

# ANN ARBOR HISTORIC DISTRICT COMMISSION

## Staff Report

**ADDRESS:** 416 East Huron Street, Application Number HDC 14-085

**DISTRICT:** Old Fourth Ward Historic District

**REPORT DATE:** June 12, 2014

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

**REVIEW COMMITTEE DATE:** June 9, 2014

### OWNER

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

### APPLICANT

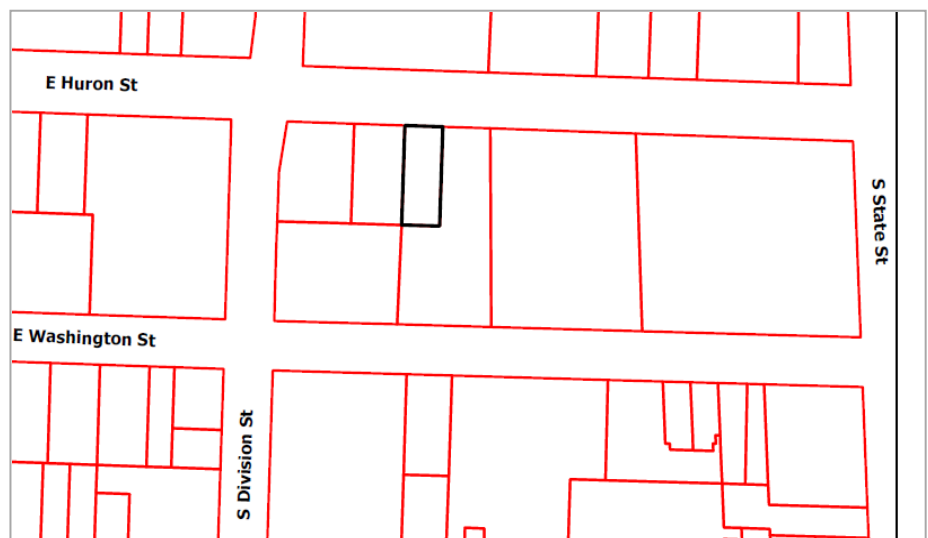
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**BACKGROUND:** This stately Queen Anne appears in the 1894 Polk City Directory as number 58 East Huron, the home of Sarah C. Rettich (widow of Frederick). Mrs. Rettich lived in the house until 1917. It features a steep hipped roof with three inset gables and a corner tower with a pyramidal roof. The house's exterior has suffered from artificial shingle siding and general neglect, but its original form is largely intact.

In April, 2014 the HDC approved a request to add an egress window to the basement of the west elevation, and denied a request to enlarge two original window openings in the side gable bumpouts.

**LOCATION:** The site is located on the south side of East Huron Street, between South Division Street and South State Street. It is next door to the Varsity student apartment complex.

**APPLICATION:** The applicant seeks HDC approval to install three air conditioning condensers and furnace vents, install four egress windows on the third floor, and to enlarge a window in the basement.



## **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.
- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- (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.
- (10) New additions and adjacent or related new construction will be undertaken in a 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:**

#### **Windows**

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.

## **Mechanical Systems**

*Recommended:* Installing a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan, the exterior elevations, and the least damage to the historic building material.

Providing adequate structural support for new mechanical equipment. Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.

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

### **Safety Codes**

*Appropriate:* Complying with barrier free and safety codes in a manner that ensures the preservation of character-defining features.

### **Mechanical Equipment**

*Appropriate:* Installing mechanical equipment and wiring in a location so it is not visible from a public right-of-way.

Installing new air conditioning units and related mechanical equipment in such a manner that historic materials and features are not damaged or obscured.

Using screening such as vegetation and fencing around mechanical equipment.

Painting mechanical equipment to blend with the house or landscape.

*Not Appropriate:* Installing a new mechanical system that changes or destroys character-defining features and materials.

Cutting through architectural character-defining features to install mechanical equipment, antennas, satellite dishes, and related equipment.

## **STAFF FINDINGS:**

1. In this formerly single-family house, staff counted 18 bedrooms in six apartments on four levels on the drawings submitted for building permits and this HDC application. At its rental housing inspection in 2010, the house was certified for four efficiency apartments and one one-bedroom, with a total of six maximum occupants in the structure.
2. The owner is requesting to install three new air conditioning condensers along the east side of the building; four 2" pvc pipes extending out of the roof near the east eave; eight 2" pvc pipes extending out of the east elevation of the building; five 4"x4" bath fan vents (three on the east elevation and two on the west); four 30"x58" skylights; and one

basement egress window to replace an existing window on the east elevation.

3. The egress window would be located near the back of the building and the width would match the width of the existing opening. One other egress window was previously approved by the Commission at the rear of the west elevation. The drawings supplied are contradictory and staff has requested revised drawings to clarify the size and well materials. If this egress window matches the one previously approved, it is an appropriate location for an egress window since it is near the rear of the house and probably not visible from the public right of way. If approved by the Commission, it is staff's opinion that no additional basement egress windows should be approved in the future unless they are on the rear elevation of the building.
4. The skylights would be located on rear-facing roof surfaces, two on the side-gabled bumpouts and two on rear roof surfaces. They are required for egress since the attic is being converted to five bedrooms. One skylight already exists near the front of the house facing the street.
5. The venting changes requested are due to building code requirements for furnaces, kitchens, and bath fans. The extensive remodeling occurring inside the building has triggered these code requirements. The owner has begun interior-only remodeling, but now is faced with required HDC approvals for related new penetrations through the walls and roof. In the future, staff advises the owner to figure out what HDC approvals will be necessary, and apply for a certificate of appropriateness, before beginning any interior work.
6. The house is clad in large non-original shingles. If the Commission were to consider approving any new wall penetrations, the condition and design of the original cladding underneath the current shingles should be investigated before any new penetrations are made through the walls. Queen Anne homes are known for fancy shingle work and other decorative features like banding and patterning in the siding. The owner should provide evidence of what lies beneath the non-original siding so that the Commission knows no architectural features are being compromised.
7. The Commission should also consider the house's location next to the Varsity student high-rise next door. This looming structure certainly detracts from the Old Fourth Ward Historic District and this house. Some of the requested changes to the east side of the house may be acceptable given this unique condition.
8. The work proposed does not meet several of the Secretary of the Interior's Standards. For example, Standard 1 says:

- (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.

The property's historic use was as a single-family house. While the new use is still residential, converting it to housing for 18 people is much more intense. The required changes considered individually may be small, but collectively, seventeen vents on the

side elevations and roof, and three air conditioning condensers, are not a “minimal change”.

Further, Standard 2 says:

- (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.

Staff collectively considers these seventeen vents and three condensers to be a negative alteration of the features of the house. Standard 9 says:

- (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.

Pairs of PVC pipes extending out the side wall of the house and multiple other vents are not compatible with the historic materials, features, size, scale, and proportions of this historic Queen Anne house.

- 9. The work also does not meet the *City of Ann Arbor Historic District Design Guidelines* for Mechanical Equipment. The vents in particular detract from the historic integrity of the house.
- 10. In order to correct the application, staff suggests reducing the number of vents and condensers required, and reconfiguring vents to go through non-character-defining portions of the roof and rear elevation.

**POSSIBLE MOTIONS:** (Note that the motions below are 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.)

#### *Basement Egress Window*

I move that the Commission approve the portion of the application at 416 E Huron Street, a contributing property in the Old Fourth Ward Historic District, to install one basement egress window and well, 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, 5, 9, and 10 and the guidelines for windows and health and safety, and the *Ann Arbor Historic District Design Guidelines*, in particular for windows and safety codes.

### *Skylight and Mechanical Equipment*

I move that the Commission approve the portion of the application at 416 E Huron Street, a contributing property in the Old Fourth Ward Historic District, to install three air conditioning condensers, four skylights, and wall and pipe vents, 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, 5, 9, and 10, and the guidelines for mechanical systems, and the *Ann Arbor Historic District Design Guidelines*, in particular for mechanical equipment.

### **MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 416 E Huron 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, window information, photos

416 E Huron (August 2012, courtesy Google Street View)





**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: 416 E. Huron

Historic District: OLD FOURTH WARD

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 zmichiganrental@gmail.com

Signature of Property Owner: [Signature] Date: 5/23/14

**Section 2: Applicant Information**

Name of Applicant: Zaki ALAWI

Address of Applicant: 414 HUNTINGTON PLACE, Ann Arbor MI 48104

Daytime Phone: (734) 260 7215 Fax: (734) 327 5929

E-mail: zmichiganrental@gmail.com

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

Signature of applicant: [Signature] Date: 5/23/14

**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: ZA

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

1. Provide a brief summary of proposed changes. (1) Install 3 new AC condensers, and vents for High efficiency furnaces <sup>(6 total)</sup> & Fan vents for bathrooms (5 new total)
- (2) Install 4 egress windows out of 4 bedrooms in the 3<sup>rd</sup> Floor, located in roof area at rear of the house (not visible from street). (3) Enlarge a window in the basement in the living room of Apt 6 (a 2 bedroom) From 2'5" x 2'5" TO 2'4 3/8" x 3' - 4 13/16" To meet Light and Ventilation in the living room. Window is not visible from street.
2. Provide a description of existing conditions.
3. What are the reasons for the proposed changes? (1) To provide AC and Fan Venting in bathrooms. (2) Provide 2<sup>nd</sup> means of egress for 4 bedrooms in the 3<sup>rd</sup> Floor (3) Meet Light and Ventilation percentage required for a living room.
4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.
- (1) Old & New window for basement east (Drawings). Drawing of 4 egress windows
- (2) 3 drawings of East, West and rear elevations showing location of all above changes.
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: 5/23-14 Application to \_\_\_\_\_ Staff or \_\_\_\_\_ HDC

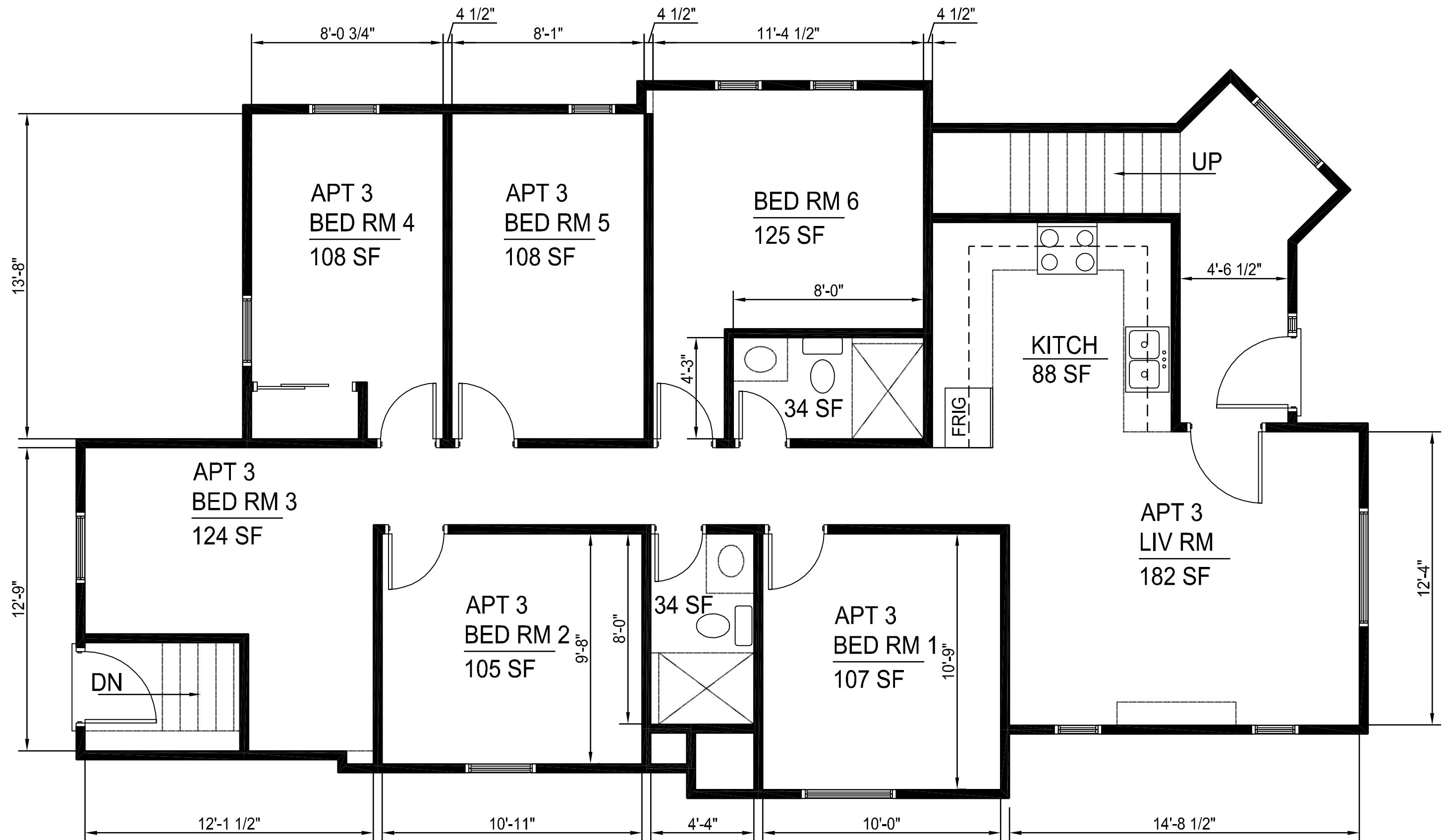
Project No.: HDC 14-085 Fee Paid: 100<sup>00</sup>

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: 6/12-14

Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial

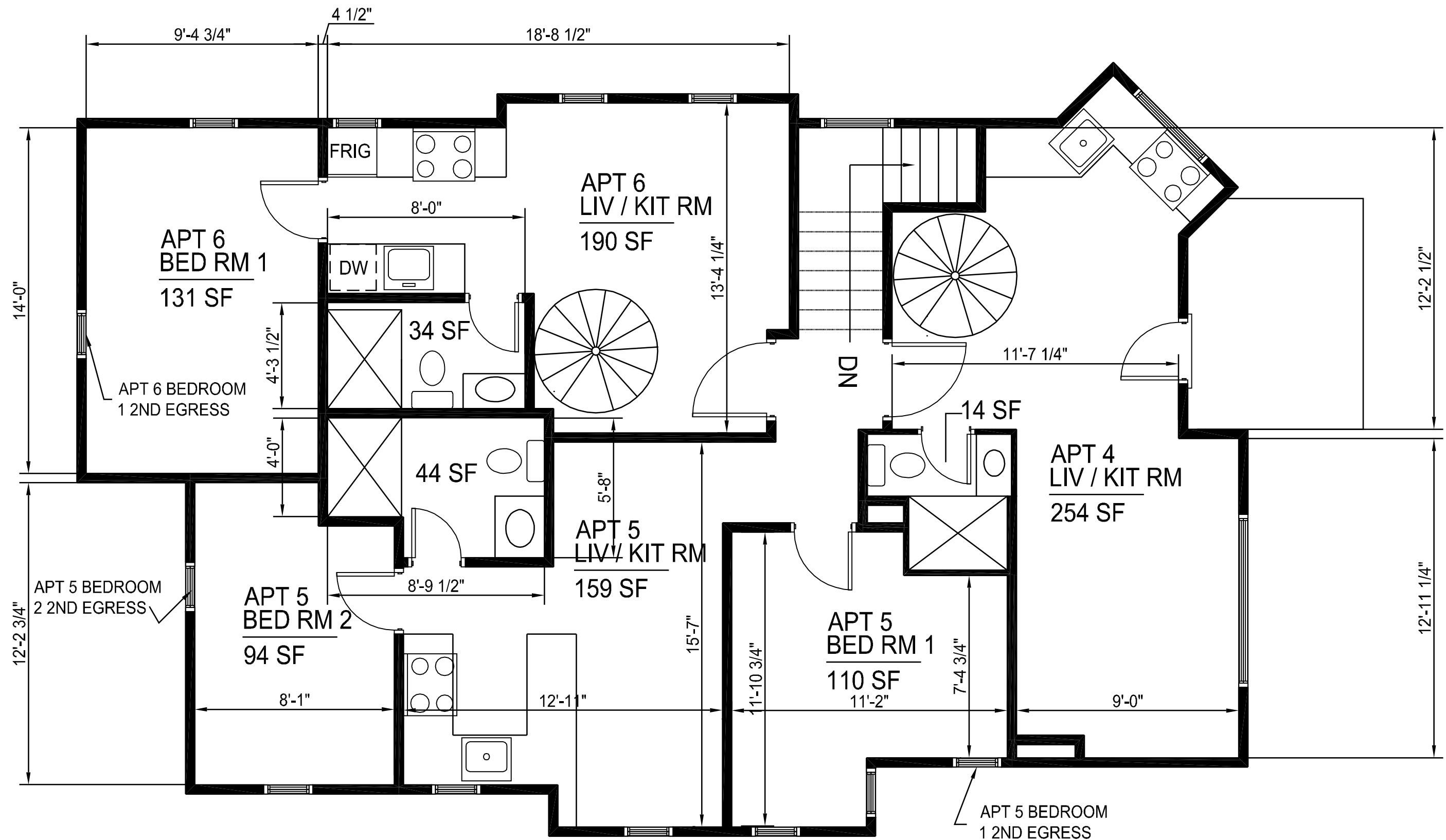
Staff signature: \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:



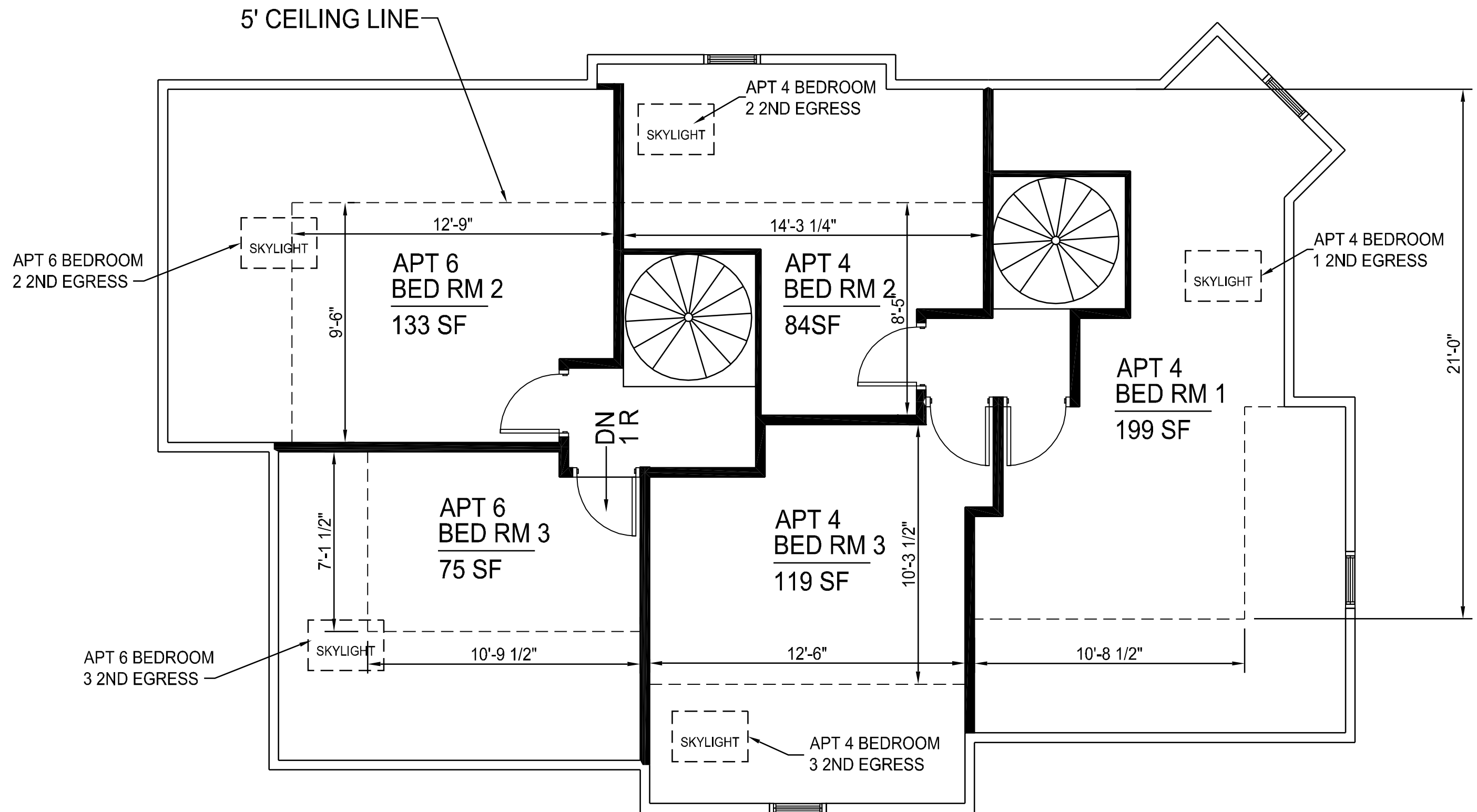
# NEW FIRST FLOOR PLAN (416 E. HURON) APT 3, 16 BEDROOM

1/4"=1'-0"



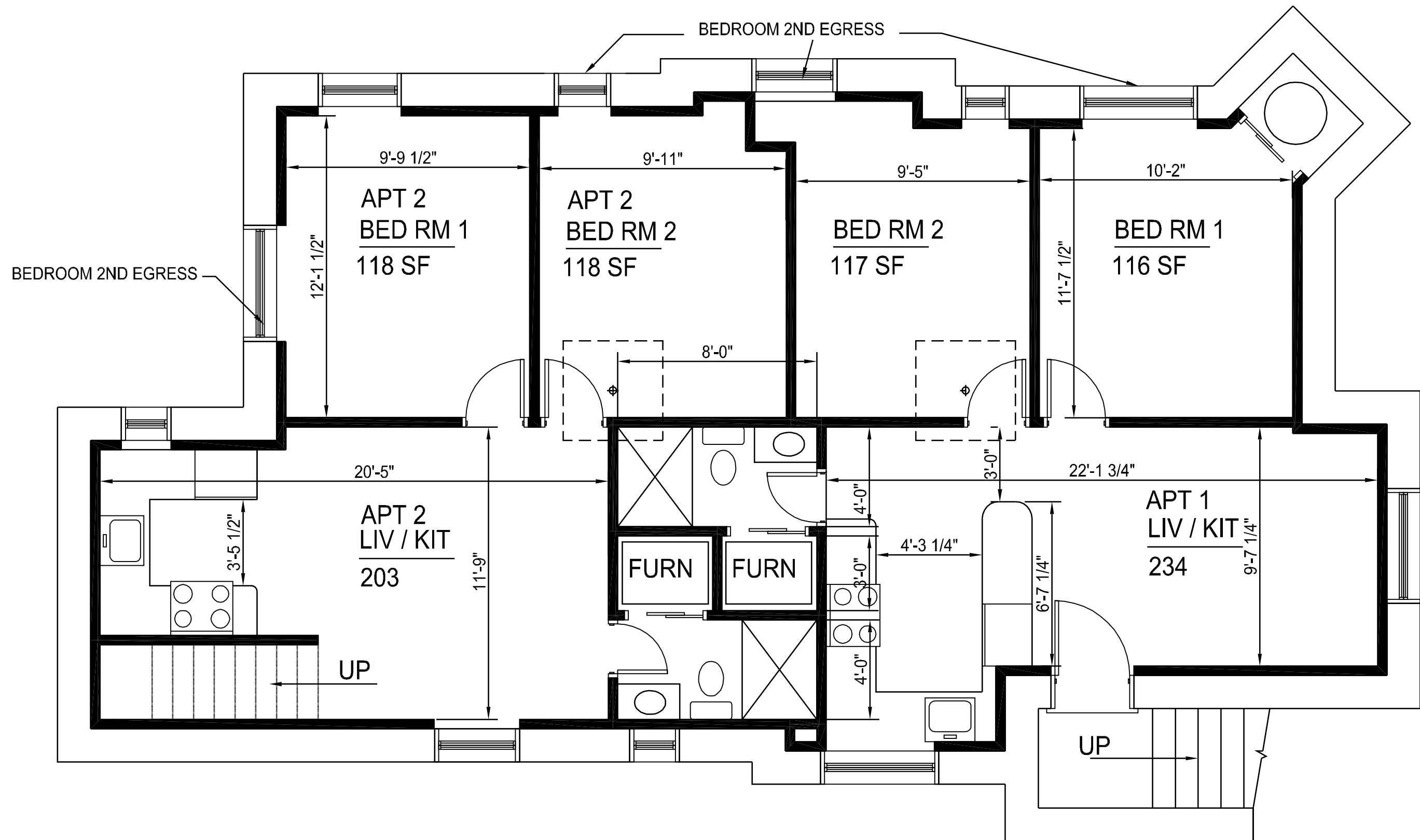
## NEW SECOND FLOOR PLAN (416 E. HURON) APT 4,5 & 6

1/4"=1'-0"



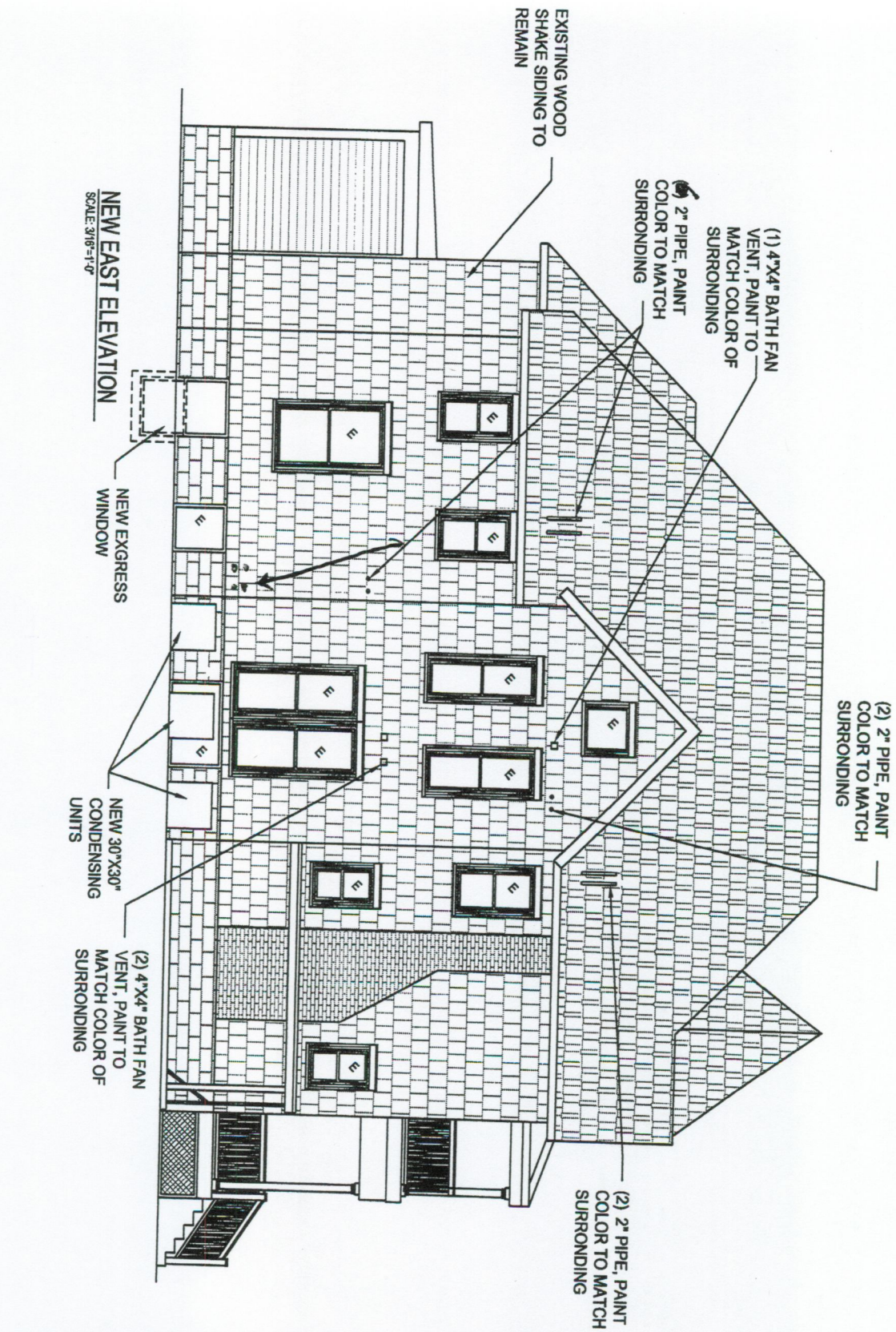
## NEW THIRD FLOOR PLAN (416 E. HURON) APT 4&6

1/4"=1'-0"



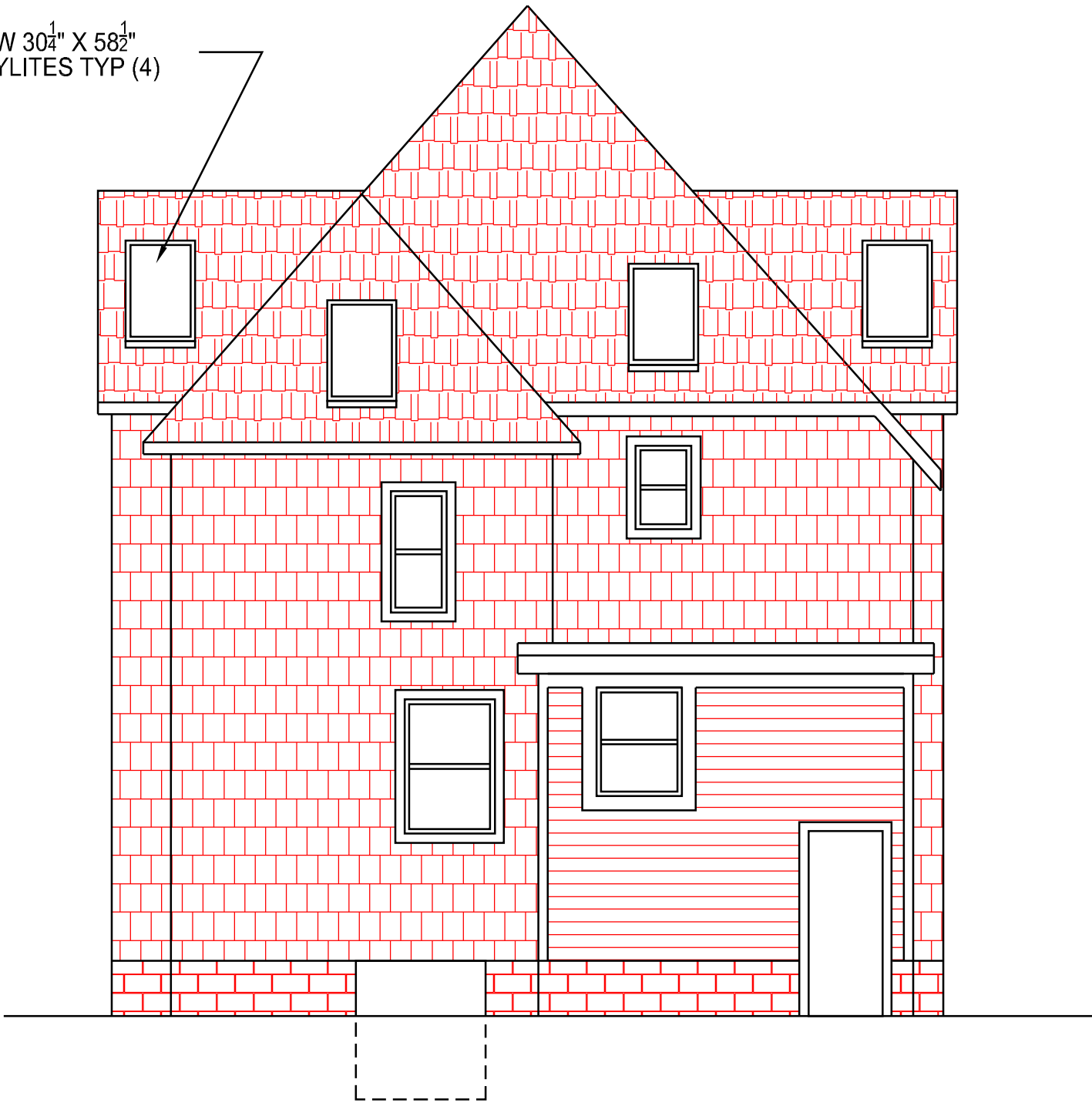
SCHEME 1 BASEMENT FLOOR APT 1 & 2

$\frac{1}{4}" = 1'-0"$



<b>James Dudzinski</b> ARCHITECT 12306 Volpe Sterling Heights, MI. PH. (586) 264-6576	
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ALL DRAWING AND PROJECT INFORMATION APPEARING HEREIN SHALL NOT BE REPRODUCED, COPIED, OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF JAMES DUDZINSKI ARCHITECT	
PROJECT LOCATION: <b>416 E. HURON</b>	
PROJECT TITLE: <b>RENOVATION</b>	
SHEET TITLE: <b>NEW ELEVATIONS</b>	
DO NOT SCALE DRAWINGS. USE NOTED DIMENSIONS ONLY	
REVISIONS	
WORK DATE 3/19/14 REVIEW	ISSUED FOR
DATE	CHECKED PROJECT NO:
DRAWN JD	SEAL
SHEET NO: 3 OF 6	A-3

NEW 30<sup>1</sup>/<sub>4</sub>" X 58<sup>1</sup>/<sub>2</sub>"  
SKYLITES TYP (4)



**NEW SOUTH ELEVATION**  
SCALE: 3/16"=1'-0"



**James Dudzinski**  
ARCHITECT  
12306 Volpe  
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PROJECT LOCATION:

**416 E. HURON**

PROJECT TITLE:

**RENOVATION**

SHEET TITLE:

**EXISTING  
ELEVATIONS**

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DIMENSIONS ONLY

REVISIONS

MARK	DATE:	ISSUED FOR:
	3/19/14	REVIEW
	DATE	

DRAWN JD

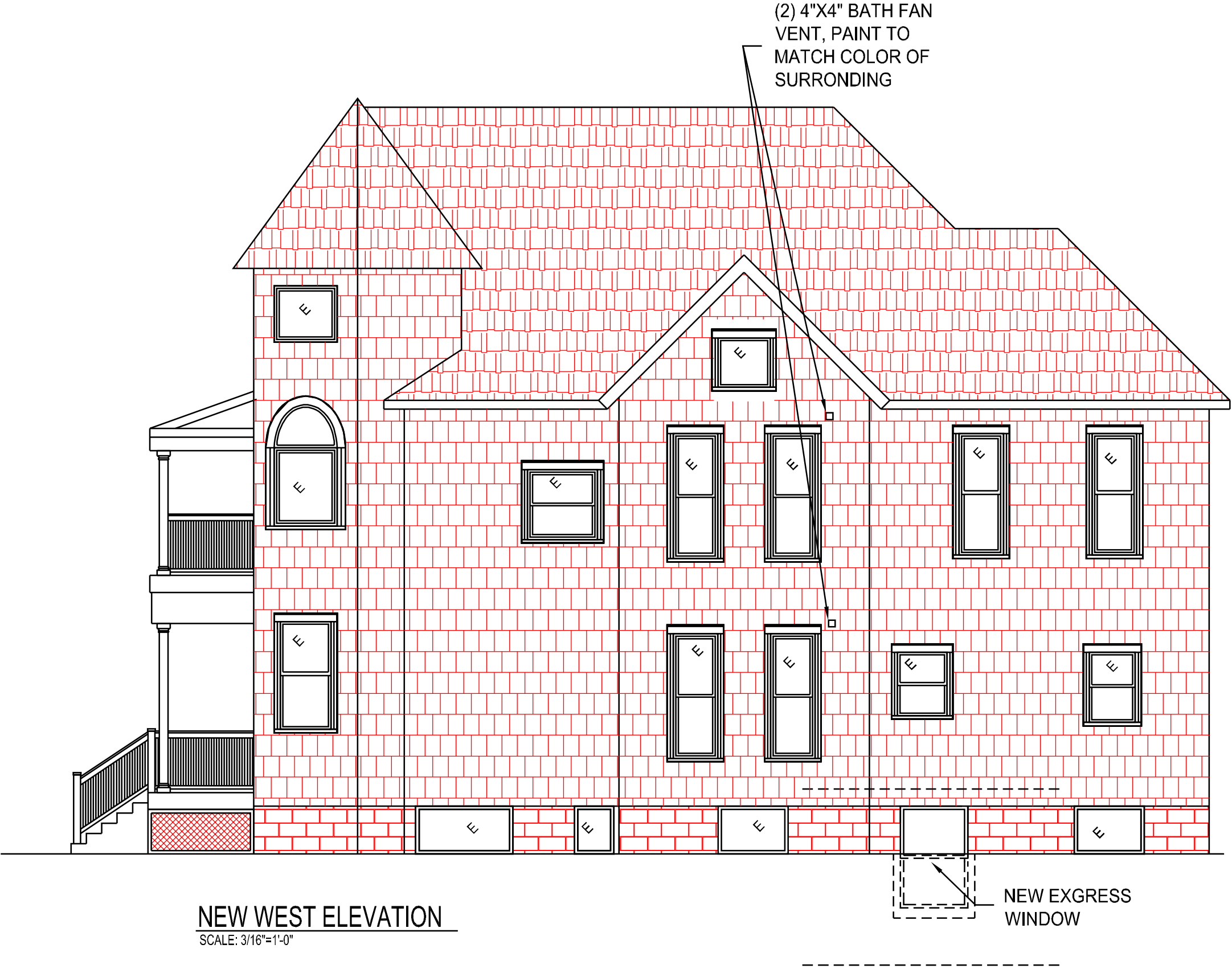
CHECKED

PROJECT NO:

SEAL

SHEET NO:  
1 OF 6

A-1



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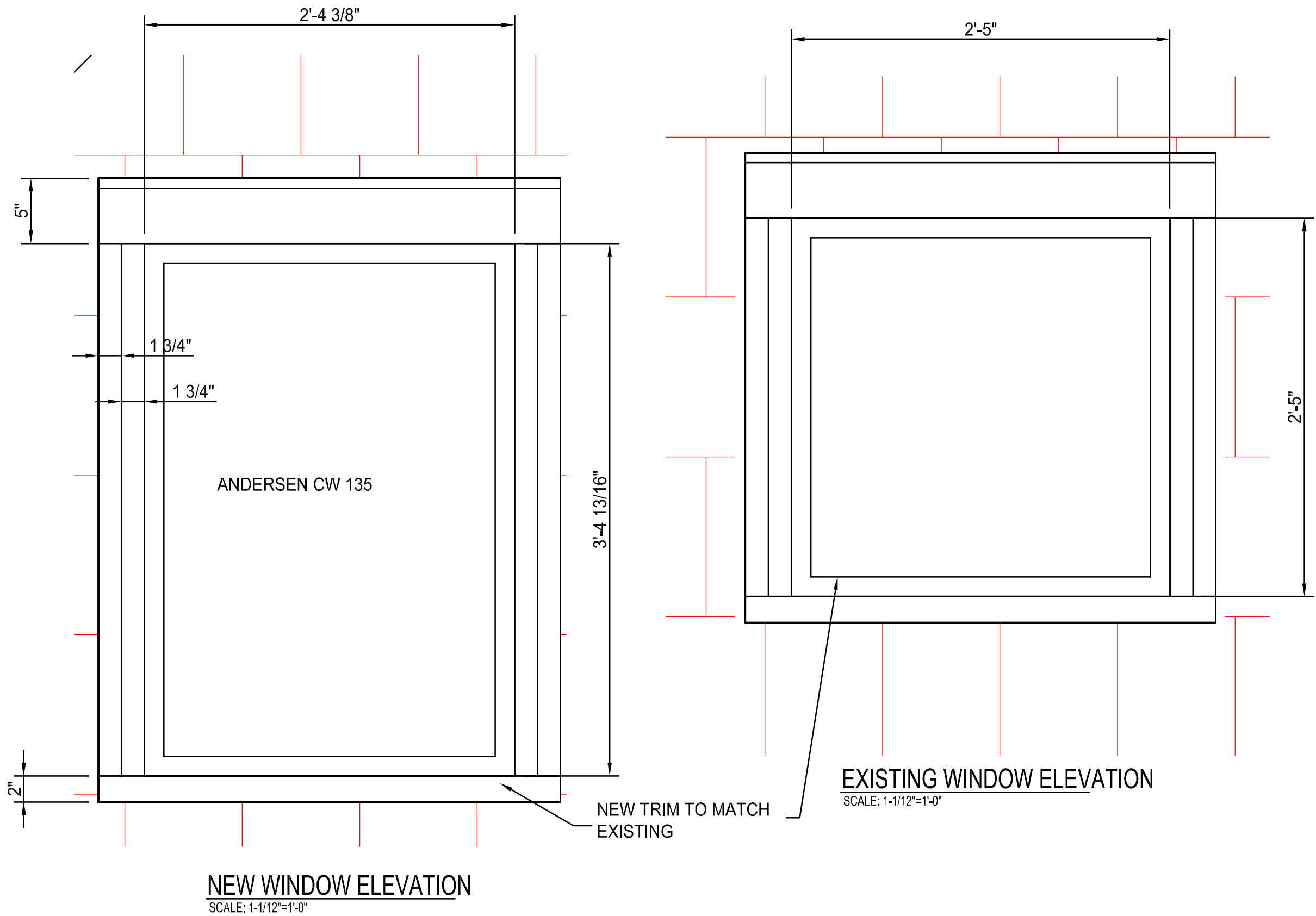
PROJECT LOCATION:  
**416 E. HURON**

PROJECT TITLE:  
**RENOVATION**

SHEET TITLE:  
**NEW ELEVATIONS**

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DIMENSIONS ONLY

REVISIONS		
MARK	DATE	ISSUED FOR
	3/19/14	REVIEW
	DATE	
DRAWN JD		
CHECKED		
PROJECT NO:		
SEAL		
SHEET NO: 4 OF 6	A-4	



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PROJECT LOCATION:  
**416 E. HURON**

PROJECT TITLE:  
**RENOVATION**

SHEET TITLE:  
**NEW AND EXISTING  
WINDOWS**

DO NOT SCALE DRAWINGS. USE FIGURED  
DIMENSIONS ONLY

REVISIONS

MARK	DATE:	ISSUED FOR:
	3/19/14	REVIEW
	DATE	

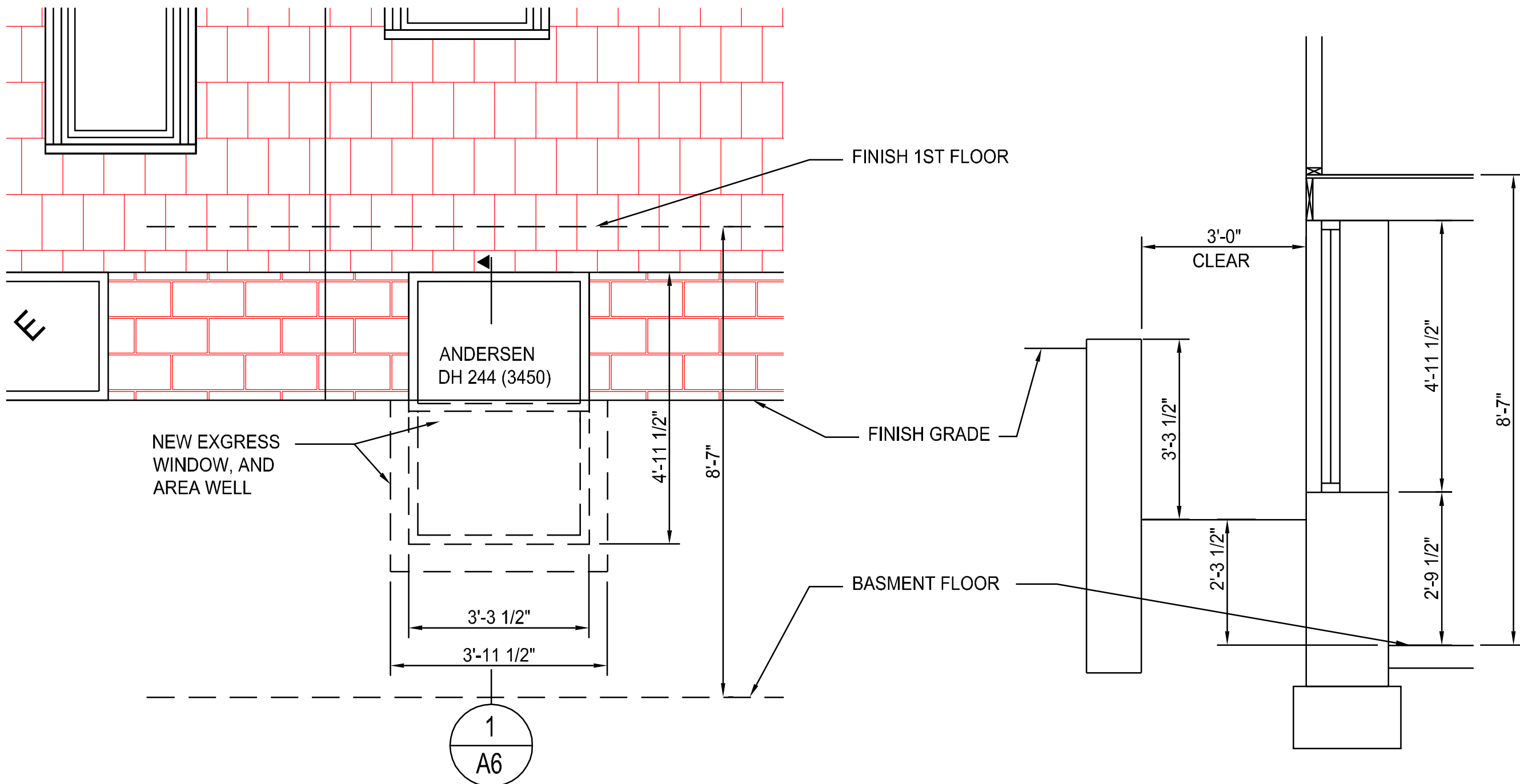
DRAWN JD

CHECKED

PROJECT NO:  
SEAL


SHEET NO:  
5 OF 6

A-5



**NEW BASEMENT EGRESS WINDOW AND AREA WELL (ELEVATION)**  
 SCALE: 1/2"=1'-0"

**SECTION AREA WELL**  
 SCALE: 1/2"=1'-0"



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PROJECT LOCATION:  
**416 E. HURON**

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PROJECT TITLE:  
**RENOVATION**

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SHEET TITLE:  
**WINDOW WELL**

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REVISIONS		
MARK	DATE:	ISSUED FOR:
	3/19/14	REVIEW
	DATE	

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**DRAWN** JD

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**CHECKED**

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**PROJECT NO:**

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**SEAL**

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<b>SHEET NO:</b> 6 OF 6	<b>A-6</b>
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416 E. HURON  
HDC14-085

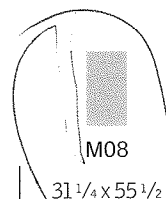
# Top hinged roof window

Deck mounted - GPL

*Note: Roof windows are not designed to be used in close combination with skylights*



20° - 55°  
4:12 - 17:12



M08



S06

Rough opening

(W" x H")

31 1/4 x 55 1/2

45 1/4 x 46 7/8

*Some sizes have limited or no blind options. Visit [veluxusa.com/blindsdirect](http://veluxusa.com/blindsdirect)  
Please reference the price list for a full description of all sizes and glass options.*