

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 710 South Main Street, Application Number HDC23-0205

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: Lubna Karim
Address: 9803 Goldfinch Ct
 Saline, MI 48176
Phone: (734) 555-2281

APPLICANT

Same

BACKGROUND: This 1 ¾ story vernacular house features a double-gable front with wide board trim and corner eave returns on the smaller gable, a full-width front porch with a hipped-roof and round tapered columns, and a sculpted block foundation. The one-over-one windows and the front door appear to be original. The house was first occupied by Miles B. Jacob, a barber.

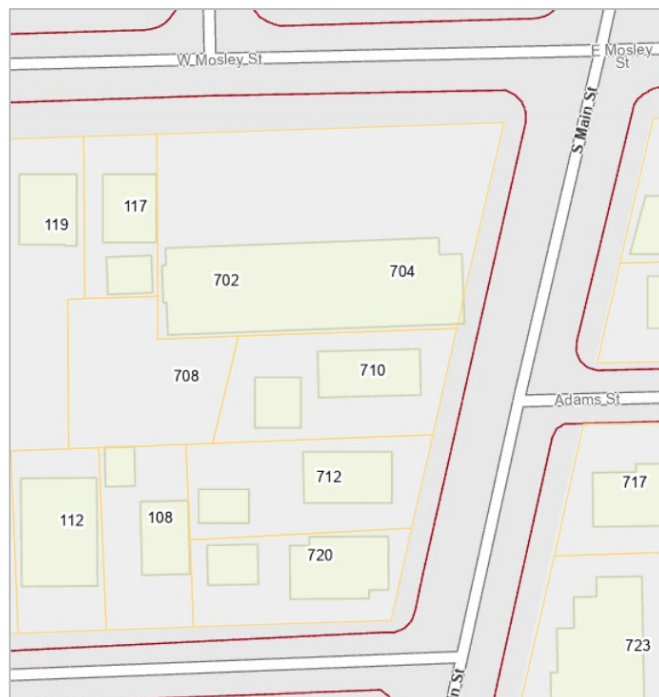
APPLICATION: The applicant seeks HDC approval to construct a basement egress window and well on the north side elevation.

LOCATION: The house is on the west side of South Main Street, south of West Mosley and north of Koch.

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) This house is next door to a single-story brick commercial building that is currently the home of 7-Eleven and a marijuana retailer. The house is around 4' from the windowless wall of this building. There are two basement windows on the north elevation of the main block of the house; the egress window and well are proposed on the one farthest from the street.
- 2) The window well is not dimensioned but per the owner is 4' x 3', slightly wider than the required 3' x 3' clear area. The well is built of pressure treated 4x4s with a premanufactured escape ladder and has a drain.
- 3) Per the owner, the new window is 28" x 36" and matches the current width of the window opening. The window will be a vinyl casement.
- 4) The location is appropriate. This is the least conspicuous window on the main basement room and inconspicuous since the wall of the commercial building next door is so close. The proposed materials are appropriate, as are the window and well sizes. 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 710 South Main Street, a contributing property in the Old West Side Historic District, to enlarge an existing basement window and install an egress window and well, 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 710 South Main 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

710 South Main (September 2022, courtesy Google Street View)

