

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 403 West Mosley, Application Number HDC17-044

DISTRICT: Old West Side Historic District

REPORT DATE: April 20, 2017

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, April 17, 2017

OWNER

APPLICANT

Name: Jason Bell
Address: 1547 Granger Avenue
 Ann Arbor, MI
Phone: (734) 277-3692

Same

BACKGROUND: Per Polk City Directories, this bungalow was completed in 1918 and first occupied in 1919 by Raywalt P. Dennis and his wife, Betina. Mr. Dennis was a house-mover. It features a gable front porch that has been enclosed, two small dormer windows on the front elevation, and decorative eave brackets true to the bungalow style. The sunburst in the front gable and vertical board and batten siding are assumed to be non-original.

In 2016 the current owner received a certificate of appropriateness to install a new dormer on the rear elevation, to accommodate a bathroom (HDC16-063).

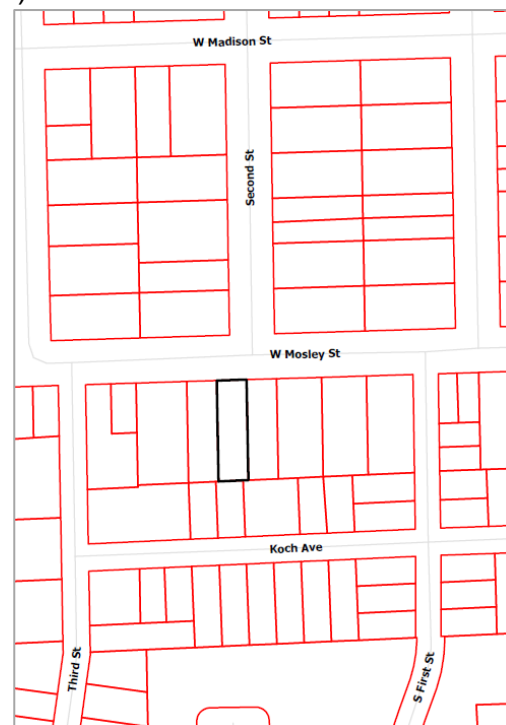
LOCATION: The site is located on the south side of West Mosley Street, across the street and just west of Second Street.

APPLICATION: The applicant seeks HDC approval to replace two double-hung windows with casement windows to meet egress requirements in two bedrooms.

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 will not destroy historic materials, features, and spatial relationships that characterize a property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings:

Windows

Recommended: Designing and installing additional windows on rear or other non-character defining elevations if required by new use.

Identifying, retaining, and preserving windows--and their functional and decorative features--that are important in defining the overall historic character of the building.

Not Recommended: Removing or radically changing windows that are important in defining the historic character of the building so that, as a result, the character is diminished.

Introducing a new design that is incompatible with the historic character of the building.

District or Neighborhood Setting

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

From the Ann Arbor Historic District Guidelines:

Windows

Not Appropriate: Introducing a new design that is incompatible with the historic character of the building.

STAFF FINDINGS:

1. The windows proposed to be replaced are on the two side elevations of the house on the second floor. The house has not been previously certified as a rental, and two means of egress are required per housing code. The windows have an inadequate opening size, probably contributed by the fact that the windows have unequally-sized sash. That is, the top sash is smaller than the bottom, so the bottom sash cannot be raised as high as on a window with sashes of equal sizes. The east window is the most visible, along the driveway. The west window is sandwiched between the chimney and a matching three-over-one window, and is harder to see from the sidewalk.
2. The replacement casement windows are wood Pella with applied muntins and internal spacer bars to simulate a divided-lite window.
3. Staff is working with the Building Official to clarify under what circumstances historic

windows are required to be replaced to meet building or housing codes, and under what circumstances they may remain. At this point, with this application, the windows must be replaced in order for the house to be certified as a rental.

4. The two windows are distinctive architectural features of the historic craftsman house, and their removal would be in conflict with SOI Standard 2. The proposed exterior alteration of the two windows destroys historic materials that characterize this property and is in conflict with SOI Standard 9. Staff believes the side elevations of the house are character-defining with many craftsman features, including double- or single-hung windows with vertically-divided top sashes.
5. For the reasons stated above, staff believes the proposal does not meet the *Secretary of the Interior's Standards and Guidelines*, and the *Ann Arbor Historic District Design Guidelines* and 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 approve the application at 403 West Mosley, a contributing property in the Old West Side Historic District, to remove two historic wood windows and replace them with wood casement windows with applied muntins, as proposed. The work as conditioned 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 2 and 9, and the guidelines for windows and neighborhood setting, and the *Ann Arbor Historic Guidelines* for windows.

ATTACHMENTS: application, photos, drawings, window information

403 W Mosley (2008 Survey Photo)





ADC17-044
3/31/17

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

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information

Address of Property: 403 W. MOSLEY

Historic District: OLD WEST SIDE

Name of Property Owner (If different than the applicant):
TBBF LLC

Address of Property Owner: 1547 GRANGER AVE

Daytime Phone and E-mail of Property Owner: (734) 277-3692 / AZTBBFLLC@GMAIL.COM

Signature of Property Owner: [Signature] Date: 3/31/17

Section 2: Applicant Information

Name of Applicant: JASON BELL

Address of Applicant: 1547 GRANGER AVE

Daytime Phone: (734) 277-3692 Fax: ()

E-mail: AZTBBFLLC@GMAIL.COM

Applicant's Relationship to Property: ☒ owner ☐ architect ☐ contractor ☐ other

Signature of applicant: [Signature] Date:

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: [Signature]

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

1. Provide a brief summary of proposed changes. WE WOULD LIKE TO CHANGE TWO WINDOWS (ONE IN EACH BEDROOM UPSTAIRS) FROM SASH TO CASEMENT AS TO MEET EGRESS REQUIREMENTS. THE CASEMENT WINDOWS WE WILL PURCHASE (SEE MARVIN QUOTE) WILL BE IN THE SAME (3OVER1) STYLE AS THE CURRENT WINDOWS.
2. Provide a description of existing conditions. THE CURRENT WINDOWS ARE IN WORKING CONDITION BUT CURRENTLY NEED REPAIRING OF ROPING MECHANISMS & WEIGHTS. ADDITIONALLY, THE CURRENT WINDOWS DO NOT MEET EGRESS.
3. What are the reasons for the proposed changes? THE NEW WINDOWS WILL BE IN COMPLETE WORKING CONDITION, ENERGY EFFICIENT, AND WILL MEET EGRESS CODE. ALL WORK TO MATCH WINDOWS WOULD BE DONE BY FINGERLE LUMBER USING MARVIN WINDOWS.
4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.
IN THE LARGER UPSTAIRS ROOM THERE ARE TWO WINDOWS SIDE BY SIDE. ONLY THE LEFT WINDOW (WHEN LOOKING FROM OUTSIDE) WILL BE REPLAZED. THIS WINDOW IS CLOSE TO THE CHIMNEY AND BARELY SEEN FROM THE OUTSIDE ROAD / SIDEWALK.
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: _____

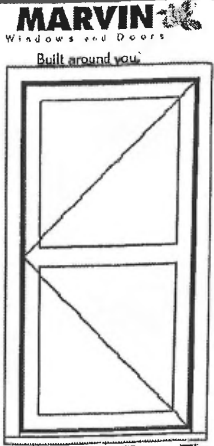
Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:			
Qty: 1				
 <p>As Viewed From The Exterior</p> <p>Entered As: FS FS 22" X 47" RO 23" X 47 1/2" Egress Information Width: 14 57/64" Height: 39 21/32" Net Clear Opening: 4.10 SqFt</p>		<p>Bare Pine Exterior Bare Pine Interior Wood Ultimate Casement - Left Hand Frame Size w/ Subsill 22" X 47" Rough Opening w/ Subsill 23" X 47 1/2" Bare Pine Sash Exterior Bare Pine Sash Interior IG - 3/4 in Low E2 w/Argon Stainless Perimeter and Spacer Bar 2 13/32" SDL - With Spacer Bar - Stainless Checkrail - Special Cut 1W1H 2 Rect Lites Bare Pine Ext - Bare Pine Int Ogee Interior Glazing Profile Standard Bottom Rail Beige Weather Strip Satin Taupe Folding Handle Satin Taupe Multi - Point Lock Aluminum Screen Charcoal Fiberglass Mesh Satin Taupe Surround 4 9/16" Jambs Bare Pine BMC Bare Pine Standard Subsill No Installation Method</p> <p>Other: Qty 1: TOTAL INSTALLED PRICE ** NON-TAXABLE ITEM</p>		

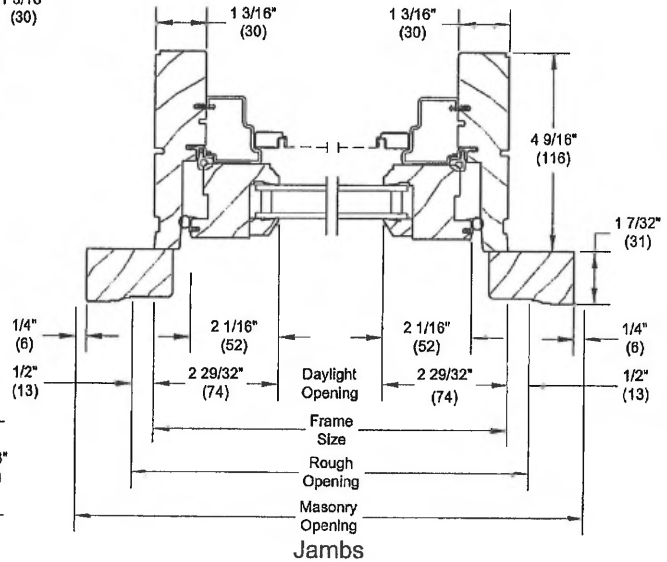
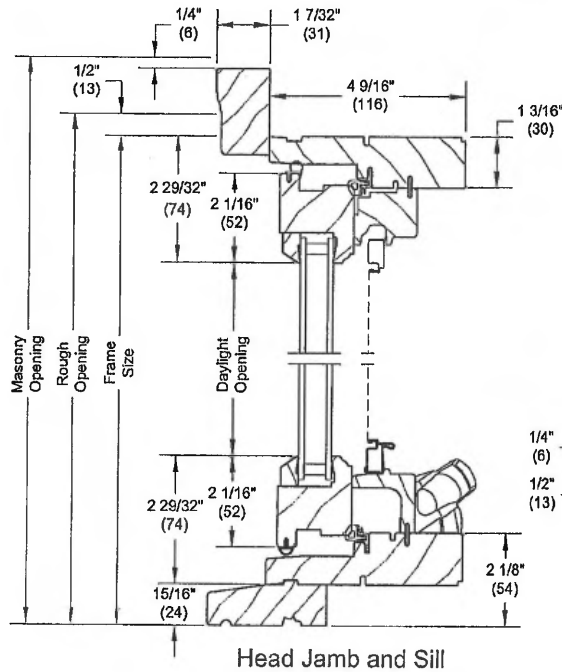
Project Subtotal Net Price: USD	883.00
Non-Taxable Other: USD	700.00
0.000% Sales Tax: USD	0.00
Project Total Net Price: USD	1,583.00

Wood Ultimate Casement, Awning and Picture

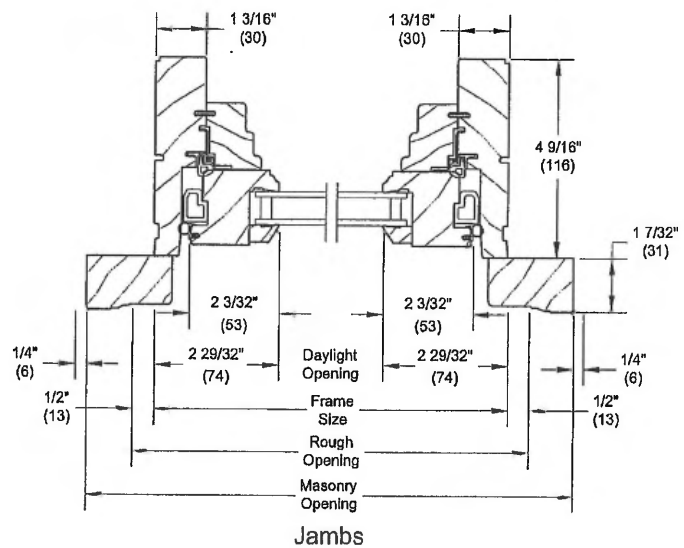
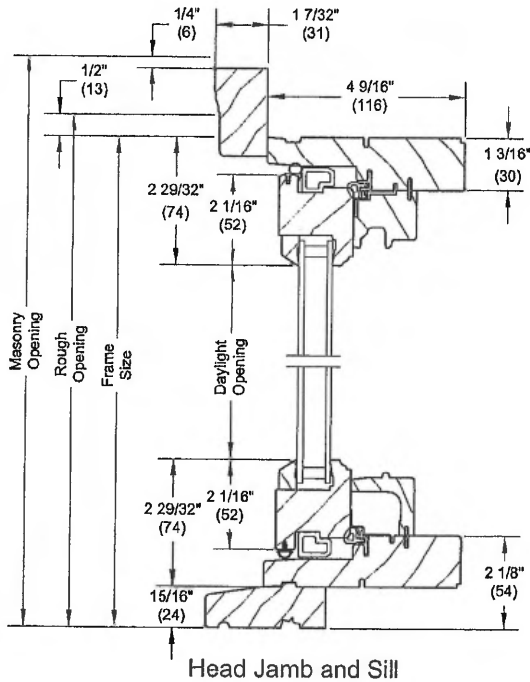
Section Details: Operating and Stationary / Picture - 3/4" (19) IG

Scale: 3" = 1' 0"

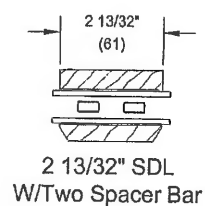
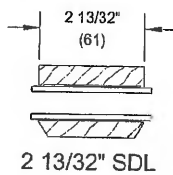
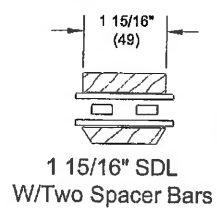
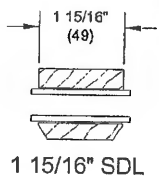
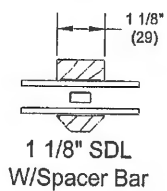
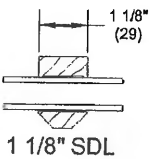
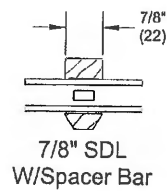
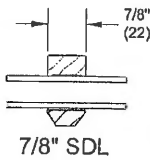
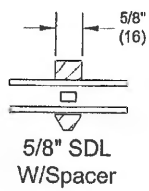
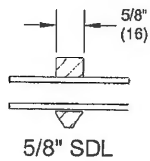
Operating



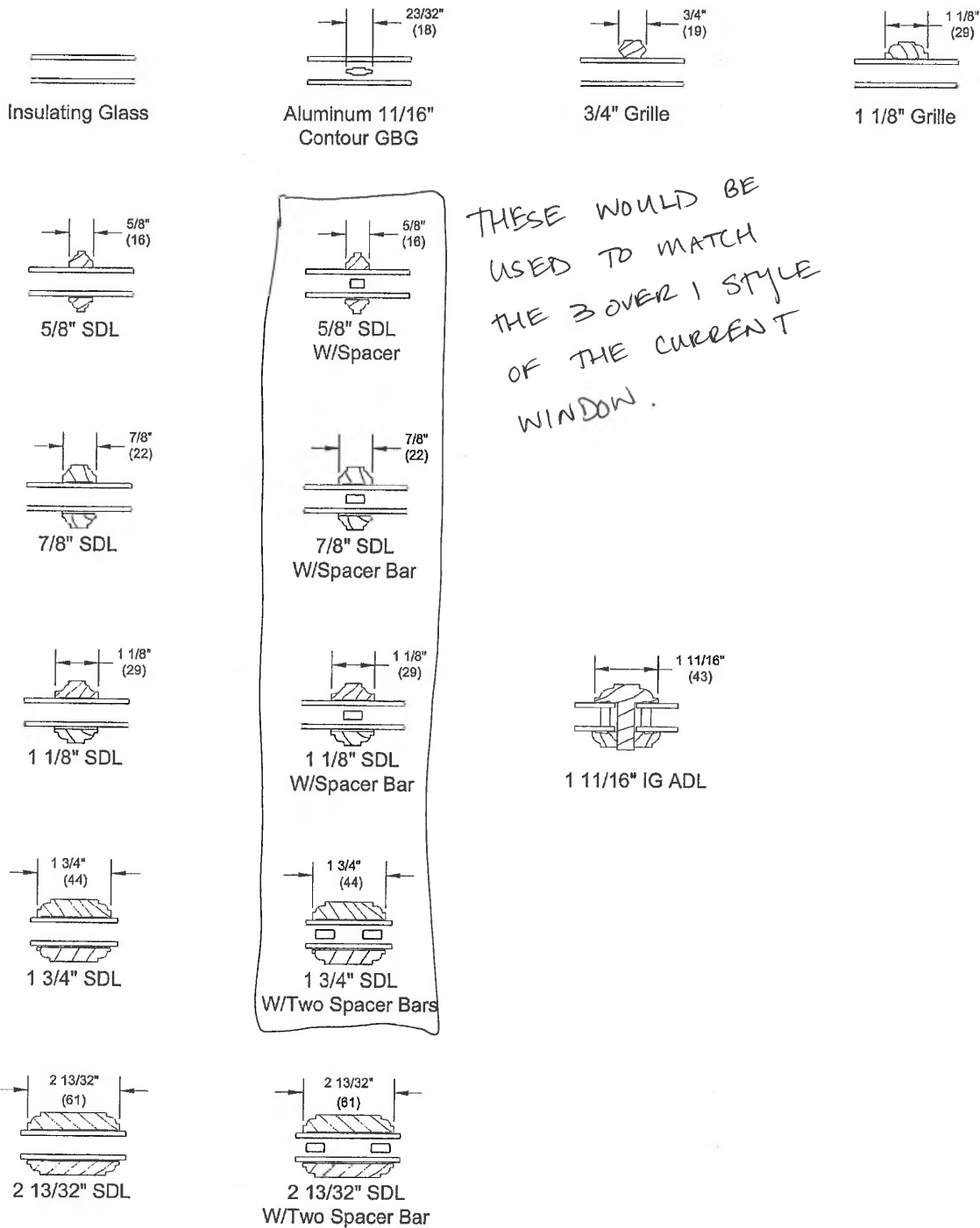
Stationary



Optional Interior Square Simulated Divided Lite



Optional Divided Lite Options - WUCA with WUDH Option



NOTE: ADL is not available with CE mark

SIDEWALK / STREET VIEW

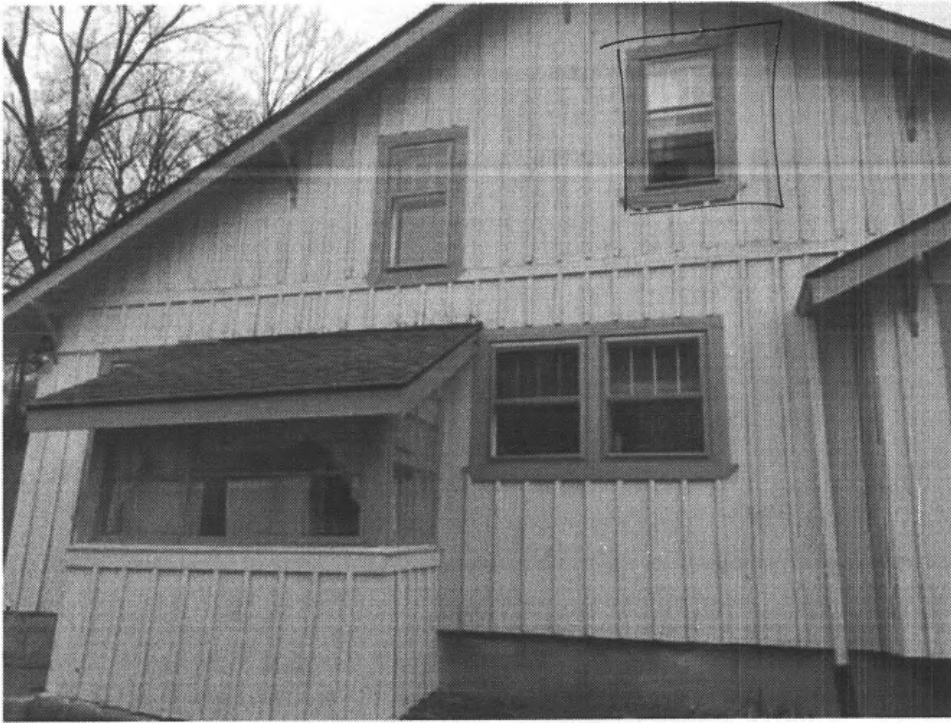


WINDOW CLOSEST TO
CHIMNEY TO BE
REPLACED



MARVIN BASEMENT WINDOW
IN 3 OVER 1 STYLE.

DRIVEWAY SIDE VIEW



DRIVEWAY SIDE INSIDE

