

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 508 Third Street, Application Number HDC17-097

DISTRICT: Old West Side Historic District

REPORT DATE: June 8, 2017

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, June 5, 2017

	OWNER	APPLICANT
Name:	Larry & Katherine Bates	Rueter Associates Architects
Address:	5234 Echo Road Bloomfield Hills, MI	515 Fifth Street Ann Arbor, MI 48103
Phone:		(734)769-0070

BACKGROUND: This two-story home features simple Italianate details like wide board trim under the eaves and a gable front. Around the 1920s the wrap-around stone porch was added. It appears in the 1894 Polk Directory (and may be older) as 58 3d Street, the home of August Tesemer, a laborer. Tesemers lived in the house until at least 1940.

An application to the HDC in March of 2017 for a larger rear addition was denied.

LOCATION: The property is located on the west side of Third Street, south of West Jefferson and north of West Madison.

APPLICATION: The applicant seeks HDC approval to: add a one-story rear addition; add a 12' x 12' brick patio behind the addition; remove two non-original windows on a rear addition and replace them with two nearby windows; replace a non-original window and door on the second-floor rear elevation with a centered French door; replace a non-original window in the original opening on the first-floor north elevation with a shorter window; replace a non-original second-story window on the south elevation with a shorter window; and replace the chain link fence with a metal black picket fence.



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

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

New Additions

Recommended: Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

Designing new additions in a manner that makes clear what is historic and what is new.

Locating the attached exterior addition at the rear or on an in-conspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

Not Recommended: Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.

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 new use.

Not Recommended: Introducing a new design that is incompatible with the historic character of the building.

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 City of Ann Arbor Design Guidelines:

Guidelines for All Additions

Appropriate: Limiting the size and scale of the addition in relationship to the historic building so that it does not diminish or visually overpower the building or the district. The addition should exceed neither half of the original building's footprint nor half of the original building's total floor area.

Residential Decks & Patios

Appropriate: Installing a patio flush with grade using stone, brick pavers, or concrete. Custom materials will be considered on a case-by-case basis.

Residential Fencing and Walls

Appropriate: Locating new fences and walls on lot and setback lines whenever possible.

Using wood (picket or alternating board), wrought iron or metal (wrought iron style), or chain link (rear yards only) for fencing.

Installing fences and walls that meet Chapter 104 of the Code of the City of Ann Arbor, and that are no higher than 3 feet in the front yard and 6 feet in the rear yard.

STAFF FINDINGS:

1. The proposal converts a duplex back to a single-family home. The zoning and lot size allow a duplex in this location.
2. Staff calculates the pre-1945 size of the house to be 1,433 square feet. (The current house is 1,510 SF, minus the rear northwest corner where 77 SF was filled in in 1968.) A plumbing tag dated 1941 found in the basement was used as proof that the two-story rear addition was from the period of significance. This is supported by the 1968 building permit for the northwest corner that shows the rear wing as two stories. The proposed addition is 326 square feet, for a total of 1,836 square feet. The sum of the post-1945 additions are 27% of the original floor area of the house.

The pre-1945 footprint of the house is approximately 831 SF (today) minus 77 SF for the northwest corner that was filled in in 1968, or 754 SF. The proposed footprint is 1,157 SF, a post-1945 increase of 403 SF (326 + 77), or 53%.

Per the Ann Arbor design guideline that says "The addition should exceed neither half of the original building's footprint nor half of the original building's total floor area", this proposal is less than the maximum floor area and slightly exceeds the maximum footprint. Staff feels that the proposed addition meets the intent of the guideline.

3. The addition features cementitious lap siding to match the original wood siding, aluminum clad Jeld-Wen windows, a roof deck accessed through the second floor, and a rear porch. The design of the addition and proportions of the windows are simple and appropriate.
4. The 12' x 12' brick patio behind the house fits the space and is appropriate.

5. Removing the modern slider and double-hung window on the second floor of the rear elevation is appropriate. Their proposed replacement, a pair of four-lite French doors leading to a new deck, is proportional and appropriate.
6. The three new windows proposed on the rear northwest corner of the house are appropriate because they are on a modern (1968) addition, and their design is compatible with the historic structure.
7. The second-floor window on the south elevation would be shortened to accommodate the roof of the addition. The first-floor window on the north elevation would be shortened to accommodate a kitchen counter.
8. Drawing A11 shows the new black aluminum picket fence following the lot lines, but not enclosing the driveway. Removing the chain link fence is appropriate and appreciated. The new fence location is appropriate, but no details are provided about the design or height of the fence. The fence may not exceed 36" in the front per the HDC design guidelines, and staff recommends limiting the aluminum picket fence to the height of the current chain link fence, since it is not designed for privacy. If the Historic District Commission finds that black aluminum is an acceptable material, an additional application for HDC staff approval will be required with the zoning compliance permit that indicates the height and design of the fence.

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 then make a recommendation at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 508 Third Street, a contributing property in the Old West Side Historic District, to add a one-story rear addition; add a 12' x 12' brick patio; remove two non-original windows on a rear addition and replace them with two windows in close proximity; replace a non-original window and door on the second-floor rear elevation with a centered French door; replace a non-original window in the original opening on the first-floor north elevation with a shorter window; replace a non-original second-story window on the south elevation with a shorter window; and replace the chain link fence with a black aluminum picket fence, on the condition that an additional Certificate of Appropriateness is obtained from staff for the height and design of the fence. The work as conditioned is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets the *City of Ann Arbor Historic District Design Guidelines* for all additions, architectural details, and residential patios, and *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 New Additions, District or Neighborhood Setting, and Windows.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 508 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: application, photos, drawings

508 Third Street, May 2008 file photo





**City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING
SERVICES**

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

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information	
Address of Property:	<u>508 Third Street</u>
Historic District:	<u>Old West Side</u>
Name of Property Owner (if different than the applicant):	<u>Larry and Katherine Bates</u>
Address of Property Owner:	<u>5234 Echo Road, Bloomfield Hills, MI 48302</u>
Daytime Phone and E-mail of Property Owner:	<u>248-470-5186 larry.bates@concentrix.com</u>
Signature of Property Owner:	<u><i>Larry A. Bates</i></u> Date: <u>2/15/2017</u> <u><i>Katherine U. Bates</i></u> Date: <u>2/15/2017</u>
Section 2: Applicant Information	
Name of Applicant:	<u>Rueter Associates Architects</u>
Address of Applicant:	<u>515 Fifth Street</u>
Daytime Phone:	<u>(734) 769-0070</u> Fax: <u>(734) 769-0167</u>
E-mail:	<u>admin@rueterarchitects.com</u>
Applicant's Relationship to Property:	<input type="checkbox"/> owner <input checked="" type="checkbox"/> architect <input type="checkbox"/> contactor <input type="checkbox"/> other
Signature of applicant:	_____ Date: _____
Section 3: Building Use (check all that apply)	
<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental	
<input type="checkbox"/> Commercial <input type="checkbox"/> 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 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>ZDB</u> <u>KUB</u>	

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

1. Provide a brief summary of proposed changes. See attached.

2. Provide a description of existing conditions. See attached.

3. What are the reasons for the proposed changes? See attached.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

See attached.

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: _____ 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:

Project Memorandum

TO: Ann Arbor Historic District Commission
312 S. Division Street
Ann Arbor, MI 48104

DATE: February 17, 2017

PROJECT: 1 story addition to 508 Third Street
Ann Arbor

OWNER: Larry and Katherine Bates
508 Third Street St.
Ann Arbor, MI. 48103

ARCHITECT: Rueter Associates Architects
515 Fifth Street
Ann Arbor, MI 48103

RE: Application for Determination of Appropriateness

Section 5: Description of proposed changes:

The following is a description of the proposed addition to 508 Third Street. The proposed one story addition will add an additional 326 square feet or 22 percent to the current overall the 1510 square foot existing house (note we removed 77 square feet from the area for the noncontributing porch addition). The gross footprint of the new addition will be 326 square feet and will be a 53 percent increase to the footprint. The garage is located in the rear lot behind the current house. There will be a new rear first floor porch along with second floor balcony which will replace the current second floor deck. We will be adding a new brick patio in the rear yard. The owner would also like to replace the current chain link fence with a metal black picket fence, while keeping the same configuration.

1. Provide a brief summary of proposed changes:

1. Site work

- a. Grading of site shall be limited to portions affected by new structure to provide positive drainage away from foundations and a level area for realigning the existing driveway behind the house. A brick patio, roughly 144 square feet will have some porous paving installed out in rear lot next to the garage.

2. Demolition

- a. No major demolition will be done for the project, only removing the rear decks. Just new openings will be constructed for doors and windows will be required as well as some larger openings in walls where the new first floor bedroom will be attached.

1. New Additions

- a. A new one-story addition will be constructed for a new first floor master bedroom and bath and closet and a new basement. The addition will be the same style as the existing structure. See drawings for exact configuration, size and appearance. The windows in the new addition will be 'Jeld Wen' units. All exterior trim will match existing conditions as closely as possible. The siding will be horizontal Hardie-plank and will match the existing

exposure. The roof will be asphalt shingles to match existing.

1. Exterior Painting and Misc. Repair

- a. All painted wood surfaces affected by demolition should be stripped and repainted with repairs made as necessary.
- b. Downspouts affected by new addition will be reworked as needed.

Reason for proposed changes:

The house is currently laid out for a duplex and the Owner would like to make it into a single family house. The Owner is a retired couple that would like easier access to the house and basement and would like a single floor living space. The current house has two sleeping rooms. The Owner would like to place a rear addition onto the rear of their residence. The intent of the new addition is to preserve as much of the architectural integrity of this historic residence and provide the owner with an additional bath and sleeping space on the first floor. The proposed rear porch also provides easier access for an elderly couple to gain easy access to the house.

Sincerely,

Jim Scrivens
Architect, LEED AP

RUETER ASSOCIATES
A R C H I T E C T S
515 Fifth Street, Ann Arbor, Michigan 48103
phone: (734) 769-0070, fax: (734) 769-0167

ANN ARBOR HISTORIC DISTRICT COMMISSION

APPLICATION FOR DETERMINATION OF APPROPRIATENESS
FOR THE
BATES REAR ADDITION, 508 STREET, ANN ARBOR, 48103



LIST OF DRAWINGS

- T1 TITLE SHEET
- A1 PHOTOS OF EXISTING
- A2 SANBORN DRAWINGS
- A3 SITE PLAN - EXISTING
- A4 FIRST FLOOR PLAN - EXISTING
- A5 SECOND FLOOR PLAN- EXISTING
- A6 ROOF PLAN- EXISTING
- A7 EAST ELEVATION (EXISTING)
- A8 NORTH ELEVATION(EXISTING)
- A9 WEST ELEVATION(EXISTING)
- A10 WEST SECTION/ELEVATION(EXISTING)
- A11 SITE PLAN - PROPOSED
- A12 FIRST FLOOR PLAN - PROPOSED
- A13 SECOND FLOOR PLAN- PROPOSED
- A14 ROOF PLAN- PROPOSED
- A15 EAST ELEVATION (PROPOSED)
- A16 NORTH ELEVATION(PROPOSED)
- A17 WEST ELEVATION(PROPOSED)
- A18 WEST SECTION/ELEVATION(PROPOSED)
- A19 SOUTH SITE ELEVATION

HDC SUBMISSION 05.19.17

■ RUETER ASSOCIATES ■

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Bates Residence
508 Third St., Ann Arbor, MI 48103

T1



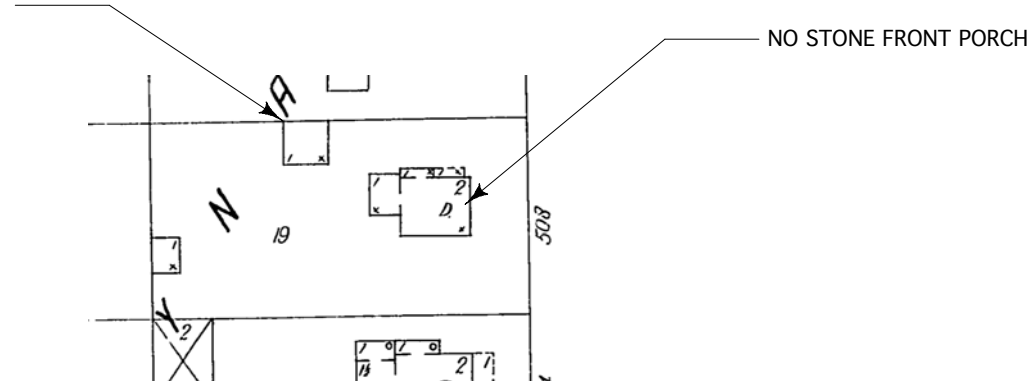
TOP
PHOTO OF ORIGINAL 2 STORY HOUSE WITH ADDITION AT REAR WITH DECKS.
BOTTOM
PHOTO OF ORIGINAL 2 STORY GARAGE SOUTH SIDE.



TOP
PHOTO OF ORIGINAL 2 STORY HOUSE WITH ADDITION AT REAR WITH DECKS.

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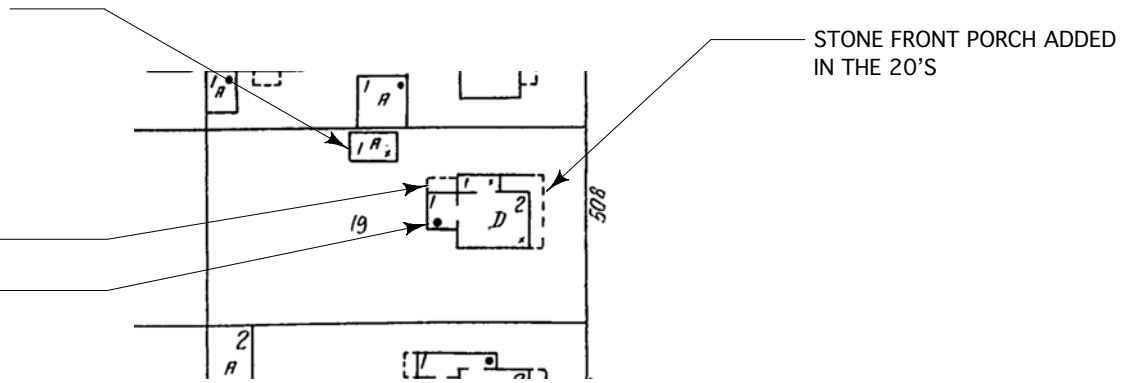
EXISTING HOUSE IN 1908
WITH GARAGE ON SITE AND
SHED, BOTH GARAGE AND
SHED HAVE TO BE REMOVED
OR REPLACED.



1908 SANBORN MAP
NO SCALE

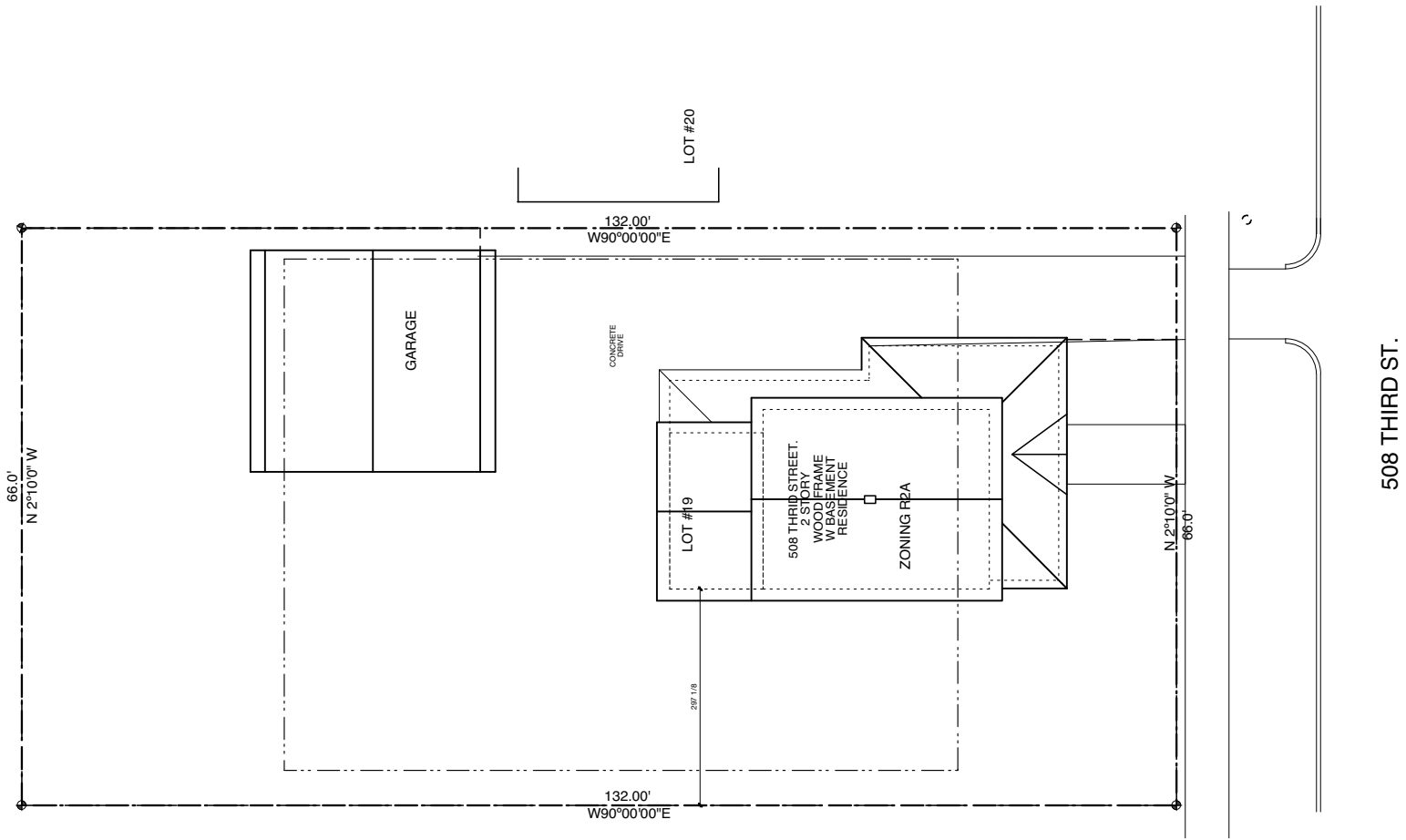
ONE STORY ACCESSORY
BUILDING IN 1925 SHOWN IN
DIFFERENT LOCATION THAN
PRESENT DAY GARAGE

NEW REAR PORCH
REAR IS A SINGLE STORY



1925 SANBORN MAP
NO SCALE

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1 Existing Site Plan

Scale: 20'-0" = 1'-0" on 8 1/2" x 11"

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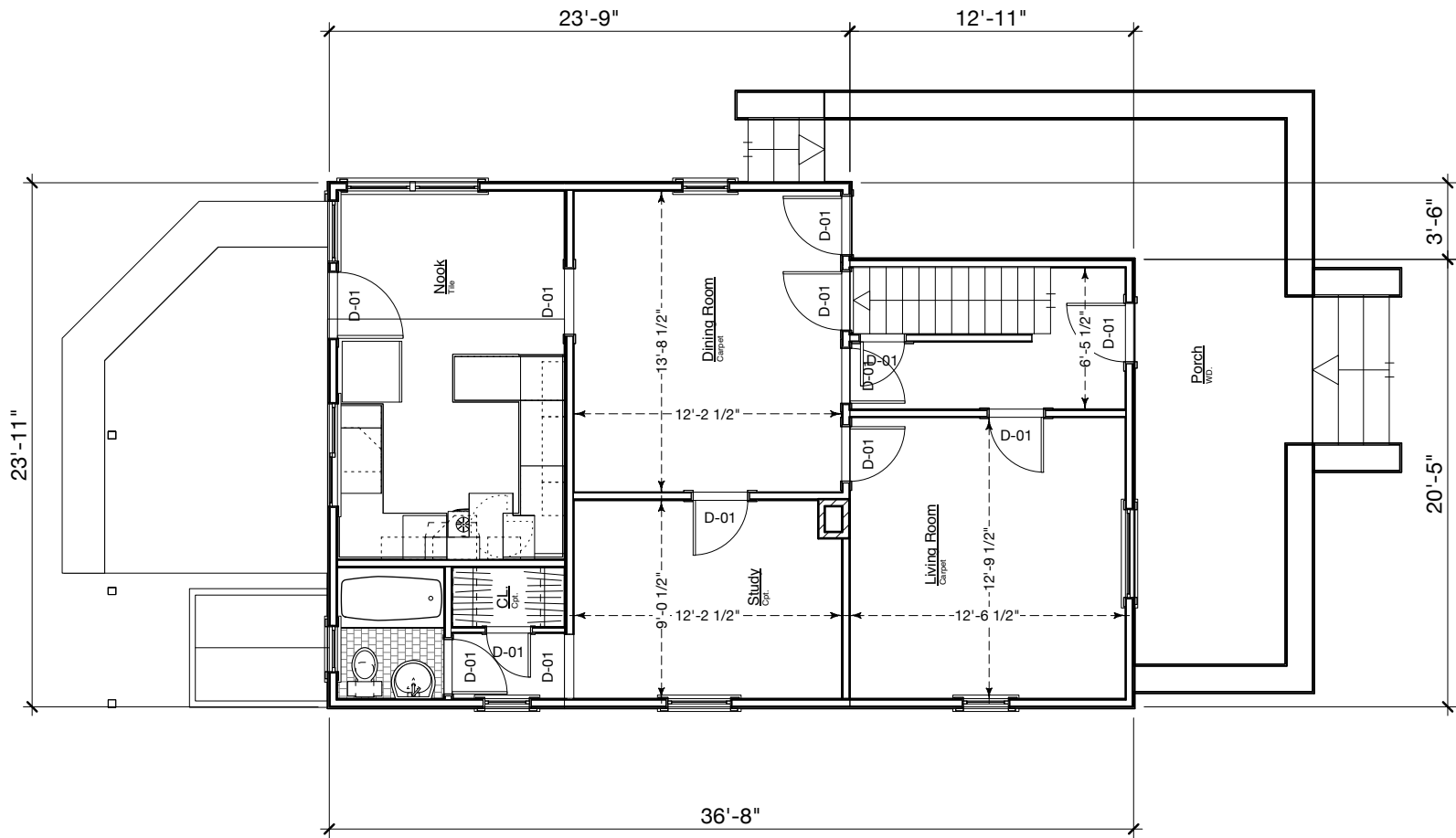


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Bates Residence
 508 Third St., Ann Arbor, MI 48103

A3



1 Existing
First Floor Plan

Scale: 1/8" = 1'-0" on 8 1/2" x 11"

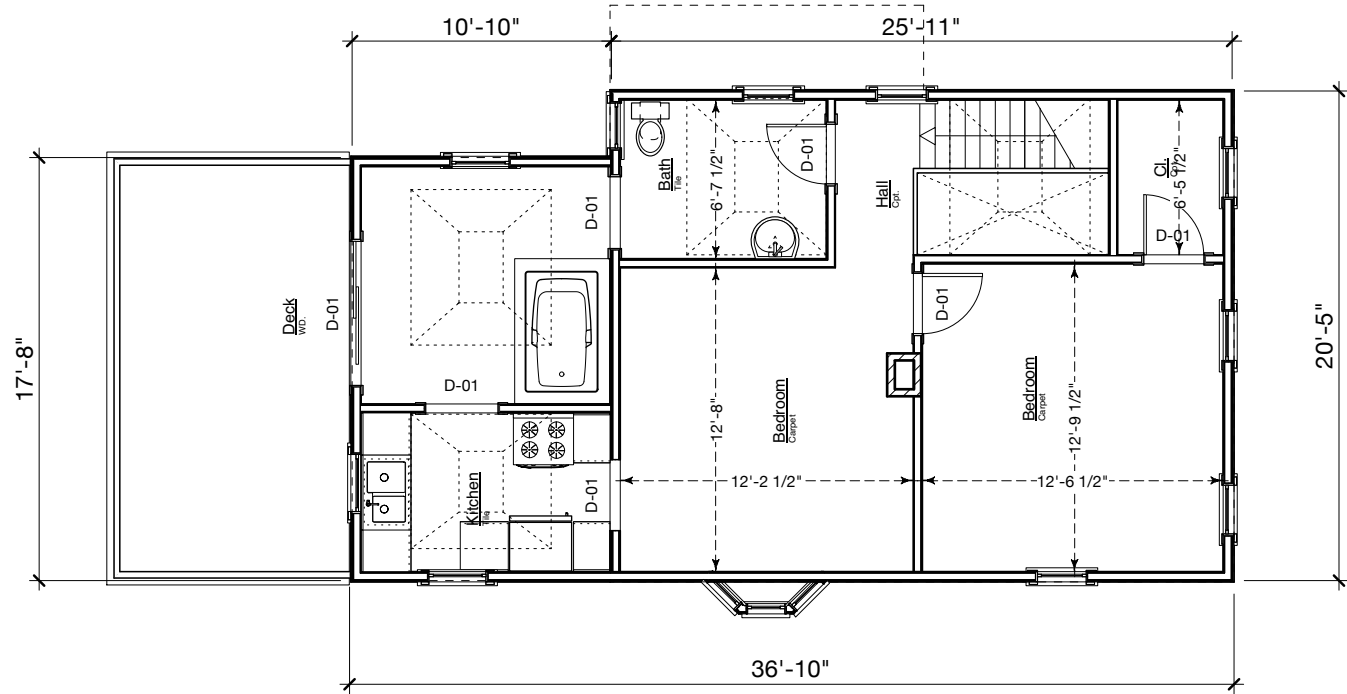
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Bates Residence
508 Third St., Ann Arbor, MI 48103

A4



2 Existing
Second Floor Plan

Scale: 1/8" = 1'-0" on 8 1/2" x 11"



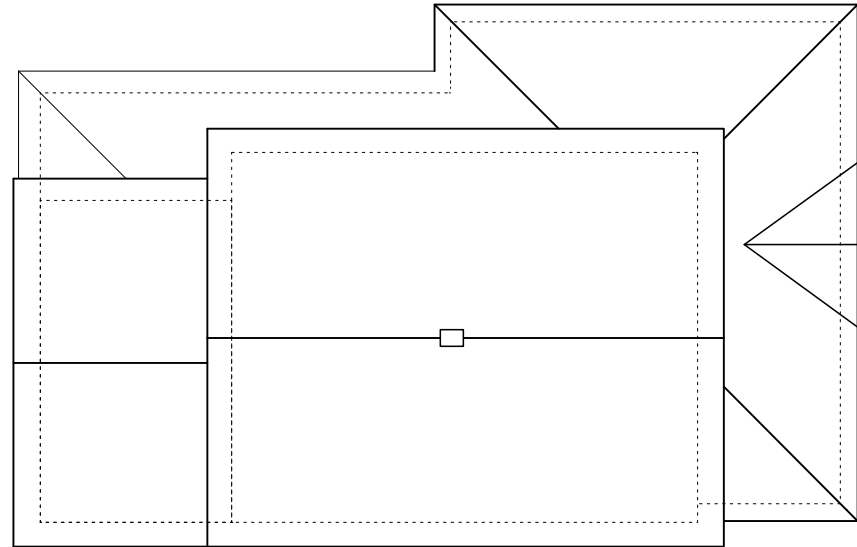
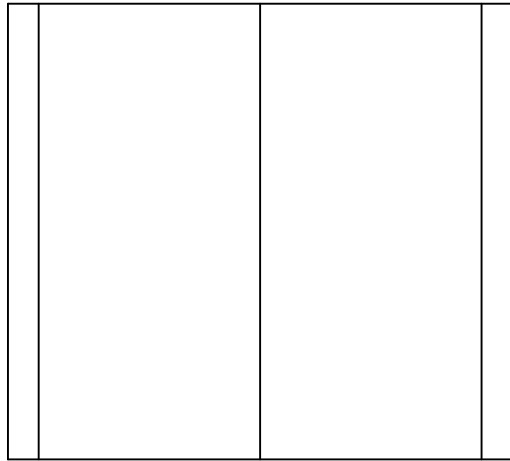
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Bates Residence
 508 Third St., Ann Arbor, MI 48103

A5



1 Existing
Roof Plan
Scale: 3/32" = 1'-0" on 8 1/2" x 11"



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E Existing
East Elevation

Scale: 3/32" = 1'-0" on 8 1/2" x 11"

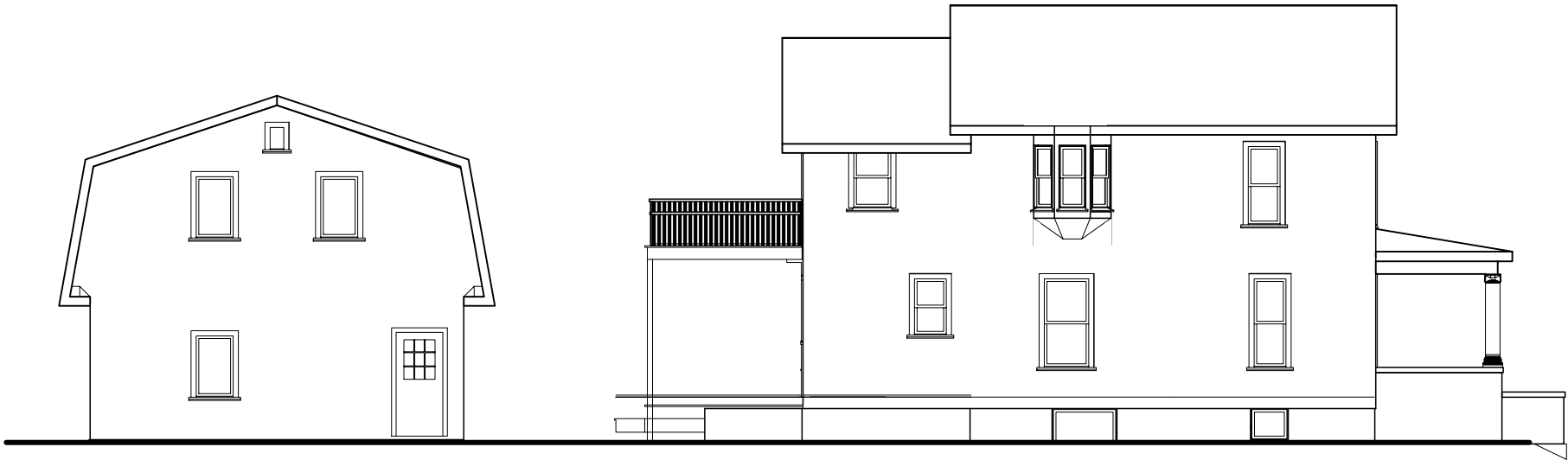
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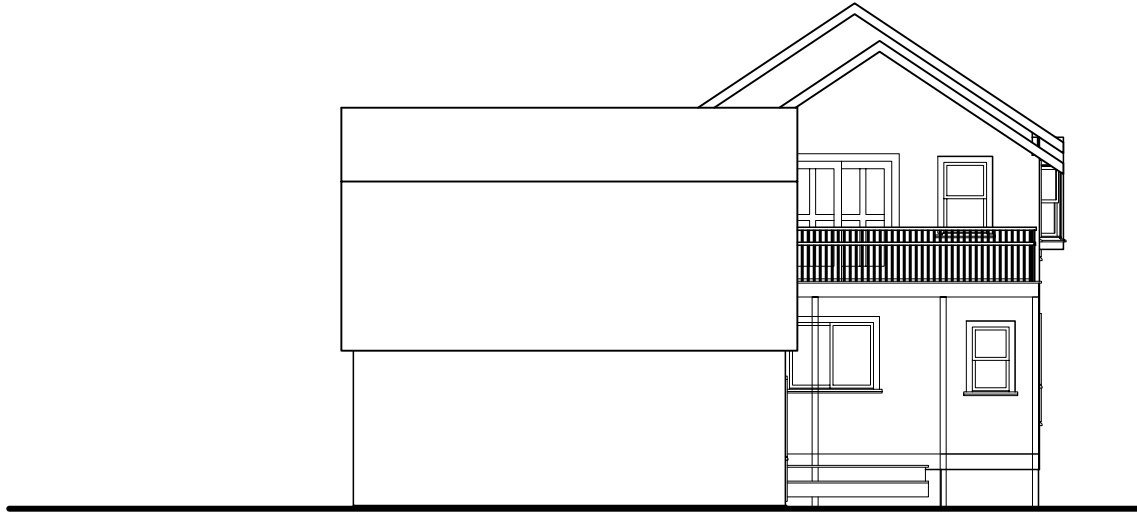
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A7



S Existing
South Elevation
Scale: 3/32" = 1'-0" on 8 1/2" x 11"

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W Existing
West Elevation
Scale: 3/32" = 1'-0" on 8 1/2" x 11"

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N Existing
North Elevation

Scale: 3/32" = 1'-0" on 8 1/2" x 11"

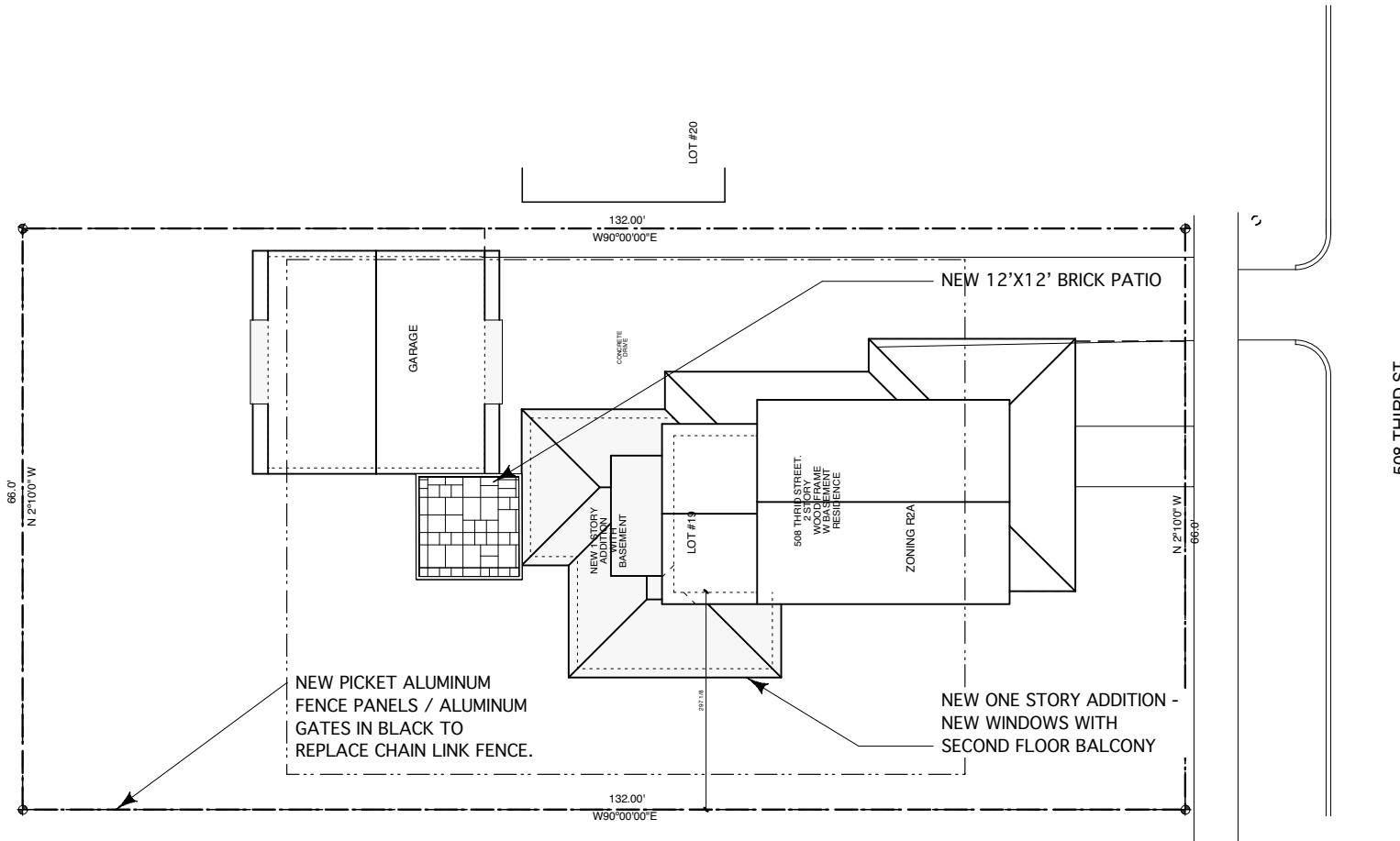
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Bates Residence
508 Third St., Ann Arbor, MI 48103

A10



1 Proposed Site Plan

Scale: 20'-0" = 1'-0" on 8 1/2" x 11"

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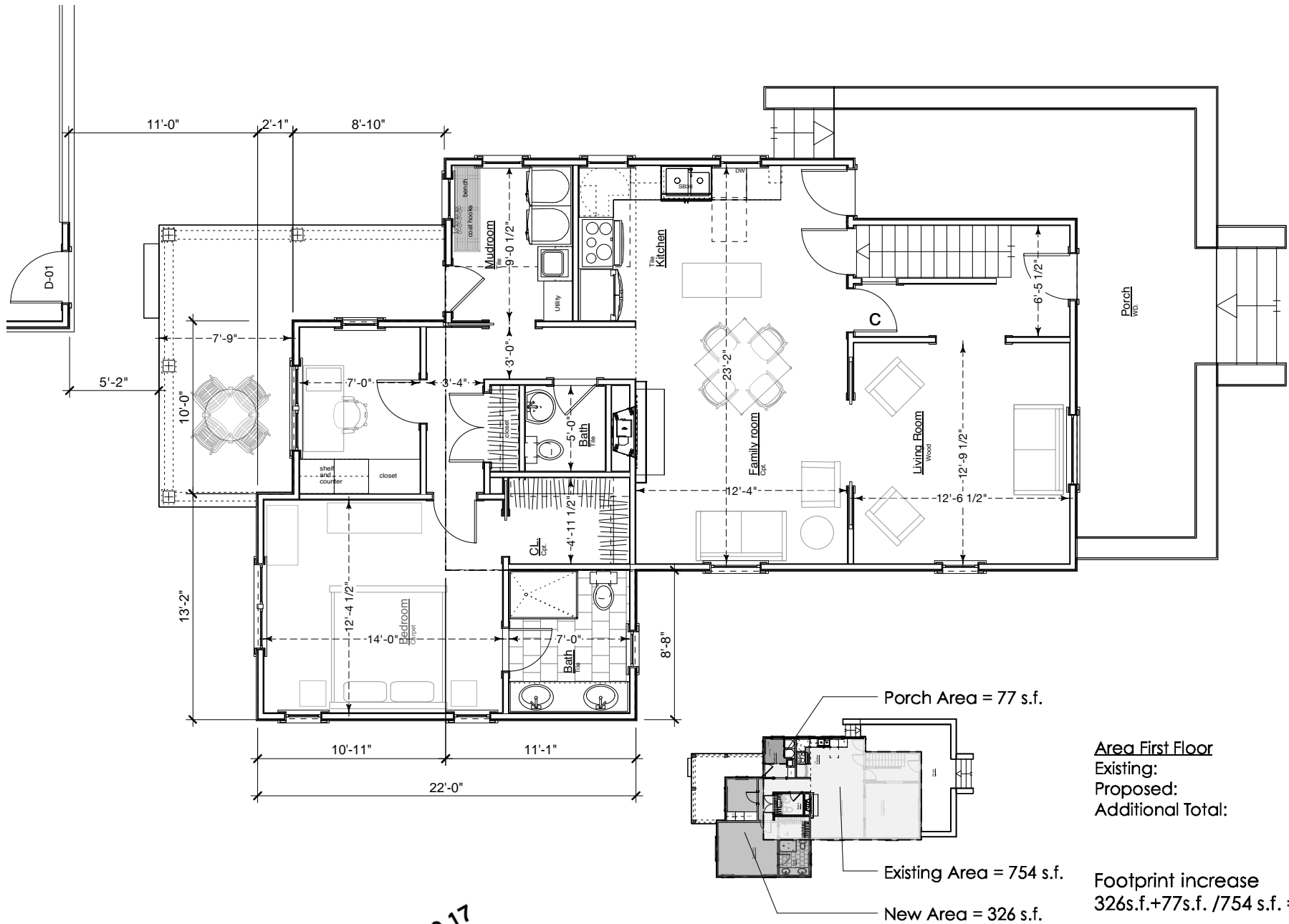


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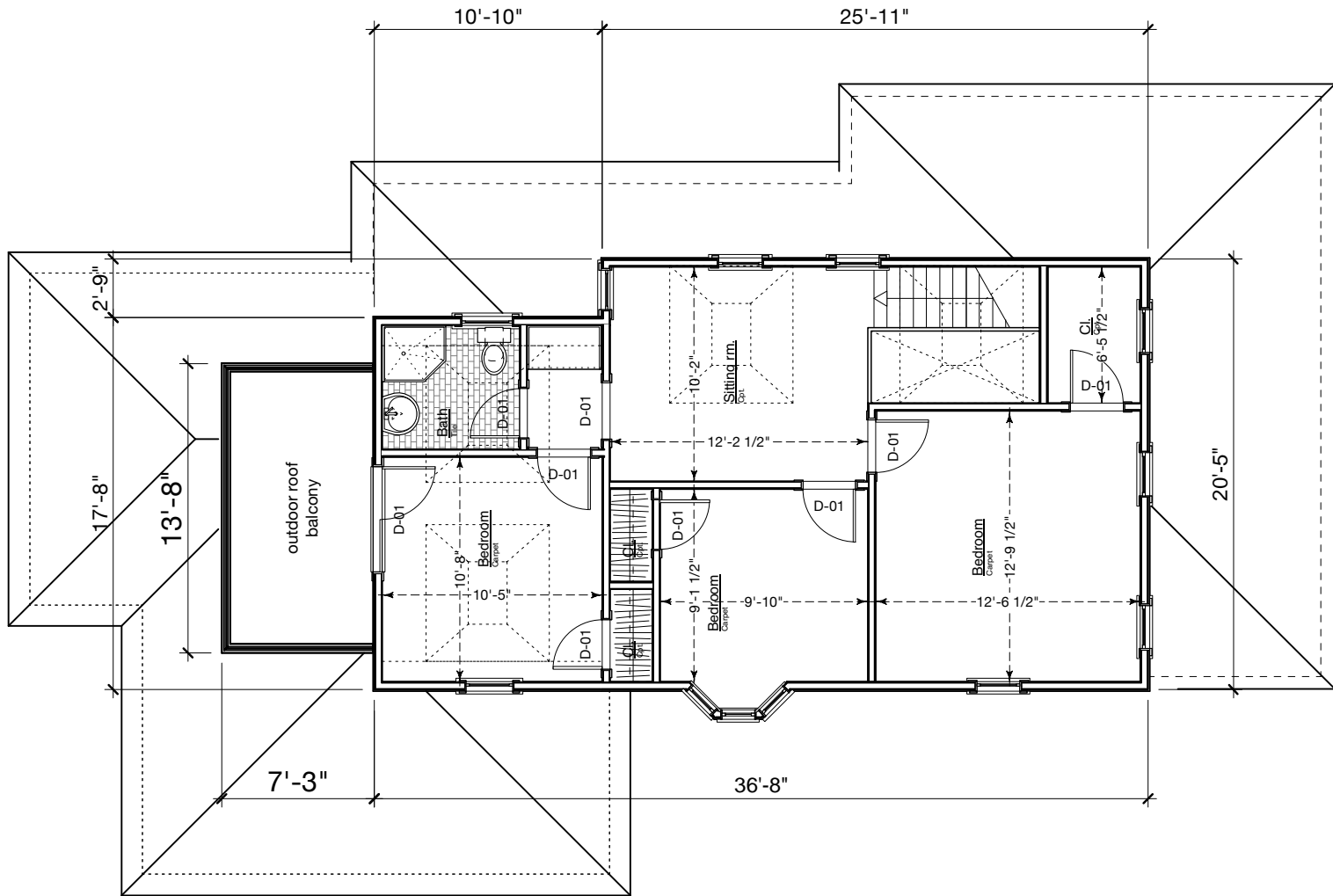
A11



Area First Floor		sf
Existing:		831
Proposed:		326
Additional Total:		1157

Footprint increase
 $326s.f.+77s.f. / 754 s.f. = 53\%$

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Area Second Floor	sf
Existing:	679
Total:	679

**2 Proposed
Second Floor Plan**

Scale: 1/8" = 1'-0" on 8 1/2" x 11"

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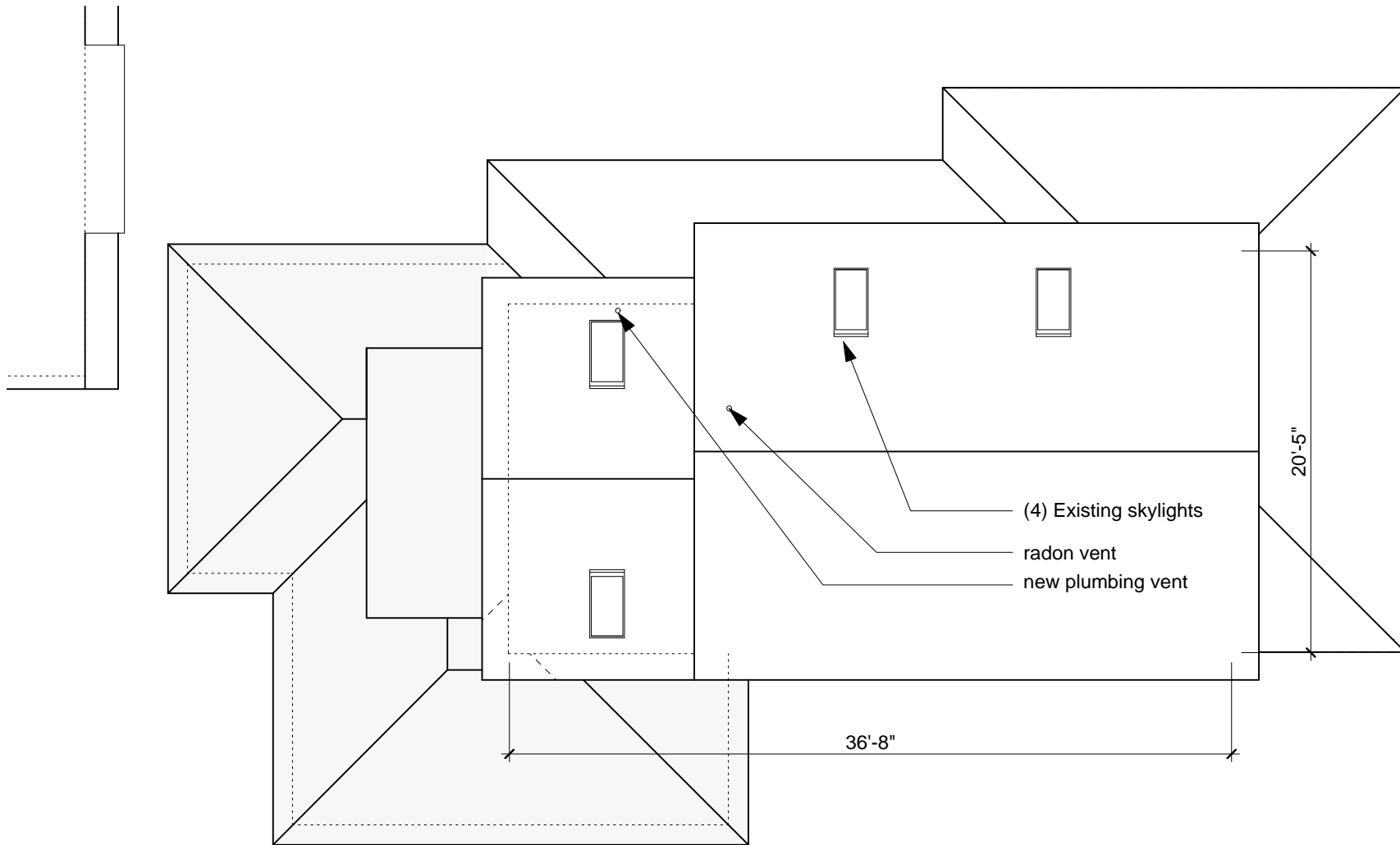


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Bates Residence
508 Third St., Ann Arbor, MI 48103

A13



1 Proposed
Roof Plan

Scale: 1/8" = 1'-0" on 8 1/2" x 11"

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A14

RENOVATION OF EXISTING RESIDENCE:

ROOFING:

Replace roofing with laminated asphalt shingles

SIDING:

Repair damaged wood siding and trim as required and repaint at connection as required.

Windows:

Remove rear vinyl windows and install new claded Jeld-Wen windows with new exterior 3 1/2" x 5/4 casings - painted.



E Proposed
East Elevation

Scale: 3/16" = 1'-0" on 8 1/2" x 11"

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A15

WINDOW SCHEDULE

Mark	Jeld.#	Type	Unit Size	Notes
W1	SCD2564	double hung	2-2 3/8, 5-6	1 over 1
W2	SCD2952	double hung	2-5 3/8, 4-6	1 over 1
W3	SCD2148	double hung	2-0 3/8, 5-0	1 over 1
W4	SCD3664	double hung	2-3 3/8, 5-4	1 over 1
W5	SCD2152	double hung	1-9 3/8, 4-4	1 over 1
W6	SCC2818	csmt	2-3 15/16, 5-4 13/16	2 lite
W7	SCC2818	awning	2-9 3/8, 1-8	1lite
W8	PRCISW54611	French door	5-4 3/8, 6-10	4lite

WINDOW NOTES:

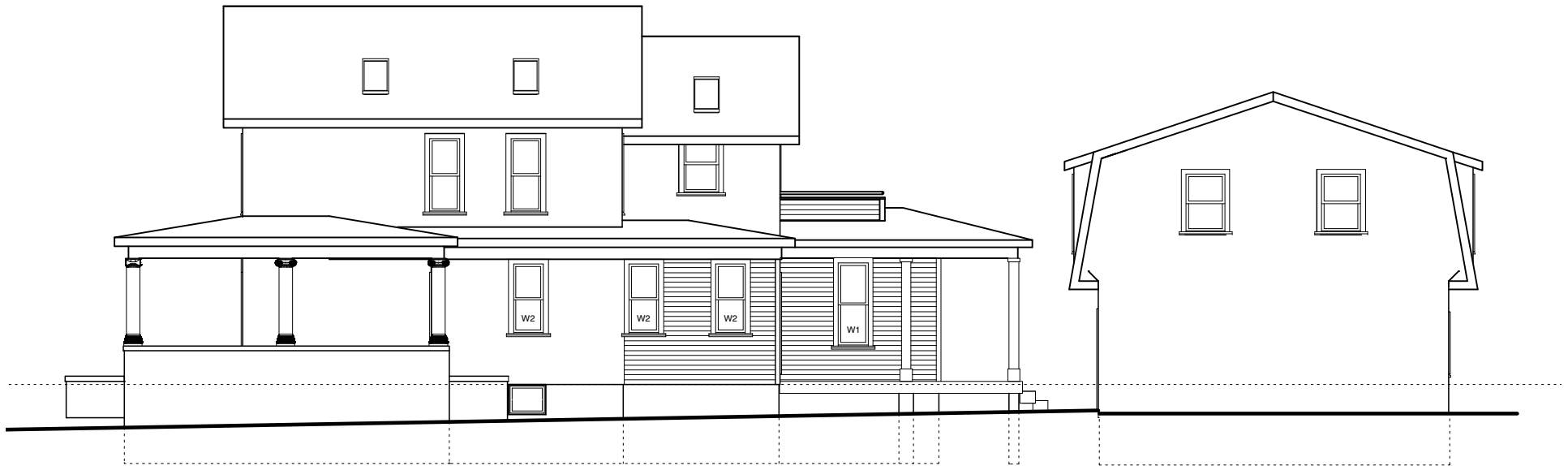
Windows shall be wood with aluminum cladding. Glazing shall be double glazed low e. Muntins shall be simulated-bonded to exterior and interior. Cladding shall be white. Screens shall be supplied with all windows.

DOOR SCHEDULE

Mark	Product #	Type	Unit Size	Notes
D1	Simpson 7044	door	32x80	1 lite

DOOR NOTES:

Doors shall be wood. Glazing shall be double glazed low e. Muntins shall be simulated-bonded to exterior and interior.



Proposed North Elevation

Scale: 3/16" = 1'-0" on 8 1/2" x 11"

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A16

NEW ADDITION MATERIAL DESCRIPTION:

ROOF:
Laminated asphalt shingles - existing to be replaced

FASCIA:
1"X 7" wd bd

GUTTERS:
5" K style alum gutters

GABLE RAKE BOARD
5/4"x 6" bd

FRIEZE BD (BELOW RAKE)
5/4"x 10" with bed molding

SOFFITS:
3/4" preprimed trim with vents

CORNER BOARDS"
5/4" X 4" wd bd

BAND BOARD:
5/4" X 10" wd bd with 5/4"x 2" beveled wash at top

SIDING:
7/16"x 5" Hardie-plank siding with 4.5" exposure.

EXPOSED FOUNDATION:
stucco cement foundation

WINDOWS:
Jeld Wen Clad wood windows with 5/4" X 4" WD casings

DOORS:
Simpson entrance door Model 7044 with 5/4" X 4" WD casings.

OVERHEAD DOOR: Colpay Coachman Collection 4 sectional with top section lights



Proposed
West Elevation

Scale: 3/16" = 1'-0" on 8 1/2" x 11"

HDC SUBMISSION 05.19.17

■ RUETER ASSOCIATES ■

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W Proposed
West Section/Elevation

Scale: 3/16" = 1'-0" on 8 1/2" x 11"

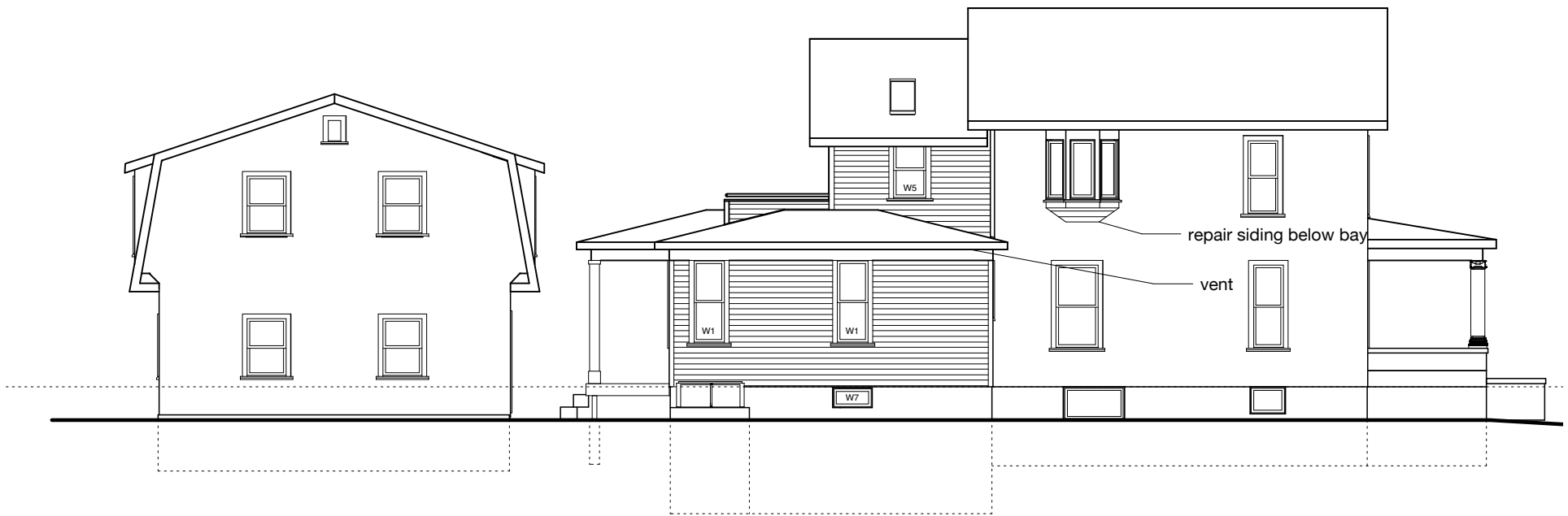
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S Proposed
South Elevation

Scale: 3/16" = 1'-0" on 8 1/2" x 11"

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