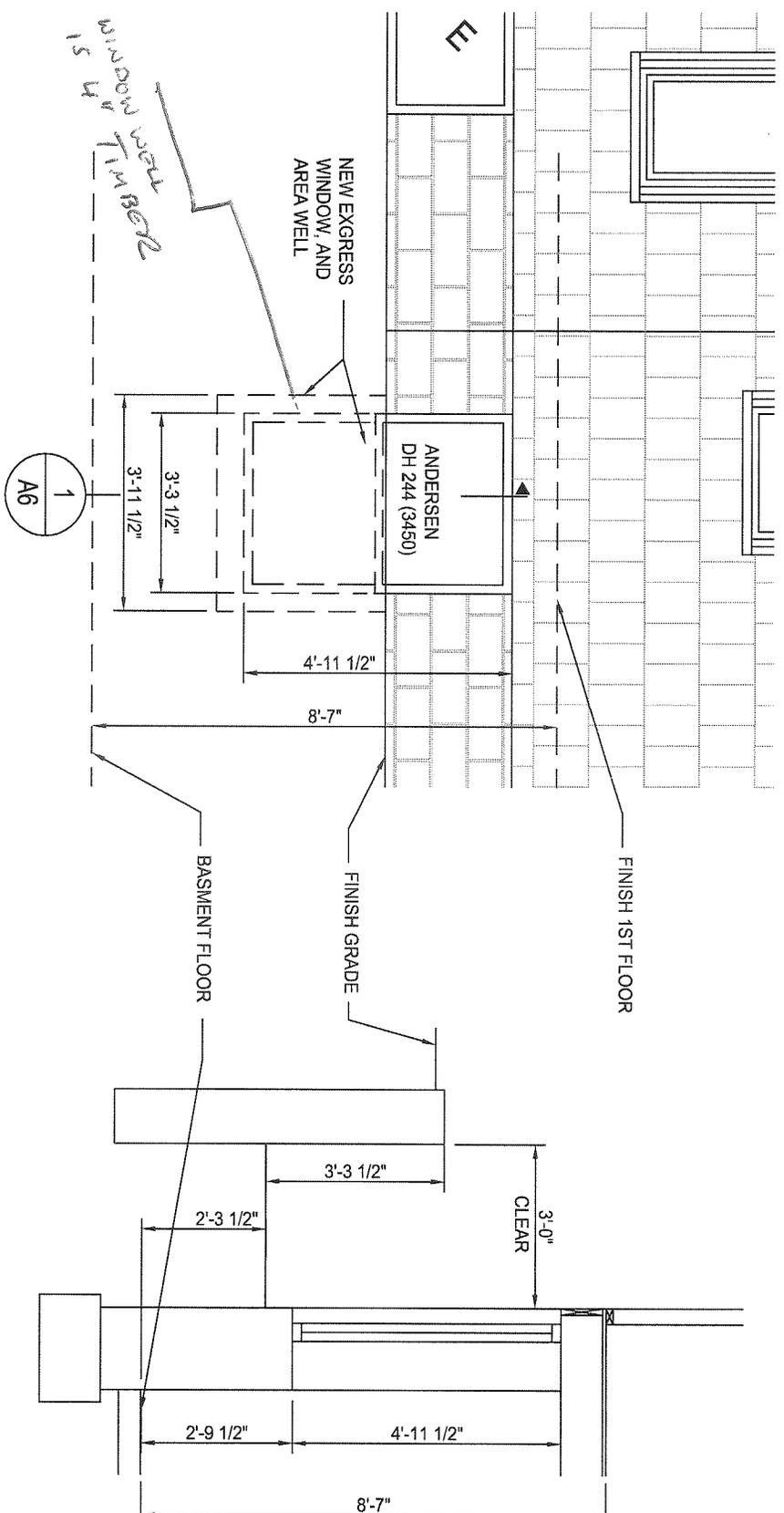


NEW WINDOW ELEVATION
SCALE: 1-1/2"=1'-0"



EXISTING WINDOW ELEVATION
SCALE: 1-1/2"=1'-0"

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<p>ARCHITECTURE PLANNING CONSULTING</p>	
<p><small>ALL DRAW AND LETTER REPRODUCTION APPEARING HEREIN SHALL NOT BE DUPLICATED, DISCLOSED OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF JAMES DUDZINSKI ARCHITECT</small></p>	
<p>PROJECT LOCATION: 416 E. HURON</p>	
<p>PROJECT TITLE: RENOVATION</p>	
<p>SHEET TITLE: NEW AND EXISTING WINDOWS</p>	
<p><small>DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY</small></p>	
<p>REVISIONS</p>	
<p>MARK</p>	<p>DATE</p>
<p>3/19/14</p>	<p>REVIEW</p>
<p>DATE</p>	<p>DATE</p>
<p>DRAWN</p>	<p>JD</p>
<p>CHECKED</p>	<p>PROJECT NO.</p>
<p>SEAL</p>	<p>SHEET NO: 5 OF 6</p>
<p>A-5</p>	



NEW BASEMENT EGRESS WINDOW AND AREA WELL (ELEVATION)
 SCALE: 1/2"=1'-0"

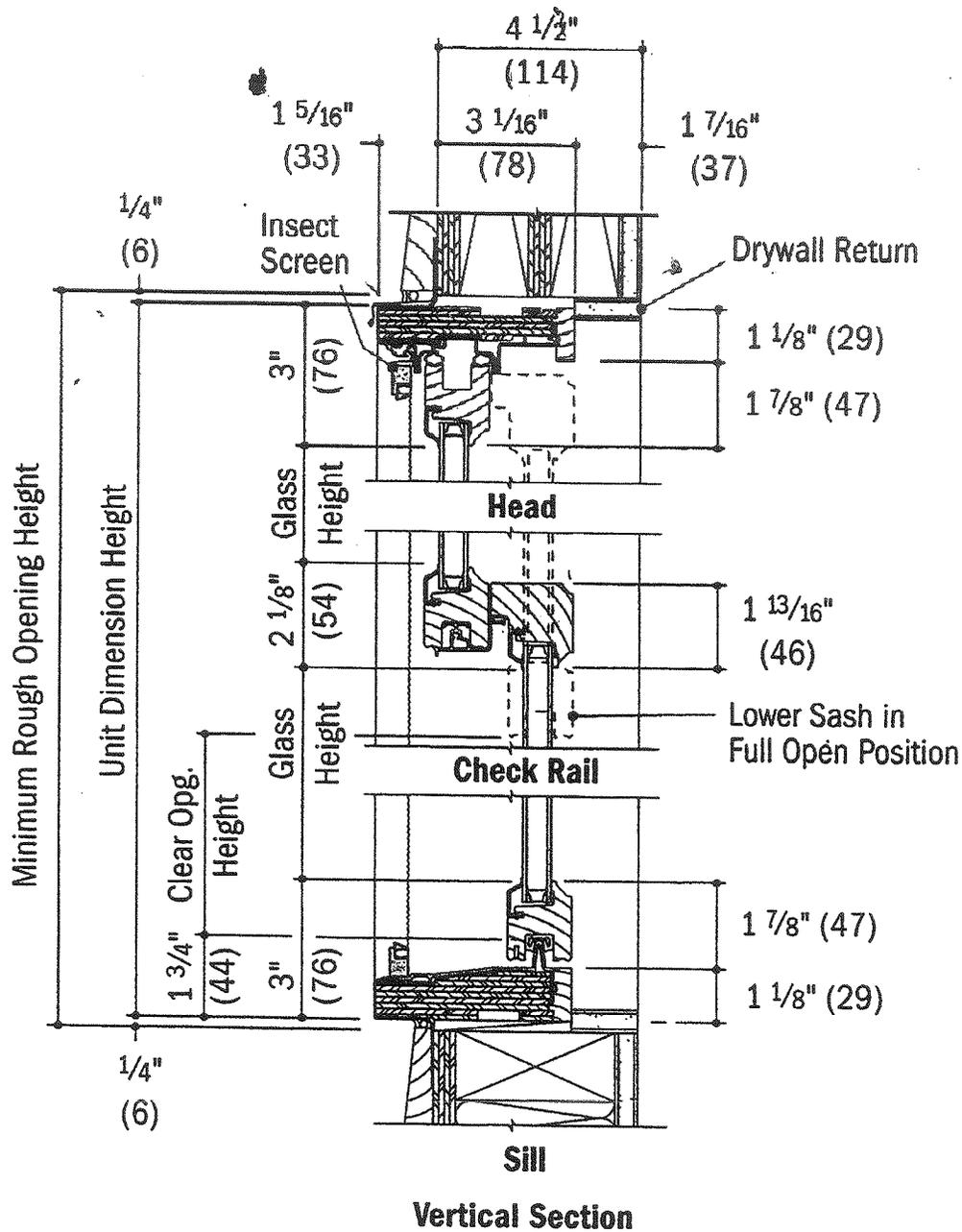
SECTION AREA WELL
 SCALE: 1/2"=1'-0"

<p>James Dudzinski ARCHITECT 12306 Volpe Sterling Heights, Mi. Ph. (586) 264-6576</p>	
<p>ARCHITECTURE PLANNING CONSULTING</p>	
<p>ALL DRAWING AND MATERIAL INFORMATION APPEARING HEREIN SHALL NOT BE DUPLICATED, DISCLOSED OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF JAMES DUDZINSKI ARCHITECT</p>	
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<p>PROJECT TITLE: RENOVATION</p>	
<p>SHEET TITLE: WINDOW WELL</p>	
<p>DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY</p>	
<p>REVISIONS</p>	<p>DATE</p>
<p>ISSUED FOR:</p>	<p>3/19/14 REVIEW</p>
<p>DATE</p>	<p>DATE</p>
<p>DRAWN: JD</p>	<p>CHECKED:</p>
<p>PROJECT NO:</p>	<p>PROJECT NO:</p>
<p>SCALE:</p>	<p>SCALE:</p>
<p>SHEET NO: 6 OF 6</p>	<p>A-6</p>

TILT-WASH DOUBLE-HUNG WI

244 D13450
Basement New window

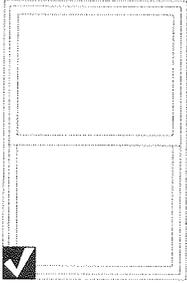
Tilt-Wash Double-Hung Window Details Scale 1 1/2" = 1'-0" (1:8)



Line Item #: 0001 Line Item Qty: 1 Initial: _____

Location: _____

RO Size = 3' 4" W x 5' 0" H Unit Size = 3' 3 1/2" W x 4' 11 1/2" H



200 Series Tilt-Wash, Single Units
 Unit Code/Item Size: 244DH3450 ✓
 Operation/Handing: AA
 Part Number: 0873936
 Frame Depth: 3 1/4"
 Exterior Color: White
 Interior Color: Clear Pine
 Glass Type (Top): Low E Glass
 Glass Type (Bottom): Low E Glass
 Insect Screens: Insect Screen, White
 Hardware: Andersen 200 Series - Stone

*Basement
New Window*

Zone: Northern
 U-Factor: 0.30, SHGC: 0.32, ENERGY STAR® Qualified: Yes

Comments:

Qty	Part Num	Item Size	Description	Total Price	Extended Price
1	0873936	244DH3450	Unit, 3 1/4" Frame Depth, White/Clear Pine, Low E Glass (Each Sash)	\$ 312.00	\$ 312.00
1	0833336	244DH3450	Insect Screen, White	\$ 33.00	\$ 33.00
				\$ 345.00	\$ 345.00

SUBMITTED BY: _____	SUBTOTAL	\$	345.00
ACCEPTED BY: _____	TAXES(0.000 %)	\$	0.00
DATE: _____	GRAND TOTAL	\$	345.00

** All graphics as viewed from the exterior.

** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.



Ask to see if all of the products you purchase can be upgraded to be ENERGY STAR® qualified.



This image indicates that the product selected is qualified in the US ENERGY STAR® climate zone that you have selected.

Data is current as of September 2013. This data may change over time due to ongoing product changes or updated test results or requirements. Ratings for all sizes are specified by NFRC for testing and certification. Ratings may vary depending on the use of tempered glass or different grille options or glass for high altitudes etc.



TILT-WASH DOUBLE-HUNG WINDOWS

*Basement
New Window*

Features

FRAME

A Exterior outer frame members are treated with water-repellent preservative and covered with a pre-formed rigid vinyl PVC cover, minimizing maintenance and providing an attractive appearance.

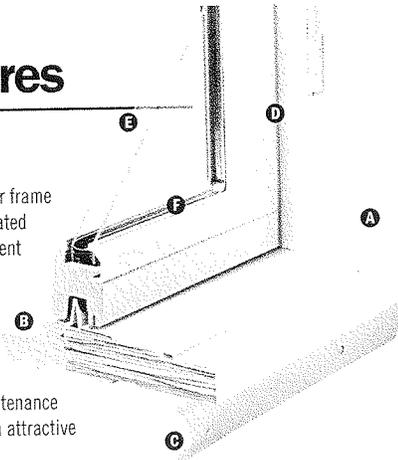
B Interior surfaces are unfinished pine. Low-maintenance prefinished white interiors are available.

C Full-perimeter installation flange makes installation easy and fast with little or no adjustment. It's fixed, seamless and integrated with the exterior frame.

D Flexible weatherstripping around all four sides is factory installed and provides a tight seal between the sash and frame.

GLASS

E Choose Low-E, Low-E SmartSun™ or dual-pane

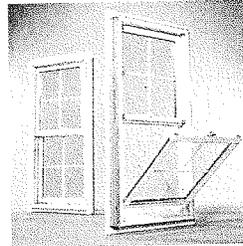


insulating glass. Tempered glass and other glass options are available. Contact your Andersen supplier. (Glass option must be specified.)

A removable translucent film helps shield the glass from damage during delivery and construction and simplifies finishing at the jobsite.

F A rigid vinyl or PVC glazing bead, combined with high-grade silicone glazing bed, keeps the glass bonded firmly to the sash and helps minimize water and air infiltration.

SASH



A convenient tilt-wash design makes it easy to clean the window from the inside. An in-sash balancer minimizes the view of the jamb liner, maximizing the amount of wood in the frame. Window can be secured through the side jamba to stud walls without hitting balancer.

FRAME

Extension Jamba

Standard jamb depth is 3 1/4". Extension jamba are available in unfinished pine or prefinished white. Some sizes may be veneered.

Factory-Applied Extension Jamba

Available in 4 9/16" and 6 9/16" sizes. Extension jamba can be factory-applied to either three sides (stool and apron application) or four sides (picture frame casing).

Non-Applied Extension Jamba

Non-applied extension jamba are available for the following wall depths: 4 9/16", 5 1/4", 6 9/16", 7 1/8"

Drywall Return

The Andersen® 200 Series double-hung window is available with a narrow 3" jamb depth with a flat interior surface for easy drywall return. Available in prefinished white only.

INSECT SCREENS

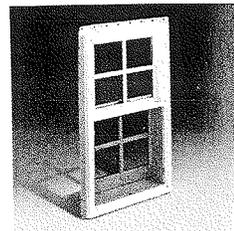
EXCLUSIVE

TruScene® Insect Screen

TruScene insect screens are made with a micro-fine stainless steel mesh that's one-third the diameter of our aluminum screen wire. They provide over 50% more clarity than our conventional insect screens. They also let more sunlight and fresh air into the home.

Conventional Insect Screen

Conventional insect screens have a long-lasting* fiberglass screen cloth with a charcoal finish.



Insect Screen Frames

Choose full insect screen or half insect screen. Half insect screen (shown above) allows ventilation without affecting the view from the upper sash. Frames are available in White and Sandtone colors to match product exterior.

TWO-TONE OPTION

Andersen 200 Series tilt-wash double-hung windows are available with a two-tone color configuration, featuring a prefinished White interior and a Sandtone exterior. Some exterior components are visible from the interior. Corresponding picture and transom units, as well as grilles, are available to match.

NEW

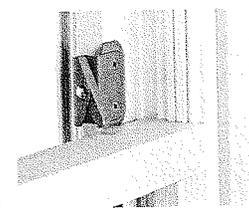
EXTERIOR TRIM

This product now available with Andersen Exterior Trim. See page 141-144 for details.

* For complete information on our limited warranties, visit andersenwindows.com or contact your Andersen supplier.

CAUTION:

- Painting and staining may cause damage to rigid vinyl.
- Products in Sandtone color may be painted any color lighter than Terratone using quality oil-base or latex paint. Submit color samples to Andersen for approval when painting White. Submit color samples to Andersen for approval when painting Sandtone any color darker than Terratone.
- Creosote-based stains should not be in contact with Andersen products.
- Do not paint weatherstripping.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Andersen does not warrant the adhesion of paint to vinyl.



Opening Control Device Kit

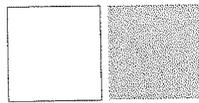
A kit is available, which limits raising the sash to less than 4 inches when the window is first opened. Available in stone and white. Shown engaged on 400 Series Tilt-Wash Double-Hung.

For more information about glass, patterned glass, grilles, TruScene® insect screen and installation accessories, see pages 12-32 or visit

andersenwindows.com

Exterior

Specify a unit exterior and interior option to complete your order.



White Sandtone

Interior



white pine

Naturally occurring variations in grain, color and texture make each wood sash one-of-a-kind.

Hardware

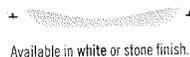
Lock & Keeper



Stone finish is standard with pine interior units. White finish comes with prefinished white interiors. Optional finishes include White, Stone, Black, Gold Dust, Bright Brass, Antique Brass, Oil Rubbed Bronze and Satin Nickel.

Classic Series™ Lifts

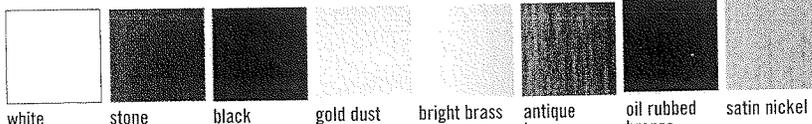
Sold Separately.



Available in white or stone finish.

Bold names denote finish shown.

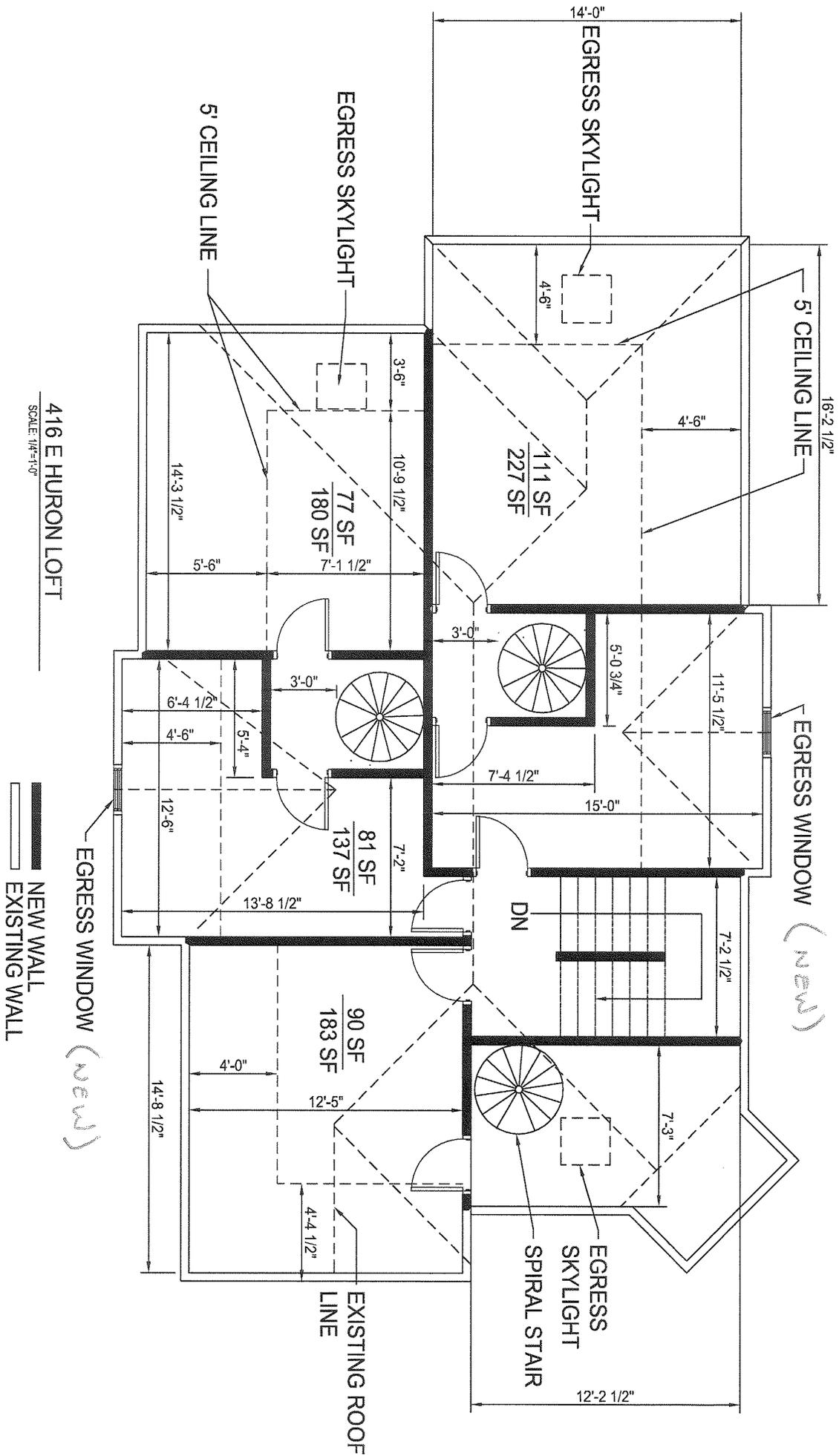
Hardware Finishes

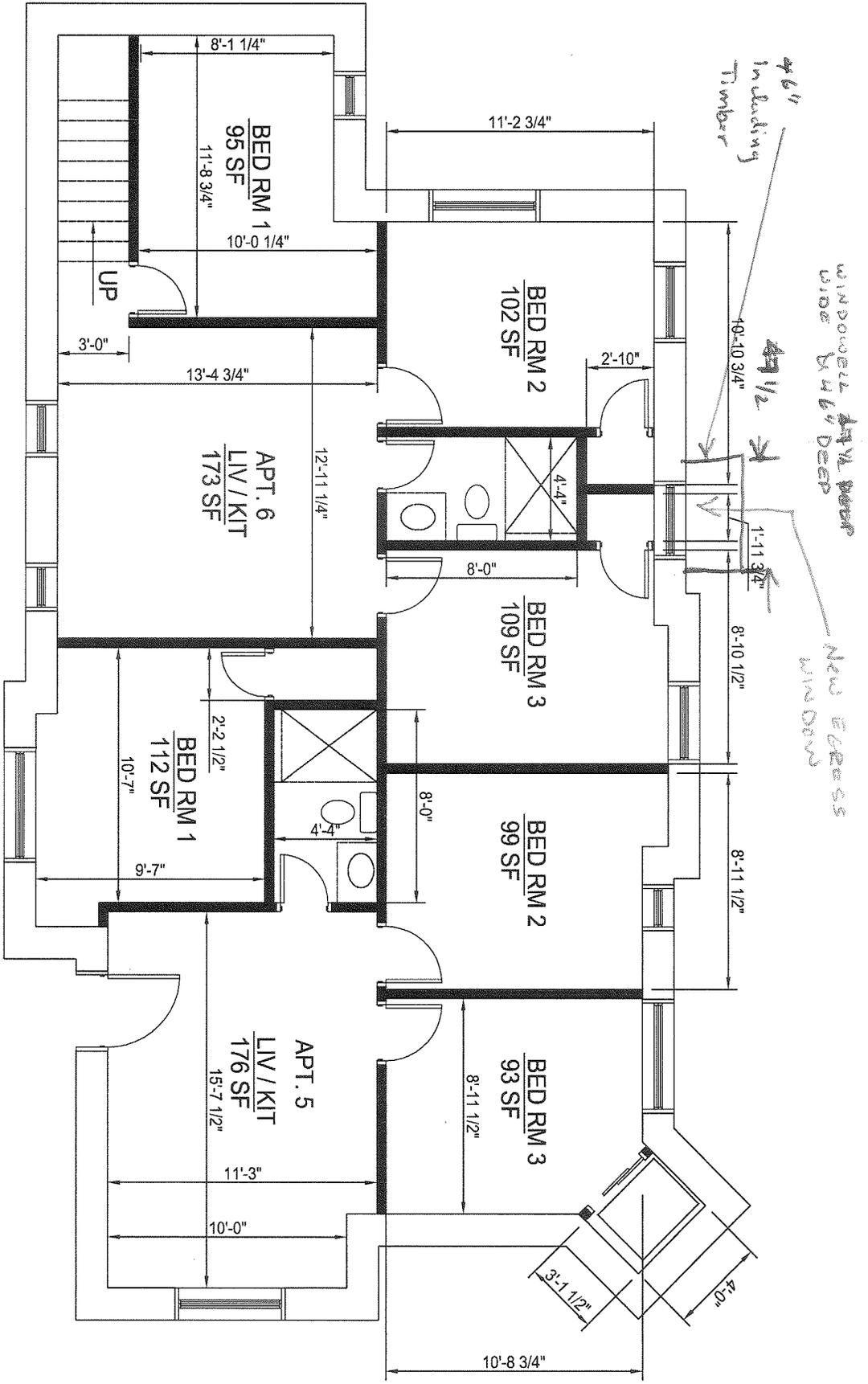


white stone black gold dust bright brass antique brass oil rubbed bronze satin nickel

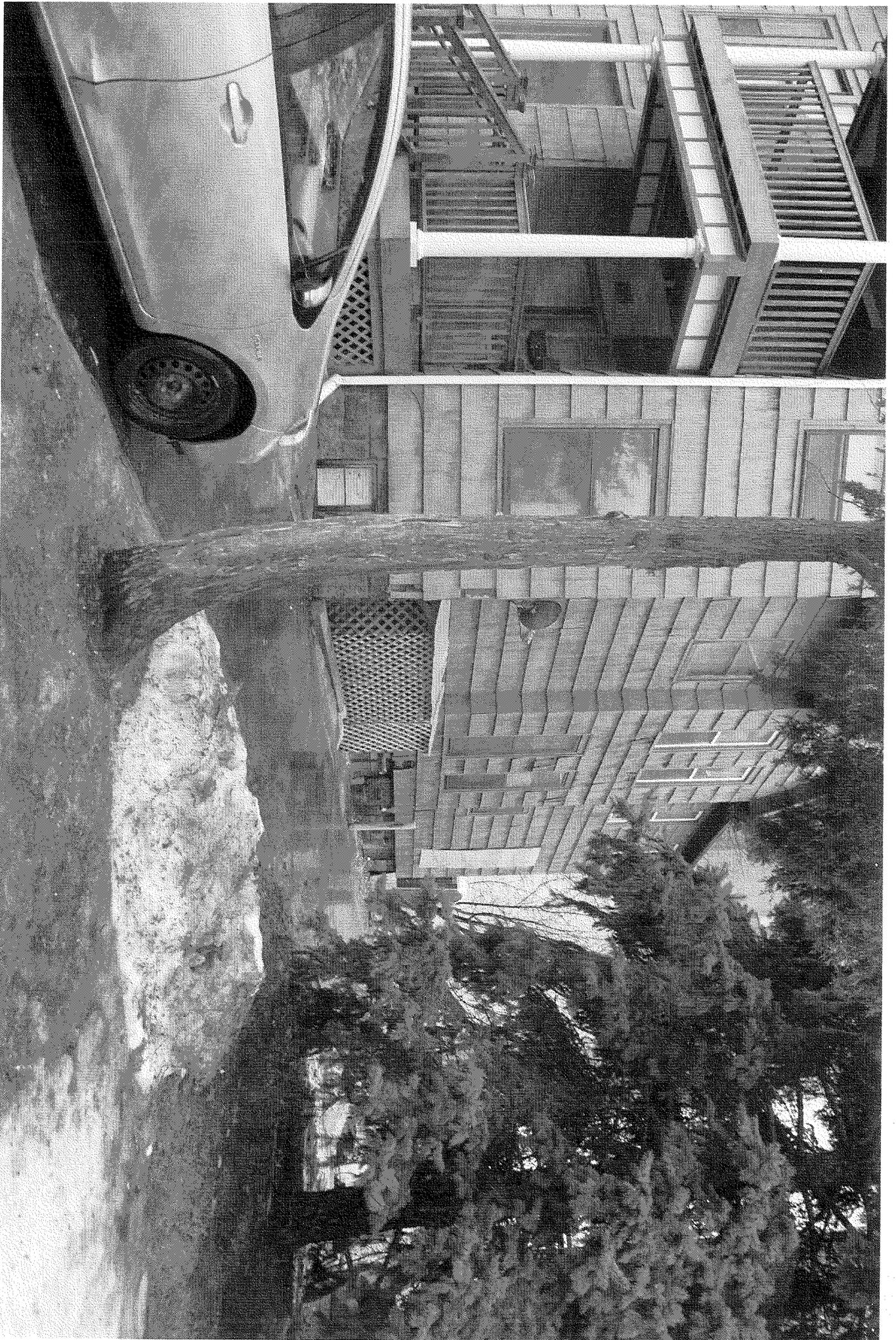
Printing limitations prevent exact finish replication. See your Andersen supplier for actual finish samples.



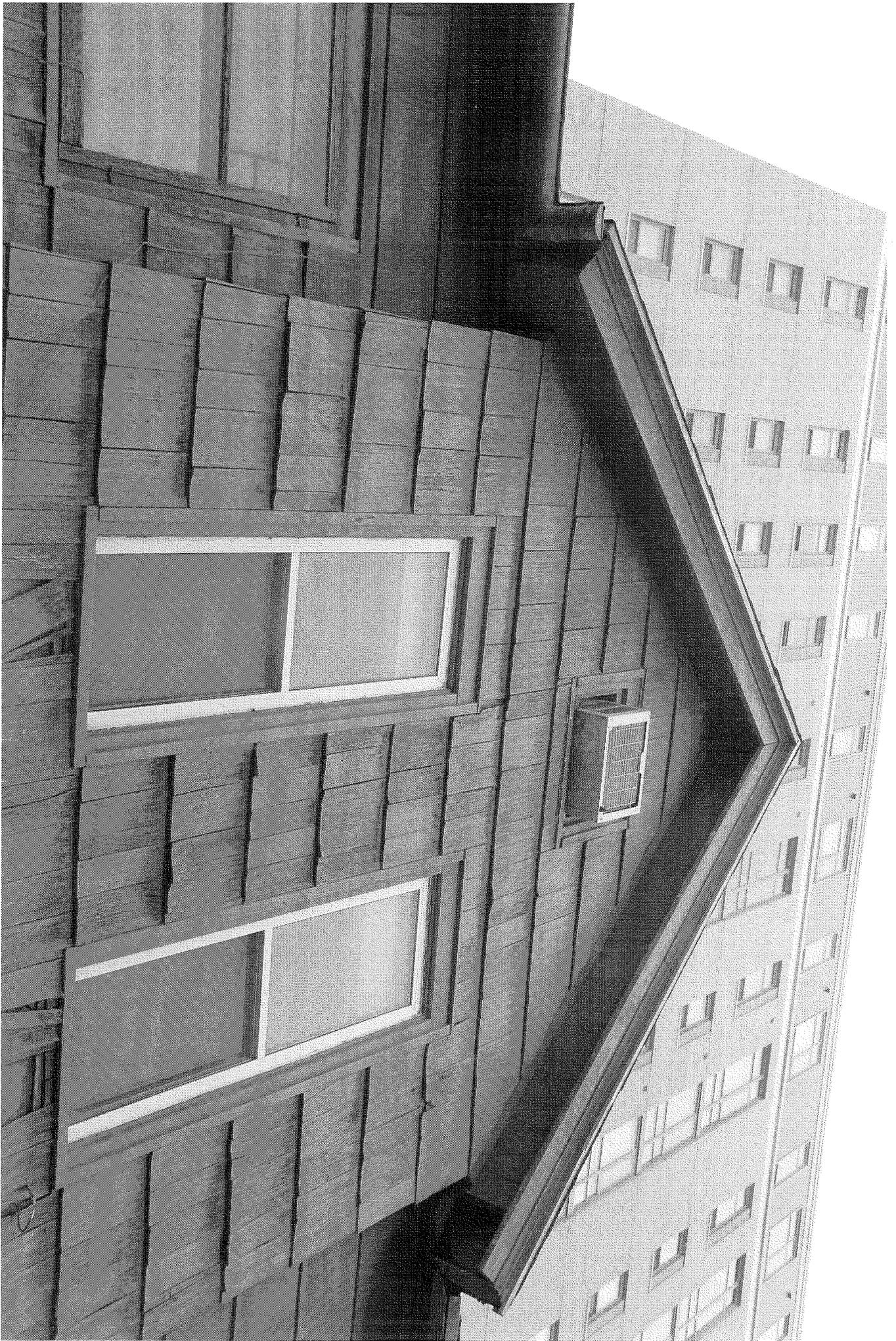




416 E HURON BASEMENT
 SCALE: 1/4"=1'-0"













DO NOT
ENTER



DO NOT
ENTER

POLL