

HANCOCK RESIDENCE

226 Buena Vista Ave • Ann Arbor, Michigan • 48103

Historic District Commission Application

Summary of Scope:

Back porch, kitchen, and bath renovation with minor exterior changes



CONTACT INDEX

OWNERS:

David Hancock
hancockd@umich.edu

DESIGNER:

Center Design Studio LLC
1346 Ravenwood Ave,
Ann Arbor Michigan, 48103
Jason J. Ennis
jason@centerdesignstudio.com

HANCOCK RESIDENCE

INTERIOR RENOVATION / REAR PORCH RENOVATION

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project number:
2304

issue date:
08/23/23

revisions:

sheet name:
COVER

sheet #:

1



EXISTING EAST ELEVATION (FRONT)

- NO CHANGES



- ADD SKYLIGHTS ABOVE BATHROOM
- REMOVE WINDOW AND MEMORIALIZE WHERE WINDOW WAS
- REPLACE DOOR

EXISTING SOUTH ELEVATION (SIDE)

- REMOVE (E) WINDOW IN KITCHEN TO INCREASE WORKABLE AREA
- ADD SKYLIGHTS OVER BATHROOM TO INCREASE NATURAL LIGHT AND ADD SOME CEILING HEIGHT



DEMO (E) DOORS AND WINDOWS

DEMO (E) PORCH
MOVE MEDIA BOX

EXISTING WEST ELEVATION (REAR)

- DEMO EXISTING BACK DECK
- DEMO EXISTING REAR DOOR AND, REAR AWNING WINDOW (1ST FLR), AND BATHROOM WINDOW (2ND FLR)
- ADD NEW BACK PORCH, FRENCH DOORS, AND NEW WINDOWS IN KITCHEN AND BATH



EXISTING NORTH ELEVATION (SIDE)

- NO CHANGES

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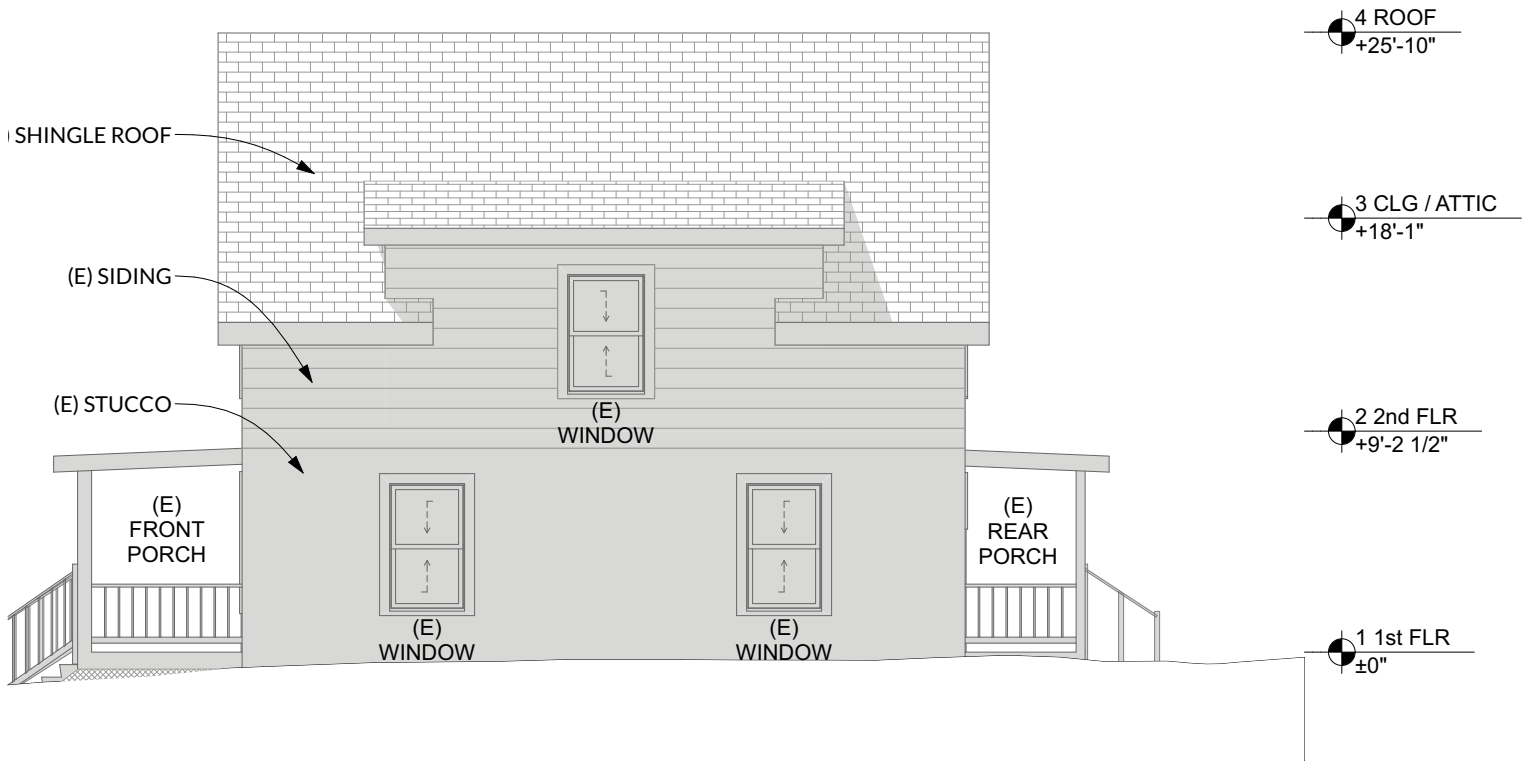
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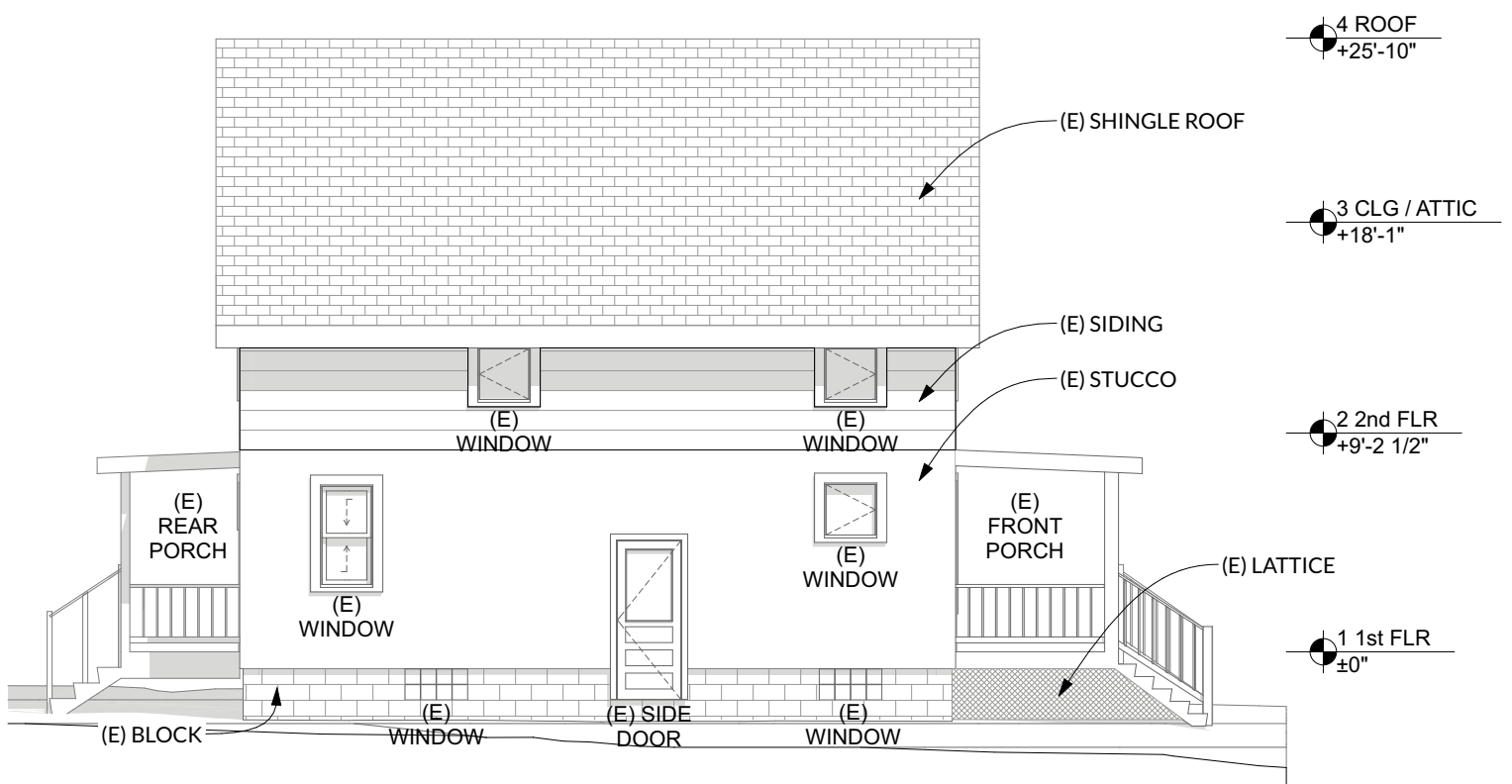
(E) PHOTOS

sheet #:

2



① HDC EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



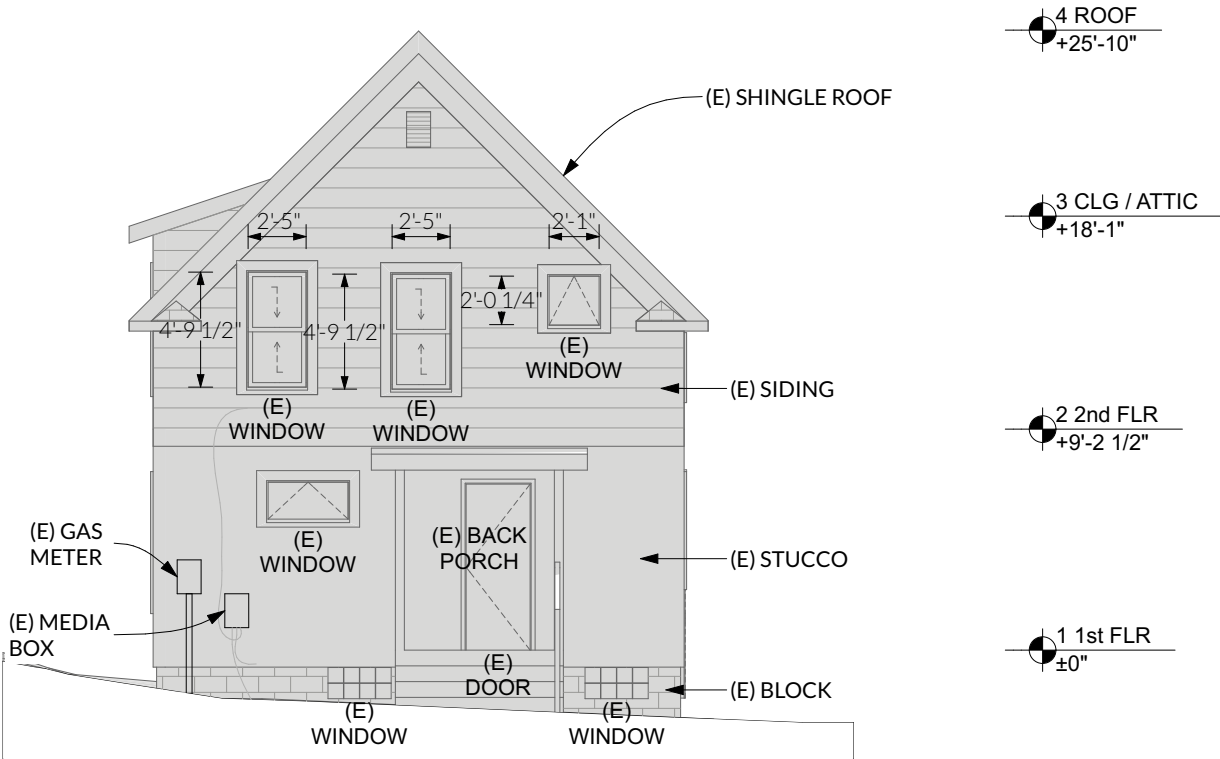
② HDC EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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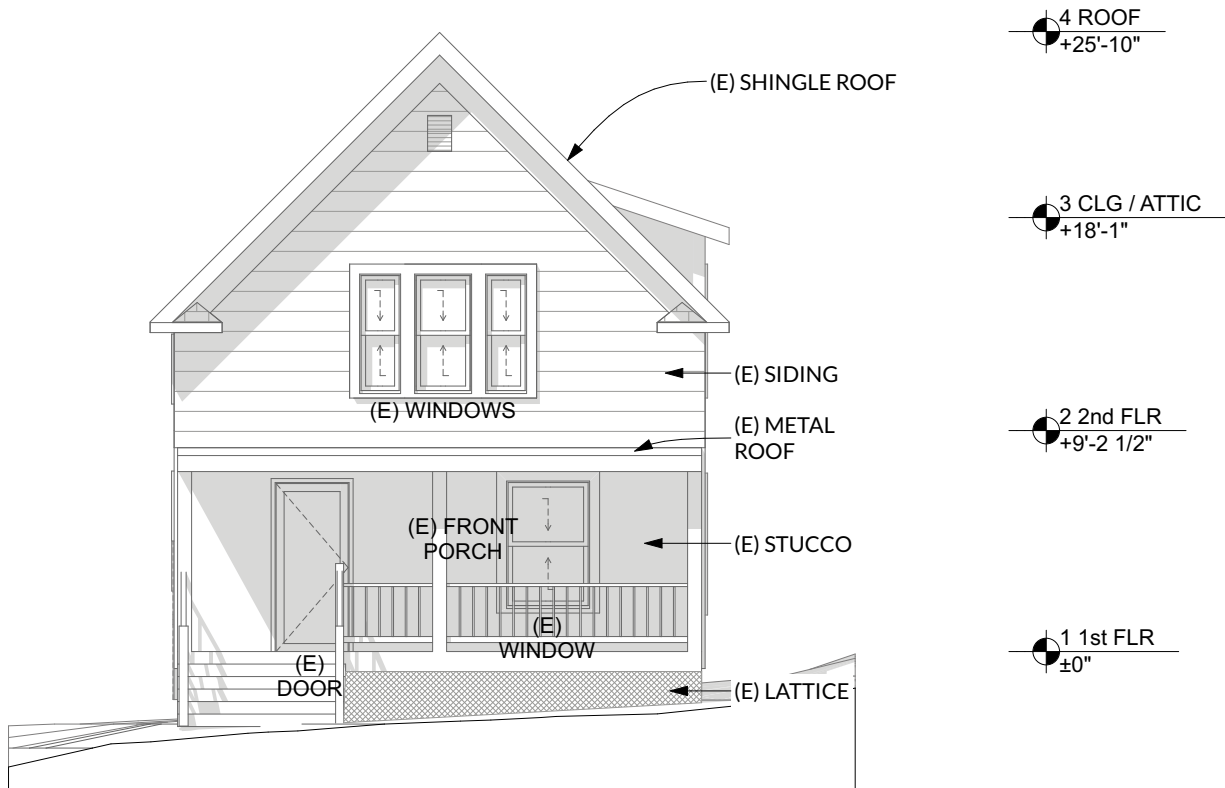
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project number: 2304	sheet name: (E) ELEVATIONS
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revisions:	



① HDC EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



② HDC EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"

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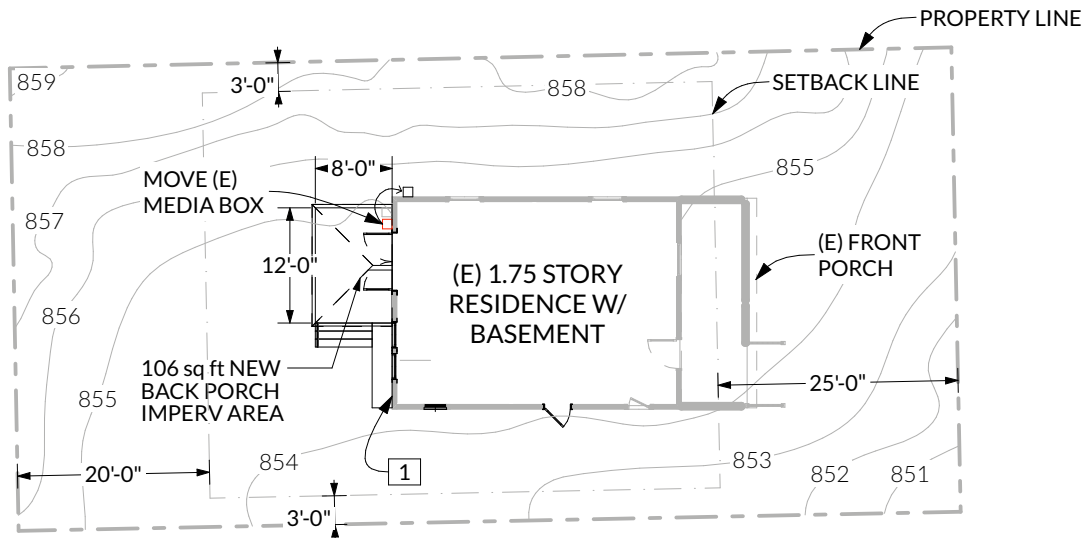
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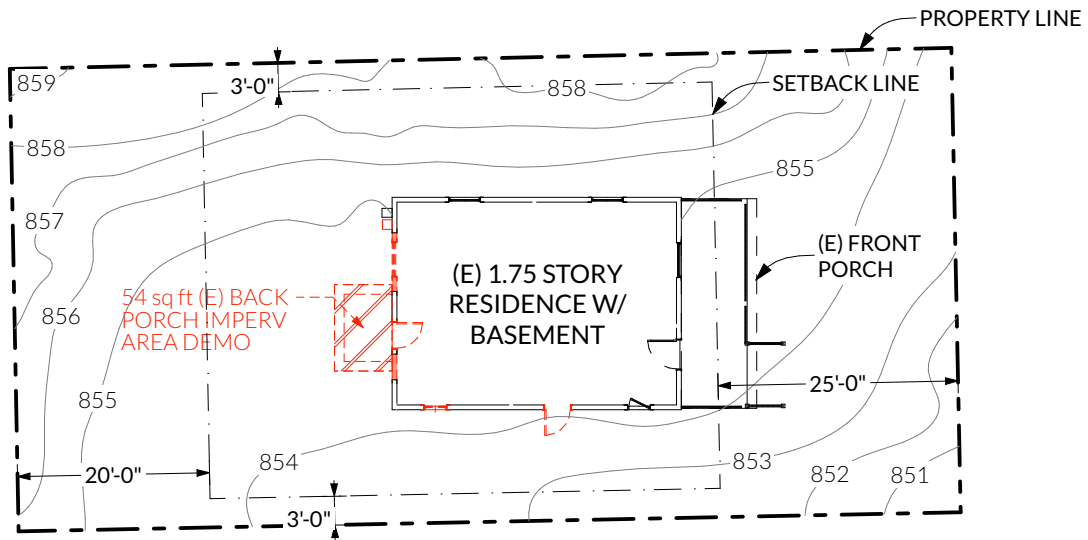
sheet name:
(E)
ELEVATIONS

sheet #:

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1. PROPOSED SITE PLAN
SCALE: 1" = 20'



2. DEMO SITE PLAN
SCALE: 1" = 20'

SITE PLAN NOTES

- DEMO EXISTING BACK PORCH
- NEW 8' X 11' BACK PORCH

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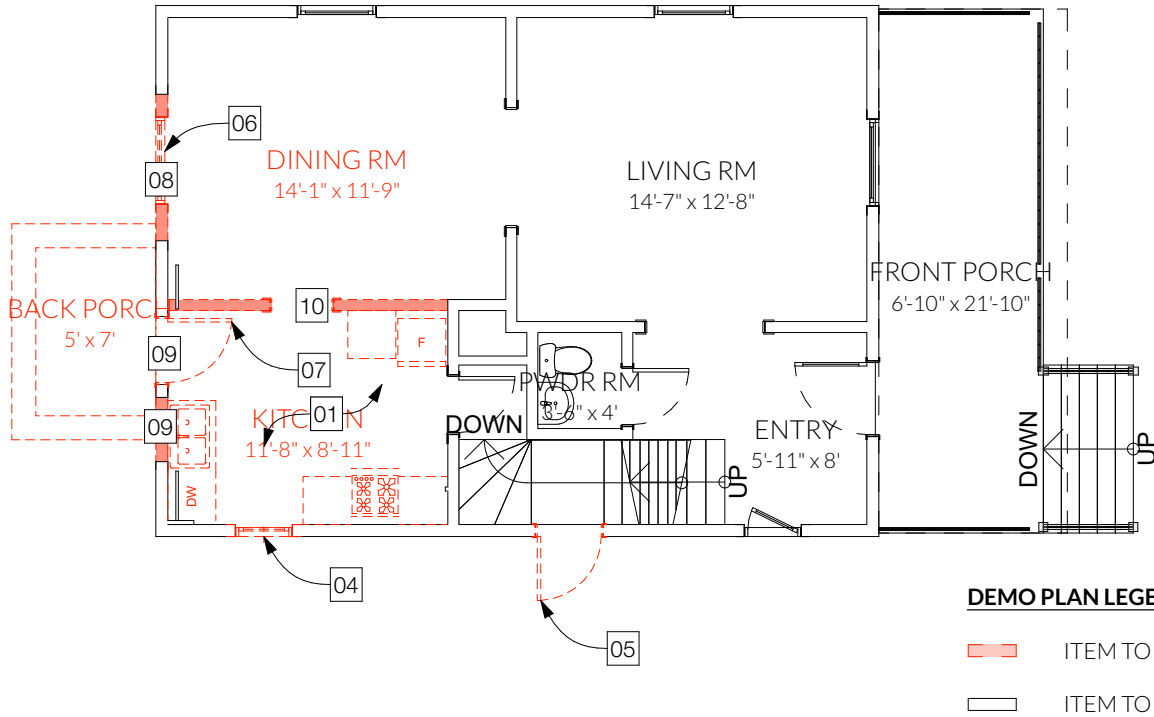
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sheet name:

PROPOSED
SITE PLAN

sheet #:

5



① **1. 1st FLR DEMO**
SCALE: 1/8" = 1'-0"

1ST FLR DEMO KEYED NOTES:

- 01. REMOVE ALL CABINETS, COUNTERTOPS, & ASSOCIATED FINISHES, FIXTURES AND APPLIANCES UNLESS OTHERWISE NOTED
- 04. DEMO (E) WINDOW
- 05. DEMO (E) DOOR TO BE REPLACED DUE TO DAMAGE
- 06. DEMO (E) AWNING WINDOW
- 07. DEMO (E) DOOR
- 08. NEW FRENCH DOOR ROUGH OPENING, FINAL DIMS TBD
- 09. NEW WINDOW ROUGH OPENING, FINAL DIMS TBD
- 10. (E) LOAD BEARING WALL; TEMP SHORE WALL PRIOR TO REMOVAL

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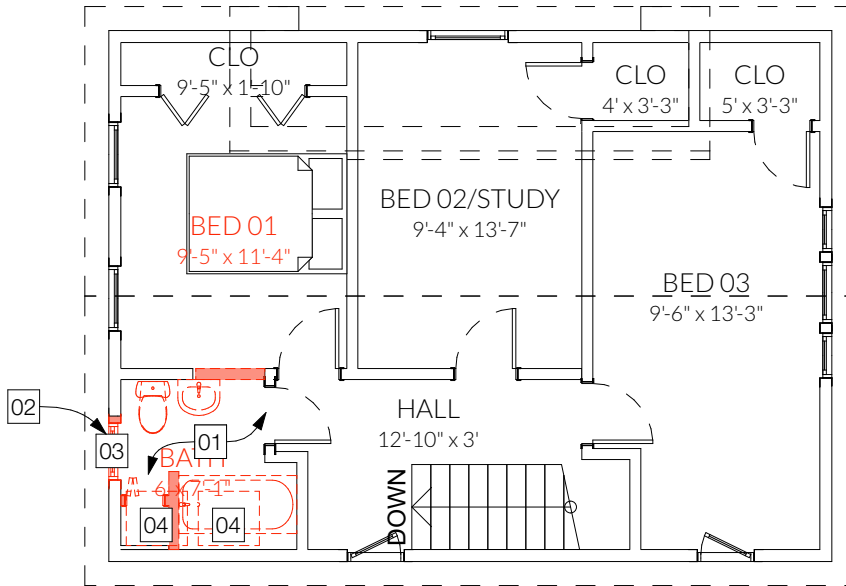
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sheet name:

1ST FLOOR
DEMO PLAN

sheet #:

6



DEMO PLAN LEGEND:

- ITEM TO BE REMOVED
- ITEM TO REMAIN

① **2. 2nd FLR DEMO PLAN**
SCALE: 1/8" = 1'-0"

2ND FLR DEMO KEYED NOTES:

- 01. REMOVE ALL CABINETS, COUNTERTOPS, & ASSOCIATED FINISHES, FIXTURES AND APPLIANCES UNLESS OTHERWISE NOTED
- 02. (E) WINDOW TO BE REMOVED
- 03. NEW WINDOW ROUGH OPENING, FINAL DIMS TBD
- 04. NEW SKYLIGHT OPENING IN ROOF, FINAL DIMS TBD

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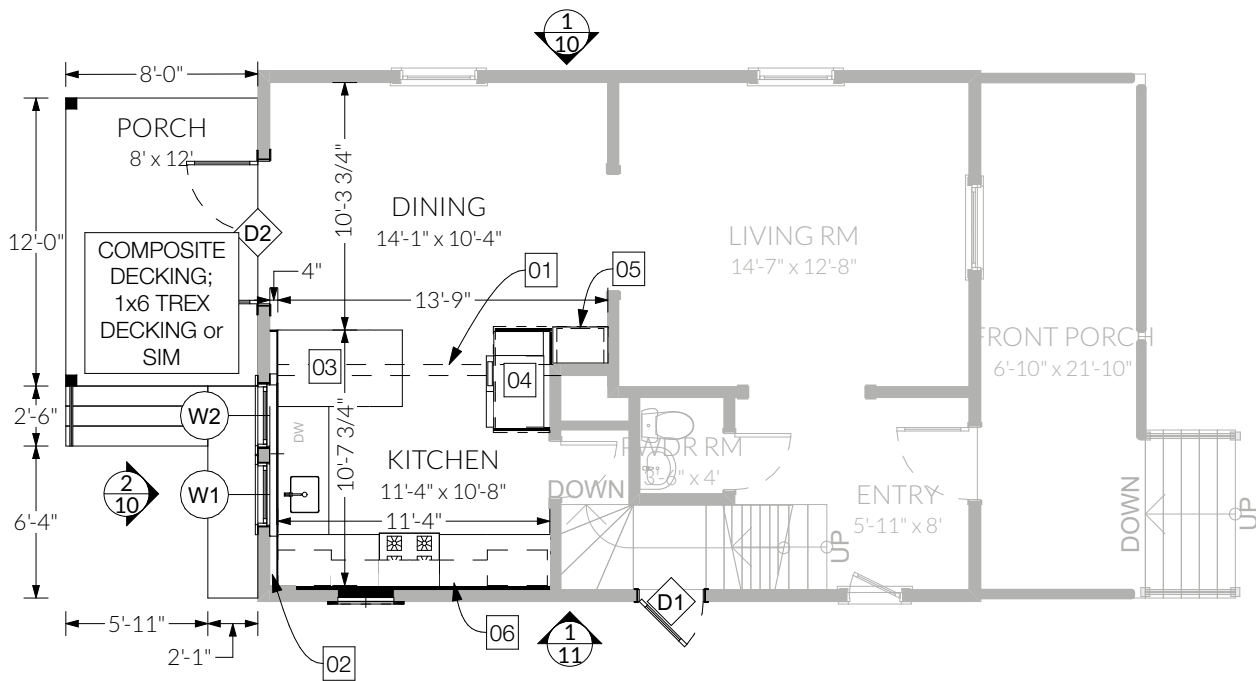
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2ND FLOOR

DEMO PLAN

sheet #:

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1. PROPOSED 1st FLR
 SCALE: 1/8" = 1'-0"

PROPOSED 1ST FLR GENERAL NOTES:

- 01. REINSULATE SOUTHERN AND WESTERN WALLS OF KITCHEN

PROPOSED 1ST FLR KEYED NOTES:

- 01. POCKET BEAM
- 02. 2 X 4 CHASE FOR RUNNING DUCTING
- 03. PENINSULA COUNTER
- 04. FRIDGE AND TALL PANTRY
- 05. TALL PANTRY
- 06. UPPER CABINETS ALL ALONG SOUTHERN WALL

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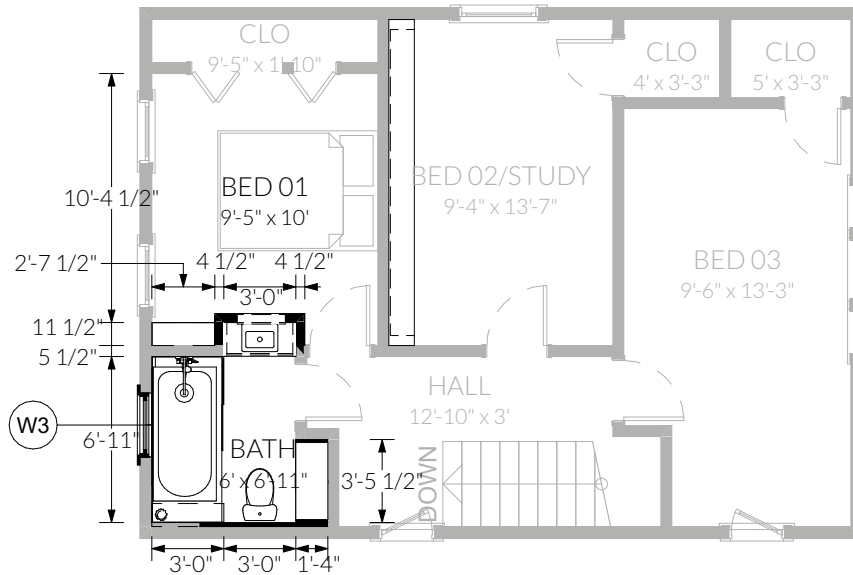
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 PROPOSED
 1ST FLOOR
 PLAN

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① 2. PROPOSED 2nd FLR
SCALE: 1/8" = 1'-0"

PROPOSED 2ND FLR GENERAL NOTES:

- 01. REINSULATE SOUTHERN AND WESTERN WALLS OF BATH

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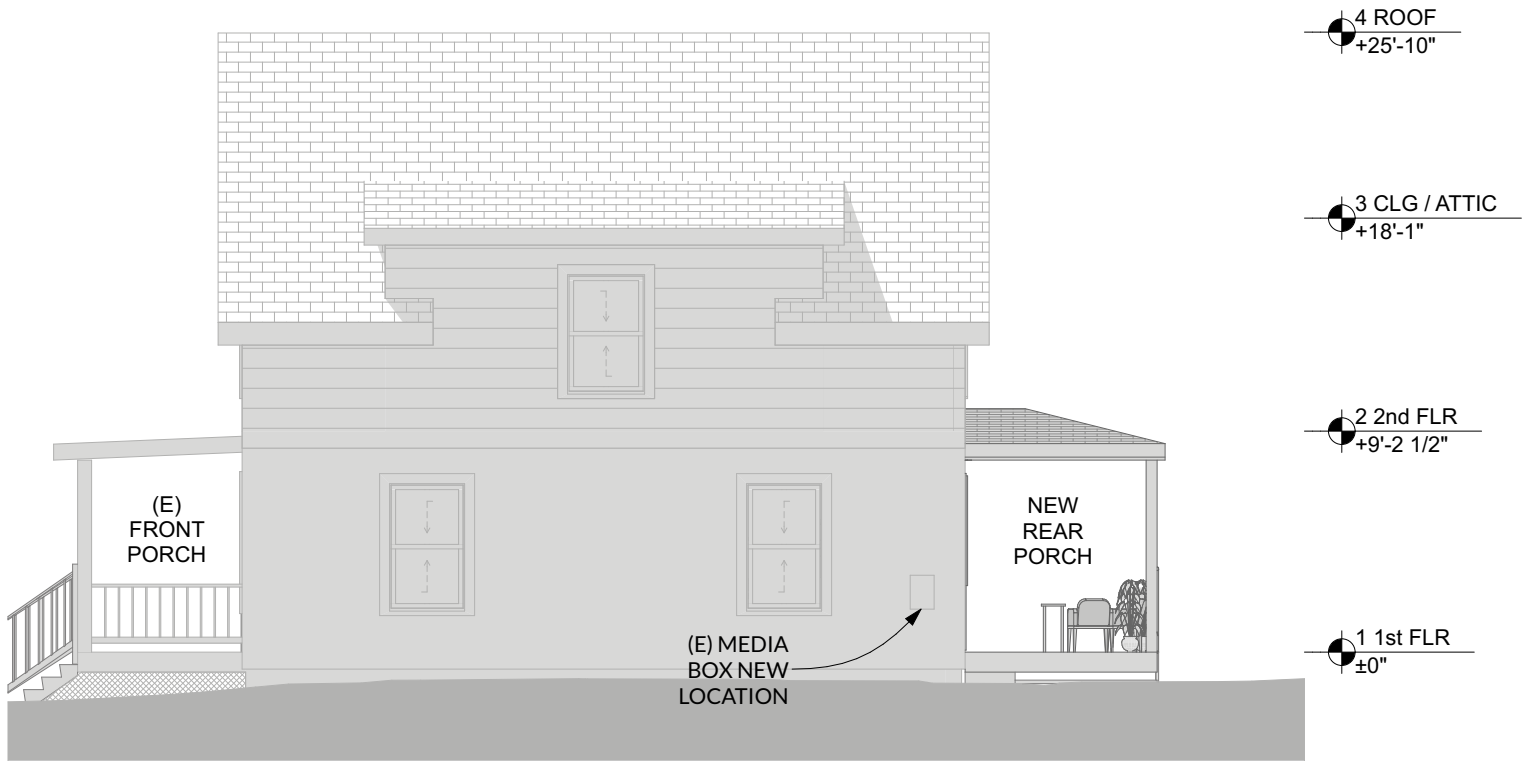
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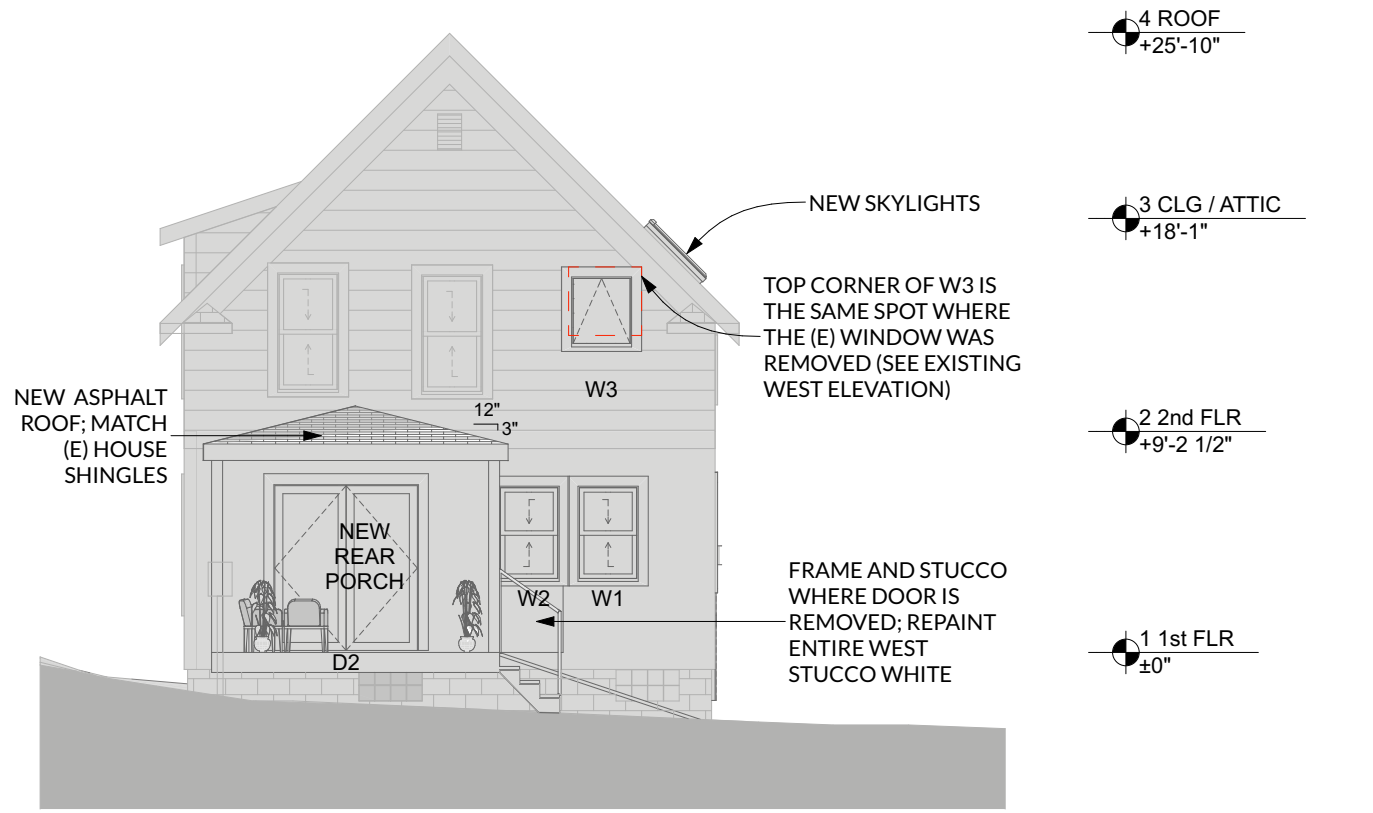
PROPOSED
2ND FLOOR
PLAN

sheet #:

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① **HDC PROPOSED NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

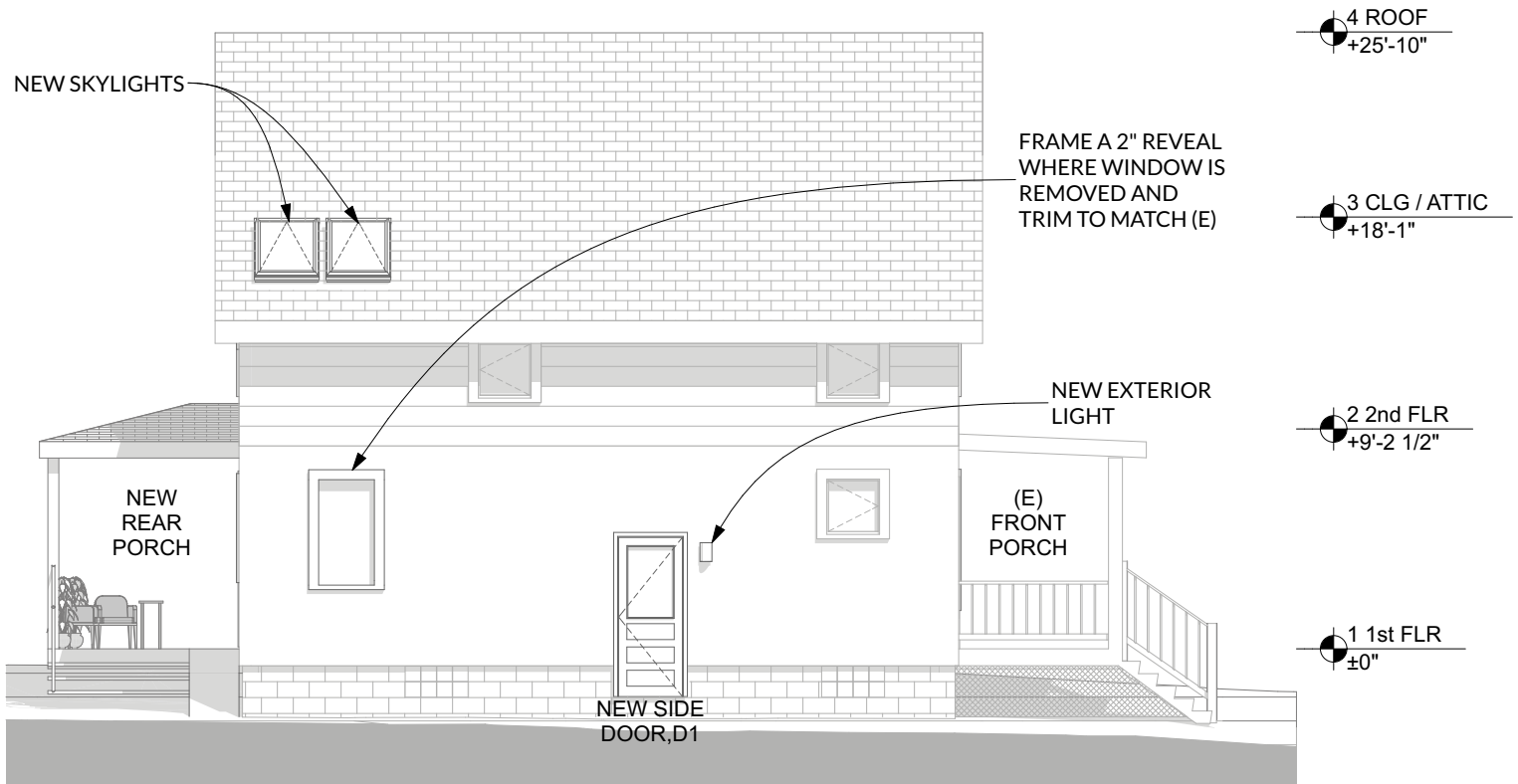


② **HDC PROPOSED WEST ELEVATION**
SCALE: 1/8" = 1'-0"

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① **HDC PROPOSED SOUTH ELEVATION**
 SCALE: 1/8" = 1'-0"

Further comments on the removal of existing window on the South Elevation:

The single window here is at the far end of the side of the house furthest from the street. It seems to be an original feature of the house; but much work was done on the house in the 1950s, so it is hard to know for certain. More to the point, it is far back on the building, and hardly noticeable from the street. Its removal or disguise – the change requested here – would preserve the viability of the structure, improve the quality of the life of the occupants of the house, and add significant value to the historic home by extending use to future generations.

Removal of the window will promote the long-term viability of the historic structure by eliminating a source of water leakage and rot. The window is not airtight and never has been, creating heating/cooling asymmetries and energy losses. It is also not waterproof, creating serious structural problems by allowing water and moisture to enter and damage the surrounding walls. Before the homeowner took occupation in 2006, the insulation in the kitchen wall had to be replaced because of leakage-induced disintegration; then, in April 2012, the homeowner had had to replace the insulation in this wall for window leakage had created mold issues and disintegrated the insulation on the south wall of the kitchen. The goal here is to remove the source of these issues and reinsulate the wall to meet modern-day standards, improving the long-term health of the building and the occupants, both present and future. By removing the window, we can ensure the long-term viability of this structure and ensure a healthy environment for the occupants.

The removal of this particular window will also improve the livability of a very small house (1,150 square feet). Currently, the tiny kitchen (104 square feet) has minimal counter space and storage space broken up by this below-counter-height window (see pg. 6 - 1st Floor Demo Plan). Since the window sill is lower than counter height, removing the window allows for more and more continuous usability cabinet and counter space. The change would allow for an increase from currently 10 tall storage spaces (cabinets) to 16; moreover, it would allow for an increase from currently 96" inches of hard-to-work-on counters (difficult because divided into four small counters) to 242". This change offers much greater flexibility as to where major appliances like the range and the dishwasher can be placed and therefore allows the aforesaid expansion of countertop and cabinetry (see pg. 8 Proposed 1st Floor Plan). As we see it, there is also one additional advantage: making use of the existing interior space where there is now a gap created by the window avoids having to extend the house with an addition into the already small backyard in order to achieve a more well-functioning kitchen. Thus, this proposed change brings the internal configuration of this historic home into the 21st century, making it more functional and therefore desirable to present and future homeowners.

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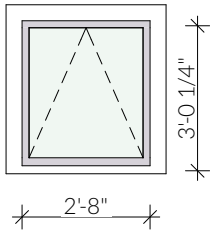
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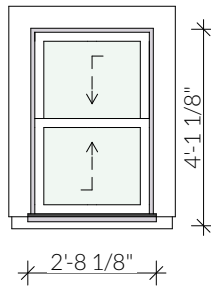
ALL NEW WINDOWS ARE ANDERSON 400 SERIES WINDOWS WHICH ARE VINYL CLAD
 SKYLIGHTS ARE VELUX VS - MANUAL VENTING SKYLIGHT M04

NEW WINDOW SCHEDULE									
ID	ROOM NAME	TYPE	DESC	SIZE		SILL HT ABV FF	HEAD HT ABV FF	GLAZING	NOTES
				W	H				
SK01	BATHROOM	SKYLIGHT		2'-6 9/16"	3'-2 3/8"	---	---	SAFETY	
SK02	BATHROOM	SKYLIGHT		2'-6 9/16"	3'-2 3/8"	---	---	SAFETY	
W1	KITCHEN	DOUBLE HUNG 1		2'-7 5/8"	4'-0 7/8"	2'-11"	6'-11 7/8"		
W2	KITCHEN	DOUBLE HUNG 1		2'-7 5/8"	4'-0 7/8"	2'-11"	6'-11 7/8"		
W3	BATHROOM	AWNING		2'-7 1/2"	3'-0"	3'-6"	6'-6"	SAFETY	

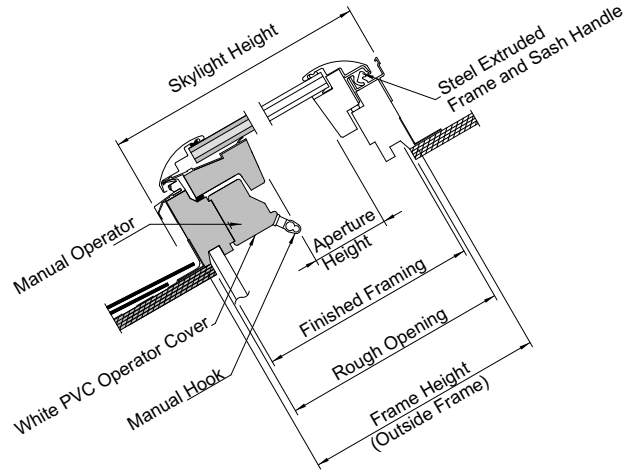
AWNING



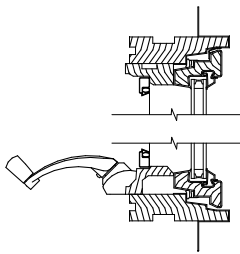
DOUBLE HUNG 1



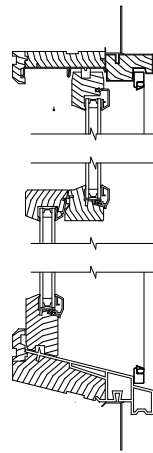
① Window types
 SCALE: 1/4" = 1'-0"



④ SKYLIGHT PROFILE
 SCALE: 1 1/2" = 1'-0"



② AWNING PROFILE
 SCALE: 1 1/2" = 1'-0"



③ DOUBLE HUNG WINDOW PROFILE
 SCALE: 1 1/2" = 1'-0"

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sheet name:
 WINDOWS,
 PROFILES,
 TRIM
 sheet #:

Farmers Insulation, Inc.
1373 Jewett Avenue
Ann Arbor, MI 48104

August 23, 2023

Historic District Commission
Ann Arbor, MI

Dear Historic District Commissioners:

On April 12, 2012, my team and I re-insulated the home of David J. Hancock, at 226 Buena Vista Avenue, in Ann Arbor.

Per our onsite evaluation on March 25, 2012, which involved drilling holes into the plaster and removing some of the siding-tiles, we found that the south-facing kitchen wall's insulation had almost completely disintegrated and molded due to water leakage around the kitchen window area. Accordingly, in addition to injecting other wall cavities and attic spaces, we completely refilled the kitchen wall with cellulose insulation. We did the work on April 12. The amount Mr. Hancock paid was \$2,401.

I hope you find this information helpful.

Sincerely,

A handwritten signature in black ink, appearing to read "Guy A. Murphy". The signature is fluid and cursive, with a long horizontal stroke at the end.

Guy A. Murphy
President

Farmers Insulation Inc.

Secure payments by **PayPal**

Payment Receipt

Receipt ID

2042-3102-3520-6579

Total

\$2,410.00 USD

We'll send a confirmation email to hancockd@umich.edu. This transaction will appear on your statement as PayPal *FARMERSINSU.

Paid to

Farmers Insulation Inc.
gamurph0@gmail.com

Shipped to

David Hancock
226 Buena Vista Avenue
Ann Arbor, MI 48103
United States

Your shopping cart

Description	Price	Quantity	Amount
Insulation Services	\$2,410.00	1	\$2,410.00
		Item total	\$2,410.00
		Tax	\$0.00
		Total	\$2,410.00 USD

David —

\$2410⁰⁰ if you use PayPal thru
FarmersInsulationInc.com.

Also, write in your check # on the
receipt for your records

Thanks for your hospitality
Enjoy!

Guy & Cheri



Paid via CCon
PayPal

4/15
at 756pm



Blown-In Retro Fit
Specialists Since 1972
WWW.FARMERSINSULATIONINC.COM

March 25, 2012

David Hancock
226 Buena Vista St.
Ann Arbor, MI. 48103
Cell. 617.548.7606

INSULATION PROPOSAL FOR PERSONAL RESIDENCE

- 1) Open blow approx. 600 sf of attic with an additional 12" (R-40) of cellulose insulation for a total of R-50. Barrier and insulate attic access as needed. Repair/replace some damaged, lower skylight shaft, fiberglass insulation. Dense pack the tops of the exposed and settled gable wall cavities and slopes as needed750.00
- 2) Remove necessary 2nd floor asbestos siding, drill fill holes in sheathing, pneumatically install cellulose insulation to density and refasten siding. Drill necessary 1" or 2" fill holes in the 1st floor plastered, exterior walls, as needed, to access any wall cavities that may not be accessible from the 2nd floor. We and the owner will cover/protect personal possessions to the satisfaction of both parties. Plug holes as needed to facilitate the plaster repair. \$1600.00

TOTAL PRICE (Labor & Material)SEE ABOVE

TERMS: Cash, check or use any card through our website Paypal account and add 2.5% for user fee, on completion of work. Other, no interest, extended payment options can be discussed before work begins.

At your service,

Guy A. Murphy, Pres.

Cell 734.846.7707

I have read and accepted this agreement

YOUR COPY - JUST CALL

Signed/dated

NOTICE TO BUYER: (1) DO NOT SIGN THIS CONTRACT BEFORE YOU READ IT. (2) YOU ARE ENTITLED TO A COMPLETELY FILLED IN COPY OF THIS CONTRACT. (3) YOU MAY RESCIND OR CANCEL THIS CONTRACT NOT LATER THAN 12 PM ON THE THIRD DAY FOLLOWING THE DATE THEREOF BY GIVING WRITTEN NOTICE OF REVISION TO THE CONTRACTOR OR HIS AGENT AT HIS PLACE OF BUSINESS GIVEN IN THE CONTRACT OR BY MAILING NOTICE OF CANCELLATION TO THE CONTRACTOR AT HIS PLACE OF BUSINESS GIVEN IN THE CONTRACT BY DEPOSITING PROPERLY ADDRESSED CERTIFIED LETTER IN THE UNITED STATES POST OFFICE OR MAIL BOX. (4) THIS AGREEMENT INCLUDES A ONE (1) YEAR SERVICE GUARANTEE ON ALL MATERIAL AND WORKMANSHIP. (5) THERE ARE NO WRITTEN CONDITIONS OR WARRANTIES OTHER THAN EXPRESSED HEREIN. (6) WORK COMPLETED WILL BE AS CONTRACTED AND IN COMPLIANCE WITH LOCAL CITY REGULATIONS. (7) WE RESERVE THE RIGHT OF FIRST REFUSAL AND 3rd PARTY RESOLUTION FOR ALLEGED DAMAGE AND/OR DISPUTES IN NEED OF REPAIR OR REPLACEMENT. (8) WE ARE REQUIRED TO BE LICENSED IN ACCORDANCE WITH THE LAW AND REQUIRED TO BE LICENSED UNDER SIC 339.2401 OF THE MICHIGAN COMPILED LAWS. LICENSE #2102075801.

CELEBRATING OUR 40th ANNIVERSARY!

1373 Jewett Ave.
Ann Arbor, MI 48104
734-769-0066
Fax: 734-769-0636



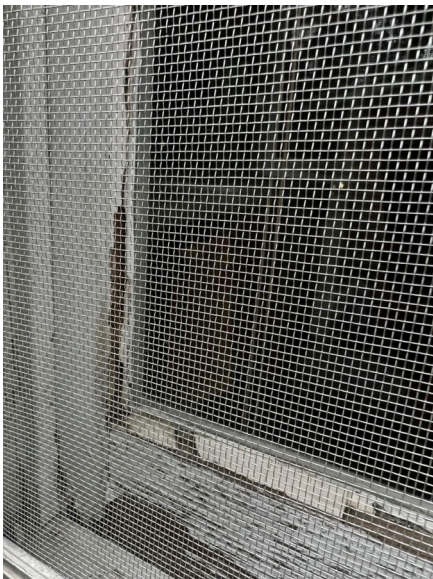
View from front of house - window is not visible



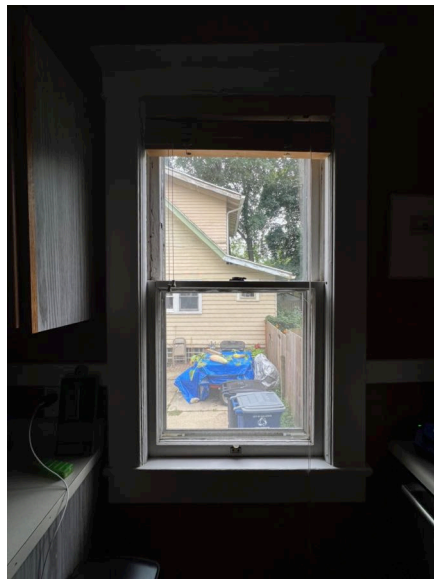
View walking up sidewalk looking at house - window is in the far back



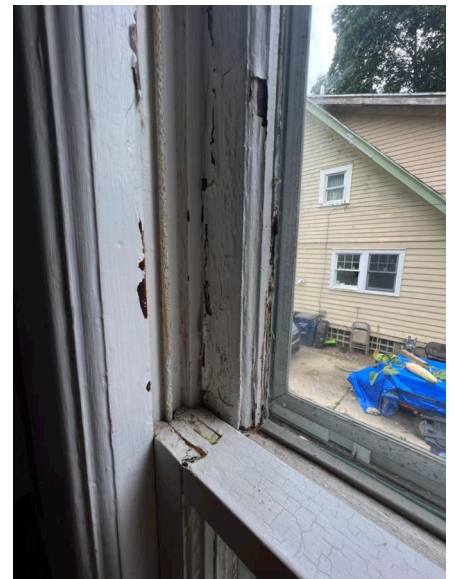
View of window to be memorialized



The exterior of the window sustains extensive water damage and deterioration



View from the interior side of the window



The interior of the window also appears to have water damage and deterioration

Further comments on the removal of existing window on the South Elevation continued:

We are happy to memorialize the window in the outer stucco wall – should the Commission desire such reference – by either recessing the opening by at least several inches and perhaps surrounding it with a trim surround that exactly matches what is there or by installing a modern, fully water/moisture impermeable blind window that on the outside has the exact look and trim of the original window.

While this change does remove a specific feature of an old house, it at the same time preserves its stability and overall character. It improves the quality of the structure (avoiding future water and moisture infiltration as well as energy loss) and enhances the usability and quality of the space. Plus, it avoids expansion into a small backyard. We have attached some images depicting views of the side of the house to show where the window is situated on the house and how this window is not a feature the general public will notice if passing by. We are open to discussing the various options for the removal of this window in a way that would appeal most to the HDC.

Thank you so much for working with us on this and we look forward to hearing from you.

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SOUTH

WINDOW

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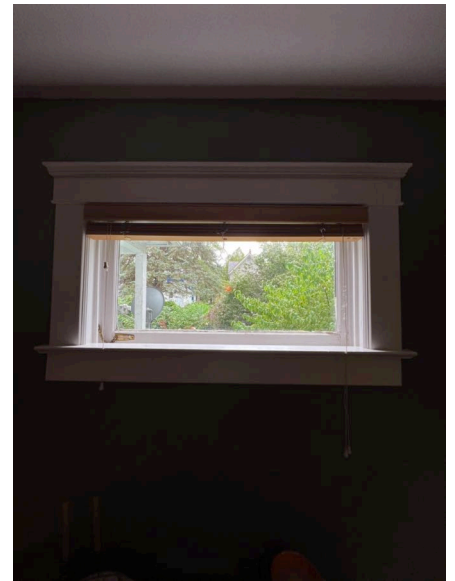
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West view of rear elevation; The window to be removed is the awning



Close up of the awning window to be removed



Interior view of the awning window



Close-up of interior side of the awning window



Close-up of interior side of the awning window

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WINDOWS

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West view of rear elevation; The window to be removed is the 2nd floor awning



Close up of the awning window to be removed



Interior view of the awning window



The window has sustained significant water damage

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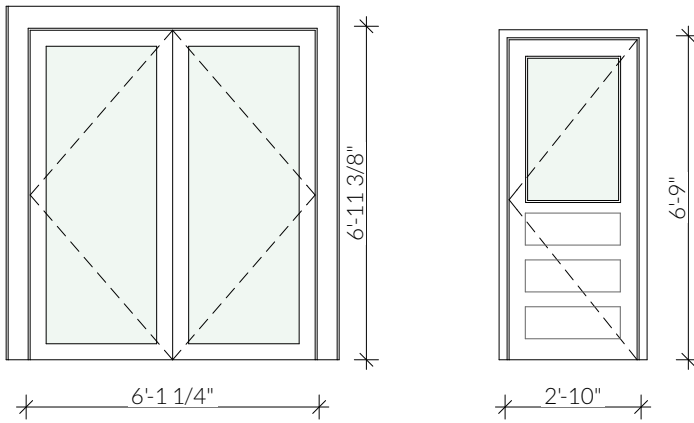
20

FRENCH DOORS ARE ANDERSON A-LINE SERIES HINGED PATIO DOOR
 SIDE DOOR TO BE REPLICA OF EXISTING DOOR

DOOR SCHEDULE										
ID	ROOM NAME	TYPE	DESC.	DOOR PANEL					HDWR	NOTES
				W	HT	THK	MATL	FIN		
D1	SIDE ENTRY	SWING		2'-8"	6'-8"	1 3/4"	WOOD			
D2	DINING	FRENCH		5'-11 1/4"	6'-10 3/8"	1 3/4"	WOOD FIBERGLASS CLAD			

FRENCH

SWING



② Door Types
 SCALE: 1/4" = 1'-0"

HANCOCK RESIDENCE

INTERIOR RENOVATION / REAR PORCH RENOVATION
 226 Buena Vista Ave, Ann Arbor MI, 48103

HISTORIC DISTRICT COMMISSION APPLICATION



project number:
2304
 issue date:
08/23/23
 revisions:

sheet name:
DOORS
 sheet #:
21



Side door on South Elevation to be replaced



Existing door glazing is made of plexiglass; Existing hardware is modern



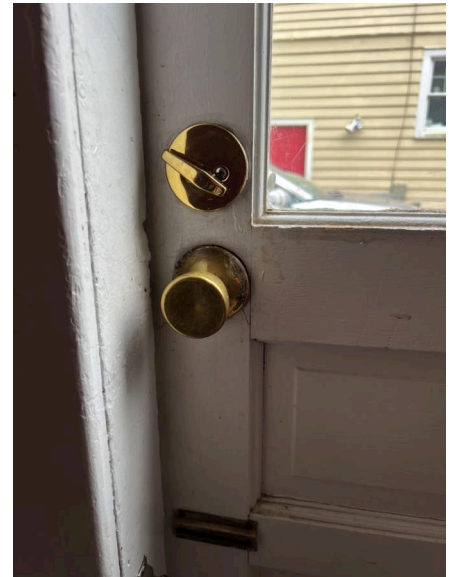
The door does not create a good seal allows air and water infiltration



The door has sustained significant water damage



The sill is almost completely deteriorated



The interior hardware is modern

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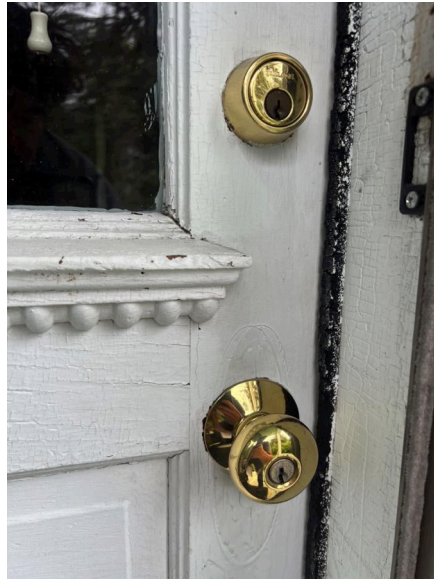
SOUTH
DOOR

sheet #:

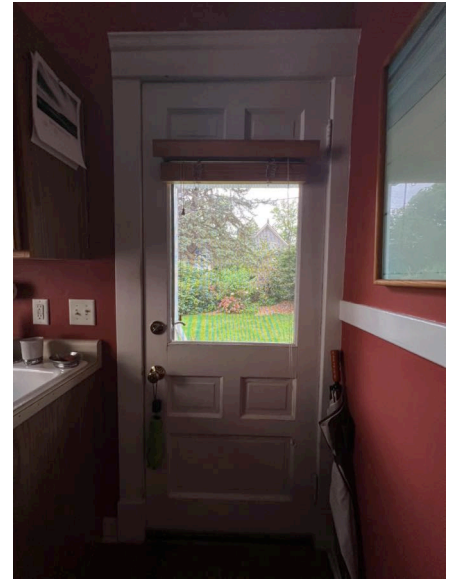
22



View of the door on the West Elevation in the rear of the house to be removed



Close-up of the exterior hardware on the door



Interior view of the door

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sheet name:

WEST DOOR

sheet #:

23



Western Facing Existing Rear Porch



The existing rear porch has significant water damage and deterioration



Corner view of the existing rear porch



Side Elevation of the existing rear porch



Opposite corner view



Opposite Side Elevation

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sheet name:

REAR
PORCH

sheet #:

24