

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 804 S First Street, Application Number HDC20-008

DISTRICT: Old West Side Historic District

REPORT DATE: February 13, 2020

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, February 10, 2020

	OWNER	APPLICANT
Name:	Ellen Pogue-Greiner	Same
Address:	4856 Birkdale Ann Arbor, MI 48103	
Phone:	(734) 904-5976	

BACKGROUND: This 2 ½ story gable-fronter features craftsman influences like four-over-one single and paired windows, and a full-width front porch with tapered square port posts on brick piers and a pediment inset on the shed porch roof. It first appears in city directories in 1923 as the home of painter Gustave H. Hahn and his wife Elfreda. Hahns lived in the home until at least 1940.

In 2014 staff approved an application to replace a portion of the rear basement wall. The rear window in this application was not affected by that work.

LOCATION: The site is located on the west side of South First Street, two houses south of Koch Avenue.

APPLICATION: The applicant seeks HDC approval to convert two basement windows to egress windows: one on the north side, and one on the rear, with molded fiberglass wells.

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 that is being converted to a rental. The zoning is R4B, which permits up to six unrelated occupants. The house has three bedrooms, and two new basement bedrooms proposed along the east side of the house. Each requires a second means of egress. A floorplan is provided that shows the new bedrooms and existing mechanical units. One window proposed for egress is on the north elevation, about 5 1/2' from the front corner of the house. The other window faces the backyard, and a patio has been installed abutting it (see photo). Both currently have a hinged wood two-lite sash.
2. The wells are a prefabricated polyethylene unit with a built-in ladder. It extends a few inches above grade in a U shape and is 62" deep. A clear plastic cover is shown in a photo as part of the application, though it is not indicated elsewhere. The pella clad wood casement egress window is 29" wide by 47" tall to fit in a 30" x 48" rough opening. This matches the width of the existing windows.
3. Finishing the basement is preferable to building an addition on the house. An egress window so close to the front of the house is less appropriate than one farther back, but the location of mechanical units in the basement and the visual buffer of having the house sit on a small rise above the street are factors that should be considered. The window should be recessed to a depth that the glass is in the same plane as the current window glass.
4. Staff believes the wells are appropriate if the glass is recessed to match the existing window glass. On that condition they meet the *Standards and Guidelines*.

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 804 South First Avenue, a contributing property in the Old West Side Historic District, to install two new basement egress windows and wells, on the following condition: that the glass is recessed to the depth of the existing window glass. 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 *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

804 South First 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
 Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC# <u>20-008</u>
	BLDG# _____
	DATE STAMP
CITY OF ANN ARBOR RECEIVED JAN 21 2020 PLANNING & DEVELOPMENT SERVICES	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER <u>Ellen Pogue-Greiner</u>		HISTORIC DISTRICT	
PROPERTY ADDRESS <u>804 S First St</u>			CITY ANN ARBOR
ZIP CODE <u>48103</u>	DAYTIME PHONE NUMBER <u>(734) 904-5976</u>	EMAIL ADDRESS <u>Ellen@GreinerRealtyResources.com</u>	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) <u>4856 Birkdale</u>		CITY <u>Ann Arbor</u>	STATE, ZIP <u>MI 48103</u>

PROPERTY OWNER'S SIGNATURE

SIGN HERE	 DocuSigned by: 771CE6BF0BBB45B...	PRINT NAME	DocuSigned by: <u>Ellen Pogue-Greiner</u> 771CE6BF0BBB45B...	DATE	1/21/2020
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APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE)					
ADDRESS OF APPLICANT					CITY
STATE	ZIP CODE	PHONE / CELL #	FAX No		
		()	()		
EMAIL ADDRESS					

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	PRINT NAME	DATE
	X	

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).

Add 2 egress windows to allow for 2 basement bedrooms

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

The house is elevated above the street. There are currently two windows there on the side of the house. The side egress would not be visible plus a hedge row will also block it.

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART	
DESCRIPTION	
STAFF REVIEW FEES	FEE
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
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
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
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.

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to "City of Ann Arbor"

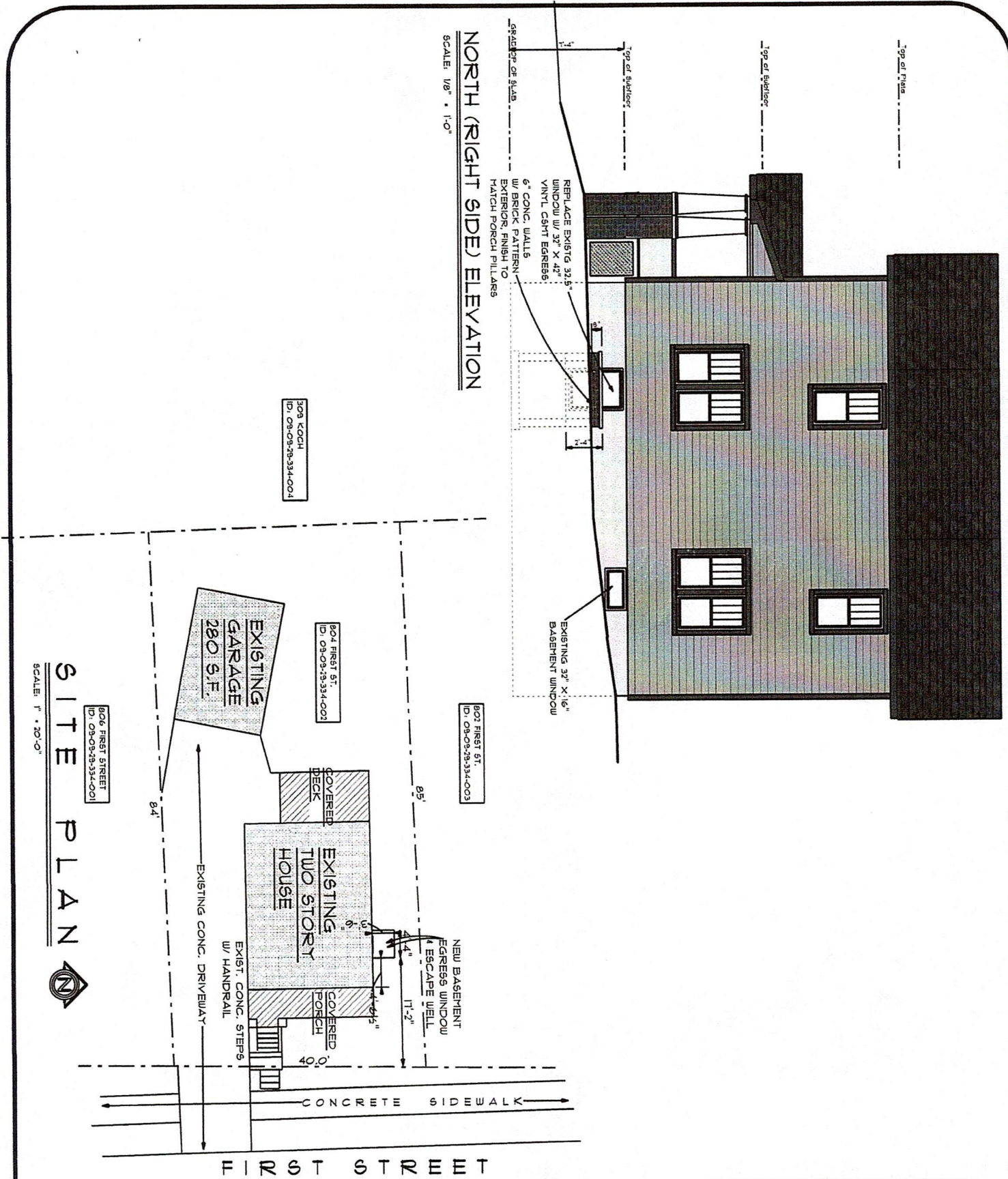
HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

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</u>	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Credit Card	




DATE: DEC 3, 2019
 DEC 5, 2019

DRAWN: R WELTON

SHEET NO. 1 OF 2

REMODEL FOR:
804 FIRST
 HISTORIC DISTRICT
 ANN ARBOR, MI

GENERAL CONTRACTOR
 MITCHELL GASCHE
 9162 CAMBRIDGE DR.
 SALINE, MI 48176
 PH: 734-645-6998
 EMAIL: MGASCHE@COMCAST.NET

OWNER

GREINER REALTY
 RESOURCES
 2856 BIRKDALE
 ANN ARBOR, MI
 (734) 263 2101



804

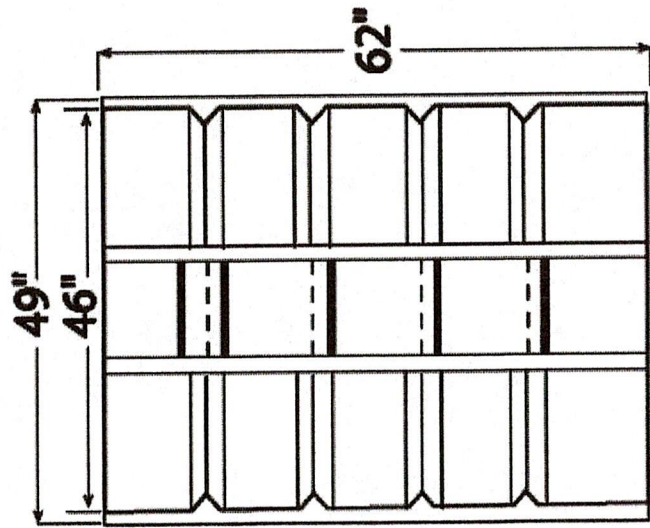




PELLA EGRESS WINDOW

Actual Height (Inches)	47
Actual Width (Inches)	29
Rough Opening Width (Inches)	30
Rough Opening Height (Inches)	48
Jamb Depth (Inches)	4.5625
Hinge Location (Exterior View)	Right
Interior Color/Finish	Unfinished pine
Exterior Color/Finish	White EnduraClad
Hardware Color/Finish	Champagne
Paintable	No
Color/Finish Family	White
Grid Type	N/A
Grid Width	N/A
Grid Profile	N/A
Grid Pattern	N/A
Glazing Type	Double pane
Argon Gas Insulated	Yes
Glass Strength	Annealed
Obscure Glass	No
Frame Profile	Flat
Screen Included	None
Screen Type	N/A
Screen Frame Type	N/A
Warranty	20-year
Lowe's Exclusive	Yes
Project Type	New construction
Meets Egress Requirement	Yes
Lock Type	Single
Handle Type	Folding
Nail Fin	Applied
J Channel	N/A
Mulling	N/A
Wood Jamb Extension	4-9/16-in
High Altitude Rated	No
Hurricane Approved	No
Miami Dade Approved	No
Florida Product Approved	No
Texas Department of Insurance Approved	Yes
Meets CA Forced Entry Requirements	No

Sound Transmission Control (STC) Rated	Yes
Design Pressure (DP) Rating	50
U Value	0.3
Solar Heat Gain Coefficient (SHGC)	0.51
Frame Material	Wood
Grid Included	No
ENERGY STAR Certified Northern Zone	Yes
ENERGY STAR Certified North/Central Zone	No
ENERGY STAR Certified South/Central Zone	No
ENERGY STAR Certified Southern Zone	No
UNSPSC	30171600
Vented	1-lite
Series Name	Lifestyle
CA Residents: Prop 65 Warning(s)	<u>Yes</u>
Common Size (W x H)	30-in x 48-in



Front view

