

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 419 N Ingalls Street, Application Number HDC21-019

**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:** Zaki Alawi  
**Address:** 414 Huntington Place  
 Ann Arbor, MI 48104  
**Phone:** (734) 260-5430

#### APPLICANT

**Name:** Scott Klaassen  
**Address:** 2100 S Main St A10  
 Ann Arbor, MI 48103  
**Phone:** (734) 216-2109

**BACKGROUND:** This two story home features cross-gabled gambrel roofs, a full-width inset front porch with round tapered columns, a fieldstone foundations, corner returns on three gables, and a pedimented front gable. It first appears in the 1910 City Directory as the home of Riekes Steketee.

**LOCATION:** The site is located on the west side of North Ingalls, south of East Kingsley and north of Lawrence Street.

**APPLICATION:** The applicant seeks HDC approval to enlarge an existing basement window on the south wall of the house, to move a gas meter, and to install a bollard.

#### 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. This house is a duplex with a rental certificate allowing a basement efficiency unit with a maximum of two occupants and a four-bedroom apartment with a maximum of six occupants. Plans are to convert the efficiency (which currently has one closet-less bedroom, thus making it an efficiency) to a two bedroom, and the four-bedroom into six bedrooms. It should be noted for future reference that behind the house is lawn edged with shrubs or small trees. No parking is established or allowed directly behind the house.
2. This request for an egress window is to allow one of the bedrooms to be constructed in the basement. It would be located on the south elevation, about a foot from the front corner of the house. The existing window opening would be cut deeper to match the existing width. The well 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. The wall of the well would extend approximately 4" above grade.
3. The proposed egress window well is entirely on this lot, if the site plan drawing is accurate in the attachments (note that the north/south/east/west labels on the site plan are incorrect. Go by the north arrow.). From photographs it also appears that the neighbor's driveway (a paved track) encroaches across 419 N Ingalls's property line. The window well will require a bollard (not shown in this application) to keep a vehicle from driving into it. It will also push the vehicle parking there closer to the historic home next door at 415 N Ingalls. The gas meter will also need to be relocated. Information on where that would go has not been supplied.
4. This is an inappropriate location for an egress window since it is on a very prominent, character-defining elevation that is only a foot from the front of the house and clearly visible from the city right-of-way. A bollard required to keep a car from driving into it will

make the work even more conspicuous. An egress window and well in this location would be 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 the Secretary of the Interior's Standards 1, 2, or 9. Staff recommends denial of the application.

**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 419 N Ingalls Street, a contributing property in the Old Fourth Ward Historic District, to install a new basement egress window in a new opening, 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, photos, window information, drawings

419 N Ingalls Street (July 2019, ©Google streetview)





415 and 419 N Ingalls Street (July 2019, ©Google streetview)



2020 Aerial Photo, City of Ann Arbor







# 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](mailto: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 <i>Zaki Alawi</i>		HISTORIC DISTRICT	
PROPERTY ADDRESS <i>419 N Ingalls</i>		CITY <b>ANN ARBOR</b>	
ZIPCODE <i>48104</i>	DAYTIME PHONE NUMBER <i>734 1260 5430</i>	EMAIL ADDRESS	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) <i>414 Huntington Pl</i>		CITY <i>Ann Arbor</i>	STATE, ZIP <i>48104</i>

### PROPERTY OWNER'S SIGNATURE

<b>SIGN HERE</b>	<b>PRINT NAME</b> <i>SKlaassen Agent</i>	<b>DATE</b> <i>1/21/21</i>
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### APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) <i>Scott Klaassen</i>			
ADDRESS OF APPLICANT <i>2100 S Main St A10</i>			CITY
STATE <i>MI</i>	ZIPCODE <i>48103</i>	PHONE / CELL # <i>(734) 216 2109</i>	FAX No ( )
EMAIL ADDRESS			

### APPLICANT'S SIGNATURE (if different from Property Owner)

<b>SIGN HERE</b>	<b>PRINT NAME</b> <i>x Scott Klaassen</i>	<b>DATE</b> <i>1/21/21</i>
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### BUILDING USE - CHECK ALL THAT APPLY

<input type="checkbox"/> SINGLE FAMILY	<input checked="" type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL
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### PROPOSED WORK

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

*Remove existing southeast corner side window in basement approx 36" x 20" and Install new anderson casement window approx 36" x 48"*

### DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

*We propose to add a bedroom to the basement and need an egress window for code compliance*

For Further Assistance With Required Attachments, please visit [www.a2gov.org/hdc](http://www.a2gov.org/hdc)





# HISTORIC DISTRICT COMMISSION APPLICATION

## FEE CHART

DESCRIPTION	
<b>STAFF REVIEW FEES</b>	
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
<b>HISTORIC DISTRICT COMMISSION FEES</b>	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
<b>RESIDENTIAL – Single and 2-story Structure</b>	
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
<b>COMMERCIAL – includes multi-family (3 or more unit) structures</b>	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
<b>DEMOLITION and RELOCATION</b>	
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](mailto: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

#### Additional Information for 419 Ingalls

At 419 Ingalls we are proposing to add a bedroom to a finished basement. We are requesting to change one of the existing basement windows to a larger window that is necessary to provide egress and light. The existing windows condition is a wood 3 lite wrapped in aluminum trim. The location not very visible from the street because of the driveway and street parking.

The house is currently vinyl sided with aluminum trim and stone foundation. We will use the existing opening and enlarge it by cutting the same width as the existing window below grade to have an opening that the new windows will fit in. We will also install larger window well to meet code. This will be pressure treated wood and be roughly 42" wide and extend roughly 38" from the house and be approximately 30" deep. The wells will be approximately 4" above grade. 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.

We will use an Anderson 400 series CXW14 casement window. This allows us to use a smaller size window to meet egress requirements. This is a wood window with vinyl cladding on the exterior.





419 N Ingalls











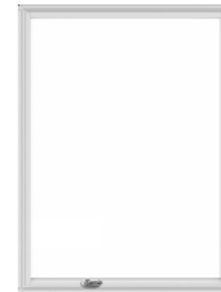
# 419 N Ingalls

Window & Door Design Tool | Andersen Windows

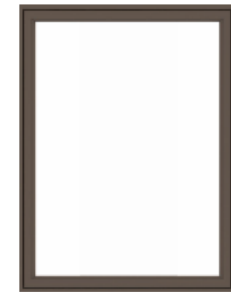
[https://www.andersenwindows.com/ideas-and-inspiration/design-tool/#/...](https://www.andersenwindows.com/ideas-and-inspiration/design-tool/#/)



## 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

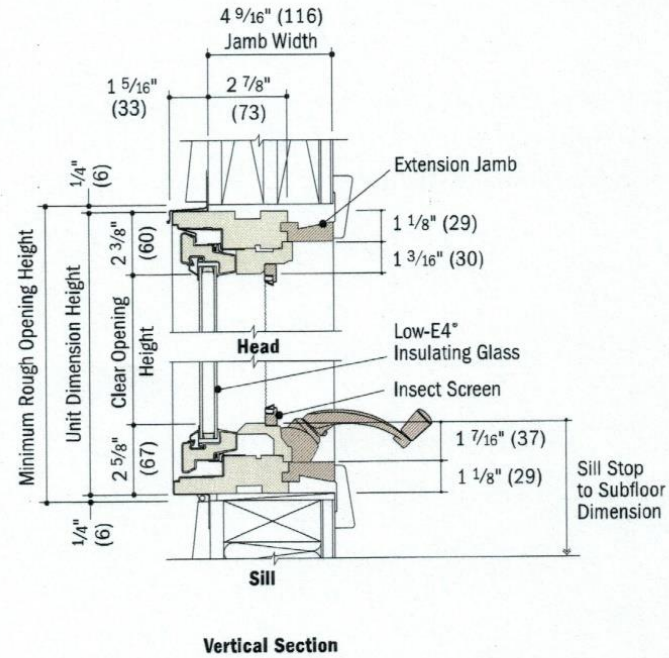
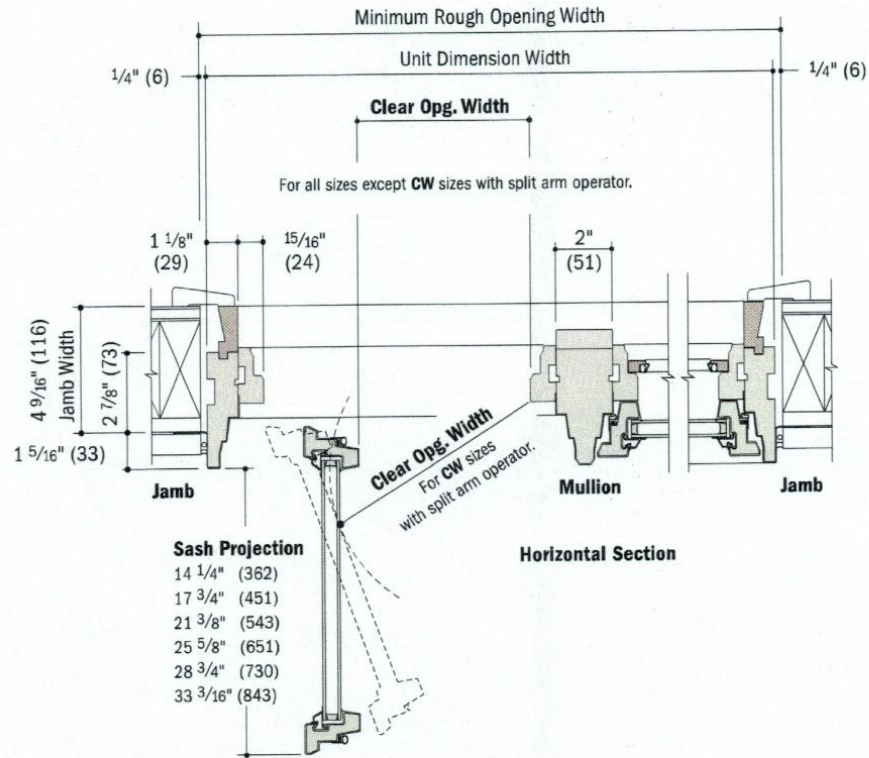




# CASEMENT/AWNING WINDOWS

## Casement Window Details

Scale 1 1/2" (38) = 1'-0" (305) - 1:8



Example of Anderson casement window with wood trim and wood window well

# APPLICABLE CODES AND LIFE SAFETY INFORMATION SUMMARY

ALL ROOMS WILL MEET CITY OF ANN ARBOR HOUSING CODE.

8% LIGHT  
4% VENTILATION

BUILDING CODE: 2015 MICHIGAN RESIDENTIAL CODE

BARRIER FREE: NOT APPLICABLE

OCCUPANCY TYPE : R-3

AREA OF BUILDING (PER 502.1) GROSS SQUARE FEET INCLUDES OUTSIDE WALL THICKNESS)

BASEMENT :665 GROSS SQUARE FEET  
FIRST FLOOR :665 GROSS SQUARE FEET  
SECOND FLOOR : 681 GROSS SQUARE FEET

HEIGHT OF BUILDING (PER 502.1) 20'-5"

CONSTRUCTION TYPE: TYPE: V-B

FIRE SUPPRESSION: NOT SUPPRESSED

FIRE ALARM: NONE

HISTORIC DISTRICT: NONE

# ADMINISTRATIVE REQUIREMENTS (continued)

C. CONSTRUCTION PROGRESS SCHEDULE: WITHIN 1 DAY AFTER DATE OF AGREEMENT, SUBMIT PRELIMINARY SCHEDULE. SUBMIT UPDATED SCHEDULE EVERY 7 DAYS. CONSTRUCTION SCHEDULES SHALL BE SUBMITTED IN GANTT CHART FORMAT.  
D. PRODUCT REQUIREMENTS: NO PRODUCT SUBSTITUTIONS ALLOWED.

## GENERAL PROJECT NOTES

A. FURNISH AND INSTALL ALL LABOR, MATERIALS, TOOLS, DUMPSTERS, PERMITS, ETC. TO PROVIDE A COMPLETE AND FINISHED INSTALLATION PER THE CONTRACT DOCUMENTS, AND WHERE SOMETHING IS NOT SPECIFIED, USE THE MOST STRINGENT INDUSTRY STANDARDS AND CODE REQUIREMENTS.

B. ALL WORK SHALL BE PERFORMED BY QUALIFIED AND SKILLED WORKERS, IN A NEAT AND WORKMANLIKE MANNER, AND IN ACCORDANCE WITH INDUSTRY STANDARDS AND PRACTICES.

C. THIS PROJECT SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS, CODES AND ORDINANCES.

D. ALL PARTS OF THE WORK - INCLUDING MATERIALS, METHODS, ASSEMBLIES, ETC, MUST COMPLY WITH THE MINIMUM REQUIREMENTS OF THE GOVERNING REGULATIONS OF ALL FEDERAL, STATE, DISTRICT AND LOCAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT AS WELL AS THOSE GREATER REQUIREMENTS INDICATED BY THE CONTRACT DOCUMENTS. NO PART OF THE CONTRACT DOCUMENTS MAY BE CONSTRUED TO REQUIRE OR PERMIT WORK CONTRARY TO A GOVERNING REGULATION. WHERE THERE IS A DISCREPANCY BETWEEN THE GOVERNING CODE AND THE DRAWINGS, THE MOST RESTRICTIVE CASE WILL GOVERN. IN SUCH A CASE, CONSULT WITH ARCHITECT

E. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND INSPECTIONS RELATING TO THEIR WORK, AND SHALL OBTAIN FIELD APPROVALS ON THEIR WORK FROM REGULATING AGENCIES WHERE REQUIRED

## ADMINISTRATIVE REQUIREMENTS

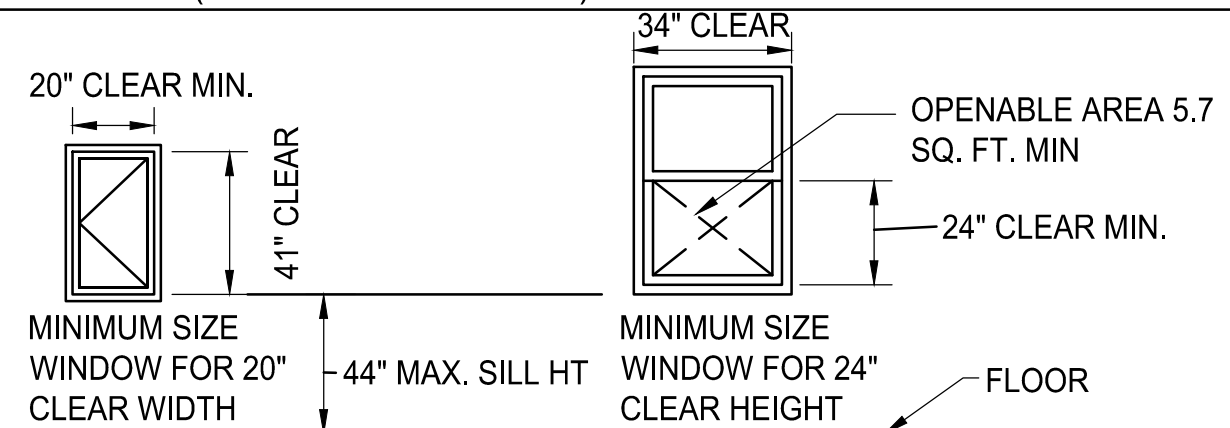
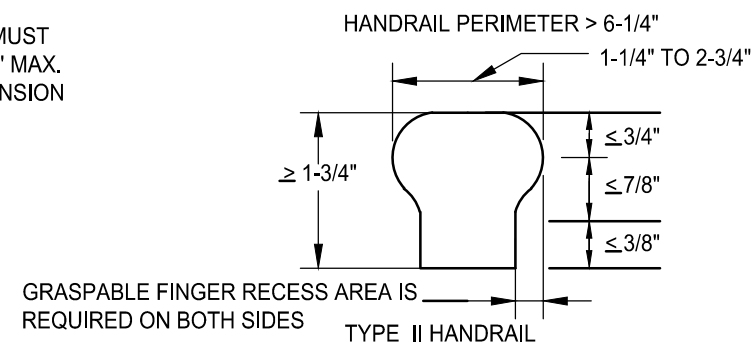
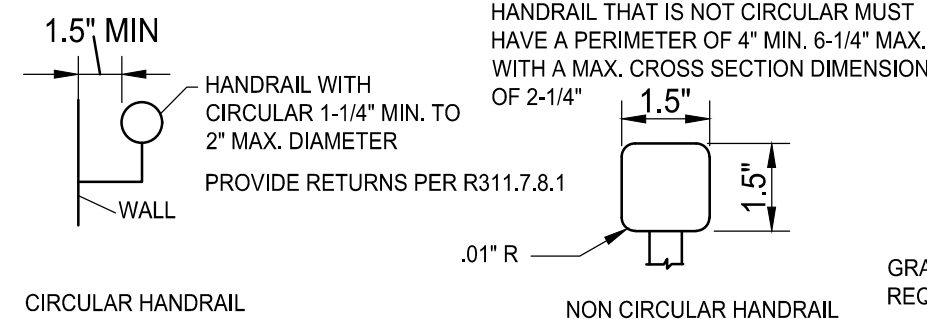
A. SUBMITTALS: ALL SUBMITTALS SHALL BE SUBMITTED ELECTRONICALLY ( NOT INCLUDING SAMPLES SUCH AS PAINT DRAW DOWNS). ALLOW TWO WEEKS IN CONSTRUCTION SCHEDULE FOR SUBMITTAL REVIEW AND PROCESSING TIME.

B. SITE MEETINGS: CONTRACTOR SHALL HOST (1) PRE-CONSTRUCTION MEETING AND WEEKLY ON SITE CONSTRUCTION PROGRESS MEETINGS (THROUGHOUT THE DURATION OF THE PROJECT) AND SHALL RECORD MINUTES AND DISTRIBUTE COPIES WITHIN TWO DAYS AFTER MEETING TO PARTICIPANTS, WITH TWO COPIES TO THE ARCHITECT, OWNER, PARTICIPANTS, AND THOSE AFFECTED BY DECISIONS MADE.

## EMERGENCY ESCAPE AND RESCUE WINDOW REQUIREMENTS FOR ALL BEDROOMS (1 MINIMUM REQUIRED)

## HANDRAILS

HANDRAIL HEIGHT MEASURED FROM NOSING 34" MIN. TO 38" MAX.



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

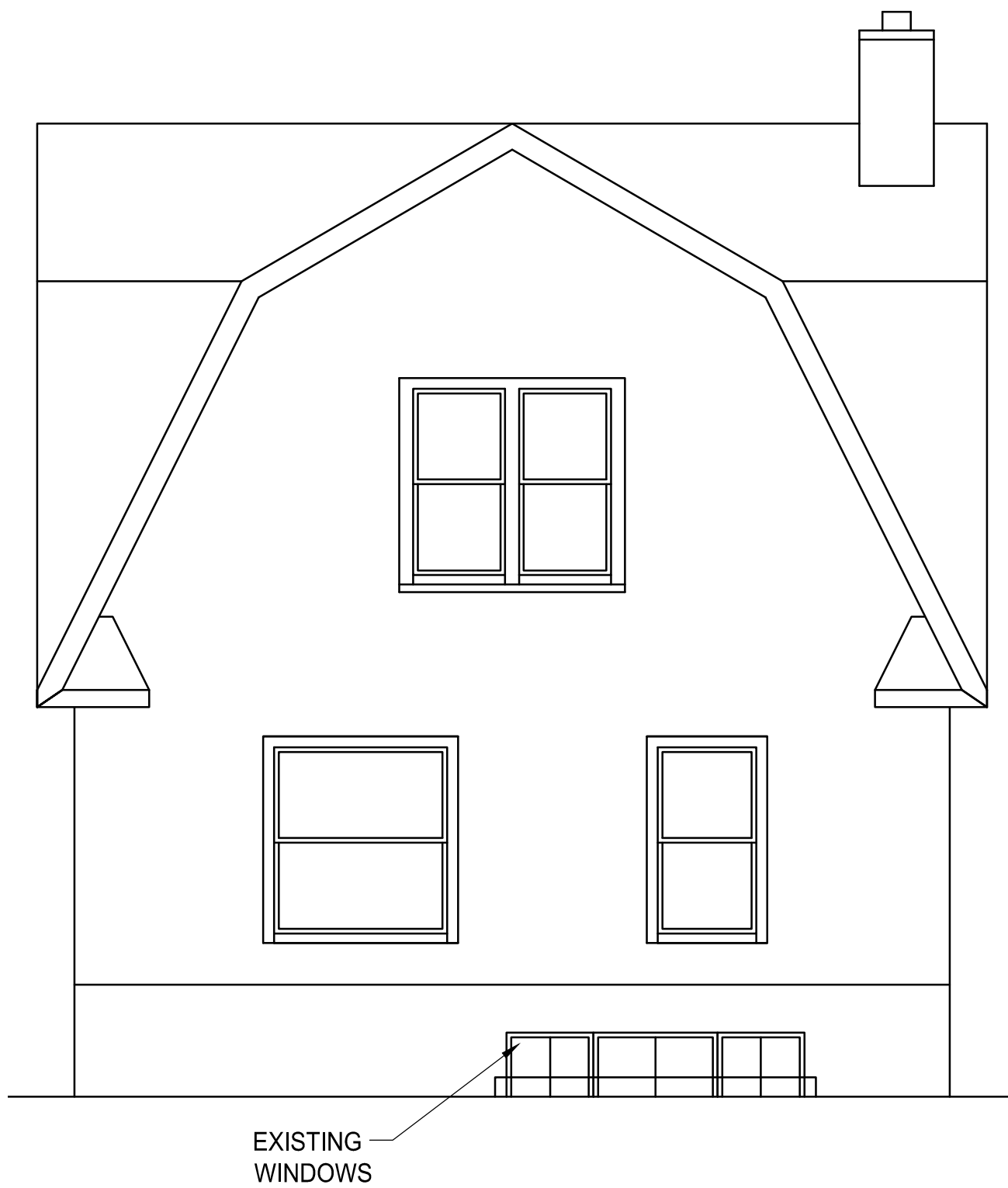
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**RENOVATION**

PROJECT LOCATION:  
**419 N. INGALLS  
ANN ARBOR, MI**

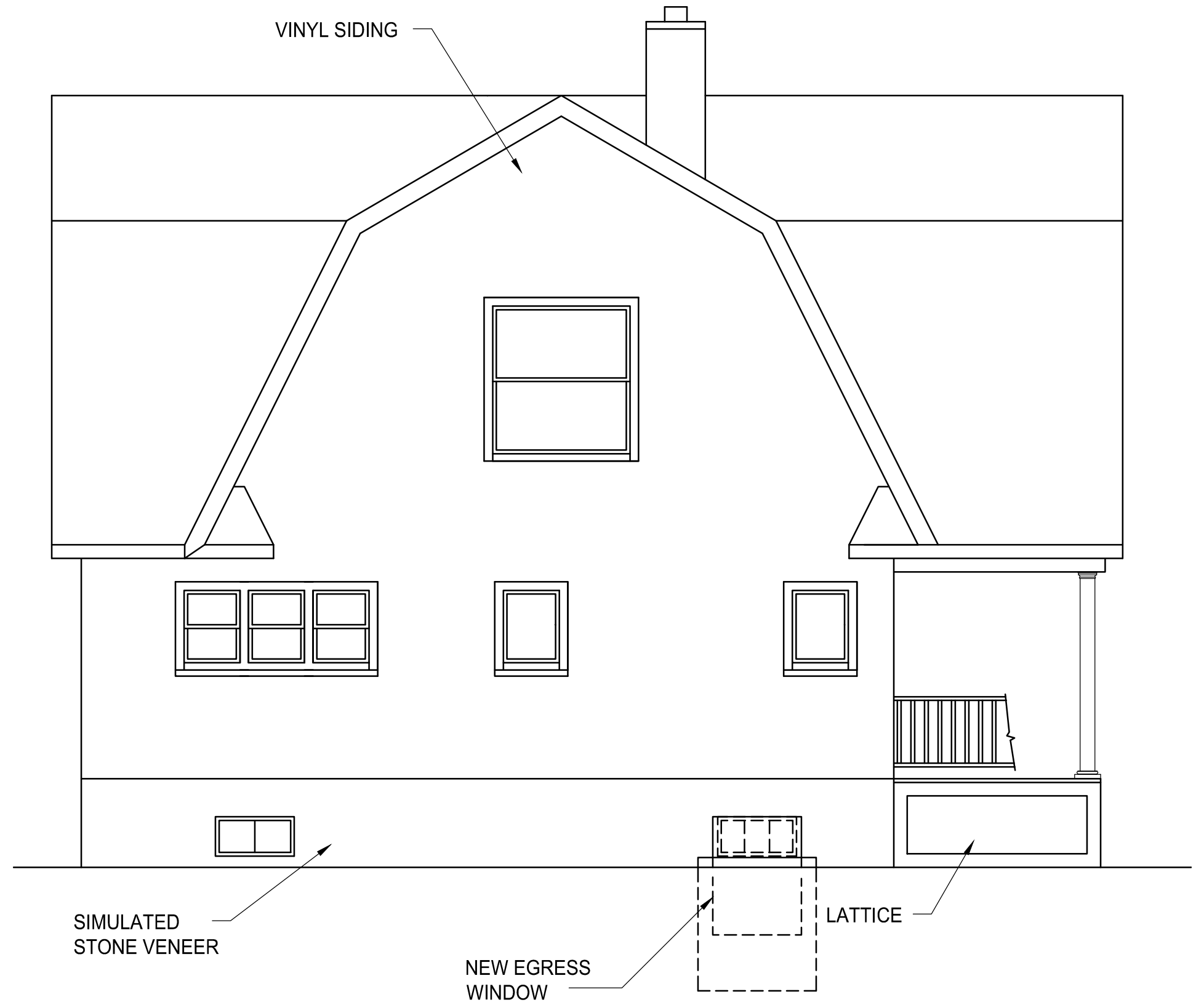
SHEET TITLE:  
**COVER**

MARK:	DATE:	ISSUED FOR:	MARK:	DATE:	ISSUED FOR:
	6/1/19	DRAWN			
	1/22/21	PERMITS			

SHEET NO:  
1 OF 10  
**A-1**



EXISTING REAR ELEVATION



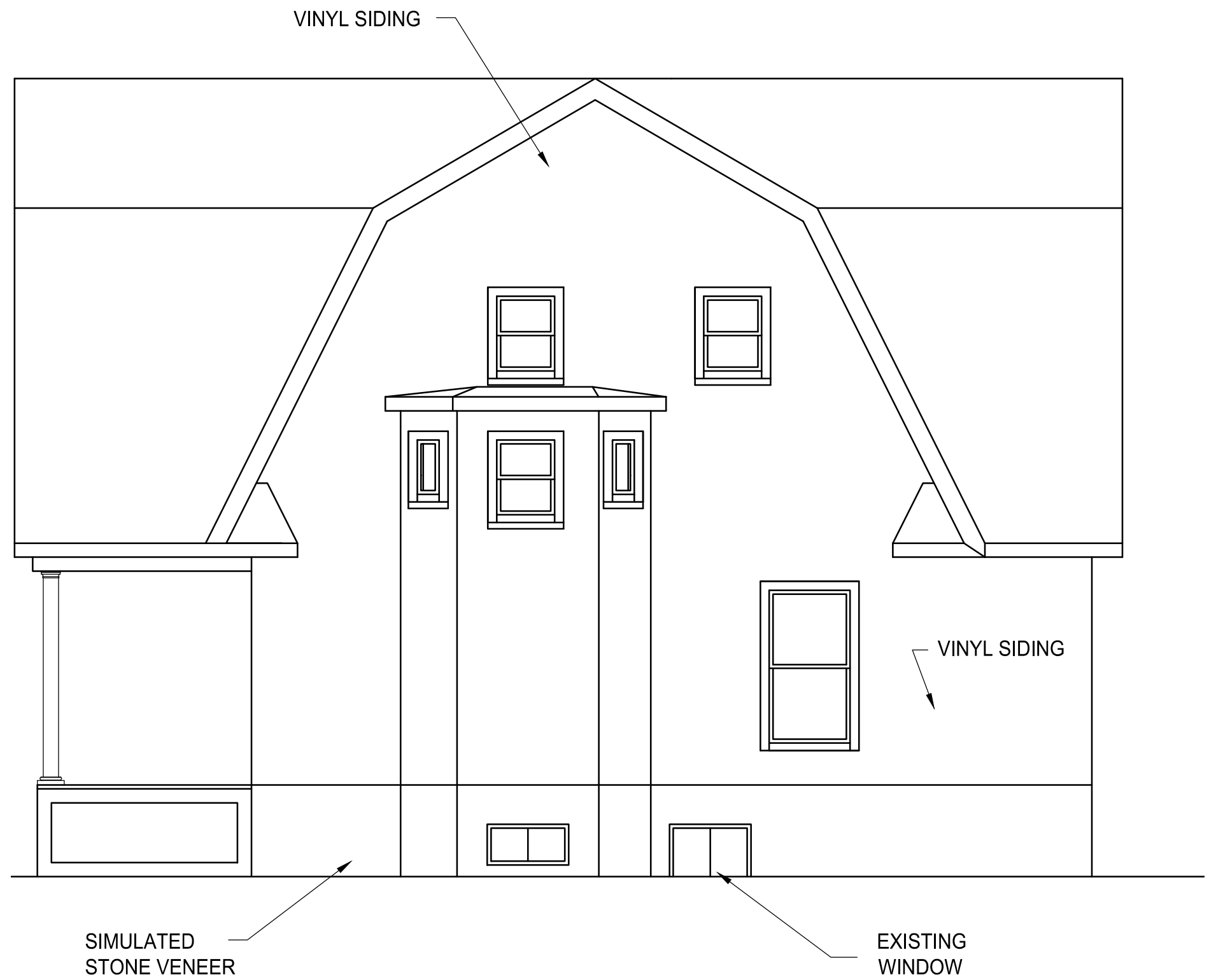
EXISTING LEFT SIDE ELEVATION

 <b>James Dudzinski</b> ARCHITECT 12306 Volpe Sterling Heights, Mi. PH. (586) 864-6930	PROJECT TITLE:	PROJECT LOCATION:	SHEET TITLE:	MARK:	DATE:	ISSUED FOR:	MARK:	DATE:	ISSUED FOR:	SHEET NO: 8 OF 10  <b>A-8</b>
	<b>EXISTING ELEVATIONS</b>	<b>419 N. INGALLS</b> <b>ANN ARBOR, MI</b>	<b>EXISTING REAR AND LEFT</b> <b>SIDE ELEVATIONS</b>		1/22/21	PERMITS				
			1/4"=1'-0"							



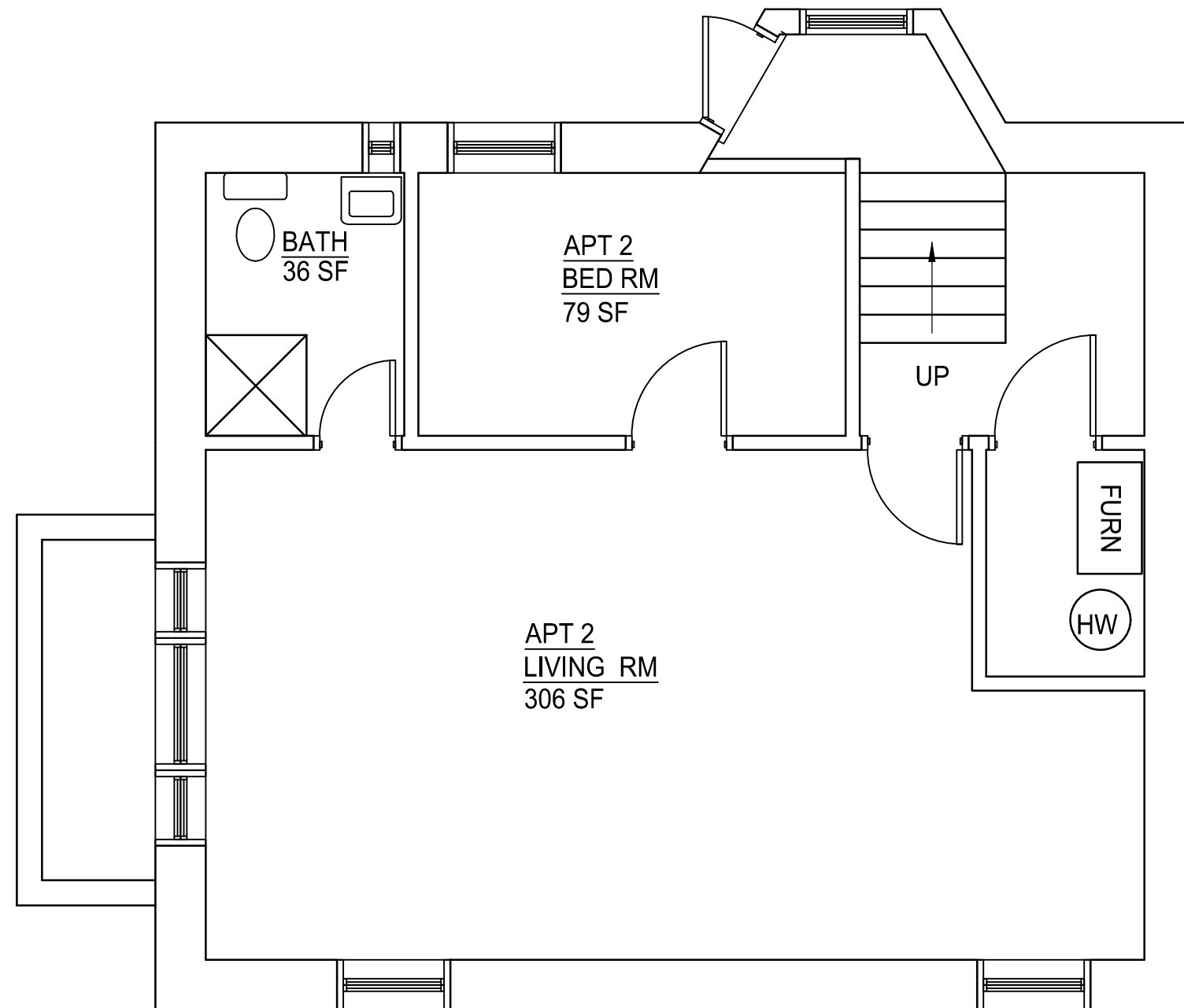



EXISTING FRONT ELEVATION

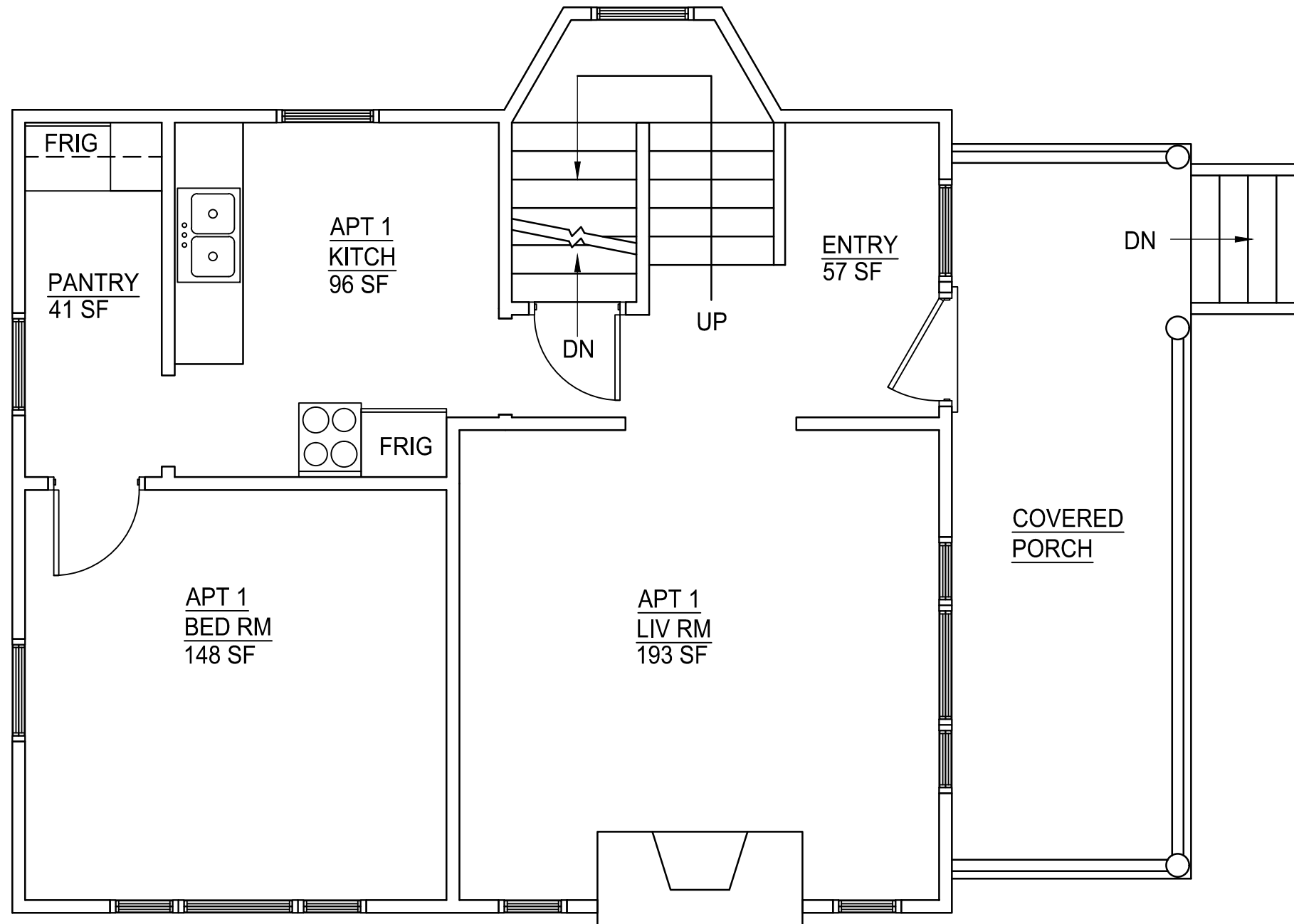



EXISTING RIGHT SIDE ELEVATION

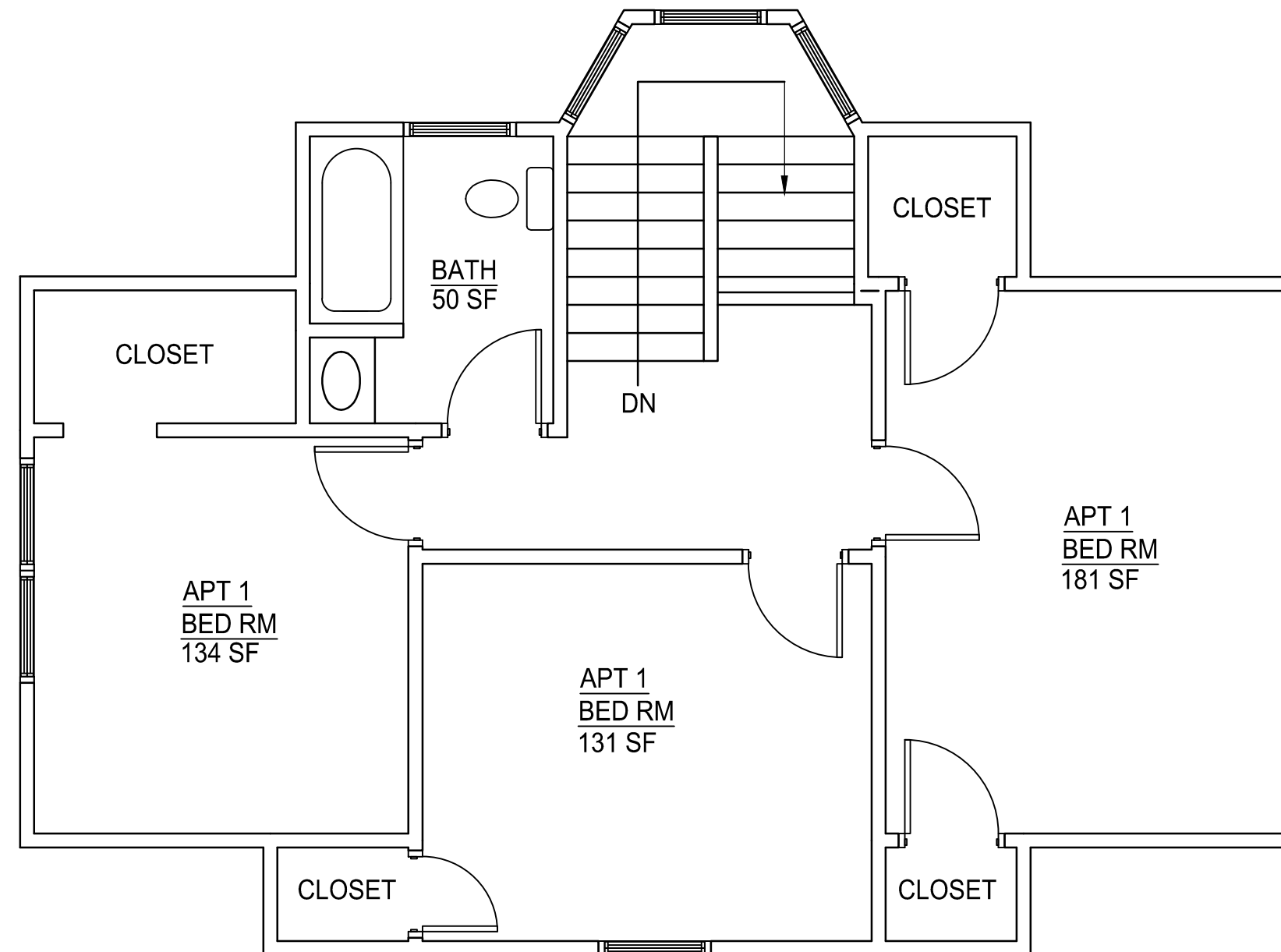
 <b>James Dudzinski</b> ARCHITECT 12306 Volpe Sterling Heights, Mi. PH. (586) 864-6930	PROJECT TITLE:	PROJECT LOCATION:	SHEET TITLE:	MARK:	DATE:	ISSUED FOR:	MARK:	DATE:	ISSUED FOR:	SHEET NO: 9 OF 10  <b>A-9</b>
	<b>EXISTING ELEVATIONS</b>	<b>419 N. INGALLS ANN ARBOR, MI</b>	<b>EXISTING FRONT AND RIGHT SIDE ELEVATIONS</b>		1/22/21	PERMITS				
			1/4"=1'-0"							



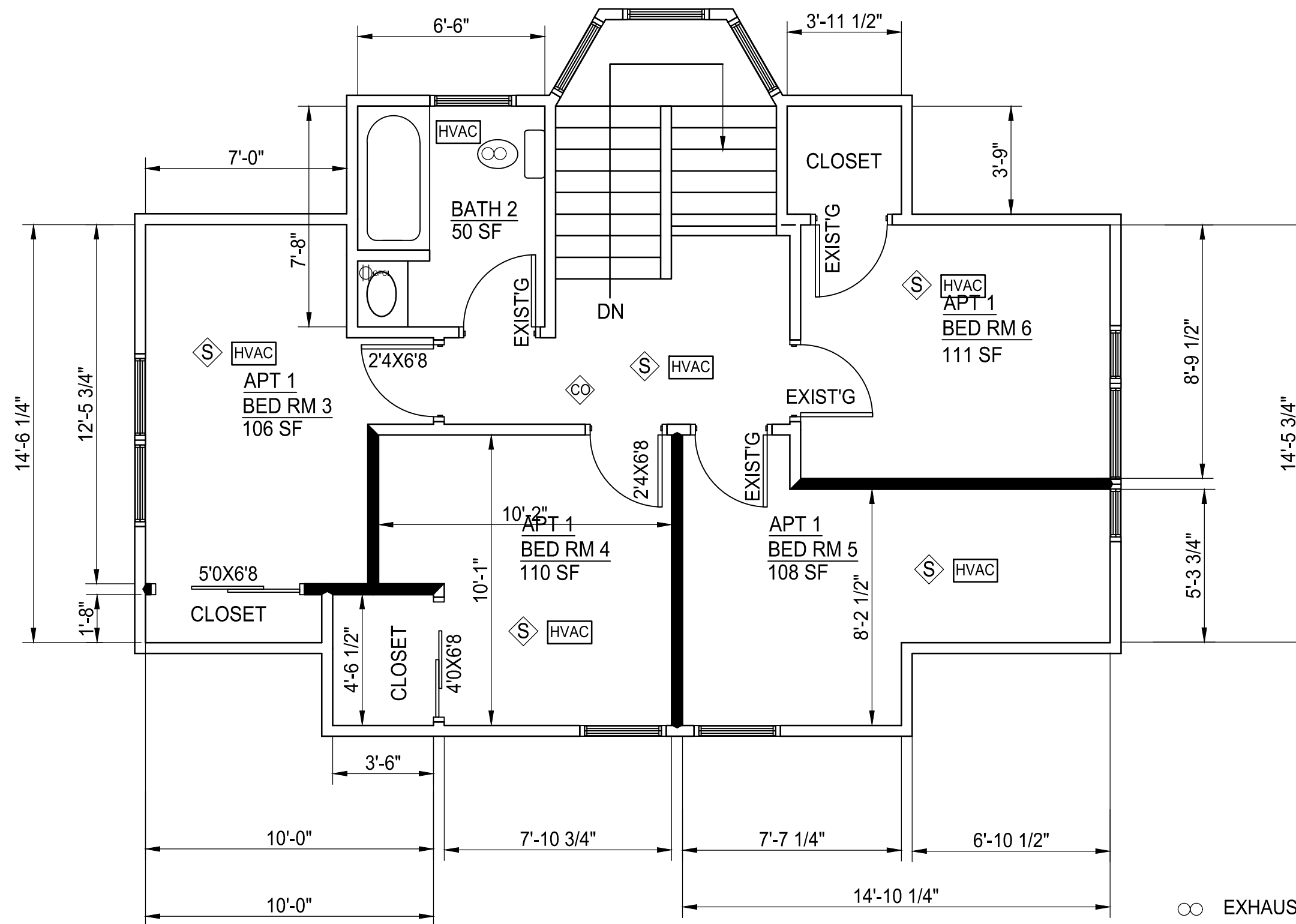
 <b>James Dudzinski</b> ARCHITECT 12306 Volpe Sterling Heights, Mi. PH. (586) 864-6930	PROJECT TITLE:	PROJECT LOCATION:	SHEET TITLE:	MARK:	DATE:	ISSUED FOR:	MARK:	DATE:	ISSUED FOR:	SHEET NO: 7 OF 10  <b>A-7</b>
	<b>RENOVATION</b>	<b>419 N. INGALLS ANN ARBOR, MI</b>	<b>EXISTING BASEMENT</b> 1/4"=1'-0"		6/1/19	DRAWN				
					1/22/21	PERMITS				



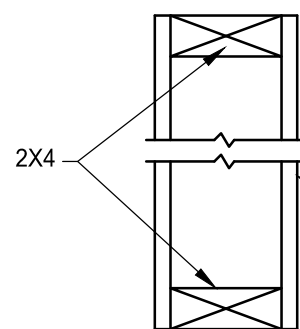
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	<b>RENOVATION</b>	<b>419 N. INGALLS ANN ARBOR, MI</b>	<b>EXISTING 1ST FLOOR</b> 1/4"=1'-0"		6/1/19	DRAWN				5 OF 10
						1/22/21	PERMITS			



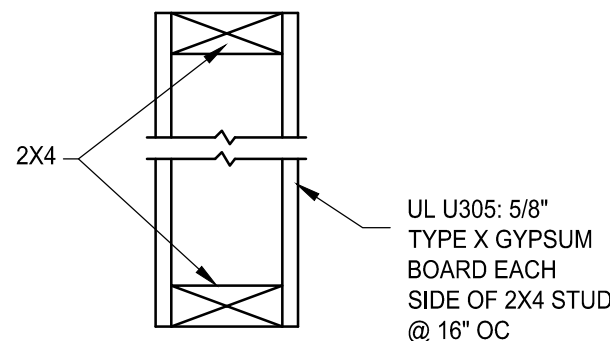
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	6/1/19	DRAWN			
	1/22/21	PERMITS			



NEW WALL  
EXISTING WALL



TYPICAL NON RATED WALL  
NO SCALE



TYPICAL 1 HR RATED WALL  
NO SCALE

NOTE: ALL FIRE RATED WALLS AND CEILINGS ARE "TYPE X", 5/8" GYPSUM BOARD. NON RATED PARTITION WALLS SHALL BE 1/2" GYPSUM BOARD

ALL BEDROOMS TO HAVE AN EGRESS WINDOW, SEE SHEET A-1 FOR REQUIREMENTS

- ⊙ EXHAUST FAN
- Ⓛ<sub>GFIC</sub> GROUND FAULT INTERRUPTER
- Ⓢ SMOKE DETECTOR
- Ⓢ<sub>CO</sub> CARBON MONOXIDE DETECTOR
- HVAC HEATED AND COOLED SPACE PER CODE
- W WASHER
- D DRYER
- W/D STACKABLE WASHER AND DRYER

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

PROJECT TITLE:  
**RENOVATION**

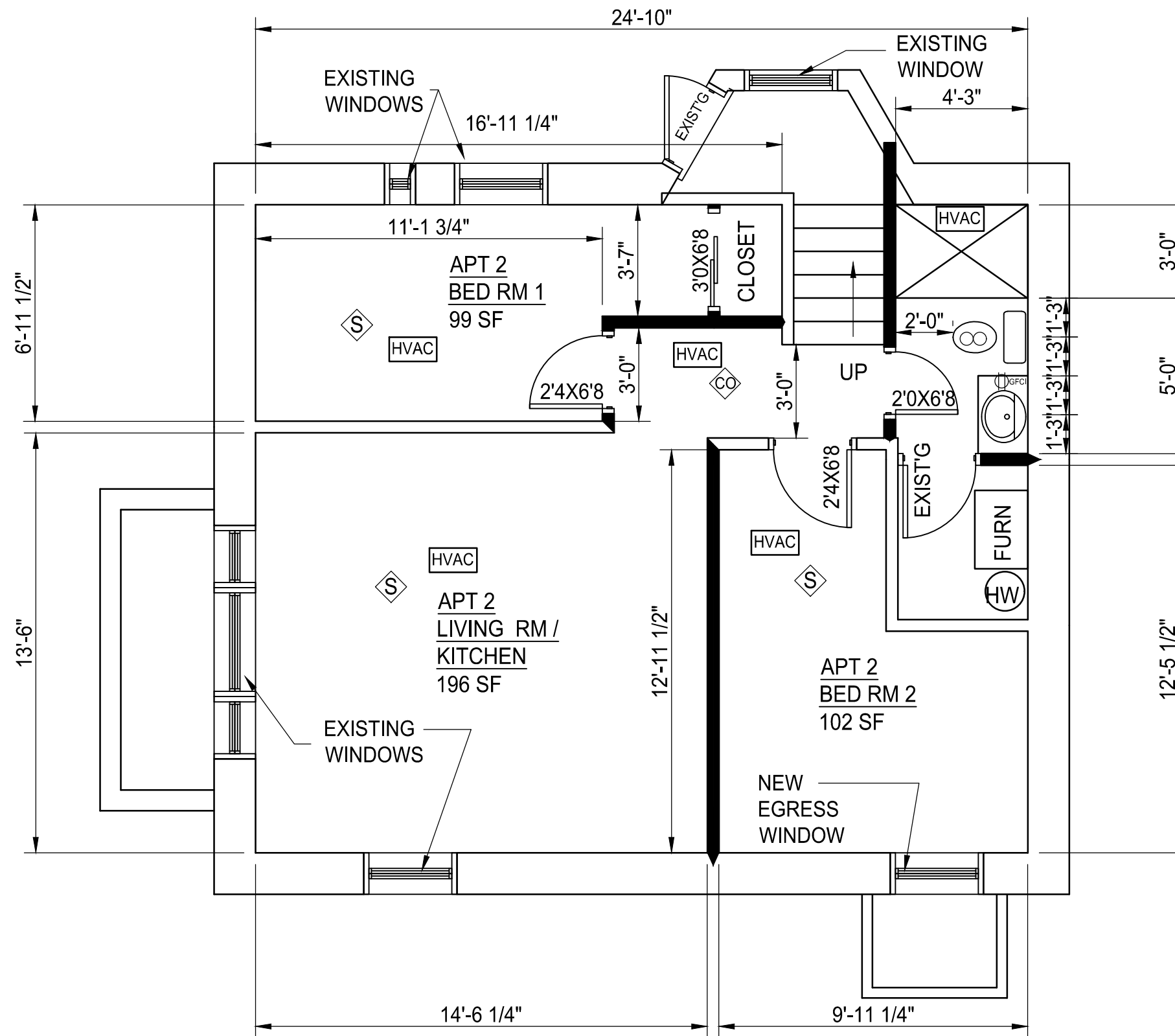
PROJECT LOCATION:  
**419 N. INGALLS  
ANN ARBOR, MI**

SHEET TITLE:  
**NEW 2ND FLOOR**  
1/4" = 1'-0"

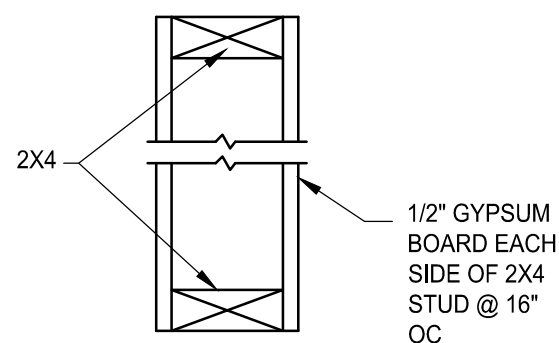
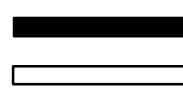
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	1/22/21	PERMITS			

SHEET NO:  
3 OF 10  
**A-3**

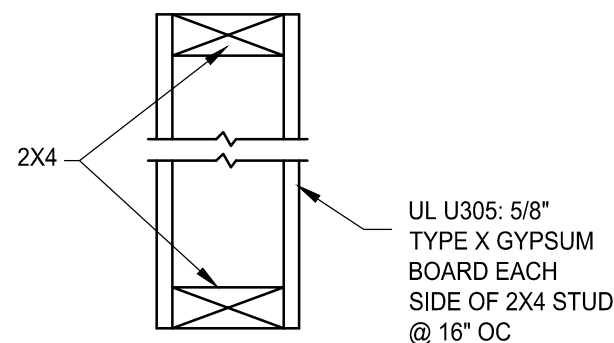




NEW WALL  
EXISTING WALL



TYPICAL NON RATED WALL  
NO SCALE



TYPICAL 1 HR RATED WALL  
NO SCALE

NOTE: ALL FIRE RATED WALLS AND CEILINGS ARE "TYPE X", 5/8" GYPSUM BOARD. NON RATED PARTITION WALLS SHALL BE 1/2" GYPSUM BOARD

ALL BEDROOMS TO HAVE AN EGRESS WINDOW, SEE SHEET A-1 FOR REQUIREMENTS

- GFCI GROUND FAULT INTERRUPTER
- SMOKE DETECTOR
- EXHAUST FAN
- CARBON MONOXIDE DETECTOR
- HEATED AND COOLED SPACE PER CODE
- WASHER
- DRYER
- STACKABLE WASHER AND DRYER

MARK:	DATE:	ISSUED FOR:	MARK:	DATE:	ISSUED FOR:
	6/1/19	DRAWN			
	1/22/21	PERMITS			





