

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 514 East Ann Street, Application Number HDC11-051

DISTRICT: Ann Street Historic Block

REPORT DATE: May 5 for the May 12, 2011 HDC Meeting

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, May 9, 2011

OWNER	APPLICANT
Name: Zaki Alawi	Michael Van Goor, AIA
Address: 414 Huntington Place Ann Arbor, MI 48104	118A N Fourth Ave Ann Arbor, MI 48104
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BACKGROUND: This elaborate Queen Anne features colored glass panels framing the upper half of every window on the original part of the house, and a large arched window on the porch. The front porch has elaborate spindles and cut-out designs on the skirting, as well as numerous gables. Frank A. Howlett was the original occupant in 1890. Howlett served as the County Clerk and also president of the Ann Arbor City Council. He lived at this address until 1915, after which it was occupied by Joseph Staebler (1918-1925), and Martha and John Miller (1928 – 1950s).

Certificates of Appropriateness were awarded for a roof modification on July 8, 2010 (HDC10-087), and for the installation of five egress windows in December, 2010 (HDC10-160).

LOCATION: The site is located on the south side of East Ann, east of North Division and west of North State.

APPLICATION: The applicant seeks HDC approval to 1) relocate a previously approved (but not yet built) egress window from the west elevation of the attached garage to the south elevation, and 2) construct a new basement egress window and well, in a new opening, 6' from the front of the house on the west elevation.

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):

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.

Building Site

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

STAFF FINDINGS:

1. This house is not subdivided and is currently used as a six-bedroom rental. The owner intends to convert the structure into a two-family dwelling, and previous applications to raise the rear addition's roof and install five egress windows (three below grade and two on the attached garage) received certificates of appropriateness.
2. The garage egress window on the west elevation that was approved as part of HDC10-160 is proposed to be moved to the south elevation of the garage near the back door. The wood casement window would replace a smaller window.
3. Unlike the three previously approved basement egress windows, this application's basement egress window would cut a new opening through the stone foundation. The previous applications were to increase the height of an existing basement window below grade. The accompanying window well would be 4' deep and 5'4" wide, and constructed of concrete masonry units. The foundation stone is a distinctive material and character-defining feature of the house, and the new opening is located on a character-defining elevation six feet from the front of the house. The window would be located behind a fence, but fences, like landscaping, are not permanent. The addition of this window would negatively impact and diminish the overall historic character of this structure. The work is not reversible.
4. The HDC has liberally approved egress windows on this structure, including one located unusually near the front of the house along the east (driveway) side. The proposed new opening is inappropriate, and the applicant should take advantage of the three approved basement egress windows to meet building code requirements.

5. Staff feels that the basement egress window portion of this application removes distinctive materials from the structure, does not protect the historic integrity of the structure, and permanently impairs the essential form and integrity of the historic property.

POSSIBLE MOTIONS: (Note that the motions support staff findings and 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.)

GARAGE WINDOW

I move that the Commission issue a certificate of appropriateness for the portion of the application at 514 East Ann Street, a contributing property in the Ann Street Historic Block, to install an egress window on the south elevation of the attached garage, instead of on the west elevation, as documented in the owner's submittal. 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 windows and building site.

BASEMENT WINDOW

I move that the Commission deny the portion of the application at 514 East Ann Street, a contributing property in the Ann Street Historic Block, for a certificate of appropriateness to install a basement egress window in a new opening on the west elevation, as documented in the owner's submittal. The work is not compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and does not meet *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 windows and building site.

MOTION WORKSHEET:

I move that the Commission

____ Issue a Certificate of Appropriateness

____ Deny the Application

For the work at 514 East Ann in the Ann Street Historic Block

____ As proposed.

____ Provided the following condition(S) is (ARE) met: 1) 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) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

____ Is not generally compatible with the size, scale, massing and materials, and DOES NOT MEET the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 for the following reason(S): 1) REASON(s)

ATTACHMENTS: application, letter, photos, drawings.

514 E Ann Street (December 2010)

