

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 1003 West Liberty Street, Application Number HDC19-211

DISTRICT: Old West Side Historic District

REPORT DATE: November 14, 2019

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Tuesday, November 12, 2019

OWNER	APPLICANT
Name: Brian Sadek	Hinkson Design Build LLC
Address: 1003 West Liberty Street Ann Arbor, MI 48103	4427 Summer Lane Milford, MI 48380
Phone: (313) 757-5537	(248) 752-1253

BACKGROUND: This one-story craftsman bungalow features a low-slung side-gable roof, six- and twelve-over-one windows, and a street facing shed-roofed dormer with two small rectangular windows. The full-width front porch features heavy square wood half-columns above a parged deck and foundation, with simple wood guardrails and parged wing-walls flanking concrete front steps. It first appears in Polk City Directories in 1913, and the first occupant was Mrs. H.S. Russell, a writer. It currently has wide vinyl or aluminum siding.

LOCATION: The site is located on the south side of West Liberty Street, west of Eighth Street and east of Eberwhite Boulevard.

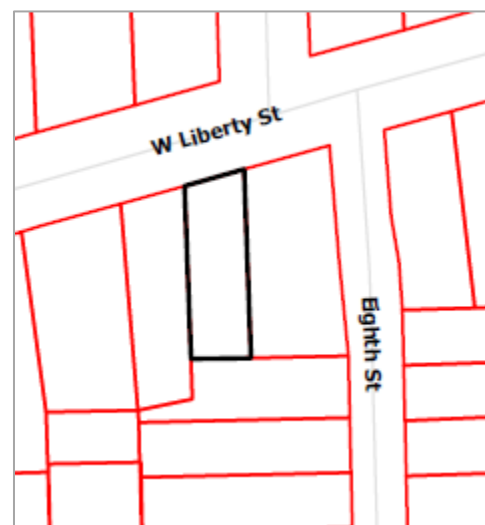
APPLICATION: The applicant seeks HDC approval to replace two original six-over-one windows with two casement windows that have applied muntins and spacers to simulate a six-over-one window.

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.

- (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.

Building Site

Not Recommended: Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.

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

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. The owners purchased this house in the spring. The house is a single-story, with one double-sized master bedroom and a second interior bedroom with no windows. The floorplan is fairly illogical due to a rear addition (date unknown, but does not appear on the 1947 aerial photo) that added a sunroom and expanded the master bedroom. They propose to rearrange the interior to make three usable bedrooms, but touching these rooms triggers the requirement for egress windows. One is on the east side elevation near the center of the wall, and the other is on the south rear elevation. Both have a six-over-one muntin pattern. The contractor confirmed that the clear opening size does not meet the 5.0 square feet required by code for first-floor egress.
2. Though the windows are the same size, the one in the rear is either a modern (post-1947) window, or if it appears to be the same age as the one on the side, could have been re-used when displaced by the addition.
3. Staff agrees that the proposed floorplan is a reasonable use of space in this compact house. The alternative to this proposal would be to add two new windows, which staff feels would be more disruptive to the simple design of this house. The replacement windows have appropriate applied muntins and center rails, both with interior spacers, which are less visually disruptive than a single-lite casement would be.
4. Staff believes the work, as proposed, is compatible with the existing structure, neighboring buildings, and the surrounding historic district, and meets the Secretary of the Interior's Standards and Guidelines and the *Ann Arbor Historic District Design Guidelines*:

POSSIBLE MOTIONS: (Note that the motions 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 1003 W Liberty Street, a contributing property in the Old West Side Historic District, to replace two windows with casement windows, 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 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, district or neighborhood setting, health and safety, and building site, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to windows and safety codes.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 1003 W Liberty Street in the Old West Side 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, photo.

1003 W Liberty Street (2008 staff photos)





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 jtthacher@a2gov.org
 Fax: 734.994.8460

APPLICATION MUST BE FILLED OUT COMPLETELY

OFFICE USE ONLY	
Permit Number	HDC# <u>19-211</u>
	BLDG#
DATE STAMP CITY OF ANN ARBOR RECEIVED OCT 31 2019 PLANNING AND DEVELOPMENT SERVICES	

PROPERTY LOCATION/OWNER INFORMATION			
NAME OF PROPERTY OWNER <u>Brian Sadek</u>		HISTORIC DISTRICT	
PROPERTY ADDRESS <u>1003 West Liberty Street</u>		CITY <u>ANN ARBOR</u>	
ZIP CODE <u>48103</u>	DAYTIME PHONE NUMBER <u>(313) 757-5537</u>	EMAIL ADDRESS <u>briansadek@gmail.com</u>	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP

PROPERTY OWNER'S SIGNATURE		
SIGN HERE	PRINT NAME <u>Brian Jason Sadek</u>	DATE <u>10/31/19</u>

APPLICANT INFORMATION			
NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) <u>Hinkson Design Build LLC</u>			CITY <u>Milford</u>
ADDRESS OF APPLICANT <u>4427 Summer Lane</u>			
STATE <u>MI</u>	ZIP CODE <u>48380</u>	PHONE / CELL # <u>(248) 752-1253</u>	FAX No <u>() n/a</u>
EMAIL ADDRESS <u>bradhinkson@gmail.com</u>			

APPLICANT'S SIGNATURE (if different from Property Owner)		
SIGN HERE	PRINT NAME <u>Brad Hinkson</u>	DATE <u>10.31.19</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). <u>Replace two (2) existing double hung wood window that do not meet egress and install two (2) Marvin Ultimate wood casement windows with SDBs and simulated double hung rail. Windows will be painted to match.</u>
DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:
<u>existing double hung windows do not meet egress requirement.</u>
For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc

150

SADEK RESIDENCE

TIFANI AND BRIAN SADEK
1003 WEST LIBERTY STREET
ANN ARBOR, MI 48103

CLIENT:

DRAWN BY: WBH
CHECKED BY: WBH

DRAWING DATE: OCT 30, 2019
PRINTED DATE: OCT 31, 2019

STATUS:

ZBA BID PERMIT JOB

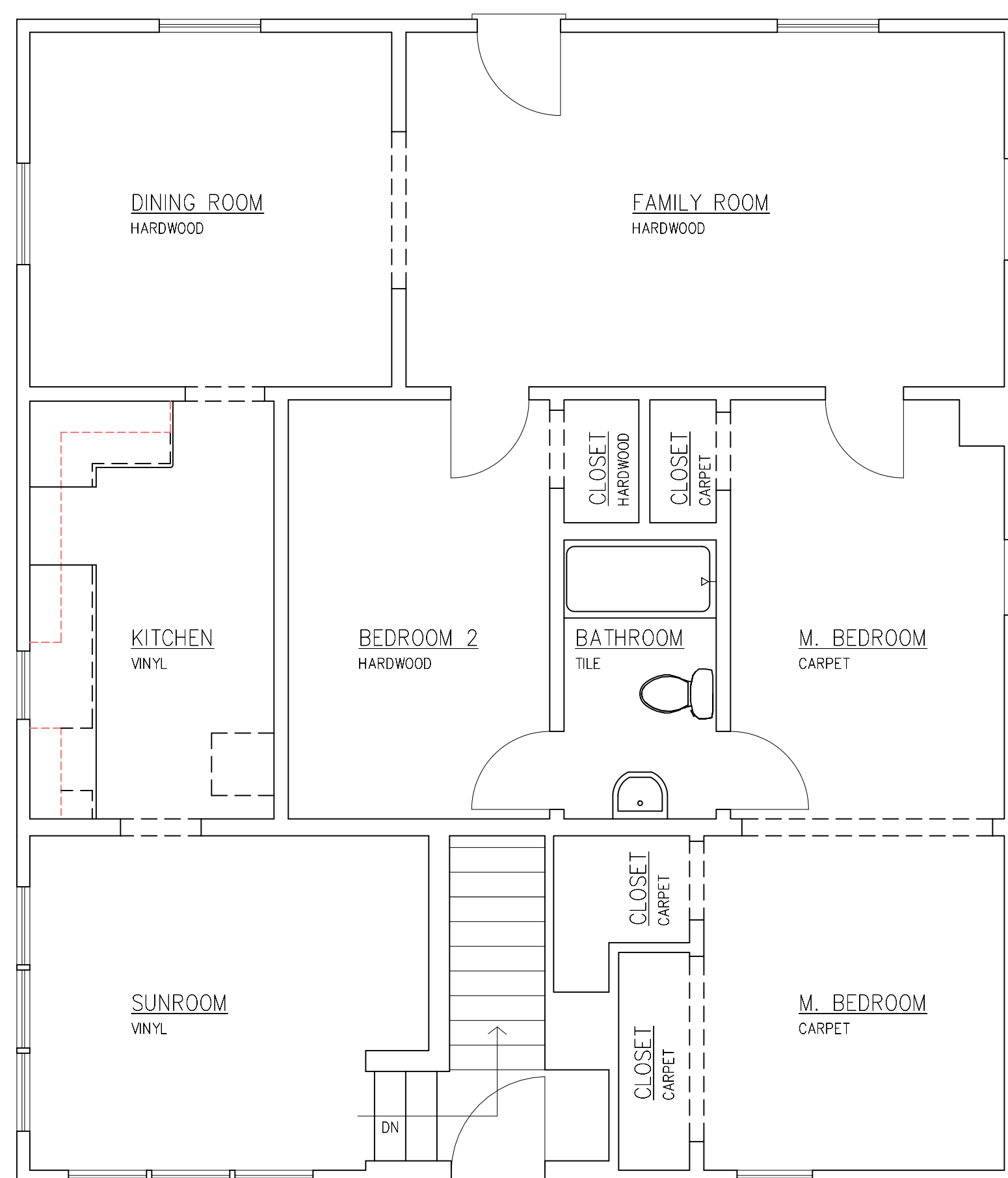
REVISIONS:

No.	DESCRIPTION	DATE

PERMIT NO.

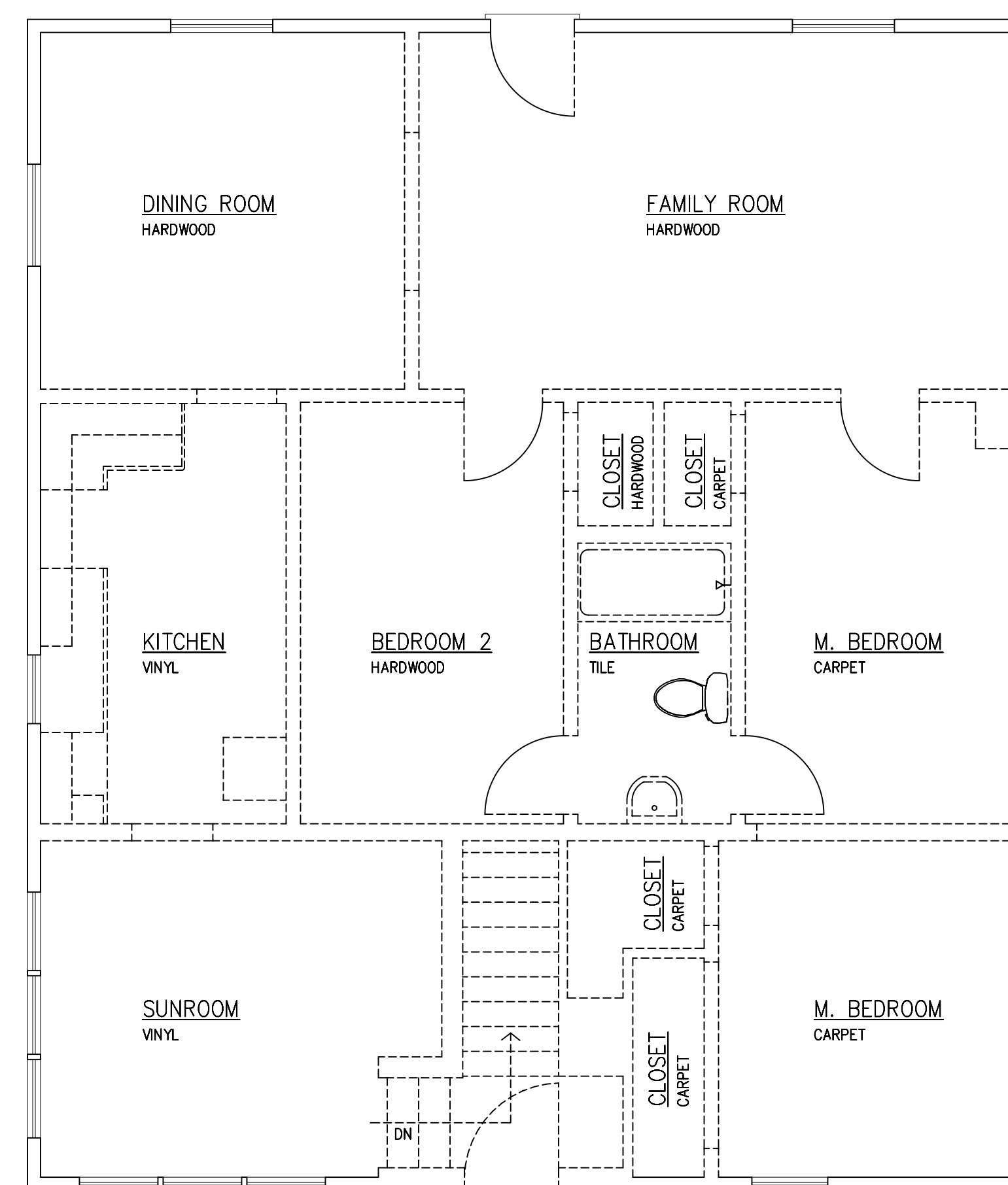
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EXISTING FLOOR PLAN

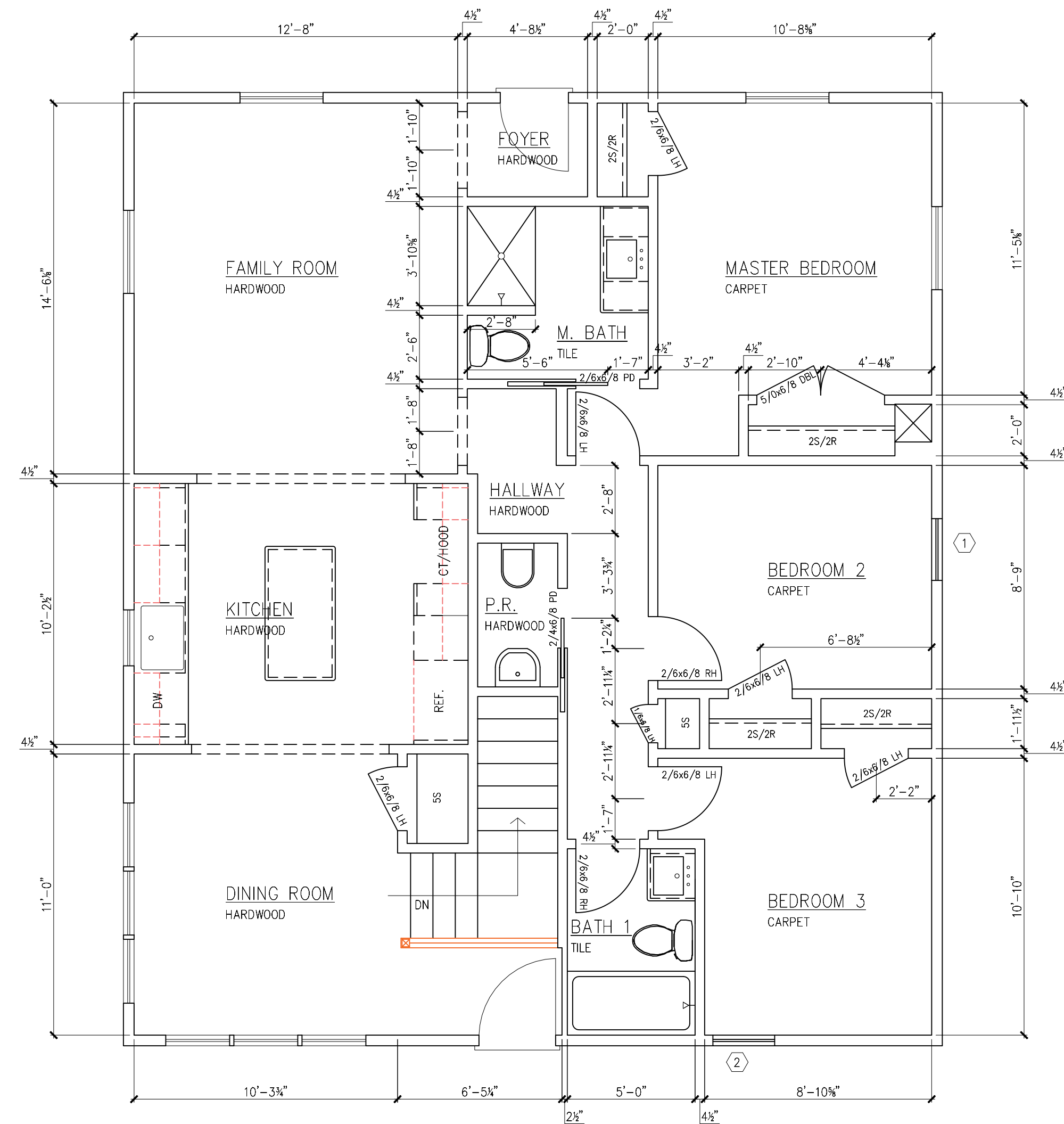
SCALE: 1/4" = 1'-0"



PROPOSED DEMOLITION PLAN

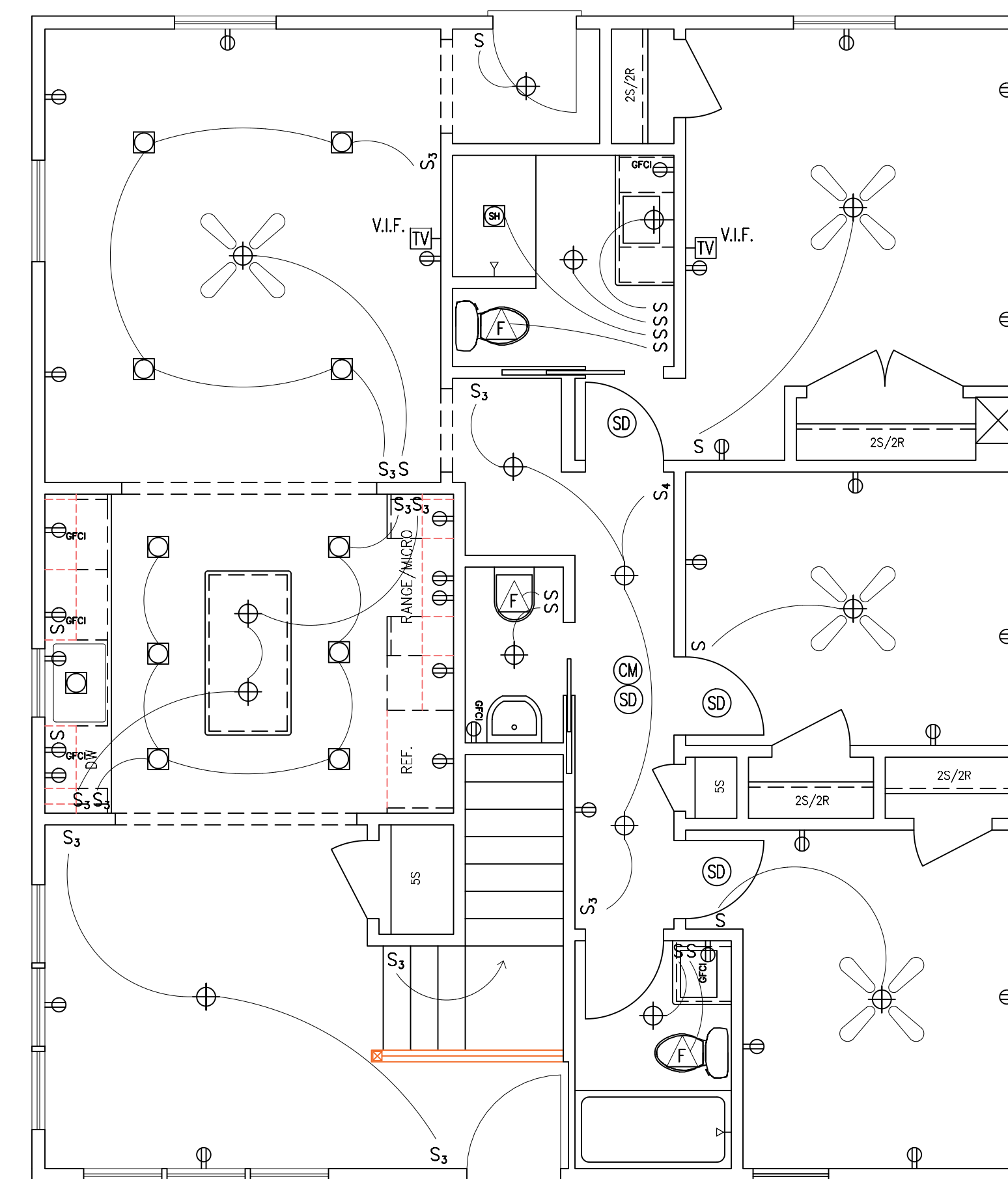
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE					
WINDOW	QTY	CALLOUT	ROUGH OPENING	MIN. HEADER SIZE	LOCATION
1	1	MARVIN WOOD CASEMENT W/ SDL - EGRESS	2'-5" X 5'-0"	EXISTING	BEDROOM 2
2	1	MARVIN WOOD CASEMENT W/ SDL - EGRESS	2'-5" X 5'-0"	EXISTING	BEDROOM 3



PROPOSED FLOOR PLAN

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



PROPOSED ELECTRICAL PLAN

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

ELECTRICAL SYMBOLS

- CEILING MOUNT LIGHT
- WALL MOUNT LIGHT
- 6" RECESS SHOWER LIGHT
- 6" RECESS SHOWER LIGHT
- SGL. POLE SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE - GROUND FAULT
- BATH FAN
- SMOKE DETECTOR - INTERLOCKED HARD WIRE
- CARBON MONOXIDE DETECTOR
- WALL MOUNT TV

SADEK RESIDENCE

CLIENT:

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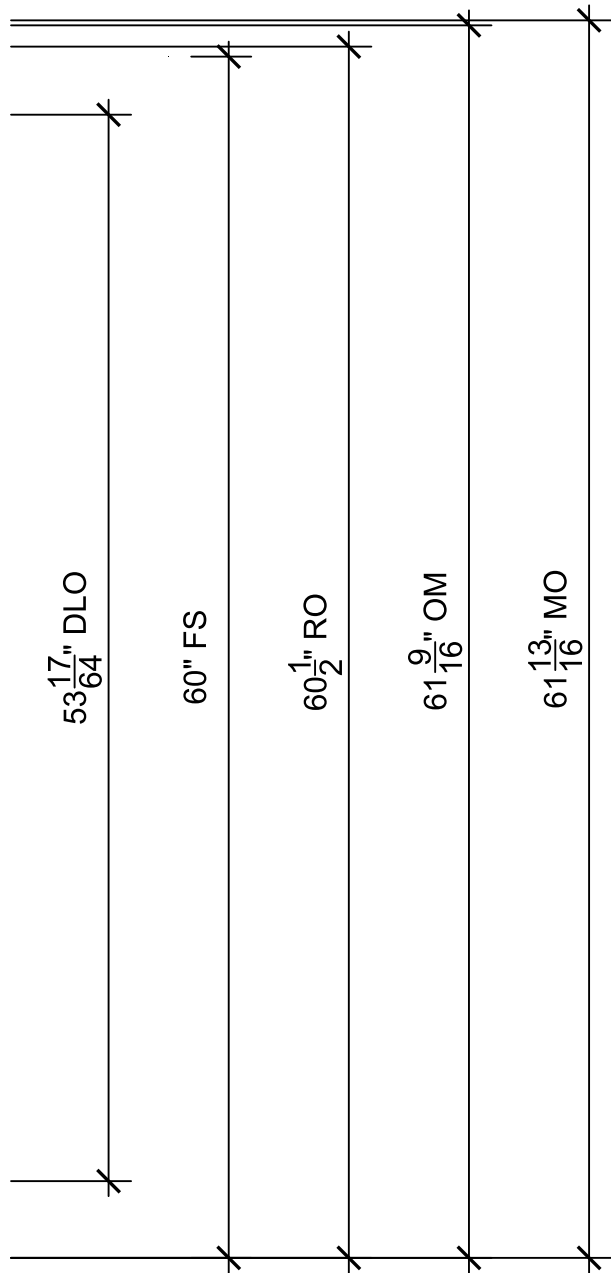
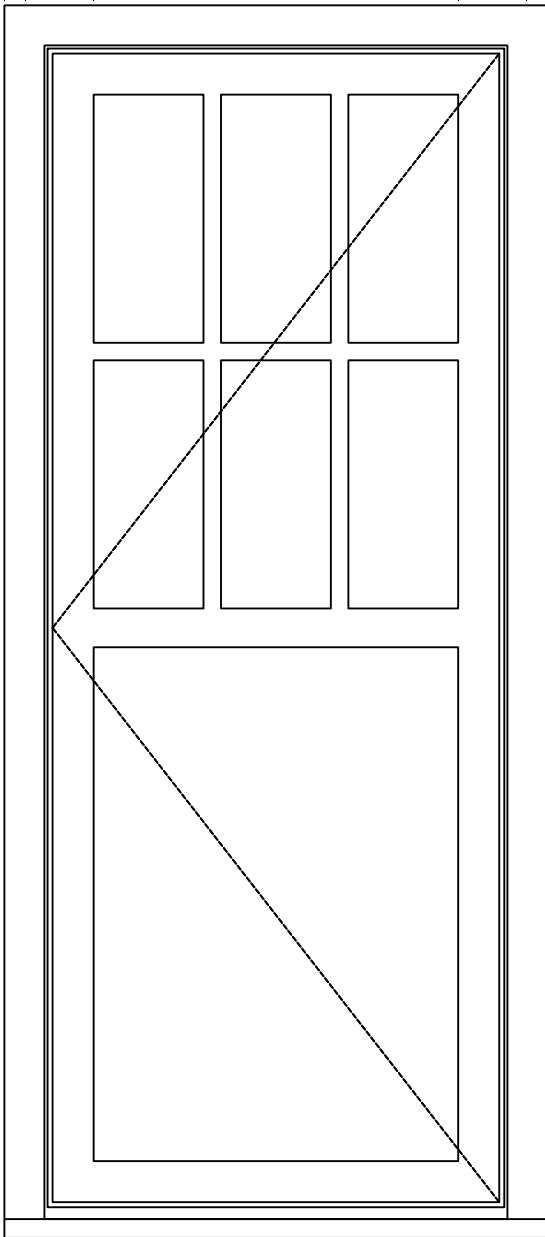
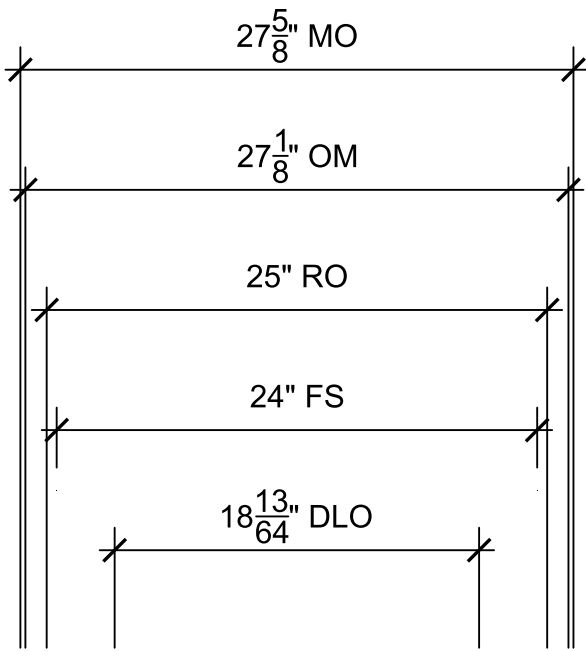
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Window Specifications

Refer to the criteria below for proper measurements. For cases of necessary replacement, the Historic District Commission requires that a new window meet *all* of the following criteria:

The viewable profile dimensions of the exterior rails and stiles are within 1/4" of the original.

Sash Face	Existing	Proposed
Distance	<u>2 1/4"</u>	<u>2 1/4"</u>

The distance from sash face to back of casing is within 1/8" of the original dimensions, but not less than 3/8" total.

Profiles	Existing	Proposed
Distance	<u>1/2"</u>	<u>3/8"</u>

The casing width and thickness (including drip cap, if applicable) are within 1/8" of the original.

Casing Thickness	Existing	Proposed
Distance	<u>1"</u>	<u>1"</u>

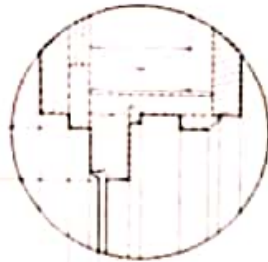
Casing Width	Existing	Proposed
Distance	<u>2 1/4"</u>	<u>2 1/4"</u>

The sill is similar in pitch to the original, extends to the outer edge of casing, and has a thickness within 1/8" of the original.

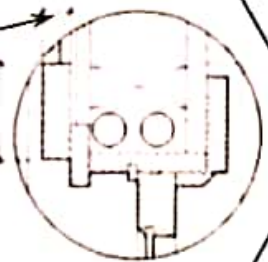
Sill Pitch	Existing	Proposed
Distance	<u>1/4"</u>	<u>1/4"</u>

Sill Thickness	Existing	Proposed
Distance	<u>1 1/2"</u>	<u>1 1/8"</u>

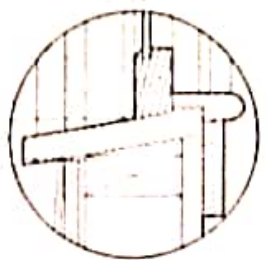
Head Detail



Jamb Detail



Sill Detail



The window unit type matches the original (double-hung, casement, etc.)

Window Type
Do the proposed windows' types match the existing types?
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

The number and location of muntins matches the original.

Muntins
Does the count and arrangement of muntins match the original?
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

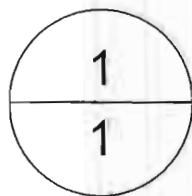
The distance from glass surface to exterior surface of muntin, rail and stile is at least 3/8"; AND the exterior surface of the unit's glass insets in the sash is within 1/8" of the original.

Glass Inset	Existing	Proposed
Distance	<u>1/2"</u>	<u>1/2"</u>

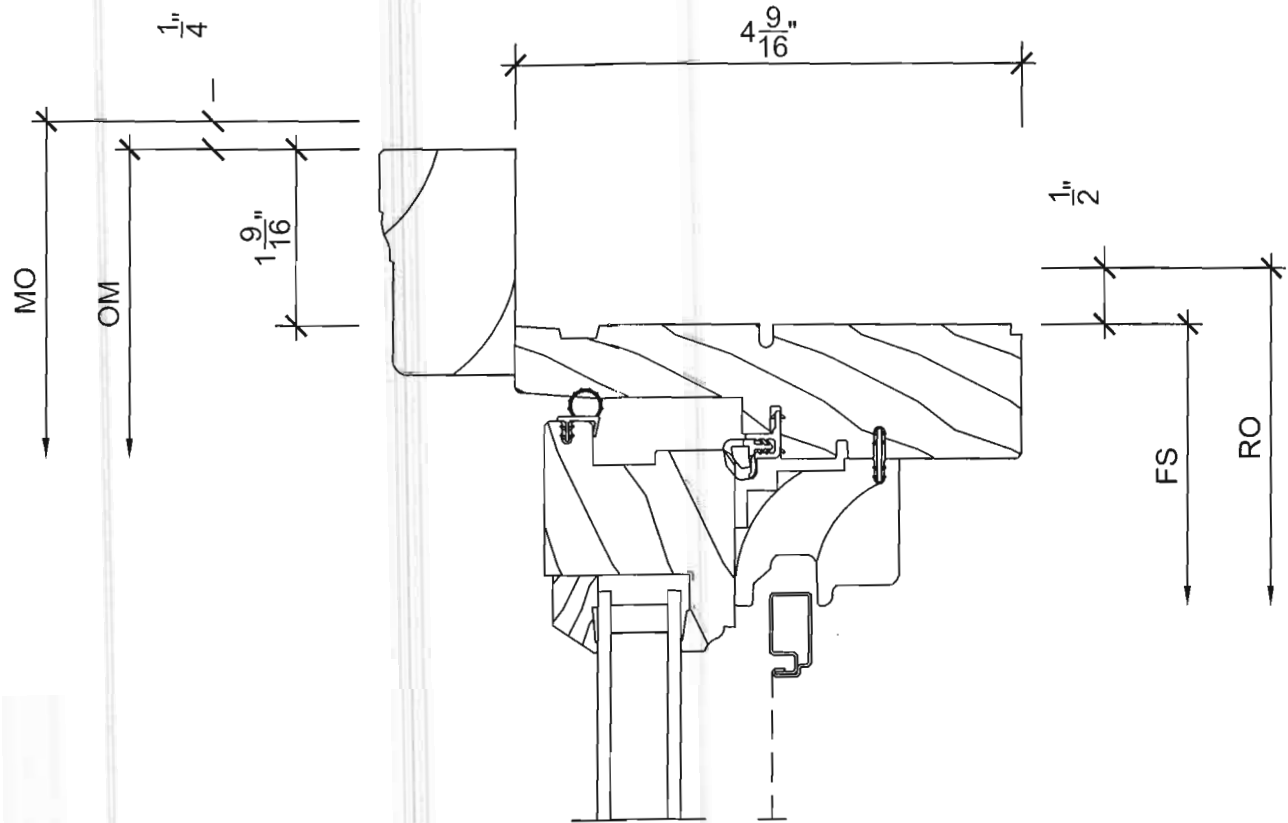
The glass size remains within 90% of the original in both directions.

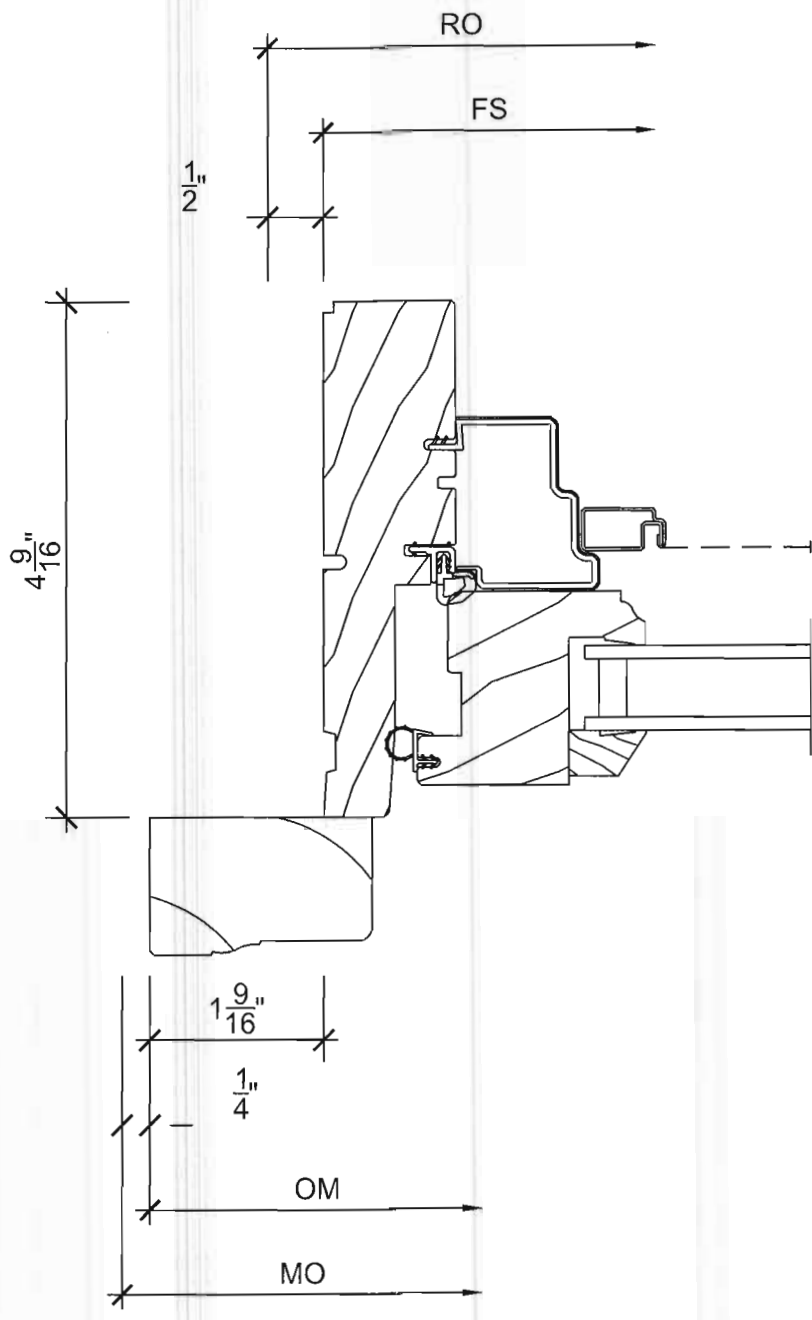
Glass Size	Existing	Proposed
Height	<u>56 1/2"</u>	<u>53 17/64"</u>
Width	<u>19 1/2"</u>	<u>18 13/64"</u>

Refer to Window Resource List for those individuals and companies who may be equipped to aid in the window evaluation/repair.



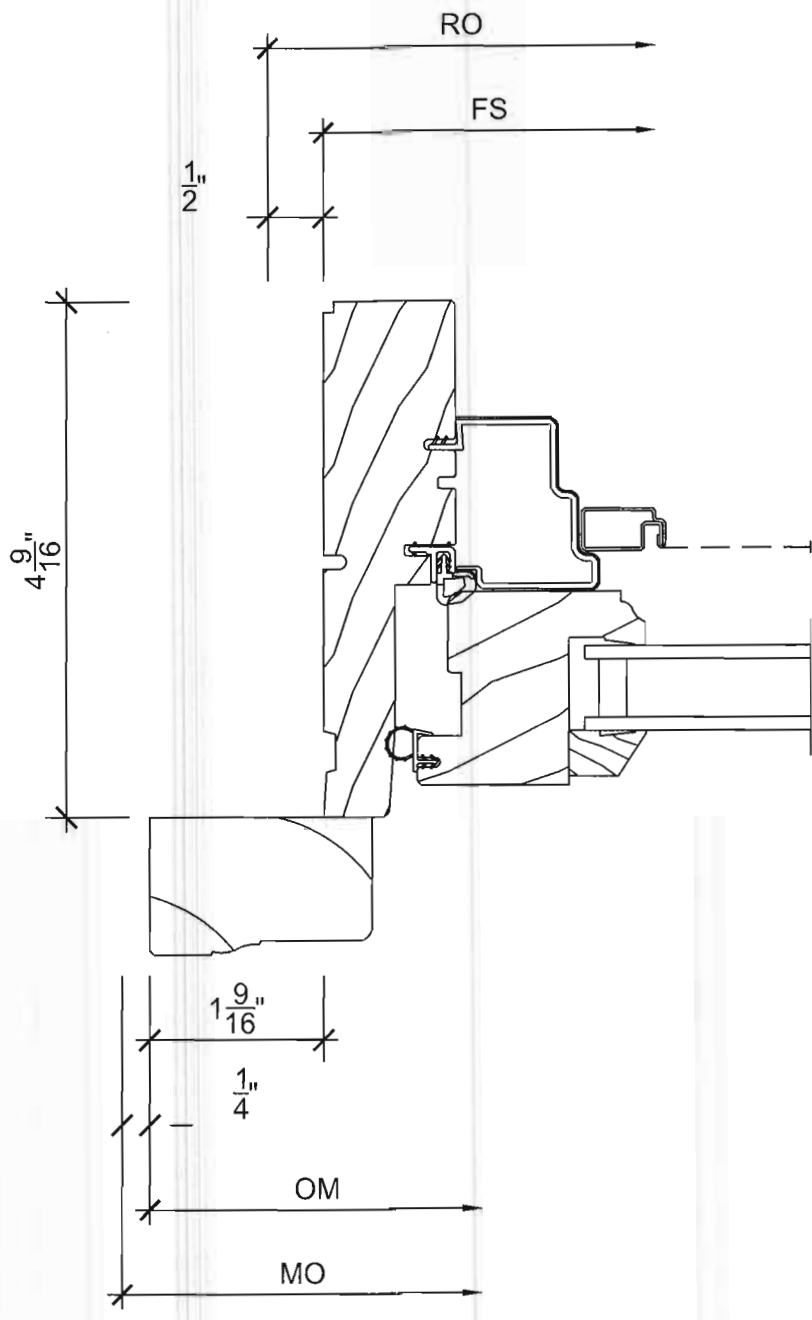
Head





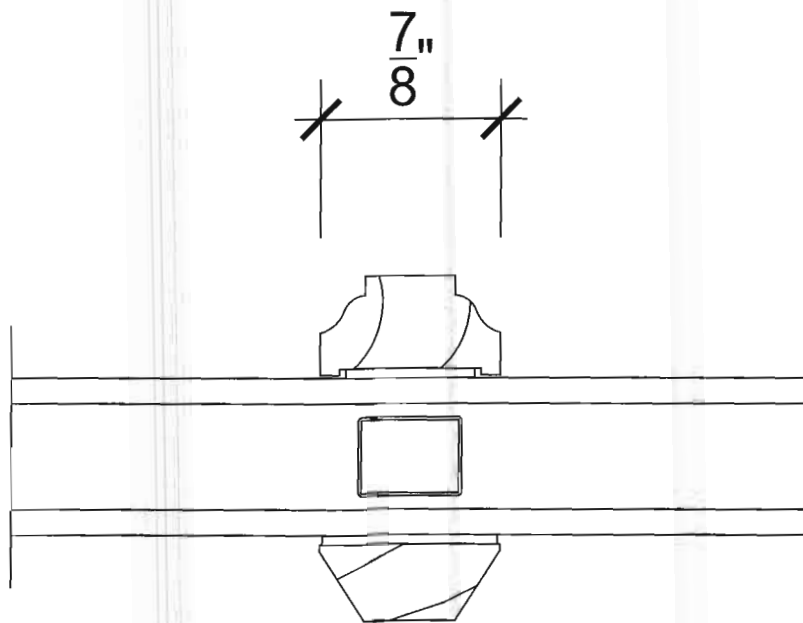
2
1

Jamb



2
 1

Jamb

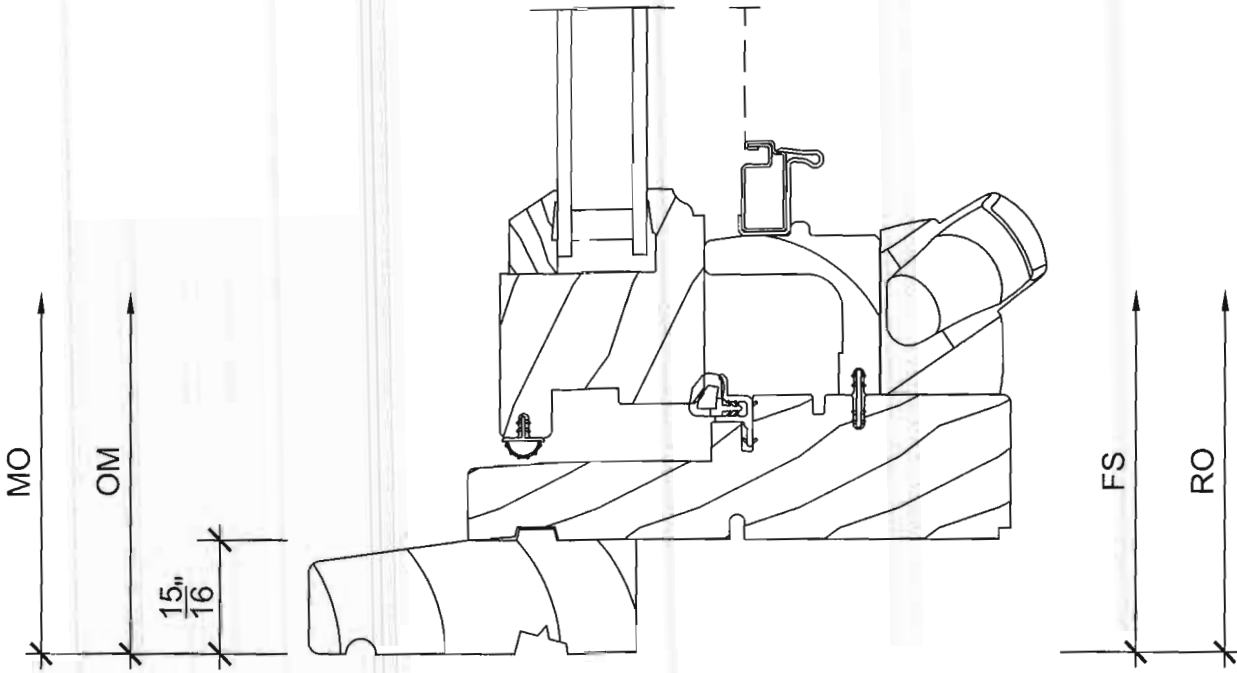


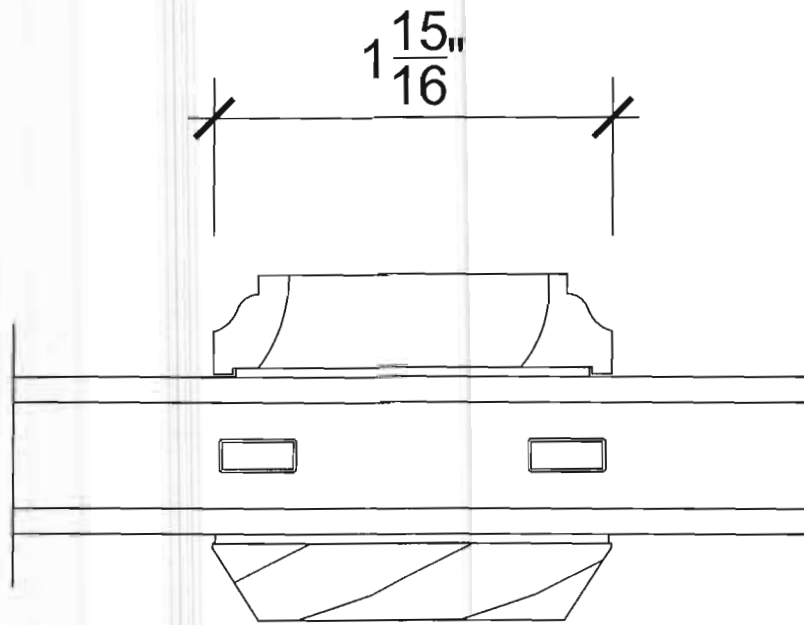
4
1

Divided Lite

3
1

Sill





5
1

Simulated Rail







