



City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES
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: 515 W Washington St, AA, MI 48103

Historic District: _____

Name of Property Owner (If different than the applicant): _____

Address of Property Owner: 515 W. Washington St, AA, MI 48103

Daytime Phone and E-mail of Property Owner: 734-222-0617 RSNorthrup@gmail.com

Signature of Property Owner: Robert S. Northrup Date: 4/22/2011

Section 2: Applicant Information

Name of Applicant: Robert S. Northrup

Address of Applicant: 515 W Washington St, AA, MI 48103

Daytime Phone: (734) 222-0617 Fax: Do not have fax

E-mail: RSNorthrup@gmail.com

Applicant's Relationship to Property: owner architect contractor other

Signature of applicant: Robert S. Northrup Date: 4/22/2011

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: RSN

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

1. Provide a brief summary of proposed changes.

Please see attached typewritten section 5, subsections 1 through 5

2. Provide a description of existing conditions.

3. What are the reasons for the proposed changes?

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

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: 4/22-11 Application to _____ Staff or _____ HDC

Project No.: HDC 11-048 Fee Paid: 250.00

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 5/12-2011

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

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

5/5-2

Section 5: Description of proposed changes.

1. Provide a brief summary of proposed changes.

There are six items: a through f :

- a) **Addition:** Build a second story addition over the existing first floor additions, with a shed or flat south-facing roof for installation of solar panels for electricity and hot water
- b) **Chimney Removal:** Remove crumbling chimney
- c) **Roofs:** Add roofs over back entryway and back patio
- d) **Screening:** Erect simple screening around roof-covered rear patio
- e) **Pave Driveway** with cement inclined to center of driveway and toward the street
- f) **Move garage** straight back toward rear of lot 10 ft. to even with neighbor's garage to the east.

2. Provide a description of current conditions

- a) **Addition:** An old (approx 1935) existing addition approximately 15 ft by 12 ft occupies the west and part of the south rear of the house, with a nearly flat roof above it. A more recent addition at the back of the east side of the house behind the kitchen is a mud room. It has a flat roof contiguous with the roof over the other west addition.
- b) **Chimney:** The pre-purchase inspection of the house in February 2011 identified leaks, cracks, and other evidence of movement of the chimney both in the attic and in the basement. The location of the chimney is at the center of the house and at the peak of the attic, precisely at the location where a sturdy pull-down stairs could be ideally installed. The two furnaces in the house, one for first floor heating, the other for second story heating, were installed in 1965, and have low energy efficiency

515-3

c) **Roofs:** There is no cover over the back porch and stairs south of the mud room.. One of the current owners has already slipped on icy steps and porch floor and fallen. The back patio, made of paving stones, is attractive, but is exposed without even foliage shade coverage against the hot mid-day and late afternoon sun, or against rain, hampering and discouraging frequent use of the large and attractive back yard..

d) **Screening:** There is no protection against insects currently on the back patio, no impediments to hungry mosquitoes and other bugs. Insects make it unpleasant to use the un-screened patio on otherwise pleasant and ideal Ann Arbor summer evenings.

e) **Paved Driveway:** The driveway is currently a mixture of gravel and dirt. It is difficult to shovel clean in the winter snows and ice. After rain or melting snow on the roof, water accumulates right next to the house foundation, and turns to slippery ice in freezing temperatures

f) **Move Garage:** The pathway into the back yard from the driveway is blocked by the built-up patio, leaving only a narrow passageway to go from driveway to back yard, and making it difficult to move rolling equipment such as the lawn mower from the garage or from back to front of the house without lifting the whole equipment, a heavy job for the older over age 70 owners.. The garage at 515 is located some 10 ft further north than the adjacent garage at 513 W Washington.

3. What are the reasons for the proposed changes

The Addition: The owners moved to Ann Arbor in 2010 to facilitate closer and more frequent contacts with their children and grandchildren located in Chicago and Cleveland. They want to have sufficient space to allow the children's families to visit easily and spend the night. The husband owner is an active musician, and requires a space to work with computers and keyboards in arranging music, composing, and practicing. This will be the use of the portion of the addition over the mudroom, the STUDIO / OFFICE. The family wants to make the middle upstairs bedroom a nice

515-4

dedicated Guest room. The wife runs a non-profit foundation, and needs the front bedroom for an office. The couple would like a master suite with adequate closets and space for yoga exercises and its own bathroom. The addition will also provide a south-facing shed roof which will provide an effective location for solar electricity panels and solar hot water heating. These are the reasons for the addition to the back of the existing house.

Chimney Removal: The owners would like to replace the old and inefficient furnaces with a single modern high efficiency furnace, and shift substantially to solar hot water or a high efficiency hot water heater, both to reduce fossil fuel use and to save money over the years. Hence the damaged chimney would no longer be necessary. The house has small closets, and nowhere in the house for storage of papers, boxes, luggage, etc. The only access to the attic at present is a small opening in the ceiling reachable only by a ladder and not feasible for use by the owners who are in their 70s. The family wants to install a sturdy pull-down stairs up into the attic from the middle upstairs bedroom to allow frequent and safe access to the storage items.. The chimney with newly added braces to stabilize it requested by the inspector currently occupies the most appropriate location where such a stair would go -- the peak of the house both front-to-back and side-to-side. Removing the crumbling chimney would allow the most appropriate installation of the stairs and avoid further expenditure to repair the leaning, cracks and damages of the chimney.

Add Roofs: The owners intend to use the back entrance through the mud room for their usual entryway with parcels. The roof over the back entryway and porch will avoid getting wet while looking for keys, and avoid icy surfaces in the winter. The owners love to live outside as much as possible in the summer. A roof shading the patio and allowing sitting outside despite rain will facilitate that.

Screening: Adding a simple framework below the roof over the patio will allow the use of simple screening of the area, again facilitating active and frequent use of the outdoors.

515-5

Driveway Paving: Careful paving with concrete will allow capture of run-off rainwater directed toward the street instead into the basement. Paving will also facilitate snow shoveling

Garage Moving: Moving the garage back to match the location of the neighbors garage, and facilitate movement past the built-up patio while allowing retention of the flower garden next to the garage.

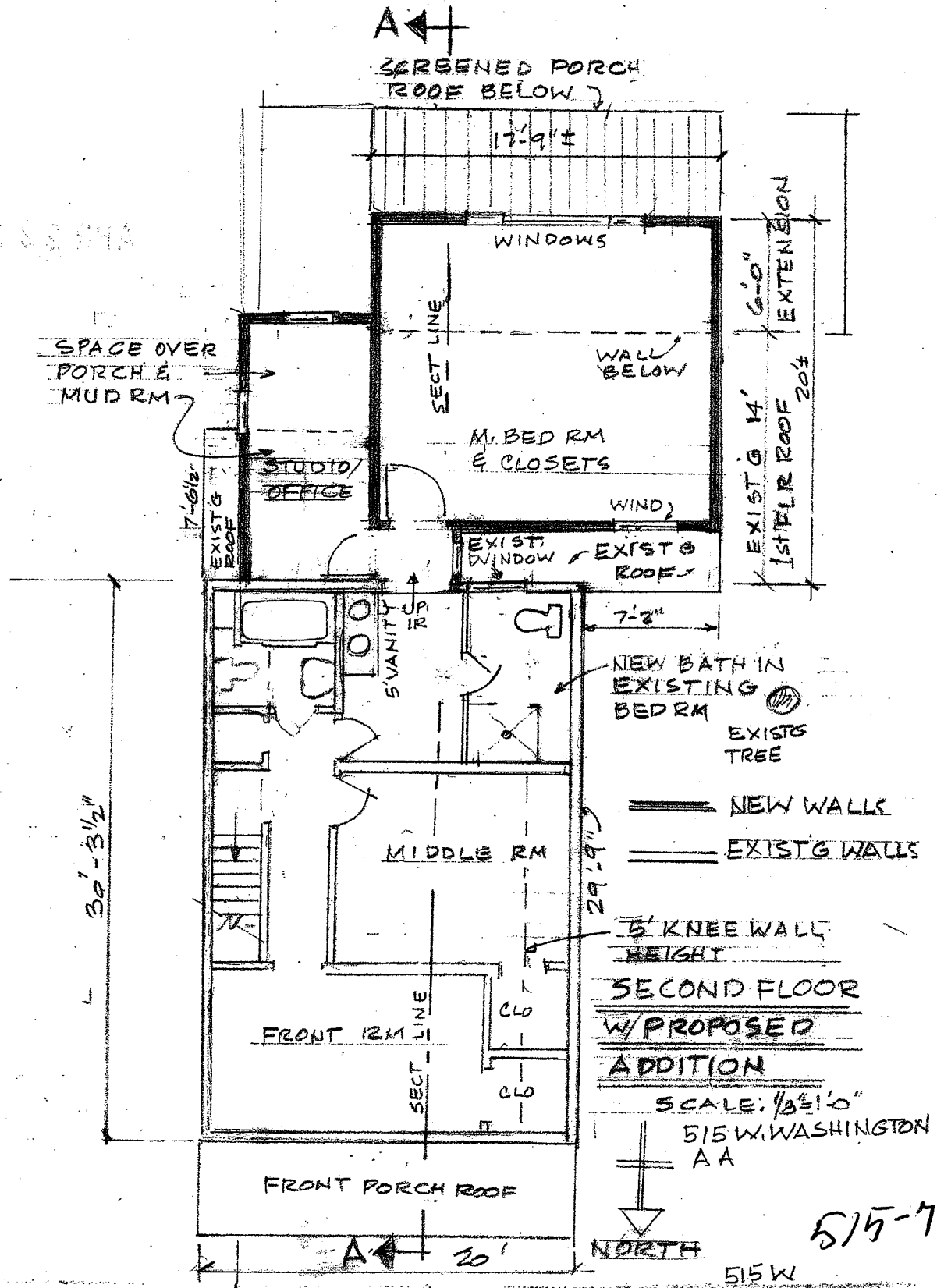
4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here

Photographs, drawings, and a description of materials are attached as further explanation of the proposed changes.

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

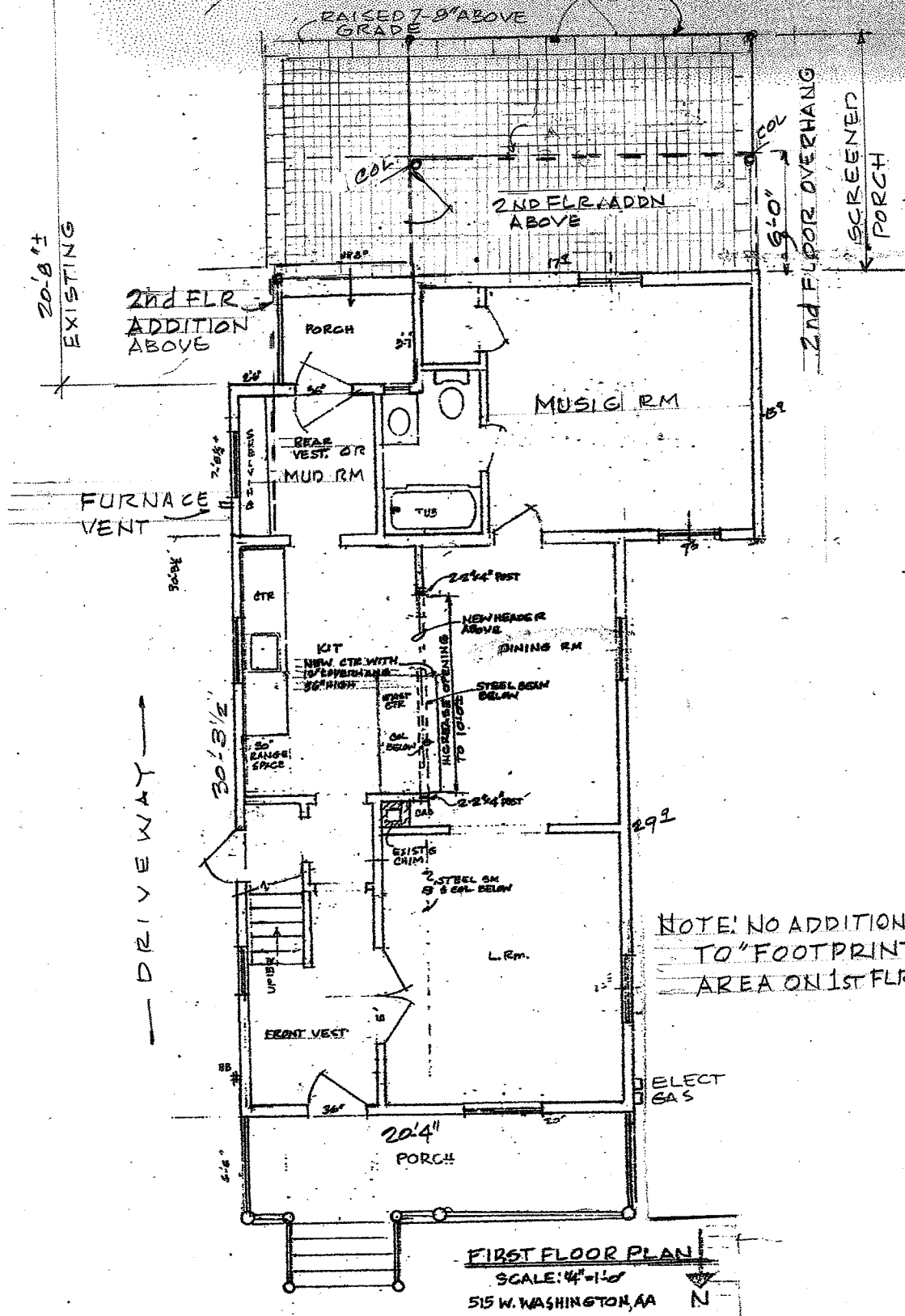
515-6

1108 S. S. 94A



GARAGE
12'-5" x 20'-4"

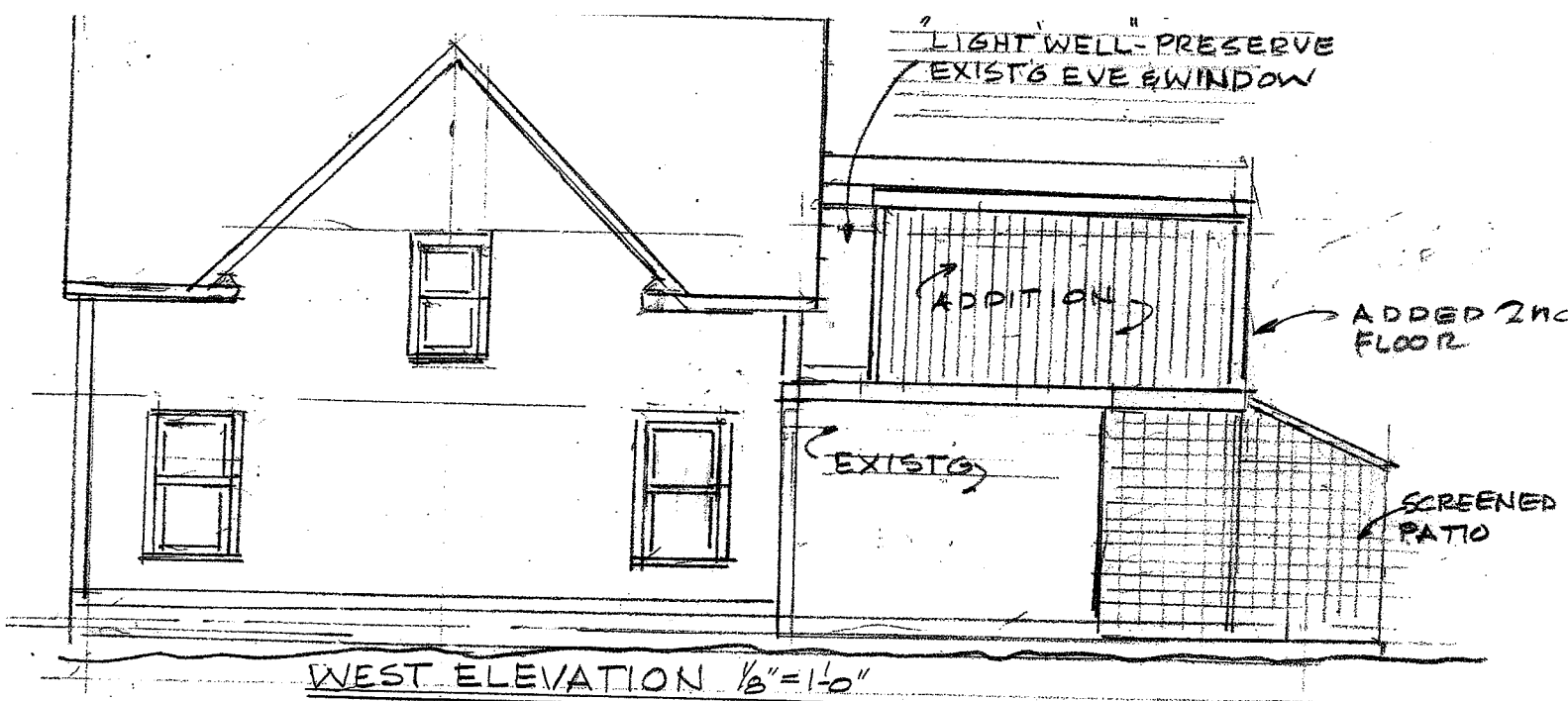
EXISTING PRECAST "PATIO" 23'-8" x 12'
SCREENING TO BE ADDED



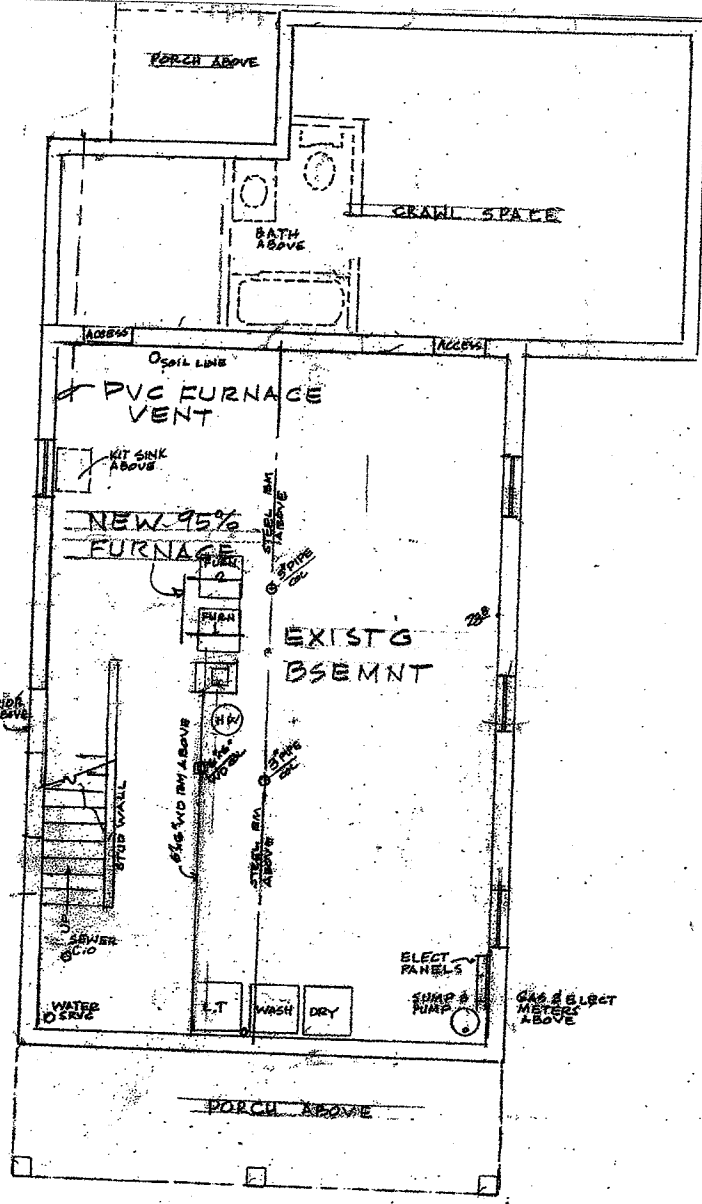
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
515 W. WASHINGTON, AA

NOTE: NO ADDITION
TO "FOOTPRINT"
AREA ON 1ST FLR

515-8

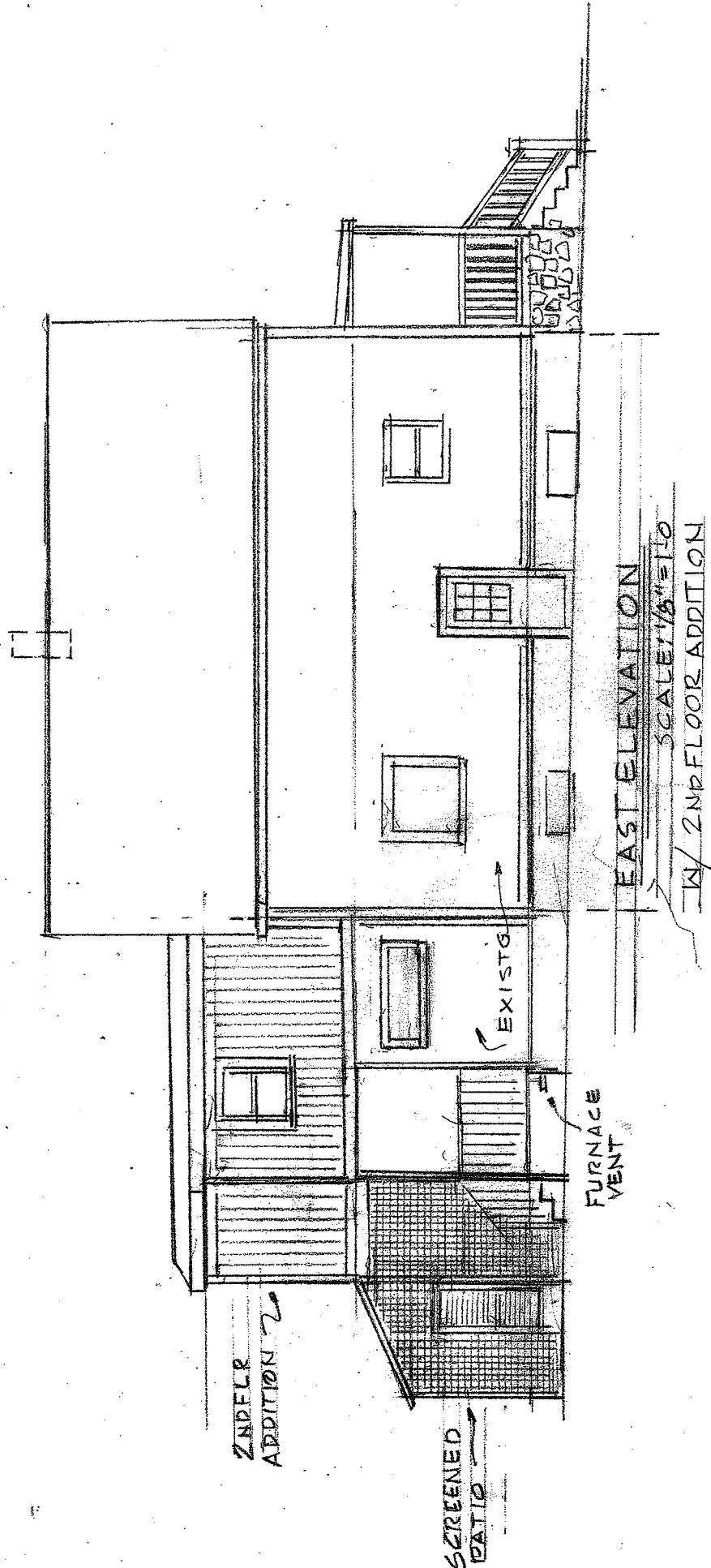


WEST ELEVATION 1/8" = 1'-0"

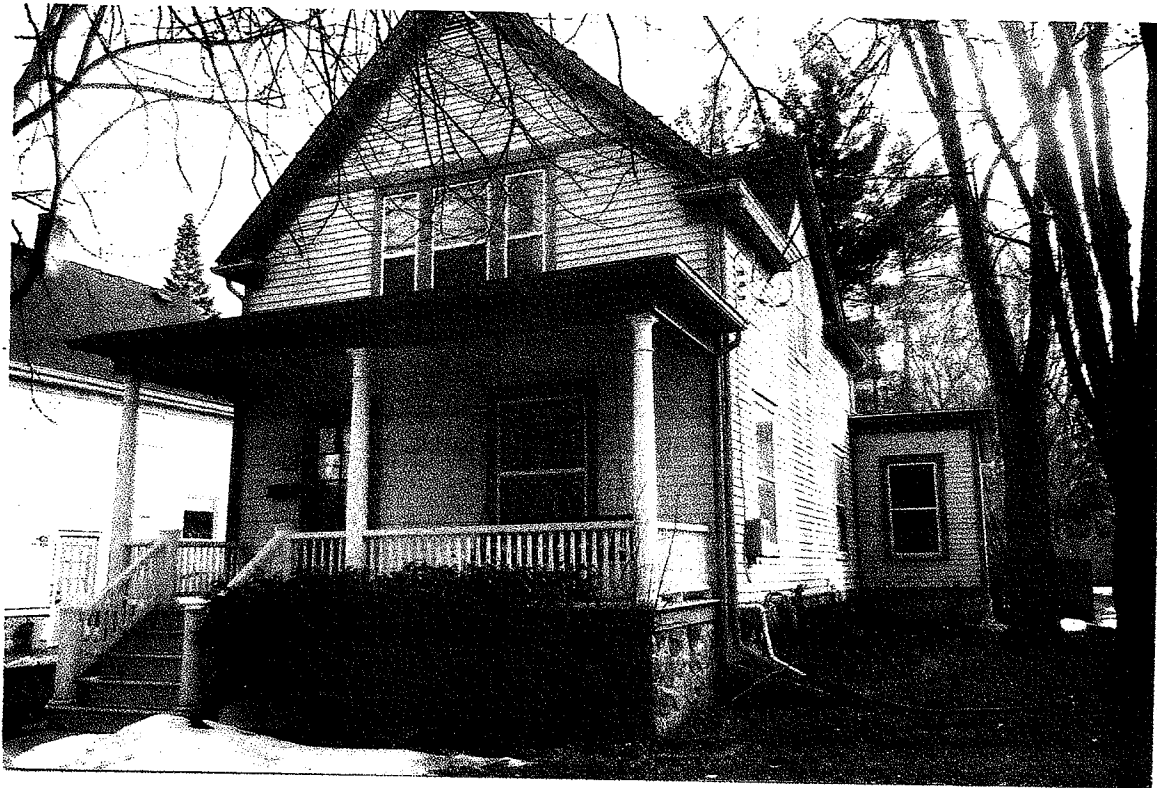


BASEMENT PLAN
 SCALE: 1/4" = 1'-0"
 515 WEST WASHINGTON
 AA 48103

515-9



5/5-10



EXISTING FRONT (NORTH) ELEVATION

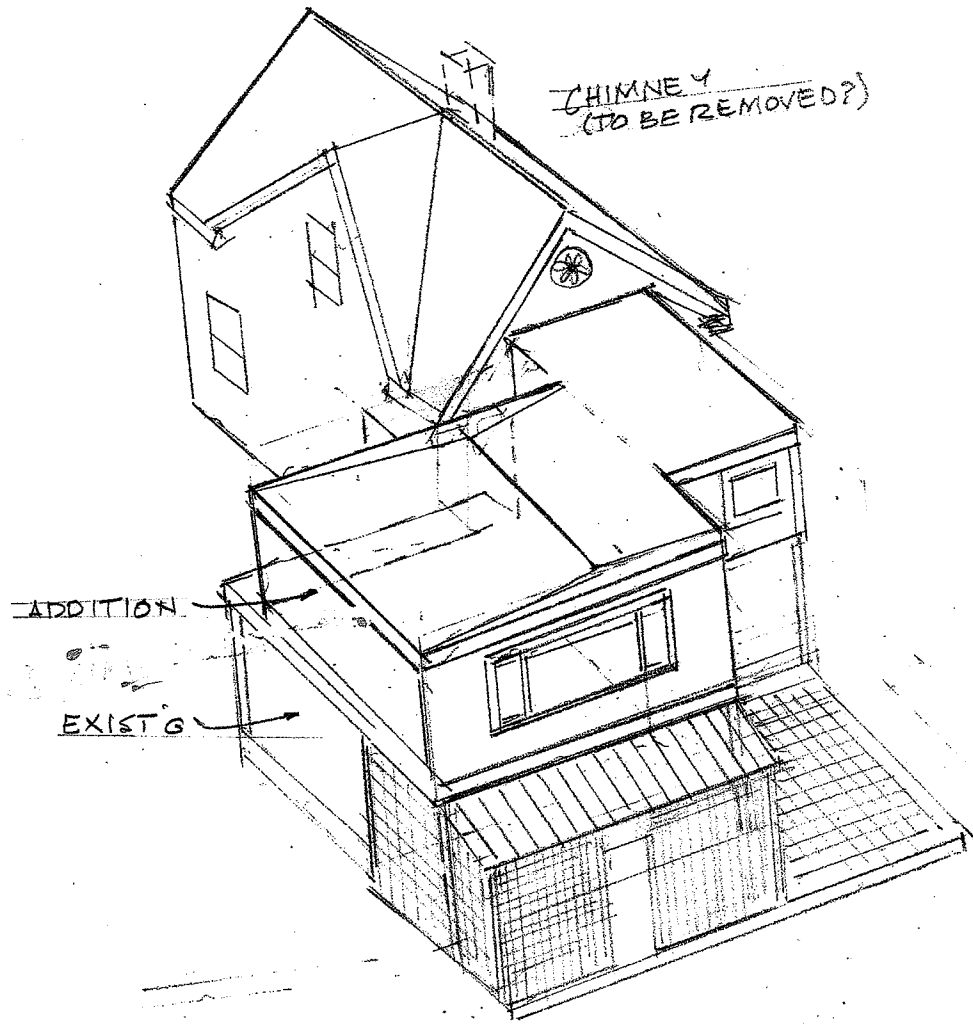
NO SCALE (EXCEPT FRONT OF HOUSE IS CLOSE TO $\frac{1}{8}'' = 1'-0''$)



EXISTING REAR (SOUTH) ELEVATION

NO SCALE (EXCEPT 2ND FLOOR OF HOUSE IS ABT $1\frac{1}{2}'' = 21'$)

5/5-11

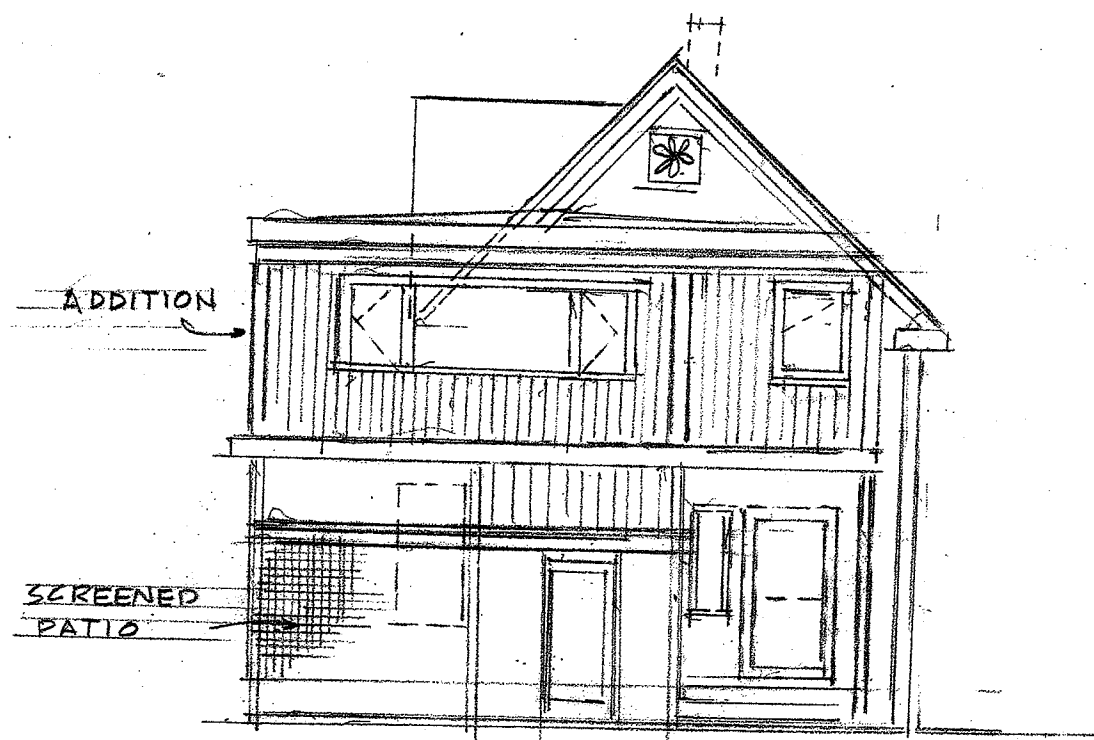


CHIMNEY
(TO BE REMOVED?)

ADDITION

EXIST'G

VIEW FROM SOUTHWEST

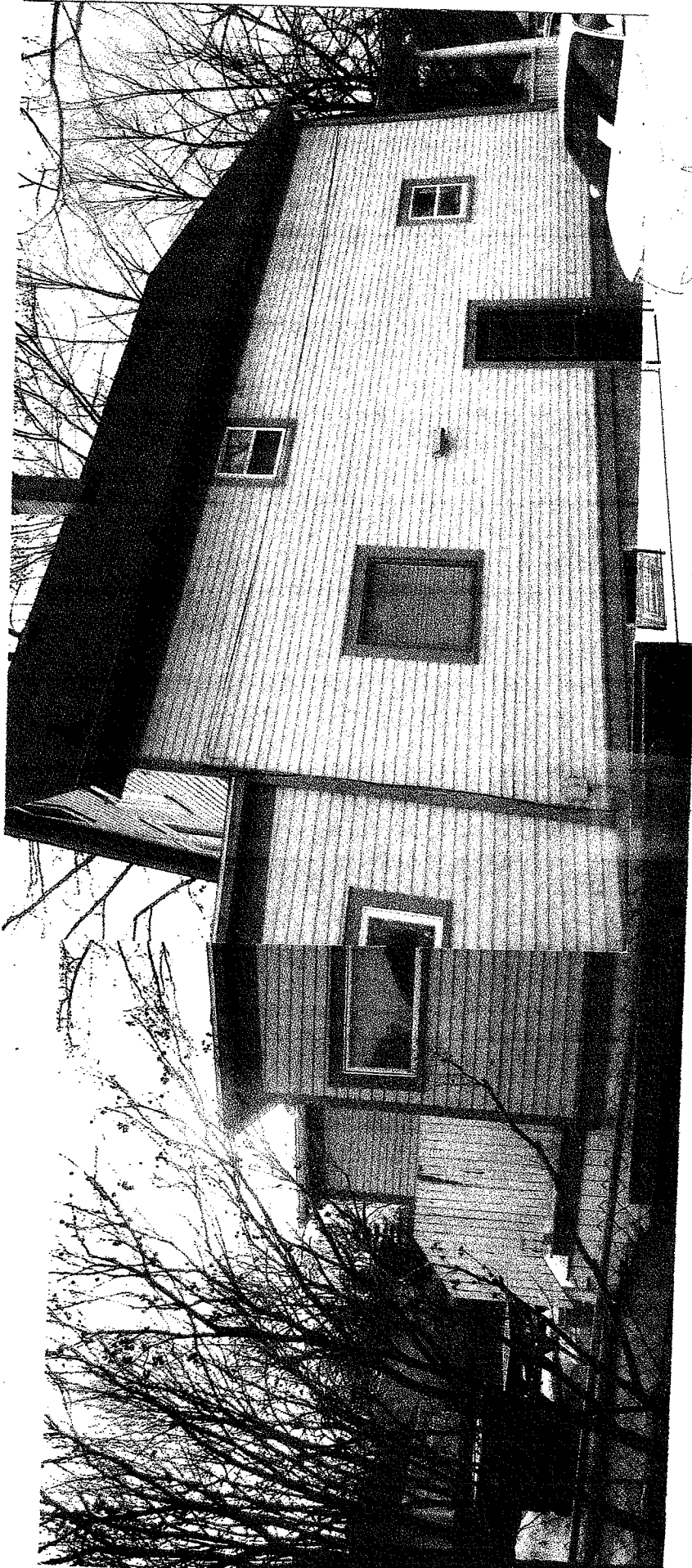


ADDITION

SCREENED
PATIO

SOUTH (REAR) ELEVATION
W/ 2ND FLOOR ADDITION

5/5-12



EXISTING EAST ELEVATION NO SCALE
PLEASE EXCUSE PHOTO COMBINATION

515-13

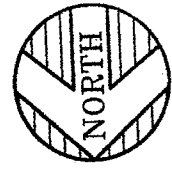
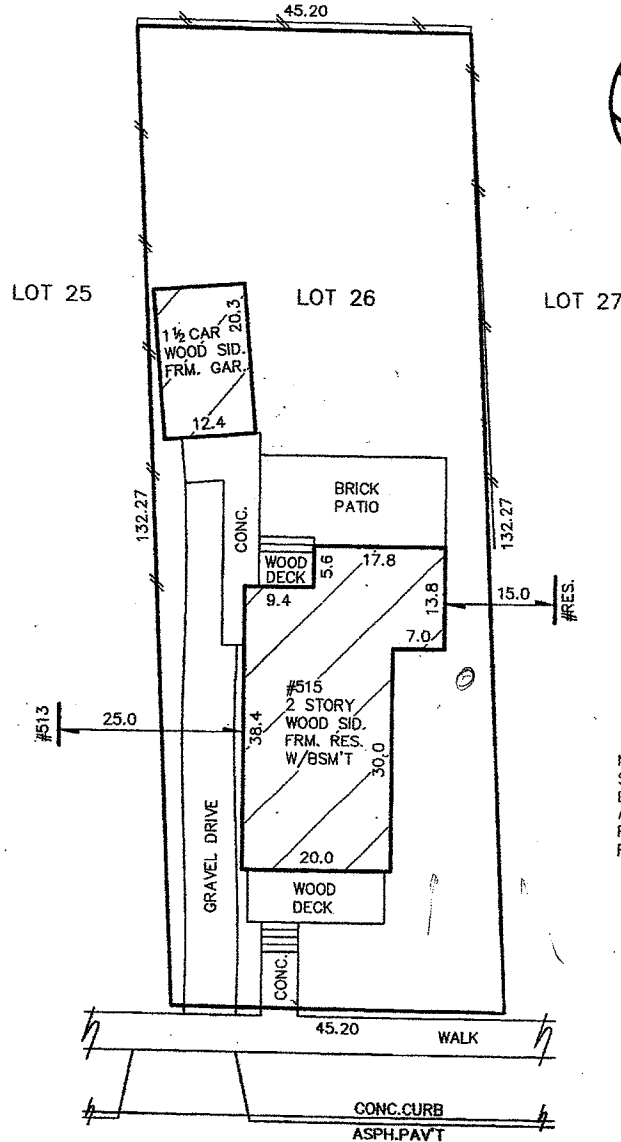
MORTGAGE SURVEY

Certified to: BANK OF ANN ARBOR

Applicant: ROBERT S. NORTHRUP AND MARGARET L. NORTHRUP

Property Description:

Lot 26; KRAUSE'S ADDITION TO THE CITY OF ANN ARBOR, T.2 S., R.6 E., City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 1 of Plats, Page 22 of Washtenaw County Records.



NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES, AND FENCE LOCATIONS.



W. WASHINGTON STREET 66' WD

CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

[Handwritten signature]

JOB NO: 11-00432 SCALE: 1"=20'
 DATE: 02-17-11 DR BY: J.V./J.P.

KEM-TEC Professional Engineers & Surveyors

Eastpointe (800) 295.7222 FAX: (586) 772.4048	Detroit (313) 758.0677 FAX: (586) 772.4048	Ann Arbor (734) 994.0888 FAX: (734) 994.0667	Grand Blanc (888) 694.0001 FAX: (810) 694.9955
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www.kemtecsurvey.com

515-14



515 W. W

CITY OF ANN ARBOR
RECYCLING

513 W WASHINGTON
ADJACENT GARAGE

515-15



PATIO-GARAGE



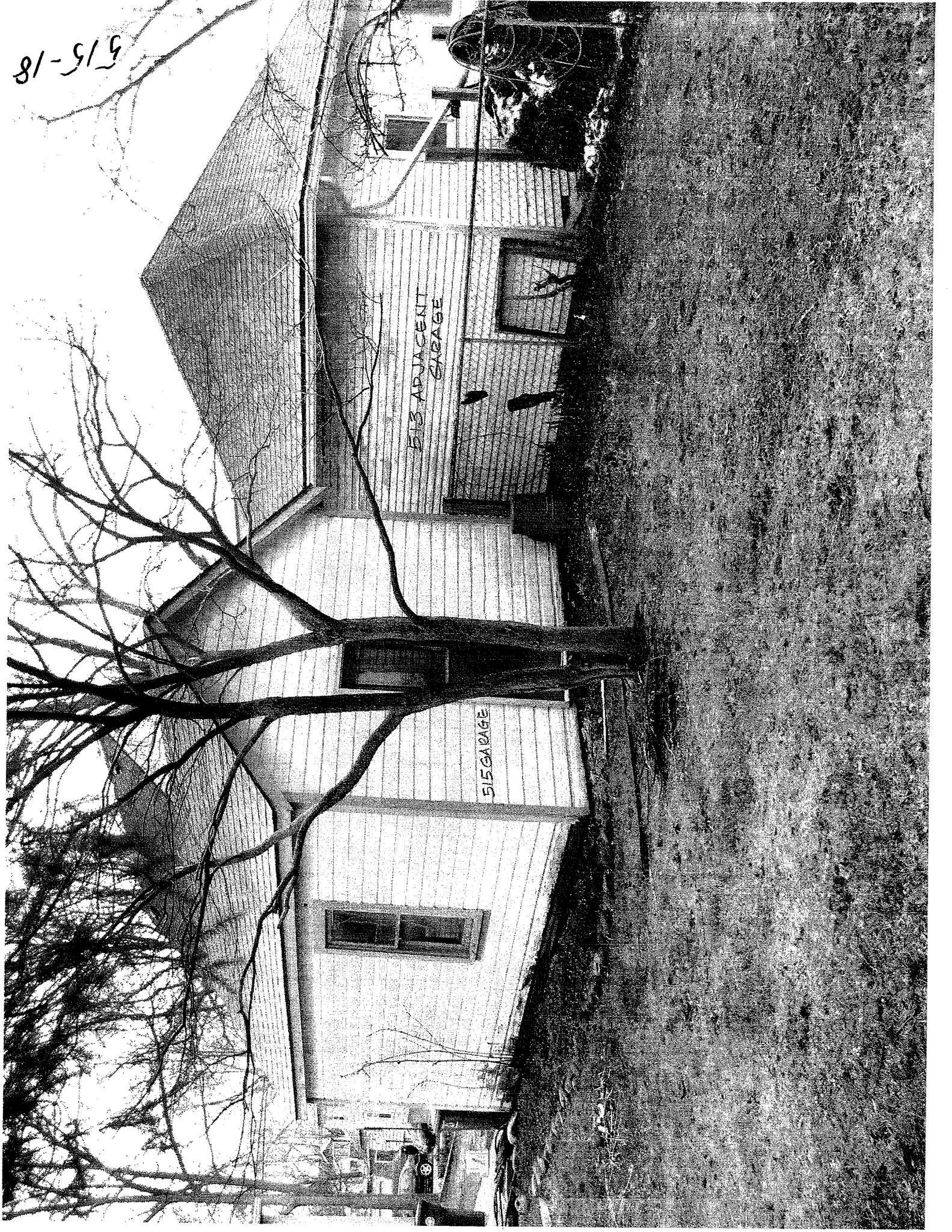
PATIO-GARAGE

515-16

27-6/9



5/5-18



513 ADJACENT
GARAGE

515 GARAGE

HDC APPLICATION
515 W Washington St
22 April 2011

List of materials:

1. Siding on addition: standard wood clapboard, similar to original structure, with similar flat corner trims
2. Roofing: Single-ply roofing for low slope
3. Structure for screened patio enclosure: 4x4 posts, with 1x4 strips to support screening
4. Windows: standard wood double hung window for north facing window. Other windows: standard casement windows.
5. Gutters and down-spouts: standard style, match existing colors.

515-19



FRONT (NORTH ELEVATION)

SCALE: 1/8" = 1'-0"

515 W. WASHINGTON, A.A. 48103