

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 1127 W Huron Street, Application Number HDC19-146

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** August 15, 2019

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

**REVIEW COMMITTEE DATE:** Monday, August 12, 2019

#### OWNER

**Name:** Maxwell Carlson  
**Address:** 1127 W Huron  
 Ann Arbor, MI 48103  
**Phone:** (734) 649-5107

#### APPLICANT

Superior Glass Block  
 8140 Ronda Drive  
 Canton, MI 48187  
 (734) 354-9270

**BACKGROUND:** This 1 ½ story home features end gables, a gabled wall dormer facing the street, wood lap siding, and a stuccoed full-width front porch with half-height round columns. It first appears in Polk City Directories in 1920 when it was the home of farmer Howard Harkins.

**LOCATION:** The site is located on the south side of West Huron Street, between Ninth Street and Crest Avenue.

**APPLICATION:** The applicant seeks HDC approval to add a 32" x 57" egress window in a new opening with a 62" deep molded polyethylene well, on the rear elevation.

#### 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.

**Safety Codes**

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

**STAFF FINDINGS:**

1. This house is a single-family rental that is currently certified for a maximum of six occupants in three bedrooms. A basement room is being remodeled into a bedroom, which requires secondary egress. A new egress window and well are proposed on the south elevation, on the back wall of the basement. There is no existing basement

window, so the window requires a new opening in the CMU wall. The location is appropriate since it is on the back of the house and not visible from the street or sidewalk.

2. The well is a prefabricated polyethylene unit with built in steps. It extends a few inches above grade in a U shape, and is 62" deep. A section drawing and plan views are provided. The horizontal depth of the well is not provided, but appears to be about 35". No cover is listed as part of the application. The vinyl egress window is 32" wide by 57" tall, and swings in. Detail is provided for the window and well.
3. Staff believes the well is appropriate since it is not visible from the street and meets the *Standards and Guidelines*. No character-defining features of the house are impacted by the proposal.

**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 1127 W Huron Street, a contributing property in the Old West Side Historic District, to install a new basement egress window and well, 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



1127 W Huron Street  
(July 2018 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 [jthacher@a2gov.org](mailto:jthacher@a2gov.org)  
 Fax: 734.994.8460

| OFFICE USE ONLY |                    |
|-----------------|--------------------|
| Permit Number   | HDC# <u>19-146</u> |
|                 | BLDG# _____        |
| DATE STAMP      |                    |
|                 |                    |

APPLICATION MUST BE FILLED OUT COMPLETELY

\$35<sup>00</sup>

### PROPERTY LOCATION/OWNER INFORMATION

|  |   |                                 |
|--|---|---------------------------------|
| NAME OF PROPERTY OWNER<br><u>Maxwell Carlson</u>   |   | HISTORIC DISTRICT<br><u>Yes</u> |
| PROPERTY ADDRESS<br><u>1127 W HURON</u>            |   | CITY<br><u>ANN ARBOR</u>        |
| ZIP CODE<br><u>48103</u>                           | DAYTIME PHONE NUMBER<br><u>(734) 649-5107</u> | EMAIL ADDRESS                   |
| PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) |   | CITY STATE, ZIP                 |

### PROPERTY OWNER'S SIGNATURE

|           |            |      |
|-----------|------------|------|
| SIGN HERE | PRINT NAME | DATE |
|-----------|------------|------|

### APPLICANT INFORMATION

|  |                          |   |                       |
|--|--------------------------|---|-----------------------|
| NAME OF APPLICANT (IF DIFFERENT FROM ABOVE)<br><u>Superior Glass Block</u> |                          |   |                       |
| ADDRESS OF APPLICANT<br><u>8140 Konda Dr.</u>                              |                          |   | CITY<br><u>Canton</u> |
| STATE<br><u>MI</u>   | ZIP CODE<br><u>48187</u> | PHONE / CELL #<br><u>(734) 354-9270</u> | FAX No                |
| EMAIL ADDRESS<br><u>superiorglassblock@yahoo.com</u>                       |                          |   |                       |

### APPLICANT'S SIGNATURE (if different from Property Owner)

|           |                    |                |
|-----------|--------------------|----------------|
| SIGN HERE | PRINT NAME         | DATE           |
|           | <u>X Kurt Imes</u> | <u>7/10/19</u> |

### BUILDING USE - CHECK ALL THAT APPLY

|   |                                 |                                 |  |                                     |  |
|---|---------------------------------|---------------------------------|--|-------------------------------------|--|
| <input checked="" type="checkbox"/> SINGLE FAMILY | <input type="checkbox"/> DUPLEX | <input 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).

install egress to back of home.

### DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

Basement Bedroom, needs egress.

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



# HISTORIC DISTRICT COMMISSION APPLICATION

| FEE CHART   |                     |
|---|---------------------|
| DESCRIPTION   | FEE                 |
| <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**

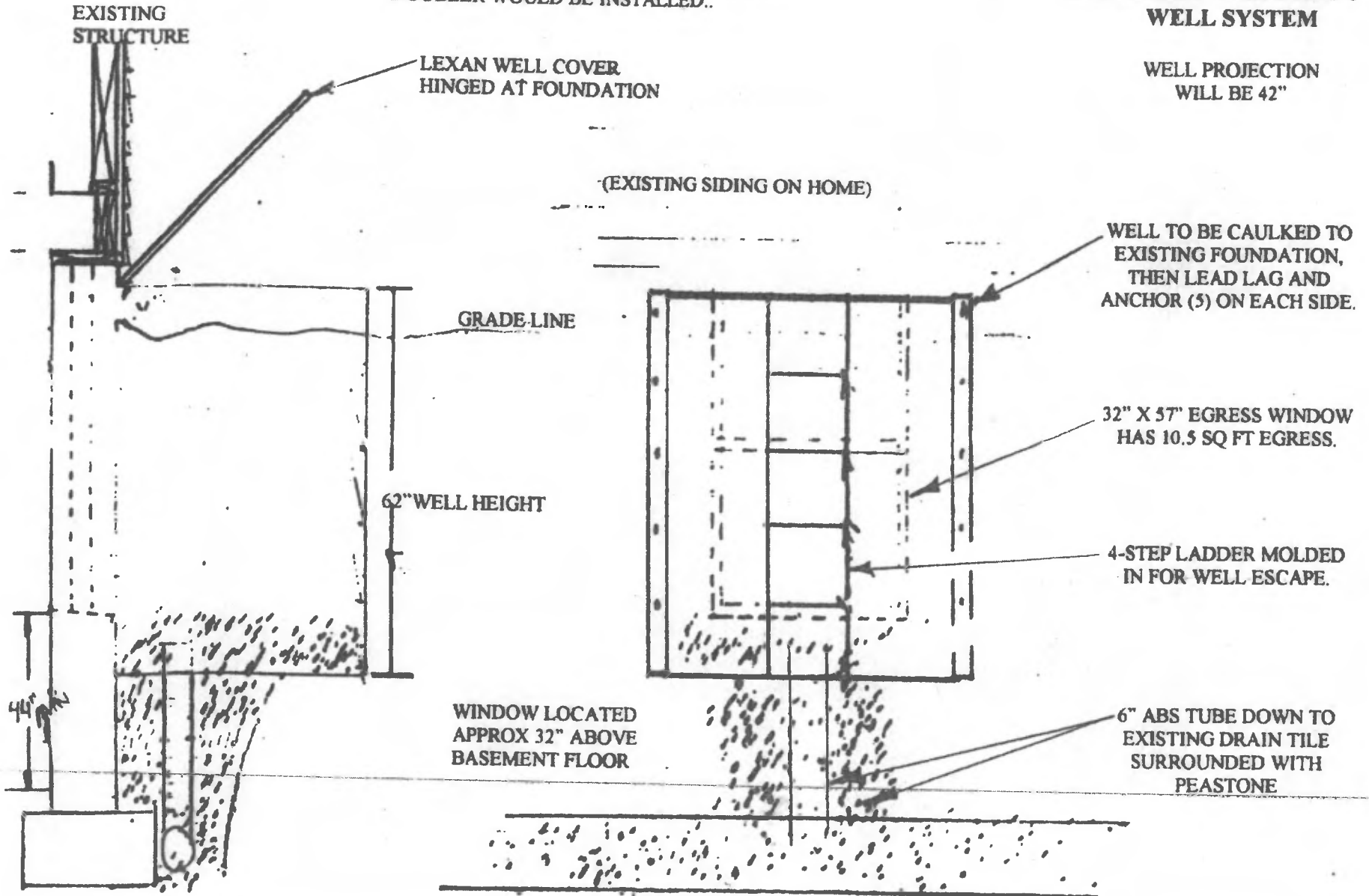
|                  |   |                                     |
|------------------|---|-------------------------------------|
| Date of Hearing: |   |                                     |
| Action           | <input type="checkbox"/> HDC COA  | <input type="checkbox"/> HDC Denial |
|                  | <input type="checkbox"/> HDC NTP  | <input type="checkbox"/> Staff COA  |
| Staff Signature  |   |                                     |
| Comments         |   |                                     |
| Fee:             | \$ <u>100<sup>00</sup></u>  |                                     |
| Payment Type     | <input checked="" type="checkbox"/> Check: # <u>4395</u><br><input type="checkbox"/> Cash<br><input type="checkbox"/> Credit Card |                                     |

**SUPERIOR GLASS BLOCK AND MORE, INC.  
EGRESS WELL SYSTEM**

**2062 MODEL WELLCRAFT  
WELL SYSTEM**

WHEN NEW WINDOW IS CUT 2X10 HEADER  
DOUBLER WOULD BE INSTALLED..

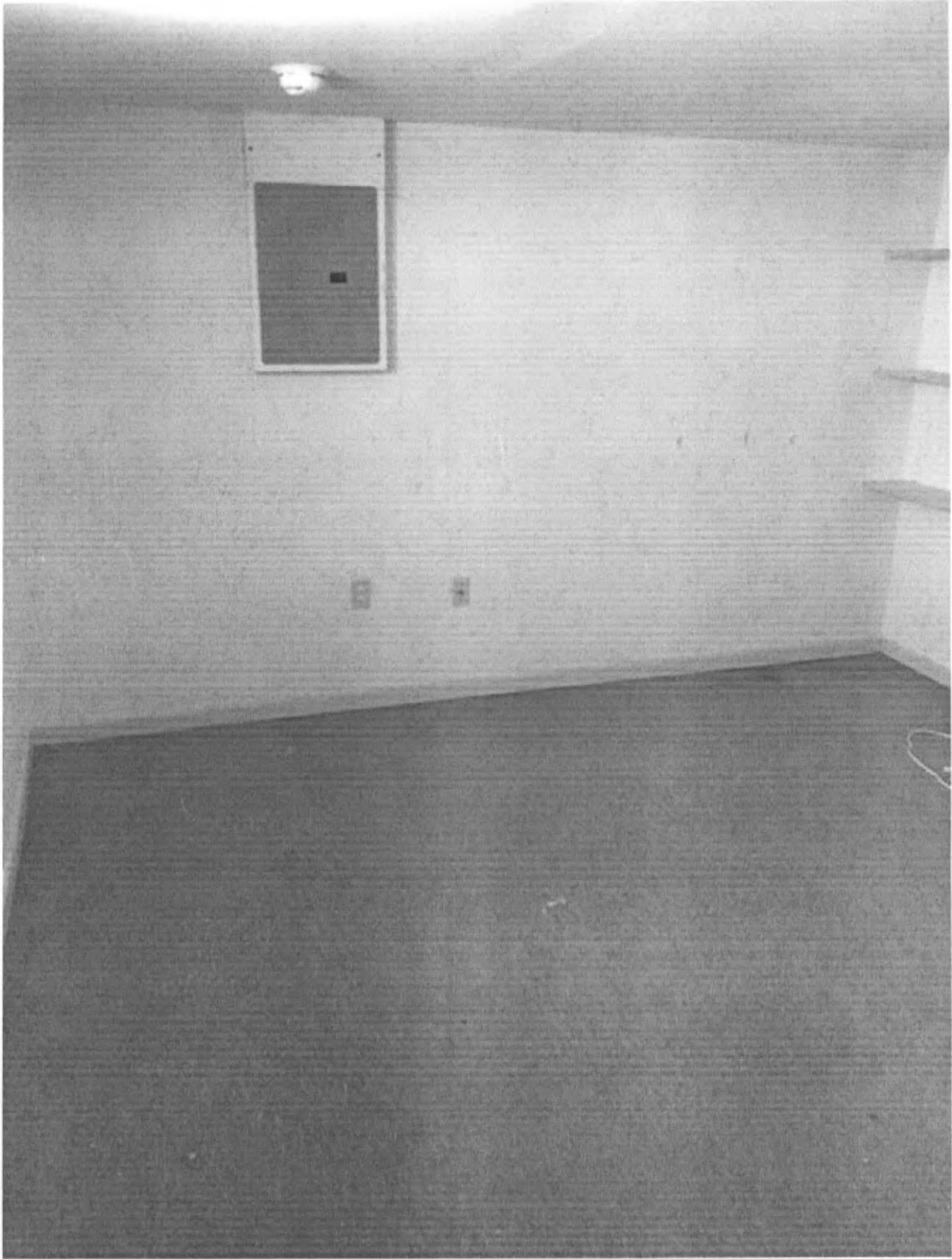
WELL PROJECTION  
WILL BE 42"

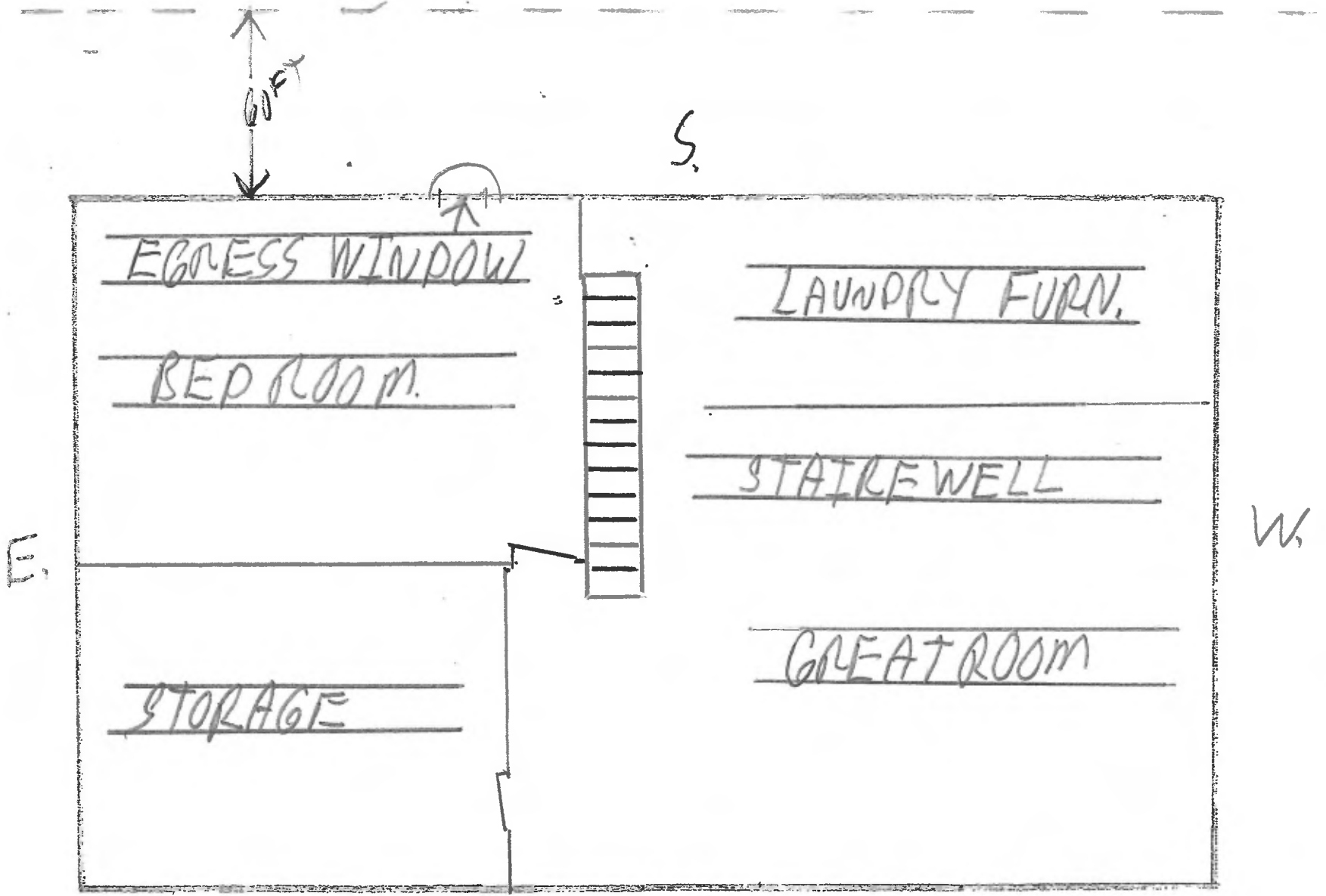












S

EYE

EGRESS WINDOW

BED ROOM

LAUNDRY FURN.

STAIRWELL

GREAT ROOM

STORAGE

E

W

N

1127 HURON ST  
SUPERIOR CB.

- ENERGY SAVING ALL VINYL CONSTRUCTION FOR WARMER SURFACE TEMPERATURES.
- Q-LON™ ULTRA COMPRESSION WEATHER SEAL ON SASH PERIMETER TO PREVENT AIR AND WATER PENETRATION.
- INSULATED GLASS WITH MANY GLAZING OPTIONS AVAILABLE INCLUDING KRYPTON FILLING OF LOW-E UNITS.
- BOTH REGULAR EGRESS AND SECURITY EGRESS MODELS AVAILABLE.
- INTRUDER RESISTANT SECURITY EGRESS WINDOW MADE WITH .032 STAINLESS STEEL SCREEN MESH AND HEAVY DUTY .060 ALUMINUM SCREEN FRAME. (NEARLY IMPOSSIBLE TO PENETRATE).



# FENESTRATION STRUCTURAL TEST REPORT

TEST SPECIFICATION: AAMA/NWWDA 101/I.S.2-97

VINYL HINGED EGRESS SINGLE HUNG  
ESCAPE™ WINDOW

## SUMMARY OF RESULTS

|                                      |                        |
|--------------------------------------|------------------------|
| OVERALL DESIGN PRESSURE              | 25 psf                 |
| MAXIMUM OPERATING FORCE              | 22 lbf                 |
| AIR LEAKAGE RATE                     | 0.1 scfm/ft 2          |
| MAXIMUM WATER PRESSURE ACHIEVED      | 3.75 psf               |
| MAXIMUM STRUCTURAL PRESSURE ACHIEVED | 37.5 psf               |
| FORCED ENTRY RESISTANCE—AAMA 1302.5  | PASSED                 |
| <b>OVERALL PRODUCT RATING</b>        | <b>H - R25—48 X 72</b> |

- **REGULAR EGRESS: STANDARD VENTING SINGLE HUNG WITH LOWER FIBERGLASS SCREEN. ONE HAND RELEASE MULTI-POINT LOCK TO EXIT IN CASE OF EMERGENCY.**
- **SECURITY EGRESS: STANDARD VENTING SINGLE HUNG WITH FULLY TRAPPED 16X16.032 STAINLESS STEEL SECURITY SCREEN. ONE HAND RELEASE MULTI-POINT LOCK TO EXIT IN CASE OF EMERGENCY.**
- **AVAILABLE IN LEFT OR RIGHT SWING.**
- **AVAILABLE IN CUSTOM SIZES.**
- **NEW CONSTRUCTION AND REPLACEMENT UNITS.**
- **STANDARD 3.25" MAINFRAME FOR EASY INSTALLATION.**
- **ALL GLAZING OPTIONS AVAILABLE.**

- HEAVY DUTY .075 EXTRUDED VINYL FIXED FRAME, SWING FRAME, AND SASH.
- ALL FUSION WELDED CONSTRUCTION.
- CONTINUOUS TRIPLE BULB SEAL ON FIXED FRAME.
- 3/4 INCH INSULATED GLASS POCKET WITH EXTERIOR GLAZING.
- DUAL WALLS AT ALL POINTS OF HARDWARE ANCHOR.
- PREMIUM FOUR BAR STAINLESS STEEL HINGE.
- ALL STAINLESS STEEL SCREWS TO ANCHOR HARDWARE.
- POWDER COATED DIE CAST SASH LOCKS.
- BLOCK AND TACKLE BALANCE SYSTEM.

