



ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

100 N. Fifth Avenue, Ann Arbor, MI 48104 (734) 794-6000, x42608 Fax: (734) 994-8312
Historic Preservation Coordinator Email: jthacher@a2gov.org; www.a2gov.org

Section 1: Property Being Reviewed and Ownership Information

Address of Property: 514 E. Ann St., Ann Arbor, MI 48104
Historic District: Ann Street Historic District
Name of Property Owner (If different than the applicant):
Zaki Alawi
Address of Property Owner: 414 Huntington Place, Ann Arbor, MI 48104
Daytime Phone and E-mail of Property Owner: 734-260-7215 zakialawi58@yahoo.com
Signature of Property Owner: [Signature] date: 04/22/11

Section 2: Applicant Information

Name of Applicant: Michael Van Goor, AIA, Van Goor Architects, Inc.
Address of Applicant: 118A N. Fourth Ave., Ann Arbor, MI 48104
Daytime Phone: () 734-741-9422
Fax: () _____
E-mail: mike@vgarchitects.com
Applicant's Relationship to Property: owner; architect; _____ contractor; _____ other
Signature of applicant: [Signature] date: 04/22/11

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: [Initials]

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.

See Attached

Staff Use Only

Date Submitted: 4/26-2011 Application to _____ Staff or _____ HDC

Project No.: HDC 11-051 Fee Paid: 100.00

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 5/2-2011

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

Staff signature: _____ HDC NTP; _____ Staff COA

Comments:



van goor
architects, inc.

Jill Thacher
Historic District Commission Coordinator
Planning & Development Services
100 N Fifth Ave
Ann Arbor MI 48107-8647
734.994.2797 Phone

April 22, 2011

Project: Renovation at 514 Ann Street, Ann Arbor, MI 48104


Dear Jill,

Following is the information requested in the HDC Application.

- 1. Provide a brief summary of proposed changes:** One new egress windows and one new window well are proposed on the east wall to allow for the code conforming habitable use of the full basement. (As indicated in our previous submission approved in December 2010, to make use of the existing unused and proposed bedrooms, the structure will be converted to a two-family dwelling.) We also propose to relocate one of the previously-approved egress windows on the west elevation of the 'garage' to replace an existing window on the south elevation to match the final interior layout.
- 2. Provide a description of existing conditions:** The existing structure is a three-story single family rental home with six existing bedrooms on the first and second floors, and three unused bedrooms in the basement and 'garage.' (Note: the three existing bedrooms are unused due to the fact that only six bedrooms are permitted in a single family rental dwelling.) It appears that there has been a subsequent addition or modifications to the back wing of the house, along with a more recent addition of a two stall garage on the back of the house is well.
- 3. What are the reasons for the proposed changes:** The current owner purchased the home on April 26, 2010. There have been ongoing numerous violations to the housing code dating back to July 15, 2008 which have gone uncorrected by the previous owner (reports previously submitted). The current owner is in the process of correcting these violations. Previous HDC submissions corrected deficiencies on the finished third floor with a raised roof (HDC10-087) and five new egress windows and three new window wells (HDC10-160). This proposal seeks to correct egress deficiencies to allow the use of the basement space and conform with the building code which requires an egress window out of any habitable space below grade.
- 4. Attach any additional information that will further explain or clarify the proposal and indicate these attachments here:** This renovation is intended to further bring the structure into conformance with building and housing codes, allowing the full use of the existing finished spaces. While the structure will be converted to a two-family dwelling, the life safety of the inhabitants of the home will be improved due to code-conforming means of egress, structural improvements, and an approved fire separation between the proposed units. Product information on the proposed new wood egress windows are included with the attachments.
- 5. Attach photographs of the existing property, including at least one general photo and detailed photos of the proposed work area:** Exterior photos of the existing property and proposed drawings are attached with this application.

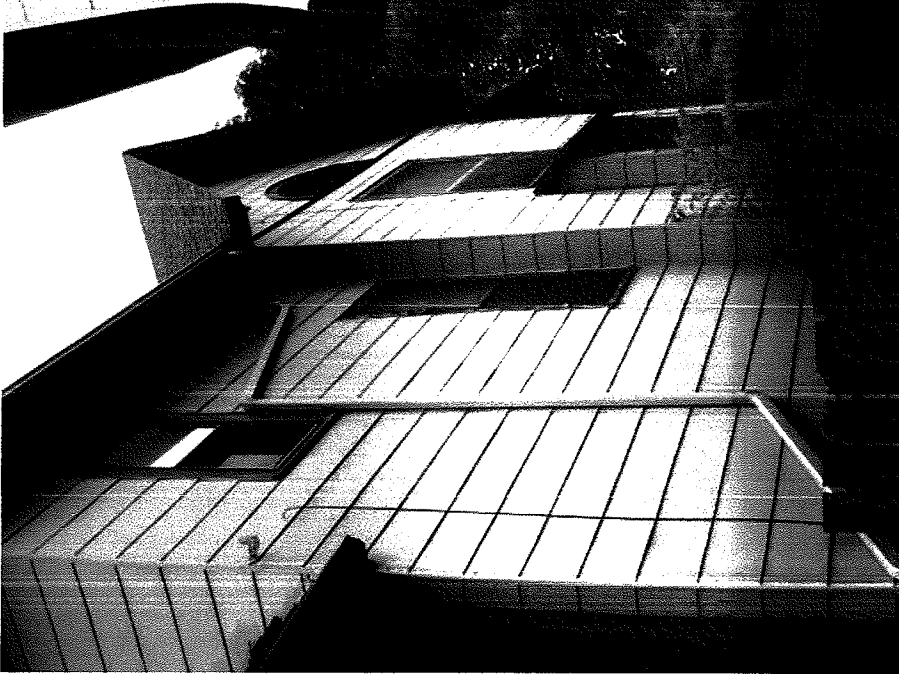
Please review our proposal, and notify me if any further information is required.

Regards,

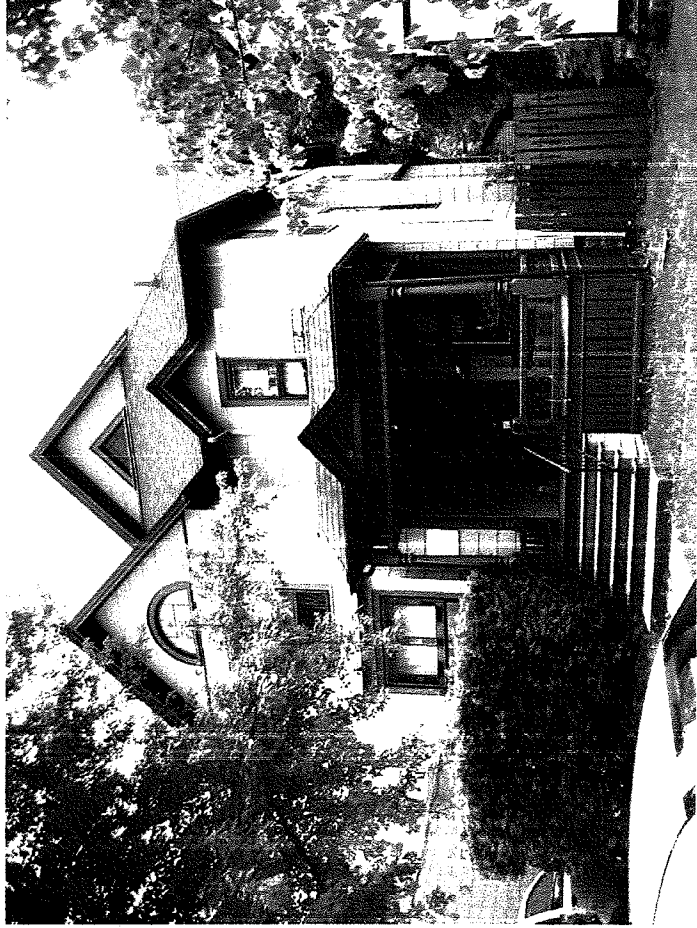

Michael T. Van Goor, AIA



SOUTH—Previously approved raised roof.
Note: proposed replacement of existing ‘garage’ window w/ relocated egress window (previously approved on west elevation).



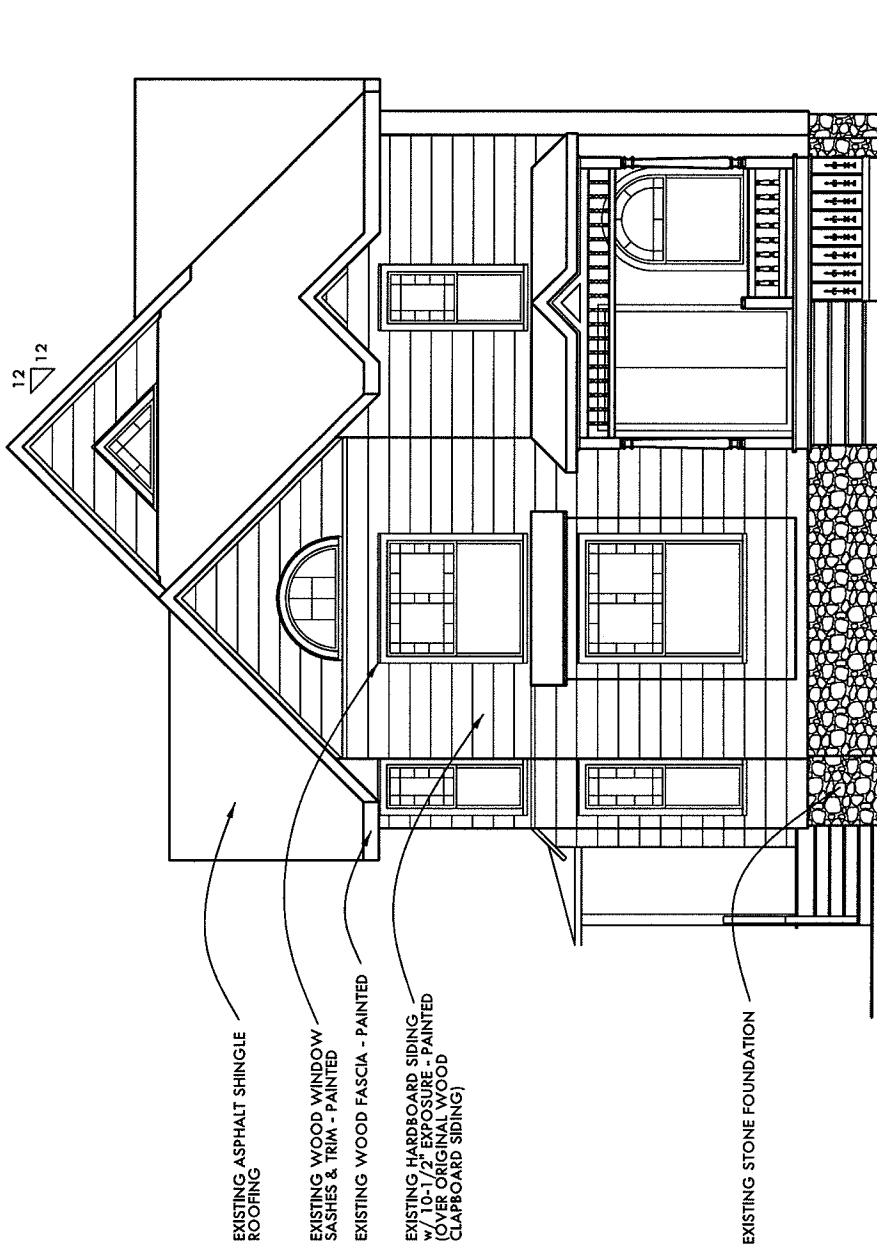
WEST (Proposed new window well behind fence.)



NORTH—Proposed new egress window & window well at the northwest corner (behind the fence).



EAST—Area of two proposed new egress windows & window wells previously approved.

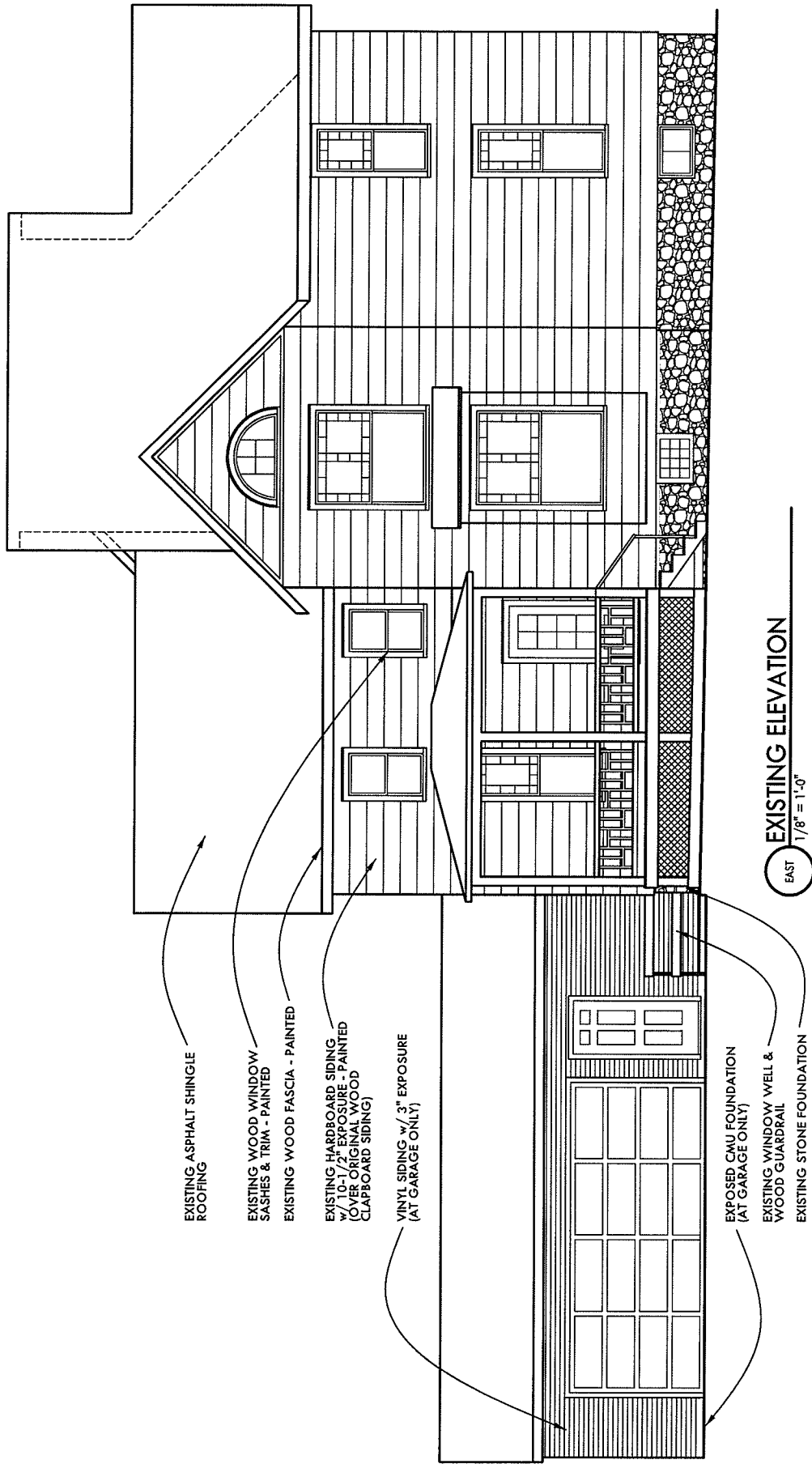


NORTH
 1/8" = 1'-0"

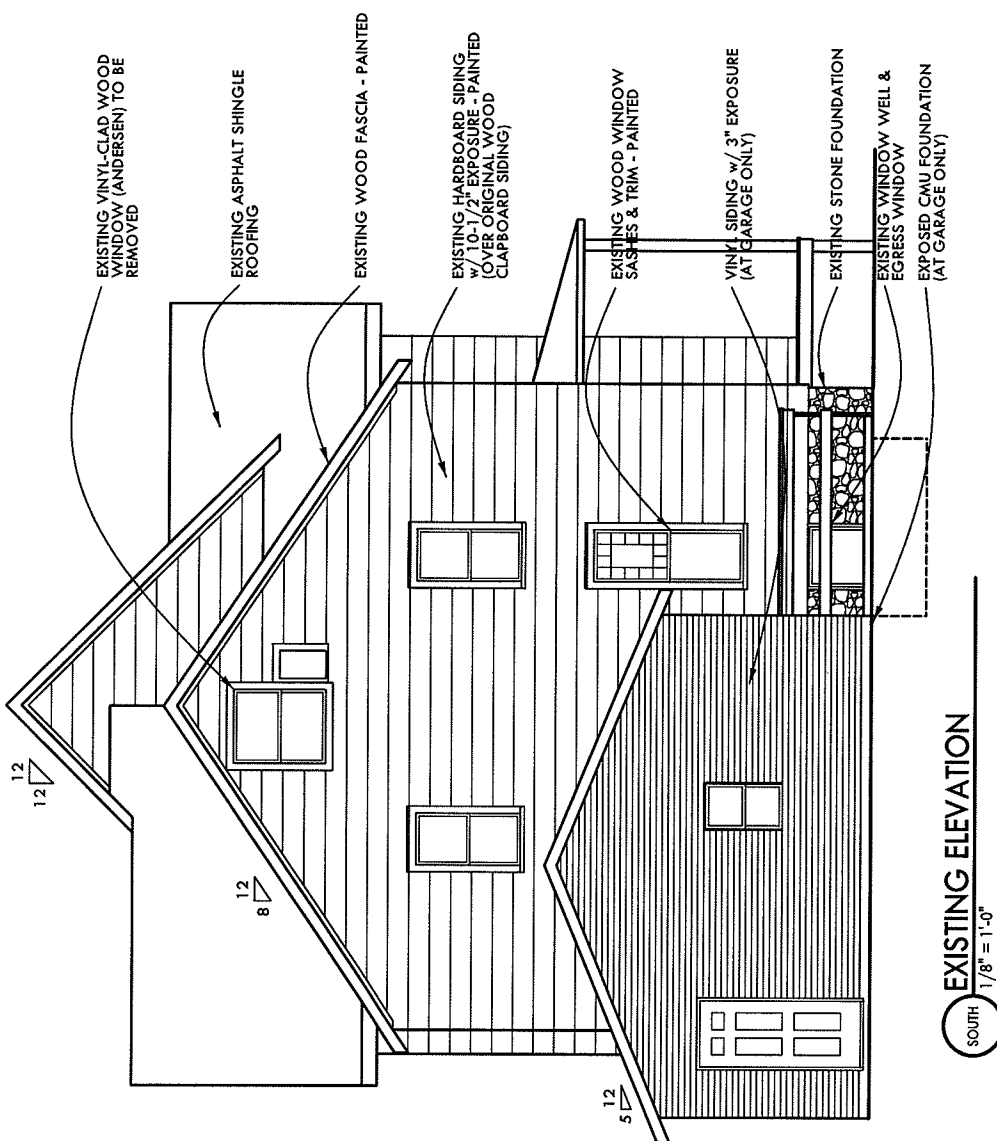
EXISTING ELEVATION



van goor architects, inc.
 118a north fourth avenue, ann arbor, michigan 48104 • 734.741.9422 • fax: 734.741.0414

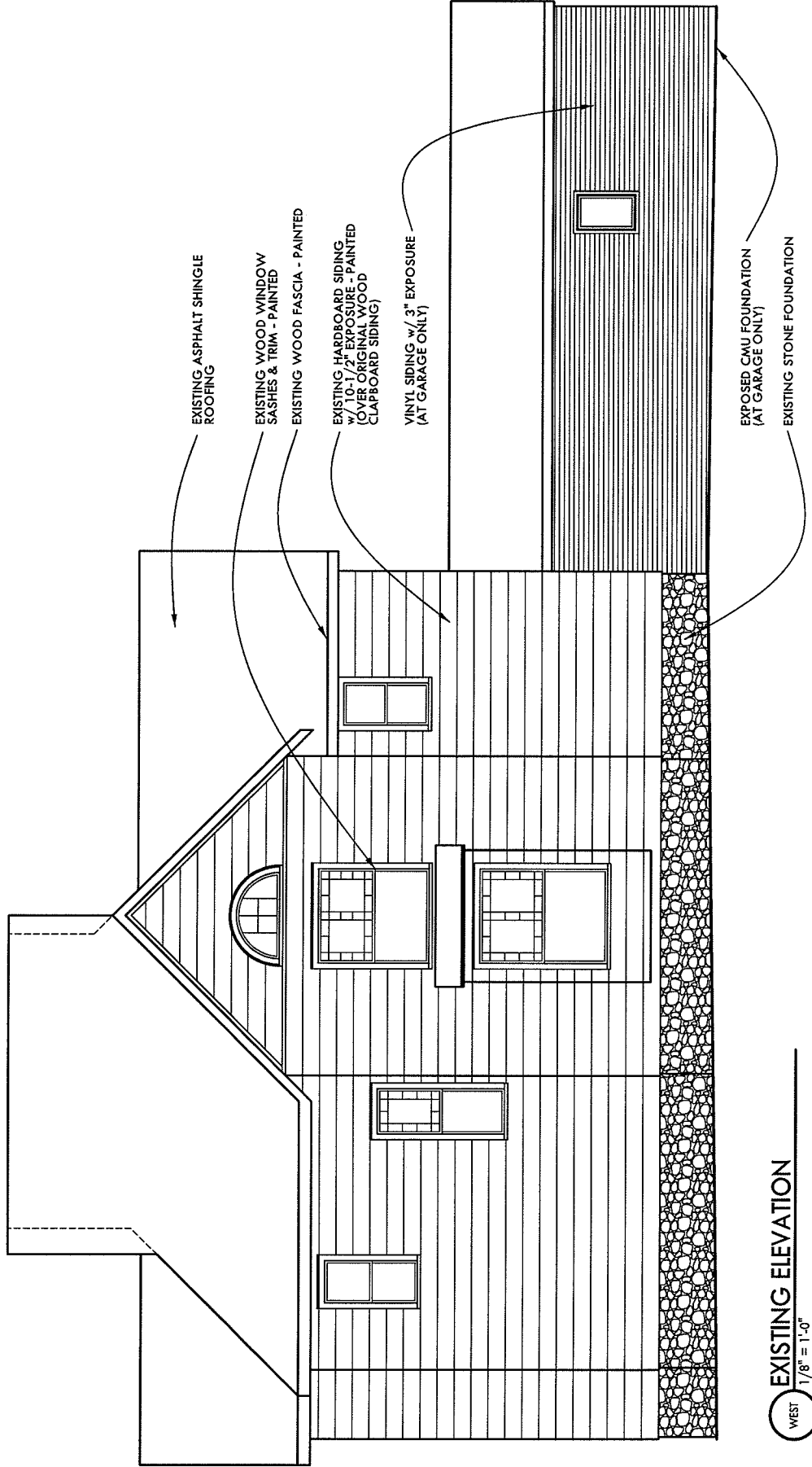


EXISTING ELEVATION
 EAST 1/8" = 1'-0"

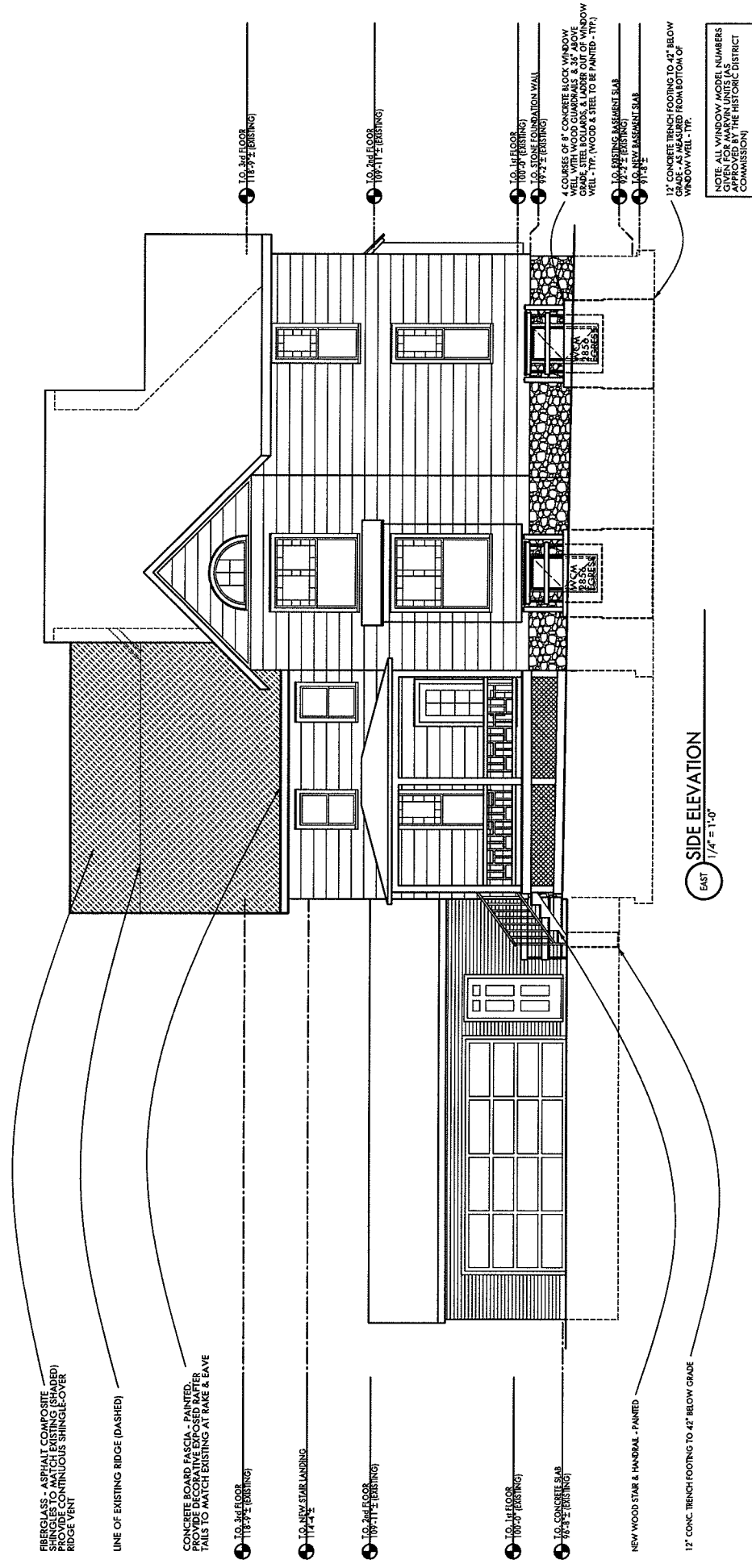


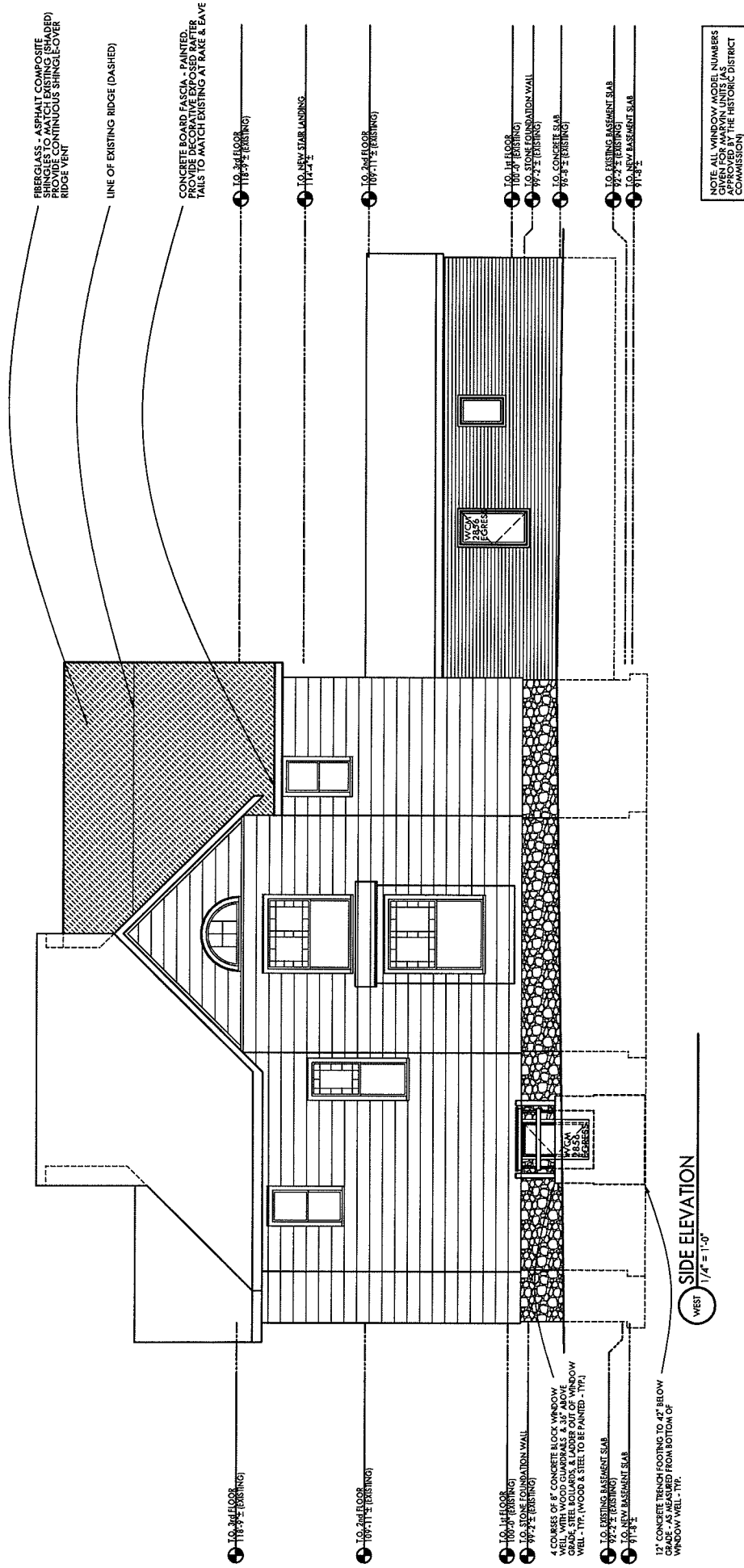


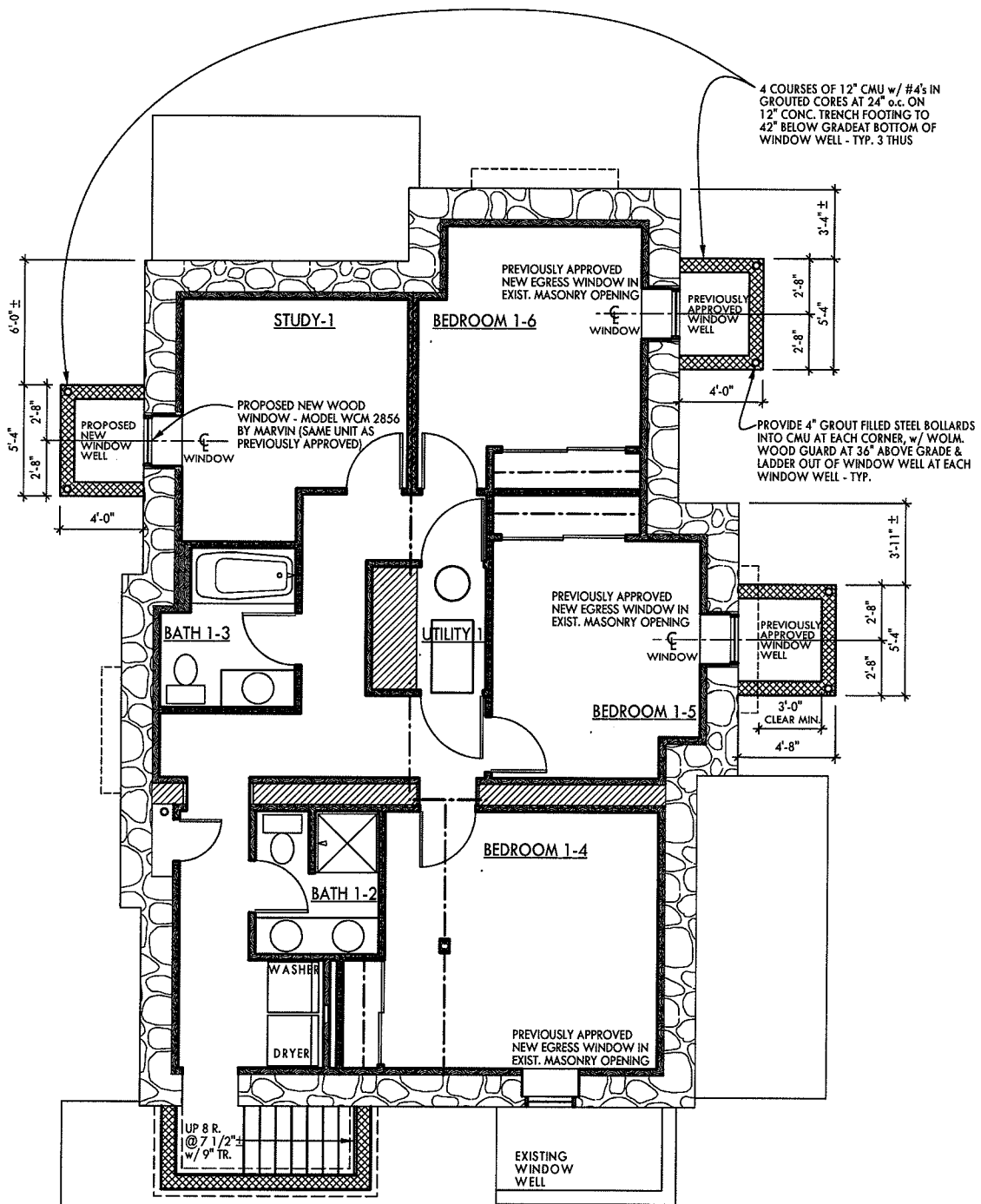
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EXISTING ELEVATION
 WEST
 1/8" = 1'-0"







 **BASEMENT PLAN**
1/4" = 1'-0"

WOOD CASEMASTER

Min. Opp. (mm)	17 5/8 (449)	1-11 5/8 (600)	2-3 5/8 (702)	2-7 5/8 (803)	2-11 5/8 (905)	3-3 5/8 (1007)
Rgh. Opp. (mm)	1-5 (432)	1-9 (533)	2-1 (635)	2-5 (737)	2-9 (838)	3-1 (940)
Frame Size (mm)	1-4 (406)	1-8 (508)	2-0 (610)	2-4 (711)	2-8 (813)	3-0 (914)
Glass Size (mm)	11 9/16" (294)	15 9/16" (395)	19 9/16" (497)	23 9/16" (599)	27 9/16" (700)	31 9/16" (802)
21 7/8 (557) 2-0 9/16 (624) 2-0 1/8 (608) 1-7/8 (454)						
2-9 7/8 (840) 2-8 9/16 (827) 2-8 1/8 (811) 25 7/8 (657)						
3-1 7/8 (942) 3-0 9/16 (929) 3-0 1/8 (913) 29 7/8 (759)						
3-5 7/8 (1044) 3-4 9/16 (1030) 3-4 1/8 (1014) 33 7/8 (860)						
4-1 7/8 (1087) 4-0 9/16 (1074) 4-0 1/8 (1058) 41 7/8 (1064)						
4-9 7/8 (1470) 4-8 9/16 (1457) 4-8 1/8 (1441) 49 7/8 (1267)						
5-1 7/8 (1572) 5-0 9/16 (1559) 5-0 1/8 (1543) 53 7/8 (1368)						
5-5 7/8 (1673) 5-4 9/16 (1660) 5-4 1/8 (1644) 57 7/8 (1470)						
6-1 7/8 (1876) 6-0 9/16 (1863) 6-0 1/8 (1847) 65 7/8 (1673)						

MULTIPLE ASSEMBLY CONVERSIONS WITH SUBSILL

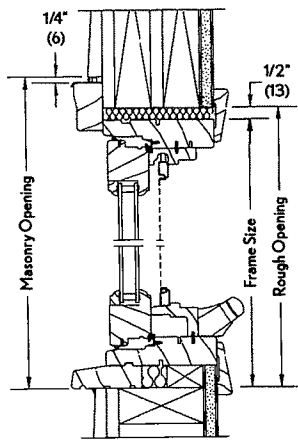
ROUGH OPENING		MASONRY OPENING WITH BMC	
Width	Height	Width	Height
Add all frame sizes plus 1" (25)	Add frame sizes plus 1/2" (13)	Add all frame sizes plus 3 5/8" (92)	Add frame sizes plus 1 13/16" (46)

NOTES:

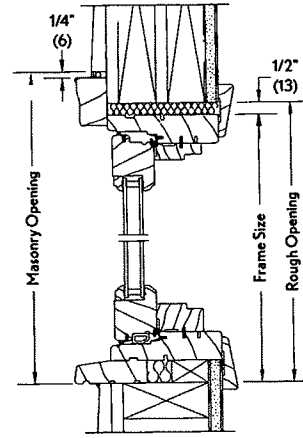
- * Lite patterns shown are 3/4" (19) grilles or 7/8" (22) SDL, or SG ADL. Lite patterns for 1 1/8" (29) grilles, SDL, or IG ADL may vary.
- ** 72" height units will have tempered glass.
- ** Casemaster units available as an operator or stationary. Left or right hand hinged determined from the exterior.
- * A picture unit cannot be converted to an operating unit.
- * These windows meet national egress codes for fire evacuation. Local codes may differ.
- ** This window is manufactured to meet egress requirements and will not meet full certification for I.S. 2-97 hardware loads. An optional sash limiter can be ordered to meet full certification with I.S. 2-97 hardware loads, but will no longer meet egress requirements.
- *** These windows will meet egress if installed lower in the wall so the floor to sill height does not exceed 44" (1118).

WOOD CASEMASTER

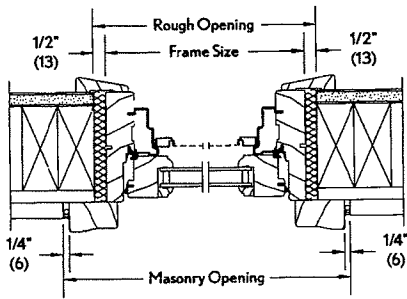
CONSTRUCTION DETAILS



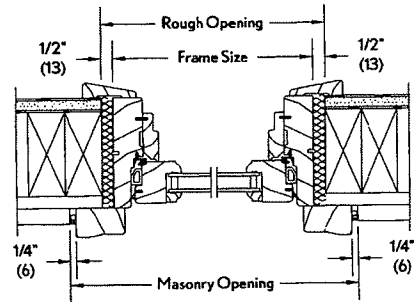
**OPERATOR
HEAD JAMB AND SILL**



**STATIONARY
HEAD JAMB AND SILL**



OPERATOR JAMB



STATIONARY JAMB

WOOD CASEMASTER OPERATOR/STATIONARY

ENERGY DATA	U-Factor	R-Value	SHGC	VT	ENERGY STAR
Single Glaze	0.80	1.25	0.59	0.61	
Single Glaze with EP	0.43	2.33	0.53	0.56	
Single Glaze with Hardcoat Low E EP	0.34	2.94	0.44	0.51	N, NC
Insulating Glass/Clear - Air	0.43	2.33	0.53	0.55	
Insulating Glass/Hardcoat Low E - Air	0.34	2.94	0.44	0.51	N, NC
Insulating Glass/Hardcoat Low E - Argon	0.31	3.23	0.44	0.51	N, NC
Insulating Glass/Low E II - Air	0.32	3.13	0.28	0.49	N, NC, SC, S
Insulating Glass/Low E II - Argon	0.29	3.45	0.28	0.49	N, NC, SC, S
High R Tri-Pane/Low E II - Air	0.28	3.57	0.24	0.39	N, NC, SC, S
High R Tri-Pane/Low E II - Argon	0.24	4.17	0.24	0.39	N, NC, SC, S