

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 215 N. Division Street, Application Number HDC15-241

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: January 14, 2016

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, January 11, 2016

OWNER	APPLICANT
Name: Hanna Realty, LLC	Lewis Greenspoon Architects LLC
Address: 26484 Mandalay Court	440 S. Main Street, Suite 2
	Ann Arbor, MI
Phone: (248) 504-9932	(734) 786-3757

BACKGROUND: This two-story Queen Ann's first occupant was Woodson T. Wills, a conductor for the Ann Arbor Railroad, and his wife Nina B., who are listed in the 1902 Polk Directory as renters. It features a cut-stone foundation, pedimented front porch, a bay window and decorative brackets on the street-facing elevation, and fish-scale shingles in the gable ends and on the side dormers and porch pediment.

LOCATION: The site is located on the west side N. Division Street, north of Ann Street and south of Catherine.

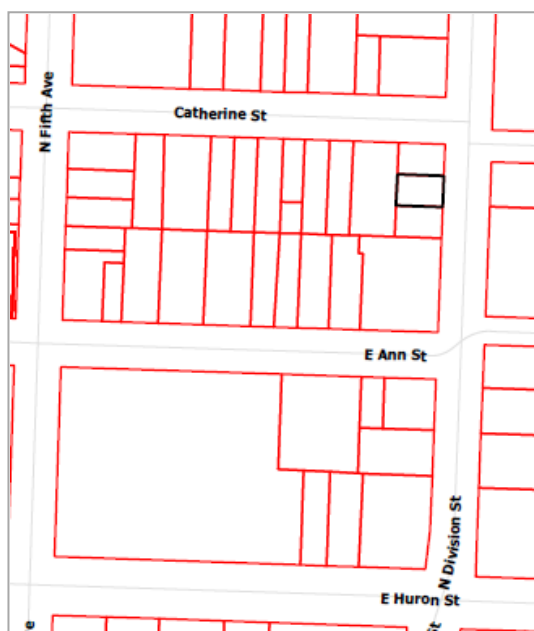
APPLICATION: The applicant seeks HDC approval to install a basement egress window and well in place of an existing basement window, near the rear of the west elevation. Removal and replacement of existing steps will accommodate access to the proposed window well.

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 house is a rental duplex with a two-bedroom apartment on the first floor, and a four-bedroom apartment on the second and third floors. The property owner desires to finish a room in the basement as a third bedroom for the lower apartment, which will require the installation of an egress window. The size of the lot prohibits an addition on the back (the backyard is only around 8' deep). The basement egress window would replace an existing nine-lite window on the west elevation that is assumed to be original or from the period of significance for the historic district (pre-1944). The existing window is 36" x 44" and has a 36" x 16" shallow window well. The egress window is 36" x 54" and matches the width of the existing window. The egress window swings inward. The well is construction of concrete masonry units and projects out 36" from the face of the window, is 30" deep and 36" wide.
2. The house has one other basement window, located on the center of the south elevation. It is not a candidate for egress since a window well would interfere with the driveway. The proposed egress window location, on the rear elevation between the garage and the back porch, requires that the steps to the non-original back porch be rotated to face west instead of south. A drawing is provided showing the new wood stair and wood railing, of an appropriate simple design.

3. Landscape timbers along the driveway near the street are proposed to be anchored in place to prevent cars from parking in the front yard. This work is appropriate and appreciated. Staff's proposed motion conditions the issuance of permits on this work's completion.
4. Staff feels that the proposed egress window is appropriately located, and the new stairs will be an improvement over the current concrete ones.

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 215 N. Division Street, a contributing property in the Old Fourth Ward Historic District, to add a driveway barrier and basement egress window, and relocate rear stairs, on the condition that the proposed barrier is secured along the driveway near the street prior to the issuance of building permits. 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.

ATTACHMENTS: survey sheet, application, drawings.

215 N. Division (September 2014, courtesy of Google streetview)





H0015-241

**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: 215 North Division

Historic District: Old Fourth Ward

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

Hanna Realty, LLC (Ali Ozbeki)

Address of Property Owner: 26484 Mandalay Court

Daytime Phone and E-mail of Property Owner: (248) 504-9932 ali_ozbeki@yahoo.com

Signature of Property Owner: Ali Ozbeki Date: 12/17/15

Section 2: Applicant Information

Name of Applicant: Lewis Greenspoon Architects LLC (David Lewis)

Address of Applicant: 440 South Main Street, suite 2 - Ann Arbor, MI 48104

Daytime Phone: (734) 786 - 3757 Fax: ()

E-mail: dlewis@lg-architects.com

Applicant's Relationship to Property: owner architect contractor other

Signature of applicant: David Lewis Date: 14 Dec. 2015

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 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: AD

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

1. Provide a brief summary of proposed changes. _____

Replacing existing basement window (36" wide x 44" tall) with new window
(36" wide x 54" tall) to comply with egress requirements for proposed
basement bedroom.

2. Provide a description of existing conditions. _____

Existing window is an in-swing awning, 36" wide x 44" tall, with 9 lites (3 x 3).

3. What are the reasons for the proposed changes? _____

To comply with egress requirements for a proposed bedroom in the 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: 12/18/15 Application to _____ Staff or HDC

Project No.: HDC 15-241 Fee Paid: \$125 -

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ HDC NTP _____ Staff COA

Comments:



FRONT FACADE (east)

215 North Division Street - Ann Arbor
Lewis Greenspoon Architects
18 Dec. '15



NORTH AND EAST



SOUTH AND EAST



REAR FACADE (west)

215 North Division Street - Ann Arbor
Lewis Greenspoon Architects
18 Dec. '15



REAR FACADE (partial)



DETAIL OF BASEMENT WINDOW

215 North Division Street - Ann Arbor
Lewis Greenspoon Architects
18 Dec. '15



DETAIL OF BASEMENT WINDOW

215 North Division Street - Ann Arbor
Lewis Greenspoon Architects
18 Dec. '15

DIVISION STREET

existing barrier (to prevent parking in front of house) to be secured into the ground

44'

shared driveway

66'

66'

non-original garage

up

existing retaining wall (21")

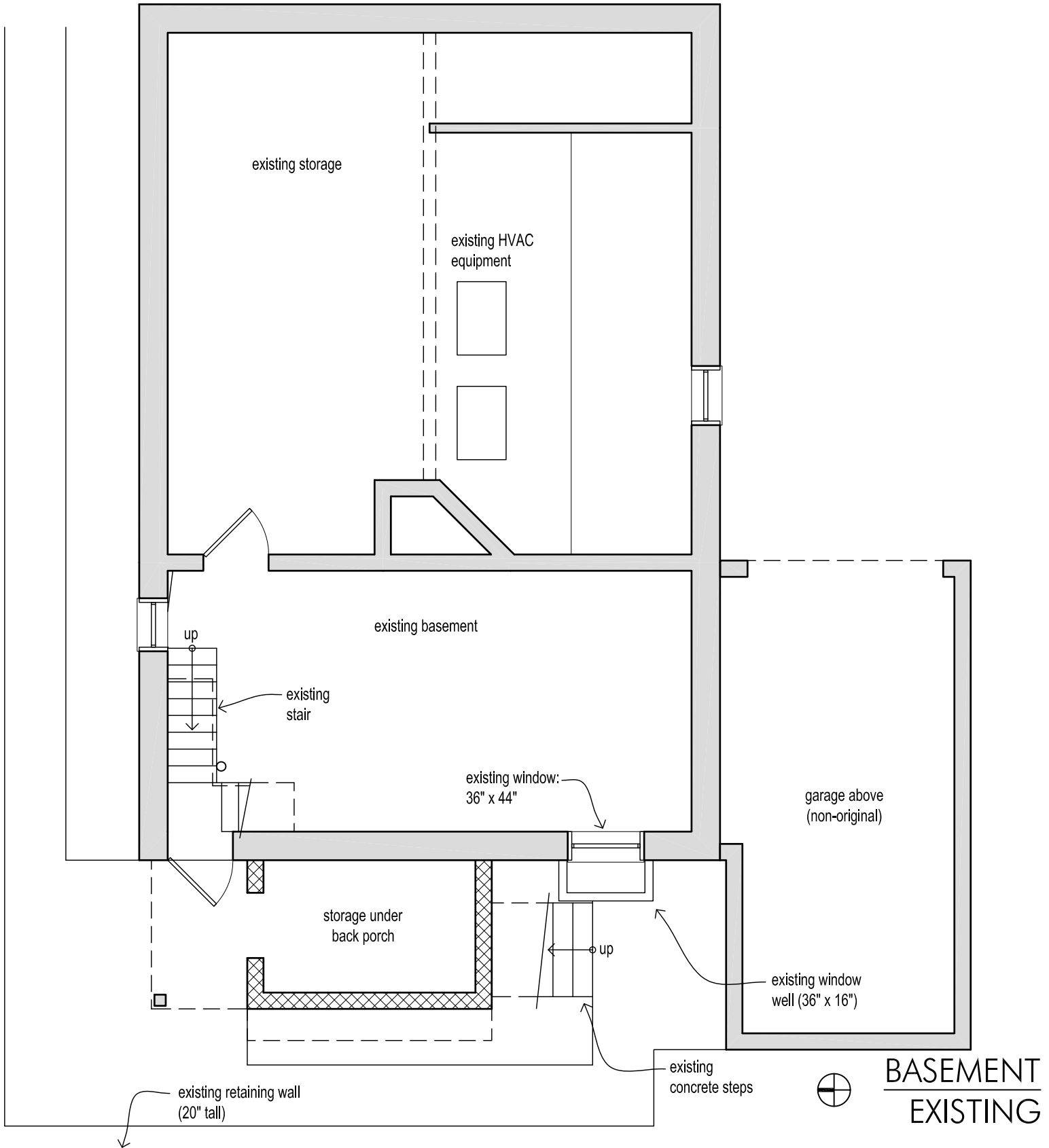
44'

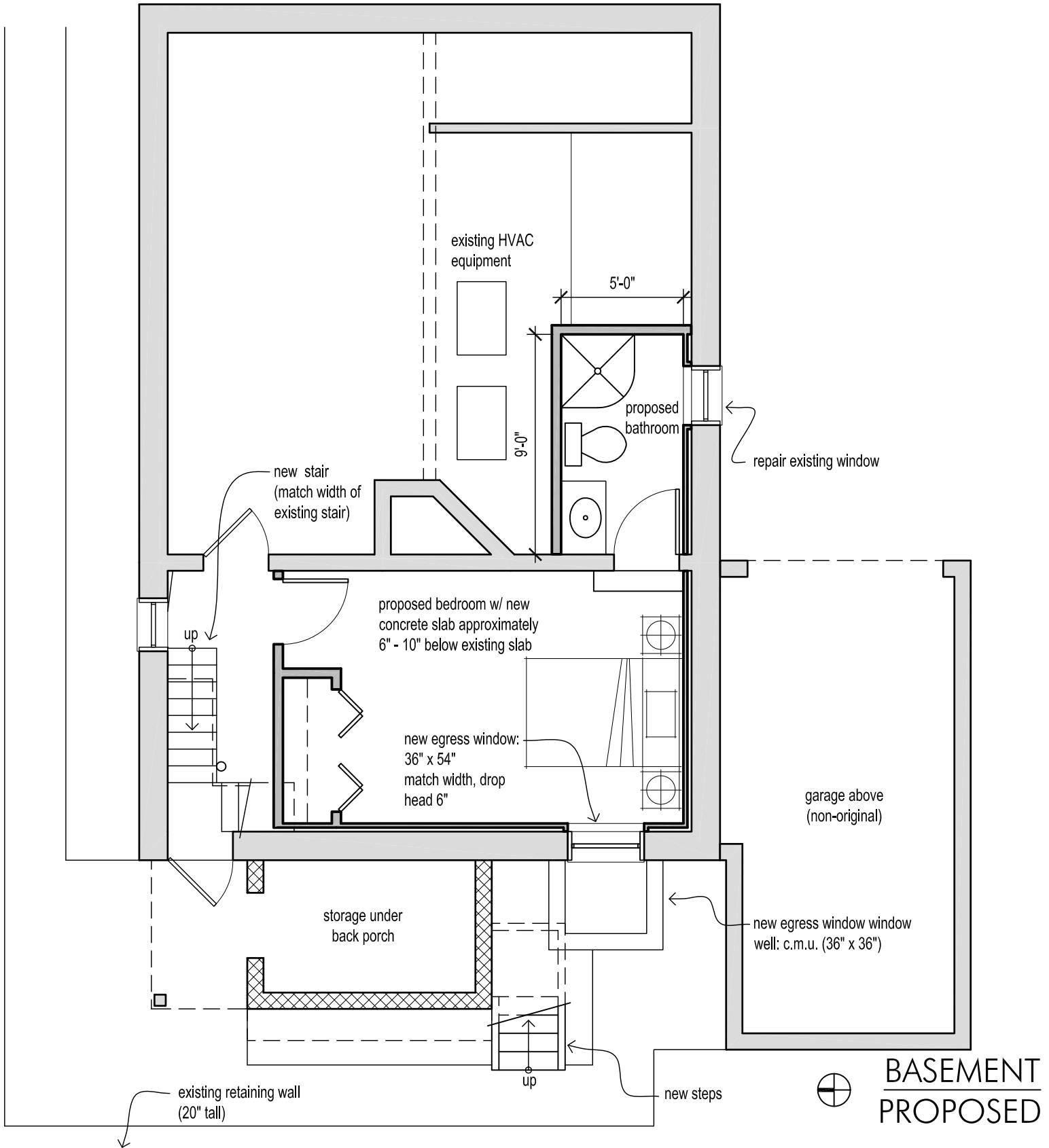
Note: property lines and house location are approximate on site plan



SITE PLAN
EXISTING

215 North Division Street - Ann Arbor
Lewis Greenspoon Architects
18 Dec. '15 1" = 10'-0"





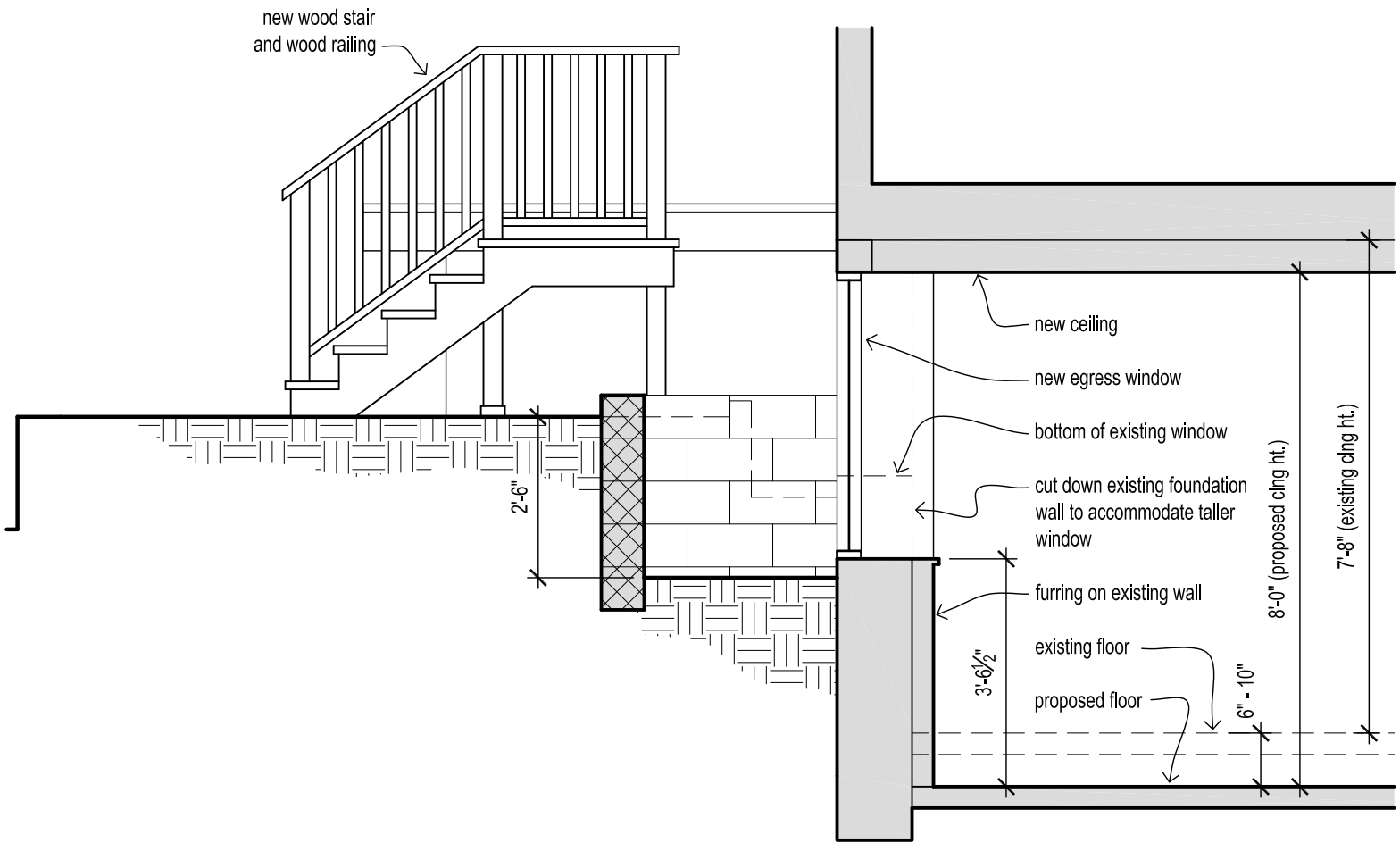


remove existing steps and replace with new (to allow for egress window well)

new window: 36" x 54" replaces existing window 36" x 44"

PROPOSED WINDOW

215 North Division Street - Ann Arbor
Lewis Greenspoon Architects
18 Dec. '15



SECTION THROUGH WINDOW PROPOSED



Home » Windows » Siteline Wood » Casement » Siteline Wood Casement Window

SITELINE WOOD CASEMENT WINDOW



[Product Overview](#)

[Design Options](#)

[Glass Options](#)

[Build & Installation](#)

[Tech Documents](#)

Built from AuraLast® Wood (Pine) - The Wood That Does Not Rot. Other species include Alder and Douglas Fir. Other options include 22 clad colors, grilles, and ENERGY STAR®.

FEATURES

- **Custom Capabilities:** size, shape, glass, grille design
- **Exterior Clad Color Options:** 9 standard colors, 13 optional colors and 7 anodized clad exterior colors
- **Exterior Wood Options:** Natural or Primed AuraLast Pine
- **Interior Wood Species:** natural or primed AuraLast pine, douglas fir, alder
- **Interior Finishes:** 9 standard wood interior finishes

- **Trim Options:** exterior clad and wood trim profiles, interior wood trim profiles
- **Glass Options:** Low-E 366 and Neat standard with energy efficient, protective, textured, tinted options available
- **Hardware Options:** 9 window hardware finishes options - as well as optional factory installed Window Opening Control Device (WOCD)
- **Maintenance Level:** moderate
- **Project Type:** new construction and replacement
- **ENERGY STAR® Certified Options:** yes
- **Sustainable Solutions:** AuraLast® Wood (pine) is standard. Two wood-source certification options are available on AuraLast® Wood: Sustainable Forestry Initiative® (SFI) or Forest Stewardship Council™ (FSC®).
- **Warranty:** 20 year general warranty & lifetime limited warranty against rot and termites

SIZING

Elevations - Siteline - Clad Awning - Standard Sizing

Elevations - Siteline - Clad Casement - Standard Sizing

Elevations - Siteline - Clad DH - Standard Sizing

Elevations - Siteline - Clad Direct Set - Standard Sizing

Elevations - Siteline - Clad InSwing Patio Door - Standard Sizing

Elevations - Siteline - Clad OutSwing Patio Door - Standard Sizing

Elevations - Siteline - Clad Sliding Patio Door - Standard Sizing

Elevations - Siteline - Wood Awning - Standard Sizing

Elevations - Siteline - Wood Casement - Standard Sizing

Elevations - Siteline - Wood Double Hung - Standard Sizing

Elevations - Siteline - Wood InSwing Patio Door - Standard Sizing

Elevations - Siteline - Wood OutSwing Patio Door - Standard Sizing

Elevations - Siteline - Wood Sliding Patio Door - Standard Sizing

Elevations / Sections - Siteline - Clad Awning - ADM

Elevations / Sections - Siteline - Clad Casement - ADM

Elevations / Sections - Siteline - Clad Direct Set - ADM

Elevations / Sections - Siteline - Clad Direct Set - Standard Sizing

Elevations / Sections - Siteline - Clad Double Hung - ADM

Elevations / Sections - Siteline - Wood Awning - ADM

Elevations / Sections - Siteline - Wood Casement - ADM

Elevations / Sections - Siteline - Wood Double Hung - ADM

More Technical Documents

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