



APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for Rehabilitation

(other SOI Standards may also apply):

- (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.
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- (6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- (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 will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property will be unimpaired.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings

(other SOI Guidelines may also apply):

Building Site

Recommended: Retaining the historic relationship between buildings, landscape features, and open space.

Designing new exterior additions to historic buildings or adjacent new construction which are compatible with the historic character of the site and which preserve the historic relationship between the building or buildings and the landscape.

Not Recommended: Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the site.

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.

Locating and designing a new addition so that significant site features, including mature trees and landmark status trees, are not lost or damaged.

Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Designing new additions in a manner that makes clear what is historic and what is new.

Not Recommended: Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.

Roofs

Recommended: Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Windows

Recommended: Designing and installing additional windows on rear or other non-character defining elevations if required by new use.

Not Recommended: Removing or radically changing windows which are important in defining the historic character of the building so that, as a result, the character is diminished.

From the Ann Arbor Historic District Design Guidelines (other Guidelines may also apply):

All Additions

Appropriate: Locating a required addition on the least character-defining elevation and keeping it subordinate in volume to the historic building.

Placing a new addition on a non-character defining or inconspicuous elevation and limiting the size and scale in relationship to the historic property.

Locating and designing a new addition so that significant site features, including mature trees and landmark status trees, are not lost or damaged.

Designing a new addition in a manner that makes clear what is historic and what is new.

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's footprint should not exceed half of the original building's footprint, or half of the original building's total floor area.

Not Appropriate: Designing an addition that requires the removal of significant building elements or site features.

Additions to Historic Residential Structures

Appropriate: Placing new walls in a different plane from the historic structure in a subordinate position to the historic fabric.

Doors

Appropriate: Replacing a missing original or non-original door with a design that matches original doors remaining on the house, or with a compatible new design and material that fits the style and period of the house and the existing opening.

Lighting

Appropriate: When installing a new light fixture where there is no historic light fixture, using a fixture that is inconspicuous or complements the style and character of the resource.

Residential Accessory Structures

Appropriate: Retaining the historic relationship between buildings, landscape features, and open spaces.

Locating sheds and garages in the rear yard.

Using exterior wall and roof materials that are compatible with historic materials on the main structure and in the neighborhood.

Using a roof shape and pitch that replicates the shape and pitch of the roof of the main structure.

Using windows and doors that are compatible in proportion and style to the main structure and the neighborhood.

STAFF FINDINGS:

1. *Addition.* The house has a small one-story rear wing that was originally half living space and half covered porch. At some point after 1948 the porch was enclosed and a roofdeck was installed on top. The space currently contains a mudroom and powder room. The application proposes to rebuild the rear wing on a crawlspace and bump out the back wall an additional three feet. The original south wall would remain, and there is an inset of 8" at the southeast corner to preserve the original rear corner of the wing. The addition would add 52 square feet. A new back door with textured privacy glass and a prairie style muntin pattern on the window is proposed. While the design is not consistent with the style of the house, staff has no concerns that it will be perceived as a historic door.
2. *Balcony.* On top of the enlarged rear wing would be a roof deck/balcony with an aluminum guardrail. There is an existing door to the balcony that was likely installed when the rear porch was enclosed. The door appears to be old but was added sometime after 1948,

possibly reused from elsewhere on this house or from a different one. The application proposes to replace this door with a new wood door with one tall lite to allow more natural light into the house.

3. *Front Doors.* There are currently side-by-side front doors; the one on the north (left) was installed in the 1960s when the house was converted to a duplex. By 1991 the house was back to single-family, but the extraneous front door remains. A previous 1991 HDC application provides evidence of a window that was replaced by the north door. Part of this application is attached to the staff report; other pages are included in the applicant's attachments. The current owners are requesting to remove the door and infill the opening with siding to match the house. Since this was not an original opening, there is no need to visually memorialize its current location. While reinstalling a window would be more historically accurate, staff believes the siding proposal is appropriate (because it removes a non-historic feature) and reserves the space for a future window installation should it be desired.

The remaining non-original front door (but in the original location) is proposed to be replaced with a wood door with an oval leaded glass window. A previous owner documented that a door with an oval window existed here. Staff believes that the style and materials are appropriate for the house, especially given this testimonial.

4. *Rear Bathroom Window.* A second-floor bathroom window is proposed to be removed and infilled, and a new window installed slightly to the north in order to free-up interior space currently occupied by a plumbing chase box-out. The application implies that the window is from the period of significance. Since this particular window is on the rear elevation, not architecturally distinguished, and would free-up interior space staff believes the work is appropriate.
5. *Round Window.* A gable attic fan on the back of the house would be replaced by a circular window. The fan sits just above a one-over-one window, which would remain. Since the location is clearly not where a window would have been placed originally, and since this house is not Italianate (where small round windows were a common design feature) staff finds the round window appropriate.
6. *Basement Window Infill.* Since the basement window in question is under the front porch and therefore invisible, staff finds the proposed method of infill to be appropriate.
7. *Garage and ADU.* Two accessory structures of approximately the same size are proposed in the backyard. They are located in tandem at the end of the driveway, approximately 12' behind the new addition. There was historically a shed or small garage located in this rear corner of the yard. The two structures' placement is buffered by accessory structures on neighboring properties on two sides, and the ADU is blocked from view by the garage. This is an original city lot that has not been divided.

The garage is 15'9" tall with double hung windows, an insulated steel overhead door, and a six-panel wood person door. The ADU is 16'3" tall. It has simulated double hung casement windows and a bracketed gable awning over a centered wood front door. Both propose to use 4" fiber cement lap siding and fiber cement trim to match what's proposed

on the addition.

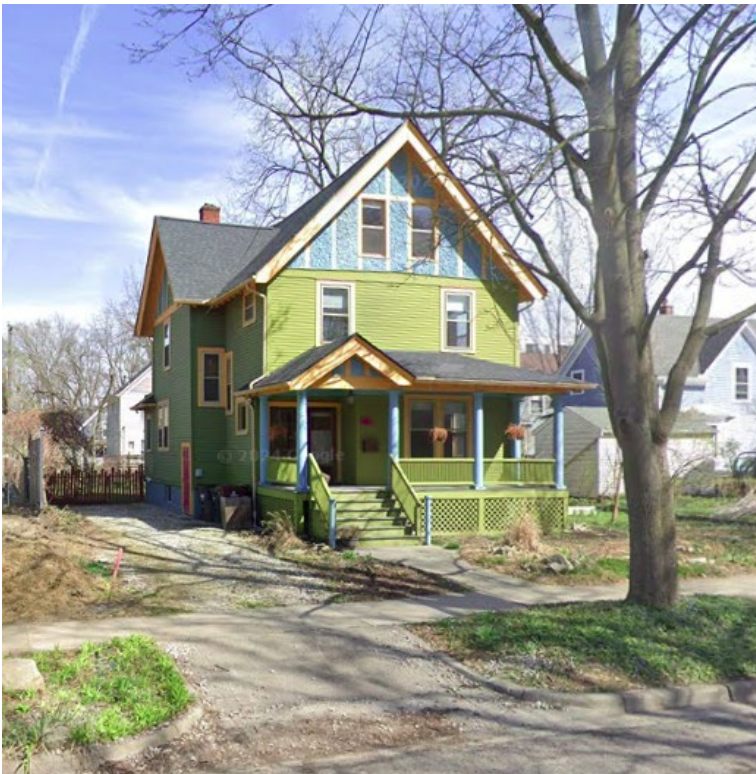
8. There are many work items in this proposal, including some that staff did not comment on, but they are clearly shown in the application and appropriate. Staff believes the work meets the standards and guidelines and recommends approval.

POSSIBLE MOTIONS: (Note that the motion supports staff findings and 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 553 South First Street, a contributing property in the Old West Side Historic District, to construct a 52 square foot rear addition with a balcony on top; replace the door to the balcony; infill one of two front doors and replace the remaining door; remove an attic exhaust fan in the rear gable and replace it with a circular window; infill a second-floor rear window and install a new window nearby; infill a basement window under the front porch; install a backyard patio; and construct two new accessory structures. As proposed, the work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 5, 6, 9, and 10 and the guidelines for building site, addition, roofs, and windows, as well as the *Ann Arbor Historic District Design Guidelines*, in particular the guidelines for additions, doors, lighting, and residential accessory structures.

ATTACHMENTS: photos, drawings, materials information

553 South First Street (Google Street View August 2024)



ANN ARBOR HISTORIC DISTRICT COMMISSION
312 South Division Street
Ann Arbor, MI 48104
(313)996-3008

APPLICATION FOR DETERMINATION OF APPROPRIATENESS

DATE: 6/27/91

HISTORIC DISTRICT: Oldwest Side

ADDRESS: 553 South First St.

APPLICANT: Stuart and Julie Field 553 South First St. 747-7482
(name) (address) (phone)

OWNER: Same
(name) (address) (phone)

What is applicant's role (ie. owner, architect, contractor, etc.)? owner

Describe **all** work proposed whether under the Commission's jurisdiction or not. Attach **one** set of drawings on **8-1/2" x 11" white paper**. **Elevations are required**. Indicate all dimensions. Provide specific information on materials giving manufacturer's names where appropriate (such as with replacement windows). Drawings should indicate not only the immediate area of the work, but how it relates to the building as a whole. Photo copies of photographs with the proposed changes drawn in are recommended. For new construction, indicate how the project will relate to the surrounding streetscape. Architectural drawings are not required, however **the Commission will not consider an application with inadequate information**.

Applicants are encouraged to consider seeking the advice and expertise of an architect familiar with historic preservation, particularly for more complex projects. To this end, the Commission maintains a list of area architects who have done such work.

A-5-4

APPLICATION FOR DETERMINATION OF APPROPRIATENESS

STUART AND JULIE FIELD
553 SOUTH FIRST STREET
ANN ARBOR, MI 48103
747-7482

In the early 1960's, our single family home was converted to a duplex, and a second front door was installed where the evidence indicates a window had been. We propose replacing the second front door with a window similar to the original.

As described below, the evidence shows that the window was original to the house when it was built in approximately 1909, and that the second front door was added in the 1960's when this single-family home was converted to a duplex. Within the past five years, the house has been restored to a single family home, leaving the second front door unnecessary and inappropriate. The window we propose replacing is the same height and is slightly narrower than the living room windows (which are on the same side of the house as the front doors).

The second front door in its current state can be seen in the photograph attached as Exhibit A. The living room windows to the south of the front doors are slightly taller than the second front door, cutting into the white painted trim above, and can be seen in the photograph attached as Exhibit B.

A former occupant of the house recalls that there was a window where the second front door now is, although he does not recall the dimensions of the window. Exhibit C (Trost letter).

We believe that the window that was there was 6 feet., 2-1/4 inches high, the same height as the living room windows. Although we cannot tell how wide the original window was, the width of the second front door seems to define how wide the window could have been and still fit appropriately into the space. The second front door is 3 feet., 1-1/2 inches wide.

Evidence of the height of the window can be found above where the second front door is now, and in the wall beside the second front door. Above the window, there is a cut in the siding of the house that corresponds to the height of the living room windows. Exhibit D. Inside the wall between the two front doors, the stud is cut and nails protrude at exactly the point where the bottom of a window the size of the living room window would be. Exhibit E. As noted, evidence of the actual width is not obvious. The living room windows are slightly wider (by 3-1/2 inches) than the second front door is, although if the proposed window were made the same width as the living room windows, it would not fit into the space. The dimensions of each are noted on the computer drawings attached as Exhibits F and G.

Exhibit H is a computer rendering of how the house will appear with the entrance returned to what it originally looked like when the house was built. The window in that rendering matches the dimensions indicated by the evidence.

We propose replacing the second front door with a wood-framed, double hung, sash-weighted window. The window will be specially built using the parts from a window which was removed from the back of the house several years ago.

If you have any questions about this application, please feel free to contact us at that address and telephone number above. Thank you for your consideration of our application.



OWS
553 S Forest
6-27-91

Exhibit A

A-5-8

Detailed List of Proposed Work

New 52 square feet one story addition with crawlspace:

We are proposing adding a single-story addition, limited to 52 square feet. This modest addition will provide needed daily entry function for our clients' young family's needs. The style of the addition is a simple box emulating the form of the principal structure. At the North the demarcation line between the existing historic home and the proposed new addition is the continuing vertical corner board at the Northeast corner. This line current serves as a demarcation line between the historic structure and a non-historic addition. However, to further delineate the new from the old we will use horizontal clapboard siding at a 4" to the weather exposure differentiating it from the existing historic 3 1/2" to the weather clapboard siding. At the South the demarcation line between the existing historic home and the proposed new addition is a vertical three-sided downspout. This will create a visual element separating the two building eras allowing observers to clearly recognize where the old stopped and the new begins.

Infill existing Northern front door with siding:

We are proposing the execution of a previously approved Historic District Commission application. See attached materials.

Replace existing Southern front door with new front door:

We are proposing replacing the existing non-historic door with a new door in alignment with the description of the original door provided in a previously approved Historic District Commission application. See attached materials.

Expanded second floor balcony with new railing:

The existing residence currently has an egress door from the Northeast second floor bedroom directly onto the low slope roof surface of the existing post 1939 rear addition, essentially acting as a defacto second floor balcony. We are proposing addressing a significant safety hazard in that there is no current railing nor suitable walking surface. The railing is based on an interpretation, not replicating history, but inspired by the existing front porch banister with simple balusters, cap and bottom rails, and understated newel posts with finial caps.

Replace existing second story door out to balcony:

We propose replacing the existing glazed second story door out to the balcony with a new more secure, durable, and energy-efficient door. This will also allow for a line of site from the office space out to the backyard to keep an eye on kids when they are outside.

New 3'x4' rear yard stoop and stairs:

We are proposing to the East of the new proposed 52 square feet addition, adding a small 3'x4' rear yard stoop with stairs to grade made of wood and composite materials per attached drawings. The character of these stairs and guardrail would be simple in nature and would be compatible with the existing front porch, stair, and lattice skirt board but not identical.

Remove existing ventilation fan and add new circular window at rear gable:

We are proposing removing what appears to be a non-contributing mechanical element which is an attic exhaust fan and replacing it with a new insulated circular window. Part of the improvements planned to this house include energy upgrades. One of the key elements of the energy upgrade strategy is to reduce infiltration. We will be removing this attic fan and installing a high-performance air source heat pump to heat and cool the now to be finished attic space. On the exterior we have carefully specified the circular window to sit comfortably within the perimeter of the existing trim at the jambs and the sill. The trim will remain in place, and we are proposing adding an additional horizontal trim piece at the head of the window to create a similar transition from the window frame to stucco finish. The proposed work is on a non-public face of the house.

Enlarge and move second floor bathroom rear-facing window:

We are proposing removing an existing contributing window at the new second floor bathroom to accommodate a necessary adjustment to the plumbing system of the existing house.

As the house is currently configured, an intrusive 12 ¼" x 13 ½" plumbing chase box-out is located on the inside of the Southeast second floor bedroom in the Northeast corner. This awkward intrusion into the floor space, although small, compromises the ability for flexible furnishing arrangements in an otherwise already fairly small room +/-11' x12'. As part of the remodel of the existing second floor bathroom we use the opportunity to relocate the plumbing out of the Southeast bedroom and into the Southeast corner of the remodeled bathroom. Here it will be concealed in a built-out towel storage area hidden from view and not compromising floor space function. In order to do this adjustment, we needed to change the location of an existing window. This is very likely the reason that it occurred in the awkward build out to begin with. Our design solution intends to address that.

Given that the existing window location is no longer viable with the revised plumbing strategy, we proposed installing a new window which will be differentiated from the historic windows by its size and material construction. The new proposed window will be in a combined tub shower area which will serve as the primary bathroom for young children. As such we proposed the new window to be Mahogany for durability and performance. This will also help clearly delineate it as a new element. The proposed new window is the same height as the adjacent historic window to the South but is 2" narrower to further visual distinguish it from the historic windows nearby while remaining cohesive to the overall design. The currently historic window does not appear to be a significant character defining feature as it is not within the field of the public face of the home and is not unique in its expression.

Fix in place exterior side door to basement:

We are proposing to make an existing door non-operable by fixing it in place and removing its handle and lockset. From the exterior the current door slab and frame would remain in place and visible but from the interior the door opening would be infilled and appear as a standard painted wall.

Infill basement window under front porch:

We are proposing infilling an existing basement transom window with 8" CMU block in the area where built in shelving is proposed. This window is located under an existing porch and is not visible from the exterior of the home. The window is also located in a CMU wall which was construction after the Historic Record Year. We are proposing the infilled areas would be a narrower block than the surrounding foundation (12") to leave an indent which would serve as a record of this alteration. Infilling this window will help avoid any potential leaks or water intrusion issues from the existing window that would not be easily detectable or accessible with the built in storage in place.

New 22'-6 1/2"x13'-4 1/2" detached garage:

We are proposing a modest detached single car garage located along the Northern edge of the existing property line in alignment with the current driveway.

The goal is to provide protected parking for a single car and enclosed storage on the property without compromising the existing rear yard or visually pulling attention from the house. The garage is sympathetic to the house matching the existing homes main gable roof pitch and utilizing similar looking but dimensionally different materials not seeking to replicate the character defining decorative elements of the home or exactly matching the historic materials at the primary residence.

New 23'-8 1/2"x13'-4 1/2" detached ADU (accessory dwelling unit):

We are proposing a modest detached ADU structure located along the Northern edge of the existing property line and in alignment with the proposed garage. The ADU is sympathetic to the house matching the existing homes main gable roof pitch and utilizing similar looking but dimensionally different materials not seeking to replicate the character defining decorative elements of the home or exactly matching the historic materials at the primary residence.



LIEBSCHUTZ & BURNS RESIDENCE

EXIST. CONDITIONS PHOTO (NORTHWEST)

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EXIST. CONDITIONS PHOTO (WEST)

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EXIST. CONDITIONS PHOTO (SOUTHWEST)

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EXIST. CONDITIONS PHOTO (SOUTHEAST)

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EXIST. CONDITIONS PHOTO (EAST)

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EXIST. CONDITIONS (NORTHEAST)

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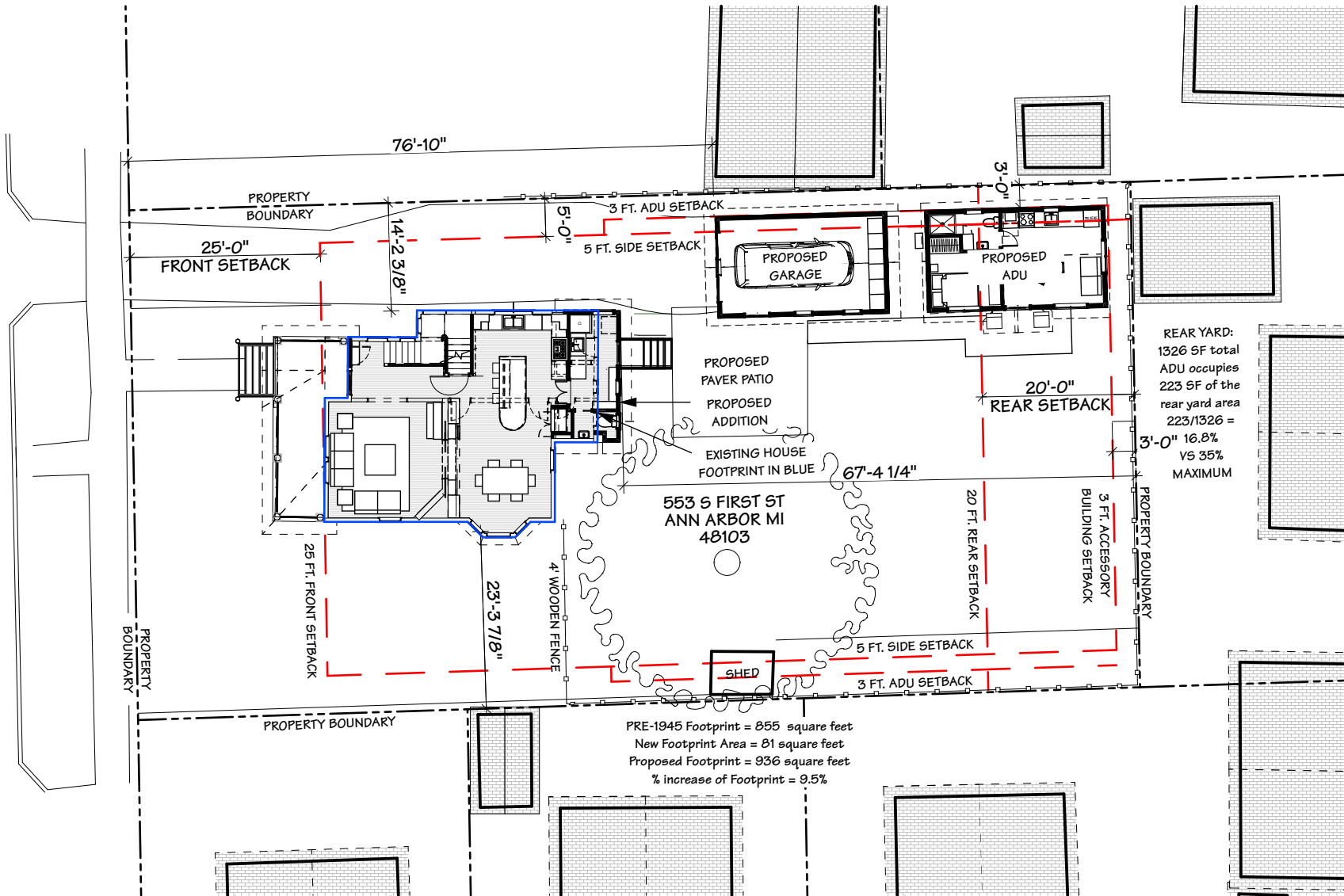


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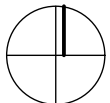
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SITE PLAN

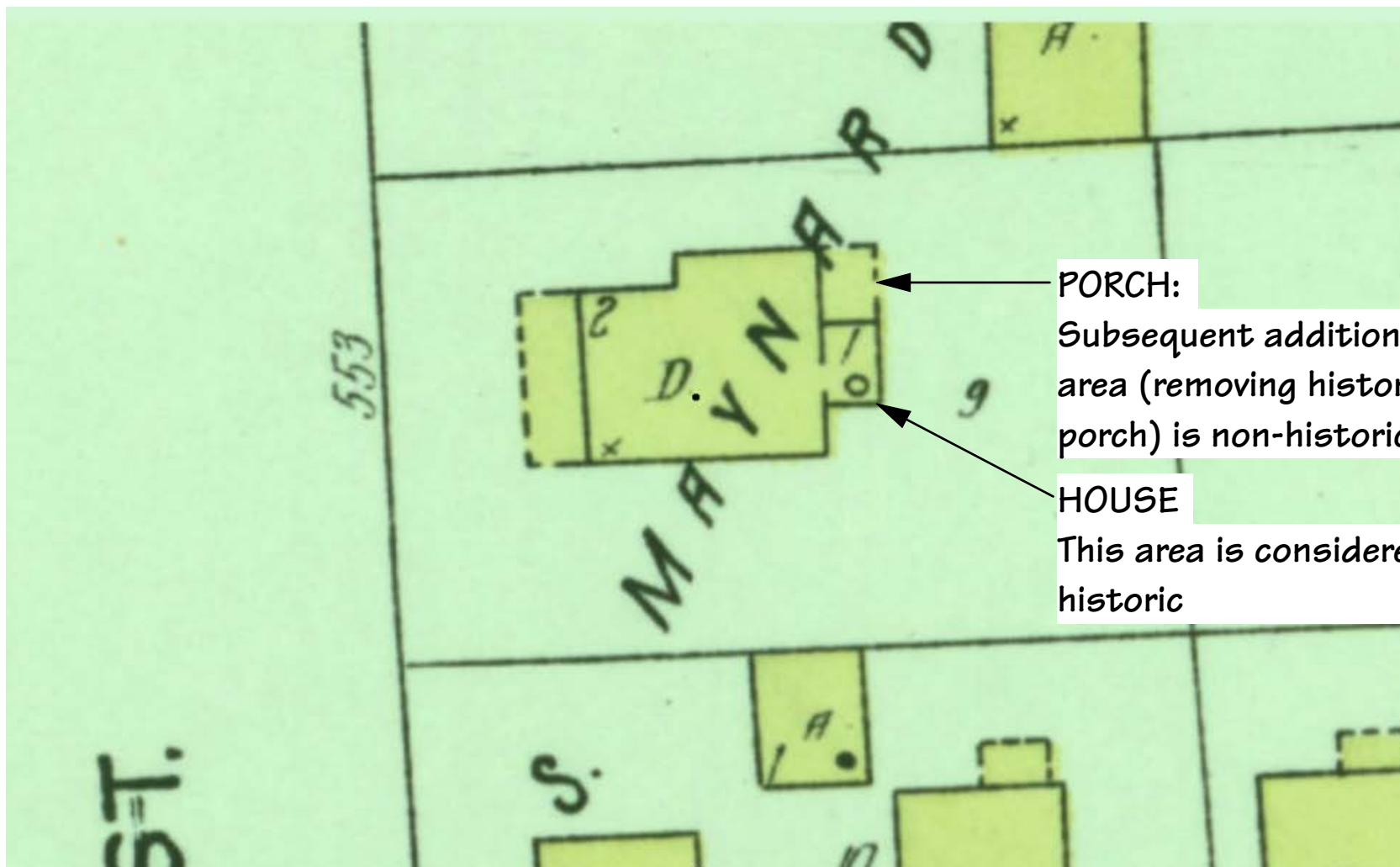
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REFERENCE NORTH

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1939 Sanborn fire map

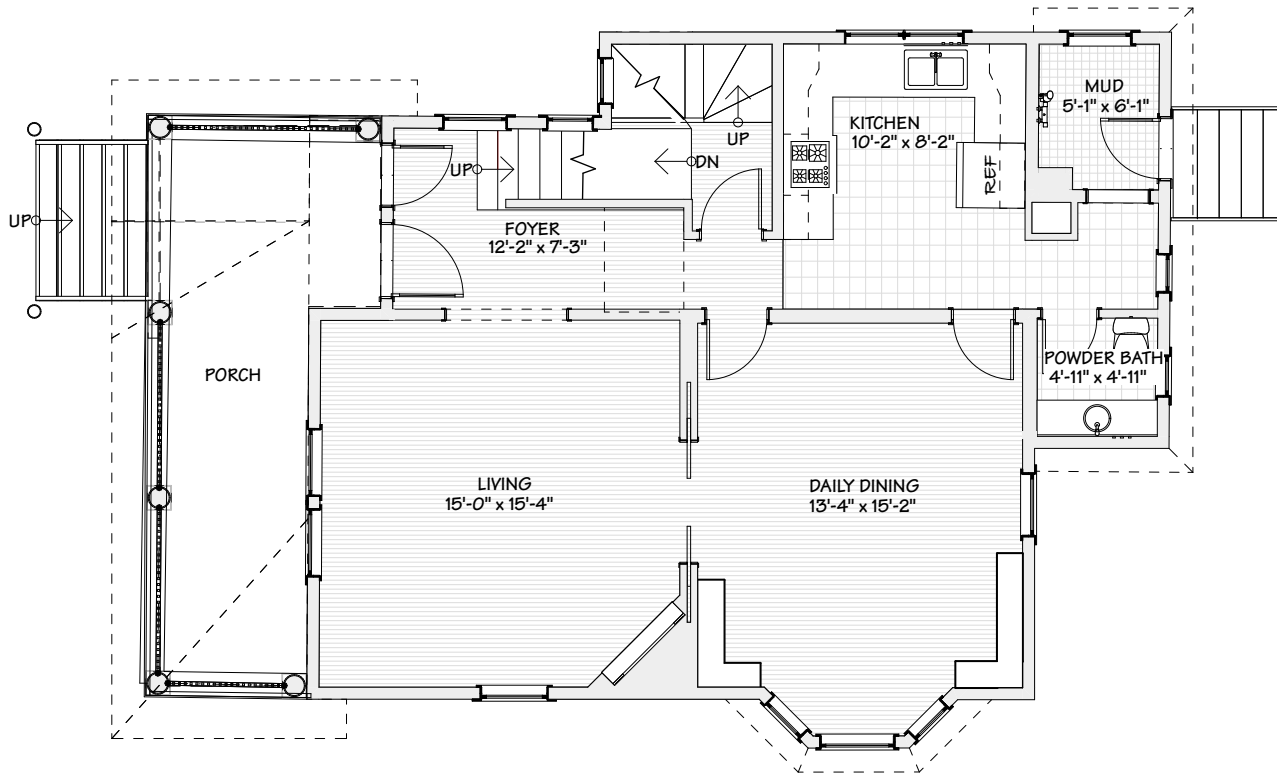
Closest historic record to PRE-1945 "period of significance"

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SANBORN FIRE MAP

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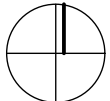
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EXIST. FIRST FLOOR PLAN

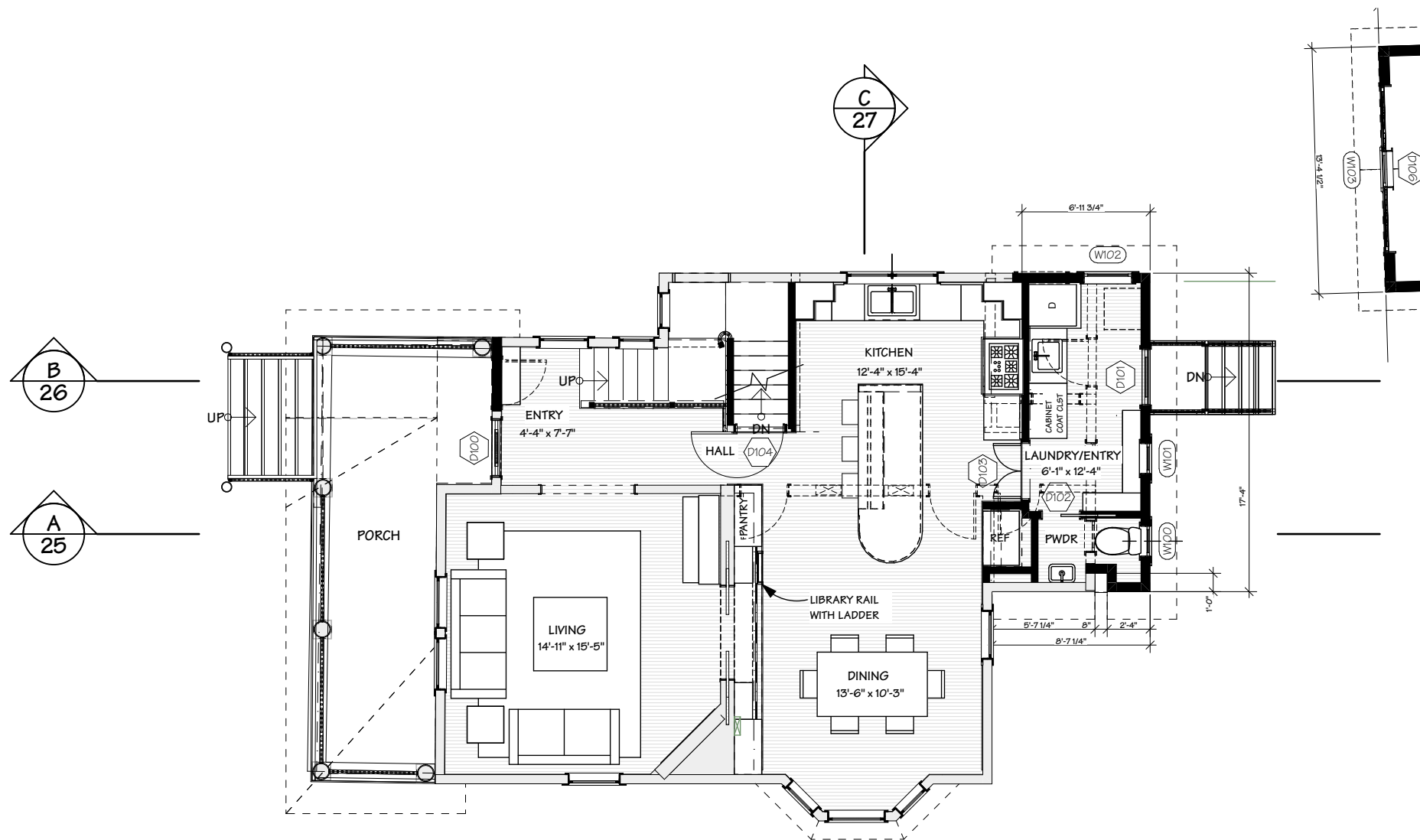
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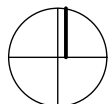
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FIRST FLOOR PLAN

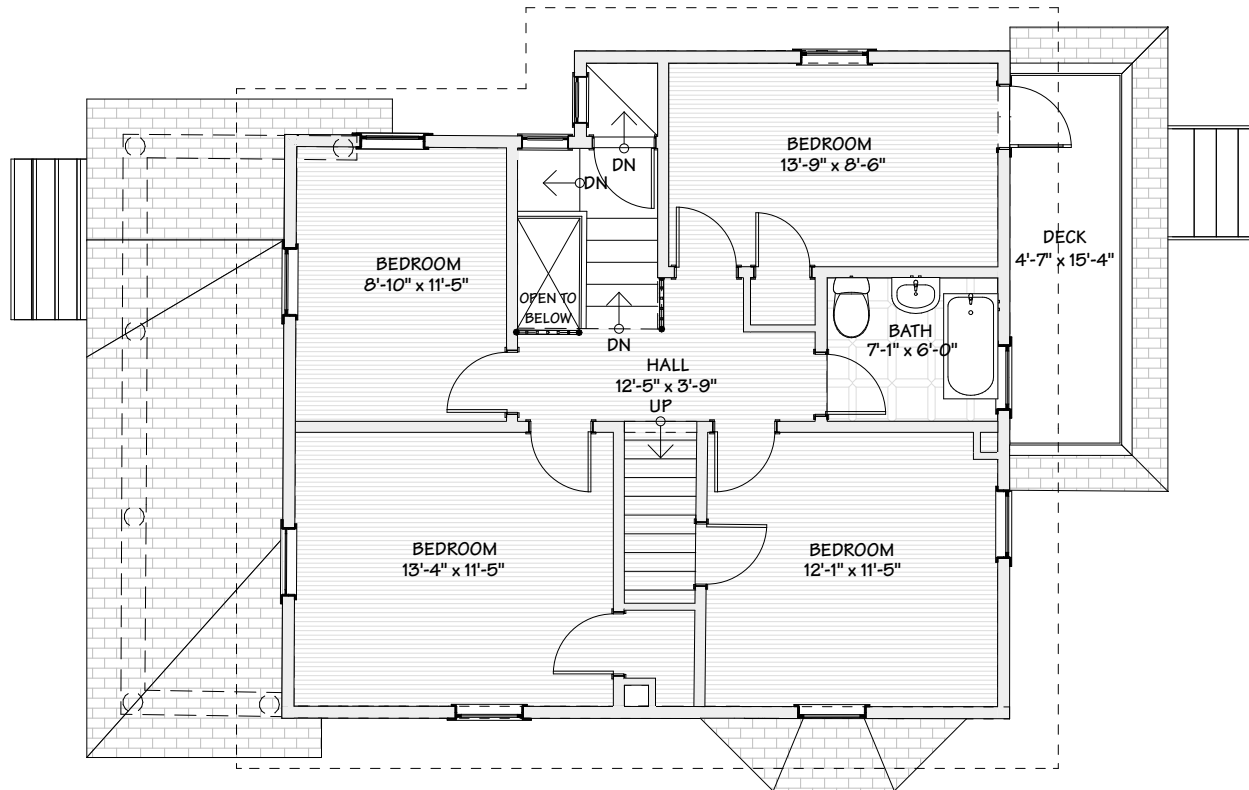
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EXIST. SECOND FLOOR PLAN

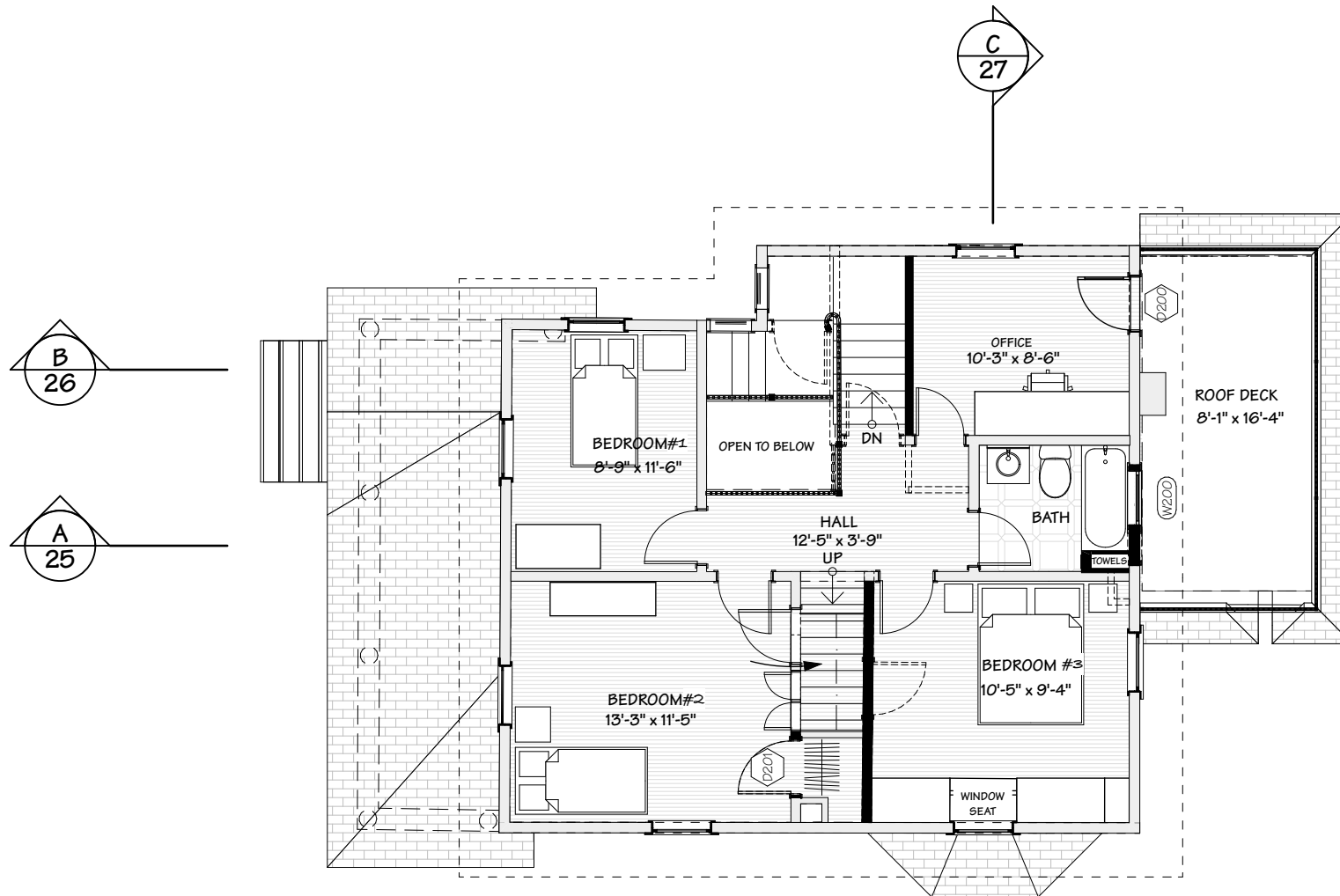
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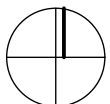
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SECOND FLOOR PLAN

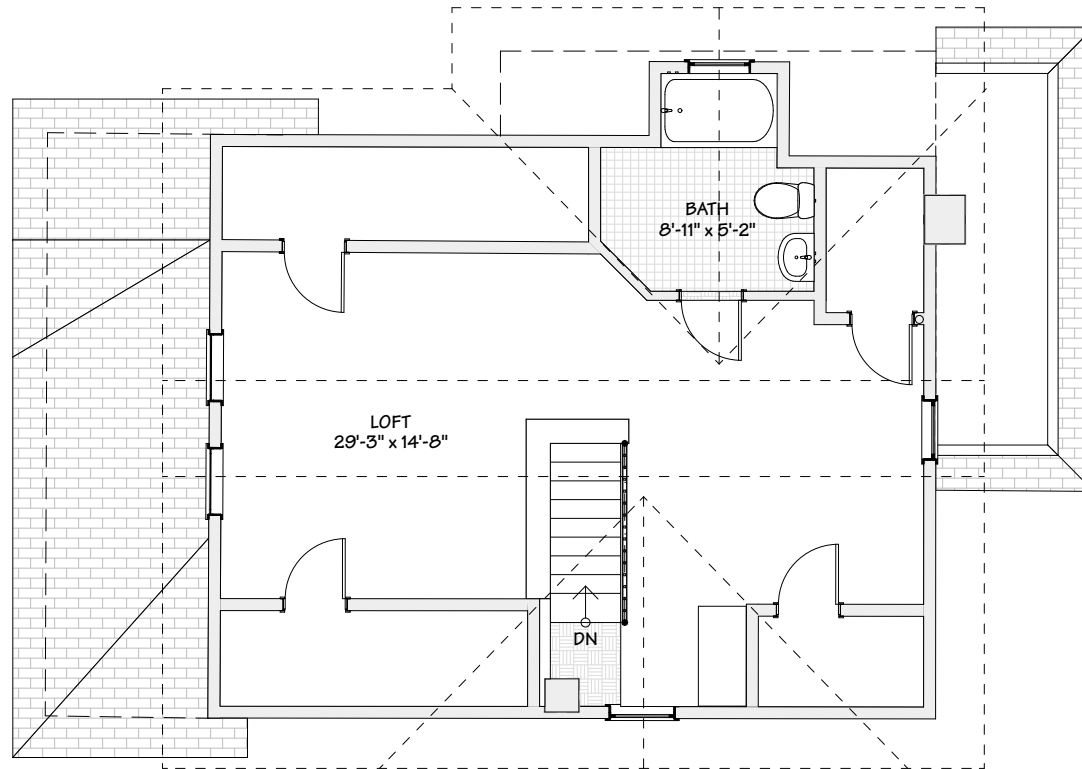
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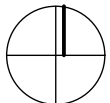
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EXISTING THIRD FLOOR PLAN

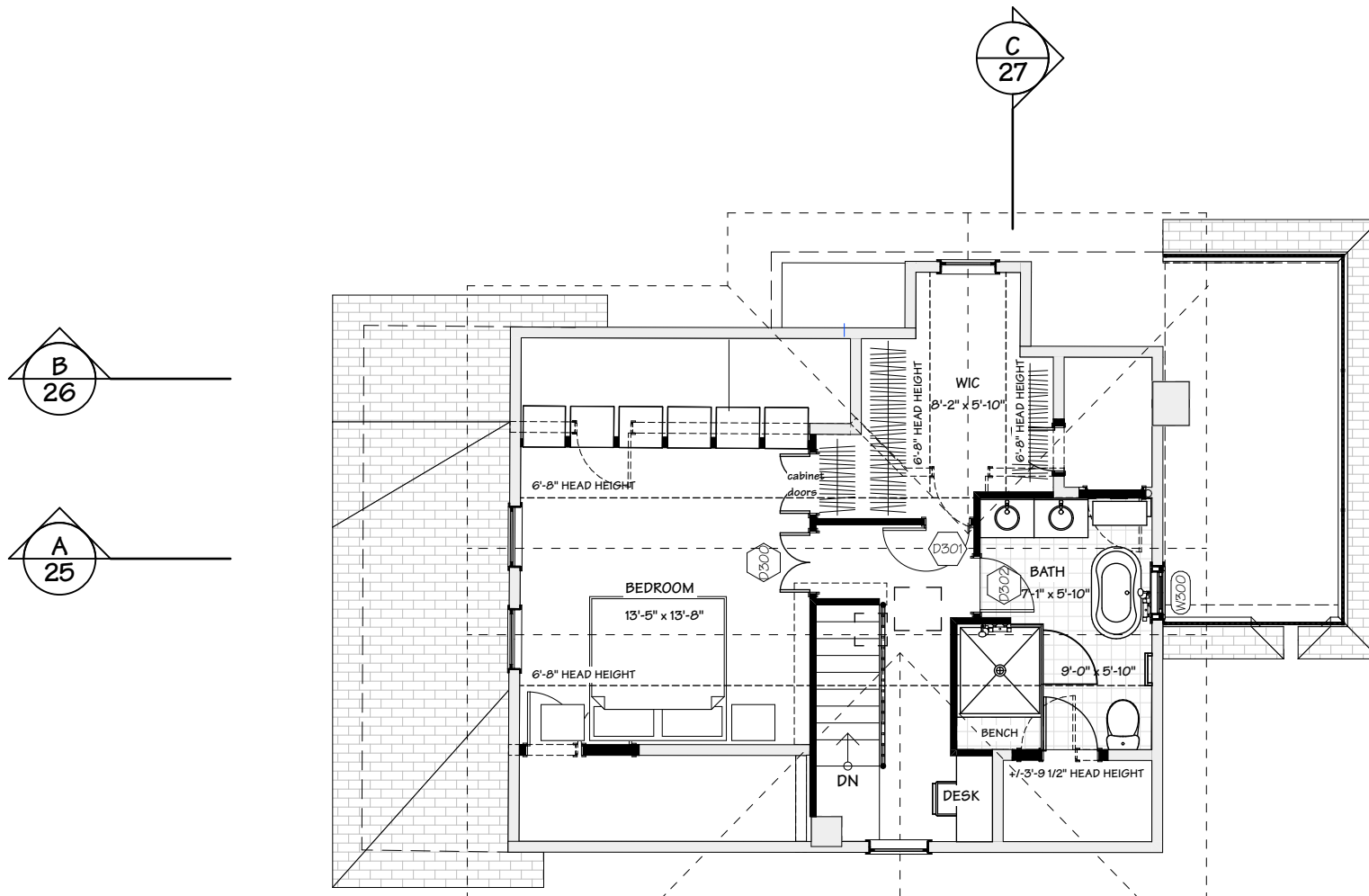
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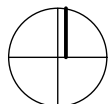
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THIRD FLOOR PLAN

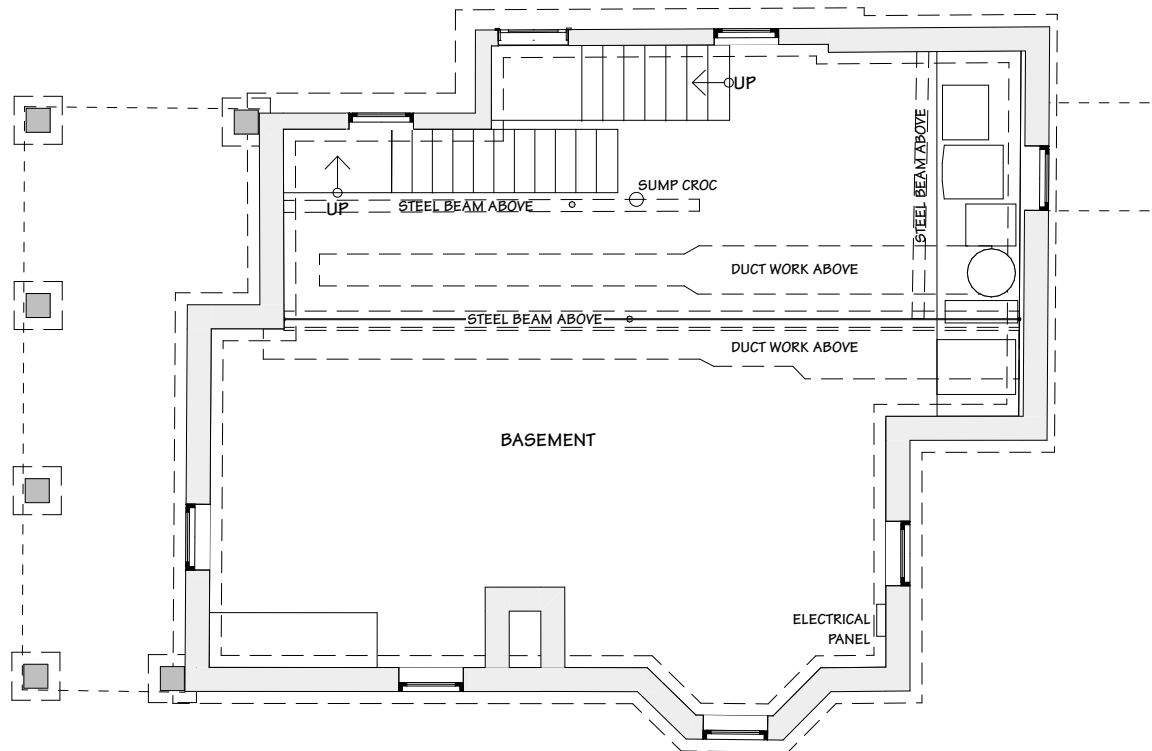
SCALE: 1/8" = 1'-0"



REFERENCE NORTH

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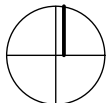
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LIEBSCHUTZ & BURNS RESIDENCE

EXIST. BASEMENT FLOOR PLAN

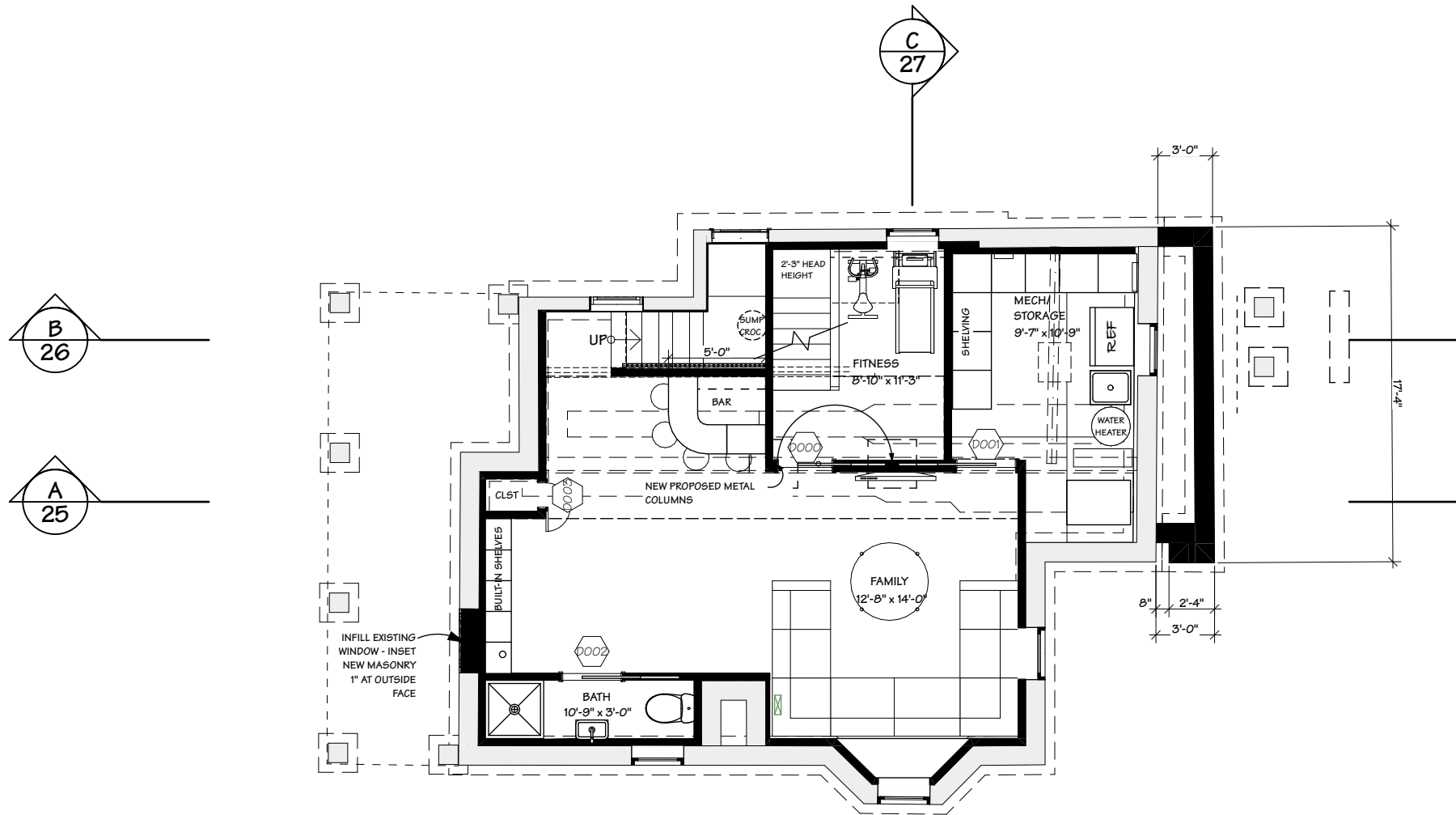
SCALE: 1/8" = 1'-0"



REFERENCE NORTH

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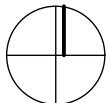
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LIEBSCHUTZ & BURNS RESIDENCE

BASEMENT FLOOR PLAN

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



REFERENCE NORTH

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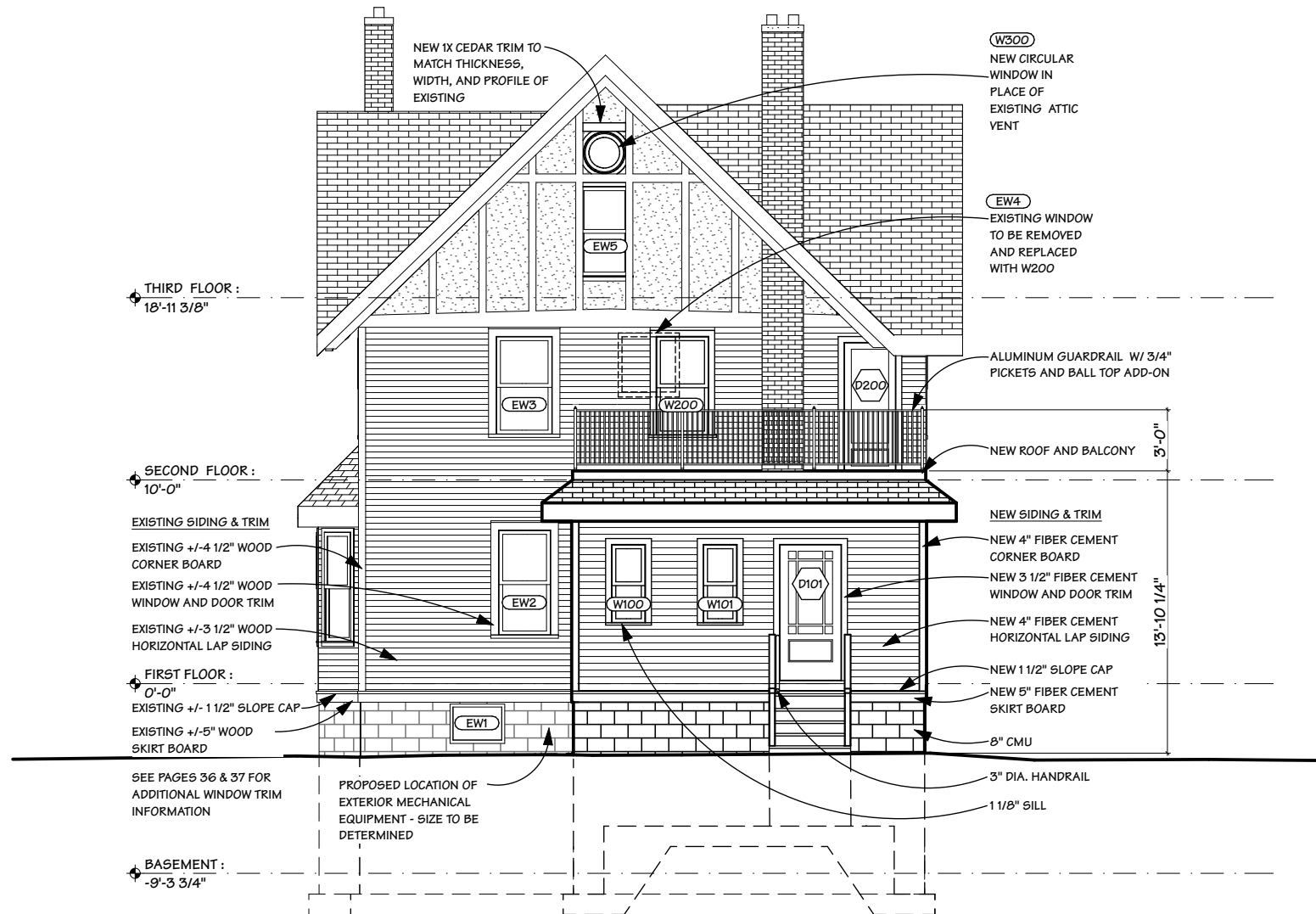
LIEBSCHUTZ & BURNS RESIDENCE

EAST ELEVATION (EXISTING)

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

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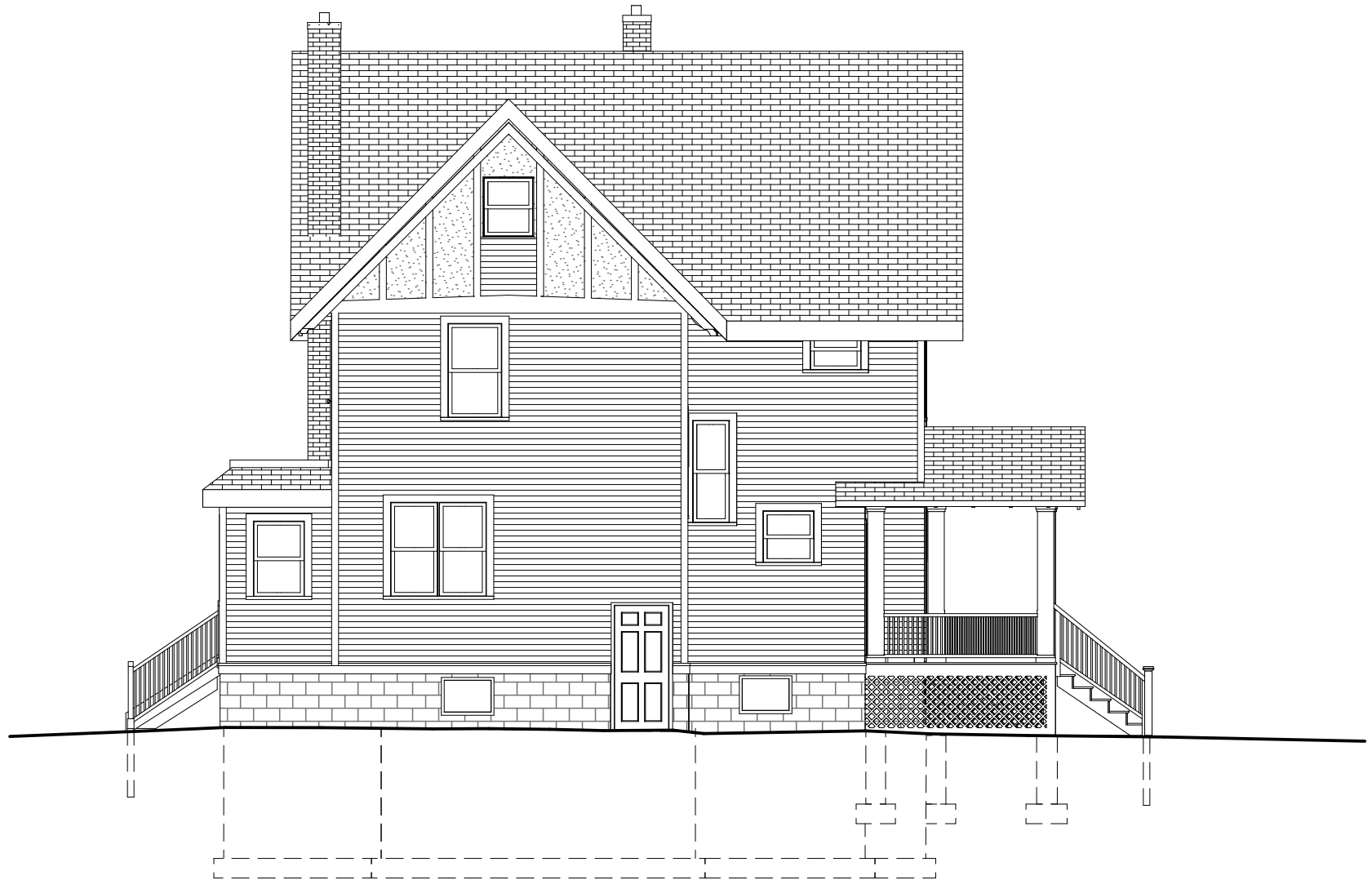
LIEBSCHUTZ & BURNS RESIDENCE

EAST ELEVATION (PROPOSED)

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

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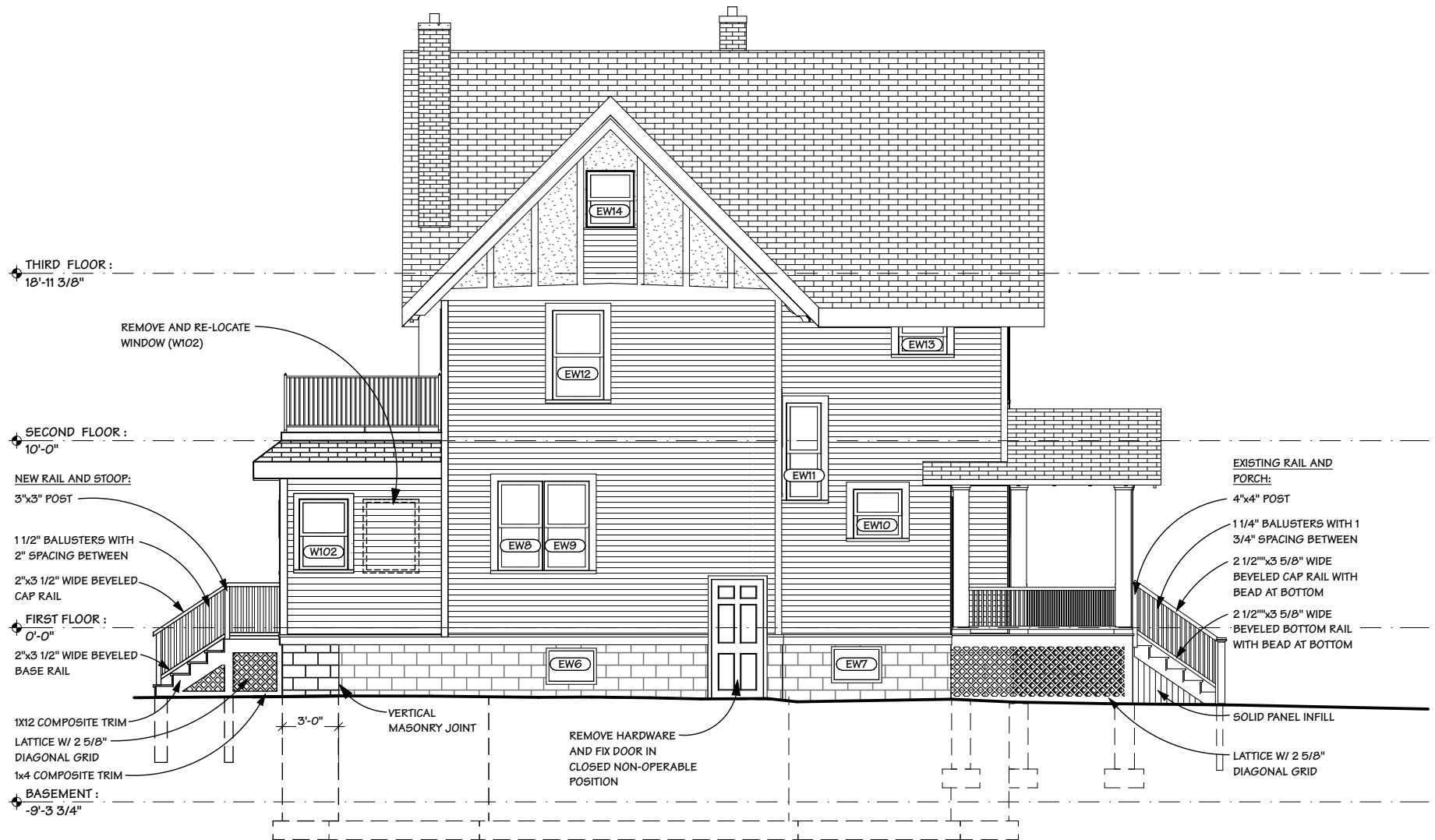
LIEBSCHUTZ & BURNS RESIDENCE

NORTH ELEVATION (EXISTING)

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

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LIEBSCHUTZ & BURNS RESIDENCE

NORTH ELEVATION (PROPOSED)

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

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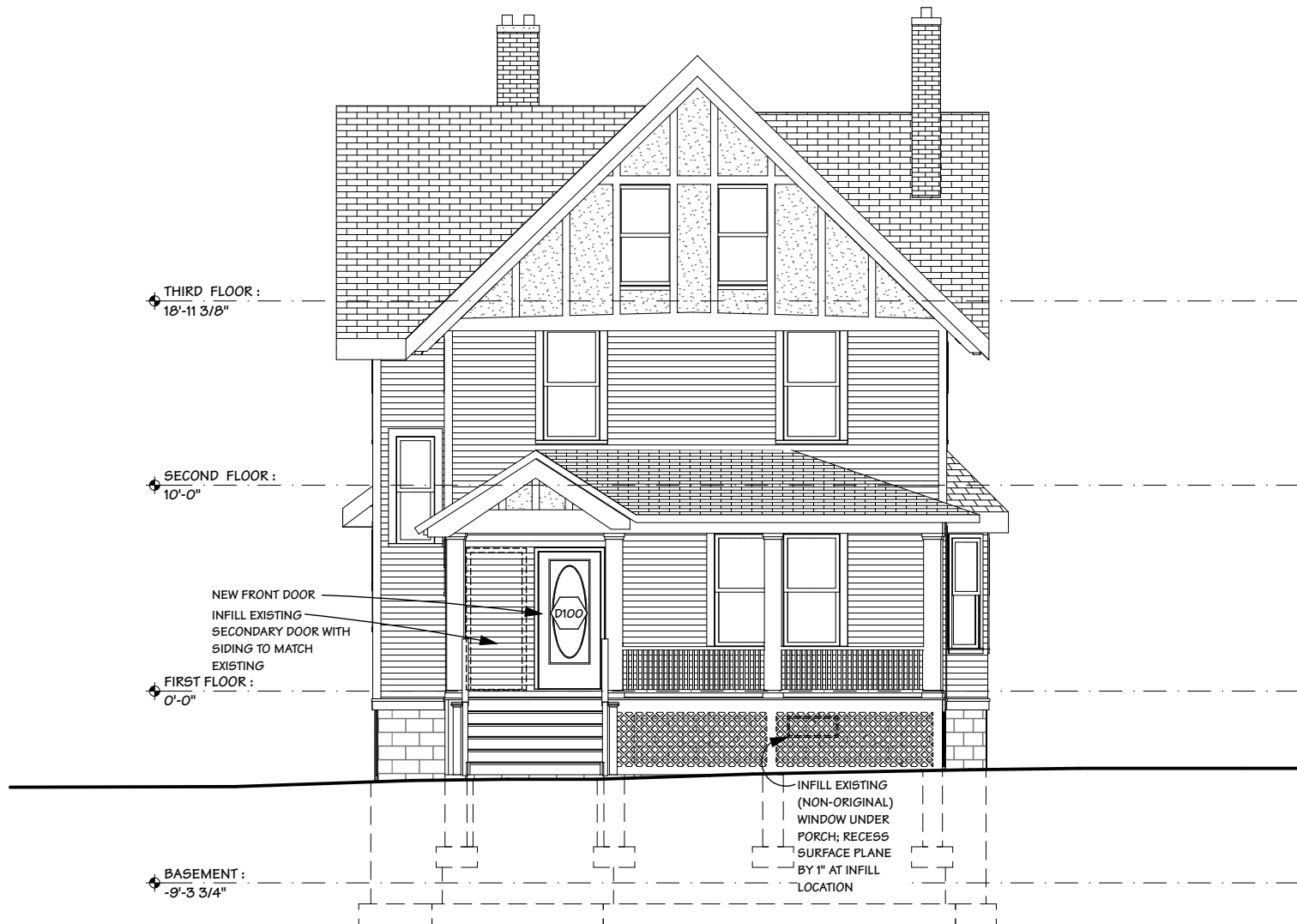
LIEBSCHUTZ & BURNS RESIDENCE

WEST ELEVATION (EXISTING)

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

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LIEBSCHUTZ & BURNS RESIDENCE

WEST ELEVATION (PROPOSED)

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

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LIEBSCHUTZ & BURNS RESIDENCE

SOUTH ELEVATION (EXISTING)

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

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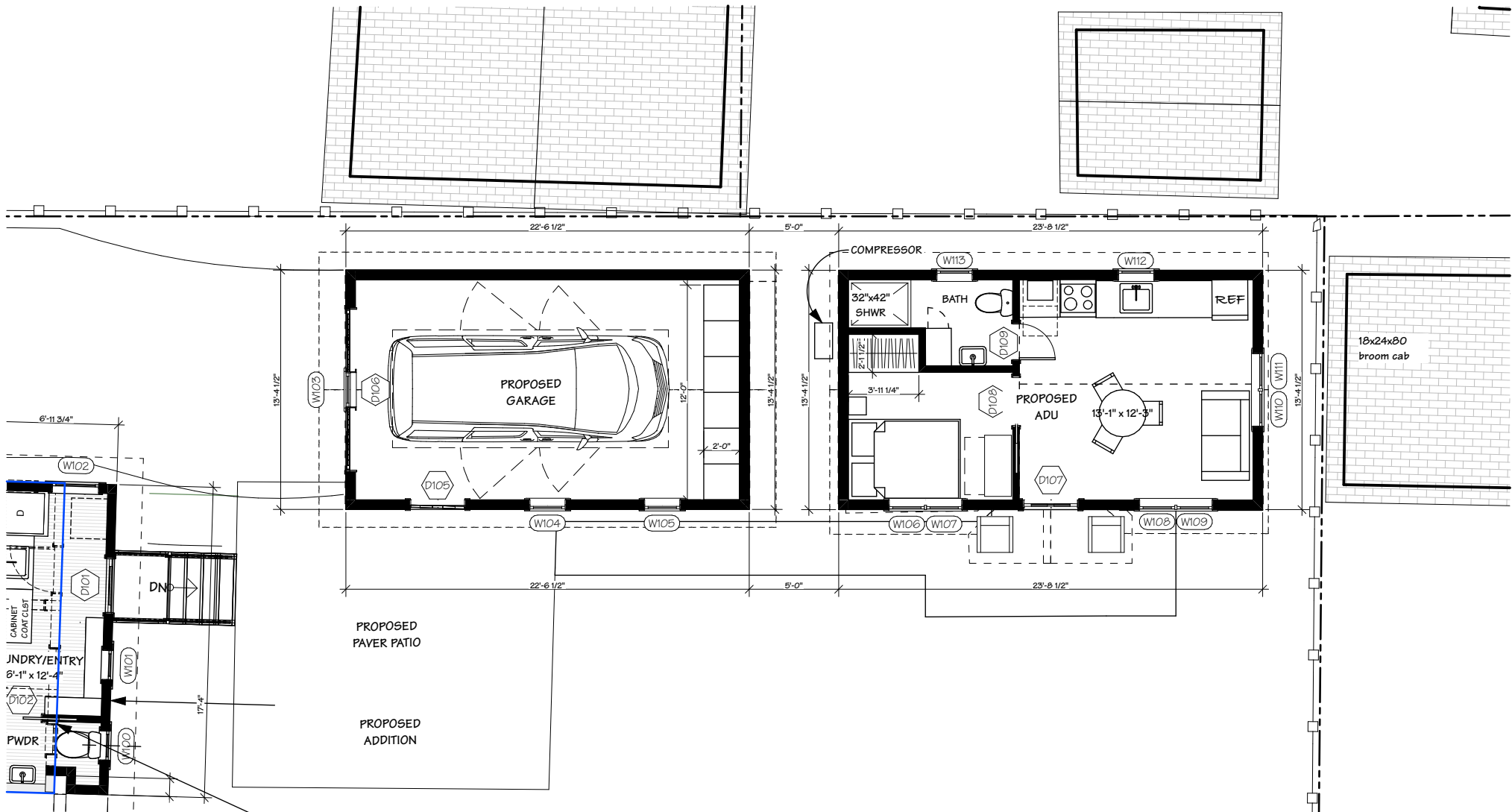
LIEBSCHUTZ & BURNS RESIDENCE

SOUTH ELEVATION (PROPOSED)

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

NOTE: ALL INFORMATION PROVIDED IS PRELIMINARY ONLY.
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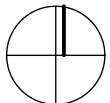
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LIEBSCHUTZ & BURNS RESIDENCE

GARAGE AND ADU FLOOR PLAN

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



REFERENCE NORTH

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LIEBSCHUTZ & BURNS RESIDENCE

EXIST. CONDITIONS (NORTHWEST)

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LIEBSCHUTZ & BURNS RESIDENCE

EXIST. CONDITIONS (SOUTHWEST)

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LIEBSCHUTZ & BURNS RESIDENCE

EXIST. CONDITIONS (NORTHEAST)

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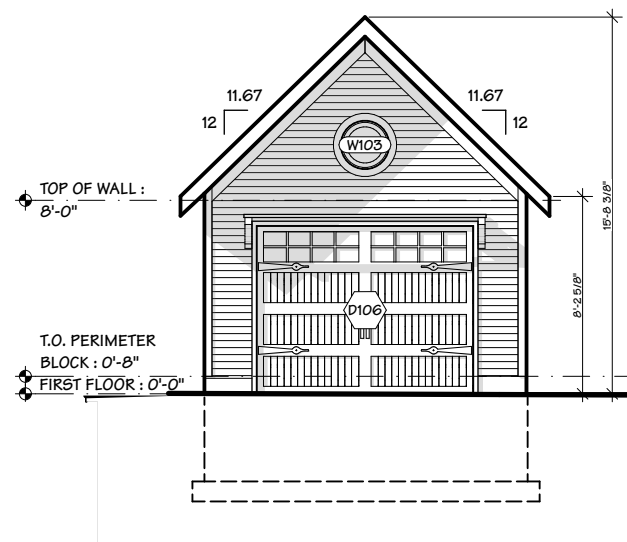


LIEBSCHUTZ & BURNS RESIDENCE

EXIST. CONDITIONS (SOUTHEAST)

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WEST EXTERIOR ELEVATION

NOTE: MATERIALS TO MATCH ADDITION

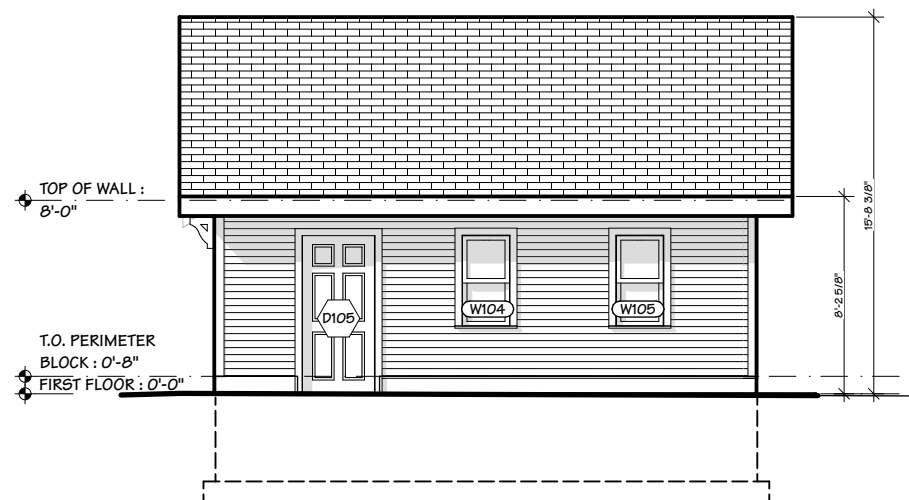
LIEBSCHUTZ & BURNS RESIDENCE

GARAGE ELEVATIONS (WEST)

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

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SOUTH EXTERIOR ELEVATION

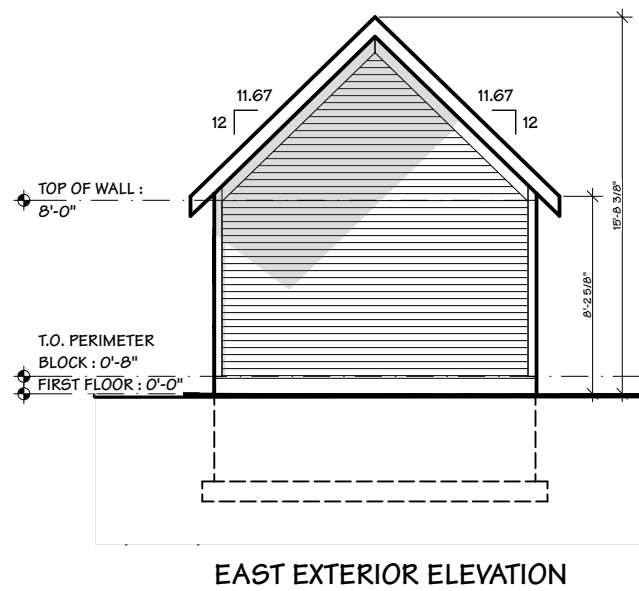
LIEBSCHUTZ & BURNS RESIDENCE

GARAGE ELEVATION (SOUTH)

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

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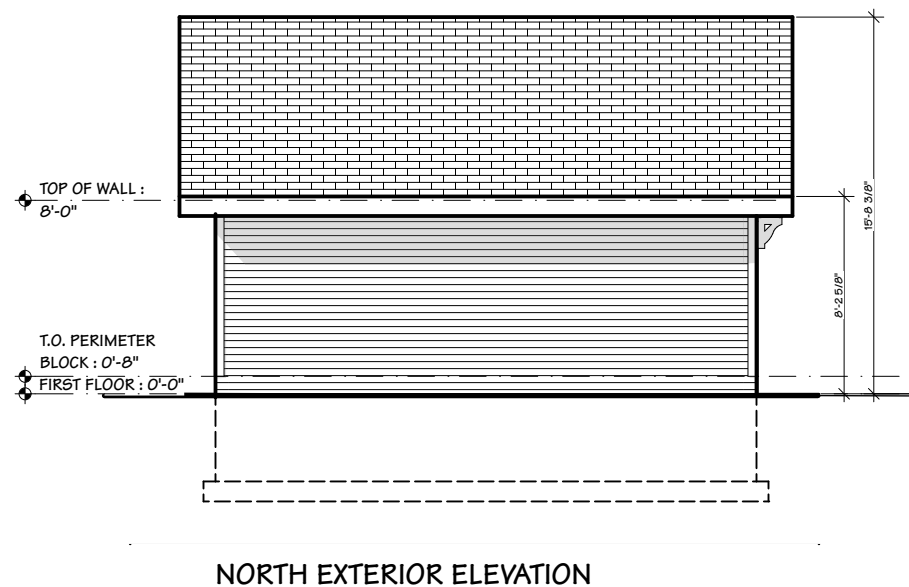
LIEBSCHUTZ & BURNS RESIDENCE

GARAGE ELEVATION (EAST)

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

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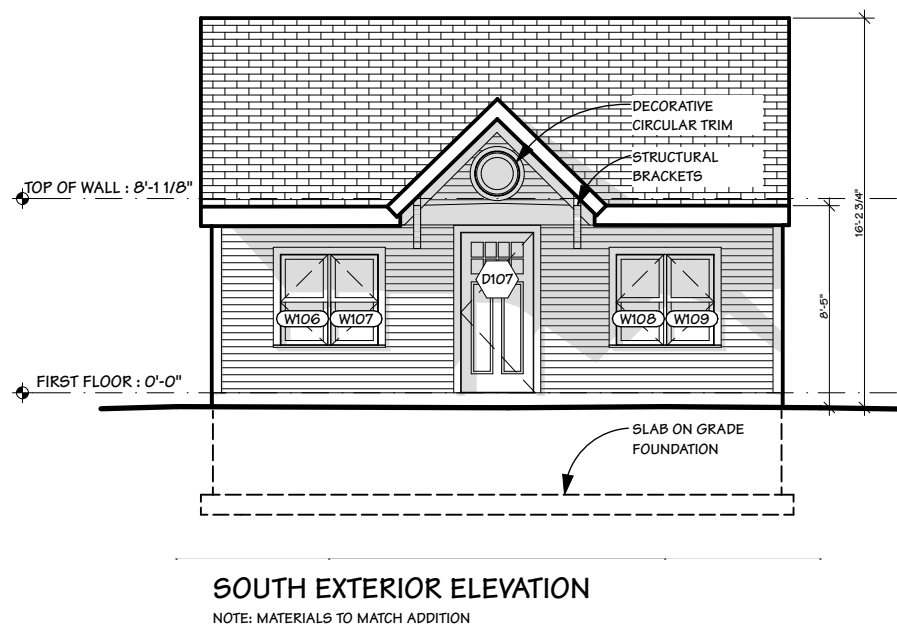
LIEBSCHUTZ & BURNS RESIDENCE

GARAGE ELEVATION (NORTH)

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

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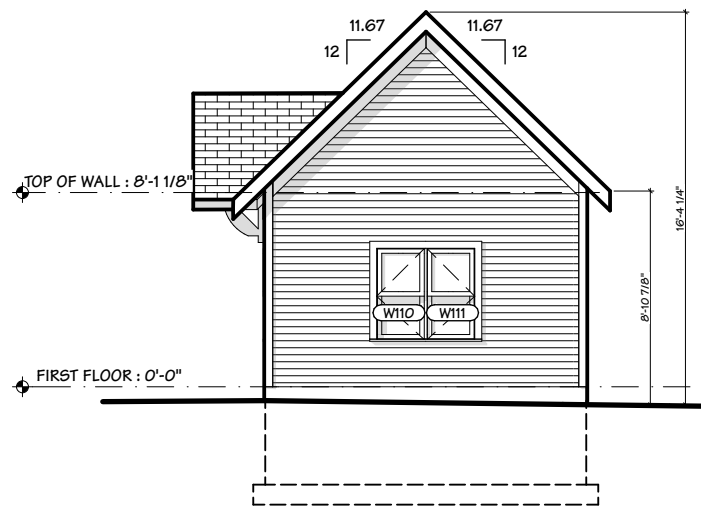
LIEBSCHUTZ & BURNS RESIDENCE

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

ADU ELEVATIONS (SOUTH)

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EAST EXTERIOR ELEVATION

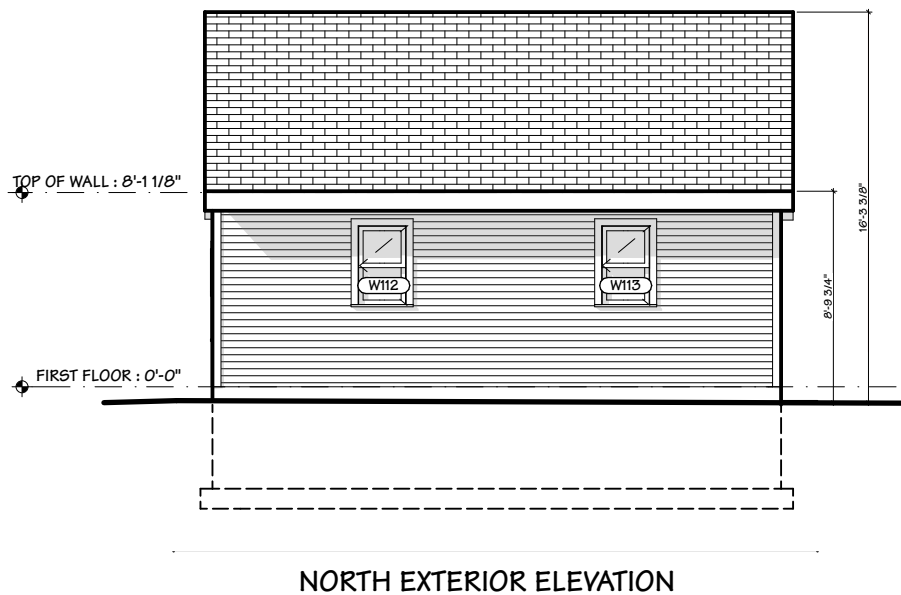
LIEBSCHUTZ & BURNS RESIDENCE

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

NOTE: ALL INFORMATION PROVIDED IS PRELIMINARY ONLY.
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ADU ELEVATION (EAST)

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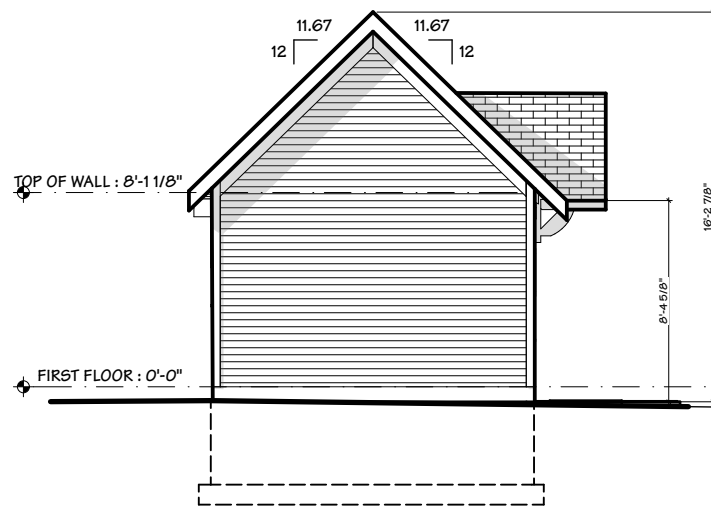
LIEBSCHUTZ & BURNS RESIDENCE

ADU ELEVATION (NORTH)

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

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WEST EXTERIOR ELEVATION

LIEBSCHUTZ & BURNS RESIDENCE

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

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ADU ELEVATION (WEST)

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EXTERIOR DOOR SCHEDULE			
TAG	DOOR SIZE (WxH)	DOOR TYPE	NOTES
FIRST FLOOR			
D100	3'-0"x6'-8"	ENTRY	HOUSE FRONT DR: WOOD DR WITH OVAL LEADED GLASS WDW
D101	3'-0"x6'-8"	ENTRY	HOUSE BACK DR: 9 LITE WITH PANEL BELOW
D105	3'-0"x6'-8"	ENTRY	GARAGE PERSON DR: SOLID 6-PANEL DOOR
D106	7'-0"x9'-0"	GARAGE	GARAGE DOOR: SIMULATED CARRIAGE DR W/ 8 PANE WDWS
D107	3'-0"x6'-8"	ENTRY	ADU FRONT DR: TWO PANEL WOOD DR WITH GLASS
SECOND FLOOR			
D200	2'-6"x6'-8"	ENTRY	JAKE'S OFFICE BALCONY DR: SINGLE PANEL WOOD DR WITH GLASS



Building Department

CITY OF ANN ARBOR, MICHIGAN

100 North Fifth Avenue, P.O. Box 8647, Ann Arbor, Michigan 48107-8647
Fax (734) 994-8460 • <http://www.ci.ann-arbor.mi.us>

Administration	994-2712	Historic Preservation	996-3008
Appeals Board	994-2696	Housing Bureau	994-2678
Central Permit Desk	994-2674	Plan Review	994-2685
Construction	994-2674	Sign Enforcement	994-2698
Environmental	994-2711	Zoning	994-2697

HISTORIC DISTRICT COMMISSION DETERMINATION

ADDRESS: **553 S. First Street**

DISTRICT: Old West Side Historic District

	OWNER	APPLICANT	MONITOR
Name:	E. Sikkenga/H Velick	Owner	Betts Chisholm
Address:	553 S. First Street Ann Arbor, MI 48103		2429 Colony Court Ann Arbor, MI 48104
Phone:	913-5418		971-5731
Role:	Owner/Occupant		

DATE OF DETERMINATION: October 14, 1999

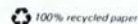
DETERMINATION: to approve the request to remove the extraneous door, and either replace it with siding to match that on the rest of the house as per the attached drawings and photographs or with a window previously approved in 1991 as per the attached drawings and photographs as generally compatible in exterior design, arrangement, texture, material and relationship to the rest of the structure and the surrounding area and as meeting the Secretary of the Interior's Standards numbers 2, 9 and 10.

Only the above work has been approved. Do not begin work before contacting the Building Department to obtain permits for all approved work. You are also responsible for scheduling inspections once the work is completed. Failure to comply with Historic District regulations may result in a fine and/or the owner being required to restore the property to its original condition.

By: Mary Culver
Mary Culver, Historic Preservation Coordinator

Date: November 8, 1999

cc. File Copy, Site Copy, Owner, Commission Monitor



LIEBSCHUTZ & BURNS RESIDENCE

71 Commonwealth Dr.
Rochester, N.Y. 14618
(1-716-244-8654)
June 27, 1990

Dear Mary and Douglas -

You may think I've forgotten our visit, but I haven't. It's just that I haven't had much success in getting the information you wanted regarding "553" nor any pictures that show that entrance. I have one or two that show the front of the house, taken in 1930, but there is a tree obscuring the front door.

However, my son, David, who lived ^{here, up stairs} with his wife and little daughter, and who has a very good memory of what the house was like when he was a child, tells me that the front door was oval 101 but the windows to the left, as you center, was not. It was like this 101.

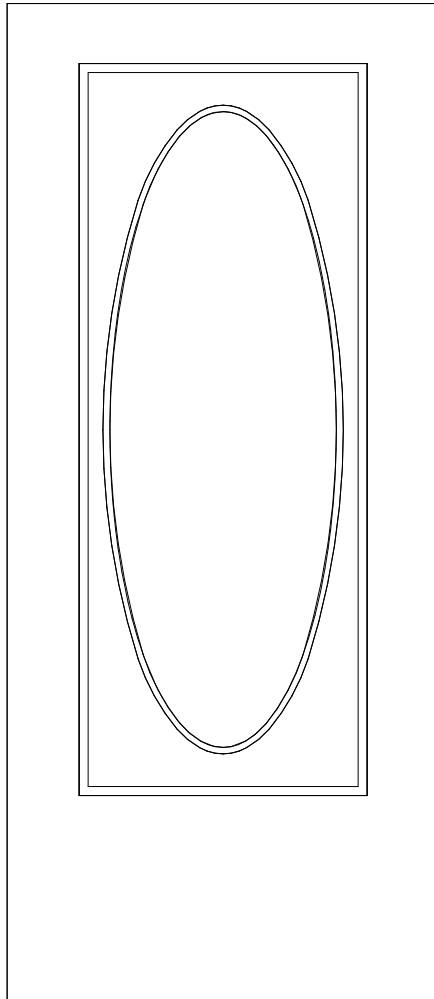
I'm sure this ^{will} not much help to you at this late date as you are probably moving this week-end, but you indicate the next owners might be interested.

FRONT DOOR HAD AN OVAL WINDOW

A-5-10

Exhibit C, page 2 of 3

FRONT DOOR (PAGE 1/2)



NEW CUSTOM MADE WOOD FRONT DOOR

1 3/4" THICK

36" WIDE

83" TALL

TO FIT WITHIN EXISTING DOOR FRAME

OVAL GLASS WINDOW

INTENTION IS TO REPLACE THE
EXISTING NON-HISTORIC DOOR WITH A
NEW DOOR THAT IS REPRESENTATIVE
OF WHAT WAS THERE PRIOR TO THE
HISTORIC DOOR'S REPLACEMENT



NEW WOOD SECOND FLOOR BALCONY DOOR

1 3/4" THICK

30" WIDE

80" TALL

TO FIT WITHIN EXISTING DOOR FRAME

CLEAR GLASS

INTENTION IS TO REPLACE THE
EXISTING DOOR WITH A HIGHER
PERFORMANCE SIMPLE APPROPRIATE
DOOR WHICH WOULD ALLOW MORE
NATURAL LIGHT INTO THE SPACE

US Door & More Inc.: [https://www.doornmore.com/
3-4-lite-mahogany-exterior-or-interior-single-
door.html](https://www.doornmore.com/3-4-lite-mahogany-exterior-or-interior-single-door.html)

LIEBSCHUTZ & BURNS RESIDENCE

SECOND FLOOR BALCONY DOOR



NEW WOOD MUDROOM DOOR

1 3/4" THICK

36" WIDE

80" TALL

AT ADDITION

<https://secondsandsurplus.com/tcm700-9-lite-mahogany-exterior-wood-door-flemish-glass-right-hand-inswing>

LIEBSCHUTZ & BURNS RESIDENCE

MUDROOM DOOR

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NEW WOOD GARAGE PERSON DOOR

1 3/4" THICK

36" WIDE

80" TALL

AT GARAGE

[https://www.nicksbuilding.com/
Mahogany_Exterior_Doors/entry_doors_single/
n6P-68-sgl.jpg](https://www.nicksbuilding.com/Mahogany_Exterior_Doors/entry_doors_single/n6P-68-sgl.jpg)

LIEBSCHUTZ & BURNS RESIDENCE

GARAGE PERSON DOOR

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NEW GARAGE DOOR

CLOPAY

R-18.4 INSULATED DOOR

9'-0" WIDE

7'-0" TALL

STEEL CONSTRUCTION WITH FAUX
WOOD LOOK

ACCENT TRIM HARDWARE



<https://www.homedepot.com/p/Clopay-Gallery-Steel-Long-Panel-9-ft-x-7-ft-Insulated-18-4-R-Value-Wood-Look-Walnut-Garage-Door-with-SQ24-Windows-GR2LU-WO-SQ24/324874875>

LIEBSCHUTZ & BURNS RESIDENCE

GARAGE DOOR

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NEW WOOD ADU DOOR

1 3/4" THICK

34" WIDE

80" TALL

AT ADU

<https://www.sbmtx.com/products/36x80-in-exterior-mahogany-door-slab-craftsman-8-lite.html?sku=23000731-44FOA32D>

LIEBSCHUTZ & BURNS RESIDENCE

ADU FRONT DOOR

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EXISTING WINDOW SCHEDULE (FOR WINDOWS ON ELEVATIONS WITH NEW OR RELOCATED WINDOWS)			
TAG	WINDOW SIZE (WxH)	WINDOW TYPE	NOTES
EC1	2'-7 1/2"x1'-11"	FIXED	EAST ELEVATION
EC2	2'-8"x5'-4"	DOUBLE HUNG	EAST ELEVATION
EC3	2'-10"x5'-0"	DOUBLE HUNG	EAST ELEVATION
EC4	2'-8 1/2"x2'-10"	DOUBLE HUNG	EAST ELEVATION
EC5	2'-6"x4'-6"	DOUBLE HUNG	EAST ELEVATION
EC6	2'-8"x1'-11"	FIXED	NORTH ELEVATION
EC7	2'-8"x1'-11"	FIXED	NORTH ELEVATION
EC8	2'-6"x5'-0"	DOUBLE HUNG	NORTH ELEVATION
EC9	2'-6"x5'-0"	DOUBLE HUNG	NORTH ELEVATION
EC10	2'-8 1/4"x2'-10"	DOUBLE HUNG	NORTH ELEVATION
EC11	1'-11 1/2"x5'-5"	DOUBLE HUNG	NORTH ELEVATION
EC12	2'-10"x5'-0"	DOUBLE HUNG	NORTH ELEVATION
EC13	2'-8 1/4"x2'-3 3/4"	DOUBLE HUNG	NORTH ELEVATION
EC14	2'-7 1/8"x3'-1"	DOUBLE HUNG	NORTH ELEVATION

EXISTING HISTORIC WINDOWS, TYP.



+/-4 1/2" FLAT PROFILE EASED EDGES HEAD CASING, WITH SLOPED WOOD CAP PROJECTING 7/8", 3/4" TALL WITH A TALL 1/2" RAMPED TOP SERVICE PITCHED TO DRAIN TO EXTERIOR

+/-4 1/2" JAMB CASING

+/-1 1/2" TALL SILL; SILL PROJECTS APPROXIMATELY 1/4" BEYOND JAMB CASING

LIEBSCHUTZ & BURNS RESIDENCE

EXISTING WINDOW PHOTOS (PAGE 1/2)

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EXISTING HISTORIC WINDOWS, TYP.



CLOSE UP VIEW OF HEAD CONDITION



CLOSE UP VIEW OF SILL CONDITION



LIEBSCHUTZ & BURNS RESIDENCE

EXISTING DOOR PHOTO

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WINDOW SCHEDULE			
TAG	WINDOW SIZE (WxH)	WINDOW TYPE	NOTES
FIRST FLOOR			
W100	1'-9"x4'-0"	DOUBLE HUNG	HOUSE: AT ADDITION
W101	1'-9"x4'-0"	DOUBLE HUNG	HOUSE: AT ADDITION
W102	2'-8 1/2"x4'-0"	DOUBLE HUNG	HOUSE: AT ADDITION / RE-USE EXISTING WDW
W103	2'-0"x2'-0"	FIXED (CIRCULAR)	GARAGE: ABOVE GARAGE DOOR
W104	2'-1"x3'-11"	DOUBLE HUNG	GARAGE: SOUTH ELEVATION
W105	2'-1"x3'-11"	DOUBLE HUNG	GARAGE: SOUTH ELEVATION
W106	2'-1"x3'-11"	FRENCH CASEMENT	ADU: SIMULATED DOUBLE HUNG / EGRESS
W107	2'-1"x3'-11"	FRENCH CASEMENT	ADU: SIMULATED DOUBLE HUNG
W108	2'-1"x3'-11"	FRENCH CASEMENT	ADU: SIMULATED DOUBLE HUNG
W109	2'-1"x3'-11"	FRENCH CASEMENT	ADU: SIMULATED DOUBLE HUNG
W110	2'-1"x3'-11"	FRENCH CASEMENT	ADU: SIMULATED DOUBLE HUNG
W111	2'-1"x3'-11"	FRENCH CASEMENT	ADU: SIMULATED DOUBLE HUNG
W112	2'-1"x3'-5"	FRENCH CASEMENT	ADU: SIMULATED DOUBLE HUNG
W113	2'-1"x3'-5"	FRENCH CASEMENT	ADU: SIMULATED DOUBLE HUNG
SECOND FLOOR			
W200	2'-8"x5'-0"	SASH SET (FIXED)	MATCH HEIGHT OF ADJ. WDW TO SOUTH / 2" LESS WIDE, SIMULATED DOUBLE HUNG
THIRD FLOOR/ATTIC			
W300	2'-0"x2'-0"	FIXED (CIRCULAR)	HOUSE: AT LOCATION OF EXISTING VENT

GENERAL WINDOW NOTES:

ALL WINDOWS HOUSE TO BE PELLA RESERVE TRADITIONAL SERIES - WOOD (NOT CLAD)

ALL ADU AND GARAGE WINDOWS TO BE PELLA RESERVE TRADITIONAL SERIES CLAD

LIEBSCHUTZ & BURNS RESIDENCE

NEW WINDOW SCHEDULE

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PELLA TRADITIONAL RESERVE WINDOWS



LIEBSCHUTZ & BURNS RESIDENCE

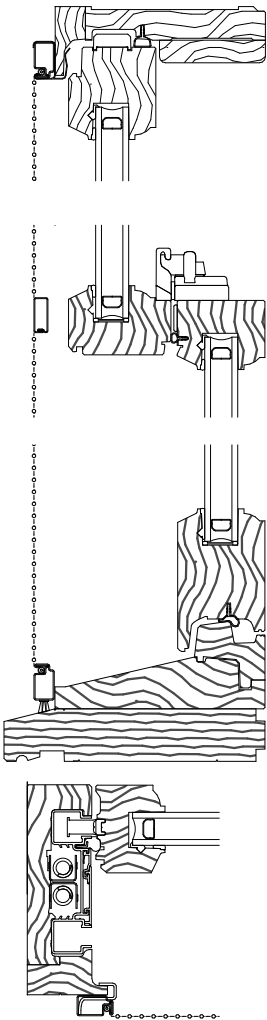
WINDOWS 3D SECTION DIAGRAM

NOTE: ALL INFORMATION PROVIDED IS PRELIMINARY ONLY.
THESE DOCUMENTS ARE NOT ISSUED FOR PERMITTING OR CONSTRUCTION.

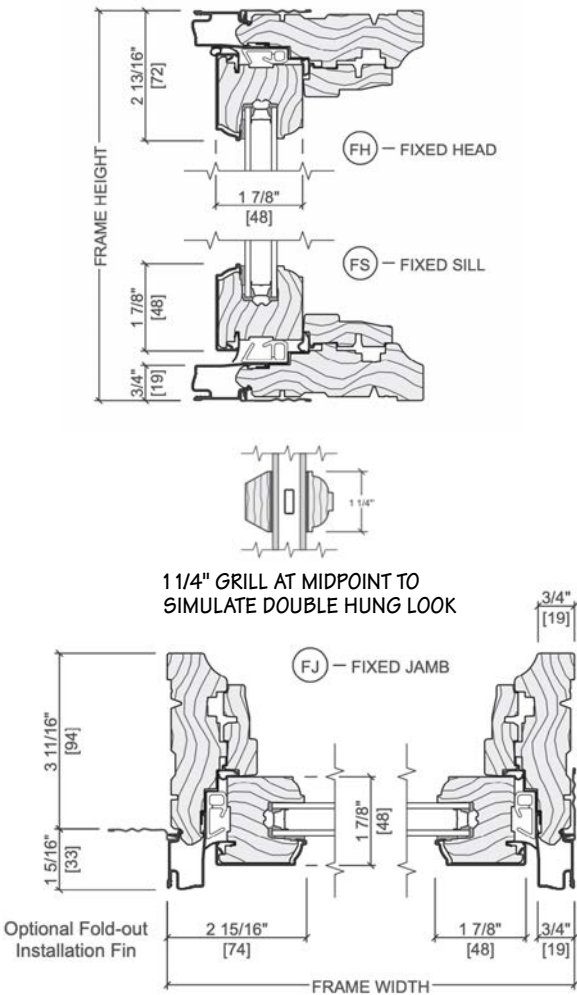
2024-10-24
HISTORIC DISTRICT COMMISSION SUBMISSION
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PELLA TRADITIONAL RESERVE WINDOW PROFILES (SCALE: 3" = 1'-0")

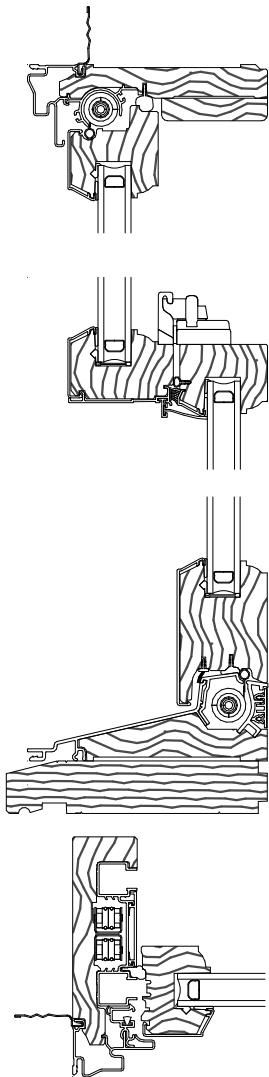
WOOD - DOUBLE HUNG
(AT ADDITION)



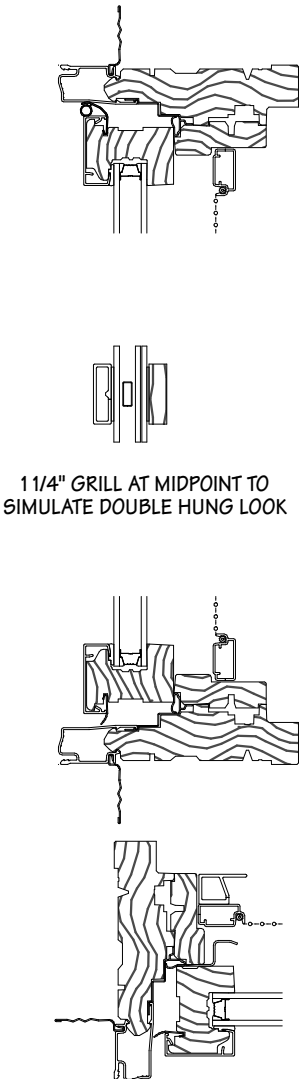
WOOD - SASH SET
(AT 2ND FL BATHROOM)



WOOD-CLAD - DOUBLE HUNG
(AT GARAGE)



WOOD-CLAD - PUSH OUT CASEMENT
(AT ADU)



LIEBSCHUTZ & BURNS RESIDENCE

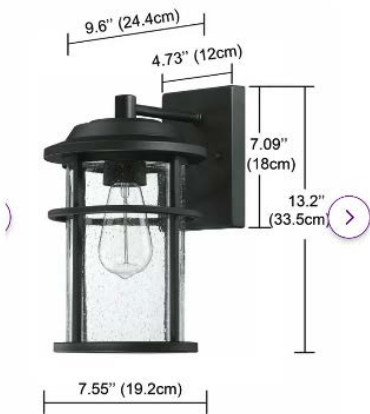
WINDOW PROFILES

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EXAMPLE POTENTIAL EXTERIOR LIGHT FIXTURES:

ALL OUTDOOR LIGHTING TO BE CONFIRMED AS COMPLYING WITH SECTION 5.25 CHAPTER 55 OF THE CITY OF ANN ARBOR UNIFIED DEVELOPMENT CODE

AT GARAGE DOOR



AT GARAGE PERSON DOOR



AT ADU DOOR



Dimensions: 7.25"W x 8.75"D x 16.25"H

AT BACK PORCH



Dimensions: 7.25"W x 8.75"D x 15.5"H

AT SECOND FLOOR BALCONY



Overall	22.75" H X 7.375" W X 7.625" D
Body	22.75" H X 7.375" W X 7.625" D
Overall Product Weight	5 lb.

AT FRONT PORCH



Width: 11.00"
Height: 20.50"

LIEBSCHUTZ & BURNS RESIDENCE

EXAMPLE EXTERIOR LIGHTING
PRELIMINARY SELECTIONS

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