

ANN ARBOR HISTORIC DISTRICT COMMISSION**Staff Report****ADDRESS:** 336 S. Division Street, Application Number HDC22-1147**DISTRICT:** Old Fourth Ward Historic District**REPORT DATE:** August 11, 2022**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator**REVIEW COMMITTEE DATE:** August 8, 2022

	OWNER	APPLICANT
Name:	Zaki Alawi Michigan Rental	Robert Fowler R. Fowler Construction
Address:		5550 Fox Run Saline, MI 48176
Phone:	(734) 260-7215	(734) 476-4851

BACKGROUND: This 2 1/2 story craftsman appears on 1925 Sanborn Fire Insurance Maps, but a different house was located here in 1916. In City Directories, there were no occupants on 1920, which may be when it replaced the earlier house. It features a hipped roof with front-facing and side-facing hipped roof dormers with 3/1 triple windows. The deep eave overhangs have exposed rafter tails. Second floor windows on the original part of the house are 5/1 and cladding on the upper stories is wide lap with mitered corners. The front porch is full-width with lap-sided half-walls with mitered corners and concrete block wingwalls along the front stairs, and thick masonry caps on both. The porch is supported by two large, square, mitered-corner columns that taper. On the first floor front (east) elevation is a shallow triple bay window. There is a prominent chimney on the north side, near the front. The house has a very large two-story addition extruded off the back that was built on top of an original single-story rear wing (for a total of three stories), and its west and north elevations have a variety of fire-escape stairs and decks.

APPLICATION: The applicant seeks HDC approval to construct two basement egress windows with landscape timber wells on the rear elevation of the house.

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

- (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.
- (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 will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property will be unimpaired.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):

Building Site

Recommended: Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserve the historic relationship between a building or buildings, landscape features, and open space.

Retaining the historic relationship between buildings, landscape features, and open space.

Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

Not Recommended: Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the site.

Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building site so that, as a result, the character is diminished.

District or Neighborhood Setting

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

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.

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.

STAFF FINDINGS:

- 1) This house appears to have originally been 22' square, which could have been described as a four-square with craftsman detailing, with a one-story rear wing. There are no windows currently on this basement wall.
- 2) The window wells are drawn as 40" x 56" with a 36" x 36" clear area inside as required by code. Wells are built of 4" landscape timbers, with a drain and egress ladder. Casement windows are 36" wide by 48" tall and are Andersen 400 series vinyl-clad wood. The tops of the windows will be 6" or less above grade, per the applicant.
- 3) The location is appropriate, on the back of the house and not visible from the street. The proposed materials are appropriate, as are the window and well sizes. Staff recommends approval of the application.

MOTION

(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 share their observations at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 336 S Division Street, a contributing property in the Old Fourth Ward Historic District, to construct two timber egress window wells with clad wood windows on the rear elevation, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets *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 building site, windows, and health and safety, as well as the *Ann Arbor Historic District Design Guidelines*.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 336 S Division Street 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

336 S Division (November 2020, courtesy Google Street View)







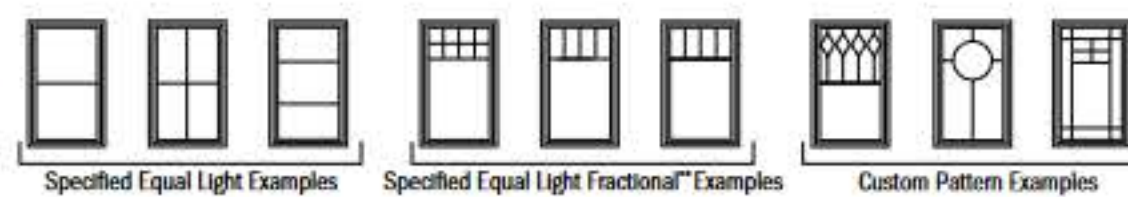
Grille Patterns

	Diamond*	Prairie A	Specified Equal Light with Simulated Meeting Rail	Colonial	Modified Colonial	Modified Colonial with Simulated Meeting Rail	Tall Fractional	Tall Fractional with Simulated Meeting Rail	Short Fractional	Short Fractional with Simulated Meeting Rail	Victorian
Casement											
Awning											
Picture											
Transom											

*Available only in Simulated Divided Light (SDL) configuration and only in 2 1/4" (19) and 1 1/2" (27) widths.

Number of lights and overall pattern varies with window size.

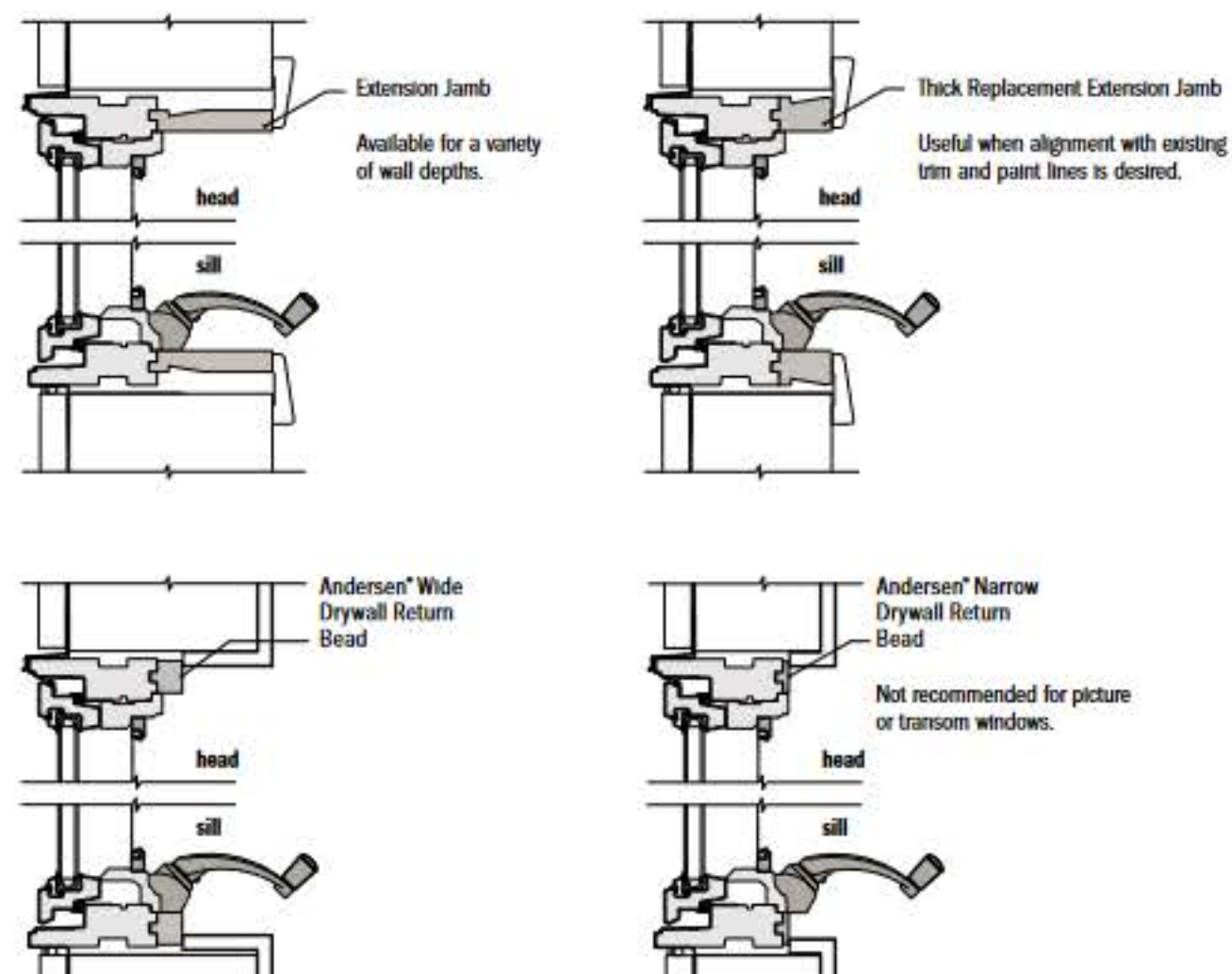
Patterns not available in all configurations. Specified equal light and custom patterns are also available. For more grille options, see page 14 or visit andersonwindows.com/grilles.



**Daylight opening dimensions are available at 8" (203), 10" (254), 12" (305), center and custom dimensions.

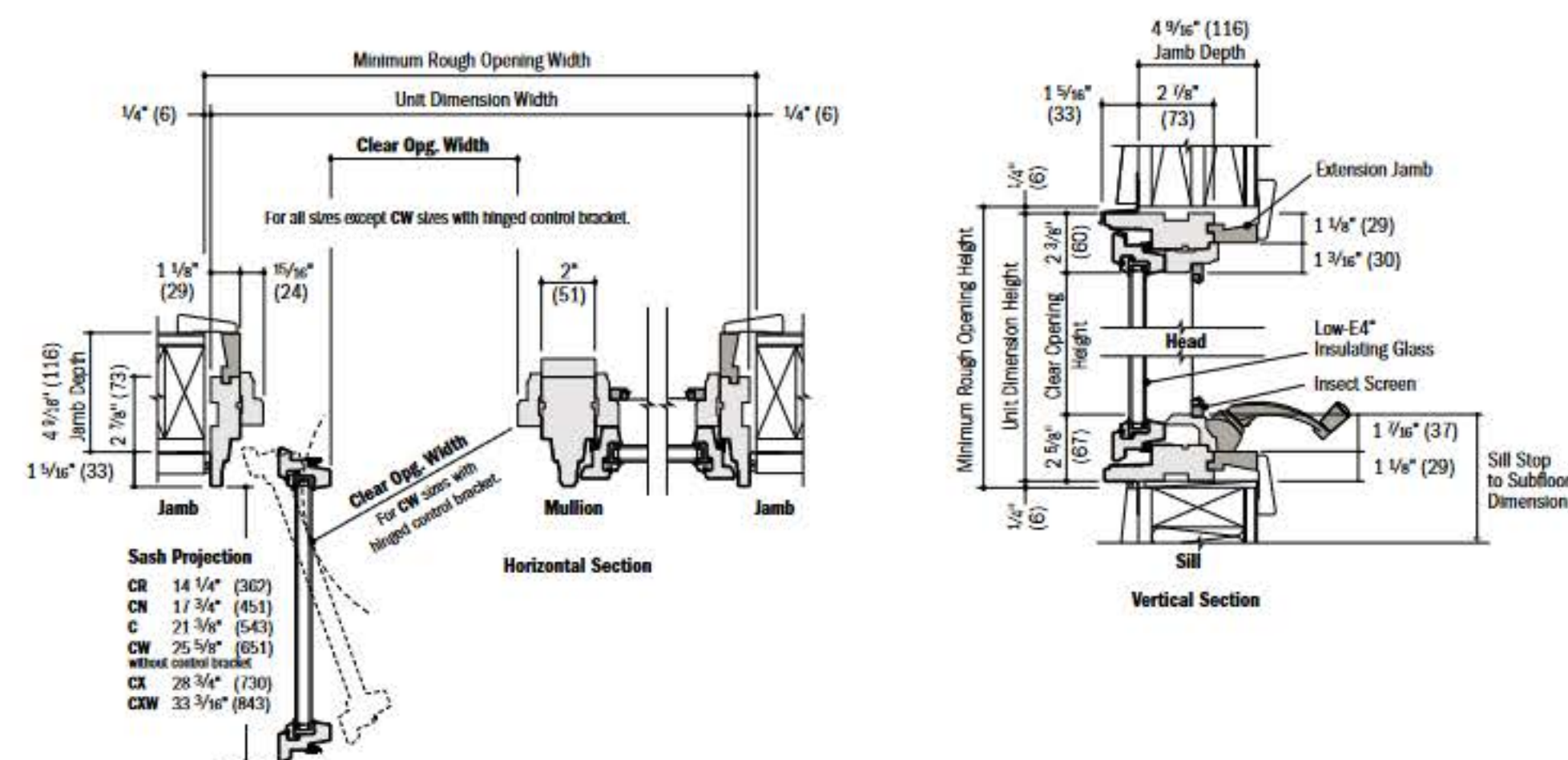
Interior Trim Options

Extension jamb and drywall return bead applications shown. See page 21 for more information.



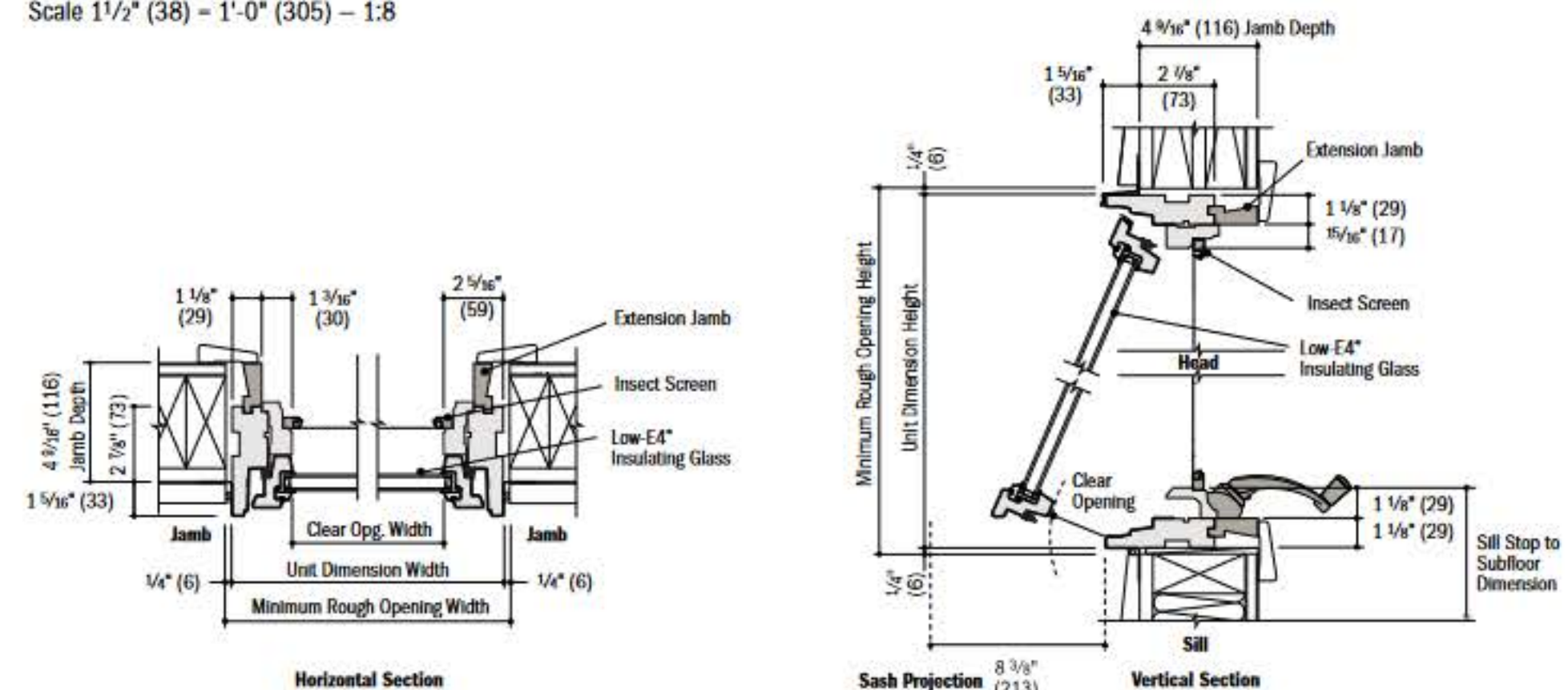
Casement Window Details

Scale 1 1/2" (38) - 1'-0" (305) - 1:8



Awning Window Details

Scale 1 1/2" (38) - 1'-0" (305) - 1:8



APPLICABLE CODES AND LIFE SAFETY INFORMATION SUMMARY

ALL ROOMS WILL MEET CITY OF ANN ARBOR HOUSING CODE.

8% LIGHT

4% VENTILATION

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8% LIGHT

4% VENTILATION

BUILDING CODE: 2015 MICHIGAN RESIDENTIAL CODE

BARRIER FREE: NOT APPLICABLE

OCCUPANCY TYPE : R-3

FIRST FLOOR : 959 GROSS SQUARE FEET

SECOND FLOOR : 950 GROSS SQUARE FEET

THIRD FLOOR: 950 GROSS SQUARE FEET

BASEMENT: 950 GROSS SQUARE FEET

HEIGHT OF BUILDING (PER 502.1) 30'-5"

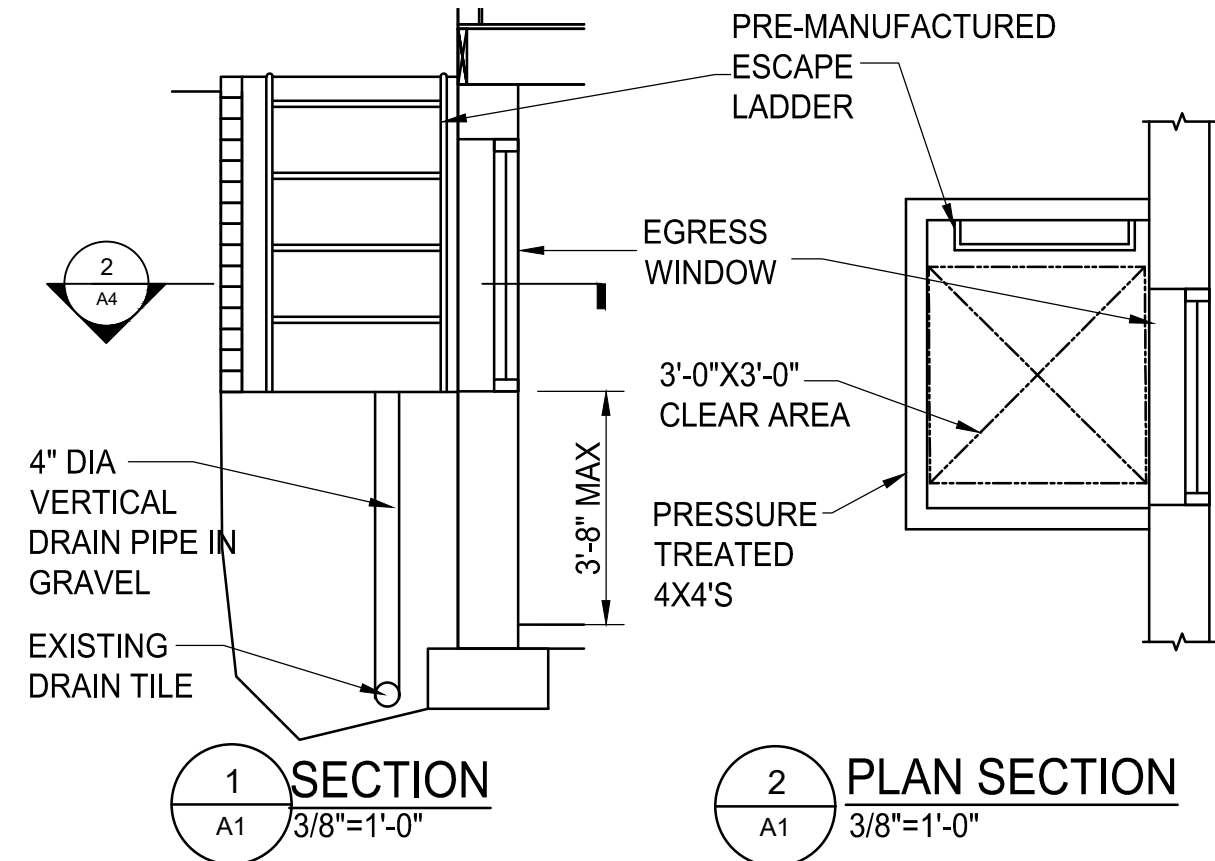
CONSTRUCTION TYPE: TYPE: V-B

FIRE SUPPRESSION: NOT SUPPRESSED

FIRE ALARM: NONE

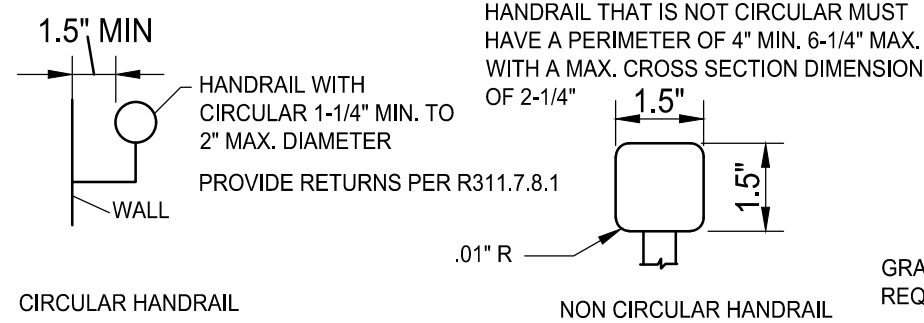
HISTORIC DISTRICT: YES

AREA WELL DETAIL

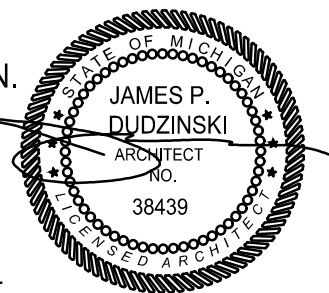
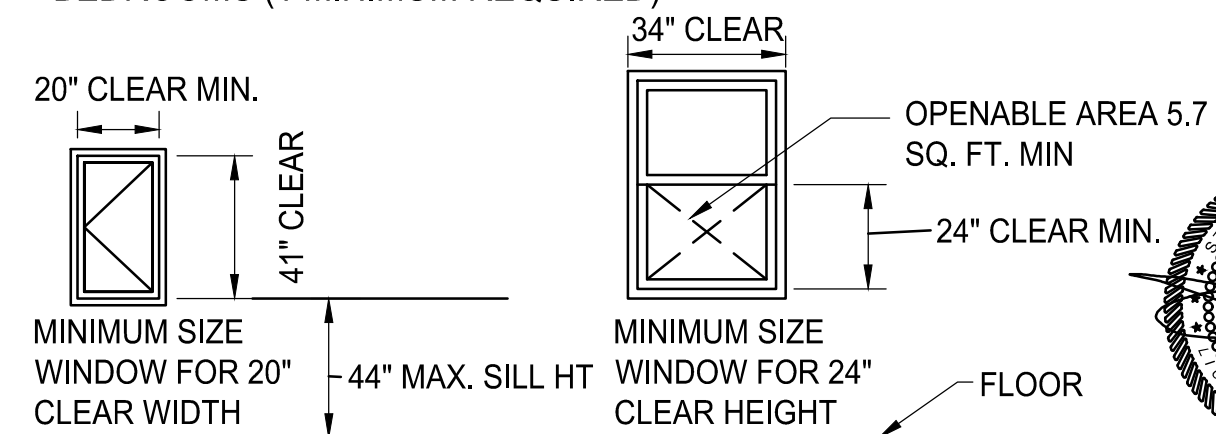


HANDRAILS

HANDRAIL HEIGHT MEASURED FROM NOSING 34" MIN. TO 38" MAX.

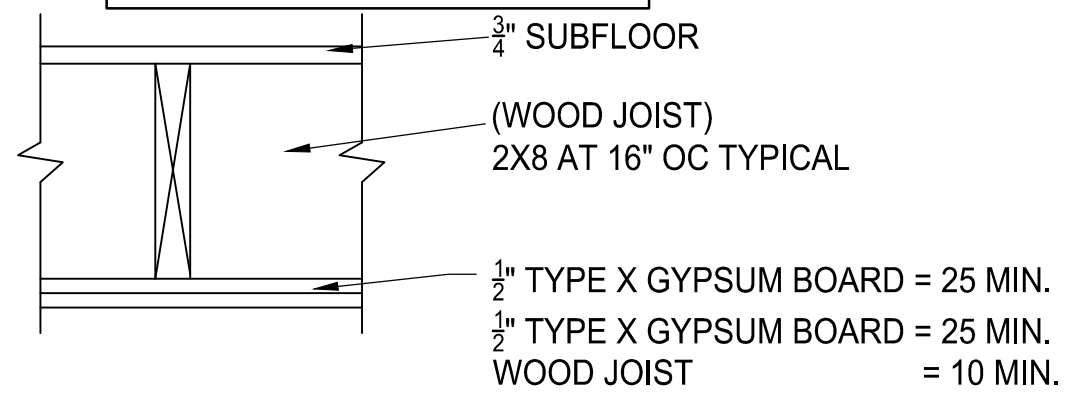


EMERGENCY ESCAPE AND RESCUE WINDOW REQUIREMENTS FOR ALL BEDROOMS (1 MINIMUM REQUIRED)

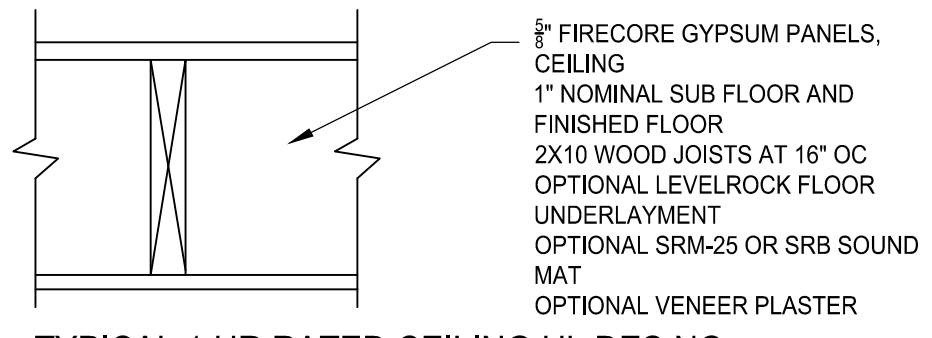


<p>James Dudzinski ARCHITECT 12306 Volpe Sterling Heights, Mi. PH. (586) 864-6930</p>	<p>PROJECT TITLE: RENOVATION</p>	<p>PROJECT LOCATION: 336 S. DIVISION ANN ARBOR, MI</p>	<p>SHEET TITLE: COVER</p>	MARK:	DATE:	ISSUED FOR:	MARK:	DATE:	ISSUED FOR:	<p>SHEET NO: 1 OF 6 A-1</p>
					7/7/22	PERMITS				

USE WITH 2X8 FLOOR JOISTS



USE WITH 2X10 FLOOR JOISTS








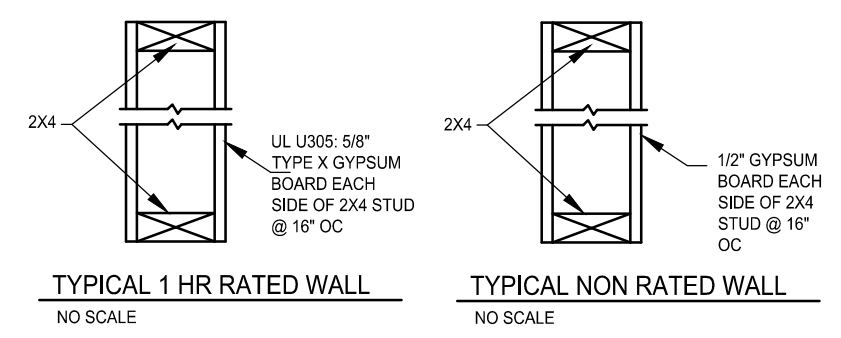
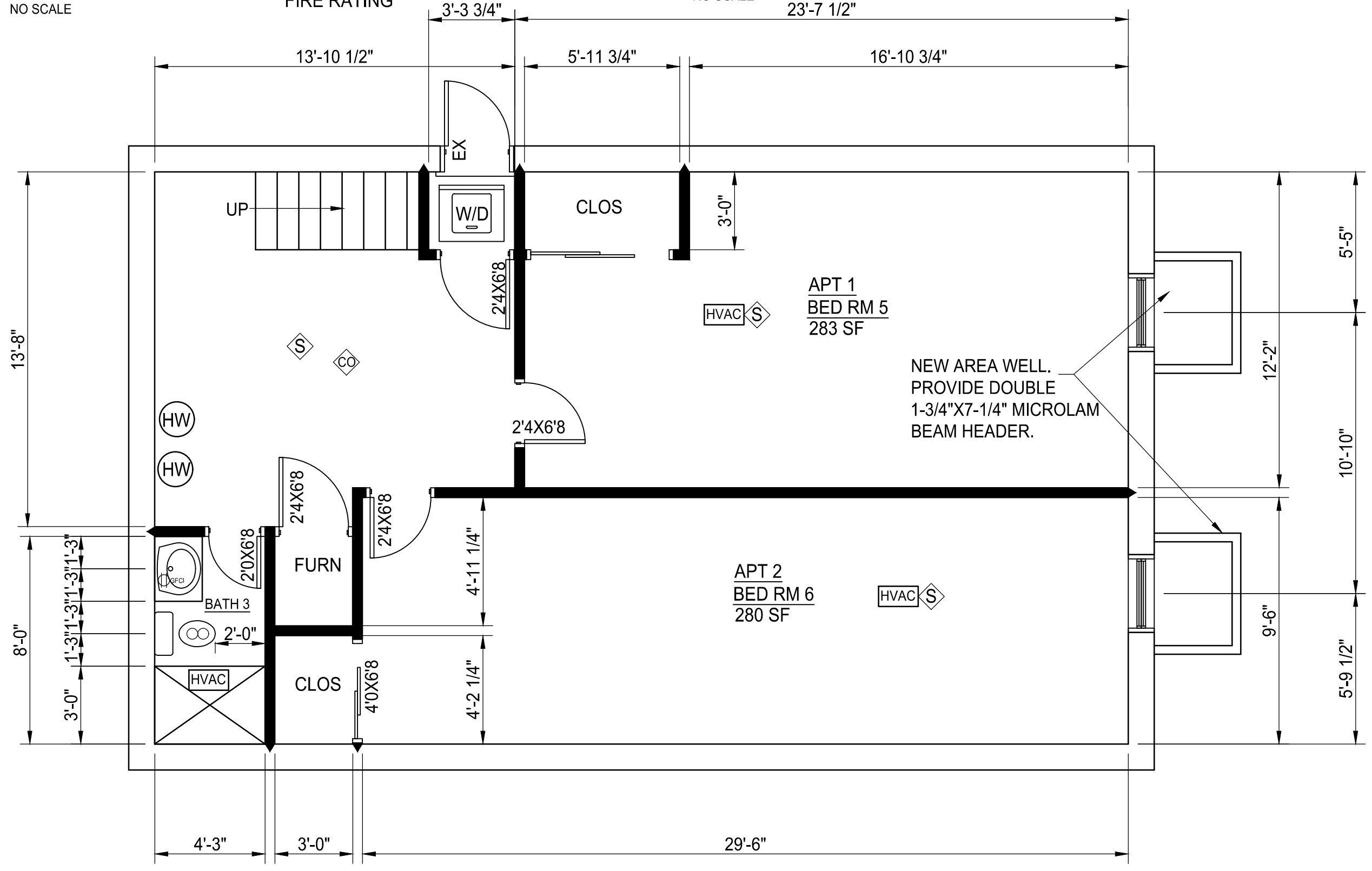
1 HR RATED FLOOR / CEILING CALCULATED
NO SCALE

COMBINED ASSEMBLY FIRE RATING = 60 MIN.

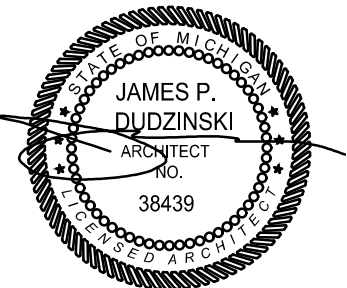
TYPICAL 1 HR RATED CEILING UL DES NO. L501
NO SCALE


NEW WALL 
EXISTING WALL 

-  GROUND FAULT INTERRUPTER
-  SMOKE DETECTOR
-  EXHAUST FAN
-  CARBON MONOXIDE DETECTOR
-  HEATED AND COOLED SPACE PER CODE
- W WASHER
- D DRYER
- W / D STACKABLE WASHER AND DRYER
- EX EXISTING DOOR



ALL BEDROOMS TO HAVE AN EGRESS WINDOW, SEE SHEET A-1 FOR REQUIREMENTS



 James Dudzinski ARCHITECT 12306 Volpe Sterling Heights, Mi. PH. (586) 864-6930	PROJECT TITLE: RENOVATION	PROJECT LOCATION: 336 S DIVISION ANN ARBOR, MI	SHEET TITLE: NEW BASEMENT 1/4"=1'-0"	MARK:	DATE:	ISSUED FOR:	MARK:	DATE:	ISSUED FOR:	SHEET NO: 2 OF 6 A-2
					7/7/22	PERMITS				

