

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 722 East Kingsley, Application Number HDC17-026

**DISTRICT:** Old Fourth Ward Historic District

**REPORT DATE:** March 9, 2017

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

**REVIEW COMMITTEE DATE:** Monday, March 6, 2017

#### OWNER

**Name:** Deinco Properties, LLC  
**Address:** 318 E. Jefferson #6  
 Ann Arbor, MI 48104  
**Phone:** (734) 323-6937

#### APPLICANT

Peter Deininger  
 2615 English Oak Dr.  
 Ann Arbor, MI 48103

**BACKGROUND:** This two-story house appears in the 1894 Polk Directory as #52 East Kingsley, the home of John W. Keating, Editor, Physician and Surgeon, and boarder Miss Mary A. Keating. The house is presumably older. In 1931, the house had a full-width front porch and a very large attached rear garage, which at some point was replaced with a single-story addition that is half as deep. Under the aluminum siding and vinyl shutters is presumably a simple Italianate home. The cut stone foundation and chamfered porch posts on the Thayer side are clues to its age and earlier appearance.

**LOCATION:** The site is located on the southwest corner of East Kingsley and North Thayer Streets.

**APPLICATION:** The applicant seeks HDC approval to replace a vinyl double-hung with a casement window, replace a contributing wood double-hung with a casement window, and remove a fire escape, all on the west elevation.

#### 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 will not destroy historic



materials, features, and spatial relationships that characterize a property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

### **From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings:**

#### **Windows**

*Recommended:* Designing and installing additional windows on rear or other non-character defining elevations if required by new use.

Identifying, retaining, and preserving windows--and their functional and decorative features--that are important in defining the overall historic character of the building.

*Not Recommended:* Removing or radically changing windows that are important in defining the historic character of the building so that, as a result, the character is diminished.

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 Ann Arbor Historic District Guidelines:**

#### **Windows**

*Not Appropriate:* Introducing a new design that is incompatible with the historic character of the building.

### **STAFF FINDINGS:**

1. The proposed work is on the west side elevation of the house, which is the arguably the least-visible side on this corner lot. The house has three units, an efficiency and two one-bedroom apartments, and a maximum total occupancy of six (two in each unit). The long-time owner wants to return the building to a single-family house with five bedrooms, still with a maximum occupancy of six. Once converted back to single family, it would stay that way under the current zoning ordinance. The lot is not large enough to allow the division of a single-family home.
2. One room on the first floor and one on the second that are not currently bedrooms require the installation of egress windows. Each has a double-hung that does not meet code requirements for clear opening size. The downstairs window is a modern vinyl replacement, but the upstairs window appears to be from the period of significance, based on photos and the owner's opinion. The applicant has worked with staff and the building official to minimize the number of windows required to be replaced and to find the least visible location for those.

3. The proposed replacement windows are Pella aluminum-clad wood casements with 2" applied horizontal muntins across the center designed to look like a meeting rail.
4. Removing the steel fire escape on the west elevation is appreciated and appropriate.
5. Staff feels that returning the home to single-family use is generally desirable and appreciates that the proposed floorplan, though not in the HDC's purview, is close to the original layout of the house. The work will be minimally visible from the public right of way, on the least character-defining side of the building. Removing the fire escape will be an immediate improvement in the appearance of the west elevation. Therefore, staff believes the proposal meets the *Secretary of the Interior's Standards and Guidelines*, and the *Ann Arbor Historic District Design Guidelines* 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 approve the application at 722 E. Kingsley, a contributing property in the Old Fourth Ward Historic District, to remove a vinyl first-floor window and a wood second-floor window and replace them with the proposed clad wood casement windows, and remove a fire escape, all on the west elevation, on the condition that the fire escape is removed before the replacement windows' permits receive final approval. The work as conditioned 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 2 and 9, and the guidelines for windows and neighborhood setting, and the *Ann Arbor Historic Guidelines* for windows.

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

722 E. Kingsley (2016 Google Streetview)





HDC17-024  
2-17-17

**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**

<b>Section 1: Property Being Reviewed and Ownership Information</b>	
Address of Property:	722 E. KINGSLEY
Historic District:	OLD FOURTH WARD (OFW)
Name of Property Owner (If different than the applicant):	DEINLO PROPERTIES, LLC
Address of Property Owner:	318 E. SEFFERSON #6, A2 48104
Daytime Phone and E-mail of Property Owner:	734-323-6937 PETER DEININGER. @HOTMAIL.COM
Signature of Property Owner:	Date: 2/10/2017
<b>Section 2: Applicant Information</b>	
Name of Applicant:	PETER DEININGER
Address of Applicant:	2615 ENGLISH OAK DRIVE, A2 48103
Daytime Phone:	(734) 996-1991 Fax: ( )
E-mail:	734 323-6937 PETERDEININGER@HOTMAIL.COM
Applicant's Relationship to Property:	<input checked="" type="checkbox"/> owner <input type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant:	Date: 2/10/2017
<b>Section 3: Building Use (check all that apply)</b>	
<input checked="" type="checkbox"/> Residential	<input checked="" type="checkbox"/> Single Family <input checked="" type="checkbox"/> Multiple Family <input type="checkbox"/> Rental
<input type="checkbox"/> Commercial	<input type="checkbox"/> Institutional
GOING FROM 3 UNIT TO SINGLE FAMILY	
<b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b> (This item <b>MUST BE INITIALED</b> for your application to be <b>PROCESSED</b> )	
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 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:	

CK 20105

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

1. Provide a brief summary of proposed changes. \_\_\_\_\_

REPLACE TWO WINDOWS FOR PROPER BUILDING CODE  
EGRESS, ONE ON FIRST FLOOR WHICH IS VINYL  
AND NOT ORIGINAL AND ONE ON THE SECOND FLOOR  
WHICH IS ORIGINAL TO THE HOUSE. ALSO REMOVE  
EXISTING FIRE ESCAPE.

2. Provide a description of existing conditions. \_\_\_\_\_

THESE TWO WINDOWS CURRENTLY ARE DOUBLE  
HUNG AND DO NOT PROVIDE THE PROPER EGRESS  
THAT IS REQUIRED FOR BEDROOMS UNDER THE  
BUILDING CODE.

3. What are the reasons for the proposed changes? \_\_\_\_\_

THE HOUSE IS BEING CONVERTED FROM THREE UNIT  
APARTMENT HOUSE BACK TO SINGLE FAMILY.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

ARCHITECT DRAWINGS, MORTGAGE SURVEY,  
PELLA WINDOW DETAIL, EXISTING TWO WINDOW  
PICTURES.

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: \_\_\_\_\_ Application to \_\_\_\_\_ Staff or \_\_\_\_\_ HDC

Project No.: \_\_\_\_\_ **HDC** \_\_\_\_\_ Fee Paid: \_\_\_\_\_

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_

Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial

Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:



# CITY OF ANN ARBOR

100 N. FIFTH AVE • ANN ARBOR, MI 48104  
(734) 794-6267

**Receipt Number: 2017-00044179**

**Project Number**                   HDC17-026  
**Receipt Print Date:**           02/17/2017  
**Address**                            722 E KINGSLEY ST  
**Applicant**  
**Owner**                             DEINCO PROPERTIES, LLC  
**Project Description**

## FEES PAID

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**0010-050-3320-0000-4203**

**P&D - HDC FEES 15/16**

HDC REVIEW - SF & 2F WINDOWS	0010-050-3320-0000-4203	150.00
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<b>Total Fees for Account 0010-050-3320-0000-4203:</b>	<b>150.00</b>
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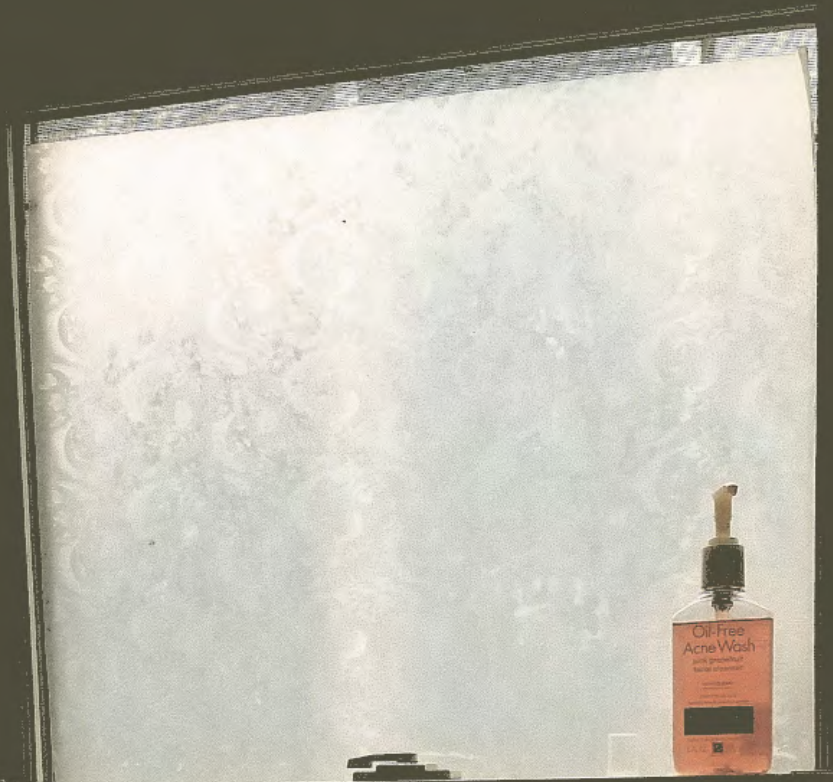
<b>TOTAL FEES PAID</b>	<b>150.00</b>
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DATE PAID: Friday, February 17, 2017

PAID BY: LOGOS

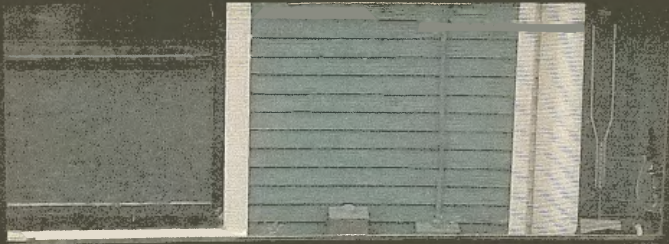
PAYMENT METHOD: CHECK 20105





1<sup>ST</sup> FLOOR







EXTERIOR VIEWS / 722 E. Kingsley

VERIFY LIST OF EXTERIOR REPAIRS w/ OWNER  
INC. PROPOSED EXTERIOR MODIFICATIONS

Edwin R. Wilier ARCHITECT  
1800 Shadford Rd.  
Ann Arbor, MI 48104  
Tel: 734-761-3015  
EdWilier@aol.com

Proposed Interior Renovations at:  
**722 E. KINGSLEY**  
ANN ARBOR, MI DENICO PROPERTIES

1-30-17  
1-16-17  
11-9-16  
8-1-16

CONTEMPORARY



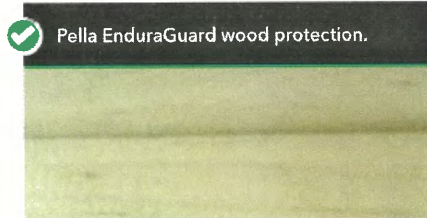
### Seals tight and locks easily.

Architect Series® casement windows feature the SureLock® System that reaches out to pull the window sash against the weatherstripping to form a tight seal against drafts, making them more energy-efficient. Plus, Pella's patented Unison Lock System secures casement and awning windows in two places with a single, easy-to-reach handle.

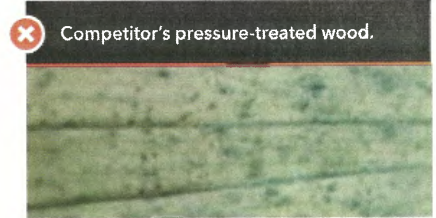


### Lasting beauty.

EnduraGuard® wood protection offers advanced protection against the effects of moisture, decay, stains from mold and mildew – as well as termite damage. This proven immersion-treatment method will help ensure that Pella® wood windows and patio doors look and perform beautifully for years.



Pella's casement window after 7 months of exposure to moisture.\*



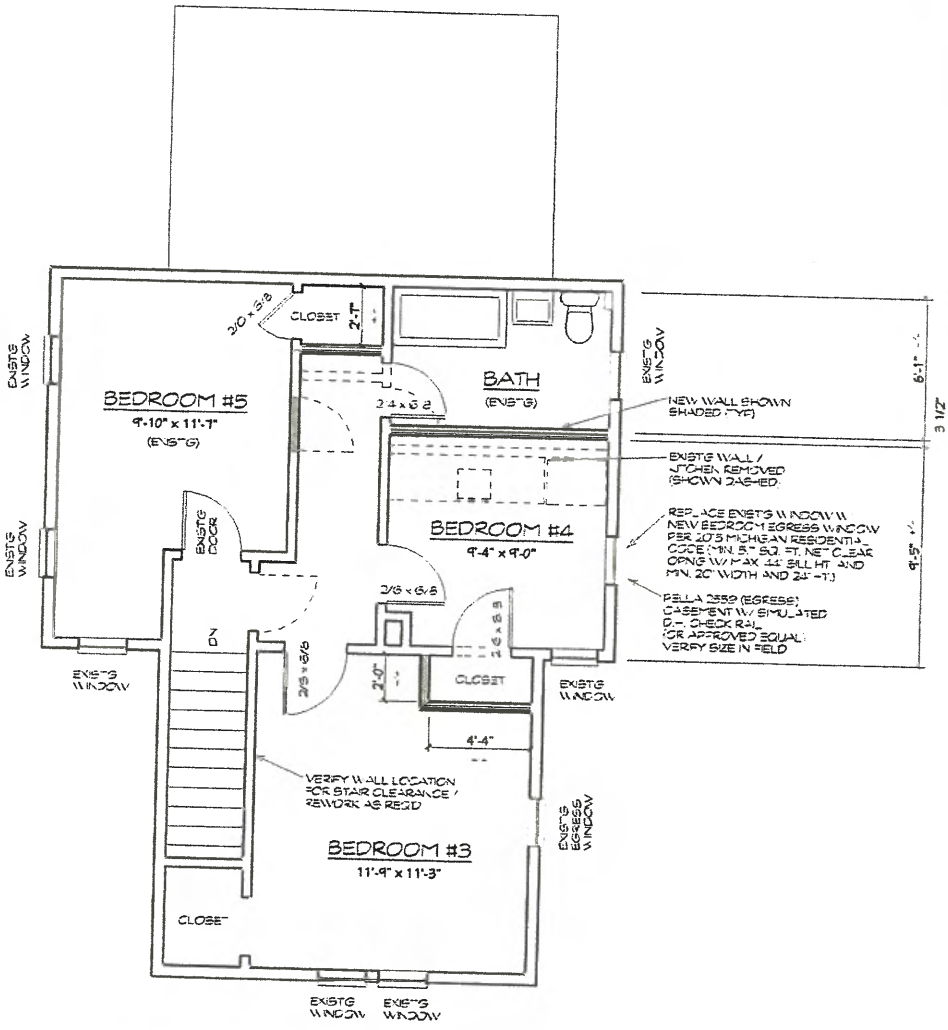
Stain mold present after 7 months of field-testing a competitor's pressure-treated wood.\*



### The confidence of added protection.

Pella products are backed by some of the strongest warranties in the business. See written limited warranty for details, including exceptions and limitations, at [pella.com/warranty](http://pella.com/warranty).

\*For testing purposes, the seal between the bottom rail and the glass was compromised in both casement units tested.



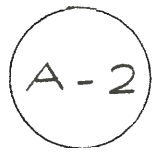
SECOND FLOOR PLAN (Revised)

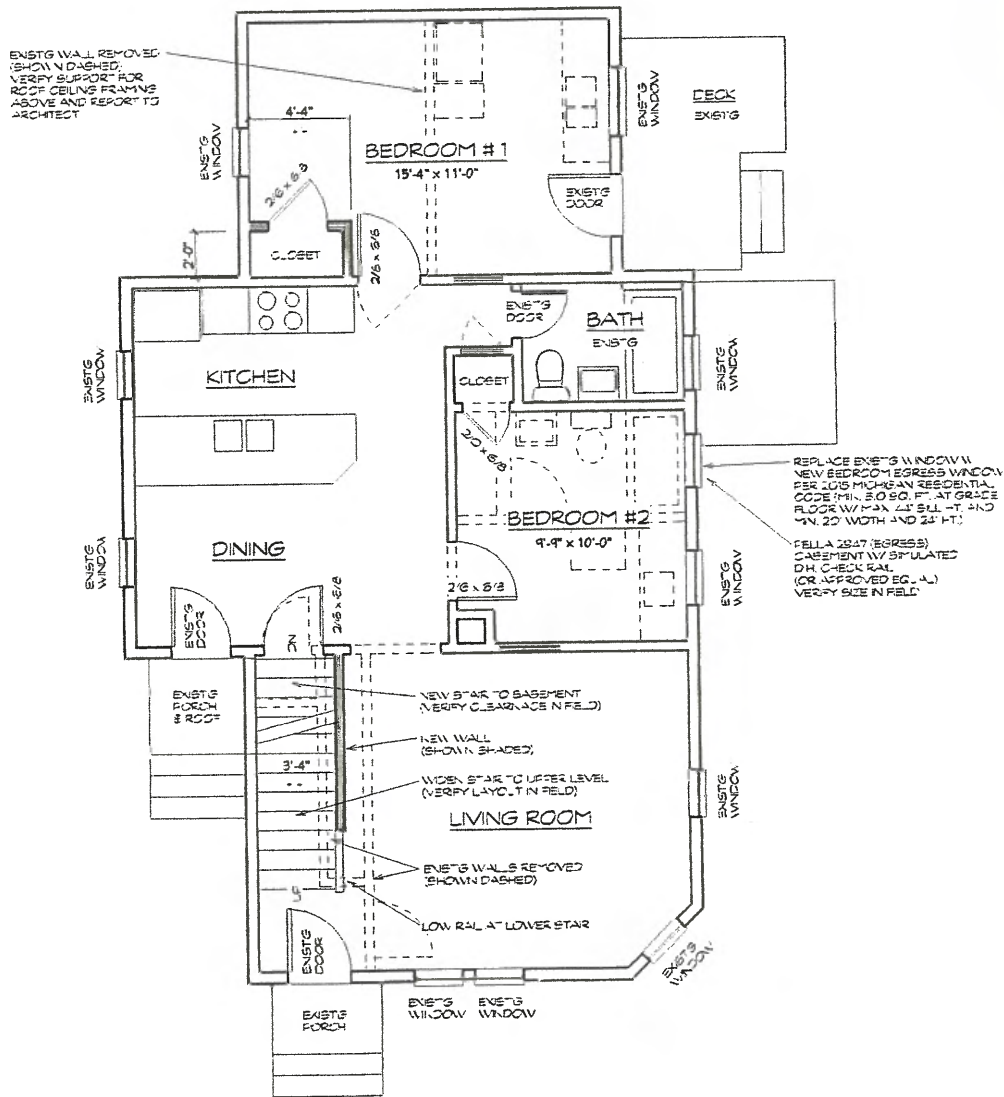
SCALE: 1/4" = 1'-0"

Edwin R. Wier ARCHITECT  
 Ann Arbor, MI 48104  
 1503 Shadford Rd.  
 Tele: 734-761-3015  
 EdWier@aol.com

Proposed Interior Renovations at:  
 722 E. KINGSLEY  
 ANN ARBOR, MI DEINCO PROPERTIES

1-30-17  
 1-18-17  
 11-9-16  
 10-1-16





FIRST FLOOR PLAN (Revised)

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

Edwin R. Wier ARCHITECT

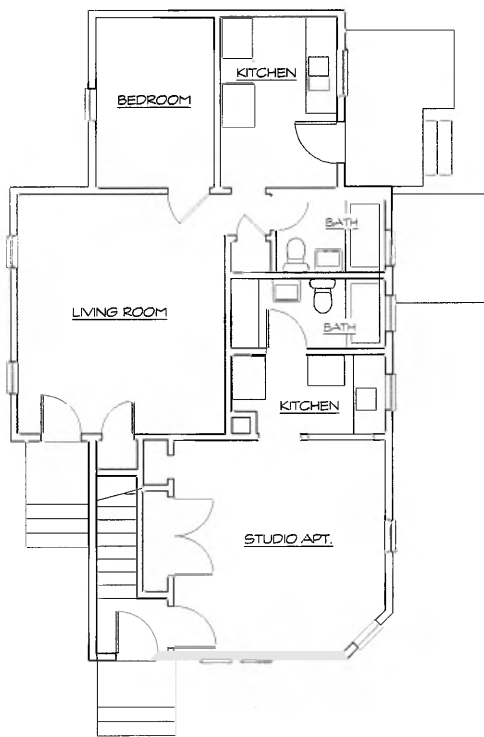
1503 Shadford Rd.  
Ann Arbor, MI 48104  
EdWier@aol.com

1503 Shadford Rd.  
Ann Arbor, MI 48104  
EdWier@aol.com

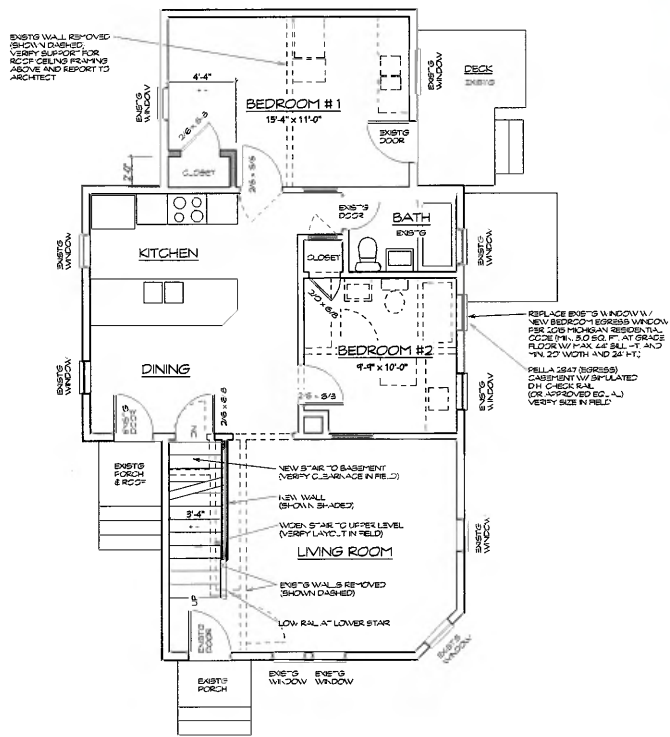
Proposed Interior Renovations at:  
722 E. KINGSLEY

ANN ARBOR, MI DEINCO PROPERTIES

1-20-17  
1-18-17  
1-9-16  
10-11-16



FIRST FLOOR PLAN (Existing)  
SCALE: 1/4" = 1'-0"



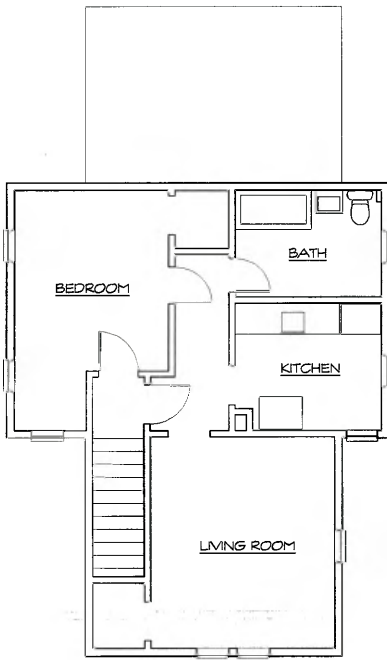
FIRST FLOOR PLAN (Revised)  
SCALE: 1/4" = 1'-0"

**Edwin R. Wier**  
ARCHITECT  
1833 Shafter Rd  
Ann Arbor, MI 48104  
Tel: 734/761-3815  
EdWier@aol.com

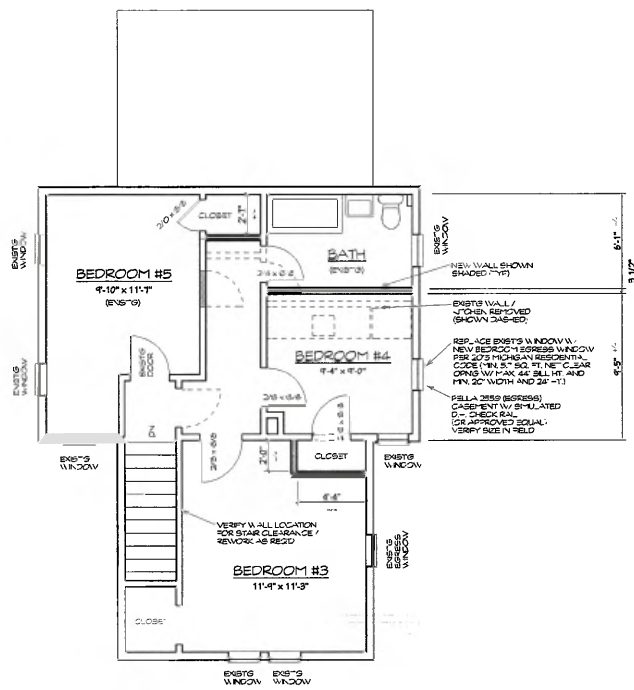
Proposed Interior Renovations at:  
**722 E. KINGSLEY**  
ANN ARBOR, MI DEINCO PROPERTIES

- 1-30-17
- 1-18-17
- 11-9-16
- 10-11-16





**SECOND FLOOR PLAN (Existing)**  
SCALE: 1/4" = 1'-0"



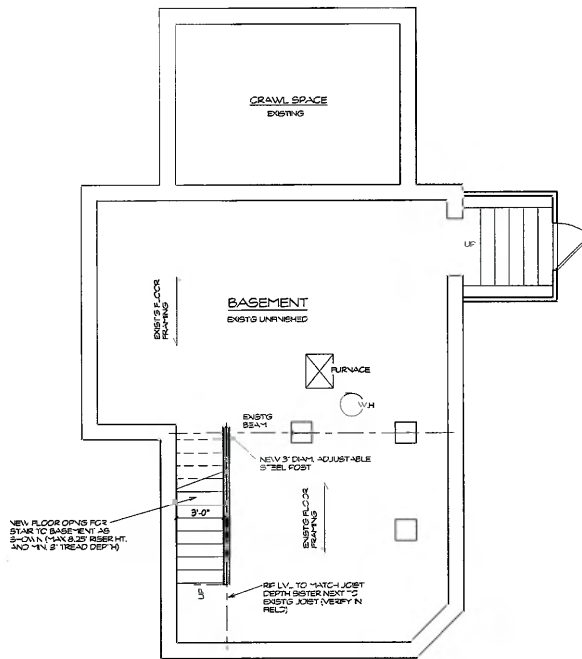
**SECOND FLOOR PLAN (Revised)**  
SCALE: 1/4" = 1'-0"

**Edwin R. Wisler** ARCHITECT  
1903 Shaddock Rd  
Ann Arbor, MI 48104  
Tel: 734.761.5015  
Edr@er@a.com

Proposed Interior Renovations at:  
**722 E. KINGSLEY**  
ANN ARBOR, MI DENICO PROPERTIES

1-30-17  
1-10-17  
11-9-16  
10-11-16

A - 2



**BASEMENT PLAN**

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

**Edwin R. White ARCHITECT**  
 1600 Stratford Rd  
 Ann Arbor, MI 48104  
 Tel: 734-761-5015  
 EdWhite@aol.com

Proposed Interior Renovations at:  
**722 E. KINGSLEY**

ANN ARBOR, MI DENCO PROPERTIES

- 1-30-17
- 1-15-17
- 11-9-16
- 8-11-16

A-3



# MORTGAGE SURVEY

Certified to: DEINCO PROPERTIES, LLC.

**Property Description:**

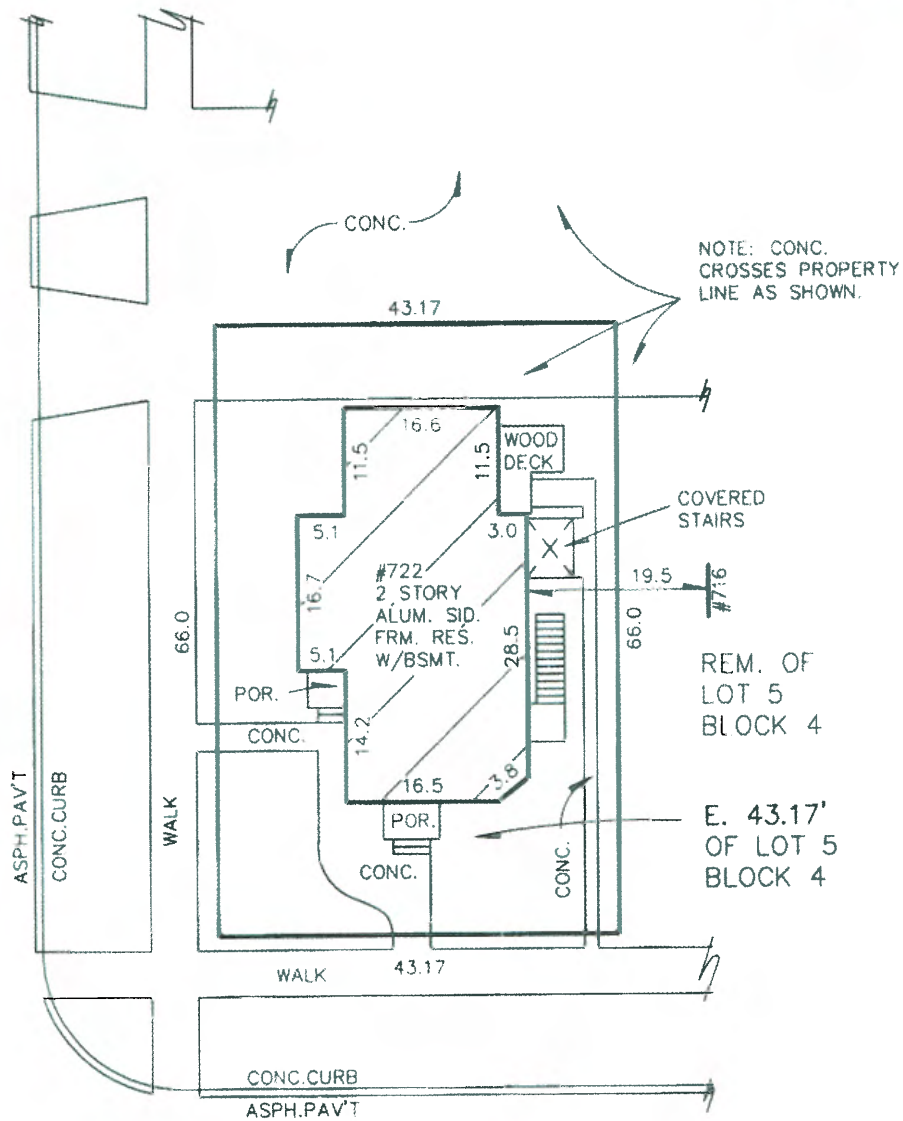
The last 43.17 feet of Lot 5, Block 4 North, Range 10 East; LAWRENCE AND MAYNARDS ADDITION, to the City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 27 of Plats, Page 471 of Washtenaw County Records.

NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES.

NOTE: A COMPLETE CURRENT TITLE POLICY HAS NOT BEEN FURNISHED, THEREFORE EASEMENTS OR OTHER ENCUMBRANCES MAY NOT BE SHOWN AT THIS TIME.



N. THAYER ST. 66' WD.



E. KINGSLEY ST. 66' WD.



**Contract - Detailed**

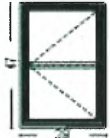
Carter Lumber #0248  
 46401 Erb Dr  
 Macomb, MI 48042  
 Phone: (586) 913-8700 Fax: (586) 913-8786

Sales Rep Name: Boerner, John  
 Sales Rep Phone: 586-913-8730  
 Sales Rep Fax:  
 Sales Rep E-Mail: jboerner@carterlumber.com

Customer Information	Project/Delivery Address	Order Information
The Carter Companies - 00248 00000 THE CARTER COMPANIES 601 Tallmadge Road KENT, OH 44240 Primary Phone: (586) 9138700 Mobile Phone: Fax Number: (586) 9138786 E-Mail: Contact Name:  Great Plains #: 7900248 Customer Number: Customer Account:	DENICO PROPERTIES -dan snyder 00248 THE CARTER COMPANIES 46401 Erb Dr Lot # MACOMB, MI 48042-5313 County: MACOMB Owner Name: The Carter Companies - 00248 Owner Phone: (586) 9138700	Quote Name: Unassigned  Order Number: P79 Quote Number: <b>8667349</b> Order Type: Non-Installed Sales Wall Depth: Payment Terms: C.O.D. Tax Code: 6.0 % Cust Delivery Date: 03/02/2017 Quoted Date: 2/9/2017 Contracted Date: Booked Date: Customer PO #:

Line #	Location:	Attributes
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Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
10	None Assigned	Architect, Casement Left, 29 X 47, White	\$433.53	1	\$433.53



Viewed From Exterior

PK #  
1978

**1: 2947 Left Casement**  
 Frame Size: 29 X 47  
 General Information: Standard, Clad, Pine, 5", 3 11/16"  
 Exterior Color / Finish: Painted, Standard Enduraclad, White  
 Interior Color / Finish: Unfinished Interior  
 Sash / Panel: Ogee, Ogee, Standard  
 Glass: Insulated Dual Low-E NaturalSun Low-E Insulating Glass Argon Non High Altitude  
 Hardware Options: Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware  
 Screen: Full Screen, White, InView™  
 Performance Information: U-Factor 0.31, SHGC 0.39, VLT 0.44, CPD PEL-N-11-10956-00002, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08  
 Grille: ILT, No Custom Grille, 2", Traditional (1W2H), Ogee, Ogee  
 Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, No Interior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 152".  
 Overall Rough Opening Dimensions: 29 3/4 X 47 3/4

Rough Opening: 29 - 3/4" X 47 - 3/4"

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)

*Upstairs*

Customer: The Carter Companies - 00248

Project Name: DENICO PROPERTIES -dan snyder

Order Number: P79

Quote Number: 8667349

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
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15 None Assigned

**Architect, Casement Left, 25 X 59, White**

Item Price	Qty	Ext'd Price
\$513.28	1	\$513.28



PK #  
1978

Viewed From Exterior

**1: 2559 Left Casement**  
**Frame Size:** 25 X 59  
**General Information:** Standard, Clad, Pine, 5", 3 11/16"  
**Exterior Color / Finish:** Painted, Standard Enduraclad, White  
**Interior Color / Finish:** Unfinished Interior  
**Sash / Panel:** Ogee, Ogee, Standard  
**Glass:** Insulated Dual Low-E NaturalSun Low-E Insulating Glass Argon Non High Altitude  
**Hardware Options:** Side Pivot Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware  
**Screen:** Full Screen, White, InView™  
**Performance Information:** U-Factor 0.31, SHGC 0.39, VLT 0.44, CPD PEL-N-11-10956-00002, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 08  
**Grille:** ILT, No Custom Grille, 2", Traditional (1W2H), Ogee, Ogee  
**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, No Interior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 168".  
**Overall Rough Opening Dimensions:** 25 3/4 X 59 3/4

Rough Opening: 25 - 3/4" X 59 - 3/4"

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)

*Downstairs*



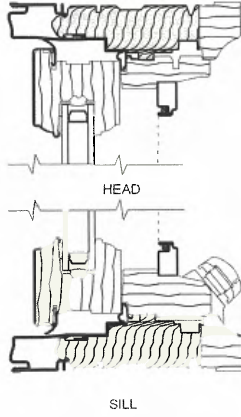
CASEMENT

# UNIT SECTIONS – WOOD COLLECTION

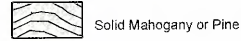
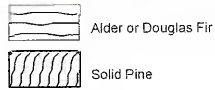
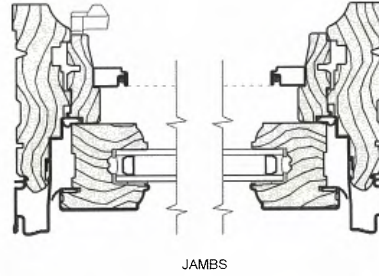
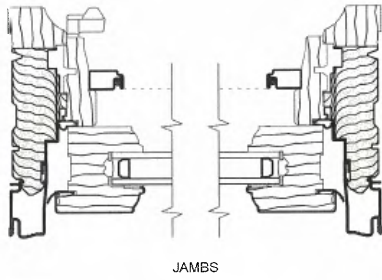
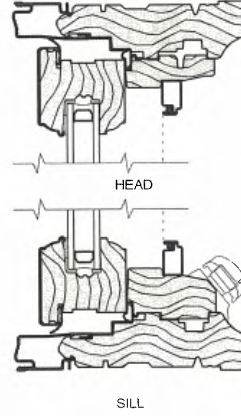
## Aluminum-Clad Wood



### Alder or Douglas Fir Interior



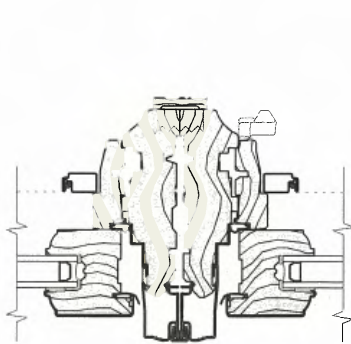
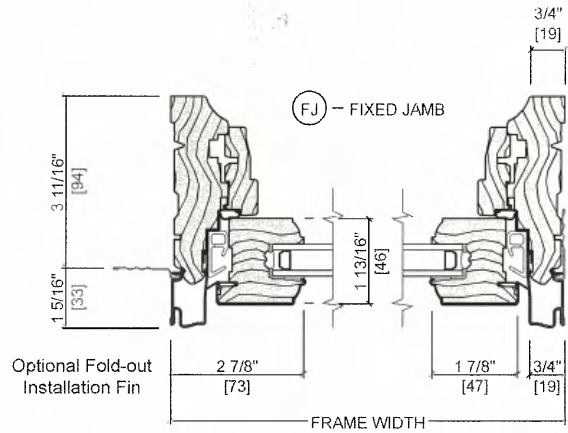
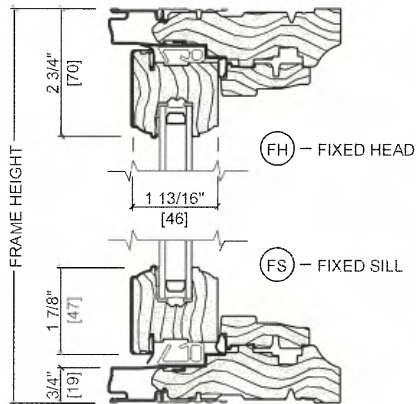
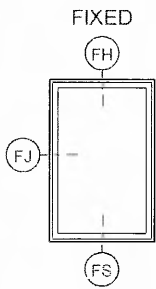
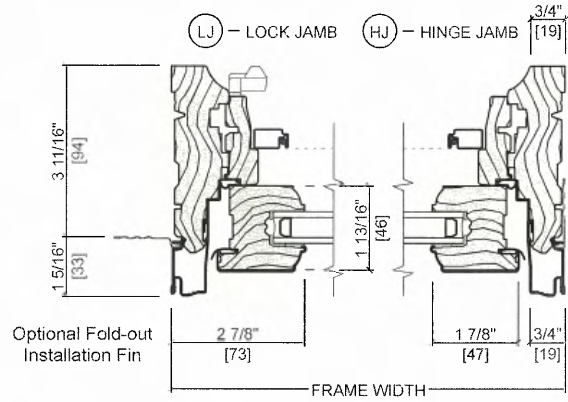
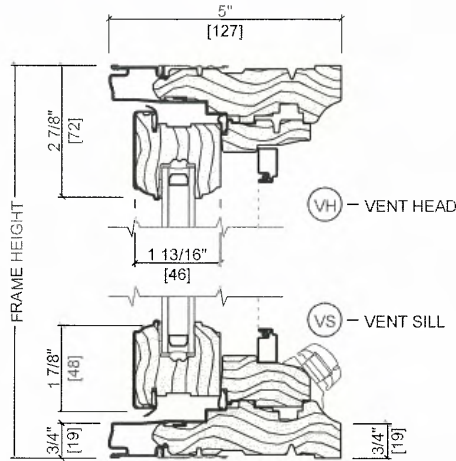
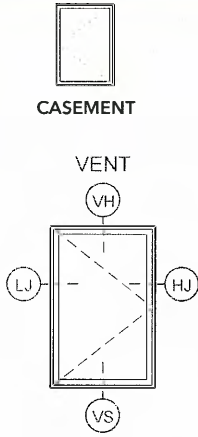
### Pine or Mahogany Interior



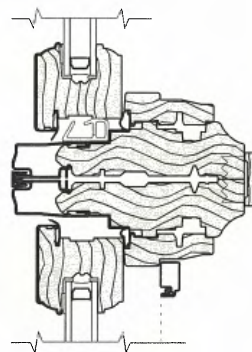
Not to Scale



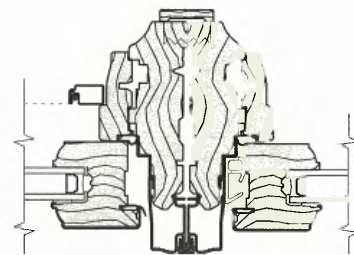
## UNIT SECTIONS Aluminum-Clad Wood



VERTICAL JOINING MULLION  
VENT / VENT



HORIZONTAL JOINING MULLION  
TRANSOM / VENT



VERTICAL JOINING MULLION  
VENT / FIXED

Scale 3" = 1' 0"

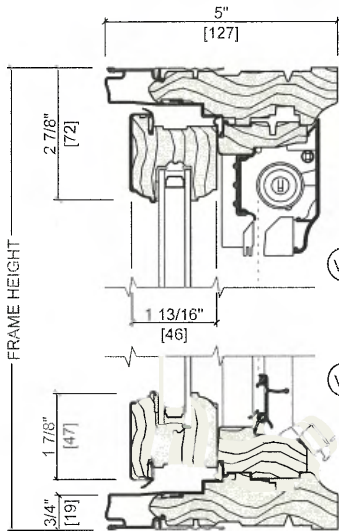
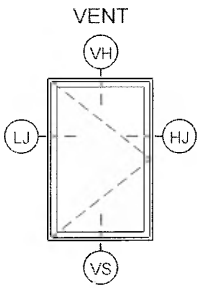
All dimensions are approximate.



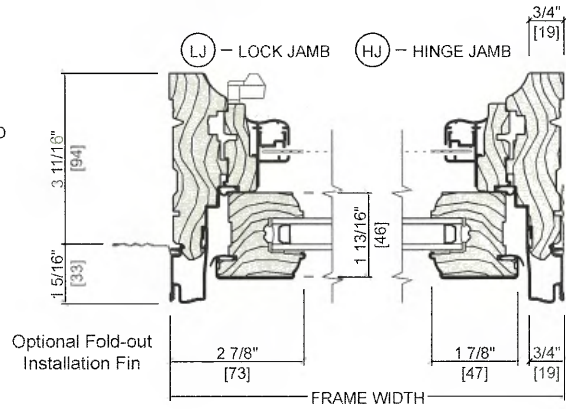
# UNIT SECTIONS Aluminum-Clad Wood



CASEMENT



## VENT WITH ROLSCREEN® INSECT SCREEN



Scale 3" = 1' 0"

See Installation and Performance at [www.PellaADM.com](http://www.PellaADM.com) for mullion limitations and reinforcing requirements.



CASEMENT

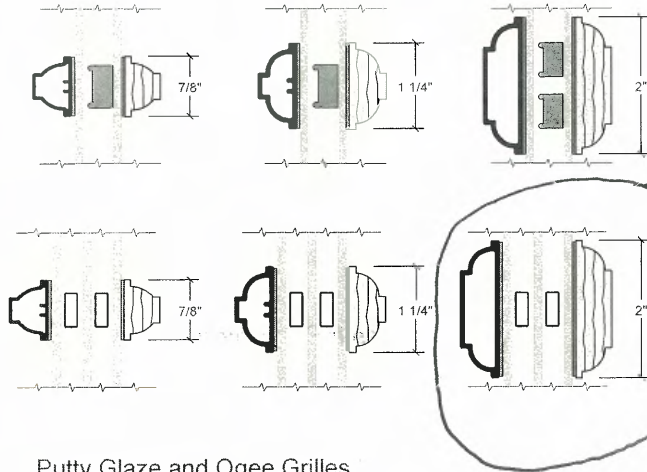
# GRILLE TYPES

## Typical Grille Profiles

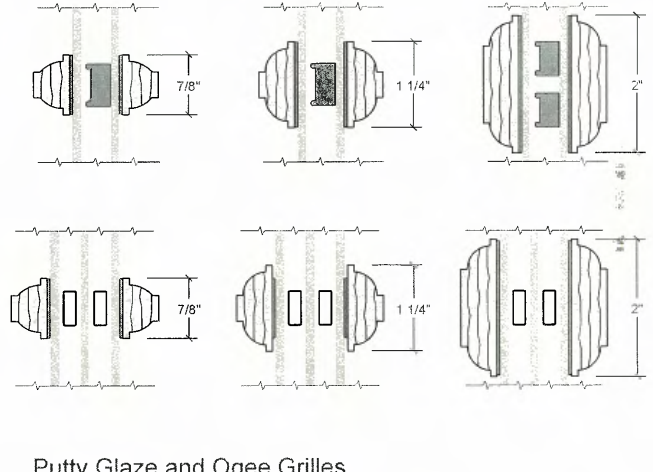


### Integral Light Technology® Grilles

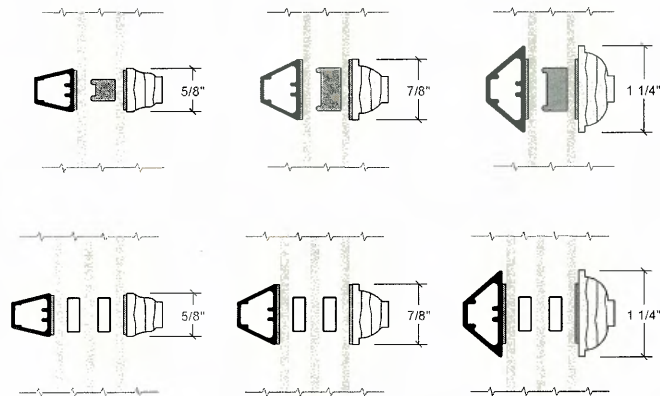
Ogee Grilles  
Clad Exterior - Wood Interior<sub>1</sub>



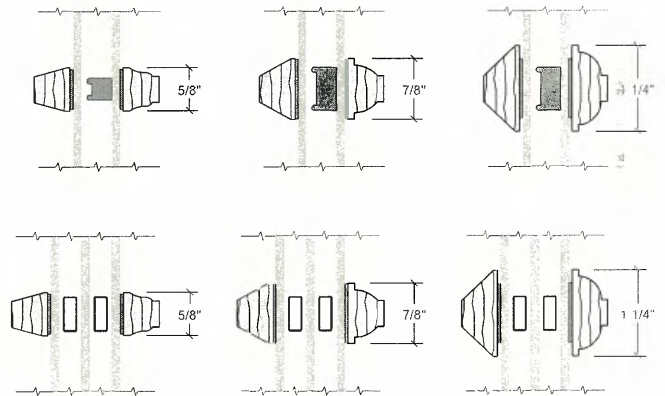
Ogee Grilles  
Wood Exterior - Wood Interior<sub>2</sub>



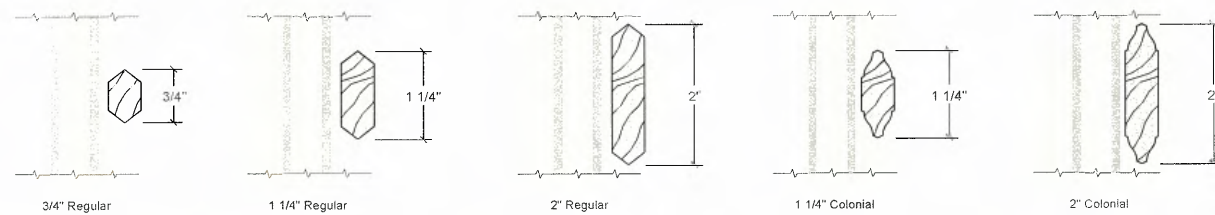
Putty Glaze and Ogee Grilles  
Clad Exterior - Wood Interior<sub>1</sub>



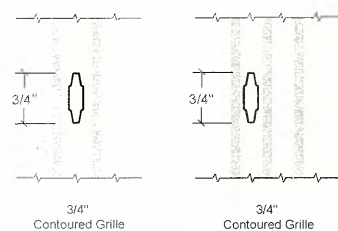
Putty Glaze and Ogee Grilles  
Wood Exterior - Wood Interior<sub>2</sub>



### Roomside Removable Grilles



### Grilles-Between-the-Glass



(1) Available in Pine, Mahogany, Alder or Douglas Fir to match complete unit.

(2) Available in Pine or Mahogany to match complete unit.