

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 520 East Ann Street, Application Number HDC 12-062

**DISTRICT:** Ann Street Historic District

**REPORT DATE:** April 30, 2012

**REPORT PREPARED BY:** Katie Remensnyder, Interim Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday, May 7 for the Thursday, May 10, 2012 HDC meeting

#### OWNER

**Name:** Zaki Alawi  
**Address:** 414 Huntington Place  
 Ann Arbor, MI 48104  
**Phone:** (734) 260-7215

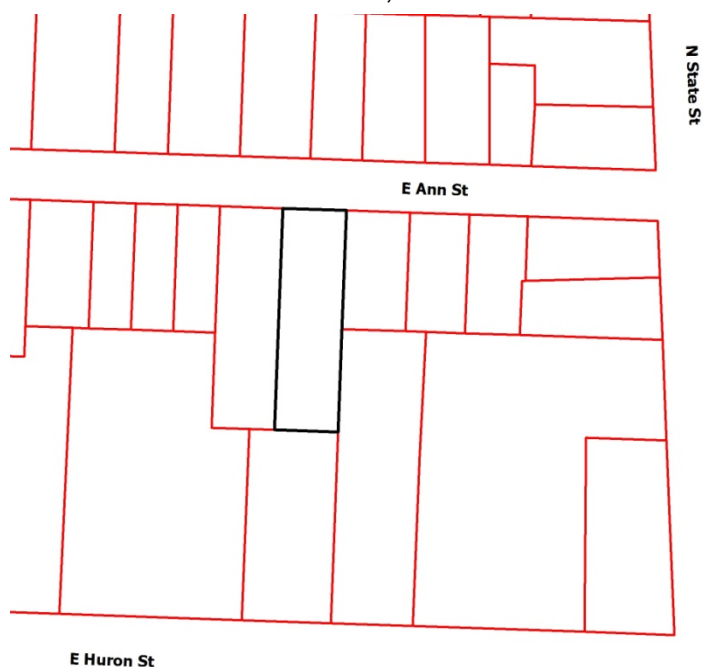
#### APPLICANT

Scott Klaassen  
 3003 Washtenaw Ave  
 Ann Arbor, MI 48104  
 (734) 677-2222

**BACKGROUND:** This two-story front-gable vernacular Queen Anne house features a side porch with Ionic columns and beveled glass in the upper portion of the front windows. The house first appears in the 1888-1889 Polk City Directory and lists George H Pond, the city editor of the Ann Arbor Courier, and Miss Abbey A Pond, a teacher, as the residents. George Pond is listed as residing there until 1910. From 1922 to 1969 the house was occupied by Ernest Cody and his family.

**LOCATION:** This site is located on the south side of East Ann Street, between North State Street and North Division Street.

**APPLICATION:** The applicant seeks HDC approval to remove three existing wood basement windows on the west elevation of the house and install three Andersen wood double-hung egress window with applied muntins to simulate the existing original basement windows found on other windows. The applicant also seeks approval to create three new window wells to accommodate the new windows.



## APPLICABLE REGULATIONS:

### From the Secretary of the Interior's Standards for Rehabilitation:

- (1) A property will be used as it was historically or given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- (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 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: 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.

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

#### 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.

Making changes to historic buildings without first exploring equivalent health and safety systems, methods, or devices that may be less damaging to historic spaces, features, and finishes.

**STAFF FINDINGS:**

1. The applicant states that the basement will be converted to living space and three larger windows are necessary to provide egress. The three windows proposed to be replaced are wood two-lite windows with wood frames and sills. Based on photographs provided to staff, some degradation appears to be present in the existing windows. All three windows are located on the west elevation of the house. Two are located near the front of the house and one at the midpoint of the west elevation. All three locations are visible from the street.
2. The house has a foundation made of shaped stone blocks that is a distinct and character-defining feature. Installation of the proposed windows would involve removing the stone blocks below the windows to accommodate the larger egress windows. The egress windows would be located on the western elevation, which is a character-defining elevation. Installing the new deeper egress windows would have little impact on the overall historic character of this structure, since the majority of the alterations are located below grade. Likewise, although the proposed changes would result in the loss of a small amount of the historic stone foundation materials, these materials cannot currently be seen (as they are underground) and should not be considered character-defining materials.
3. The proposed double-hung egress windows are wood, would fit within the width of the existing rough opening (30"), and the depth of the rough openings would be increased from 24" to 60". The windows have a vertical muntin down the center to replicate the existing two-lite windows. The applicant also proposes installing a new concrete sill.
4. The window wells would be pressure-treated wood, be 54" wide near the house and taper to roughly 40" wide, and would extend 38" from the side of the house. The proposed well depth is approximately 36" and would have pea gravel or crushed stone at the bottom. Since the proposed window wells are located adjacent to a driveway, protective posts or fencing should be incorporated into the design and submitted for review and approval.
5. Since the basement is proposed to be used as living space, either egress windows must be installed or the basement cannot be used for living space. Egress windows are required in any finished space in the basement, like an office or bedroom, though not a laundry or storage room.
6. Because all three windows are located towards the front of the house and are visible from the street, a more appropriate location for the egress windows is recommended, such as in the rear of the house. Staff also recommends the proposed egress windows, regardless of location, be the minimum depth necessary to satisfy building and housing code requirements and be reduced if possible.

**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 520 East Ann Street, a contributing property in the Ann Street Historic District, to replace three wood basement windows with new larger double hung wood egress window in larger openings, and create three window wells as proposed. The proposed 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, and 9, and the guidelines for windows and health and safety.

**MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 520 East Ann Street in the Ann Street 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, correspondence, drawings



# City of Ann Arbor

## PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

Mailing: 301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
Location: Larcom City Hall | First Floor | 301 E. Huron St. | Ann Arbor, MI 48104-6120  
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: 520 E Ann

Historic District: Ann Street

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

Zaki Alawi

Address of Property Owner: 414 Huntington Pl

Daytime Phone and E-mail of Property Owner: 734 260 7215

Signature of Property Owner: [Signature] Date: 4/19/12

#### Section 2: Applicant Information

Name of Applicant: Scott Klaassen

Address of Applicant: 3003 Washtenaw 1E

Daytime Phone: (734) 677-2222 Fax: (734) 971 9500

E-mail: scott@doneriteco.com

Applicant's Relationship to Property:  owner  architect  contractor  other

Signature of applicant: [Signature] Date: 4/19/12

#### 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. change 3 existing  
basement windows on west side of house  
to egress windows with window wells

2. Provide a description of existing conditions. Typical basement windows  
wood painted frames, sill and sash

3. What are the reasons for the proposed changes? to use basement  
for living area the window needs to open  
and have a clear open area of 5.7sq ft

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

drawings of changes proposed attached  
new windows will be wood frames + sashes

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:



520 E Ann



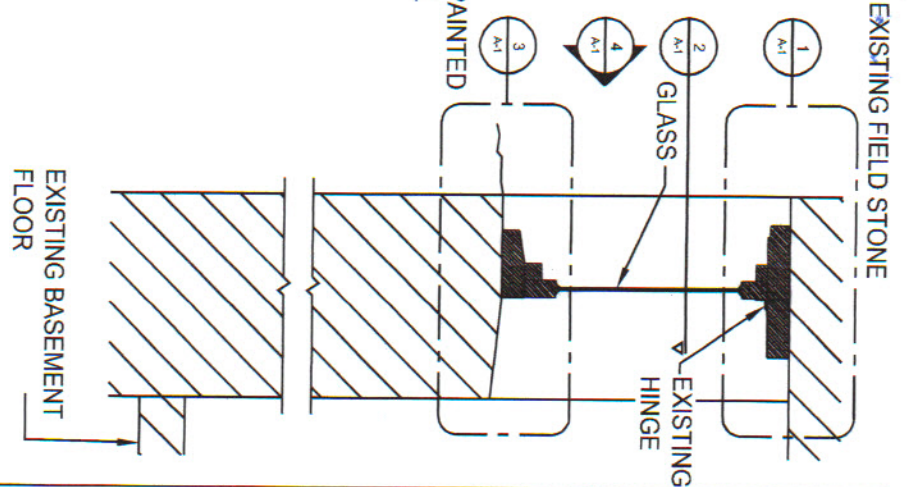
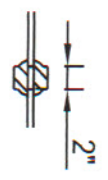
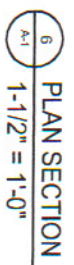
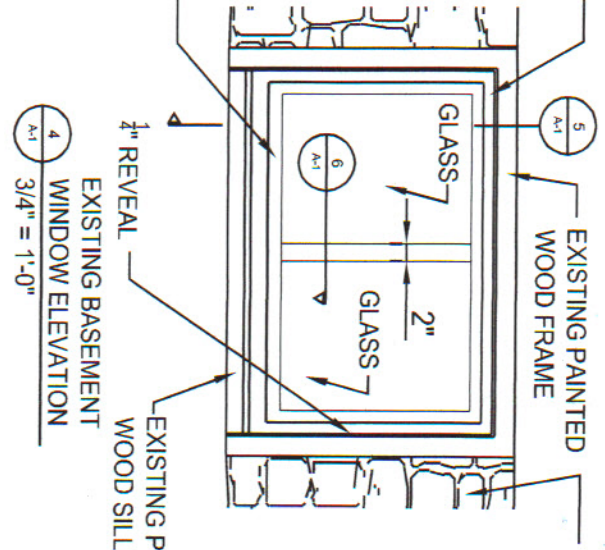
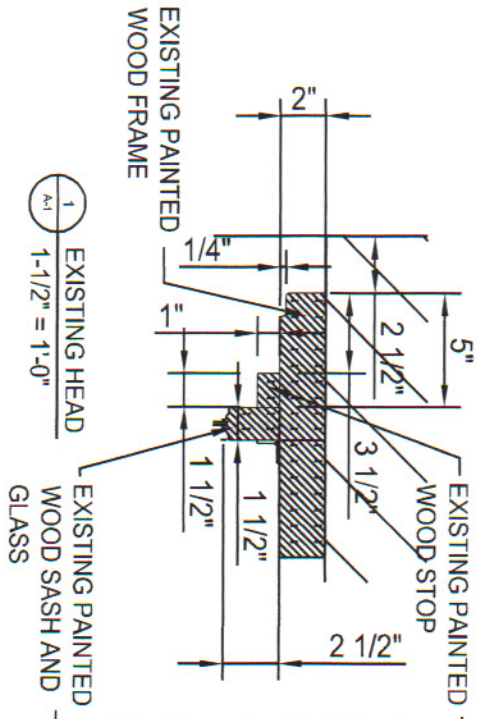
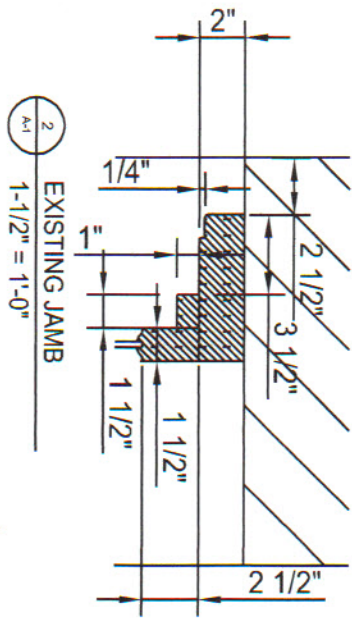
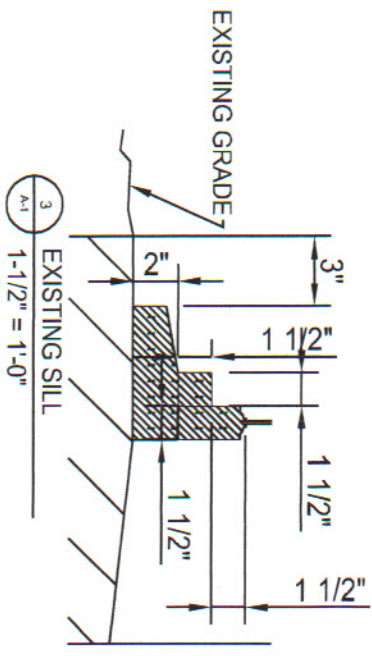


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E Ann

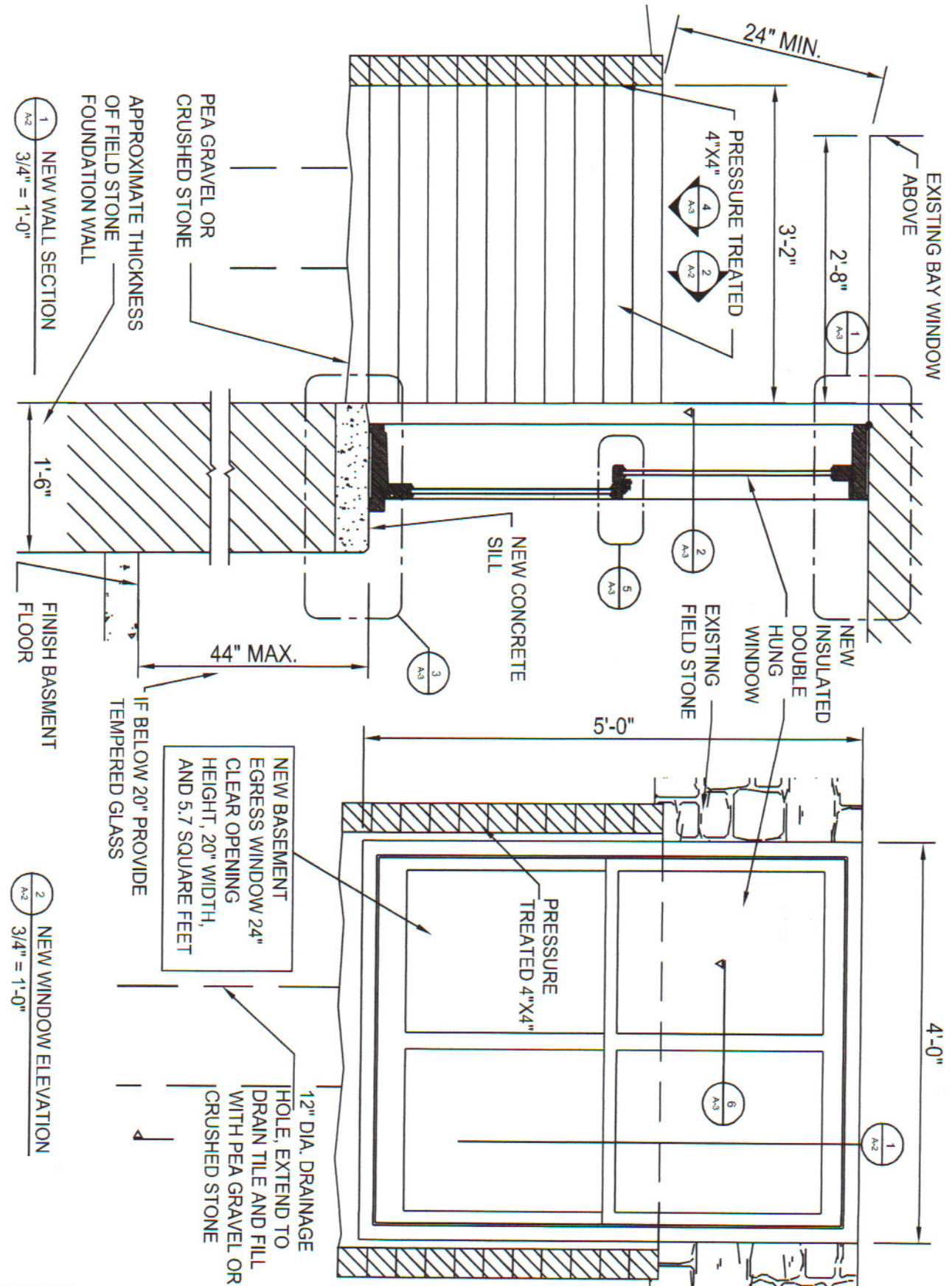


520 E Ann

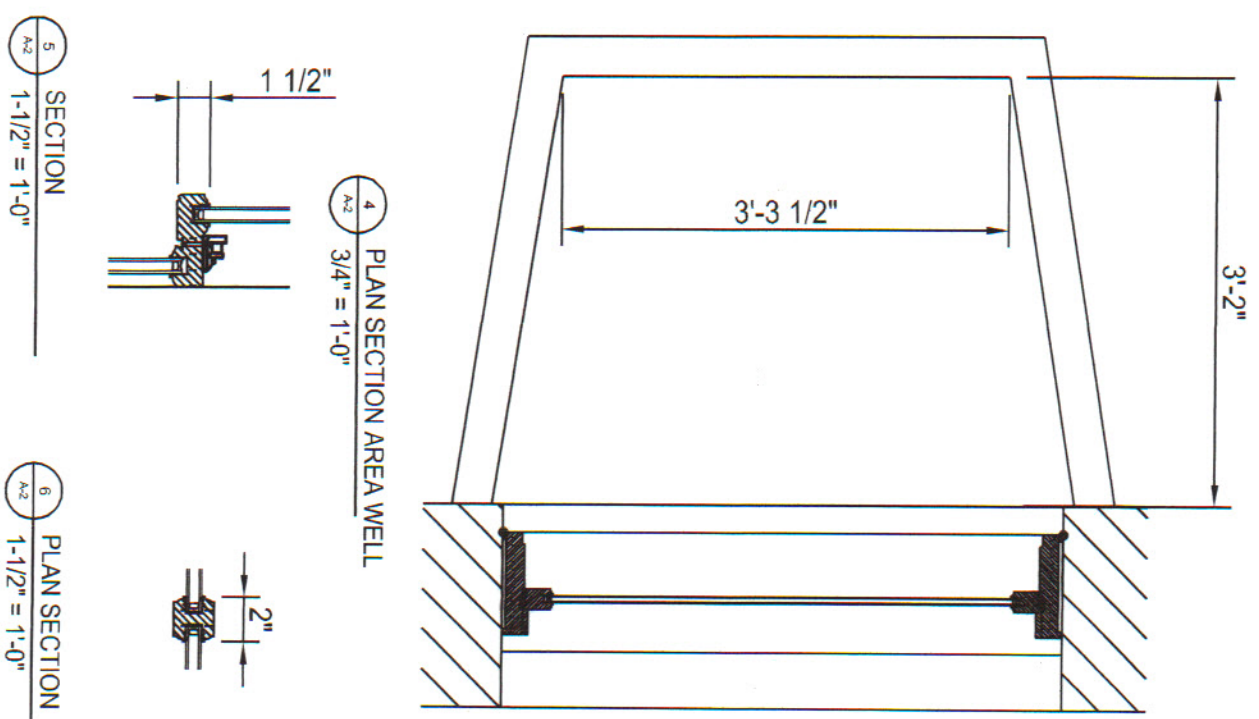
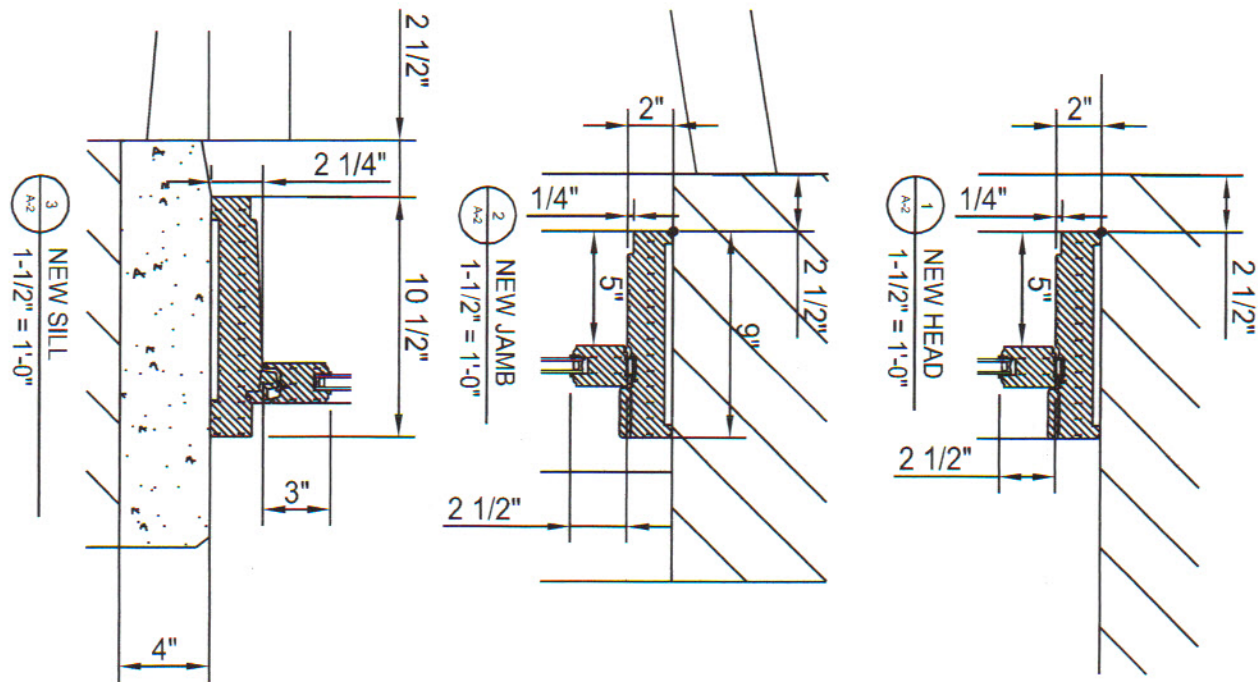


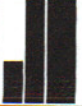


<b>SHEET NO:</b> 1 OF 3	<b>DATE:</b> MARCH 29 2012	<b>SHEET TITLE:</b> DETAILS	<b>PROJECT TITLE:</b> EGRESS WINDOW	<b>PROJECT LOCATION:</b> 520 ANN STREET ANN ARBOR MICHIGAN	<b>James Dudzinski</b> ARCHITECT 12306 Volpe Sterling Heights, Mi. CELL (586) 864-6930
A-1					



<b>SHEET NO:</b> 20F 3	<b>DATE:</b> MARCH 29 2012	<b>SHEET TITLE:</b> DETAILS	<b>PROJECT TITLE:</b> EGRESS WINDOW	<b>PROJECT LOCATION:</b> 520 ANN STREET ANN ARBOR MICHIGAN	<b>James Dudzinski</b> ARCHITECT 12306 Volpe Sterling Heights, Mi. CELL (586) 864-6930
<b>A-2</b>					



<b>SHEET NO:</b> 3 OF 3	<b>DATE:</b> MARCH 29 2012	<b>SHEET TITLE:</b> DETAILS	<b>PROJECT TITLE:</b> EGRESS WINDOW	<b>PROJECT LOCATION:</b> 520 ANN STREET ANN ARBOR MICHIGAN	 <b>James Dudzinski</b> ARCHITECT 12306 Volpe Sterling Heights, Mi. CELL (586) 864-6930
<b>A-3</b>					