



**City of Ann Arbor**  
**PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES**  
100 North Fifth Avenue | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
p. 734.794.6265 | f. 734.994.8312 | [planning@a2gov.org](mailto:planning@a2gov.org)

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

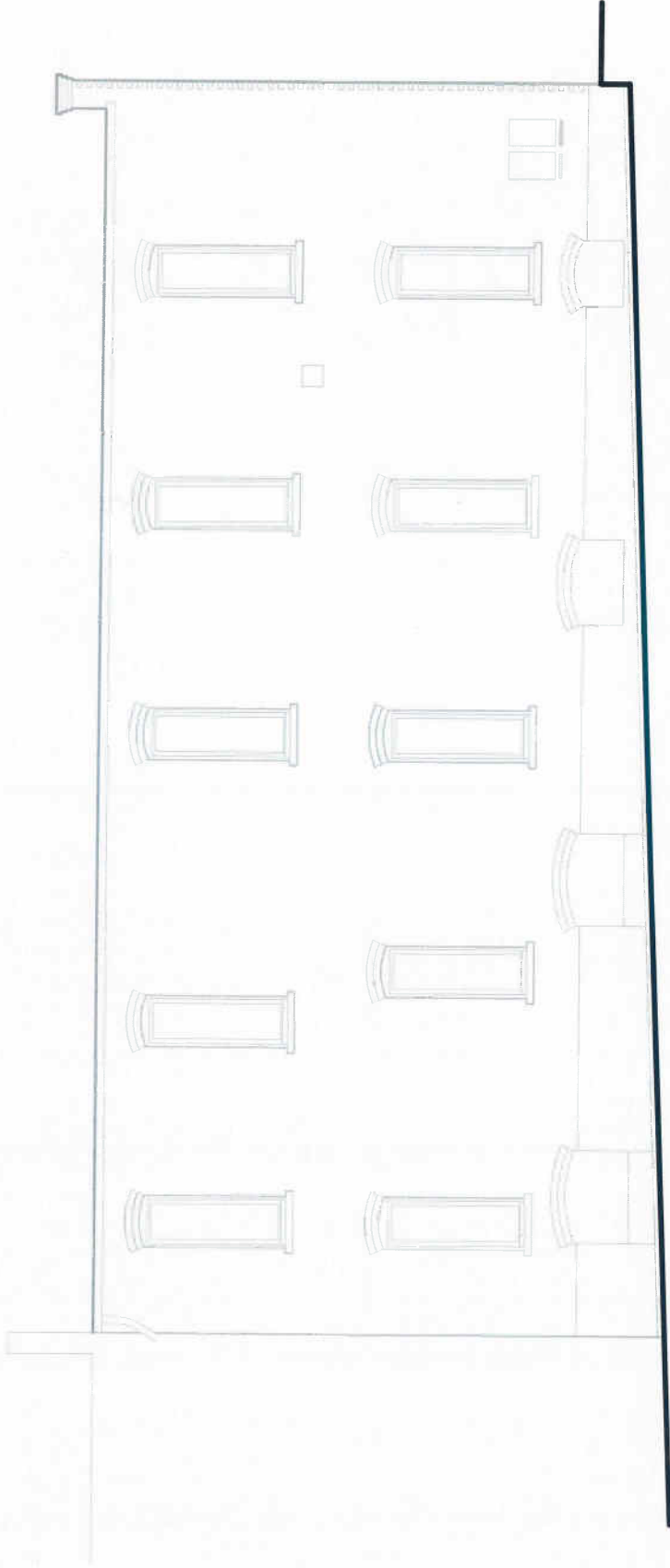
<b>Section 1: Property Being Reviewed and Ownership Information</b>
Address of Property: <u>415 Detroit Street</u>
Historic District: <u>Old Fourth Ward</u>
Name of Property Owner (If different than the applicant): <u>Disciplined Investors LLC</u>
Address of Property Owner: <u>415 Detroit Street, Ann Arbor</u>
Daytime Phone and E-mail of Property Owner: <u>734-213-6240 hmoises@nstarfc.com</u>
Signature of Property Owner: <u>[Signature]</u> Date: <u>11-21-2012</u>
<b>Section 2: Applicant Information</b>
Name of Applicant: <u>Disciplined Investors LLC</u>
Address of Applicant: <u>415 Detroit Street, Ann Arbor</u>
Daytime Phone: ( <u>734</u> ) <u>213-6240</u> Fax: ( <u>      </u> ) <u>      </u>
E-mail: <u>hmoises@nstarfc.com</u>
Applicant's Relationship to Property: <input checked="" type="checkbox"/> owner <input type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant: <u>[Signature]</u> Date: <u>11-21-2012</u>
<b>Section 3: Building Use (check all that apply)</b>
<input type="checkbox"/> Residential <input type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental
<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Institutional
<b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b> (This item <b>MUST BE INITIALED</b> for your application to be <b>PROCESSED</b> )
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: <u>[Initials]</u>

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

1. Provide a brief summary of proposed changes. The applicant proposes to replace a 1970's era clerestory window with two wood double hung windows matching the original (assumed) construction. The applicant also proposes to introduce a new fixed window and canopy at the 1970's era main entry alcove on the east elevation. Another former window that was in-filled with masonry will also be reconstructed.
2. Provide a description of existing conditions. The three story masonry flat iron building was built as part of the Luick Brothers building supply complex (housing a glass shop) in 1901. In the 1970's the original windows (believed to have been wood double-hung units) were replaced by fixed picture windows or a horizontal clerestory, the brick was painted and a contemporary entry alcove was carved into the east facade.
3. What are the reasons for the proposed changes? The east facade clerestory window will be replaced with two double hung windows to gain the original day-lighting and ventilation. The new canopy will add a simple contemporary extension of the 1970's entry providing clear wayfinding for pedestrians.
4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.  
1) Existing west, south and east exterior elevations. 2) Proposed east exterior elevation. 3) Floor plan, grade level. 4) Sample double-hung window cut sheets
5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

**STAFF USE ONLY**

Date Submitted: Nov. 21, 2012 Application to \_\_\_\_\_ Staff or X HDC  
Project No.: HDC 12-211 Fee Paid: \$ 100  
Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: Dec. 13, 2012  
Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial  
Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA  
Comments:

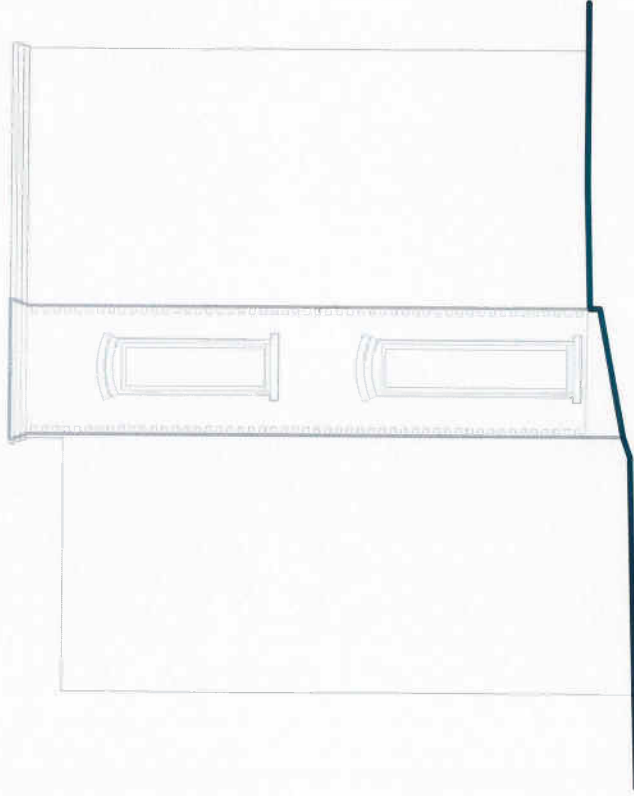


**NORTH STAR FINANCIAL  
HISTORIC DISTRICT  
COMMISSION SUBMITTAL**

**EXISTING WEST ELEVATION**

**SCALE: 1/8" = 1'-0"  
11/21/12**

**Mitchell  
and  
Mouat  
architects**  
113 South Fourth Avenue Ann Arbor, Michigan 48104



NORTH STAR FINANCIAL  
HISTORIC DISTRICT  
COMMISSION SUBMITTAL

EXISTING SOUTH ELEVATION

SCALE:  $\frac{1}{8}'' = 1'-0''$   
11/21/12

EXISTING  
UTILITY POLE

EXISTING  
TREES

EXISTING FIXED  
ALUM. WINDOW

EXISTING  
OPAQUE  
PANEL

EXISTING ALUM.  
CLERESTORY  
WINDOW

EXISTING  
WOOD SIDING

EXISTING  
STOREFRONT  
SYSTEM

EXISTING  
BRICK (NON  
ORIGINAL)

EXISTING  
LOUVER

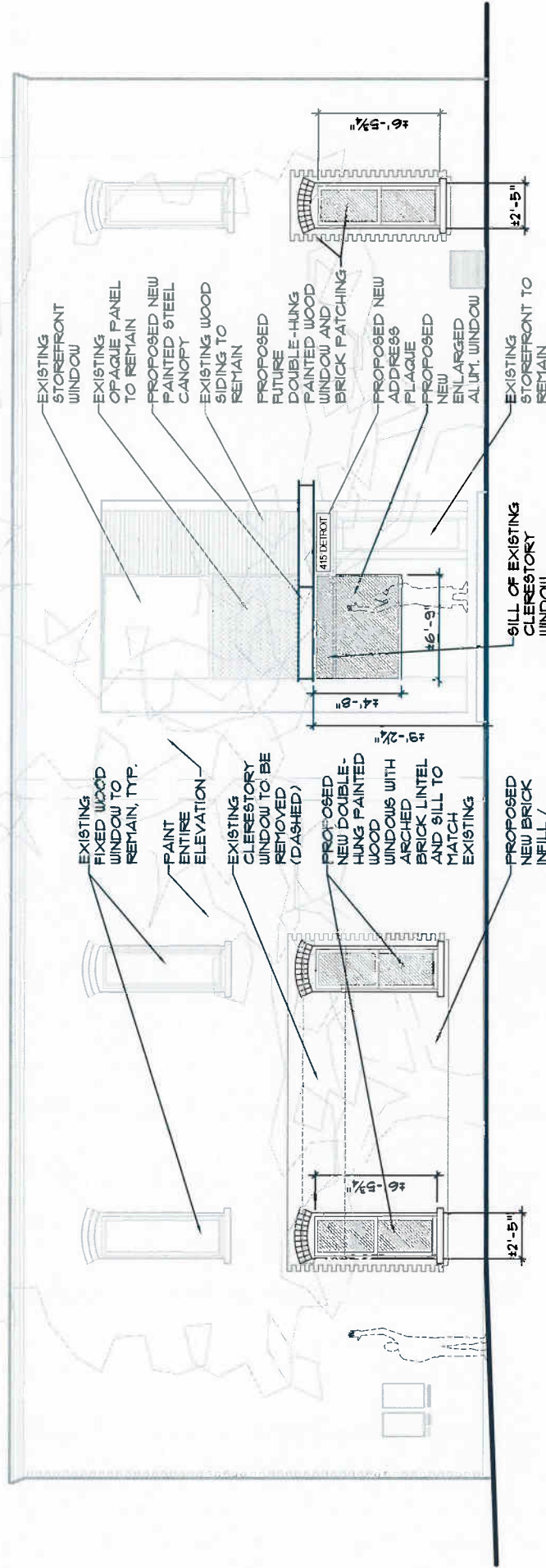
EXISTING  
NON-ORIGINAL  
BRICK  
PATCHING, TYP.

EXISTING  
NON-ORIGINAL  
BRICK  
PATCHING, TYP.

**NORTH STAR FINANCIAL**  
**HISTORIC DISTRICT**  
**COMMISSION SUBMITTAL**

**EXISTING EAST ELEVATION**

SCALE: 1/8" = 1'-0"  
11.21.12



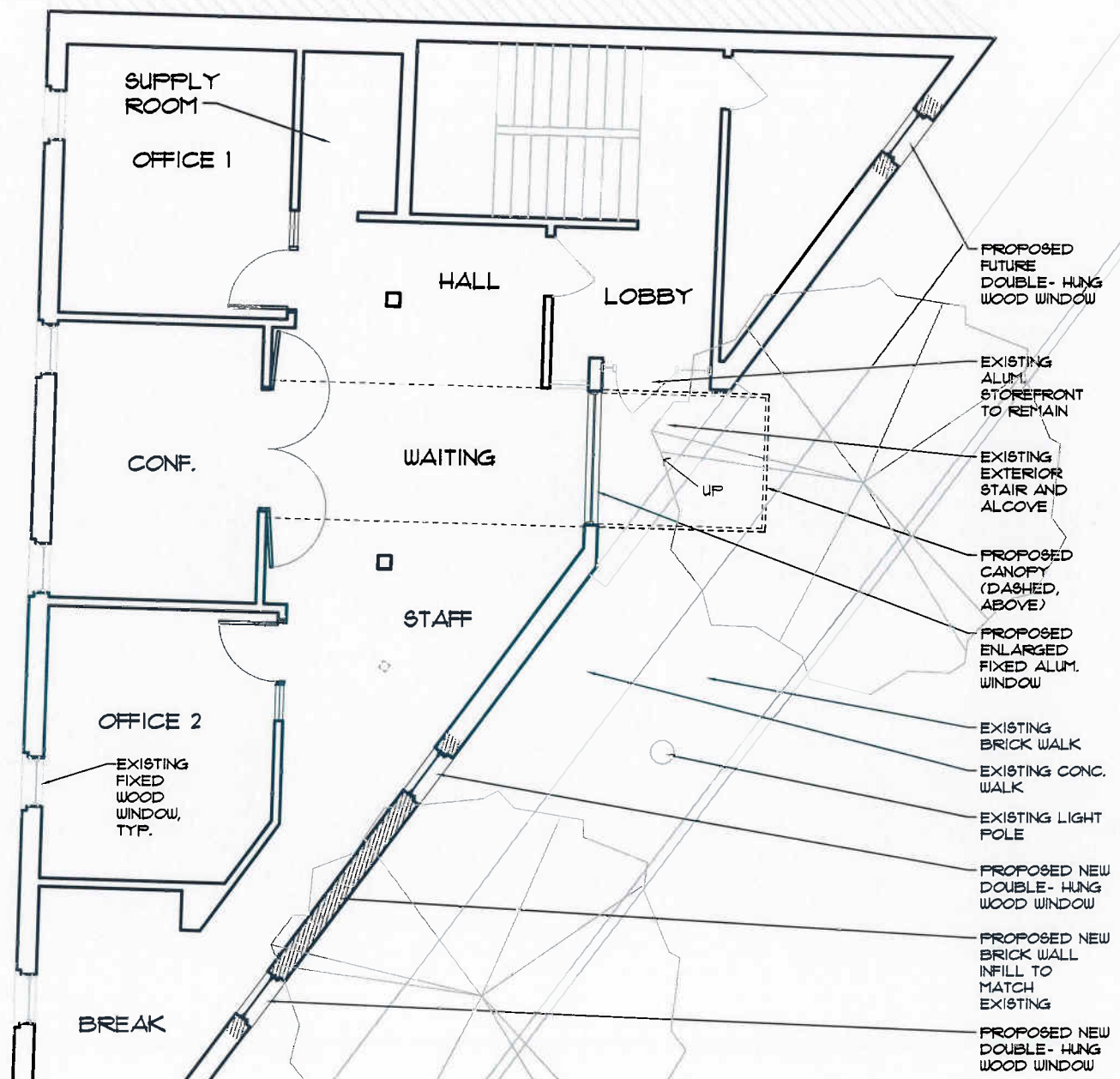
EXISTING STOREFRONT WINDOW  
 EXISTING OPAGUE PANEL TO REMAIN  
 PROPOSED NEW PAINTED STEEL CANOPY  
 EXISTING WOOD SIDING TO REMAIN  
 PROPOSED FUTURE DOUBLE-HUNG PAINTED WOOD WINDOW AND BRICK FATCHING  
 PROPOSED NEW ADDRESS PLAQUE  
 PROPOSED NEW ENLARGED ALUM. WINDOW  
 EXISTING STOREFRONT TO REMAIN

EXISTING FIXED WOOD WINDOW TO REMAIN, TYP. PAINT ENTIRE ELEVATION  
 EXISTING CLERESTORY WINDOW TO BE REMOVED (DASHED)  
 PROPOSED NEW DOUBLE-HUNG PAINTED WOOD WINDOW WITH ARCHED BRICK LINTEL AND SILL TO MATCH EXISTING  
 PROPOSED NEW BRICK INFILL / REPAIR TO MATCH EXISTING  
 SILL OF EXISTING CLERESTORY WINDOW PROPOSED TO BE ENLARGED (DASHED)

**NORTH STAR FINANCIAL**  
**HISTORIC DISTRICT**  
**COMMISSION SUBMITTAL**

**PROPOSED EAST ELEVATION**

SCALE: 1/8" = 1'-0"  
 11.21.12

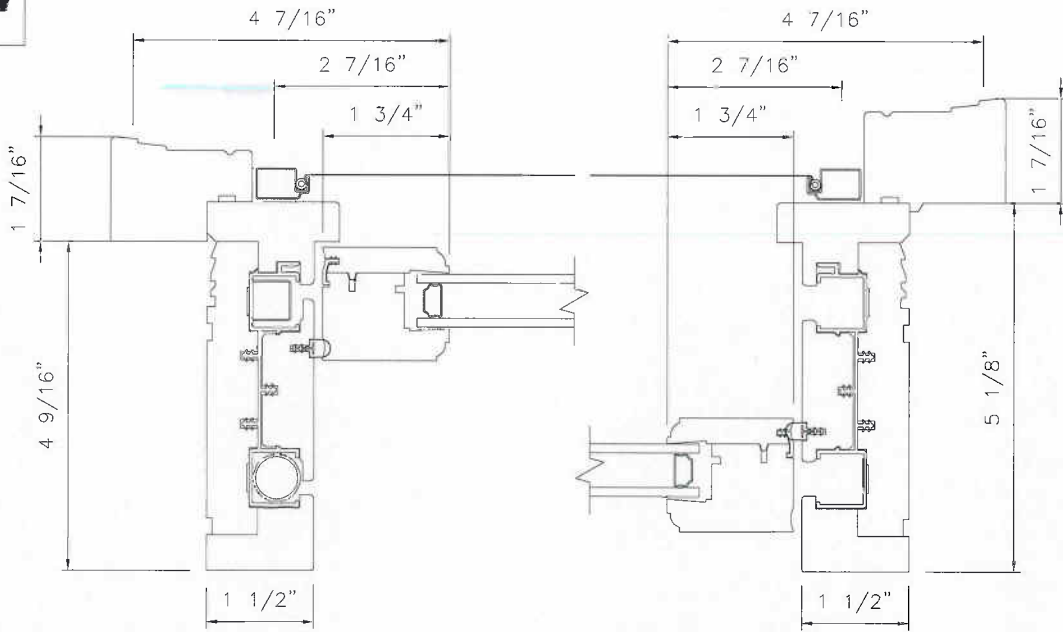


**NORTH STAR FINANCIAL**  
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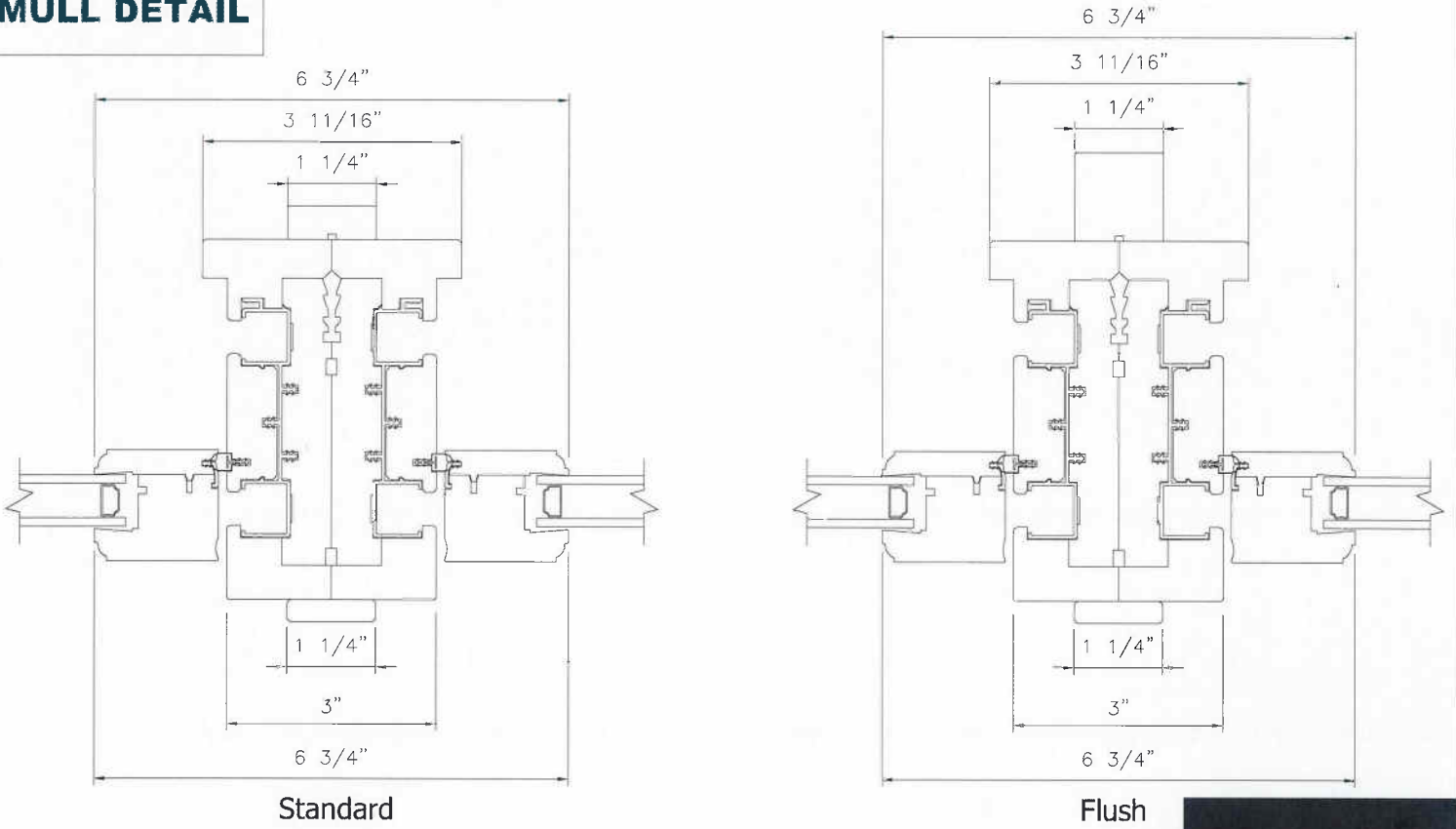
**PROPOSED FLOOR PLAN**

SCALE: 1/8" = 1'-0"  
 11.21.12

**PLAN VIEW**



**MULL DETAIL**

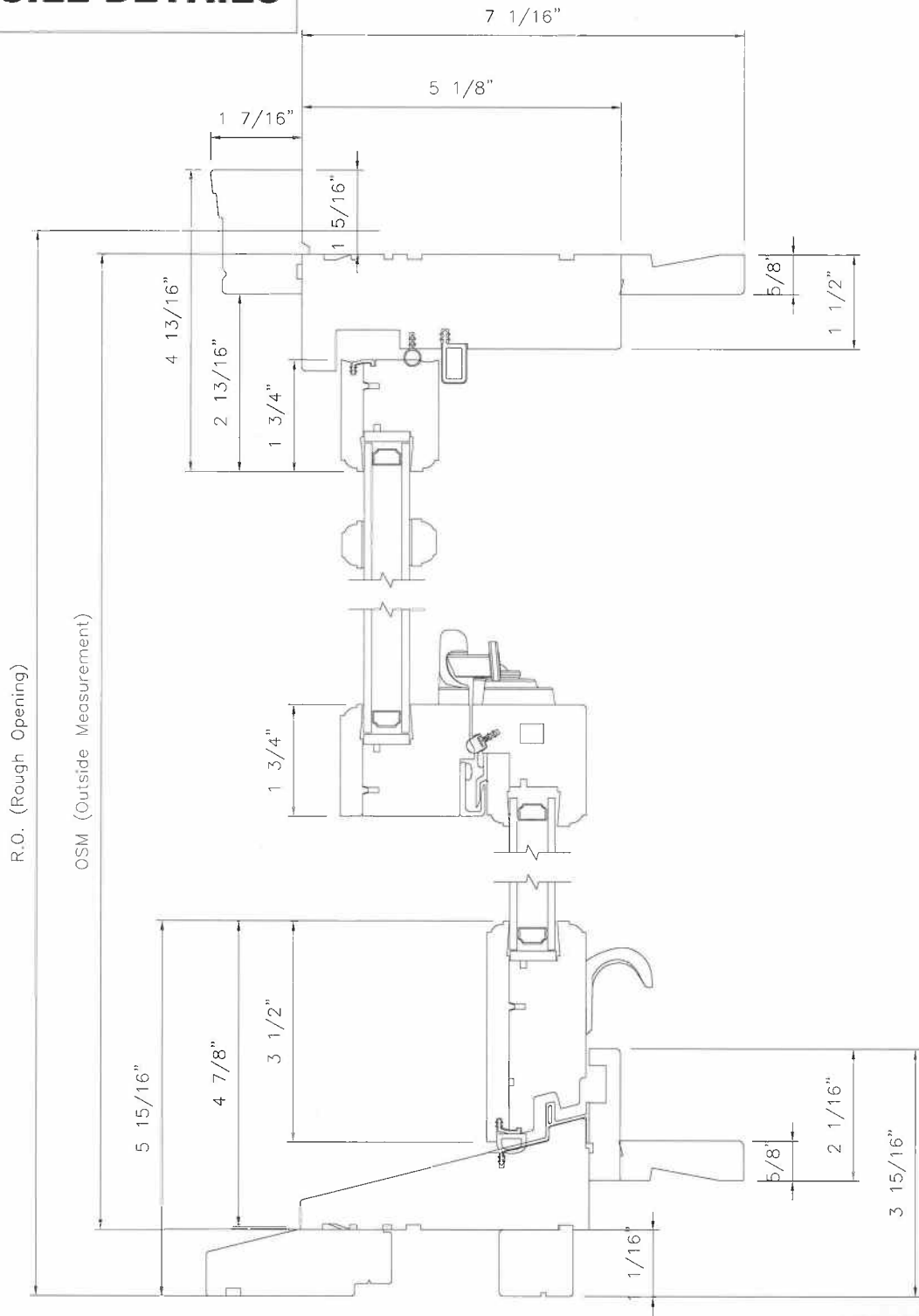


NON CLAD 25 SERIES DOUBLE HUNG (TILTING)





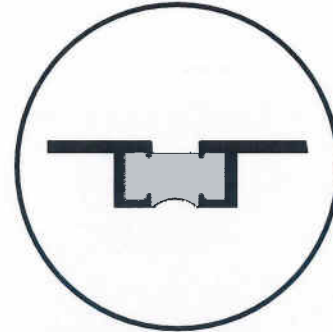
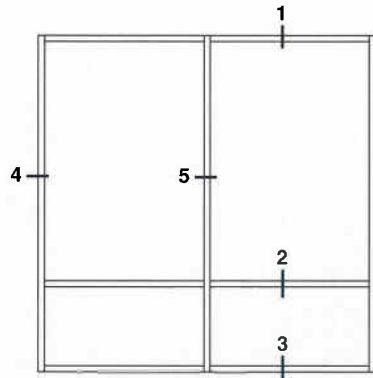
# HEAD AND SILL DETAILS



NON CLAD 25 SERIES DOUBLE HUNG (TILTING)  
 with Flush 2" Brickmould  
 130 ( $5 \frac{1}{8}$ ") JAMB  
 or 180 ( $7 \frac{1}{16}$ ") JAMB with Extension



SCALE 3" = 1'-0"



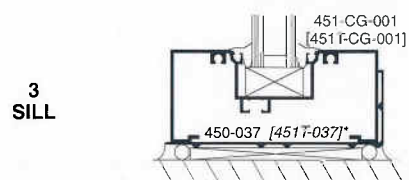
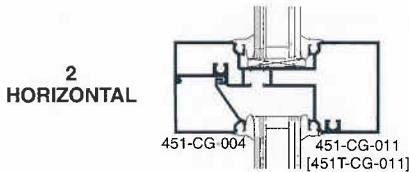
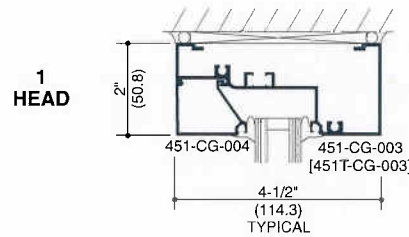
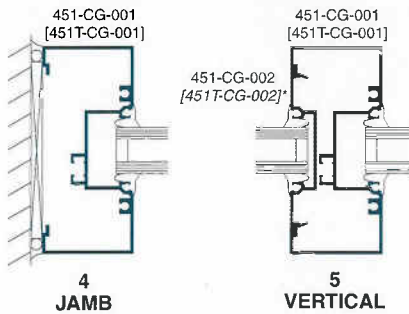
\*Note: See Misc. Details for Thermal Pocket Filler and Thermal Flashing.

ELEVATION IS NUMBER KEYED TO DETAILS

NUMBERS IN BRACKETS ARE THERMALLY BROKEN MEMBERS

SCREW SPLINE

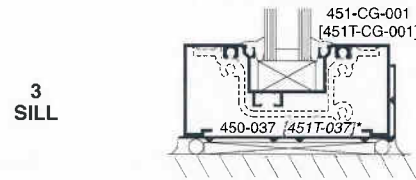
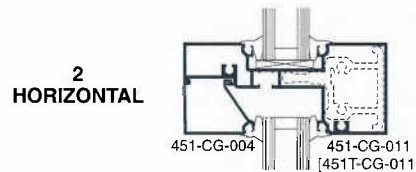
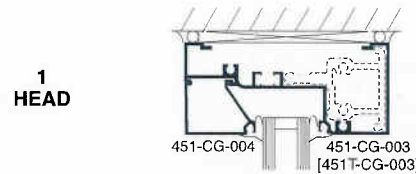
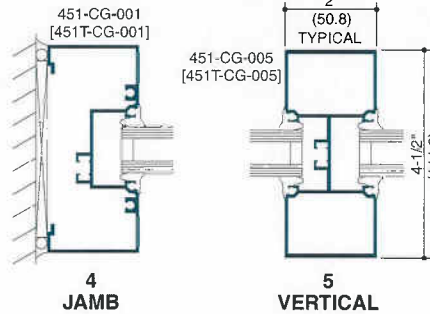
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(TF451T) = TF\_VG\_451T-SS-Center--CAD.zip



\*See Page 14 for Thermal Flashing and Optional High Performance Flashing

SHEAR BLOCK

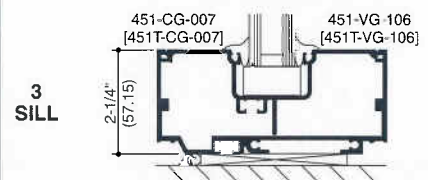
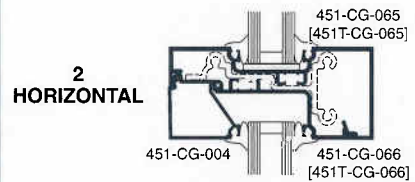
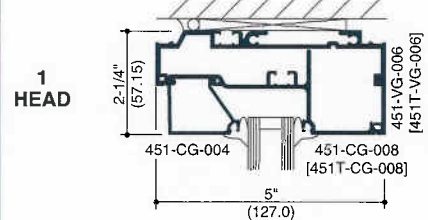
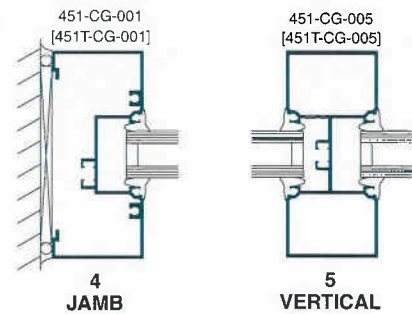
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\*See Page 14 for Thermal Flashing and Optional High Performance Flashing

STICK

CAD Details (TF451) = TF\_VG\_451-Stick-Center--CAD.zip  
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Plans and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.  
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