

ANN ARBOR HISTORIC DISTRICT COMMISSION**Staff Report****ADDRESS:** 211 Third Street, Application Number HDC23-0210**DISTRICT:** Old West Side Historic District**REPORT DATE:** December 14, 2023**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator**REVIEW COMMITTEE DATE:** December 11, 2023**OWNER**

Name: Mark Wishka
Address: 211 Third St
 Ann Arbor, MI 48103
Phone: (734) 945-4925

APPLICANT

Jim Scrivens/Rueter Assoc. Architects
 515 Fifth Street
 Ann Arbor, MI 48103
 (734) 769-0070

BACKGROUND: This 1.5-story front-gabled Dutch Colonial Revival home first appears in the Polk City Directories in 1912 as the home of Andrew W. Schaible, a bartender at the Orient Café, and his wife, Rica D. By 1920 the home is owned by Glen C. Davenport, a driver for the Ann Arbor Dairy Co., and by 1923 the home is owned by August F. Schaefer and his wife Pauline. Mr. Schaefer was employed by the Ann Arbor News.

In 2010 the HDC approved a rear addition to the garage.

APPLICATION: The applicant seeks HDC approval to construct a basement egress door and well on the south side elevation.

LOCATION: The house is on the east side of Third Street, south of West Washington and north of West Liberty.

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 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 will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property will be unimpaired.

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

Building Site

Recommended: Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserve the historic relationship between a building or buildings, landscape features, and open space.

Retaining the historic relationship between buildings, landscape features, and open space.

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.

District or Neighborhood Setting

Not Recommended: Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

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.

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.

STAFF FINDINGS:

- 1) The house has an inset of roughly 4' between the southeast corner of the original house and its 1 ½ story rear addition. This inset, where a new egress stairwell is proposed, is behind a first floor bumpout, along the driveway. The proposed concrete stairwell would be slightly narrower, at 3'8", than the inset. The stairwell would lead to a new door opening for basement access with a Jeld-Wen steel door, shown with a half-lite. An existing basement window would remain.
- 2) A new awning over the new door would be attached to the house in the inset corner. It is made of metal tubing and canvas. A metal guardrail runs along the top of the retaining wall, parallel to the driveway. This is the only proposed work that may be nominally visible from the street. In the stairwell, the concrete wall would be stuccoed, a new handrail would be metal, and a light fixture near the door and floor drain would be installed.
- 3) The applicant took the time to present staff with various location possibilities for this egress stair, which staff appreciates. This location is inconspicuous from the street and replaces part of the existing concrete driveway. The railings, door and awning are simple and appropriate. Staff recommends approval of the application.

MOTION

(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 share their observations at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 211 Third Street, a contributing property in the Old West Side Historic District, to construct a basement egress well, door, and awning on the south side elevation, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the house 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, 9, and 10 and the guidelines for building site, windows, and health and safety, as well as the *Ann Arbor Historic District Design Guidelines*.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 211 Third 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

ATTACHMENTS: photos, drawings

211 Third Street (November 2022, courtesy Google Street View)



ANN ARBOR HISTORIC DISTRICT COMMISSION

APPLICATION FOR DETERMINATION OF APPROPRIATENESS

FOR THE

WISHKA RESIDENCE, 211 THIRD STREET, ANN ARBOR, 48103
BASEMENT OUTSIDE EGRESS STAIR



LIST OF DRAWINGS

- T1. TITLE SHEET
- A1. PHOTOS OF EXISTING HOUSE
- A2. SITE PLAN - EXISTING
- A3. SITE PLAN - PROPOSED
- A4. BASEMENT PLAN - EXISTING
- A5. PARTIAL BASEMENT PLAN - PROPOSED
- A6. EAST ELEVATION (EXISTING AND PROPOSED)
- A7. SOUTH ELEVATION (EXISTING AND PROPOSED)
- A8. NORTH ELEVATION (EXISTING)

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WISHKA RESIDENCE

211 THIRD STREET, ANN ARBOR, MI 48103

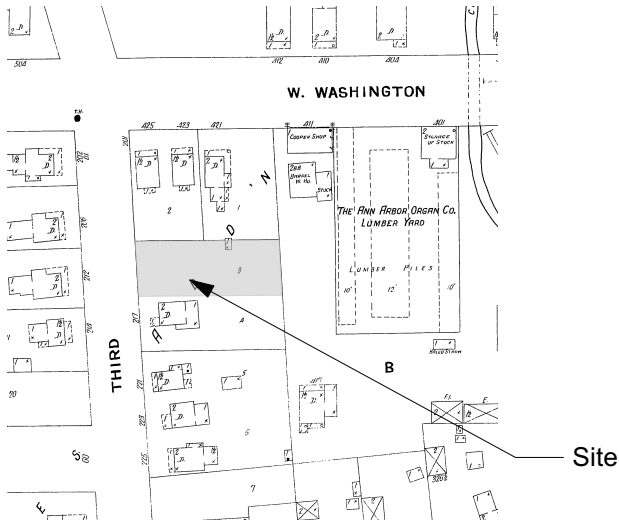


TOP
PHOTO LOOKING UP DRIVEWAY - SOUTH SIDE.



RIGHT
PHOTO LOOK BACK TO REAR OF HOUSE AND NEW REAR ENTRY AREA.

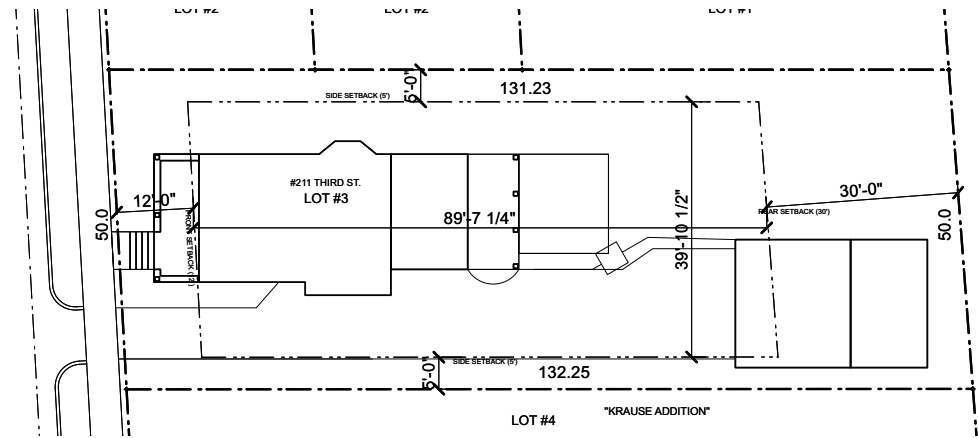
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1908 SANBORN MAP
NO SCALE

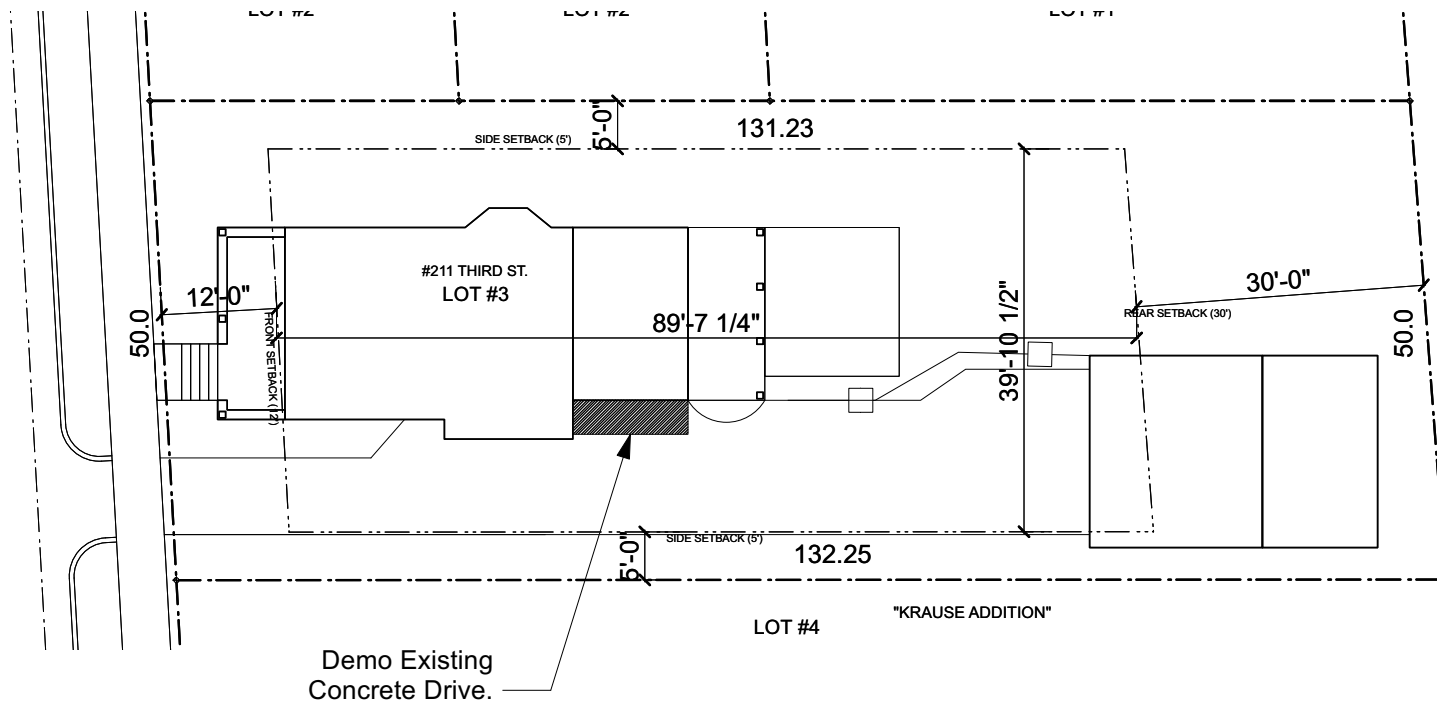


1925 SANBORN MAP
NO SCALE



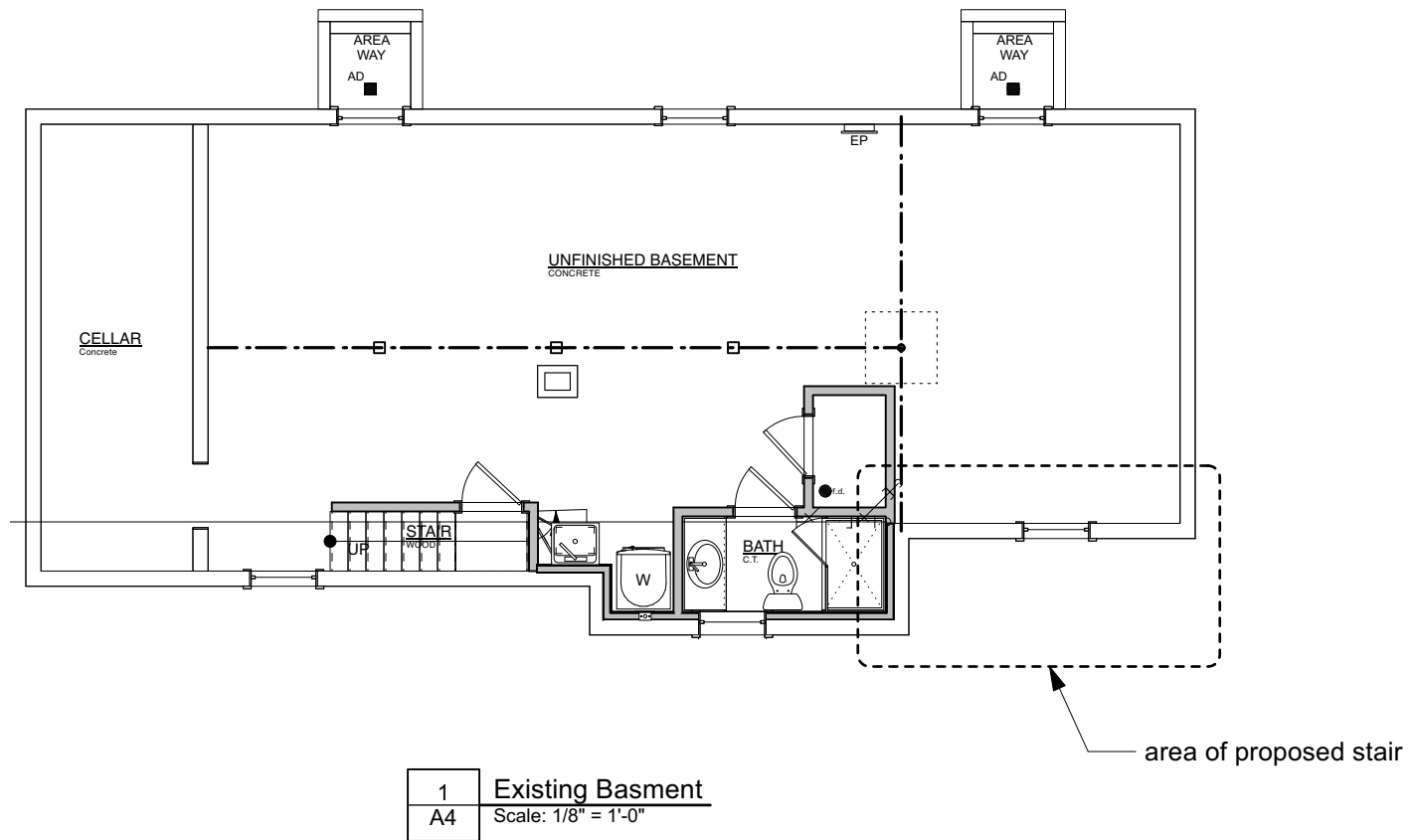
.6	Existing Site Plan
A2	Scale: 1" = 30'-0"

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1	Proposed Site Plan
A3	Scale: 1" = 20'-0"

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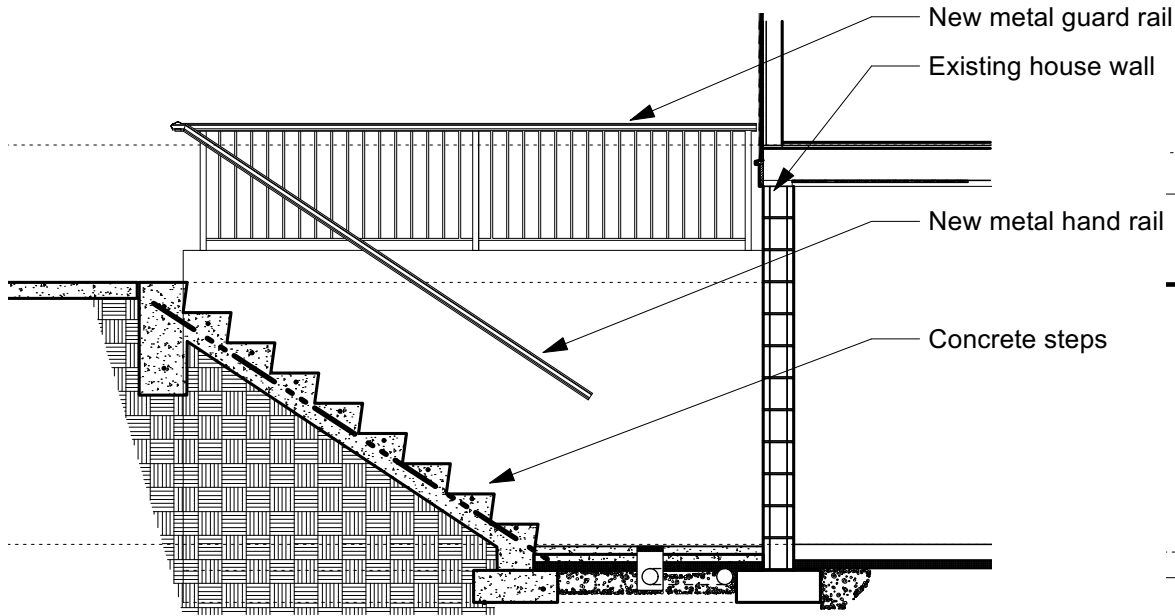
DEMOLITION SCHEDULE

- Mark
- 1a Remove rear first floor roof
 - 1b Remove rear second floor windows

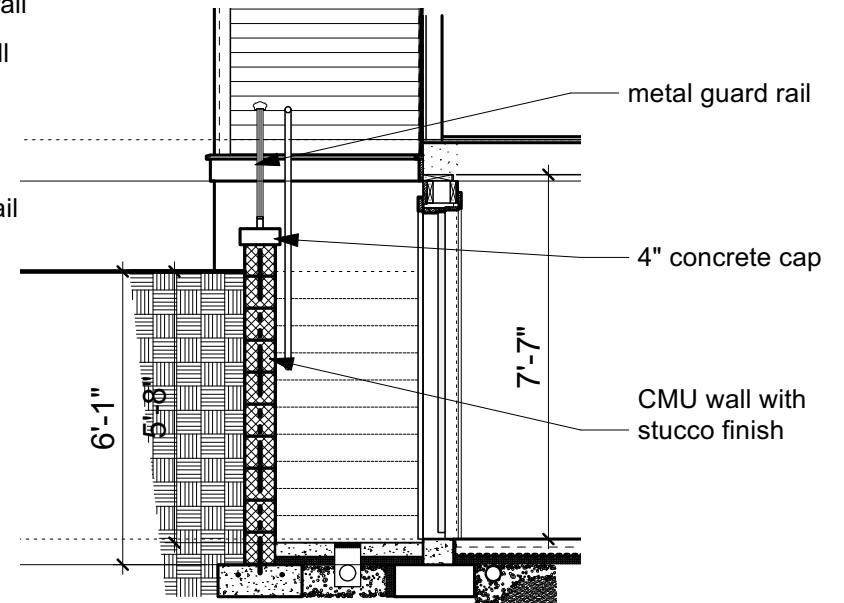
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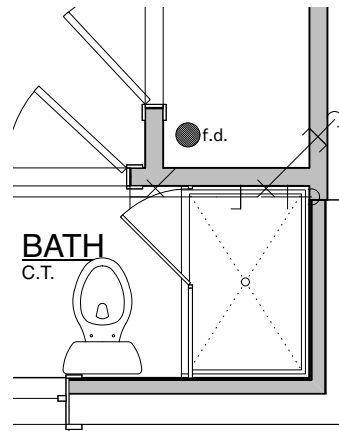
211 THIRD STREET, ANN ARBOR, MI 48103



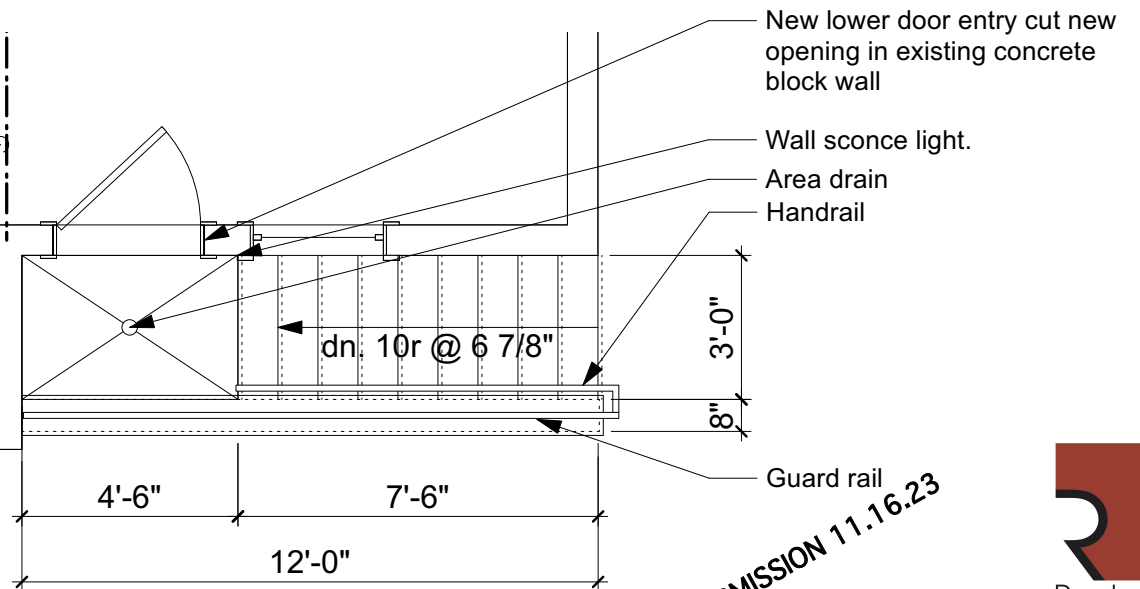
3 Section
A5 Scale: 1/4" = 1'-0"



2 Section
A5 Scale: 1/4" = 1'-0"



1 Proposed Basement
A5 Scale: 1/4" = 1'-0"



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NEW MATERIALS DESCRIPTION:

STAIRS:

Cast in place concrete

Railing:

Steel Cover Rail 1-15/16" with 1/2" x 1/2" pickets
@4" o.c. with 1 1/4" posts.

Awning

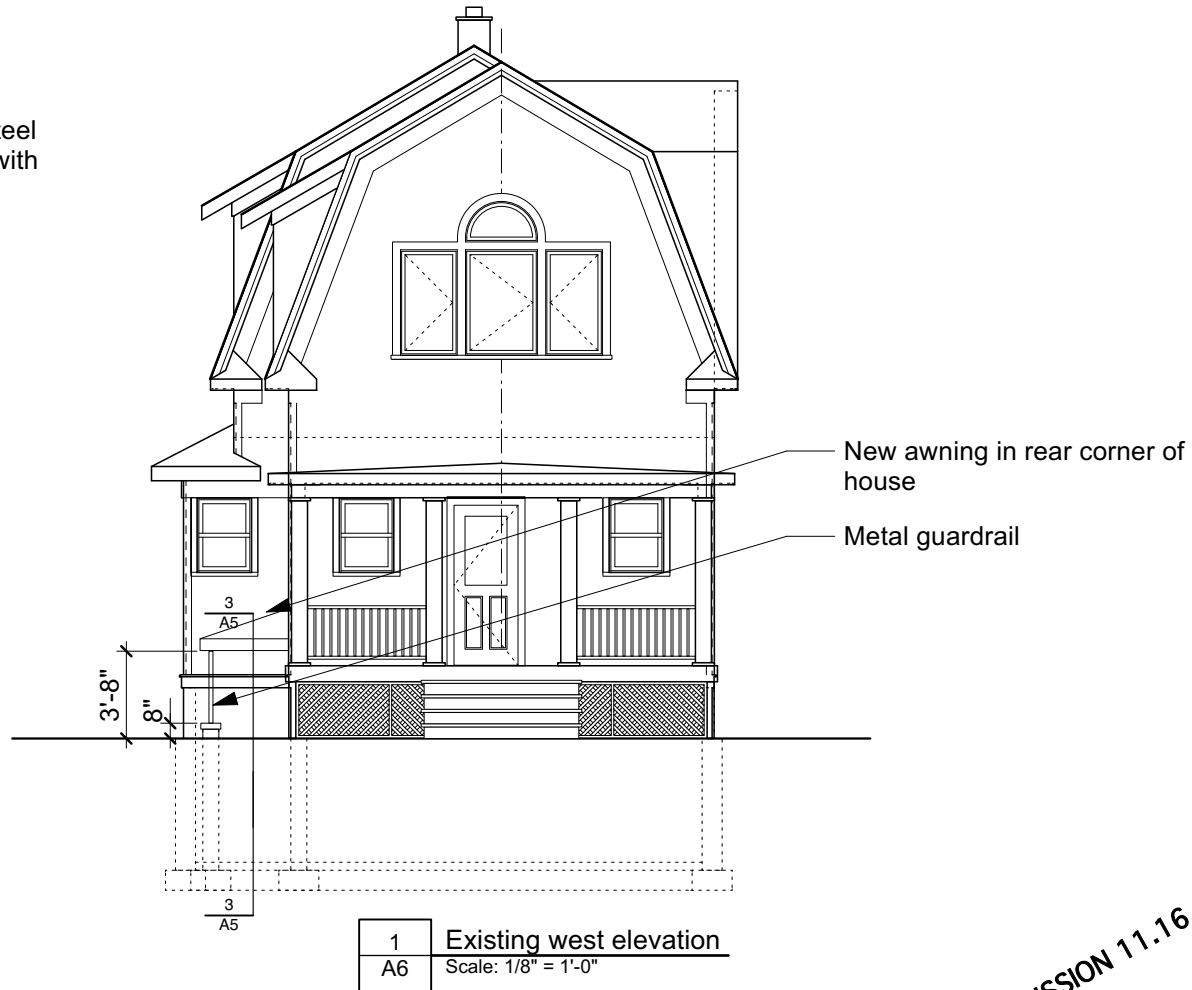
Metal tube frame with fabric/canvas top

Door:

Jeld-Wen 36 in. x 80 in. 9 Lite Primed Steel
Prehung Left-Hand Inswing Entry Door with
Brickmould

Retaining Wall:

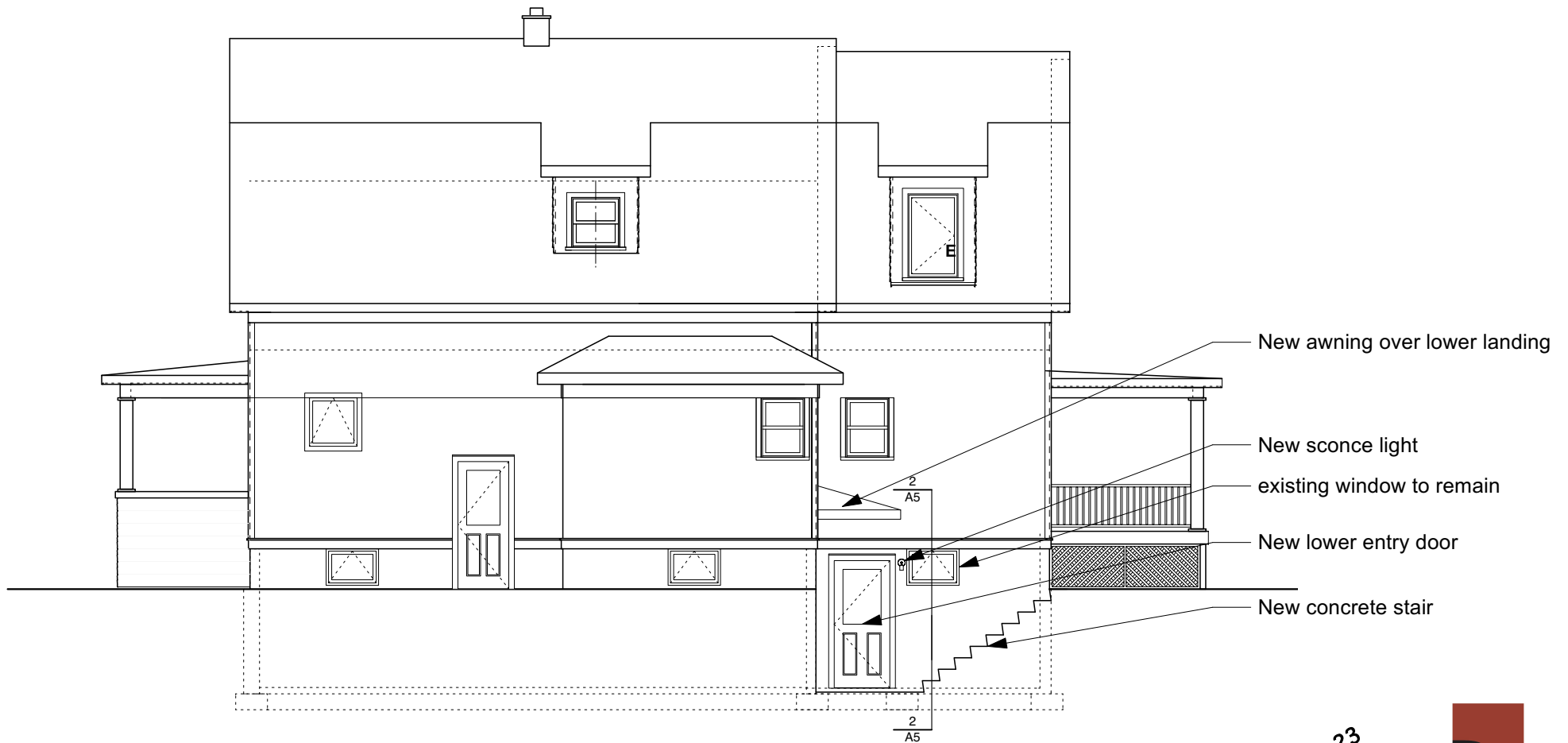
CMU wall with stucco finish



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1	Existing South elevation
A7	Scale: 1/8" = 1'-0"

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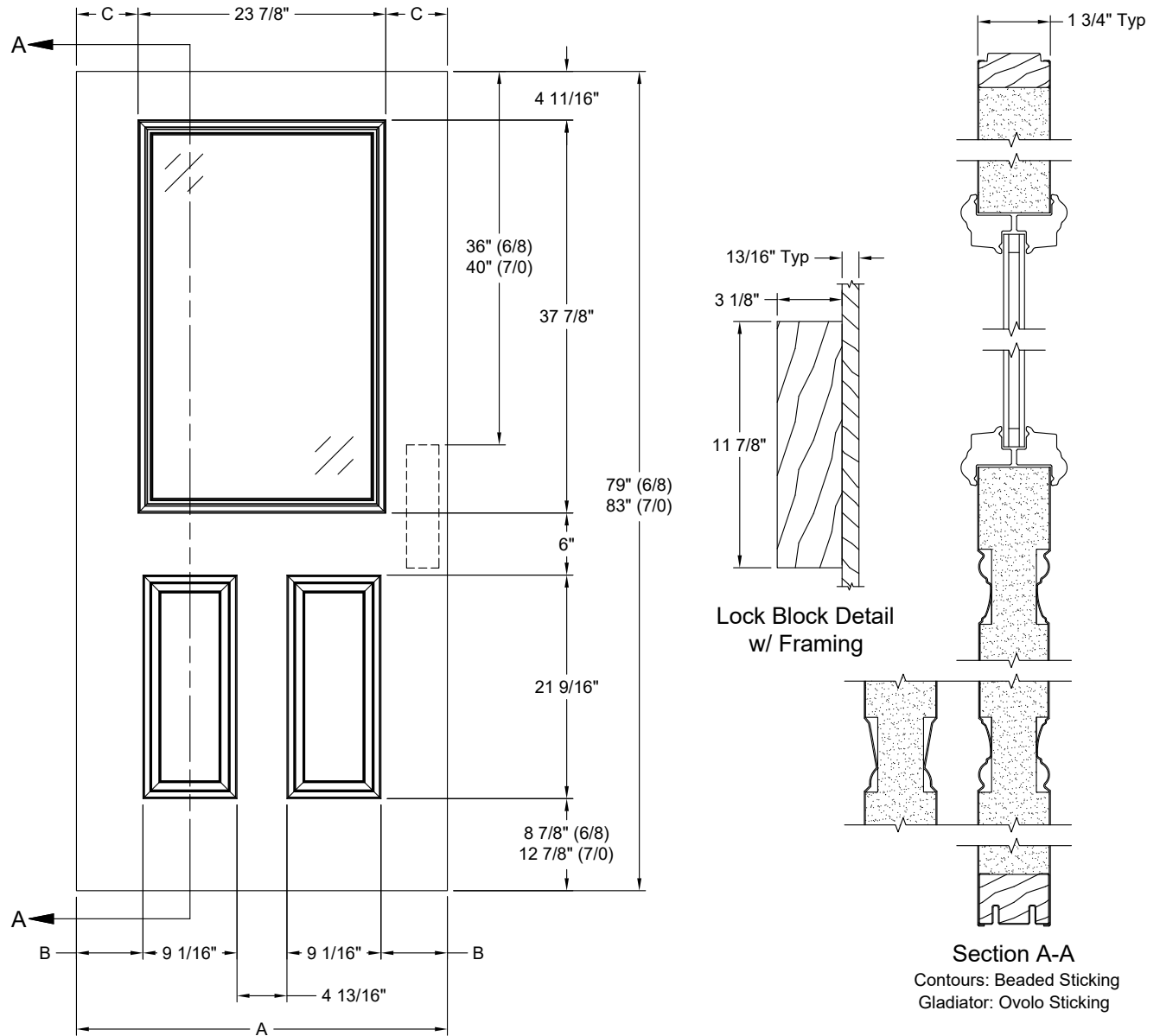
1	Existing north elevation
A8	Scale: 1/8" = 1'-0"

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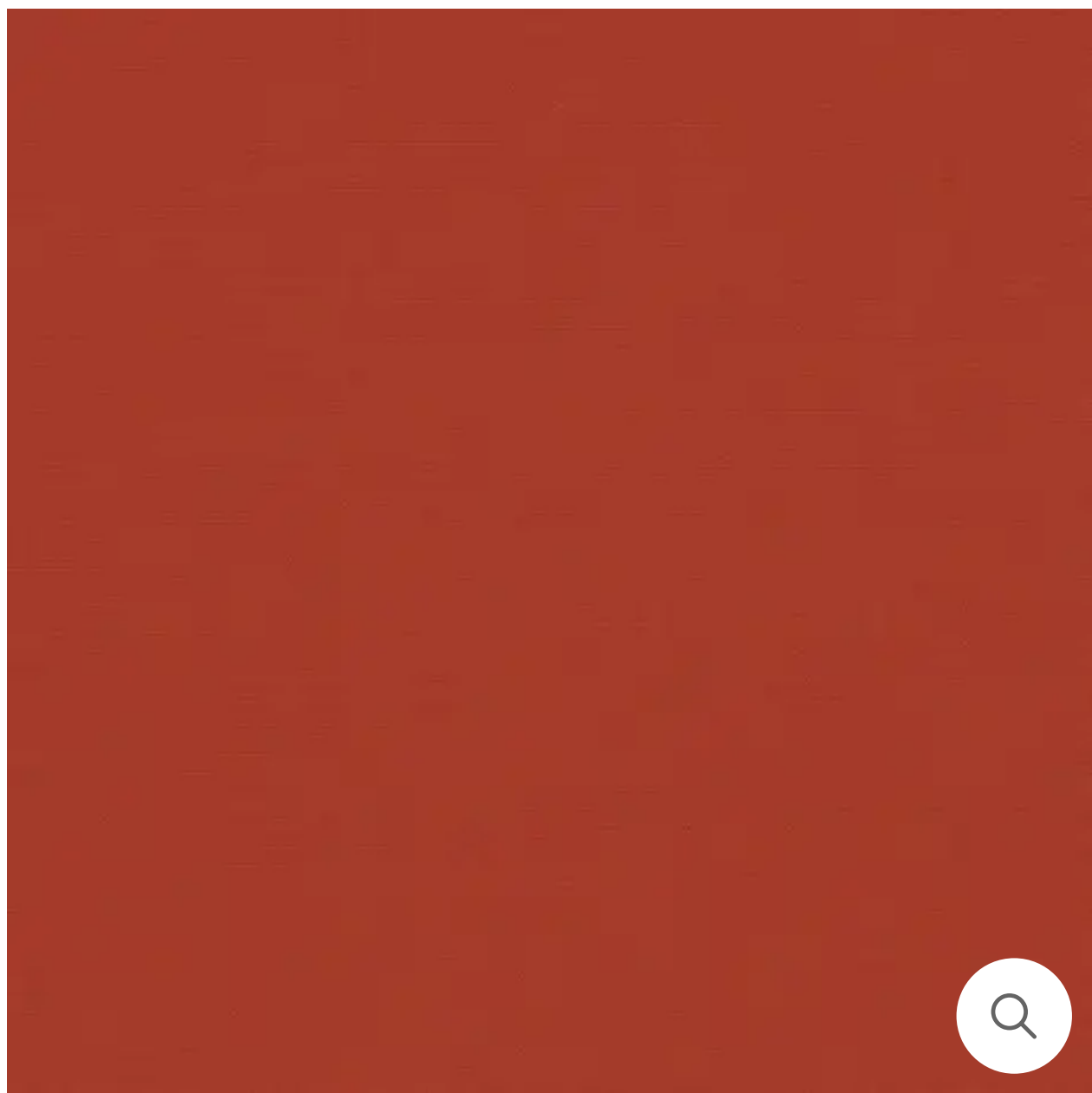
1/2 VIEW 2 PANEL - 6/8 & 7/0



DIMENSION TABLE

Door Width	A	B	C	Daylight Opening	Contours	Gladiator
3/0	35 3/4"	6 3/8"	5 15/16"	5.15 ft²	CT-684 CT7-684	GL-684
2/10	33 3/4"	5 3/8"	4 15/16"			
2/8	31 3/4"	4 3/8"	3 15/16"			

Note: Available in Contours or
Gladiator steel



Terracotta

Sunbrella Shade
SKU: 4622-0000
\$4.00 / sample
In Stock

Recommended Application

Best For: Awnings / Pergolas, Marine Tops and Covers

Available in these colors



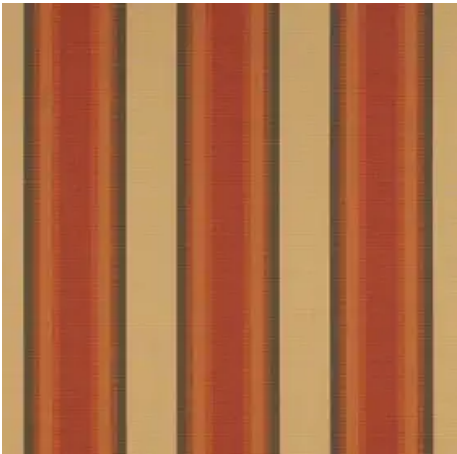
ADD SAMPLE TO CART

WISHLIST

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FREE SHIPPING On all samples and on orders over \$150

Coordinating Shade Fabrics



[Colonnade Redwood](#)
SKU 4857-0000

Technical Information

APPLICATION Awnings / Pergolas, Marine Tops and Covers	FABRIC CONTENT 100% Sunbrella® Acrylic	CONSTRUCTION Woven
FINISH Water Repellent	WIDTH 46 in. (116.84 cm)	WEATHER PROTECTION Water Repellent
WEIGHT OZ. LY. YD. 11.68	WEIGHT OZ. SQ. YD. 9.00	ROLL SIZE YD 60
SELVEDGE Left / Right	RECYCLABLE Yes, through the Recycle My Sunbrella program.	COLLECTION Sunbrella Shade
CA PROP 65 No CA Prop 65 label is required.	PANTONE® COLOR 7624 C	OPENNESS FACTOR <0.01%
LIGHT TRANSMITTANCE TOTAL 0 Tv (%)	SOLAR TRANSMITTANCE TOTAL 0.3 Ts (%)	UV TRANSMITTANCE TOTAL 0 Tuv (%)

Warranty

10
YEAR

Environmental

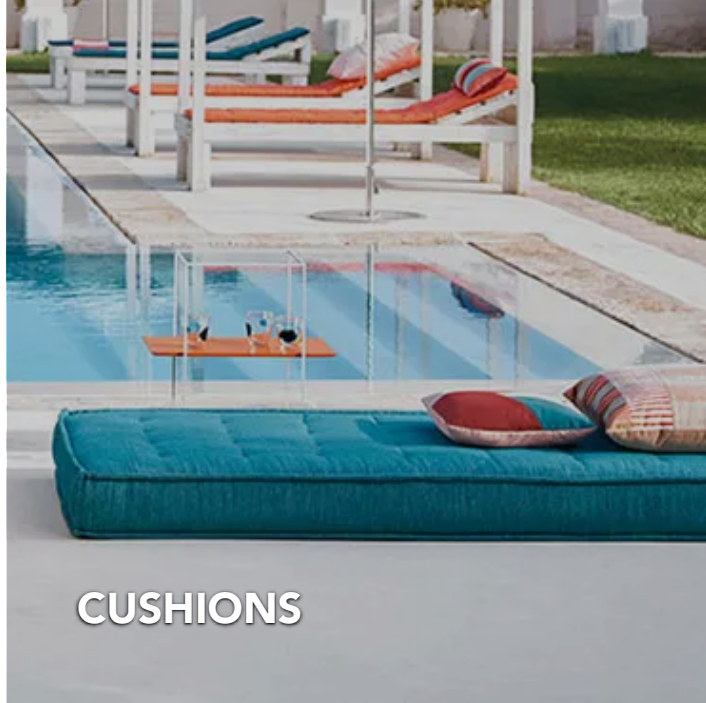
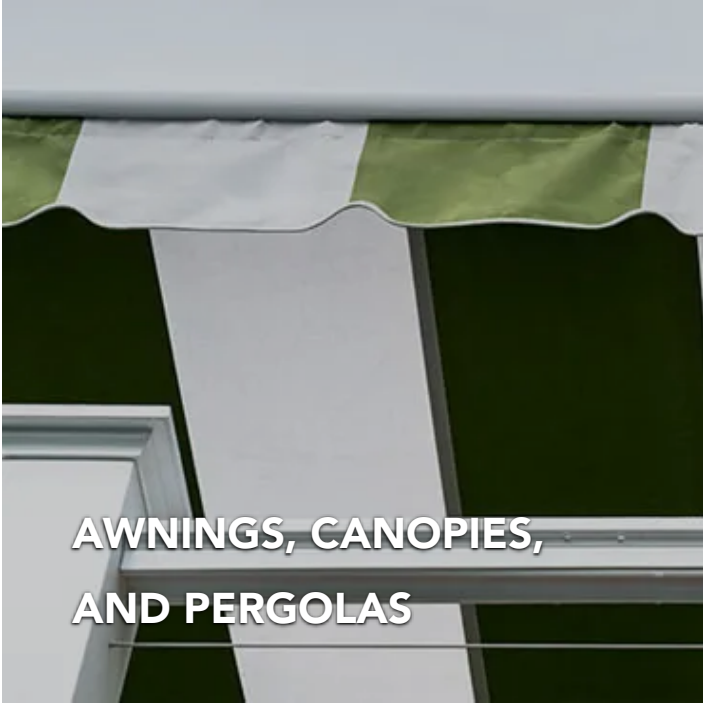
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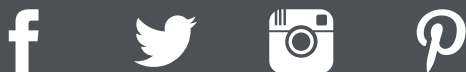
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(Mon-Fri, 8am-5pm EST)

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