

ANN ARBOR HISTORIC DISTRICT COMMISSION**Staff Report****ADDRESS:** 1223 Traver Street, Application Number HDC22-006**DISTRICT:** Old West Side Historic District**REPORT DATE:** January 13, 2022**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator**REVIEW COMMITTEE DATE:** January 10, 2022

	OWNER	APPLICANT
Name:	Mitch Gerczak and Tamara Stevenson	Same
Address:	1223 Traver St Ann Arbor, MI 48105	
Phone:	(734) 730-1842	

BACKGROUND: The c.1840s Jacob Armstrong House is a 1.5 story Greek Revival in the rare hen and chicks form. It may have been moved from another site on Traver. It was first owned by Jacob Armstrong who moved to Ann Arbor from New York. Armstrong, his sons and grandsons all worked as carpenters in Ann Arbor.

In March of 2021 the HDC determined that the single-car garage is a contributing historic structure (HDC21-031).

LOCATION: The site is on the west side of Traver Street, north of Bowen and south of Pear Street.

APPLICATION: The applicant seeks HDC approval to: replace and raise the house's foundation 16" above grade; install two glass block windows, one in a new opening; install three egress windows with wells on a modern addition; and construct a 150 square foot addition to enclose stairs to access the expanded basement.

APPLICABLE REGULATIONS:**From the Secretary of the Interior's Standards for Rehabilitation:**

- (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 shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):

New 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.

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

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

Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

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

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.

District or Neighborhood Setting

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

Building Site

Recommended: Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character. Site features can include driveways, walkways, lighting, fencing, signs, benches, fountains, wells, terraces, canal systems, plants and trees, berms, and drainage or irrigation ditches; and archeological features that are important in defining the history of the site.

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

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.

Windows

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

From the City of Ann Arbor Design Guidelines:

Guidelines for All Additions

Appropriate: 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 should exceed neither half of the original building's footprint nor half of the original building's total floor area.

Not Appropriate: Attaching an addition so that the character-defining features of the property are obscured, damaged, or destroyed.

Designing a new addition so that the size and scale in relation to the historic property are out of proportion.

Constructing an addition that significantly changes the proportion of built mass to open space on the individual site.

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.

All New Construction

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

Not Appropriate: Introducing a new feature that is visually incompatible with or that destroys the patterns of the site or the district.

STAFF FINDINGS:

1. This house has grown organically, with several additions – an early one across the back of the house, then a modern bump out off that early addition, and most recently a large 1990s rectangular rear addition.
2. *Foundation.* The historic house block sits on a square fieldstone and rubble foundation with an unusual round interior basement wall. A series of additions behind this rest on a modern concrete block crawl space. The homeowners would like to excavate beneath the crawlspace to enlarge the basement and replace all of the foundation to make the entire structure sit on a habitable basement. The structure will be raised by one concrete masonry unit course, or 16". It will be necessary to raise the front porch to match the new foundation. The front step is show as 16", which will require one or two risers.

The above-grade portion of a stone and rubble foundation would typically be a character-defining feature. On this house, only a few inches of the rubble is visible above grade.

The Review Committee will look more closely at the foundation during their site visit.

3. *Egress and Glass Block Windows.* When the foundation is replaced, three egress windows with galvanized wells are proposed to be installed on the south side of the house, all on a rear modern addition. The windows are Andersen 100 series casements, 35.5" x 71.5", and details on the windows and wells are provided. Two small glass block windows are proposed, one on each side of the historic front block of the house. These are 31" x 13.5". The one on the south would replace a metal grate of similar size. The one on the north elevation would be in a new opening.
4. *Addition.* The 150 square foot shed-roofed addition would infill and square off a space at the rear of the house. The current rear corner, which is presumed to be the corner of a very early addition visible on the 1947 aerial photo, would be preserved by inseting the new wall by 8". The north side elevation of the addition would have a large vinyl-clad picture window with flanking double-hungs (Andersen 200 series), and the west rear elevation shows a triple slider. The wood lap siding and wood trim would match the existing. Staff believes the proposed addition is simple and sufficiently distinct and modern without being a distraction from the historic structure.
5. *Floor Area/Footprint.* The last page of the attachments has a table showing the 1947 footprint at 1,100 square feet, and the current footprint as 1,400 square feet. The proposed addition's 150 square feet results in modern additions totaling 41% of the 1947 floor area and footprint.
6. Staff believes that increasing the height of the foundation wall 16" will result in only minimal visual changes while allowing a vast increase in the amount of habitable space in the house. As such, the work meets the City and Federal standards and guidelines applied by the Historic District Commission.

MOTION

(Note that the motion is only a suggestion. The Review Committee, consisting of staff and at least two Commissioners, will view the site and share their observations at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 1223 Traver Street, a contributing property in the Broadway Historic District, to replace and raise the house's foundation 16" above grade; install two glass block windows, one in a new opening; install three egress windows with wells on a modern addition; and construct a 150 square foot addition to enclose stairs to access the expanded basement. As proposed, the work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the *Ann Arbor Historic District Design Guidelines* for Additions and New Construction, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 9 and 10 and the Guidelines for District/Neighborhood, Building Site, New Additions, and Windows.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 1223 Traver Street in the Broadway Historic District

____ Provided the following condition(S) is (ARE) met: 1) STATE CONDITION(s)

The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) (*circle all that apply*): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

ATTACHMENTS: application, description of work, drawings, photos, materials description

1223 Traver Street (2021 applicant photo)





HISTORIC DISTRICT COMMISSION

PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647
 Phone: 734.794.6265 ext. 42608 ithacher@a2gov.org
 Fax: 734.994.8460

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

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER Mitch Gerczak and Tamara Stevenson		HISTORIC DISTRICT Broadway Historic Distric	
PROPERTY ADDRESS 1223 Traver Rd.			CITY ANN ARBOR
ZIPCODE 48105	DAYTIME PHONE NUMBER (734) 730-1842	EMAIL ADDRESS tamaraks@umich.edu	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP

PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME → Tamara Stevenson	DATE → 2021-12-22
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APPLICANT INFORMATION

NAME OF APPLICANT <i>(IF DIFFERENT FROM ABOVE)</i>			
ADDRESS OF APPLICANT			CITY
STATE	ZIPCODE	PHONE / CELL # ()	FAX No ()
EMAIL ADDRESS			

APPLICANT'S SIGNATURE *(if different from Property Owner)*

SIGN HERE	PRINT NAME → X	DATE →
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BUILDING USE – CHECK ALL THAT APPLY

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

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

See attached

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

See attached

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

DESCRIPTION	
STAFF REVIEW FEES	
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to building@a2gov.org.

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to “City of Ann Arbor”

HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

APPLICATION EXPIRATION

HDC applications expire three (3) years after the date of approval.

OFFICE USE ONLY

Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	

Historic District Application

1223 Traver Rd.

Ann Arbor, Mi 48105

Tami Stevenson and Mitch Gerczak

DATE: December 22, 2022
TO: City of Ann Arbor Historic District Commission
FROM: Tamara K Stevenson and Mitch J Gerczak
PROJECT: 1223 Traver Rd. Basement Installation and Rear Addition

DESCRIPTION OF EXISTING PROPERTY: The original portion of the house at 1223 Traver Rd was built in 1851 by the Armstrong brothers in the Greek Revival style known as “hen and chick.” 1223 Traver Rd. was last updated by its previous owners in the 1990s to its current state.

DESCRIPTION OF PROPOSED CHANGES: We are proposing to permanently raise our home so that structural support beams and a new basement can be installed. In addition, we are proposing to add a rear addition of approximately 150 sq ft to build stairs to access the basement.

- a. Foundation – composed of standard 12-inch concrete blocks
- b. Front (eastern elevation)
 - i. Porch will be raised with home
- c. Sides (northern and southern elevations)
 - i. Glass block windows will be installed on both sides of the original house
 - ii. Fence will be removed to allow equipment around house and will be re-installed following completion of work
- d. Rear (southern elevation)
 - i. Deck will be removed to allow house to be raised and basement to be excavated
 - ii. Three egress windows will be installed
- e. Addition – Approximately 150 sq ft addition with wood siding, 3-panel gliding door, and double-hung and picture windows

REASON FOR PROPOSED CHANGES: The new foundation will help preserve the structural integrity of the house and prevent rodents from gaining access to the house and nesting. The installation of a basement will enable additional living space for our family.

PROVIDE ADDITIONAL INFORMATION THAT WILL FURTHER EXPLAIN OR CLARIFY THE PROPOSAL: See attached.

STATEMENTS OF SUPPORT FROM NEIGHBORS:

Dear Historic District Commission,

We the undersigned are neighbors of Tami and Mitch in the Broadway Historic District.

Recognizing that Tami and Mitch have been good neighbors and stewards of 1223 Traver, we want to let the HDC know that we support their proposal to permanently raise their house and install a new foundation/basement.

Thank you for your time and service.
Sincerely,

Mary Underwood
1219 Traver Rd. (30 years)
Solomon Armstrong House
Historic Preservation Award 2009

Nancy Alexius
1229 Traver Rd. (50 years)
Zebeda Beckley House

Sarah Byers
1308 Traver Rd. (36 years)
Eli Manly House

Andrew Hosford
1230 Traver Rd.
Nellie Darling House

Francine and
Taya Banner-Hubbard
1211 Traver Rd.
Horace Church House

Sarah Boren Rao and
Tejas Rao
1335 Traver Rd.
Sumner Hicks House

STATEMENTS OF SUPPORT FROM NEIGHBORS CONT:

Dear Historic District Commission,

As a neighbor, I am comfortable with this proposed project. As a former Historic District Commissioner, I am very interested to hear what the planning staff and current commissioners have to say about this proposal. The standards and guidelines that they must follow do limit the size of the additions to historical structures based on a percentage of the original structure's size. That can be challenging for homeowners of smaller historical homes. They must also judge whether the change detracts from the historical character defining features of the structure. It seems to me that this might be a good way to increase the living space of a small home in a historic district while meeting the constraints. I look forward to hearing this conversation.

Tom Stulberg
1202 Traver Rd.
District 16 School
(Former HD Commissioner)

Checklist for Basement Egress Windows

- [Plot plan showing footprint of house and other structures and driveway, and window well](#)
- [Basement floor plan \(to scale\) including all windows, rooms, mechanical equipment, etc.](#)
- [Photos showing elevation where egress window is proposed and close up of area. If an existing window is proposed to be replaced, include a photo of that window.](#)
- [Description of existing window, if applicable: dimensions, materials, style, age](#)
- [Description of proposed window: dimensions, materials, style, cut sheet, profile](#)
- [Well dimensions width/depth from house/depth of well/height above grade](#)
- [Well materials](#)
- [Information on anything else proposed: ladder, well cover, bollards, etc.](#)



Ann Arbor Historic District Commission: Application Checklist for Additions

Photos that show

- o Existing elevations
- o Site conditions
- o Closeups of any architectural feature to be removed or impacted (windows, doors, trim, etc.)

Site or plot plan showing

- o Lot dimensions
- o Site features (house/garage/shed/driveway/deck/etc.)
- o Existing footprint and proposed addition
- o Setbacks from property lines

Basic floor plans

- o Existing and proposed
- o Footprint dimensions
- o Include dimension of corner insets

Elevation drawings

- o One per page
- o All affected elevations
- o Include existing and proposed
- o Height of existing and proposed work
- o Include differential between existing roof ridge and proposed, if applicable

Materials – may be shown on elevations or on a separate materials list

Trim materials and dimensions

- o Existing
- o Proposed on addition

Existing window dimensions for comparison with proposed on addition

Information on proposed windows. This may be shown on a window schedule or noted on elevations.

- o Material (typically wood or clad wood)
- o Style (double hung, slider, fixed, casement, etc.)
- o Cut sheets and profiles

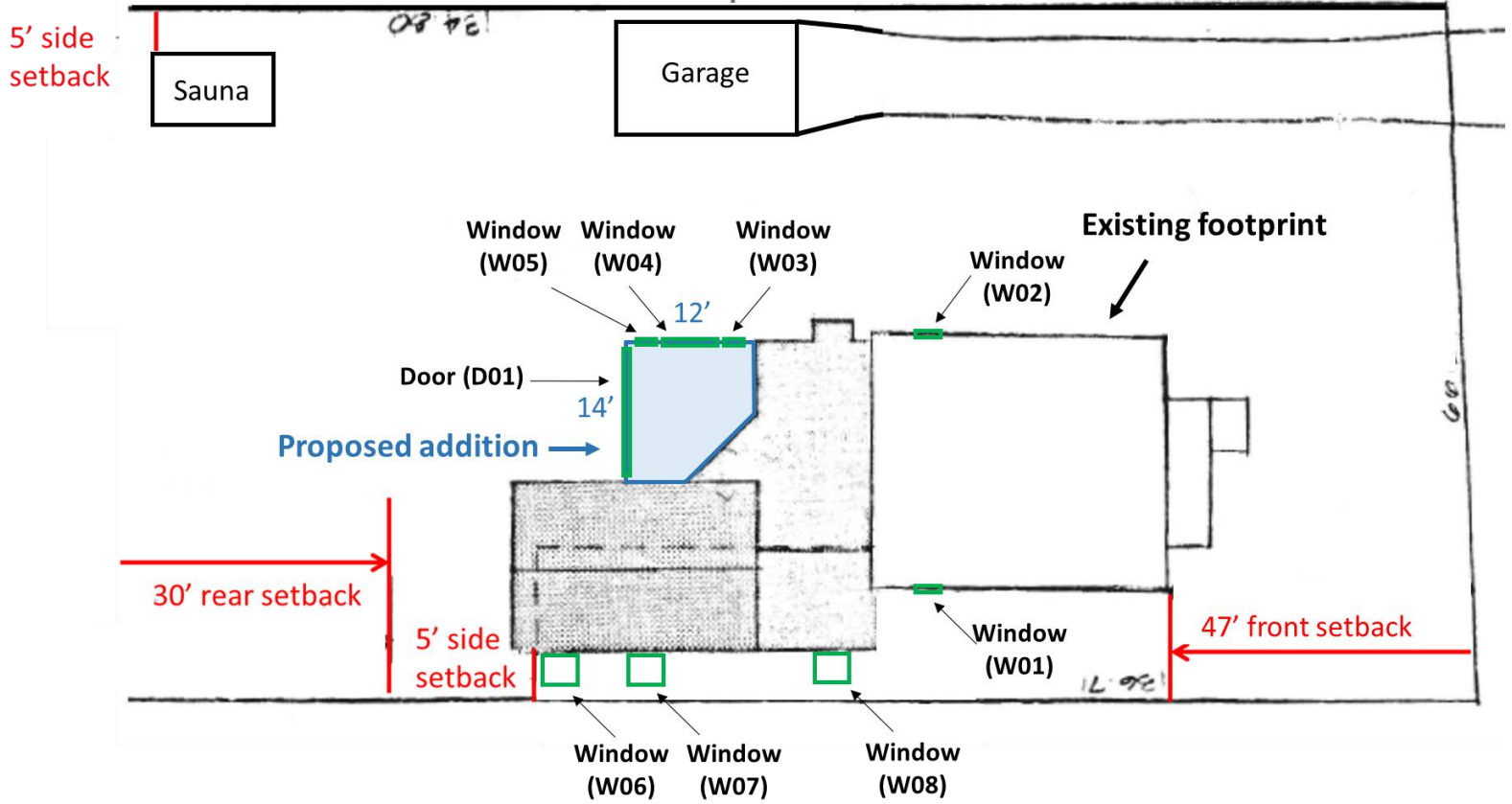
Proposed door information:

- o Material (wood, clad wood, fiberglass, steel, etc.)
- o Dimensions
- o Photo or drawing showing design (window(s), panels, etc.)

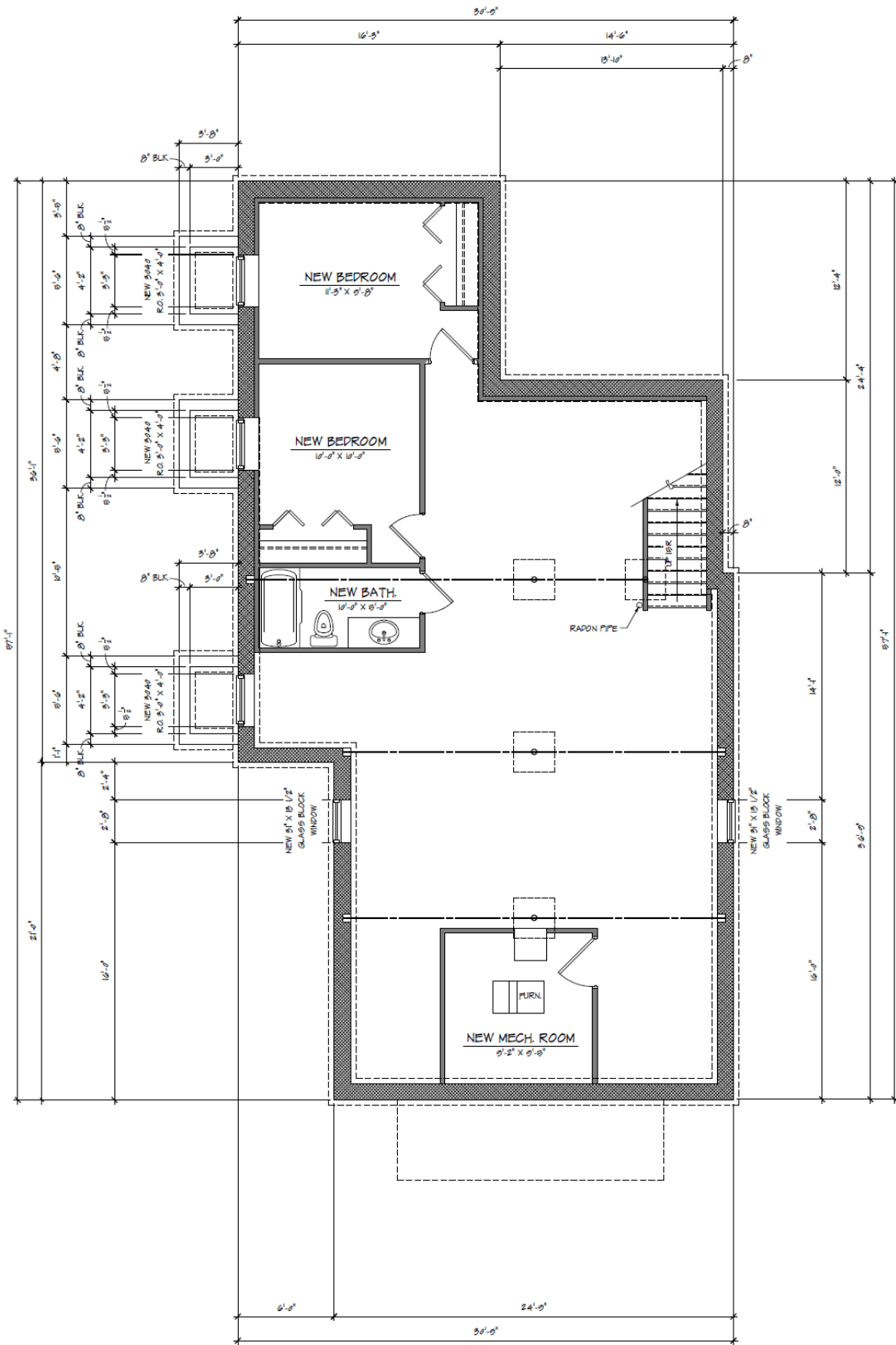
Table showing existing footprint and floor area of all pre-1945 parts of structure and footprint and floor area with addition.



- Plot plan showing footprint of house and other structures and driveway, and window well



- Basement floor plan (to scale) including all windows, rooms, mechanical equipment, etc.



NEW FOUNDATION PLAN

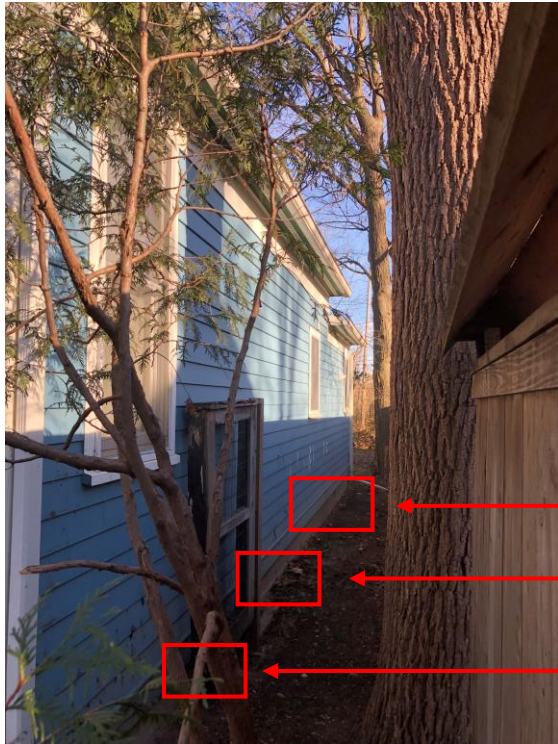
1/4" = 1'-0"



<p>MEH DESIGN 1043 Jewell Road - Mar. Michigan 48669 • 734 - 864 - 7409 •</p>	
<p>CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB REPORT ANY DISCREPANCIES TO OWNER IMMEDIATELY.</p>	
<p>Original Issue Date: 20 December 2021</p>	
<p>Revisions:</p>	
<p>Issue Description:</p>	
<p>Preliminary set.</p>	
<p>Issued For:</p>	
<p>Preliminary: <input checked="" type="checkbox"/></p>	
<p>Owner Review: <input type="checkbox"/></p>	
<p>Estimating: <input type="checkbox"/></p>	
<p>Construction: <input type="checkbox"/></p>	
<p>Project Name: Gerzszak Addition 225 Traver Rd. Ann Arbor, Michigan Sheet Title: New Foundation Plan & New Main Floor Plan</p>	
<p>Drawn: Matt Haggood Scale: As Shown Date: 20 December 2021</p>	
<p>Project Number: 202106 Sheet Number: A1.0</p>	



- Photos showing elevation where egress window is proposed and close up of area. If an existing window is proposed to be replaced, include a photo of that window (part 1 of 2)



Southern elevation



Proposed window well (W06)

Proposed window well (W08)

Proposed window well (W07)

Proposed window well (W06)



Proposed window well (W07)



Proposed window well (W08)



- Photos showing elevation where egress window is proposed and close up of area. If an existing window is proposed to be replaced, include a photo of that window (part 2 of 2)



Southern elevation



Proposed glass window (W02)



Northern elevation



Proposed glass window (W01)

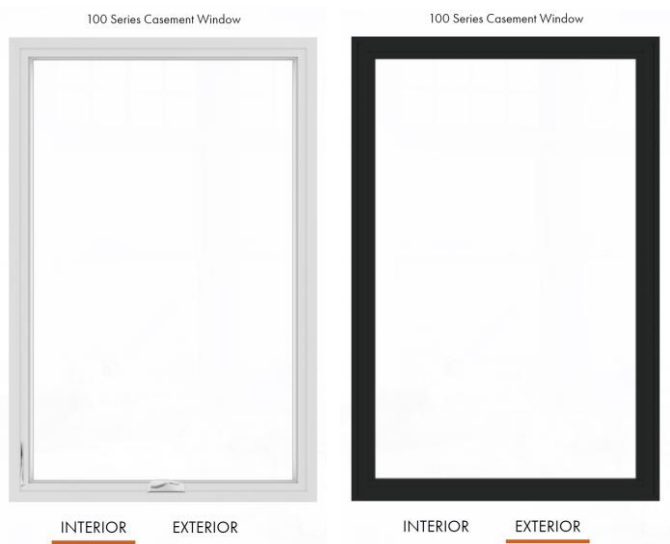


- Description of existing window, if applicable: dimensions, materials, style, age
- Description of proposed window: dimensions, materials, style, cut sheet, profile (See Appendix A for Andersen Series 100 brochure)



100 SERIES

CASEMENT WINDOW



Product ID#	100CS3060
Unit Width	35 1/2"
Unit Height	71 1/2"
Interior Color	White
Glass	Low-E Glass
Hardware	Folding Lock and Keeper, White
Grille Pattern	None
Exterior Color	White

100 SERIES WINDOW JOINING



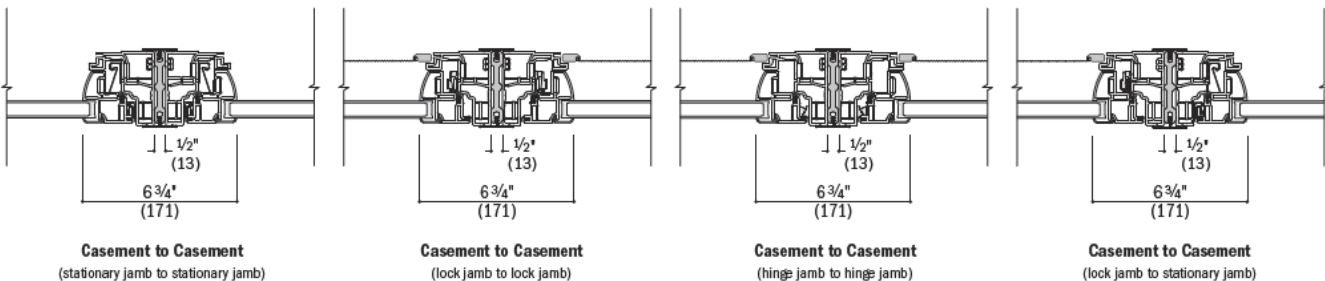
Vertical (ribbon) Fiberglass Joining Details – Non-Reinforced

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

Overall Window Dimension Width Sum of individual window widths plus 1/2" (13) per join.

Overall Minimum Rough Opening Width Overall window dimension width plus 3/4" (19).

The addition of joining materials will affect the overall rough opening dimension.



Clearly Secure

31 in. x 13.5 in. x 3.125 in. Frameless Wave Pattern Non-Vented Glass Block Window



- Pre-assembled glass block replacement window
- Glass blocks are ideal for basements, showers, bathrooms and more
- Increase privacy, security, efficiency and appearance
- [View More Details](#)

Width (in.) x Height (in.): **31.0 x 13.5**

31.0 x 13.5

31.0 x 15.5

31.0 x 19.25

31.0 x 21.25

31.0 x 23.25



- Well dimensions width/depth from house/depth of well/height above grade
- Well materials
- Information on anything else proposed: ladder, well cover, bollards, etc.



Rectangular galvanized steel window well



DESCRIPTION REVIEWS (0)

Square window wells are 18 gauge galvanized steel that is guaranteed for 30 years. All measurements are inside dimensions, and these wells have a 4" radius on the corners. Wells may distort during shipping and can be pushed back into shape during installation. For best results, we suggest purchasing window wells that go 8-12" below the lower sill of the window.

Egress Galvanized Steel Wells with 36" Projection

Egress Galvanized Wells - 36"	Gauge	Width	Projection	Available Depths
WCS4236	18	42"	36"	12", 18", 24", 36", 48", 60", 72", 84", 96"
WCS5036	18	50"	36"	12", 18", 24", 36", 48", 60", 72", 84", 96"
WCS5536	18	55"	36"	12", 18", 24", 36", 48", 60", 72", 84", 96"
WCS6036	18	60"	36"	12", 18", 24", 36", 48", 60", 72", 84", 96"
WCS6736	18	67"	36"	12", 18", 24", 36", 48", 60", 72", 84", 96"
WCS7536	18	75"	36"	12", 18", 24", 36", 48", 60", 72", 84", 96"

Window Well Egress Ladder



Window Well Egress Ladder sizing:

For all styles: Hook-Over, Bolt-On and ladders for Concrete/Brick wells:

- 3 step ladder for wells 48" deep or less
- 4 step ladder for wells 52" - 62" deep
- 5 step ladder for wells 63" - 72" deep
- 6 step ladder for wells 73" - 84" deep
- 7 step ladder for wells 85" - 96" deep
- 8 step ladder for wells 97" - 108" deep

All rungs are 12" apart, 16" wide, and the uprights are 12" apart.

Ladders for concrete/brick are intended to fit an 8" ledge.



Photos that show

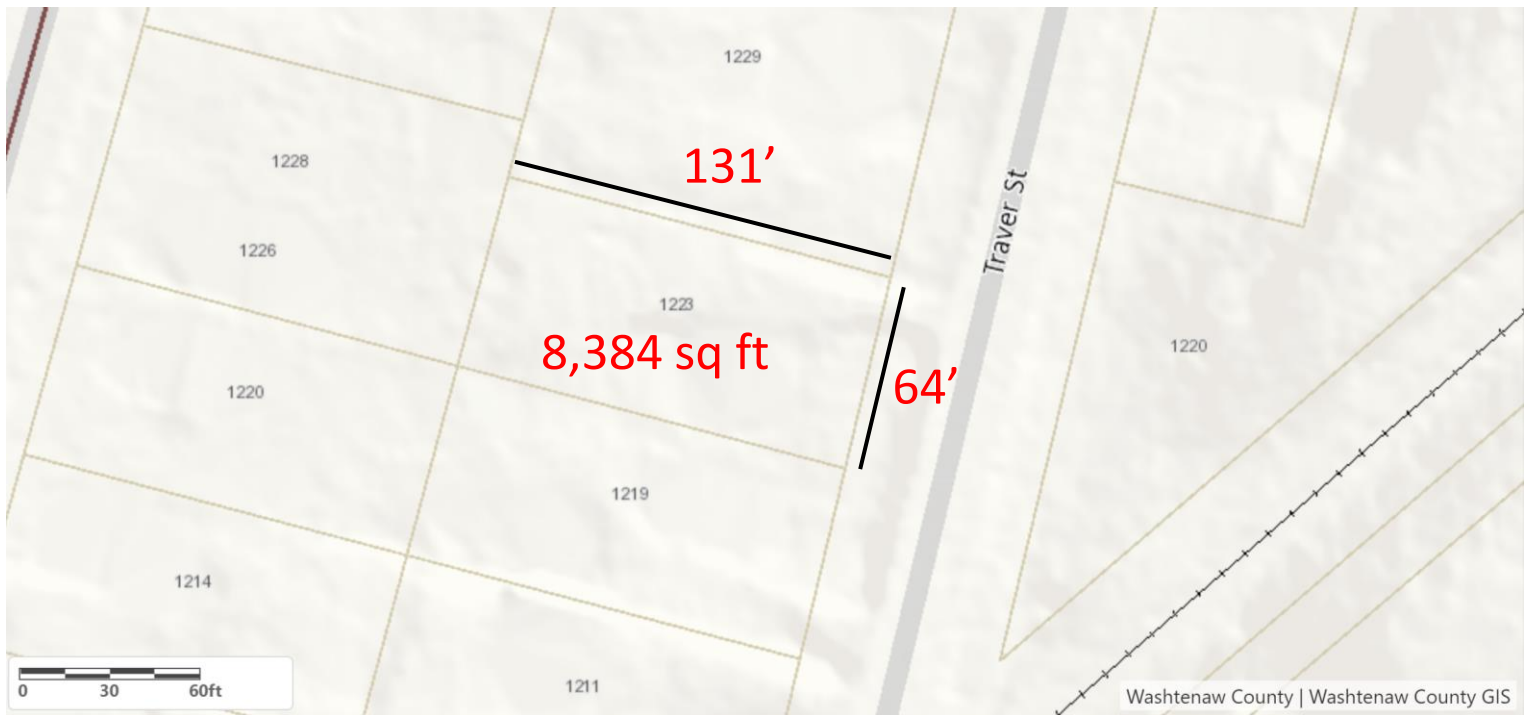
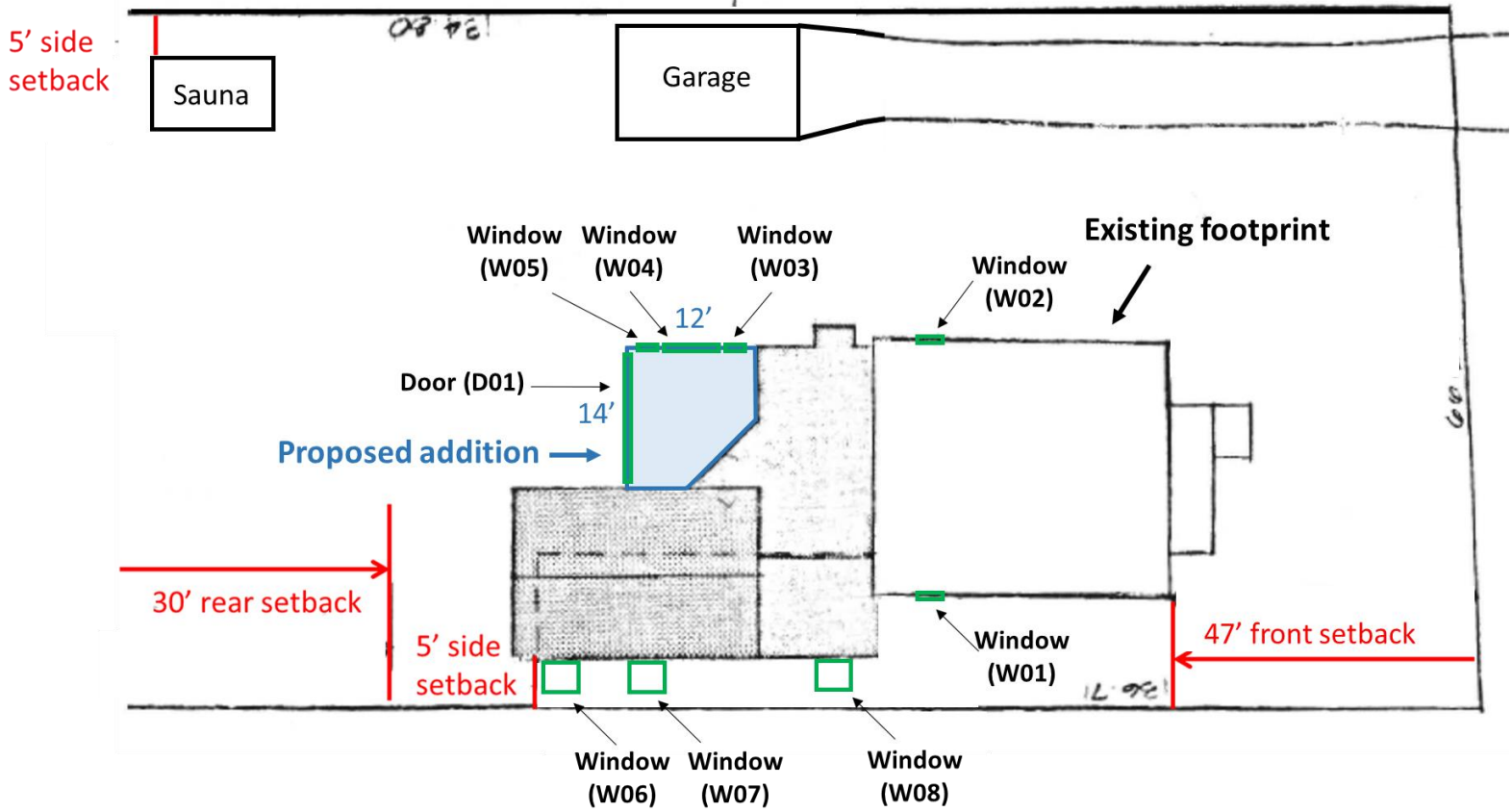
o Existing elevations

o Site conditions

o Closeups of any architectural feature to be removed or impacted (windows, doors, trim, etc.)



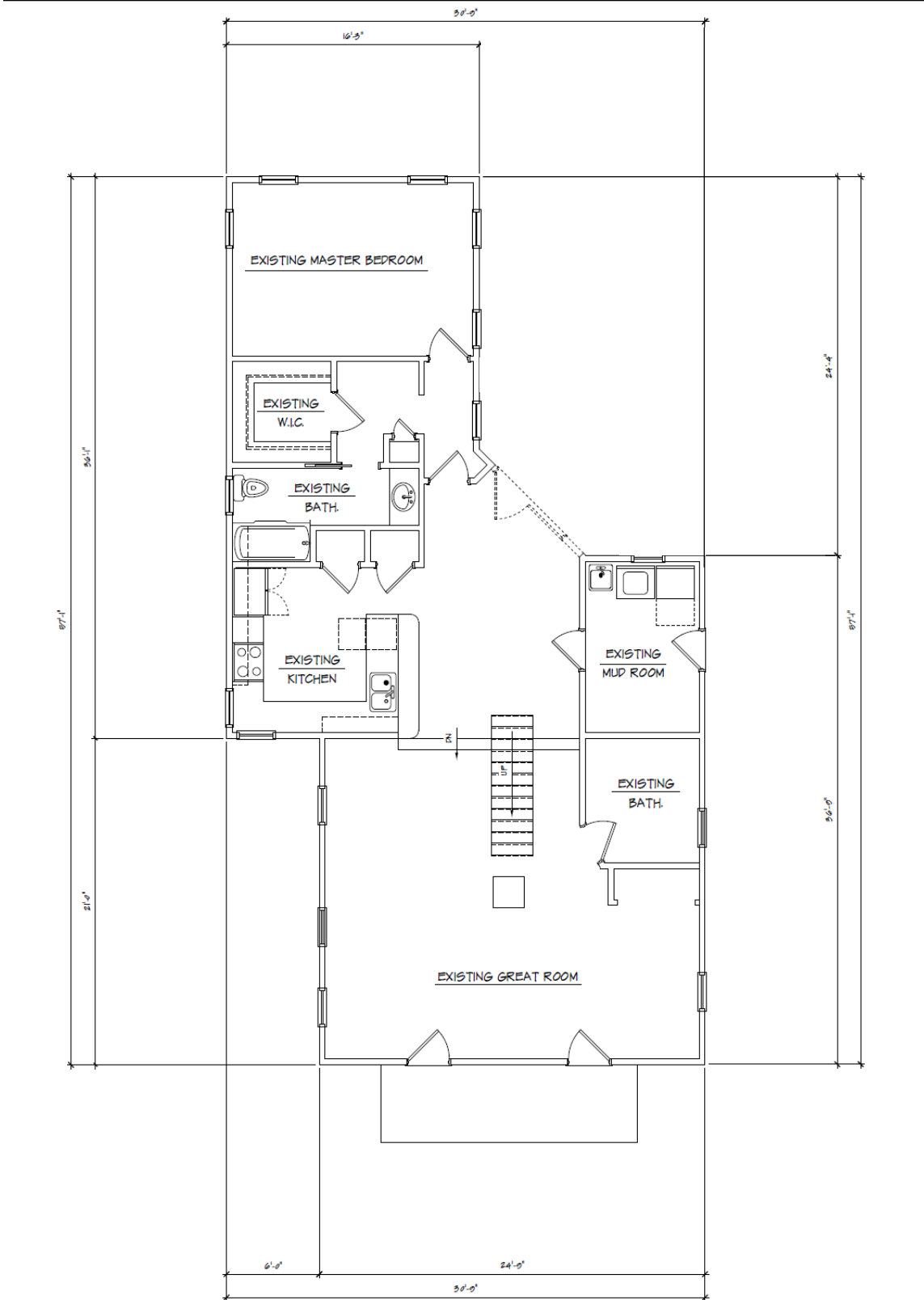
- o Site or plot plan showing
- o Lot dimensions
- o Site features (house/garage/shed/driveway/deck/etc.)
- o Existing footprint and proposed addition
- o Setbacks from property lines



Basic floor plans (part 1 of 5)

- o Existing and proposed
- o Footprint dimensions
- o Include dimension of corner insets

EXISTING



NEW MAIN FLOOR PLAN

1/4" = 1'-0"



MEH DESIGN
 1045 Jewell Road • Min. Michigan 48060 •
 •734 • 864 • 7422 •

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. REPORT ANY DISCREPANCIES TO OWNER IMMEDIATELY.

Original Issue Date: 20 December 2021

Revisions:

Issue Description:

Preliminary est.

- Issued For: Preliminary:
- Owner Review:
- Estimating:
- Construction:

Project Name: Genesak Addition
 225 Traver Rd. Ann Arbor, Michigan
 Sheet Title: New Foundation Plan & New Main Floor Plan

Drawn: Matt Haggood
 Scale: As Shown
 Date: 20 December 2021

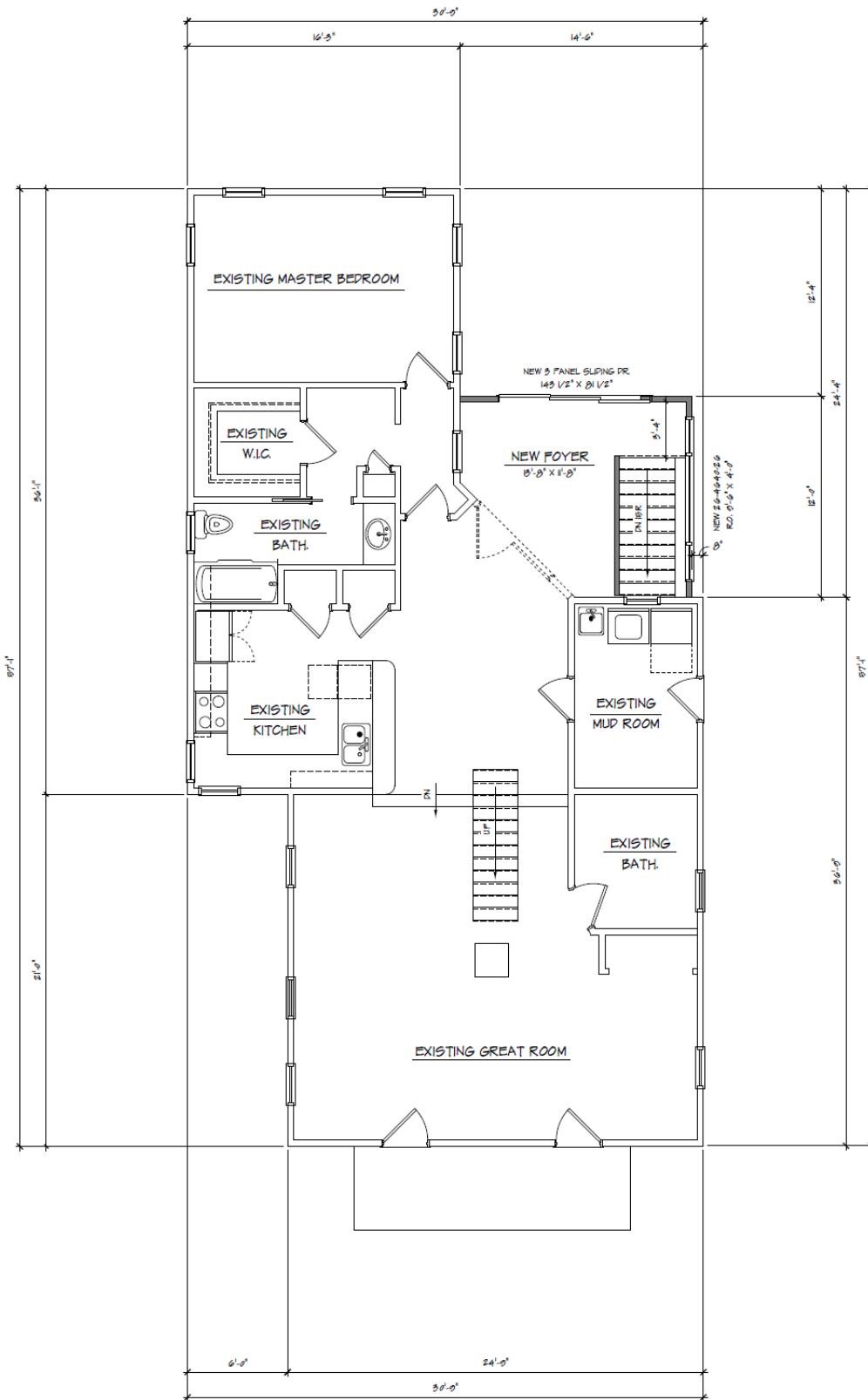
Project Number: 202106
 Sheet Number:

A1.0

Basic floor plans (part 2 of 5)

- o Existing and proposed
- o Footprint dimensions
- o Include dimension of corner insets

PROPOSED



NEW MAIN FLOOR PLAN NORTH
1/4" = 1'-0"



MEH DESIGN
1045 Jewell Road • Min. Michigan 48060 •
734 • 864 • 7422 •

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. REPORT ANY DISCREPANCIES TO OWNER IMMEDIATELY.

Original Issue Date: 20 December 2021

Revisions:

Issue Description: Preliminary est.

Issued For:
 Preliminary:
 Owner Review:
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 Construction:

Project Name:
 Genesak Addition
 225 Traver Rd.
 Sheet Title:
 New Foundation Plan & New Main Floor Plan

Drawn:
 Matt Hogood
 Scale:
 As Shown
 Date:
 20 December 2021

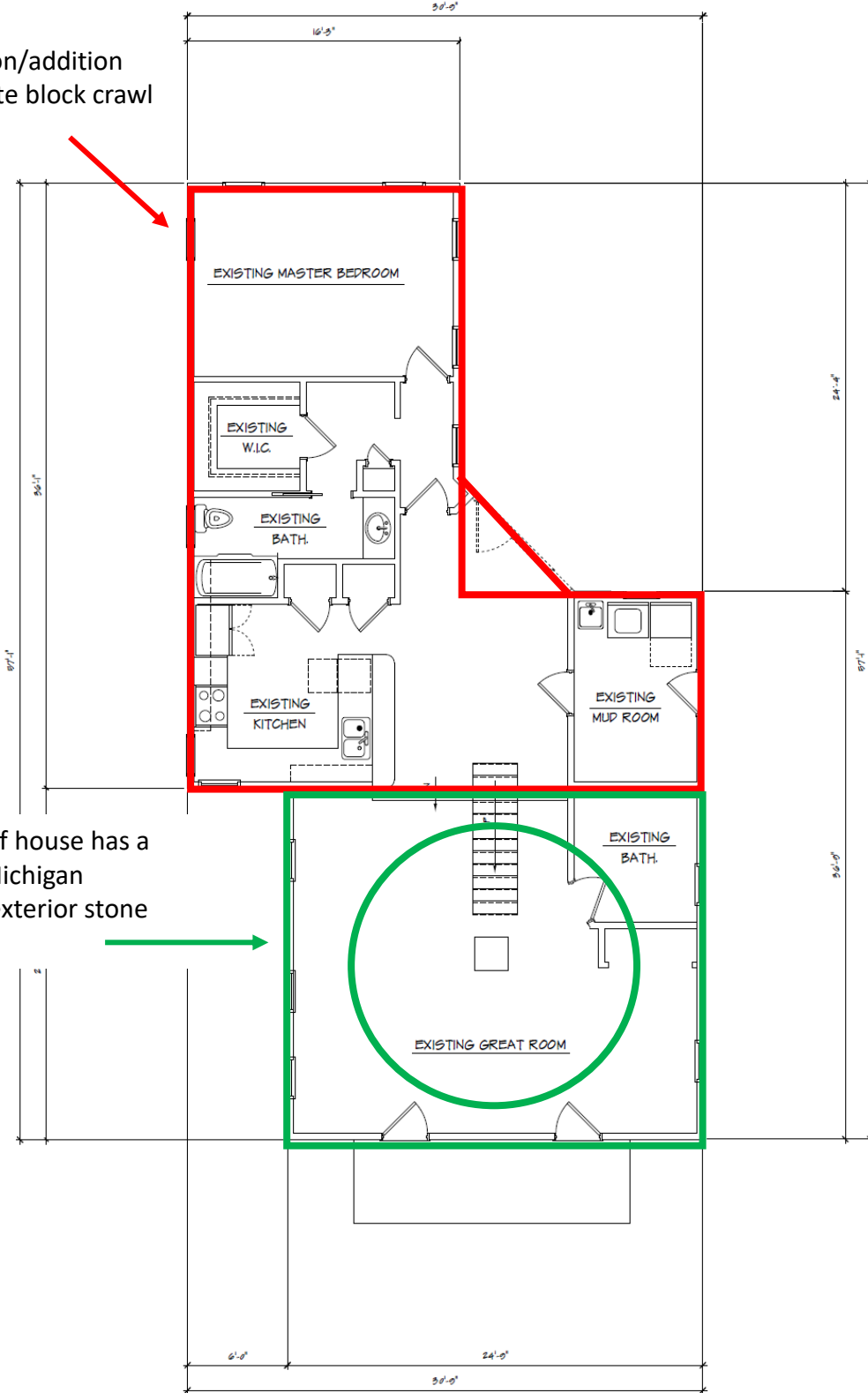
Project Number:
 202106
 Sheet Number:
 A1.0

Basic floor plans (part 3 of 5)

- o Existing and proposed
- o Footprint dimensions
- o Include dimension of corner insets

EXISTING

1990s renovation/addition sits on a concrete block crawl space



1850s portion of house has a circular stone Michigan basement and exterior stone foundation

NEW MAIN FLOOR PLAN

1/4" = 1'-0"



MEH DESIGN
 1045 Jewell Road • Min. Michigan 48660
 •734 • 864 • 7422

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Original Issue Date: 20 December 2021

Revisions:

Issue Description: Preliminary est.

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 Genesak Addition
 225 Traver Rd.
 Sheet Title:
 New Foundation Plan & New Main Floor Plan

Drawn:
 Matt Haggood
 Scale:
 As Shown
 Date:
 20 December 2021

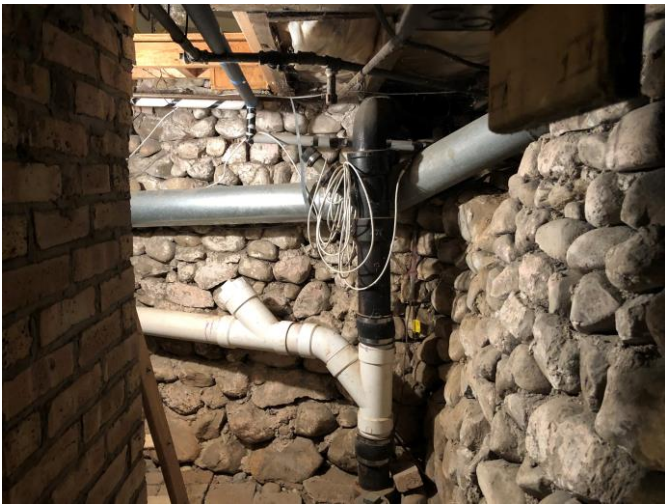
Project Number:
 202106
 Sheet Number:
 A1.0



Basic floor plans (part 4 of 5)

- o Existing and proposed
- o Footprint dimensions
- o Include dimension of corner insets

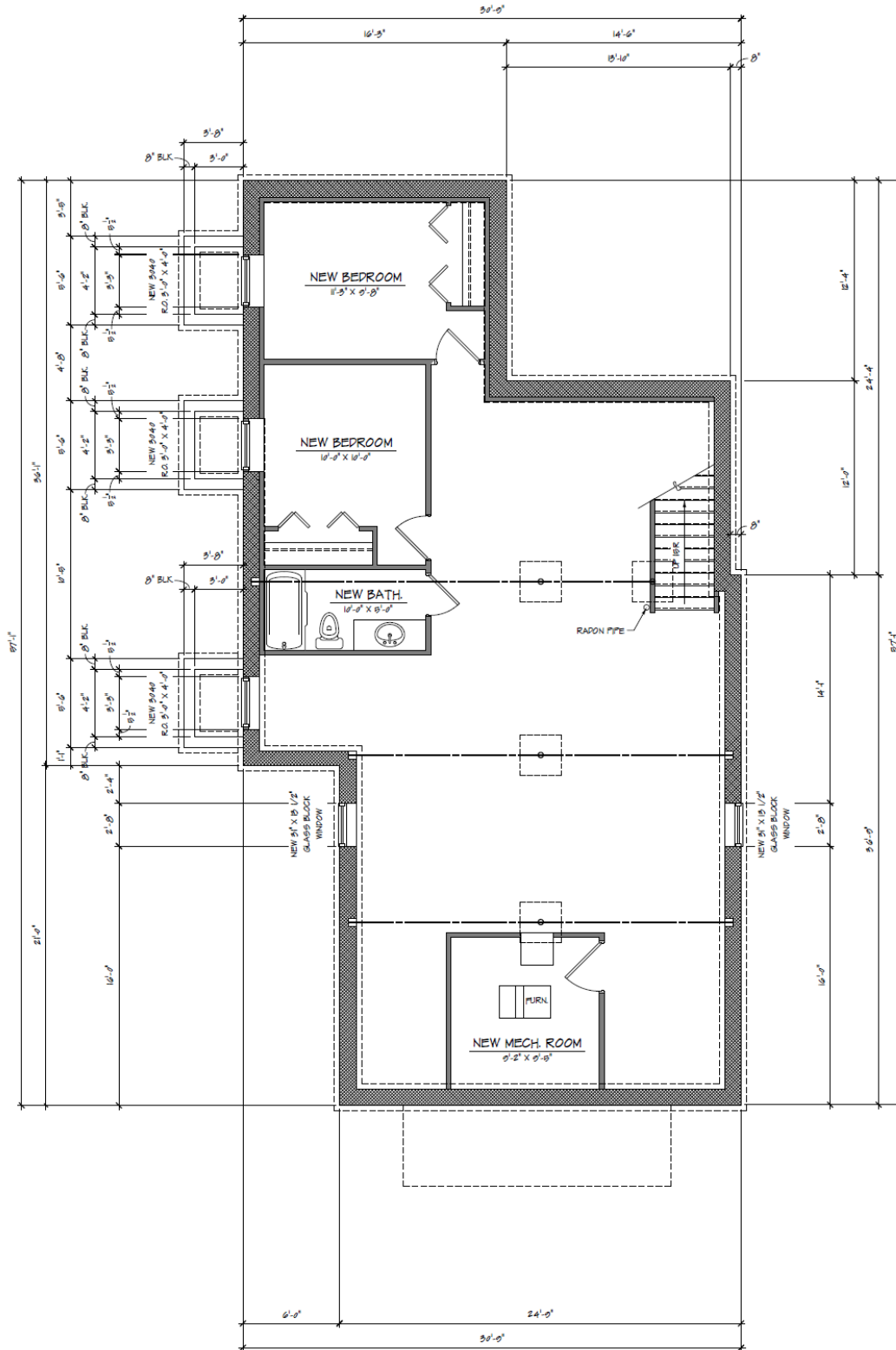
EXISTING



Basic floor plans (part 5 of 5)

- o Existing and proposed
- o Footprint dimensions
- o Include dimension of corner insets

PROPOSED



NEW FOUNDATION PLAN NORTH
1/4" = 1'-0"

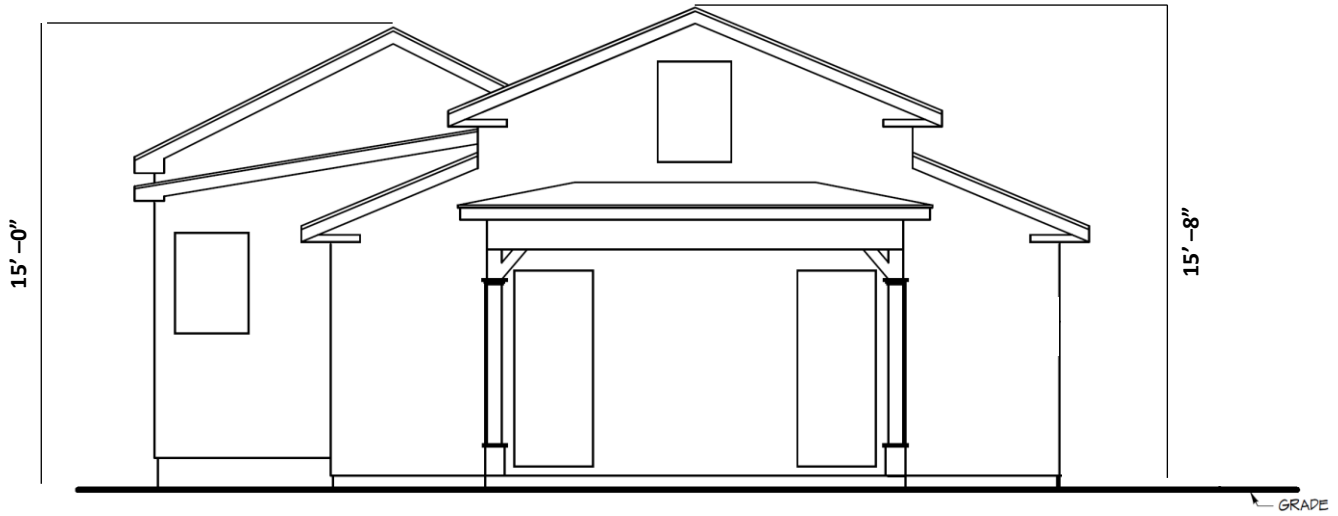
<p>MEH DESIGN 1045 Javel Road • Niles, Michigan 48060 • 734 - 664 - 7409 •</p>
<p>CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. REPORT ANY DISCREPANCIES TO OWNER IMMEDIATELY.</p>
<p>Original Issue Date: 20 December 2021</p>
<p>Revisions:</p>
<p>Issue Description: Preliminary set.</p>
<p>Issue For: Preliminary: <input checked="" type="checkbox"/> Owner Review: <input type="checkbox"/> Estimating: <input type="checkbox"/> Construction: <input type="checkbox"/></p>
<p>Project Name: Gerasak Addition 229 Traver Rd. Ann Arbor, Michigan Sheet Title: New Foundation Plan & New Main Floor Plan</p>
<p>Drawn: Matt Hgood Scale: As Shown Date: 20 December 2021</p>
<p>Project Number: 202106 Sheet Number: A1.0</p>



Elevation drawings (part 1 of 8)

- o One per page
- o All affected elevations
- o Include existing and proposed
- o Height of existing and proposed work
- o Include differential between existing roof ridge and proposed, if applicable

EXISTING



EAST ELEVATION

1/4" = 1'-0"

MEH DESIGN
 1049 Jewell Road • New Haven • 48662 •
 • 734 - 664 - 7409 •

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. REPORT ANY DISCREPANCIES TO OWNER IMMEDIATELY.

Original Issue Date:
20 December 2021

Revisions:

Issue Description:
Preliminary set.

Issue For:
 Preliminary:
 Owner Review:
 Estimating:
 Construction:

Project Name:
Gerzszak Addition
229 Traver Rd.
 Ann Arbor, Michigan
 Sheet Title:
New Foundation Plan & New Main Floor Plan

Drawn:
Matt Hgood
 Scale:
As Shown
 Date:
20 December 2021

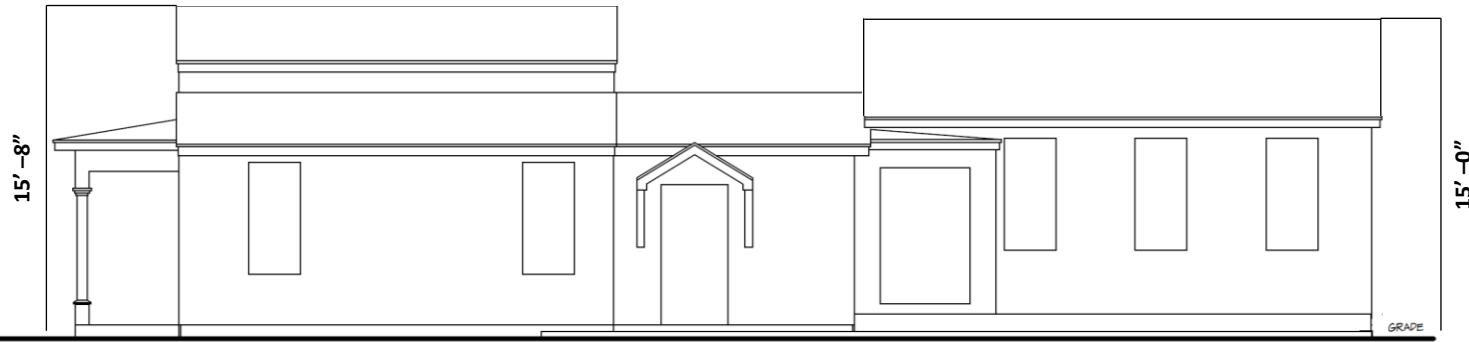
Project Number:
202106
 Sheet Number:
A1.0



Elevation drawings (part 2 of 8)

- o One per page
- o All affected elevations
- o Include existing and proposed
- o Height of existing and proposed work
- o Include differential between existing roof ridge and proposed, if applicable

EXISTING



NORTH ELEVATION

1/4" = 1'-0"

MEH DESIGN
 1045 Javel Road • Midland • Michigan 48667 •
 • 734 • 664 • 7409 •

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. REPORT ANY DISCREPANCIES TO OWNER IMMEDIATELY.

Original Issue Date: 20 December 2021
 Revisions:
 Issue Description:
 Preliminary set.

Issue For:
 Preliminary:
 Owner Review:
 Estimating:
 Construction:

Project Name:
Gerzszak Addition
 229 Traver Rd. Ann Arbor, Michigan
 Sheet Title:
 New Foundation Plan & New Main Floor Plan

Drawn:
 Matt Hgood
 Scale:
 As Shown
 Date:
 20 December 2021

Project Number:
 202106
 Sheet Number:
A1.0



Elevation drawings (part 3 of 8)

- o One per page
- o All affected elevations
- o Include existing and proposed
- o Height of existing and proposed work
- o Include differential between existing roof ridge and proposed, if applicable

EXISTING



WEST ELEVATION

1/4" = 1'-0"

MEH DESIGN
 1045 Jewell Road • Niles, Michigan 48162 •
 • 734 - 664 - 7409 •

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. REPORT ANY DISCREPANCIES TO OWNER IMMEDIATELY.

Original Issue Date:
20 December 2021

Revisions:

Issue Description:
Preliminary set.

Issue Form:
 Preliminary:
 Owner Review:
 Estimating:
 Construction:

Project Name:
Gereszak Addition
 229 Traver Rd. Ann Arbor, Michigan
 Sheet Title:
New Foundation Plan & New Main Floor Plan

Drawn:
Matt Hgood
 Scale:
As Shown
 Date:
20 December 2021

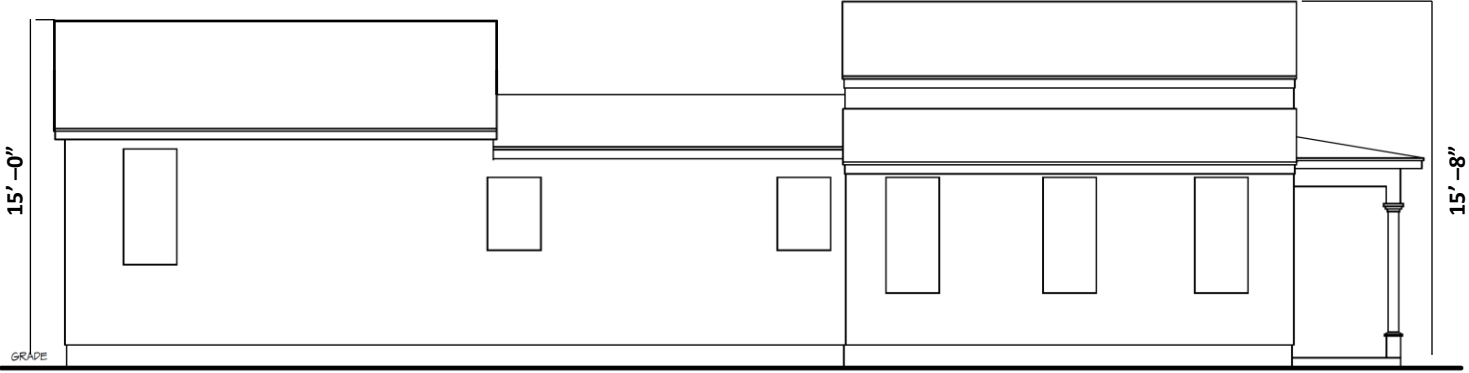
Project Number:
202106
 Sheet Number:
A1.0



Elevation drawings (part 4 of 8)

- o One per page
- o All affected elevations
- o Include existing and proposed
- o Height of existing and proposed work
- o Include differential between existing roof ridge and proposed, if applicable

EXISTING



SOUTH ELEVATION

1/4" = 1'-0"

MEH DESIGN
 10495 Jewell Road • New Haven 48662 •
 • 734 • 664 • 7409 •

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. REPORT ANY DISCREPANCIES TO OWNER IMMEDIATELY.

Original Issue Date:
20 December 2021

Revisions:

Issue Description:

Preliminary set.

Issue For:
 Preliminary:
 Owner Review:
 Estimating:
 Construction:

Project Name:
Gerzszak Addition
 229 Traver Rd. Ann Arbor, Michigan
 Sheet Title:
New Foundation Plan & New Main Floor Plan

Drawn:
 Matt Hgood
 Scale:
 As Shown
 Date:
 20 December 2021

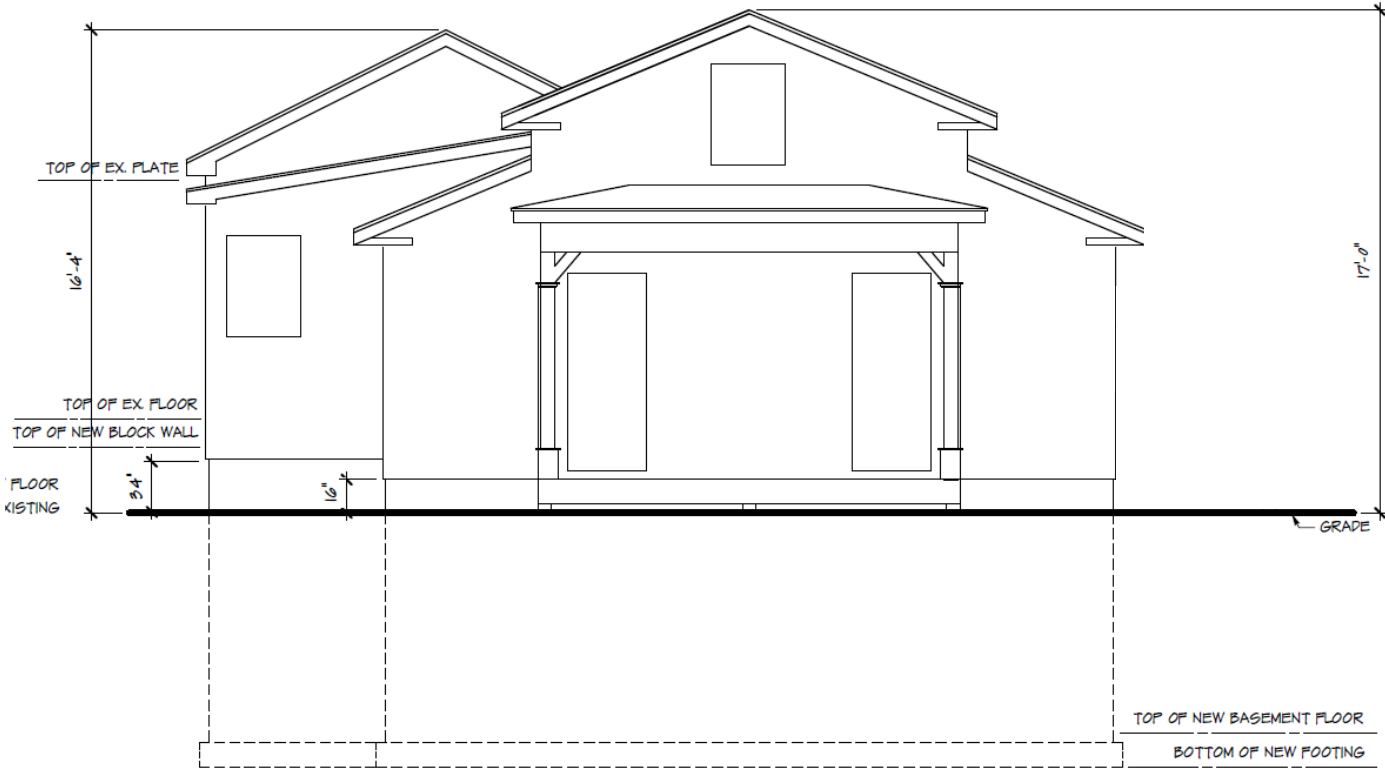
Project Number:
 202106
 Sheet Number:
A1.0



Elevation drawings (part 5 of 8)

- o One per page
- o All affected elevations
- o Include existing and proposed
- o Height of existing and proposed work
- o Include differential between existing roof ridge and proposed, if applicable

PROPOSED



EAST ELEVATION

1/4" = 1'-0"

MEH DESIGN
 1049 Janel Road • Niles, Michigan 48162 •
 • 734 • 664 • 7409 •

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. REPORT ANY DISCREPANCIES TO OWNER IMMEDIATELY.

Original Issue Date:
20 December 2021

Revisions:

Issue Description:
Preliminary set.

Issue Form:
 Preliminary:
 Owner Review:
 Estimating:
 Construction:

Project Name:
Gerzszak Addition
 229 Traver Rd.
 Niles, Michigan
 Sheet Title:
New Foundation Plan & New Main Floor Plan

Drawn:
Matt Hgood
 Scale:
As Shown
 Date:
20 December 2021

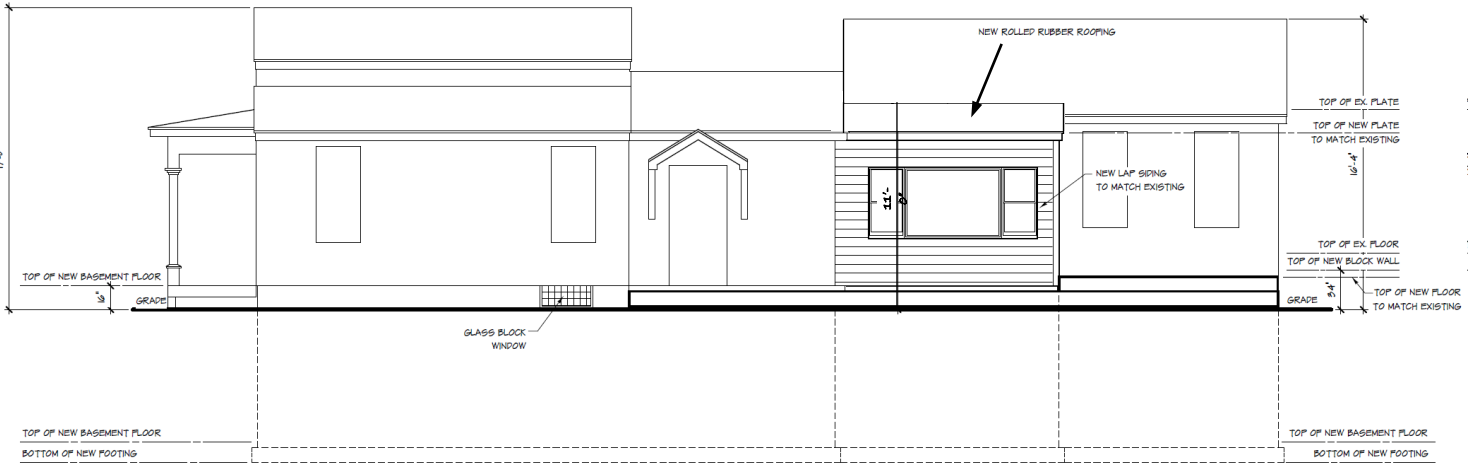
Project Number:
202106
 Sheet Number:
A1.0



Elevation drawings (part 6 of 8)

- o One per page
- o All affected elevations
- o Include existing and proposed
- o Height of existing and proposed work
- o Include differential between existing roof ridge and proposed, if applicable

PROPOSED



NORTH ELEVATION

1/4" = 1'-0"

MEH DESIGN
 1049 Jewell Road • Niles, Michigan 48162 •
 • 734 - 664 - 7409 •

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. REPORT ANY DISCREPANCIES TO OWNER IMMEDIATELY.

Original Issue Date:
20 December 2021

Revisions:

Issue Description:
Preliminary set.

- Issued For:
- Preliminary:
- Owner Review:
- Estimating:
- Construction:

Project Name:
Gereszak Addition
 229 Traver Rd. Ann Arbor, Michigan
 Sheet Title:
New Foundation Plan & New Main Floor Plan

Drawn:
Matt Hgood
 Scale:
As Shown
 Date:
20 December 2021

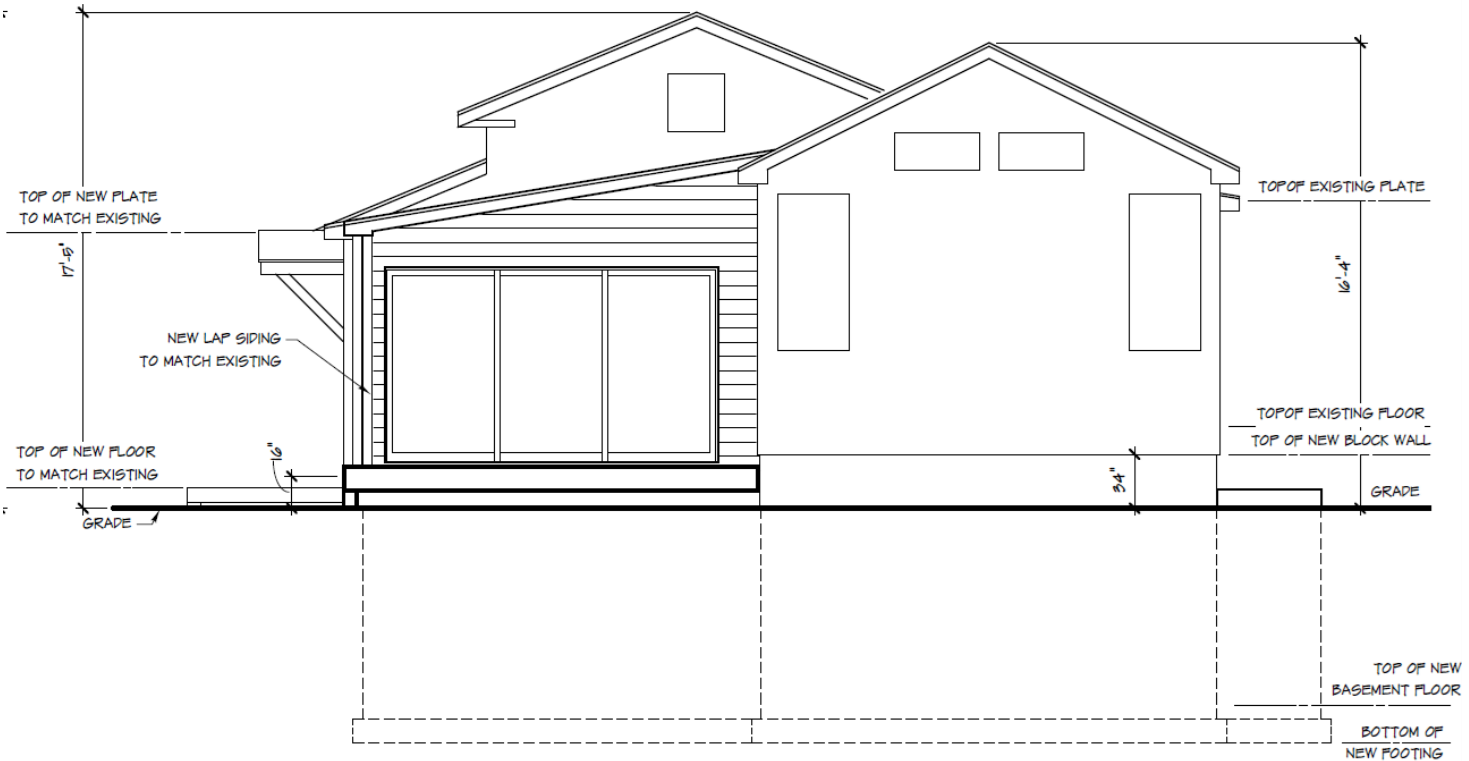
Project Number:
202106
 Sheet Number:
A1.0



Elevation drawings (part 7 of 8)

- o One per page
- o All affected elevations
- o Include existing and proposed
- o Height of existing and proposed work
- o Include differential between existing roof ridge and proposed, if applicable

PROPOSED



WEST ELEVATION

1/4" = 1'-0"

MEH DESIGN
 • 1043 Jewett Road • Milan, Michigan • 48866 •
 • 734 • 664 • 7400 •

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. REPORT ANY DISCREPANCIES TO OWNER IMMEDIATELY.

Original Issue Date: 20 December 2021

Revisions:

Issue Description:

Preliminary set.

Issued For:
 Preliminary:
 Owner Review:
 Estimating:
 Construction:

Project Name:
Gerzszak Addition
 223 Traver Rd.
 Sheet Title:
Elevations
 Ann Arbor, Michigan

Drawn:
 Matt Hagedorn
 Scale:
 As Shown
 Date:
 20 December 2021

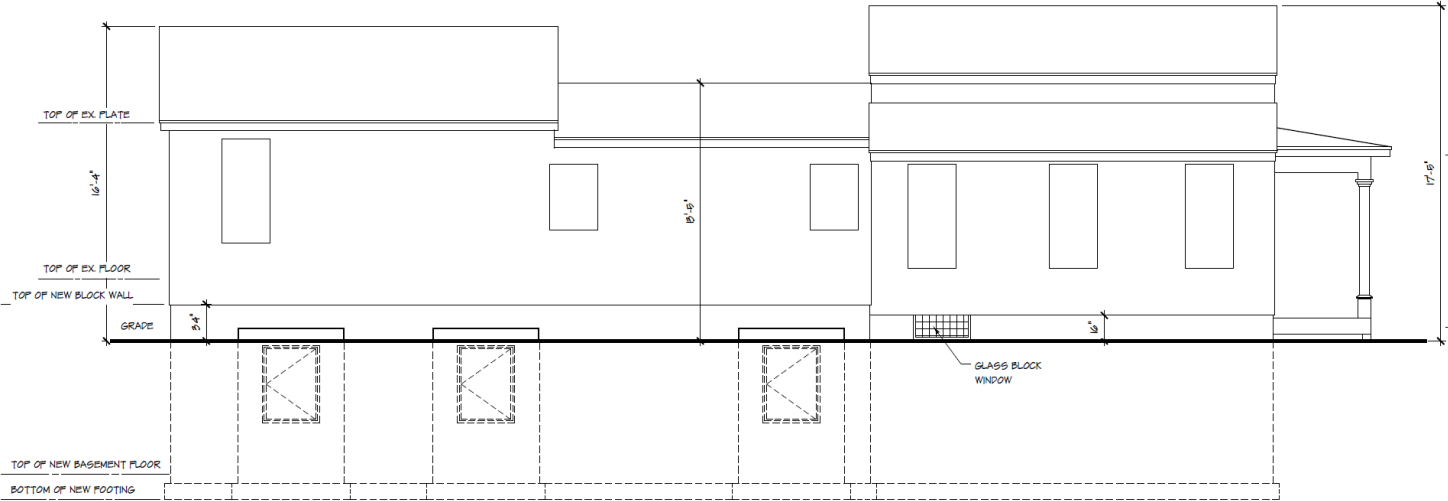
Project Number:
 202106
 Sheet Number:
A2.0



Elevation drawings (part 8 of 8)

- o One per page
- o All affected elevations
- o Include existing and proposed
- o Height of existing and proposed work
- o Include differential between existing roof ridge and proposed, if applicable

PROPOSED



SOUTH ELEVATION

1/4" = 1'-0"

MEH DESIGN
 1045 Jewell Road - Midland, Michigan 48667
 734 - 664 - 7409

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. REPORT ANY DISCREPANCIES TO OWNER IMMEDIATELY.

Original Issue Date:
20 December 2021

Revisions:

Issue Description:
Preliminary set.

Issue For:
 Preliminary:
 Owner Review:
 Estimating:
 Construction:

Project Name:
Gerzask Addition
 229 Traver Rd. Ann Arbor, Michigan
 Sheet Title:
New Foundation Plan & New Main Floor Plan

Drawn:
Matt Hgood
 Scale:
As Shown
 Date:
20 December 2021

Project Number:
202106
 Sheet Number:
A1.0



Materials – may be shown on elevations or on a separate materials list

Trim materials and dimensions

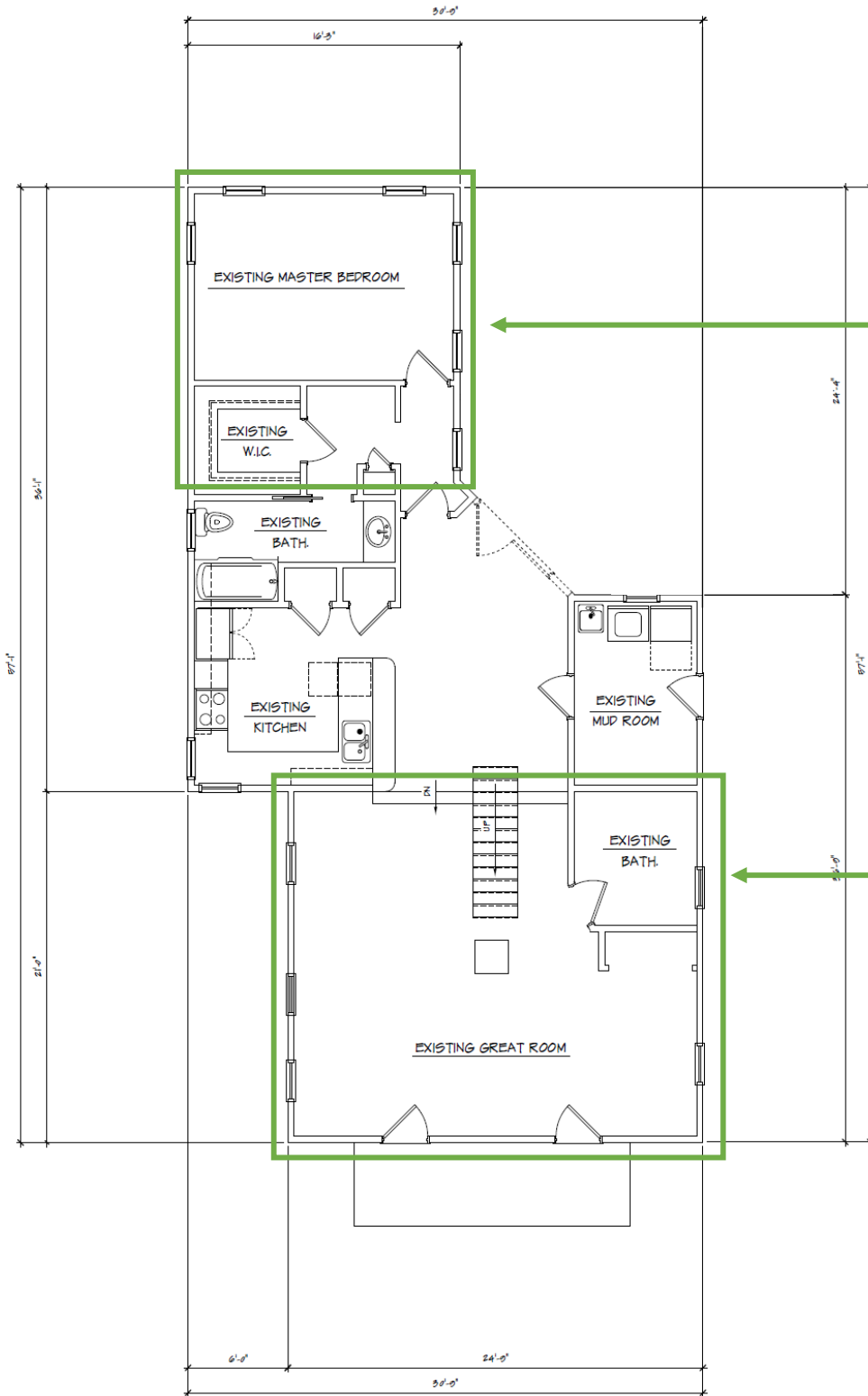
o Existing

o Proposed on addition

- **New addition will have wood lap siding that matches the existing siding**
- **Existing trim is wood and proposed trim is wood**



- Existing window dimensions for comparison with proposed on addition
- Information on proposed windows. This may be shown on a window schedule or noted on elevations (part 1 of 3)
 - o Material (typically wood or clad wood)
 - o Style (double hung, slider, fixed, casement, etc.)
 - o Cut sheets and profiles



Window dimensions of 1850s portion of house
27 1/2" x 63 1/2"

Window dimensions of 1850s portion of house
27 1/2" x 56 1/2"

NEW MAIN FLOOR PLAN
1/4" = 1'-0" 



MEH DESIGN
1045 Jewell Road • Milan, Michigan 48130 •
734 • 664-7429

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB REPORT ANY DISCREPANCIES TO OWNER IMMEDIATELY.

Original Issue Date: 20 December 2021

Revisions:

Issue Description:
Preliminary set.

- Issued For: Preliminary
- Owner Review:
- Estimating:
- Construction:

Project Name: **Gerzask Addition**
225 Traver Rd. Ann Arbor, Michigan
Sheet Title: **New Foundation Plan & New Main Floor Plan**

Drawn: Matt Hegood
Scale: As Shown
Date: 20 December 2021

Project Number: 2021B6
Sheet Number: **A1.0**

Existing window dimensions for comparison with proposed on addition
 Information on proposed windows. This may be shown on a window schedule or noted on elevations (part 2 of 3)

- o Material (typically wood or clad wood)
- o Style (double hung, slider, fixed, casement, etc.)
- o Cut sheets and profiles



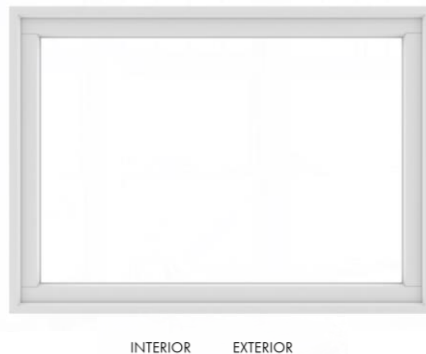
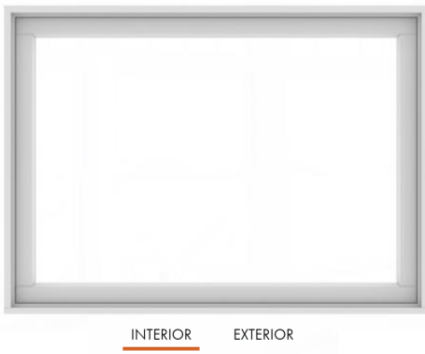
200 SERIES DOUBLE-HUNG WINDOW



Product ID#	244DH2040
Unit Width	23 1/2"
Unit Height	47 1/2"
Interior Color	White
Glass	Low-E Glass
Hardware	Lock and Keeper, White
Optional Hardware	Classic Series™ Hand Lift, White
Grille Pattern	Colonial
Grille Width	3/4"
Exterior Color	White
Exterior Trim Profile	None
Exterior Trim Color	White



200 SERIES PICTURE WINDOW



Product ID#	244FX5640
Unit Width	65 1/2"
Unit Height	47 1/2"
Interior Color	White
Glass	Low-E Glass
Grille Pattern	None
Exterior Color	White
Exterior Trim Profile	None



TILT-WASH WINDOWS

200 SERIES

Vertical (ribbon) Joining Detail

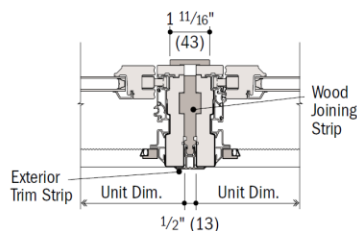
Scale 1 1/2" (38) = 1'-0" (305) – 1:8

Overall Window Dimension Width

Sum of individual window widths plus 1/2" (13) for each join.

Overall Rough Opening Width

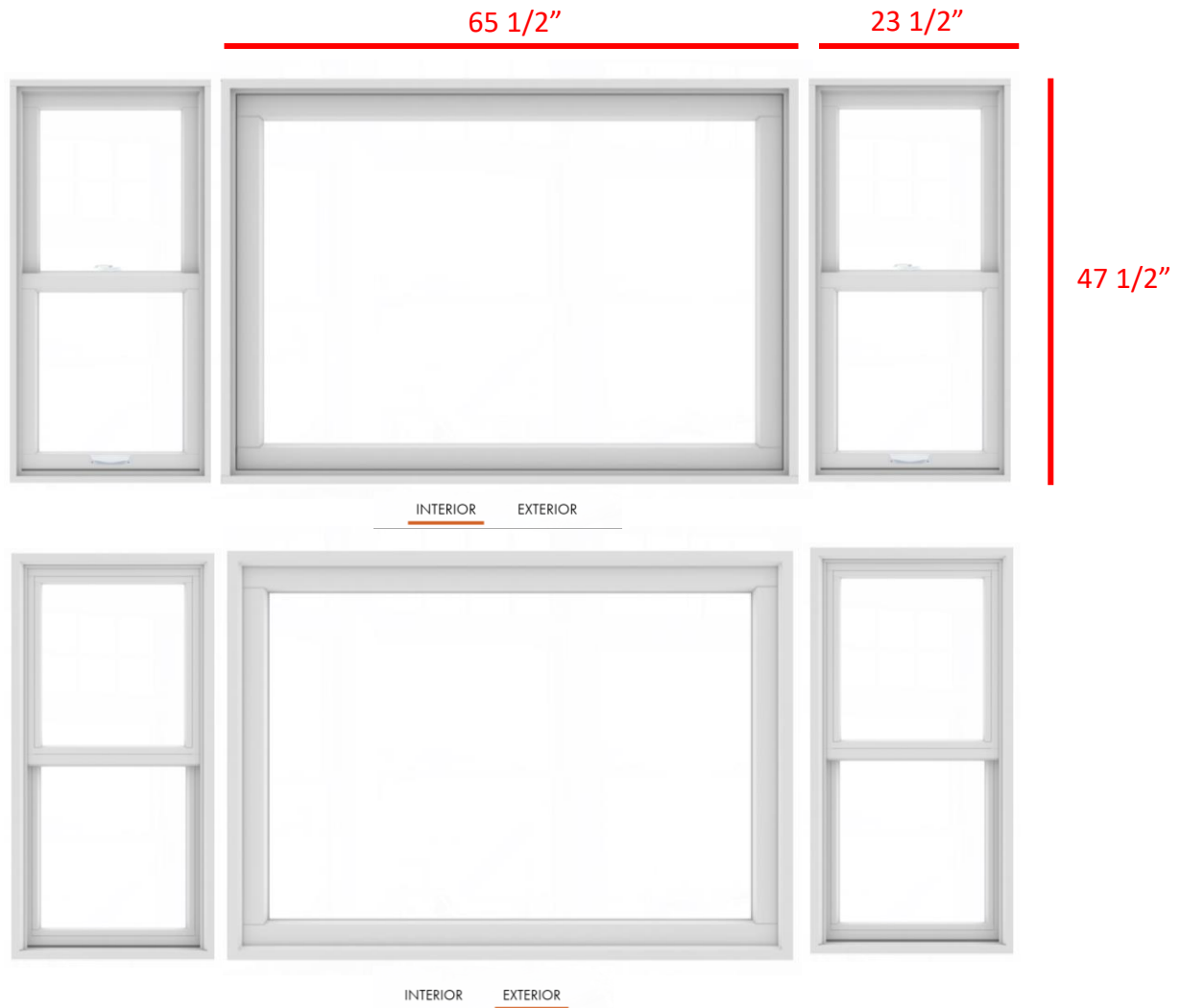
Overall window dimension width plus 1/2" (13).



Horizontal Section
Tilt-Wash Double-Hung to Tilt-Wash Double-Hung



Existing window dimensions for comparison with proposed on addition
Information on proposed windows. This may be shown on a window schedule or noted on elevations (part 3 of 3)
o Material (typically wood or clad wood)
o Style (double hung, slider, fixed, casement, etc.)
o Cut sheets and profiles



Proposed trim will match the trim around windows from the original 1850s house and 1990s renovation/addition



Proposed door information:

- o Material (wood, clad wood, fiberglass, steel, etc.)
- o Dimensions
- o Photo or drawing showing design (window(s), panels, etc.)



SLIDING / MULTI SLIDE / ALUMINUM WOOD

A 1529614



Aluminum wood

CLEAR OPENING IS LESS HEAD, SILL, JAMBS AND PANEL STACK; PER CONFIGURATION

O PANEL(S) SLIDING LEFT

AS VIEWED FROM THE EXTERIOR

3 PANEL(S) SLIDING RIGHT

<p>PRODUCT TYPE: Sliding Doors</p> <p>SYSTEM TYPE: Aluminum Wood</p> <p>QUANTITY: 1</p> <p>CONFIGURATION: XXO (as viewed from the exterior)</p> <p>RECOMMENDED RO WIDTH: 144 1/2"</p> <p>RECOMMENDED RO HEIGHT: 82 1/4"</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p>NET FRAME WIDTH: 143 1/2"</p> <p>NET FRAME HEIGHT: 81 1/2"</p> </div> <p>PANEL WIDTH: 48 9/16"</p> <p>PANEL HEIGHT: 78 7/16"</p> <p>JAMB DEPTH: 8 7/16"</p> <p>SILL TYPE: Weather Resistant Sill</p> <p>SILL DEPTH: 9 5/8"</p> <p>WHEEL TYPE: Acetal Wheels</p> <p>LEG EXTENSION: 2 5/16"</p> <p>BOTTOM RAIL: 2 15/16"</p> <p>TOP RAIL & STILES: 2 15/16"</p> <p>FRAME WEIGHT: 141 lbs</p> <p>PER PANEL WEIGHT: 135 lbs</p>	<p>PANEL TYPE: Custom Size</p> <p>HANDLE HEIGHT: 36"</p> <p>WOOD SPECIES: VG Douglas Fir</p> <p>COLOR: White</p> <p>HARDWARE FINISH: Stainless Steel</p> <p>HEAD TRACK FINISH: Stainless Steel</p> <p>SILL FINISH: Stainless Steel</p> <p>GLASS TYPE: LoE 366 IG</p> <p>GAS TYPE: Argon</p> <p>SPACER: Stainless Steel</p> <p>GLASS WIDTH (DLO): 42 9/16"</p> <p>GLASS HEIGHT (DLO): 72 9/16"</p> <p>U-FACTOR: 0.36</p> <p>SHGC: 0.21</p> <p>CUSTOM OPTIONS: -Square Stile Profile</p>
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HARDWARE OPTIONS

LaCantina Doors Multi Slide System features the highest quality hardware and components for increased durability, ease of operation and smooth performance. This Multi Slide System hardware is available in a stainless, bronze or black finish.



WOOD SPECIES

LaCantina Doors are available in 2 in-stock wood species.



COLOR OPTIONS

LaCantina Doors offer a wide range of in-stock, optional and custom colors. These color options will allow you to complement or match virtually almost any color for your project needs.

IN-STOCK COLORS



HARDWARE COLOR OPTIONS

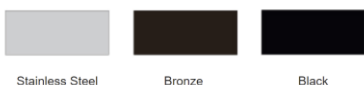


Table showing existing footprint and floor area of all pre-1945 parts of structure and footprint and floor area with addition



1947 Footprint

1947 Footprint = 1100 sq ft
Current Footprint = 1400 sq ft
Proposed Addition Footprint = ~150 sq ft
% Increase of Footprint = 40.9%

