

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 502 East Ann Street, Application Number HDC25-0069

DISTRICT: Division Street Historic District

REPORT DATE: June 12, 2025

REPORT PREPARED BY: Mariana Melin-Corcoran, City Planner

REVIEW COMMITTEE DATE: June 9, 2025

	OWNER	APPLICANT
Name:	Mustafa Ali	David Lewis
Address:	CareOne Rental 5046 Doral Drive Ann Arbor, MI 48108	Lewis Greenspoon Architects 440 S Main St, Suite 2 Ann Arbor, MI 48104
Phone:	(734) 891-4167	(734) 786-3757

BACKGROUND: This house was built sometime between 1894 and 1897 based on the city directories. It is a two-and-a-half-story gable fronter with wood siding and a full-width covered front porch. The trim and skirting of the porch feature decorative cutouts. A widow, Adaline B. Lathrop, lived in the house from at least 1897 until 1914 when another widow, Isadore Doty moved to the house. By 1926 the house was occupied by a third widow, Josephine Phillips, along with Dr. Judson Selleck and his wife Bessie. In 1930 a student is listed as living at the house, and it appears that the house remained occupied by at least two families after that time.

In 2008, a previous owner submitted an application to the Historic District Commission to replace front-facing windows on the first story after the work was completed. That application was denied, and the work was ordered to be reversed. According to permits, that same year the previous owner removed the house's chimney.

LOCATION: The building is located on the south side of East Ann Street, between Division and State Streets.

APPLICATION: The applicant seeks HDC approval to remove one third-floor rear window, increase the opening size, and install a new hung 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.

- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- (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.

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

Building Site

Recommended: 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.

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.

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.

Removing a character-defining window that is unrepairable and blocking it in; or replacing it with a new window that does not convey the same visual appearance.

Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

From the Ann Arbor Historic District Design Guidelines (other guidelines may 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.

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

STAFF FINDINGS:

1. According to the application, the window needs to be enlarged and replaced to meet egress requirements. The new window will measure approximately 3 feet by 5 feet. The location at the rear of the house is appropriate for an egress window as it will be minimally visible.
2. The third-floor rear window opening is assumed to be historic because the size and trim match the third-floor window on the front elevation of the house. It is unclear based on the application if the window itself is historic.
3. The applicant has not provided details on the proposed replacement window and trim, so staff has added conditions to the motion to specify materiality of the new window and trim.

MOTION

I move that the Commission issue a certificate of appropriateness for the application at 502 East Ann Street, a contributing property in the Division Street Historic District, to remove a third-floor rear window, enlarge the opening, and install a replacement window on the conditions that 1) the replacement window is wood or clad wood and 2) the new trim is wood and slightly differentiated from the historic trim and the trim dimensions are submitted to staff prior to building permit approval. As conditioned, 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 2, 5, and 9, and the guidelines for building site and windows, as well as the *Ann Arbor Historic District Design Guidelines* for windows.

ATTACHMENTS: drawings, photos



502 East Ann Street (2008 staff photo)

502 EAST ANN STREET: WINDOW REPLACEMENT

third floor window enlargement
9 May 2025

Owner:
CareOne Rental / Mustafa Ali
5046 Doral Drive
Ann Arbor, MI 48108

Architect:
Lewis Greenspoon Architects LLC
440 South Main Street, suite 2
Ann Arbor, MI 48104
contact: David Lewis (734.786.3757)

Current Codes:
2015 Michigan Residential Code (2015 IRC)
2015 Michigan Energy Code (2015 IECC)

General Notes:

- 1. All work to be performed in compliance with state and local codes and ordinances, and shall be done to the highest industry standards by experienced tradesmen.
- 2. The contractor shall field verify all dimensions and existing conditions prior to beginning work or supplying materials or components.
- 3. Soil erosion is the responsibility of the general contractor - soil must be contained on site.
- 4. Site drainage beyond new work to remain as existing. Slope finish grade away from building.
- 5. All dimensions are to faces of finish unless noted otherwise. Face of sheathing at exterior wall.
- 6. Do not scale drawings.
- 7. Repair / patch / restore any existing construction that is damaged during construction.
- 8. All exterior wood to be acq pressure-treated unless noted otherwise. All metal that comes in contact with acq treated wood to be compatible.
- 9. No smoking within the premises. All cigarette butts to be disposed of off site.
- 10. HVAC registers in construction area to be covered and care taken to prevent dust from entering ductwork.

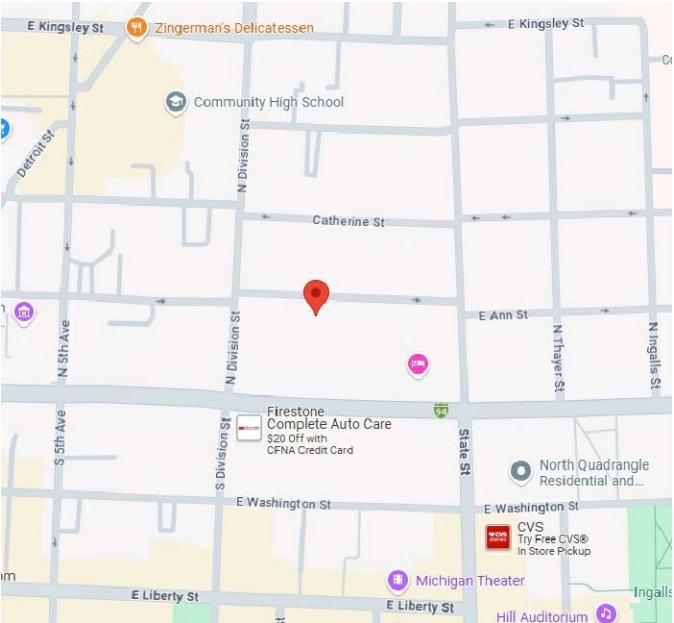
Site and Building Information
Parcel: 09-09-29-106-023

LOT 2 ASSESSORS PLAT NO 8

Zone: R4C
lot size: 0.115 acres
building size: 1,706 sq. ft.
year built: 1910

SCOPE OF WORK
Replace existing small hung window with larger hung egress window on third floor.

SHEET INDEX
CS1 Cover Sheet / Site Plan
D2.3 Third Floor Demolition Plan
A2.3 Third Floor Plan
A3.1 Exterior Elevation



2 VICINITY MAP
N.T.S.



1 SITE PLAN
1" = 20'-0"

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**CareOne
Rental**

w i n d o w
replacement

502 East Ann Street
Ann Arbor, MI 48104

project no: 25032

issue no:

owner review 30 Apr '25
HDC 9 May '25

CS1

COVER SHEET / SITE PLAN

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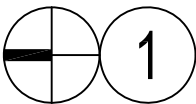
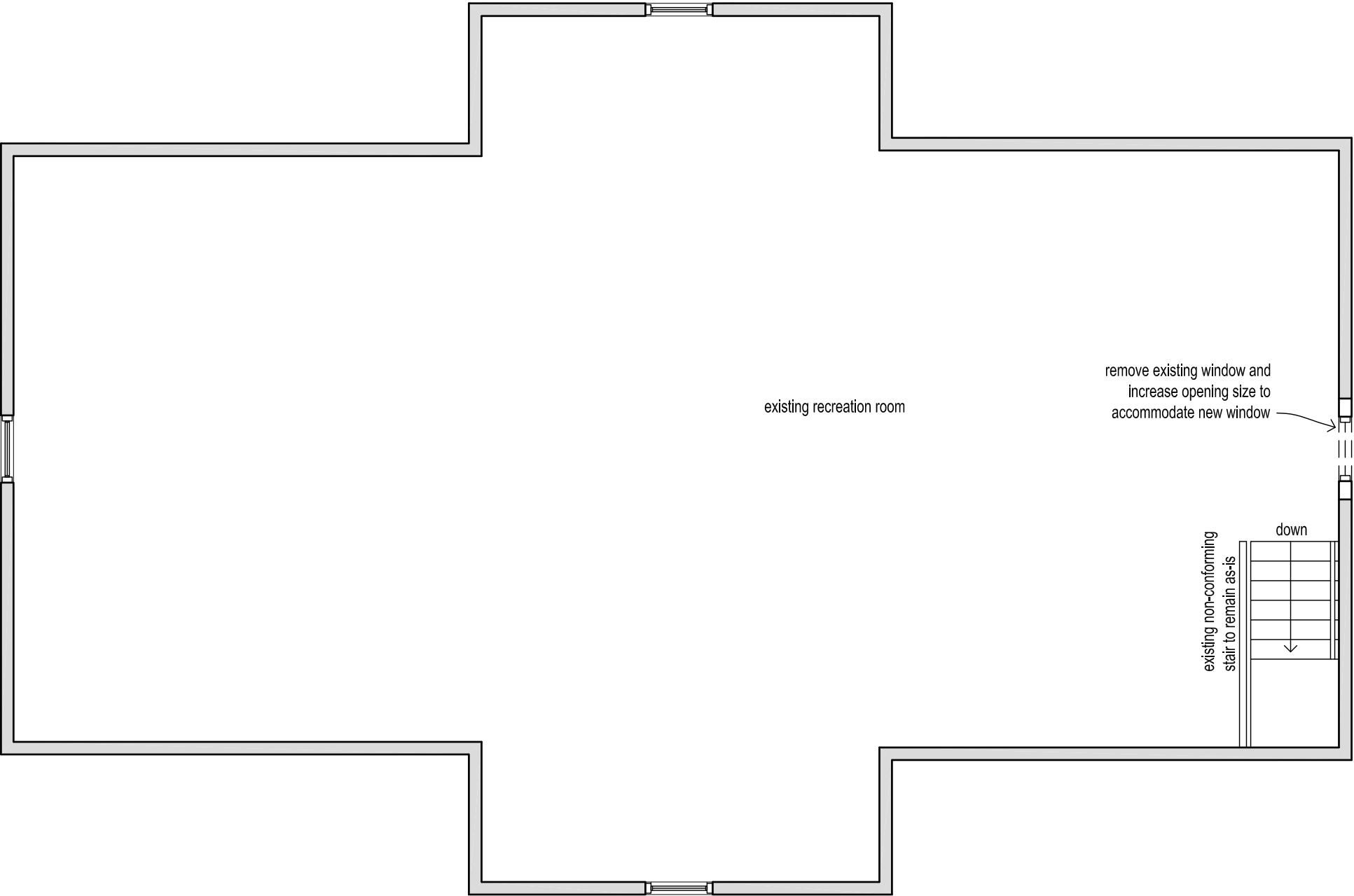
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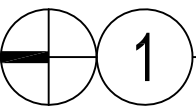
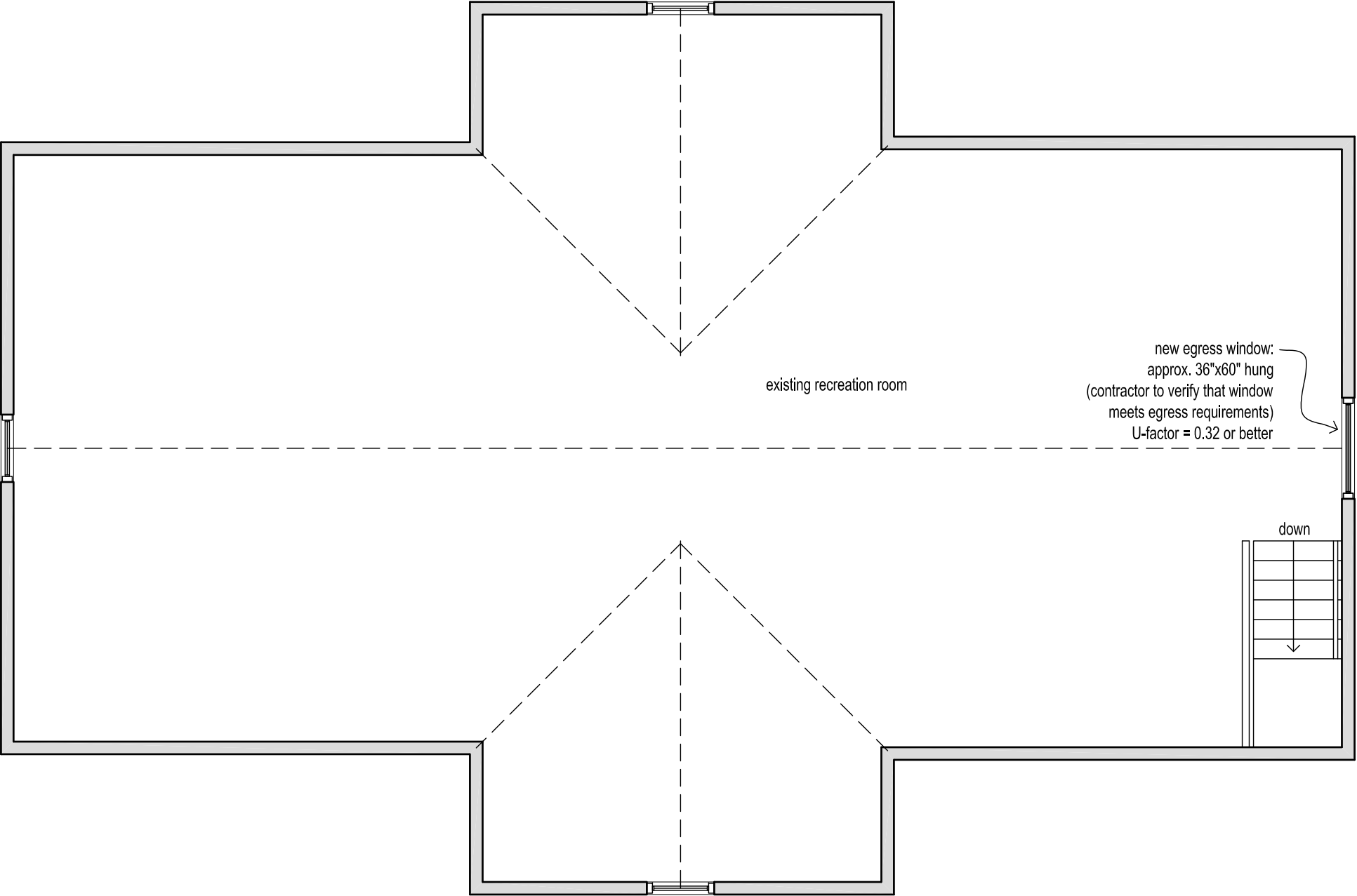
D2.3

THIRD FLOOR PLAN



THIRD FLOOR DEMOLITION PLAN

1/4" = 1'-0"



THIRD FLOOR PLAN

1/4" = 1'-0"

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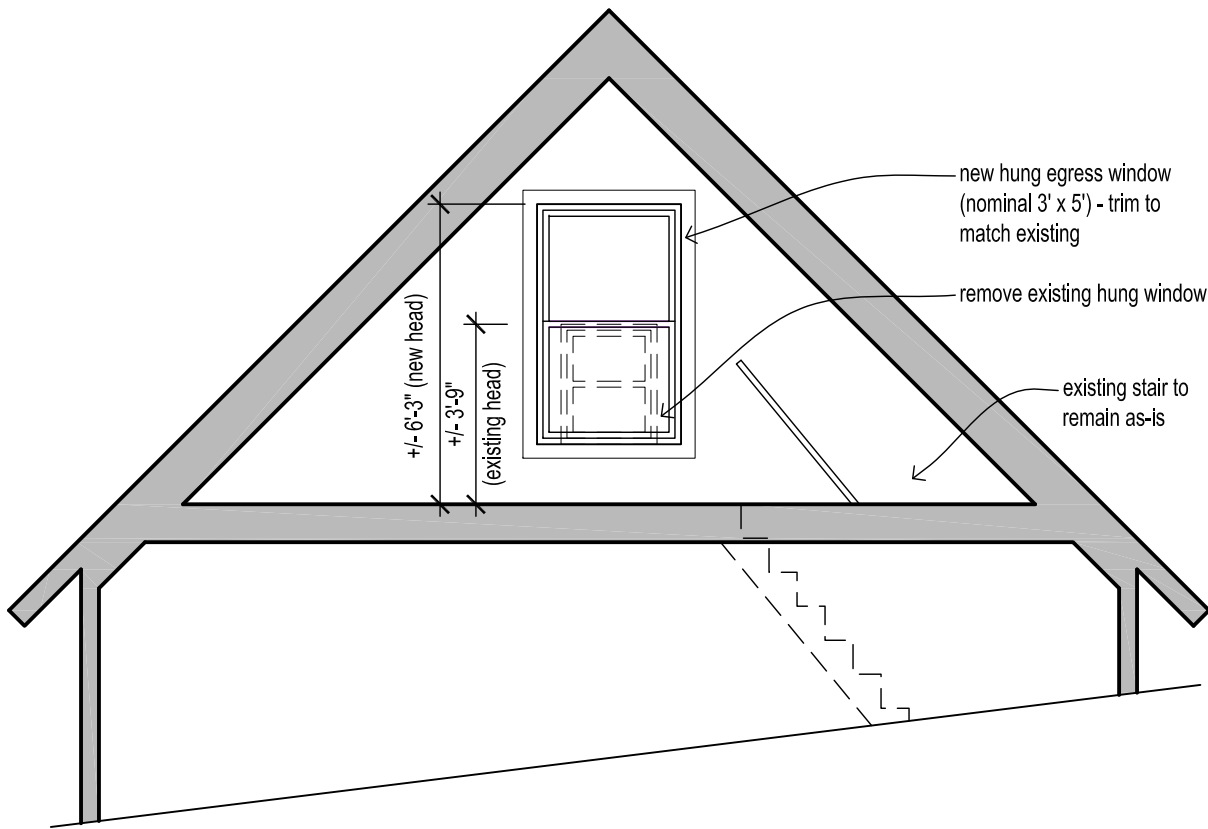
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A3.1

EXTERIOR ELEVATION



1 REAR ELEVATION (SOUTH)
1/4" = 1'-0"



2 INTERIOR ELEVATION
1/4" = 1'-0"

