



**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**

<b>Section 1: Property Being Reviewed and Ownership Information</b>	
Address of Property: <u>215 North Fifth Avenue</u>	
Historic District: <u>Kerry town</u>	
Name of Property Owner (If different than the applicant): <u>Jon &amp; Lisa Rye</u>	
Address of Property Owner: <u>300 East Long Lake Road, Bloomfield Hills, MI.</u>	
Daytime Phone and E-mail of Property Owner: <u>(248) 723-8001</u>	
Signature of Property Owner: <u>[Signature]</u>	Date: <u>12.20.10</u>
<b>Section 2: Applicant Information</b>	
Name of Applicant: <u>Mitchell and Mouat Architects</u>	
Address of Applicant: <u>113 South Fourth Avenue</u>	
Daytime Phone: <u>(734) 662-6070</u> Fax: <u>(734) 662-3802</u>	
E-mail: <u>R.Mitchell@MitchellandMouat.com</u>	
Applicant's Relationship to Property: <u>owner</u> <input checked="" type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other	
Signature of applicant: <u>[Signature]</u>	Date: <u>12.20.10</u>
<b>Section 3: Building Use (check all that apply)</b>	
<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	
<b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b> (This item <b>MUST BE INITIALED</b> for your application to be <b>PROCESSED</b> )	
Public Act 169, Michigan's Local Historic Districts Act, was amended April 2004 to include the following language: "...the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed completion date, a a fire alarm or smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531."	
Please initial here: <u>[Signature]</u>	

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

1. Provide a brief summary of proposed changes. The owner wishes to demolish the existing non-contributing quasi-industrial structure located on the property and to construct a new two-story single-family residence in its place.

2. Provide a description of existing conditions. The existing structure is comprised of two parts. The rear (alley) portion was constructed in the 1950s as a commercial garage. The front (street) portion was constructed in 1980 as an office addition to the garage. Both spaces have been used as a Bindery recently.

3. What are the reasons for the proposed changes? The existing structure does not meet the owner's needs for use as a residence.

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

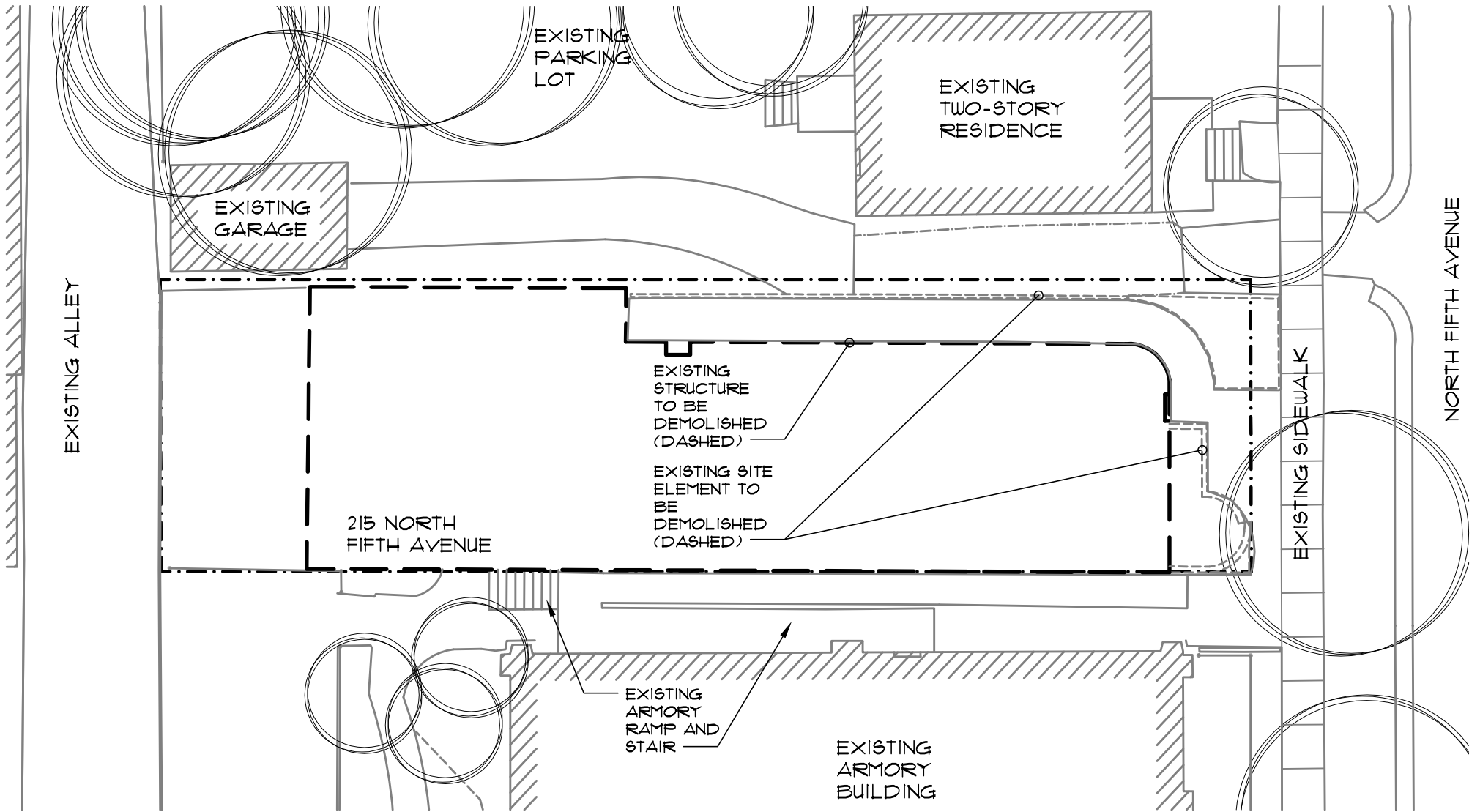
Project No.:     HDC     Fee Paid: \_\_\_\_\_

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 DEMOLITION SITE PLAN  
 D1.0 SCALE: 1/16" = 1'-0"

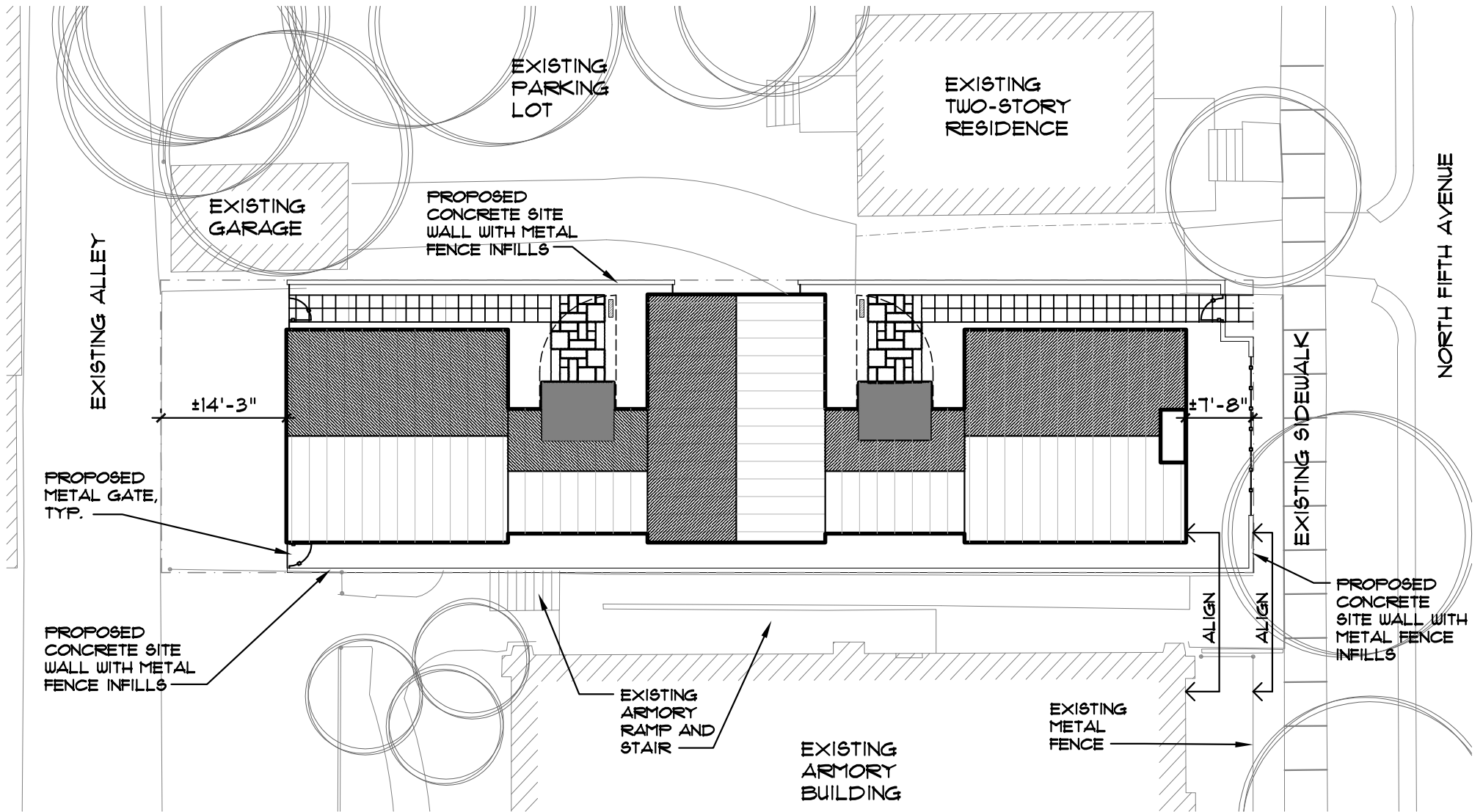
**Mitchell and Mouat architects**  
 119 South Fourth Avenue, Ann Arbor, Michigan 48104  
 734-662-8070 FAX 734-662-3802 M&M@mitchellandmouat.com

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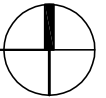
215 North Fifth Avenue  
 Ann Arbor, Michigan  
 Project No.1012

**Proposed Demolition Site Plan**

D1.0



1 SITE PLAN  
 A1.0 SCALE: 1/16" = 1'-0"



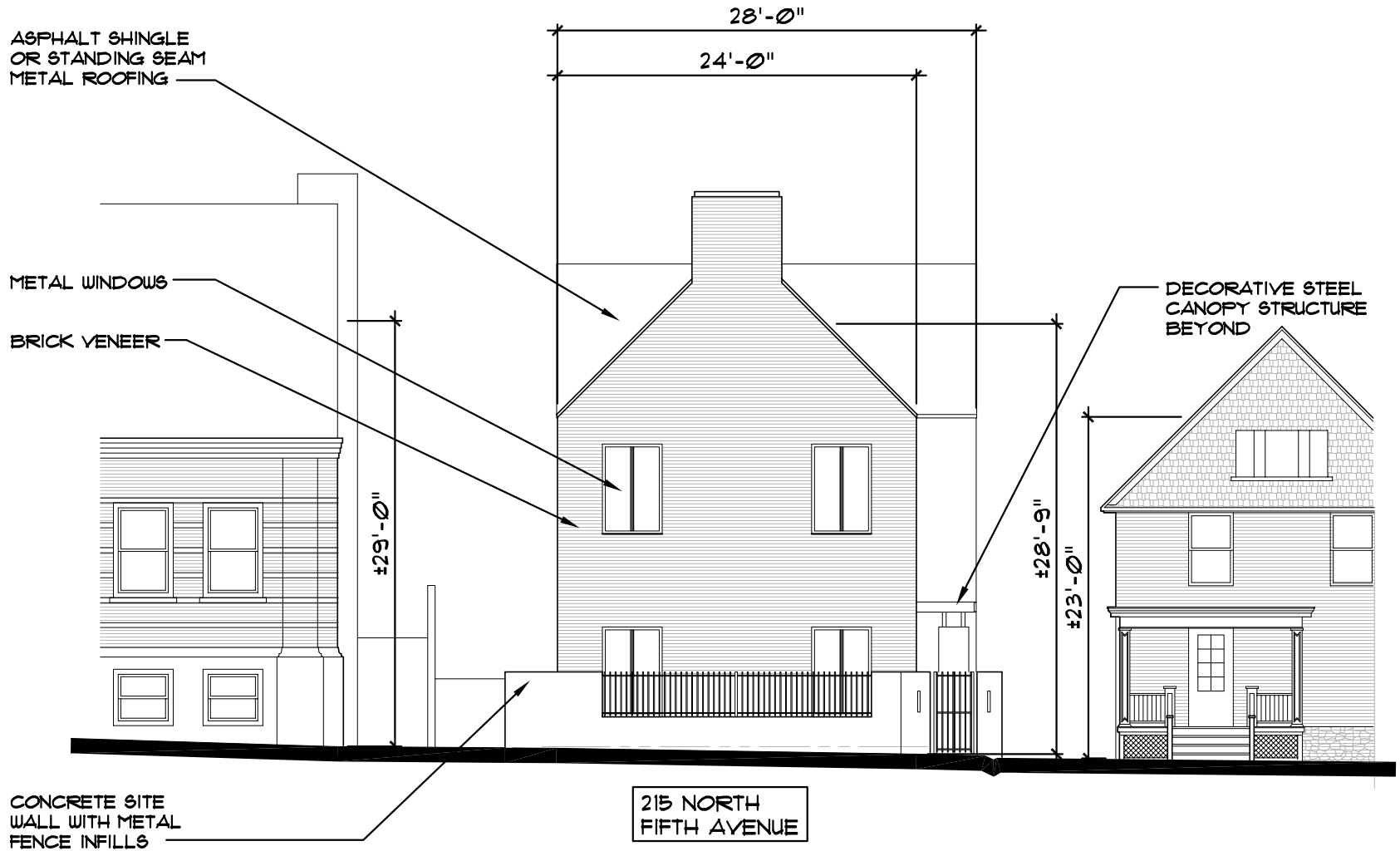
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**Proposed Site Plan  
 Two Story Single  
 Family Residence**

A1.0



1 FRONT ELEVATION (EAST)  
 A2.0 SCALE: 3/32" = 1'-0"

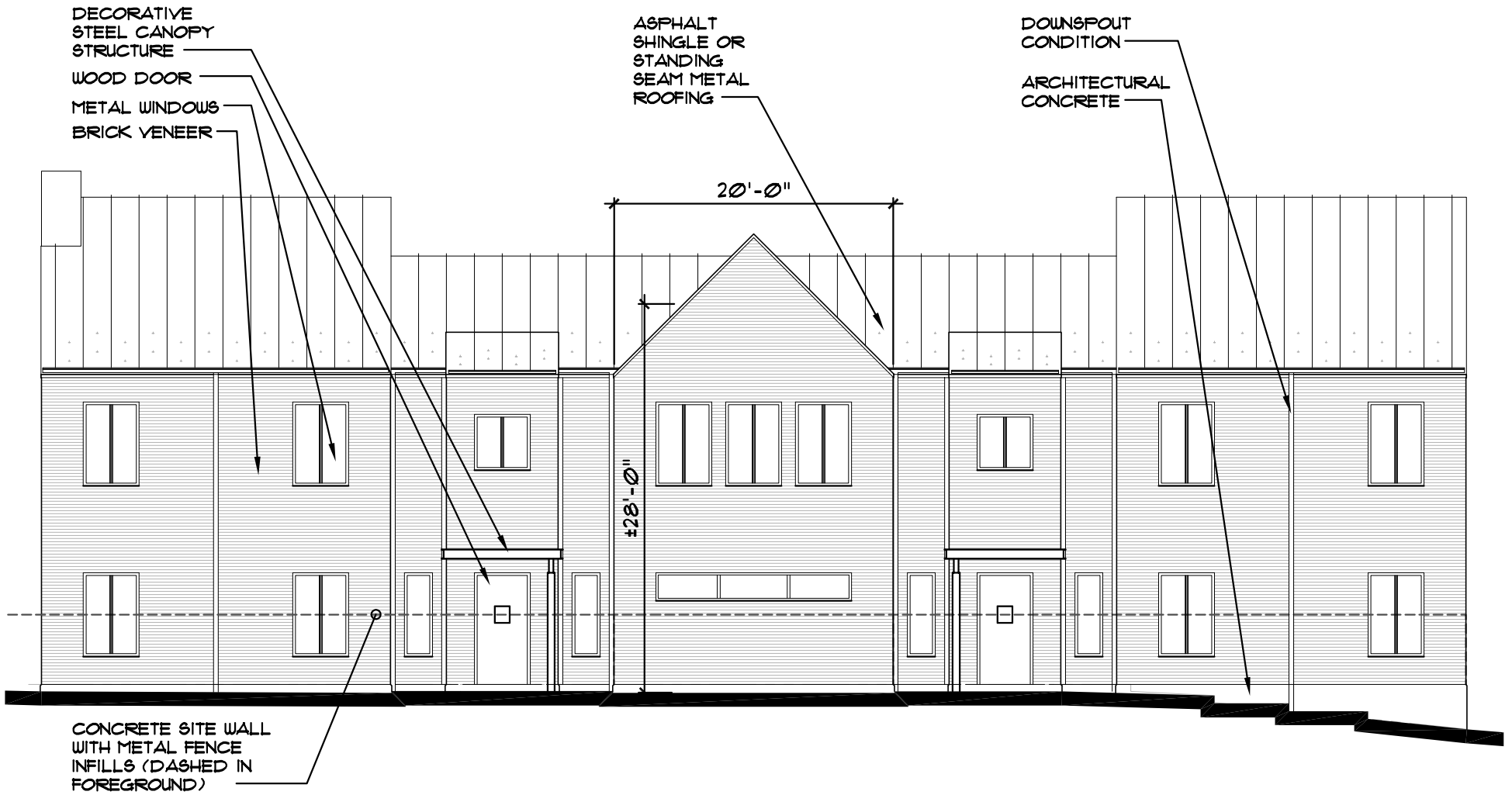
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**Proposed East Elevation**

A2.0



1 SIDE ELEVATION (NORTH)  
 A3.0 SCALE: 3/32" = 1'-0"

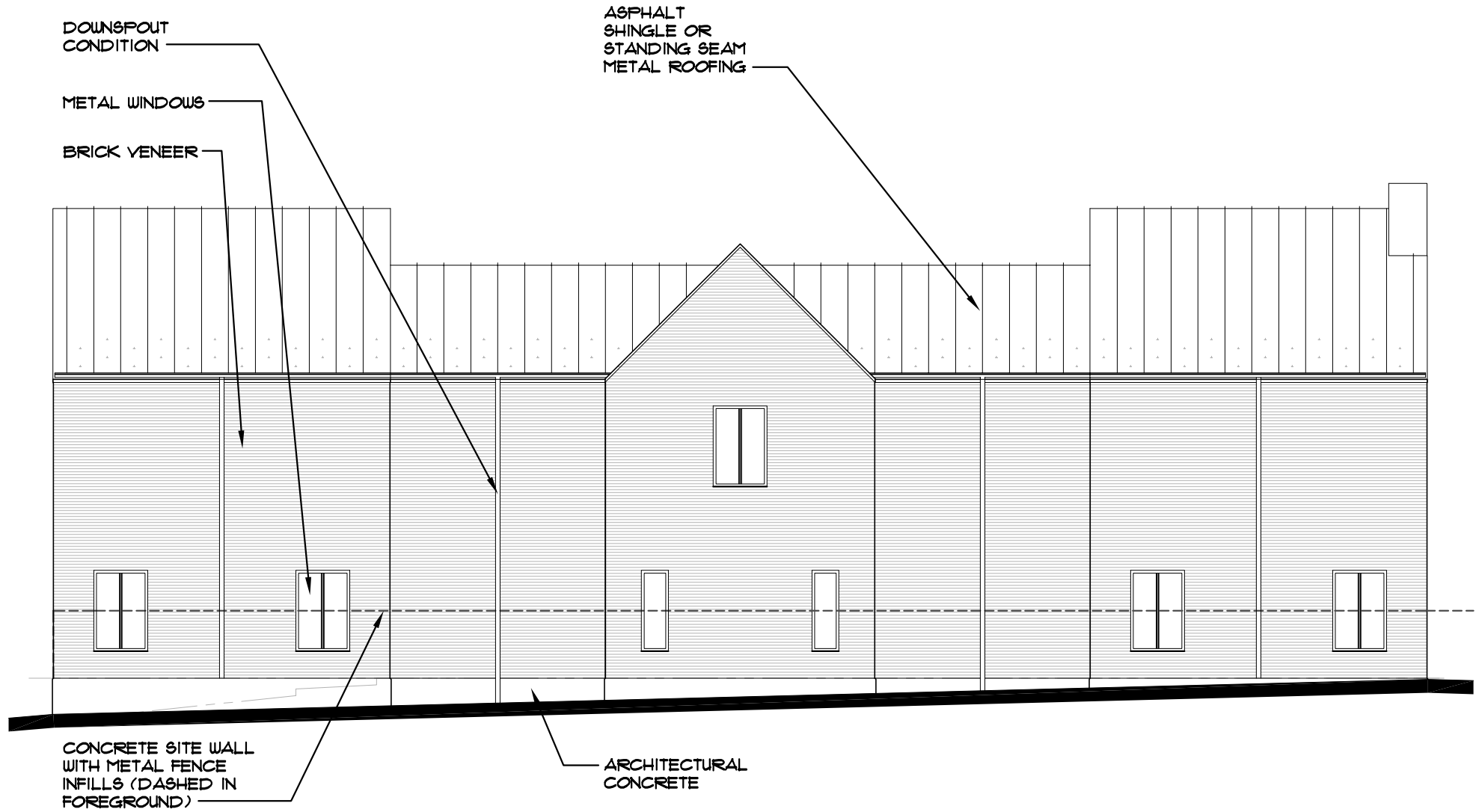
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**Proposed North Elevation**

A3.0



**1** SIDE ELEVATION (SOUTH)  
 A4.0 SCALE: 3/32" = 1'-0"

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**Proposed South Elevation**

A4.0

ASPHALT  
SHINGLE OR  
STANDING SEAM  
METAL ROOFING

METAL WINDOWS

BRICK VENEER

DECORATIVE STEEL  
CANOPY  
STRUCTURE,  
BEYOND

SECTIONAL WOOD  
GARAGE DOORS

CONCRETE SITE  
WALL WITH METAL  
FENCE AND GATE



# REAR ELEVATION (WEST)

A5.0 SCALE: 3/32" = 1'-0"

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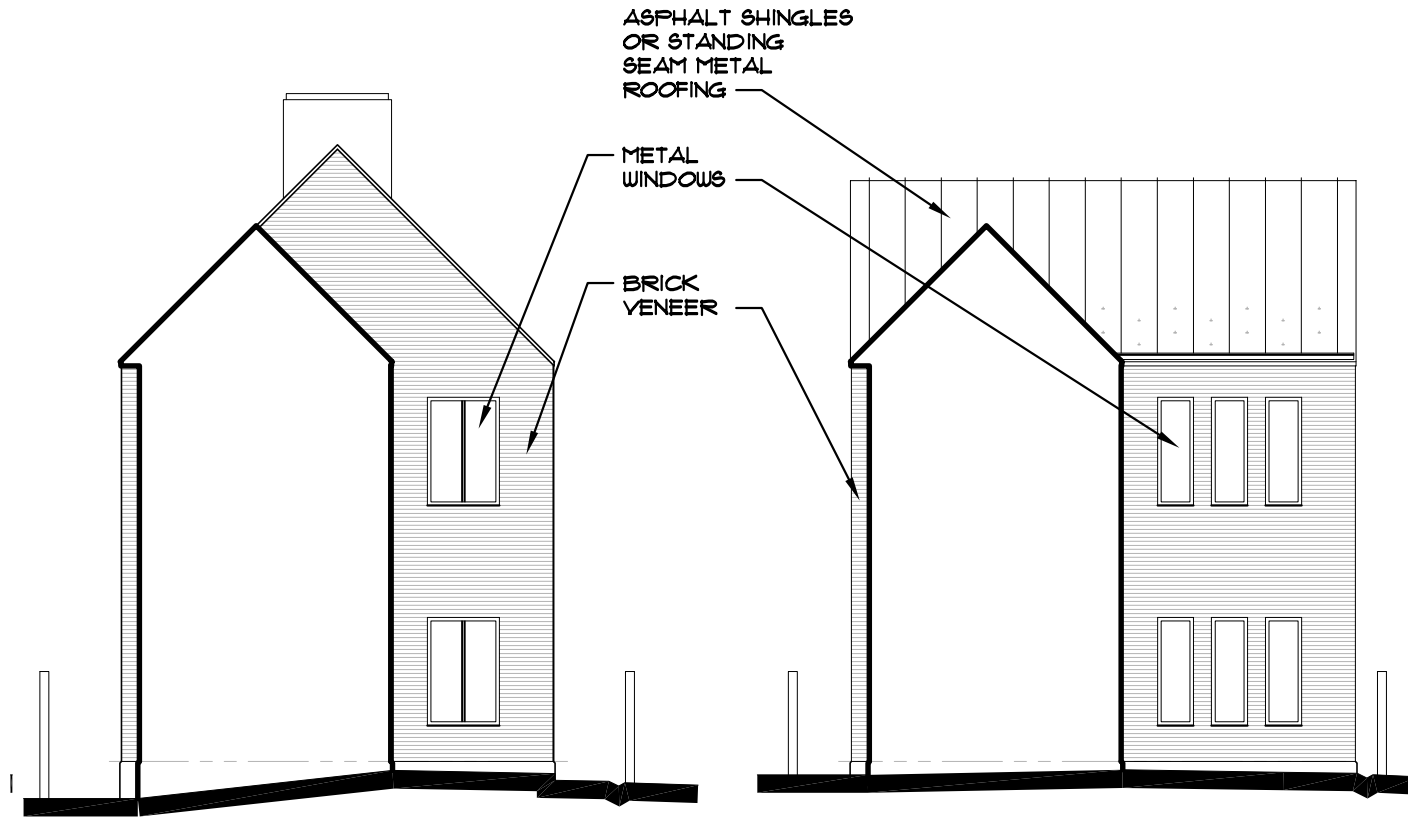
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**Proposed West  
Elevation**







1 TYPICAL COURTYARD ELEVATIONS  
 A6.0 SCALE: 3/32" = 1'-0"

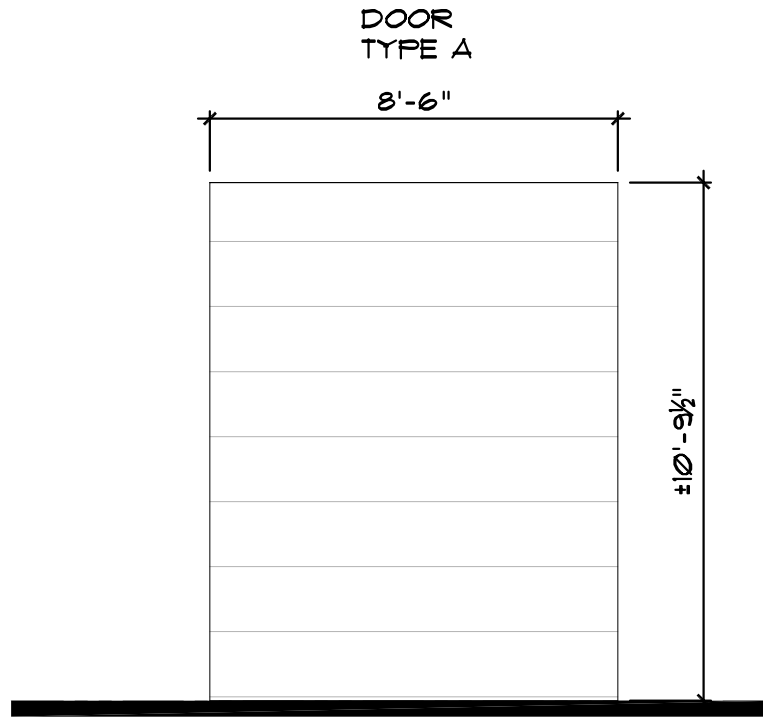
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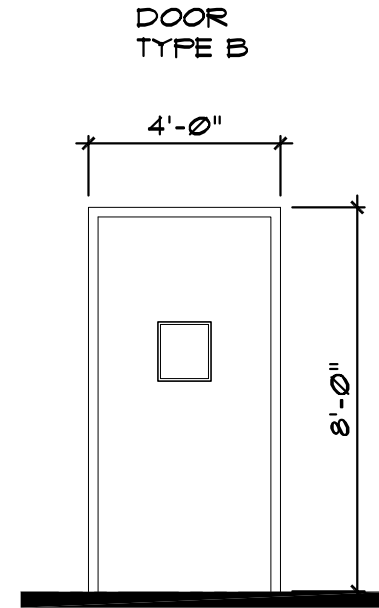
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**Proposed Typical  
 Courtyard Elevations**

A6.0



PAINTED WOOD  
SECTIONAL  
GARAGE DOOR



PAINTED WOOD  
SWINGING  
ENTRANCE  
DOOR

1 DOOR SCHEDULE

S1.0 SCALE: 1/4" = 1'-0"

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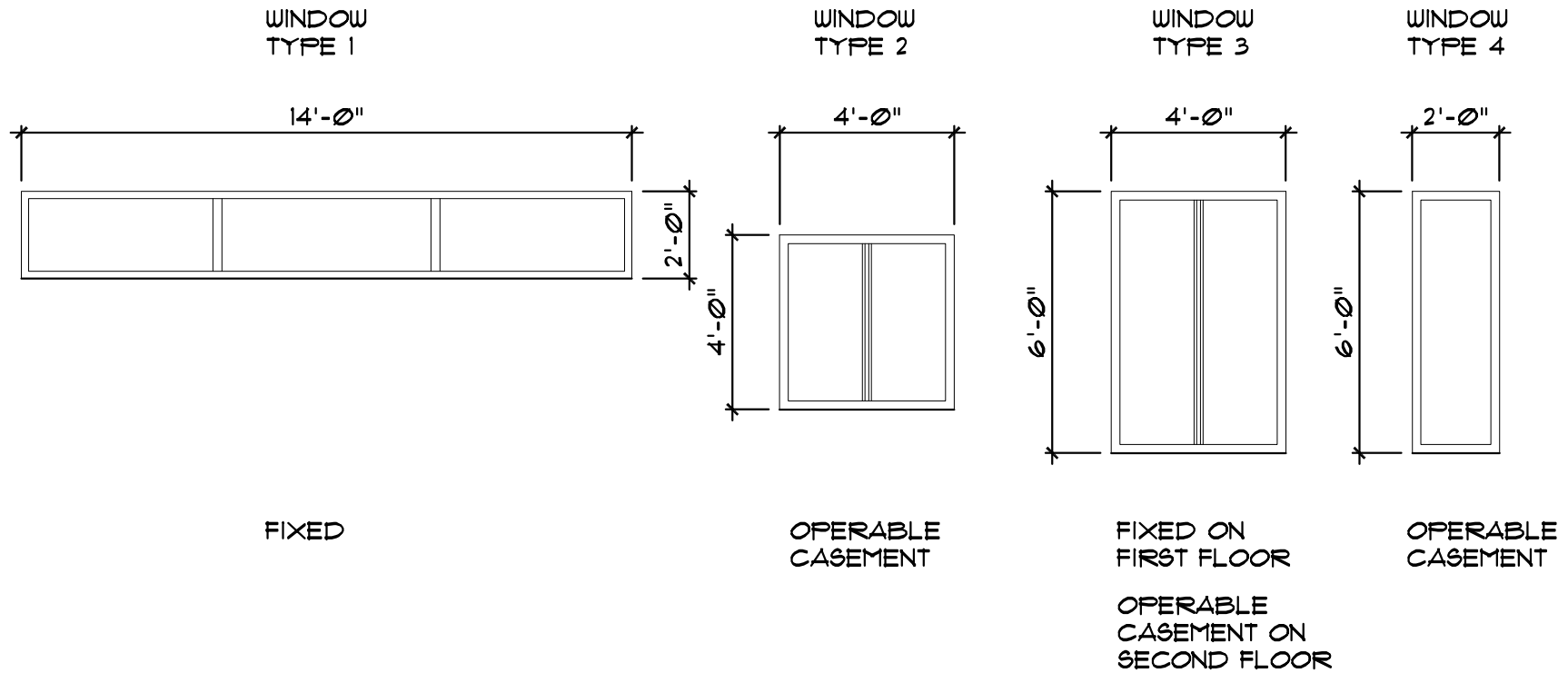
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**Proposed Door  
Schedule**

S1.0



1 WINDOW SCHEDULE  
 S1.1 SCALE: 1/4" = 1'-0"

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**Proposed Window Schedule**

S1.1



EXISTING CONDITIONS - EAST ELEVATION (OVERALL)



EXISTING CONDITIONS - EAST ELEVATION



EXISTING CONDITIONS -  
NORTH ELEVATION DETAIL



EXISTING CONDITIONS -  
WEST ELEVATION