

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 511 Elizabeth Street, Application Number HDC17-195

**DISTRICT:** Old Fourth Ward Historic District

**REPORT DATE:** October 12, 2017

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

**REVIEW COMMITTEE DATE:** Monday, October 9, 2017

#### OWNER

**Name:** Karen Frederick  
**Address:** 511 Elizabeth  
 Ann Arbor, MI 48103  
**Phone:** (248)790-0712

#### APPLICANT

**Name:** Joe Gailunas  
**Address:** 416 W William  
 Ann Arbor, MI 48103  
**Phone:** (734) 635-6709

**BACKGROUND:** This 1 ¾ story gable-fronter appears on an 1869 map, and the 1872 Cole & Keatings City Directory as the home of C.O. Willis, a carpenter, and borders J.B. and J. W. Willis, also carpenters. The house features wide-board trim beneath the eaves, a full-width masonry front porch with tapered square columns and six-over-one windows.

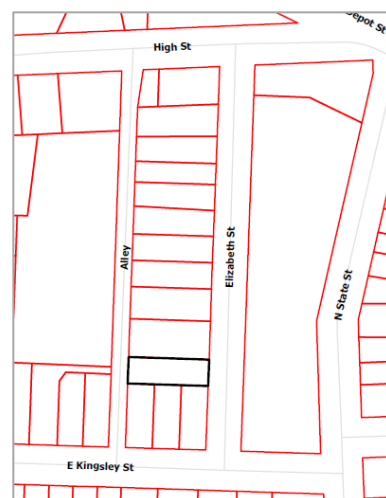
**LOCATION:** The site is located on the west side Elizabeth Street, north of East Kingsley Street and south of High Street.

**APPLICATION:** The applicant seeks HDC approval to enlarge a basement window and install a wider and taller egress window.

#### 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.

**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**

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.

Removing or radically changing a window that is important in defining the overall historic character of the property.

**Safety Codes**

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

**STAFF FINDINGS:**

1. This well-maintained house is a single-family rental with few alterations to the historic part of the house. It has a rental certificate for six occupants in five bedrooms. The owner desires to make a finished room in the basement into a sixth bedroom. The occupancy

(six maximum) of the house would not change.

2. A basement window on the north elevation of the house, in front of the brick chimney, is proposed to be enlarged from a 31" wide and 21" tall masonry opening to a 36" wide by 55" tall opening. About 36" of the window would be below grade. A window well would be made of 6" by 8" landscape timbers. The drawing and a photo of a similar well indicate a base of 36" by 36" and a top opening of 40" by 40".
3. The replacement of the window to the west, behind the non-original chimney, would be more appropriate than this one near the front of the house, though it would be only marginally less visible. Any conversion of the basement to sleeping space will require the expansion of a historic window opening. Staff believes the north side of the house is marginally less visible than the south side, and therefore better suited to an egress window.

**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 511 Elizabeth Street, a contributing property in the Old Fourth Ward Historic District, to replace two rear windows with larger rear windows, 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 2, 9 and 10 and the guidelines for windows, neighborhood setting, and health and safety.

**ATTACHMENTS:** application, photos, drawings

511 Elizabeth (September 2014, ©Google streetview)





# 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 [ithacher@a2gov.org](mailto:ithacher@a2gov.org)  
 Fax: 734.994.8460

APPLICATION MUST BE FILLED OUT COMPLETELY

OFFICE USE ONLY	
Permit Number	HDC# <u>17-195</u>
	BLDG# _____
CITY OF ANN ARBOR RECEIVED SEP 22 2017	
PLANNING & DEVELOPMENT SERVICES	

PROPERTY LOCATION/OWNER INFORMATION			
NAME OF PROPERTY OWNER <u>KAREN FREDERICK</u>		HISTORIC DISTRICT <u>OLD 4TH WD</u>	
PROPERTY ADDRESS <u>511 ELIZABETH</u>			CITY <u>ANN ARBOR</u>
ZIP CODE <u>48104</u>	DAYTIME PHONE NUMBER <u>(248) 790-0712</u>	EMAIL ADDRESS <u>KFC@TEAMBUILDING.COM</u>	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) <u>617 TOTTEN HAM RD BIRMINGHAM MI 48009</u>			STATE, ZIP

PROPERTY OWNER'S SIGNATURE		
SIGN HERE	PRINT NAME <u>Karen Frederick</u>	DATE <u>21 Sept 17</u>

APPLICANT INFORMATION			
NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) <u>JOE GAILUNAS</u>			
ADDRESS OF APPLICANT <u>416 W WILLIAM</u>			CITY <u>ANN ARBOR</u>
STATE <u>MI</u>	ZIP CODE <u>48103</u>	PHONE / CELL # <u>(734) 1635 6709</u>	FAX No <u>(734) 662 2187</u>
EMAIL ADDRESS <u>GAILUNAS@COMCAST.NET</u>			

APPLICANT'S SIGNATURE (if different from Property Owner)		
SIGN HERE	PRINT NAME <u>X JOSEPH J GAILUNAS</u>	DATE <u>21 Sept 17</u>

BUILDING USE - CHECK ALL THAT APPLY					
<input checked="" type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input checked="" 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). <u>INSTALL EGRESS WINDOW IN FINISHED BASEMENT ROOM TO MEET EGRESS, LIGHT, VENTILATION CODES</u>

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:
<u>BASEMENT ROOM IS FINISHED - BUT LACKS PROPER EGRESS, LIGHT + VENTILATION.</u>

For Further Assistance With Required Attachments, please visit [www.a2gov.org/hdc](http://www.a2gov.org/hdc)



# HISTORIC DISTRICT COMMISSION APPLICATION

## FEE CHART

DESCRIPTION	
<b>STAFF REVIEW FEES</b>	
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
<b>HISTORIC DISTRICT COMMISSION FEES</b>	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
<b>RESIDENTIAL – Single and 2-story Structure</b>	
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
<b>COMMERCIAL – includes multi-family (3 or more unit) structures</b>	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
<b>DEMOLITION and RELOCATION</b>	
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

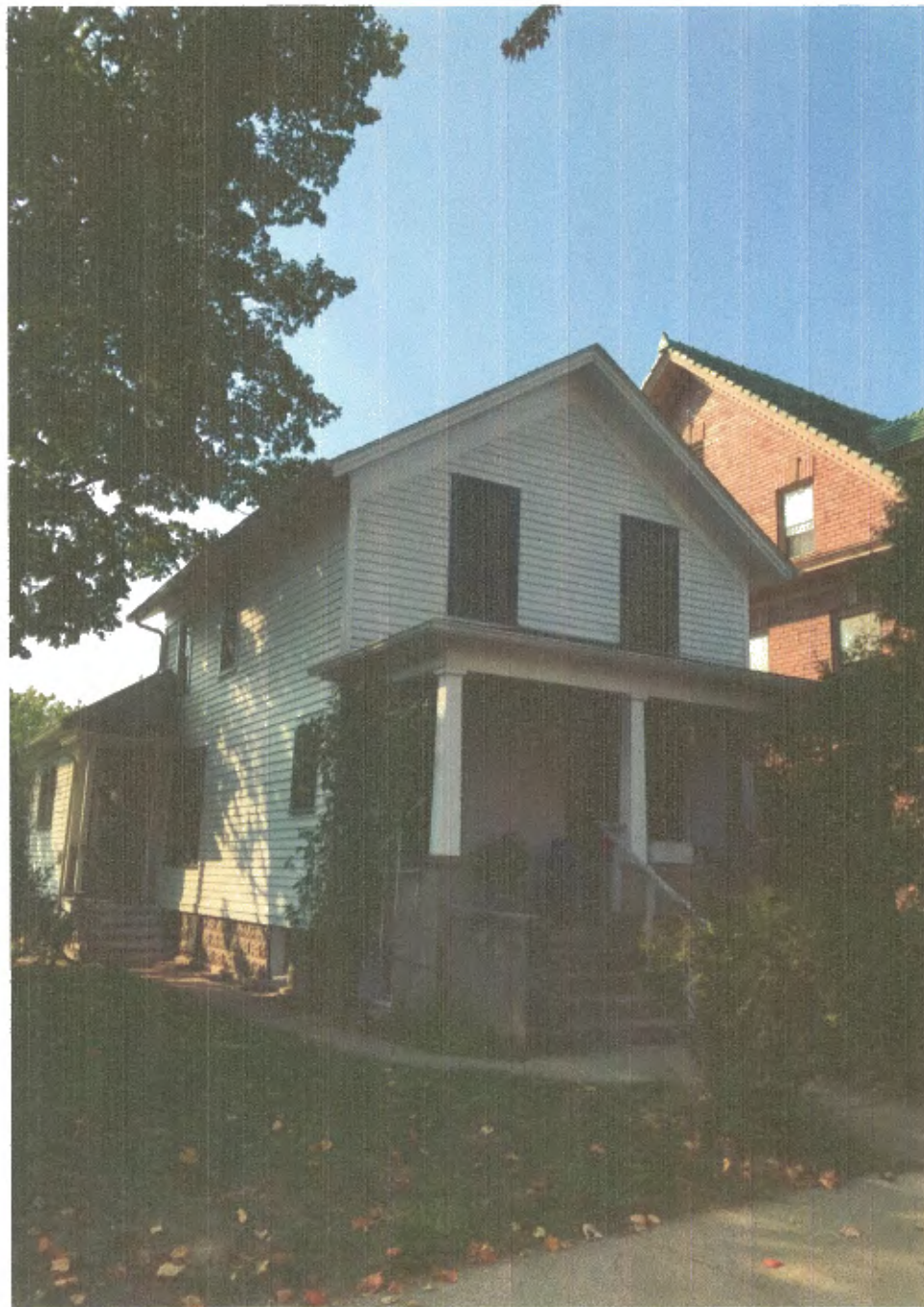
Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/>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

























# CASEMENT & AWNING WINDOWS

**Table of Casement and Transom Window Sizes**

Scale 1/8" (3) = 1'-0" (305) - 1:96

Window Dimension	1'-5"	1'-8 1/2"	2'-0 1/8"	2'-4 3/8"	2'-7 1/2"	2'-11 15/16"	2'-9 3/4"	3'-4 3/4"	4
Minimum Rough Opening	1'-5 1/2" (445)	1'-9" (533)	2'-0 5/8" (625)	2'-4 7/8" (733)	2'-8" (813)	3'-0 1/2" (927)	2'-10 1/4" (870)	3'-5 1/4" (1048)	4'- (1118)
Unobstructed Glass (casement, single sash only)	12 5/8" (321)	16 1/8" (410)	19 3/4" (502)	24" (610)	27 1/8" (689)	31 9/16" (802)	12 5/8" (321)	16 1/8" (410)	18 1/2" (467)
Unobstructed Glass (transom, single sash only)	12 3/16" (310)	15 11/16" (398)	19 5/16" (491)	23 9/16" (599)	26 11/16" (678)	31 1/8" (791)	28 15/16" (735)	35 15/16" (913)	43 (1103)

**CUSTOM WIDTHS - 1'-5" to 7'-0 5/8"**

Width	CTR1510	CTR1810	CTR2010	CTR2410	CTR2810	CTR3010	CTR2910	CTR3410	CTR
1'-0" (305)									
1'-0 1/2" (318)									
7'-0 5/8" (183)									

**CUSTOM WIDTHS - 1'-5" to 2'-11 15/16"**

**CUSTOM HEIGHTS - 2'-0 1/8" to 5'-11 7/8"**

Window Dimension	CR12	CN12	C12	CW12*	CX12	CXW12	CR22	CN22	C2
2'-0 1/8" (613)									
2'-4 3/8" (721)									
2'-11 15/16" (913)									
3'-4 13/16" (1037)									
4'-0" (1219)									
4'-4 13/16" (1341)									
4'-11 7/8" (1521)									
5'-4 13/16" (1646)									
5'-11 7/8" (1826)									

\* "Window Dimension" always refers to outside frame to frame dimension.  
 \*\* "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See page 285 for more details.  
 † Dimensions in parentheses are in millimeters.  
 ‡ Meet or exceed clear opening area of 5.7 sq. ft. or 0.53 m<sup>2</sup>, clear opening width of 20" (508) and clear opening height of 24" (610) with appropriate hardware, straight or split arm operator, s  
 \* Meet clear opening width of 20" (508) using sill hinge control bracket with split arm operator specified (bracket can be pivoted for cleaning position) and meet clear opening width of 22" (559)  
 \*\* Available with straight arm operators only.



**511 Elizabeth      27 Sept 2017**

The existing basement room is current finished, but lacks proper egress to be habitable.

It was finished by the previous owners, when it was owner occupied, and was used as a sleeping room by the large extended family that formerly owned the house.

The current owner would like to use it as a sleeping room.

**\*\*There would be no increase in occupancy.\*\*** It will only allow the room to be used safely by the existing number of tenants that rent the house.

Joe Gailunas  
734 635 6709

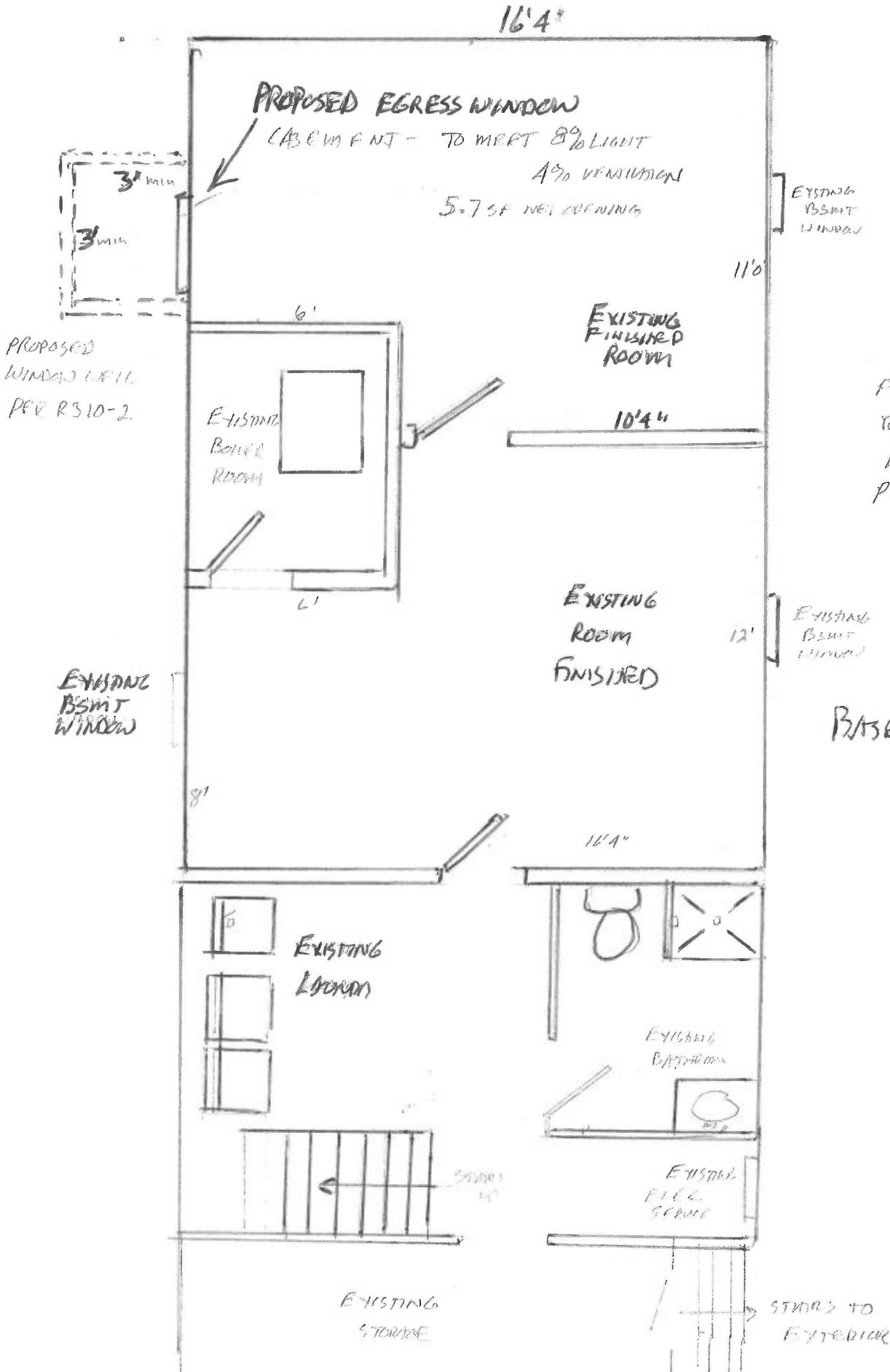


311 ELIZABETH  
ANN ARBOR

BASEMENT

17 SEPT 17

JOE GALUMAS  
734 625 6709



SCOPE OF WORK

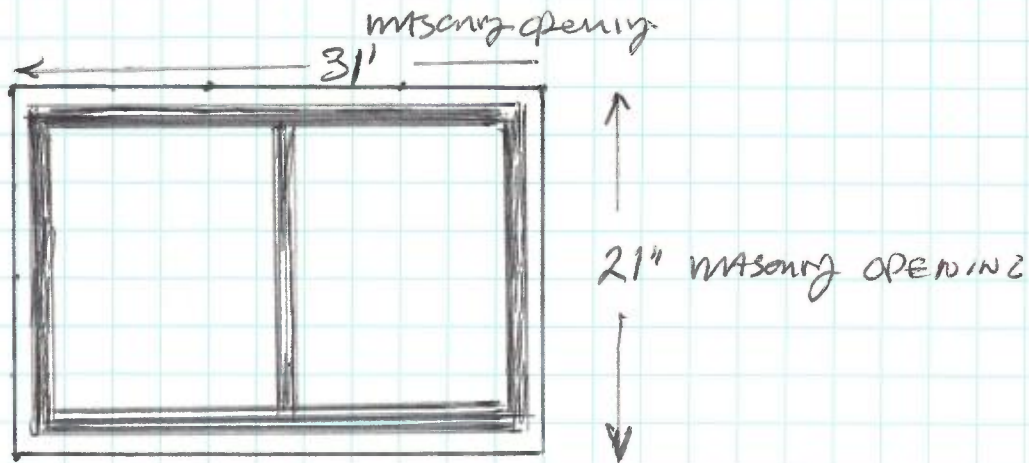
- INSTALL EGRESS WINDOW IN EXISTING FINISHED BASEMENT ROOM TO GREAT HABITABLE BEDROOM PER R310.2
- UPGRADE smoke/clo DETAILS PER CODE
- R314-R315

BASEMENT

511 ELIZABETH

27 Sept 17

EXISTING BASEMENT WINDOW  
NORTH Side of House - front



PROPOSED NEW WINDOW IS ANDERSEN CASEMENT  
CWX 155 400 SERIES  
3'0" WIDE  
5'4<sup>13</sup>/<sub>16</sub>" TALL

WHITE CLAD EXTERIOR.

WE WILL NEED TO WIDEN THE MASONRY  
OPENING FROM 31" TO ~38"

THE NEW WINDOW WILL EXTEND ABOUT 36"  
BELOW GRADE.

WINDOW WELL TO BE CONSTRUCTED OF 6"x8"  
LANDSCAPE TIMBERS (PICTURE OF SIMILAR WELL  
WELL INCLUDED  
WINDOW WELL CAN BE STAINED TO EARTH TONE

511 ELIZABETH

EXISTING WINDOW





511 ELIZABETH  
EXISTING BRICK WINDOW



511 ELIZABETH  
EXISTING BASEMENT WINDOW





511 ELIZABETH -

PROPOSED WINDOW WELL

Picture of Similar style window well on ANOTHER HOUSE

(THIS IS NOT 511 ELIZABETH)



Base of window well to be 36" x 36" min  
OPENING AT TOP of window well to be  
40" x 40"

WOOD IS ~~6~~ 6" thick



Joe Gailunas  
734 635 6709

This is NOT PART of this Project  
JUST WANTED TO SHOW YOU THE QUALITY OF MASONRY/Remodeling  
work that we can do

This is 110 N INGALLS PORCH THAT WAS  
Rebuilt last year

