

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 252 Crest Avenue, Application Number HDC19-227

DISTRICT: Old West Side Historic District

REPORT DATE: January 9, 2020

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, January 6

OWNER

Name: Gillian White
Address: 252 Crest Avenue
 Ann Arbor, MI 48103
Phone: (609) 915-6356

APPLICANT

David Flores, Jr.
 17651 W. Pleasant Lake Rd
 Manchester, MI 48158
 (734) 323-6961

BACKGROUND: This 1 ¾ story gable front house features second-story wood shakes and a full-width stucco porch. Its first occupants in 1918 were George W. Lutz, a post office carrier, and his wife Mary B. The Lutz's later opened a sporting goods store at 113 W Washington. They both occupied the house until 1965, and Mary lived there in 1966. The next occupant was Erwin F. Lutz, who occupied the house until at least 1979.

In 2007, the HDC approved an egress window near the front of the house on the south side elevation. In 2008, the HDC approved a patio behind the house.

LOCATION: The site is located on the west side of Crest Avenue, between West Washington and Bemidji Drive.

APPLICATION: The applicant seeks HDC approval to add a 32" x 48" egress window in a new opening with a 60" deep metal well, toward the back of the south side 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.

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 single-family home has two finished rooms in the basement; only one has an egress window. For safety and to make the room code compliant, the new owners propose to replace an existing basement window (a 32" x 14" vinyl slider) with a new egress vinyl casement window that is 32" x 48" and dig a 60" deep well with a metal retaining wall and ladder. Four inches of the wall is located above grade. No cover will be installed.
2. The well and window will match the design, materials, and dimensions of the other one on the south side elevation. The proposed location is slightly behind a first-floor bay window, which should make it less noticeable. The current window's glass is recessed 3" from the wall of the house; the proposed should match this and the proposed motion is conditioned upon it. The owner states that an egress window cannot be located on the back wall because of an existing closet and furnace, and that enlarging the other window in the room would interfere with the heating and cooling system.
3. Staff believes that matching the width of the current window is appropriate, and that the vinyl window is not a character-defining feature of the house. Matching the style of the existing egress window is also appropriate. The location of the window behind the first-floor bay should reduce its visibility. Staff recommends approval of the application.

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 252 Crest Avenue, a contributing property in the Old West Side Historic District, to install a new basement egress window and well, on the condition that the glass is recessed to the same depth as 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

252 Crest Avenue (July 2018 Google Streetview)



12/4/19



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

ithacher@a2gov.org

Fax: 734.994.8460

APPLICATION MUST BE FILLED OUT COMPLETELY

OFFICE USE ONLY	
Permit Number	HDC# <u>19-227.</u>
	BLDG#
CITY OF ANN ARBOR	
RECEIVED	
DEC 04 2019	
PLANNING & DEVELOPMENT SERVICES	

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER <u>Gillian White</u>			HISTORIC DISTRICT	
PROPERTY ADDRESS <u>252 Crest Ave.</u>			CITY <u>ANN ARBOR</u>	
ZIP CODE <u>48103</u>	DAYTIME PHONE NUMBER <u>(609) 915-6356</u>	EMAIL ADDRESS <u>gcwhite@Umich.edu</u>		
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) <u>252 Crest Ave.</u>			CITY <u>Ann Arbor</u>	STATE, ZIP <u>MI. 48103</u>

PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME <u>Gillian White</u>	DATE <u>12/4/19</u>
-----------	---------------------------------	---------------------

APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) <u>DAVID FLORES JR.</u>				
ADDRESS OF APPLICANT <u>17651 W. Pleasant Lake Rd.</u>				CITY <u>Manchester</u>
STATE <u>Mich.</u>	ZIP CODE <u>48158</u>	PHONE / CELL # <u>(734) 323-6961</u>	FAX No ()	
EMAIL ADDRESS <u>floresprojectgroup@gmail.com</u>				

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	PRINT NAME <u>*DAVID FLORES JR</u>	DATE <u>12/3/2019</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).

Egress window: Remove smaller basement window and replace with 31x41 egress window.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

Basement is finished and owners want a safe living space. Basement egress. A window is there but not large enough for egress.

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



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

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

Thacher, Jill

From: David Flores <floresprojectgroup@gmail.com>
Sent: Monday, December 30, 2019 3:20 PM
To: Thacher, Jill
Subject: Re: 252 Crest window

Jill ,
The Original plan did have a 31x41 window scheduled for it.
In order to match the new window to the existing window i changed the plan to a 32x48 . The scheduled new plan for the new window is 32"x48" casement window.
Any other questions please let me know.
Best regards,
David Flores

On Mon, Dec 30, 2019, 11:56 AM Thacher, Jill <JThacher@a2gov.org> wrote:

Hi David,

Happy new year (soon)! On Gillian White's egress window, I have two different sets of measurements. Your drawings that came in with the building permit show a 31" x 41" window, but your written description lists the window as 32" x 48". Would you confirm the correct dimensions?

Thanks,

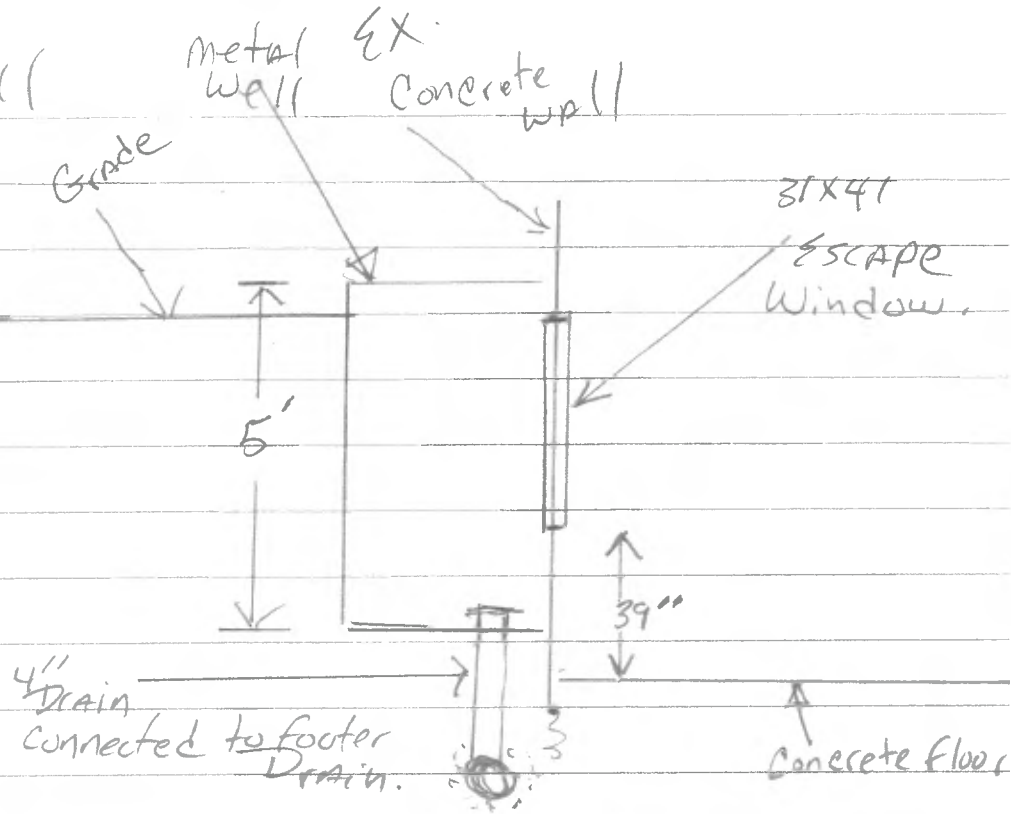
Jill

252 Crest Ave.

White Egress Window Project

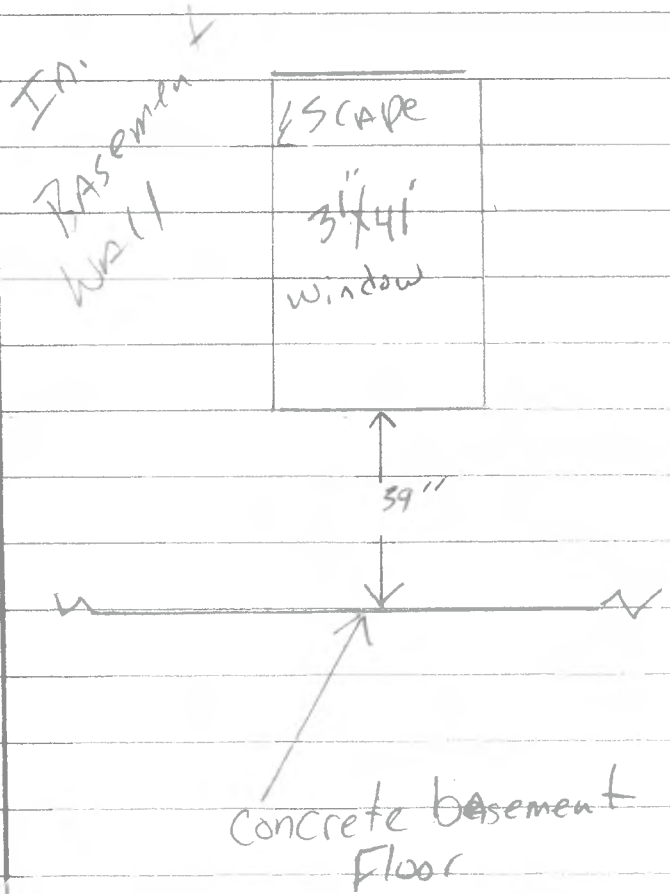
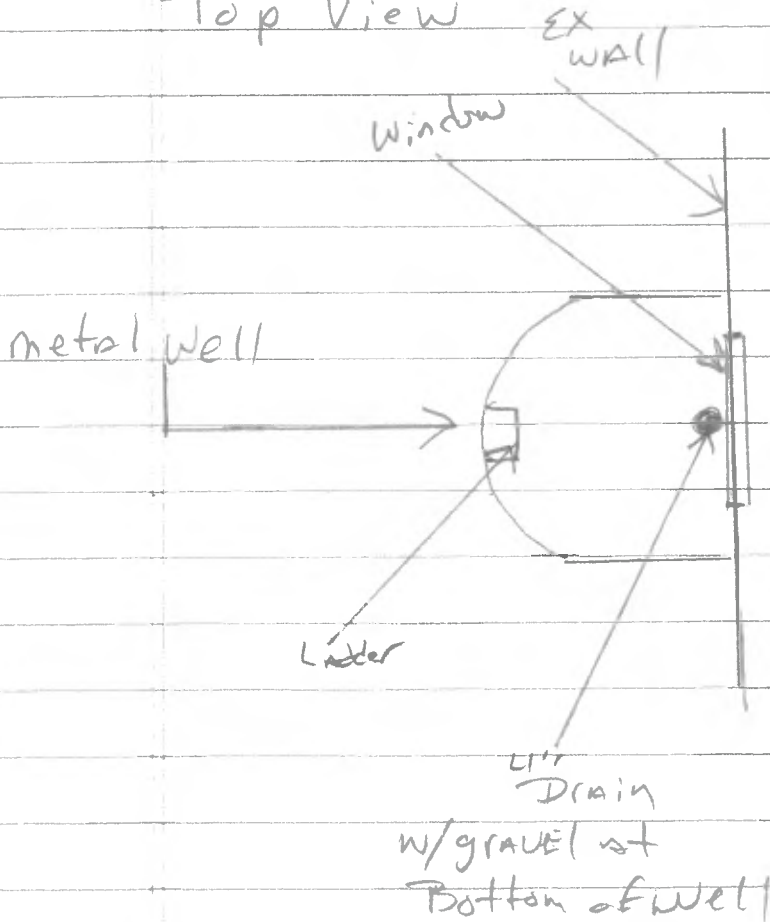
South wall

Staff note: Window size changed to 32"x48" to match an existing egress window on same elevation. JST 1/3/2020
See attached email.



Top View

Inside View



Checklist for Basement Egress Windows

All drawings must be drawn to scale on 8 1/2" x 11" sheets

ATTACHMENT

see "A"
see "B"

(via email) C

see
"COOP"

see "G"

- A Plot plan showing footprint of house and other structures and driveway, and window well
- B Basement floor plan (to scale) including all windows, rooms, mechanical equipment, etc.
- C Photos showing elevation where egress window is proposed and close up of area. If an existing window is proposed to be replaced, include a photo of that window.
- C₁ Description of existing window, if applicable: dimensions, materials, style, age
- D Description of proposed window: dimensions, materials, style, cut sheet, profile
- E Well dimensions width/depth from house/depth of well/height above grade
- F Well materials
- G ~~Information on anything else proposed: ladder, well cover, bollards, etc. N/A~~
- Any other information that will clarify the proposed work

For basement egress window:

- If enlarging an existing basement window, if possible make the existing opening deeper but not wider to retain the above grade proportion of the window.
- Basement egress windows should be located on the back of the building. Wells on the side near the back will be reviewed on a case by case basis. Floorplans should be used to show conditions (such as washers/dryers/furnaces/bathrooms/porches) that prevent egress windows from being located on the rear elevation.
- Glass in the proposed window must be at a similar depth from the exterior wall face as the glass in existing basement windows.

A: Plot Plan

MORTGAGE SURVEY

Certified to:



LaSalle Bank
ABN AMRO

Applicant: RONALD MEZA

Property Description:

Lot 33; HURON CREST SUBDIVISION, in the City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 2 of Plots, Page 46 of Washtenaw County Records.

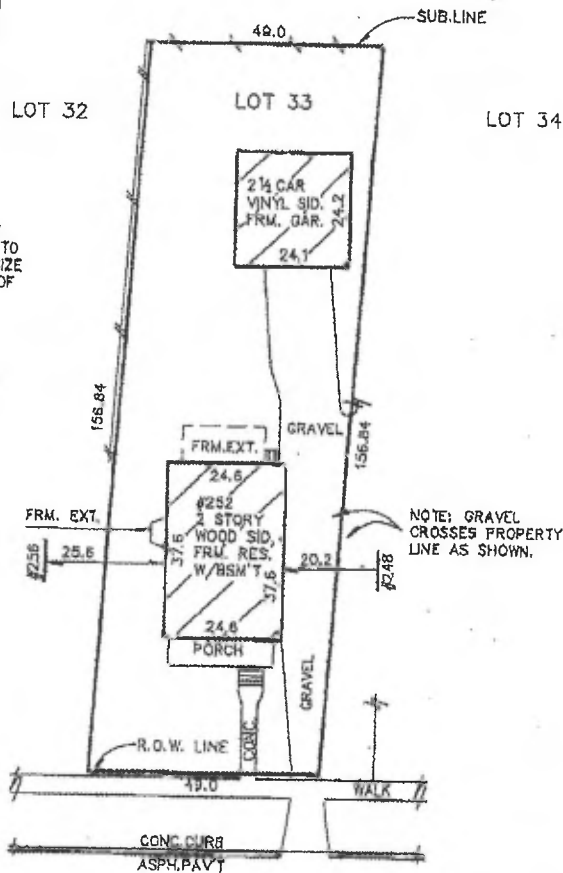


LOT 32

LOT 33

LOT 34

NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES.



NOTE: GRAVEL CROSSES PROPERTY LINE AS SHOWN.

CREST AVE. 66' WD.

CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

Marcus G. Guackert

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

JOB NO: 07-16440 SCALE: 1"=30'
DATE: 12/06/07 DR BY: SAN

KEM-TEC
LAND SURVEYORS

22266 Grand Avenue
Eastpointe, MI 48021-8312
(608) 772-2252
FAX: (608) 772-4048

KEM-TEC WEST
LAND SURVEYORS



800 E. STADLAN
Ann Arbor, MI 48104-1412
(734) 964-0888 * (800) 432-8153
FAX: (734) 964-0607

Official Record
 Received for record this 1st day of September 1912
 Registrar of Deeds
 Washtenaw County

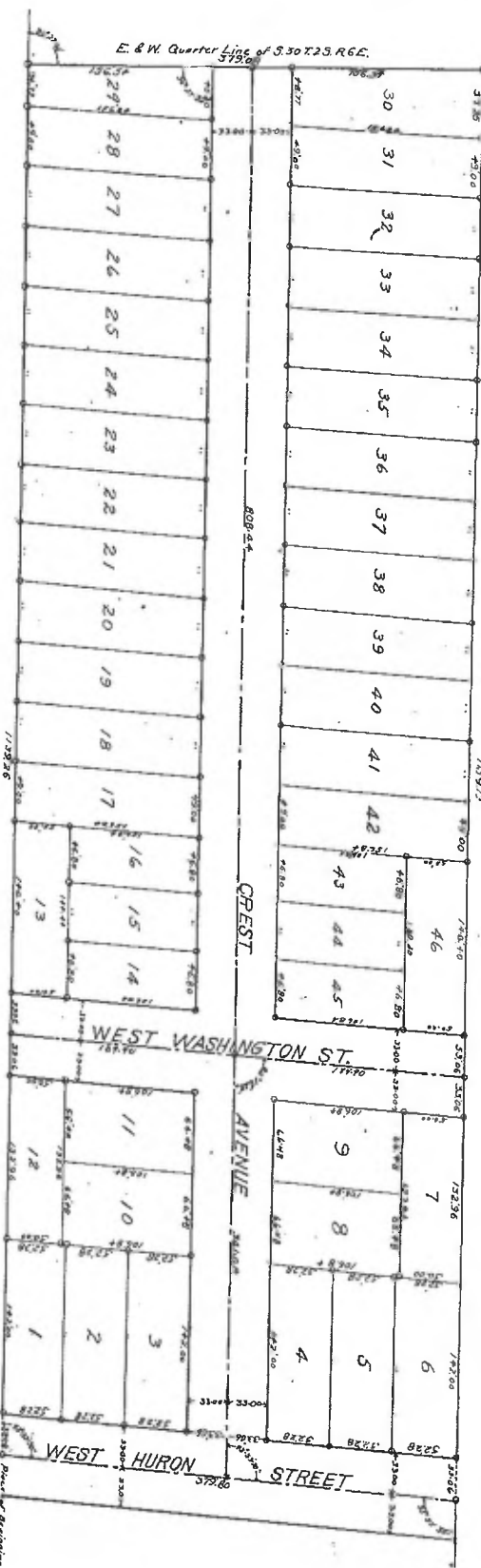
Filed by Auditor General's Office
 SEP 9 1912
 Deputy Auditor General

HURON CREST SUBDIVISION

IN THE
 CITY OF ANN ARBOR
 WASHTENAW COUNTY MICHIGAN

SCALE - 1 IN = 60 FT

Examined and Approved
 SEP 5 1912
Wm. W. ...
 County Auditor



TAX CERTIFICATE
OFFICE OF COUNTY TREASURER
 MASH TOWN, COUNTY
 Ann Arbor, Michigan, 1912
 I hereby certify that the tax on all lots held by the State on individuals on said lands, together with their interest in the same, as shown by the records of this office, is hereby paid as shown by the records.

SUPERVISORS CERTIFICATE
 The persons named herein are a correct one and that permanent monuments, consisting of 1 1/2 iron pipes, have been planted at points marked this plat as shown above, and are in the hands of the Board of Health and of the individuals of streets and alleys.

CERTIFICATE OF RECORD
 Registrar of Deeds
 Washtenaw County
 Received for record this 1st day of September 1912 and recorded in
 Liber of plat page
 Registrar of Deeds

CERTIFICATE OF APPROVAL
 By the City Council of the City of Ann Arbor, Washtenaw County, Michigan
 This plat was examined and approved at a regular meeting of the City Council of the City of Ann Arbor, Michigan, on the 12th day of August, 1912.

CERTIFICATE OF APPROVAL
 By the Board of Public Works of the City of Ann Arbor, Michigan
 This plat was examined and approved at a regular meeting of the Board of Public Works of the City of Ann Arbor, Michigan, on the 12th day of August, 1912.

DESCRIPTION OF HURON CREST SUBDIVISION, ANN ARBOR, MICH.
 HURON CREST is described as follows: Beginning at an iron pipe on the center line of West Huron Street, 50 feet west of an iron pipe marking the center line of Section 30, Range 2, South, Range 6 East and the center line of Section 30, Range 2, South, Range 6 East and the iron pipe, thence South 33 degrees 33' 30" to the left 112.45 feet to a deflection 99.12' 30" to the right 32.08 feet on an iron pipe, thence W. thence S. thence deflection 91.45' 30" to the right 173.80 feet along the center line of West Huron Street, being a part of Section 30 of Township T. 25, Range 6 E., subdivision of Michigan.

DEDICATION
 Now all THOU THESE PRETORS THAT we, RUSSELL T. DOBSON proprietor and OWNER A. DOBSON have and we caused the land embraced in the annexed plat to be surveyed, laid out and divided, to be known as HURON CREST SUBDIVISION in the City of Ann Arbor, Washtenaw County, Michigan, and that the streets and alleys as shown on said plat are hereby dedicated to the use of the public.

Signed and sealed in presence of
 Russell T. Dobson
 A. Dobson
 S. J. ...

ACKNOWLEDGEMENT
 I, the undersigned, Notary Public in and for the County of Washtenaw, Michigan, do hereby certify that the above named RUSSELL T. DOBSON and A. DOBSON have and we caused the land embraced in the annexed plat to be surveyed, laid out and divided, to be known as HURON CREST SUBDIVISION in the City of Ann Arbor, Washtenaw County, Michigan, and that the streets and alleys as shown on said plat are hereby dedicated to the use of the public.

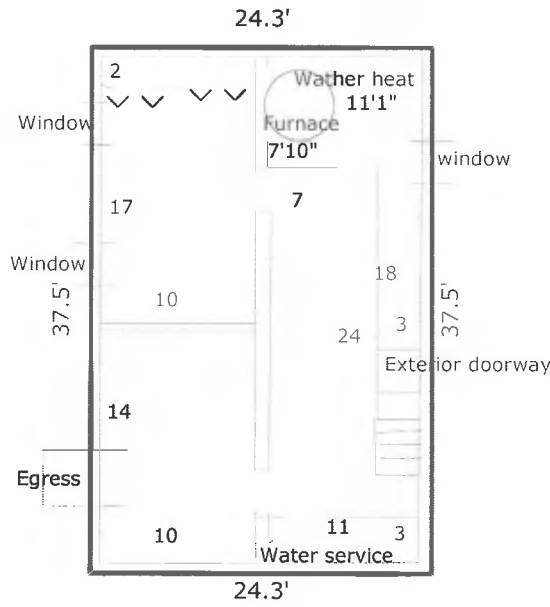
4568

B Basement floor plan for scale

Building Sketch

Borrower	Gillian White & James Woodlard				
Property Address	252 Crest Ave				
City	Ann Arbor	County	Washtenaw	State	MI Zip Code 48103
Lender/Client	Gillian White				

Additional egress proposed here →



Basement

Dimensions are interior measurement

Sketch by Apex Sketch v5 Standard™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
BSMT	Basement	912.19	912.19

AREA BREAKDOWN	
Breakdown	Subtotals



Gillian White <gcwhite@umich.edu>

Fwd: Appraisal Report: 252 Crest Ave, Ann Arbor, MI, 48103

David Flores <floresprojectgroup@gmail.com>
To: Gillian White <gcwhite@umich.edu>

Wed, Dec 18, 2019 at 9:04 PM

Gillian,

Here is the information the city Of Ann Arbor's historical Dept.is requesting from us.

1 - Description of existing window? The existing basement window is a white Vinyl window measuring 32"X 14" . It is recessed in the in the basement wall 3" with white 1" x 4" white trim. It is a side by side slider window.

#2 - Description of Proposed window? The proposed egress window is a 32" x 48" casement window to match the window in the adjacent room window. That size is proposed to meet egress code height requirements ..It is a white vinyl window, matching the same style next of the adjacent window. The same 1" x 4" white is proposed for the outside trim.The brand proposed is a "Jelwin "casement window.

#3 - Well description ? The proposed egress window well will be gray to match the adjacent egress window window well. The well will be made of metal with a metal ladder installed at the front of the well below grade level and is painted white. No lid or cover is proposed for this egress window project.

#4 - Well measurements and installation orientation ? The proposed egress window window well is 56" wide at the basement wall and tapering to 46 " at the rounded corner front . The depth of the well or total height of the well is 60" with gravel installed at the bottom of the well.Distance of front of well from window face is 40" .The well will be installed with the top of the well being install 4" above grade level with dirt being bermed to create a positive grade.

Those are all of the questions I can answer. If you have any other questions or need any other help please do not hesitate to call on me.

Be well ,

David Flores

[Quoted text hidden]

--

"A smart man learns from his mistakes.

A wise man learns from others mistakes"

"6"

252 Crest Egress Window
Application to HCA

December 6, 2019

To the commission:

The new egress window for 252 Crest will go into a finished basement space intended to be a family bedroom. The other existing room in the basement is a playroom.

The new window is planned for the back basement room to allow egress from that room, which is on the south-facing side of the house. The current egress window is also on the south-facing side but allows egress from the front basement room, a distinct room. The new window will exactly match in dimensions and depth and materials the egress window in the front room that the commission approved in 2007, when Kate and Ron Mezas owned the house. I have emailed photos to show current window and south side of house, and have dropped off a packet of the other items on your checklist.

We cannot install the egress window on the back of the house because there is a furnace room and a closet on that back wall. We can't enlarge the second window in that room (further back on the south side of house) because it would interfere with the heating and cooling system.

We absolutely need the second egress window as a safety feature. If a child is sleeping in that room or playing in that room, they must have easy access out of the basement in case of fire. As the furnace is in the space just next to this room, the window needs to be there.

Please ^{use} ~~see~~ attached items from the checklist to help the committee, ^{including} ~~which include~~ a plot plan ("A"), a basement floor plan to scale ("B"), descriptions of the existing window, proposed window, well dimensions and well materials, per your request, and provided in a document called "C D E F" provided by my builder, David Flores.

Thank you for your assistance!

Sincerely,



Gillian White
James Woolard





