

## NN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 520 Detroit Street, Application Number HDC21-021

**DISTRICT:** Old Fourth Ward Historic District

**REPORT DATE:** February 11, 2021

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday, February 8, 2021

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Ian Berry	Forward Design Build
<b>Address:</b>	520 Detroit St Ann Arbor, MI 48104	6087 Jackson Rd Ann Arbor, MI
<b>Phone:</b>	(717) 609-2555	(734) 761-8403

**BACKGROUND:** Construction of this single-family residential home was approved by the HDC in 2010 (HDC10-146).

**LOCATION:** The site is located on the southeast side of Detroit Street, north of East Kingsley and west of North Division.

**APPLICATION:** The applicant seeks HDC approval to enclose a recessed second-floor balcony by installing walls and windows, to increase interior habitable space.

#### **APPLICABLE REGULATIONS:**

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

- (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.

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

##### ***District or Neighborhood Setting***

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



**STAFF FINDINGS:**

1. Since this is a non-contributing building, the work is being reviewed for visual compatibility with the surrounding historic district. A small shed roof extension over the south and east eave allow the existing wall planes to be matched. The materials, windows, trim, and design are compatible with the rest of the house.
2. A pair of skylights are proposed on the south facing roof. These are hidden behind a cross-gable and the size and design are appropriate.
3. On either side of this house are contributing 19<sup>th</sup> century historic homes. Enclosing the balcony should have no impact on either of those structures or the surrounding neighborhood.
4. Staff recommends approval of the application and finds it is generally compatible in design, arrangement, texture, material and relationship to the rest of the site and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation*, in particular standard 9, and the guidelines for district or neighborhood setting.

**MOTION**

I move that the Commission issue a certificate of appropriateness for the application at 520 Detroit Street, a non-contributing property in the Old Fourth Ward Historic District, to enclose a recessed rear balcony, 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 standard 9 and the guidelines for district or neighborhood setting.

**MOTION WORKSHEET**

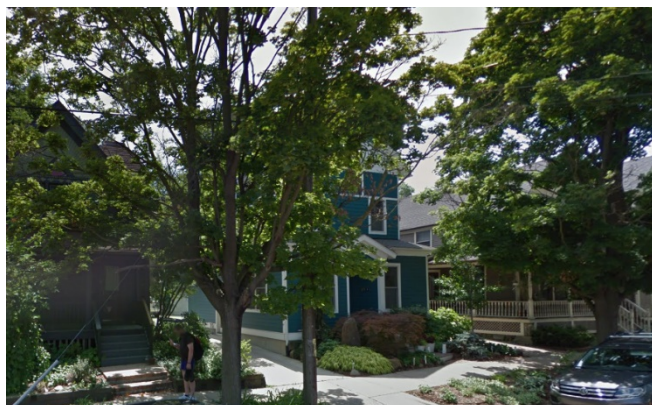
I move that the Commission issue a Certificate of Appropriateness for the work at 520 Detroit Street in the Old Fourth Ward Historic District

\_\_\_ 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, drawings, photographs

520 Detroit (July 2018, courtesy Google Street View)





# HISTORIC DISTRICT COMMISSION

## PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120  
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647  
 Phone: 734.794.6265 ext. 42608 [ithacher@a2gov.org](mailto:ithacher@a2gov.org)  
 Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC#
	BLDG#
DATE STAMP	

**APPLICATION MUST BE FILLED OUT COMPLETELY**

PROPERTY LOCATION/OWNER INFORMATION			
NAME OF PROPERTY OWNER <b>IAN BERRY</b>		HISTORIC DISTRICT <b>YES</b>	
PROPERTY ADDRESS <b>520 DETROIT ST.</b>		CITY <b>ANN ARBOR</b>	
ZIP CODE <b>48104</b>	DAYTIME PHONE NUMBER <b>(734) 1609-2555</b>	EMAIL ADDRESS <b>IANBERRY@GMAIL.COM</b>	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) —		CITY —	STATE, ZIP —
PROPERTY OWNER'S SIGNATURE			
SIGN HERE		PRINT NAME <b>Ian Berry</b>	DATE <b>1/22/2021</b>
APPLICANT INFORMATION			
NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) <b>FORWARD DESIGN BUILD</b>			
ADDRESS OF APPLICANT <b>6087 WILSON RD #100</b>		CITY <b>ANN ARBOR</b>	
STATE <b>MI.</b>	ZIP CODE <b>48103</b>	PHONE / CELL # <b>(734) 1761-8403</b>	FAX No <b>(734) 1761-8419</b>
EMAIL ADDRESS <b>CHAD@PLANFORWARD.NET</b>			
APPLICANT'S SIGNATURE (If different from Property Owner)			
SIGN HERE		PRINT NAME <b>CHAD FORWARD</b>	DATE <b>1-22-21</b>
BUILDING USE - CHECK ALL THAT APPLY			
<input checked="" type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY
<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL		
PROPOSED WORK			
Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).			
<ul style="list-style-type: none"> <li>• ADDING 2 SKYLIGHTS TO ROOFLINE.</li> <li>• ENCLOSING AN EXISTING 2ND FLOOR <del>WALKWAY</del> BALCONY SPACE, CREATING A INTERIOR HEATED SPACE ADJACENT TO MASTER BEDROOM.</li> </ul>			
DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:			
THE HOME IS WITHIN THE HISTORIC DISTRICT, BUT THE HOME, BUILT IN 2011, IS NOT HISTORIC, SIMPLE UPDATES TO A PREV. APPROVED HOME.			
For Further Assistance With Required Attachments, please visit <a href="http://www.a2gov.org/hdc">www.a2gov.org/hdc</a>			



# HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART	
DESCRIPTION	
STAFF REVIEW FEES	FEE
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

**FOR COMMISSION REVIEWS:**

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

**INSTRUCTIONS FOR SUBMITTING APPLICATIONS**

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to [building@a2gov.org](mailto:building@a2gov.org).

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to "City of Ann Arbor"

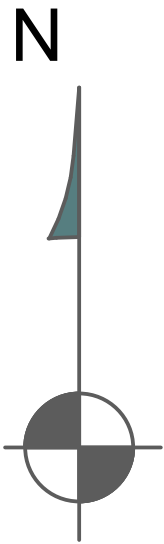
HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

**APPLICATION EXPIRATION**

HDC applications expire three (3) years after the date of approval.

**OFFICE USE ONLY**

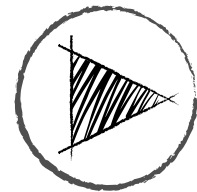
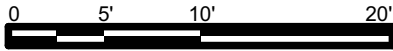
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Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	



1

# SITE PLAN

SCALE: 1" = 10'



## FORWARD

DESIGN BUILD REMODEL

6087 Jackson Rd. Suite 100  
Ann Arbor, MI 48103  
P 734-761-8403  
F 734-761-8419  
www.planforward.net

### CONSTRUCTION DOCUMENTS

## IAN BERRY & RYAN WELLER RESIDENCE

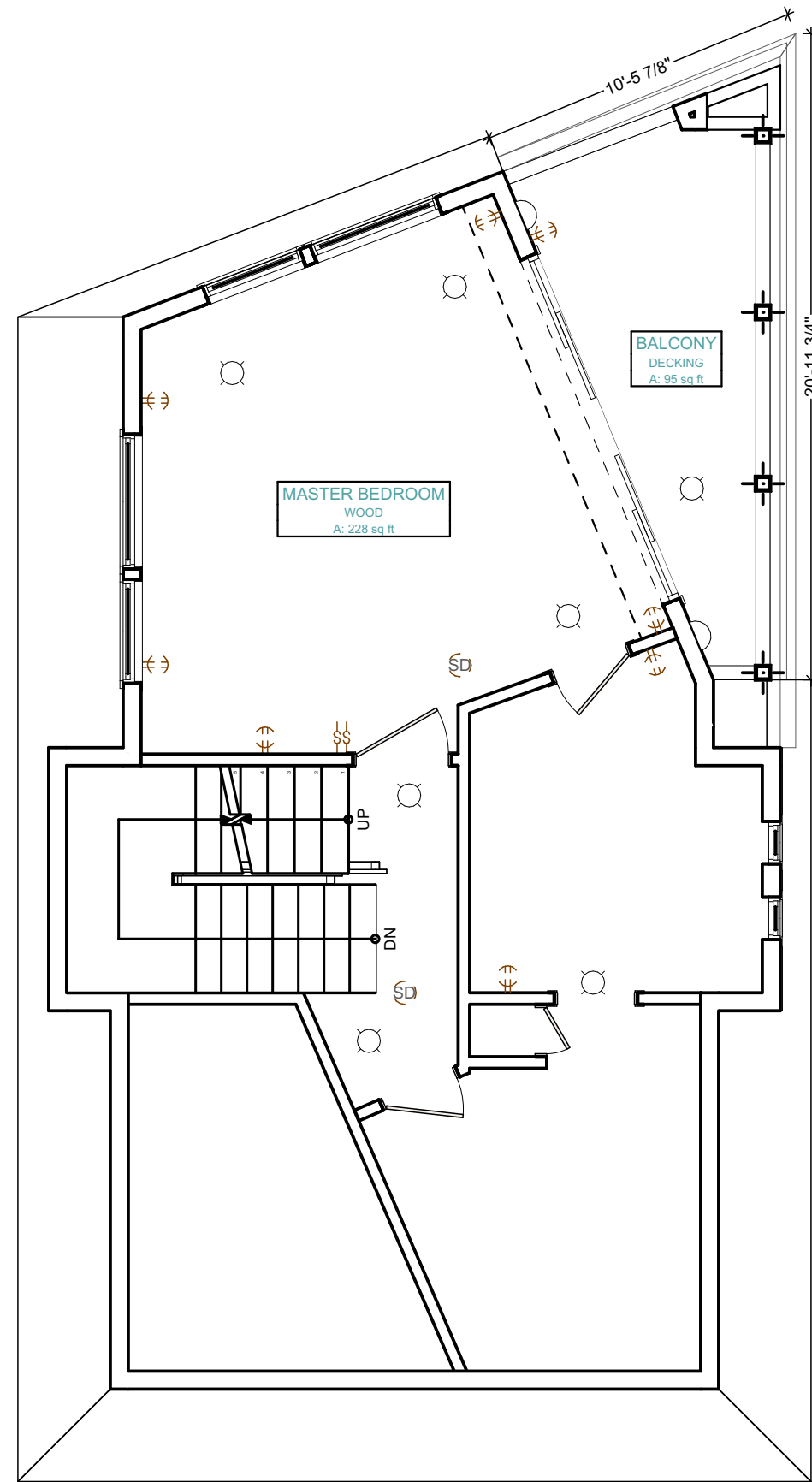
Ian Berry & Ryan Weller  
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1/21/2021

SHEET TITLE

SITE PLAN

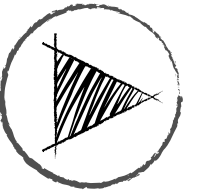
A000



1

**EXISTING SECOND FLOOR PLAN**

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



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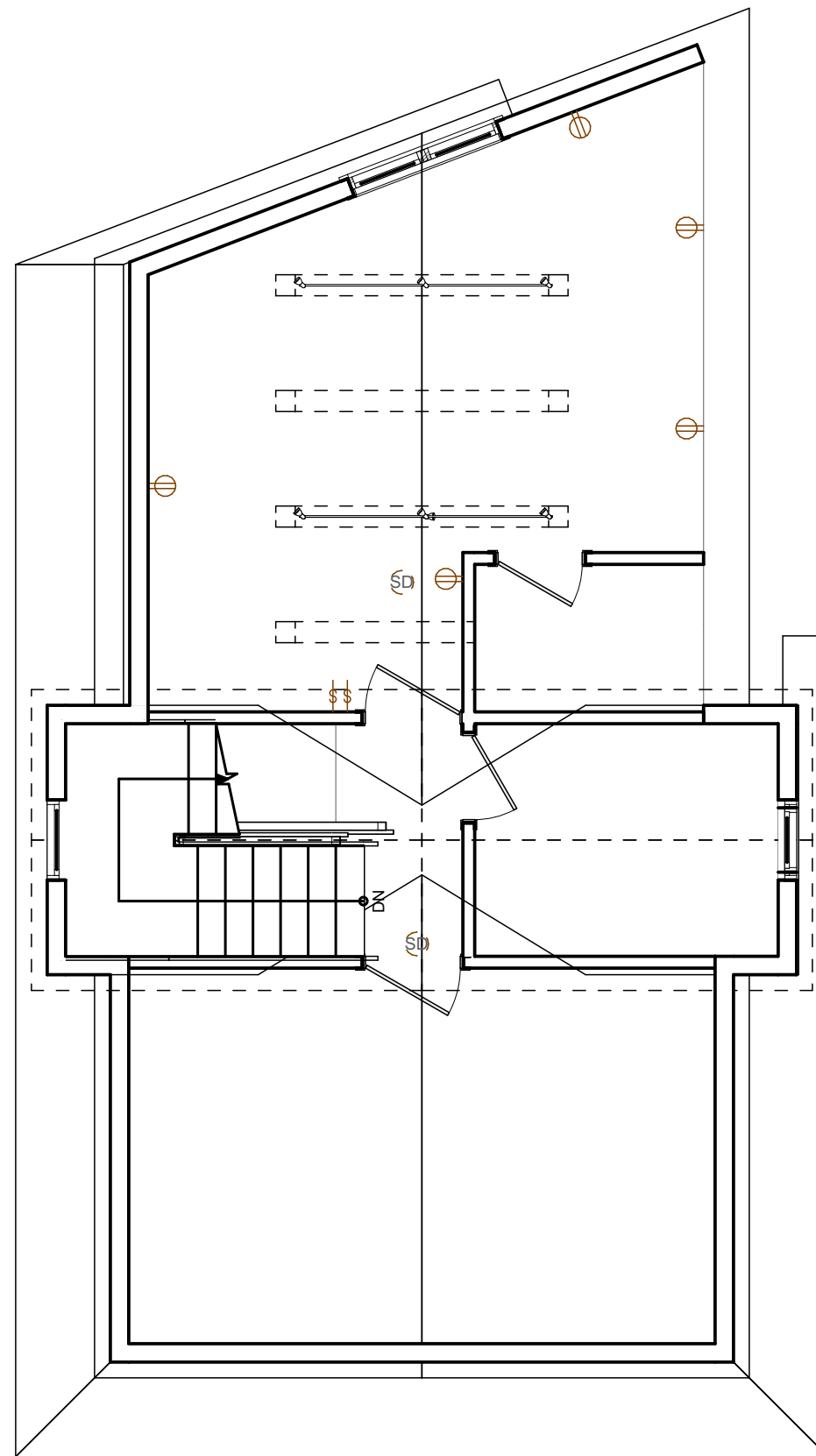
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SHEET TITLE

**EXISTING  
 SECOND FLOOR**

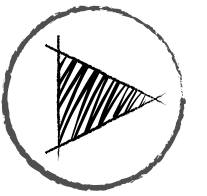
PLAN  
**A001**



1

**EXISTING THIRD FLOOR**

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



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Ian Berry & Ryan Weller

520 Detroit St.

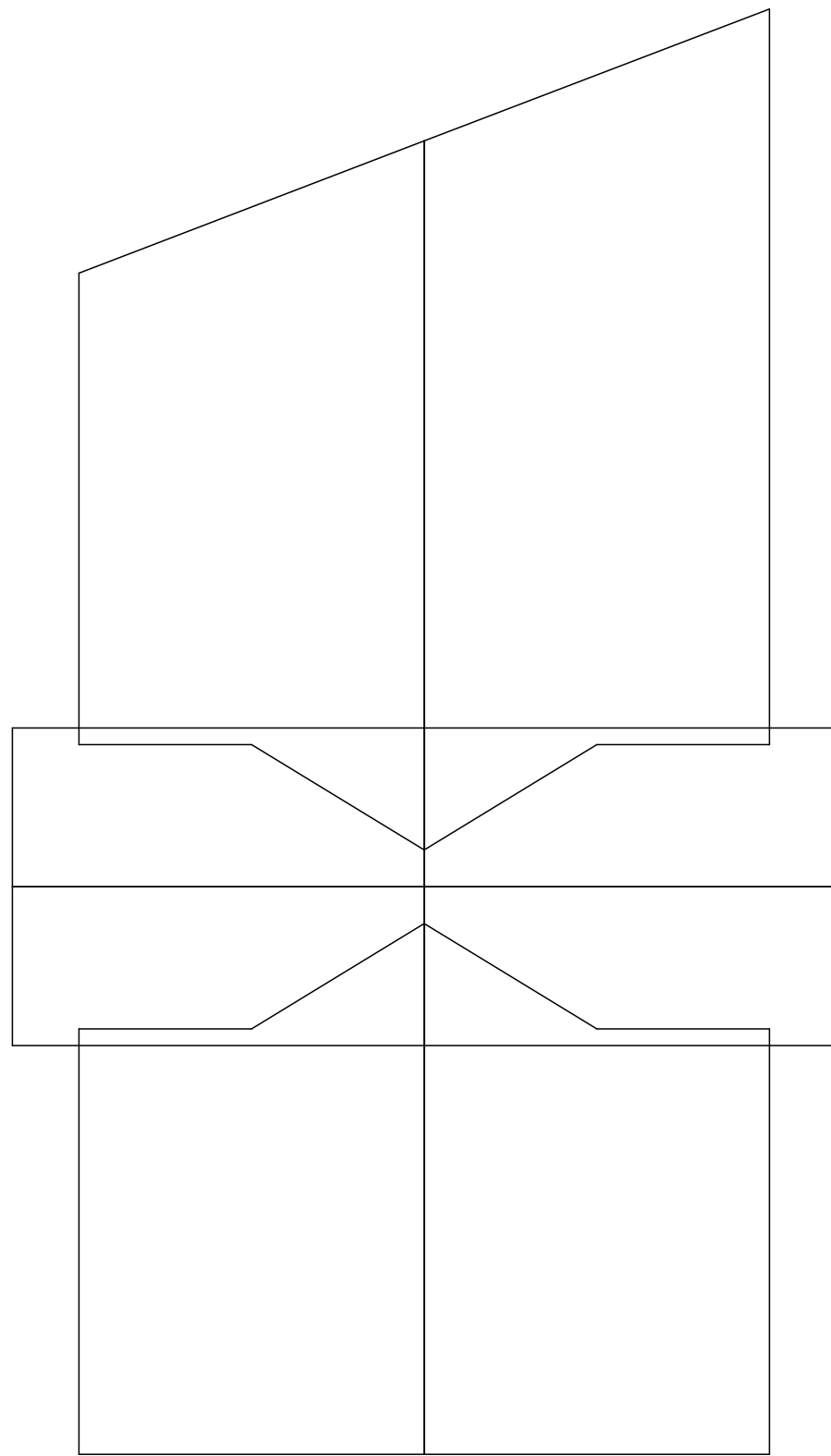
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1/21/2021

SHEET TITLE

**EXISTING THIRD  
FLOOR PLAN**

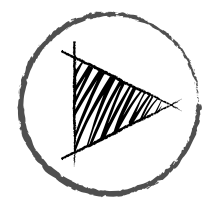
**A002**



1

**EXISTING ROOF PLAN**

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



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**IAN BERRY & RYAN  
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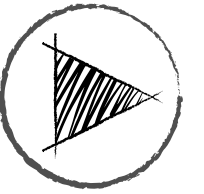
SHEET TITLE

**EXISTING ROOF**

**PLAN**

**A003**





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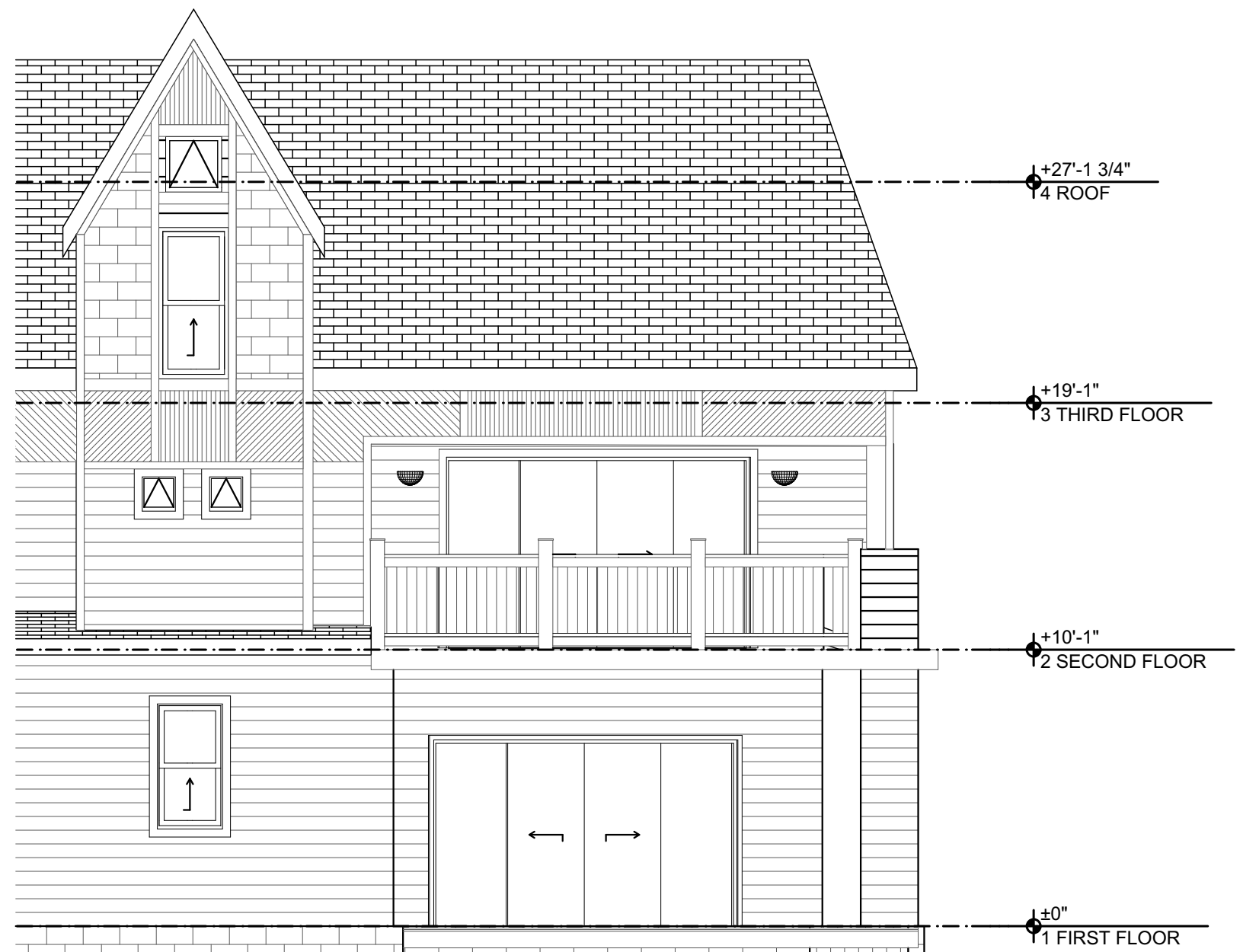
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SHEET TITLE

**EXISTING SIDE  
ELEVATION**

**A004**

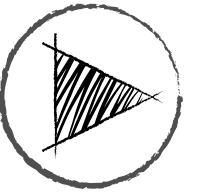


1

**EXISTING SIDE ELEVATION**

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





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SHEET TITLE

**EXISTING REAR  
ELEVATION**

**A005**

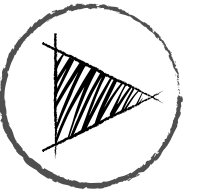


1

**EXISTING REAR ELEVATION**

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





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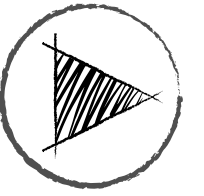
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**EXISTING  
PHOTOS**

**PT1**



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DOCUMENTS**

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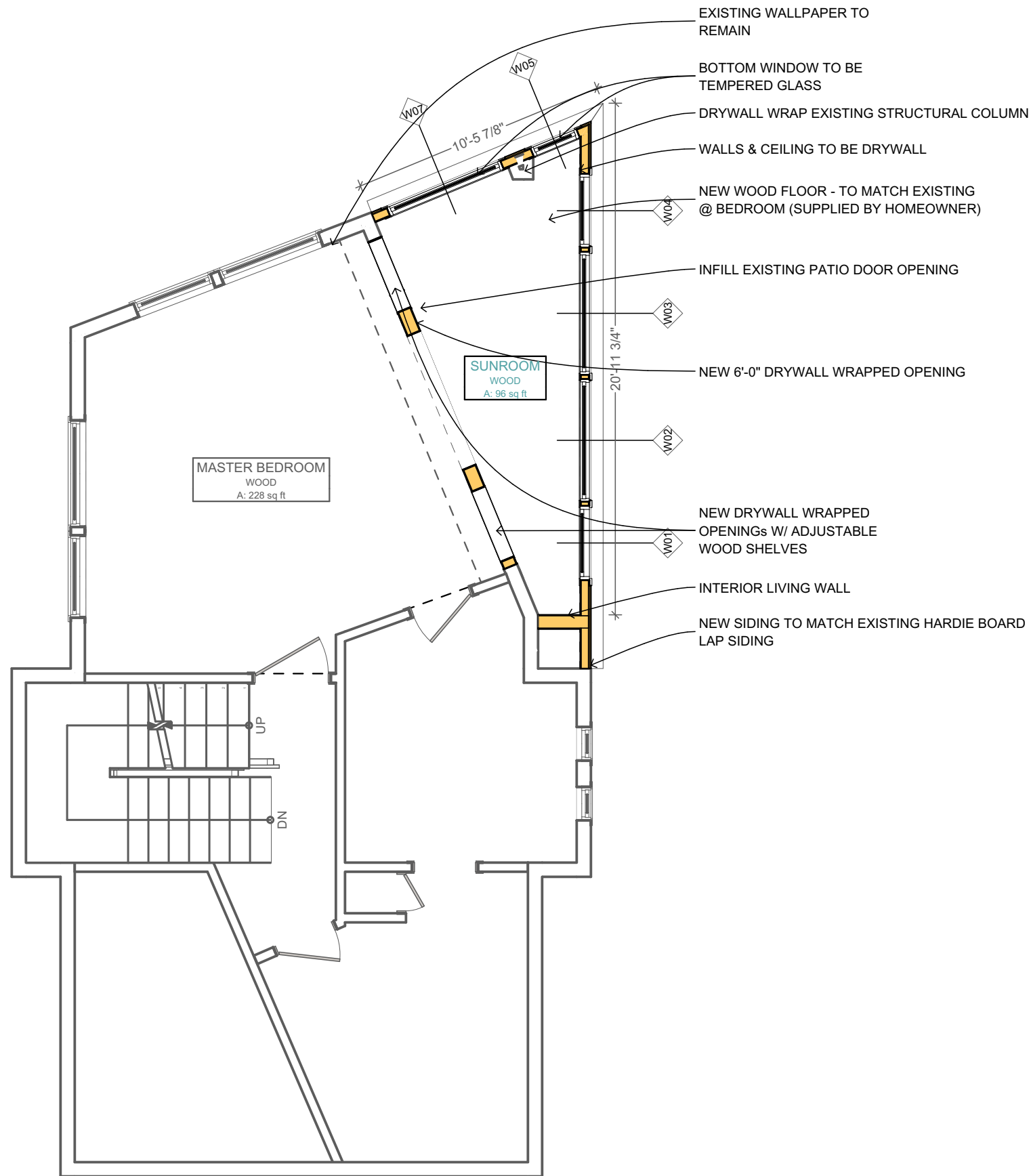
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SHEET TITLE

**EXISTING  
PHOTOS**

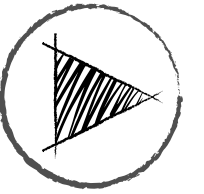
**PT2**



1

**NEW SECOND FLOOR PLAN**

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



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WELLER RESIDENCE**

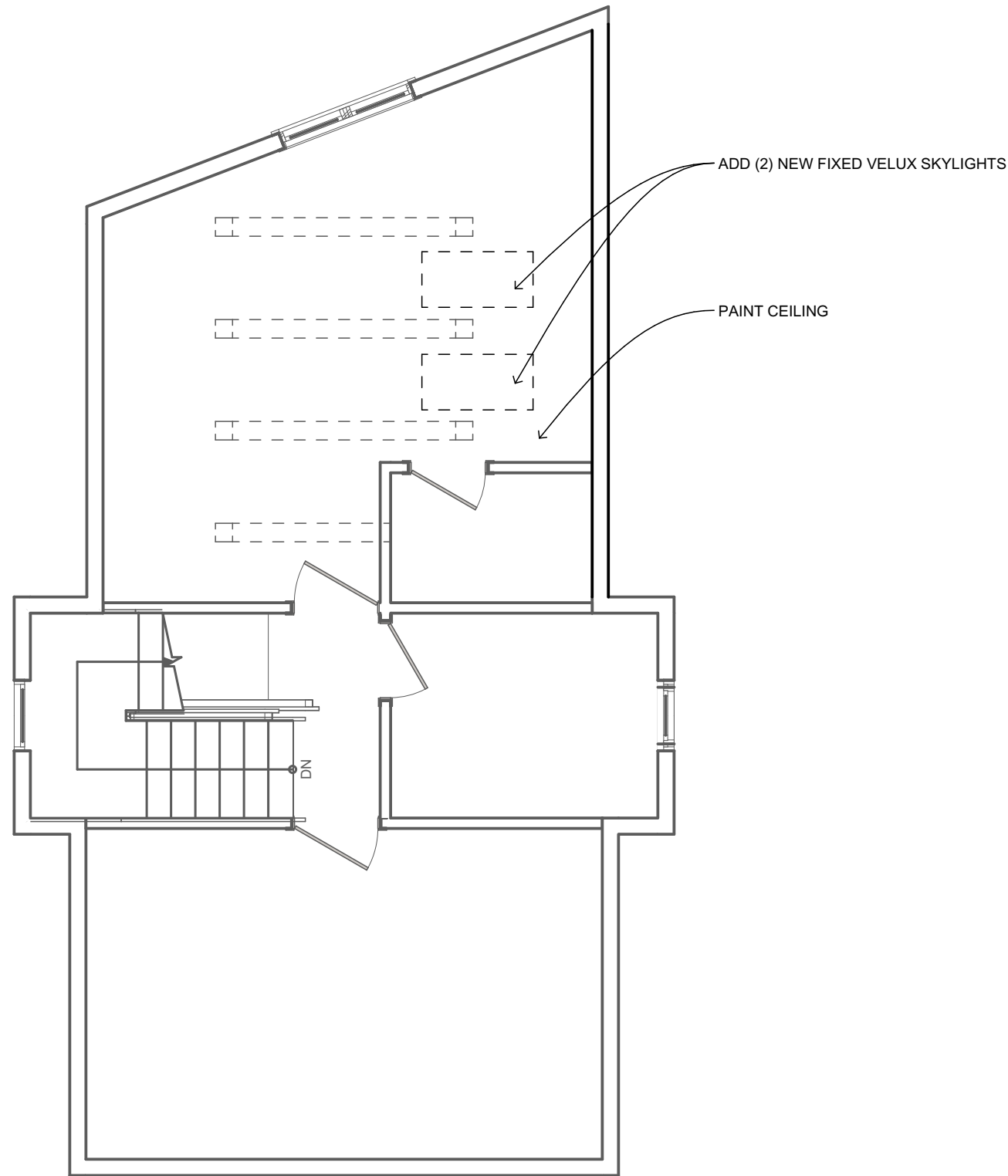
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SHEET TITLE

**NEW SECOND  
FLOOR PLAN**

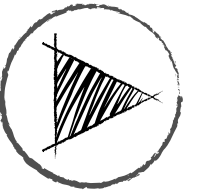
**A100**



1

**NEW THIRD FLOOR PLAN**

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



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**CONSTRUCTION  
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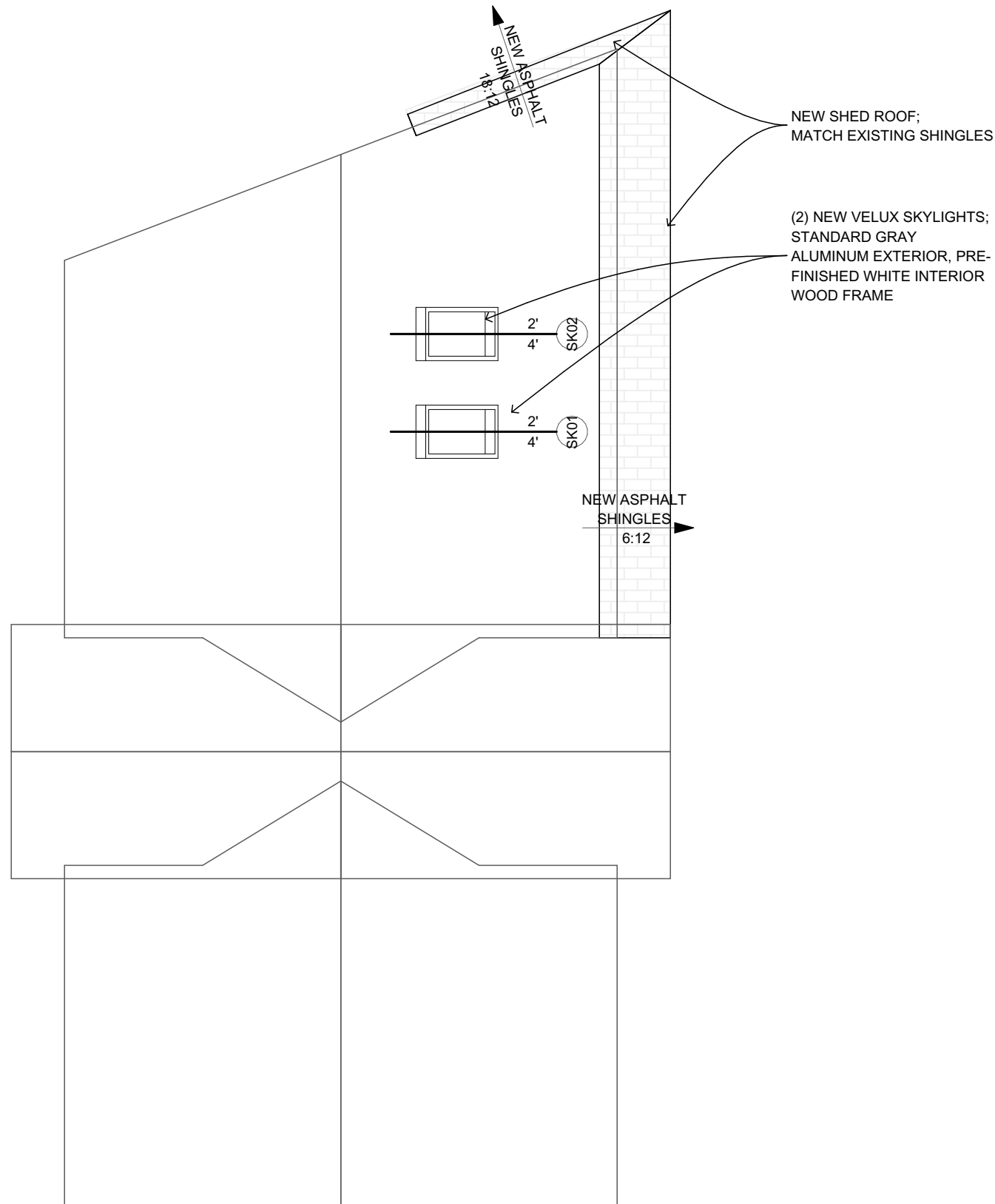
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SHEET TITLE

**NEW THIRD  
FLOOR PLAN**

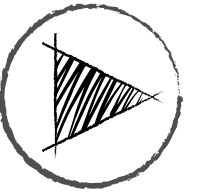
**A101**



1

**NEW ROOF PLAN**

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



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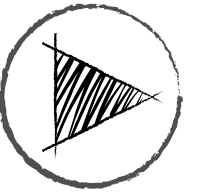
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SHEET TITLE

**NEW ROOF PLAN**

**A102**



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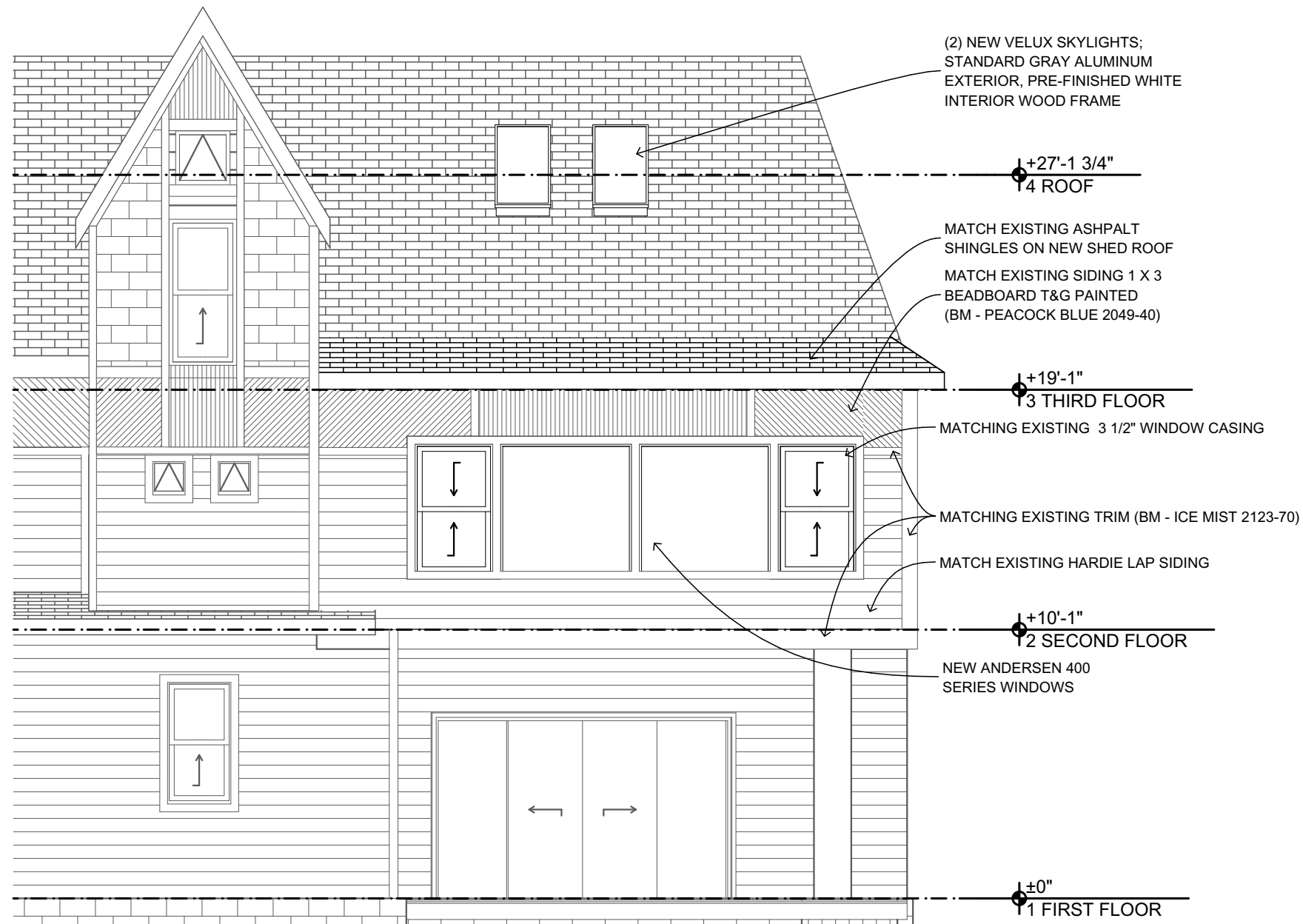
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SHEET TITLE

**NEW SIDE  
ELEVATION**

**A103**



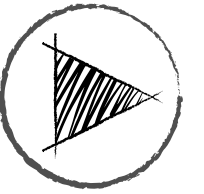
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**NEW SIDE ELEVATION**

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







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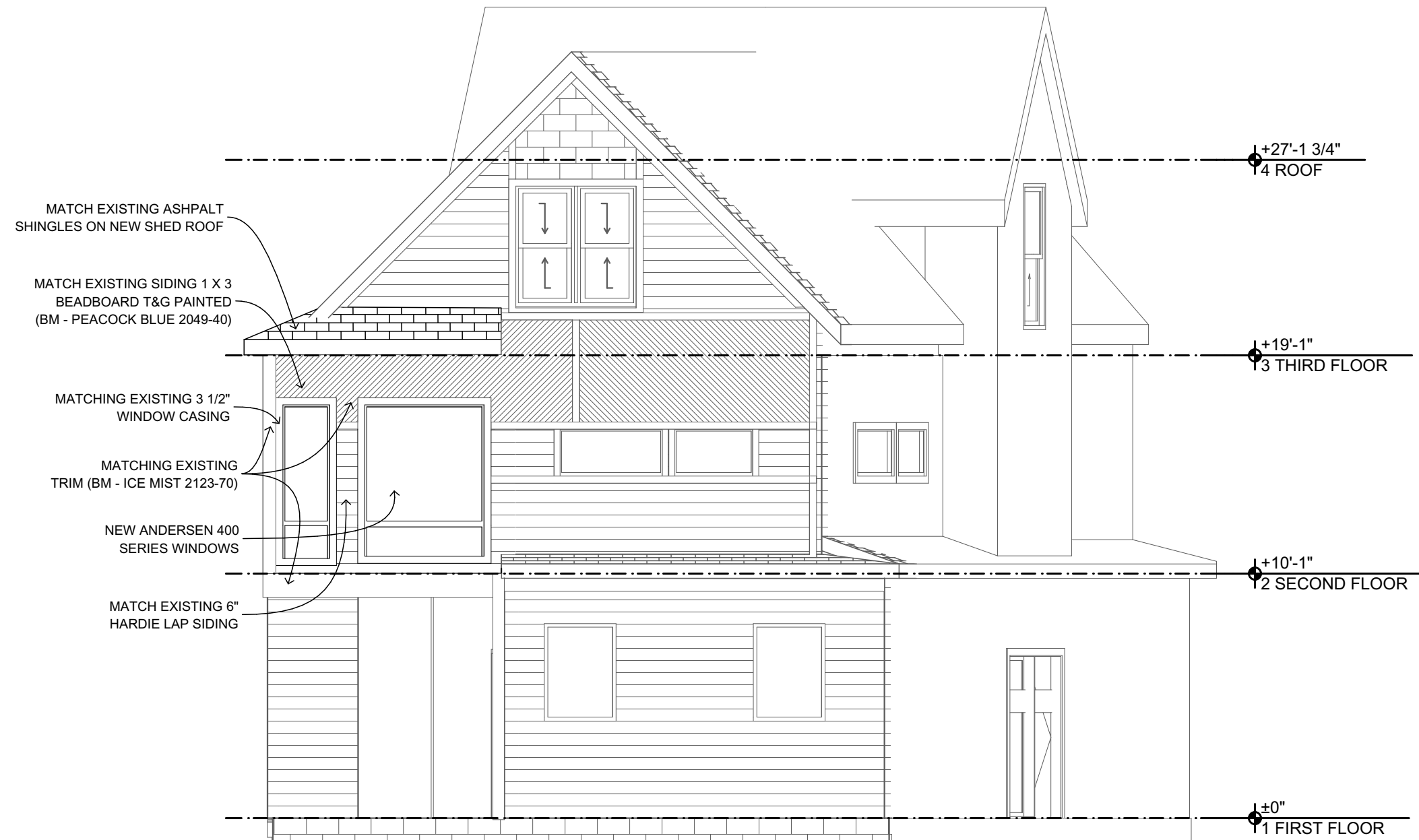
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SHEET TITLE

**NEW REAR  
ELEVATION**

**A104**



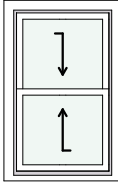
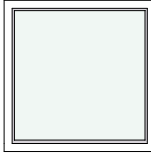
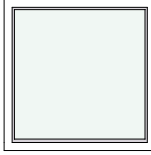
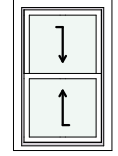
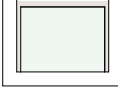
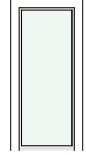
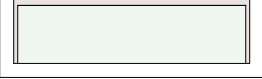
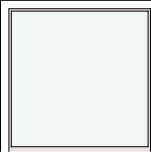
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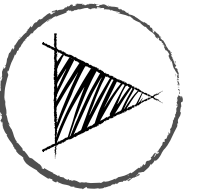
**NEW REAR ELEVATION**

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



**WINDOW SCHEDULE**

ID	View from Opening Side	Quantity	R.O. DIMENSIONS	UNIT DIMENSIONS		Brand/ Model	Window Type	Exterior Finish	Interior Finish	Notes
				WIDTH	HEIGHT					
W01		1	3'-1/2"×5'-1/4"	3'	5'	ANDERSON 400 SERIES	DOUBLE HUNG	WHITE - WOOD CLAD	WHITE	EGRESS; MATCHING EXISTING WINDOW BRAND / SERIES / COLOR
W02		1	5'-1/2"×5'-1/4"	5'	5'	ANDERSON 400 SERIES	FIXED	WHITE - WOOD CLAD	WHITE	MATCHING EXISTING WINDOW BRAND / SERIES / COLOR
W03		1	5'-1/2"×5'-1/4"	5'	5'	ANDERSON 400 SERIES	FIXED	WHITE - WOOD CLAD	WHITE	MATCHING EXISTING WINDOW BRAND / SERIES / COLOR
W04		1	3'-1/2"×5'-1/4"	3'	5'	ANDERSON 400 SERIES	DOUBLE HUNG	WHITE - WOOD CLAD	WHITE	EGRESS; MATCHING EXISTING WINDOW BRAND / SERIES / COLOR
W05		1	2'-1/2"×1'-8"	2'	1'-7 3/4"	ANDERSON 400 SERIES	FIXED	WHITE - WOOD CLAD	WHITE	TEMPERED; MATCHING EXISTING WINDOW BRAND / SERIES / COLOR
W06		1	2'-1/2"×5'-1/4"	2'	5'	ANDERSON 400 SERIES	FIXED	WHITE - WOOD CLAD	WHITE	MATCHING EXISTING WINDOW BRAND / SERIES / COLOR
W07		1	5'-1/2"×1'-6 1/4"	5'	1'-6"	ANDERSON 400 SERIES	FIXED	WHITE - WOOD CLAD	WHITE	TEMPERED; MATCHING EXISTING WINDOW BRAND / SERIES / COLOR
W08		1	5'-1/2"×5'-1/4"	5'	5'	ANDERSON 400 SERIES	FIXED	WHITE - WOOD CLAD	WHITE	MATCHING EXISTING WINDOW BRAND / SERIES / COLOR



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**CONSTRUCTION  
DOCUMENTS**

**IAN BERRY & RYAN  
WELLER RESIDENCE**

Ian Berry & Ryan Weller  
520 Detroit St.  
Ann Arbor, MI 48104

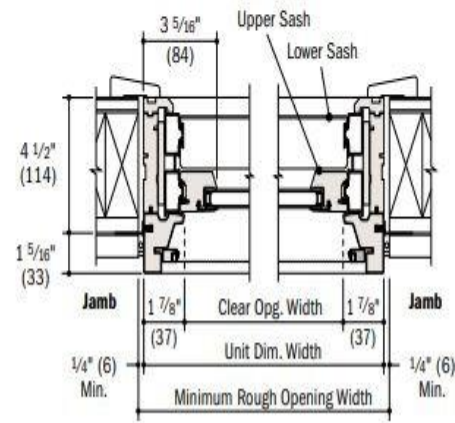
1/21/2021

SHEET TITLE

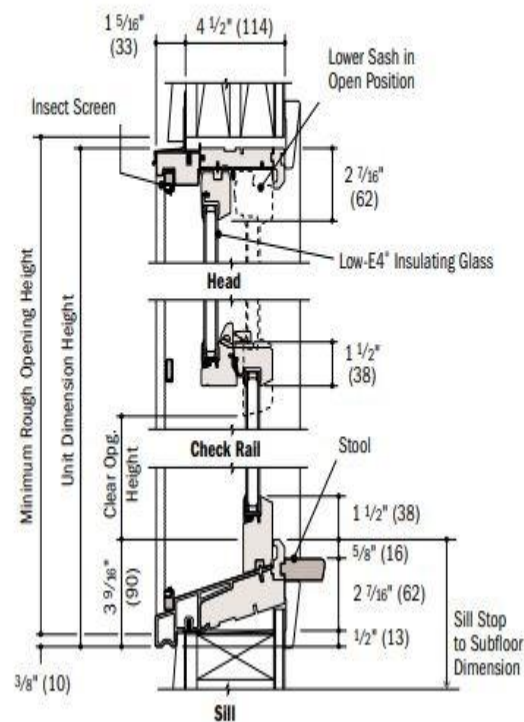
**WINDOW  
SCHEDULE**

**A600**

**Tilt-Wash Double-Hung Window Details**  
Scale 1 1/2" (38) = 1'-0" (305) – 1:8

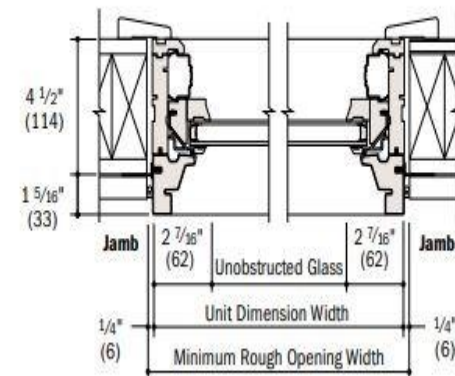


Horizontal Section

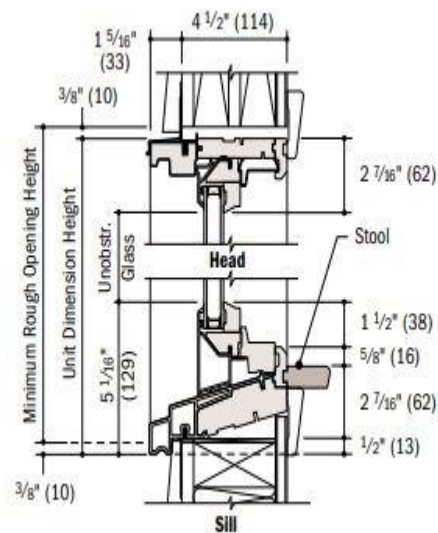


Vertical Section

**Tilt-Wash Picture Window Details**  
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section



Vertical Section

TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

FEATURES

- Frame**
- A** Exterior outer frame members are covered with a Perma-Shield® rigid vinyl cladding, minimizing maintenance and providing an attractive appearance.
  - B** For exceptional long-lasting performance, sill members are constructed with a wood core and a Fibrex® material exterior. Sill ends are protected and sealed with weather-resistant covers.
  - C** Natural wood stops are available in pine and prefinished white, dark bronze and black.™ A new, taller sill stop increases performance to PG40 while still maintaining egress on our most popular sizes.
  - D** A factory-applied rigid vinyl anchoring



Sash Wash assists make it easy to tilt the sash

EXTERIOR



INTERIOR



Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a prefinished option is specified.

HARDWARE FINISHES



**VERTICAL CROSS SECTION**      **HORIZONTAL CROSS SECTION**      **DETAIL 1**

**PRODUCT DIMENSIONS**

METRIC UNITS (MILLIMETERS)										IMPERIAL UNITS (INCHES)									
Size	Rough Opening Width	Frame Width	Frame Aperture Width	Skylight Width	Rough Opening Height	Frame Height	Frame Aperture Height	Skylight Height	Daylight Area (Sq. Meters)	Size	Rough Opening Width	Frame Width	Frame Aperture Width	Skylight Width	Rough Opening Height	Frame Height	Frame Aperture Height	Skylight Height	Daylight Area (Sq. Feet)
A06	369	387	303	409	1162	1175	1091	1200	333	A06	14 1/2	15 1/4	11 15/16	16 1/8	45 3/4	46 1/8	42 15/16	47 1/4	3.56
C01	533	546	462	566	1462	1475	1391	1500	789	C01	21	21 1/2	18 3/8	22 3/8	58 7/8	59 1/8	54 7/8	59 3/8	8.84
C04	533	546	462	566	1462	1475	1391	1500	412	C04	21	21 1/2	18 3/8	22 3/8	37 7/8	38 3/8	35 3/8	39 3/8	4.43
C06	533	546	462	566	1462	1475	1391	1500	304	C06	21	21 1/2	18 3/8	22 3/8	46 3/4	46 1/4	42 15/16	47 1/4	3.43
C08	533	546	462	566	1382	1395	1311	1420	405	C08	21	21 1/2	18 3/8	22 3/8	54 7/8	54 15/16	51 5/8	52 1/4	4.52
C12	533	546	462	566	1784	1797	1713	1822	782	C12	21	21 1/2	18 3/8	22 3/8	70 1/4	70 3/4	67 3/8	71 3/4	8.82
D04	572	590	506	612	1662	1675	1591	1700	552	D04	22 1/2	23 1/4	19 15/16	24 1/8	69 3/4	70 1/8	67 1/8	71 1/4	6.24
D06	572	590	506	612	1662	1675	1591	1700	299	D06	22 1/2	23 1/4	19 15/16	24 1/8	33 1/2	33 7/8	30 3/8	31 1/2	2.78
M02	763	776	692	786	2162	2175	2091	2200	486	M02	30 1/8	30 9/16	27 1/4	31 7/8	86 1/4	86 1/8	82 1/8	86 1/4	11.15
M04	763	776	692	786	2162	2175	2091	2200	417	M04	30 1/8	30 9/16	27 1/4	31 7/8	37 7/8	38 3/8	35 3/8	36 1/8	8.64
M06	763	776	692	786	2162	2175	2091	2200	294	M06	30 1/8	30 9/16	27 1/4	31 7/8	46 3/4	46 1/4	42 15/16	47 1/4	8.13
M08	763	776	692	786	1382	1395	1311	1420	409	M08	30 1/8	30 9/16	27 1/4	31 7/8	54 7/8	54 15/16	51 5/8	52 1/4	9.77
S01	1123	1136	1052	1156	3462	3475	3391	3500	244	S01	44 1/4	44 3/4	41 7/8	46 9/16	88 7/8	89 1/8	85 1/8	89 1/4	6.92
S06	1123	1136	1052	1156	3462	3475	3391	3500	1348	S06	44 1/4	44 3/4	41 7/8	46 9/16	45 3/4	46 1/4	42 15/16	47 1/4	12.36

**STANDARD GLAZING OPTIONS:**

- Laminated LowE3 (04)
- Tempered LowE3 (05)
- Impact (06)
- Snowload (10)

**COMPATIBLE FLASHINGS:**

- EDL Steel Flashing
- EKL/EXX Combit Flashing
- EDW Tile Flashing
- EKW/EXX Combit Tile Flashing
- EDH Metal roof Flashing
- ECB Counter Flashing for curbs

**VELUX**  
FS - Fixed Skylight

SKYLIGHT SPEC

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CONSTRUCTION DOCUMENTS

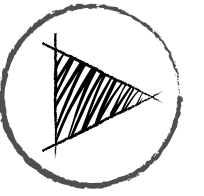
**IAN BERRY & RYAN WELLS RESIDENCE**

Ian Berry & Ryan Weller  
520 Detroit St.  
Ann Arbor, MI 48104

1/21/2021

SHEET TITLE  
WINDOW SPECS

A601



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**CONSTRUCTION  
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**SIDE 3D**



**REAR 3D**

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WELLER RESIDENCE**

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1/21/2021

SHEET TITLE

**NEW 3D VIEWS**

**A900**