

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 408 South First Street, Application Number HDC18-232

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** October 11, 2018

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

**REVIEW COMMITTEE DATE:** Monday, October 8, 2018

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Viknesh Krishnan and Siew-Ging Gong	Michael Kirchner Architect
<b>Address:</b>	3419 Daleview Drive Ann Arbor, MI 48105	109 Catherine Street Ann Arbor, MI 48104
<b>Phone:</b>	(734) 678-6599	(734) 834-1945

**BACKGROUND:** This 1 ¾ story gable-fronter feature a shed-roofed front porch with tapered round columns, a textured block foundation, and one-over-one windows. It first appears in Polk City Directories in 1917 when it was still vacant. In 1918 it was the home of printer Richard Hawthorne and his wife Bessie.

**LOCATION:** The site is located on the west side of South First Street, just south of West William.

**APPLICATION:** The applicant seeks HDC approval to enlarge an existing basement window on the south elevation to provide egress, and replace another basement window with glass block.

#### **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, and a basement remodel requires secondary egress. A new egress window and well are proposed on the south elevation, near the back of the house, using the width of an existing window opening and enlarging it down to make it

taller. Next to the window, at the back corner of the house, is an existing below-grade cellar that would be removed and the below-grade opening infilled with concrete block. The location is appropriate since it is near the back of the house, and since an addition and rear porch make installation on the rear wall impossible.

2. The well is a prefabricated polyethylene unit with built in steps. It extends a few inches above grade in a U shape. A section drawing and plan views are provided. No cover is listed as part of the application. The egress window is 27" wide by 45" tall, and swings in. Detail is shown for the window and well, with new wood that replicates the existing jamb and header width and depth.
3. A new glass block window is proposed to replace an existing wood window on the north elevation. A window would be in a new shower. The location meets the criteria for staff approval (the existing opening size remains the same, and the glass is recessed to the same plane as the original glass).
4. Staff supports the application since the location of the well is appropriate, the egress window makes use of the existing window opening's width, and the glass block window utilizes the existing opening.

**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 408 South First Street, a contributing property in the Old West Side Historic District, to install a new basement egress window and well, and infill another basement window with glass block, 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

408 South First (August 2008 Survey Photo)





# 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  
 Fax: 734.994.8460

[jthacher@a2gov.org](mailto:jthacher@a2gov.org)

**APPLICATION MUST BE FILLED OUT COMPLETELY**

OFFICE USE ONLY	
Permit Number	HDC# <u>18-232</u>
	BLDG# _____
CITY OF ANN ARBOR	
<b>RECEIVED</b>	
OCT 01 2018	
PLANNING & DEVELOPMENT SERVICES	

### PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER Vejayan Krishnan and Siew-Ging Gong		HISTORIC DISTRICT Old West Side	
PROPERTY ADDRESS 408 S. First Street			CITY ANN ARBOR
ZIPCODE 48104	DAYTIME PHONE NUMBER ( 734 ) 678-6599	EMAIL ADDRESS vjkrishnan@comcast.net	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) 3419 DALEVIEW DRIVE		CITY ANN ARBOR	STATE, ZIP 48105

### PROPERTY OWNER'S SIGNATURE

<b>SIGN HERE</b>	<b>PRINT NAME</b> Siew-Ging Gong	<b>DATE</b> 09/28/18
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### APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) MICHAEL KIRCHNER, AIA			
ADDRESS OF APPLICANT 109 CATHERINE STREET			CITY ANN ARBOR
STATE MI	ZIPCODE 48104	PHONE / CELL # ( 734 ) 834-1945	FAX No ( )
EMAIL ADDRESS			

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

<b>SIGN HERE</b>	<b>PRINT NAME</b> X	<b>DATE</b>
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### 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
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### PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

REPLACE EXISTING REAR/SIDE BASEMENT WINDOW WITH AN EGRESS WINDOW AND WELL.

REPLACE 2 BASEMENT WINDOWS IN EXISTING OPENINGS

REPLACE 1 BASEMENT WINDOW WITH GLASS BLOCK

### DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

BASEMENT BUILD-OUT REQUIRES MEANS OF EGRESS. NO OTHER WINDOW WILL ALLOW PLACEMENT OF WELL DUE TO PORCHES, BAYS. THIS IS NOT ON THE DRIVEWAY SIDE WHICH IS MORE VISIBLE FROM THE SIDEWALK.

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



# HISTORIC DISTRICT COMMISSION APPLICATION

## FEE CHART

DESCRIPTION	
<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:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	

ANN ARBOR HISTORIC DISTRICT COMMISSION  
REPORT

408 SOUTH FIRST STREET  
EGRESS WINDOW AND WELL

PREPARED FOR: VIKNESH KRISHNAN + SIEW-  
GING GONG, OWNERS

PREPARED BY:



MICHAEL KIRCHNER ARCHITECT  
ANN ARBOR, MICHIGAN





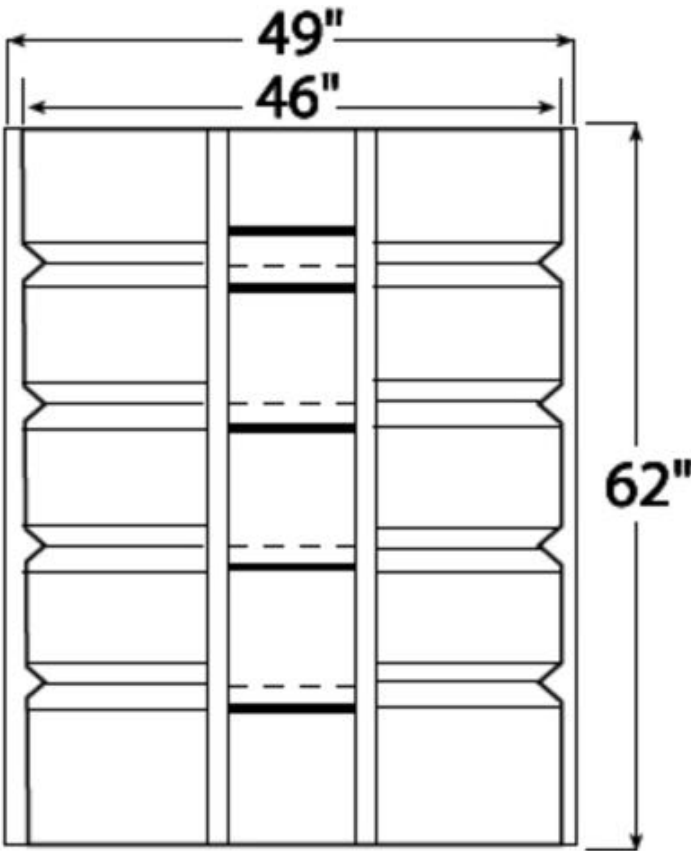




EXISTING WINDOW:  
30"X20"



**Wellcraft 2062 Series One Piece  
Egress Window Well**



Front view



## In-Swing Egress Window

This appealing glass window meets IRC building requirements for basement egress, easily swinging in when needed. Made of 3/4" insulated low-E glass with a U-value of 0.28. The vinyl frame is maintenance-free and a fiberglass screen can be removed from the inside.

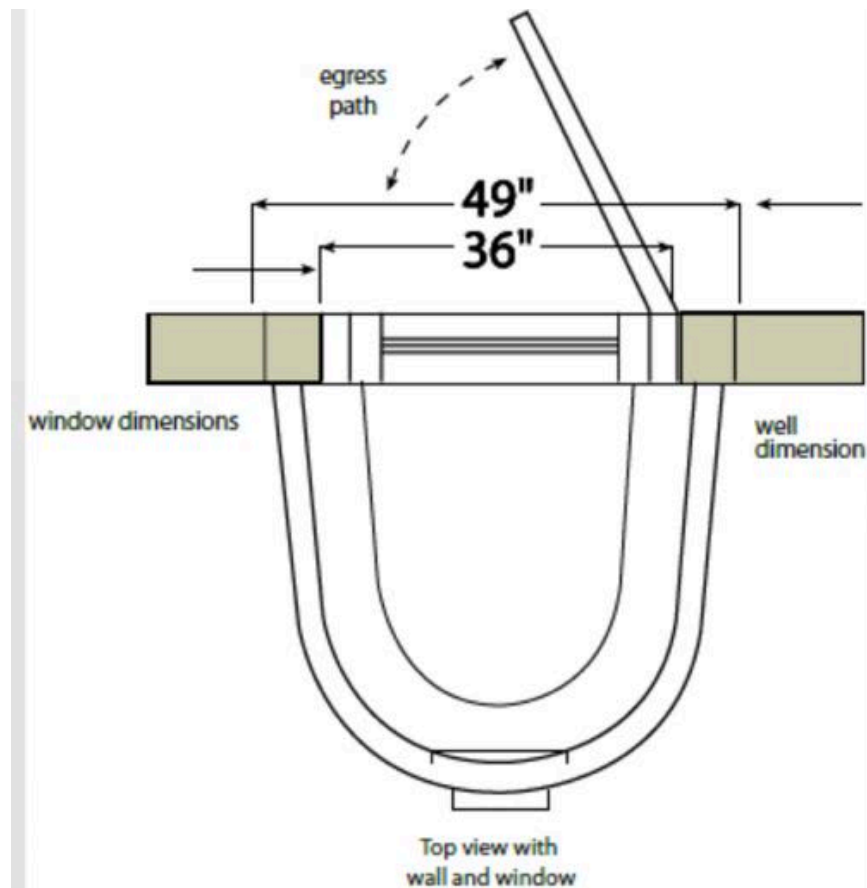
Frame Dimensions: 27" x 45"

Net Clear Opening: 20-1/8" x 40-7/8" (5.71 sq. ft. with sash opened in normal inward position)

Net Clear Glass Opening: 20-3/8" x 38-3/8" (5.43 sq. ft.)

*Please note that actual colors may vary from those shown on screen.*

## Tips & Information



## Product Information

### Description

The Wellcraft 2062 Series Single Unit Egress Window Wells is intended for use with the Egress Windows of up to 3 feet wide. These window wells are great for providing exits from basements, while also letting in sunlight and creating a nice curb appeal for your yard. In case of a fire or other emergency, you will be able to escape quickly and easily from your basement with this window well system. Be sure to pair it with the matching window well cover and sliding window to complete the system.

### Features

Designed for use with up to 3-foot wide egress windows

One piece construction makes the well durable and simple to install

Made with UV-protected Polyethylene

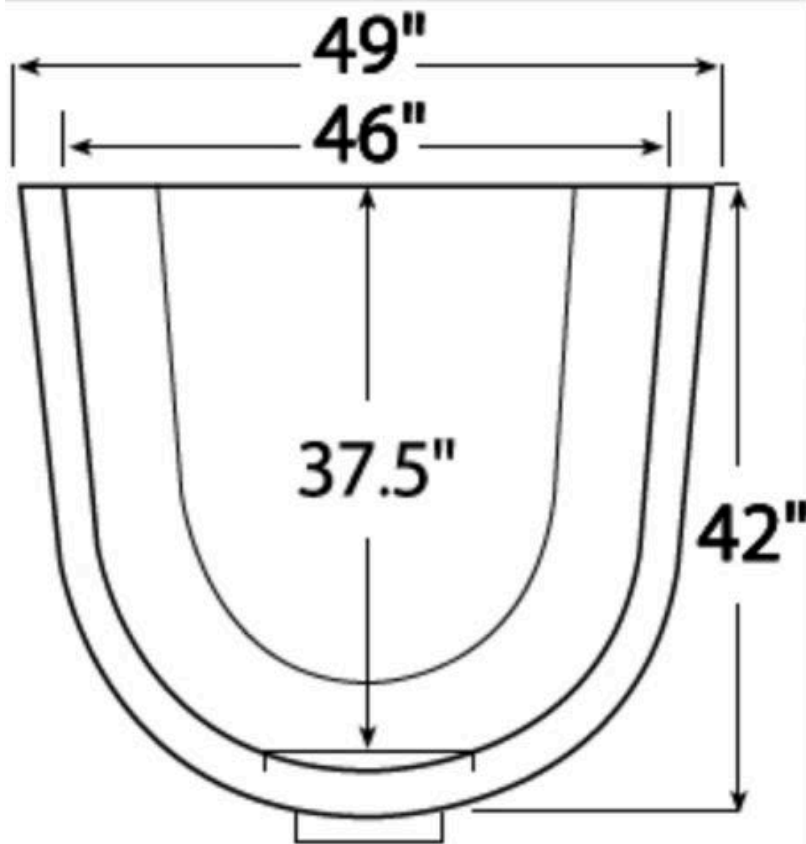
### Specifications

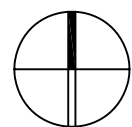
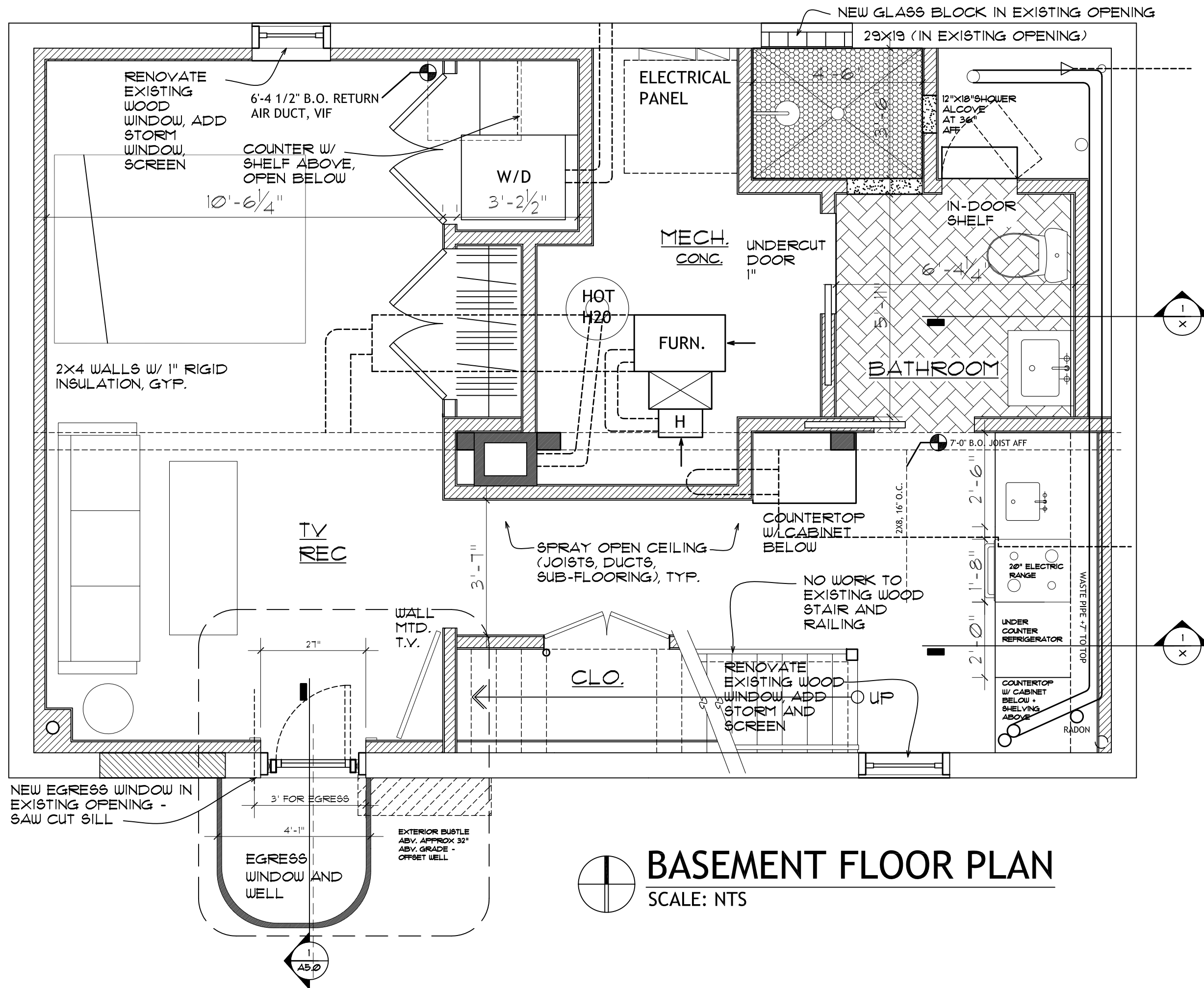
Height: 62" (at widest point of wall attachment)

Depth: 37.5" (from exterior wall to stepladder)

Width: 49" (at widest point of wall attachment)

Square Footage: 9.29 Sq. Ft.





# BASEMENT FLOOR PLAN

SCALE: NTS

**mka**  
 MICHAEL S. KIRCHNER, AIA  
 REGISTERED ARCHITECT  
 734.834.1945  
 MSK@MICHAELKIRCHNERARCHITECT.COM  
 MICHAELKIRCHNERARCHITECT.COM

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**REVISIONS:**

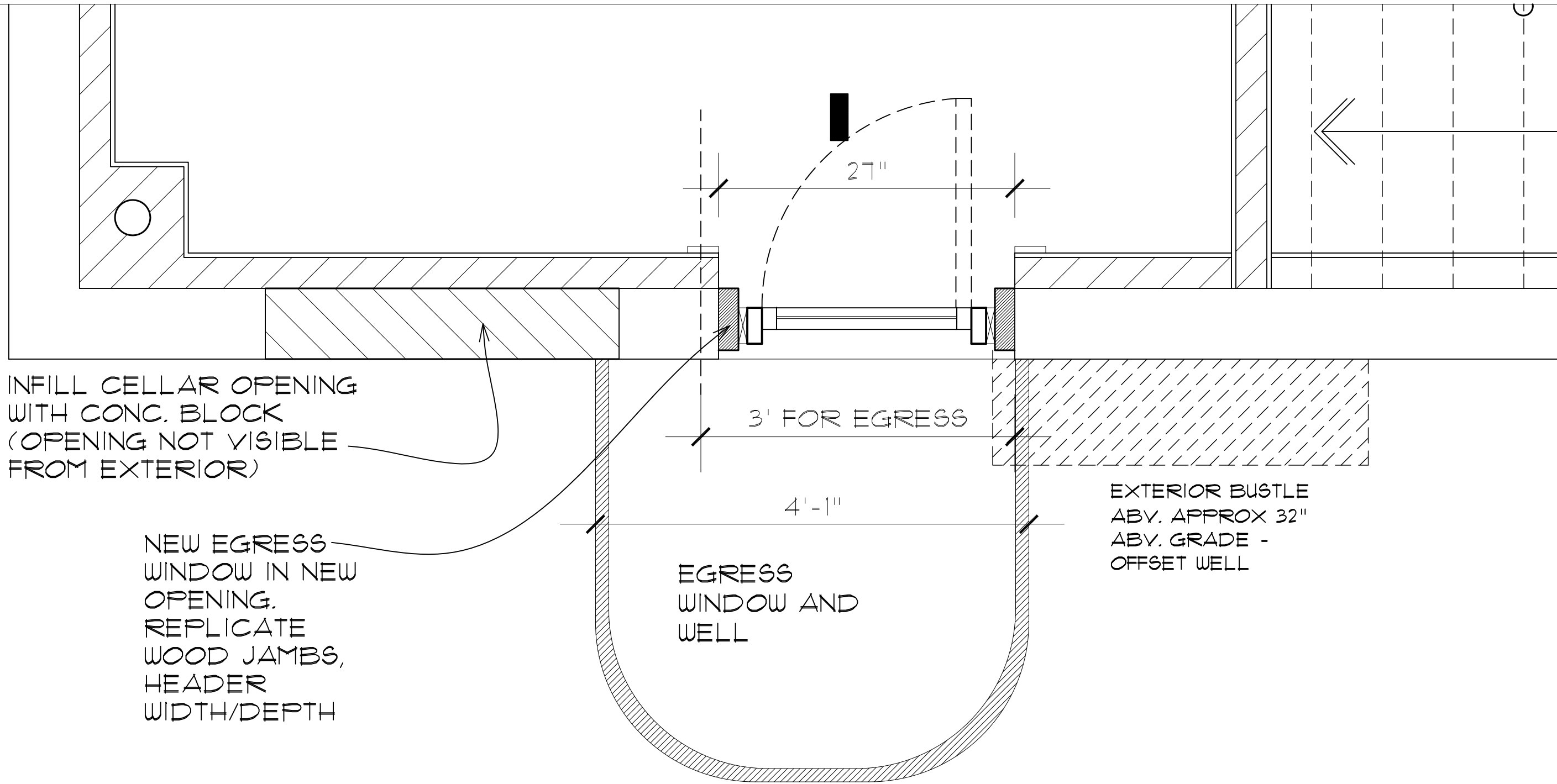
#	date	comments
1	9_1_18	SD1
2	9_6_18	SD2
3	9_20_18	PERMIT
4	9_28_18	HDC
5		

**BASEMENT RENOVATION**  
 1ST STREET PROJECT  
 BASEMENT RENOVATION  
 408 S. 1ST STREET  
 ANN ARBOR, MI

drawing:  
 project:

sheet #:

**A0.0**



INFILL CELLAR OPENING  
WITH CONC. BLOCK  
(OPENING NOT VISIBLE  
FROM EXTERIOR)

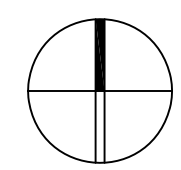
NEW EGRESS  
WINDOW IN NEW  
OPENING.  
REPLICATE  
WOOD JAMBS,  
HEADER  
WIDTH/DEPTH

3' FOR EGRESS

4'-1"

EGRESS  
WINDOW AND  
WELL

EXTERIOR BUSTLE  
ABV. APPROX 32"  
ABV. GRADE -  
OFFSET WELL



# EGRESS WINDOW DETAIL

SCALE: 1"=1'-0"

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MICHAELKIRCHNERARCHITECT.COM

MICHAEL KIRCHNER ARCHITECT

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ARCHITECT

**REVISIONS:**

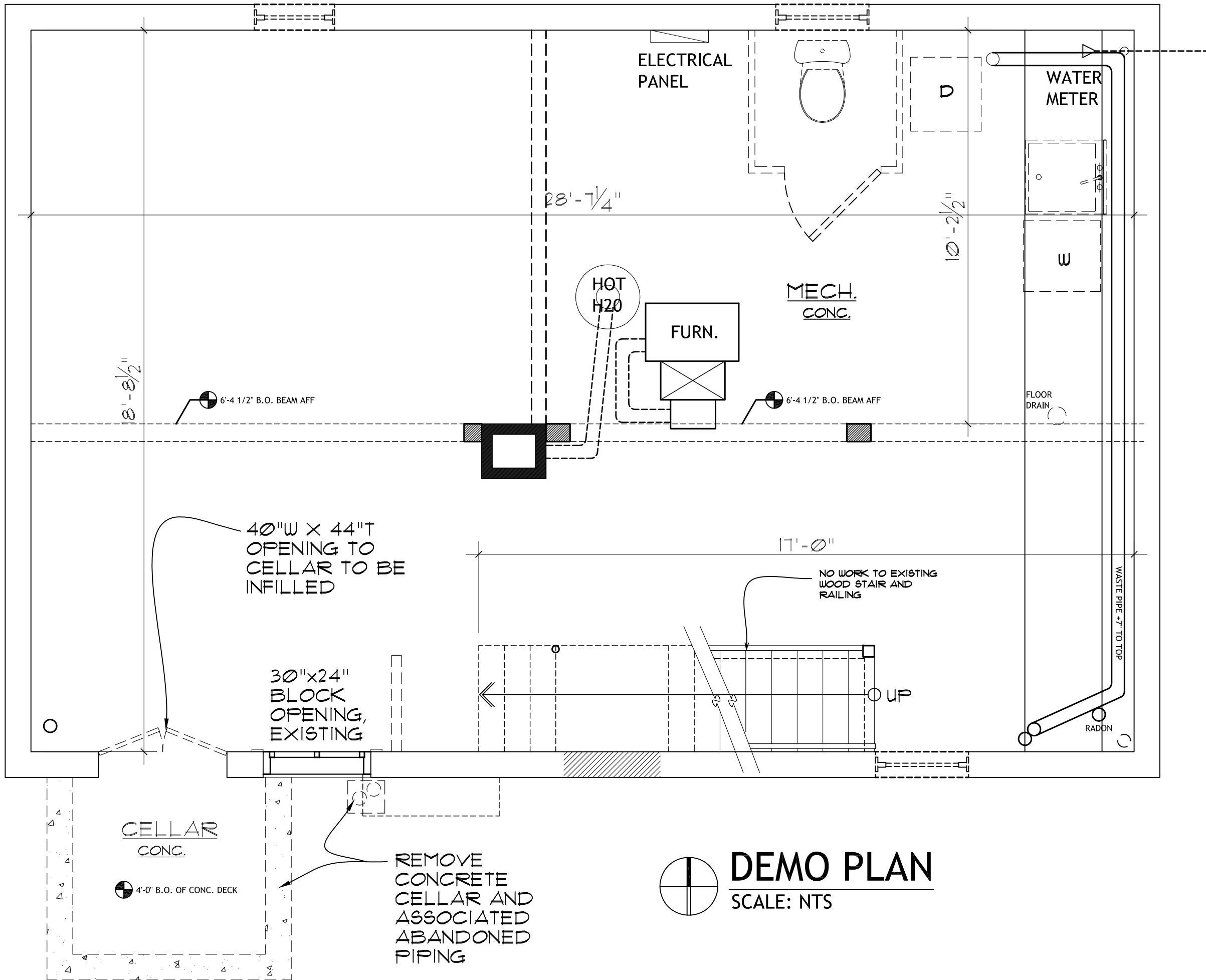
#	date	comments
1	9_1_18	SD1
2	9_6_18	SD2
3	9_20_18	PERMIT
4	9_28_18	HDC
5		

**EGRESS WINDOW AND WELL DETAILS**

project:  
1ST STREET PROJECT  
BASEMENT RENOVATION

408 S. 1ST STREET  
ANN ARBOR, MI

drawing:  
sheet #:  
**A0.1**



**DEMO PLAN**  
 SCALE: NTS

**mka**

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MICHAEL KIRCHNER ARCHITECT

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**REVISIONS:**

#	date	comments
1	9_1_18	AB1
2	9_28_18	HDC
3		
4		
5		

**BASEMENT DEMO PLAN**

**1ST STREET PROJECT  
 BASEMENT RENOVATION**

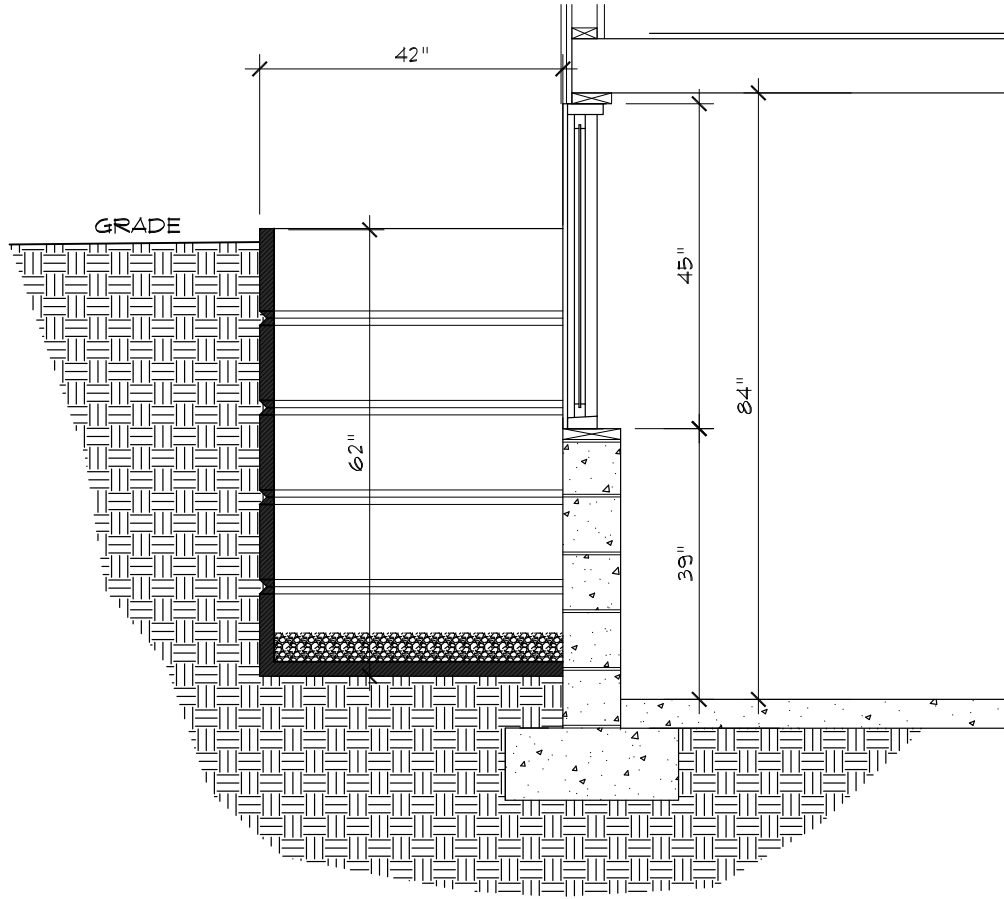
**408 S. 1ST STREET  
 ANN ARBOR, MI**

drawing: **BASEMENT DEMO PLAN**

project: **1ST STREET PROJECT  
 BASEMENT RENOVATION**

sheet #: **D0.0**





1

# WINDOW WELL SECTION

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

MICHAEL S. KIRCHNER, AIA  
 REGISTERED ARCHITECT  
 7500 W. GRAND AVENUE, SUITE 200  
 ANN ARBOR, MI 48106  
 734.769.1100  
 MKA  
 MICHAELKIRCHNERARCHITECT.COM

MICHAEL KIRCHNER ARCHITECT

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**REVISIONS:**

#	date	comments
1	5_14_18	AB1
2	5_16_18	HBC
3		
4		
5		

drawing: **EGRESS WINDOW WELL SECTION**

project: **1ST STREET PROJECT  
 BASEMENT RENOVATION**

**408 S. 1ST STREET  
 ANN ARBOR, MI**

sheet #:

**A5.0**