ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 808 W Washington Street Application Number: HDC24-0188

DISTRICT: Old West Side Historic District

REPORT DATE: February 12, 2025

REPORT PREPARED BY: Jill Thacher, City Planner/Historic Preservation Coordinator

REVIEW COMMITTEE DATE: February 10, 2025

	OWNER	APPLICANT
Name:	Mark Higgins	Charles Bultman Charles Bultman Architect
Address:	175 Verde Mesa Drive Danville, CA 94526	220 S Huron St Ypsilanti, MI 48197
Phone:	(650) 750-5176	(734) 223-1358

BACKGROUND: This house first appears in city directories in 1900 as the home of butcher Wilhelm Seyfried. This house and its two neighbors to the west (812 and 818, also built in 1900) are extremely similar in design, detailing and fenestration pattern. 808 features a cut stone foundation, full-width front porch (with non-original turned posts and ornate brackets: see survey photos at end of report), a steeply-pitched roof with corner returns, one-over-one windows, and a first floor bump out near the rear of the west elevation.

In March and April of 2024 the HDC approved an application for a new garage at the rear of the lot, a rear-facing attic gable window, and an extended driveway off West Washington Street.

LOCATION: The site is located on the north side of West Washington, between Mulholland and South Seventh Streets.

APPLICATION: The applicant seeks HDC approval to rebuild a non-historic mudroom on the rear of the house in a footprint that is 24 square feet larger; construct a 23-foot-wide shed dormer on the south roof surface; and construct a 27'2" x 27'7" garage with a second floor accessory dwelling unit (ADU).

APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for Rehabilitation (other SOI Standards may also apply):

(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

(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.

(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*:* Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserve the historic relationship between a building or buildings, landscape features, and open space.

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

Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

Designing and constructing a new feature of a building or site when the historic feature is completely missing; or be a new design that is compatible with the historic character of the building and site.

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.

Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building site so that, as a result, the character is diminished.

Introducing a new building or site feature that is out of scale or of an otherwise inappropriate design.

District or Neighborhood Setting

Not Recommended: Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

Removing a historic building, building feature or landscape feature that is important in defining the historic character of the setting.

Additions

Recommended: 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: Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.

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*:* Retaining and preserving roofs—and their functional decorative features—that are important in defining the overall historic character of the building. This includes the roof's shape, decorative features such as chimneys, and roofing material.

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.

Not Recommended*:* Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that historic character is diminished.

Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Alterations/Additions for the New Use

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 structures.

Windows

Recommended*:* Designing and installing additional windows on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Not Recommended: Introducing a new design that is incompatible with the historic character of the building.

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

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

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

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 the addition so it is compatible in terms of massing, materials, relationship of solids to voids, and proportion of openings.

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.

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.

Not Appropriate*:* Designing an addition that overpowers or dramatically alters the original building through size or height.

Roofs
Appropriate*:* Retaining and maintaining original historic roofing materials, roof shape, dormers, cupolas, chimneys, and built-in or decorative gutters & downspouts.

Not Appropriate: Removing or altering historic roof features such as chimneys, dormers, cupolas, lightning rods, built-in or decorative gutters.

Adding chimneys, cupolas, or dormers where not appropriate.

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.

Not Appropriate*:* Introducing new structures or site features that are out of scale with the property or the district or are otherwise inappropriate.

Introducing new construction onto the building site, which is visually incompatible in terms of size, scale, design, materials, and texture or which destroys historic relationships on the site.

Introducing new structures or site features that are out of scale with the property or the district or are otherwise inappropriate.

Altering historic barns, garages, and sheds by using materials, configurations, and designs that do not match the existing or historic appearance.

Designing a garage or other accessory structure that is taller or larger than the main house.

STAFF FINDINGS:

1. **Windows.** The window casings and sills for all new window openings on the mudroom and dormer will be differentiated from the existing as described in the window notes on sheet A-4. New windows on the house and garage/ADU are Marvin aluminum clad. Window profiles are provided in the attachments.

2. **Mudroom rebuild and addition**. The house's main block is two stories, with a 1 ¾ story rear wing that appears to have been built at the same time. Centered on the back of the rear wing is a small post-1944 mudroom addition. On top of the mudroom is a wider second floor deck that spans the width of the rear-wing and supported by corner posts.

3. The application proposes to rebuild the existing mudroom in a 24 square foot larger footprint by infilling the northeast corner between the mudroom and the rear wing. The mudroom's new walls would be flush with those of the rear wing and the existing mudroom. The mudroom would have wood siding and corner boards that match those on the existing house. The rear/north elevation has one Marvin double hung window and a fiberglass door with a half-lite over two panels. The foundation will be reused with new concrete grade beams beneath the expanded corner. The addition will remove two back doors of unknown age, though from the photos provided they may be from the period of significance. At the Review Committee site visit, more information on the ages of these doors will be gathered. The roof deck, which is accessed by a window, will remain as is.

4. Staff believes that the mudroom work is appropriate. Though the wall is flush with that of the rear wing, it isn't the same height. To inset this corner adequately would significantly reduce the already small size of the addition. Staff appreciates that the window on the northwest corner of the rear wing, next to the existing mudroom and under the roof deck, has been retained. There may be some question about whether using matching siding and trim will confuse the historic record, but staff believes that the new window and door, and the foundation extension, will be adequate. It should be noted that using either a different width of wood siding or a cementitious siding would be more appropriate.

5. **Dormer.** The new dormer is not fully dimensioned on the drawings but appears to be inset 18" from the eave of the roof on the north and south sides. It is 22'11 ½" wide, approximately 7' tall at its eastern face, and the top is dropped 6"-8" below the roof ridge. The dormer has two new casement windows centered over the ones on the lower stories, and is clad in wood siding and trim that matches the existing. There is a

6. Staff believes the dormer does not meet the Secretary of the Interior's Standards (especially Standards 2 and 9) and Guidelines, or the Ann Arbor Historic District Design Guidelines. The steep roof on this gable fronter strongly defines the character of the house. Adding a dormer this tall and this wide significantly changes the historic roof shape and appearance of the house, and is out of scale and visually incompatible with the historic structure. Typically, dormers on very visible roofs such as this one are small and limited to providing head height in a stairwell or a bathroom. It should also be noted that this house is one of three in a row that are very similar. Altering this roof form so dramatically would disrupt the continuity of these houses that are defined by their sameness.

7. **Garage/ADU**. If approved, this garage design would supersede the one approved by the HDC in April of 2024. From that staff report: "An unpaved shared drive provides access from West Huron Street; the property owner is responsible for obtaining any required easements or permission to use the drive [which crosses private property]. Sanborn maps and aerial photos going back to 1931 do not show a garage behind this house, though several neighbors have them from the period of significance. The location is very appropriate since the lot drops steeply between the proposed garage location and the back of the house, which would prevent a driveway from West Washington to the back of the yard."

8. The garage has a 736 square foot footprint, with an accessory dwelling unit of the same size upstairs, for a total of 1472 square feet. This is very large for an accessory structure, though staff believes it is compatible with other garages and a large barn in the vicinity. The building is 1 ¾ stories with a ridge height of 26' 3". The zoning maximum height of 21' to the midpoint of the gable is not labeled, but this appears to comply. The foundation is slab on grade with concrete masonry unit trench footings. The garage has a two-car overhead door and a person door on the north elevation which accesses only stairs to the ADU. Materials for the overhead door and person door are not specified. This north elevation has two upper floor casement windows. The south elevation facing the house has a triple awning window and shed dormers on each side with single or paired

casement windows. Cladding is vinyl bevel siding with 4" exposure. The roof slope isn't specified, so it is unknown whether the pitch matches that of the house.

9. As stated above, staff's concerns are about the dormer on the east roof of the main house block. The commission will need to determine whether this design adequately retains the house's historic roof appearance; whether the work is inconspicuous; and whether the historic character is diminished by this design.

POSSIBLE MOTIONS: (Note that the motions support staff findings and are 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.)

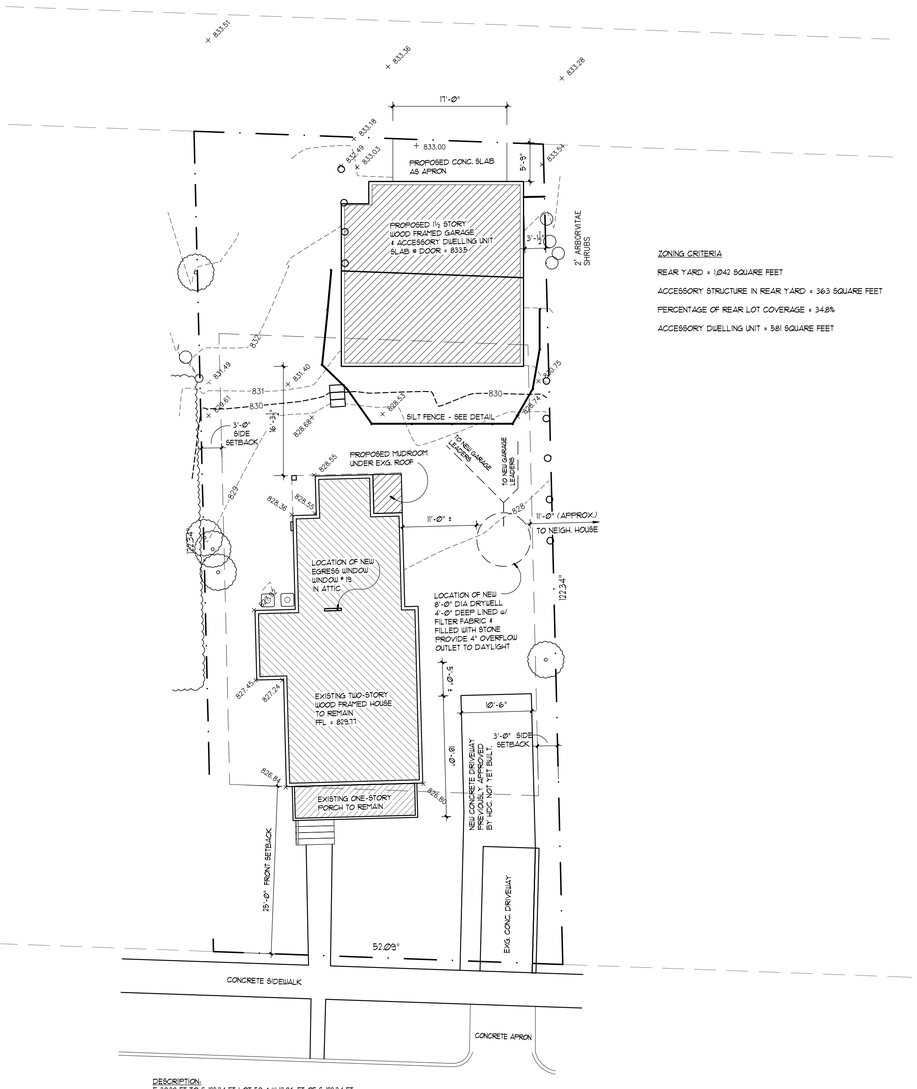
Mudroom and Garage/ADU:
I move that the Commission issue a certificate of appropriateness for the application at 808 West Washington Street, a contributing property in the Old West Side Historic District, to rebuild a non-historic mudroom on the rear of the house in a footprint that is 24 square feet larger; and construct a 27'2" x 27'7" garage with a second-floor accessory dwelling unit. 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 1, 2, 9 and 10 and the guidelines for building site, additions, windows and alterations for a new use, as well as the *Ann Arbor Historic District Design Guidelines* for additions and accessory structures.

Dormer:
I move that the Commission issue a certificate of appropriateness for the application at 808 West Washington Street, a contributing property in the Old West Side Historic District, to construct a 23-foot-wide shed dormer with a skylight on the south roof of the main house block. 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 1, 2, 9 and 10 and the guidelines for building site, additions, roofs, windows and alterations for a new use, as well as the *Ann Arbor Historic District Design Guidelines* for additions, roofs, and accessory structures.

ATTACHMENTS: drawings with photographs

808 West Washington Street (2024 Review Committee photos)

RENOVATIONS for:
REBECCA PIKS and MARK HIGGINS



ZONING CRITERIA

REAR YARD = 1,042 SQUARE FEET

ACCESSORY STRUCTURE IN REAR YARD = 363 SQUARE FEET

PERCENTAGE OF REAR LOT COVERAGE = 34.8%

ACCESSORY DWELLING UNIT = 581 SQUARE FEET

DESCRIPTION:
E 38.28 FT TO S 122.34 FT LOT 59 & W 13.66 FT OF S 122.34 FT
LOT 60 JEWETTS ADDITION FT LOT 60 JEWETTS ADDITION

2 / C-1 SITE PLAN – PARTIAL
SCALE: 3/32" = 1'-0"

GENERAL NOTES

THE CONTRACTOR AND SUB-CONTRACTORS ARE TO PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, AND THE FINAL FINISHED PROJECT AS OUTLINED AND REQUIRED BY THE PLANS, SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS, AND SHALL BE SUPPLIED BY THE CONTRACTOR AS PER GOVERNING AND STATE AND LOCAL CODES AND ANY OTHER REGULATIONSAND CODES HAVING LOCAL JURISDICTION. THE WORK SHALL INCLUDE ALL SITE DEVELOPMENT AND ANY AND ALL WORK REQUIRED BY THE INSPECTION AGENCIES HAVING JURISDICTION.

THE CONTRACTORS ARE TO VERIFY ALL FIELD CONDITIONS BEFORE PROCEEDING WITH WORK. EACH SUB-CONTRACTOR IS TO FIELD VERIFY THE CONDITION OF THE SITE PRIOR TO COMMENCING THAT PORTION OF THE QUORK AND IS TO BRING ANY DISCREPANCIES TO THE AQTTENTION OF THE GENERAL CONTRACTOR AND THE ARCHITECT BEFORE PROCEEDING. SUB-CONTRACTORS PROCEEDING WITH THEIR PORTION OF THE WORK WITHOUT REPORTING ANY DEFECTS IN PRIOR WORK WILL BE JUDGED TO HAVE ACCEPTED THE WORKING CONDITIONS AND AGREE THAT THEIR NEW WORK CAN ACCEPTABLY BE CONSTRUCTED ON THE WORK THAT HAS PRECEEDED THEM.

DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT AND THE OUNER ANY AND ALL EXISTING CONDITIONS THAT APPEARS TO BE SUBSTANDARD. ALL WORK AFFECTED BY SUCH CONDITIONS SHALL STOP UNTIL ALL DISCREPANCIES ARE RESOLVED. SUCH CONDITIONS SHALL NOT BE COVERED OR CONCEALED BY NEW CONSTRUCTION WITHOUT APPROVAL OF THE ARCHITECT.

THE CONTRACTOR, BY COMMENCING THE WORK, ACCEPTS THE CONDITIONS OF THE SITE AND THE COMPLETENESS OF THE CONTRACT DOCUMENTS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BEGINNING THE WORK. NO EXTRAS SHALL BE ALLOWED FOR DISCREPANCIES AFTER THE WORK HAS BEGUN.

ALL WORK IS TO BE COORDINATED WITH ALL DRAWINGS AND THE DESIGN-BUILD REQUIREMENTS FOR MECHANICAL, ELECTRICAL AND PLUMBING.

ANY MATERIALS AND / OR LABOR, NEITHER SHOUN ON THE DRAWINGS NOR SPECIFIED, BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK OR TO COMPLY WITH LOCAL CODES SHALL BE SUPPLIED WITHOUT ADDITIONAL COST TO THE OUNER OR THE ARCHITECT.

THE CONTRACTOR IS RESPONSIBLE TO SECURE ANY AND ALL PERMITS, FEES, LABOR, EQUIPMENT, ETC. REQUIRED TO PROVIDE A COMPLETE PROJECT.

THE CONTRACTOR IS REQUIRED TO PROVIDE THE NECESSARY STEPS TO FULLY PROTECT THE PUBLIC FROM INJURY AS WELL AS ANY DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION AS REQUIRED BY LOCAL CODES. THE CONTRACTOR WILL ALSO PROVIDE FOR THE PROTECTION OF WORK TO DATE, ENSURING THAT NEW TRADES DO NOT DAMAGE FINISHED WORK BY OTHER TRADES.

THE OUNER SHALL OBTAIN 'ALL RISK' INSURANCE FOR THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL ONTAIN THE CUSTOMARY STATUTORY INSURANCES, COMPREHENSIVE GENERAL LIABILITY, WORKMAN'S COMPENSATION, ETC. THE ARCHITECT AND THE OUNER SHALL BE NAMED AS AN INSURED PARTY TO THE 'ALL RISK' POLICY.

DIMENSIONS SHOUN OUTSIDE OF BUILDING ARE FROM FACE OF SHEATHING TO ROUGH OPENINGS, UNLESS NOTED OTHERWISE.

DIMENSIONS SHOUN INSIDE OF BUILDING ARE FROM FACE OF FRAMING TO FACE OF FRAMING, UNLESS NOTED OTHERWISE.

Charles Bultman
Architect

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OWNER

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DANVILLE, CA 94526
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ISSUE / DATE
19 DEC 2014 - HDC
30 DEC 2014 - HDC REV
15 JAN 2014 - HDC REV2

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ALPHA CONSTRUCTION GUYS
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SUITE 3011
SOUTHFIELD, MI 48085
TEL: 734.709.9884

DRAWING INDEX

A-1 COVER SHEET, SITE PLAN and GENERAL NOTES
A-2 DEMOLITION PLANS
A-3 NEW WORK PLANS
A-4 EXTERIOR ELEVATIONS & WINDOW SCHEDULE & PHOTOS
A-5 FOUNDATION & FRAMING PLANS
A-6 GARAGE PLANS
A-7 GARAGE ELEVATIONS & SECTION
A-8 BUILDING ELEVATIONS & PHOTOS
A-9 EXTERIOR ELEVATIONS - EXISTING

DESIGN CRITERIA

BUILDING CODE - 2015 INTERNATIONAL BUILDING CODE,
2015 INTERNATIONAL RESIDENTIAL CODE &
MICHIGN REHABILITATION SUBCODE

OCCUPANCY - RESIDENTIAL GROUP R-3

CONSTRUCTION TYPE - TYPE 5B

FIRE PROTECTION - NO SPRINKLER

RENOVATION FOR:
PIKS, HIGGINS RESIDENCE
808 WEST WASHINGTON STREET
ANN ARBOR, MICHIGAN

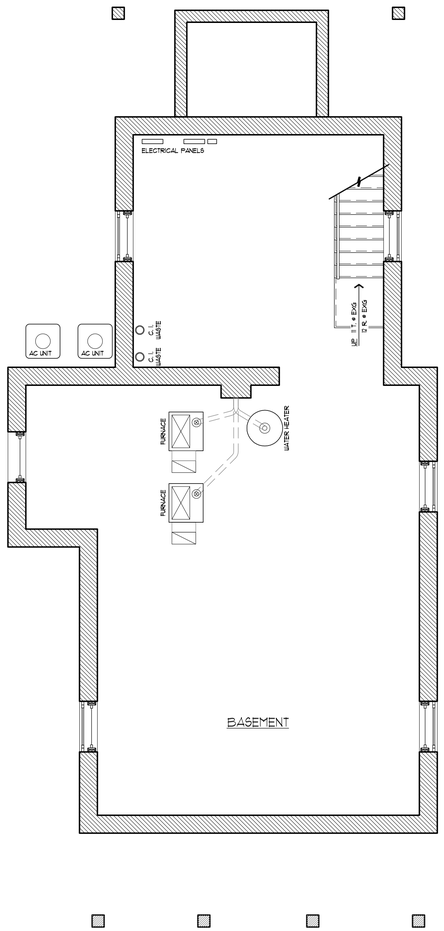
DWG FILE
P-H 808WW A-1.dwg

DRWN/CHKD
CtB/CtB

SCALE
AS NOTED

SITE PLAN
AND
PARTIAL SITE PLAN

SHEET NO.
A-1



1 A-2 BASMENT PLAN – DEMOLITION
SCALE: 1/4" = 1'-0"

DOOR LEGEND

EXG DOOR TO REMAIN

WALL LEGEND

EXG WALL TO REMAIN

EXG WALL TO BE DEMOLISHED

EXG MASONRY TO REMAIN

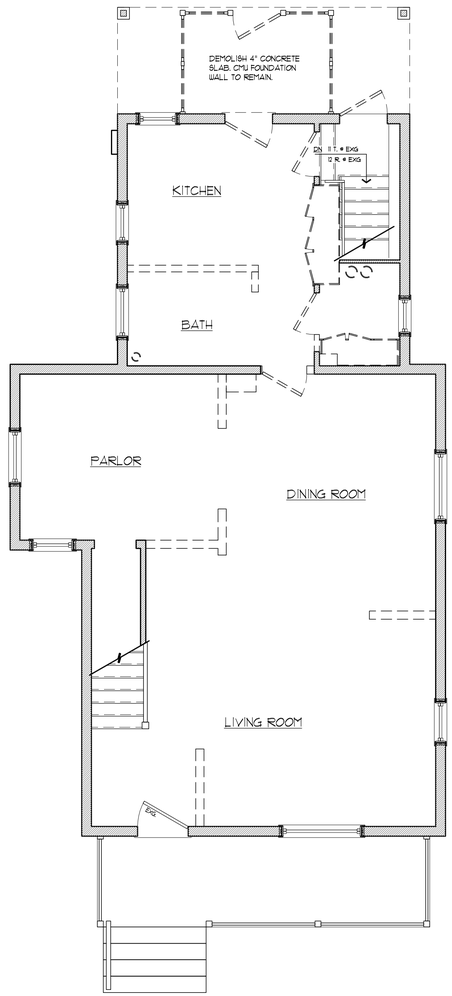
GENERAL DEMOLITION NOTES:

1. DEMOLISH ALL WALLS MARKED FOR DEMOLITION AND ALL WALLS NECESSARY TO ACCOMPLISH THE DESIGN AS SHOWN ON SHEETS 5, & 4 7. DO NOT DEMOLISH ANY STRUCTURAL COMPONENTS OF THE BUILDING.

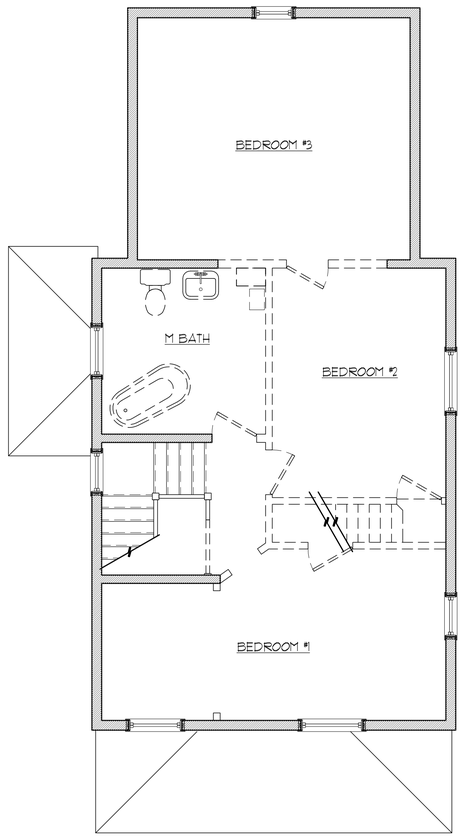
2. DEMOLISH ALL FLOOR FINISHES TO SUB-FLOOR. DO NOT DEMOLISH ANY STRUCTURAL COMPONENTS OF THE BUILDING.

3. DEMOLISH ALL WALL FINISHES TO STUDS / LATH. DO NOT DEMOLISH ANY STRUCTURAL COMPONENTS OF THE BUILDING.

4. WALL INSULATION TO BE DETERMINED AFTER ALL WALLS ARE EXPOSED.



2 A-2 FIRST FLOOR PLAN – DEMOLITION
SCALE: 1/4" = 1'-0"



3 A-2 SECOND FLOOR PLAN – DEMOLITION
SCALE: 1/4" = 1'-0"

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RENOVATION FOR:
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ANN ARBOR, MICHIGAN

NORTH

DWG FILE
P-H 808WW A-1.dwg

DRN/CHKD
CTB/CTB

SCALE
AS NOTED

DEMOLITION
PLANS

SHEET NO.
A-2

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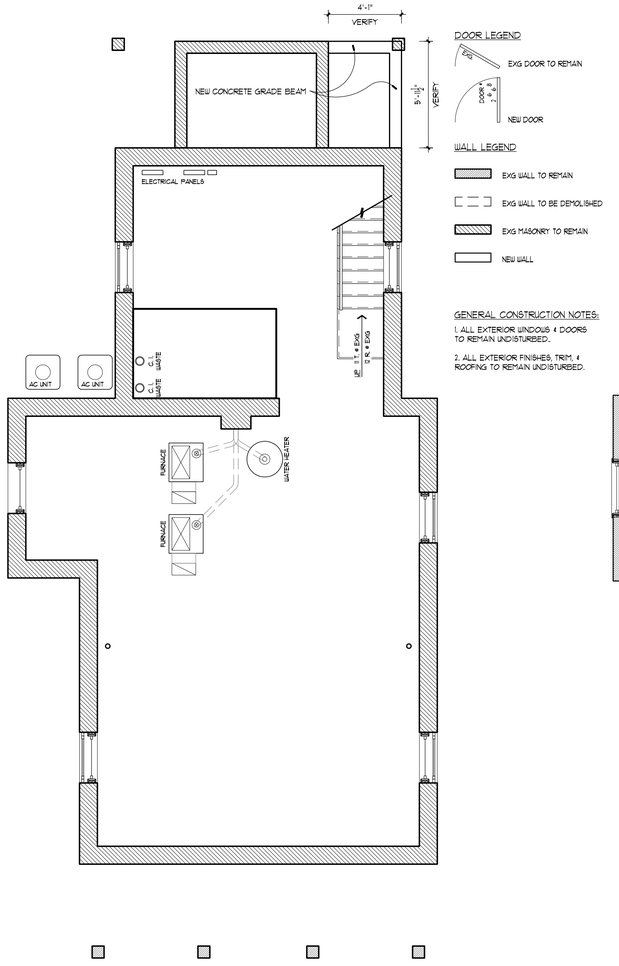
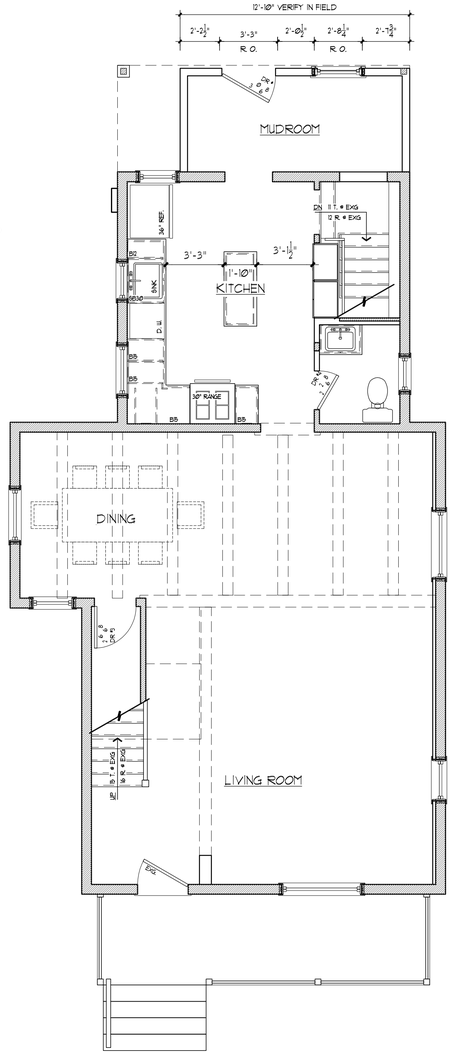
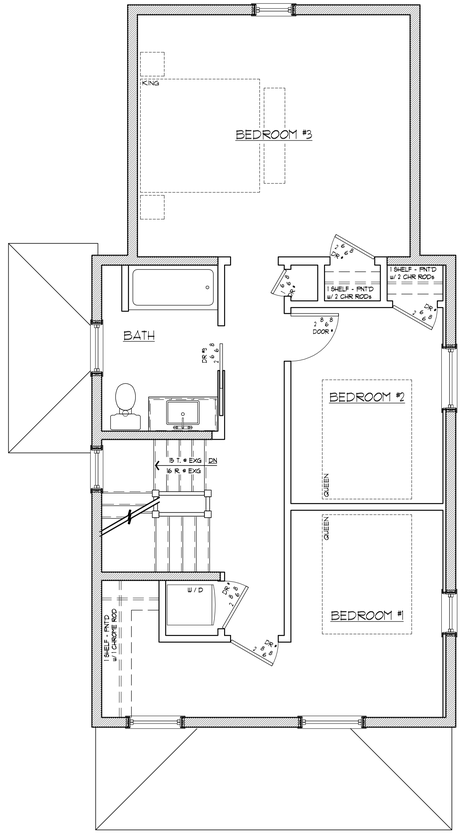


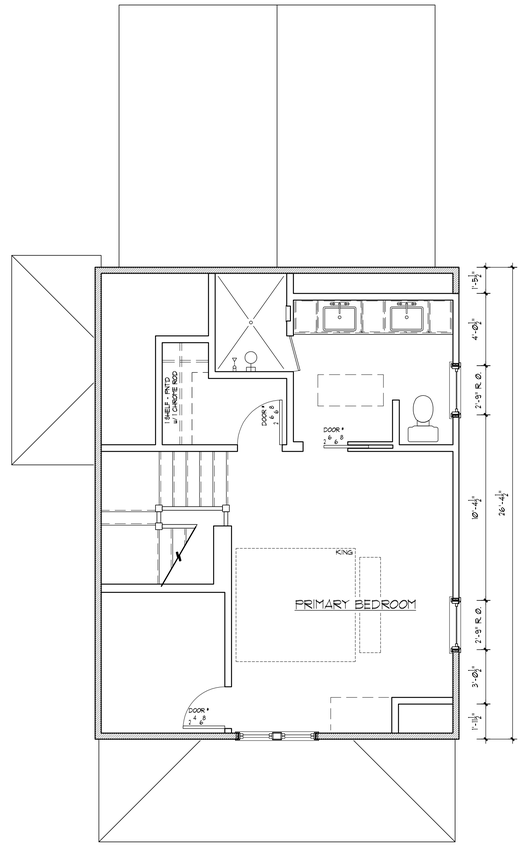
1 A-3 BASMENT PLAN – NEW WORK
SCALE: 1/4" = 1'-0"



2 A-3 FIRST FLOOR PLAN – NEW WORK
SCALE: 1/4" = 1'-0"



3 A-3 SECOND FLOOR PLAN – NEW WORK
SCALE: 1/4" = 1'-0"



4 A-3 LOFT PLAN – NEW WORK
SCALE: 1/4" = 1'-0"

RENOVATION FOR:
PIKS HIGGINS RESIDENCE
808 WEST WASHINGTON STREET
ANN ARBOR, MICHIGAN

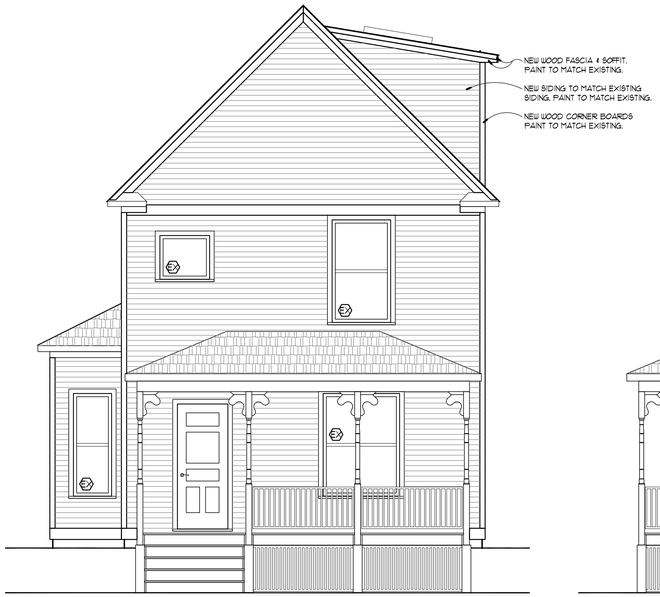
DWG FILE
P-H 808WW A-1.dwg

DRAWN/CHKD
CIB/CIB

SCALE
AS NOTED

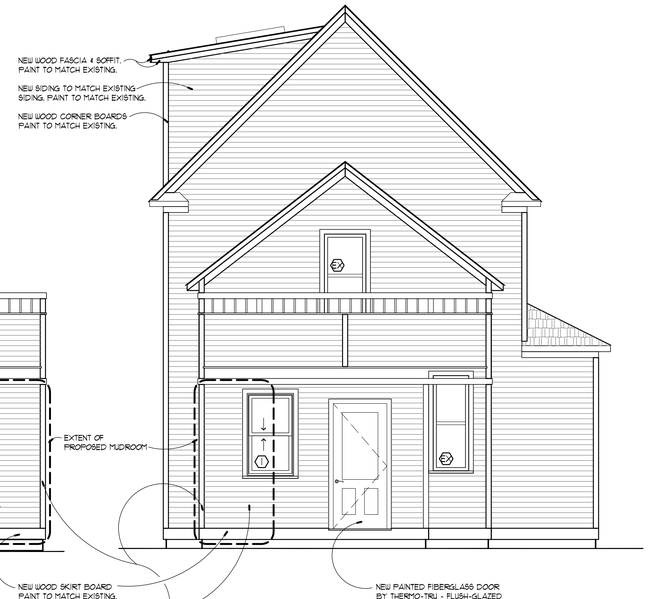
NEW WORK
PLANS

SHEET NO.
A-3



1 A-4 FRONT (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"

2 A-4 RIGHT SIDE (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



4 A-4 REAR (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE

NO.	FRAME SIZE (W x H)	ROUGH OPNG (W x H)	MANUF. *	HEADER (ABV ht SUB)	JAMB THK.	REMARKS
1	2'-7½" x 4'-7½"	2'-8¼" x 4'-8"	CUDH-NG2624	6'-8"	4 9/16"	
2	5'-4" x 4'-5⅛"	5'-5" x 4'-5⅝"	UCAPO 3254 - 2	6'-8"	4 9/16"	
3	2'-8" x 3'-3⅛"	2'-9" x 3'-3⅝"	UCAPO 3240	6'-8"	4 9/16"	FIXED
4	2'-8" x 4'-5⅛"	2'-9" x 4'-5⅝"	UCAPO 3254	6'-8"	4 9/16"	FIXED
5	2'-8" x 4'-5⅛"	2'-9" x 4'-5⅝"	UCAPO 3254	6'-8"	4 9/16"	FIXED
6	2'-8" x 3'-3⅛"	2'-9" x 3'-3⅝"	CU-AUN3240 - 3	6'-8"	4 9/16"	
7	5'-4" x 4'-5⅛"	5'-5" x 4'-5⅝"	UCAPO 3254 - 2	6'-8"	4 9/16"	FIXED
8	5'-4" x 4'-5⅛"	5'-5" x 4'-5⅝"	UCAPO 3254 - 2	6'-8"	4 9/16"	
9	2'-4" x 4'-5⅛"	2'-5" x 4'-5⅝"	UCAPO 2854	6'-8"	4 9/16"	
10	1'-9½" x 3'-10¼"	1'-9" x 3'-9¾"	VELUX C06	-	-	VELUX SKYLIGHT - 3½" HIGH

WINDOW NOTES

1. ALL WINDOWS ARE TO BE ALUMINUM CLAD WOOD WINDOWS AS MANUFACTURED BY MARVIN WINDOWS & DOORS. THE WINDOW EXTERIORS ARE TO BE WHITE ALL WINDOW INTERIORS ARE TO BE STAIN GRADE WHITE PINE
2. REFER TO ELEVATIONS FOR OPERATION AND MUNTIN PATTERNS. MUNTINS ARE TO BE SIMULATED DIVIDED LITES w/ BRONZE SPACER BARS.
3. ALL WINDOWS ARE TO BE FACTORY MULLED PER ELEVATIONS
4. PROVIDE SCREENS WITH ALL OPERABLE WINDOWS
5. ALL WINDOWS & DOORS TO BE PROVIDED WITH INSULATED AND LOW-E GLASS.
6. WINDOWS & DOORS ARE TO BE PROVIDED WITH ALL APPROPRIATE HARDWARE FOR FULL OPERATION. FINISH FOR HARDWARE TO BE OIL RUBBED BRONZE
7. PROVIDE TEMPERED GLASS FOR ALL WINDOWS MARKED WITH A "T" AND WHERE REQUIRED BY CODE.

WINDOW CASING NOTES @ HOUSE ONLY

1. ALL EXISTING WINDOWS ARE CASED WITH 4" x 1¼" PAINTED CASING. CASE ALL NEW WINDOWS WITH 4½" x 1½" PAINTED CASING TO DISTINGUISH.
2. ALL EXISTING WINDOWS HAVE 1¼" THICK PAINTED SILLS. PROVIDE ALL NEW WINDOWS WITH 1½" THICK PAINTED SILLS TO DISTINGUISH.

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RENOVATION FOR:
PIKS HIGGINS RESIDENCE
808 WEST WASHINGTON STREET
ANN ARBOR, MICHIGAN

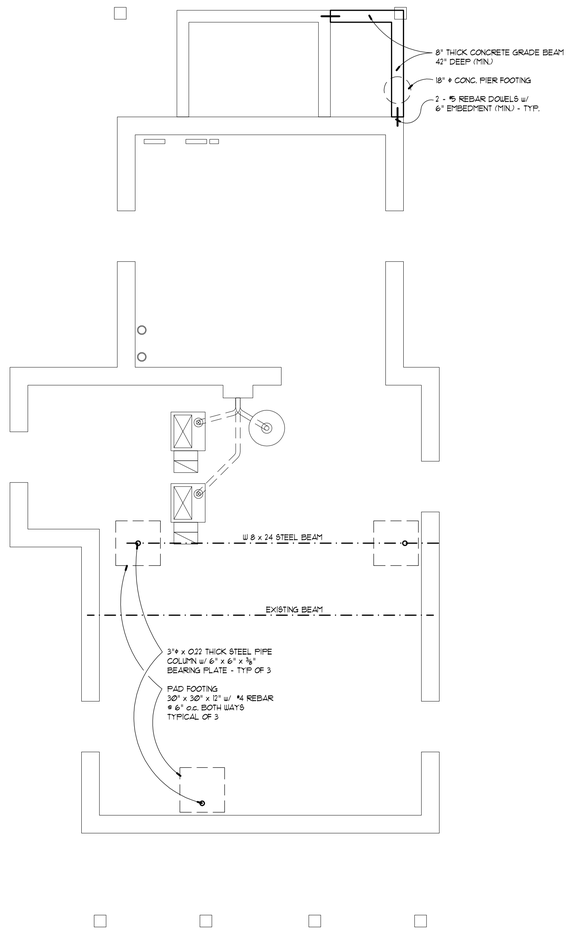
DWG FILE
P-H 808WW A-1.dwg

DRAWN/CHD
CTB/CTB

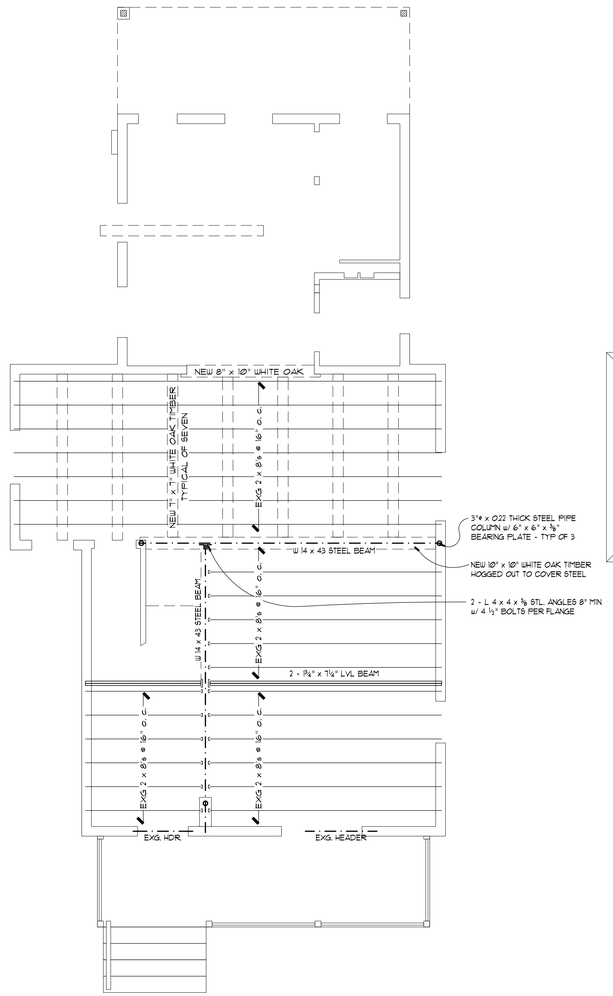
SCALE
AS NOTED

EXTERIOR
ELEVATIONS

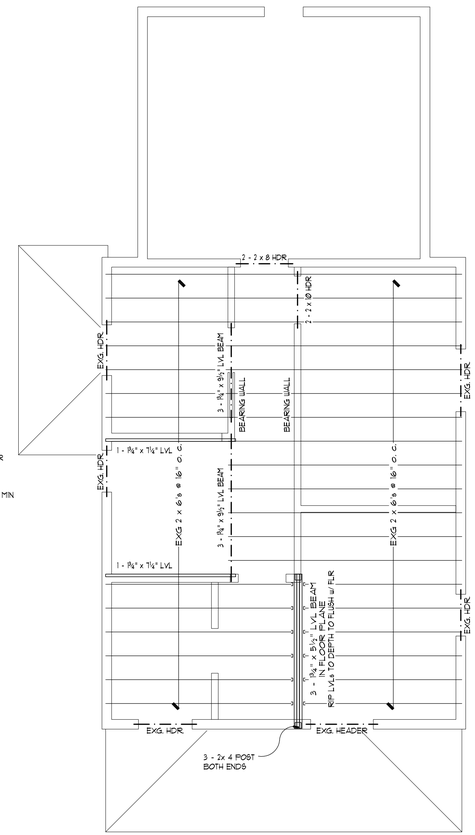
SHEET NO.
A-4



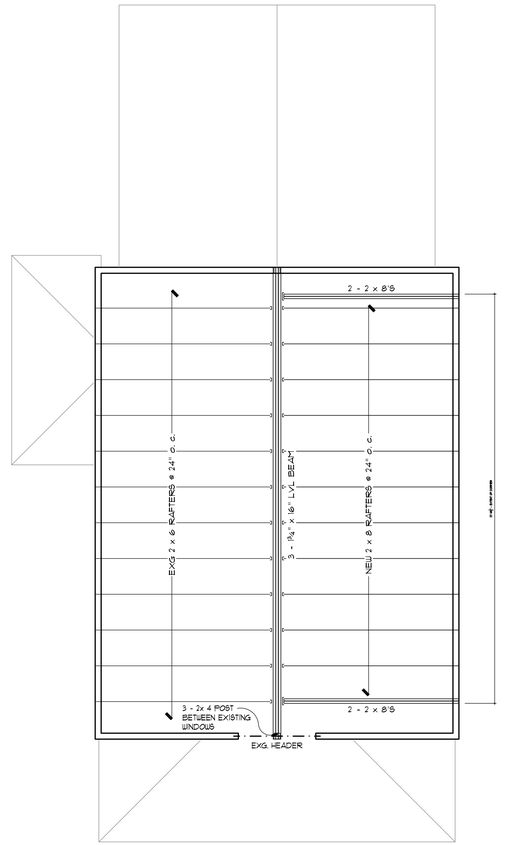
1 A-5 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2 A-5 SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



3 A-5 LOFT FRAMING PLAN
SCALE: 1/4" = 1'-0"



4 A-5 ROOF - FRAMING
SCALE: 1/4" = 1'-0"

STRUCTURAL NOTES - GENERAL

IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE SHORING AND BRACING DURING CONSTRUCTION TO ACCOUNT FOR ALL FORCES, INCLUDING BUT NOT LIMITED TO FORCES FROM GRAVITY, EARTH, WIND, AND UNBALANCED FORCES DUE TO CONSTRUCTION SEQUENCE.

THE STRUCTURAL INTEGRITY OF THE BUILDING SHOWN ON THESE PLANS IS DEPENDENT UPON COMPLETION ACCORDING TO PLANS AND SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF-BRACING AND SHALL BE SHORED AND/OR BRACED BY THE CONTRACTOR AS NECESSARY UNTIL STABILIZED BY VIRTUE OF COMPLETED CONNECTIONS.

GENERAL REQUIREMENTS

FOOTINGS:
3000 PSI POURED CONCRETE 20" WIDE x 10" DEEP
w/ 2 - #4 REBAR CONT. THROUGH LENGTH OF FOOTING.

STEPPED FOOTINGS:
3000 PSI POURED CONCRETE 20" WIDE x 10" DEEP
w/ 2 - #4 REBAR CONTINUOUS THROUGH STEPPED FOOTING. STEP FOOTING 24" (MAX) VERTICALLY & 2x VERTICAL (MIN) HORIZONTALLY.

PADS FOR STEEL PIPE COLUMNS (INTERIOR):
3000 PSI POURED CONCRETE 2'-6" x 2'-6" x 12" DEEP w/ #4 REBAR @ 6" o. c. BOTH WAYS.

PIER FOOTINGS (EXTERIOR):
3000 PSI POURED CONCRETE 2'-0" x 2'-0" x 12" DEEP w/#4 REBAR @ 6" o. c. BOTH WAY w/ 18" ø CONCRETE PIERS w/ 4 - #4 REBAR VERT.

FOUNDATION WALLS:
3000 PSI POURED CONCRETE 10'-0" HIGH x 10" THICK w/ 4" BRICK LEDGE AS REQ'D w/ ½" ANCHOR BOLTS @ 32" o. c. (MAX) & WITHIN 12" OF ALL CORNERS #4 REBAR @ 16" o. c. - HORIZ. (MAX) @ INSIDE FACE #4 REBAR @ 16" o. c. - VERT. (MAX) @ INSIDE FACE #4 FTG DOWELS @ 16 o. c. (MAX).

SLABS:
3000 PSI POURED CONCRETE
4" MINIMUM THICKNESS w/6 x 6 - W1.4 x W1.4 WELDED WIRE FABRIC ON 6 MIL VAPOR BARRIER ON 4" (MIN) GRAVEL BASE.

GENERAL REQUIREMENTS - CONTINUED

SOILS & BACK FILL:
VERIFY SOIL BEARING OF 3000 PSF (MIN) ON UNDISTURBED SOIL FOR ALL FOOTINGS & SLABS OR PROVIDE ENGINEERED FILL ON UNDISTURBED SOIL.
COMPACT GRAVEL & SAND BACK FILL IN 12" LIFTS (MAX). PROVIDE CRUSHED STONE @ FOOTING DRAINS.
ALL BACK FILL ADJACENT TO WALL IS TO BE FREE DRAINING GRANULAR MATERIAL. WALLS ARE TO BE BACK FILLED AFTER FLOOR DECK IS SECURED.

FOUNDATIONS

THE SLAB ON GRADE SHALL REST ON A MINIMUM OF 4" OF COMPACTED FILL.

ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL, HAVING A MINIMUM BEARING CAPACITY OF 3000 PSF.

THE BOTTOMS OF ALL EXTERIOR FOOTINGS SHALL BE 4'-0" MINIMUM BELOW FINISHED GRADE. IF THE BUILDING WILL BE UNDER CONSTRUCTION DURING FREEZING WEATHER, ALL INTERIOR FOUNDATIONS SHALL BE DEPRESSED 4'-0" BELOW CONSTRUCTION GRADE FOR FROST PROTECTION. IF SUCH ADDITIONAL FOOTING DEPTH WILL CAUSE UNDERMINING OF ADJACENT EXISTING FOOTINGS OR STRUCTURES, PROVIDE APPROPRIATE SHORING, BRACING, OR UNDERPINNING AS REQUIRED OR LEAVE FOOTING ELEVATION AS DESIGNED AND PROVIDE CONTINUED PROTECTION AND HEAT TO PREVENT FORMATION OF FROST BELOW FOOTING AND ADJACENT TO FOOTING.

CONCRETE

CONCRETE TO BE 3000 PSI AT 28 DAYS, WITH ASTM A-615 GRADE 60 REINFORCING BAR AND ASTM A-185 WELDED WIRE FABRIC.

ALL SLABS ON GRADE WHERE NOT OTHERWISE SPECIFIED, ARE TO BE 4" THICK WITH 6 x 6 - W1.4 x W1.4 WWF.

PROVIDE AIR-ENTRAINMENT (6% ± 1%) FOR CONCRETE EXPOSED TO WEATHER.

MASONRY - (IF REQUIRED)

CMU TO BE ASTM C-90 AND C-145 NOMINAL WEIGHT BLOCK (f'm=1900 PSI), WITH ASTM C-270 TYPE S MORTAR TYPICALLY, AND TYPE M MORTAR BELOW GRADE. GROUT IN CMU CORES TO BE ASTM C-476 (3000 PSI AT 28 DAYS). BRICK MORTAR TO BE ASTM C-270 TYPE N.

PLACE LADDER TYPE HORIZONTAL JOINT REINFORCING WITH PRE FORMED LAPPED CORNER REINFORCING AT 16" o/c VERTICALLY IN ALL MASONRY WALLS U.O.N. JOINT REINFORCING SHALL BE GALVANIZED AND HAVE SIDE WIRES OF 9 GAGE MINIMUM CONFORMING TO ASTM A-82 U.O.N.

THE DISCONTINUOUS ENDS OF ALL MASONRY WALLS SHALL BE SOLIDLY GROUTED A MINIMUM OF 8" OR ONE BLOCK CELL AND REINFORCED FOR THEIR FULL HEIGHT WITH ONE #4 BAR UNLESS OTHERWISE NOTED.

ALL CMU BOND BEAMS TO HAVE (1) #4 BAR CONTINUOUS. PROVIDE (1) #4 L-BAR AT EVERY CORNER, LAPPED 2'-6" w/ CONTINUOUS BARS.

STEEL FRAMING

TYPICAL STRUCTURAL STEEL TO BE ASTM A36-36 KSI AND STEEL TUBES ASTM A500-46 KSI. BOLTS TO BE ASTM A325. WELDING ELECTRODES TO BE ASTM A233, E-70 SERIES. ANCHOR BOLTS TO BE ASTM A307 THREADED RODS, AND GROUT BELOW PLATES TO BE NON-SHRINK, NON-METALLIC GROUT (5000 PSI).

GENERAL NOTES - WOOD FRAMING

CONTRACTOR IS USE AND FOLLOW ALL STANDARD USES, DETAILS, ETC. AS PROVIDED BY THE SPECIFIC MANUFACTURER OF THE FLOOR TRUSS SYSTEM. IF THESE DRAWINGS CONFLICT w/ ANY INFORMATION PROVIDED BY THE FLOOR TRUSS MANUFACTURER THE MORE STRINGENT SPECIFICATION WILL BE FOLLOWED.

GENERAL REQUIREMENTS

SILLS @ STEEL BEAMS & BEARING PLATES:
ALL STEEL BEAMS & BEARING PLATES ARE TO NOT HAVE PRESSURE TREATED SILLS w/ ½" THROUGH-BOLTS @ 32" o.c. (MAX) STAGGERED SIDE TO SIDE.

FRAMING UNDER PARTITIONS:
PROVIDE 2 WOOD 'I' JOISTS UNDER ALL PARTITIONS PARALLEL w/ JOISTS OR PROVIDE BLOCKING PANELS ACROSS JOIST BAY @ 16" o.c. (MAX.) (THIS ITEM IS NOT SHOWN IN THE PLAN FOR CLARITY.)

WOOD FRAMING

WOOD FRAMING TO BE HEM-FIR NO. 2 OR BETTER FOR 2x8 AND LARGER MEMBERS, AND SPF NO. 2 OR BETTER FOR 2x4 AND 2x6 MEMBERS.

ALL LUMBER IN CONTACT WITH MASONRY OR STEEL TO NOT BE TREATED..

ALL FLUSH FRAMED CONNECTIONS ARE TO BE MADE USING JOIST HANGERS DESIGNED FOR THE SPECIFIC CONDITION UNLESS OTHER CONNECTIONS ARE PROVIDED. ANGLE BRACKETS ARE NOT ACCEPTABLE WITHOUT PRIOR APPROVAL. ALL JOIST HANGERS ARE TO BE INSTALLED PER MANUFACTURE'S RECOMMENDATIONS WITH MANUFACTURER RECOMMENDED NAILS.

WOOD TRUSSES SHALL BE SHOP FABRICATED TO THE REQUIREMENTS OF THE TRUSS PLATE INSTITUTE AND SHALL BE CAPABLE OF SUPPORTING THE LOADS INDICATED ON THE DRAWINGS. SHOP DRAWINGS SHALL INCLUDE ALL HEADERS AND GIRDER TRUSSES AND THEIR ASSOCIATED CONNECTIONS AND SHALL BEAR THE SEAL OF A P.E. REGISTERED IN MICHIGAN.

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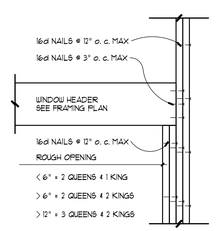
LAMINATED VENEER LUMBER AND PLYWOOD I JOIST CHORDS ARE TO VALUES OF Fb NOT LESS THAN 2800 PSI AND Fc PERPENDICULAR OF NOT LESS THAN 750 PSI AND Fc PARALLEL OF NOT LESS THAN 2800 PSI.

ALL FLOOR, ROOF, AND WALL SHEATHING TO BE STRUCTURAL 1 PLYWOOD OR OSB, WITH MINIMUM CHARACTERISTICS AND ATTACHMENT AS FOLLOWS: FLOORS- 3/4" T&G, GLUED AND NAILED w/ 10d @ 6". WALLS- 7/16" NAILED w/ 10d @ 6". ROOFS- 5/8" w/ H-CLIPS AND NAILED w/ 10d @ 6".



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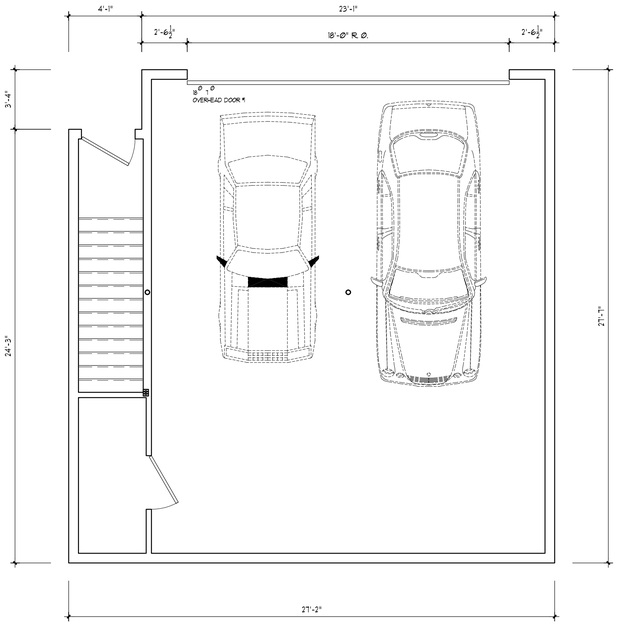
DWG FILE
P-H 808WW A-1.dwg

DRWN/CHKD
CTB/CTB

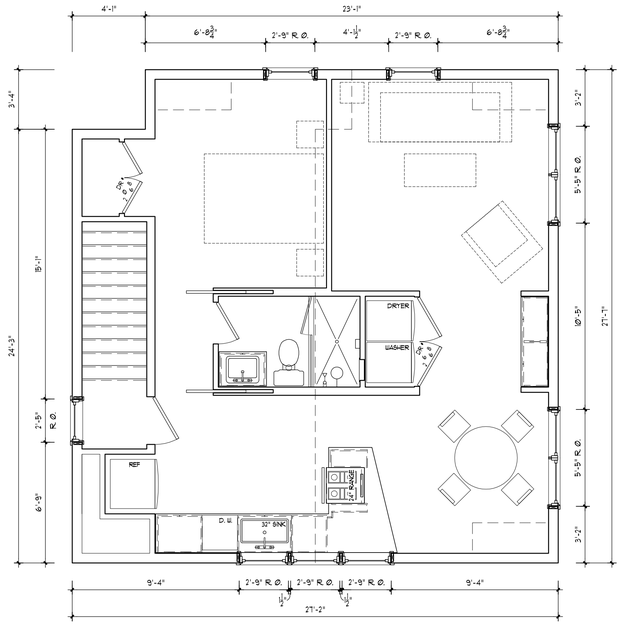
SCALE
AS NOTED

FOUNDATION and FRAMING PLANS

SHEET NO.
A-5



1 GARAGE PLAN
A-6 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN PLAN
A-6 SCALE: 1/4" = 1'-0"

STRUCTURAL NOTES - GENERAL

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w/2 - #4 REBAR CONT. THROUGH LENGTH OF FOOTING.

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PIER FOOTINGS (EXTERIOR):
3000 PSI POURED CONCRETE 2'-0" x 2'-0" x 12" DEEP w/#4 REBAR @ 6" o. c. BOTH WAY w/ 10" ø CONCRETE PIERS w/ 4 - #4 REBAR VERT.

FOUNDATION WALLS:
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SLABS:
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4" MINIMUM THICKNESS w/6 x 6 - W1.4 x W1.4 WELDED WIRE FABRIC ON 6 MIL VAPOR BARRIER ON 4" (MIN) GRAVEL BASE.

GENERAL REQUIREMENTS - CONTINUED

SOILS & BACK FILL:
VERIFY SOIL BEARING OF 3000 PSF (MIN) ON UNDISTURBED SOIL FOR ALL FOOTINGS & SLABS OR PROVIDE ENGINEERED FILL ON UNDISTURBED SOIL.
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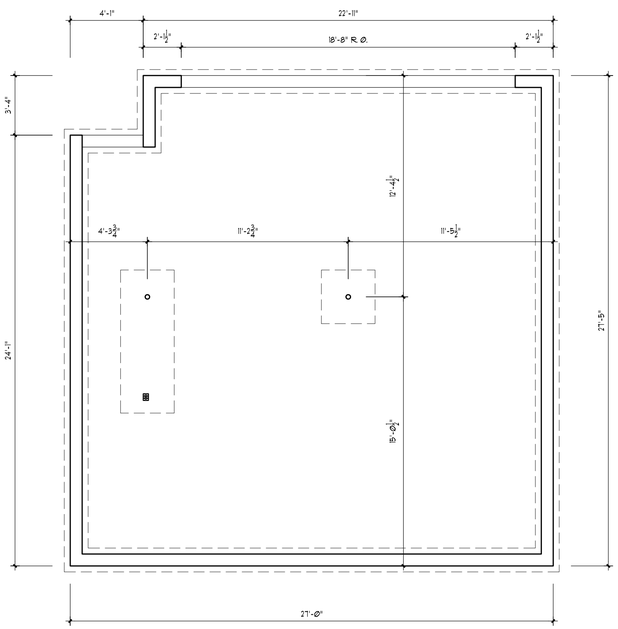
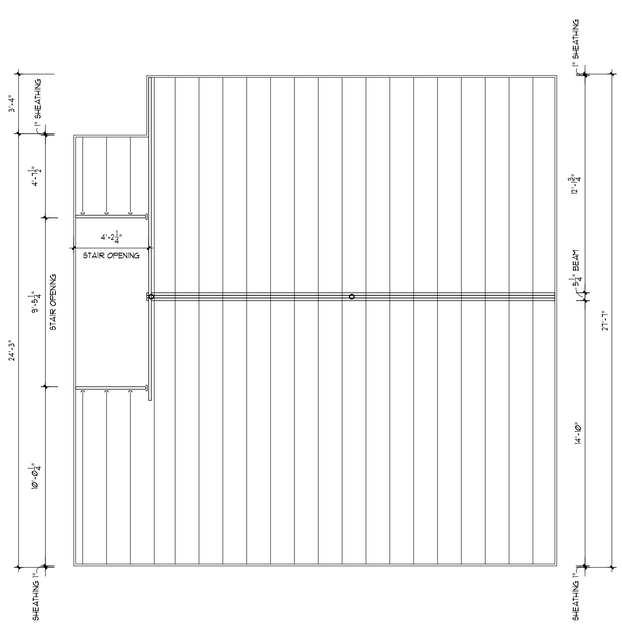
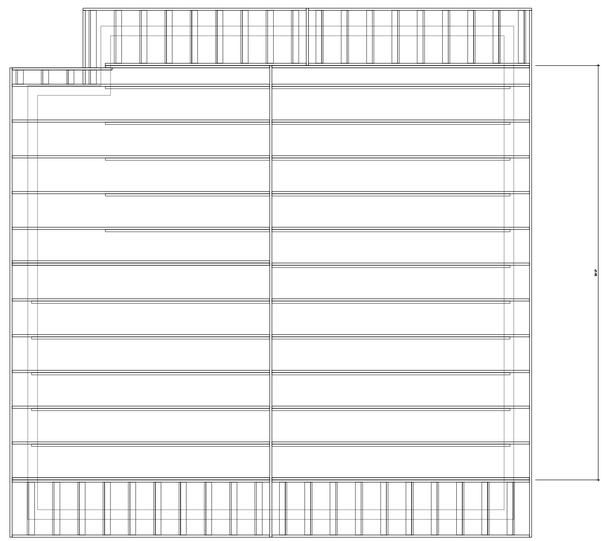


3 FOUNDATION PLAN
A-6 SCALE: 1/4" = 1'-0"



4 FIRST FLOOR FRAMING PLAN
A-6 SCALE: 1/4" = 1'-0"



5 ROOF FRAMING PLAN
A-6 SCALE: 1/4" = 1'-0"

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DWG FILE
P-H 808WW A-1.dwg

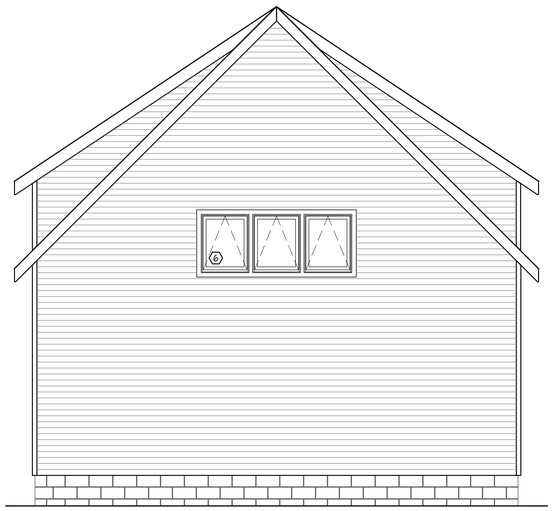
DRAWN/CHKD
CTB/CTB

SCALE
AS NOTED

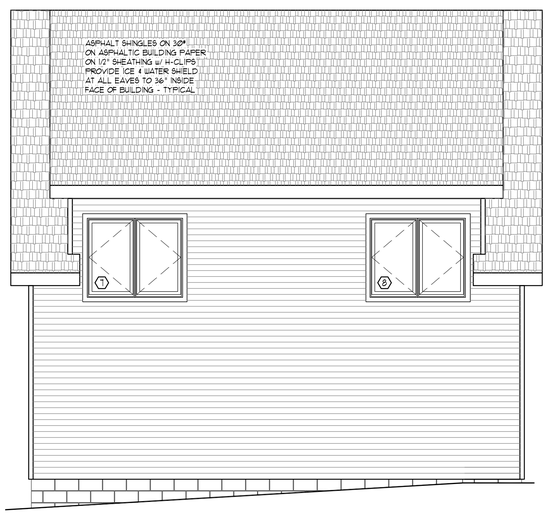
GARAGE
PLANS
and
NOTES

SHEET NO.
A-6

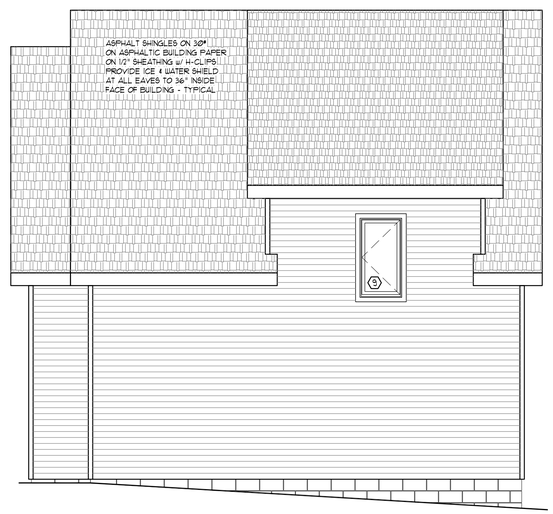
1 A-7 GARAGE FRONT (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



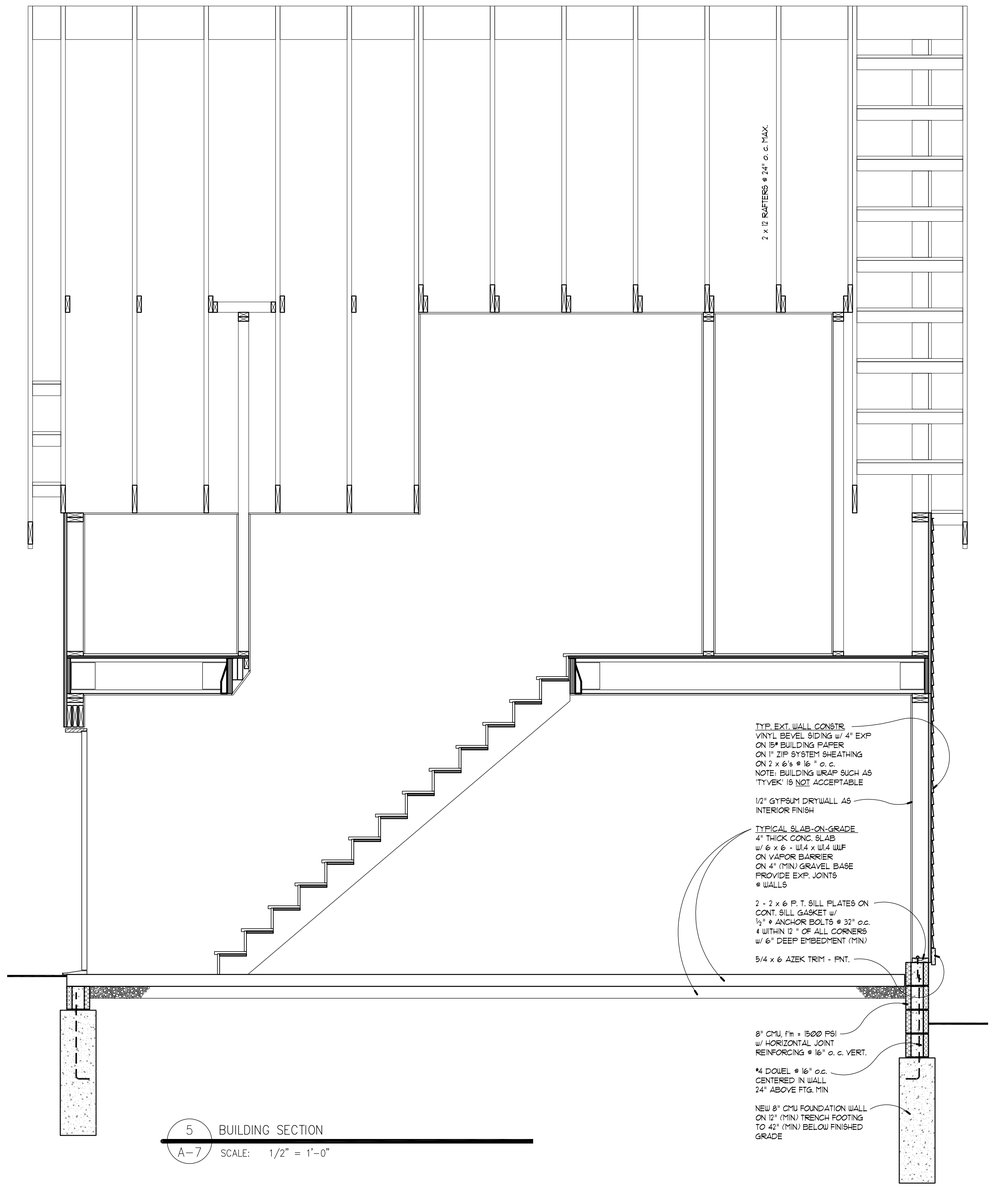
2 A-7 GARAGE REAR (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



3 A-7 GARAGE SIDE (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



4 A-7 GARAGE SIDE (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



5 A-7 BUILDING SECTION
SCALE: 1/2" = 1'-0"

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RENOVATION FOR:
PIKS HIGGINS RESIDENCE
808 WEST WASHINGTON STREET
ANN ARBOR, MICHIGAN

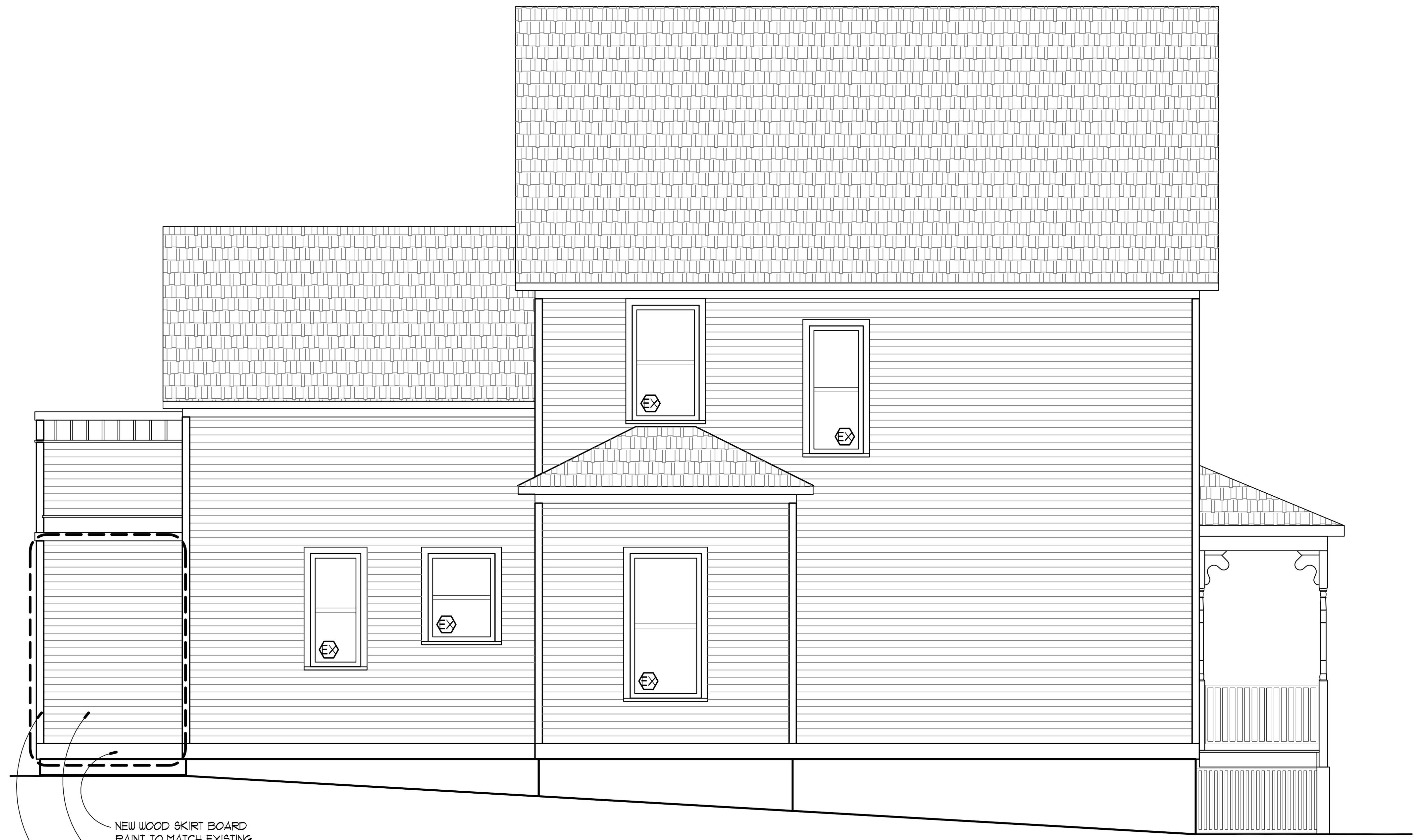
DWG FILE
P-H 808WW A-1.dwg

DRWN/CHKD
CIB/CIB

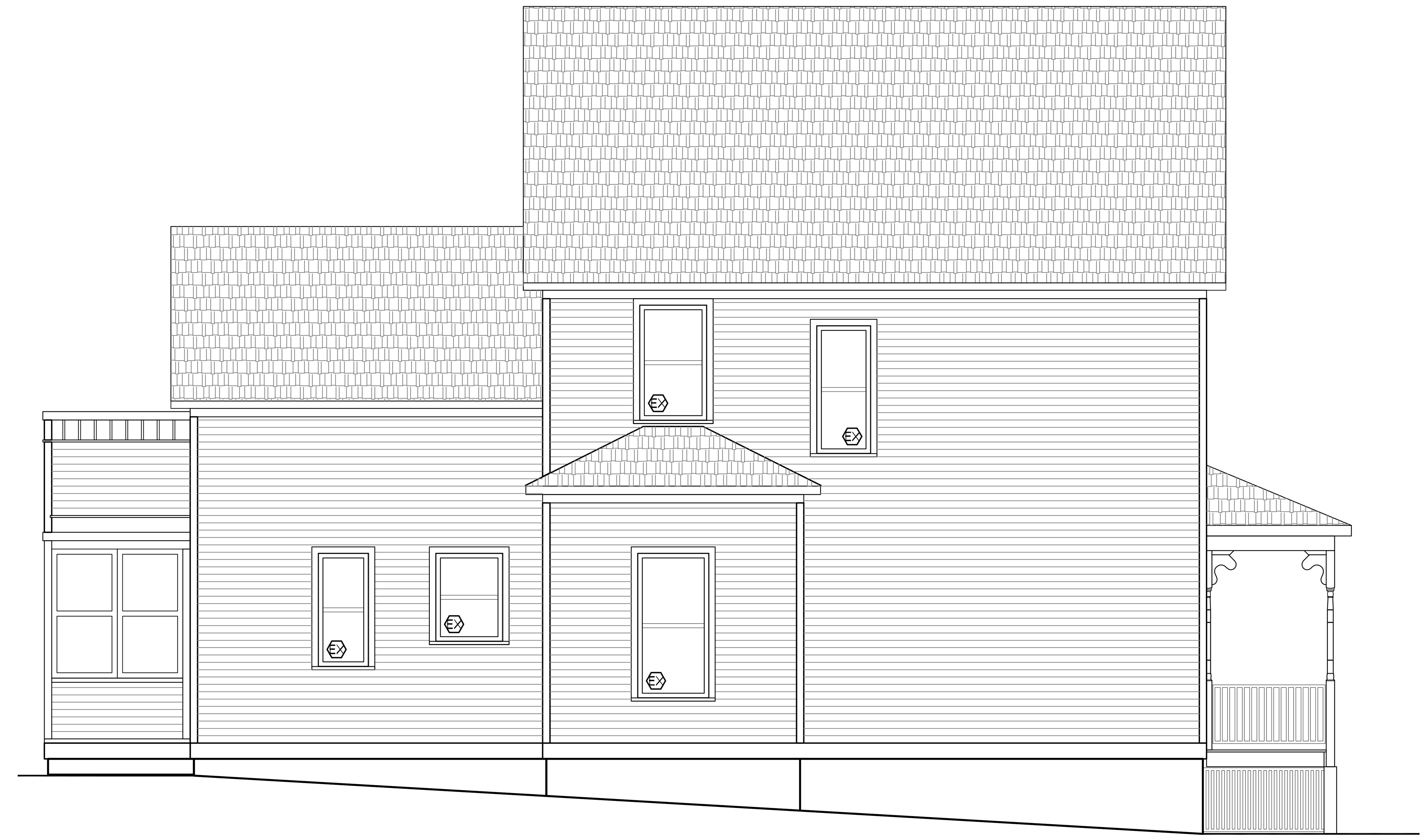
SCALE
AS NOTED

GARAGE
ELEVATIONS
and
SECTION

SHEET NO.
A-7



1 / A-8 LEFT SIDE (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



2 / A-8 LEFT SIDE (WEST) ELEVATION – EXISTING
SCALE: 1/4" = 1'-0"

REAR DOOR TO BASEMENT
TO BE REMOVED

REAR DOOR TO KITCHEN
TO BE REMOVED

2 / A-8 REAR DOOR PHOTOS
SCALE: NONE

Charles Bultman
Architect

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220 south huron street · ypsilanti, mi 48197

ISSUE / DATE
19 DEC 2024 - HDC
30 DEC 2024 - HDC REV
15 JAN 2024 - HDC REV2

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P-H 808WW A-1.dwg

DWN/CHKD
CtB/CtB

SCALE
AS NOTED

BUILDING
ELEVATIONS
and
PHOTOS

SHEET NO.
A-8

1 / A-9 FRONT (SOUTH) ELEVATION – EXISTING

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

2 / A-9 RIGHT SIDE (EAST) ELEVATION – EXISTING

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

4 / A-9 REAR (NORTH) ELEVATION – EXISTING

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

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DRAWN/CHKD
CTB/CTB

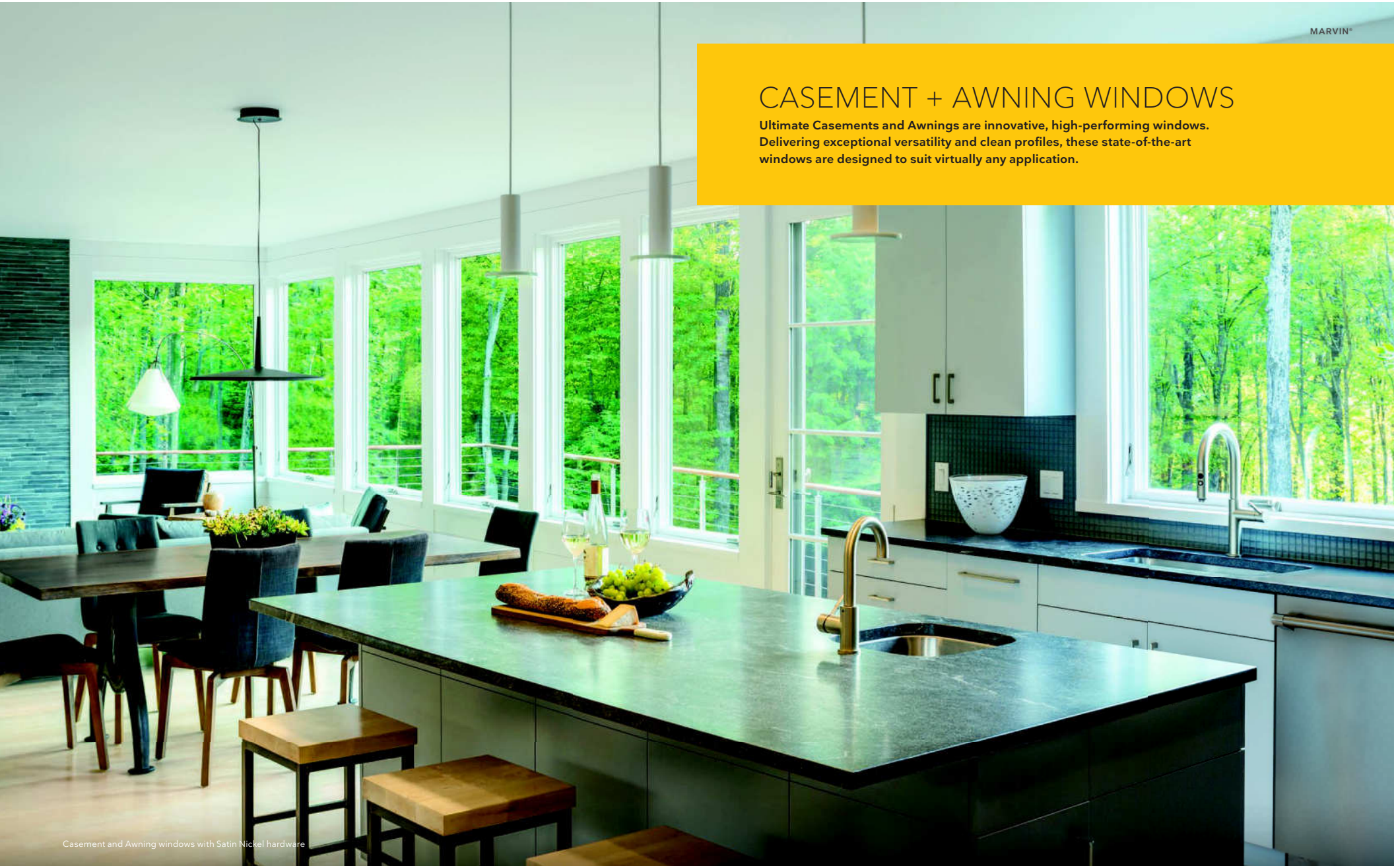
SCALE
AS NOTED

EXTERIOR
ELEVATIONS
EXISTING

SHEET NO.
A-9

CASEMENT + AWNING WINDOWS

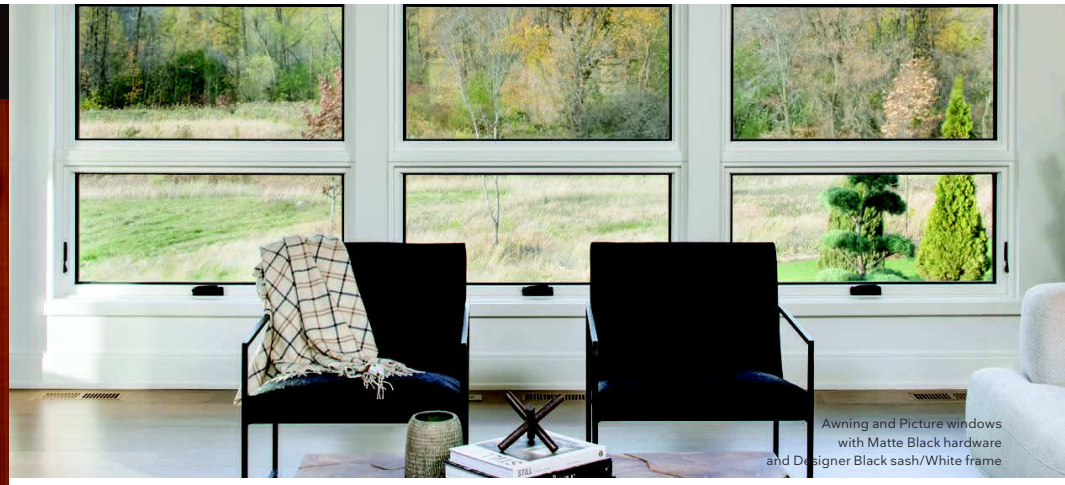
Ultimate Casements and Awnings are innovative, high-performing windows. Delivering exceptional versatility and clean profiles, these state-of-the-art windows are designed to suit virtually any application.



Casement and Awning windows with Satin Nickel hardware

ULTIMATE AWNING

Awning window in stained Multi-Grain Douglas Fir with Matte Black hardware



Awning and Picture windows
with Matte Black hardware
and Designer Black sash/White frame

ULTIMATE AWNING

A top-hinged alternative or complement to a casement window, the Ultimate Awning window is designed for performance and quality. With industry-leading sizes, the Ultimate Awning can be used on its own as a convenient option for hard to reach areas like over a sink or counter, or as a complement to adjacent windows, allowing fresh air access.

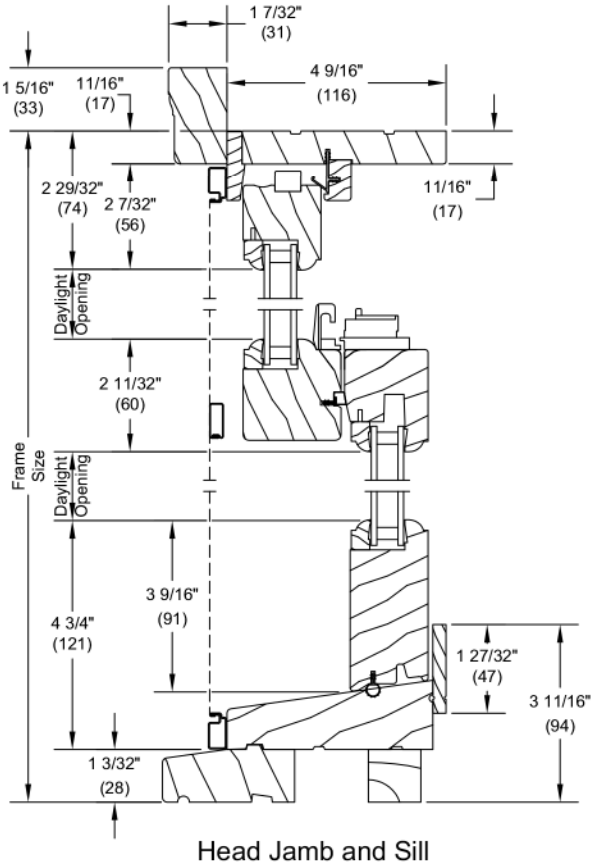
AWNING WITH FOLDING HANDLE IN SATIN NICKEL

AWNING PUSH OUT WITH PUSH OUT HANDLE IN OIL RUBBED BRONZE

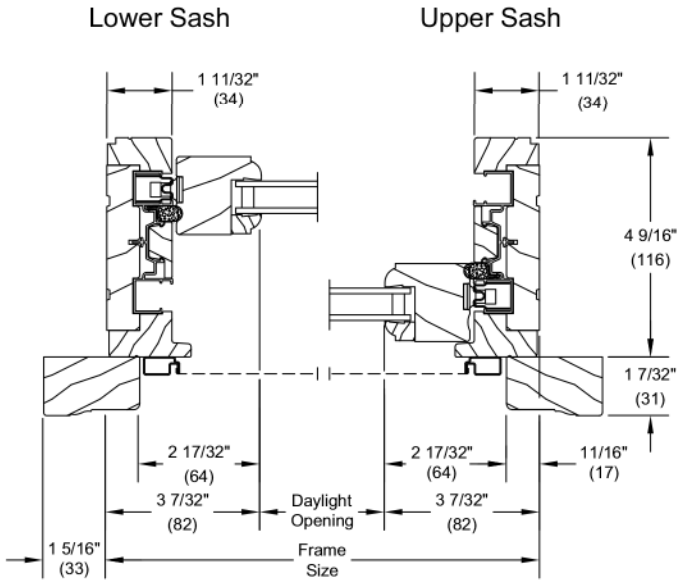
Section Details: Operating

Scale: 3" = 1' 0"

Double Hung

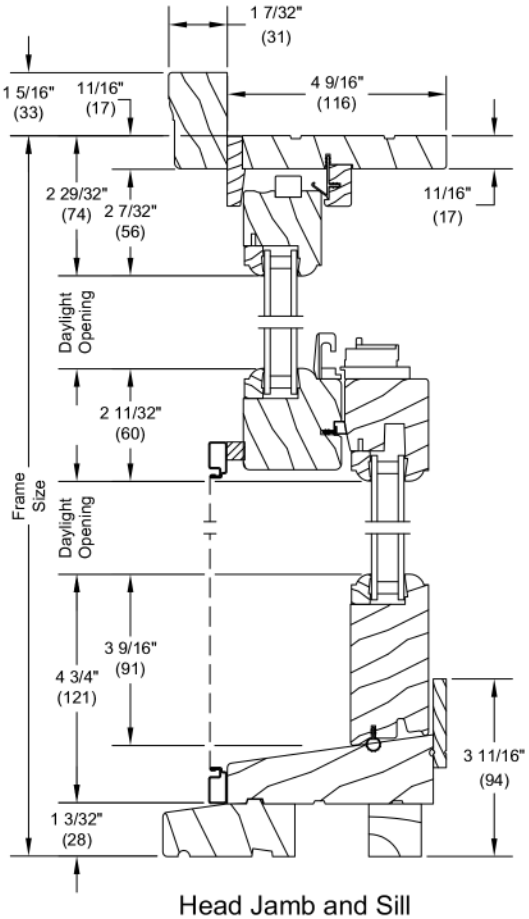


Head Jamb and Sill

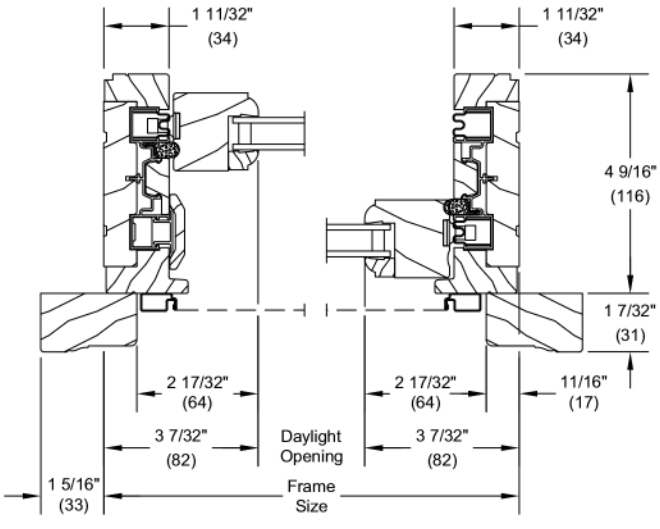


Jambs

Single Hung



Head Jamb and Sill

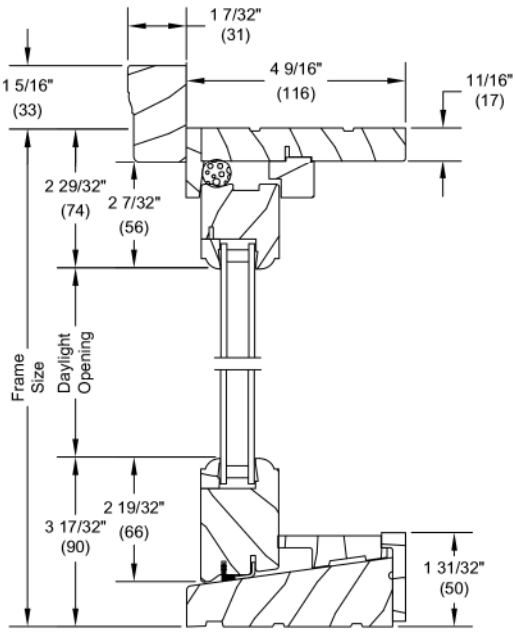


Jambs

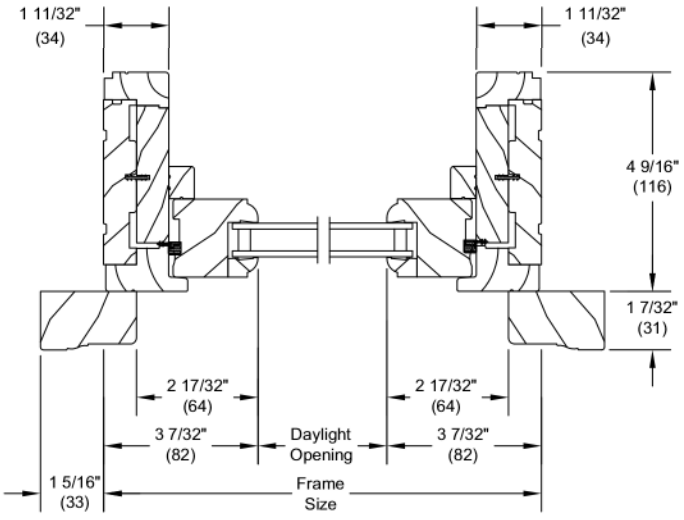
Section Details: 1 5/8" Transom/Picture

Scale: 3" = 1' 0"

1 5/8" Transom

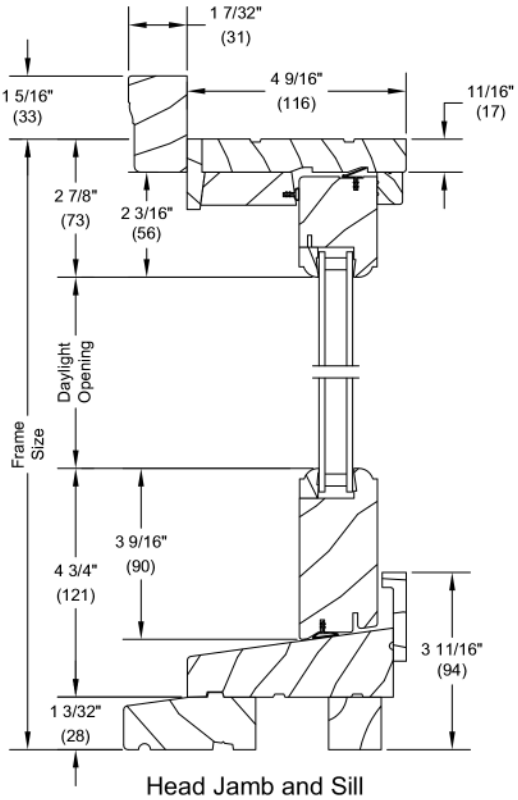


Head Jamb and Sill

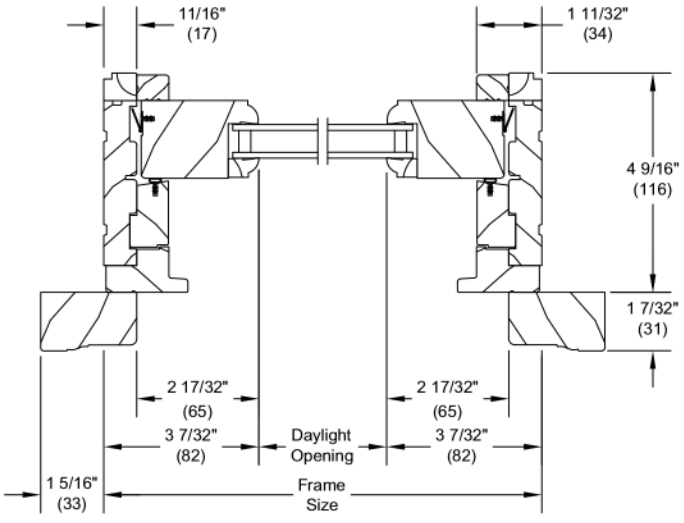


Jamb

1 5/8" Picture



Head Jamb and Sill

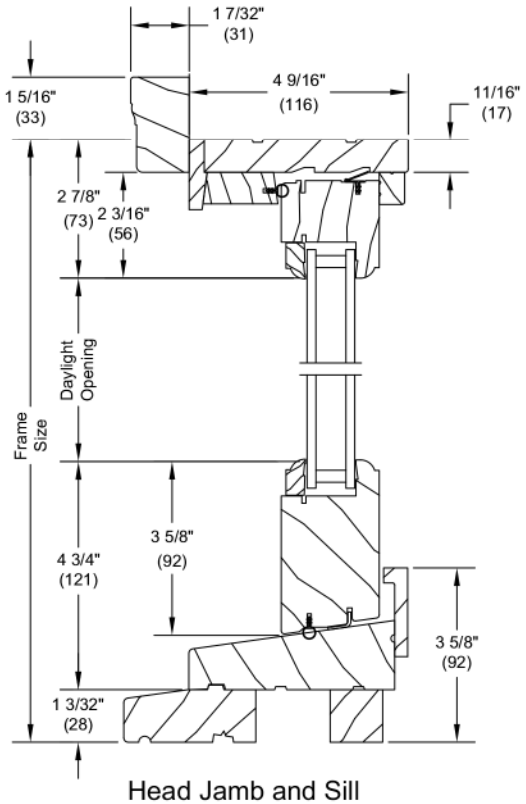


Jambs

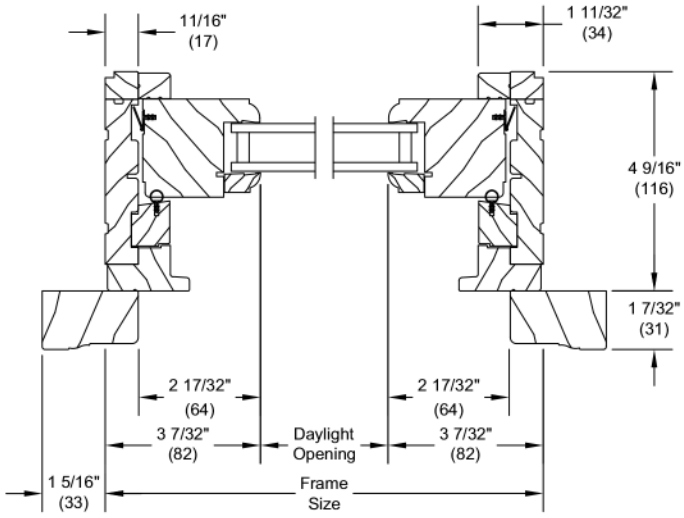
Section Details: 2" Picture

Scale: 3" = 1' 0"

2" Picture



Head Jamb and Sill

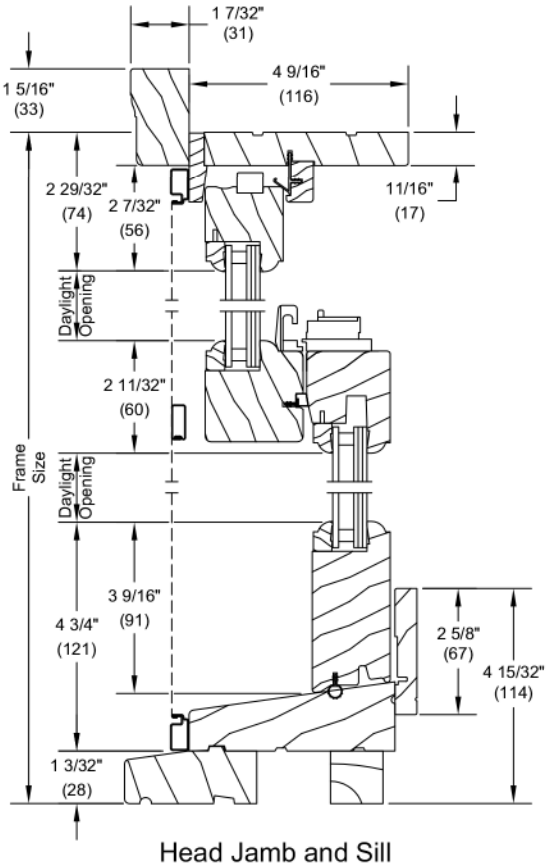


Jambs

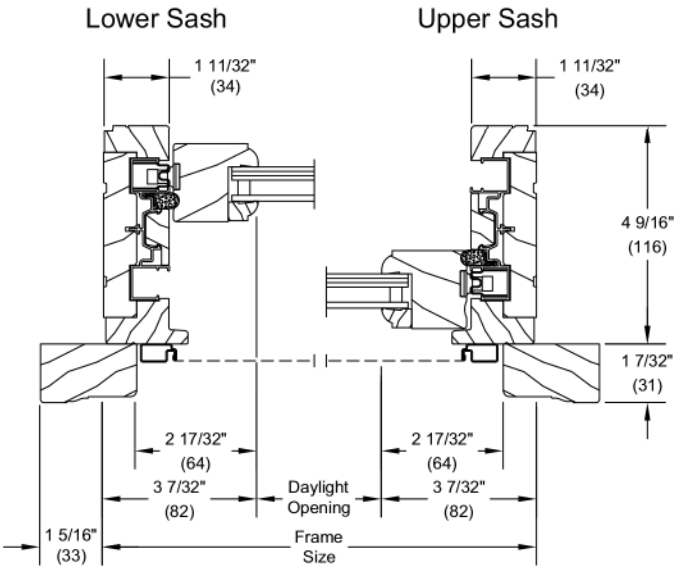
Section Details: Operating IZ3

Scale: 3" = 1' 0"

Double Hung

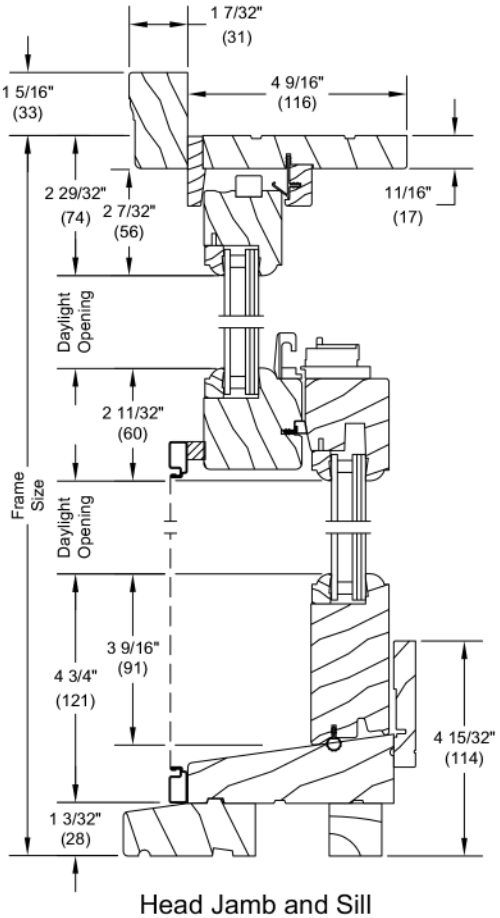


Head Jamb and Sill

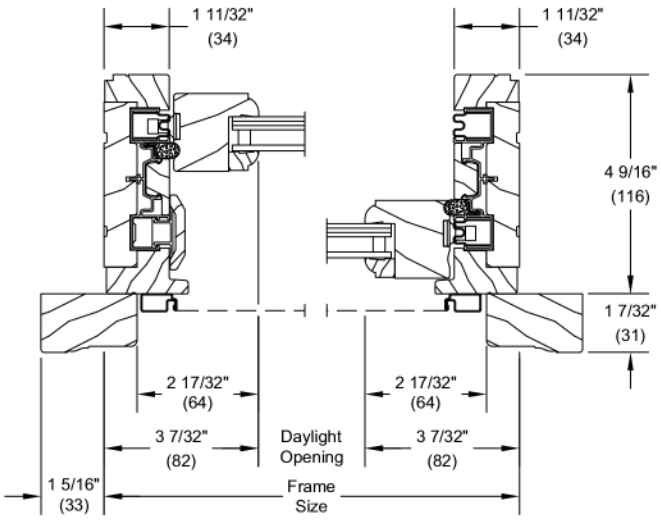


Jambs

Single Hung



Head Jamb and Sill

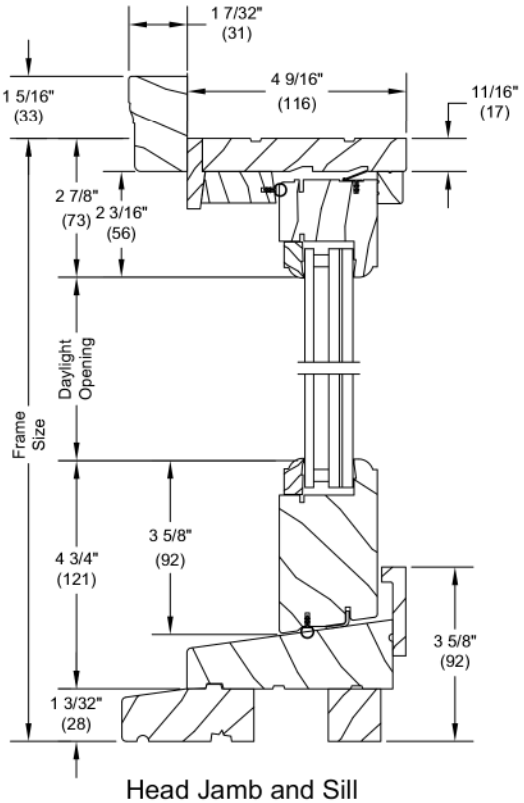


Jambs

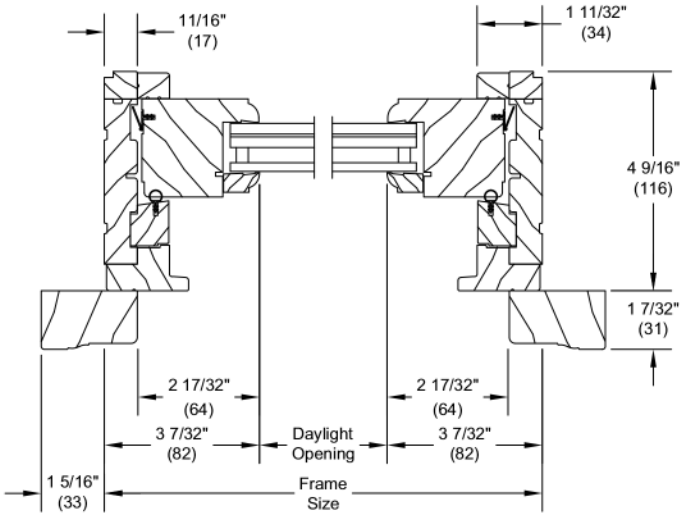
Section Details: Picture IZ3

Scale: 3" = 1' 0"

2" Picture



Head Jamb and Sill

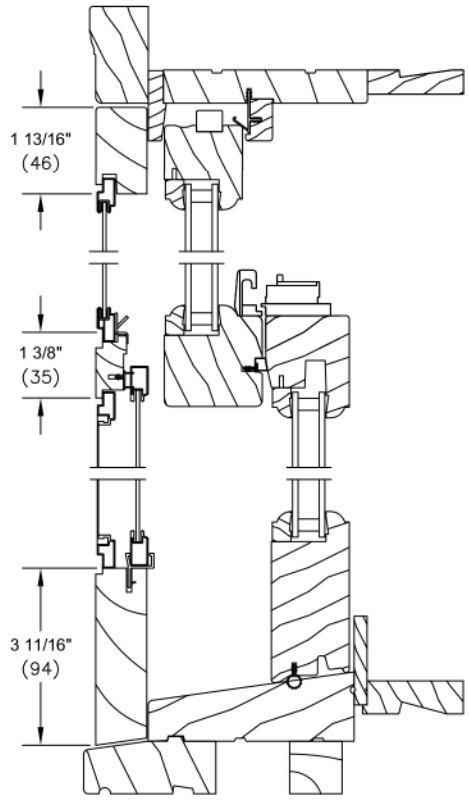


Jambs

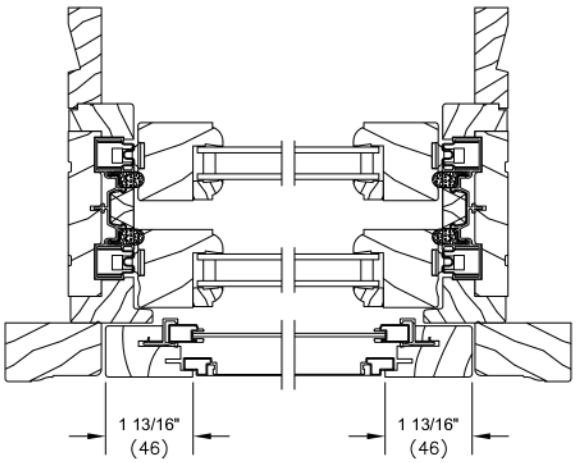
Section Details: Combination/Storm Sash

Scale: 3" = 1' 0"

Combination w/ 6 9/16"

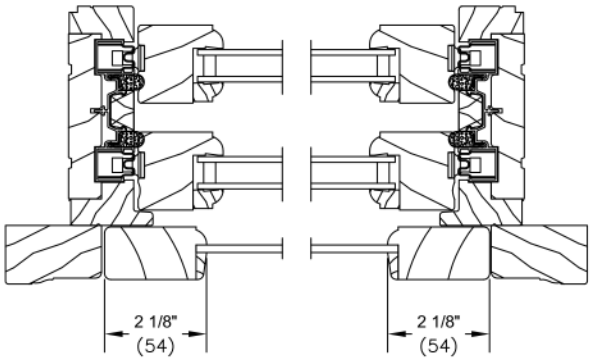


Head Jamb and Sill

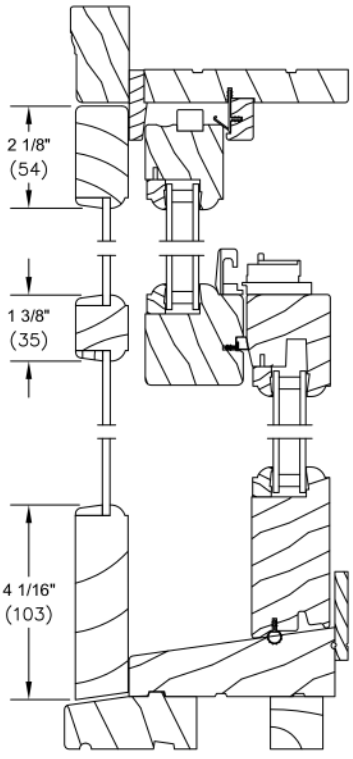


Jambs

Storm Sash



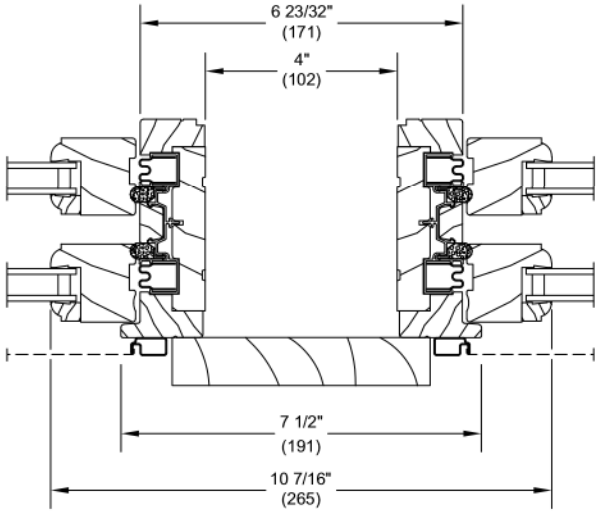
Jambs



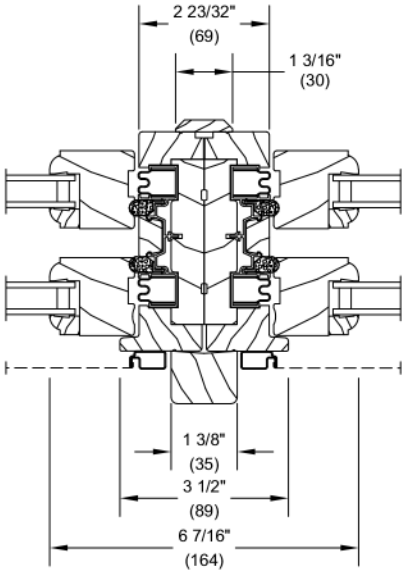
Head Jamb and Sill

Section Details: Mullions

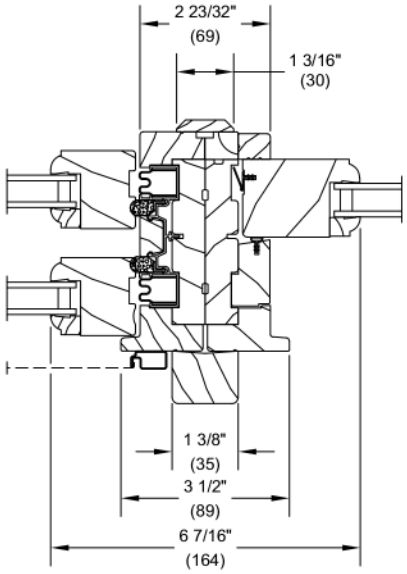
Scale: 3" - 1' 0"



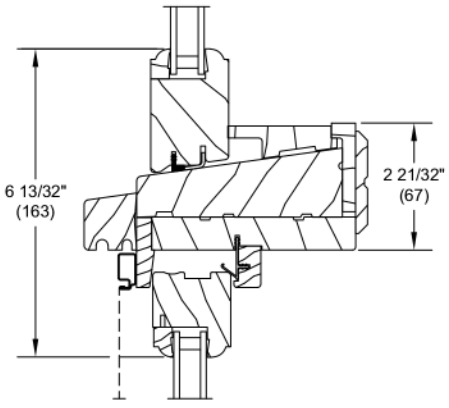
Vertical Mullion - with 4" Space Mull
Operator/Operator



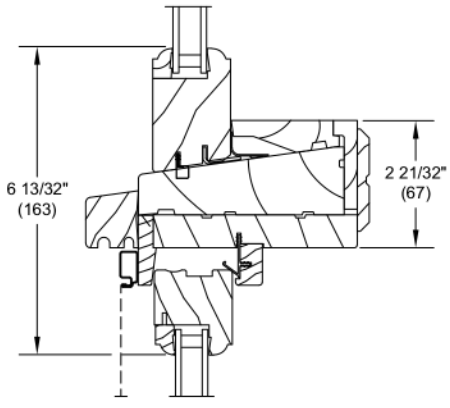
Vertical Mullion
Operator/Operator/Direct Mull



Vertical Mullion
Operator/Picture/Direct Mull



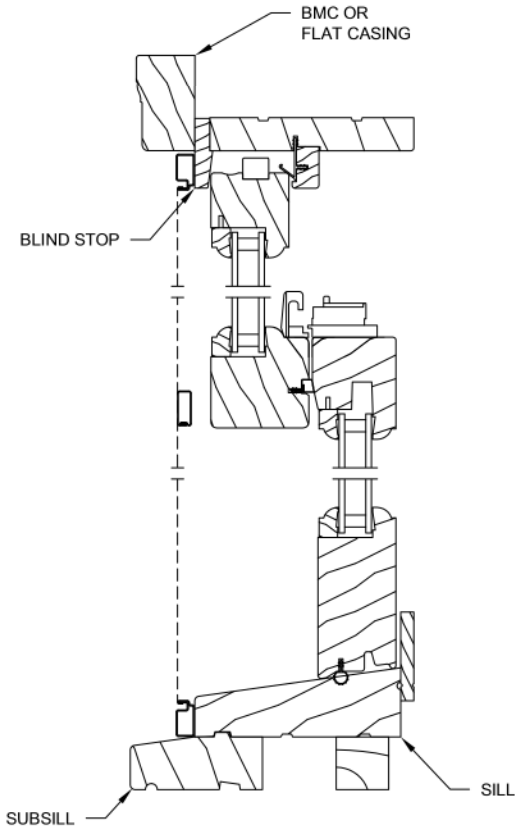
Transom mulled over UWDH



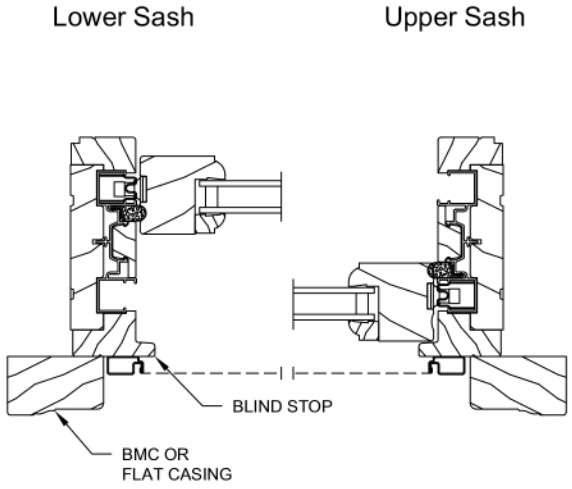
RT Transom mulled over UWDH

Section Details: Operator with Cedar Dress Option

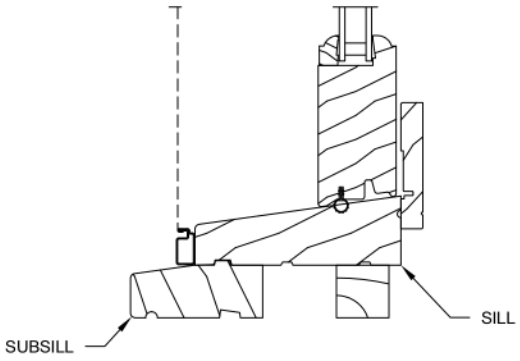
Scale: 3" - 1' 0"



Head Jamb and Sill



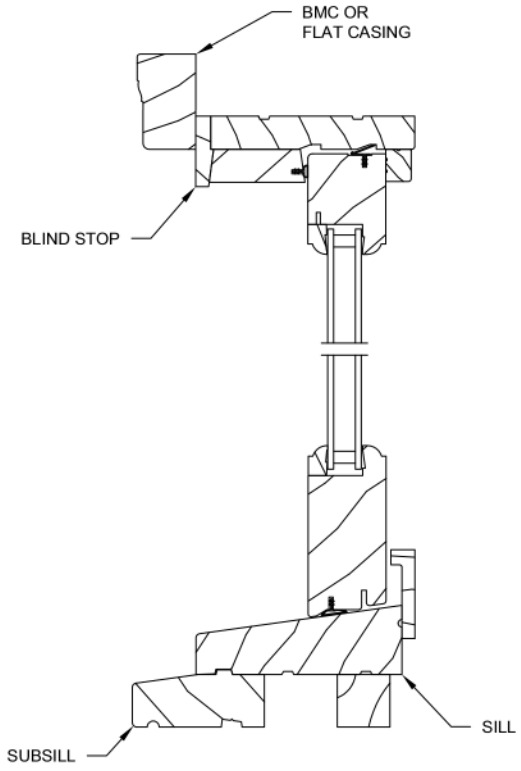
Jambs



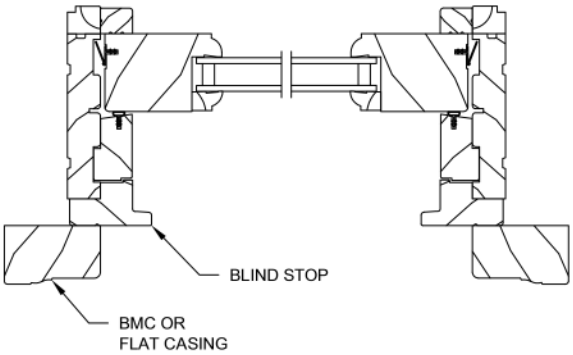
HP Sill Liner

Section Details: Picture with Cedar Dress Option

Scale: 3" - 1' 0"



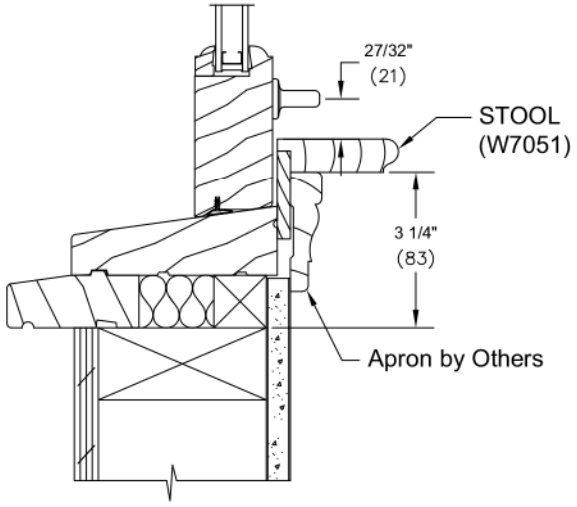
Head Jamb and Sill



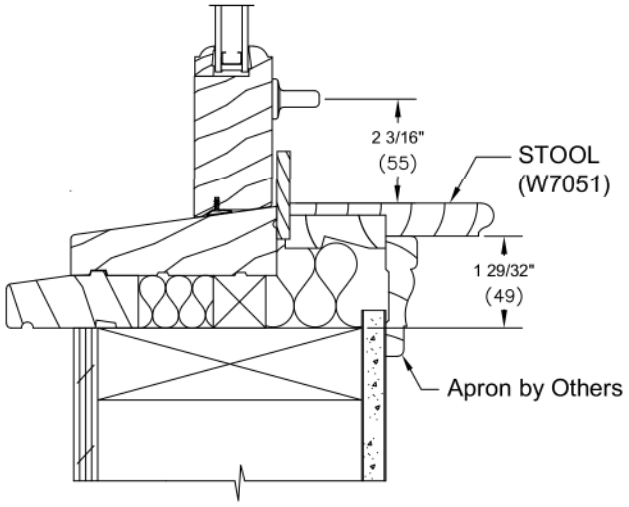
Jambs

Ultimate Wood Double Hung Stool and Apron Details

Scale: 3" = 1' 0"



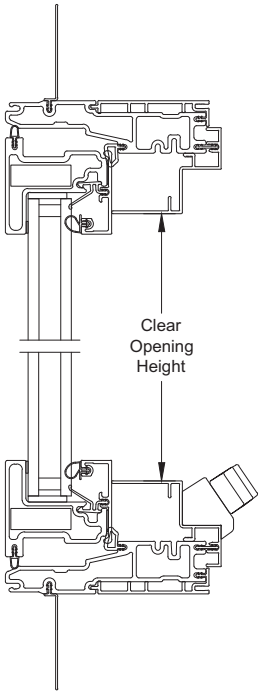
UWDH W/4 9/16" Jambs



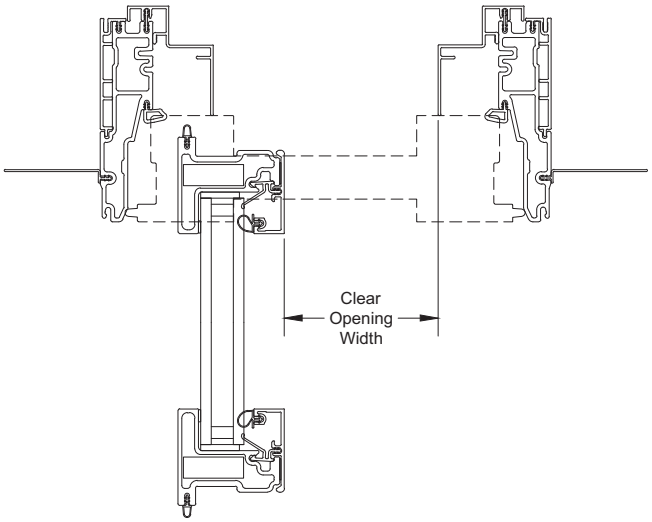
UWDH W/6 9/16" Jambs

NOTE: Stool is Field-Applied only.

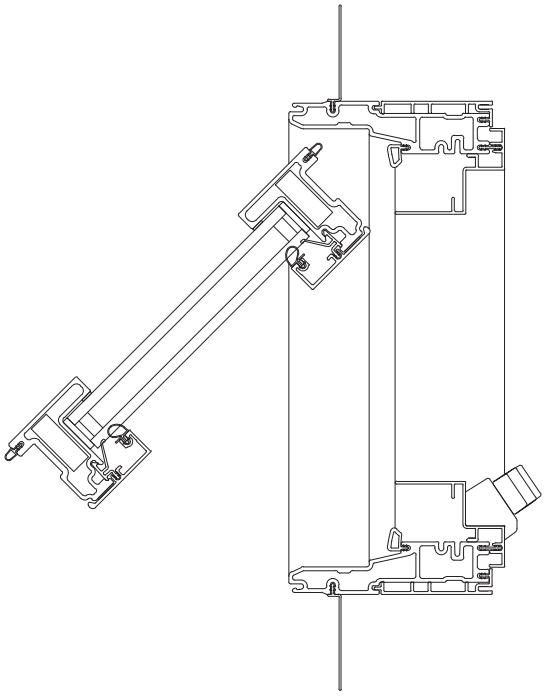
Egress and Vent Opening Measurements



Casement and Awning
Head Jamb and Sill



Casement
Jambs

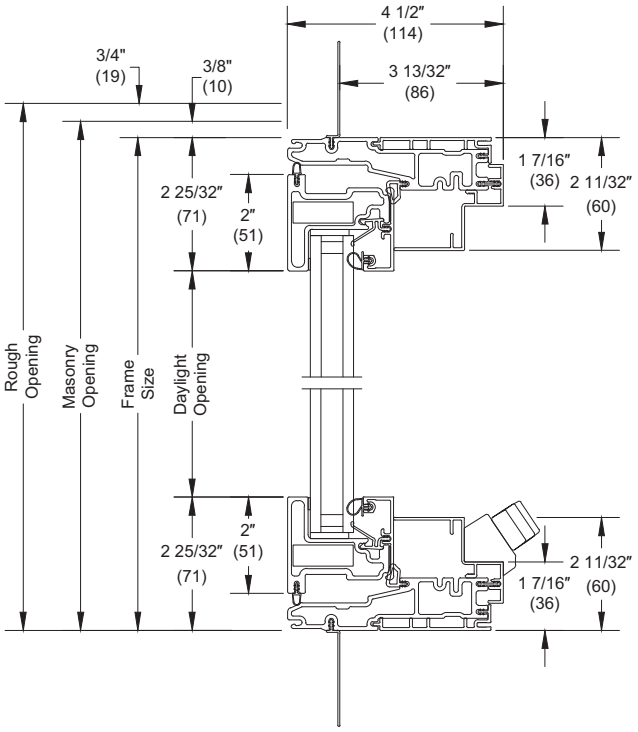


Awning
Vent Opening

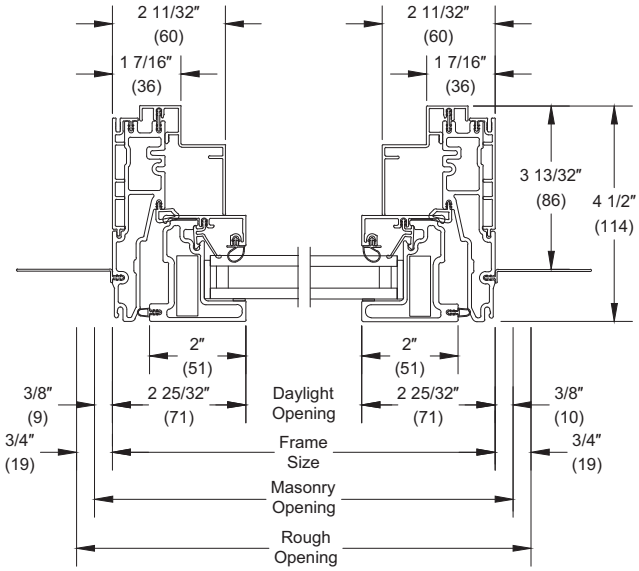
Section Details: Operating Crank-out

Scale: 3" = 1' 0"

15/16" Dual Pane Glass

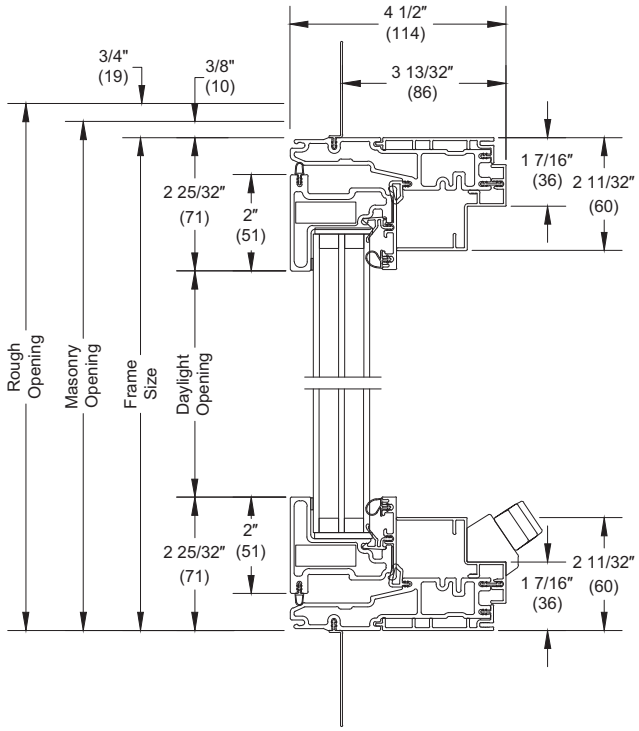


Head Jamb and Sill

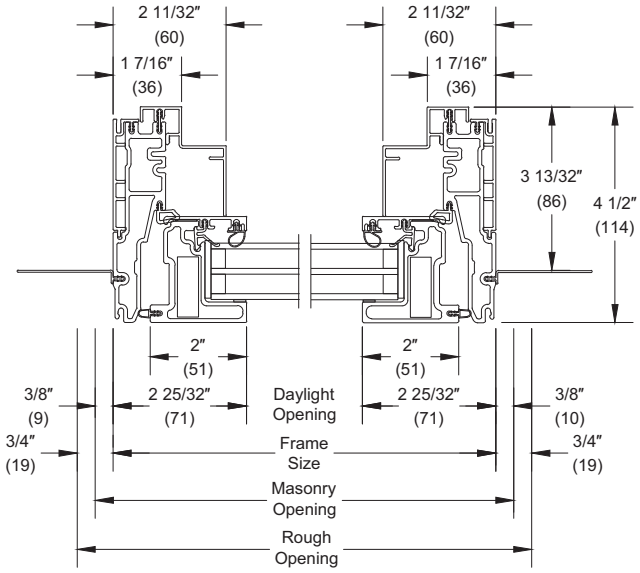


Jambs

1 1/4" Tripane Glass



Head Jamb and Sill

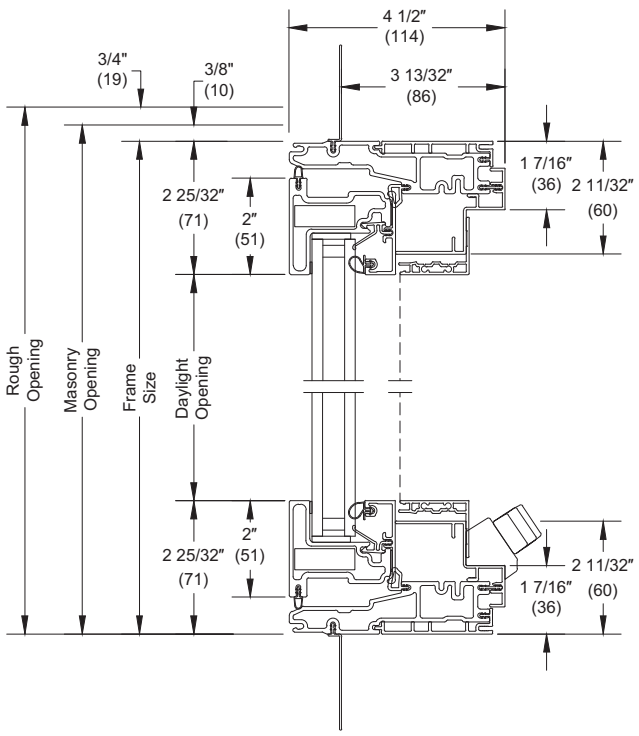


Jambs

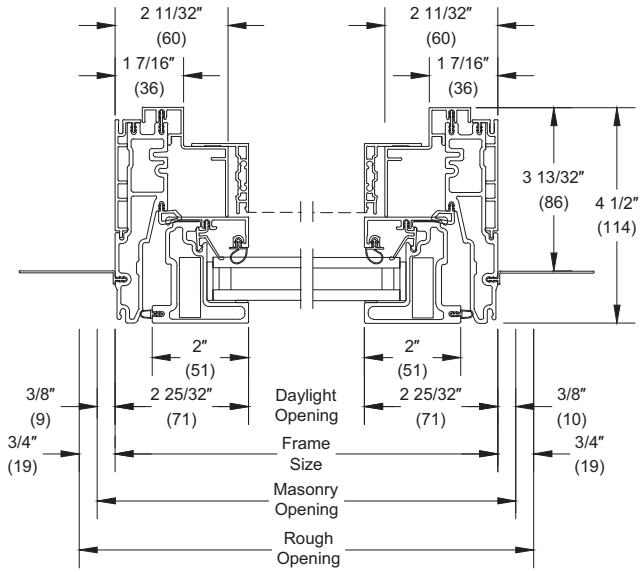
Section Details: Operating Crank-out with Screen

Scale: 3" = 1' 0"

Casement

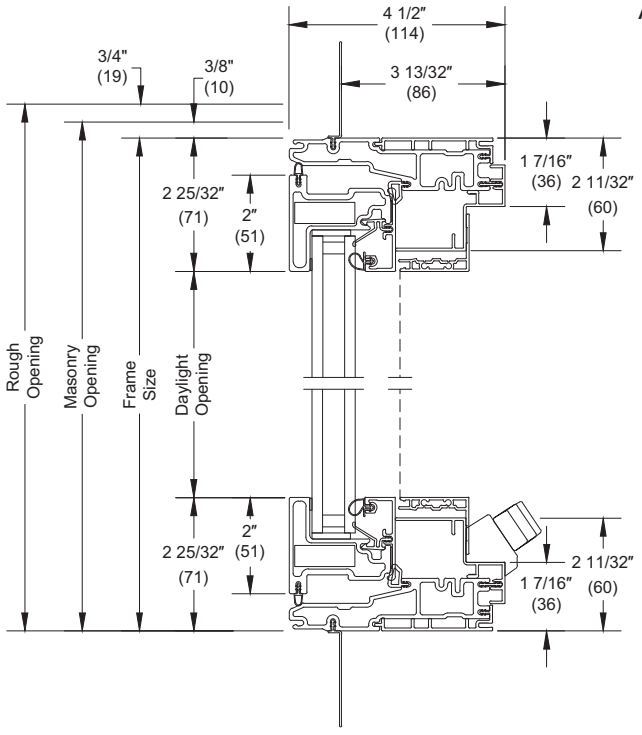


Head Jamb and Sill

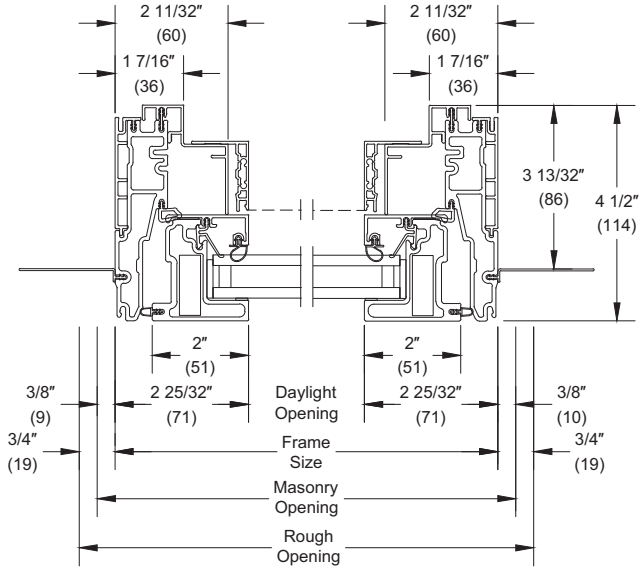


Jambs

Awning



Head Jamb and Sill

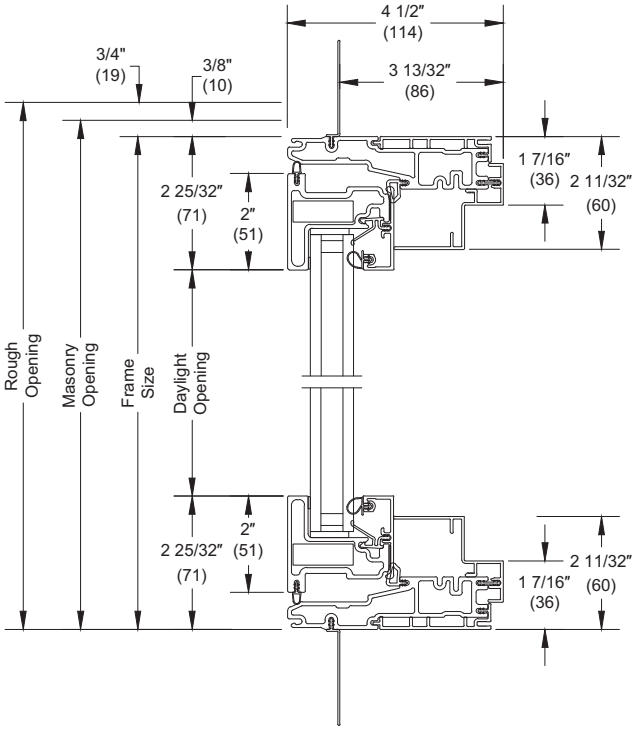


Jambs

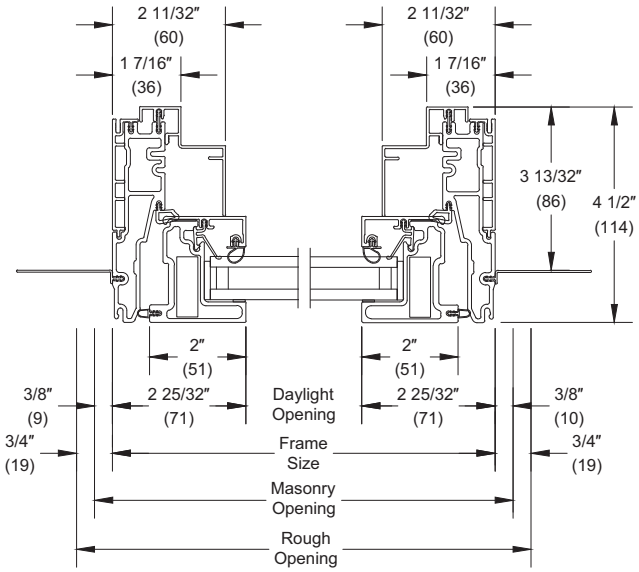
Section Details: Operating Push-out

Scale: 3" = 1' 0"

15/16" Dual Pane Glass

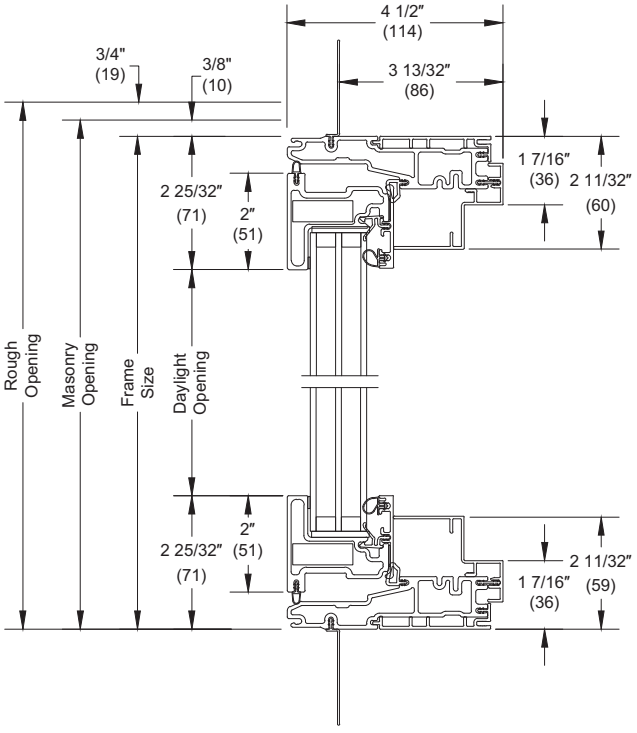


Head Jamb and Sill

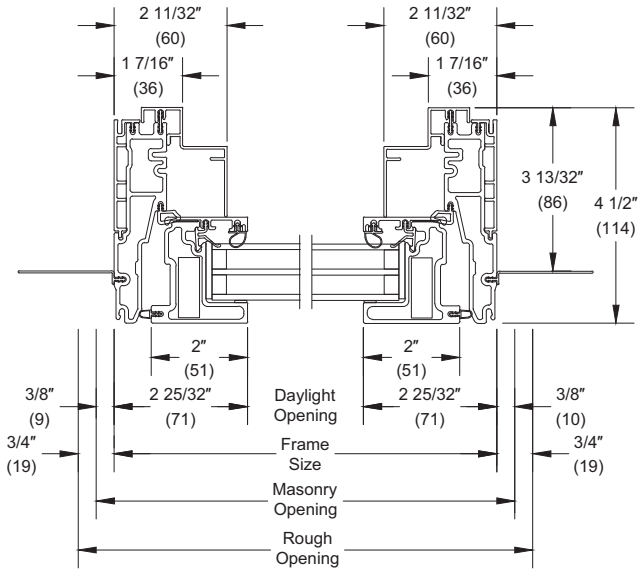


Jambs

1 1/4" Tripane Glass



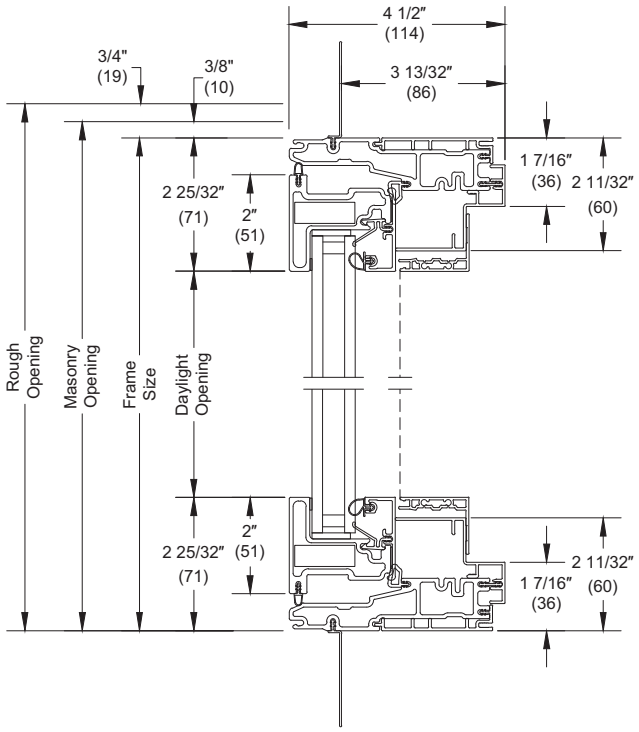
Head Jamb and Sill



Jambs

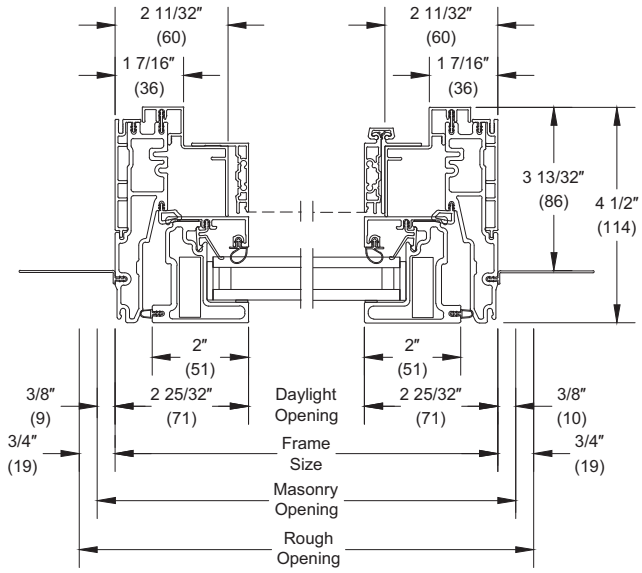
Section Details: Operating Push-out with Screen

Scale: 3" = 1' 0"

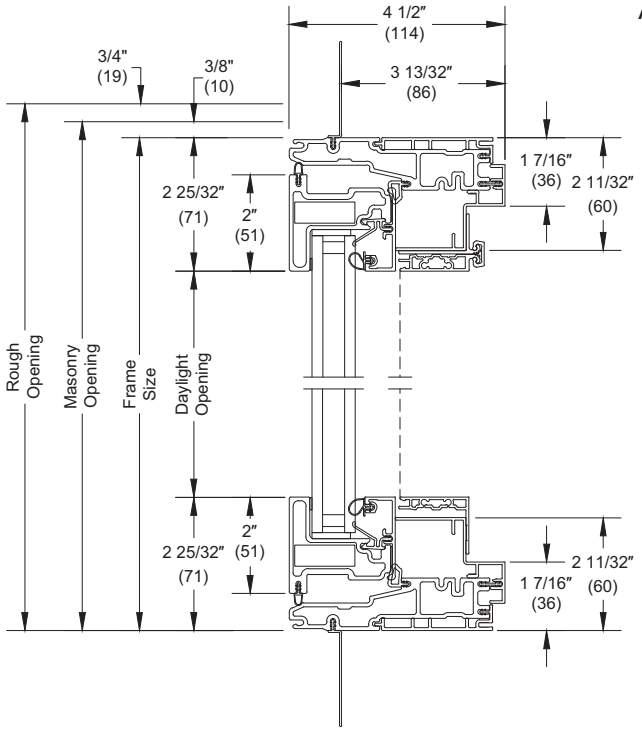


Head Jamb and Sill

Casement

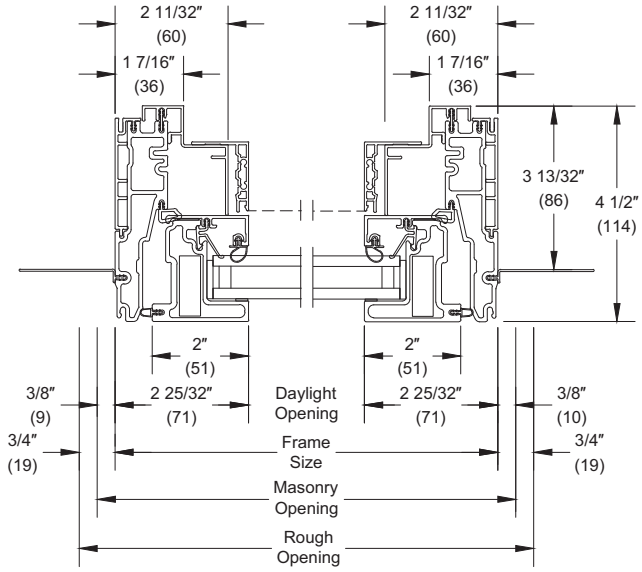


Jambs



Head Jamb and Sill

Awning



Jambs