

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 414 East Kingsley Street, Application Number HDC11-107

**DISTRICT:** Old Fourth Ward Historic District

**REPORT DATE:** August 5, for the August 11, 2011 HDC Meeting

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

**REVIEW COMMITTEE DATE:** Monday, July 11, 2011

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Richard & Laurie Borer	Acheson Builders, Inc
<b>Address:</b>	39 Cambridge Blvd Pleasant Ridge, MI 48069	1483 Newport Ann Arbor, MI
<b>Phone:</b>	(734) 604-1555	(734) 668-1940

**BACKGROUND:** This two story Queen Ann features a full width front porch, multiple hipped rooflines, a decorative pedimented front dormer with diamond shingles and applied lattice trim, and a cut stone foundation. It first appears in the 1904 Polk City Directory as the home of dentist Herbert Burke.

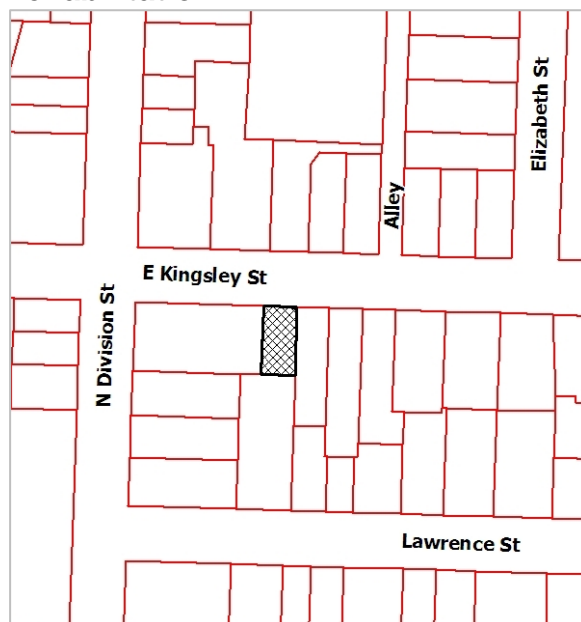
**LOCATION:** The site is located on the south side of East Kingsley Street, east of North Division and west of Elizabeth Street.

**APPLICATION:** The applicant seeks HDC approval to make an existing undersized basement egress window code compliant by extending it 7" deeper and enlarging the existing window well.

#### **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 current window was installed 5+ years ago and neither the window opening size nor the dimensions of the well are large enough to meet building code requirements for egress. The window opening would be extended seven inches deeper, and the well would be expanded eight inches in both directions and be reconstructed using similar six inch landscape timbers. The new window would be an Andersen vinyl clad casement.
2. The proposed alterations to this already altered basement window are minor and appropriate to insure safe egress while nominally affecting the building. A few flagstones will need to be moved a few inches away from the well on a nearby path.
3. Staff recommends approval of the application and finds it is generally compatible in design, arrangement, texture, material and relationship to the rest of the site and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation*, in particular standards 2, 9 and 10, and the guidelines for building site and district or neighborhood setting.

**MOTION**

I move that the Commission issue a certificate of appropriateness for the application at 414 East Kingsley Street, a contributing property in the Old Fourth Ward Historic District, to enlarge an existing non-original basement window to meet egress requirements, 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.

## MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 414 E Kingsley Street in the Old Fourth Ward 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, drawings, photos.

414 E Kingsley



HDC11-107



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

100 North Fifth Avenue · 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

<b>Section 1: Property Being Reviewed and Ownership Information</b>	
Address of Property:	<u>414 E. Kingsley Street A<sup>2</sup> MI 48104</u>
Historic District:	<u>Old Fourth Ward</u>
Name of Property Owner (if different than the applicant):	<u>Richard &amp; Laurie Borer</u>
Address of Property Owner:	<u>39 Cambridge Blvd. Pleasant Ridge, MI 48069</u>
Daytime Phone and E-mail of Property Owner:	<u>734-604-1555 / <a href="mailto:rcbore_r@umich.edu">rcbore_r@umich.edu</a></u>
Signature of Property Owner:	<u>[Signature]</u> Date: <u>7/27/2011</u>
<b>Section 2: Applicant Information</b>	
Name of Applicant:	<u>Acheson Builders, Inc.</u> <small>James Acheson, President</small>
Address of Applicant:	<u>1483 Newport A<sup>2</sup> MI</u>
Daytime Phone:	<u>(734) 668-1940</u> Fax: <u>(734) 668-1941</u>
E-mail:	<u>jim@achesonbuilders.com</u>
Applicant's Relationship to Property:	<input type="checkbox"/> owner <input type="checkbox"/> architect <input checked="" type="checkbox"/> contactor <input type="checkbox"/> other
Signature of applicant:	<u>[Signature]</u> Date: <u>7/27/11</u>
<b>Section 3: Building Use (check all that apply)</b>	
<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental	
<input type="checkbox"/> Commercial <input type="checkbox"/> Institutional	
<b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b> (This Item <b>MUST BE INITIALED</b> for your application to be <b>PROCESSED</b> )	
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: <u>[Signature]</u>	

**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? \_\_\_\_\_

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 11-107 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:

## Section 5: Description of Proposed Changes

1. Provide a brief summary of proposed changes:

Change existing East Egress Window (3' 4 13/16" x 2' 4 3/8") and Window Well (28 ½" by 28 ½") to conform to building code requirements

- New window to be same width but will extend approximately 7" lower (deeper into ground). Window is to be Andersen CW14 white vinyl clad: 2' 4 3/8" x 4'
- New Window well to be approximately 8" longer in each dimension in plan view (final 3'x3') and reconstructed of 6x6 treated timbers, same as existing

2. Provide a description of existing conditions:

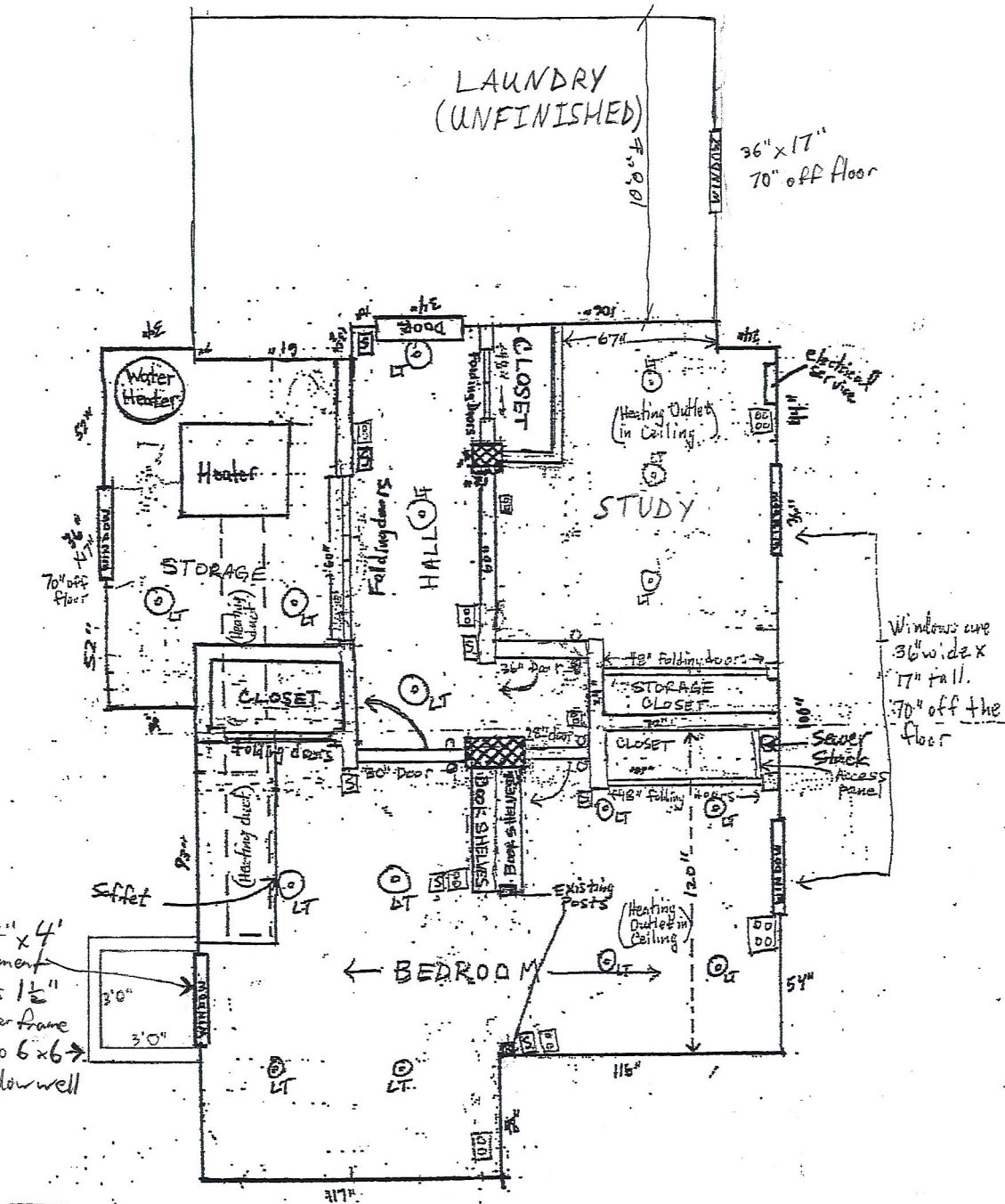
Existing East Egress window is an Andersen white casement window with the top just below the bottom of the siding. Existing window well is of 6x6 treated timbers. Existing foundation wall is of fieldstone chiseled into rectangular blocks of even height.

3. What are the reasons for the proposed changes:

Proposed changes are to provide one egress window and window well in the Basement as per Building code requirements, in order to increase living space for the home.

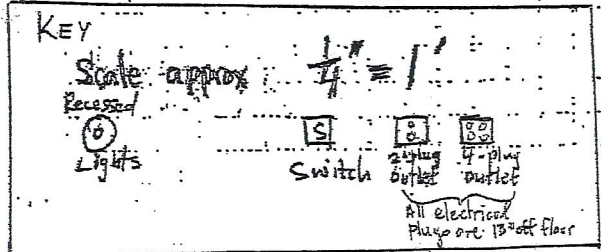
414 East Kingsley  
Ann Arbor

Acheson Builders Inc.  
James K. Acheson  
7/27/11



New 2'4" x 4' egress casement window plus 1 1/2" treated lumber frame 39"± deep 6x6 timber window well

Windows are 36" wide x 17" tall, 70" off the floor





































































































note: dimensions are inside of walls

# 400 SERIES CASEMENT WINDOWS

**Table of Basic Casement Unit Sizes** Scale 1/8" = 1'-0" (1:96)

Unit Dimension	1'-5"	1'-8 1/2"	2'-0 1/8"	2'-4 3/8"	2'-7 1/2"	2'-11 15/16"	2'-9 3/4"	3'-4 3/4"	4'-0"	4'-8 1/2"
<b>Minimum Rough Opening</b>	1'-5 1/2" (445)	1'-9" (533)	2'-0 5/8" (625)	2'-4 7/8" (733)	2'-8" (813)	3'-0 1/2" (927)	2'-10 1/4" (870)	3'-5 1/4" (1048)	4'-0 1/2" (1232)	4'-9" (1448)
<b>Unobstructed Glass*</b>	12 5/8" (321)	16 1/8" (410)	19 3/4" (502)	24" (610)	27 1/8" (689)	31 9/16" (802)	12 5/8" (321)	16 1/8" (410)	19 3/4" (502)	24" (610)
<b>Unobstructed Glass Transom Units Only</b>	12 3/16" (310)	15 11/16" (398)	19 5/16" (491)	23 9/16" (599)	26 11/16" (678)	31 1/8" (791)	28 15/16" (735)	35 5/16" (913)	43 3/16" (1097)	51 11/16" (1313)

1'-0"										
1'-0"										
2'-0 1/8"										
2'-4 3/8"										
2'-11 15/16"										
3'-4 13/16"										
4'-0"										
4'-4 13/16"										
4'-11 7/8"										
5'-4 13/16"										
5'-11 7/8"										

CTR (transom) units are non-venting.

\* "Unobstructed Glass" measurement is for single sash only.

\*\* These units have straight arm operators, see opening specifications.

† CW series units (except CW2, CW25 and CW3 height) open to 20" clear opening width using sill hinge control bracket. Bracket can be pivoted allowing for cleaning position. CW series units are also available with a 22" clear opening width.

‡ Andersen® art glass panels are available for these units by special order only. Contact your Andersen® supplier. Panels are available for all other units on this page through normal ordering process. Visit [andersenwindows.com/artglass](http://andersenwindows.com/artglass) for patterns.

◆ These units meet or exceed the following dimensions: Clear Openable Area of 5.7 sq. ft., Clear Openable Width of 20" and Clear Openable Height of 24" when appropriate hardware (straight arm or split arm) is specified.

• Casement transom units (CTR) may be rotated to be used as a casement or awning sidelight.

• Rough opening dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.

• "Unit Dimension" always refers to outside frame to frame dimension.

• Dimensions in parentheses are in millimeters.

• When ordering, be sure to specify color desired: White, Sandtone, Terratone® or Forest Green.





