

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 618 South First Street, Application Number HDC25-0062

DISTRICT: Old West Side Historic District

REPORT DATE: June 12, 2025

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: June 9, 2025

OWNER

APPLICANT

Name: Marko Fejzo
Address: 534 Glendale Circle
 Ann Arbor, MI 48103
Phone: (310) 383-1523

Same

BACKGROUND: Per Polk Directories, this 1 ½ story craftsman home was first occupied in 1916. It features shingled front and south side gables with lap siding (currently aluminum) on the first story and in the rear gable.

In 2007, staff approved an application to replace plywood guardrails on the front porch with the current spindled guardrails (see 1990 photo at end of report); replace the porch ceiling; and install new porch decking and new column bases.

LOCATION: The site is located on the west side of South First Street, between West Madison and West Mosley Streets.

APPLICATION: The applicant seeks HDC approval to remove a rear door and replace it with a window, remove a pair of vinyl windows in original openings and replace them with French doors, and install two vents on the rear elevation and one on 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.
- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- (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.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):

Windows

Not Recommended: Changing the number, location, size, or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash which does not fit the historic window opening.

Removing or radically changing windows which are important in defining the historic character of the building so that, as a result, the character is diminished.

Accessibility

Recommended: Designing new or additional means of access that are compatible with the historic building and its setting.

Entrances and Porches

Recommended: Designing and installing additional entrances or porches when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character-defining elevations.

Not Recommended: Cutting new entrances on a primary elevation. Altering utilitarian or service entrances so they appear to be formal entrances by adding paneled doors, fanlights, and sidelights.

From the Ann Arbor Historic District Design Guidelines (other Guidelines may apply):

Residential Porches

Appropriate: Installing a new porch and entrance on secondary elevations may be appropriate if it does not diminish the building's architectural character and the design and materials are compatible with the building and the site.

STAFF FINDINGS:

1. The rear elevation of this small house is quite simple. The back porch does not appear on 1931/1948 Sanborn Fire Insurance Maps, so it is assumed to not be from the period of significance for the historic district, which ended in 1944. There is no mention of removing it in the application. The windows have been replaced with vinyl windows, and the back door has also been replaced.
2. The owner/applicant originally proposed to use matching wood trim around the new window and doors, but after talking to staff says he will vary it by making all trim 4" width. This is appropriate. The new pair of doors are 60" x 80", 15-lite clad wood with applied muntins and spacers. The new windows are 32" x 36" clad wood, also with applied

muntings and spacers. Staff believes either these simulated divided lite doors and window or single-lite are appropriate.

3. The two 8" kitchen vents on the rear elevation and the 4" bath vent on the south elevation are in appropriate locations.
4. Since no unique character-defining features would be lost for the work, and since the work is not visible from the street, staff believes it is appropriate.

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 618 South First Street, a contributing property in the Old West Side Historic District, to install three vents, remove a rear door and replace it with a window, remove a pair of vinyl windows in original openings and replace them with French doors, and use 4" wood trim for both. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 5, and 9, and the guidelines for windows, accessibility, and entries and porches, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to residential porches.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 618 S First 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

Application

ATTACHMENTS: project description, drawings, photos.

618 S First Street (November 2020, Courtesy Google Streetview)



618 S First Street (April 2024, Courtesy Google Streetview)



618 S First Street, March 1990 (city architectural survey)



Scope of Work:

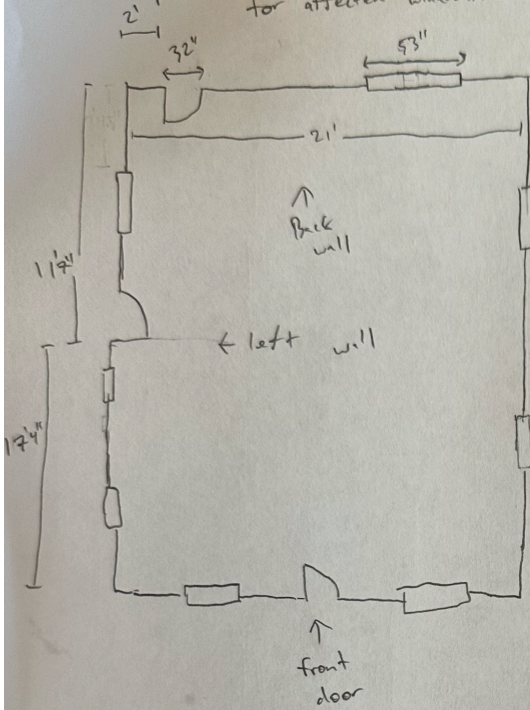
The existing door and window on the rear elevation will be swapped in location. The current window is 2 side by side vinyl units installed by a prior owner; they will be removed and replaced with a 60" x 80" clad wood French door with 15 simulated divided lites (exterior-applied muntins with spacer bars) per door. The current door opening will be infilled and replaced with a 32" x 36" double-hung clad wood window with clear glass and simulated divided lights (exterior-applied muntins with spacer bars). All trim around the new window and door will match the original historic profile as shown in the provided measured drawings. Although the door opening will be widened by approximately 7 inches, the trim dimensions and detailing will remain consistent with the original. These changes are located on the rear elevation, not visible from the public right-of-way.

Three new exterior vents will also be installed:

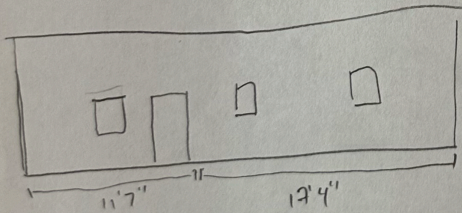
- Two on the rear elevation:
 - An 8" makeup air intake vent, located low on the wall behind the range
 - An 8" range hood exhaust vent, located approximately 9 feet above the intake, near the top of the wall
- One on the left (west) side elevation:
 - A 4" bathroom exhaust fan vent, located near the ceiling line of the bathroom

Exact vent placement will be determined during mechanical layout, but approximate locations are shown on the submitted elevation drawings. All vents will be installed to minimize visual impact, avoid disruption of any decorative trim or historic materials, and will be painted to match the siding.

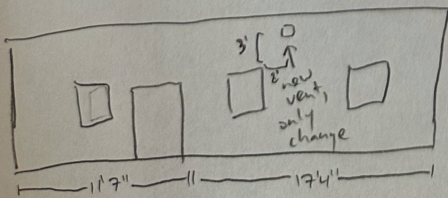
Floor plan (measurements provided for affected windows/doors)



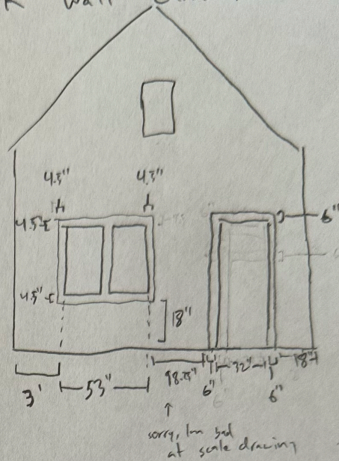
Left Wall Current Elevation Drawing (1st floor)



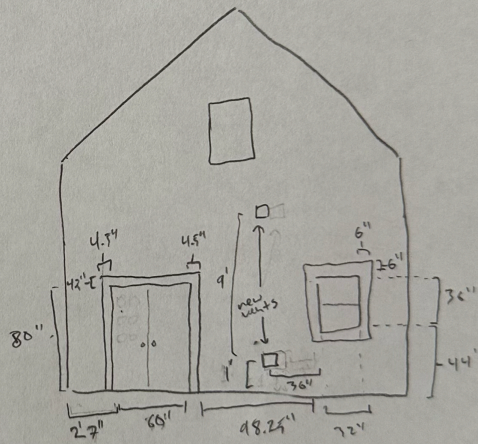
Left Wall New Elevation Drawing (1st floor)



Back Wall Current Elevation Drawing

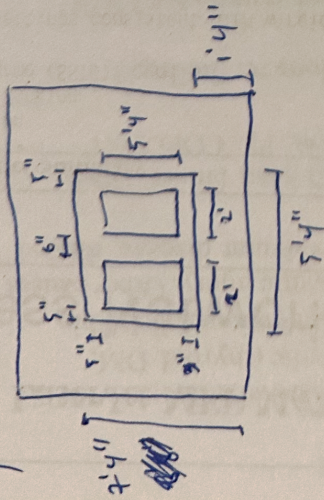


Back Wall New Elevation Drawing

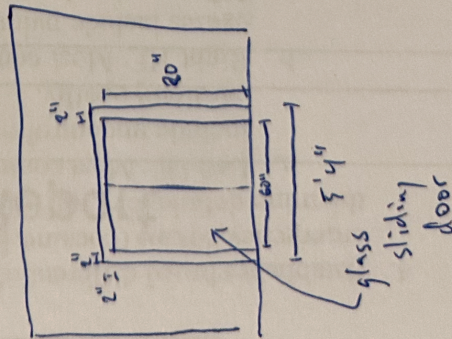


Window → Door

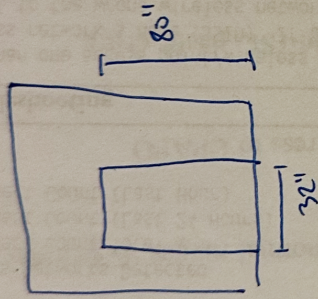
original
(sorry I'm bad at scale drawing)



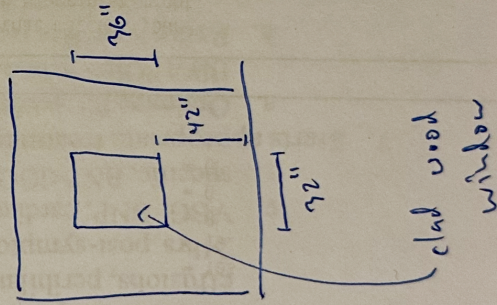
planned



Door → Window

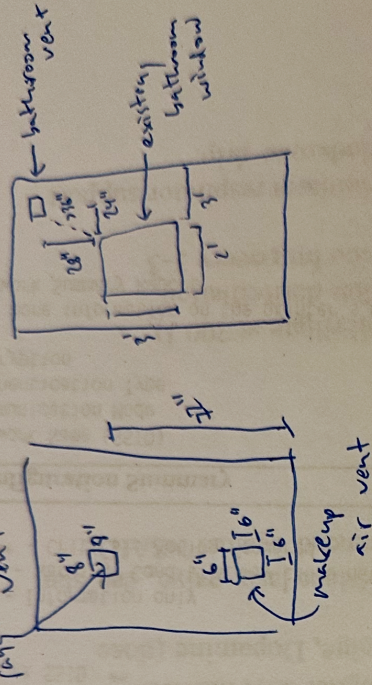


planned

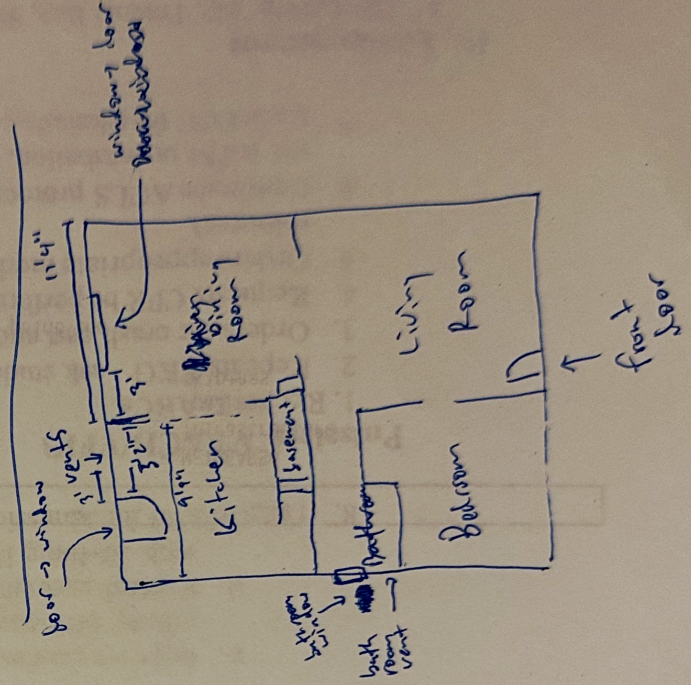


Vents - currently none exist

within bathroom



Site plan w/ relevant features





Door to replace with window:



Window to replace with door



Bathroom vent location (drill into siding)



Kitchen range vent location (drill into siding)

