

ANN ARBOR HISTORIC DISTRICT COMMISSION**Staff Report****ADDRESS:** 514 East Ann Street, Application Number HDC11-089**DISTRICT:** Ann Street Historic Block**REPORT DATE:** July 8, for the July 14, 2011 HDC Meeting**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator**REVIEW COMMITTEE DATE:** Monday, July 11, 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 |
| Phone: | (734) 260-7215 | (734) 741-9422 |

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); for the installation of five egress windows in December, 2010 (HDC10-160); and to relocate a previously approved garage egress window in May, 2011 (HDC11-051).

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 move the existing west wall of an attached rear addition two feet to the east in order to make the addition compliant with zoning regulations. The existing roof would not be affected. Two double-hung windows would be installed on the new west wall.

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. The rear addition on this building was previously used as a garage, and still has roll-up garage doors, though on the interior drywall has been installed and the owner's intent is to use the space for bedrooms.
2. This application proposes moving the west wall of the addition two feet in order to comply with building setback regulations. The roof would remain the same, with a two foot eave overhang to the new wall, and full-height end walls mean that the appearance from the front or rear would also remain the same. The proposed double-hung windows are more appropriate than the previously approved casements.
3. As background information only, if the building becomes zoning compliant, the owner will be allowed to proceed with work to finish the basement and convert the structure to a duplex. As it is, the rear addition of the building is too close to the side property line and therefore the house is a nonconforming structure. Additional floor area may not be added to a nonconforming structure without a variance from the Zoning Board of Appeals, which is unlikely to be granted since there is no hardship involved.
4. Staff believes that the proposed work does not diminish the overall historic character of the property. Staff also suggests that since the owner is structurally altering the rear addition, it would also be appropriate to remove the garage door and install double-hung windows and matching siding in its place, since the addition will no longer be used as a garage. Removing the garage door would be appropriate work to make the addition more compatible with the historic house. Staff is hopeful that the owner will take this suggestion seriously.

MOTION

I move that the Commission issue a certificate of appropriateness for the application at 514 East Ann Street, a contributing property in the Ann Street Historic Block, to move the west wall of the rear addition back two feet and install two double-hung windows, 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.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 617 W Madison Street in the Old West Side 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, letter, photos, drawings.

514 E Ann Street (December 2010)





ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

100 N. Fifth Avenue, Ann Arbor, MI 48104 (734) 794-6000, x42608 Fax: (734) 994-8312
Historic Preservation Coordinator Email: jthacher@a2gov.org; www.a2gov.org

Section 1: Property Being Reviewed and Ownership Information

Address of Property: 514 E. Ann St., Ann Arbor, MI 48104

Historic District: Ann Street Historic District

Name of Property Owner (If different than the applicant):
Zaki Alawi

Address of Property Owner: 414 Huntington Place, Ann Arbor, MI 48104

Daytime Phone and E-mail of Property Owner: 734-260-7215 zakialawi58@yahoo.com

Signature of Property Owner: [Signature] date: 06/23/11

Section 2: Applicant Information

Name of Applicant: Michael Van Goor, AIA, Van Goor Architects, Inc.

Address of Applicant: 118A N. Fourth Ave., Ann Arbor, MI 48104

Daytime Phone: () 734-741-9422

Fax: () _____

E-mail: mike@vgarchitects.com

Applicant's Relationship to Property: owner; architect; _____ contactor; _____ other

Signature of applicant: [Signature] date: 06/23/11

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]

Section 5: Description of Proposed Changes (attach additional sheets as necessary)

1. Provide a brief summary of proposed changes. See Attached

2. Provide a description of existing conditions. See Attached

3. What are the reasons for the proposed changes? See Attached

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

See Attached

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

See Attached

Staff Use Only

Date Submitted: _____ Application to _____ Staff or _____ HDC

Project No.: HDC Fee Paid: _____

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

Application Filing Date: _____ Action: _____ HDC COA; _____ HDC Denial

Staff signature: _____ _____ HDC NTP; _____ Staff COA

Comments:



van goor
architects, inc.

June 24, 2011

Jill Thacher
Historic District Commission Coordinator
Planning & Development Services
100 N Fifth Ave
Ann Arbor MI 48107-8647

Project: Renovation at 514 Ann Street, Ann Arbor, MI 48104

Dear Jill,

Following is the information requested in the HDC Application.

1. Provide a brief summary of proposed changes: To comply with the current zoning ordinance, the west wall of the garage is proposed to be relocated 2'-0" to the east to be within to side yard setback, bringing the existing nonconforming structure into conformance. In addition, based on the discussion regarding the type of previously approved egress windows in the garage, the casement windows have been changed to double hung windows. Further, the previously approved casement window at the stair landing to the third floor is proposed to have a simulated sash bar added at the middle of the window to suggest the appearance of a double hung window.

2. Provide a description of existing conditions: The existing structure is a three-story single family rental home with six existing bedrooms on the first and second floors, and three unused bedrooms in the basement and 'garage.' (Note: the three existing bedrooms are unused due to the fact that only six bedrooms are permitted in a single family rental dwelling.) It appears that there has been a subsequent addition or modifications to the back wing of the house, along with a more recent addition in 1987 of a two stall garage on the back of the house.

3. What are the reasons for the proposed changes: The current owner purchased the home on April 26, 2010. There have been ongoing numerous violations to the housing code dating back to July 15, 2008 which have gone uncorrected by the previous owner (reports previously submitted). The current owner is in the process of correcting these violations. Previous HDC submissions have corrected stair deficiencies to the finished third floor (#HDC10-087), and provided egress windows/window wells for existing and new bedrooms in the basement and garage (#HDC10-160). In 1987 an attached garage was constructed – however it was constructed 1'-9" into the side setback, making the entire structure nonconforming. This proposal will bring the structure into complete conformance by relocating the west wall of the garage within the setbacks.

4. Attach any additional information that will further explain or clarify the proposal and indicate these attachments here: This renovation is intended to further bring the structure into complete conformance with building and housing codes, allowing the full use of the existing finished spaces. While the structure will be converted to a two-family dwelling, the life safety of the inhabitants of the home will be improved due to code-conforming means of egress, structural improvements, and an approved fire separation between the proposed units. Product information on the proposed new wood egress windows are included with the attachments.

5. Attach photographs of the existing property, including at least one general photo and detailed photos of the proposed work area: Exterior photos of the existing property are attached with this application.

Please review our proposal, and notify me if any further information is required.

Regards,

Michael T. Van Goor, AIA



NORTH



EAST

EXISTING EXTERIOR PHOTOS

Historic District Commission Submission

514 E. Ann Street 06/24/11



SOUTH

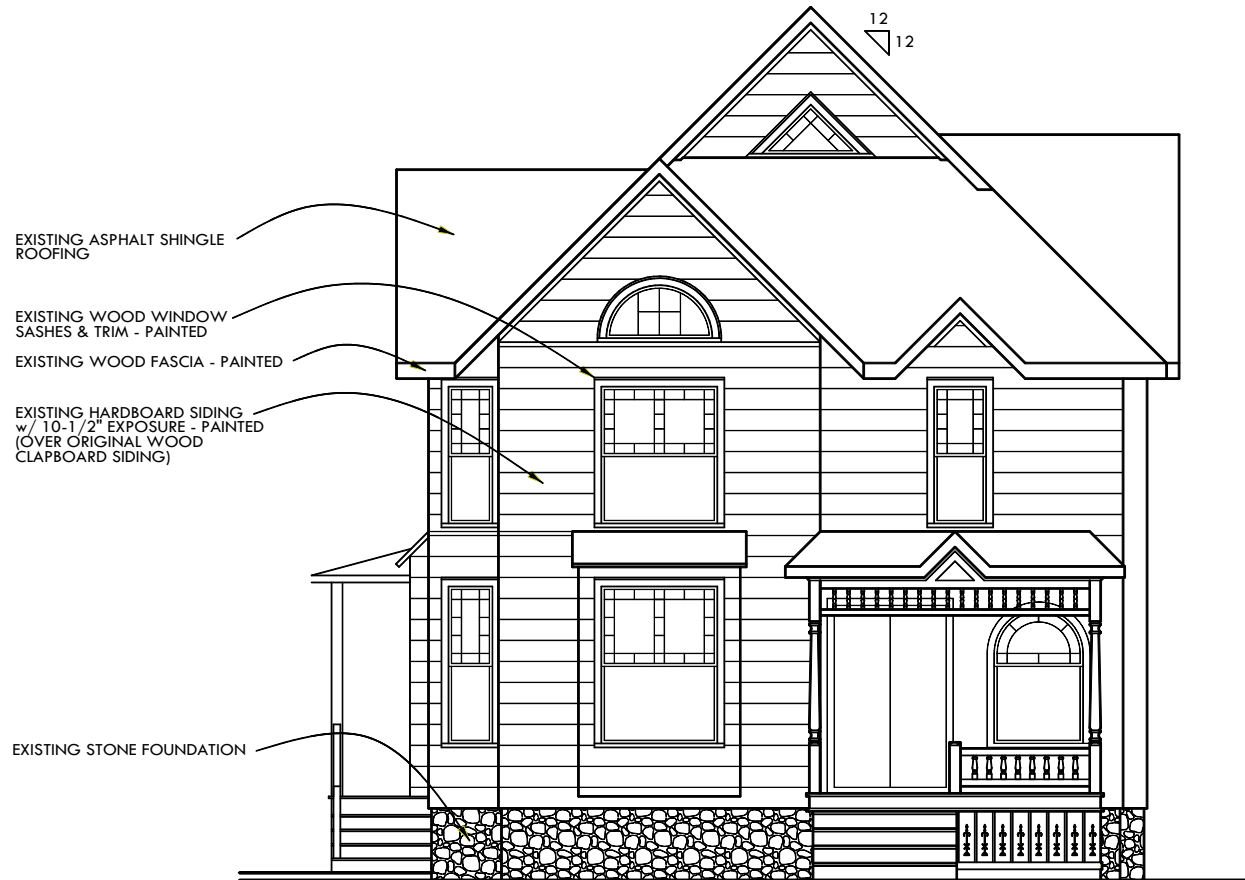


WEST

EXISTING EXTERIOR PHOTOS

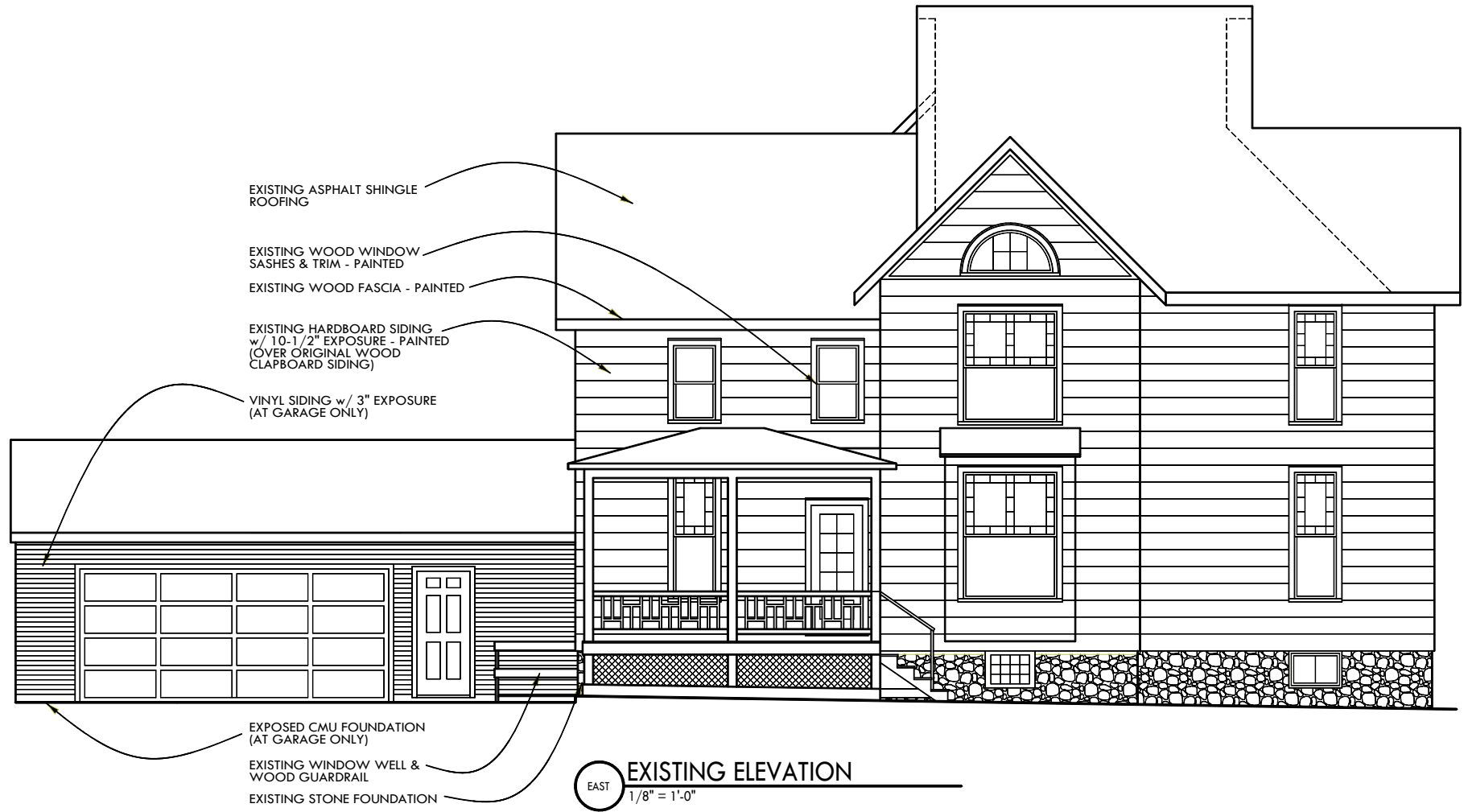
Historic District Commission Submission

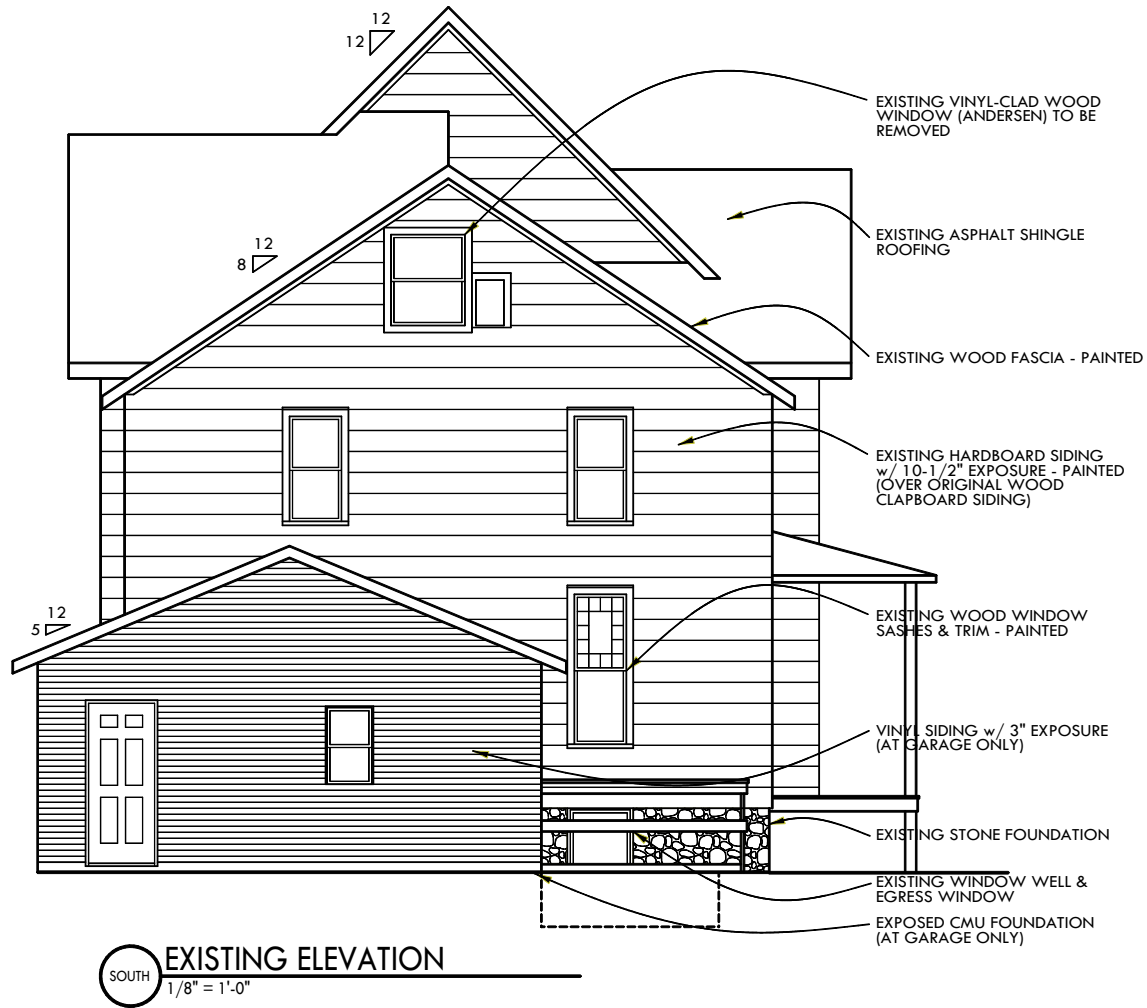
514 E. Ann Street 06/24/11

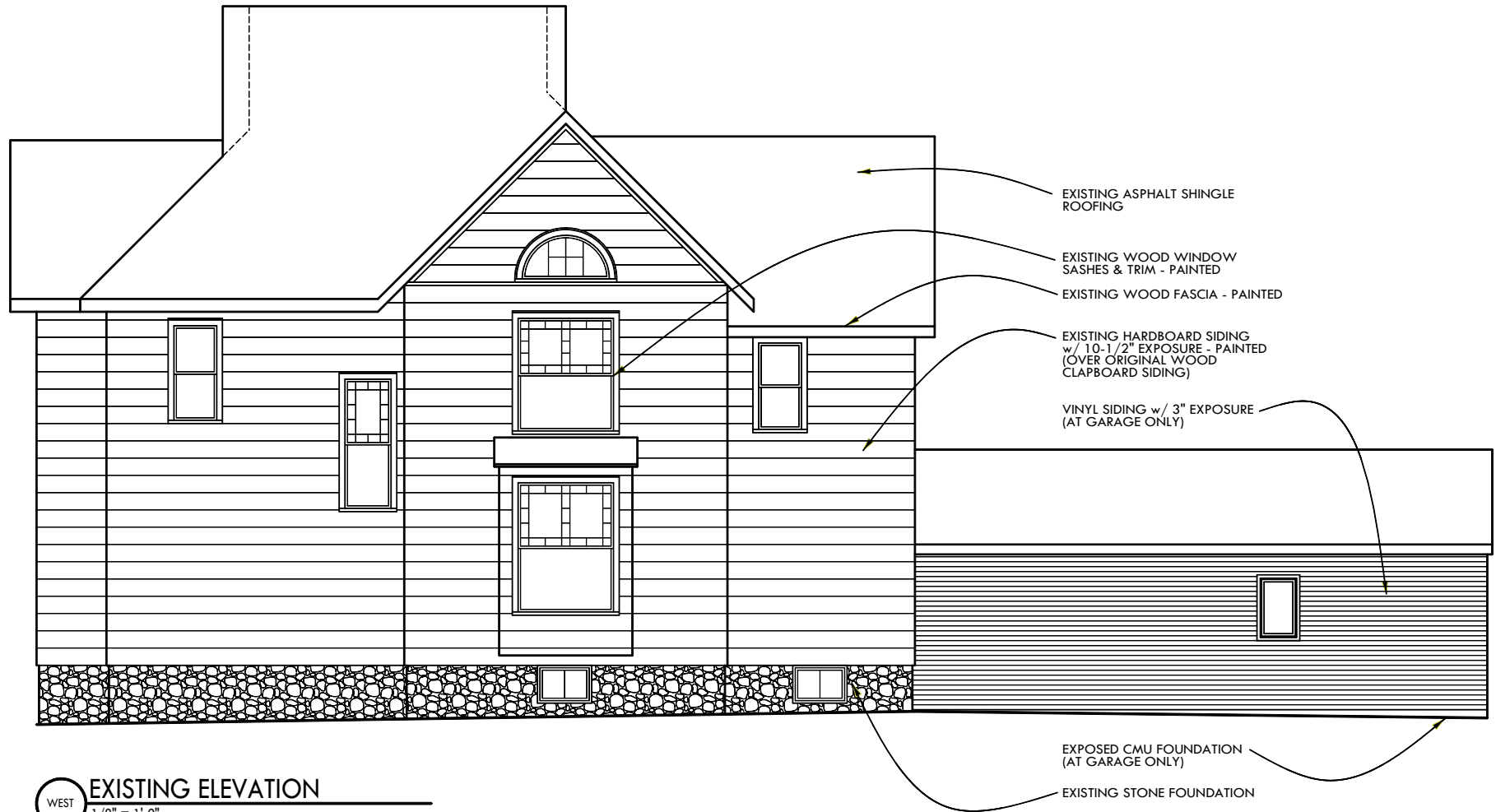


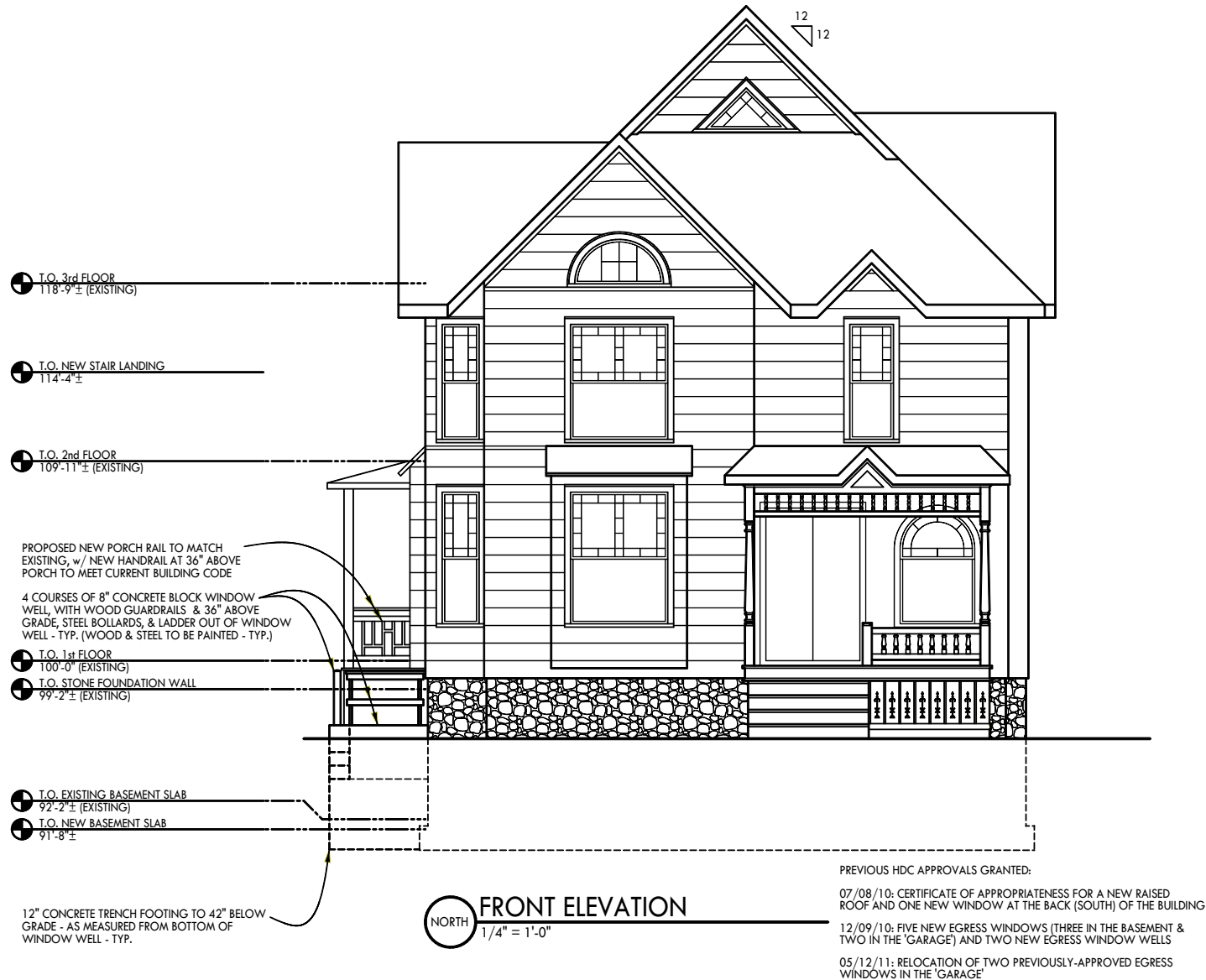
 NORTH
1/8" = 1'-0"

EXISTING ELEVATION









NOTE: NO PROPOSED CHANGES TO THIS ELEVATION FROM PREVIOUS SUBMISSIONS

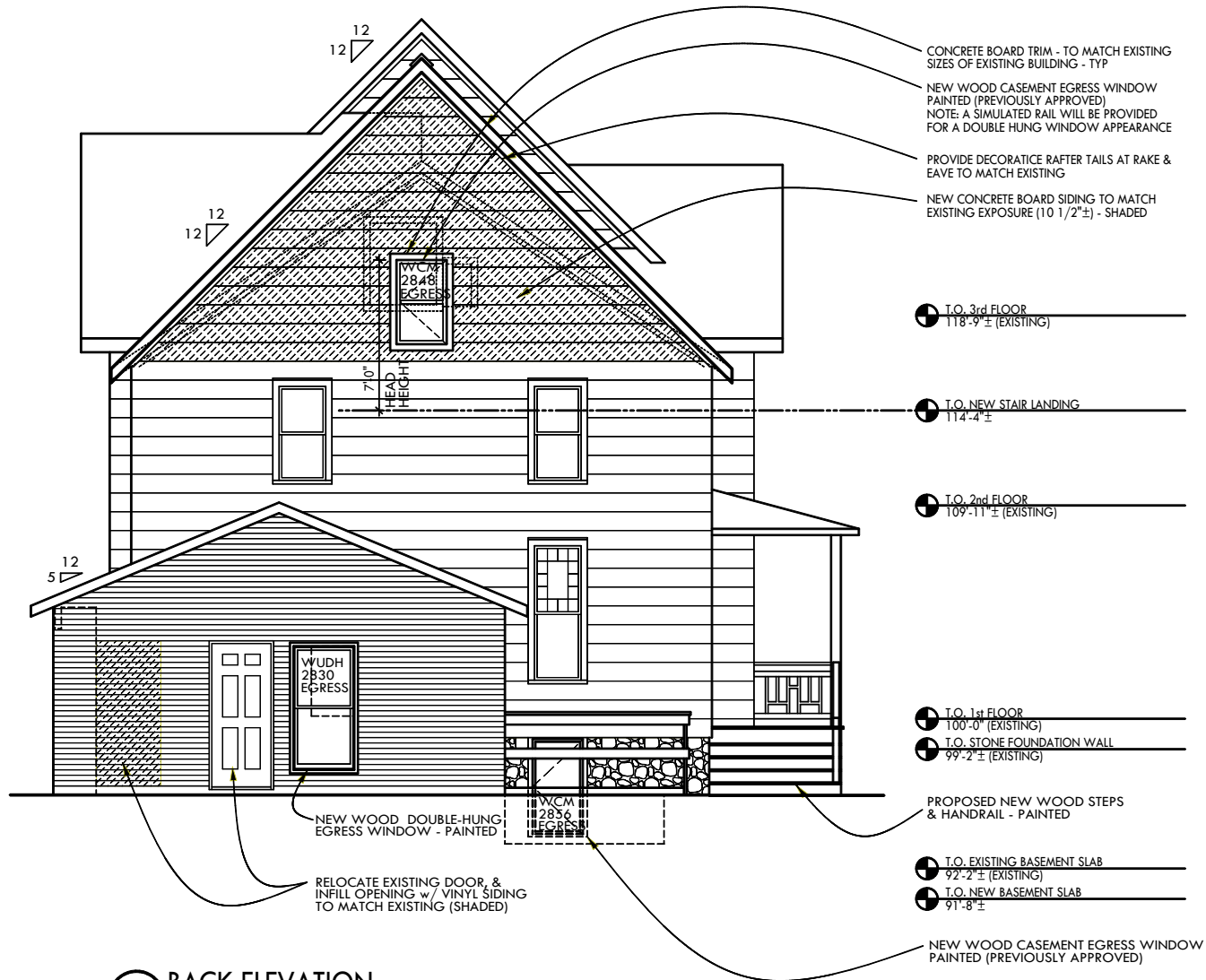


NOTE: ALL WINDOW MODEL NUMBERS GIVEN FOR MARVIN UNITS (AS APPROVED BY THE HISTORIC DISTRICT COMMISSION)

SIDE ELEVATION
EAST
1/4" = 1'-0"

PREVIOUS HDC APPROVALS GRANTED:
 07/08/10: CERTIFICATE OF APPROPRIATENESS FOR A NEW RAISED ROOF AND ONE NEW WINDOW AT THE BACK (SOUTH) OF THE BUILDING
 12/09/10: FIVE NEW EGRESS WINDOWS (THREE IN THE BASEMENT & TWO IN THE 'GARAGE') AND TWO NEW EGRESS WINDOW WELLS
 05/12/11: RELOCATION OF TWO PREVIOUSLY-APPROVED EGRESS WINDOWS IN THE 'GARAGE'

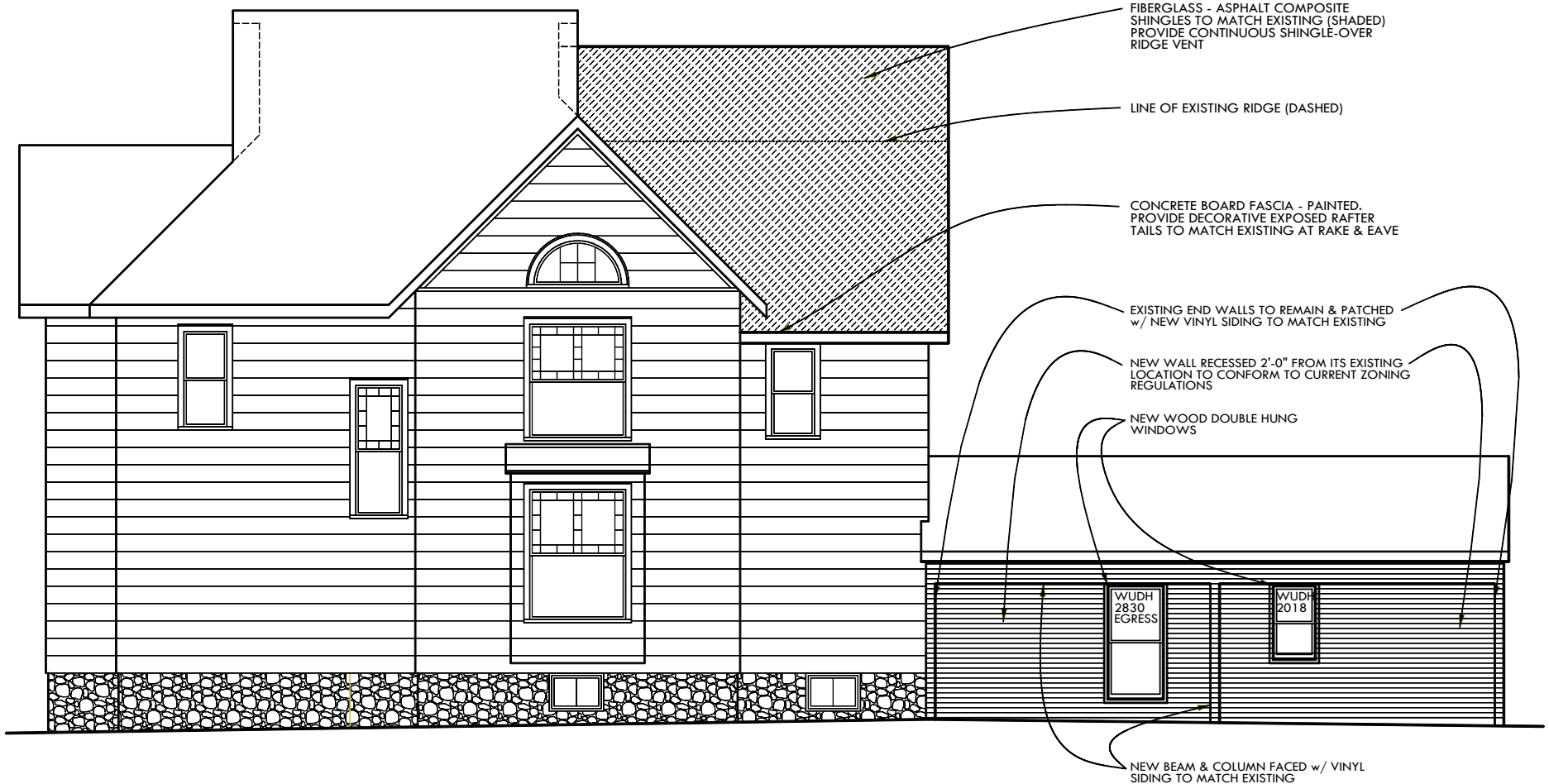
NOTE: NO PROPOSED CHANGES TO THIS ELEVATION FROM PREVIOUS SUBMISSIONS



BACK ELEVATION
 SOUTH
 1/4" = 1'-0"

PREVIOUS HDC APPROVALS GRANTED:
 07/08/10: CERTIFICATE OF APPROPRIATENESS FOR A NEW RAISED ROOF AND ONE NEW WINDOW AT THE BACK (SOUTH) OF THE BUILDING
 12/09/10: FIVE NEW EGRESS WINDOWS (THREE IN THE BASEMENT & TWO IN THE 'GARAGE') AND TWO NEW EGRESS WINDOW WELLS
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NOTE: ALL WINDOW MODEL NUMBERS GIVEN FOR MARVIN UNITS (AS APPROVED BY THE HISTORIC DISTRICT COMMISSION)



PREVIOUS HDC APPROVALS GRANTED:

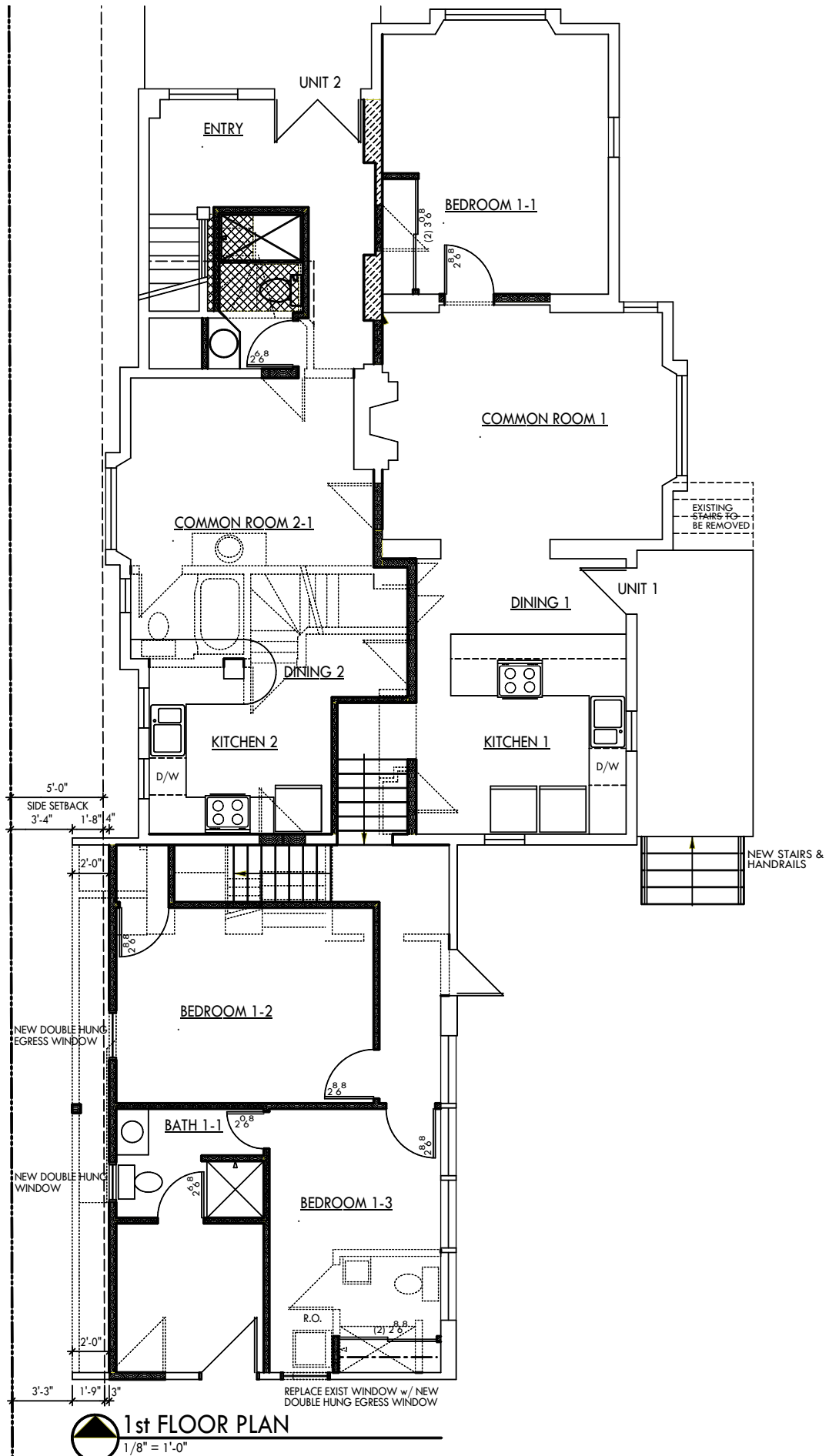
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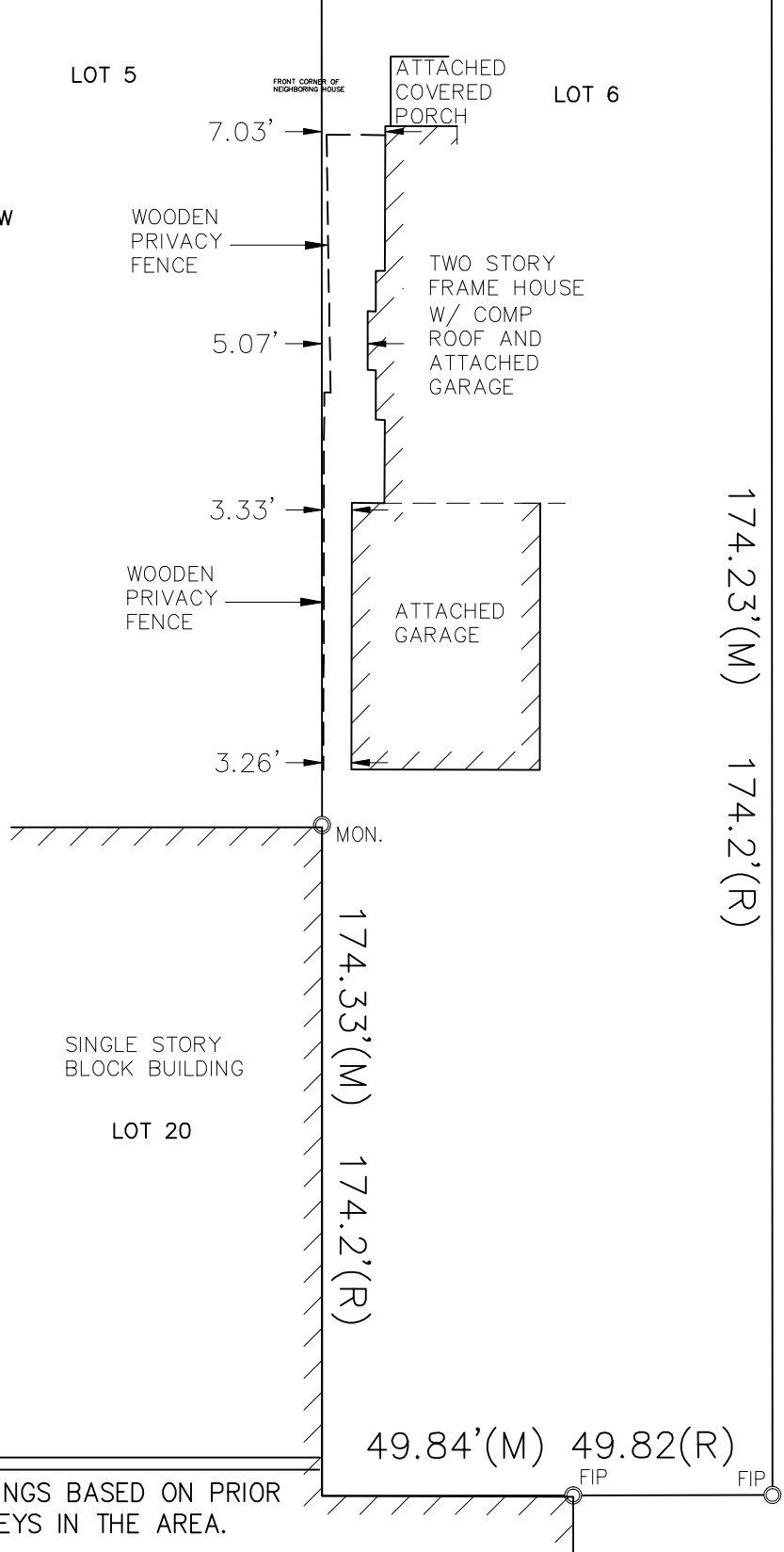
WEST SIDE ELEVATION
1/4" = 1'-0"



1st FLOOR PLAN
1/8" = 1'-0"

LEGAL DESCRIPTION

LOT 6, ASSESSOR'S PLAT No. 8 IN THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER 4 OF PLATS, PAGE 38, WASHTENAW COUNTY RECORDS.



- SECTION CORNER
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- FMN FOUND MAG NAIL
- S SET IRON PIPE
- SET WOOD LATH
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION

BEARINGS BASED ON PRIOR SURVEYS IN THE AREA.

CLIENT: ZAKI ALAWI

BUILDING SETBACK LOCATION AT 514 E. ANN STREET, ANN ARBOR, MICHIGAN BEING LOT 7 OF ASSESSOR'S PLAT 8 TO THE CITY OF ANN ARBOR, WASHTENAW COUNTY, STATE OF MICHIGAN

Paul V. Schumacher



Arbor Land Consultants, Inc.

Professional Land Surveyors

2936 Madrono
Ann Arbor, Mi 48103
Tel (734) 669-2960
Fax (734) 669-2961
www.arborlandinc.com

WOOD ULTIMATE DOUBLE HUNG

| Mas. Opg. (mm) | 2-0 1/2 (622) | 2-4 1/2 (724) | 2-8 1/2 (826) | 2-10 1/2 (876) | 3-0 1/2 (927) | 3-2 1/2 (978) | 3-4 1/2 (1029) | 3-8 1/2 (1130) | 4-0 1/2 (1232) |
|---|----------------|---------------|---------------|----------------|----------------|----------------|----------------|----------------|-----------------|
| Rgh. Opg. (mm) | 1-10 3/8 (568) | 2-2 3/8 (670) | 2-6 3/8 (772) | 2-8 3/8 (822) | 2-10 3/8 (873) | 3-0 3/8 (924) | 3-2 3/8 (975) | 3-6 3/8 (1076) | 3-10 3/8 (1178) |
| Frame Size (mm) | 1-9 3/8 (543) | 2-1 3/8 (645) | 2-5 3/8 (746) | 2-7 3/8 (797) | 2-9 3/8 (848) | 2-11 3/8 (899) | 3-1 3/8 (949) | 3-5 3/8 (1051) | 3-9 3/8 (1153) |
| Glass Size (mm) | 16" (406) | 20" (508) | 24" (610) | 26" (660) | 28" (711) | 30" (762) | 32" (813) | 36" (914) | 40" (1016) |
| 2-0 9/16 (878) 2-9 1/2 (851) 2-9 (838) 12" (305) | | | | | | | | | |
| 3-2 9/16 (980) 3-1 1/2 (953) 3-1 (940) 14" (356) | | | | | | | | | |
| 3-6 9/16 (1081) 3-5 1/2 (1054) 3-5 (1041) 16" (406) | | | | | | | | | |
| 3-10 9/16 (1183) 3-9 1/2 (1156) 3-9 (1143) 18" (457) | | | | | | | | | |
| 4-2 9/16 (1284) 4-1 1/2 (1257) 4-1 (1245) 20" (508) | | | | | | | | | |
| 4-6 9/16 (1386) 4-5 1/2 (1359) 4-5 (1346) 22" (559) | | | | | | | | | |
| 4-10 9/16 (1488) 4-9 1/2 (1461) 4-9 (1448) 24" (610) | | | | | | | | | |
| 5-2 9/16 (1589) 5-1 1/2 (1562) 5-1 (1549) 26" (660) | | | | | | | | | |
| 5-6 9/16 (1691) 5-5 1/2 (1664) 5-5 (1651) 28" (711) | | | | | | | | | |

MULTIPLE ASSEMBLY CONVERSIONS










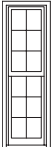
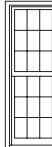







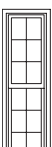
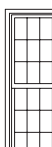



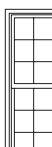

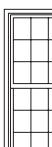

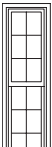
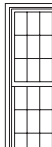



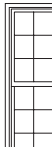

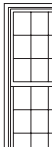

| ROUGH OPENING | | MASONRY OPENING WITH BMC | |
|----------------------------------|--------------------------------|--------------------------------------|-----------------------------------|
| Width | Height | Width | Height |
| Add all frame sizes plus 1" (25) | Add frame sizes plus 1/2" (13) | Add all frame sizes plus 3 1/8" (79) | Add frame sizes plus 1 9/16" (39) |

NOTES:

Lite patterns shown are 3/4" (19) grilles or 7/8" (22) SDL. Lite patterns for 1 1/8" (29) may vary.
 * These windows meet national egress codes for fire evacuation. Local codes may differ.

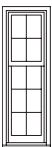






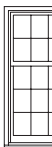

WOOD ULTIMATE DOUBLE HUNG

| | | | | | | | | | |
|------------------------|----------------|---------------|---------------|----------------|----------------|----------------|----------------|----------------|-----------------|
| Mas. Opp. (mm) | 2-0 1/2 (622) | 2-4 1/2 (724) | 2-8 1/2 (826) | 2-10 1/2 (876) | 3-0 1/2 (927) | 3-2 1/2 (978) | 3-4 1/2 (1029) | 3-8 1/2 (1130) | 4-0 1/2 (1232) |
| Rgh. Opp. (mm) | 1-10 3/8 (568) | 2-2 3/8 (670) | 2-6 3/8 (772) | 2-8 3/8 (822) | 2-10 3/8 (873) | 3-0 3/8 (924) | 3-2 3/8 (975) | 3-6 3/8 (1076) | 3-10 3/8 (1178) |
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| Glass Size (mm) | 16" (406) | 20" (508) | 24" (610) | 26" (660) | 28" (711) | 30" (762) | 32" (813) | 36" (914) | 40" (1016) |

| | | | | | | | | | | |
|---|--|--|--|--|--|---|--|--|--|---|
| 5-10 9/16 (1792) 5-9 1/2 (1765) 5-9 (1753) 30" (762) |  |  |  |  |  |  |  |  |  | |
| | WUDH1630 | WUDH2030 | WUDH2430 | WUDH2630 | WUDH2830* | WUDH3030* | WUDH3230* | WUDH3630* | WUDH4030* | |
| | 6-2 9/16 (1894) 6-1 1/2 (1867) 6-1 (1854) 32" (813) |  |  |  |  |  |  |  |  |  |
| | | WUDH1632 | WUDH2032 | WUDH2432 | WUDH2632* | WUDH2832* | WUDH3032* | WUDH3232* | WUDH3632* | WUDH4032* |
| 6-6 9/16 (1996) 6-5 1/2 (1969) 6-5 (1956) 34" (864) |  |  |  |  |  |  |  |  |  | |
| | WUDH1634 | WUDH2034 | WUDH2434* | WUDH2634* | WUDH2834* | WUDH3034* | WUDH3234* | WUDH3634* | WUDH4034* | |
| 6-10 9/16 (2097) 6-9 1/2 (2070) 6-9 (2057) 36" (914) |  |  |  |  |  |  |  |  |  | |
| | WUDH1636 | WUDH2036 | WUDH2436* | WUDH2636* | WUDH2836* | WUDH3036* | WUDH3236* | WUDH3636* | WUDH4036* | |

COTTAGE STYLE

| | | | | | | | | | |
|------------------------|----------------|---------------|---------------|----------------|----------------|----------------|----------------|----------------|-----------------|
| Mas. Opp. (mm) | 2-0 1/2 (622) | 2-4 1/2 (724) | 2-8 1/2 (826) | 2-10 1/2 (876) | 3-0 1/2 (927) | 3-2 1/2 (978) | 3-4 1/2 (1029) | 3-8 1/2 (1130) | 4-0 1/2 (1232) |
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| | | | | | | | | | |
|---|---|---|---|---|---|--|---|---|---|
| 5-10 9/16 (1792) 5-9 1/2 (1765) 5-9 (1753) 24" (610) / 36" (914) |  |  |  |  |  |  |  |  |  |
| | WUDH1624/36 | WUDH2024/36 | WUDH2424/36 | WUDH2624/36 | WUDH2824/36 | WUDH3024/36 | WUDH3224/36 | WUDH3624/36 | WUDH4024/36 |

WOOD ULTIMATE DOUBLE HUNG STORM COMBINATIONS

| Measurement Conversion | Width | Height |
|------------------------|--------------|---|
| Rough Opening to OM | -2 1/2" (64) | -2 3/16" (56) |
| Glass* to OM | +3 7/8" (98) | (Glass height x2) PLUS 7 5/16" (186) |

*Glass size measurement conversions are valid for one lite units only.

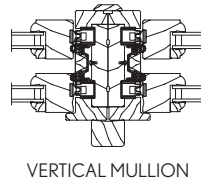
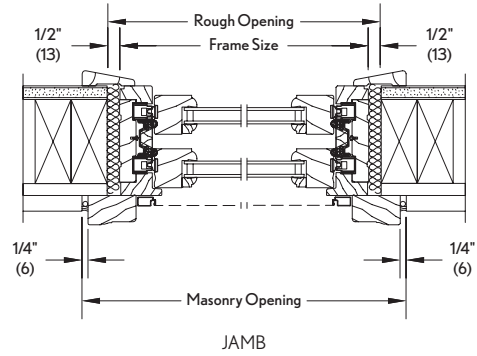
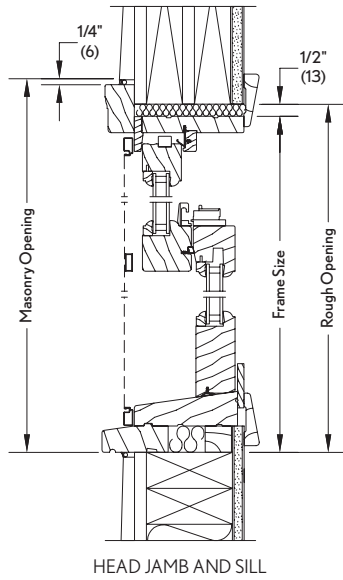
NOTES:

Lite patterns shown are 3/4" (19) grilles, 7/8" (22) SDL, or SG ADL. Lite patterns for 1 1/8" (29) grilles, SDL, or IG ADL may vary.

* These windows meet national egress codes for fire evacuation. Local codes may differ.

WOOD ULTIMATE DOUBLE HUNG

CONSTRUCTION DETAILS



WOOD ULTIMATE DOUBLE HUNG / SINGLE HUNG

| ENERGY DATA | U-Factor | SHGC | VT | CR | ENERGY STAR |
|---|----------|------|------|----|--------------|
| 11/16" Insulating Glass Air | 0.45 | 0.55 | 0.58 | 43 | |
| 11/16" Insulating Glass LoE 272 Air | 0.32 | 0.30 | 0.51 | 53 | NC, SC |
| 11/16" Insulating Glass LoE 272 Argon | 0.29 | 0.29 | 0.51 | 56 | N, NC, SC |
| 11/16" Insulating Glass LoE 366 Air | 0.32 | 0.20 | 0.46 | 53 | NC, SC, S |
| 11/16" Insulating Glass LoE 366 Argon | 0.28 | 0.20 | 0.46 | 57 | N, NC, SC, S |
| 11/16" Insulating Glass LoE 272 Air w/Combination | 0.23 | 0.30 | 0.46 | 65 | N, NC, SC |
| 11/16" Insulating Glass LoE 272 Argon w/Combination | 0.21 | 0.29 | 0.46 | 67 | N, NC, SC |
| 11/16" Insulating Glass LoE 366 Air w/Combination | 0.23 | 0.22 | 0.42 | 65 | N, NC, SC, S |
| 11/16" Insulating Glass LoE 366 Argon w/Combination | 0.20 | 0.21 | 0.42 | 68 | N, NC, SC, S |
| 7/8" Tri-Pane LoE 272 Argon LoE 272 | 0.24 | 0.25 | 0.40 | 64 | N, NC, SC, S |
| 7/8" Tri-Pane LoE 272 Krypton-Argon LoE 272 | 0.22 | 0.25 | 0.40 | 67 | N, NC, SC, S |
| 7/8" Tri-Pane LoE 179 Argon LoE 179 | 0.25 | 0.40 | 0.49 | 63 | N, NC |
| 7/8" Tri-Pane LoE 179 Krypton-Argon LoE 179 | 0.23 | 0.40 | 0.49 | 66 | N, NC |