

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 220 Third Street, Application Number HDC15-072

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** June 11, 2015

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

**REVIEW COMMITTEE DATE:** Monday, June 8, 2015

#### OWNER

**Name:** Ron & Melissa Snyder  
**Address:** 220 Third St  
 Ann Arbor, MI 48103  
**Phone:** (248) 765-6960

#### APPLICANT

Anet Kaczmarczyk  
 27940 Groesbeck Hwy  
 Roseville, MI  
 (586) 447-0611

**BACKGROUND:** This 1 ¾ story gable fronter is a fine example of Ann Arbor's most abundant vernacular home style. It features gable end returns on the roof and round half-columns topped with ionic capitals atop a stuccoed full-width front porch. It was first occupied in 1912 by William Dawson of Dawson Brothers druggists.

**LOCATION:** The site is located on the northwest corner of Third Street and Krause Street.

**APPLICATION:** The applicant seeks HDC approval to install a basement egress window and well in place of an existing basement window, near the rear of the south 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.

**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.

**STAFF FINDINGS:**

1. The homeowners desire to finish a room in the basement as a bedroom for one of their three teenagers, which will require the installation of an egress window. The size of the lot prohibits them from putting an addition on the back (the backyard is only 8' deep).
2. The basement egress window would be on the south elevation under an existing bay window. The egress window is 28" x 46" and matches the width of the existing window. The window swings inward. The well is steel with a white finish and projects out 36" from the face of the window, is 60" deep, and 52" wide.
3. The proposed location is not ideal, since the house is on a corner lot and this elevation is very visible from Krause Street. There is another basement window around the corner on the west elevation of the house that could be converted to egress, but would be considerably more difficult (see attachment from homeowner) – ductwork would need to be relocated on the interior, and the exterior would require modification of the back porch and relocation of its stairs.
4. The proposed well would be a rounded shape (per the submitted information) that would be more complimentary to the shape of the bay window than a rectangular well. Given the slightly larger size of the yard on the south side of the house (10' vs 8' in back), and the interior and exterior alterations that would be needed to access the west elevation

window, staff feels that the proposed egress window location on the south elevation is less than ideal, but supportable.

**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 220 Third Street, a contributing property in the Old West Side Historic District, to add a basement egress window on the south elevation, 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 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.

**MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 220 Third 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:** survey sheet, application, drawings.

220 Third (2008 survey photo)



HDCIS-072 5/13/15



**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](mailto:planning@a2gov.org)

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

<b>Section 1: Property Being Reviewed and Ownership Information</b>	
Address of Property:	<u>220 3rd St R4C</u>
Historic District:	_____
Name of Property Owner (If different than the applicant):	<u>RON SNYDER</u>
Address of Property Owner:	<u>220 3rd St</u>
Daytime Phone and E-mail of Property Owner:	<u>248-965-6960</u>
Signature of Property Owner:	_____ Date: _____
<b>Section 2: Applicant Information</b>	
Name of Applicant:	<u>ANET KACZMARCZYK</u>
Address of Applicant:	<u>27940 GROESBECK #144</u>
Daytime Phone:	<u>(586) 447-0611</u>
Fax:	<u>(586) 447-0512</u>
E-mail:	<u>anet@antoglassblock.com</u>
Applicant's Relationship to Property:	___owner___ architect <input checked="" type="checkbox"/> contractor ___other
Signature of applicant:	<u>Anet Kaczmarczyk</u> Date: <u>05/13/15</u>
<b>Section 3: Building Use (check all that apply)</b>	
<input checked="" type="checkbox"/> Residential ___ Single Family ___ Multiple Family ___ Rental	
___ Commercial ___ Institutional	
<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 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: <u>ML</u>	

B15-0863

3500

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

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

EGRESS WINDOW INSTALLATION  
SEE ATTACHMENT 1

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

GOOD

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

FINISHED BASEMENT

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

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: 100<sup>00</sup>

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

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

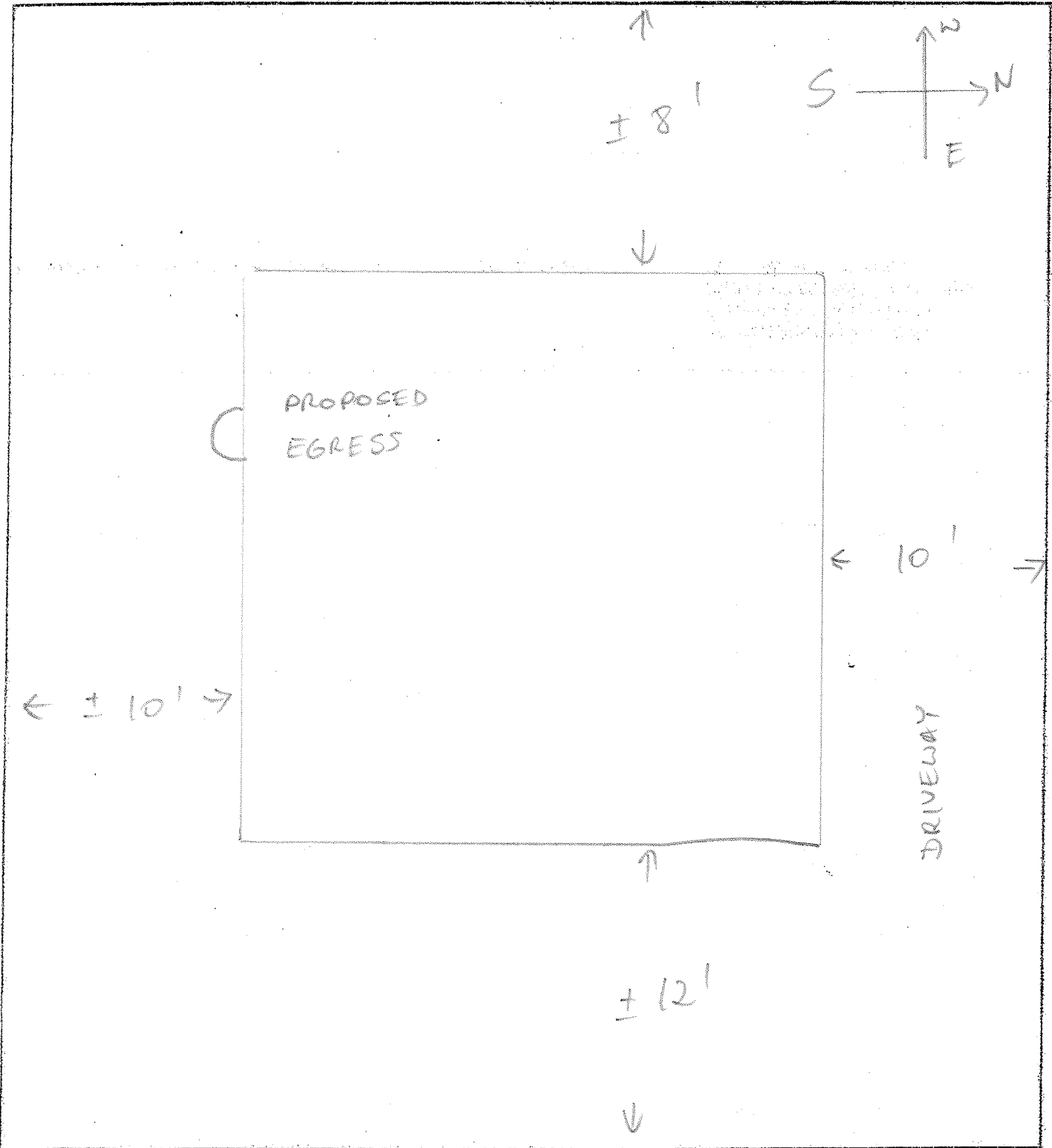
Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:

IX. SITE OR PLOT PLAN FOR APPLICANT USE

PLEASE SHOW:

PLACEMENT OF PROJECT  
DISTANCE FROM CURB/ALLEY/ROAD  
DISTANCE FROM ADJACENT  
PLACEMENT OF DRIVEWAY



**ATTACHMENT 1**  
**WORK ORDER**

**Address:** 220 3<sup>rd</sup> St  
Ann Arbor, MI 48103

**Tel:** 248-765-6960

**Scope of work:**

1. Excavate a 76" hole on the south side of the house, under the existing glass block window. Miss Dig to mark all utilities.
2. Cut rough opening in concrete basement wall 32x50. Height of window opening not to exceed 44" above basement floor.
3. Install Escape Window size 28x46 inside wolmanized wood framing (2x10). Minimum net clear opening for egress window 5.7 sq ft.
4. Install drain and tie into drain tile.
5. Install well 52x60x36 with 3'ladder and grate.
6. Waterproof well. Haul away dirt and all debris.
7. Fill hole with pea stone.
8. Back fill well with pea stone, and back fill last 8" with top soil for vegetation and to re-grade.
9. Cap on exterior with exterior casing, aluminum trim and seal with quad sealant.

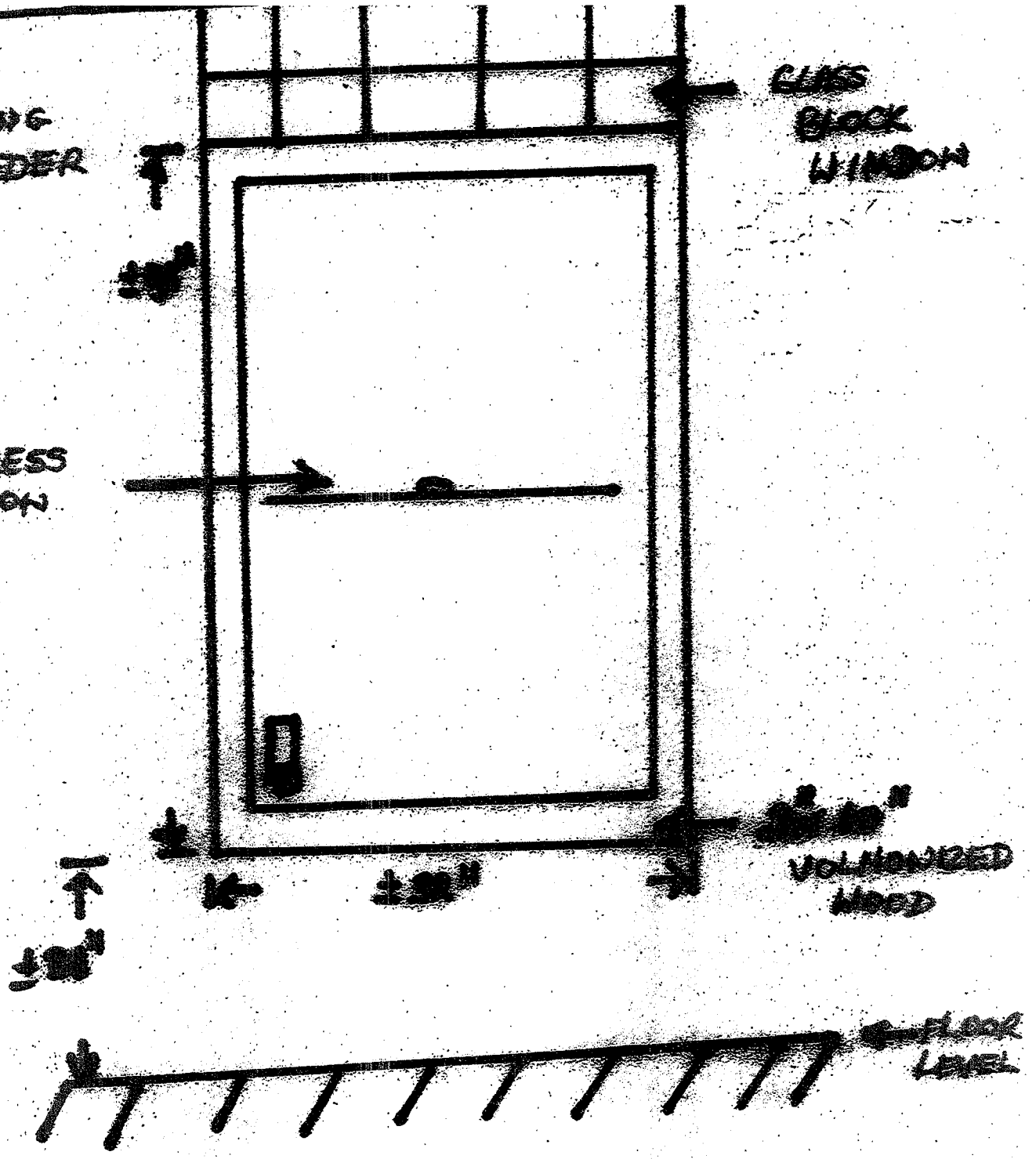
EXISTING  
HEADER

GLASS  
BLOCK  
WINDOW

EGRESS  
WINDOW

VOLUNTARIZED  
WOOD

FLOOR  
LEVEL





# ESCAPE™ WINDOWS

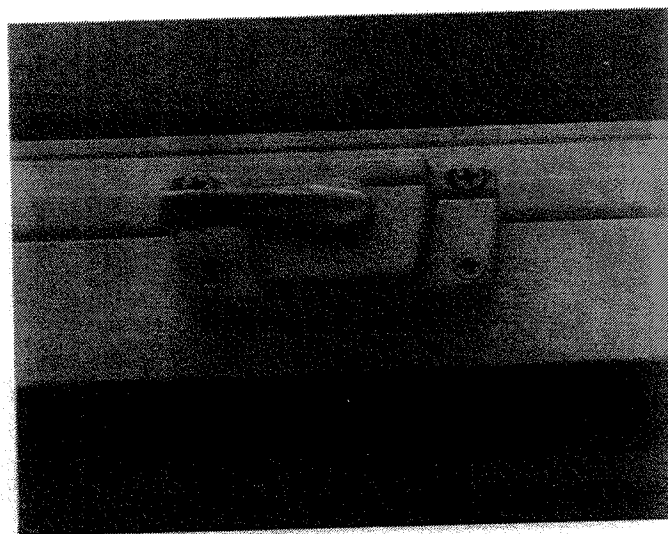
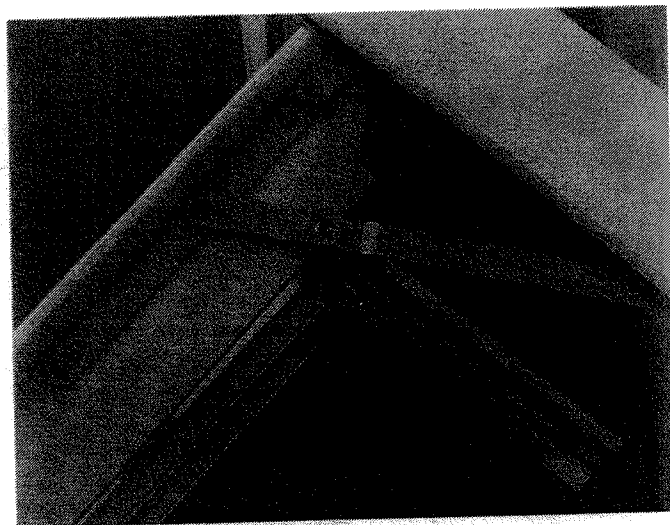
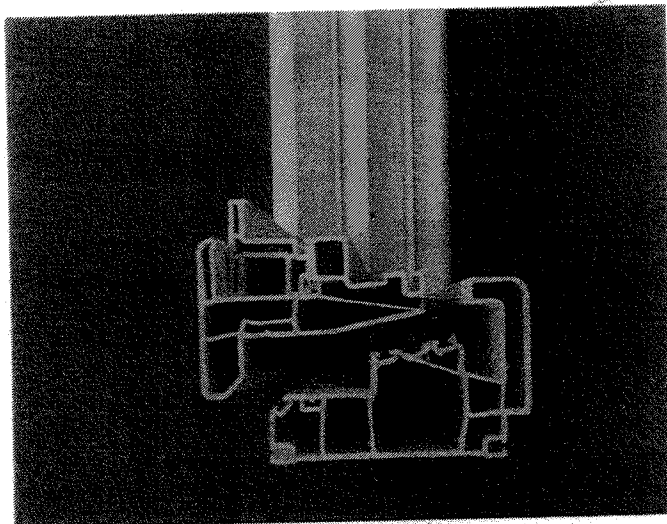
BY ASTRO BUILDING SUPPLIES



**EGRESS MADE EASY**

UNITED STATES PATENT  
6588154B

- HEAVY DUTY .075 EX-TRUDED 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.



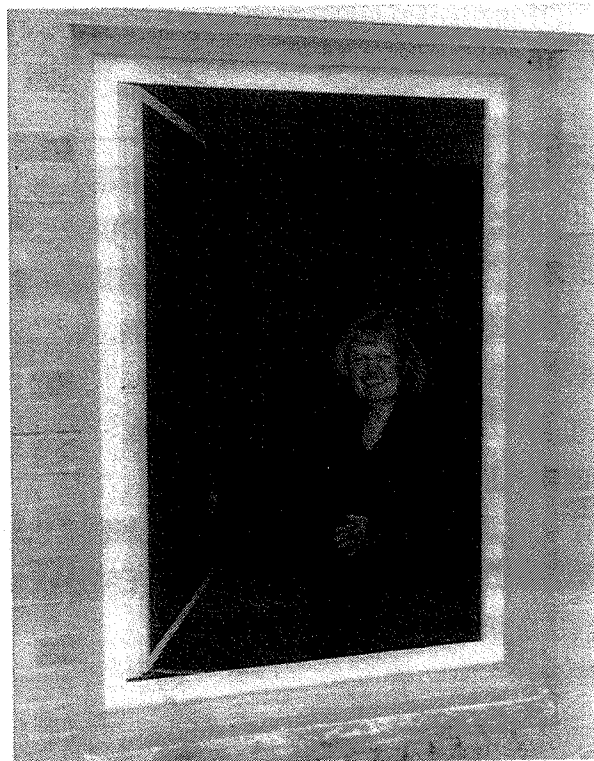
- ENERGY SAVING ALL VINYL CONSTRUCTION FOR WARMER SURFACE TEMPERATURES.

- 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/NWDA 101/I.S.2-97

VINYL HINGED EGRESS SINGLE HUNG

ESCAPE™ WINDOW

## SUMMARY of RESULTS

<b>OVERALL DESIGN PRESSURE</b>	<b>25 psf</b>
<b>MAXIMUM OPERATING FORCE</b>	<b>22 lbf</b>
<b>AIR LEAKAGE RATE</b>	<b>0.1 scfm/ft<sup>2</sup></b>
<b>MAXIMUM WATER PRESSURE ACHIEVED</b>	<b>3.75 psf</b>
<b>MAXIMUM STRUCTURAL PRESSURE ACHIEVED</b>	<b>37.5 psf</b>
<b>FORCED ENTRY RESISTANCE—AAMA 1302.5</b>	<b>PASSED</b>

**OVERALL PRODUCT RATING** **H- R25—48 x 72**

- **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.**

ESCAPE WINDOW & WELL LLC  
28615 BEVERLY RD ROMULUS, MI 48174 PH: 734-326-2455 FAX: 734-326-3082  
E-MAIL : escapewindows@hotmail.com

## ESCAPE WINDOW ( IN SWING EGRESS)



GLASS	U - VALUE	R - VALUE
CLEAR	0.44	2.272
LOW-E	0.231	4.329
LOW-E ARGON	0.197	5.076

### GUARDIAN CLIMAGUARD GLASS

**ClimaGuard® IS Interior Surface Low-E products increase energy savings in regions with significant heating requirements.**

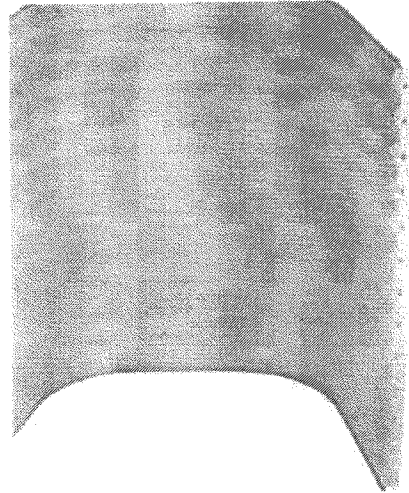
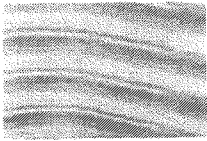
Maintaining a comfortable indoor environment when it's cold outside can be challenging. ClimaGuard IS products help reduce the U-value of windows and increase insulating capabilities. Minimizing heat loss through windows is the key to comfort and energy efficiency. The data below demonstrates how ClimaGuard IS products improve the performance of dual-pane, low-E glass windows.

## Window Wells

- 18 gauge steel with G-90 galvanized coating with white finish
- $\frac{3}{4}$  roll top with plastic cap strip on top of well
- 24" or greater projection meets most egress code requirements. Consult local codes before ordering.
- Buck mount designed to anchor to the bolts provide in the window frames
- Wall mount designed to anchor to the concrete wall
- 36" or greater projection meets 2006 IRC 310.2 code requirements

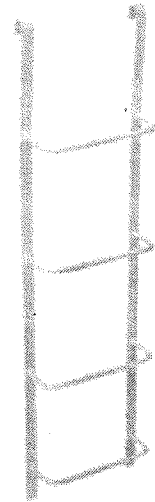
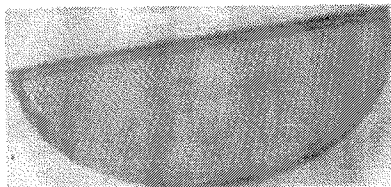
### Sizes:

- Available in widths from 40" to 80"
- Projections from 20" to 36"
- Heights available from 12" to 84"

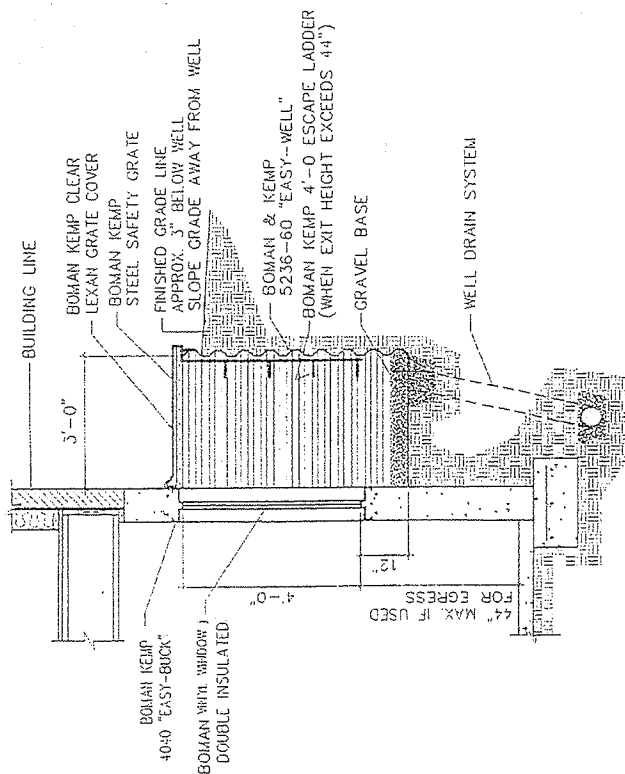


## Window Well Grates and Ladders

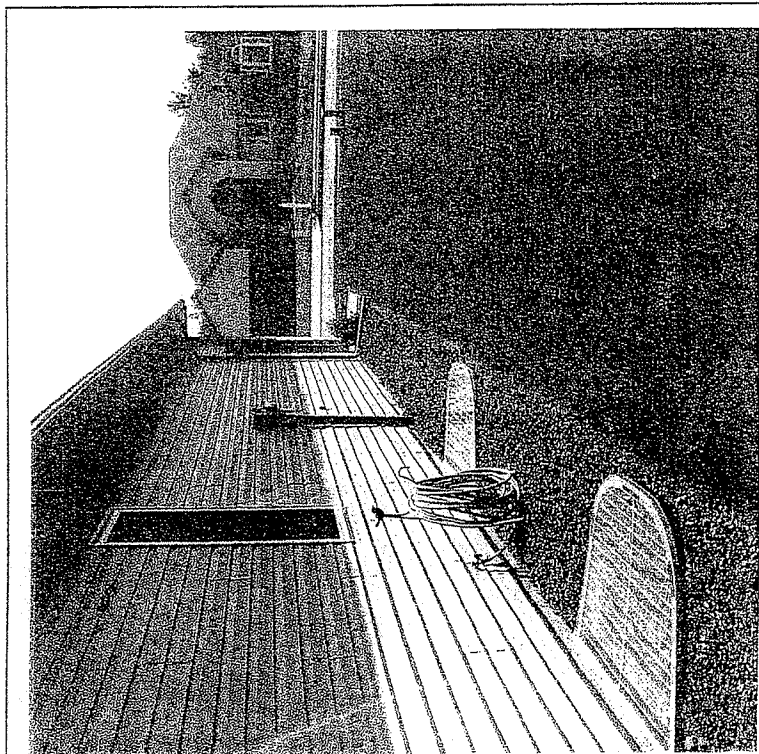
- Grates are designed to keep people and pets out of window well
- Grate holds the weight of standard foot traffic
- Easily lift out grates for exit requirements
- Ladders made from hi-grade steel
- Ladders available in 4', 5' and 6' length (3, 4 and 5 rung)



# OUTSIDE VIEW



A WALL SECTION THRU WINDOW WELL





**From:** [Ron Snyder](#)  
**To:** [Thacher, Jill](#)  
**Cc:** [Melissa Snyder](#)  
**Subject:** Egress window request for 220 3rd St  
**Date:** Thursday, May 21, 2015 8:06:40 PM

---

Jill,

As we discussed earlier, we are planning to convert a room in our basement for use as a bedroom. We have 3 teenagers living at home, 2 of whom are sharing a small bedroom. This additional bedroom will enable each of them to have their own room. Using this room for a bedroom will, of course, require the installation of an egress window. The corner of the basement to be converted to the bedroom has 2 existing windows, one facing west and the other facing south. The south facing window (on the Krause St side of the home) is the best candidate for conversion to an egress window.

The window on the west side has obstructions in the basement caused by heating/cooling ducts (as can be seen in images #1 and #2 below). On the exterior of the house the window is located over a cement slab used by the rear porch (see images #3 and #4). In addition, the rear porch steps are close enough to the window that altering this window for egress would necessitate significant rework of the rear porch, which likely dates back many years.

Given the interior obstruction of the duct work and the exterior complications caused by the cement pad and the rear porch location the west facing window is not a viable option for conversion to an egress window.

The south facing window, on the other hand, is completely free of obstructions in both the interior and exterior (refer to images #5 and #6).

We request approval for conversion of the south facing window to meet egress requirements.

Thank you for your consideration in this matter,

Ron and Melissa Snyder

Image #1 - West basement window interior view



Image #2 - West basement window interior view





Image #3 - West basement window exterior view



Image #4 - West basement window exterior view



Image #5 - South basement window interior view





Image #6 - South basement window exterior view

