

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 903 E Huron Street, Application Number HDC21-020

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: February 11, 2021

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, February 8, 2021

OWNER

Name: Robert Giles
Address: 25804 Dundee
 Huntington Woods, MI 48087
Phone: (248) 398-5976

APPLICANT

Scott Klaassen
 2100 S Main St A10
 Ann Arbor, MI 48103
 (734)677-2222

BACKGROUND: This two story, brick Greek Revival house features a front gabled roof with cedar shingles, cornice returns, double-hung windows, a half front porch with fluted Doric columns, a Greek revival-style doorway with side lights and transom. It was built in 1858 by Harvey Bannister, a mason, as a boarding house for University of Michigan students. In 1868, the house is listed in city directories as owned by Mrs. Mary Barber. It remained a boarding house until the mid-1920s, when it was purchased by Catherine Meier and became a single-family residence. Catherine Meier and her daughter, Joy Meier, occupied the house until the 1970s.

In 2012 the HDC approved an application to replace the cedar shake roof with an asphalt roof. (HDC12-021)

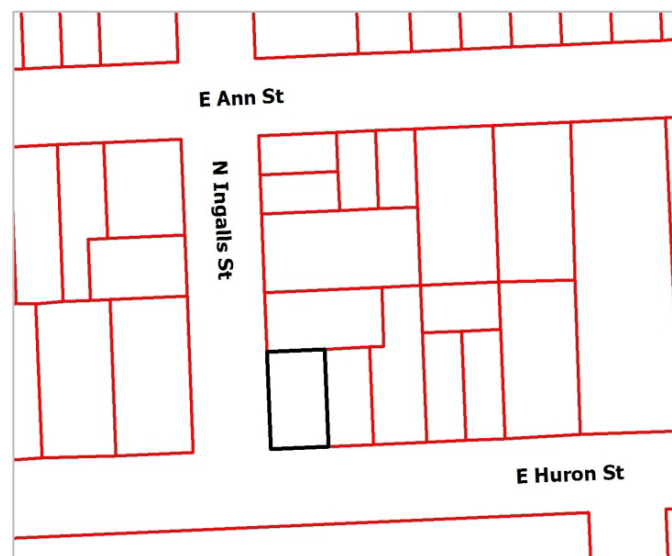
LOCATION: The site is located at the northeast corner of East Huron and North Ingalls Streets.

APPLICATION: The applicant seeks HDC approval to enlarge two basement windows and install egress windows and timber wells on the east and west elevations of the house.

APPLICABLE REGULATIONS:

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

(1) A property will be used as it was



historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall 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 shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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

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.

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.

Removing or radically changing windows which are important in defining the historic character of the building so that, as a result, the character is diminished.

Changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing, or the appearance of the frame.

Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

District or Neighborhood Setting

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

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.

From the City of Ann Arbor Design Guidelines:

Windows

Appropriate: Retaining and maintaining windows in good condition. Normal maintenance will include cleaning, sash cord replacement, limited paint removal, re-caulking where necessary, and new paint to make windows fully operable.

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

Safety Codes

Not Appropriate: Altering, damaging or destroying character-defining spaces, features, and finishes.

STAFF FINDINGS:

1. The 1858 Bannister House is one of the Old Fourth Ward's (and the City's) oldest homes and beautifully retains its historic details, materials, and significance. The house is currently a duplex rental certified for one one-bedroom unit with two occupants maximum, and one four-bedroom unit with six occupants maximum. It is currently for sale and the listing shows as contingent. The floor plans provided show a sixth bedroom (which implies a fifth must be elsewhere in the building) and sitting room added to the currently uninhabited basement. Two new egress windows are proposed, on the east and the west elevations, one for each of the two new proposed rooms.
2. Both windows propose to enlarge existing window openings by cutting them deeper and keeping the existing width. The wells would be pressure treated wood that is roughly 40" wide, roughly 38" from the house, and approximately 40" deep, per the application sheet of additional information. The windows would be Andersen 400 series vinyl-clad wood casements with optional applied muntins to look like three lites across the top. The wall of the well would extend 6" above grade.
3. The proposed egress window on the west elevation is in a front yard facing N. Ingalls Street. This is an inappropriate location for an egress window since it is on a very prominent, street-facing, character-defining elevation. An egress window and well in this

location are incompatible with the historic character of the house. Enlarging this window would be a radical change to a front elevation, and a visual disruption that would diminish the house's character. The historic opening should not be replaced with a larger sash. This work does not meet the Secretary of the Interior's Standards 1, 2, or 9.

4. The proposed egress window on the east elevation is very close, about 3', to the front of the house and the historic front porch. This is an inappropriate location for an egress window since it is on a very prominent, character-defining elevation that is clearly visible from the city right-of-way. An egress window and well in this location are incompatible with the historic character of the house. Enlarging this window would be a visual disruption that would diminish the house's character. The historic opening should not be replaced with a larger sash. This work does not meet Secretary of the Interior's Standards 1, 2, or 9.
5. Adding floor area to the unfinished basement would require review and approval by the Zoning Board of Appeals. The City Zoning Coordinator found, while doing preliminary research on this request, that there is currently illegal parking occurring in the required front open space between the house and N. Ingalls Street. Though it has been there for many years, the parking is nonetheless illegal and has not received a certificate of appropriateness. This is a separate matter from the application at hand, but the HDC should expect that action will be taken by staff (Zoning and/or HDC) to remove these gravel parking spaces, return the area to vegetation, and install a tree, fence, landscape timbers, or other appropriate barrier to prevent illegal car parking.
6. In sum, staff finds that the work does not meet the *Secretary of the Interior's Standards for Rehabilitation*, the *Guidelines for Rehabilitating Historic Buildings*, or 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 issue a certificate of appropriateness for the application at 903 E Huron Street, a contributing property in the Old Fourth Ward Historic District, to install two new basement egress windows in enlarged openings, 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 *Ann Arbor Historic District Design Guidelines*, especially those for windows and safety codes, and the *Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*, in particular standards 1, 2, 9 and 10 and the guidelines for windows, neighborhood setting, and health and safety.

ATTACHMENTS: application, drawings, photos, window information

903 East Huron Street (July 2018 courtesy Google Street View)



903 E Huron Street (2012 file photos)





HISTORIC DISTRICT COMMISSION

PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647
 Phone: 734.794.6265 ext. 42608 jthacher@a2gov.org
 Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC# _____
	BLDG# _____
DATE STAMP	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER Robert Giles		HISTORIC DISTRICT
PROPERTY ADDRESS 903 E Huron		CITY ANN ARBOR
ZIPCODE 48104	DAYTIME PHONE NUMBER (734) 398-5976	EMAIL ADDRESS
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) 25804 DUNDEE, Huntington Woods		CITY ANN ARBOR
		STATE, ZIP 48070


PROPERTY OWNER'S SIGNATURE

SIGN HERE  PRINT NAME **Scott Klaassen agent** DATE **1/20/21**

APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) Scott Klaassen			
ADDRESS OF APPLICANT 2100 S Main St A10			CITY Ann Arbor
STATE MI	ZIPCODE 48103	PHONE / CELL # (734) 677-2222	FAX No ()
EMAIL ADDRESS scott@doneriteco.com			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE  PRINT NAME **Scott Klaassen** DATE **1/20/21**

BUILDING USE - CHECK ALL THAT APPLY

SINGLE FAMILY DUPLEX RENTAL MULTIPLE FAMILY COMMERCIAL INSTITUTIONAL

PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

Replace 3 existing basement windows 36x12 (approx) with 3 anderson casement windows 36x48 (approx)

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

these windows are needed to meet light & ventilation requirements to use basement for living area

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

DESCRIPTION	
STAFF REVIEW FEES	FEE
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to building@a2gov.org.

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to "City of Ann Arbor"

HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

APPLICATION EXPIRATION

HDC applications expire three (3) years after the date of approval.

OFFICE USE ONLY

Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	

City of Ann Arbor
Historic District Commission
301 E Huron St
PO Box 8647
Ann Arbor MI 48107

January 21, 2020

To whom this may concern;

I, Robert Giles, do hereby give Scott Klaassen authorization to appear before the Historic District Commission with regard to the request to alter basement windows at 903 E Huron St.

Please contact me with any questions you may have.

Sincerely,

DocuSigned by:

8F0A662C554D4AE...
Robert Giles
248-302-2222

City of Ann Arbor
Historic District Commission
301 E Huron St
PO Box 8647
Ann Arbor MI 48107

January 21, 2020

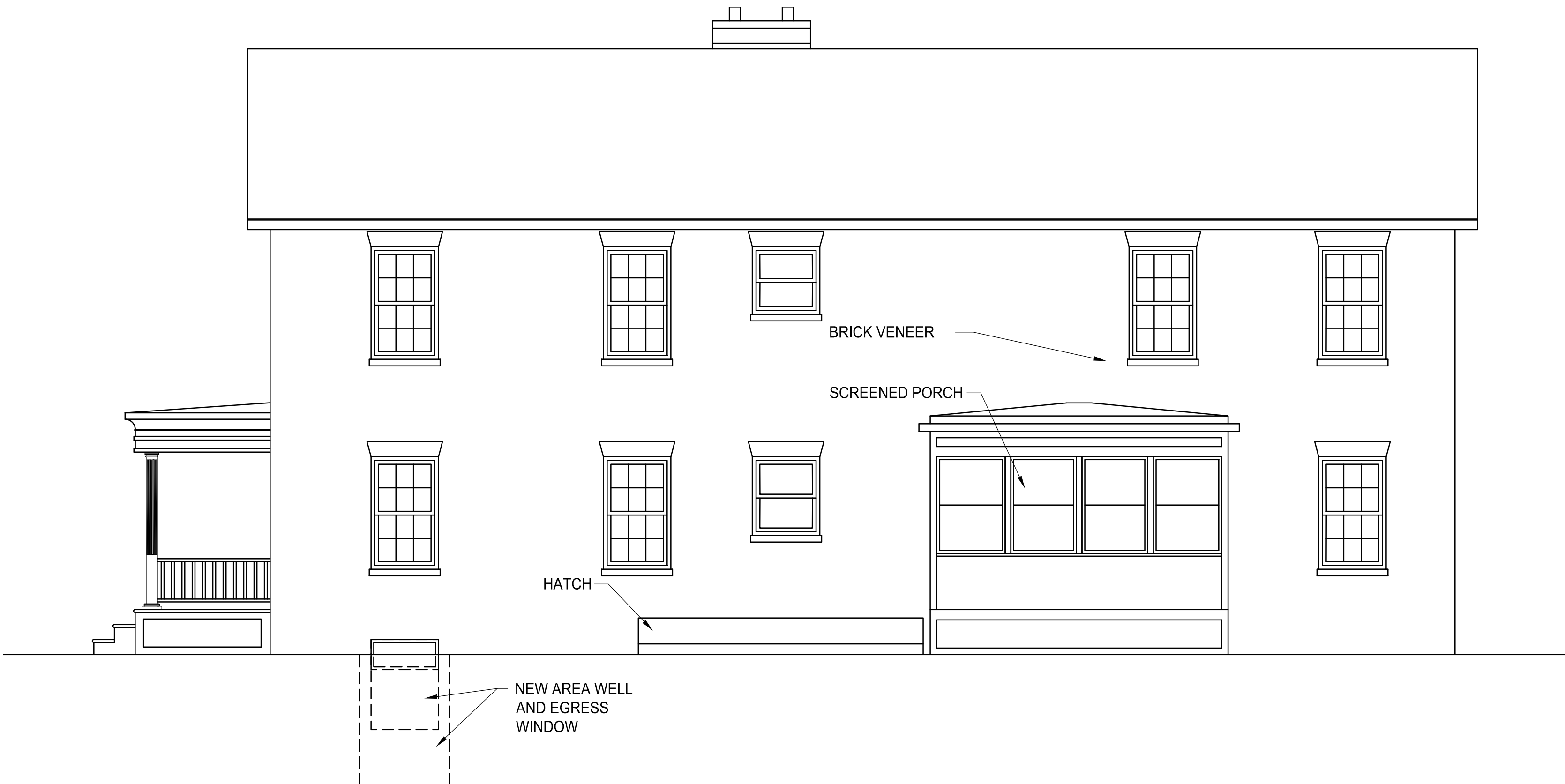
Additional Information for 903 E Huron


At 903 E Huron we are proposing to convert the basement to living space. We are requesting to change two of the existing basement window to larger windows that are necessary to provide egress and light. The existing windows condition is poor with some rot. One window is at the mid point of the west elevation and the other is toward the front on the east elevation. The location on the east is visible from the street but only projects 6" above grade so it is not very visible. The same is true for the Ingalls side but there is some screening that makes this harder to see.

The house is brick with stone foundation. We will use the existing openings and enlarge them by cutting the same width below grade to have an opening that the new windows will fit in. This will not impact any of the brick. We will also install larger window well to meet code. These will be pressure treated wood and be roughly 40" wide and extend roughly 38" from the house and be approximately 40" deep. I feel that these changes would have little impact on the overall historic character of the structure since the majority of the alteration is located below grade.

Due to this being a corner lot and that only the front of the house has a full basement, we can not place the window anywhere else.

We will use an Anderson 400 series casement window. This allows us to use a smaller size to meet egress requirements. This is a wood window with vinyl cladding on the exterior. I am proposing two choices. One is a plain window the other has a grill at the top which simulates 3 lites.




James Dudzinski
 ARCHITECT
 12306 Volpe
 Sterling Heights, Mi.
 PH. (586) 864-6930

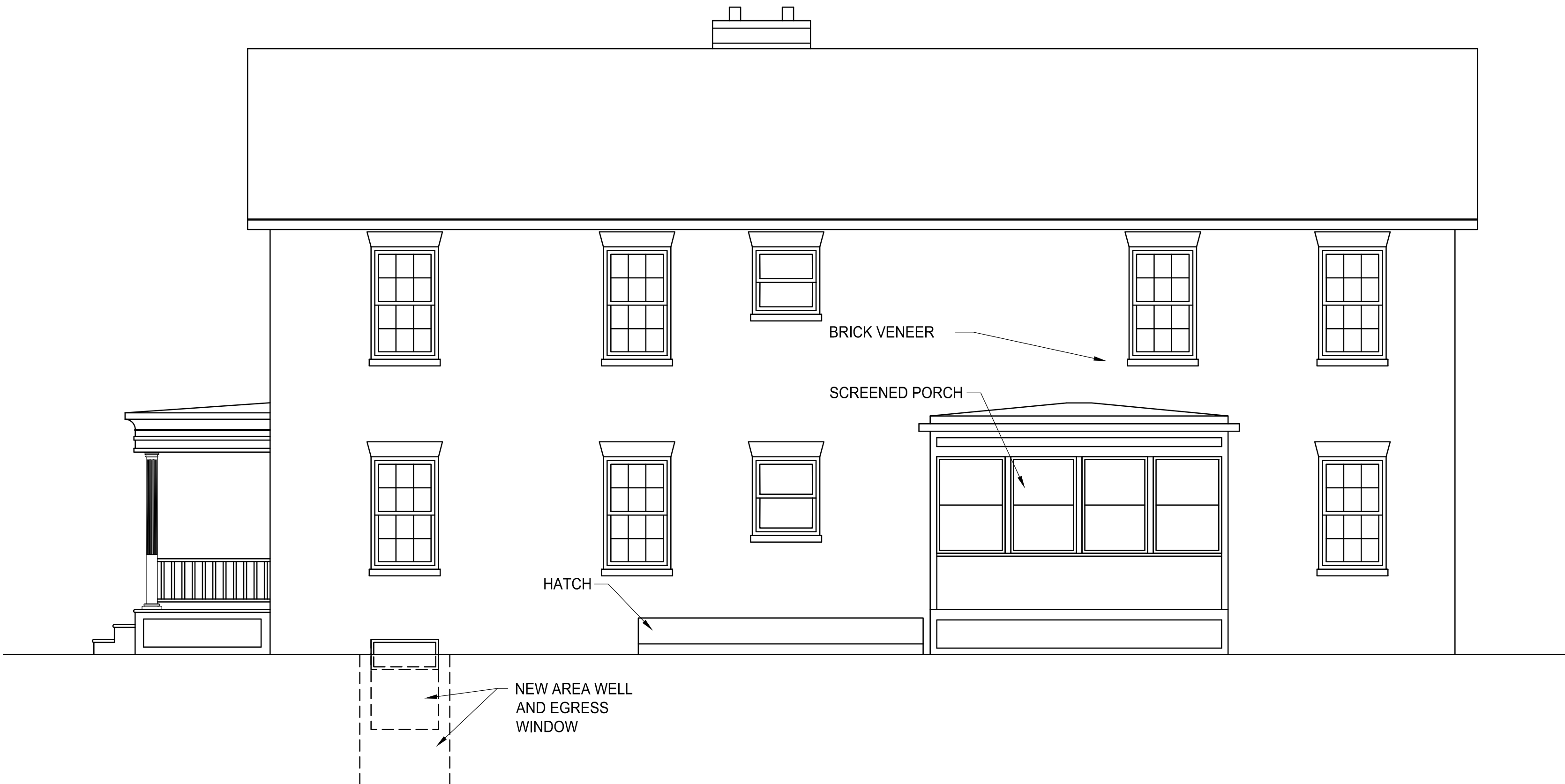
PROJECT TITLE:
EXISTING ELEVATIONS


PROJECT LOCATION:
**903 E HURON
 ANN ARBOR, MI**

SHEET TITLE:
RIGHT SIDE ELEVATION
 1/4"=1'-0"

MARK:	DATE:	ISSUED FOR:	MARK:	DATE:	ISSUED FOR:
	1/21/20	DRAWN			

SHEET SIZE: 13 X 19
 SHEET NO: 8 OF 9
A-8




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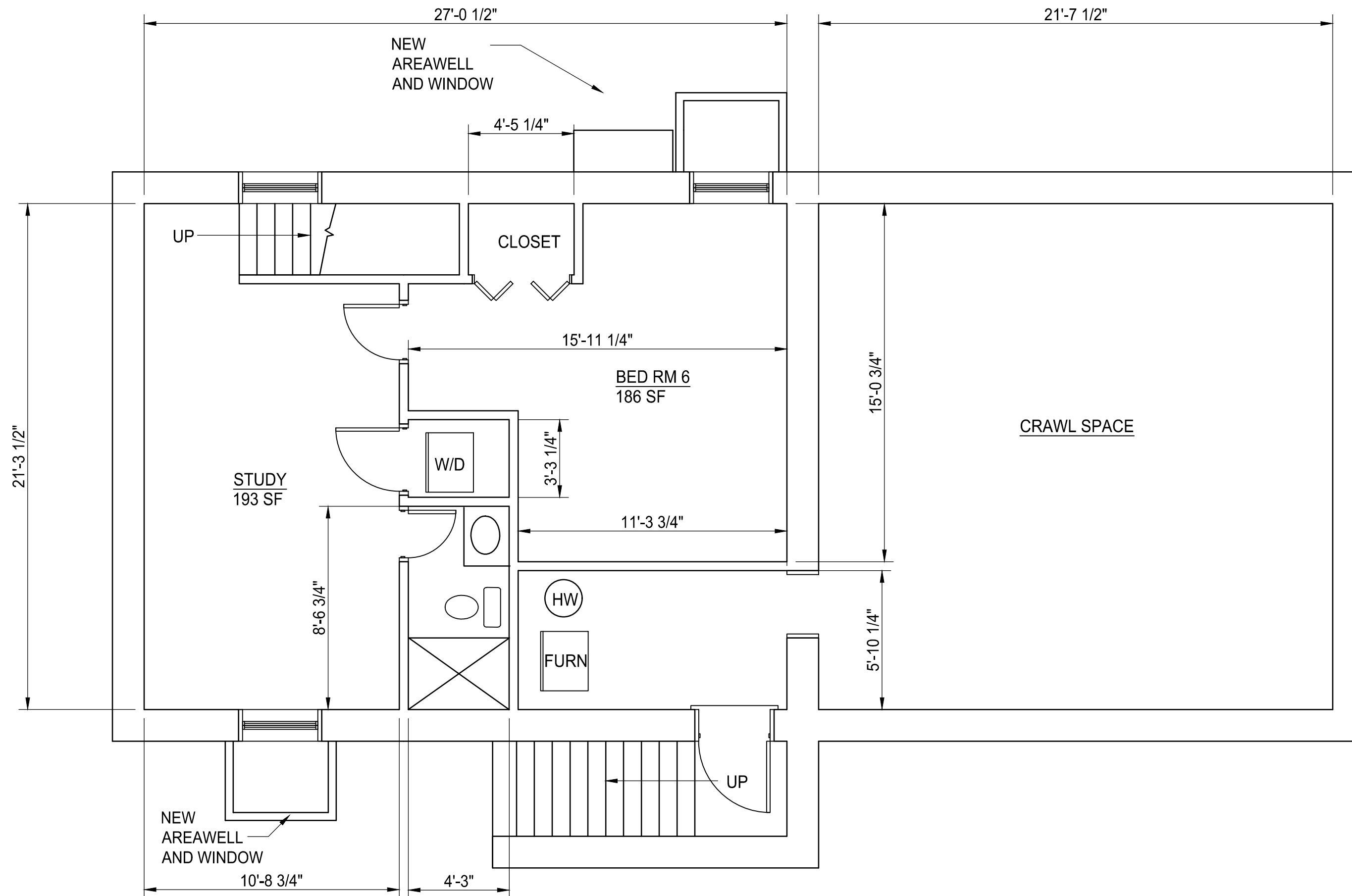

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PROJECT TITLE:
EXISTING ELEVATIONS

PROJECT LOCATION:
**903 E HURON
 ANN ARBOR, MI**

SHEET TITLE:
LEFT SIDE ELEVATION
 1/4"=1'-0"

MARK:	DATE:	ISSUED FOR:	MARK:	DATE:	ISSUED FOR:	SHEET SIZE	SHEET NO: 9 OF 9
	1/21/20	DRAWN					



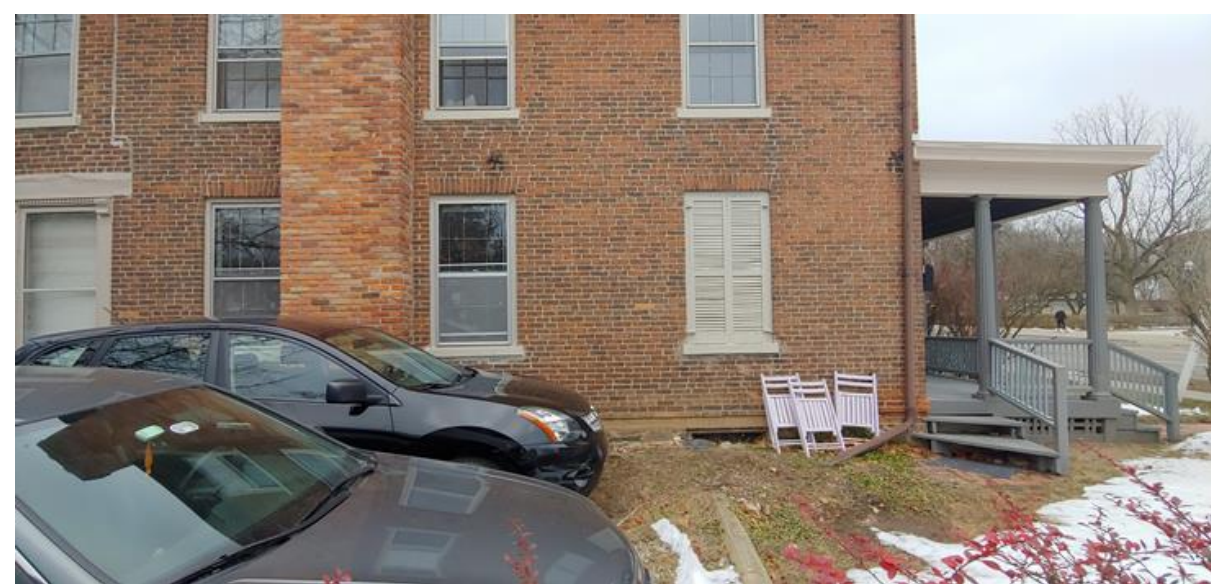
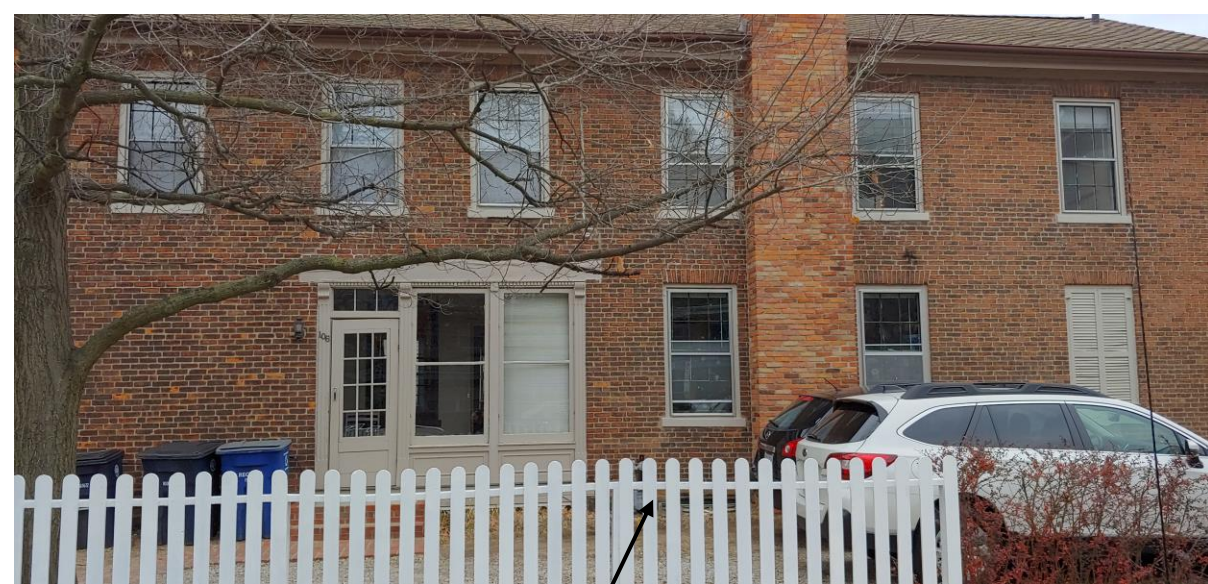


903 E Huron
East Elevation

South Elevation



Existing 3 lite steel window approx.
34" W x 16" H with 2" wood trim around it
It is 6" from top of window to grade



903 E Huron
West Elevations



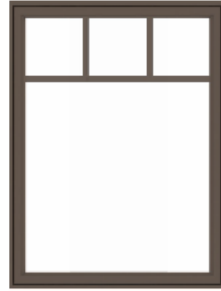
Existing 3 lite wood
window approx.
34" W x 16" H with 2"
wood trim around it
It is 6" from top of
window to grade



400 SERIES CASEMENT WINDOW



Interior



Exterior

Summary

Product ID#	CXW14
Unit Width	35 15/16"
Unit Height	48"
Interior Color	White
Glass	Low-E4® Glass
Hardware	Classic Series, White
Grille Pattern	Short Fractional
Grille Width	1"
Exterior Color	Terracotta
Exterior Trim Profile	None

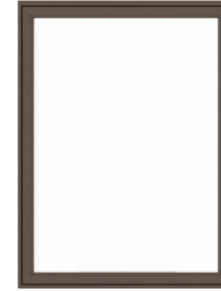
Feedback



400 SERIES CASEMENT WINDOW



Interior



Exterior

Summary

Product ID#	CXW14
Unit Width	35 15/16"
Unit Height	48"
Interior Color	White
Glass	Low-E4® Glass
Hardware	Traditional Folding, White
Grille Pattern	None
Exterior Color	Terracotta
Exterior Trim Profile	None

Feedback

CASEMENT/AWNING WINDOWS

Casement Window Detail
 Scale: 1/4" (32) = 1'-0" (300) - 1:8

