

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 808 W Washington Street Application Number: HDC25-0185**DISTRICT:** Old West Side Historic District**STATUS:** Contributing**REPORT DATE:** January 8, 2026**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator
Mariana Melin-Corcoran, City Planner**REVIEW COMMITTEE DATE:** January 5, 2026

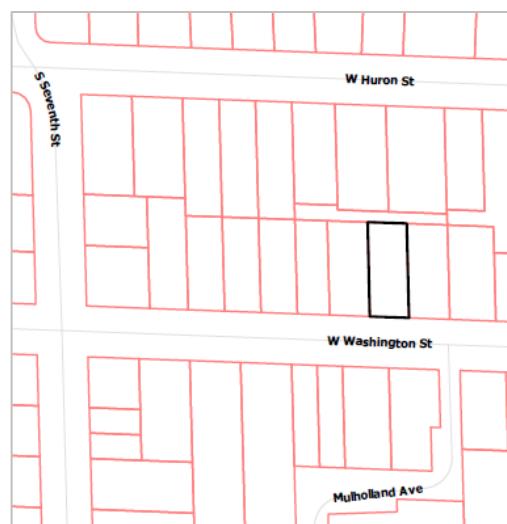
OWNER	APPLICANT
Name: Mark Higgins	Charles Bultman Charles Bultman Architect
Address: 175 Verde Mesa Drive Danville, CA 94526	220 S Huron St Ypsilanti, MI 48197
Phone: (650) 750-5176	(734) 223-1358

BACKGROUND: 808 W Washington first appears in city directories in 1900 as the home of butcher Wilhelm Seyfried. This house and its two neighbors to the west (812 and 818, also built in 1900) are extremely similar in design, detailing and fenestration pattern. 808 features a cut stone foundation, full-width front porch (with non-original turned posts and ornate brackets: see survey photos at end of report), a steeply pitched roof with corner returns, one-over-one windows, and a first floor bump out near the rear of the west elevation.

In March and April of 2024 the HDC approved an application for a new garage at the rear of the lot, a rear-facing attic gable window, and an extended driveway off West Washington Street. In March of 2025, the HDC approved a 23-foot-wide dormer on the south roof, a rear addition, and a different garage with a second-floor accessory dwelling unit.

LOCATION: The site is located on the north side of West Washington, between Mulholland and South Seventh Streets.

APPLICATION: The applicant seeks HDC approval to add a shed dormer on the west elevation and a basement egress window near the front of the house on the east elevation.



APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for Rehabilitation (other SOI Standards may also apply):

- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (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.

Roofs – Identify, Retain, Preserve

Recommended: Identifying, retaining, and preserving roofs—and their functional and decorative features—that are important in defining the overall historic character of the building. This includes the roof-shape, such as cupolas, cresting, chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.

Not Recommended: Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that historic character is diminished.

Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Roofs – Alterations, Additions

Recommended: Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

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.

Protecting and maintaining the wood and architectural metal which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating system.

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.

From the Ann Arbor Historic District Design Guidelines (other Guidelines may also apply):

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

Appropriate: Complying with barrier free and safety codes in a manner that ensures the preservation of character-defining features.

STAFF FINDINGS:

1. The applicant proposes a new egress window well on the east elevation near the front of the house. It will be an aluminum clad wood window. There is an existing wood hopper basement window in this location that measures 2ft 6in wide. The proposed egress window will match the width of the existing. The window well will extend 3ft from the building plane and will be 4ft wide. It will be wood.

The proposed egress window will make the basement habitable. From the plans, it appears there are some conflicts (stairs, mechanical equipment) that make other existing windows ineligible for conversion to an egress window.

2. The proposed shed dormer on the west elevation will measure 8ft 5in in width and 3ft in height. It looks to be set back roughly 9ft from the front elevation, but exact measurements are not provided. The dormer is significantly below the gable peak of the historic roof. There will be two aluminum clad wood awning windows on the dormer. The siding, fascia, soffit, and corner boards will be wood. It appears that the roof of the dormer will be asphalt shingles to match the existing but that is not specified on the drawings.
3. New basement egress windows are often necessary in historic buildings to meet contemporary building codes. Though this proposed window will be close to the right of way, the materials and dimensions are appropriate.

Staff believes the size, design, and location of the proposed dormer on the west elevation are appropriate and meet The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

POSSIBLE MOTIONS: (Note that the motions support staff findings and are 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.)

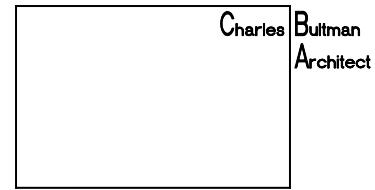
I move that the Commission issue a certificate of appropriateness for the application at 808 West Washington Street, a contributing property in the Old West Side Historic District, to

construct 8.5ft wide dormer on the west elevation and construct a new egress window and well on the east elevation near front of the house. 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 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 building site, roofs, windows and health and safety, as well as the *Ann Arbor Historic District Design Guidelines* for windows and safety codes.

ATTACHMENTS: application, drawings, specifications

808 West Washington Street (2024 Review Committee photos)





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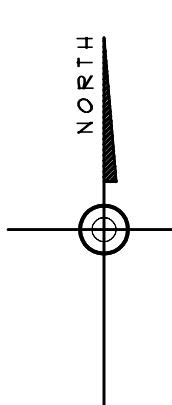
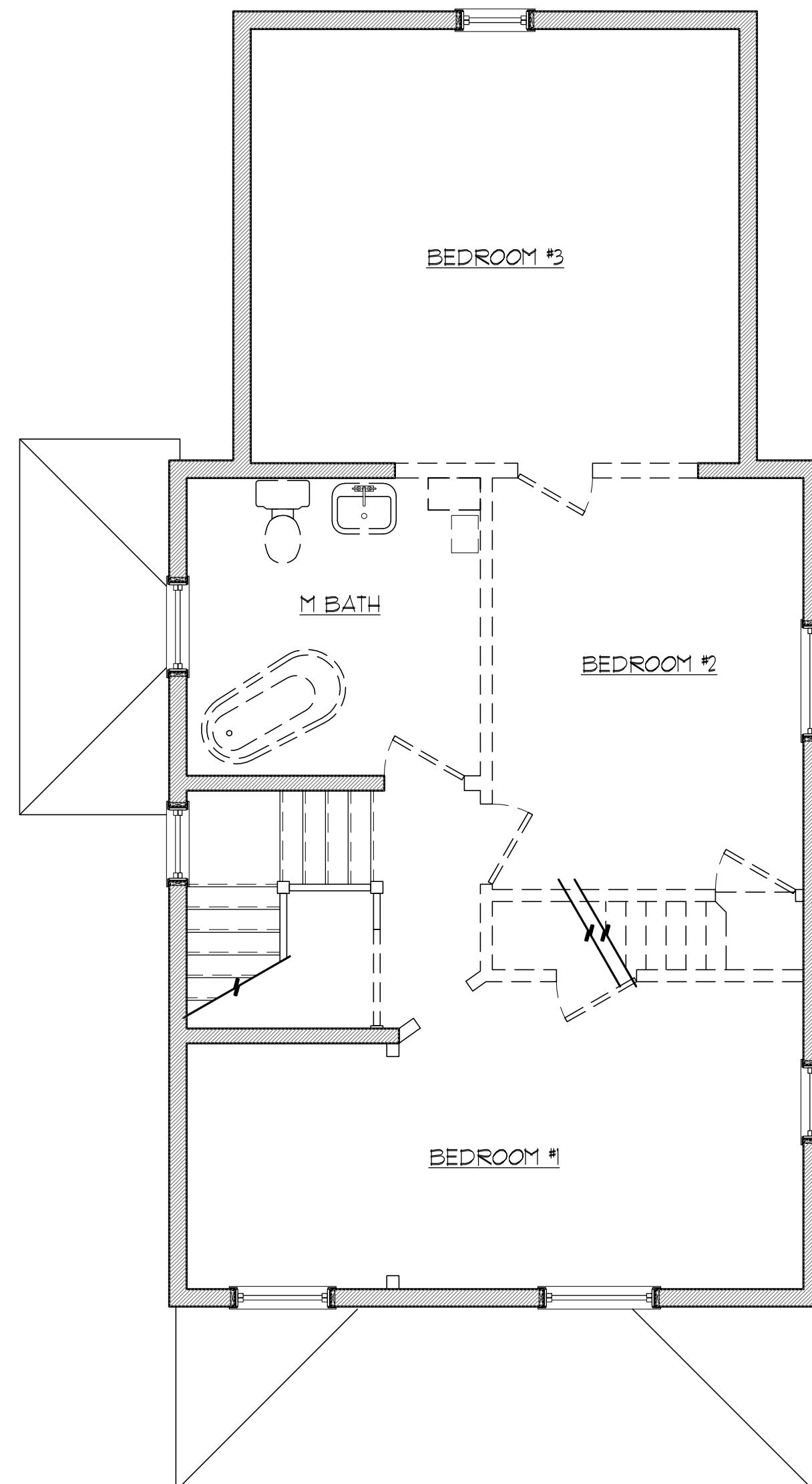
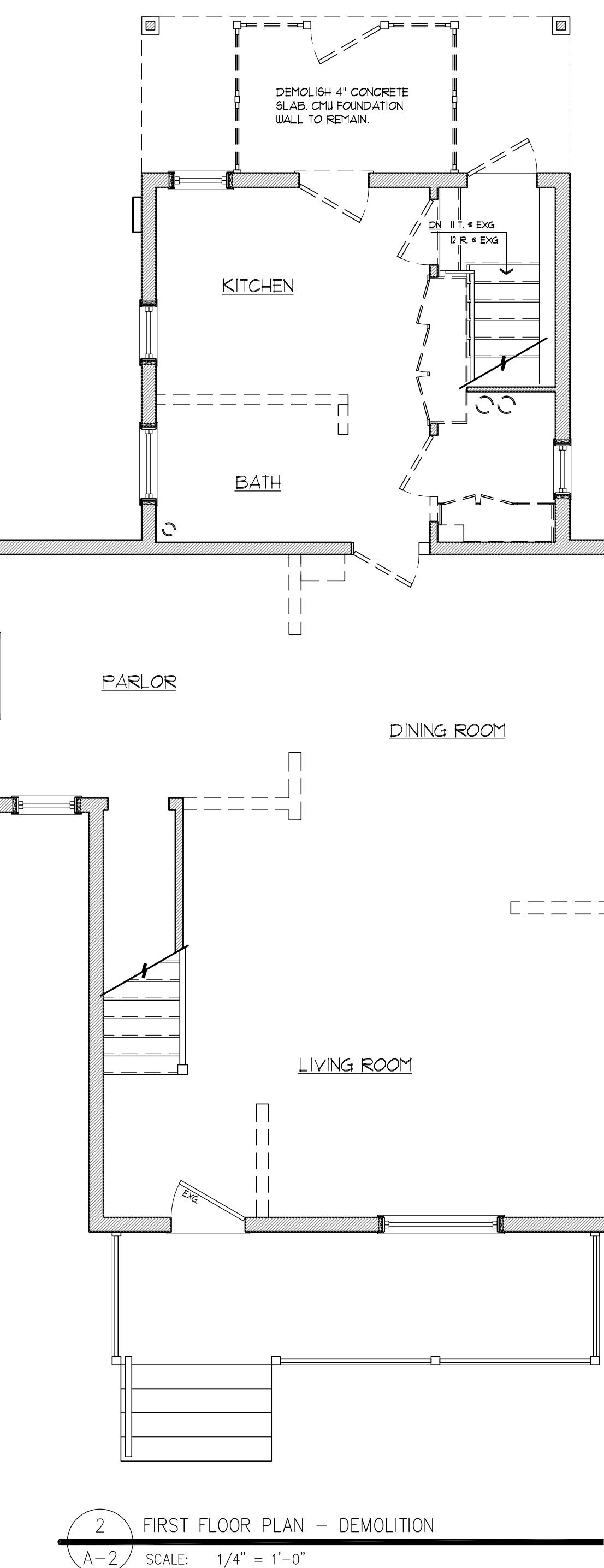
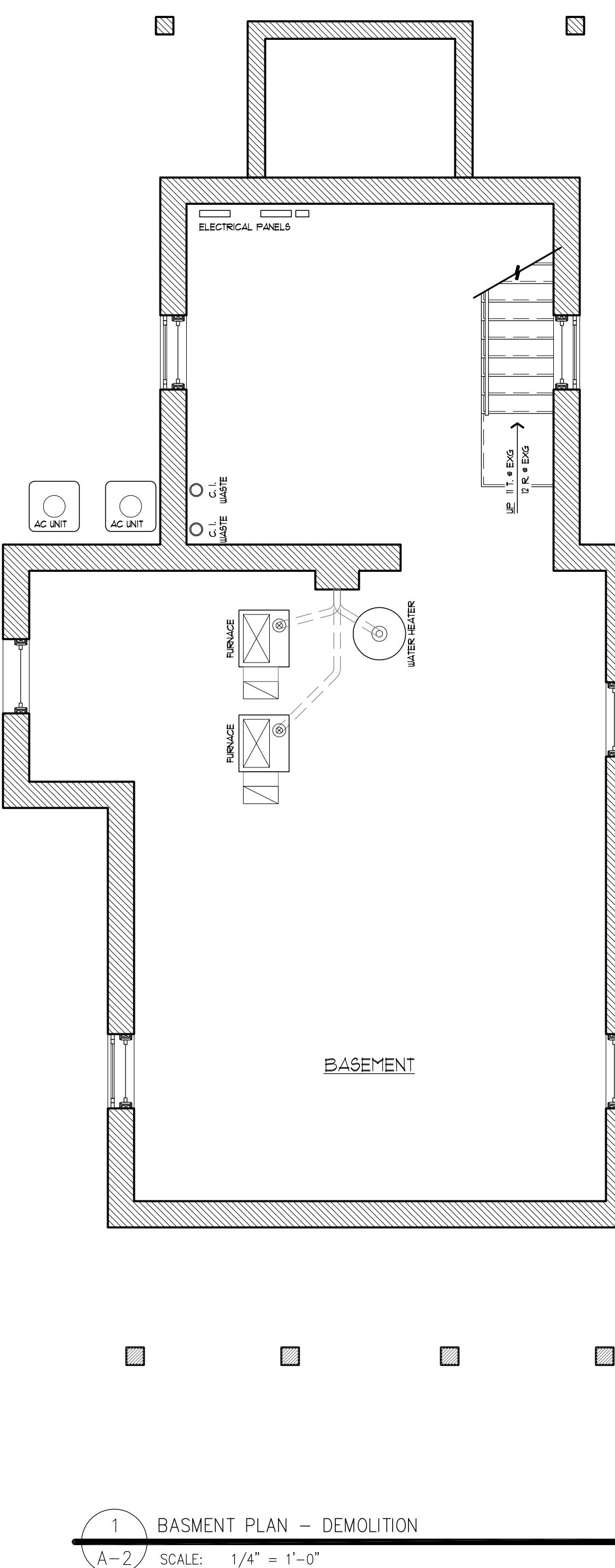
15 December 2025

808 West Washington – Narrative

House

The client wishes to utilize the basement of the house. As a result code will demand an egress window. We are proposing to provide an egress window in the south east corner of the garage where there already is an existing basement window. We selected a replacement window that is the same width as the existing window so the look above grade, which is about 2'-0", will be the same. The remainder of the window will be below grade, as will the window well that is required.

We are also proposing a modest shed dormer on the west elevation located in the center of the main volume of the house to provide headroom for the stair. Code requires 80" of clearance. We propose the dormer to have two small windows as we feel they look good with the house, but can eliminate them if the Commissioners feel like they are inappropriate. The dormer is as modest as possible.



RENOVATION FOR
PIKS HIGGINS RESIDENCE
808 WEST WASHINGTON STREET
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DWG PLS
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SCALE
AS NOTED

DEMOLITION
PLANS

SHEET NO.

A-2

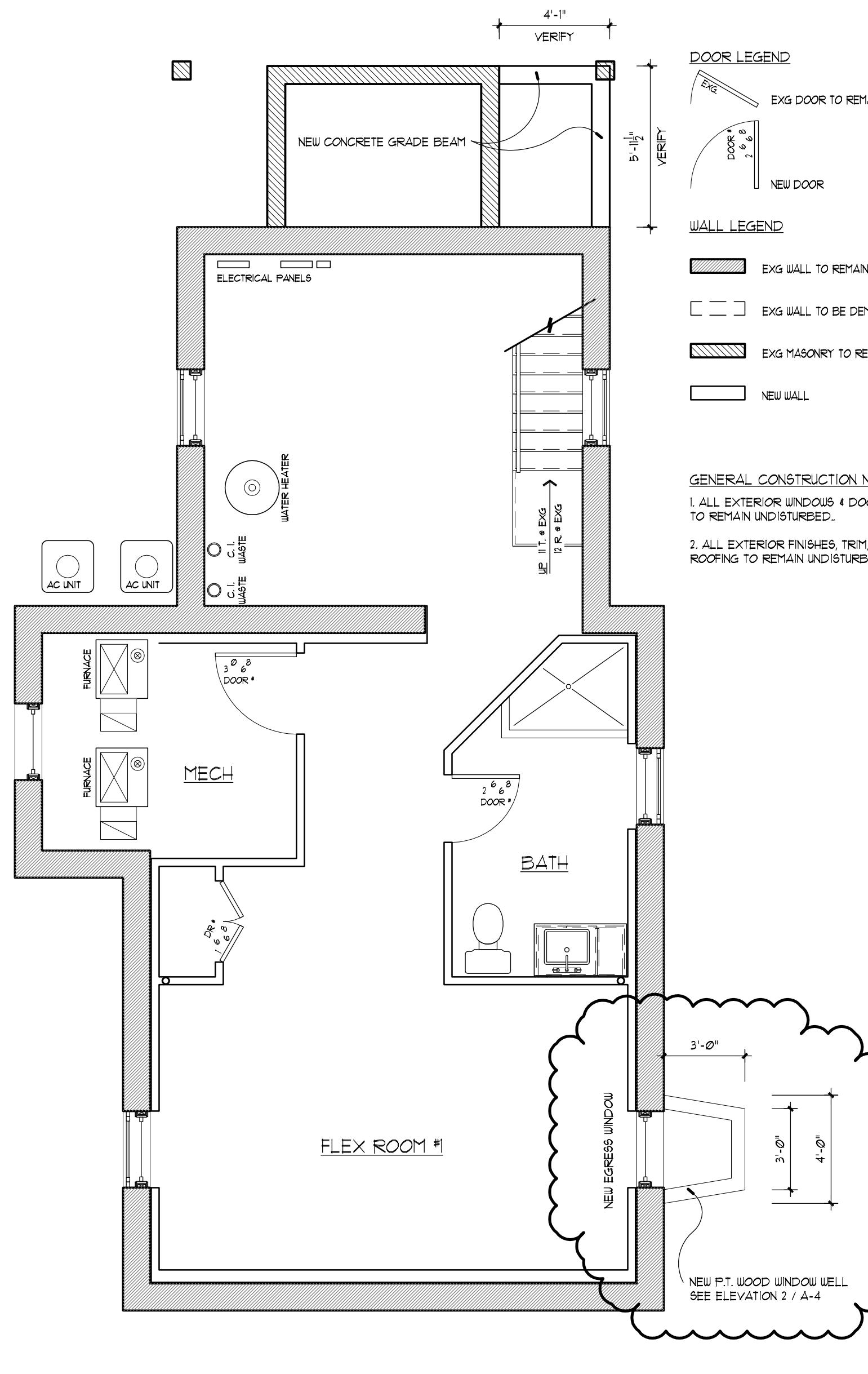
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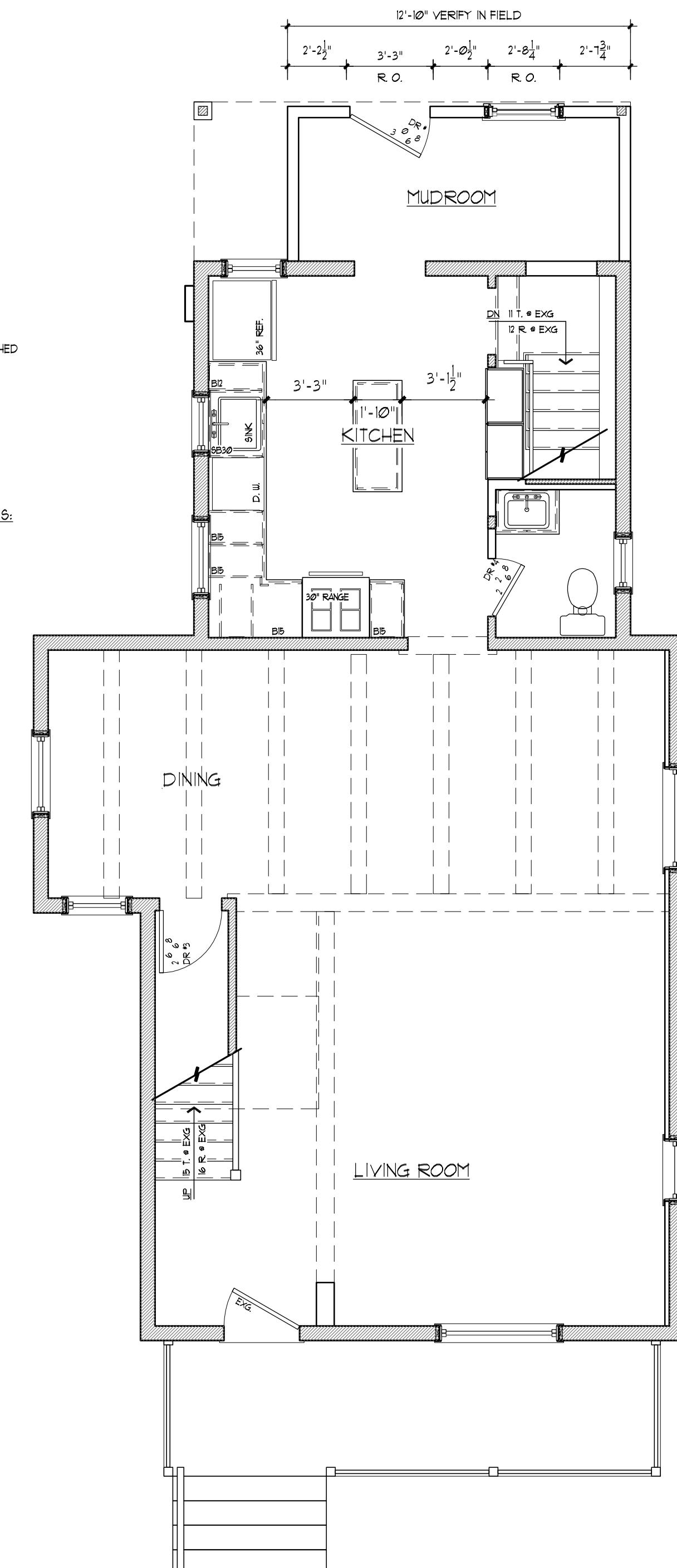
1
A-3 SCALE: 1/4" = 1'-0" **BASMENT PLAN - NEW WORK**

A-3) SCALE: 1/4" = 1'-0"



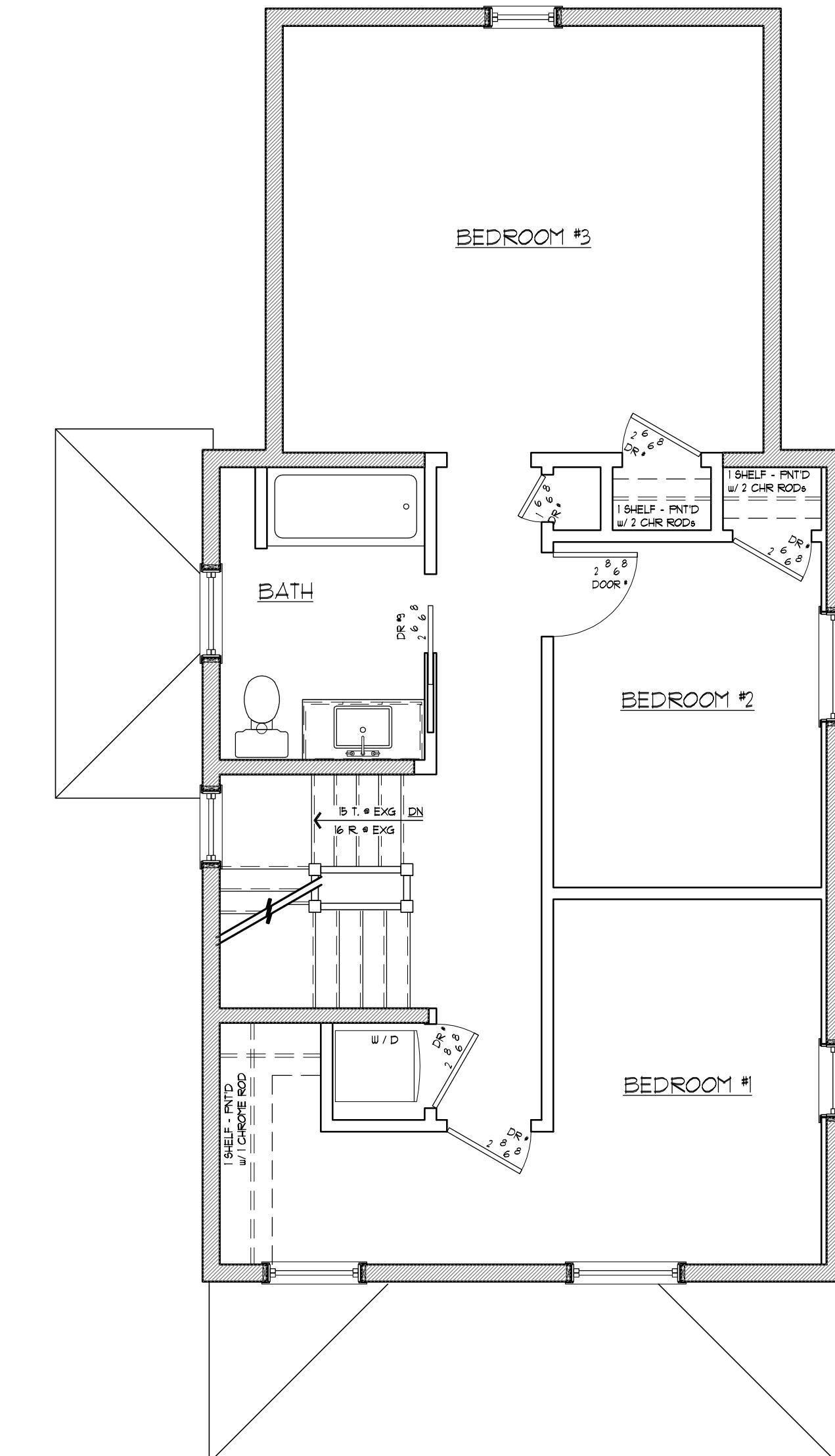
5 EXAMPLE OF TIMBER WINDOW WELL INSTALLATION
A-3 SCALE: NONE

A-3 SCALE: NOM



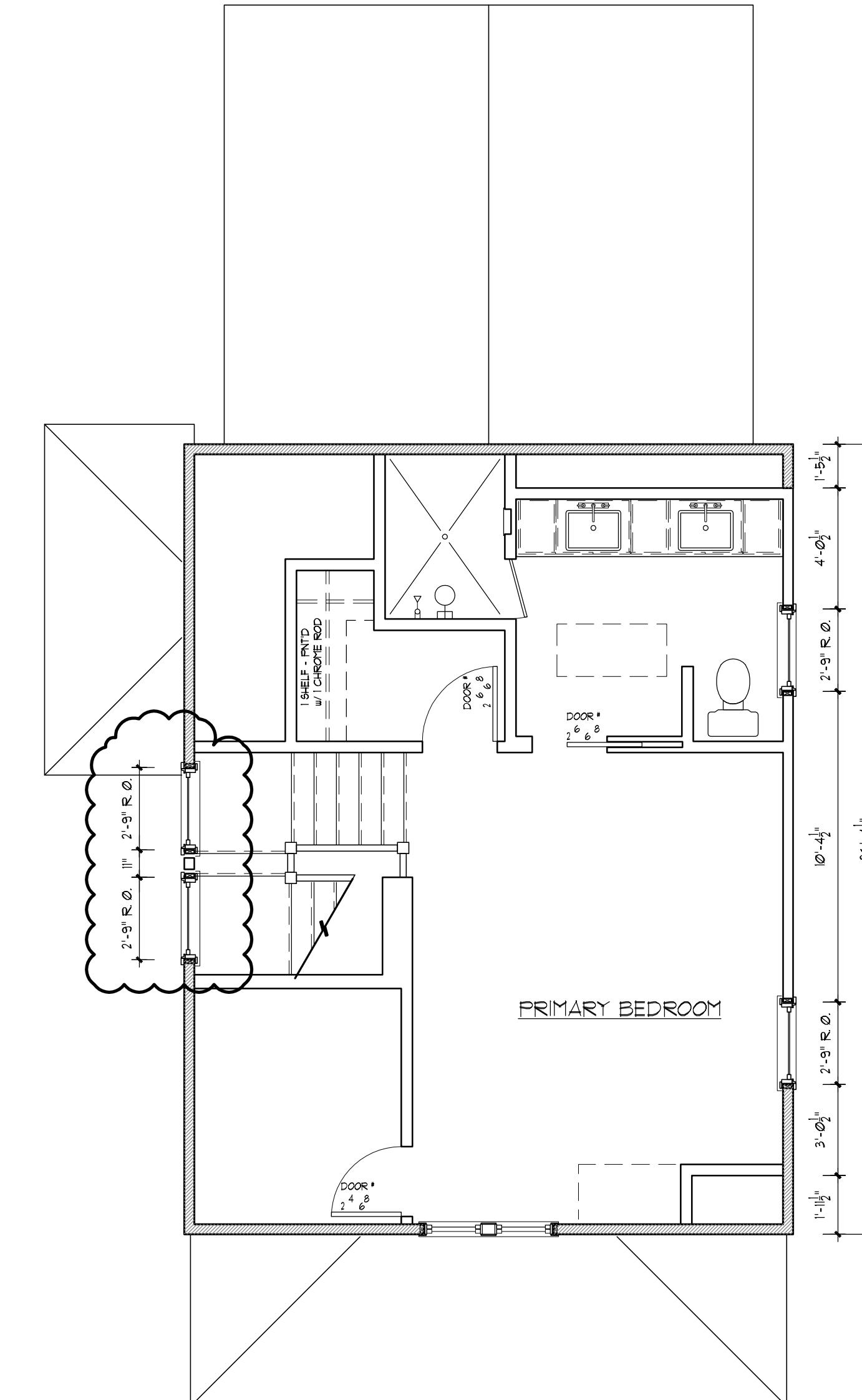
2 FIRST FLOOR PLAN - NEW WC
A-3 SCALE: 1/4" = 1'-0"

(A-3) SCALE: 1/4" =



3 SECOND FLOOR PLAN - NEW WORK
A-3 SCALE: 1/4" = 1'-0"

A-3) SCALE: 1/4" = 1'-0"



4 LOFT PLAN - NEW WORK
A-3 SCALE: 1/4" = 1'-0"

A-3 SCALE: 1/4" =

RENOVATION FOR:
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SCALE
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NEW WORK PLANS

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A-3

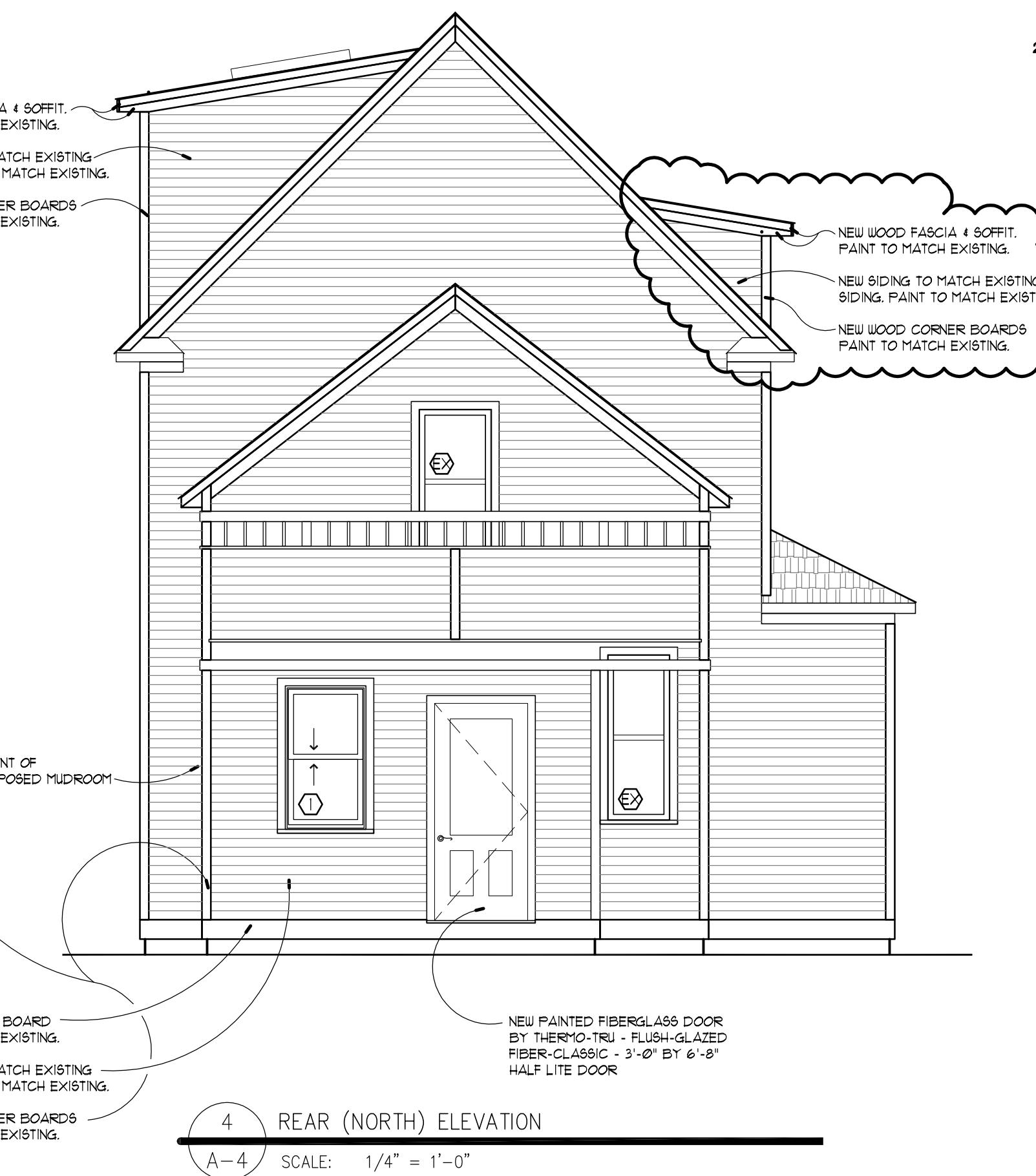
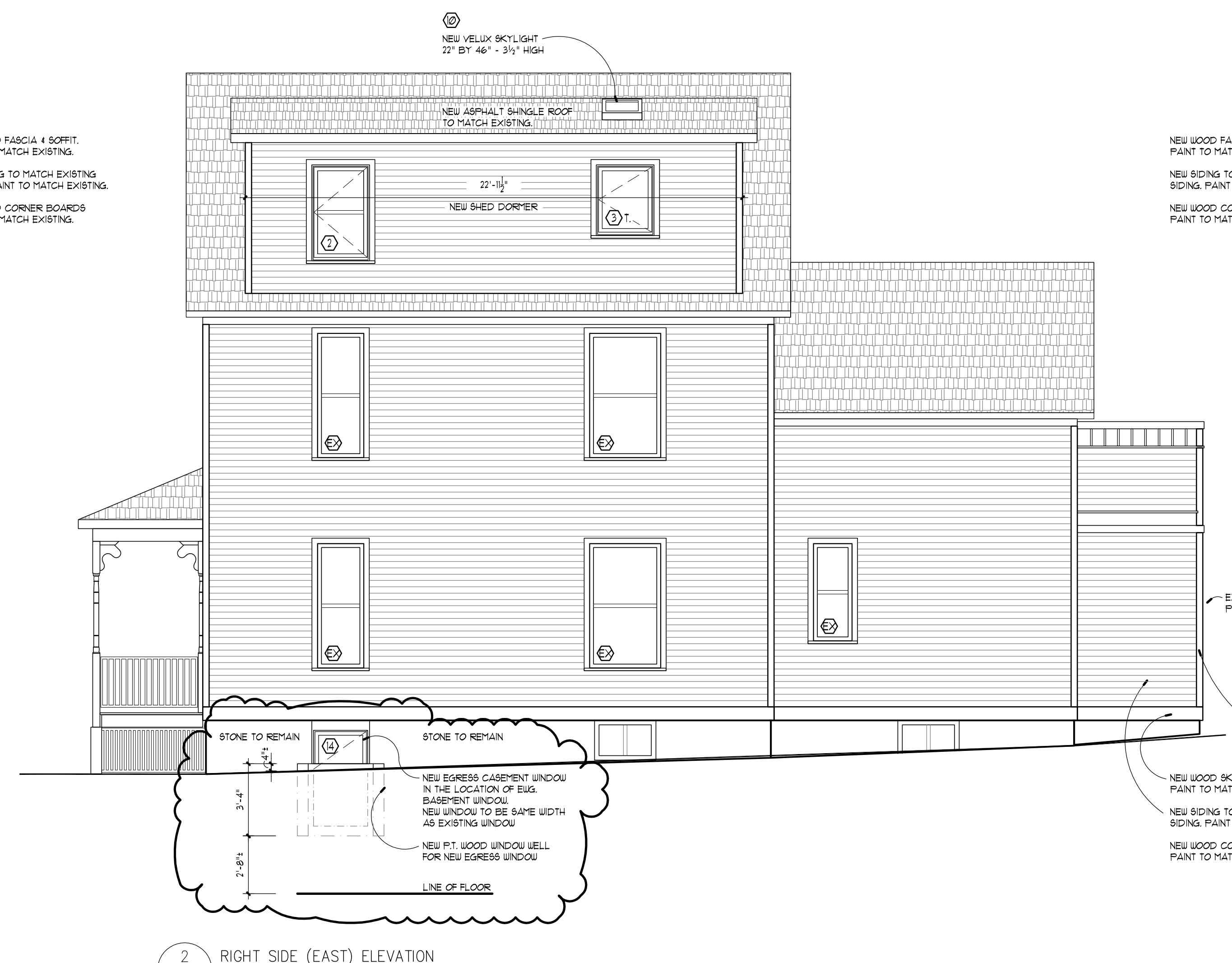
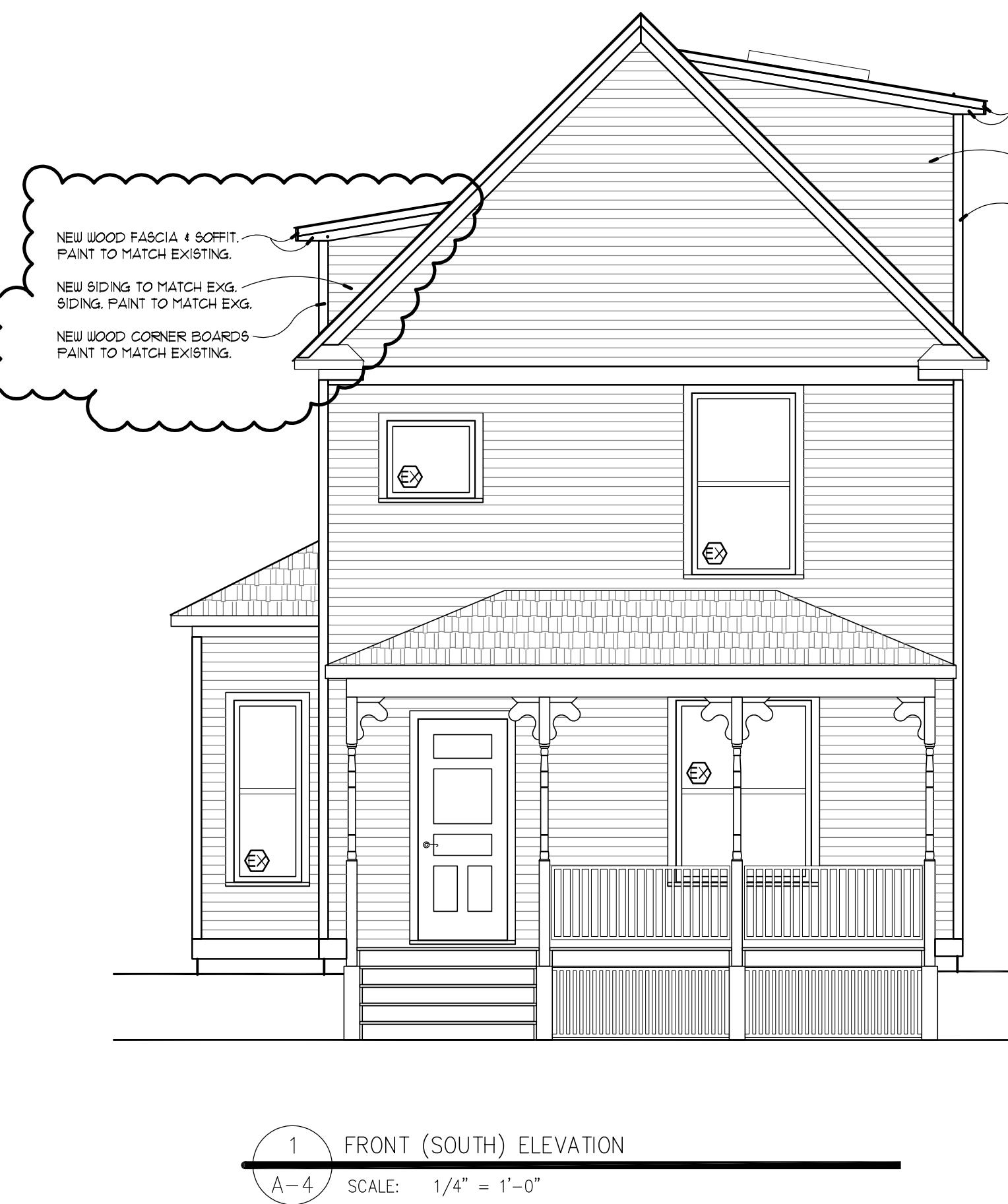
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WINDOW SCHEDULE						
NO.	FRAME SIZE (W x H)	ROUGH OPENING (W x H)	MANUF.	HEADER (ABV IN. SUB)	JAMB THK.	REMARKS
1	2'-7 1/4" x 4'-1 1/2"	2'-8 1/2" x 4'-2"	CUDH-NG2624	6'-8"	4 9/16"	
2	2'-8" x 4'-5 1/2"	2'-9" x 4'-5 1/2"	UCAPO 3254	6'-1 1/4"	4 9/16"	
3	2'-8" x 3'-3 1/2"	2'-9" x 3'-3 1/2"	UCAPO 3240	6'-1 1/4"	4 9/16"	FIXED
4	2'-8" x 4'-5 1/2"	2'-9" x 4'-5 1/2"	UCAPO 3254	6'-8"	4 9/16"	FIXED
5	2'-8" x 4'-5 1/2"	2'-9" x 4'-5 1/2"	UCAPO 3254	6'-8"	4 9/16"	FIXED
6	2'-8" x 3'-3 1/2"	2'-9" x 3'-3 1/2"	CU-AUN3240 - 3	6'-8"	4 9/16"	
7	5'-4" x 4'-5 1/2"	5'-5" x 4'-5 1/2"	UCAPO 3254 - 2	6'-8"	4 9/16"	FIXED
8	5'-4" x 4'-5 1/2"	5'-5" x 4'-5 1/2"	UCAPO 3254 - 2	6'-8"	4 9/16"	
9	2'-4" x 4'-5 1/2"	2'-5" x 4'-5 1/2"	UCAPO 2854	6'-8"	4 9/16"	
10	2'-8" x 1'-1 1/2"	2'-9" x 1'-1 1/2"	-	-	-	VELUX SKYLIGHT - 3 1/2" HIGH
11	2'-8" x 1'-1 1/2"	2'-9" x 1'-1 1/2"	CU-AUN324	-	4 9/16"	
12	2'-8" x 1'-1 1/2"	2'-9" x 1'-1 1/2"	CU-AUN324	-	4 9/16"	
13	NOT USED					
14	2'-6" x 4'-5 1/2"	2'-7" x 4'-5 1/2"	UCA-3054 E		4 9/16"	

WINDOW NOTES

- ALL WINDOWS ARE TO BE ALUMINUM CLAD WOOD WINDOWS AS MANUFACTURED BY MARVIN WINDOWS & DOORS. THE WINDOW EXTERIORS ARE TO BE WHITE. ALL WINDOW INTERIORS ARE TO BE STAIN GRADE WHITE PINE.
- REFER TO ELEVATIONS FOR OPERATION AND MUNTIN PATTERNS. MUNTINS ARE TO BE SIMULATOR DIVIDED LITES w/ BRONZE SPACER BARS.
- ALL WINDOWS ARE TO BE FACTORY MILLED PER ELEVATIONS.
- PROVIDE SCREENS WITH ALL OPERABLE WINDOWS.
- ALL WINDOWS & DOORS TO BE PROVIDED WITH INSULATED AND LOW-E GLASS.
- WINDOWS & DOORS ARE TO BE PROVIDED WITH ALL APPROPRIATE HARDWARE FOR FULL OPERATION. FINISH FOR HARDWARE TO BE OIL RUBBED BRONZE.
- PROVIDE TEMPERED GLASS FOR ALL WINDOWS MARKED WITH A "T" AND WHERE REQUIRED BY CODE.

WINDOW CASING NOTES @ HOUSE ONLY

- ALL EXISTING WINDOWS ARE CASED WITH 4" x 1 1/8" PAINTED CASING. CASE ALL NEW WINDOWS WITH 4 1/2" x 1 1/8" PAINTED CASING TO DISTINGUISH.
- ALL EXISTING WINDOWS HAVE 1 1/8" THICK PAINTED SILLS. PROVIDE ALL NEW WINDOWS WITH 1 1/8" THICK PAINTED SILLS TO DISTINGUISH.

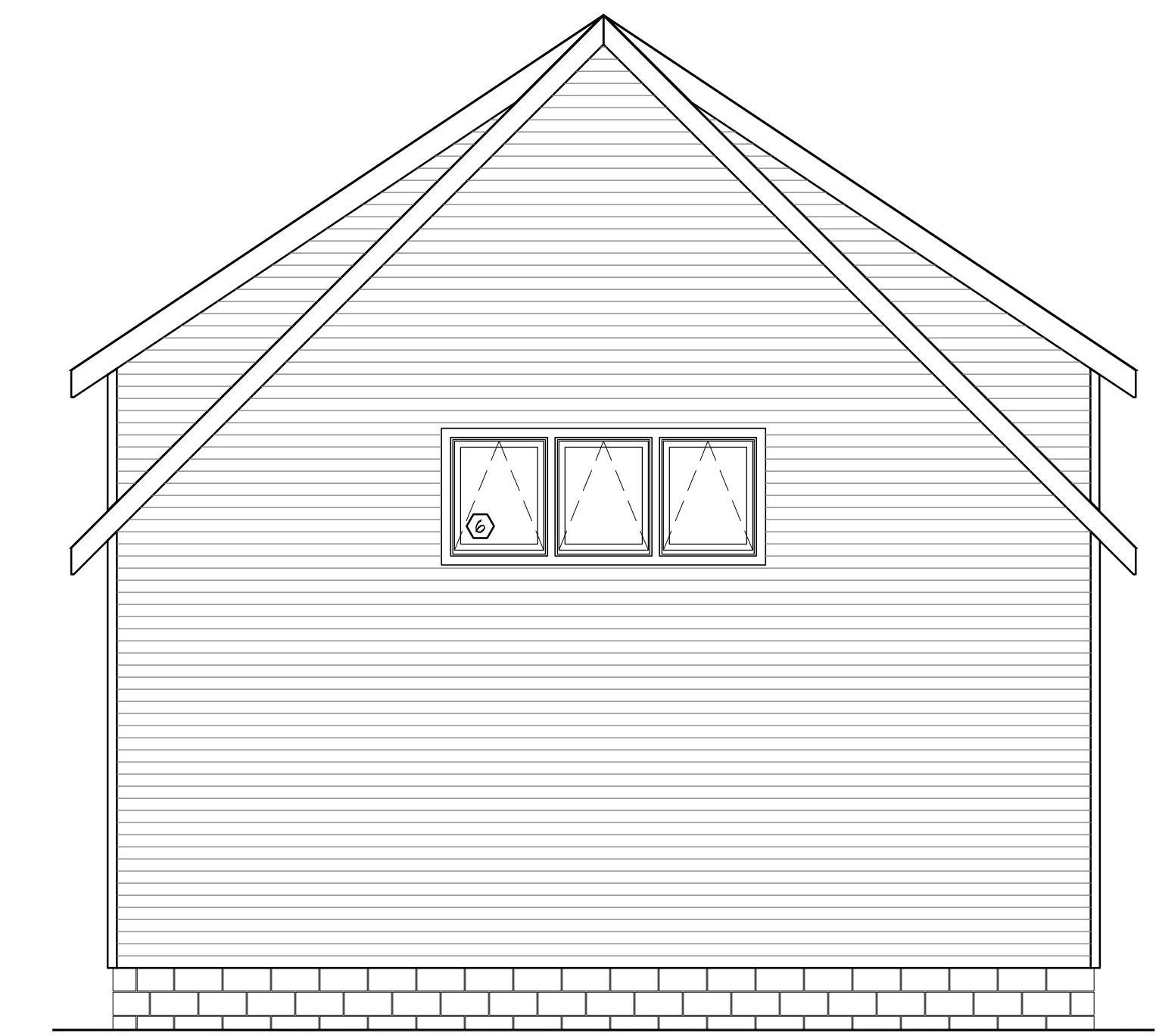




1 GARAGE FRONT (NORTH) ELEVATION

A-7

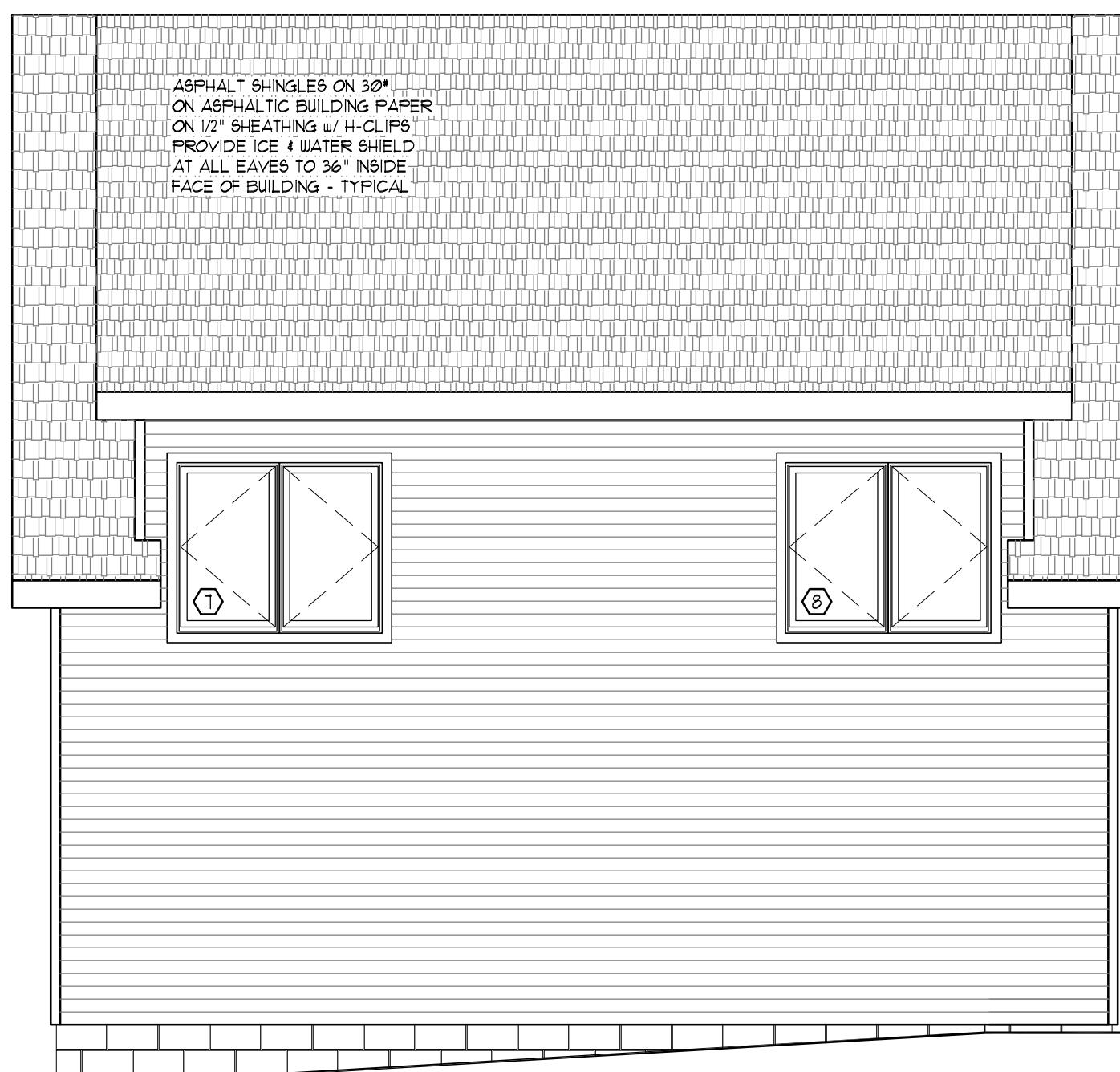
SCALE: 1/4" = 1'-0"



2 GARAGE REAR (SOUTH) ELEVATION

A-7

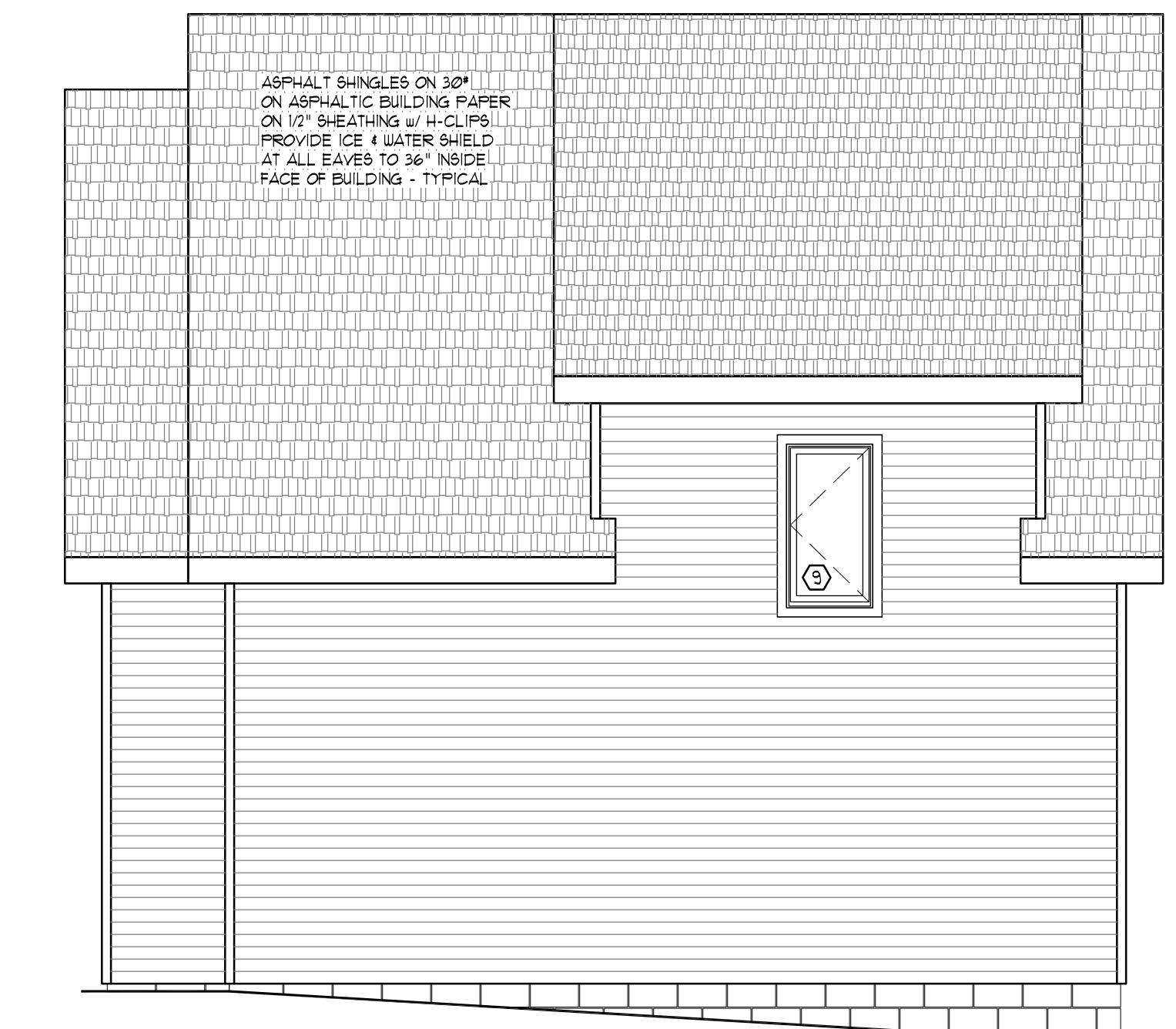
SCALE: 1/4" = 1'-0"



3 GARAGE SIDE (EAST) ELEVATION

A-7

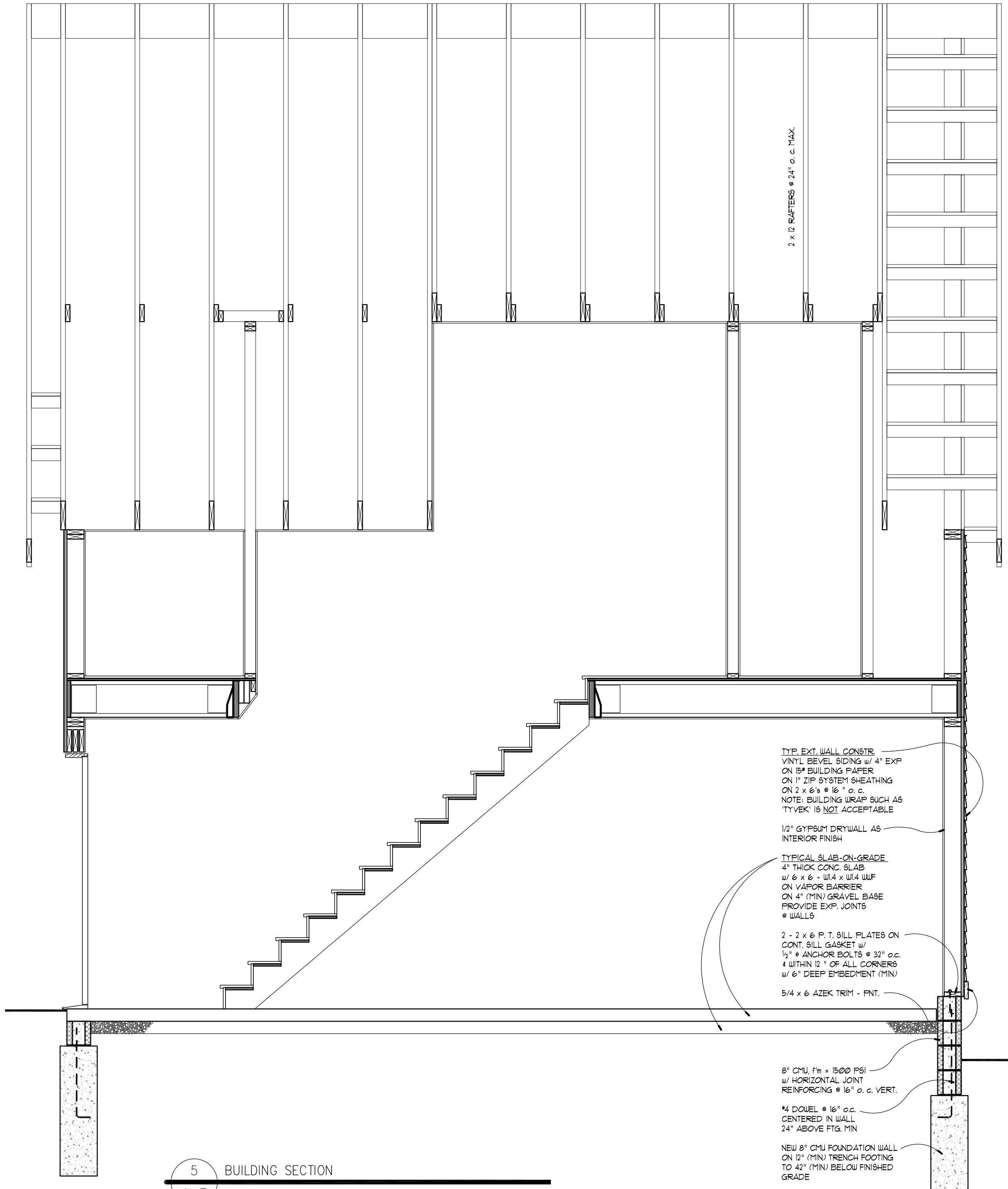
SCALE: 1/4" = 1'-0"



4 GARAGE SIDE (WEST) ELEVATION

A-7

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



5 BUILDING SECTION

A-7

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

PICKS HIGGINS RESIDENCE
808 WEST WASHINGTON STREET
ANN ARBOR, MICHIGAN

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SCALE

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GARAGE

ELEVATIONS

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SECTION

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REAR DOOR TO BASEMENT
TO BE REMOVED

REAR DOOR TO K
TO BE REMOVED

BASEMENT WINDOW - EAST SIDE TOWARD FRONT
PROPOSED TO BE REPLACED AS EGRESS WINDOW
EXISTING WINDOW IS WOOD (2'-6" WIDE BY 2'-0" HIGH)
EXISTING WINDOW IS A HOPPER WITH AN AWNING STY-
STROM WINDOW. IT APPEARS TO BE ORIGINAL.

BASEMENT WINDOW - WEST SIDE TOWARD FRONT
IDENTICAL TO WINDOW ON EAST SIDE

BASEMENT WINDOW - WEST SIDE TOWARD FRONT
IDENTICAL TO WINDOW ON EAST SIDE

2 REAR DOOR PHOT
A-8 SCALE: NONE

3
A-8 BASEMENT WINDOW PH
SCALE: NONE

RENOVATION FOR:
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DWN/CHKD
CtB/CtB

SCALE
AS-NOTED

BUILDING ELEVATION and PHOTOS

SHEET NO. 1

A-8

10

STREET NO.



1 FRONT (SOUTH) ELEVATION - EXISTING
A-9 SCALE: 1/4" = 1'-0"



2 RIGHT SIDE (EAST) ELEVATION - EXISTING
A-9 SCALE: 1/4" = 1'-0"



4 REAR (NORTH) ELEVATION - EXISTING
A-9 SCALE: 1/4" = 1'-0"

RENOVATION FOR:
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EXTERIOR
ELEVATIONS
EXISTING

SHEET NO.
A-9

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ULTIMATE DOUBLE HUNG G2

Engineered for performance and designed to inspire, each aspect of the Ultimate Double Hung G2 window was made with purpose. Our engineers consider every detail from the most innovative features to the most minute subtleties, all because the windows in your home help illuminate the most important parts of your life.

INTERIOR FEATURES AND PERFORMANCE

RICH WOOD INTERIOR
Offers beauty and warmth with six wood species and ten interior finish options.

NARROW CHECKRAIL
Provides a sleek aesthetic at $1\frac{1}{16}$ inches to maximize daylight opening while maintaining historical accuracy.

TIILT WASH MODE
Allows easy access to exterior glass for cleaning and maintenance.

EXCLUSIVE AUTOLOCK
Activates when the sashes are closed, locking the window.

FIRST-RATE ENERGY EFFICIENCY
Meets ENERGY STAR® standards in energy efficiency with multiple glass options for various regions, climates, and weather needs.

SASH BALANCE SYSTEMS
Enables smooth operation at the largest sizes.

EXTERIOR FEATURES AND PERFORMANCE

DURABLE CLADDING
Extruded aluminum exterior cladding with an AAMA verified 2605 finish and backed by a 20-year warranty against chalking and fading.

EXPANSIVE SIZES
Larger than 5 feet wide by 10 feet high.

TRADITIONAL SILL BEVEL
The 14-degree bevel provides optimal water management while maintaining a classic look.

SUPERIOR WEATHER PERFORMANCE
LC-PG50 on most sizes. Optional commercial (CW) performance and IZ3 certified coastal performance on most sizes.

DESIGN VERSATILITY
An array of simulated divided lite patterns, interior and exterior color options, ten hardware finishes, and archtop models.

ALUMINUM INTER-LOCK
Eliminates drafts and improves the window's overall structural integrity.

CASEMENT + AWNING WINDOWS

Ultimate Casements and Awnings are innovative, high-performing windows. Delivering exceptional versatility and clean profiles, these state-of-the-art windows are designed to suit virtually any application.



Casement and Awning windows with Satin Nickel hardware

ULTIMATE AWNING



ULTIMATE AWNING

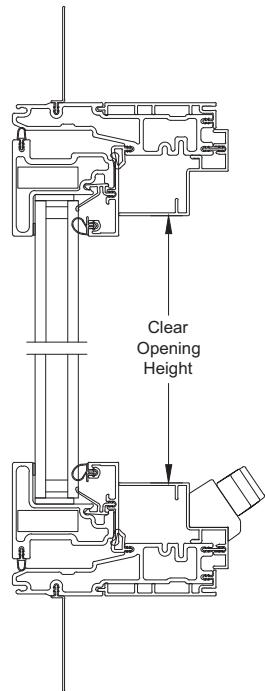
A top-hinged alternative or complement to a casement window, the Ultimate Awning window is designed for performance and quality. With industry-leading sizes, the Ultimate Awning can be used on its own as a convenient option for hard to reach areas like over a sink or counter, or as a complement to adjacent windows, allowing fresh air access.



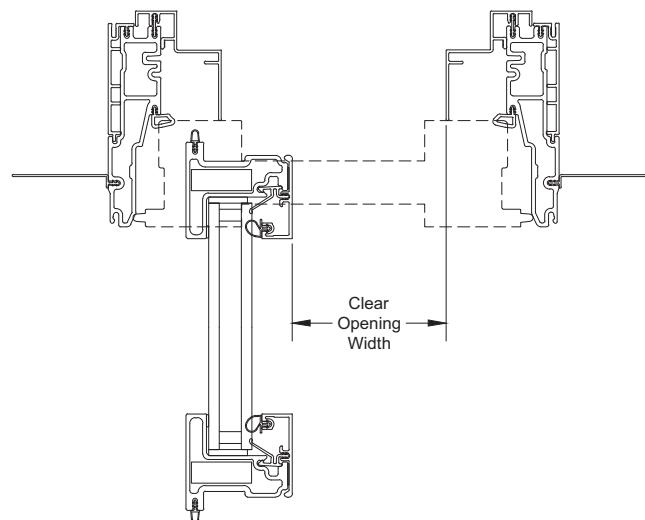
AWNING WITH FOLDING HANDLE
IN SATIN NICKEL



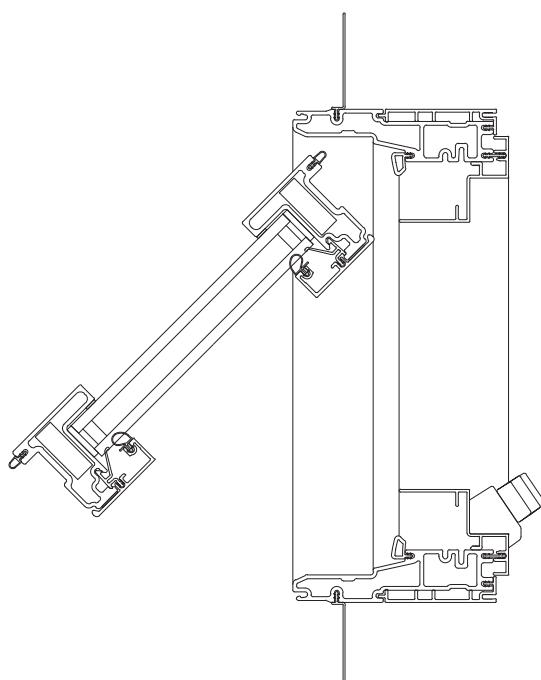
AWNING PUSH OUT WITH PUSH OUT HANDLE
IN OIL RUBBED BRONZE

Egress and Vent Opening Measurements

Casement and Awning
Head Jamb and Sill



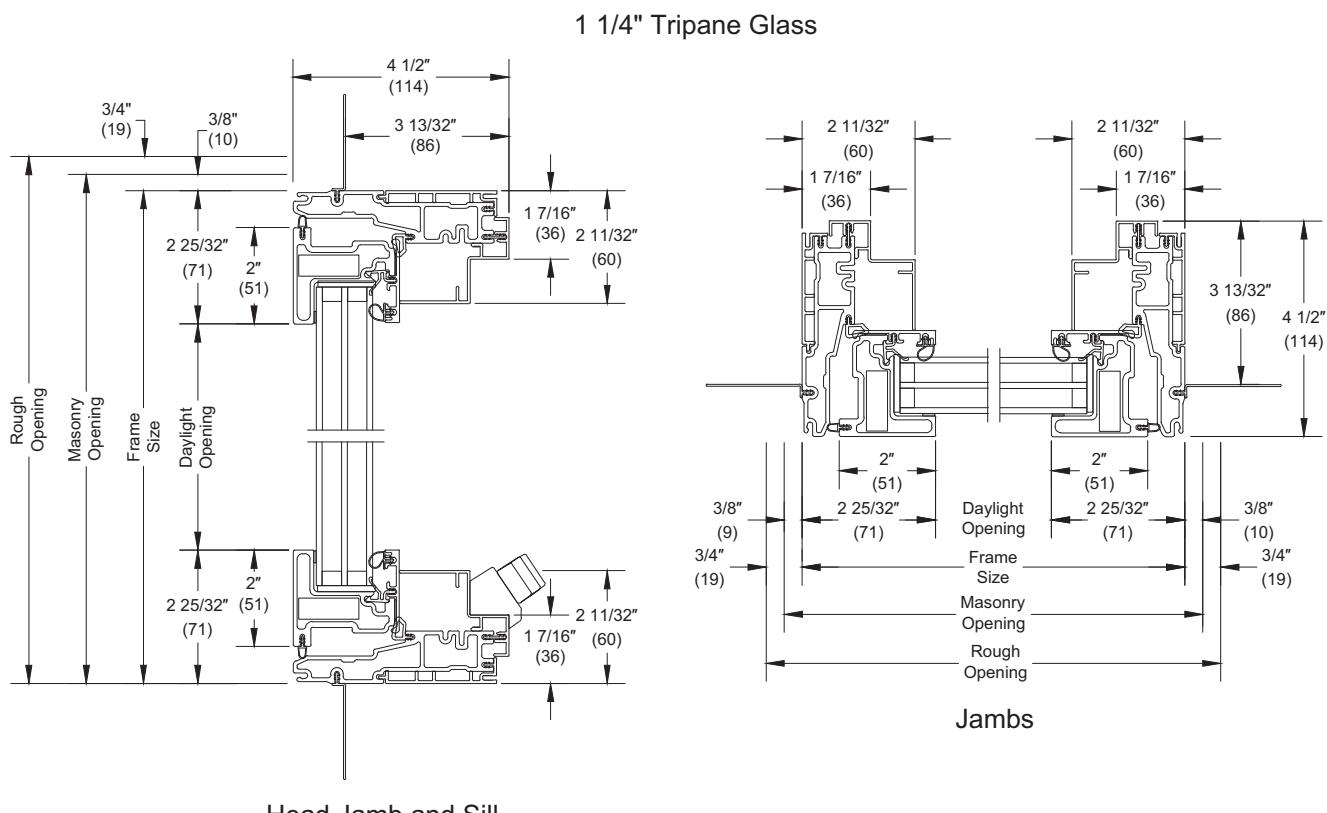
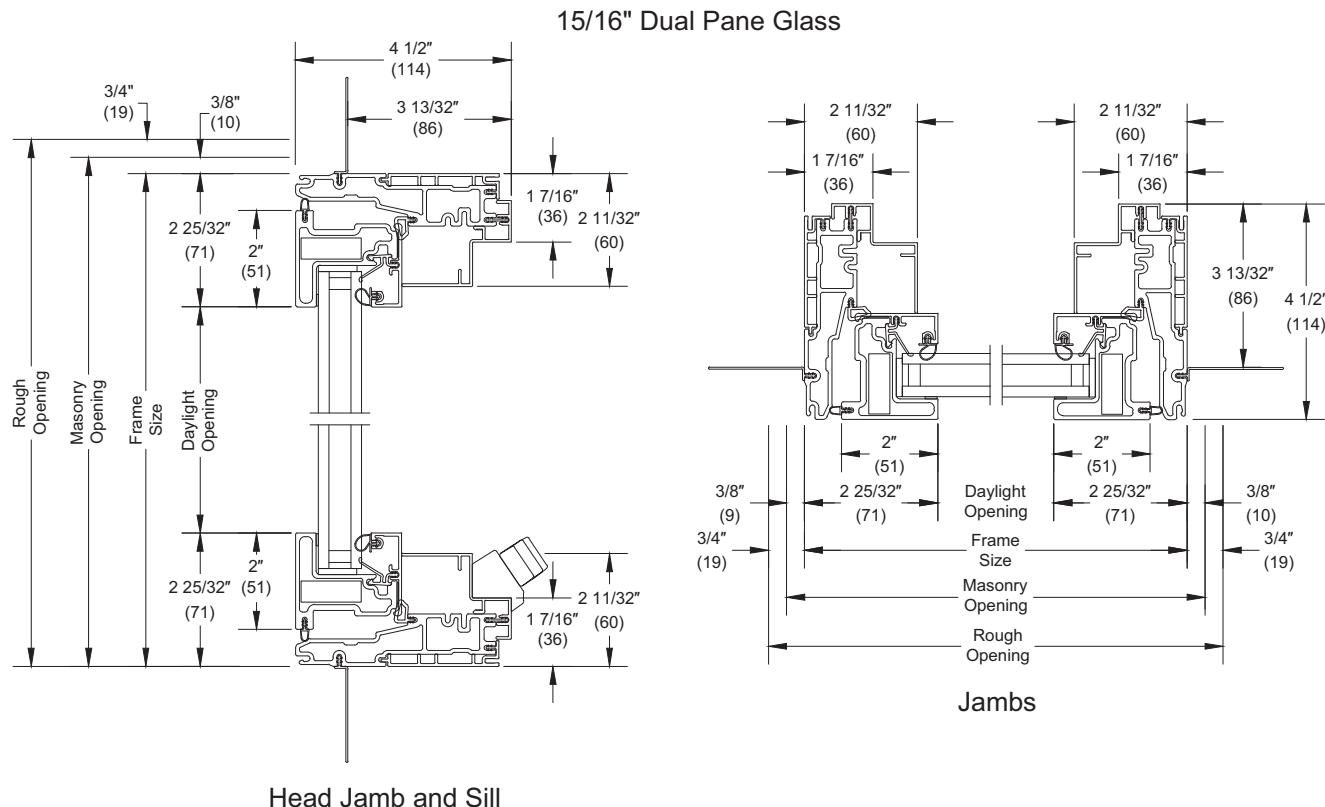
Casement
Jambs



Awning
Vent Opening

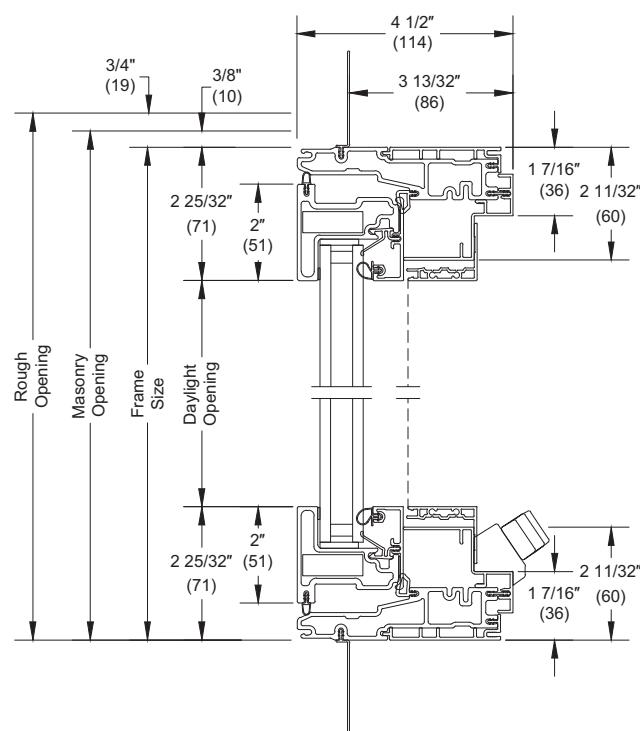
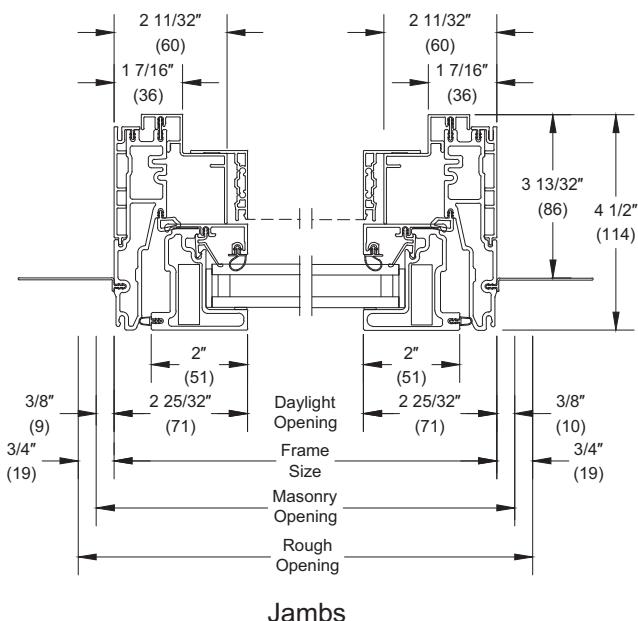
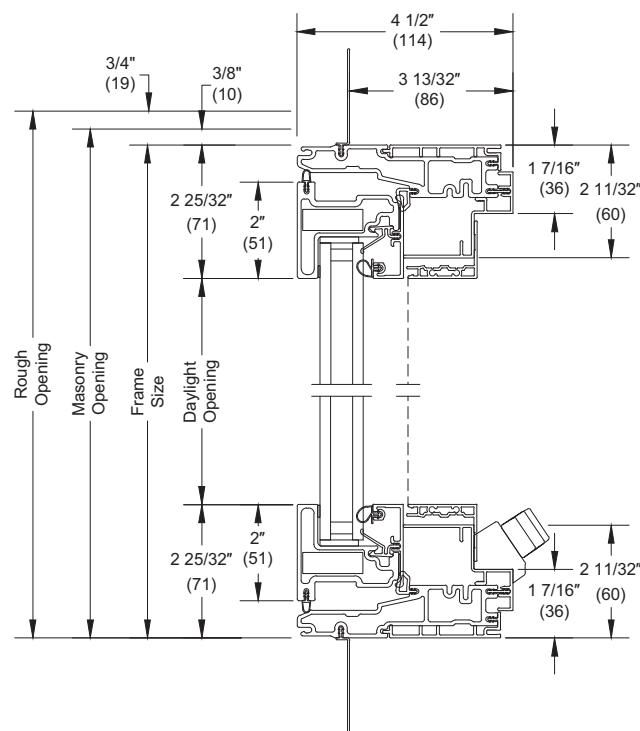
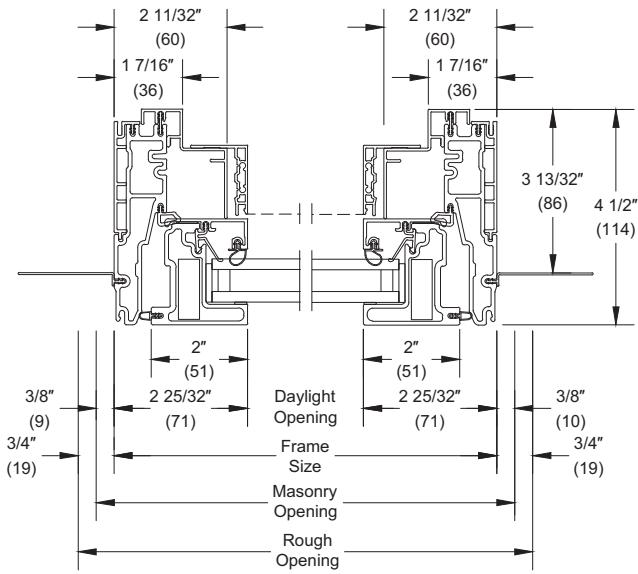
Section Details: Operating Crank-out

Scale: 3" = 1' 0"



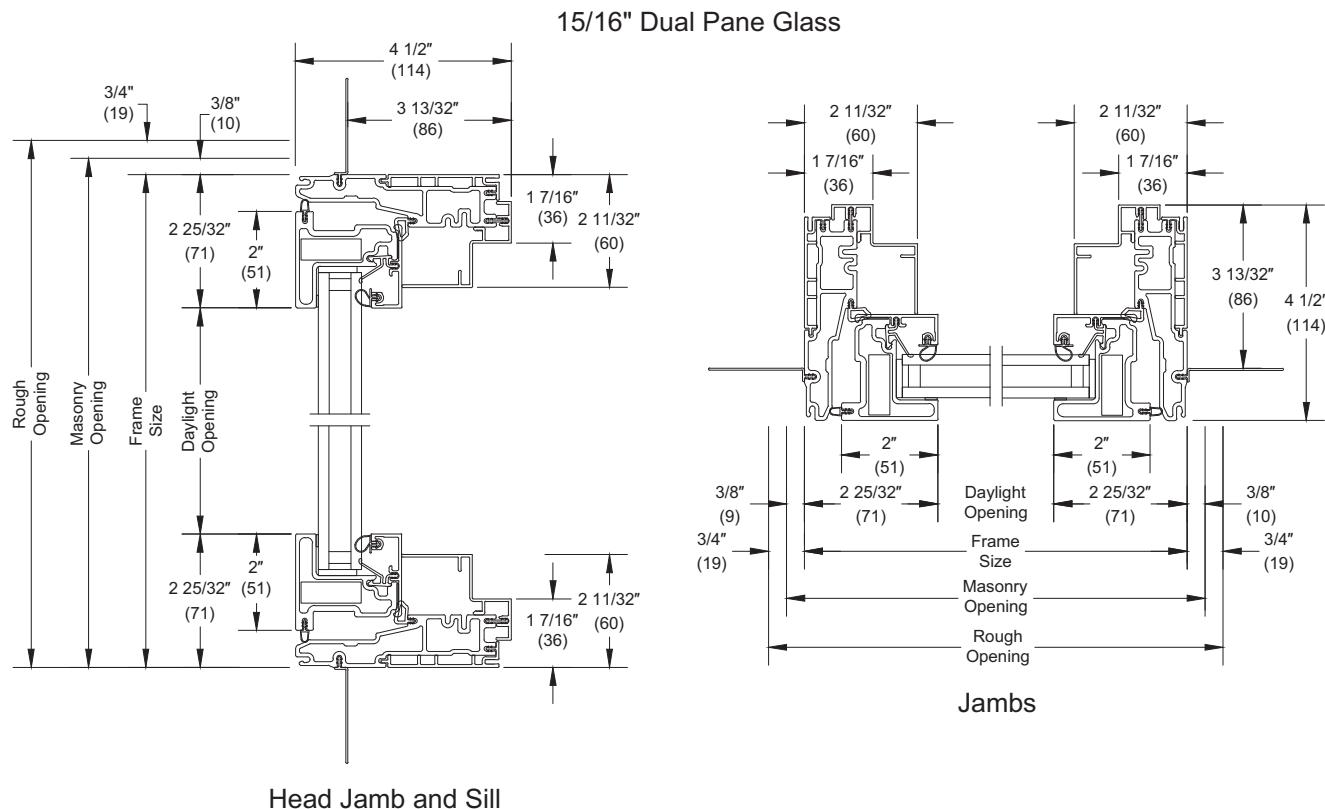
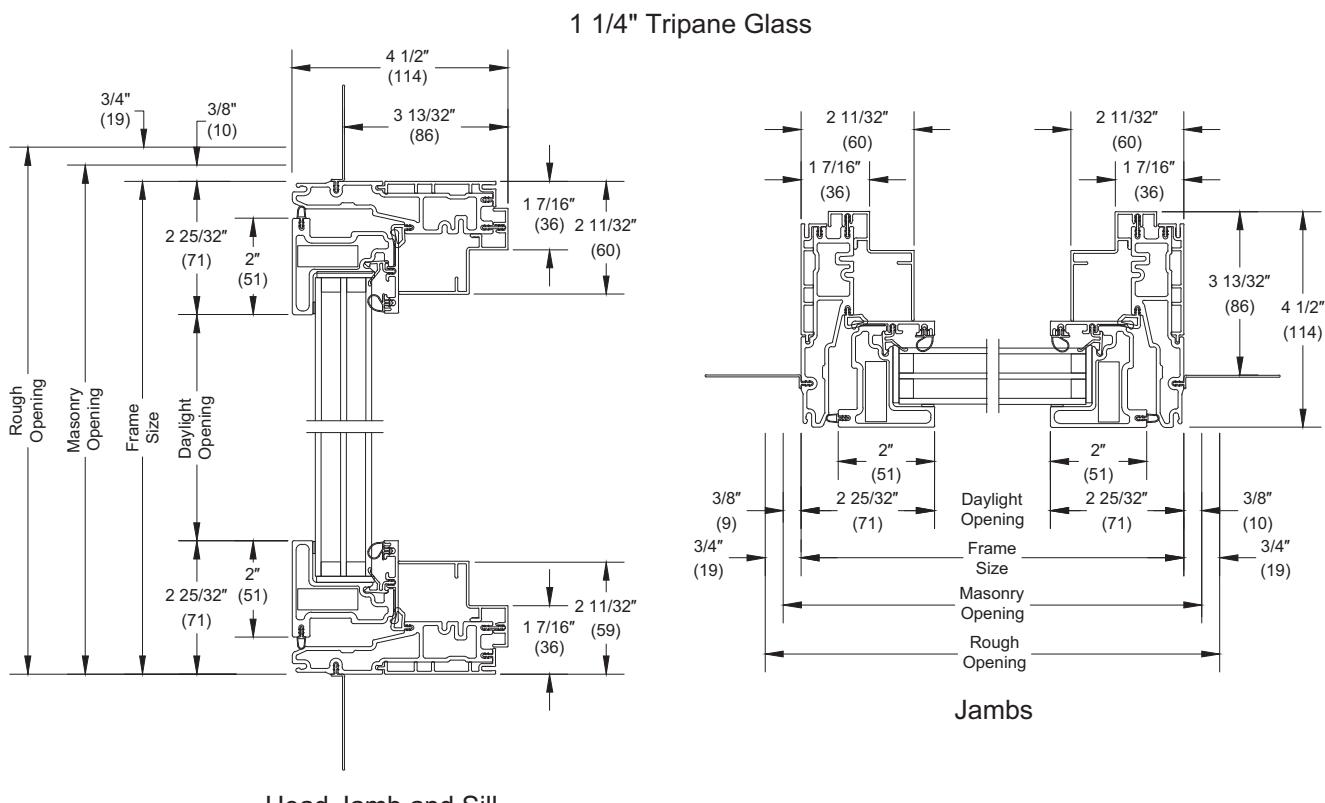
Section Details: Operating Crank-out with Screen

Scale: 3" = 1' 0"


Casement

Head Jamb and Sill

Awning

Head Jamb and Sill

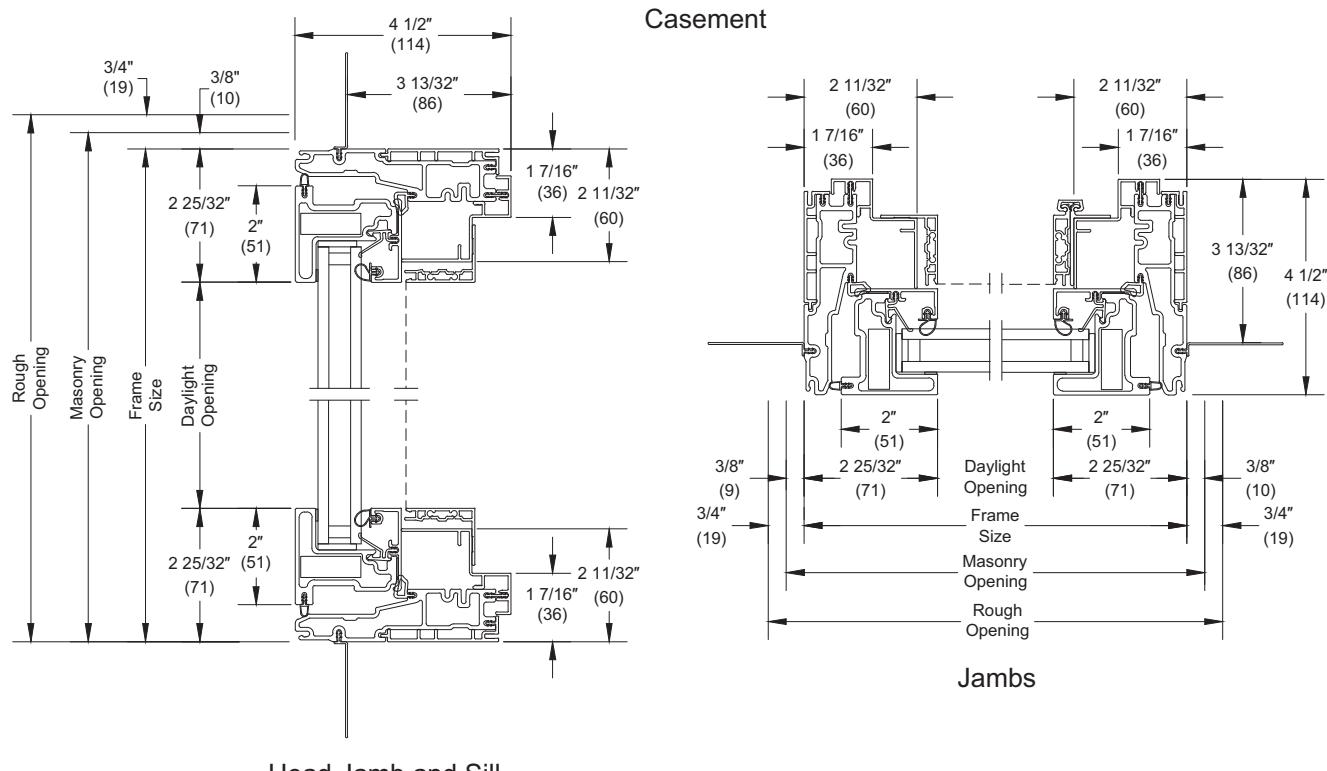
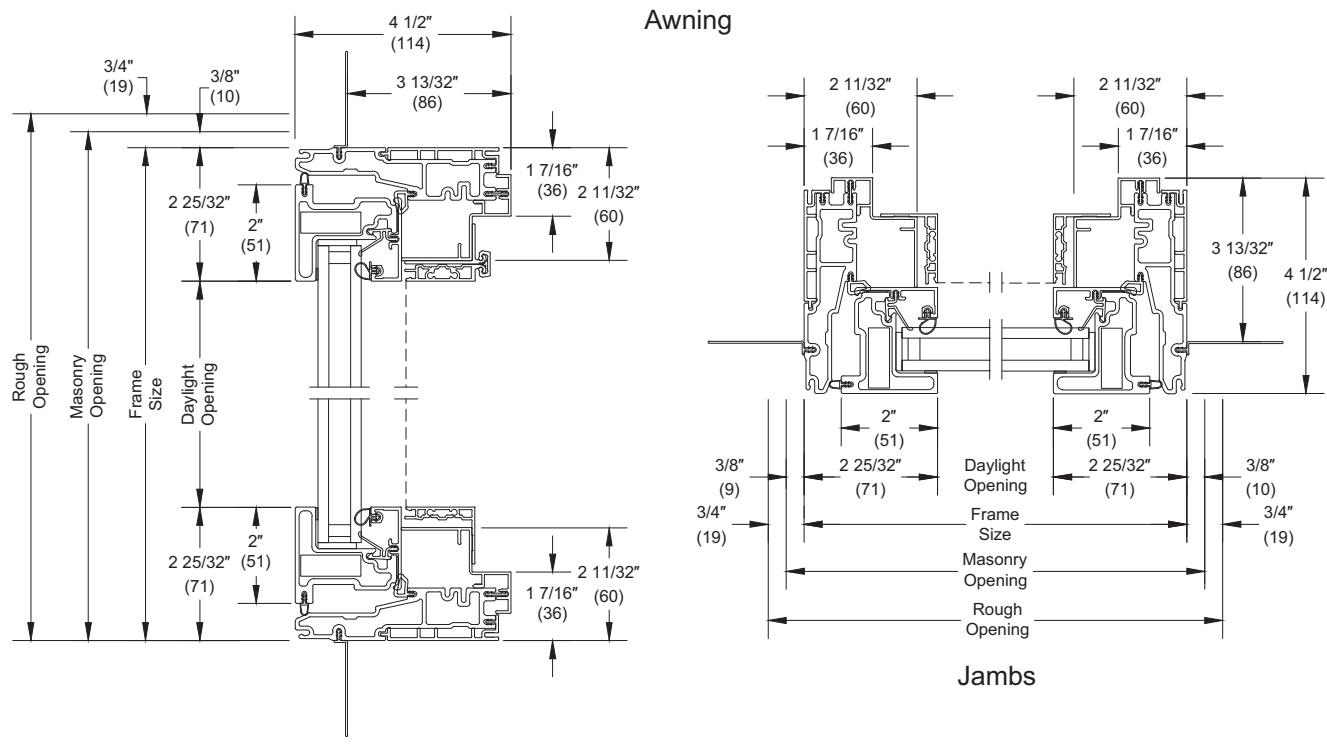
Section Details: Operating Push-out

Scale: 3" = 1' 0"


Head Jamb and Sill

Head Jamb and Sill

Section Details: Operating Push-out with Screen

Scale: 3" = 1' 0"


Head Jamb and Sill

Head Jamb and Sill