

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 520 Third Street, Application Number HDC20-114

DISTRICT: Old West Side Historic District

REPORT DATE: August 13, 2020

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, August 10, 2020

OWNER

Name: Matt & Heather Esper
Address: 520 Third St
 Ann Arbor, MI 48103
Phone: (248) 890-2473

APPLICANT

Robert Bartlett
 PO Box 950
 Union Lake, MI 48103
 (248) 770-2069

BACKGROUND: This 2 ½ story gable-fronter was first appears in the Polk City Directory in 1913. It features a full-width front porch, gable eave returns, and a sculpted block foundation.

LOCATION: The site is located on the west side of Third Street, south of West Jefferson and north of West Madison.

APPLICATION: The applicant seeks HDC approval to replace a pre-1945 one-over-one window in the rear-facing attic gable with a casement window with a false muntin that meets egress requirements.

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.

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. Building permits were submitted for a conversion of the attic at 520 Third Street into a bedroom. To meet egress requirements, one window in the gable facing the rear yard is proposed to be replaced. The window is 3' x 4' (shown incorrectly on the floorplan – use the window specs, which are correct) and is likely original to the house -- weights and pulleys are visible in the photo of the interior side. As such, the window contributes to the historic character of the house and requires HDC approval for replacement.
2. The proposed window is an Andersen 400 series casement with bronze colored vinyl cladding and a false muntin to make it look like a one-over-one sash.
3. Staff supports the proposal since the window is on the rear elevation and utilizing the attic space instead of putting an addition on the house has a much smaller impact on the historic structure.

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 520 Third Street, a contributing property in the Old West Side Historic District, to replace a pre-1945 one-over-one window in the rear-facing attic gable with a casement window that meets egress requirements and has a false muntin, 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 standard 2, and the guidelines for windows, neighborhood setting, and health and safety.

ATTACHMENTS: application, floorplan, window information, photos

520 Third Street (2007 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

ithacher@a2gov.org

Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC#
	BLDG# 20-0711
DATE STAMP	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION			
NAME OF PROPERTY OWNER		HISTORIC DISTRICT	
Matt & Heather Esper		Old West Side	
PROPERTY ADDRESS		CITY	
570 3 rd STREET		ANN ARBOR	
ZIPCODE	DAYTIME PHONE NUMBER	EMAIL ADDRESS	
48103	(248) 890 2473	esperml@gmail.com	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP

PROPERTY OWNER'S SIGNATURE			
SIGN HERE		PRINT NAME	DATE
		Matthew Esper	6/30/20

APPLICANT INFORMATION			
NAME OF APPLICANT (IF DIFFERENT FROM ABOVE)			
BNT Gccm / Robert Bartlett			
ADDRESS OF APPLICANT		CITY	
P.O. Box 950		Union Lake	
STATE	ZIPCODE	PHONE / CELL #	FAX No
MI	48387	(248) 770 2069	(248) 242 6067
EMAIL ADDRESS			
Bbartlett@BNTGCCM.COM			

APPLICANT'S SIGNATURE (if different from Property Owner)			
SIGN HERE		PRINT NAME	DATE
		x Robert Bartlett	6-30-20

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).
Replace 1 Existing Window on Rear of House For Egress. Window is Located in ATTIC. Window will be the same size BUT meet egress.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:
Plans Submitted To make ATTIC into a Bedroom

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

APPLICATION CONTINUED ON OTHER SIDE



The Home Depot Special Order Quote

Customer Agreement #: H2729-106950

Printed Date: 7/9/2020

Customer: ROBERT BARTLETT

Address: 945 MERIT ST
WHITE LAKE, MI 48386

Phone 1: 248-770-2069

Phone 2: 248-770-2069

Email: BBARTLETT@BNTGCCM.COM

Store: 2729

Associate: THOMAS

Address: 9078 HIGHLAND ROAD
WHITE LAKE, MI 48386

Phone: 248-698-4801

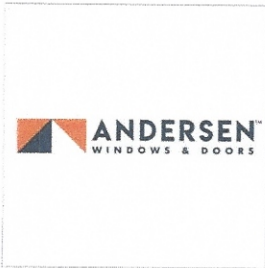
Pre-Savings Total: \$571.73

Total Savings: (\$85.79)

Pre-Tax Price: \$485.94

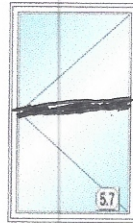
Price Valid Through:
7/12/2020

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.



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*Will Have
Contec False
Muntini*



Standard Width = CW1XX - RO: 28 7/8" | UNIT: 28 3/8"
Standard Height = XX4 - RO: 48 1/2" | UNIT: 48"
Frame Width = 28 3/8"
Frame Height = 48"

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
100-1	400 Series Casement, Left, 28.375 x 48, Dark Bronze w/Dark Bronze Sash / Frame:Pine Unfinished Panel:Pine	\$404.77	\$344.03	1	(\$60.74)	\$344.03
100-2	Hardware: PSC Traditional Folding Satin Nickel PN:9016723 Version:03/30/2020	\$59.70	\$50.74	1	(\$8.96)	\$50.74
100-3	Insect Screen 1: 400 Series Casement CW14 Full Screen TruScene Dark Bronze PN:9174787 Version:03/30/2020	\$107.26	\$91.17	1	(\$16.09)	\$91.17
Unit 100 Total:		\$571.73	\$485.94		(\$85.79)	\$485.94

Begin Line 100 Descriptions

---- Line 100-1 ----

400 Series Casement
 Overall Rough Opening = 28 7/8" x 48 1/2"
 Overall Unit = 28 3/8" x 48"
 Installation Zip Code = 48386
 U.S. ENERGY STAR® Climate Zone = Northern
 Search by Unit Code = Yes
 Enter Unit Code = cw14
 Select Unit Code = CW14
 Standard Width = CW1XX - RO: 28 7/8" | UNIT: 28 3/8"
 Standard Height = XX4 - RO: 48 1/2" | UNIT: 48"
 Frame Width = 28 3/8"
 Frame Height = 48"
 Unit Code = CW14
 Frame Option = Installation Flange
 Venting / Handing = Left
 Hinge Style = Hinge for Widest Clear Opening
 Exterior Frame Color = Dark Bronze
 Exterior Sash / Panel Color = Dark Bronze
 Interior Frame Wood Species = Pine

Interior Sash / Panel Wood Species = Pine
 Glass Construction Type = Dual Pane
 Glass Option = Low-E4
 High Altitude Breather Tubes = No
 Glass Strength = Standard
 Glass Tint = No Tint
 Specialty Glass = None
 Gas Fill = Argon
 Art Glass Series = None
 None
 DP/PG Upgrade = No
 Hardware Style = Traditional Folding
 Hardware Color/Finish = Satin Nickel
 Corrosion Resistant Hardware = None
 Window Opening Control Device = No
 Security Sensor Type = None
 Insect Screen Type = Full Screen
 Insect Screen Material = TruScene
 Insect Screen Color = Dark Bronze

Exterior Trim Style = None
 Extension Jamb Type = None
 Installation Material Options = No
 Re-Order Item = No
 Room Location = Master Bathroom
 Unit U-Factor = 0.28
 Unit Solar Heat Gain Coefficient (SHGC) = 0.32
 Unit CPD Number = AND-N-1-01590-00001
 U.S. ENERGY STAR Certified = Yes
 Clear Opening Width = 22.566
 Clear Opening Height = 43.148
 Clear Opening Area = 6.7617
 Hardware Part Number = 9016723
 Insect Screen 1 Part Number = 9174787
 SKU = 289185
 Vendor Name = S/O ANDERSEN LOGISTICS
 Vendor Number = 60509030
 Customer Service = (888) 888-7020
 Catalog Version Date = 03/30/2020



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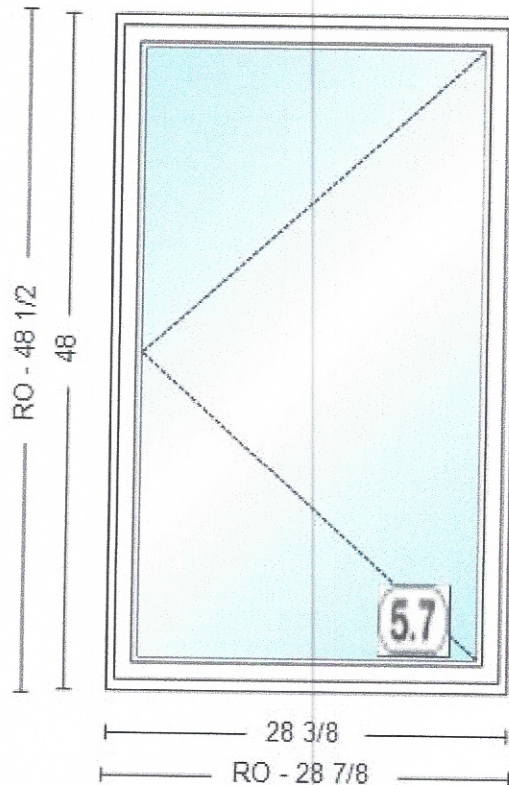
Item #	Item Description	Room Location	Unit Price	Qty	Total Price
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100-1	400 Series Casement, Left, 28.375 x 48, Dark Bronze w/Dark Bronze Sash / Frame:Pine Unfinished Panel:Pine	Master Bathroom	Was: \$404.77 Now: \$344.03	1	\$404.77 \$344.03
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Save \$60.74 (15%) until 7/12/2020
* S/O ANDERSEN LOGISTICS-289185
Promotion until 7/12/2020





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