

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 207 N Division Street, Application Number HDC25-0100

**DISTRICT:** Division Street Historic District

**STATUS:** Contributing

**REPORT DATE:** September 11, 2025

**REPORT PREPARED BY:** Mariana Melin-Corcoran, City Planner

**REVIEW COMMITTEE DATE:** September 8, 2025

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Zaki Alawi Michigan Rental	Peter Owen Pete's Visions
<b>Address:</b>	414 Huntington Place Ann Arbor, MI 48104	6815 Walsh Road Dexter, MI 48130
<b>Phone:</b>	(734) 260-7215	(734) 417-4900

**BACKGROUND:** 207 N Division Street is the carriage house of the historic Palmer-Ryan House at 205 N Division Street. 207 N Division was built first, in the mid-nineteenth century, and was purchased by Dr. Alonzo Palmer and his wife in 1868. Palmer was one of the founders of the University of Michigan Medical School. 205 N Division Street, a grand, Gothic Revival house, was built 1876, by Palmer and his second wife.

207 N Division Street is an L-shaped brick house with a one-story section and a one and three-quarter story section, both with gable roofs. The one-story section faces Ann Street. The one and three-quarter story section faces Division Street and has a dormer on either side of the gable roof. The house is located at the northwest corner of the parcel and is mostly hidden behind 205 N Division Street when looking from Ann Street.

**LOCATION:** The building is located on the west side of N Division Street, north of Ann Street and south of Catherine Street.

**APPLICATION:** The applicant seeks HDC approval to create a new opening on the north elevation to install an egress window

**APPLICABLE REGULATIONS:**



### **From the Secretary of the Interior's Standards for Rehabilitation:**

- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- (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.

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

#### **Building Site**

*Recommended:* Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

*Not Recommended:* Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the site.

Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building site so that, as a result, the character is diminished.

#### **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.

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.

Removing a character-defining window that is unrepairable and blocking it in; or replacing it with a new window that does not convey the same visual appearance.

Installing new windows, including frames, sash, and muntin configuration that are

incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

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

**Windows**

**Appropriate:** Retaining and maintaining windows in good condition. Normal maintenance will include cleaning, sash cord replacement, limited paint removal, re-caulking where necessary, and new paint to make windows fully operable.

**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.

Removing or radically changing a window that is important in defining the overall historic character of the property.

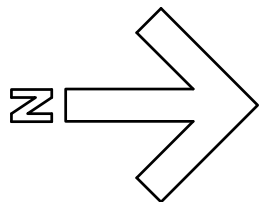
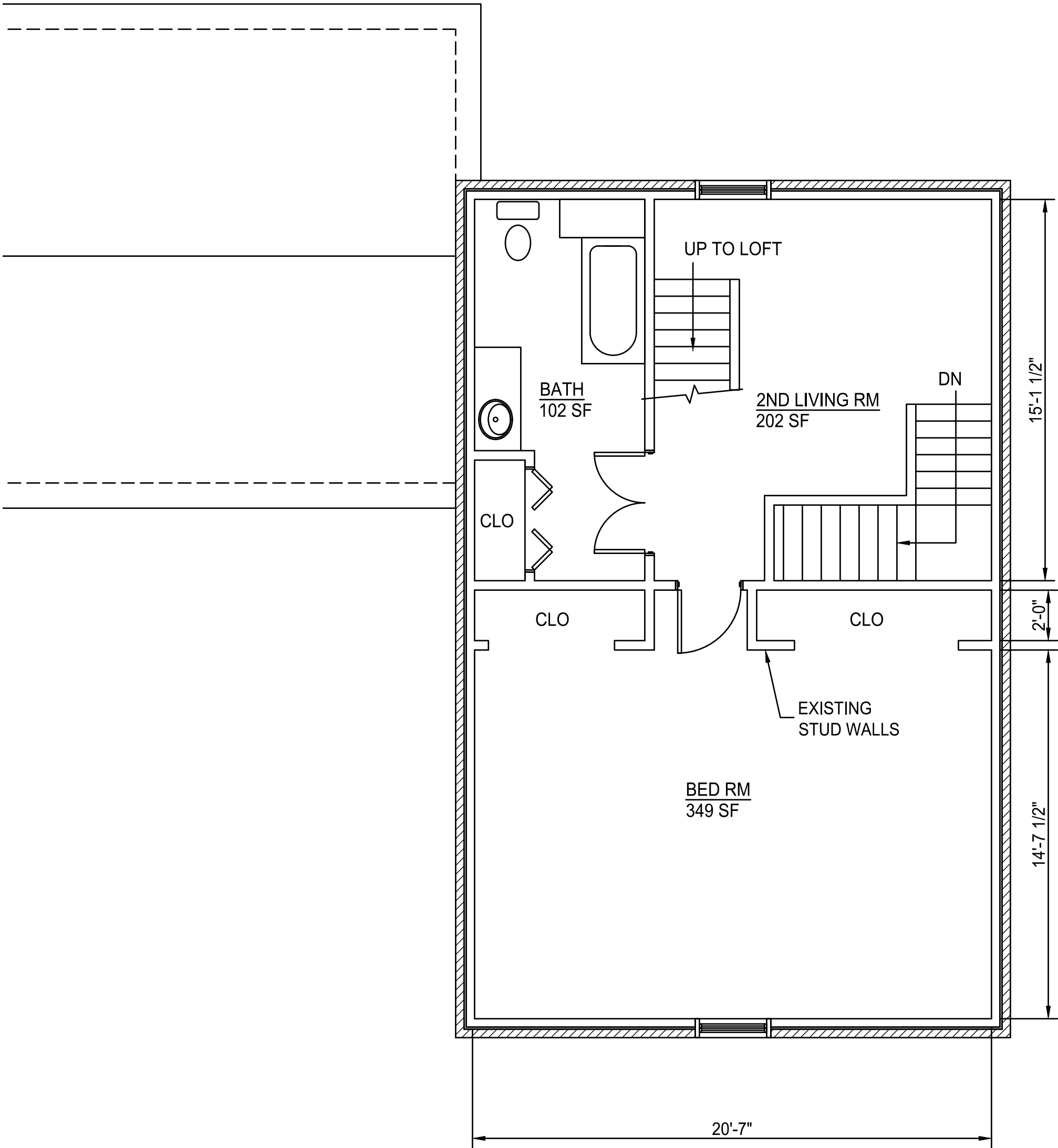
**STAFF FINDINGS:**

1. The applicant proposes creating an opening in the north elevation and adding an egress window to accommodate a new bedroom. It will be on the upper level, centered beneath the existing dormer. The new window will be set approximately 16 ft back from the corner of the east (Division Street-facing) elevation. It measures approximately 2 ft 5in by 3 ft and is smaller than the dormer window above it. The bottom of the new window will align with the bottom of the upper story window on the east elevation.
2. The proposed window will be a clad wood casement window from the Andersen 400 series. Muntins will be applied to the interior and exterior with spacers. The new trim will be a composite brickmould and will differ slightly in size from the historic window trim as shown on the drawings.
3. Staff believes this is an appropriate location for a new egress window. It will not be visible from the right of way because the house is set so far back from the sidewalk on Division Street, and there is little room between 207 N Division and the house to the north. The proposed size and trim are appropriate and differentiated from the historic.

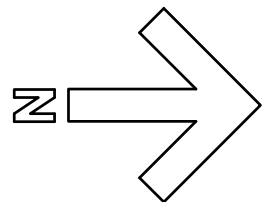
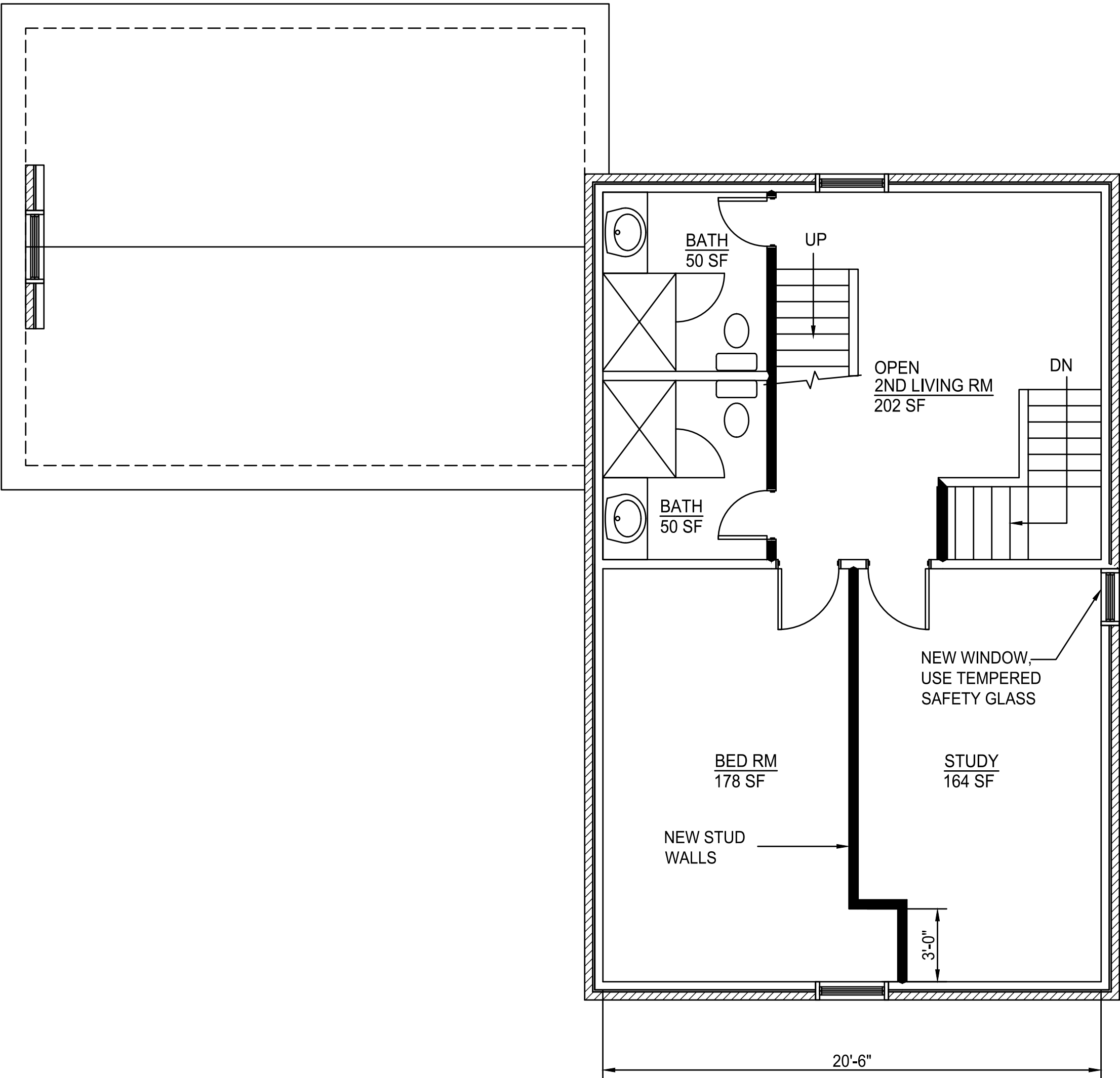
**MOTION**

I move that the Commission issue a certificate of appropriateness for the application at 207 N Division Street, a contributing property in the Division Street Historic District, to create a new opening on the north elevation to install an egress window. 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 Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 1, 2, and 9, and the guidelines for building site and windows, as well as the *Ann Arbor Historic District Design Guidelines* for windows.


**ATTACHMENTS:** drawings, photos



EXISTING 2ND FLOOR  
SCALE: 1/4"=1'-0"



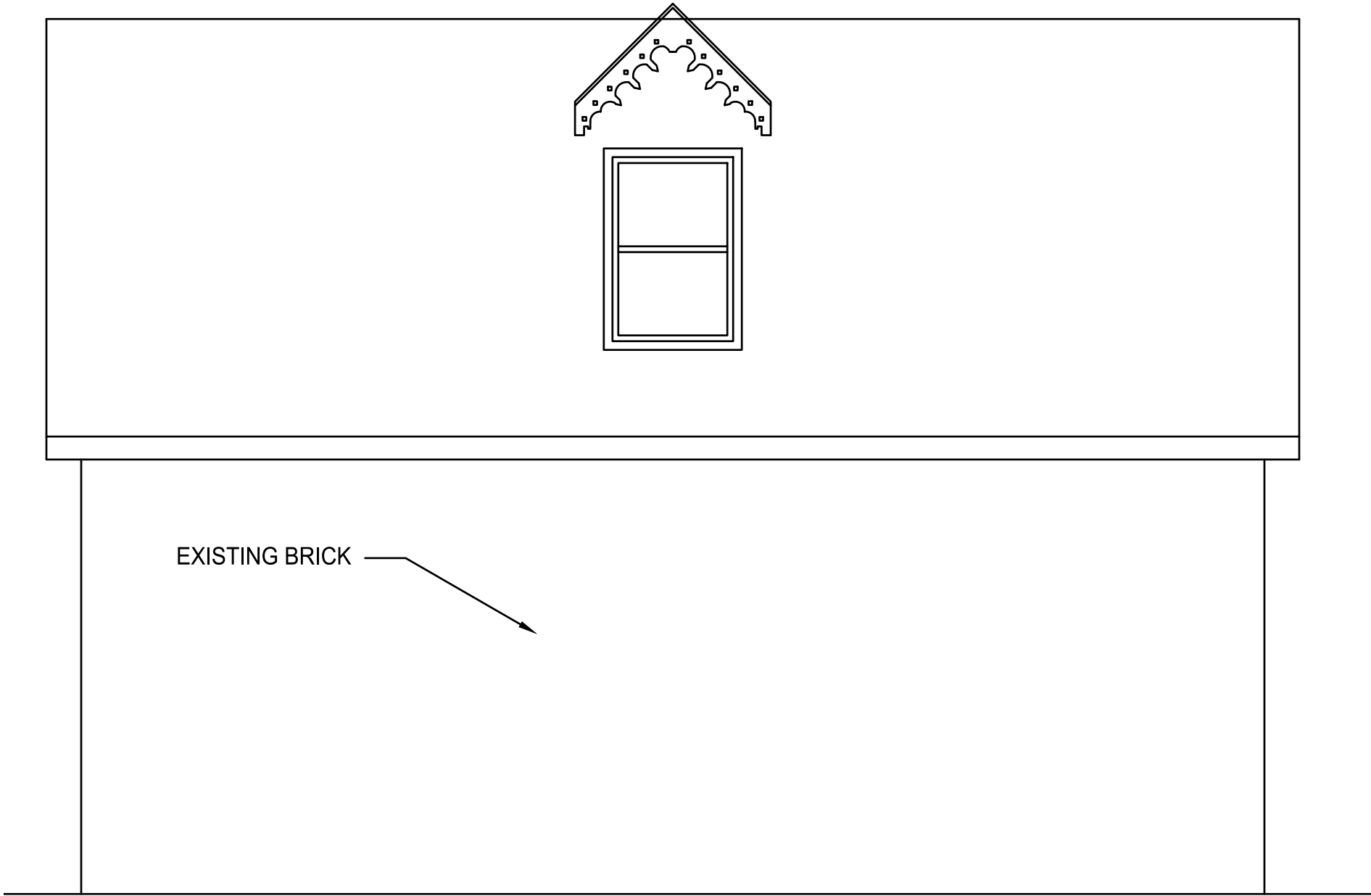
NEW 2ND FLOOR  
SCALE: 1/4"=1'-0"

 James Dudzinski ARCHITECT	PROJECT TITLE: NEW WINDOW FOR HISTORIC HOUSE	PROJECT LOCATION: 207 N. DIVISION	SHEET TITLE: NEW AND EXISTING PLANS SCALE: 1/4"=1'-0"	MARK:	DATE:	ISSUED FOR:	MARK:	DATE:	ISSUED FOR:	SHEET SIZE: 18X24	SHEET NO: 1 OF 3  A1
					6/25/25	DRAWN					
					7/10/25	REVISION					



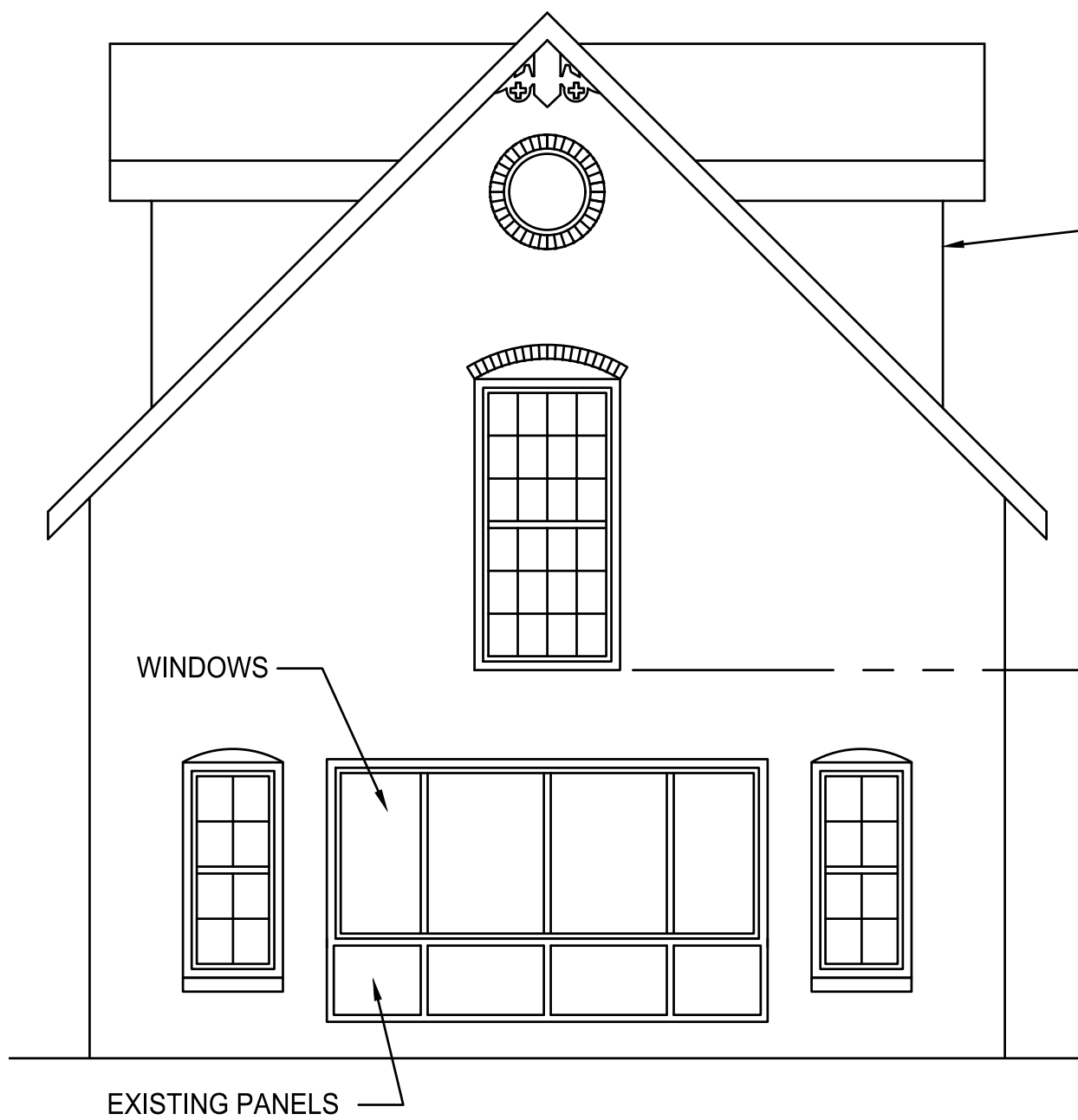


EXISTING EAST AND NORTH ELEVATIONS



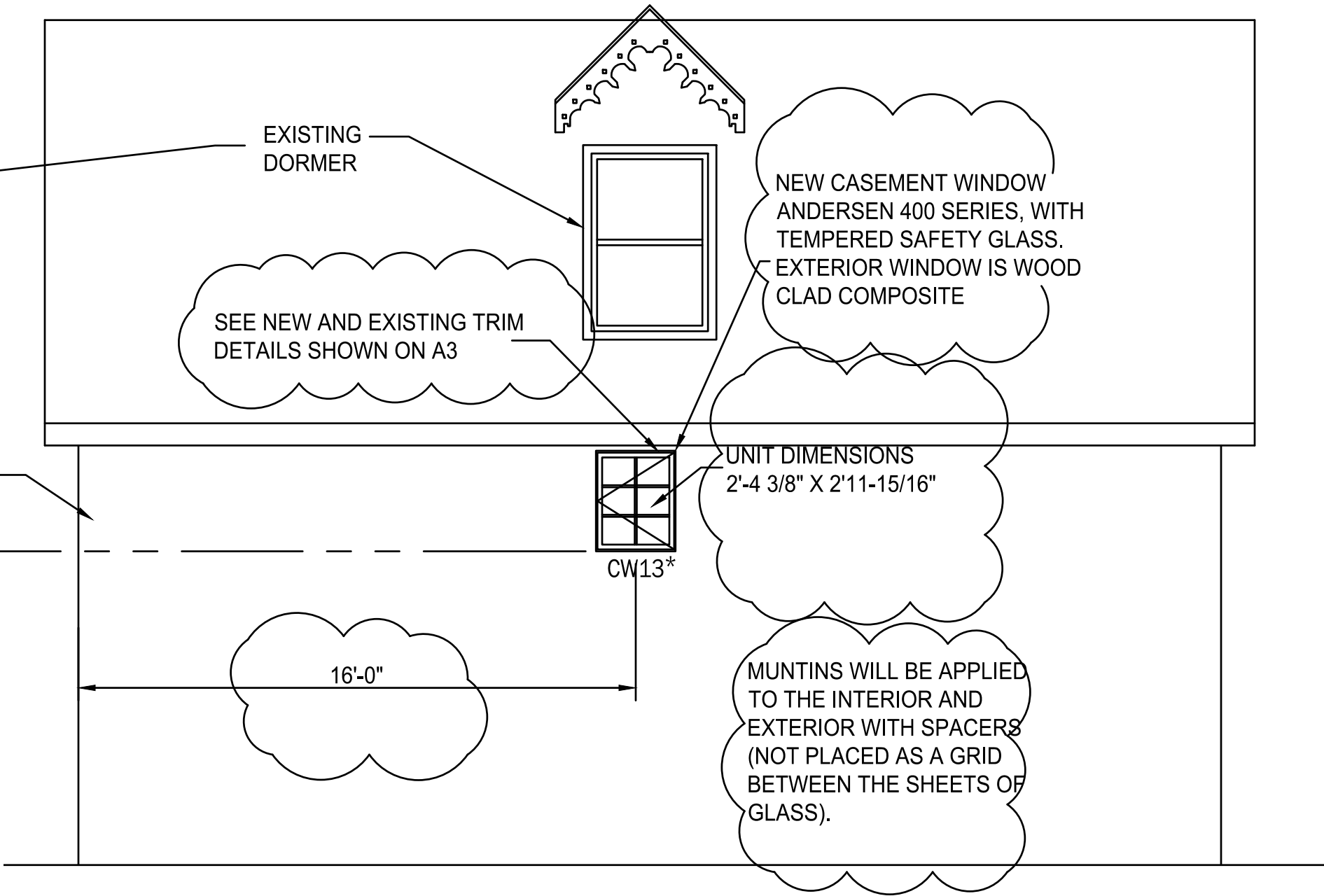
EXISTING NORTH ELEVATION

SCALE: 1/4"=1'-0"



EXISTING EAST ELEVATION

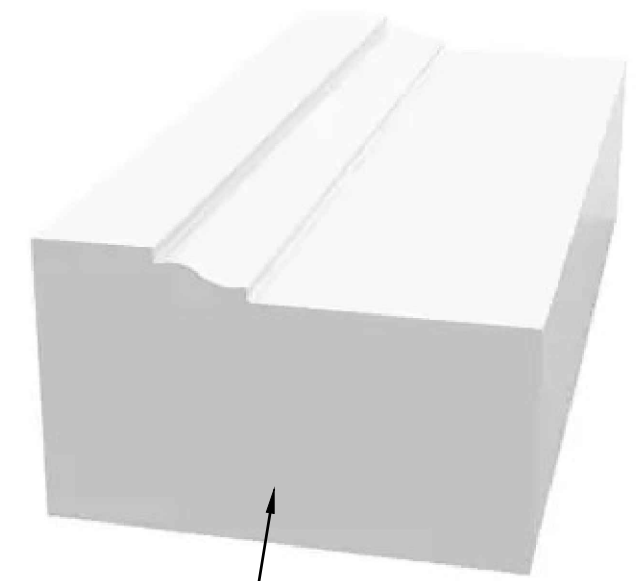
SCALE: 1/4"=1'-0"



NEW NORTH ELEVATION

SCALE: 1/4"=1'-0"





THE NEW WINDOW TRIM WILL  
BE A 1.25" X 2" COMPOSITE  
BRICK MOULD.

THE EXISTING TRIM DETAIL IS  
A PAINTED 1X3 AND PAINTED  
2 INCH BRICK MOULD.









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400 Series Casement Window | Andersen Windows

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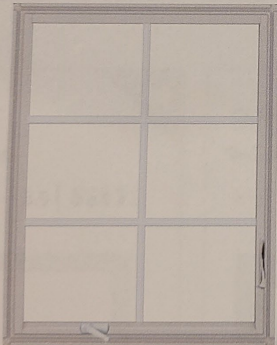
## 400 SERIES CASEMENT WINDOW

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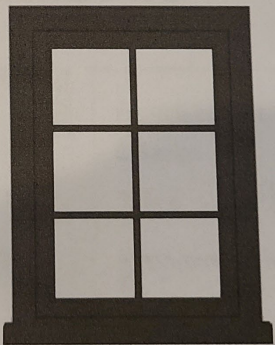
DESIGN IT

TECH SPECS

### 400 SERIES CASEMENT WINDOW



Interior



Exterior

### Summary

Product ID#	CW13
Unit Width	28 3/8"
Unit Height	35 15/16"
Interior Color	White

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Glass	Low-E4® Glass
Profile Style	Traditional
Hardware	Classic Series, White
Grille Pattern	Colonial
Grille Width	3/4"
Exterior Color	Dark Bronze
Exterior Trim Profile	2" Brick Mould w/ Sill Nose
Exterior Trim Color	Dark Bronze

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