

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 1117 W Washington Street, Application Number HDC21-157

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** May 13, 2021

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

**REVIEW COMMITTEE DATE:** Monday, May 10, 2021

#### OWNER

#### APPLICANT

**Name:** Allison Darland & John Sherbeck

Forward Design Build

**Address:** 1117 W Washington  
Ann Arbor, MI 48103

6087 Jackson Ave S-100  
Ann Arbor, MI 48103

**Phone:** (248) 761-0101

(734) 761-8403

**BACKGROUND:** Physician Dr. Thomas Blair was the first occupant of this house in 1927, and Blairs lived there until at least 1940, per the Polk City Directory. It is characterized by a steeply pitched offset roof with swooping eaves, a round-topped front door, and casement windows in groups of two to four.

In 2015, HDC15-060 received a certificate of appropriateness from the HDC to construct a second-floor addition on the east side of the house, install a door with a fixed canopy, and move a metal chimney. In 2017, HDC17-064 was approved, to install a large patio in the sideyard and rework several paved paths.

**LOCATION:** The site is located on the southeast corner of West Washington and Buena Vista Streets.

**APPLICATION:** The applicant seeks HDC approval to enlarge a basement window opening and install a basement egress window and well with an acrylic cap.

#### APPLICABLE REGULATIONS:

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

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

Changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing, or the appearance of the frame.

Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

**District or Neighborhood Setting**

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

**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.

**From the City of Ann Arbor Design Guidelines:**

**Windows**

Appropriate: Retaining and maintaining windows in good condition. Normal maintenance will include cleaning, sash cord replacement, limited paint removal, re-caulking where necessary, and new paint to make windows fully operable.

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.

### **Safety Codes**

Not Appropriate: Altering, damaging or destroying character-defining spaces, features, and finishes.

### **STAFF FINDINGS:**

1. This egress window is proposed in a basement rec room and would replace an existing glass block window. The current window opening is 30" wide by 22" tall. The new opening would be enlarged to 30" wide by 48" tall, with an Andersen fiberglass casement window. The fiberglass well would be 54" wide, 62" deep, and extend 51" from the house. An acrylic cover extends 10 ¼" above the well.
2. The existing glass block window has a shallow well and appears to have been enlarged at some point. This is an appropriate location for an egress window since it utilizes an existing opening and is pushed back from the street as far as is practical given the interior configuration of the basement.
3. Staff believes this work is appropriate and recommends approval.

**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 1117 W Washington Street, a contributing property in the Old West Side Historic District, to enlarge a basement window opening and install a basement egress window and well with an acrylic cap, 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 safety codes, and the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 1, 2, 9 and 10 and the guidelines for windows, neighborhood setting, and health and safety.

**ATTACHMENTS:** application, photos, window information, drawings

1117 West Washington Street (November 2020, ©Google streetview)



415 and 419 N Ingalls Street (July 2019, ©Google streetview)



2020 Aerial Photo, City of Ann Arbor





# HISTORIC DISTRICT COMMISSION

## PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120

Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647

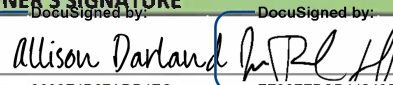

Phone: 734.794.6265 ext. 42608

[jthacher@a2gov.org](mailto:jthacher@a2gov.org)

Fax: 734.994.8460

**APPLICATION MUST BE FILLED OUT COMPLETELY**

OFFICE USE ONLY	
Permit Number	HDC#
	BLDG#
DATE STAMP	

PROPERTY LOCATION/OWNER INFORMATION			
NAME OF PROPERTY OWNER <b>ALLISON DARLAND &amp; JOHN SHERBECK</b>		HISTORIC DISTRICT	
PROPERTY ADDRESS <b>1117 W. WASHINGTON</b>		CITY <b>ANN ARBOR</b>	
ZIP CODE <b>48103</b>	DAYTIME PHONE NUMBER <b>(248) 761-001</b>	EMAIL ADDRESS <b>john.sherbeck@gmail.com</b> <b>darlanda@umich.edu</b>	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP
PROPERTY OWNER'S SIGNATURE			
DocuSigned by: 		DocuSigned by: 	
SIGN HERE		PRINT NAME <b>Allison Darland John Sherbeck</b>	DATE <b>4/20/2021</b>
9603F4B67ADB4FC...		FF30FFBCB442495...	
APPLICANT INFORMATION			
NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) <b>FORWARD DESIGN BUILD</b>			
ADDRESS OF APPLICANT <b>6087 JACKSON AVE S-100</b>		CITY <b>ANN ARBOR</b>	
STATE <b>MI</b>	ZIP CODE <b>48103</b>	PHONE / CELL # <b>(734) 761-8403</b>	FAX No <b>(734) 761-8419</b>
EMAIL ADDRESS <b>catherine@planforward.net</b>			
APPLICANT'S SIGNATURE (if different from Property Owner)			
SIGN HERE		PRINT NAME <b>X Jef Forward</b>	DATE <b>4/20/2021</b>
2794D756CEFC439...			
BUILDING USE - CHECK ALL THAT APPLY			
<input checked="" type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY
<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL		
PROPOSED WORK			
Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary). <b>CONVERTING</b> <b>ADDING AN EXISTING WINDOW TO AN EGRESS WINDOW</b> <b>NEW WINDOW IS THE SAME WIDTH BUT WILL GO DEEPER. ONLY ABOVE GRADE VISIBILITY WILL BE AN ACRYLIC CAP</b>			
DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:			
<b>BASEMENT TO BE FINISHED &amp; WILL BE UTILISED AS A FAMILY ROOM</b>			
For Further Assistance With Required Attachments, please visit <a href="http://www.a2gov.org/hdc">www.a2gov.org/hdc</a>			



## HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART	
DESCRIPTION	
STAFF REVIEW FEES	FEE
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

### FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

### INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to [building@a2gov.org](mailto:building@a2gov.org).

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to "City of Ann Arbor"

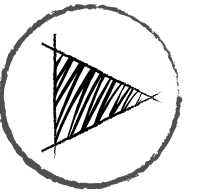
HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

### APPLICATION EXPIRATION

HDC applications expire three (3) years after the date of approval.

### OFFICE USE ONLY

Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	



# FORWARD

DESIGN BUILD REMODEL

6087 Jackson Rd. Suite 100  
Ann Arbor, MI 48103  
P 734-761-8403  
F 734-761-8419  
www.planforward.net

## CONSTRUCTION DOCUMENTS

DARLAND.SHERBECK

Allison Darland & John Sherbeck  
1117 W Washington St  
Ann Arbor, MI 48103

4/21/2021

SHEET TITLE

SITE PLAN

0

WASHINGTON ST



EXISTING HOUSE

EXISTING GARAGE

NEW WINDOW WELL

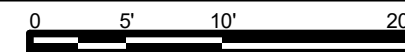
DRIVEWAY

BUENA VISTA AVE

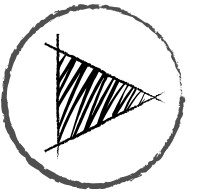
1

## SITE PLAN

SCALE: 1" = 10'







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## CONSTRUCTION DOCUMENTS

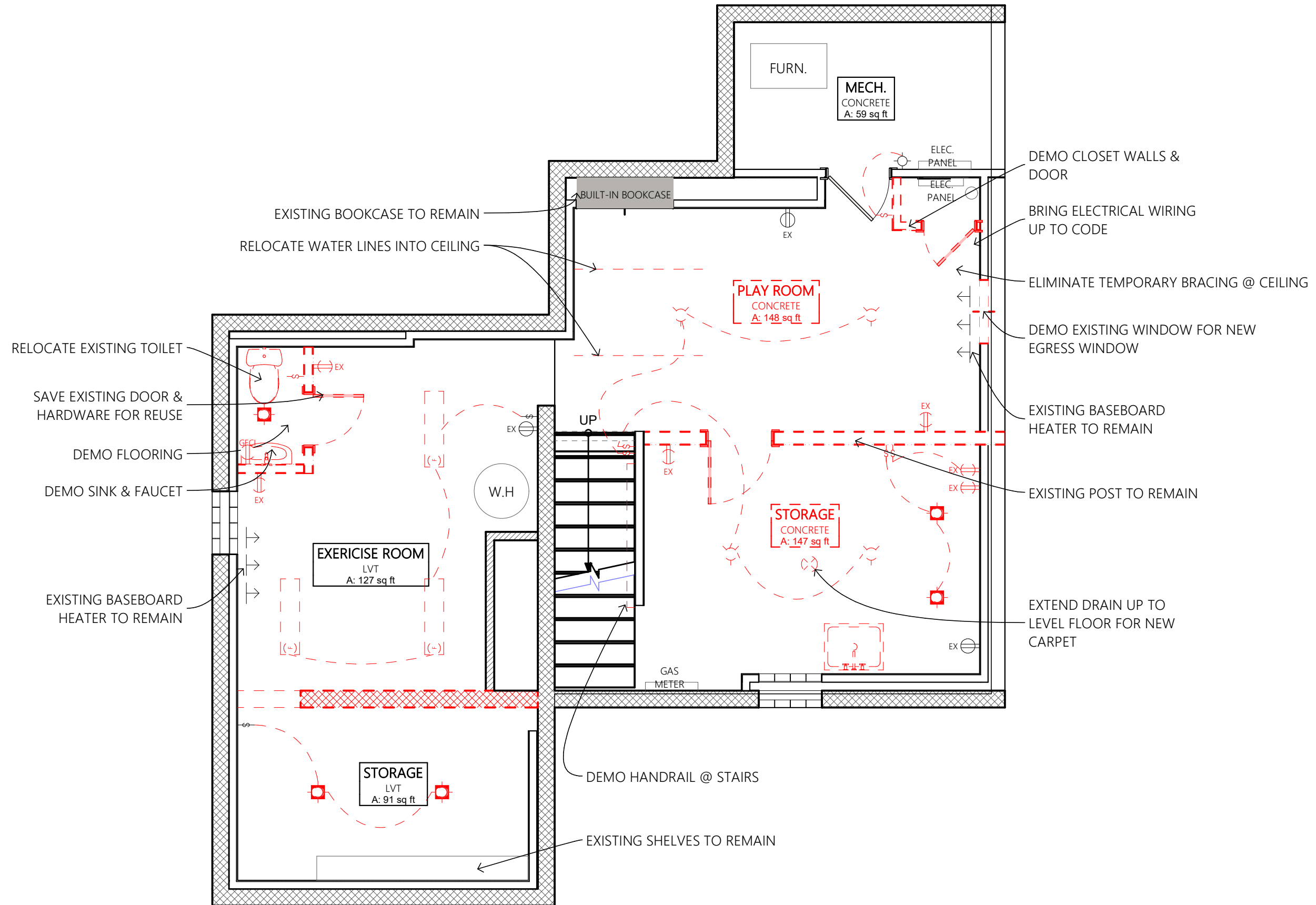
DARLAND.SHERBECK

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4/21/2021

SHEET TITLE  
DEMO FLOOR PLAN

1

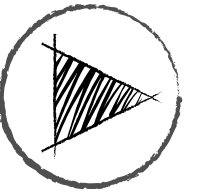


1

# DEMO FOUNDATION PLAN

SCALE: 1/4" = 1'-0"





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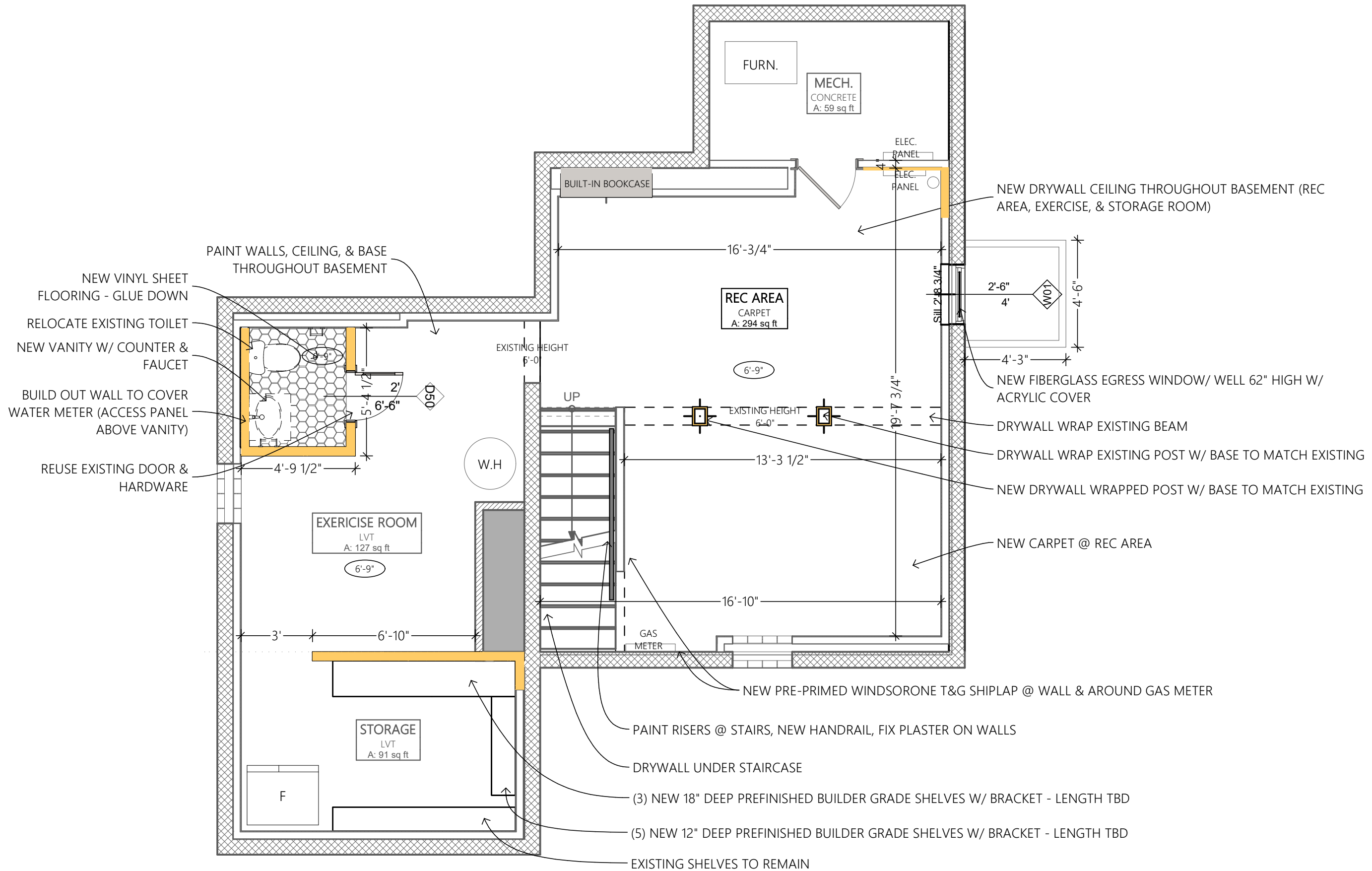
Allison Darland & John Sherbeck  
1117 W Washington St  
Ann Arbor, MI 48103

4/21/2021

SHEET TITLE

NEW FLOOR PLAN

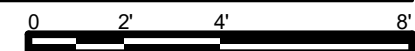
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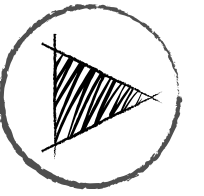


1

# NEW FOUNDATION PLAN

SCALE: 1/4" = 1'-0"





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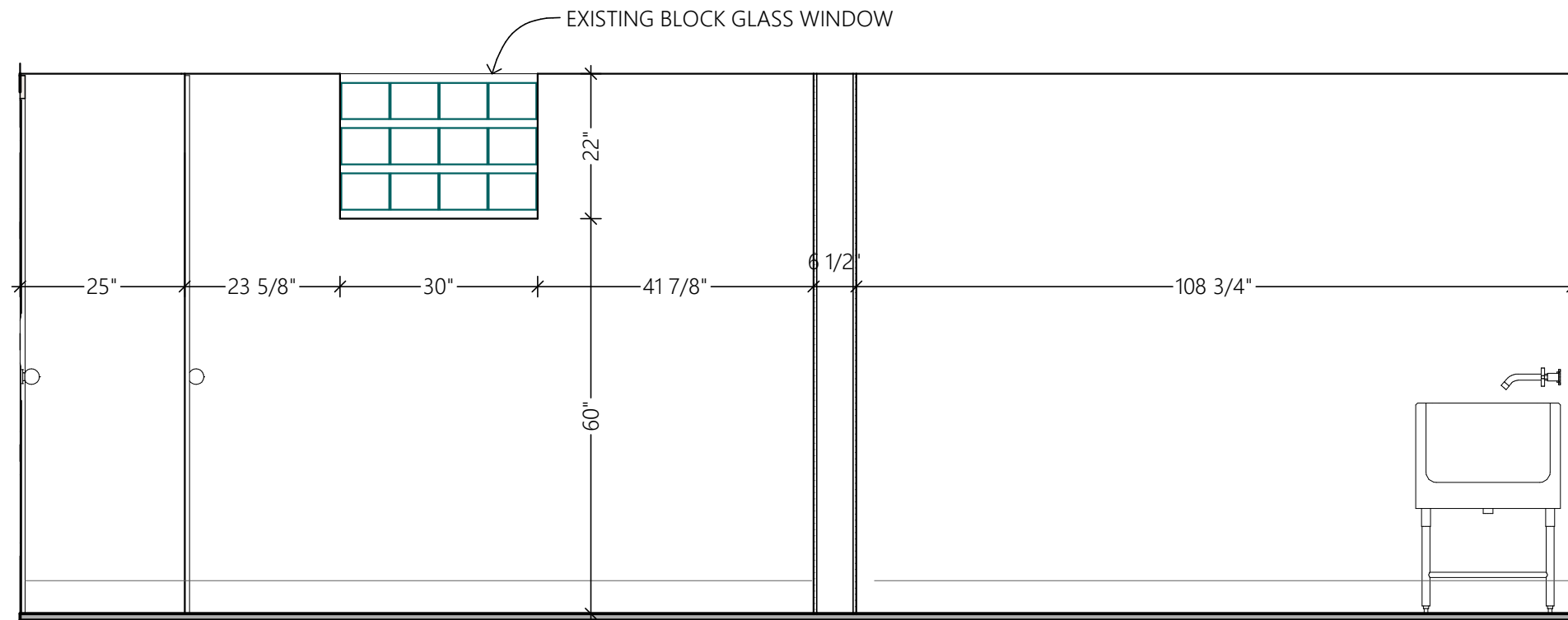
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DOCUMENTS**

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SHEET TITLE  
**EXISTING INTERIOR  
ELEVATION**

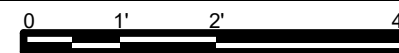
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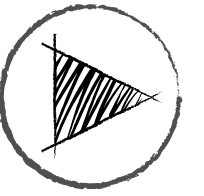


1

**EXISTING ELEVATION**

SCALE: 1/2" = 1'-0"





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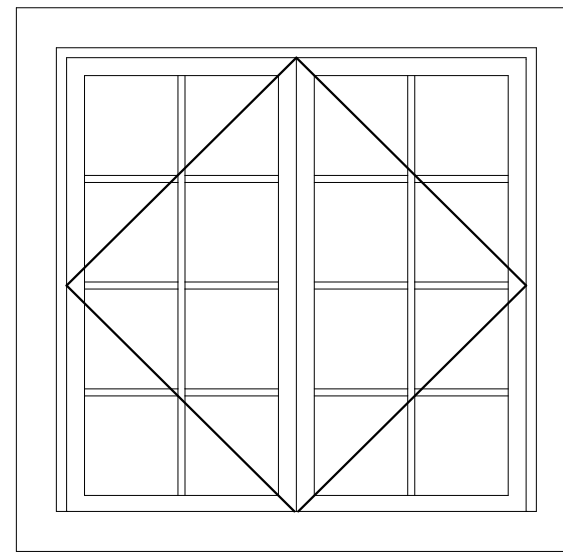
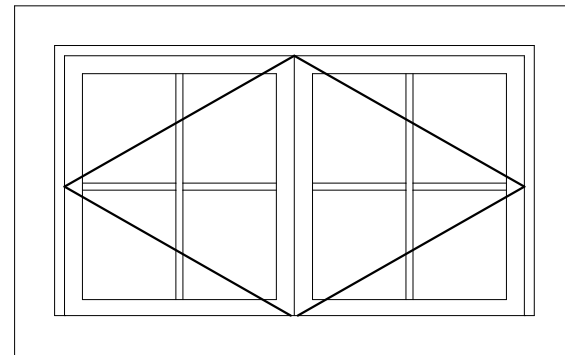
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DOCUMENTS**

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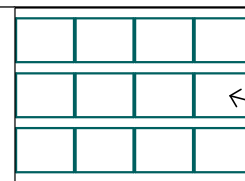
4/21/2021

SHEET TITLE  
**EXISTING EXTERIOR  
ELEVATION**

4



RADON PIPE - VENTS @ ROOF

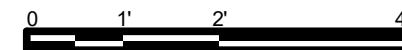


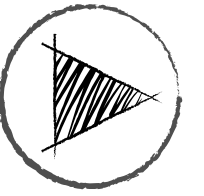
EXISTING GLASS BLOCK WINDOW TO BE DEMOLISHED

1

**EXISTING EXTERIOR ELEVATION**

SCALE: 1/2" = 1'-0"





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DOCUMENTS**

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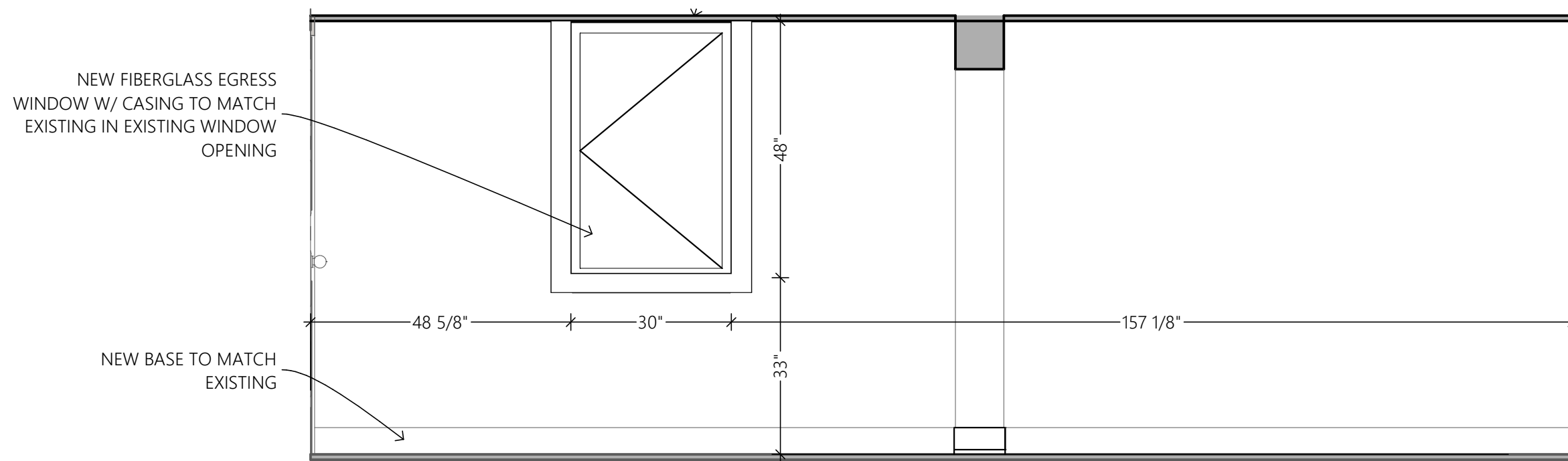
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SHEET TITLE

**NEW INTERIOR  
ELEVATION**

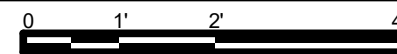
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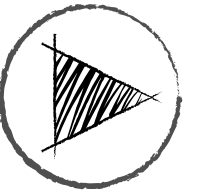


**1**

**EGRESS WINDOW ELEVATION**

SCALE: 1/2" = 1'-0"





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**CONSTRUCTION  
DOCUMENTS**

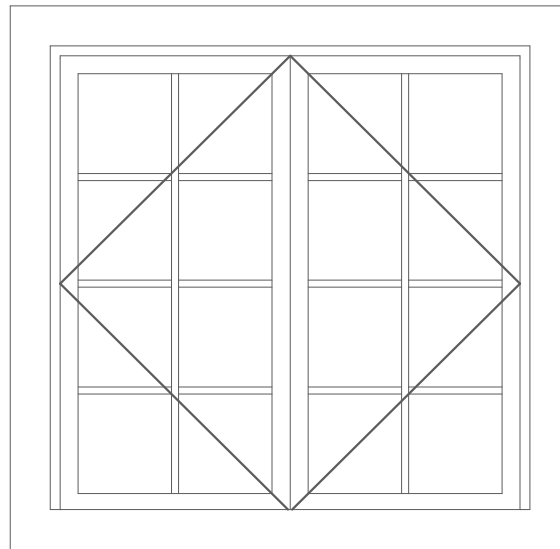
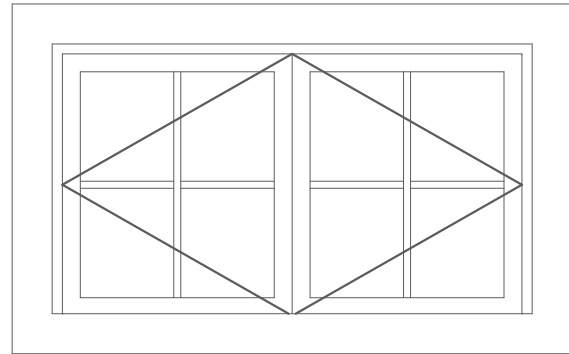
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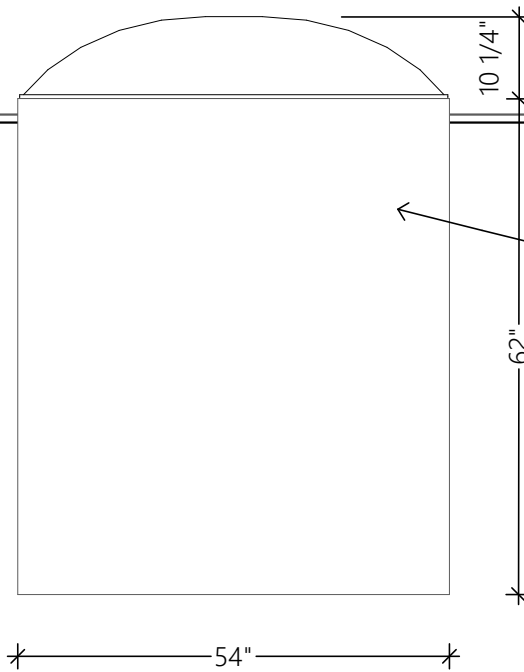
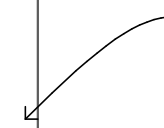
SHEET TITLE

**NEW EXTERIOR  
ELEVATION**

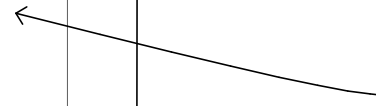
**6**



RADON PIPE - VENTS @ ROOF



NEW POLYCARBONATE EGRESS WINDOW  
WELL W/ ACRYIC COVER



**1**

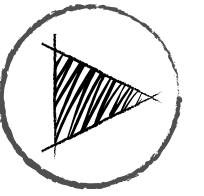
**NEW EXTERIOR ELEVATION**

SCALE: 1/2" = 1'-0"





NEW WINDOW WELL IN EXISTING GLASS BLOCK WINDOW LOCATION



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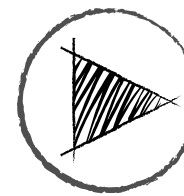
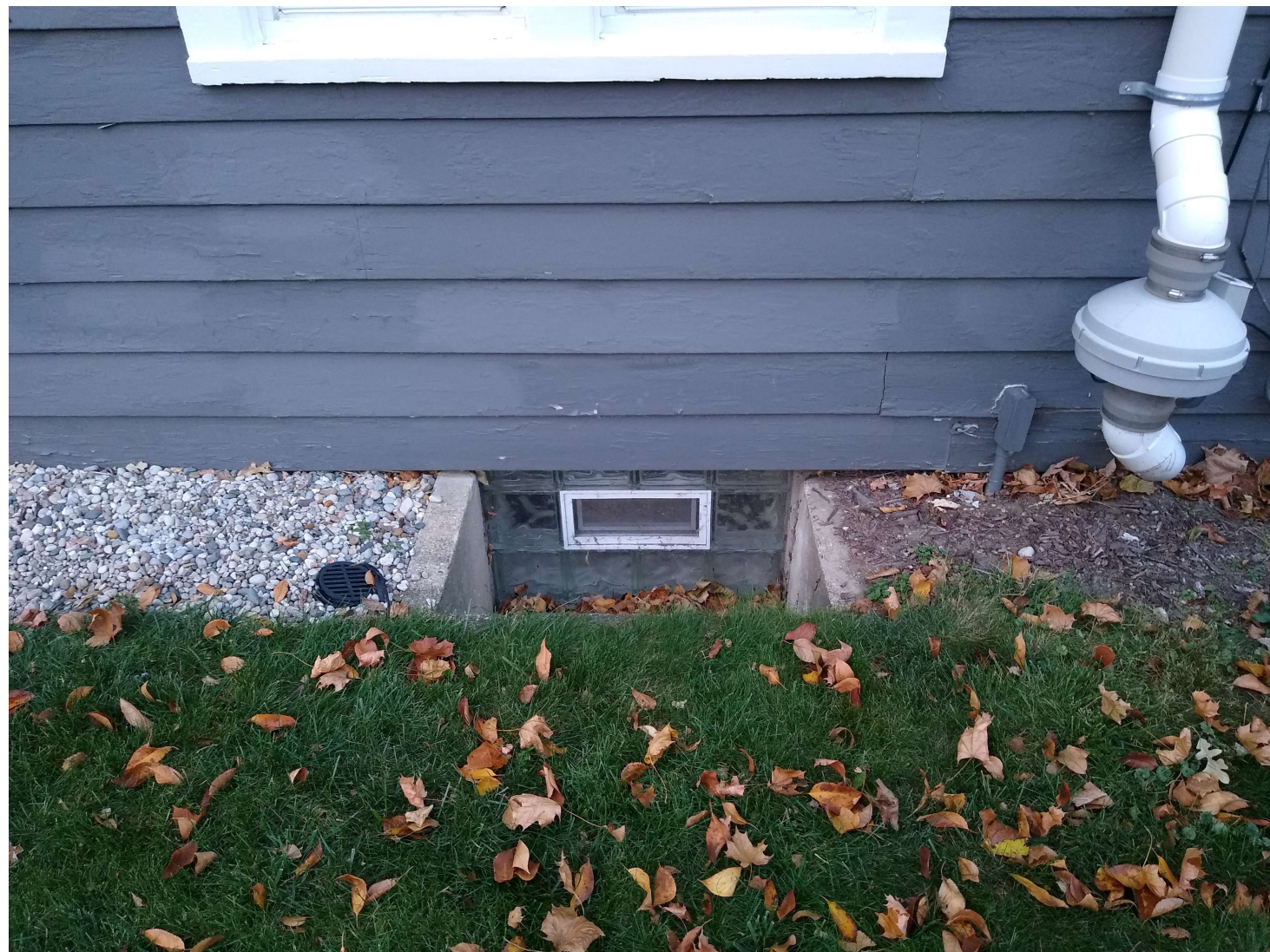
**CONSTRUCTION  
DOCUMENTS**

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SHEET TITLE

NEW 3D VIEWS



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SHEET TITLE  
**EXISTING PHOTOS**



## WINDOW SCHEDULE

ID	Room	View from Opening Side	Quantity	R.O. DIMENSIONS	UNIT DIMENSIONS		Head Height	Sill Height	Brand/ Model	Window Type	Exterior Finish	Interior Finish
					WIDTH	HEIGHT						
W01	REC AREA		1	2'-6"×4'	2'-5 1/2"	3'-11 1/2"	6'-8 1/4"	2'-8 3/4"	ANDERSEN	CASEMENT	WHITE	WHITE

## WINDOWS

### FEATURES

#### CASEMENT & AWNING

##### Frame

**A** Frame constructed with Fibrex® composite material. This construction produces a rigid frame.

**B** Durable, low-maintenance finish won't fade, flake, blister or peel.

Concealed receiving brackets mounted on the hinge side of the frame keep the sash tightly secured within the window frame when closed.

**C** Four frame options available, see below.

##### Sash

**D** Fibrex material construction provides long-lasting performance. The sash, finished with a durable capping, provides maximum protection and a matte, low-maintenance finish.

**E** The dual weatherstrip system combines both an exterior watershed design and a bulb weatherstrip seal between the sash and frame. The result is a long-lasting, energy-efficient barrier against wind, water and dust.

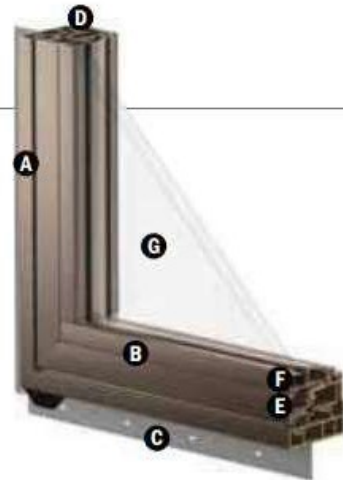
##### Glass

**F** A glazing bead and silicone provides superior weathertightness and durability.

**G** See below for details.

##### Hardware

Sash operator provides almost effortless opening and closing, regardless of unit size.



Long-lasting stainless steel hinge channels are used at the head and sill to provide easy operation.

##### Single-Action Casement Lock

Single-action lock easily releases all concealed locking points on casement sash. The lock and folding handle match the window's interior color.

##### Awning Sash Locks



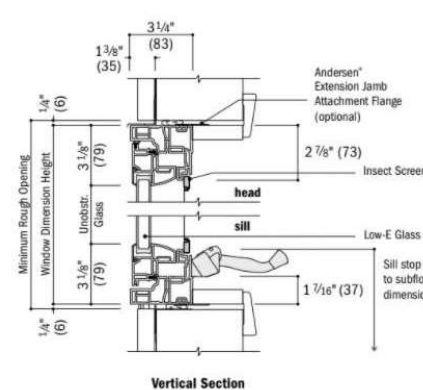
Awning sash locks provide an added measure of security and weathertightness. Awning hardware style and color options are compatible with 100 Series casement windows to ensure a consistent appearance when used in combination designs.

Andersen  
WINDOWS • DOORS

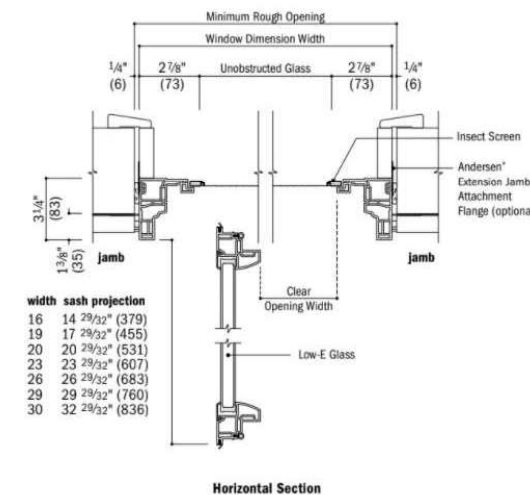
#### Casement Window Details – New Construction

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

1 1/8" flange setback



Vertical Section



Horizontal Section

100 SERIES

100 Series Casement & Awning Windows

### COMMON FEATURES

#### Frame

Four frame options include:

- 1 3/8" (35) flange setback for siding applications. An integral rigid vinyl flange helps seal the unit to the structure.
- 1" (25) flange setback with stucco key. An integral rigid vinyl flange helps seal the unit to the structure.
- No-flange option for window replacement in an existing framed opening.
- Insert option for window replacement in an existing window frame.

#### Glass

Glazing bead and silicone provide superior weathertightness and durability.

High-Performance glass options include:

- Low-E SmartSun™ glass
- Low-E SmartSun HeatLock® glass
- Low-E glass
- Low-E HeatLock glass
- Low-E Sun™ glass
- Clear dual-pane glass

Tempered glass and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction and simplifies finishing at the jobsite.

#### Patterned Glass

Patterned glass options are available. See page 12 for more details.

#### Performance Grade Upgrades

Optional performance grade upgrades are now available for select sizes allowing units to achieve PG50. Performance Grade (PG) Ratings are more comprehensive than Design Pressure (DP) Ratings for measuring product performance. Choosing the PG50 Upgrade does not change the appearance of the unit.

### EXTERIOR COLORS



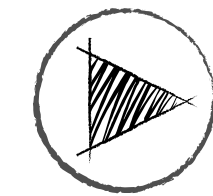
### INTERIOR COLORS



\* Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.

\*\* Products with dark bronze, black and Sandtone interiors have matching exteriors.

Printing limitations prevent exact duplications of colors. See your Andersen supplier for actual color samples. Dimensions in parentheses are in millimeters.



FORWARD

DESIGN BUILD REMODEL

6087 Jackson Rd. Suite 100  
Ann Arbor, MI 48103  
P 734-761-8403  
F 734-761-8419  
[www.planforward.net](http://www.planforward.net)

### CONSTRUCTION DOCUMENTS

DARLAND.SHERBECK

Allison Darland & John Sherbeck  
1117 W Washington St  
Ann Arbor, MI 48103

4/21/2021

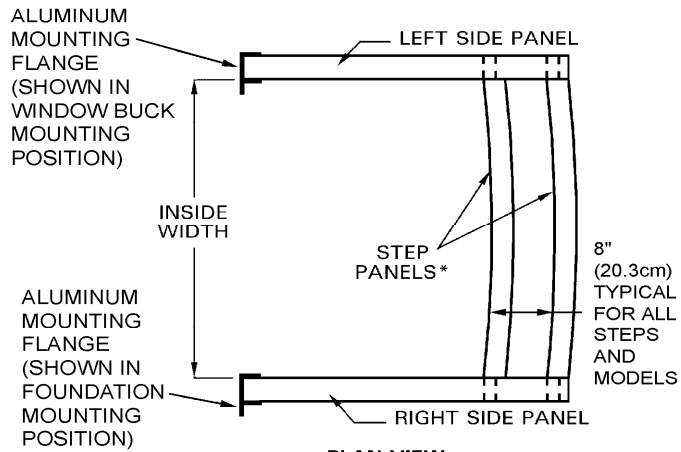
SHEET TITLE

WINDOW SPECS



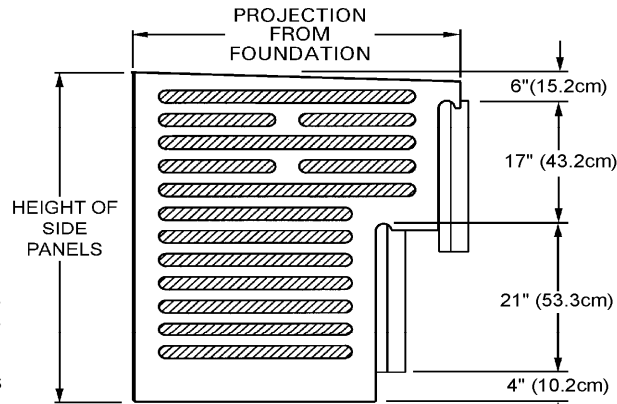
## SCAPEWEL<sup>®</sup> Window Well Standard Sizes and Dimensions

ScapeWEL is supplied for wall mount installation and can be modified in the field for buck mount installation.

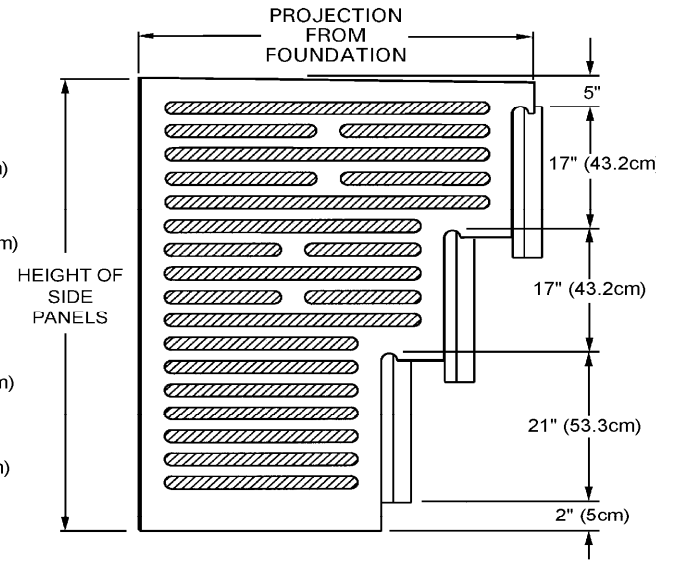


**PLAN VIEW**

\* TWO-TIER MODEL SHOWN



**SIDE VIEW  
2-TIERED MODELS**



**SIDE VIEW  
3-TIERED MODELS**

Model	Number of Tiers	Inside Width		Projection from Foundation		Height* of Side Panels				Extension Model Number	Maxium Width of Opening			
						Standard		with Extension			Wall Mount		Buck Mount	
		inches	cm	inches	cm	inches	cm	inches	cm		inches	cm	inches	cm
4048-42	2	42	106.7	41	104.1	48	121.9	X	X	X	42	106.7	38	96.5
4048-54	2	54	137.2	41	104.1	48	121.9	X	X	X	54	137.2	50	127
4048-66	2	66	167.6	41	104.1	48	121.9	X	X	X	66	167.6	62	157.5
4862-42	3	42	106.7	49	124.5	62	157.5	81	205.7	3019-42	42	106.7	38	96.5
4862-54	3	54	137.2	49	124.5	62	157.5	81	205.7	3019-54	54	137.2	50	127
4862-66	3	66	167.6	49	124.5	62	157.5	81	205.7	3019-66	66	167.6	62	157.5

\*Side panels must extend 4" (10.2cm) above grade level and 3-1/2" (8.9cm) below the window sill.

Note: The distance from the outside of the foundation wall to the inside face of the first step is 30" (76.2cm) as shown in the detail above