

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 508 Third Street, Application Number HDC17-029

DISTRICT: Old West Side Historic District

REPORT DATE: March 9, 2017

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, March 6, 2017

OWNER

Name: Larry & Katherine Bates
Address: 5234 Echo Road
 Bloomfield Hills, MI
Phone:

APPLICANT

Rueter Associates Architects
 515 Fifth Street
 Ann Arbor, MI 48103
 (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.

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; remove one vinyl slider door and one double-hung vinyl window on the second floor rear elevation and replace them with one casement Jeld-Wen clad wood window; add a new single-lite fixed window on the north elevation near the front, under the porch roof; on the north elevation replace two modern double-hung windows on a modern filled-in porch wall with three new clad wood double-hung windows; on the west elevation add a new double-hung window in a new opening on the filled-in porch wall; add dormers to the front and rear of the modern garage; replace eight existing vinyl windows on the garage with clad wood windows; replace the garage door; move a person-door from the side to the front of the garage; replace existing chain link fence with metal picket fence; and put a new asphalt roof on the house and garage.

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.

Wood Siding, Trim, & Architectural Details

Not Appropriate: Introducing new elements that were not part of the historic building and for which there is no physical, pictorial, or documentary evidence.

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 total with the proposed new addition is 2,004. The sum of the post-1945 additions are 40% 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 1,325 SF, a post-1945 increase of 571 SF, or 76%.

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", the HDC will need to determine whether additions totaling 40% of the original floor area counterbalance the 76% footprint increase.

3. The design of the rear (west) portion of the addition is simple and appropriate. The breezeway connection from the house to the garage is minimal and will either not be visible from the public right of way, or very minimally visible. The part of the addition that extends into the south side yard has a gable that staff believes makes the addition look

unnecessarily tall and large. Making the entire one-story addition a hip roof lowers its profile considerably as viewed from the street, and detracts less from the home's historic massing. This is especially important given the larger-than-usual footprint of the additions.

4. The 12' x 12' brick patio behind the house fits the space and is appropriate.
5. Removing the modern slider and double-hung on the second floor of the rear elevation is appropriate. Their proposed replacement, a casement egress window with an applied muntin to simulate a double-hung, is proportional and appropriate.
6. Adding a window to the north elevation near the front of the house, under the front porch roof, does not meet the SOI guidelines. The new opening is proposed on a highly visible, character-defining elevation, and the work would introduce a new element that is not part of the historic structure. If evidence is presented that there was previously a window in this location, its reinstallation would be appropriate with a staff approval.
7. The four 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.
8. All of the garage modifications (dormers, window replacements, overhead door replacement with a wood door, and person door relocation) are appropriate for this modern (1970s?) structure and do not detract from the historic house.
9. Drawing A11 shows the new black aluminum picket fence following lot lines except ending at the south side of the driveway. The location is appropriate, but no details are provided about the design or height of the fence.
10. Staff believes that the application is close to meeting the HDC's standards and guidelines, but that it cannot be approved without the following modifications:
 - Remove the gable from the proposed addition and use a lower roof;
 - Remove the proposed new window in a new opening under the front porch roof; and
 - Provide detail on the fence design and height.

Staff recommends postponing the application so the applicant can submit revised drawings by March 31, 2017 for the April 20, 2017 HDC meeting. Note that this application was not considered complete by staff until February 22, 2017, so the sixty-day action period required by state law ends on April 23. Action on April 20 (a meeting being held a week later than usual) would be within the 60-day action period.

Alternatively, staff recommends denial of the suggested motion below.

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 and 12' x 12' brick patio; remove one vinyl slider door and one double-hung vinyl window on the second floor rear elevation and replace them with a casement clad wood window; add a new single-lite fixed window on the north elevation near the front; on the north elevation replace two modern double-hung windows with three new clad wood double-hung windows; on the west elevation add a new double-hung window in a new opening on the filled-in porch wall; add dormers to the front and rear of the modern garage; replace eight existing vinyl windows on the garage with clad wood windows; replace the garage door; move a person-door from the side to the front of the garage; replace existing chain link fence with metal picket fence; and put a new asphalt roof on the house and garage. as proposed. The work 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, residential patios, and residential fencing, 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: 508 Third Street
Historic District: Old West Side
Name of Property Owner (if different than the applicant):
Larry and Katherine Bates
Address of Property Owner: 5234 Echo Road, Bloomfield Hills, MI 48302
Daytime Phone and E-mail of Property Owner: 248-470-5186 larry.bates@concentrix.com
Signature of Property Owner: *Larry A. Bates* Date: 2/15/2017
Katherine U. Bates

Section 2: Applicant Information

Name of Applicant: Rueter Associates Architects
Address of Applicant: 515 Fifth Street
Daytime Phone: (734) 769-0070 Fax: (734) 769-0167
E-mail: admin@rueterarchitects.com
Applicant's Relationship to Property: ☐ owner ☒ architect ☐ contractor ☐ other
Signature of applicant: _____ Date: _____

Section 3: Building Use (check all that apply)

☒ Residential ☐ Single Family ☐ Multiple Family ☐ Rental
☐ Commercial ☐ 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: ZDB KUB

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 and changes to the accessory structure to 508 Third Street. The proposed one story addition will add an additional 494 square feet or 34 percent to the current overall the 1510 square foot existing house (note we removed 40 square feet from the area for the noncontributing porch addition). The gross footprint of the new addition will be 494 square feet and will 62 percent increase to footprint. The garage is located in the rear lot behind the current house. The current noncontributing garage will have new shed dormers to front and rear to make room for the new studio space above the garage. Some of the windows will also be replaced along with the overhead door. 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. 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.

- b. The existing two car garage on the north side will have new windows and shed dormers on east and west faces. See drawings for exact configuration, size and appearance. The side man door will be moved to the south front corner. The asphalt shingle roof on the garage will be replaced to match existing house roofing and the new addition.

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 garage connection 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
Clipay overhead door sheet

HDC SUBMISSION 02.22.17

■ RUETER ASSOCIATES ■

ARCHITECTS
515 Fifth Street, Ann Arbor, Michigan 48103
phone: (734) 769-0070, fax: (734) 769-0167
RAA: 16-017 HDC 03.17.17

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.

HDC SUBMISSION 02.22.17

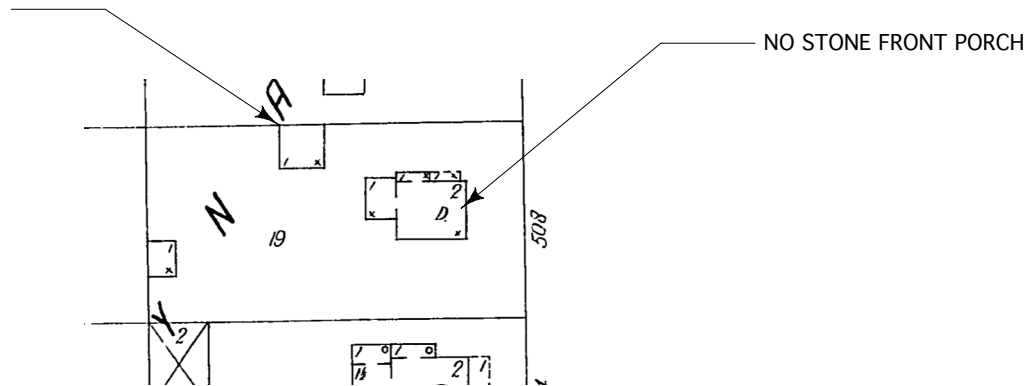
■ RUETER ASSOCIATES ■

ARCHITECTS
515 Fifth Street, Ann Arbor, Michigan 48103
phone: (734) 769-0070, fax: (734) 769-0167
RAA: 16-017 HDC 03.17.17

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

A1

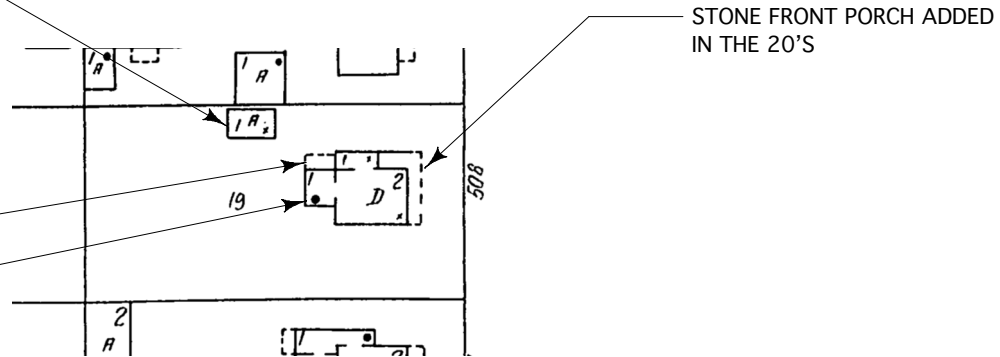
EXISTING HOUSE IN 1908
WITH GARAGE ON SITE AND
SHED, BOTH GARAGE AND
SHED HAVE TO BE REMOVED
OR REPLACED.



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

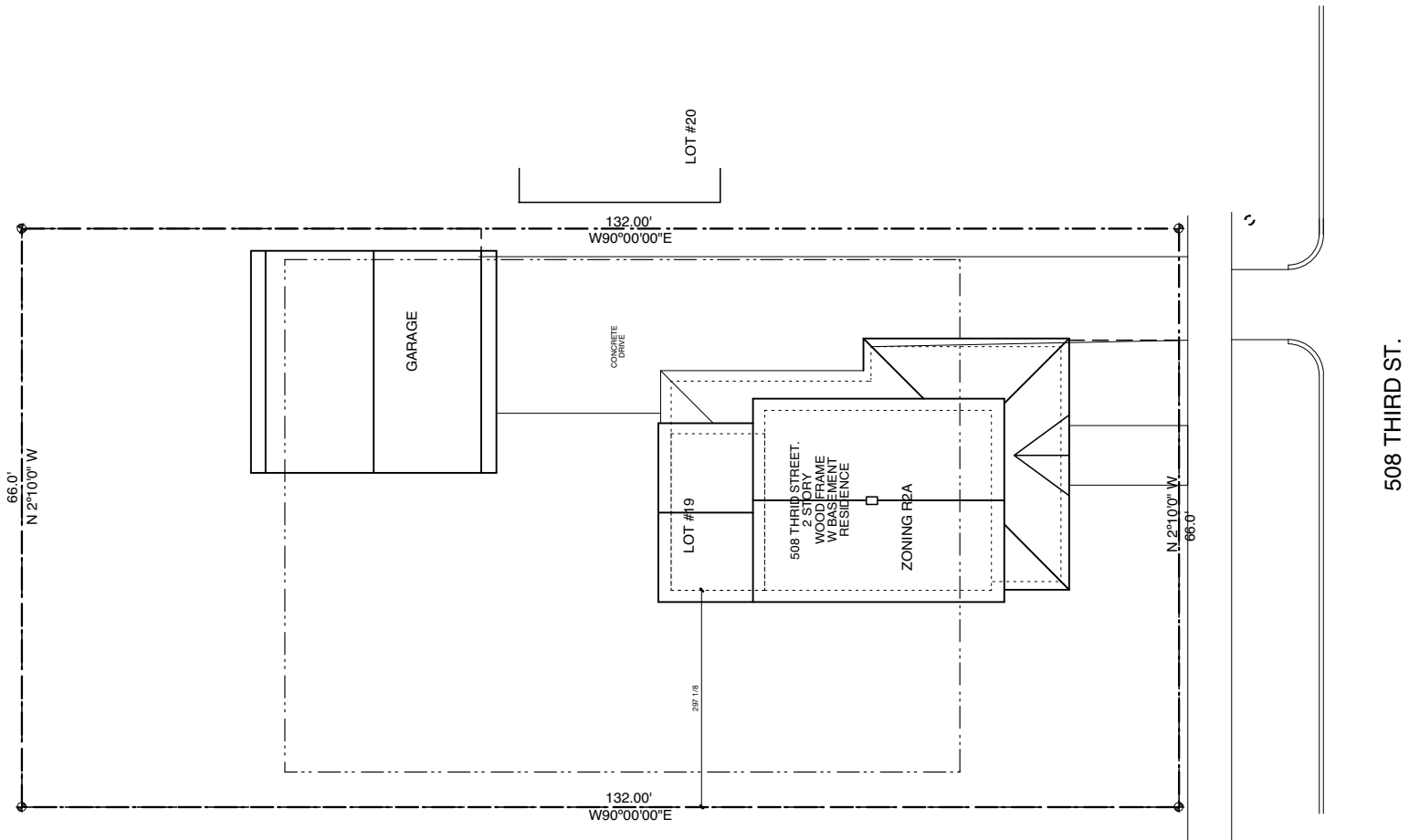
HDC SUBMISSION 02.22.17

■ RUETER ASSOCIATES ■

ARCHITECTS
515 Fifth Street, Ann Arbor, Michigan 48103
phone: (734) 769-0070, fax: (734) 769-0167
RAA: 16-017 HDC 03.17.17

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

A2



1 Existing Site Plan

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

HDC SUBMISSION 02.22.17

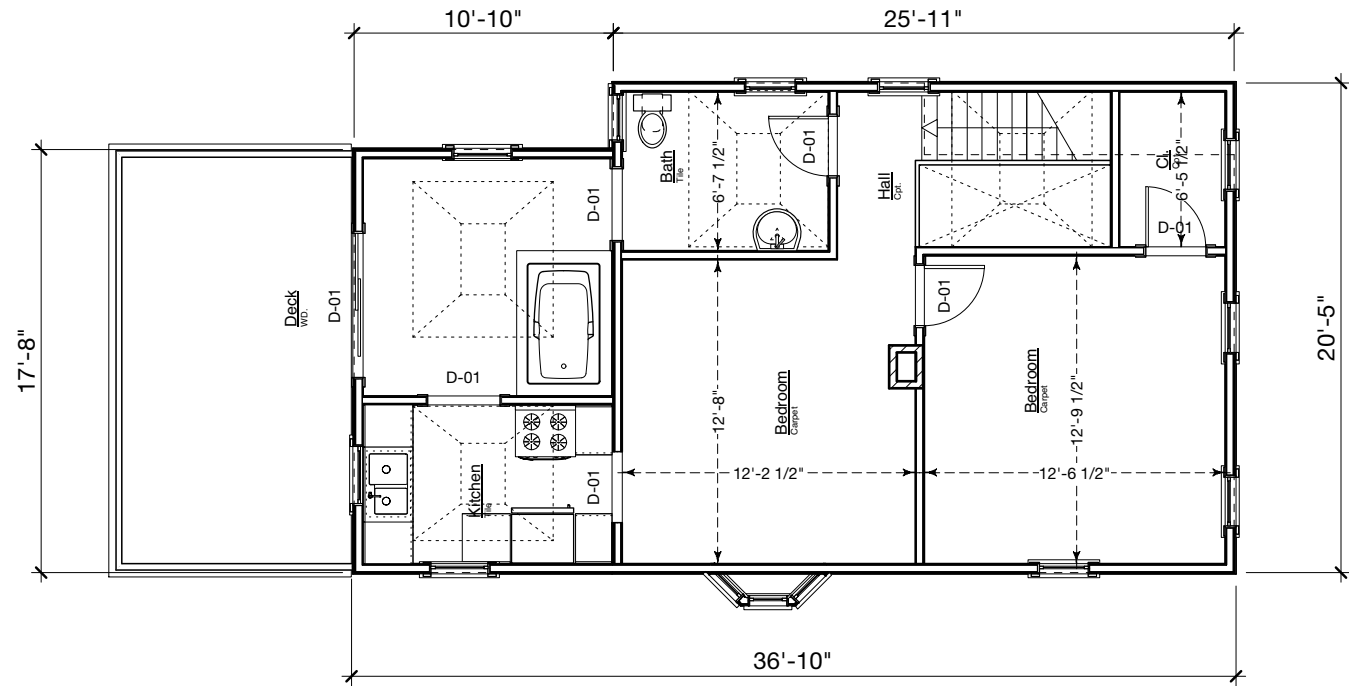


■ RUETER ASSOCIATES ■

ARCHITECTS
515 Fifth Street, Ann Arbor, Michigan 48103
phone: (734) 769-0070, fax: (734) 769-0167
RAA: 16-017 HDC 03.17.17

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

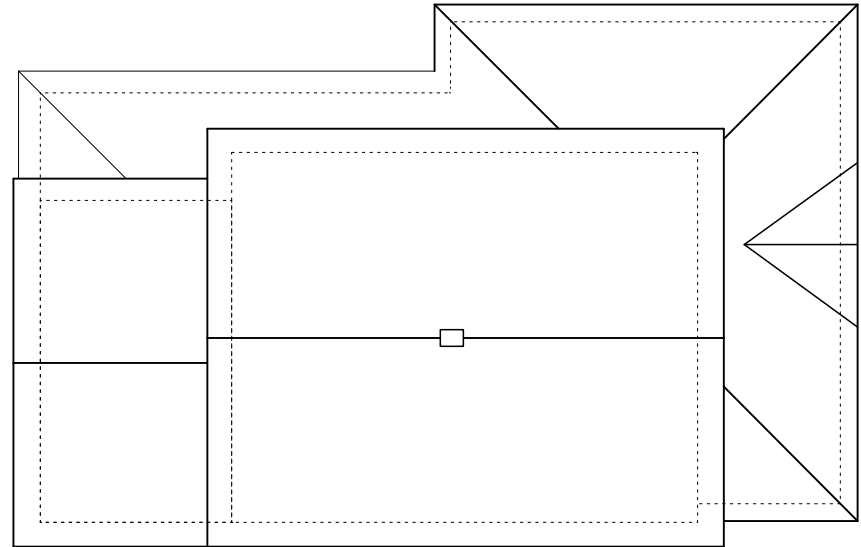
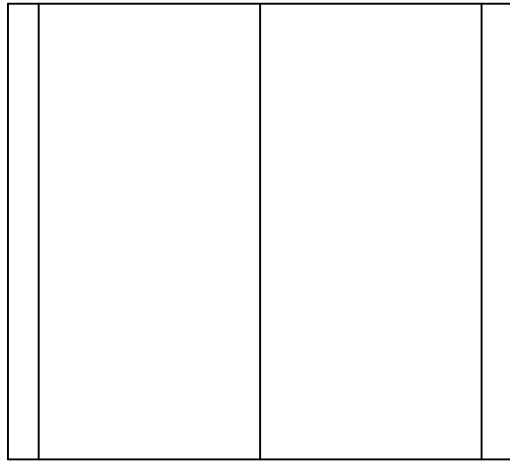
A3



2 Existing
Second Floor Plan
Scale: 1/8" = 1'-0" on 8 1/2" x 11"



HDC SUBMISSION 02.22.17



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



HDC SUBMISSION 02.22.17



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

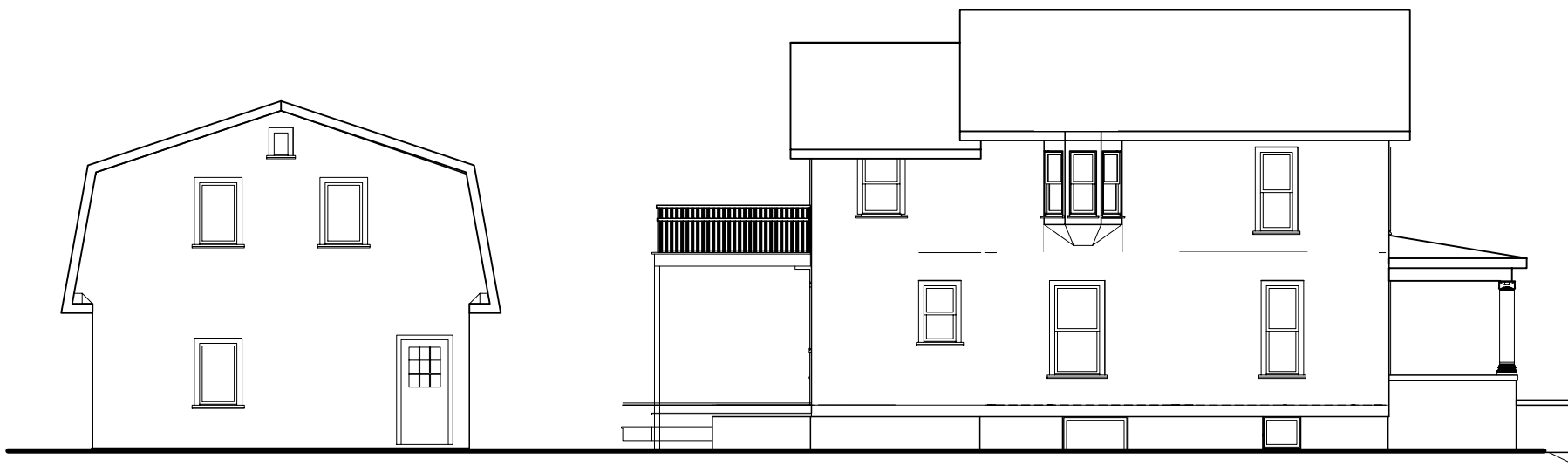
HDC SUBMISSION 02.22.17

■ RUETER ASSOCIATES ■

ARCHITECTS
515 Fifth Street, Ann Arbor, Michigan 48103
phone: (734) 769-0070, fax: (734) 769-0167
RAA: 16-017 HDC 03.17.17

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

A7



Existing
South Elevation

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

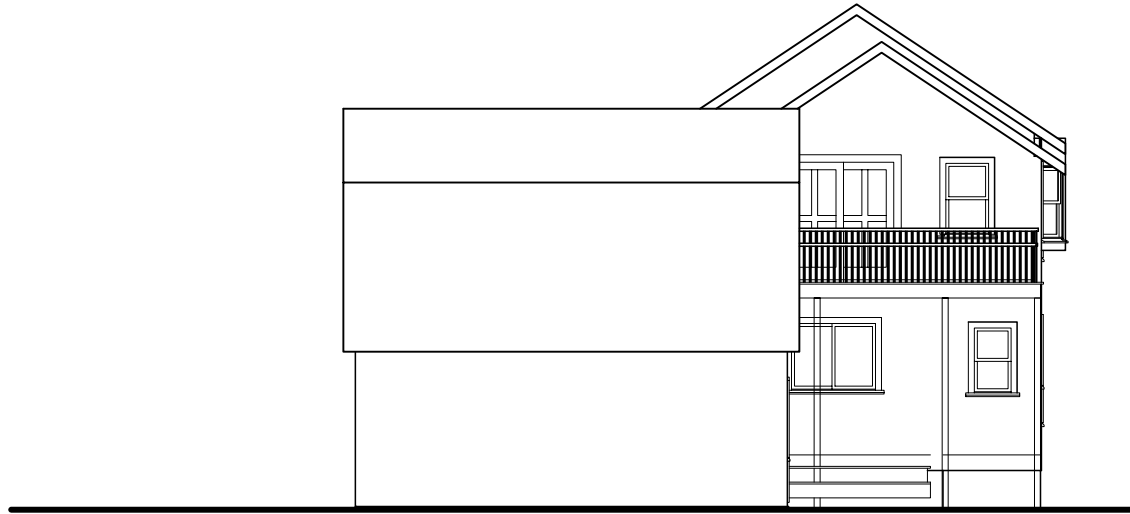
HDC SUBMISSION 02.22.17

■ RUETER ASSOCIATES ■

ARCHITECTS
515 Fifth Street, Ann Arbor, Michigan 48103
phone: (734) 769-0070, fax: (734) 769-0167
RAA: 16-017 HDC 03.17.17

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

A8



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

HDC SUBMISSION 02.22.17



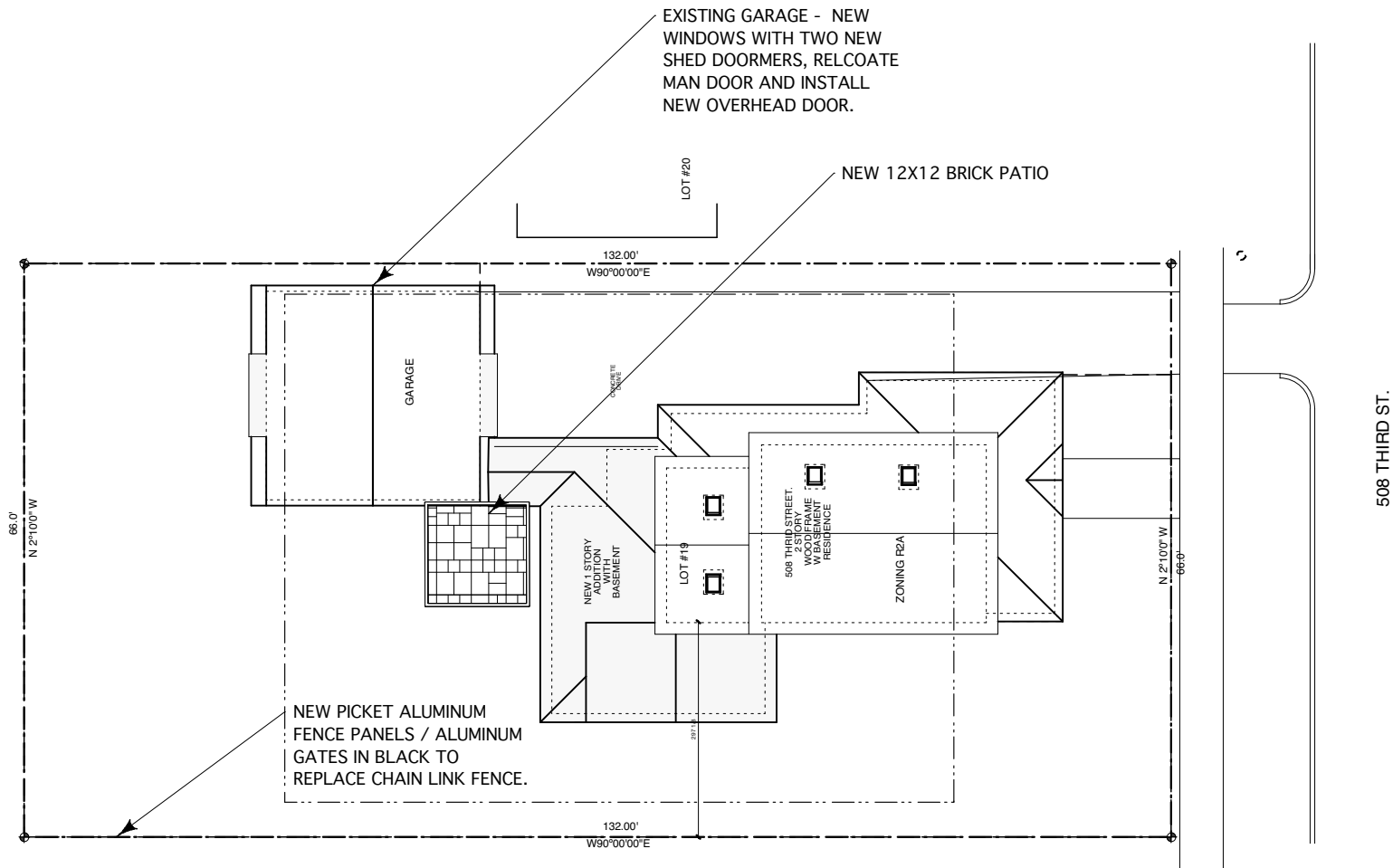
N Existing
 North Elevation
 Scale: 3/32" = 1'-0" on 8 1/2" x 11"

HDC SUBMISSION 02.22.17

■ RUETER ASSOCIATES ■
 ARCHITECTS
 515 Fifth Street, Ann Arbor, Michigan 48103
 phone: (734) 769-0070, fax: (734) 769-0167
 RAA: 16-017 HDC 03.17.17

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"

HDC SUBMISSION 02.22.17

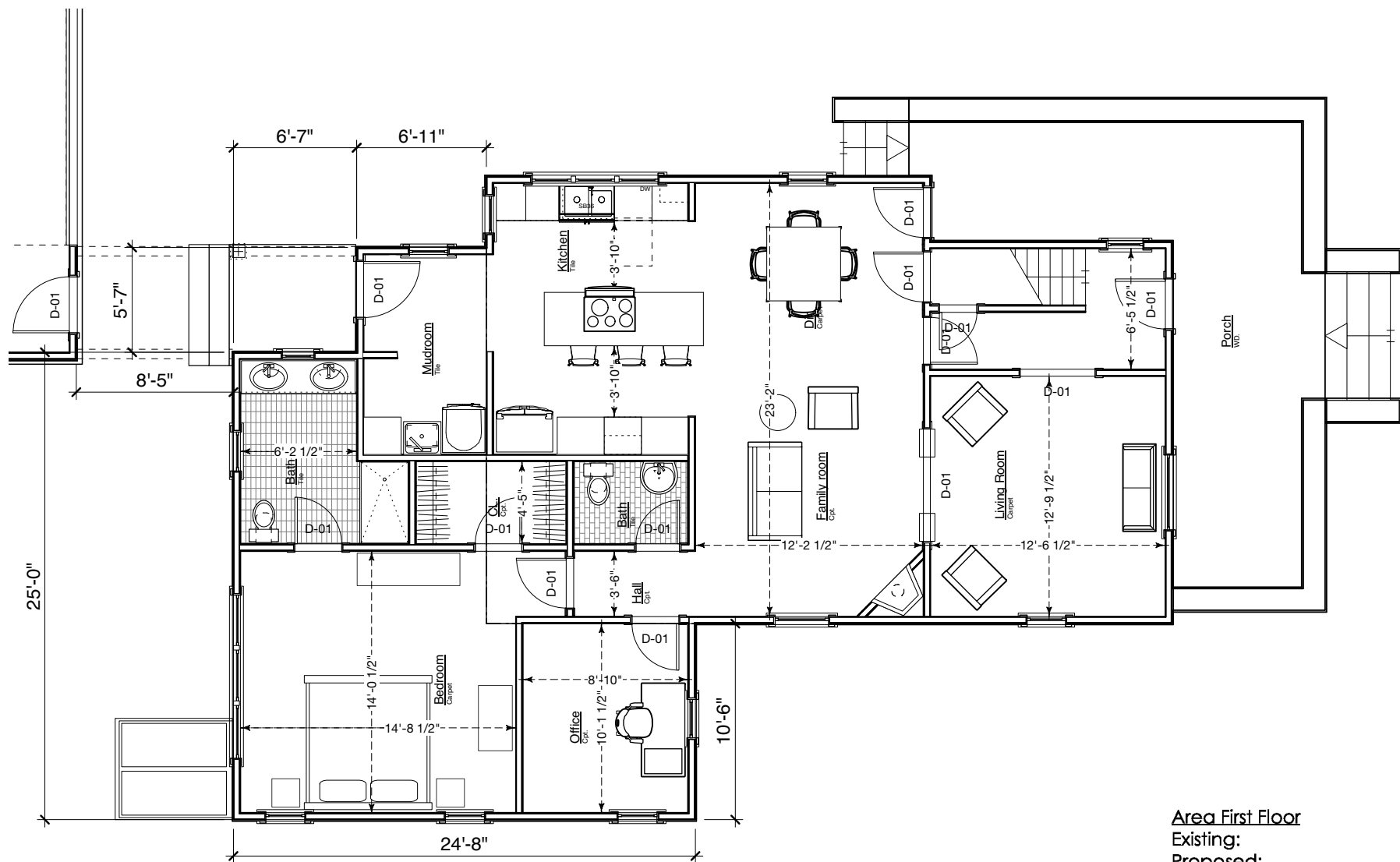
■ RUETER ASSOCIATES ■

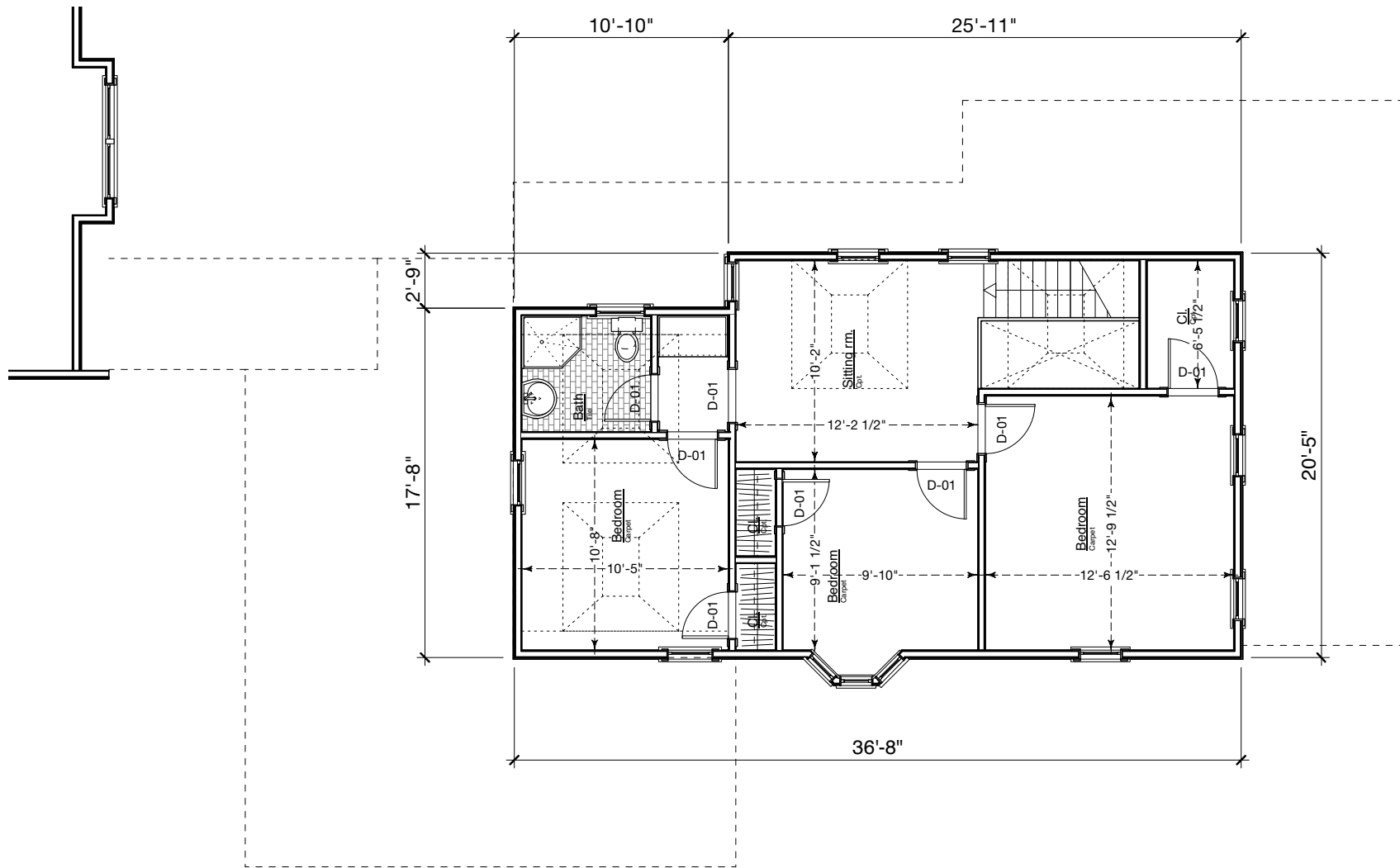
ARCHITECTS
515 Fifth Street, Ann Arbor, Michigan 48103
phone: (734) 769-0070, fax: (734) 769-0167
RAA: 16-017 HDC 03.17.17

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

A11







| <u>Area Second Floor</u> | | sf |
|--------------------------|--|------------|
| Existing: | | <u>679</u> |
| Total: | | 679 |

2 Proposed
Second Floor Plan
Scale: 1/8" = 1'-0" on 8 1/2" x 11"

HDC SUBMISSION 02.22.17

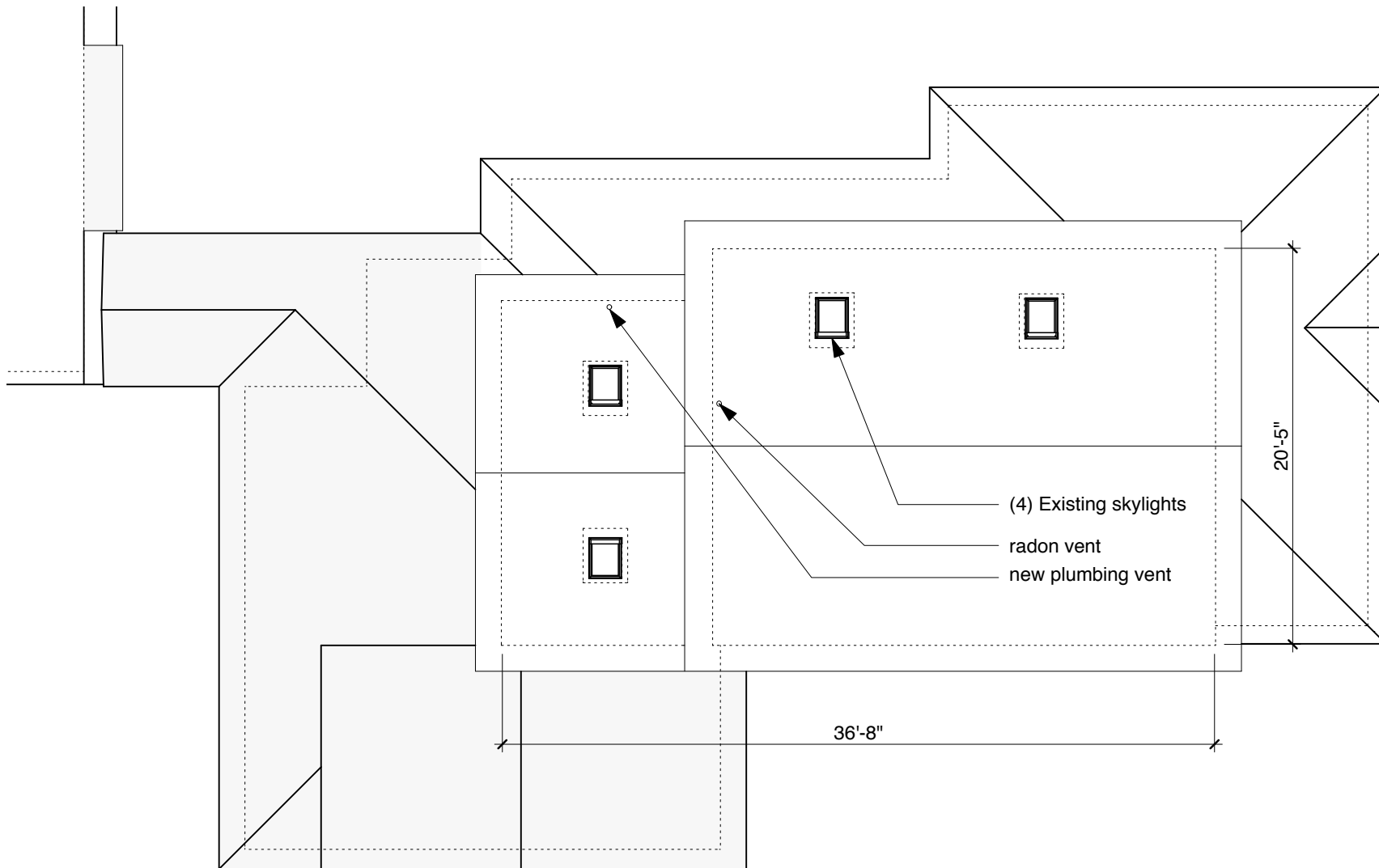


■ RUETER ASSOCIATES ■

ARCHITECTS
515 Fifth Street, Ann Arbor, Michigan 48103
phone: (734) 769-0070, fax: (734) 769-0167
RAA: 16-017 HDC 03.17.17

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"

HDC SUBMISSION 02.22.17



■ RUETER ASSOCIATES ■

ARCHITECTS
 515 Fifth Street, Ann Arbor, Michigan 48103
 phone: (734) 769-0070, fax: (734) 769-0167
 RAA: 16-017 HDC 03.17.17

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

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"

HDC SUBMISSION 02.22.17

■ RUETER ASSOCIATES ■

ARCHITECTS
515 Fifth Street, Ann Arbor, Michigan 48103
phone: (734) 769-0070, fax: (734) 769-0167
RAA: 16-017 HDC 03.17.17

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

A15

DOOR SCHEDULE

| Mark | Product # | Type | Unit Size | Notes |
|------|------------------------|------|-----------|--------|
| D1 | Simpson 7044 | door | 32x80 | 1 lite |
| D2 | Garage 4 sections door | | 7'x16' | 8 lite |

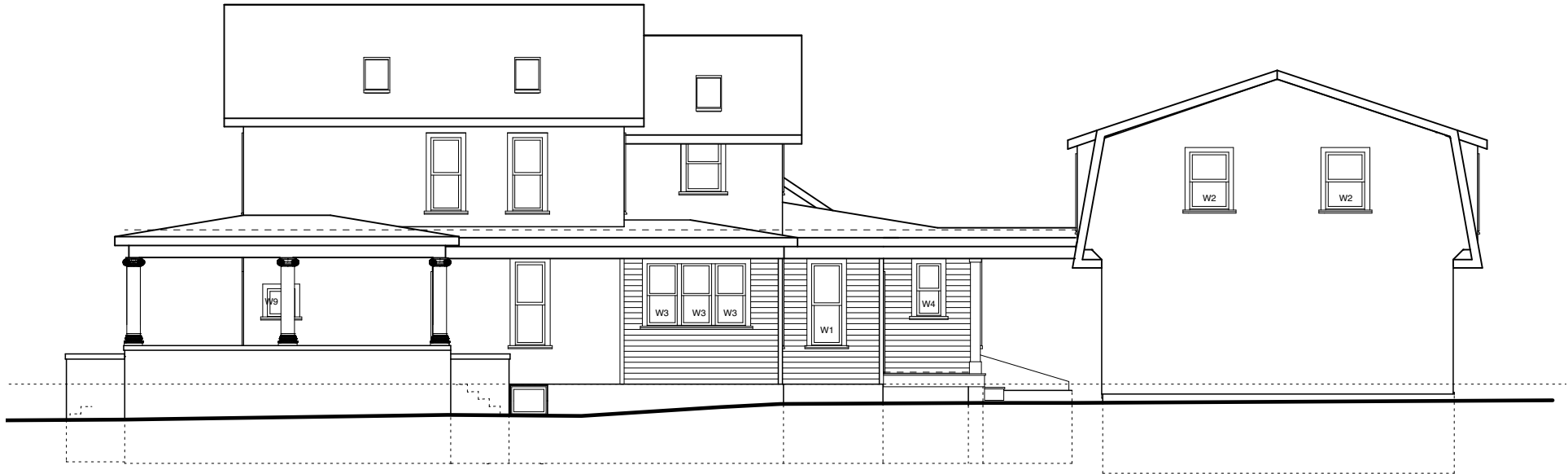
DOOR NOTES:

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

| Mark | Jeld.# | Type | Unit Size | Notes |
|------|---------|--------------|-----------------------|----------|
| W1 | SCD2564 | double hung | 2-2 3/8, 5-6 | 1 over 1 |
| W2 | SCD3348 | double hung | 2-9 3/8, 4-0 | 1 over 1 |
| W3 | SCD2952 | double hung | 2-5 3/8, 4-4 | 1 over 1 |
| W4 | SCD2148 | double hung | 1-9 3/8, 4-0 | 1 over 1 |
| W5 | SCD3664 | double hung | 3-0 3/8, 5-4 | 1 over 1 |
| W6 | SCD3664 | double hung | 3-0 3/8, 5-4 | 1 over 1 |
| W7 | SCD2152 | double hung | 1-9 3/8, 4-4 | 1 over 1 |
| W8 | SCC2818 | csmt | 2-11 15/16, 4-4 13/16 | 2 lite |
| W9 | SCC2020 | csmt - fixed | 1-10, 1-10 | 1lite |
| W10 | SCC2818 | awning | 2-9 3/8, 1-8 | 1lite |

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.



Proposed
North Elevation

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

HDC SUBMISSION 02.22.17

■ RUETER ASSOCIATES ■

ARCHITECTS
515 Fifth Street, Ann Arbor, Michigan 48103
phone: (734) 769-0070, fax: (734) 769-0167
RAA: 16-017 HDC 03.17.17

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

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

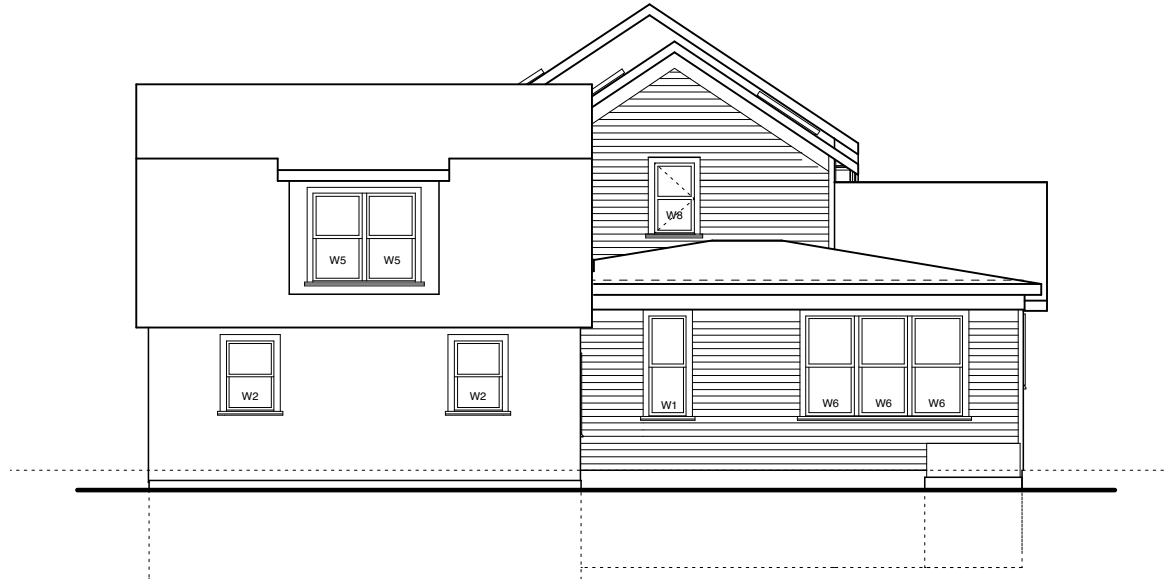
SIDING:
7/16"x 5" Hardie-plank siding with 4.5" exposure.

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"

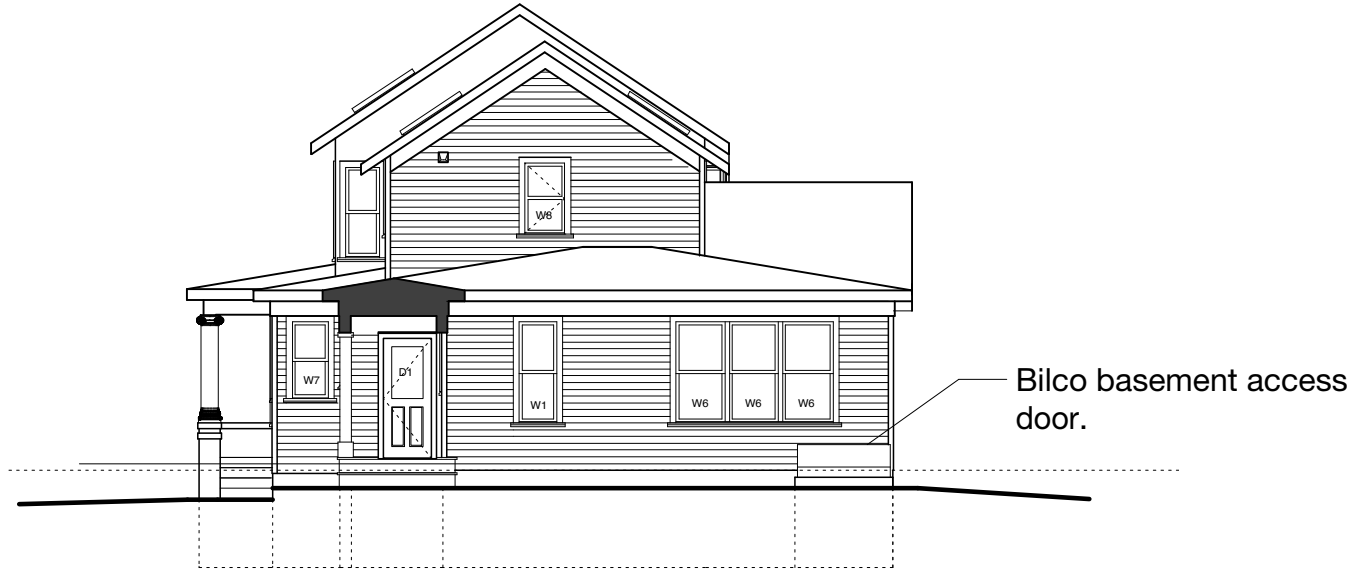
HDC SUBMISSION 02.22.17

■ RUETER ASSOCIATES ■

ARCHITECTS
515 Fifth Street, Ann Arbor, Michigan 48103
phone: (734) 769-0070, fax: (734) 769-0167
RAA: 16-017 HDC 03.17.17

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

A17



W Proposed
West Section/Elevation

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

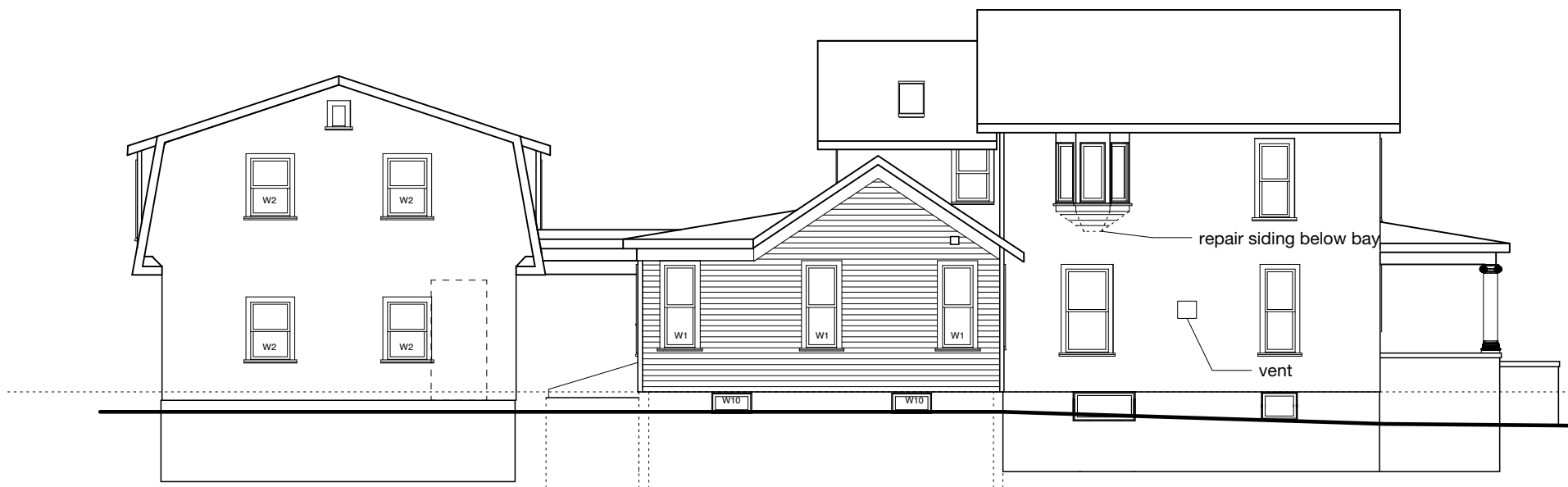
HDC SUBMISSION 02.22.17

■ RUETER ASSOCIATES ■

ARCHITECTS
515 Fifth Street, Ann Arbor, Michigan 48103
phone: (734) 769-0070, fax: (734) 769-0167
RAA: 16-017 HDC 03.17.17

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

A18



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

HDC SUBMISSION 02.22.17

■ RUETER ASSOCIATES ■

ARCHITECTS
 515 Fifth Street, Ann Arbor, Michigan 48103
 phone: (734) 769-0070, fax: (734) 769-0167
 RAA: 16-017 HDC 03.17.17

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

A19

After



YOUR COMPLETED DOOR: Steel - Coachman Collection

- Door Design: Design12
- Door Construction: 4-Layer 2" Intellicore® Insulation
- Overlay Color: Almond
- Base Color: Desert Tan
- TopSection: REC14
- Handle: Colonial Lift Handles (x1)
- Step Plate: None (x0)
- Hinge: None (x0)

Before



The options included in this application when you select a stock image represent the most common size doors. If you do not see the specific size or design you need, please consult your local dealer or retailer for more information. Size, actual color, and certain designs may vary from screen presentation.