



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
 Fax: 734.994.8460

APPLICATION MUST BE FILLED OUT COMPLETELY

OFFICE USE ONLY	
Permit Number	HDC# _____
	BLDG# _____
DATE STAMP	

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER Charles Albrecht, Albrecht Enterprises, LLC		HISTORIC DISTRICT Yes	
PROPERTY ADDRESS 404 S. First St		CITY ANN ARBOR	
ZIPCODE 48103	DAYTIME PHONE NUMBER (248) 875-8832	EMAIL ADDRESS calbrecht@albrechtllc.com	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) 1310 Westboro Drive		CITY Birmingham	STATE, ZIP MI, 48009

PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME Charles Albrecht	DATE 09/23/2022
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APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) Theresa L. Angelini, Angelini & Associates Architects			
ADDRESS OF APPLICANT 200 W. Huronview Blvd			CITY Ann Arbor
STATE MI	ZIPCODE 48103	PHONE / CELL # (734) 998-0735	FAX No ()
EMAIL ADDRESS Rdavis@angeliniarchitects.com , Tangelini@angeliniarchitects.com			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	PRINT NAME x Theresa Angelini	DATE 09/23/2022
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BUILDING USE – CHECK ALL THAT APPLY

<input checked="" type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input checked="" type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input checked="" type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL
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PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

1. Construction of new a ADA restroom addition, on the First Floor. New addition (9'-2 3/4" x 7'-6 1/8") fills in the existing void at the southwest corner of the house and is located along the side and rear yards. One (1) existing west facing window not visible from the street will be removed. **2.** New second floor addition to enlarge an existing office room. The new addition (9'-2 3/4" x 10'-9 1/4") will primarily be atop the new ADA restroom and will slightly overlap the rear portion of the existing garage roof. The existing garage roofing will be removed and replaced with a new EPDM flat roof to adequately drain rainwater off the roof and into the rear yard. The existing garage structure including the existing parapet will remain. Additional structure, posts and beam, will be added within the garage to support the proposed addition. Two (2) existing west facing windows will remain. **3.** The existing brick chimney is to be removed to allow for the ADA friendly kitchen, access to the new ADA restroom. The chimney must be removed in order to obtain the required 36" wide clearance of the altered stairway per building codes. The chimney is to be a bandoned and no longer serves a function as the furnace and water heater are directly vented to the exterior. The exhaust and intake vents are located at the side yard.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

The existing property was originally a single family residence that has since been zoned commercially (C2B) and will function primarily as General Office Space. To accommodate the Office Use, a new ADA restroom is necessary on the first floor (First Floor Addition). The proposed restroom is located along the side & rear yards and does not front the street. One existing west kitchen window will be removed and replaced with an interior doorway into the new restroom. The proposed First Floor addition is set-in from the existing structure to differentiate the new from original. The exterior finishes will consist of Hardieplank lap siding and asphalt shingles to match the existing. The upper addition along the west side yard is to sit primarily atop the new ADA restroom and partially overlap the existing garage roof. The garage structure is to remain and the new addition will be constructed above it. The roof slope of the proposed addition pitches north/south to avoid shedding rainwater onto the neighboring property. The addition is setback from the original house and the new roof will be additive/overbuilt atop the existing roof structure. The new eaves will be elevated above the existing eaves to maintain clear distinction of new and existing. The new windows installed within the new upper addition will be Marvin Ultimate Clad windows to replicate a historical appearance including a thicker sill to match the existing window sills. Both west facing second floor windows will remain. The Upper and First Floor additions will be painted to match the existing; a red painted body and white painted trim. The existing chimney is being removed to achieve the required egress and ADA clearance requirements within the interior spaces of the ADA Restroom, Kitchen, and basement stairwell.



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.

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

Date of Hearing:		
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	

Specifications: 404 South First Street Proposed Additions for Historic District Commission Review

Owner: Albrecht Enterprises LLC

Architect: Angelini & Associates Architects

For Review:

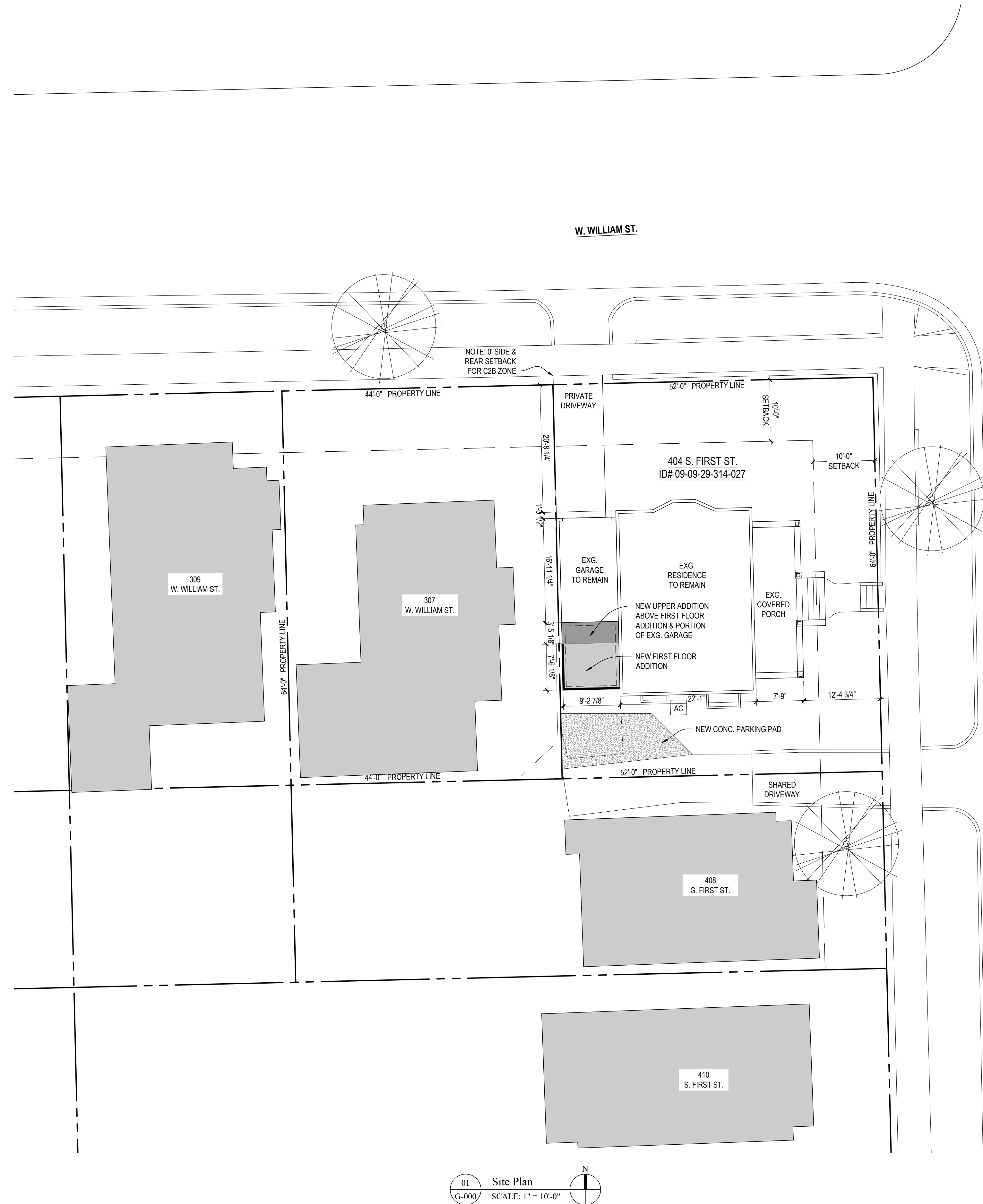
1. First Floor Addition – ADA Restroom
2. Second Floor Office addition atop ADA Restroom and partially above the Existing Garage.
3. Removal of chimney to allow for ADA access in kitchen and to restroom

Proposed Exterior Materials

- Siding: Hardieplank fiber cement lap siding with 3” exposure to match existing dimension, for paint finish to match existing.
- Garage Roofing: EPDM flat roofing re-sloped to divert rainwater to the south yard.
- Upper Addition Roofing: Fiberglass/Asphalt Roof Shingles, to match existing.
- Windows: Marvin Signature Collection Ultimate Aluminum Clad Wood Single Hung Windows and Marvin Ultimate Clad Awning Window
 - Double Hung Windows on South Face of ADA Restroom Addition and Office Addition with vertical mullion divisions, Simulated Divided Lite Windows, insulated glass, dimensions to be similar to existing wood windows.
 - Awning Windows on North Face of Second Floor Office Addition with vertical mullion divisions, Simulated Divided Lite Windows, insulated glass, dimensions to be similar to existing wood windows.
 - Color: Sierra White, Glass: Clear Insulated Glass, SDLS Simulated Divided Lite with Spacer Bar, Top Sash Vertical Mullions, Thick subsill to match existing, 7/8” grille divisions.

Albrecht Office Remodeling - HDC Review

404 S. First St. • Ann Arbor, MI 48103



GENERAL NOTES

1. Drawings are intended for a sheet size of 24" x 36". Do not scale drawings. Use written dimensions.
2. See Scope of Work and Specifications for more information pertaining to the work.
3. Horizontal dimensions shown indicate centerline of column gridline, face of (F.O.) concrete, F.O. masonry, and F.O. stud - unless otherwise noted.
4. Dimensions on Interior Elevations are to finishes, except for plumbing fixtures, which are to rough framing.
5. The contractor shall visit the site and be knowledgeable of conditions thereon. Contractor to field verify all existing conditions and all dimensions pertaining to the work prior to commencing construction. Notify the architect of any discrepancies with the documents.
6. Details shown are intended to describe scope and profile. Where details have not been provided, the work is intended to be similar in character to those areas detailed. Where specific dimensions, details, or design intent cannot be determined, consult architect prior to proceeding with the work.
7. All work shall comply with all applicable codes and governing authorities, federal and local standards, and shall meet or exceed industry standard for each trade.

SITE INFORMATION

PARCEL NUMBER:
09-09-29-314-027, .076 ACRES

LEGAL INFORMATION:
E 52 FT OF N 64 FT LOT 20 B4S R1E WILLIAM S MAYNARDS ADDITION

CURRENT ZONING:
C2B, Mixed-Use Commercial

MINIMUM SETBACKS: Front (corner): 10 feet, Side: None (exception C), Rear: None (exception C)

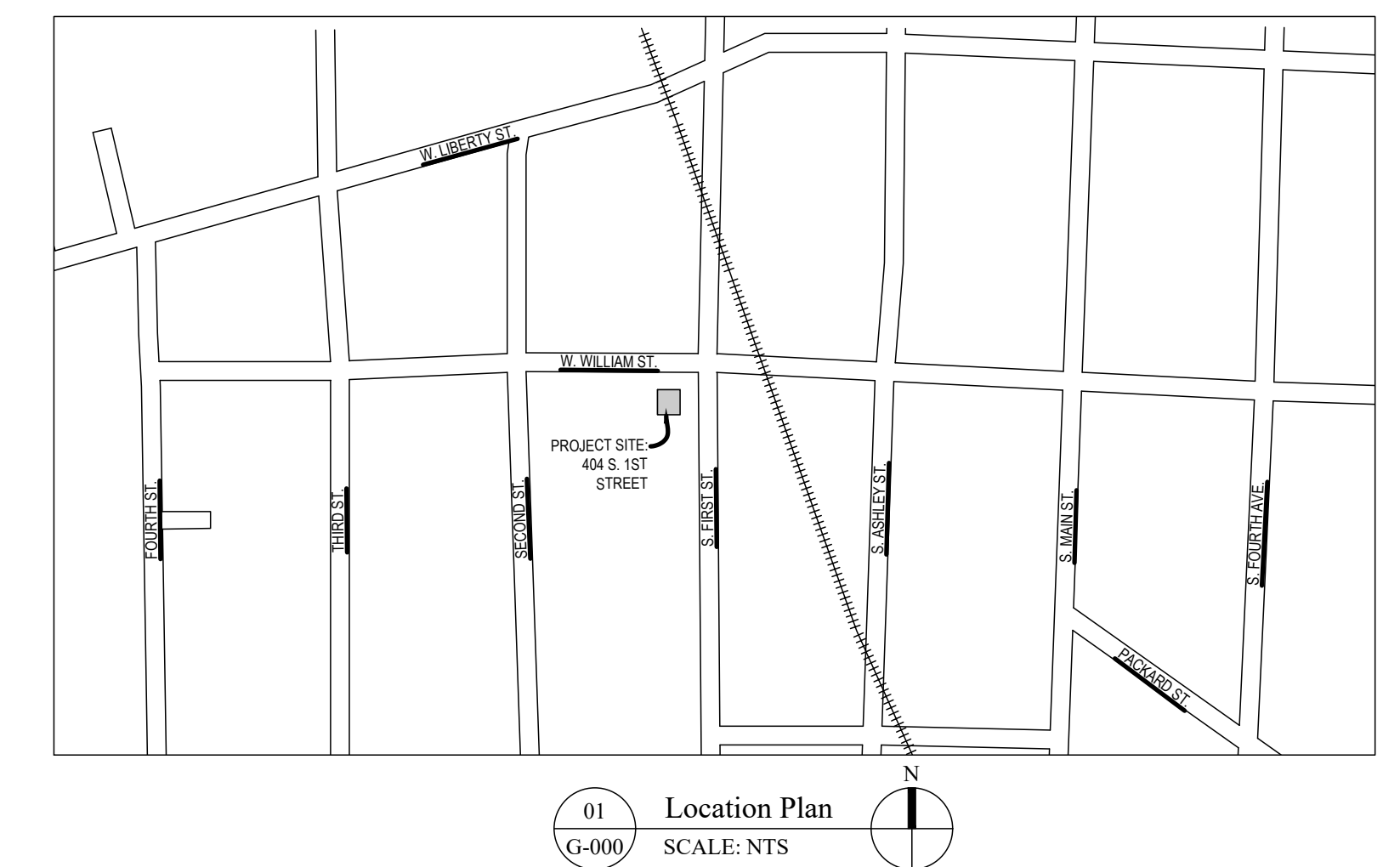
MAXIMUM FLOOR AREA RATIO: 200% or 6,621 sq. ft.

ABBREVIATIONS

AF	ABOVE FINISH FLOOR	M.O.	MASONRY OPENING
B.O.	BOTTOM OF	O.C.	ON CENTER
BSMT	BASEMENT	REQ'D.	REQUIRED
CLG	CEILING	R.O.	ROUGH OPENING
CMU	CONCRETE MASONRY UNIT	SF	SQUARE FEET
CONC	CONCRETE	TBD	TO BE DETERMINED
ELEV	ELEVATION	T.M.E.	TO MATCH EXISTING
EXG.	EXISTING	TYP.	TYPICAL
F.O.	FACE OF	T.O.	TOP OF
FLR	FLOOR	U.N.O.	UNLESS NOTED OTHERWISE
GYP. BD.	GYPSUM BOARD	VIF	VERIFY IN FIELD
MANUF.	MANUFACTURER	W	WITH
MIN	MINIMUM	WD	WOOD

SHEET INDEX

G-000	Title Sheet & Site Plan
-	Site Survey
A-001	Demolition Plans
A-100	Basement & First Floor Plan
A-101	Second Floor & Roof Plan
A-200	Existing Exterior Elevations
A-201	Proposed Exterior Elevations
A-300	Building Sections



09.23.22 HDC Application

PREPARED FOR
Charles & Mary Albrecht

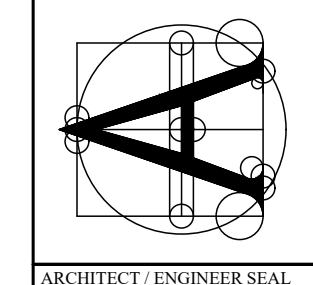
PROJECT #
21045-09

PROJECT NAME
Albrecht Office Remodeling

PROJECT ADDRESS
404 S. First St. • Ann Arbor, MI 48103

CONSULTANT

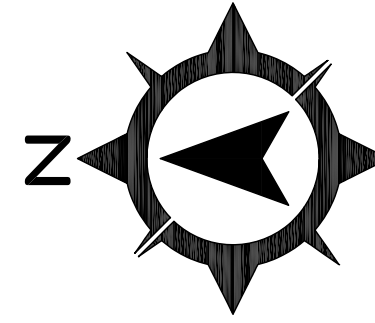
Angelini & Associates Architects
200 Huronview Blvd
Ann Arbor, MI 48103
(734) 998-0735



ARCHITECT / ENGINEER SEAL

SHEET TITLE
Site Plan & Title Sheet

SHEET #
G-000

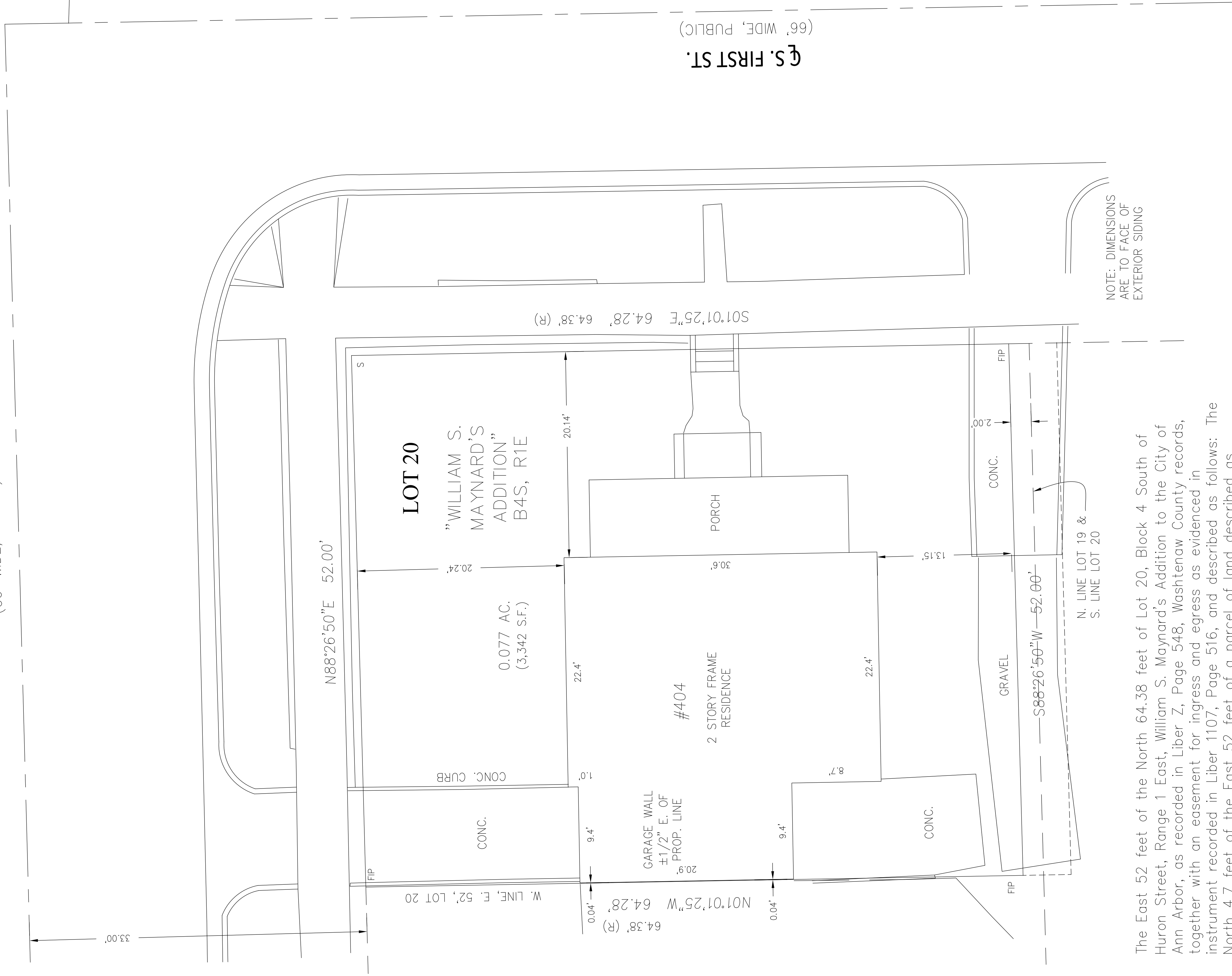


SKETCH OF SURVEY

W. WILLIAM ST.
(66' WIDE, PUBLIC)

NOTE:

BEARINGS BASED ON MICHIGAN
STATE PLANE COORDINATES,
SOUTH ZONE, NAD '83



NOTE: DIMENSIONS
ARE TO FACE OF
EXTERIOR SIDING

The East 52 feet of the North 64.38 feet of Lot 20, Block 4 South of Huron Street, Range 1 East, William S. Maynard's Addition to the City of Ann Arbor, as recorded in Liber Z, Page 548, Washtenaw County records, together with an easement for ingress and egress as evidenced in instrument recorded in Liber 1107, Page 516, and described as follows: The North 4.7 feet of the East 52 feet of a parcel of land described as follows: The East 96 feet of the North 32 feet of Lot 19 and ten East 96 feet of the South 2 feet of Lot 20.

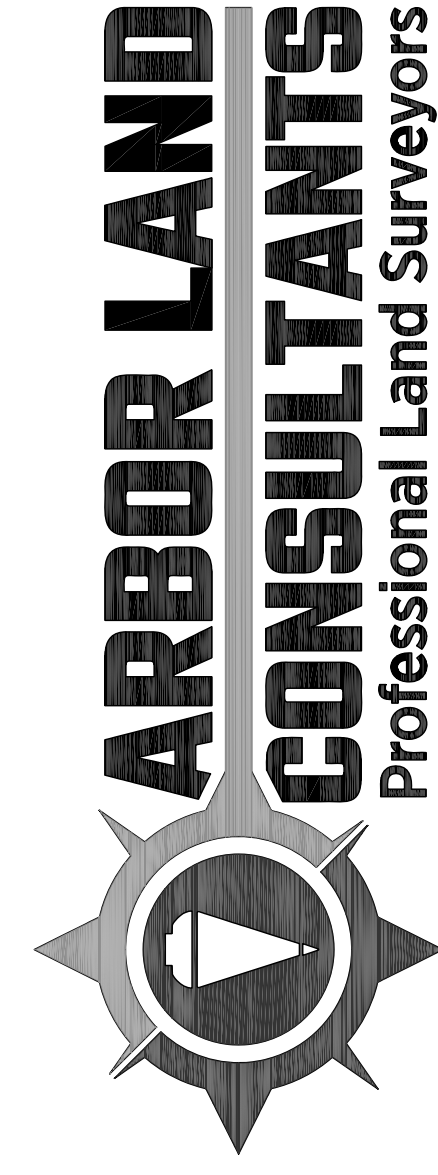
CLIENT: ANGELINI & ASSOCIATES

BOUNDARY SURVEY

#404 S. FIRST ST.
IN THE SW 1/4 OF
SECTION 29, T2S, R6E
CITY OF ANN ARBOR,
WASHTENAW COUNTY,
STATE OF MICHIGAN.

LEGEND:

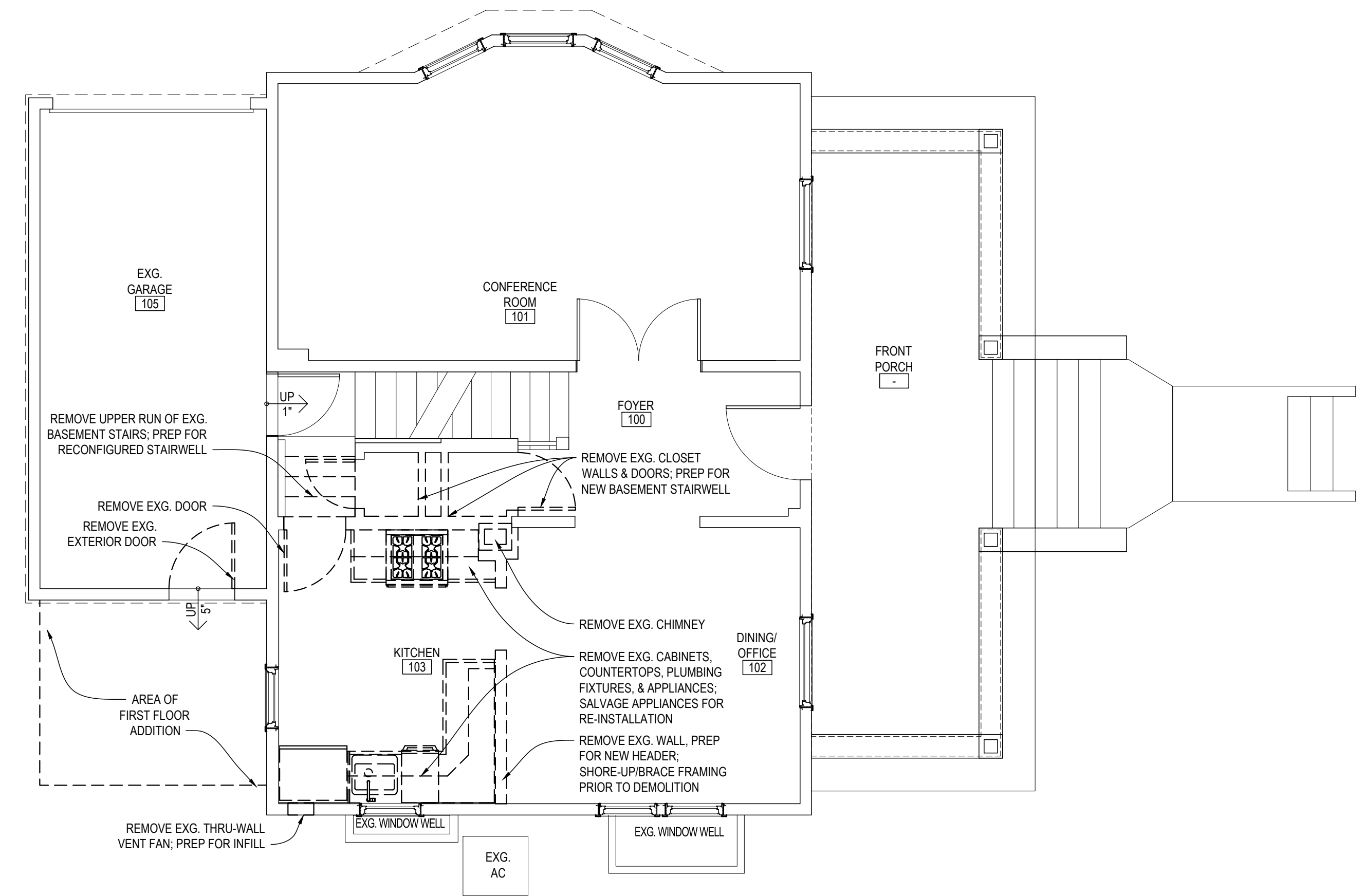
- SECTION CORNER
- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND MAG NAIL
- FOUND MONUMENT
- SET IRON PIPE
- SET WOOD LATH
- RECORDED
- CALCULATED



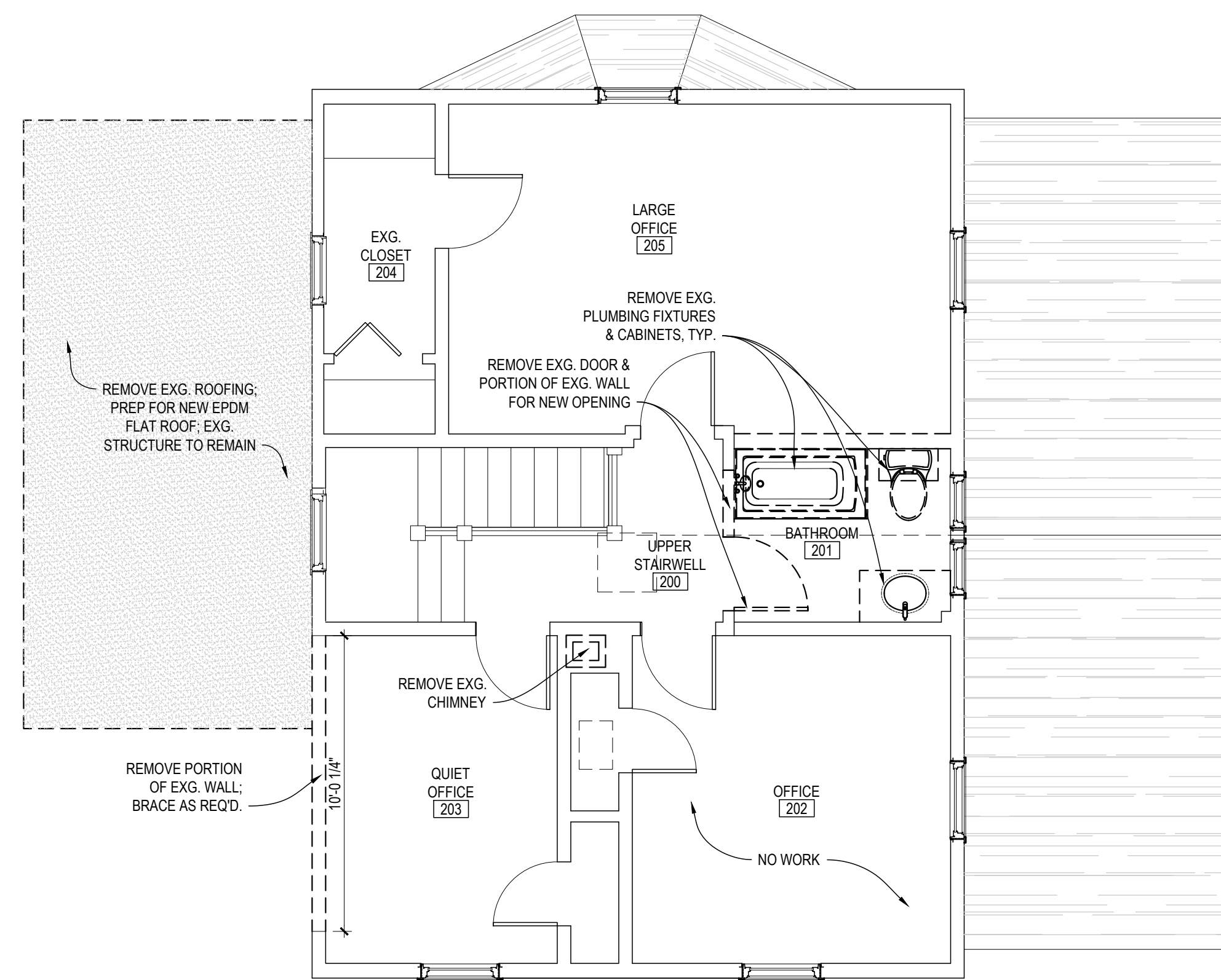
6653 Schneider Rd. • Manchester, MI • 48158
(734) 669-2960 • arborlandinc.com

JOB NO.:	15822	DATE:	7-18-2022
FLD. BOOK:	22-4	REVISED:	-
SHEET 1 OF 1	BY:	KJG	

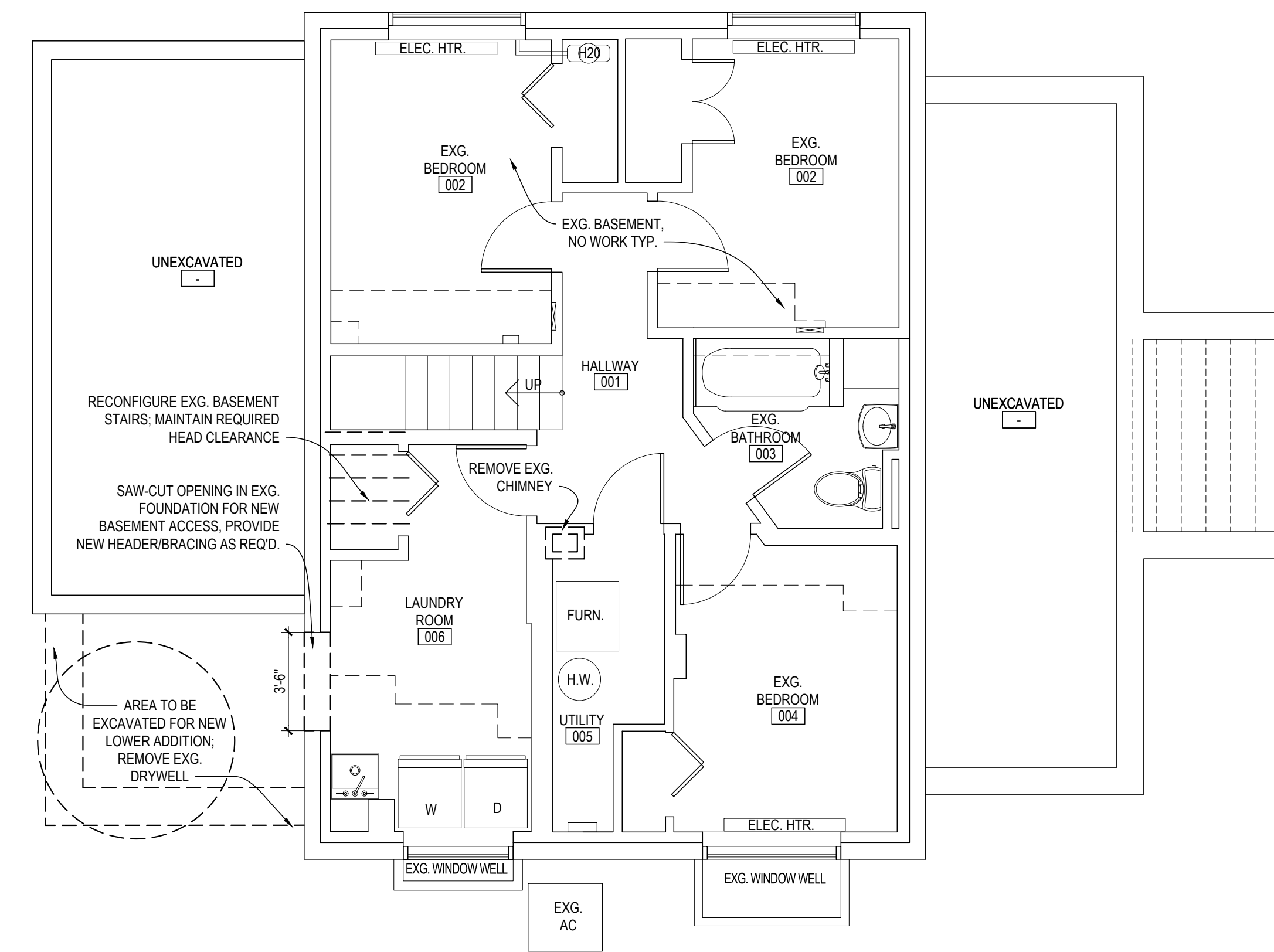
SCALE: 1" = 5'



02 Proposed First Floor Demolition Plan
A-001 SCALE: 1/4" = 1'-0"



03 Proposed Second Floor Demolition Plan
A-001 SCALE: 1/4" = 1'-0"



01 Proposed Basement Demolition Plan
A-001 SCALE: 1/4" = 1'-0"

09.23.22 HDC Application

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Charles & Mary
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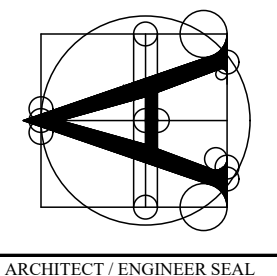
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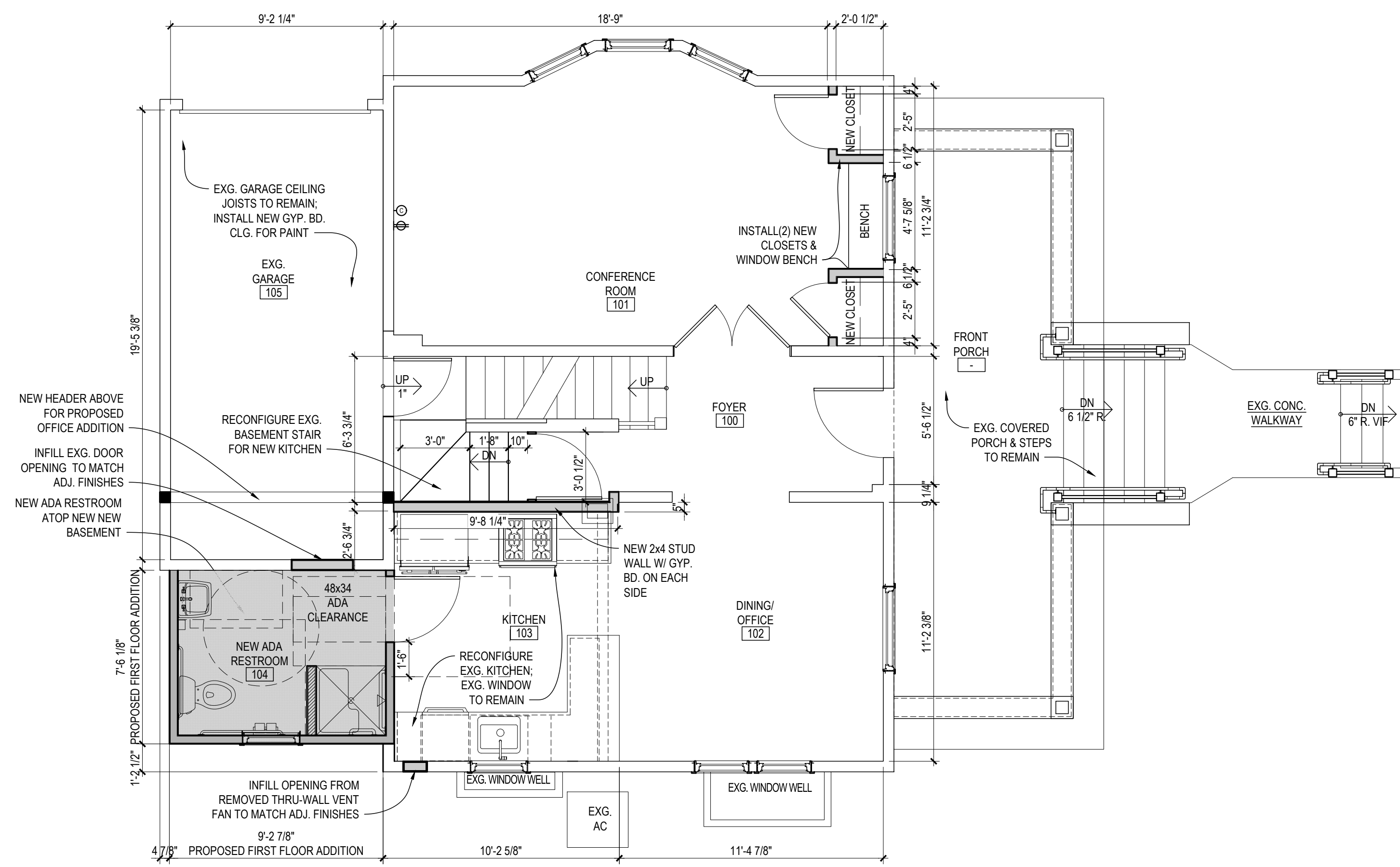
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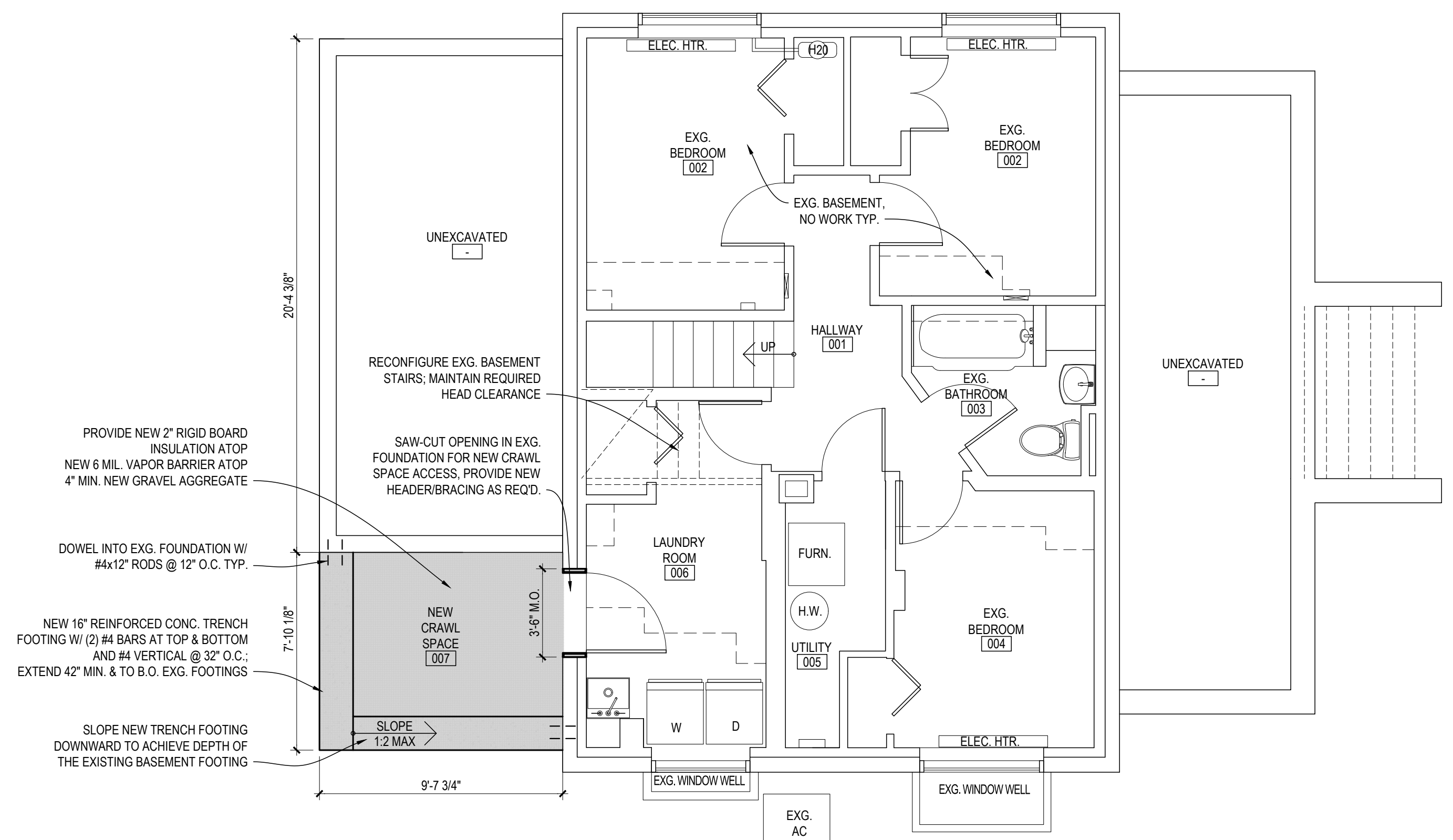
Proposed
Demolition
Plans

SHEET #

A-001



02 Proposed First Floor Plan
 A-100 SCALE: 1/4" = 1'-0"



01 Proposed Foundation Plan
 A-100 SCALE: 1/4" = 1'-0"

09.23.22 HDC Application

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 Albrecht

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 21045-09

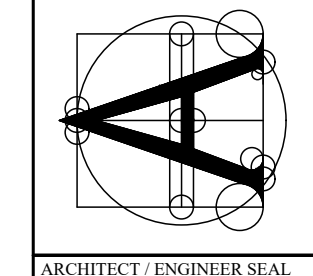
Albrecht Office Remodeling

PROJECT ADDRESS
 404 S. First St. • Ann Arbor, MI 48103

CONSULTANT

ARCHITECT / ENGINEER SEAL

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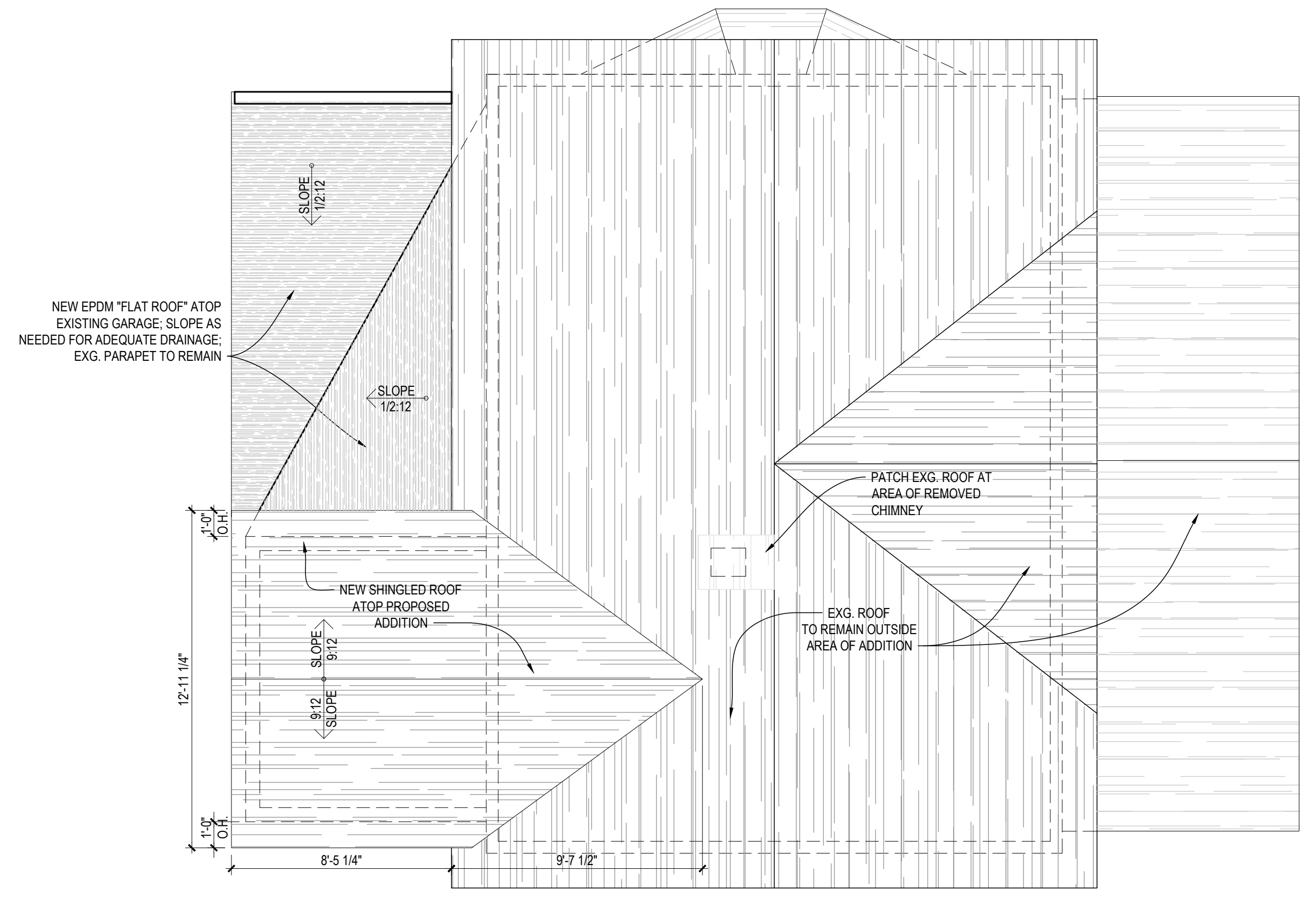


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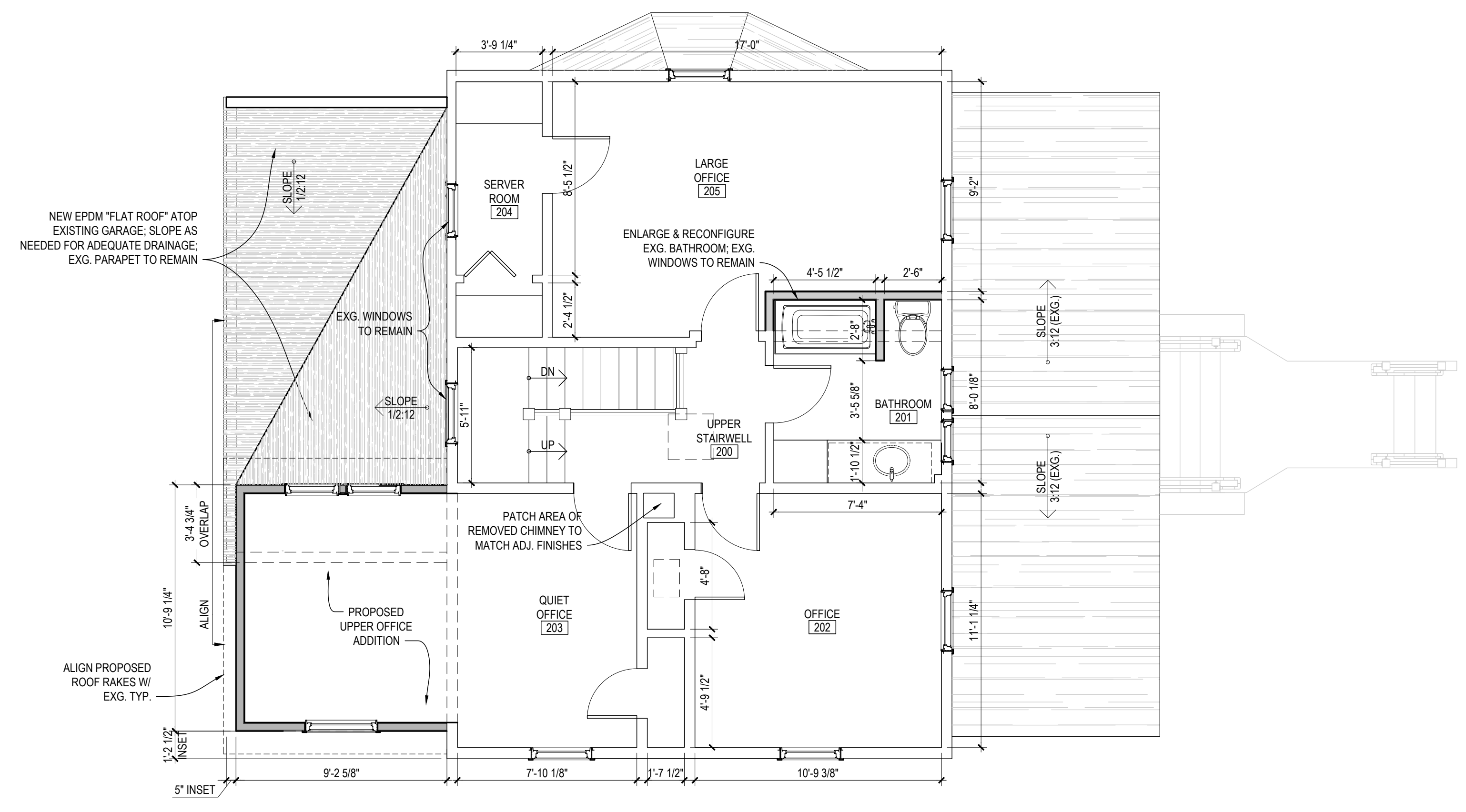
Proposed
 Plans

SHEET #

A-100



02 Proposed Roof Plan
 A-101 SCALE: 1/4" = 1'-0" N

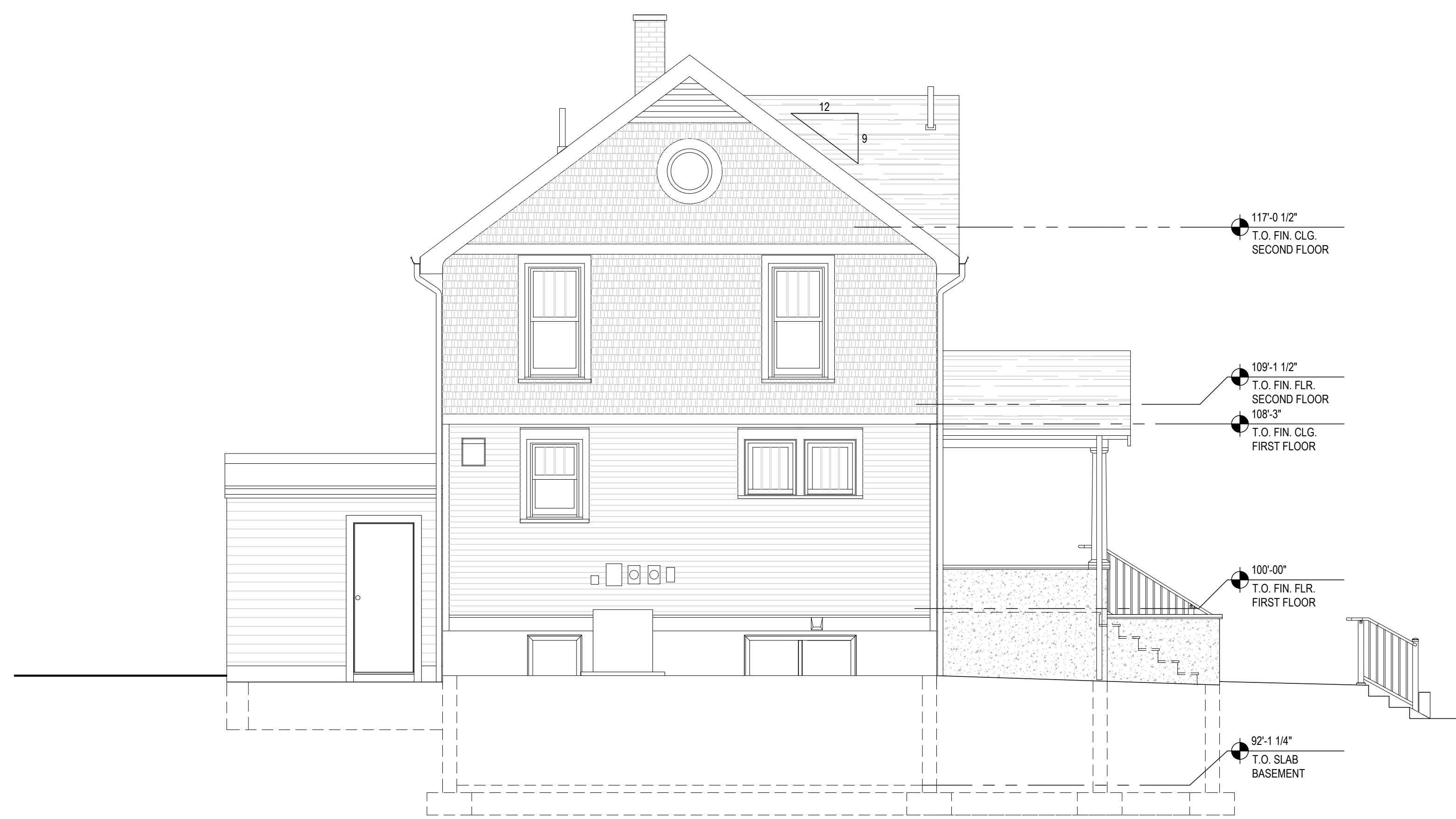


01 Proposed Second Floor Plan
 A-101 SCALE: 1/4" = 1'-0" N

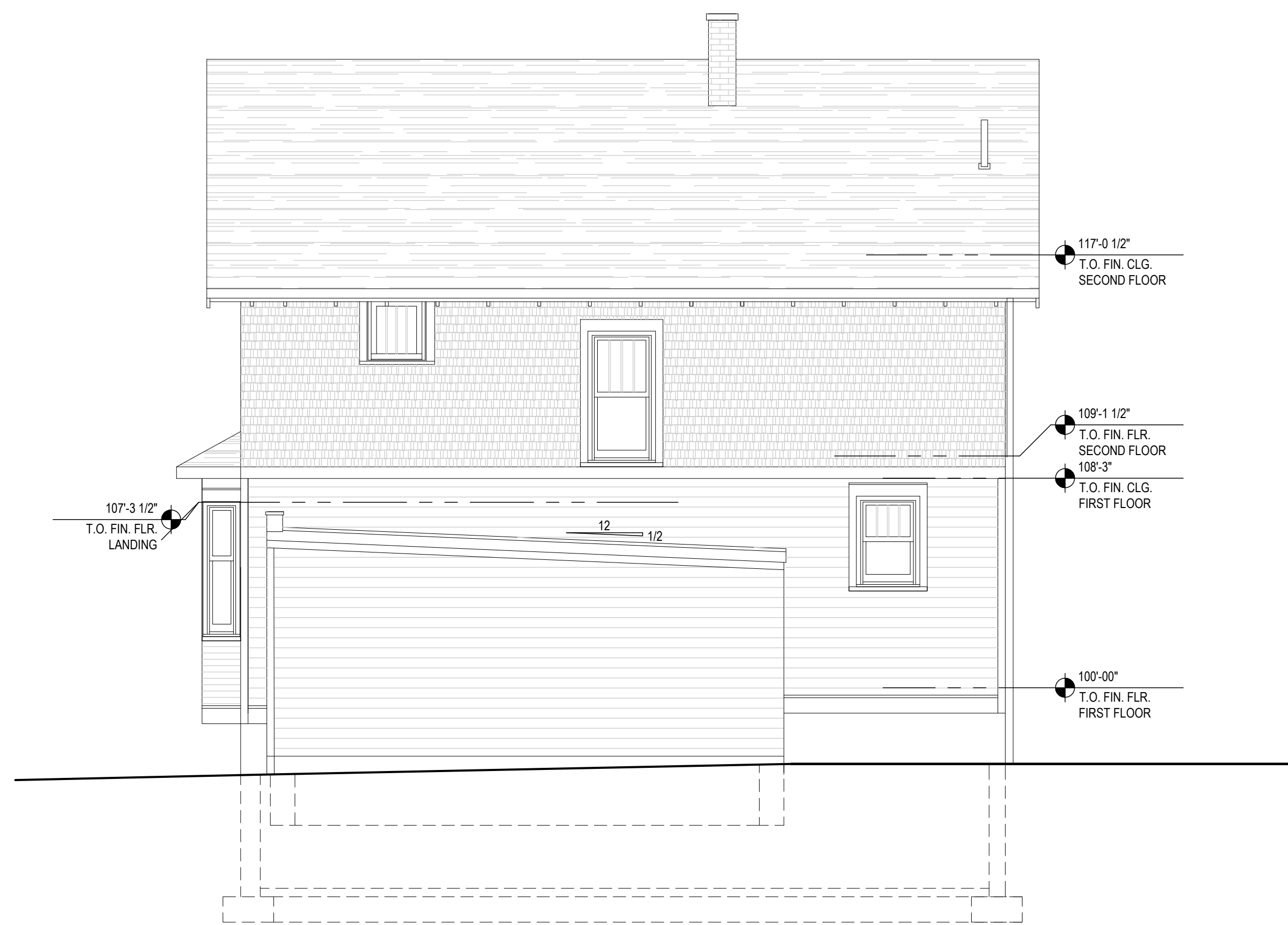
PROJECT NAME	Albrecht Office Remodeling
PROJECT ADDRESS	404 S. First St. • Ann Arbor, MI 48103
CONSULTANT	Angelini & Associates Architects 200 Huronview Blvd Ann Arbor, MI 48103 (734) 998-0735
PREPARED FOR	Charles & Mary Albrecht
PROJECT #	21045-09
DATE	09.23.22
DESCRIPTION	HDC Application
SHEET TITLE	Proposed Plans
SHEET #	A-101



04 Existing East Exterior Elevation
SCALE: 1/4" = 1'-0"



03 Existing South Exterior Elevation
SCALE: 1/4" = 1'-0"



02 Existing West Exterior Elevation
SCALE: 1/4" = 1'-0"



01 Existing North Exterior Elevation
SCALE: 1/4" = 1'-0"

PREPARED FOR
09.23.22 HDC Application

Charles & Mary
Albrecht

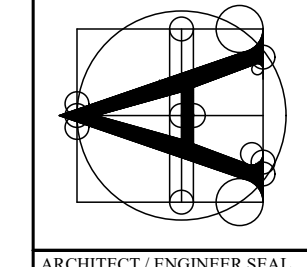
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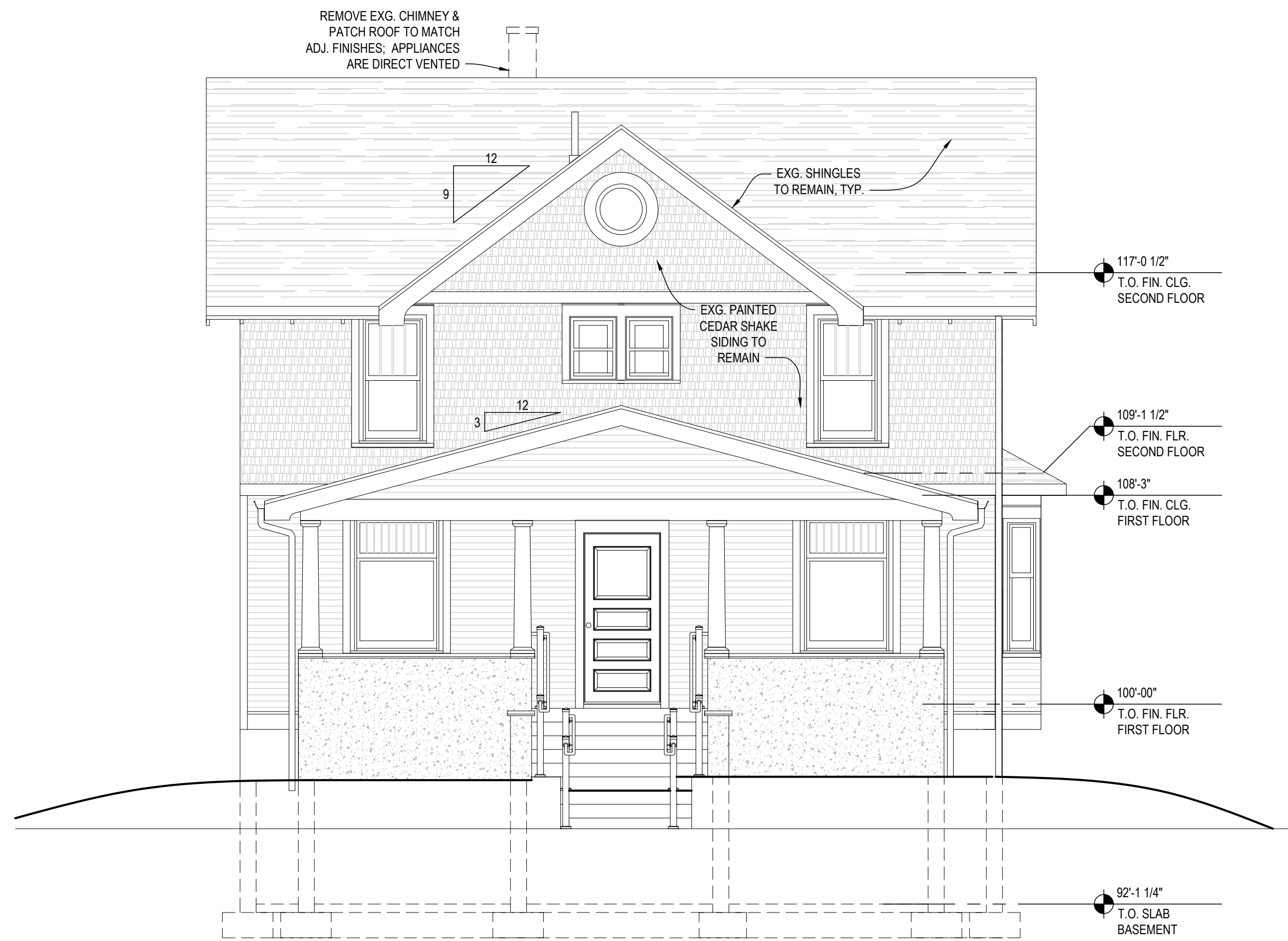
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SHEET TITLE

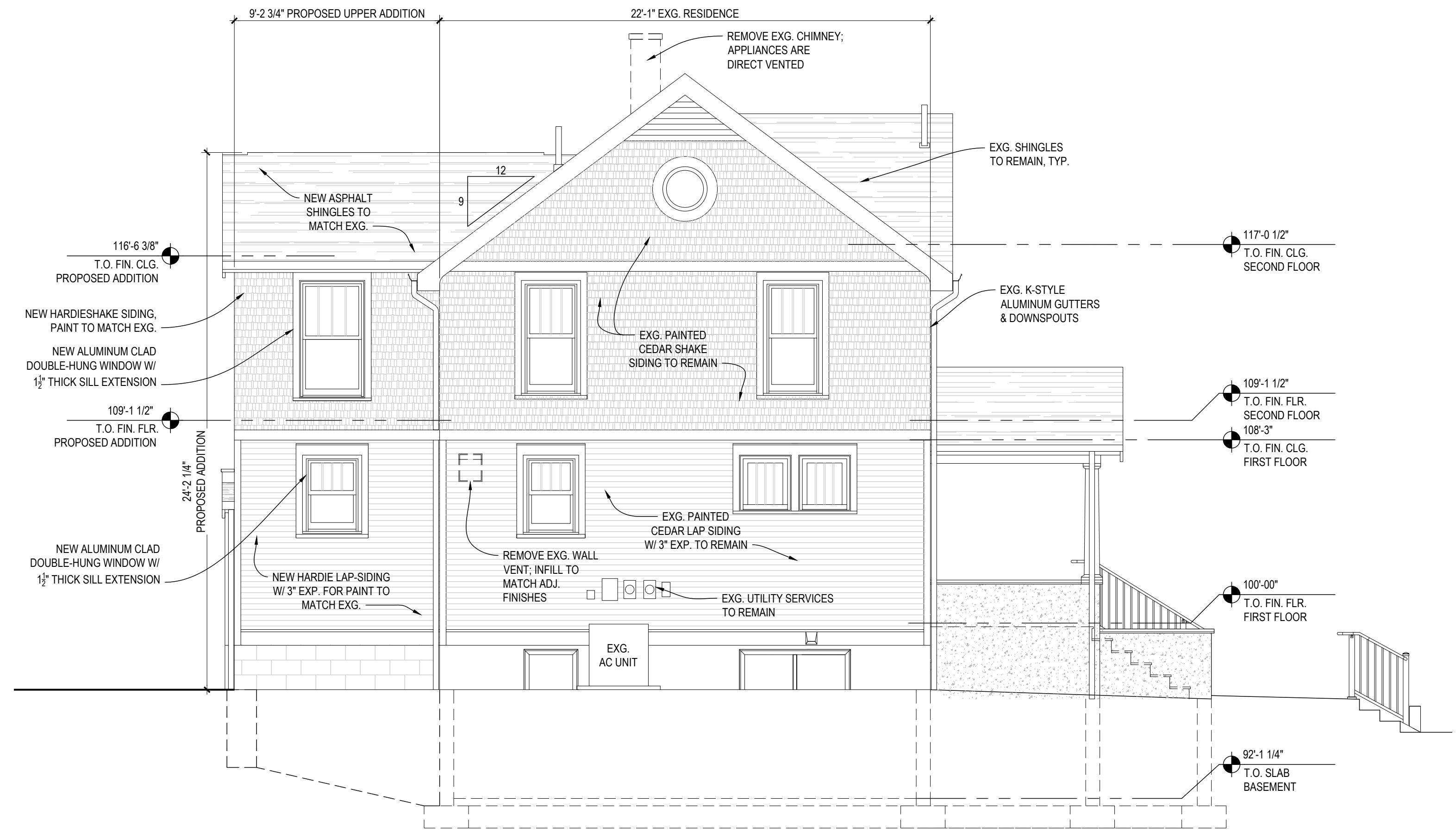
Existing
Elevations

SHEET #

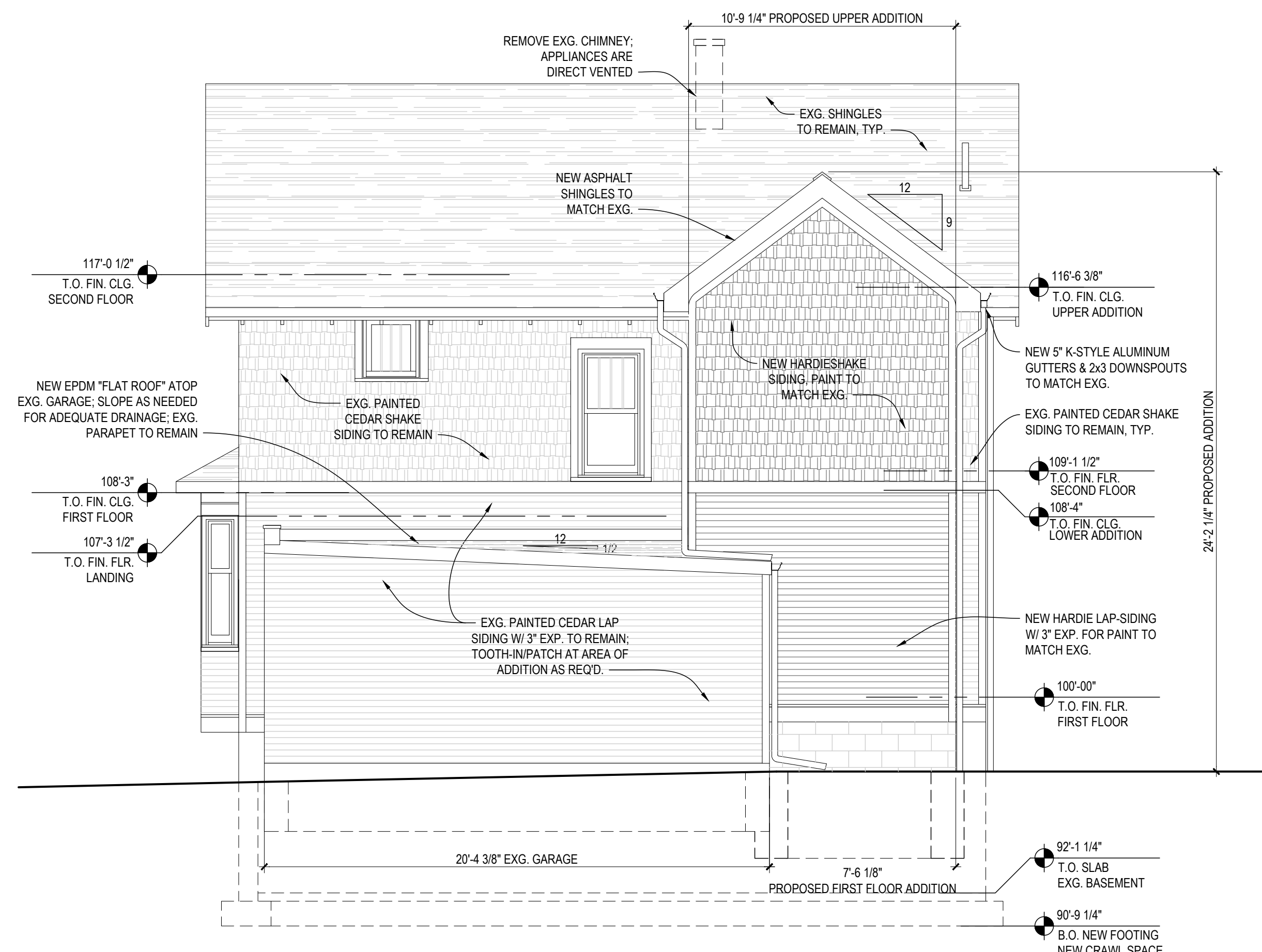
A-200



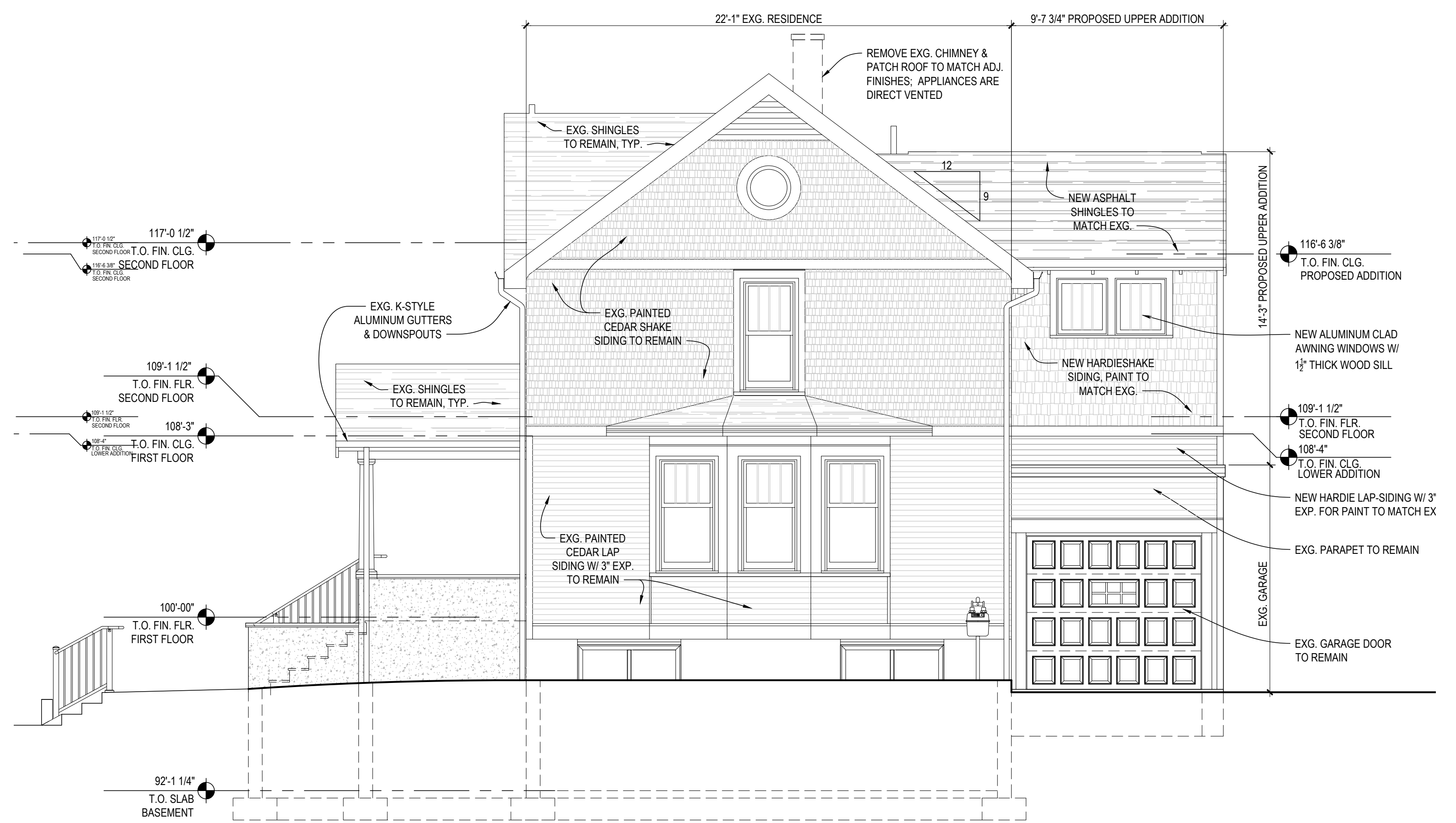
04 Proposed East Exterior Elevation
SCALE: 1/4" = 1'-0"



03 Proposed South Exterior Elevation
SCALE: 1/4" = 1'-0"



02 Proposed West Exterior Elevation
SCALE: 1/4" = 1'-0"



01 Proposed North Exterior Elevation
SCALE: 1/4" = 1'-0"

09.23.22 HDC Application

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PROJECT #
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Albrecht Office Remodeling

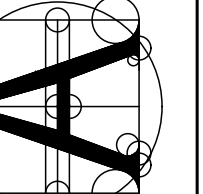
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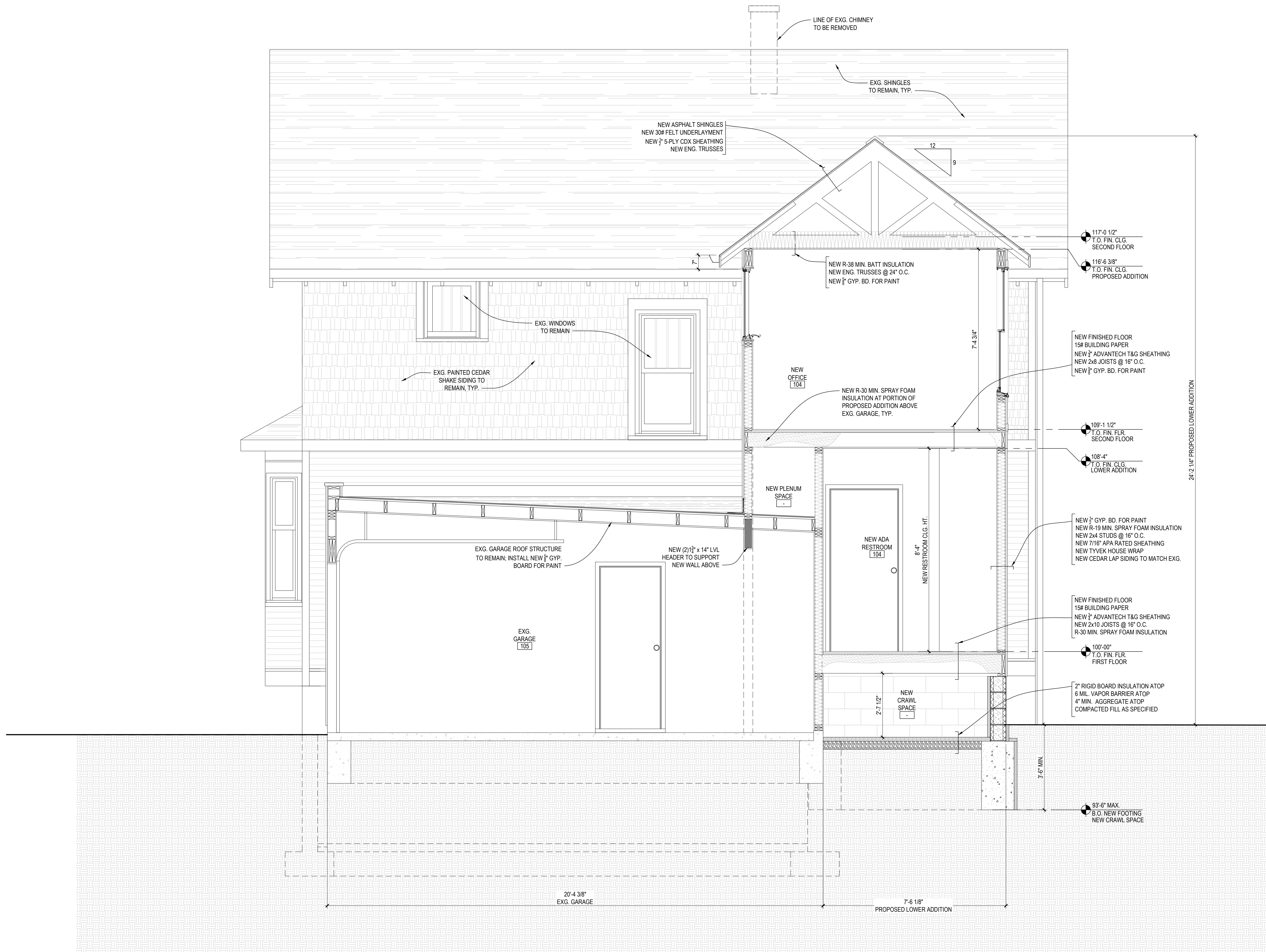
ARCHITECT / ENGINEER SEAL

SHEET TITLE

Proposed
Elevations

SHEET #

A-201



01 North/South Section Through Proposed Additions
 A-300 SCALE: 1/2" = 1'-0"

09.23.22 HDC Application

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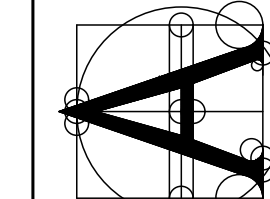
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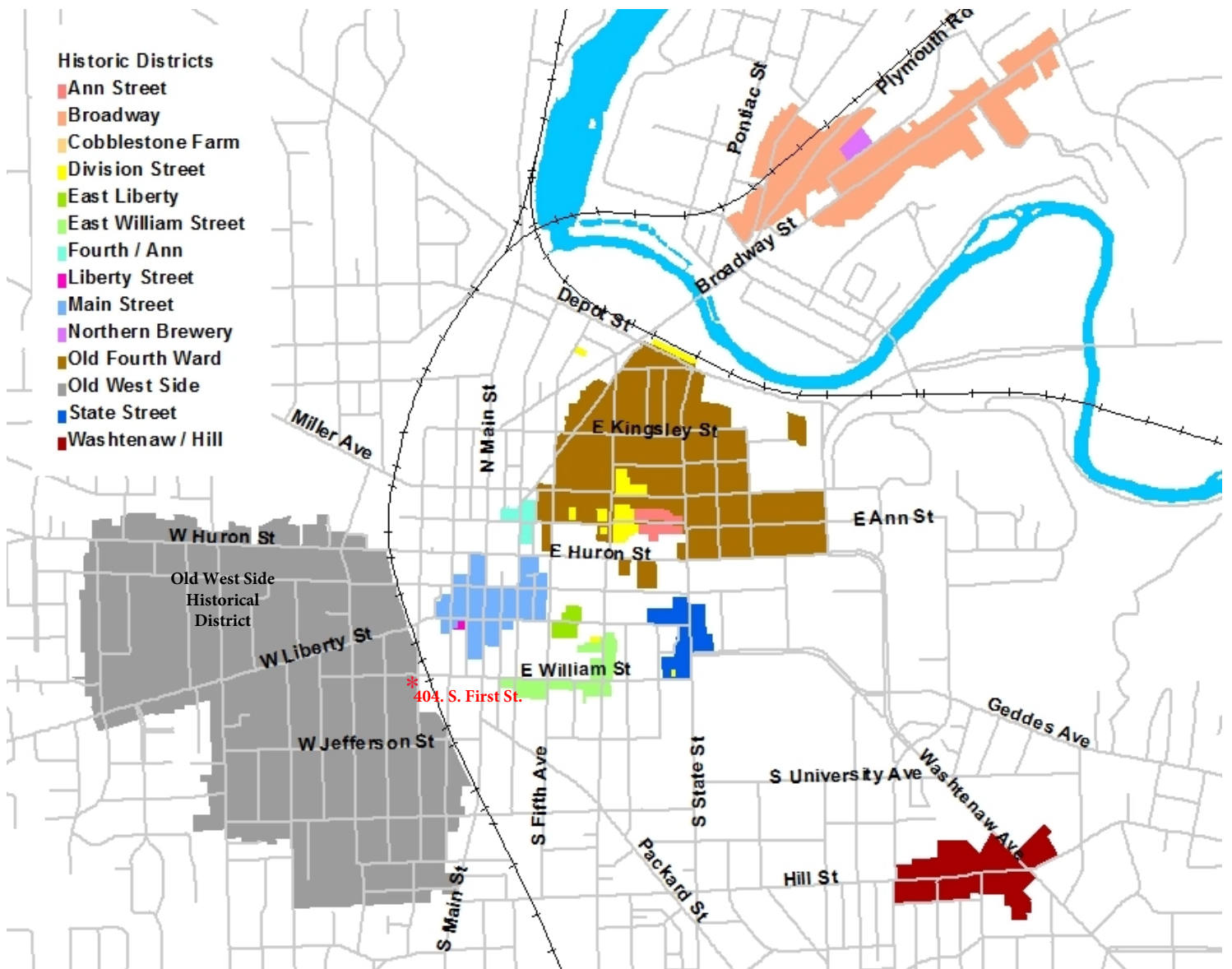
Proposed
 Sections

SHEET #

A-300

Historic Districts

- Ann Street
- Broadway
- Cobblestone Farm
- Division Street
- East Liberty
- East William Street
- Fourth / Ann
- Liberty Street
- Main Street
- Northern Brewery
- Old Fourth Ward
- Old West Side
- State Street
- Washtenaw / Hill





Southwest corner of house looking north:
Proposed location of new ADA Restroom



Northwest corner of house looking southeast:
Proposed location of new Upper Addition



Northeast corner of house looking south
Note: recently installed handrails not pictured



Southeast corner of house looking northwest
Note: Recently installed handrails not pictured