

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 320 S. Seventh Street, Application Number HDC16-078

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** May 25, 2016

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

**REVIEW COMMITTEE DATE:** Monday, June 6, 2015

<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b> Sean Hoskins	Superior Glass Block
<b>Address:</b> 320 S. Seventh Ann Arbor, MI 48103	8140 Ronda Drive Canton, MI 48187
<b>Phone:</b> (510)910-1764	(734) 354-9272

**BACKGROUND:** This 2 1/2 story gable fronter features a lovely open front porch with round columns, decorative shakes in the front gable, original board trim, and double-hung windows. The house was built in 1920 for Herman Greve, a bookkeeper at Crescent Company, and Greves occupied the house until at least 1940.

**LOCATION:** The site is located on the west side of South Seventh Street between Murray Court and W. Liberty.

**APPLICATION:** The applicant seeks HDC approval to install a basement egress window and well in place of an existing basement window, on the center of the rear wing.

#### **APPLICABLE REGULATIONS:**

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

- (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.

## 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 City of Ann Arbor Design Guidelines:

### 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 basement egress window would be on the west (rear) elevation and replace an existing basement window with a shallow well. It would lead from a new basement bedroom. The house's foundation is concrete with a smooth parge coat. The egress window is 32" x 57" and the well is 18 gauge steel with a faux stone finish, four molded steps, and a hinged lexan cover. It projects out approximately 45" from the face of the window and is 62" deep. The 10.5 square feet of egress exceeds the minimum of 5.7 square feet for basement rooms. Staff will evaluate the size of the window when on site at the Review Committee visit.
2. The proposed location is not visible from the public right of way and probably the ideal location on this particular house. The parge coated foundation will be easily patched after the window is installed.
3. Staff believes the proposed window and well are an appropriate design and in the best place on the house, and that the application meets the Standards and Guidelines used by the Historic District Commission.

**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 320 S. Seventh Street, a contributing property in the Old West Side Historic District, to add a basement egress window on the west elevation, 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 *Ann Arbor Historic District Design*

*Guidelines*, especially those for windows, and 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.

**MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 320 S. Seventh 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:** survey sheet, application, drawings.

320 S. Seventh (2008 survey photo)



Rear of 320 S Seventh (courtesy Redfin.com)







2-16-16 ✓

HDC 16-078  
5/11/16

### ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

100 N. Fifth Avenue, Ann Arbor, MI 48104 (734) 794-6000, x42608 Fax: (734) 994-8312  
Historic Preservation Coordinator Email: [jthacher@a2gov.org](mailto:jthacher@a2gov.org); [www.a2gov.org](http://www.a2gov.org)

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

Address of Property: 320 South 7th  
Historic District: Ann Arbor  
Name of Property Owner (If different than the applicant):  
Sean ~~Hoskins~~ Hoskins  
Address of Property Owner: 320 South 7th Ann Arbor MI 48103  
Daytime Phone and E-mail of Property Owner: (510) 910 1764  
Signature of Property Owner: Attached date: 5/3/16

#### Section 2: Applicant Information

Name of Applicant: Superior Glass Block  
Address of Applicant: 840 Konda Dr. Canton MI 48187  
Daytime Phone: (734) 354-9270  
Fax: (734) 354-9272  
E-mail: superiorglassblock@yahoo.com  
Applicant's Relationship to Property: owner; architect; X 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: KA

3374  
2500  
B16-0773



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

1. Provide a brief summary of proposed changes.

installing egress window  
from existing basement  
window

2. Provide a description of existing conditions.

3. What are the reasons for the proposed changes?

Emergency Escape from  
basement.

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: \_\_\_\_\_





**SUPERIOR GLASS BLOCK AND MORE, INC.  
EGRESS WELL SYSTEM**

WHEN NEW WINDOW IS CUT 2X10 HEADER  
DOUBLER WOULD BE INSTALLED.

EXISTING  
STRUCTURE  
LEXAN WELL COVER  
HINGED AT FOUNDATION

(EXISTING SIDING ON HOME)

**2062 MODEL WELLCRAFT  
WELL SYSTEM**

WELL PROJECTION  
WILL BE 42"

WELL TO BE CAULKED TO  
EXISTING FOUNDATION,  
THEN LEAD LAG AND  
ANCHOR (5) ON EACH SIDE.

32" X 57" EGRESS WINDOW  
HAS 10.5 SQ FT EGRESS.

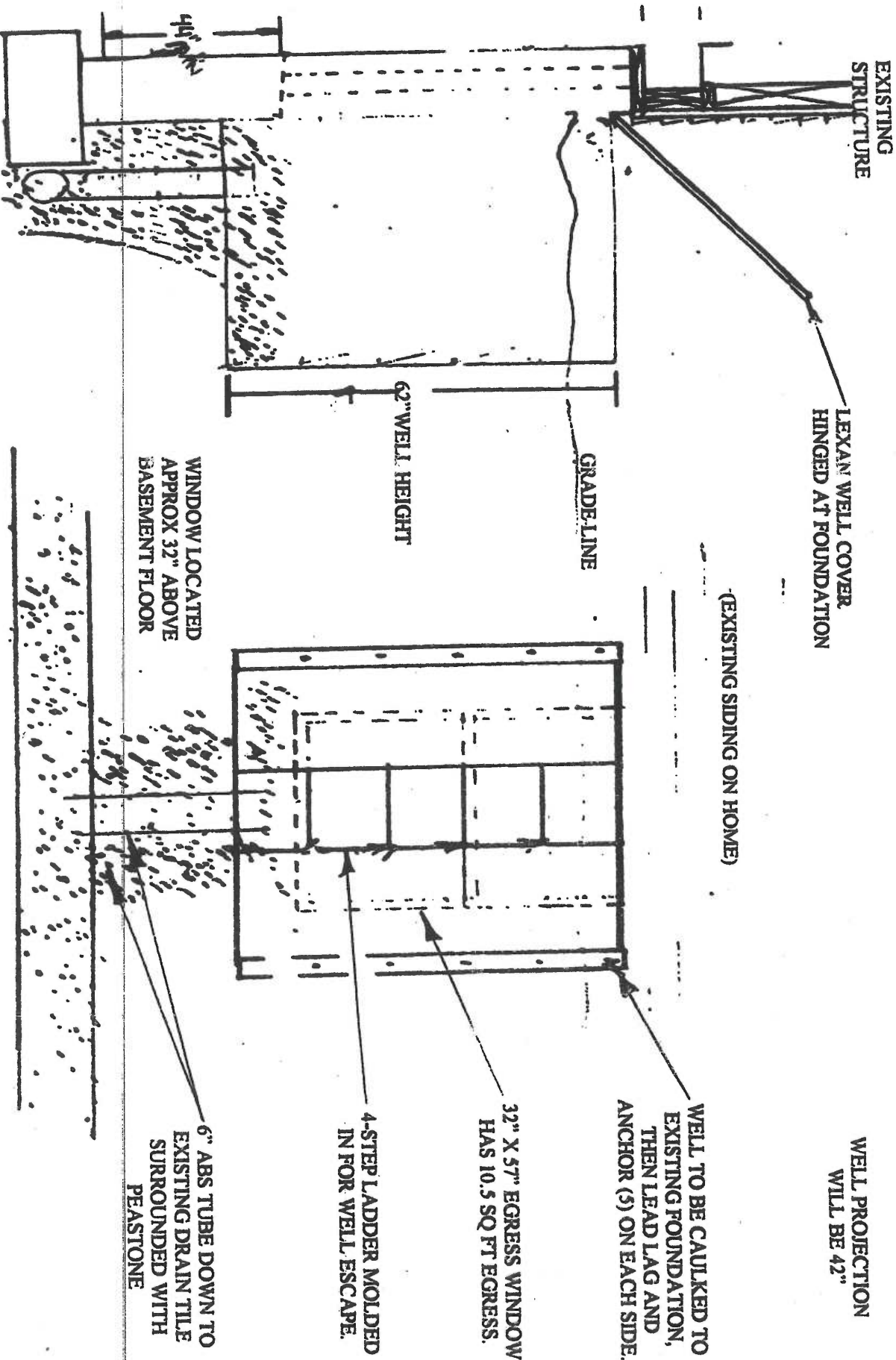
4-STEP LADDER MOLDED  
IN FOR WELL ESCAPE.

6" ABS TUBE DOWN TO  
EXISTING DRAIN TILE  
SURROUNDED WITH  
PEASTONE

WINDOW LOCATED  
APPROX 32" ABOVE  
BASEMENT FLOOR

62" WELL HEIGHT

GRADE LINE





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