

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 534 N State Street, Application Number HDC 14-176

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: September 11, 2014

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, September 8, 2014

OWNER

Name: Short Family Trust
Address: 534 N State Street
 Ann Arbor, MI 48104
Phone: (310) 895-8625

APPLICANT

Lincoln A. Poley
 234 Nickels Arcade
 Ann Arbor, MI 48104
 (734) 665-0211

BACKGROUND: This unique 1 ½ story house features a stuccoed, arched front porch, a hipped roof, and a hipped wall dormer centered on each of the four elevations. It first appears in the 1909 City Directory, and from 1910-1914 the occupant was Willard Burris. He was a forwarding clerk at the post office.

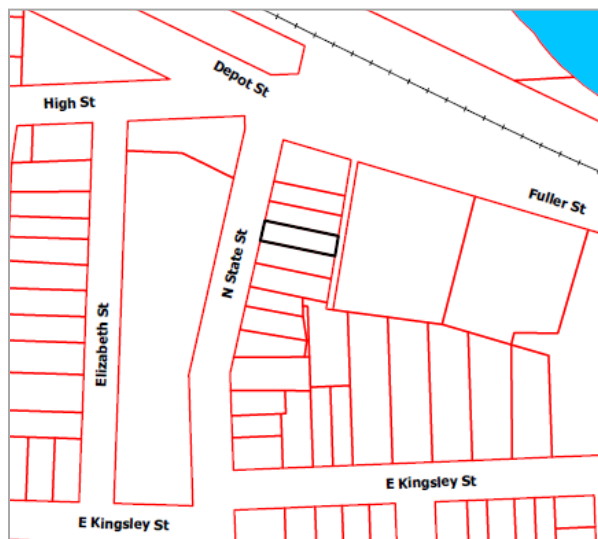
LOCATION: The site is located on the east side of North State Street, south of Depot and north of East Kingsley.

APPLICATION: The applicant seeks HDC approval to modify a basement egress window into a door and enlarge the well.

APPLICABLE REGULATIONS:

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

- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- (9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize a property.



The new work will be differentiated from

the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings:

Entrances and Porches

Recommended: Designing and installing additional entrances or porches on secondary elevations 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: Introducing a new entrance or porch that is incompatible in size, scale, material, and color.

Doors

Not Recommended: Cutting new entrances on a primary elevation.

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.

Making changes to historic buildings without first exploring equivalent health and safety systems, methods, or devices that may be less damaging to historic spaces, features, and finishes.

STAFF FINDINGS:

1. The new owners discovered upon move-in that it is impossible to remove the old washer and dryer from the basement because the stairs were reconfigured at some point. Rather than remodel the interior basement stairs, the owners would like to enlarge an existing egress window opening on the south side into an egress door. Staff reviewed other possible locations closer to the rear of the house, but none were satisfactory. The rear basement window is too close to an existing underground cistern, and the other window on the south elevation has mechanical equipment on the inside of the wall. The north elevation drops off steeply from a very thick concrete slab that makes it unsuitable for a new well.
2. The egress window opening is currently 30" wide and approximately 30" tall. The window well is 32" wide and 33" from the wall, and approximately 20" deep. The proposed steel door would be 36" wide and 6'8" tall, with a single full-height lite. The enlarged well would be 44" wide, extend 42" from the house, and be deep enough to accommodate the door. Eight steps would climb up along the side of the house, toward the rear. The new well

would be constructed of 6" x 6" landscaping timbers. A 1" steel handrail would be mounted on the side of the steps away from the house.

- Staff feels that the installation of the door is a needed amenity and minimally intrusive on the historic structure. The window is not original, has already been enlarged, and already has a well. No significant historic materials will be lost, and since the house is on a hill above the sidewalk, the work should not be visible from the street. Therefore, staff believes the proposal meets the *Secretary of the Interior's Standards and Guidelines*, and the *Ann Arbor Historic District Design Guidelines* and recommends approval.

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 approve the application at 534 North State Street, a contributing property in the Old Fourth Ward Historic District, to replace one basement egress window with a door and enlarged well, 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 2 and 9, and the guidelines for entrances, doors, and health and safety.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 534 N State Street in the Old Fourth Ward 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

ATTACHMENTS: application, manufacturer's information, photos

534 N State (2014 courtesy Zillow)





City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING
SERVICES

301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p 734.794.6265 | f 734.994.8312 | planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information

Address of Property: 534 NORTH STATE STREET

Historic District: OLD FOURTH WARD

Name of Property Owner (If different than the applicant):

THE TREVOR ROBERT JOSEPH SHORI & BEVERLEY ANNE SHORI FAMILY TRUST

Address of Property Owner: 534 NORTH STATE STREET

Daytime Phone and E-mail of Property Owner: 310.895.8625 · brevity@msn.com

Signature of Property Owner: [Signature] Date: 8/21/14

Section 2: Applicant Information

Name of Applicant: LINCOLN A. POLEY

Address of Applicant: 234 NICKELS ARCADE · 48104

Daytime Phone: (734) 665.0211 Fax: (734) 665.5722

E-mail: lpoleyaia@ameritech.net

Applicant's Relationship to Property: owner architect contractor other

Signature of applicant: [Signature] Date: 08.21.14

Section 3: Building Use (check all that apply)

Residential Single Family Multiple Family Rental

Commercial Institutional

Section 4: Stille-DeRossett-Hale Single State Construction Code Act

(This item **MUST BE INITIALED** for your application to be **PROCESSED**)

Public Act 169, Michigan's Local Historic Districts Act, was amended April 2004 to include the following language: "...the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed completion date, a a fire alarm or smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531."

Please initial here: LP.

Section 5: Description of Proposed Changes (attach additional sheets as necessary)

1. Provide a brief summary of proposed changes. AT THE SOUTH SIDE OF THE HOME: REMOVE AN EXISTING BASEMENT EGRESS WINDOW + INSTALL IN THE SAME LOCATION AN EGRESS DOOR WITH STEPS IN DOORWELL.

2. Provide a description of existing conditions. THE EXISTING RESIDENCE IS ELEVATED FROM THE PUBLIC SIDEWALK, OBSCURING THE EXISTING EGRESS WINDOW. THE DOOR WILL ALSO BE OBSCURED, AS IT WILL BE DEEPER TO THE THRESHOLD THAN THE CURRENT WINDOW SILL. THE EXISTING HOME WAS CONSTRUCTED AROUND 1935, ACCORDING TO CITY RECORDS.

3. What are the reasons for the proposed changes? THERE IS A NEED FOR A SAFER AND MORE ACCESSIBLE EGRESS + INGRESS FOR THE BASEMENT. THE BASEMENT STAIR INSIDE IS VERY NARROW AS WELL, MAKING IT DIFFICULT TO USE.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here. ALSO ATTACHED: CATALOG CUT + TECHNICAL INFORMATION FOR NEW BASEMENT DOOR.

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area. ATTACHED.

STAFF USE ONLY

Date Submitted: _____ Application to _____ Staff or _____ HDC

Project No.: HDC Fee Paid: _____

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:



Legend

- Police Stations
- Fire Stations
- County Buildings
- Local Unit Offices
- Right of Way
- Quarter Sections
- Parcels

THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-8662.

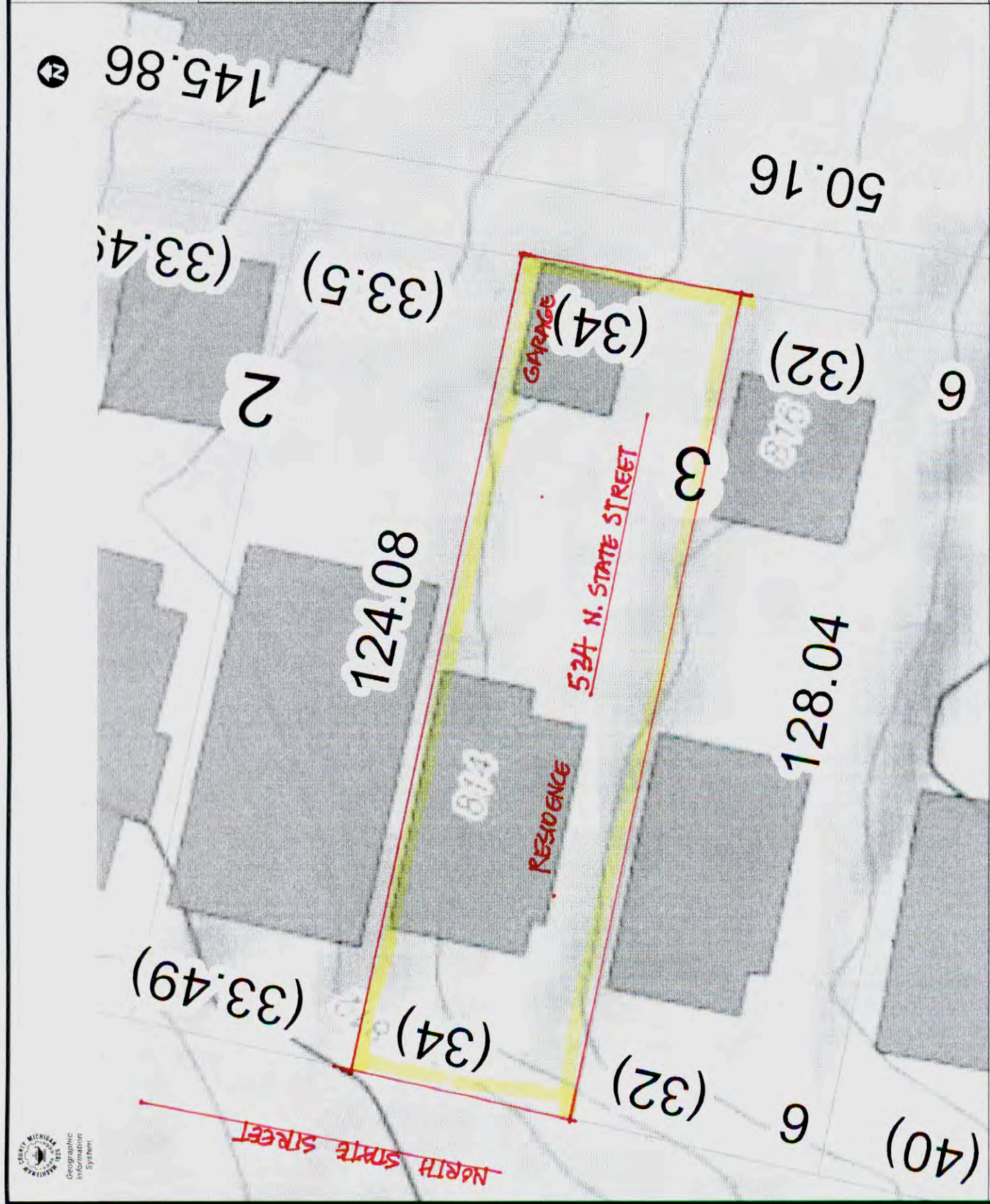
The information contained in this assessment map is used to care, identify and determine parcels for appraisal and tax purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

NOTE: Parcels may not be to scale.
8/21/2014

Notes

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



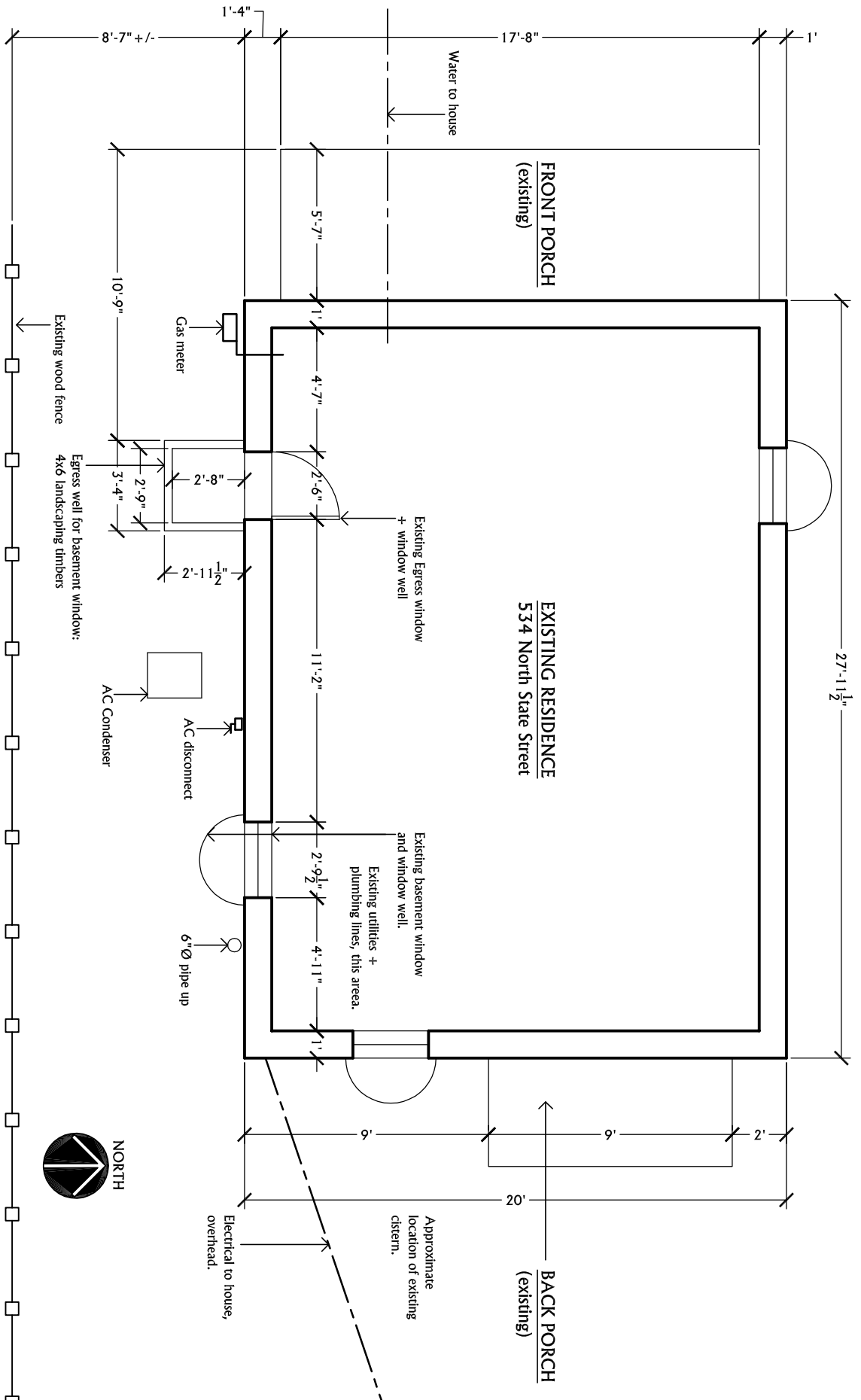
40.0 Feet

20.00

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1: 240

© 2013 Washtenaw County



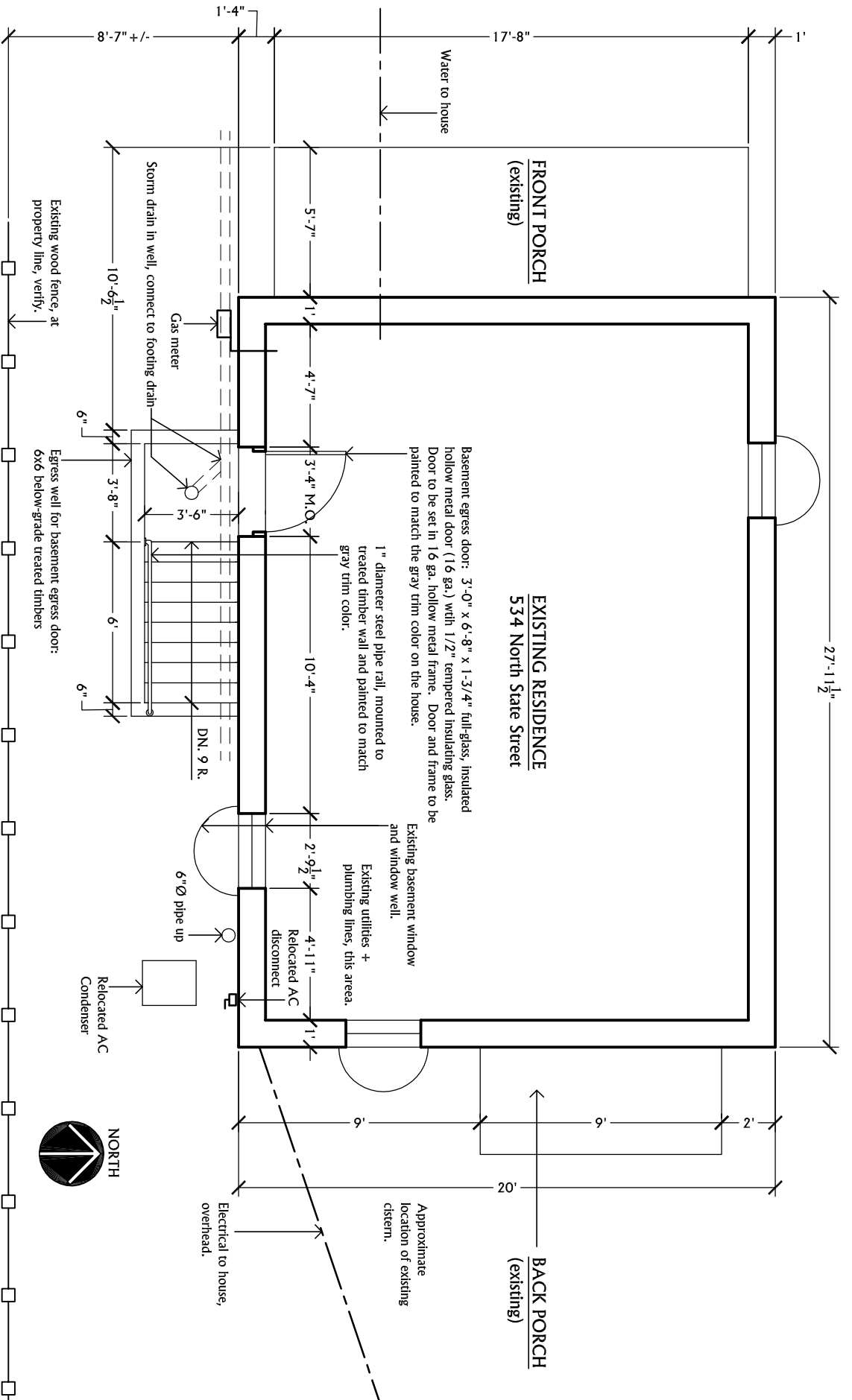
A1

534 NORTH STATE STREET: EXISTING PARTIAL SITE PLAN @ BASEMENT

OWNER: The Trevor Robert Joseph Short & Beverly Anne Short Family Trust
 ARCHITECT: Lincoln A. Poley AIA, 234 Nickel's Arcade, Ann Arbor, MI

DATE: 08.21.14

SCALE: 3/16" = 1'-0"



A2

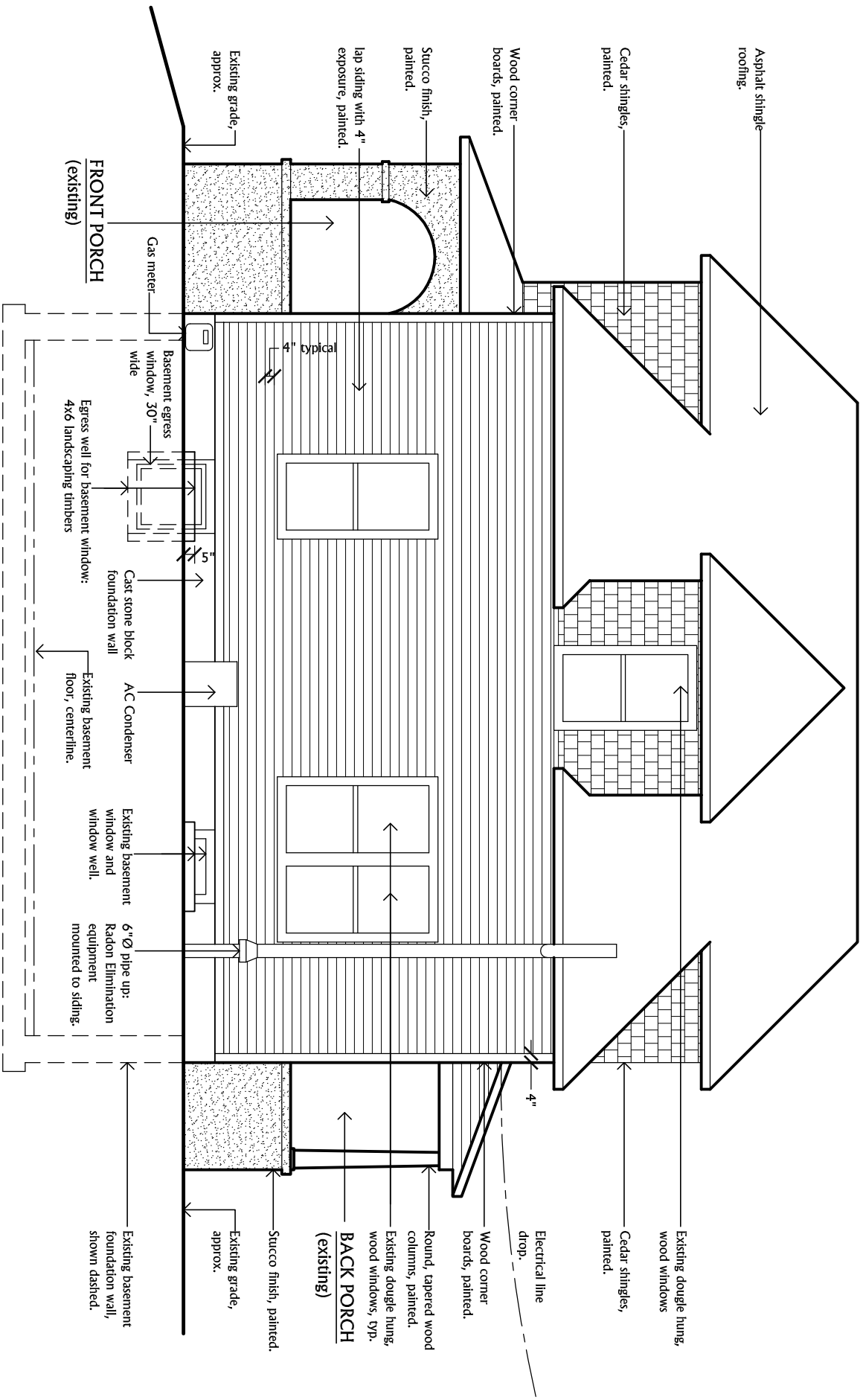
534 NORTH STATE STREET: PROPOSED PARTIAL SITE PLAN @ BASEMENT

OWNER: The Trevor Robert Joseph Short & Beverly Anne Short Family Trust
 ARCHITECT: Lincoln A. Poley AIA, 234 Nickels Arcade, Ann Arbor, MI

DATE: 08.21.14

SCALE: 3/16" = 1'-0"





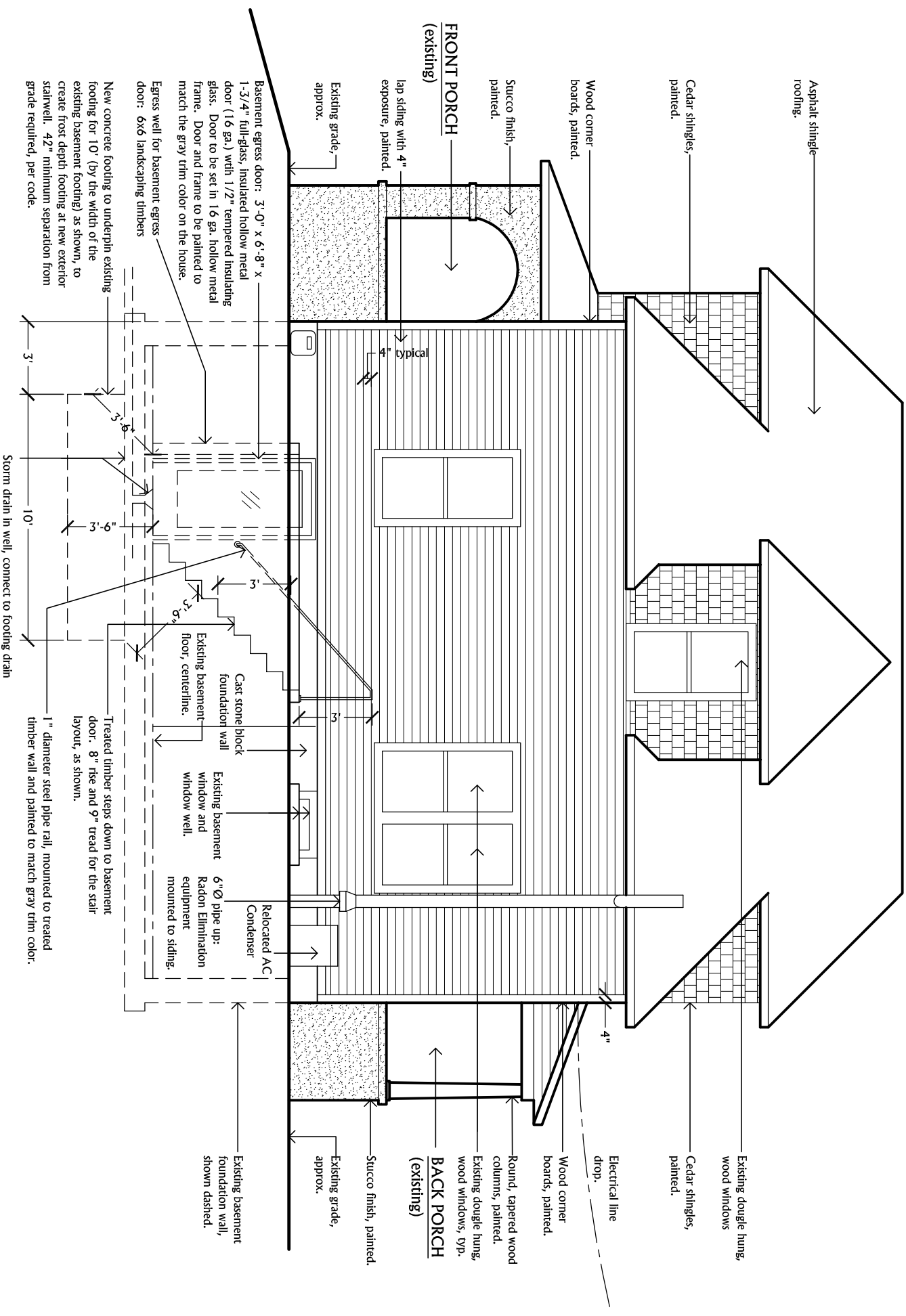
A3

534 NORTH STATE STREET: EXISTING SOUTH ELEVATION SHOWING EXISTING CONDITIONS

OWNER: The Trevor Robert Joseph Short & Beverly Anne Short Family Trust
 ARCHITECT: Lincoln A. Poley AIA, 234 Nickels Arcade, Ann Arbor, MI

DATE: 08.21.14

SCALE: 3/16" = 1'-0"



Asphalt shingle roofing.

Cedar shingles, painted.

Wood corner boards, painted.

Stucco finish, painted.

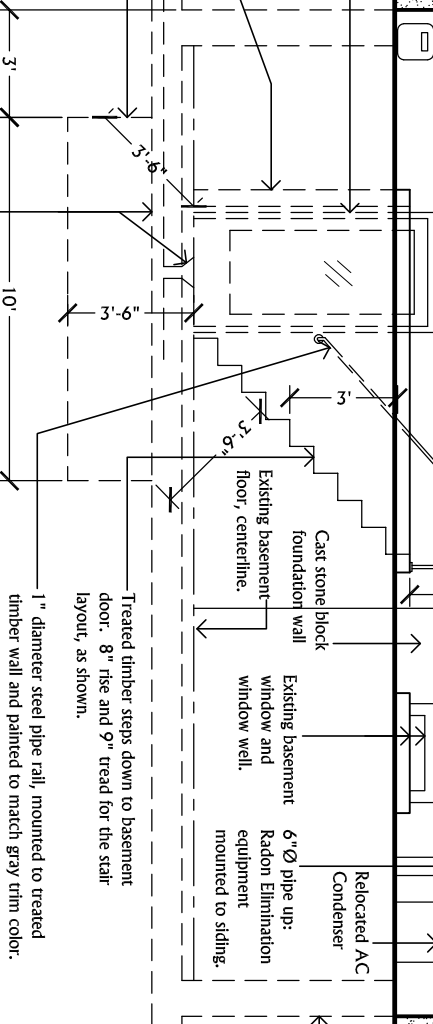
FRONT PORCH
(existing)

Lap siding with 4" exposure, painted.

Existing grade, approx.

Basement egress door: 3'-0" x 6'-8" x 1'-3/4" full-glass, insulated hollow metal door (16 ga.) with 1/2" tempered insulating glass. Door to be set in 16 ga. hollow metal frame. Door and frame to be painted to match the gray trim color on the house.
Egress well for basement egress door: 6x6 landscaping timbers
New concrete footing to underpin existing footing for 10' (by the width of the existing basement footing) as shown, to create frost depth footing at new exterior stairwell. 42" minimum separation from grade required, per code.

Storm drain in well, connect to footing drain



Treated timber steps down to basement door. 8" rise and 9" tread for the stair layout, as shown.
1" diameter steel pipe rail, mounted to treated timber wall and painted to match gray trim color.

Existing doug fir hung, wood windows
Cedar shingles, painted.

Electrical line drop.

Wood corner boards, painted.

Round, tapered wood columns, painted.
Existing doug fir hung, wood windows, typ.

BACK PORCH
(existing)

Stucco finish, painted.

Existing grade, approx.

Existing basement foundation wall, shown dashed.

A4

534 NORTH STATE STREET: PROPOSED SOUTH ELEVATION WITH NEW BASEMENT EGRESS DOOR

OWNER: The Trevor Robert Joseph Short & Beverly Anne Short Family Trust
ARCHITECT: Lincoln A. Poley AIA, 234 Nickels Arcade, Ann Arbor, MI

DATE: 08.21.14

SCALE: 3/16" = 1'-0"



KINITY HOME













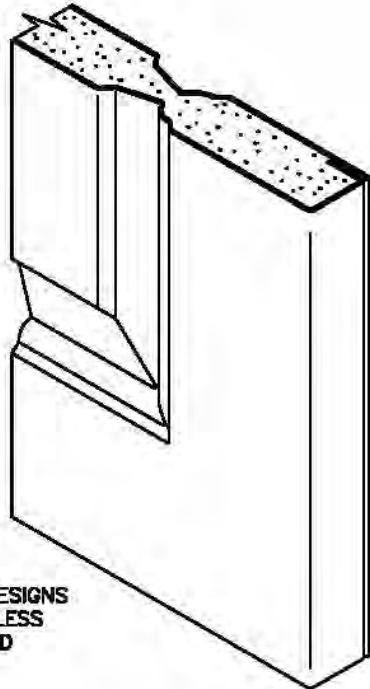


D4-1

1-3/4" VERSADOOR (VU)

POLYURETHANE FOAM CORE

FLUSH AND EMBOSSED PANEL STEEL DOORS, NON-HANDED



FLUSH DESIGNS
SIMILAR LESS
EMBOSSSED
PANEL

Full Flush or Seamless Style ...

Foamed-in-Place Polyurethane core fills entire door cavity. Core is chemically bonded to all interior surfaces. High impact resistance. Excellent Insulation Characteristics.

Suggested Use:

Interior or Exterior ...

Condominiums

Dormitories

Motels/Hotels

Office Buildings

Health Care

Institutional

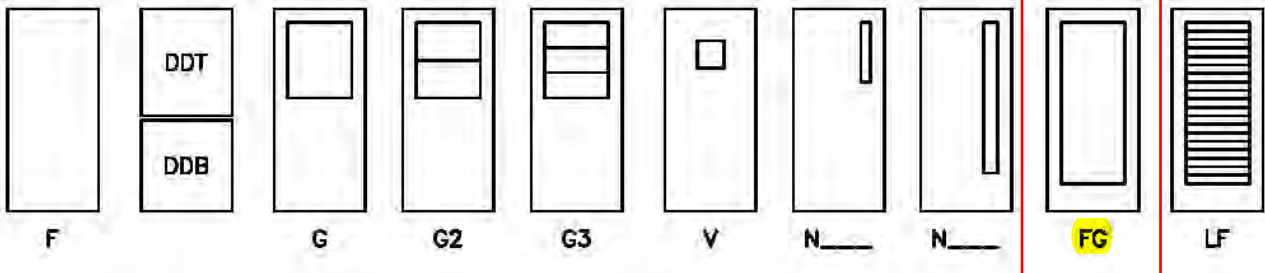
Sports/Recreational

Retail

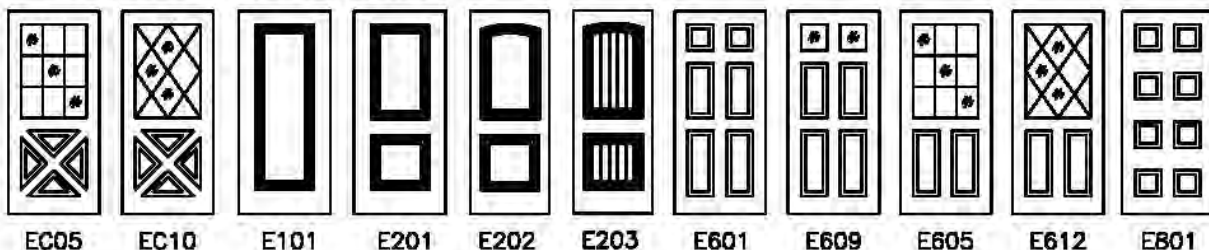
Food Processing

Door to be used at 534 N. State Street

FLUSH DESIGNS



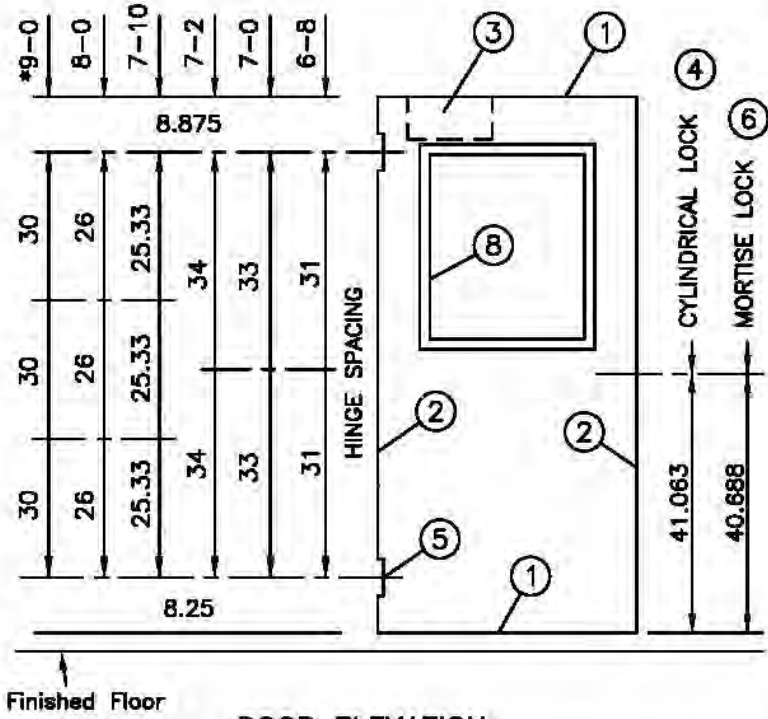
EMBOSSSED PANEL DESIGNS



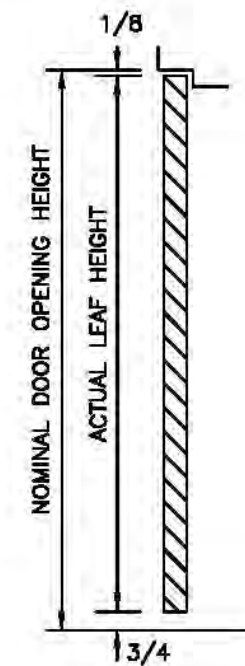
02/19/10

D4-2

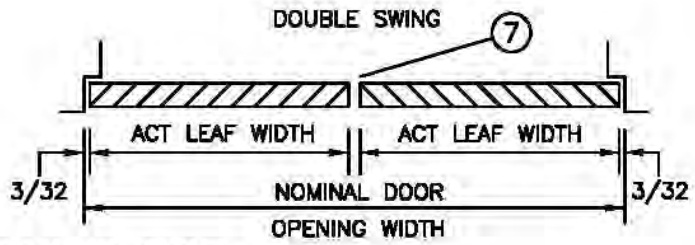
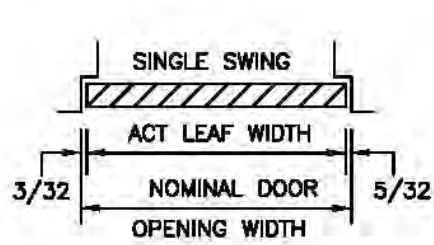
Hardware locations shown match Ceco standard frames.



DOOR ELEVATION



VERTICAL SECTION

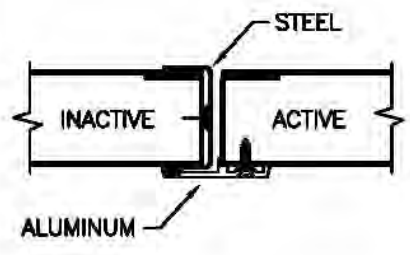


HORIZONTAL SECTIONS

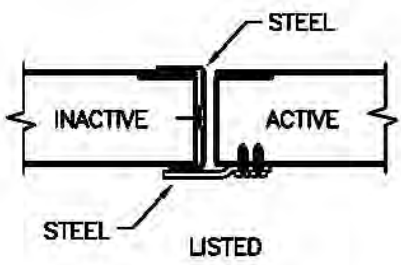
(Conversion: 1" = 25.4 mm, e.g., 1-3/4" = 44.45 mm)

*1 panel & 2 panel designs are limited to 8'0 hgt.

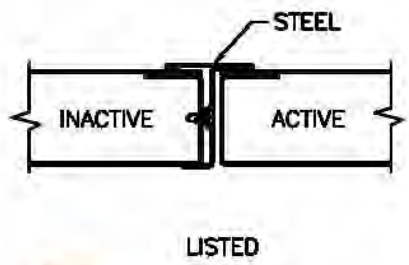
OVERLAPPING ASTRAGAL 4451 7
 FOR 1-3/4" THICK DOORS WITH OPTIONAL POLY-PILE INSERT



OVERLAPPING ASTRAGAL 4441 7
 FOR 1-3/4" THICK DOORS



OVERLAPPING ASTRAGAL 4471 7
 FOR 1-3/4" THICK DOORS



01/24/13



ASSA ABLOY

TECH-DATA

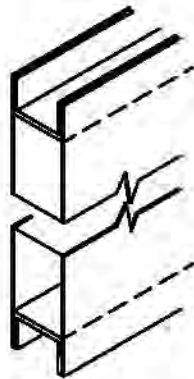
VERSADOOR DOORS

D4-3

16 GAGE STEEL END CHANNELS

WELDED
TO BOTH
FACE SHEETS

INVERTED
TOP AND
BOTTOM

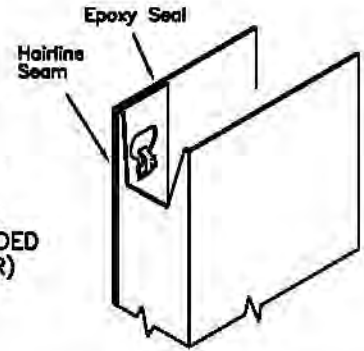


OPTIONAL TOP AND
BOTTOM CAPS ARE AVAILABLE

① VERTICAL EDGES

MECHANICALLY
INTERLOCKED
HEMMED EDGES

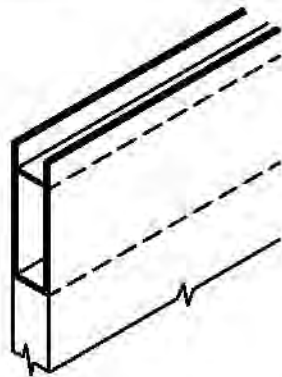
ALSO AVAILABLE
SEAMLESS (WELDED
OR BODY FILLER)



②

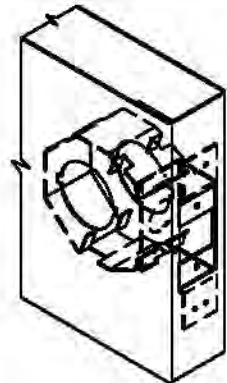
CLOSER REINFORCEMENT (OPTIONAL)

14 GAGE STEEL
CHANNEL 20" LONG



③ LOCK PREPARATION GOV. 160/161 CYLINDRICAL TYPE

(LC1)
(ANSI A115.2)
2-3/4"
BACKSET

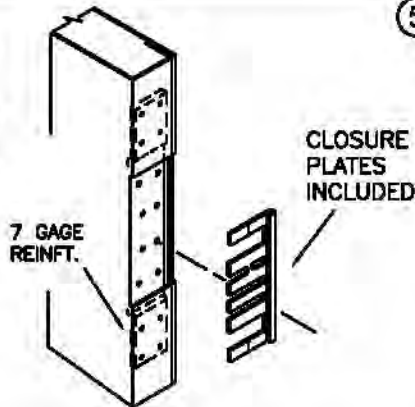


④

HINGE PREPARATION

4-1/2" X .134"
HIGH, STANDARD
OR HEAVY WT.
FULL MORTISE
HINGE
PREPS

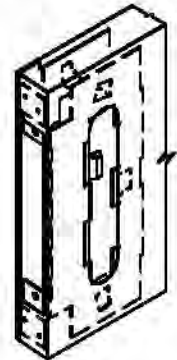
NON-HANDED



⑤ LOCK PREPARATION GOV. 86-4 MORTISE TYPE

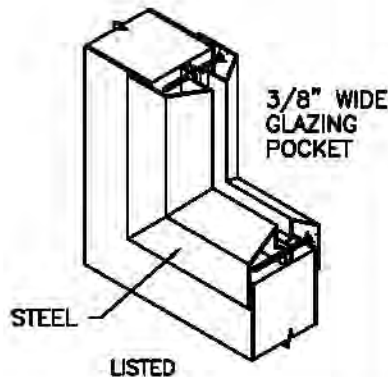
(LM1) (ANSI A115.1)
2-3/4" BACKSET
(LMD) SIMILAR TO DETAIL
LESS FACE CUTOUT
(LPO) SIMILAR TO DETAIL
LESS ALL CUTOUTS
AND REINFORCEMENT

LOCK EDGE IS SQUARE



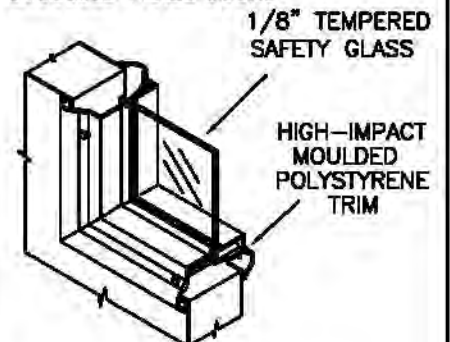
⑥

GLAZING TRIM SlimTrim



⑧ GLAZING SYSTEM

FOR STANDARD 2'8" & 3'0" WIDE,
6'8" & 7'0" HIGH NON-LABELED
EMBOSSED PANEL DOORS



OPTIONAL: 1/2" INSULATED GLASS

⑨

02/19/10

Ceco Door

ASSA ABLOY

D4-4

STANDARD SIZES NOMINAL DOOR OPENING

WIDTH		HEIGHT
SINGLE	DOUBLE	
2'-0"	4'-0"	6'-8"
2'-4"	4'-8"	
2'-6"	5'-0"	
2'-8"	5'-4"	
2'-10"	5'-8"	
3'-0"	6'-0"	
3'-4"	6'-8"	
3'-6"	7'-0"	
3'-8"	7'-4"	
3'-10"	7'-8"	
4'-0"	8'-0"	7'-0"
		7'-2"
		7'-10"
		8'-0"
		9'-0"

FIRE DOORS

LABELING AGENCY: • UNDERWRITERS LABORATORY • WARNOCK HERSEY
TEST: UL10C, UL10B & UL1784 • DESIGNS: F, G, N, V, E1, E2, E6, E8, or ECB. • RATING: (20, 18, & 16 GAGE) 1/3 HR, 3/4 HR, or 1-1/2 HR. MAX. SIZE: 40 x 70 SINGLE • RATING: (18 & 16 GAGE) 3 HR MAX. SIZE: 40 x 70 SINGLE • RATING: (20, 18, & 16 GAGE) 1/3 HR, 3/4 HR, or 1-1/2 HR MAX. SIZE: 60 x 70 PAIR • RATING: (18 & 16 GAGE) 3 HR MAX. SIZE: 60 x 70 PAIR

SIZE LIMITS – DESIGNS

	FLUSH DESIGN	1 PANEL	2 PANEL	6 PANEL	8 PANEL	CROSS BUCK & LITES
MAX.	4090	3080	3080	4070	3070	3070
MIN.	2068	2868	2868	2668	2868	2868

EXEPTIONS:

- E1, E2, E6 and E8 designs: mortise lock preparation limited to 3'0" width, minimum.
- 1 & 2 panel doors are available in 18 gage face sheets only.
- 8 Panel & crossbuck doors are available in 20 & 18 gage face sheets only.
- 6 panel is available in 20, 18, & 16 gage.
- Panel design door face sheets are formed from A40 galv. steel.

MATERIAL

DOOR FACE SHEETS	LEVEL	C.R.	GALV		RECOMMENDED DOOR FRAME MATERIAL
			A60	G90	
20 Gage Steel (4080 max.)	Standard Duty	STD	-	-	16 Gage Steel
18 Gage Steel	Heavy Duty	STD	OPT	OPT	16 Gage Steel
16 Gage Steel	Extra heavy Duty	STD	OPT	OPT	16 or 14 Gage Steel

PERFORMANCE

Thermal Characteristic Value:	FULLY OPERABLE ASSEMBLIES (ASTM C1363)	R = 3.18	U = 0.31
	CORE CALCULATED (ASTM C518)	R = 11.01	U = 0.091
Sound Transmission Class:	STC 26 (F Design, 18 Gage Face Sheets, ASTM E90 & E413 [Fully Operable])		
Physical Endurance Level:	Meets ANSI A250.4 Performance Test, 20 GAGE: Level B (500,000 Cycles); 18 and 16 Gage: Level A (1,000,000 Cycles)		

PRODUCT SPECIFICATIONS:

1-3/4" Thick steel doors shall be as manufactured by Ceco Door Products, Milan, TN USA. Doors shall conform to the Steel Door Institute guide specification, ANSI A250.8-1998; see chart below for performance classifications.

VERSADOORS are made full-flush or (optional) seamless style. Faces sheets are commercial quality cold rolled steel conforming to ASTM A1008...or (optional) hot-dipped galvanized steel conforming to ASTM A924 and A653 -- see chart below.

Versadoor full-flush doors have mechanically interlocked, hemmed, hairline seams on vertical edges and have no visible seams on faces. Doors specified "seamless" have no visible seams on faces or vertical edges (S.D.I. Model 2). Face sheets are totally supported by a foamed-in-place polyurethane core. The core fills the entire door cavity and is chemically bonded to all interior surfaces. Density of foam exceeds 1.8 pcf and it has a crush strength of 3600 psf. The top and bottom door edges are closed with 16 gage steel channels welded to both faces.

Hardware Provisions: Hinge preparations are non-handed. Hinge edges are mortised for 4-1/2" high, standard and heavy weight hinges. 7 gage steel hinge reinforcements are welded inside the door edge and are drilled and tapped for fasteners in accordance with ANSI A156.7. Hinge closing plates are included. The lock edge is square and is prepared for Gov. series 86 or 160/161 locks in accordance with ANSI A115 (specify which). Optional closer reinforcement is a 14 gage steel channel.

Paint: 1-3/4" steel doors shall be provided with one coat of oven-cured neutral color primer paint. Primer coat shall conform with ANSI A250.10. The primer coat is a preparatory base for necessary finish painting. "Colorstyle" finish coat is also available from a selection of standard colors (optional). Colorstyle finish is electrostatically applied, oven-cured urethane enamel and shall conform to ANSI 250.3 . For accurate color selectors ask for a Ceco Colorstyle chart.

3/15/13

