



City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION
100 North Fifth Avenue | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information
Address of Property: <u>829 W. Washington Street</u>
Historic District: <u>OWS</u>
Name of Property Owner (If different than the applicant): <u>Kathy & Don Steelman (Kathryn Slisk)</u>
Address of Property Owner: <u>829 W. Washington Street</u>
Daytime Phone and E-mail of Property Owner: <u>417-7390</u>
Signature of Property Owner: <u>[Signature]</u> Date: <u>2/12/11</u>
Section 2: Applicant Information
Name of Applicant: <u>Kevin Stansbury</u>
Address of Applicant: <u>811 Miner Street</u>
Daytime Phone: <u>(734) 274-1781</u> Fax: <u>() NA</u>
E-mail: <u>papa113@sbcglobal.net</u>
Applicant's Relationship to Property: <u>owner</u> <input checked="" type="checkbox"/> architect <input type="checkbox"/> contactor <input type="checkbox"/> other
Signature of applicant: <u>[Signature]</u> Date: <u>2.15.11</u>
Section 3: Building Use (check all that apply)
<input checked="" type="checkbox"/> Residential <input checked="" 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>KS</u>

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

1. Provide a brief summary of proposed changes. Demolishing an abandoned exterior basement access stair, adding 26 SF (site footprint), and renovating first floor bathroom & stair areas for interior improvements.

2. Provide a description of existing conditions. (See attached photos). Both bathrooms in the residence are constructed in tight, awkward spaces. The upstairs bathroom has poor headroom & poor natural light. The sole basement stair creates a barrier to regular, convenient use because of its cramped, tight configuration.

3. What are the reasons for the proposed changes? Improved first & second floor bathroom facilities, improved basement (stair) access, improved dining room privacy (bathroom door relocation), new rear entry mud room & closet/storage area.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.
Included are sample door & 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: _____ Application to _____ Staff or _____ HDC

Project No.: HDC Fee Paid: _____

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

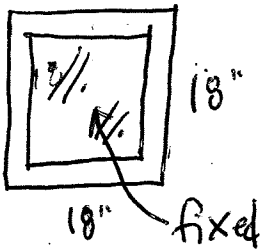
Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ HDC NTP _____ Staff COA

Comments:

#1 window (@ basement stair)

WINDOW ELEMENT measurements



#2 GLASS SIZE

existing width

16"

proposed width

existing height

16"

proposed height

#5 MUNTINS

existing distance

NA

proposed

#9 CASING

exist. width

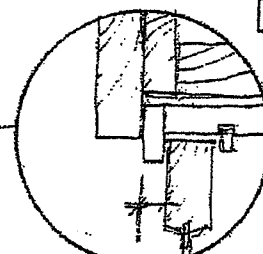
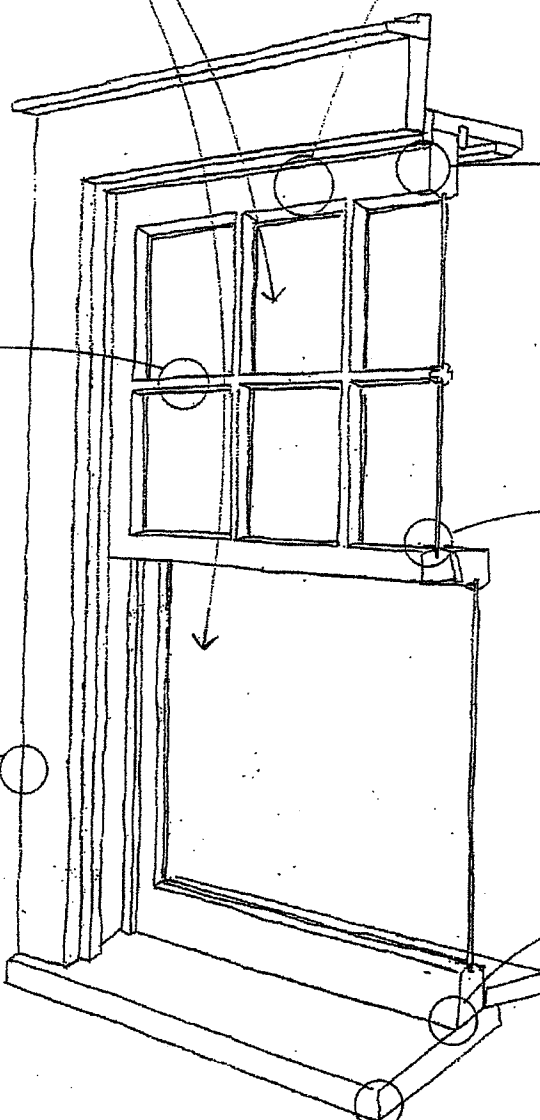
3 1/2"

proposed width

exist. depth

3/4"

proposed depth

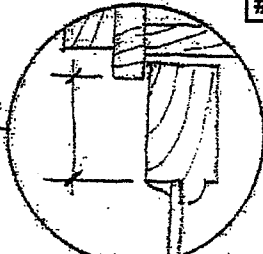


#7 SASH FACE

existing distance

1/2"

proposed

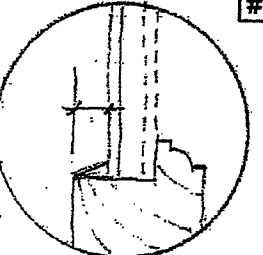


#6 PROFILES

existing

2"

proposed

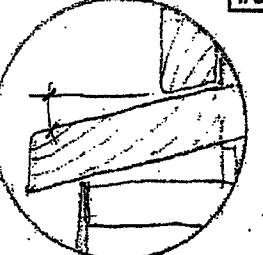


#3 INSET

existing

5/8"

proposed

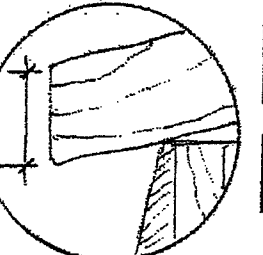


#8 PITCH

existing

± 7°

proposed



THICKNESS

existing

1 1/2"

proposed

PREPARED BY: Kevin Stansbury DATE: 2.15.11

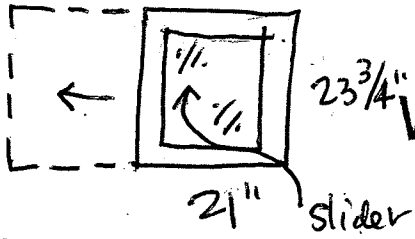
SIGNATURE: [Signature]

Notes: this field-made window will be removed

#2 Window (@ upstairs bathroom)

WINDOW ELEMENT

measurements



#2 GLASS SIZE

existing width

17³/₄"

proposed width

existing height

19³/₄"

proposed height

#5 MUNTINS

existing distance

NA

proposed

#9 CASING

exist. width

3¹/₂"

proposed width

exist. depth

3¹/₄"

proposed depth

#7 SASH FACE

existing distance

3¹/₄"

proposed

#6 PROFILES

existing

2"

proposed

#3 INSET

existing

5¹/₈"

proposed

#8 PITCH

existing

+7°

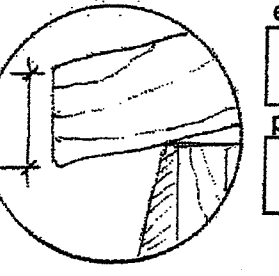
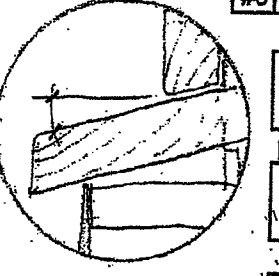
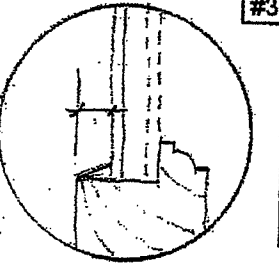
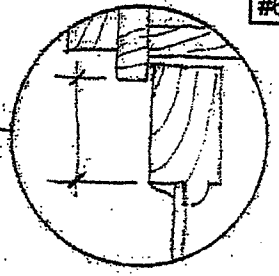
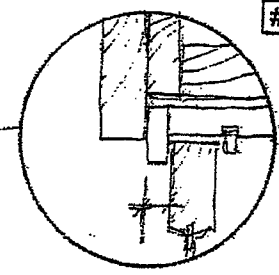
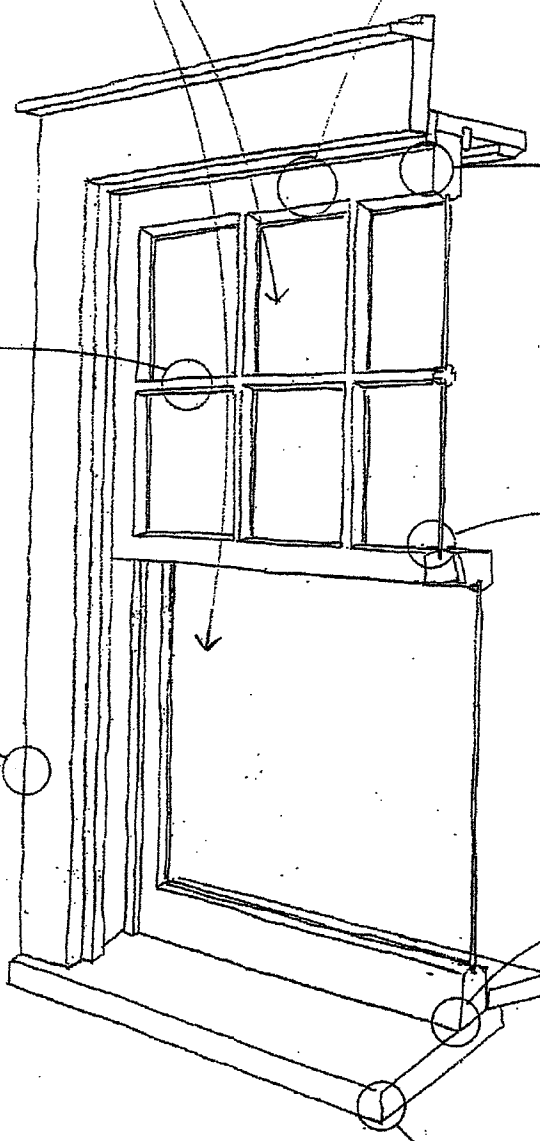
proposed

THICKNESS

existing

1¹/₂"

proposed



PREPARED BY:

Kevin Stansbury

DATE:

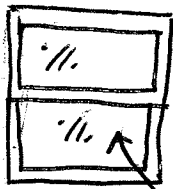
2.15.11

SIGNATURE:

Notes: this field-made window will be removed

#3 window (@ downstairs bathroom)

WINDOW ELEMENT measurements



40 3/8"

33" double-hung

#2 GLASS SIZE

existing width

29 3/4"

proposed width

existing height

17 3/4"

proposed height

#5 MUNTINS

existing distance

NA

proposed

#9 CASING

exist. width

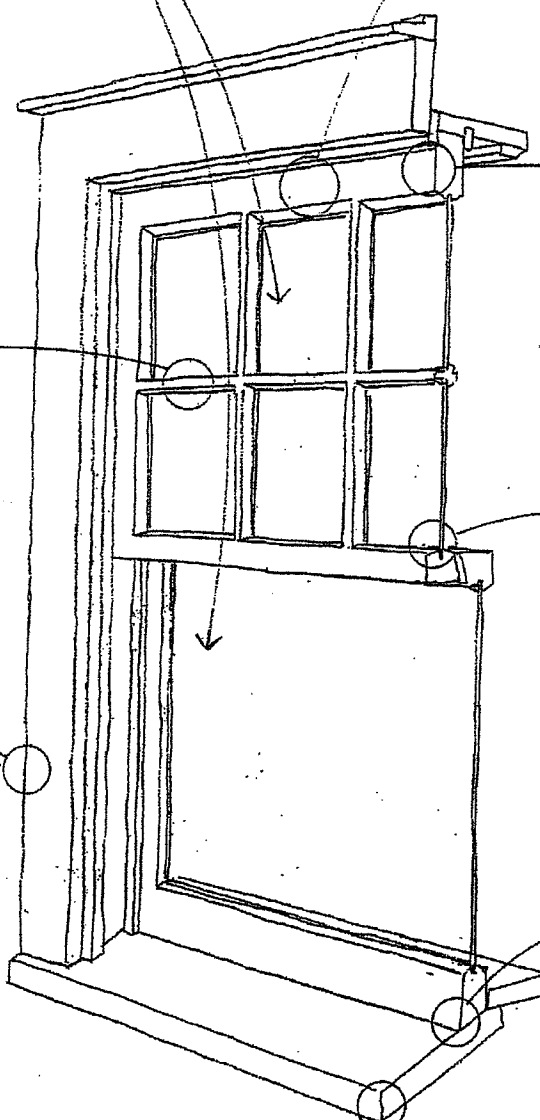
3 1/2"

proposed width

exist. depth

3/4"

proposed depth



#7 SASH FACE

existing distance

3/8"

proposed

#6 PROFILES

existing

1 3/4"

proposed

#3 INSET

existing

5/16"

proposed

#8 PITCH

existing

± 7°

proposed

THICKNESS

existing

1"

proposed

PREPARED BY:

Kevin Stansbury

DATE:

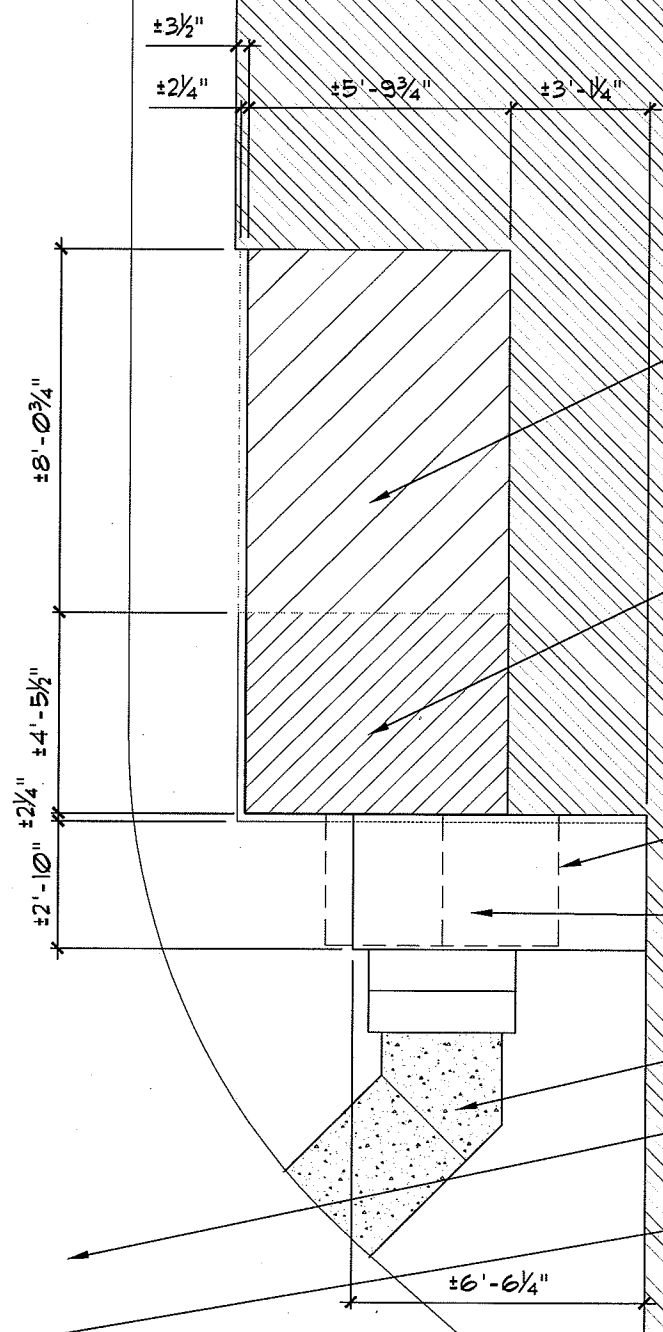
2.15.11

SIGNATURE:

SLEEMAN RESIDENCE
 829 WEST WASHINGTON
 ANN ARBOR, MI.

ANN ARBOR HISTORIC
 DISTRICT COMMISSION
 FEBRUARY 18, 2011

PROPOSED
 SITE PLAN
 1/4" = 1'-0"



EXISTING EXTERIOR
 BASEMENT STAIR
 ACCESS TO BE
 REMOVED. FOOTINGS
 TO BE RE-USED FOR
 RENOVATED AREA

NEW ADDITION
 (±26 SF ON FIRST
 FLOOR)

EXISTING
 TWO-STORY
 RESIDENCE

NEW PORCH
 AWNING ROOF
 (DASHED)

NEW WOOD DECK
 AND STAIR

NEW PAVED PATH
 TO DRIVEWAY

EXISTING
 DRIVEWAY TO
 REMAIN

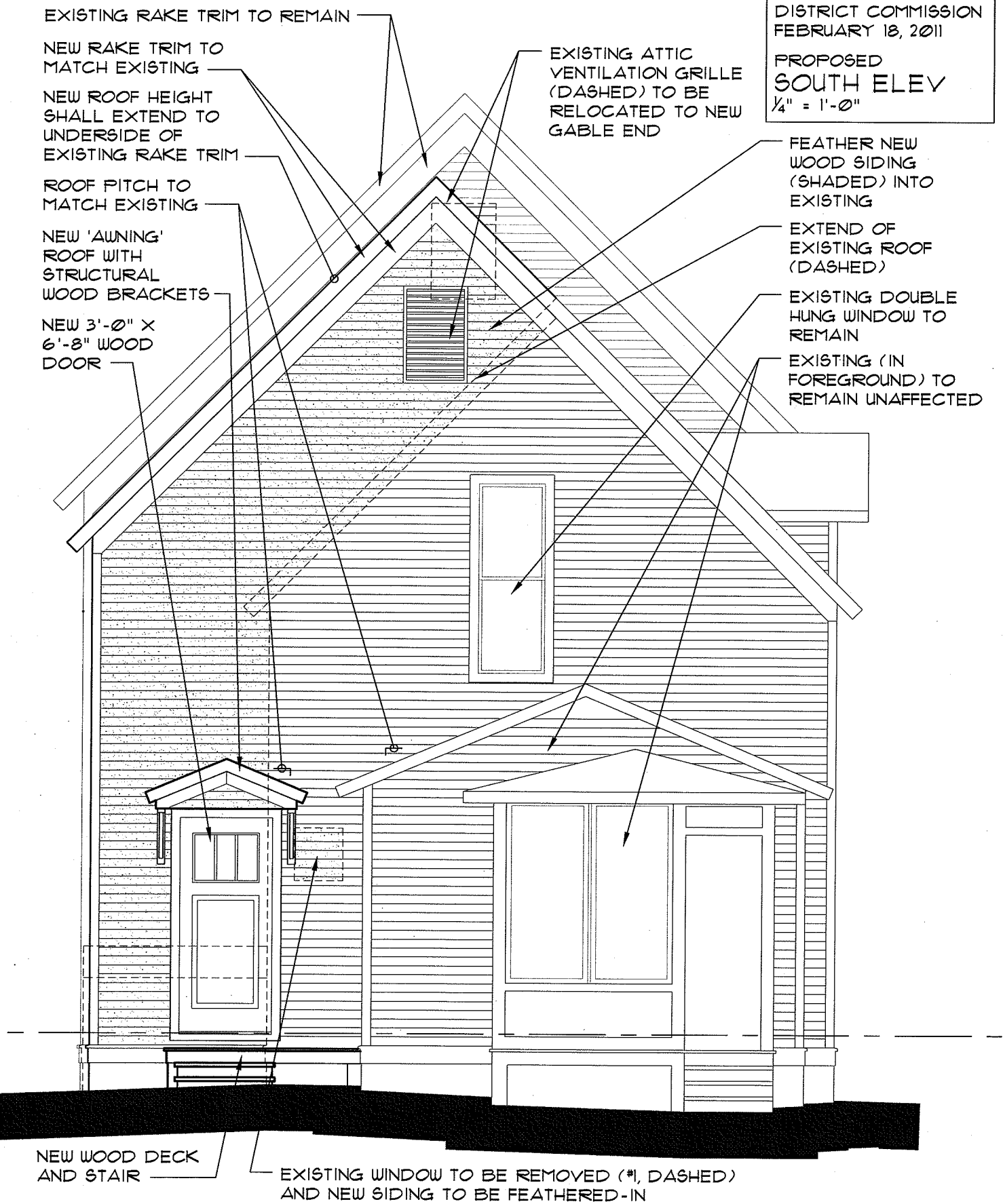
SIDE-YARD
 SET-BACK

PROPERTY LINE

SLEEMAN RESIDENCE
 829 WEST WASHINGTON
 ANN ARBOR, MI.

ANN ARBOR HISTORIC
 DISTRICT COMMISSION
 FEBRUARY 18, 2011

PROPOSED
 SOUTH ELEV
 1/4" = 1'-0"



NEW WOOD DECK
 AND STAIR

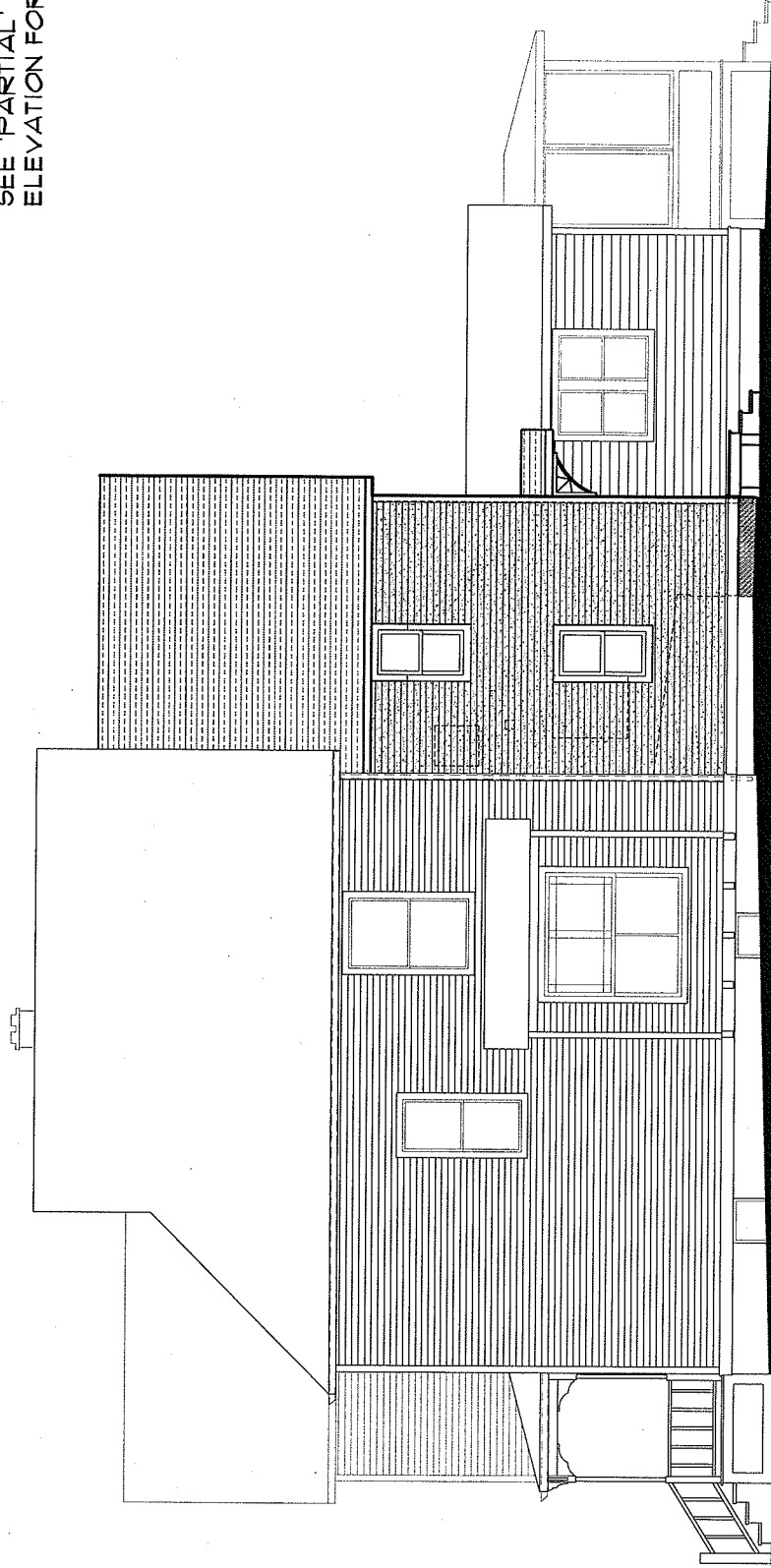
EXISTING WINDOW TO BE REMOVED (*1, DASHED)
 AND NEW SIDING TO BE FEATHERED-IN

SLEEMAN RESIDENCE
829 WEST WASHINGTON
ANN ARBOR, MI.

ANN ARBOR HISTORIC
DISTRICT COMMISSION
FEBRUARY 18, 2011

PROPOSED OVERALL
WEST ELEVATION
1/8" = 1'-0"

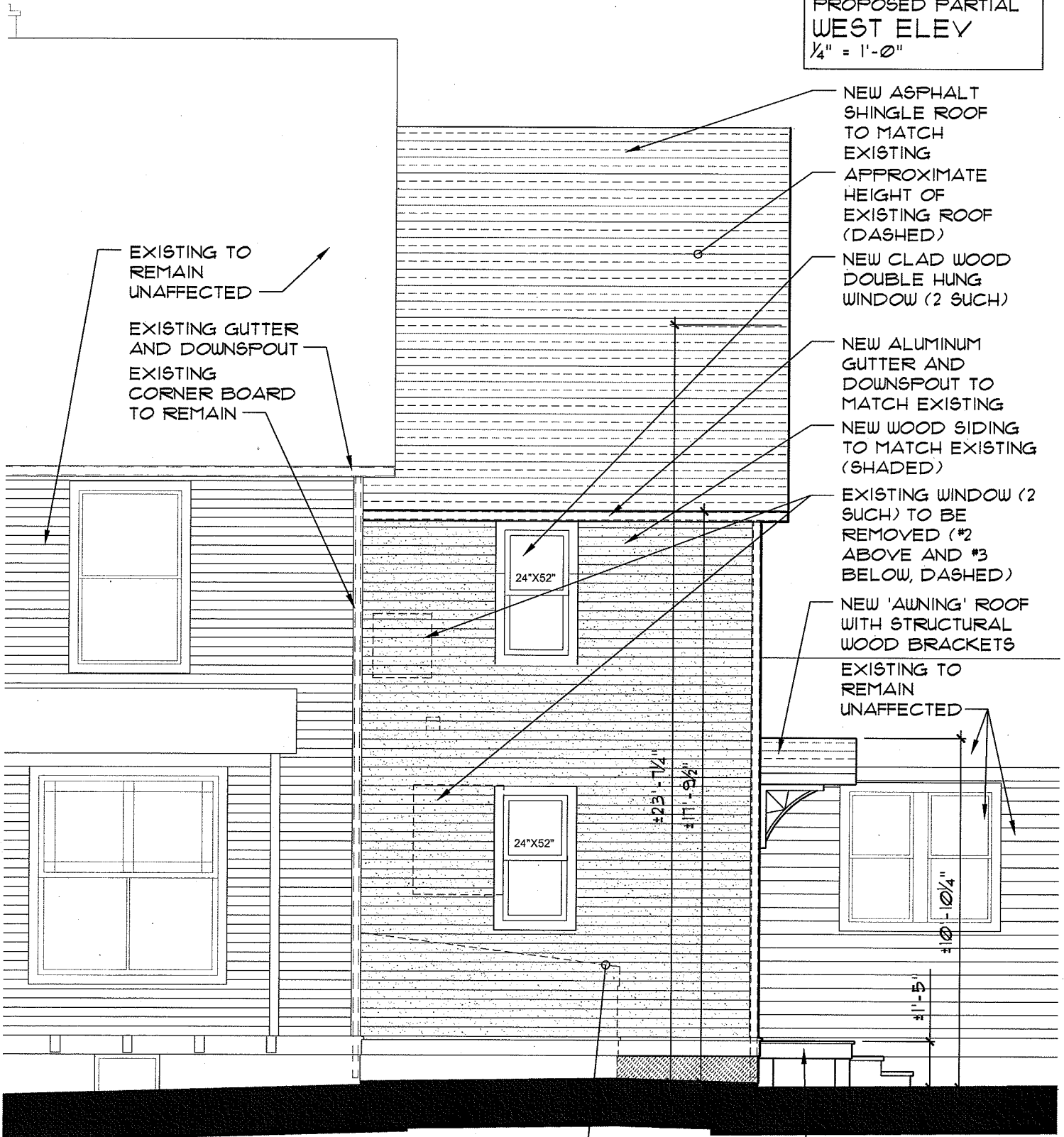
SEE 'PARTIAL'
ELEVATION FOR NOTES



SLEEMAN RESIDENCE
829 WEST WASHINGTON
ANN ARBOR, MI.

ANN ARBOR HISTORIC
DISTRICT COMMISSION
FEBRUARY 18, 2011

PROPOSED PARTIAL
WEST ELEV
 $\frac{1}{4}'' = 1'-0''$



EXISTING TO REMAIN
UNAFFECTED

EXISTING GUTTER
AND DOWNSPOUT
EXISTING
CORNER BOARD
TO REMAIN

NEW ASPHALT
SHINGLE ROOF
TO MATCH
EXISTING

APPROXIMATE
HEIGHT OF
EXISTING ROOF
(DASHED)

NEW CLAD WOOD
DOUBLE HUNG
WINDOW (2 SUCH)

NEW ALUMINUM
GUTTER AND
DOWNSPOUT TO
MATCH EXISTING

NEW WOOD SIDING
TO MATCH EXISTING
(SHADED)

EXISTING WINDOW (2
SUCH) TO BE
REMOVED (#2
ABOVE AND #3
BELOW, DASHED)

NEW 'AWNING' ROOF
WITH STRUCTURAL
WOOD BRACKETS

EXISTING TO
REMAIN
UNAFFECTED

24"x52"

24"x52"

#10'-0 1/4"

#23'-7 1/4"

#17'-9 1/2"

#11'-5"

EXISTING ABANDONED EXTERIOR BASEMENT
STAIR ACCESS TO BE REMOVED (DASHED)

NEW WOOD DECK
AND STAIR

SLEEMAN RESIDENCE
829 WEST WASHINGTON
ANN ARBOR, MI.
ANN ARBOR HISTORIC
DISTRICT COMMISSION
FEBRUARY 18, 2011
PROPOSED SCHEMATIC
SECTION
1/4" = 1'-0"

EXISTING RAKE TRIM TO REMAIN

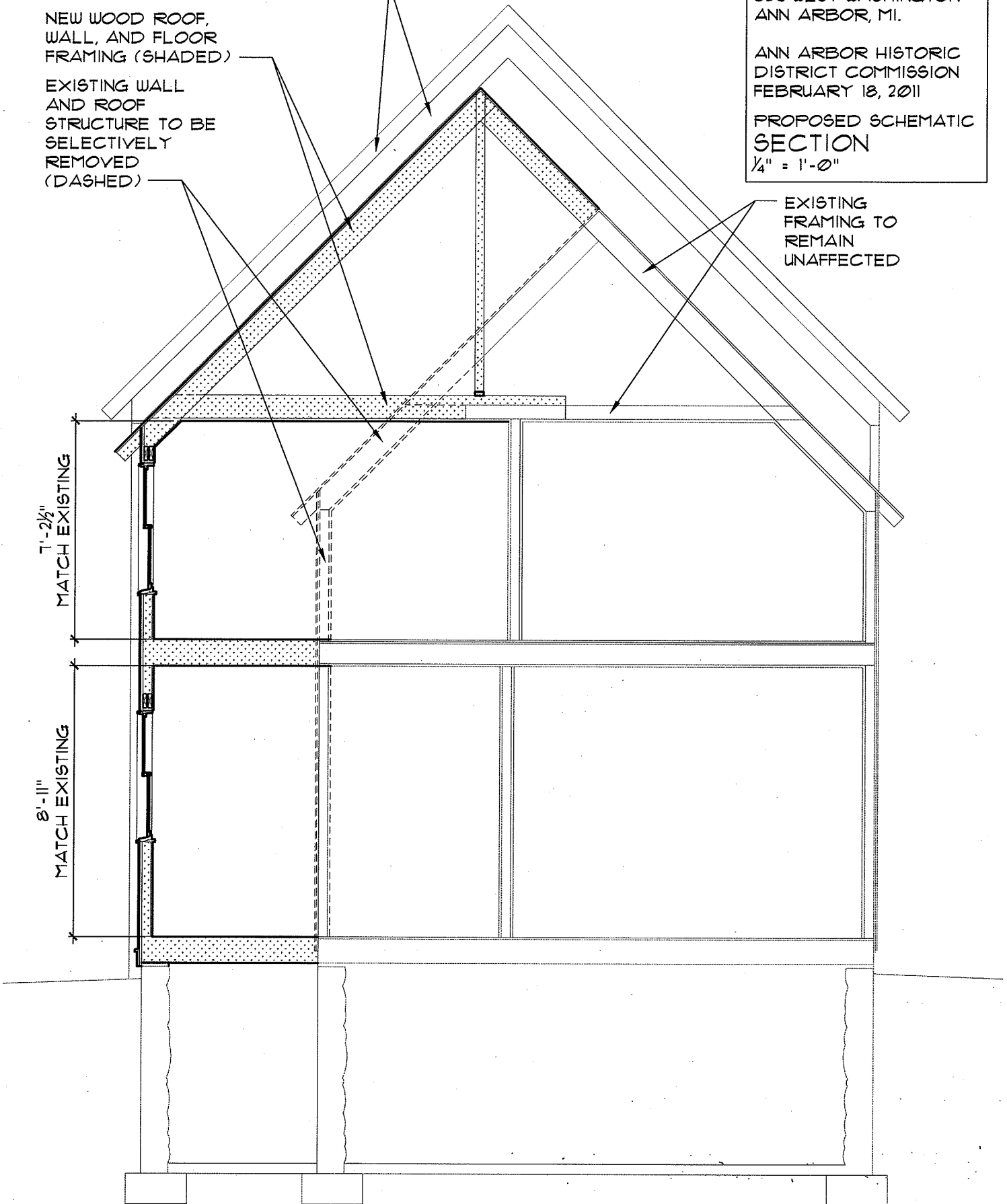
NEW WOOD ROOF,
WALL, AND FLOOR
FRAMING (SHADED)

EXISTING WALL
AND ROOF
STRUCTURE TO BE
SELECTIVELY
REMOVED
(DASHED)

EXISTING
FRAMING TO
REMAIN
UNAFFECTED

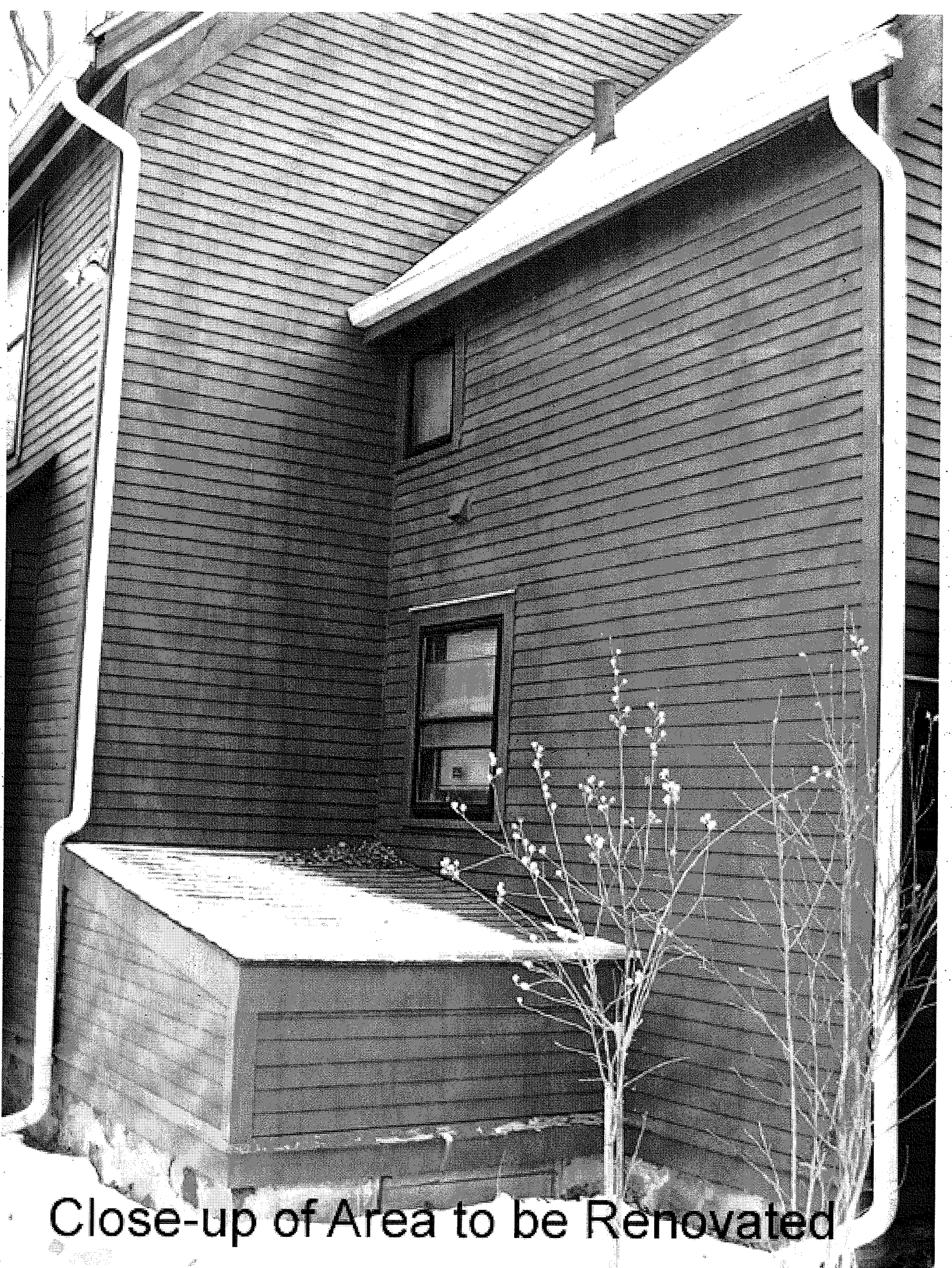
7'-2 1/2"
MATCH EXISTING

8'-11"
MATCH EXISTING

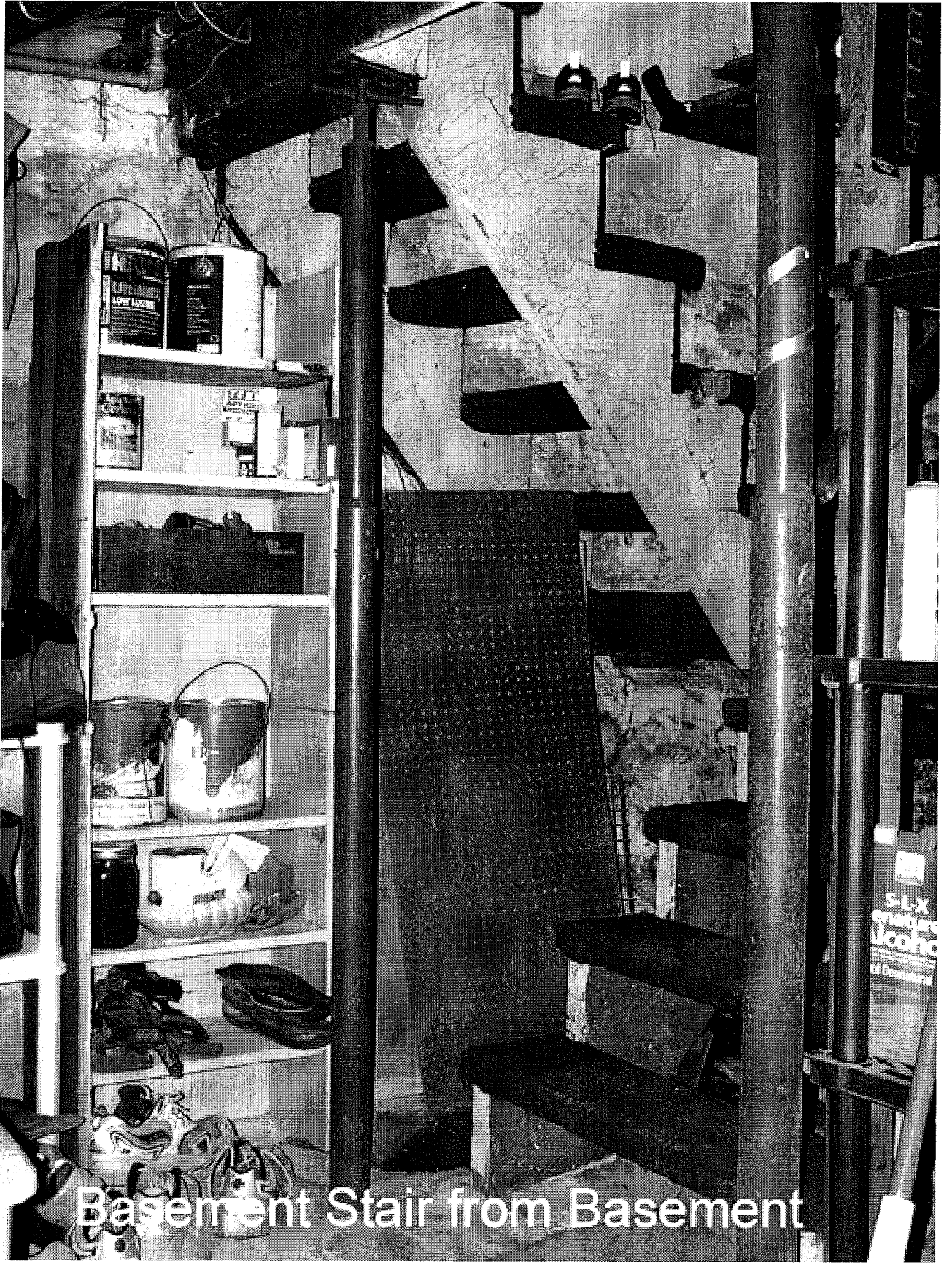




South (Rear) Elevation



Close-up of Area to be Renovated



Basement Stair from Basement



Basement Stair from Dining Room



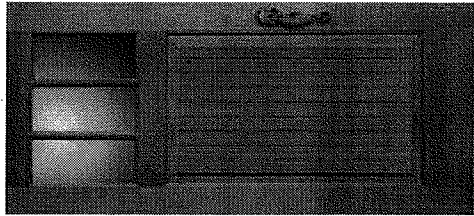
Downstairs Bathroom from Dining Rm.



Upstairs Bathroom



[Print](#)



Bungalow

7246

Series: [Bungalow](#)

Type: Exterior Decorative

Standard Features

Available in Any Wood Species

Available in Virtually Any Size

Textured Glass Options

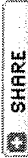
Privacy Rating: 1

Panels: 1-7/16" Innerbond® Beaded V Groove

Moulding: na

Glass: 3/4" Insulated Glazing

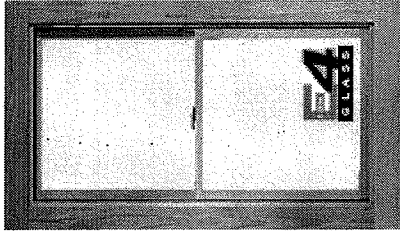
Caming: na



Customer Service: 1-800-SIMPSON (746-7766)
Email: SimpsonCustomerService@brandner.com



06258



A-Series Double-Hung Windows

- Limited Availability.
- Contact an Andersen dealer for details.
- Custom sizing available
- High-Performance™ Low-E4® glass stays cleaner and reduces water spotting
- Natural wood interior
- Nine factory-finished interior options
- Eleven exterior color options
- Six exterior trim profiles
- Composite cladding
- Integral tilt-latch
- PG50 standard performance
- Nearly-invisible TruScene® insect screen optional
- Eight foot tall Heights
- FSC Chain-of-Custody Certified, Upon Request

Base Price: See Dealer What's in the price?
Size:

Frame Finishes & Colors

Interior Wood Species & Finishes

Pine	Maple	Oak	Clear Coat	Honey	Cinnamon	Russet
Mocha	Expresso	Primed	Painted White	Painted Birch		

Exteriors

White	Canvas	Prairie Grass	Dove Gray	Sandstone	Terratone®	Red Rock
Cocoa Bean	Dark Bronze	Forest Green	Black			

Painting and Sealing Exteriors