

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 436 Third Street, Application Number HDC15-029

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** April 7, 2015

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday, April 4, 2015

#### OWNER

**Name:** Ed Smith  
Smithcrew MI, LLC  
**Address:** 436 Third St  
Ann Arbor, MI 48103  
**Phone:** (703) 304-7454

#### APPLICANT

Damian Farrell Design Group  
359 Metty Drive 4A  
Ann Arbor, MI 48103  
(734) 998-1331

**BACKGROUND:** This stately Queen Ann appears to have been used as a duplex at least as early as 1894, when the house was number 40 and number 42 Third Street. Mary Baessler, widow of John, resided in 40, and Jonas Beck, a carpenter, lived in 42, per the Polk City Directory. In 1898 when addresses were renumbered it was given the single address of 436. Sometime between 1899 and 1908 a one-story wing was added to the north side of the two-story house.

What staff is calling a “carriage house” is not shown on the 1899 Sanborn map, but appears on the 1908 and 1916 Sanborn maps as a two-story barn with a one-story addition on the north end. The 1925 Sanborn shows the one-story concrete addition on the south end that was built as an ice cream factory. By 1970, the carriage house was used as a warehouse and the ice cream factory was a “detergent lab”. The one-story addition had been removed. The second floor, with its gambrel roof, was added by John Stafford in the 1980s.

In November, 2014 the HDC approved a new front porch and balcony on the shop, a dormer on the rear, a deck and entry door, new windows and skylights in existing and new openings, a paver patio, bulkhead doors, and the removal of some non-original elements.

**LOCATION:** The site is located on the west side of Third Street, south of West Liberty and north of West Jefferson.



**APPLICATION:** The applicant seeks HDC approval to add a new wood double-hung window in a new opening on the east elevation of the carriage house, south of the front door; and to add three flat and two tube skylights to the rear (west) facing roof.

**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.

**From the Ann Arbor Historic District Design Guidelines (other Guidelines may apply):**

**Windows**

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.

**STAFF FINDINGS:**

1. The proposed double-hung window is 28" wide and 42" tall, all wood, and manufactured by Marvin. It matches a previously approved new window in a new opening on the other

(north) side of the front door. As currently approved, the first floor of this apartment has only three windows – two double-hung and one sidelight next to the door. Staff's comments from the previous application still apply: Since the character of the carriage house has already been changed to a residential appearance, and since this is a secondary building, and since it's not visible from the street, staff finds this addition acceptable.

2. The project has been modified to eliminate the previously approved large dormer on the back (west-facing roof) of the carriage house. In its place, three skylights and two light tubes are proposed. Per the applicant, two manually operable ones are 25.5" x 37.5", one fixed skylight is 25.5" x 25.5", and the light tubes are 14" across the dome. The skylights are 8 3/8" tall (necessitating this application – staff can only approve skylights up to 6" above the roof surface), and the light tubes are around 5"-6" tall. All face the backyard neighbor's garage and are minimally intrusive to the historic character of the structure and neighborhood. Again, the skylights will greatly augment the natural light in this unit, which won't get much from the existing second floor windows because of their locations on the north and east sides of the building.
3. Staff believes that the proposed work meets the *Secretary of the Interior's Standards*, the *Secretary of the Interior's Guidelines for Rehabilitation*, and 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 436 Third Street, a contributing property in the Old West Side Historic District, to add a new wood double-hung window in a new opening on the east elevation of the carriage house; and to add three flat and two tube skylights to the rear (west) facing roof, 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, 9 and 10 and the guidelines for windows; and the *Ann Arbor Historic District Design Guidelines* for windows.

#### **MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 436 Third 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, photos, drawings, cut sheets

436 Third Street (April 2008 survey photo)







**City of Ann Arbor**  
**PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES**

301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
p. 734.794.6265 | f. 734.994.8312 | [planning@a2gov.org](mailto:planning@a2gov.org)

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

**Section 1: Property Being Reviewed and Ownership Information**

Address of Property: 436 Third St.  
Historic District: Old West Side  
Name of Property Owner (If different than the applicant):  
Ed Smith, Smithcrew MI, LLC  
Address of Property Owner: 436 Third St. Ann Arbor 48103  
Daytime Phone and E-mail of Property Owner: 703.307.7454 hamptontysno@gmail.com  
Signature of Property Owner: [Signature] Date: 17 Oct 14

**Section 2: Applicant Information**

Name of Applicant: Damian Farrell Design Group, PLLC  
Address of Applicant: 359 Metty Drive 4A, Ann Arbor 48103  
Daytime Phone: (734) 998 1331 Fax: (734) 213 2953  
E-mail: ttaylor@dfdonline.com  
Applicant's Relationship to Property:  owner  architect  contractor  other  
Signature of applicant: [Signature] Date: 23 October 2014

**Section 3: Building Use (check all that apply)**

Residential  Single Family  Multiple Family  Rental  
 Commercial  Institutional  
(existing) (proposed)

**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 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: [Signature]

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

1. Provide a brief summary of proposed changes. See attached sheet.

2. Provide a description of existing conditions. See attached sheet.

3. What are the reasons for the proposed changes? See attached sheet.

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

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

**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:

## **436 Third Street**

### **1. Brief summary of proposed changes**

Add a double hung window to the East elevation, south of the Carriage House front door. This window would be identical to a window that has been approved on the north side of the front door.

Add skylights to the west elevation.

### **2. Description of existing conditions**

This project appeared before the HDC in October 2014. At that time we were granted permission to make several changes associated with converting the commercial building into a duplex residence. Following our application to the Zoning Board of Appeals, we had to redesign the interior layout of the building into two smaller 2-bedroom units. We are also no longer proposing a large dormer on the west elevation.

### **3. Reason for proposed changes**

Because the building has a zero lot line to the west, openings are not permitted on the first floor. The window and skylights that we are requesting will help bring light into the living spaces of the carriage house unit.



# 436 Third St





# 436 Third St

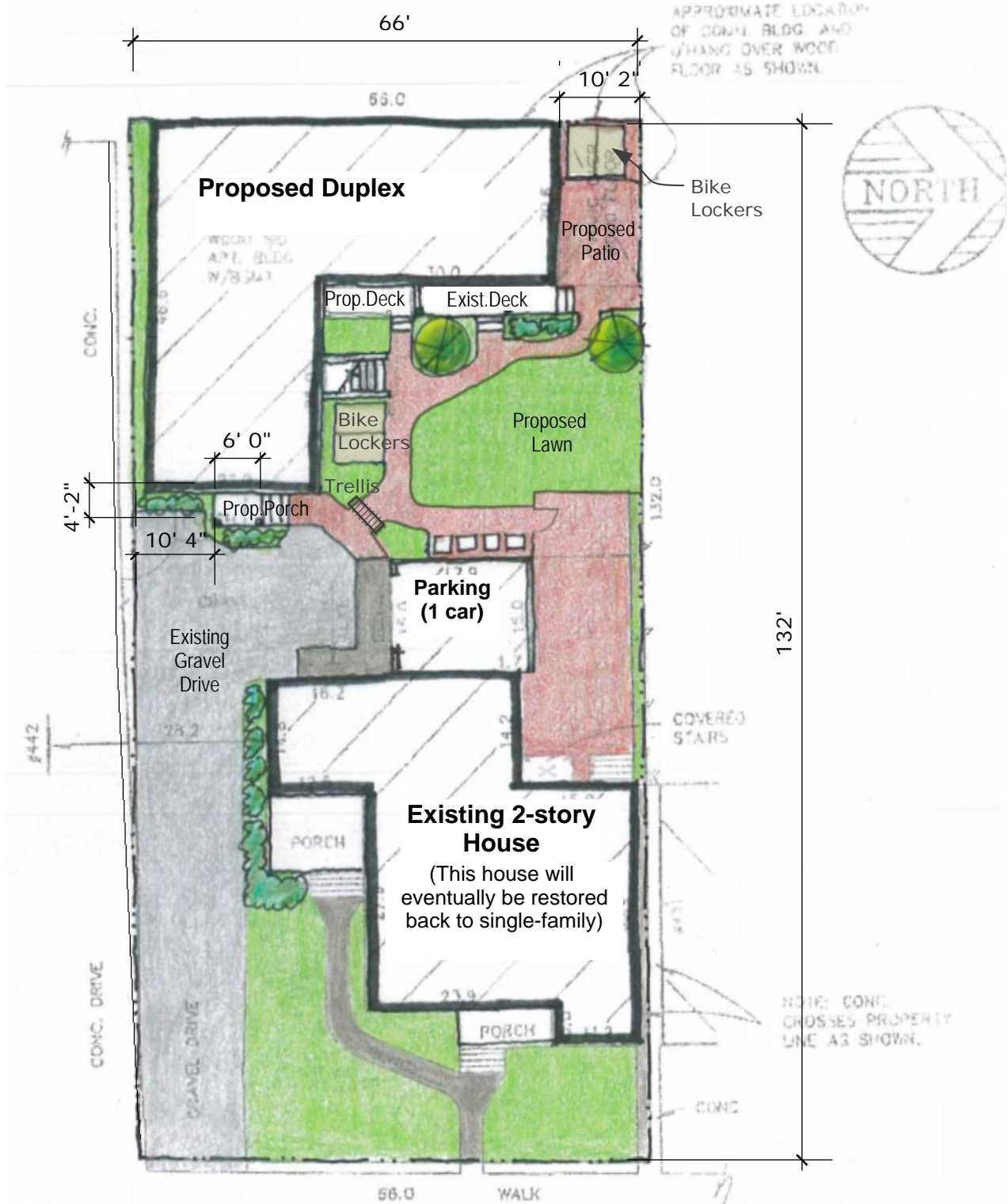




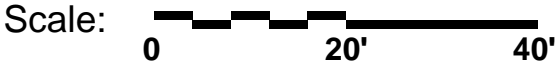
# 436 Third St



# 436 Third Street

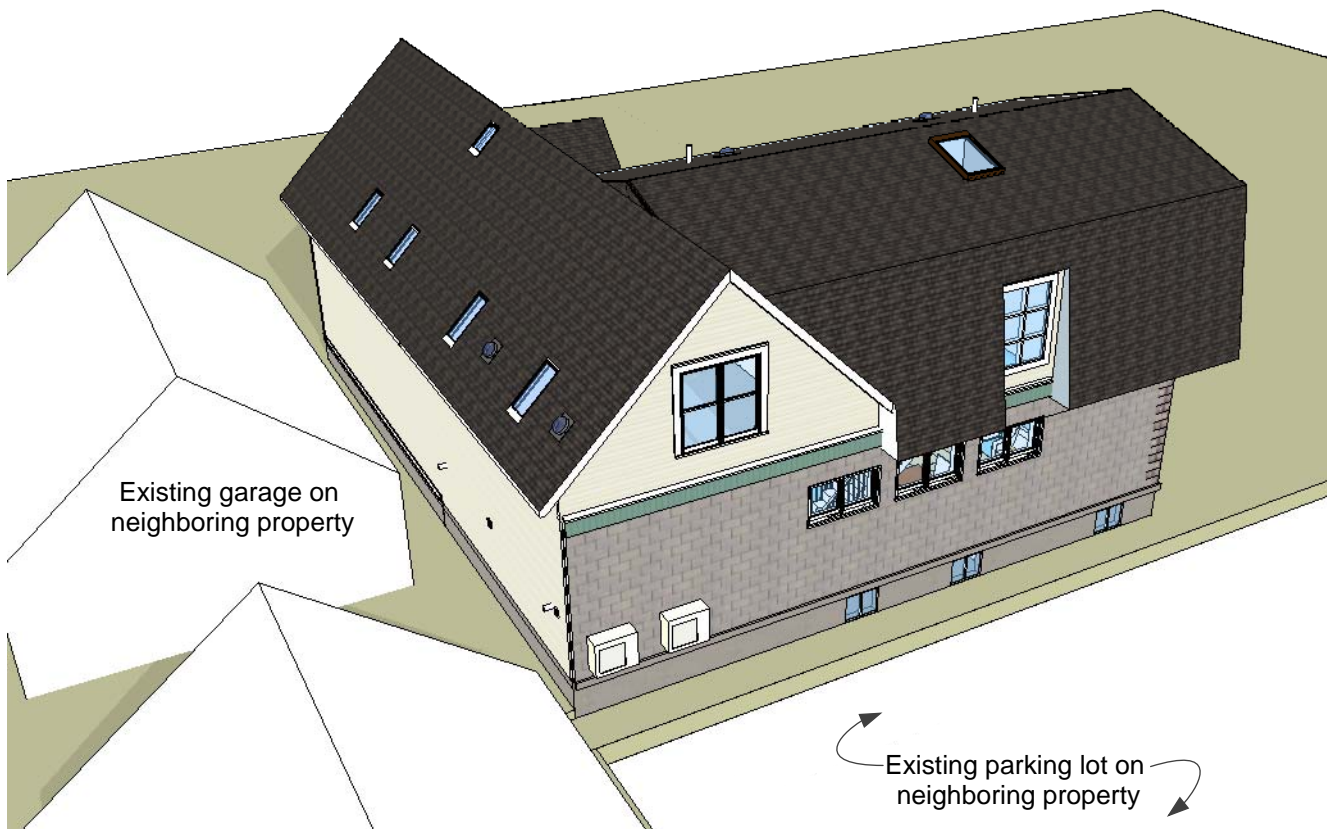
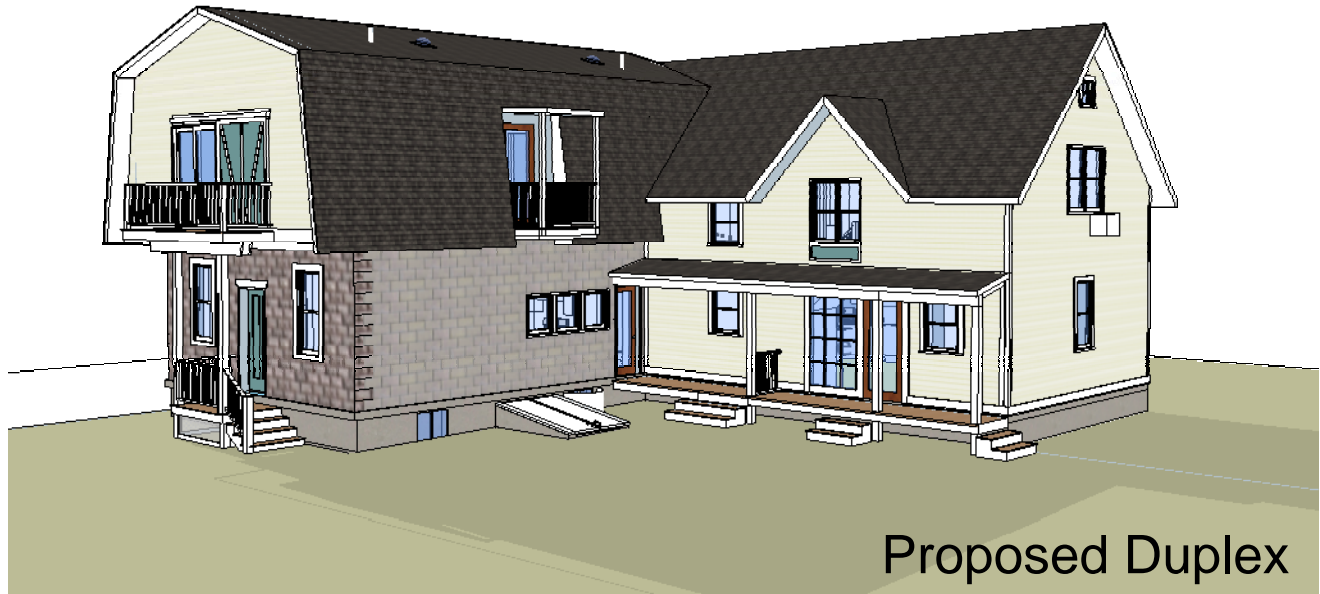


## Proposed Site Plan



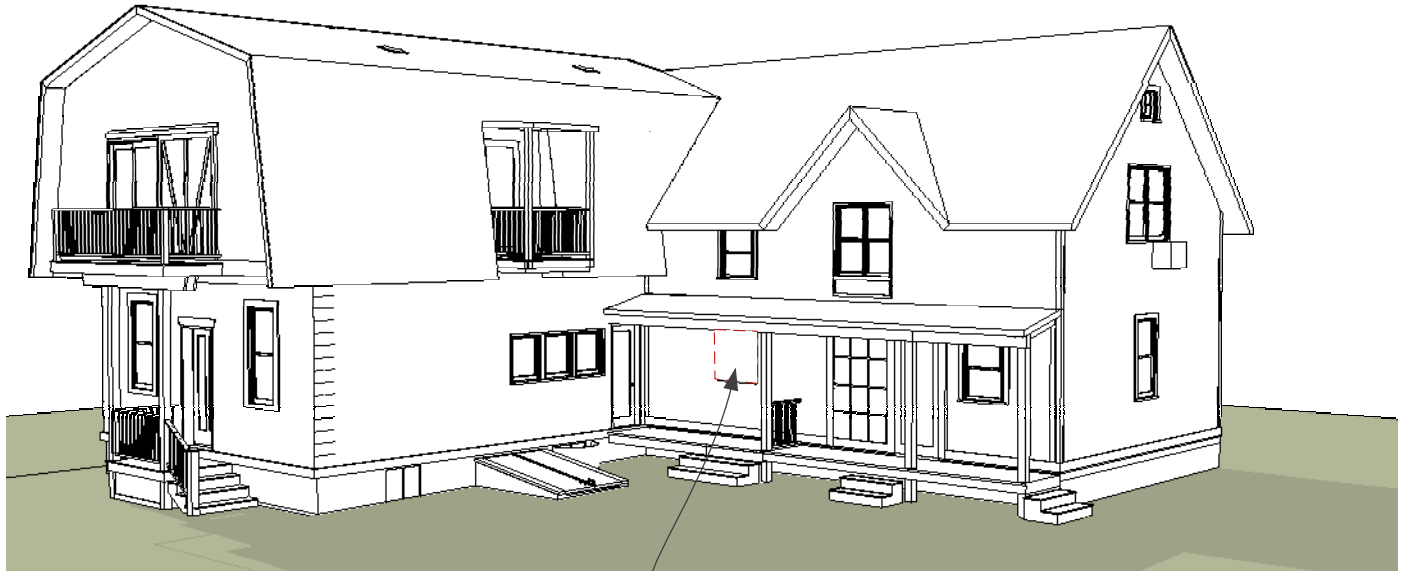


# 436 Third Street





# 436 Third Street



## Proposed Demolition

Shown in Red

Demo wall for  
new openings

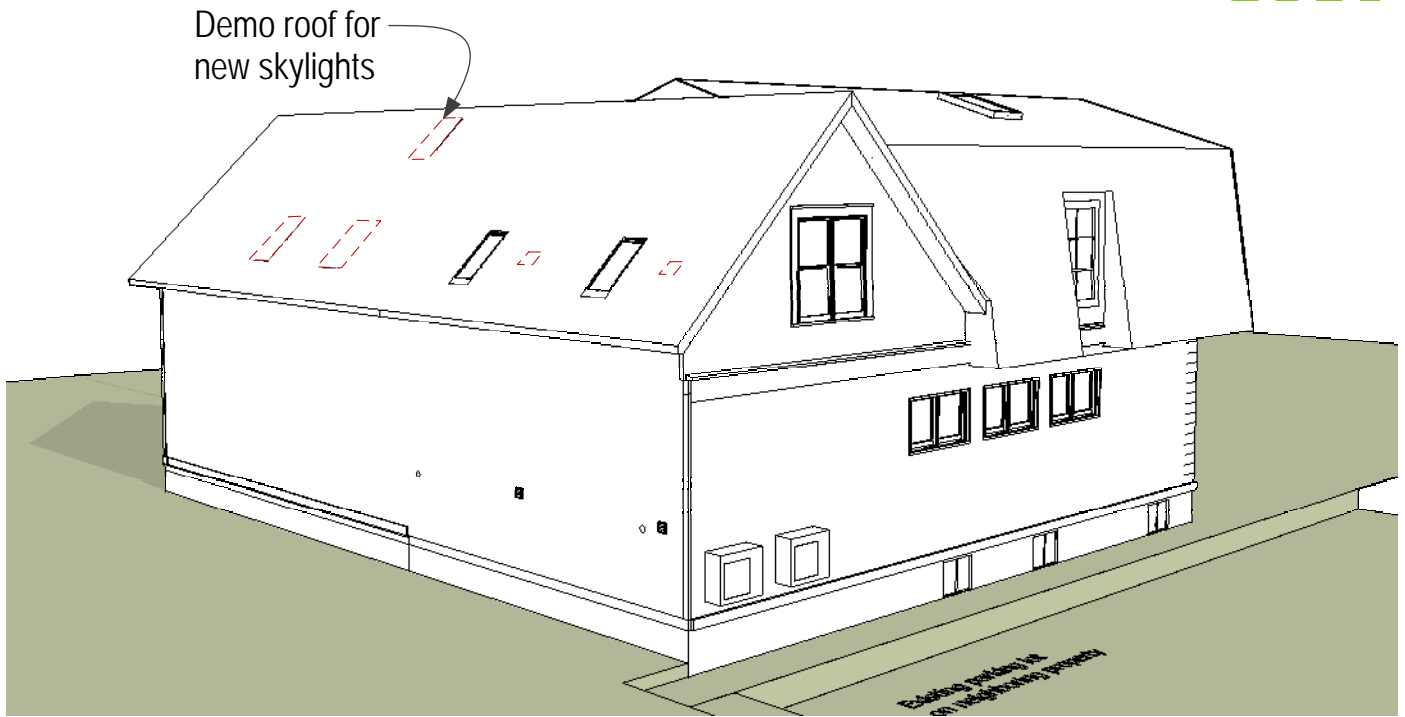


## Proposed New Construction

Shown in Green

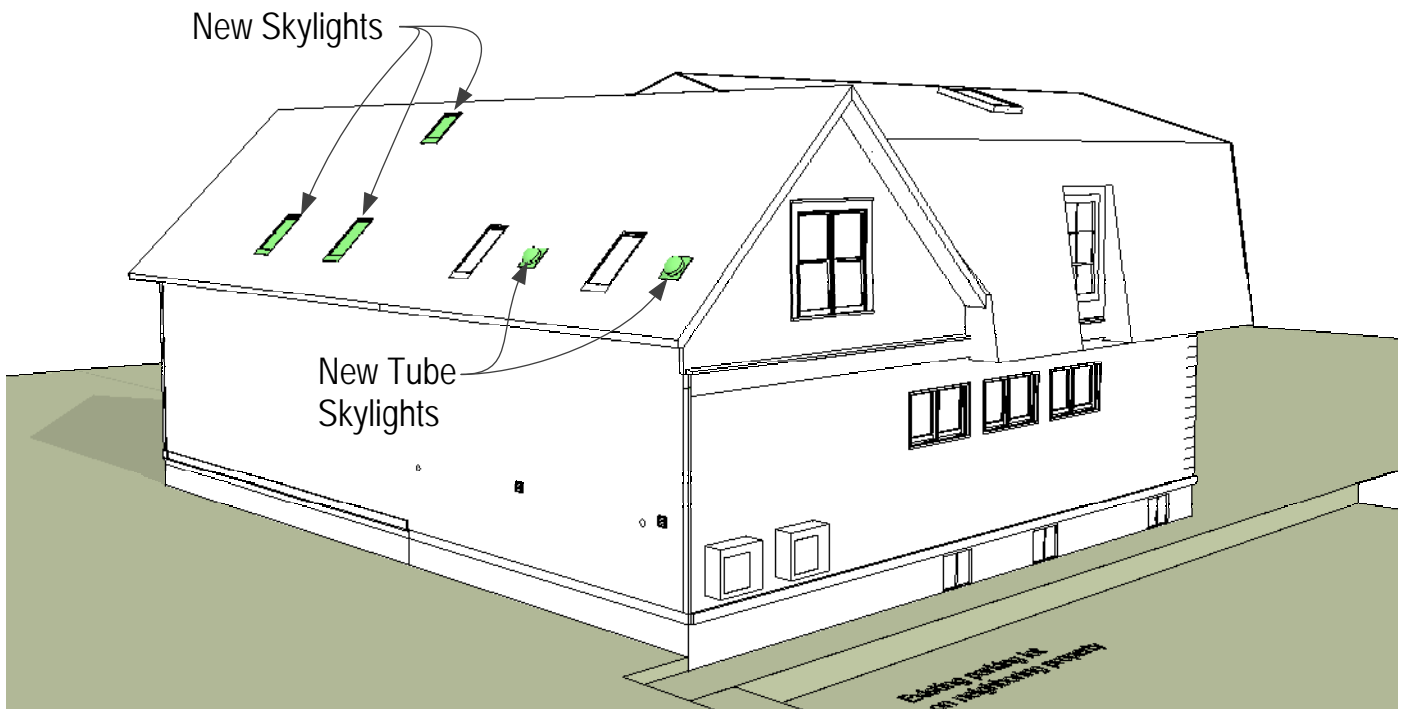
New  
Window

# 436 Third Street



## Proposed Demolition

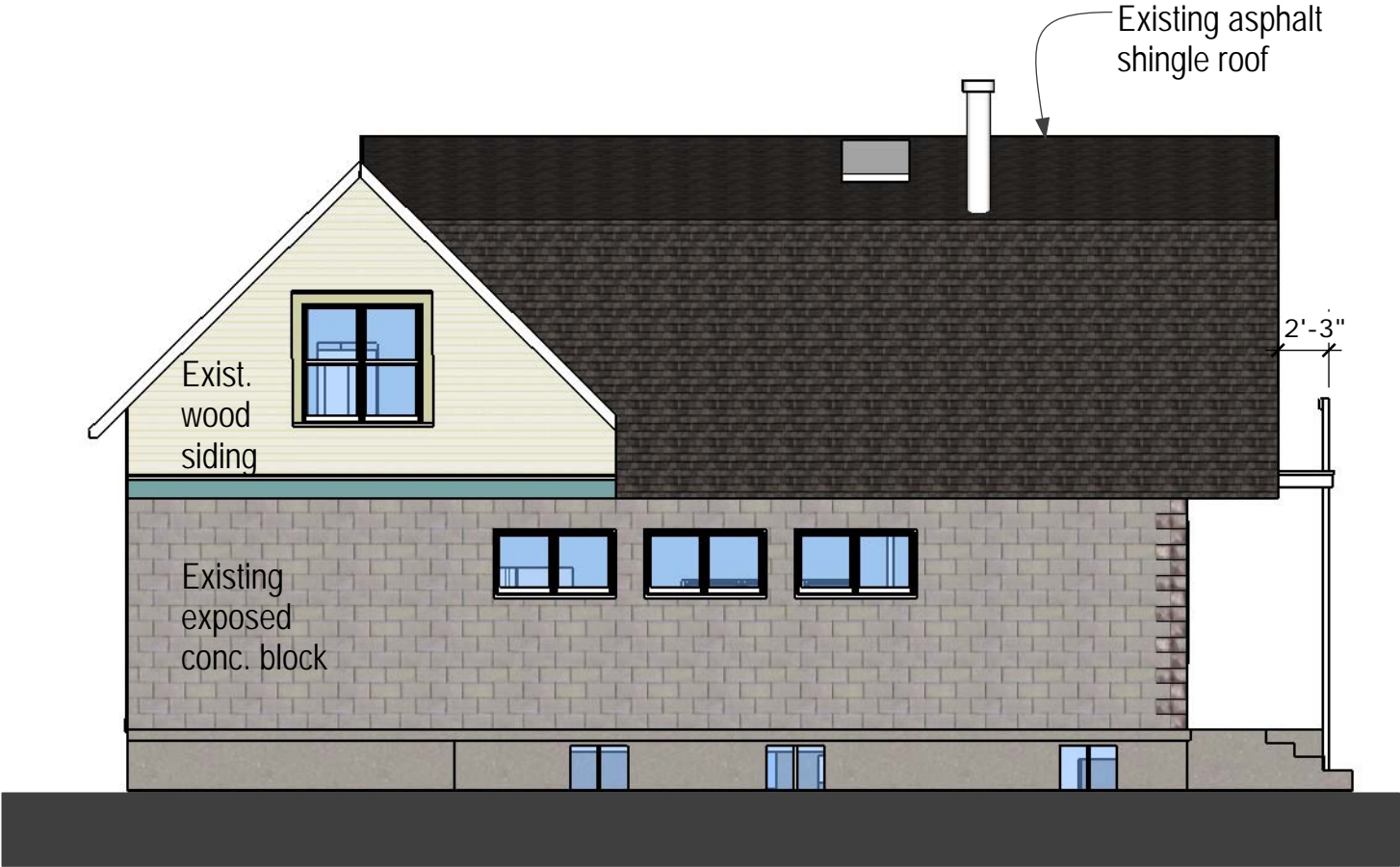
Shown in Red



## Proposed New Construction

Shown in Green

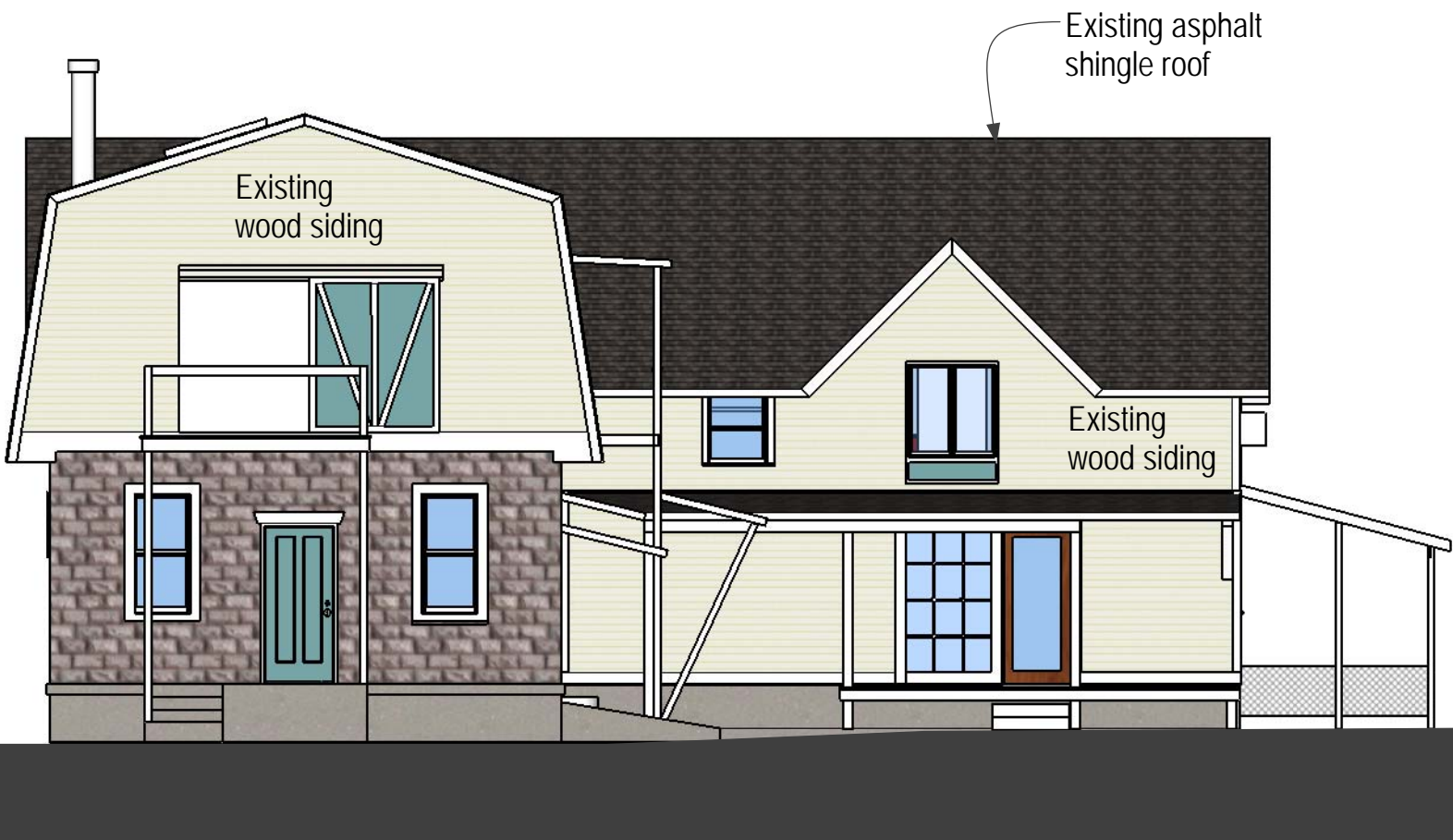
# 436 Third Street



## Existing South Elevation

Scale: 0 8' 16'

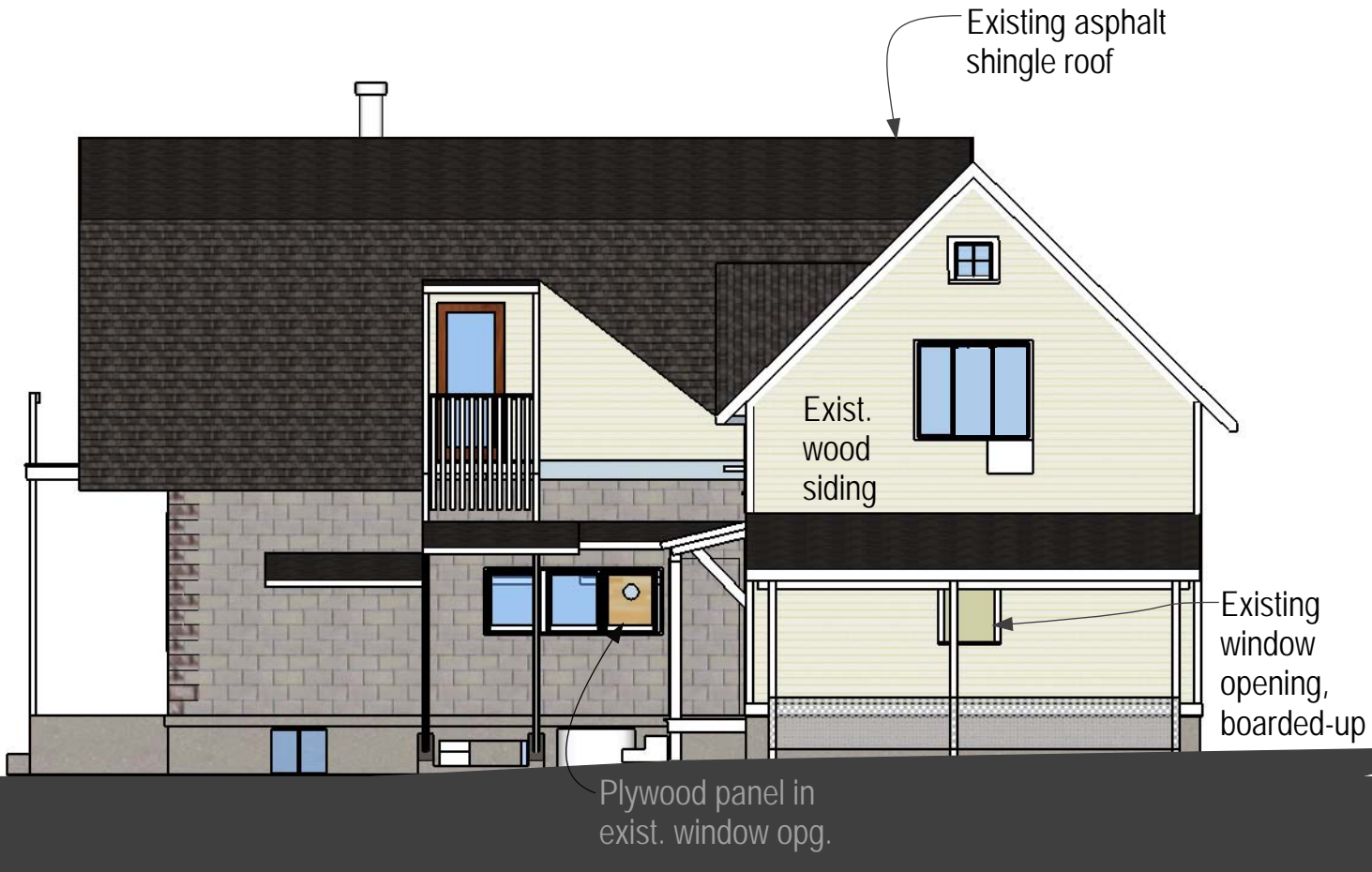
# 436 Third Street



## Existing East Elevation



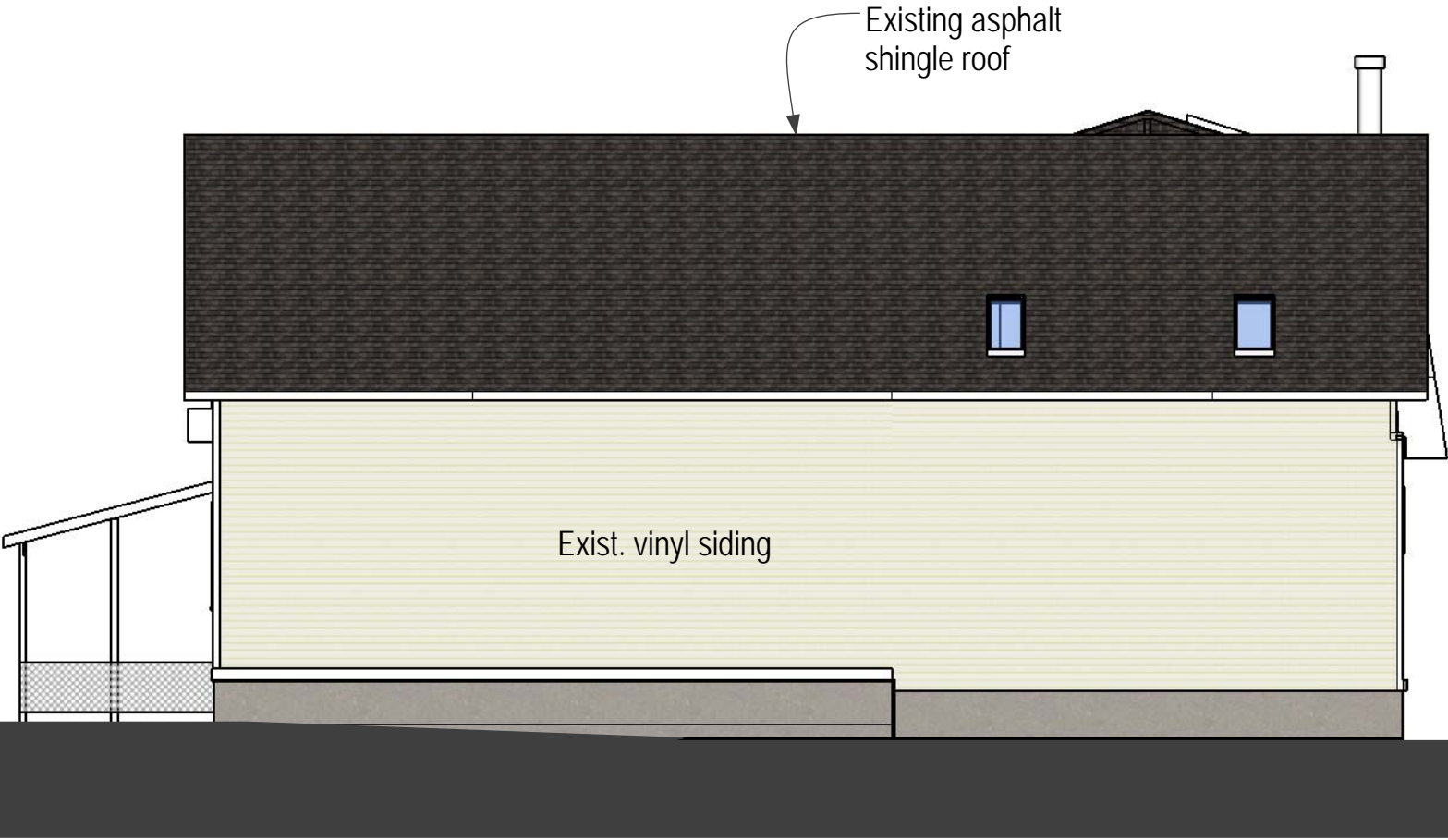
# 436 Third Street



## Existing North Elevation

Scale: 0 8' 16'

# 436 Third Street



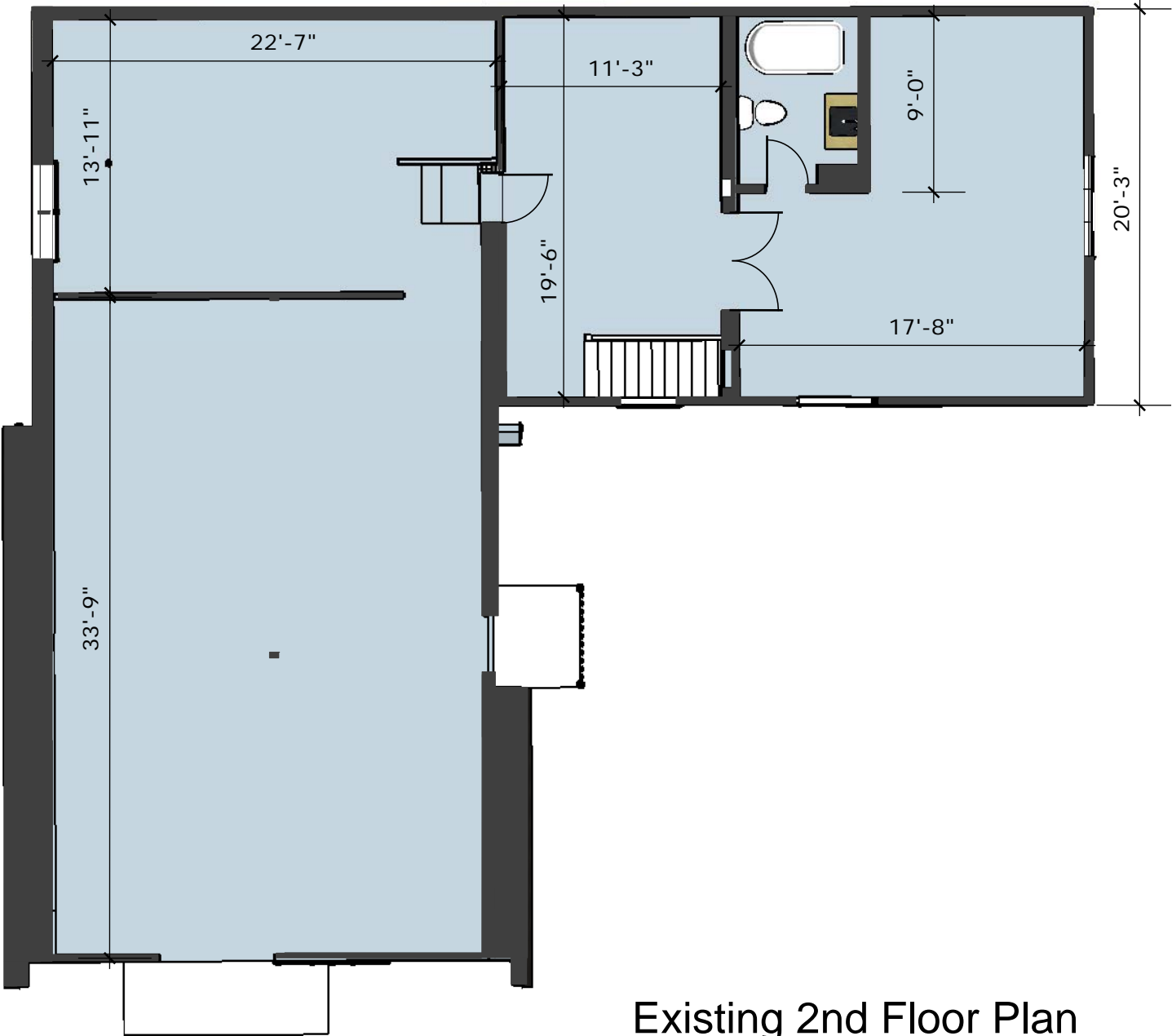
## Existing West Elevation

Scale: 0 8' 16'

# 436 Third Street



# 436 Third Street



Existing 2nd Floor Plan

Scale: 0 8' 16'





# 436 Third Street

---



## Proposed South Elevation (Including changes approved in October 2014)

Scale:  0 8' 16'

# 436 Third Street



## Proposed East Elevation

(Including changes approved in October 2014)

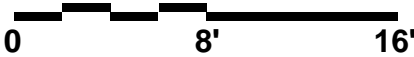
Scale: 0 8' 16'

# 436 Third Street

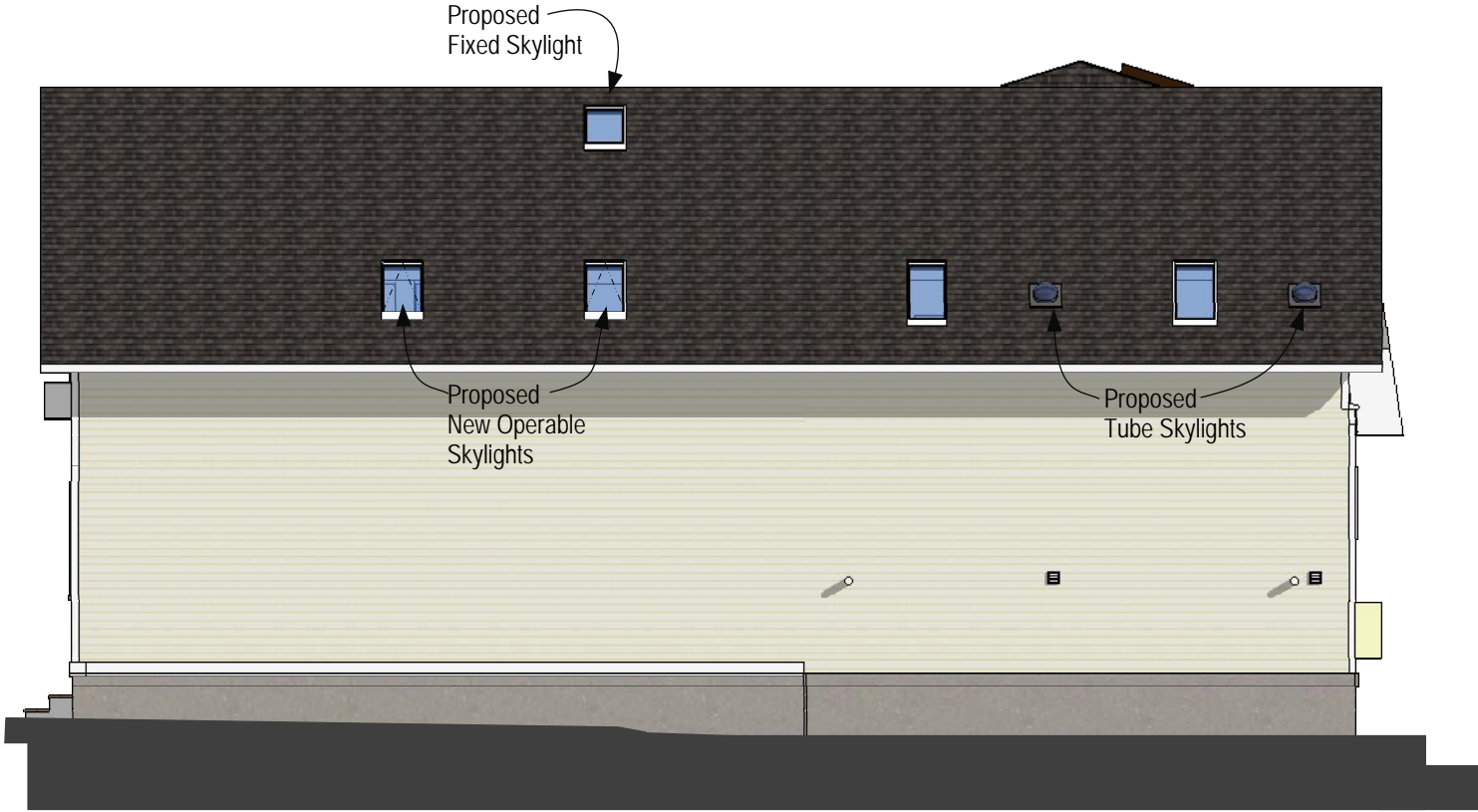
---



**Proposed North Elevation**  
(Including changes approved in October 2014)

Scale:  0 8' 16'

# 436 Third Street



## Proposed South Elevation (Including changes approved in October 2014)

Scale: 0 8' 16'



# 436 Third Street



## Proposed 1st Floor Plan

Scale: 0 8' 16'



# 436 Third Street



## Proposed 2nd Floor Plan

Scale: 0 8' 16'



**436 Third Street**

**Proposed Materials List**

Windows: Marvin Wood Ultimate Double-Hung, wood exterior, painted.

Skylights: Vellux, venting curb mounted Skylight  
Vellux, fixed, curb mounted Skylight

Tube Skylights: Chroma Skylight Tube, Model #2014DT/HW

# THE BENEFITS OF MARVIN® ULTIMATE DOUBLE HUNG WINDOWS

---

With advancements in engineering never imagined by homeowners of days gone by, Marvin brings the classic double hung window into the Ultimate Double Hung era, assuring that this classic style will be around for generations to come. Marvin's exclusive integrated tilt lever allows the sash to be tilted in with one hand or removed for easy cleaning. Choose from a variety of size options including our new taller sizes.

## THE MARVIN ULTIMATE DOUBLE HUNG WINDOW



INTERIOR



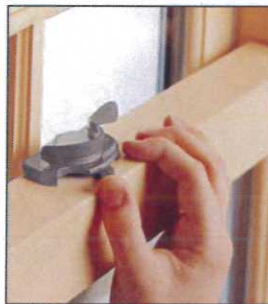
EXTERIOR

---

## THE MARVIN PATENTED "EASY-TILT-RELEASE" ULTIMATE DOUBLE HUNG WINDOW



The sash in locked position



Unlocked position with  
tilt release activated

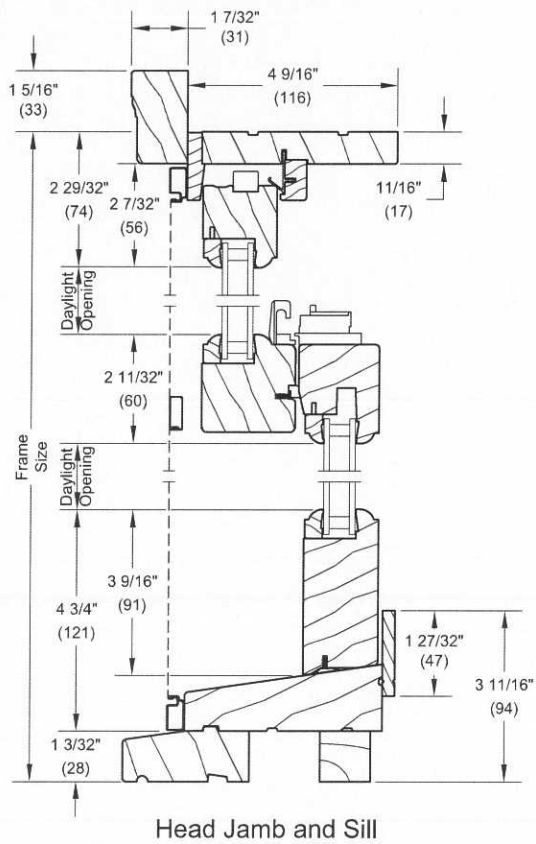


Sash tilting freely  
into the room

**Section Details: Operating**

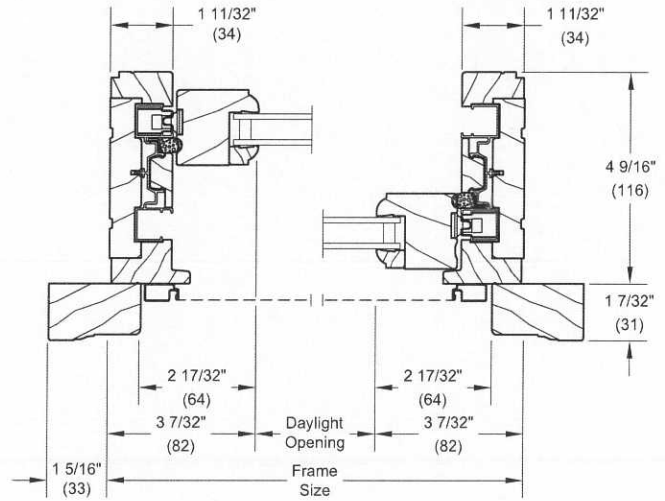
Scale: 3/4" = 1'-0"

**Double Hung**

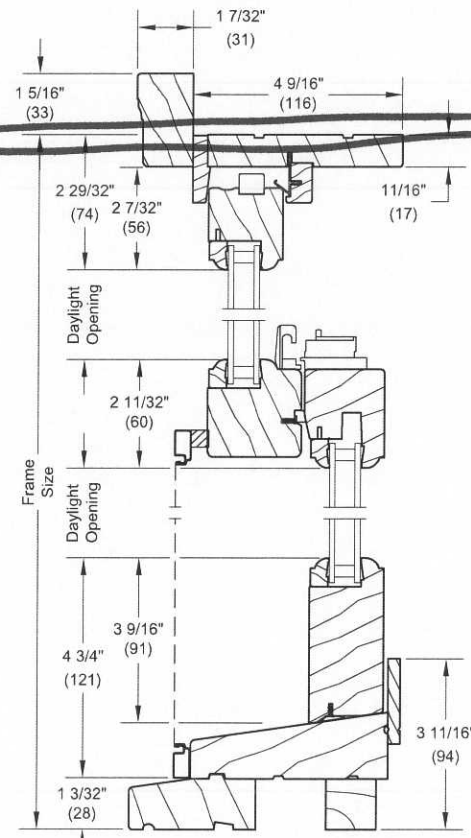


**Lower Sash**

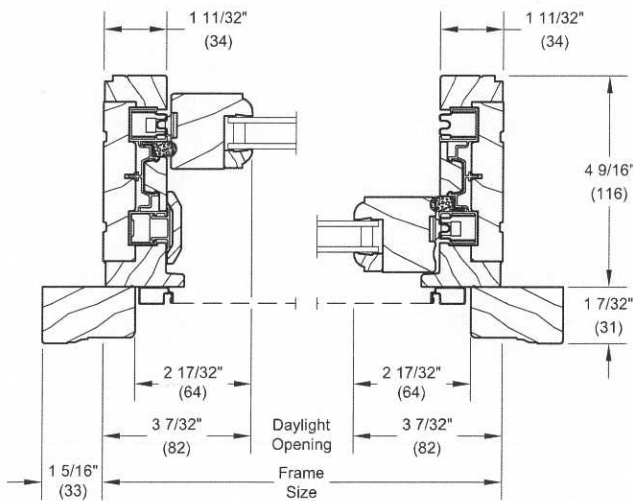
**Upper Sash**



**Jambs**



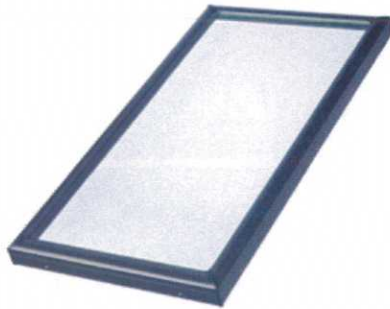
**Single Hung**



**Head Jamb and Sill**



## Fixed curb mounted skylight (FCM)



The patented FCM curb mounted fixed skylight is sized to work with all types of site-built curbs, whether they're slightly out-of-square, pre-existing, or surrounded by unusually thick flashing and roofing material. Heavy-duty materials ensure the FCM skylight is built to withstand the installation process, as well as anything Mother Nature throws its way.



The FCM skylight meets ENERGY STAR® approval guidelines for [energy efficiency](#) in all climatic regions of the US.

### Next steps

[Dealer & installer locator](#)

[Order Blinds](#)

### Related areas

[FCM specs](#)

[FCM CAD files](#)

[FCM instructions](#)

[FCM sizes](#)

[Inspirational images](#)

[ENERGY STAR® site](#)

[Manufacturer's certification statement for residential skylights](#)

## Clean, Quiet & Safe glass



Features Neat® glass coating to keep your skylight cleaner, longer, leaving skylights virtually spotless.

Reduce unwanted outside noise by up to 25% less than a standard double pane glass, and up to 50% less than a plastic skylight.

VELUX recommends and building codes require laminated glass for out of reach applications.



## Factory installed blinds

**Manual venting curb mounted skylight (VCM)**



Designed for curb mounted installations, the VCM manual venting skylight enables any home to embrace the best of what nature has to offer. Opening for maximum fresh air, the venting skylight contributes to a home's proper moisture balance and comfort level by allowing stale, humid air to be released.



The VCM skylight meets ENERGY STAR® approval guidelines for [energy efficiency](#) in all climatic regions of the US.

Next steps

[Dealer & installer locator](#)

[Order Blinds](#)

Related areas

[VCM CAD files](#)

[VCM instructions](#)

[VCM sizes](#)

[Inspirational images](#)

[Other flat roof solutions](#)

[ENERGY STAR® site](#)

[Manufacturer's certification statement for residential skylights](#)

**Clean, Quiet & Safe glass**



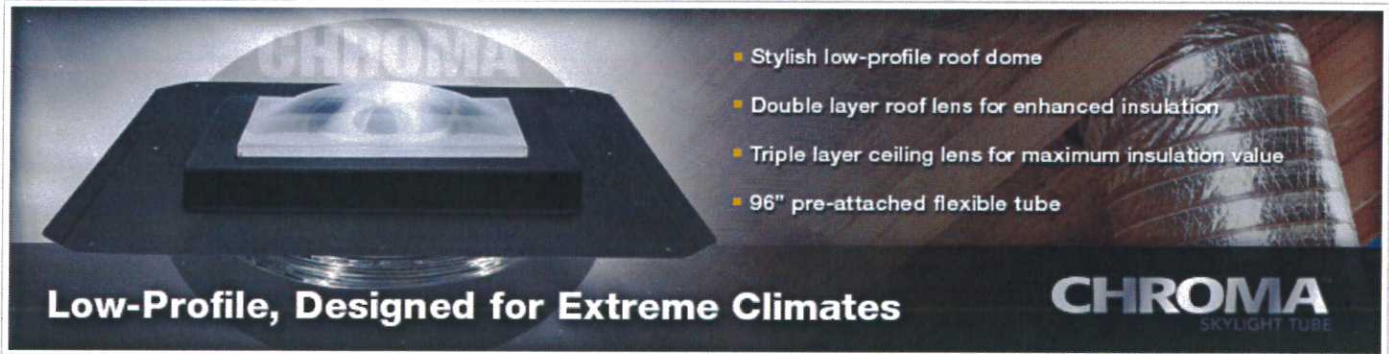
Features Neat® glass coating to keep your skylight cleaner, longer, leaving skylights virtually spotless.  
Reduce unwanted outside noise by up to 25% less than a standard double pane glass, and up to 50% less than a plastic skylight.  
VELUX recommends and building codes require laminated glass for out of reach applications.



**Factory installed blinds**

VELUX  
MODEL VS CØ4  
21" x 38"



- Stylish low-profile roof dome
- Double layer roof lens for enhanced insulation
- Triple layer ceiling lens for maximum insulation value
- 96" pre-attached flexible tube

**Low-Profile, Designed for Extreme Climates**

**CHROMA**  
SKYLIGHT TUBE

products skylight tubes 2014st



**Skylight Tube**  
Model #2014ST/HW

Availability: In stock

Regular Price: ~~\$449.00~~

Special Price: \$349.00

Quantity

Add to Cart

Innovative square tubular skylight tunnels clean natural light through your attic with an eight foot reflective flexible tube. Hail resistant polycarbonate roof lens and dual pane internal design provide maximum energy efficiency.

Demo Video   Install Video   Photo Gallery   Product Brochure   Install Guide

Check items to add to the cart or select all

-  Light Kit for Radiant and Chroma Skylight Tubes \$39.99
-  Skylight Tube Lens Kit \$39.99

Overview Specifications Features Installation **FAQ**

**Will the SkylightTube allow heat in or out of my home?**

The double layer roof lens creates a dual pane effect minimizing solar heat gain and maximizing energy savings.

**Do SkylightTubes leak?**

The one piece roof lens flashing and double layer roof lens create a completely water tight seal blocking moisture and condensation.

**Will the Skylight Tube work on cloudy days?**

Yes, the SkylightTube will pull in and reflect down any available ambient light.

**How long does it take to install?**



lective flexible  
rbonate roof  
il design  
efficiency.

700155



Skylight Tube Lens Kit  
\$39.99

## home?

The double layer roof lens creates a dual pane effect minimizing solar heat gain and maximizing energy savings.

### Do SkylightTubes leak?

The one piece roof lens flashing and double layer roof lens create a completely water tight seal blocking moisture and condensation.

### Will the Skylight Tube work on cloudy days?

Yes, the SkylightTube will pull in and reflect down any available ambient light.

### How long does it take to install?

About 2 hours for a professional and about one afternoon for a do-it-yourselfer.  
If you would like to locate a certified installer, call our customer service representatives at 1-866-446-0966.

### Will condensation build up in the tube or fixtures?

The one piece roof lens flashing and double layer roof lens create a completely water tight seal blocking moisture and condensation.