

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 711 West Jefferson Street, Application Number HDC21-223

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** July 8, 2021

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Tuesday, July 6, 2021

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Craig Holland & Sarah Robbins	Charles Bultman
<b>Address:</b>	711 West Jefferson Ann Arbor, MI 48103	1009 Broadway Ann Arbor, MI 48015
<b>Phone:</b>		(734) 223-1358

**BACKGROUND:** This two story Queen Anne was built in 1895 and was first occupied by John Steinke, a laborer. The house remained in the Steinke family until 2010, when it was sold to the current owner. It features a full-width front porch with turned posts, a two story cross-gable on the east side, and a textured block foundation. There is a one-and-a-half story barn on the property that is a contributing structure.

In 2013 an application for a two-story rear addition was approved by the commission and constructed.

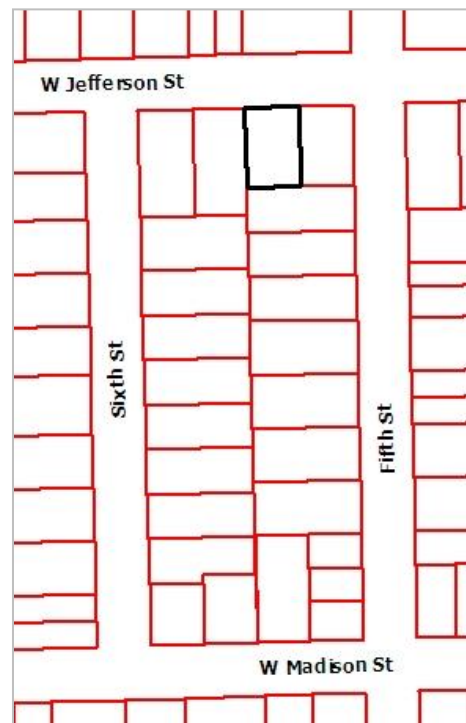
**LOCATION:** The property is located on the south side of West Jefferson Street, between Fifth and Sixth Streets.

**APPLICATION:** The applicant seeks HDC approval to alter the existing barn by adding a rear shed dormer, altering the side and rear elevations by adding windows, sliding doors and a person door, replacing four original windows, infilling a hatch opening on the front with glass and fixing the hatch open, replacing the rafters and reroofing, and installing insulation and recladding the structure.

#### APPLICABLE REGULATIONS:

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

- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.



- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- (6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (10) New additions and adjacent or related new construction 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):**

**Roofs**

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

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

**Windows**

Recommended: Identifying, retaining, and preserving windows – and their functional and decorative features – that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, paneled or decorated jambs and molding, and interior and exterior shutters and blinds.

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: Removing or radically changing windows which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Introducing a new design that is incompatible with the historic character of the building.

### **District or Neighborhood Setting**

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

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

#### **Residential Accessory Structures**

*Appropriate:* Maintaining and restoring historic barns, garages, sheds, trellises, and other accessory structures to match the historic materials and configuration.

Maintaining and repairing historic doors and windows on historic barns and garages to match the existing materials and configuration.

Where elements of historic out-buildings are deteriorated beyond repair, replacing the elements in kind.

*Not Appropriate:* Replacing repairable original historic doors, garage doors, and windows.

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

#### **Roofs**

*Not Appropriate:* Adding chimneys, cupolas, or dormers where not appropriate.

#### **Windows**

*Appropriate:* Repairing windows in somewhat good condition, by installing some new wood pieces or laying epoxy into sills, jamb, or sash. Deteriorated parts, such as stops and sash cords, should be replaced.

Replacing seriously deteriorated components that cannot be repaired with like material, identical layout, muntin size, glass area, and stile size to the original. Insulated glass is permitted when sash replacement is permitted using interior and exterior muntins with a spacer bar that replicates the original window.

### **STAFF FINDINGS:**

1. Staff has requested additional and updated drawings, including existing elevations; dimensions of the building, windows, and doors; window and door materials and dimensions and window profiles; whether the fascia on the front elevation is original or added to hold the gutter; etc. If this information is received in time, commissioners will be notified, and the attachments will be updated.
2. *North Elevation.* On the front elevation, the two pairs of double-leaf doors remain. The hay door on the upper floor would remain, but the opening infilled with a piece of fixed

glass. A new header is proposed above the double-leaf doors. This header causes an increase in the distance between the hay door and the leaf doors (staff believes the leaf doors are getting shorter, but this needs confirmation). This header area is proposed to have horizontal siding to match the existing.

3. *West Elevation.* This elevation currently has a single six-lite window centered on each floor. They appear to be the same size. Proposed is a replacement six light window on the upper floor with four additional matching windows in a row beneath it. On the ground floor are two pairs of sliding doors with 24 lites each. This is the most radically changed of the elevations.
4. *South Elevation.* In the upper story, the dormer would be invisible from the street and would provide headroom in the upper story of the barn. On the first story, one existing 2/2 window appears to be replaced with a 9/9 and the other replaced by a door, though they could each be shifted outward slightly. When existing elevation drawings are received it will confirm whether the door and window are where the two windows are currently, or if they are each shifted.
5. *East Elevation.* A window in a new opening is proposed to be added, and four existing windows would be replaced. The new window appears to match the dimensions of the existing one on the first floor.
6. The section detail on sheet A-5 shows 4 1/2 " thick structural insulated panels (SIPs) attached to the existing siding and framing, with new horizontal wood siding on the exterior. The double-leaf doors have a note that they will be relocated (because of the added thickness of the walls from the SIPs) and that as much of the existing wood and hardware would be reused as possible.
7. The wide board siding is a character-defining feature of the barn, and staff has concerns that the siding width is not indicated on the application. Matching the existing dimension of the siding has been include in the possible motion below as a condition of approval.
8. The building has suffered from neglect for many years, some of which the applicant describes in the cover letter. It is staff's opinion that it is preferable to keep the building standing and renovate it now rather than let it fall down and require a replica to be built to replace it. The extent of the alterations is substantial, but by keeping the front elevation as true to the original as possible, this work would result in a barn that looks largely the same, though perhaps not as old, and result in a usable structure that will last for many years. The work would result in a barn that approximates the existing barn but is more of a rebuild than a restoration. As such, staff believes the work is appropriate. If the commission feels that a restoration is required by the standards and guidelines, fewer changes to the existing windows and fewer new windows in new openings would be more appropriate.

**POSSIBLE MOTION:** (Note that the motion below is only a suggestion. The Review Committee, consisting of staff and at least two Commissioners, will meet with the applicant on site and then make a recommendation at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 711 West Jefferson Street, a contributing property in the Old West Side Historic District, to alter the existing barn by adding a rear shed dormer, altering the side and rear elevations by adding windows, sliding doors and a person door, replacing four original windows, infilling a hatch opening on the front with glass and fixing the hatch open, replacing the rafters and reroofing, and installing insulation and recladding the structure on the following condition: That the exterior cladding matches the materials and dimensions of the existing wide-board cladding. As conditioned, the work is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets the *City of Ann Arbor Historic District Design Guidelines*, in particular for Residential Accessory Structures and Roofs, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 1, 2, 5, 6, 9 and 10 and the guidelines for Roofs, District or Neighborhood Setting, and Windows.

## MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 711 West Jefferson Street in the Old West Side 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, drawings, photos

711 W Jefferson Street (July 2019, courtesy Google Street View)







# 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](mailto: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 Craig Holland & Sarah Robbins		HISTORIC DISTRICT Old West Side	
PROPERTY ADDRESS 711 West Jefferson St.			CITY <b>ANN ARBOR</b>
ZIPCODE 48103	DAYTIME PHONE NUMBER ( 617 ) 320-1033	EMAIL ADDRESS craig.h.holland@gmail.com	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP

### PROPERTY OWNER'S SIGNATURE

<b>SIGN HERE</b>	<b>PRINT NAME</b> → Craig Holland	<b>DATE</b> → 6/21/21
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### APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) Charles Bultman			
ADDRESS OF APPLICANT 1009 Broadway Street			CITY Ann Arbor
STATE Michigan	ZIPCODE 48105	PHONE / CELL # ( 734 ) 223.1358	FAX No ( )
EMAIL ADDRESS cbultman@flash.net			

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

<b>SIGN HERE</b>	<b>PRINT NAME</b> → x Charles Bultman	<b>DATE</b> → 6/25/2021
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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 the attached document

### DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

See the attached document

For Further Assistance With Required Attachments, please visit [www.a2gov.org/hdc](http://www.a2gov.org/hdc)



# HISTORIC DISTRICT COMMISSION APPLICATION

## FEE CHART

DESCRIPTION	
<b>STAFF REVIEW FEES</b>	
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
<b>HISTORIC DISTRICT COMMISSION FEES</b>	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
<b>RESIDENTIAL – Single and 2-story Structure</b>	
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
<b>COMMERCIAL – includes multi-family (3 or more unit) structures</b>	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
<b>DEMOLITION and RELOCATION</b>	
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](mailto:building@a2gov.org).

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

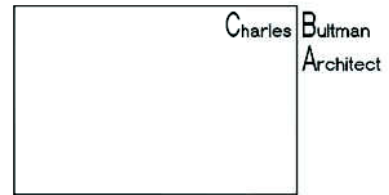
HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

## 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	



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18 June 2021

## **Re: Robbins Holland Carriage House – 711 Jefferson Street**

### **Proposed work:**

The work is to underpin the existing wood framed carriage house and fully insulate it, so that it can be used as a year-round office studio space for the homeowner to work from. The building will not be enlarged other than the thickness of added materials, and it will not be moved. The roof slope on the street side (north) will remain as it is today, while a dormer will be added to the south side (not seen from the street) for head room inside. The windows will be replaced with insulated windows in the sizes and proportions of the current windows, which are single-pane and rotting.

### **Describe conditions that justify the proposed change:**

This is a classic example of a building that falls in-between. With a 360 square foot footprint, and a 13-foot plate height, it is too big to be a simple backyard storage building. And only 18 feet deep, and 20 feet wide, it is too small to be a garage in the 21<sup>st</sup> century, or even an ADU... But it is charming.

The building is also in rough shape. Its roof failed long ago as it has been neglected for many years (by other owners). The hole in the roof now lets rain water trace through the interior; always a bad thing to report. And this is taking its toll on the interior framing and wooden loft floor. There are quite a few components showing signs of damage. As such, along with the above, it is a perfect candidate to be torn down... But it is still charming.

As charming as it may be, if a building has no use, people will not invest in keeping that building in a state of repair. We sometimes call that 'demolition by neglect'. And while demolition by neglect may be frowned upon, or even unlawful, people employ that tactic all of the time; whether consciously or not. But we do not want that to be the fate for this building. Therefore this proposal.

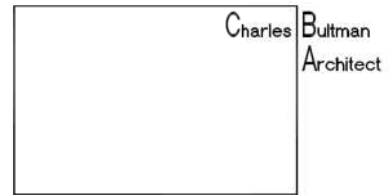
We would like to conserve this resource and put it to use as a home office and workspace for the current residents. It will be heated and will have a modest plumbing system for a bathroom. To do this we will be required to meet all of the codes for an occupied building.

Right now, the building is a weathered volume. The current wood siding appears to have never been painted, and some of the trim appears to have had a thin white finish; possibly white milkpaint. As mentioned, some of the siding, trim and most of the roof is rotten. But it is our desire to salvage as much of the rest of the building as possible, and reuse it, to allow this building to have a new life for many years to come.

It is therefore our intention to keep as much of the wood as we can while we refurbish the structure. While the roof has rotten rafters and boards, we believe much of the rest of the building is sound enough to remain. Our project will add a code compliant foundation below the building, and we will insulate the volume as required to allow for permanent use. We will also provide new insulated windows in the envelope, similar to the existing, where they can be seen from the street. And where they cannot be seen from the street we will provide larger windows for egress and light, as well as new doors.

Where additional materials are needed, we will acquire weathered materials that will have a similar look to the present materials. And where finish is needed we will have craftspeople do the work such that the building will feel like it has not changed at all.





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7 July 2021

**Additional information based on questions received from Jill Thatcher on 1 July 2021:**

Existing condition elevations ave been added to the drawings. They include the sizes of the existing windows as well as the size of the proposed windows. The proposed windows are to be Marvin's Ultimate Series windows with Simulated Divided Lites with bars within the glass. The muntins are to be the narrowest offered by Marvin. Drawing A-6 has the windows' details.

The windows were selected with the traditional muntin patterns so that all of the lites are small as they would have been when this building was built.

Per the drawings, the existing building is to be clad with SIPS to ensure that all of the non-rotten parts of the building will be saved and continue to be a functioning part of this building. As stated earlier, we are aware that the roof's rafters are rotten, as is a portion of the roof boards. We will be replacing those with comparable materials. The holes in the roof have also taken a toll on the loft framing, which will also be replaced if structurally required. Other than that we do not expect there to be too much of the exterior walls that cannot remain. The SIPS are to be clad with 8 to 12 inch wide gray wood boards that will be very comparable to the siding that is there today.

It is our observations that the west elevation had some kind of other wall finish on it in the past. The boards high up are bright wood; evident that they have not been exposed to the weather. There is also evidence that there had been corner boards. We decided it was most likely that that elevation matched the east elevation, having a horizontal board below the upper windows. Including this balances the building as it would be strange to have one but not the other.

The existing wood doors (5) will be reused as the outer doors for the large openings on the north elevation.

On the north elevation, a fascia board was added to the rafter tails to facilitate the addition of a gutter, sometime in the past. This was not added to the south elevation as there was no door to protect. There is little doubt this decision did however contribute to the rot on the bottom of the south wall. Given that we would like to provide a new entry door on the south wall we would also like to have gutters there. However we can accommodate the gutter without needing a fascia board.

There will be just a few vents required for the building. A vent through the roof will be needed on the south slope of the roof and a vent for the furnace will be needed through the south wall. Both are shown on the elevations.

# ROBBINS / HOLLAND CARRIAGE HOUSE

Charles Bultman  
Architect

## DRAWING INDEX

- S-1 SITE PLAN & GENERAL NOTES
- EX-1 FRONT ELEVATION - EXISTING
- EX-2 SIDE ELEVATION - EXISTING
- EX-3 REAR ELEVATION - EXISTING
- EX-4 SIDE ELEVATION - EXISTING
- EX-5 1st FLOOR PLAN - EXISTING
- EX-6 LOFT FLOOR PLAN - EXISTING

## DESIGN CRITERIA

- BUILDING CODE - 2015 INTERNATIONAL RESIDENTIAL CODE & MICHIGAN REHABILITATION SUBCODE
- OCCUPANCY - RESIDENTIAL GROUP R-3
- CONSTRUCTION TYPE - TYPE 5B
- FIRE PROTECTION - NO SPRINKLER

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## 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 REGULATIONS AND 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 WORK AND IS TO BRING ANY DISCREPANCIES TO THE ATTENTION 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 PRECEDED THEM.

DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT AND THE OWNER 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 SHOWN 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 OWNER 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.

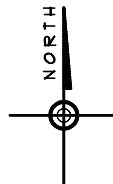
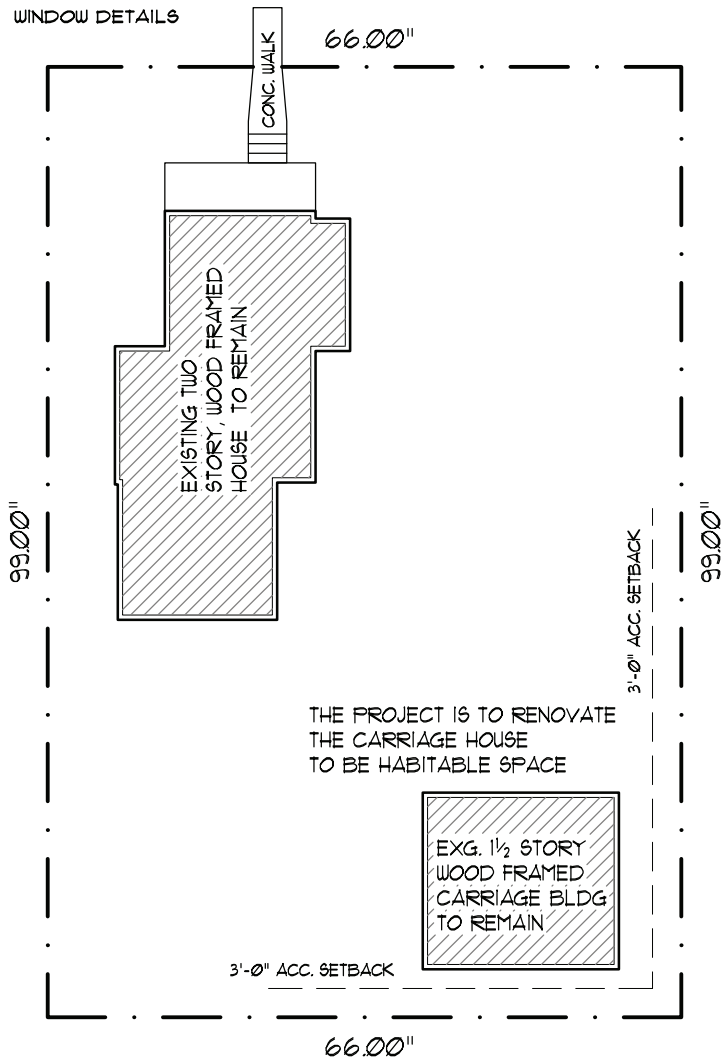
THE OWNER SHALL OBTAIN 'ALL RISK' INSURANCE FOR THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL OBTAIN THE CUSTOMARY STATUTORY INSURANCES, COMPREHENSIVE GENERAL LIABILITY, WORKMAN'S COMPENSATION, ETC. THE ARCHITECT AND THE OWNER SHALL BE NAMED AS AN INSURED PARTY TO THE 'ALL RISK' POLICY.

DIMENSIONS SHOWN OUTSIDE OF BUILDING ARE FROM FACE OF FINISH TO ROUGH OPENINGS, UNLESS NOTED OTHERWISE.

DIMENSIONS SHOWN INSIDE OF BUILDING ARE FROM FACE OF FINISH TO FACE OF FINISH, UNLESS NOTED OTHERWISE DATE 7 JULY 2021

SCALE 1" = 20'-0"

- A-1 FRONT (NORTH) ELEVATION
- A-2 SIDE (WEST) ELEVATION
- A-3 REAR (SOUTH) ELEVATION
- A-4 SIDE (EAST) ELEVATION
- A-5 WALL SECTION
- A-6 WINDOW DETAILS



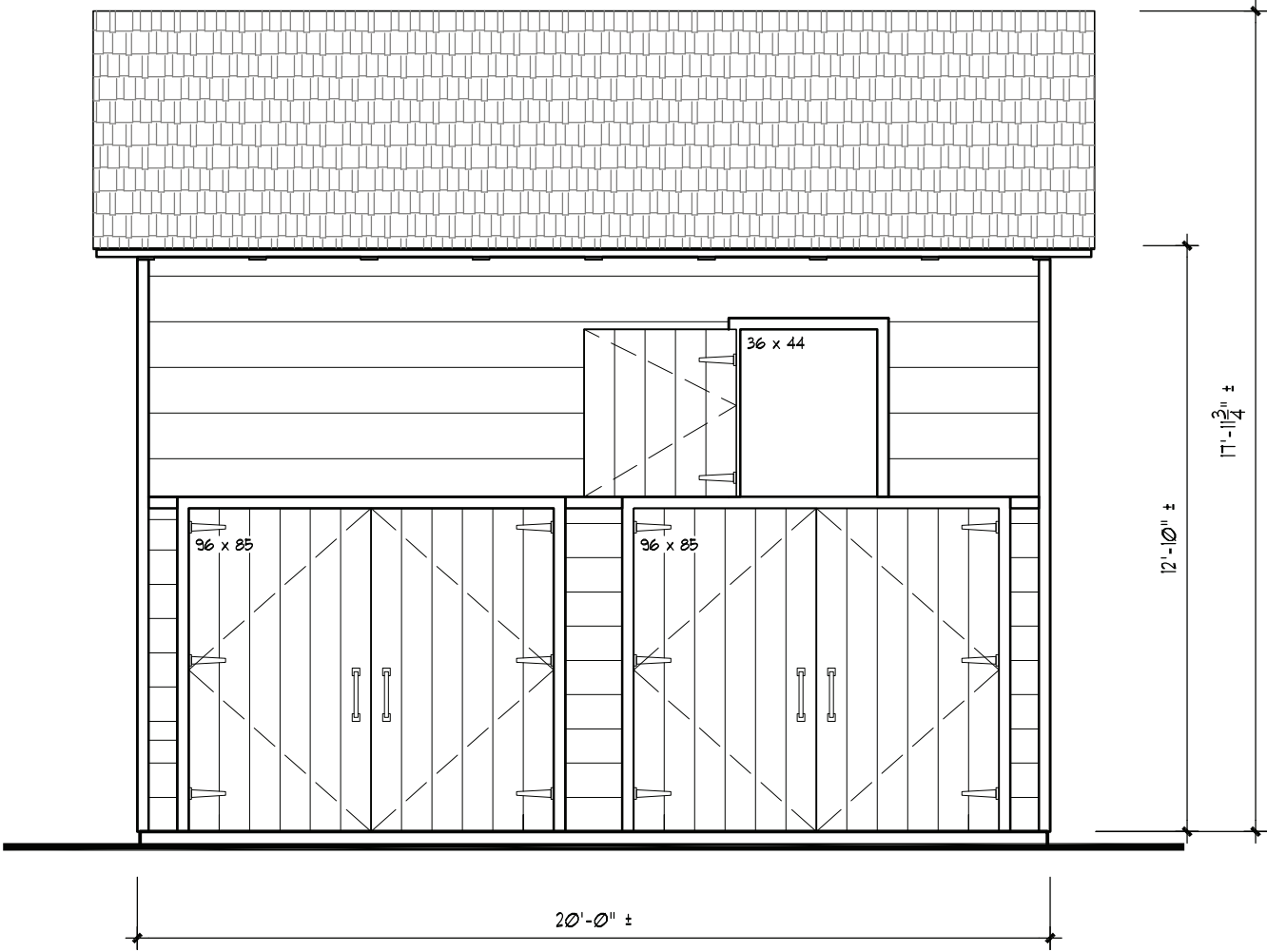
## SITE LAYOUT

ROBBINS / HOLLAND CARRIAGE HOUSE  
711 JEFFERSON STREET  
ANN ARBOR, MICHIGAN

S-1

Charles Bultman  
Architect

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FRONT (NORTH) ELEVATION - EXISTING

EX-1

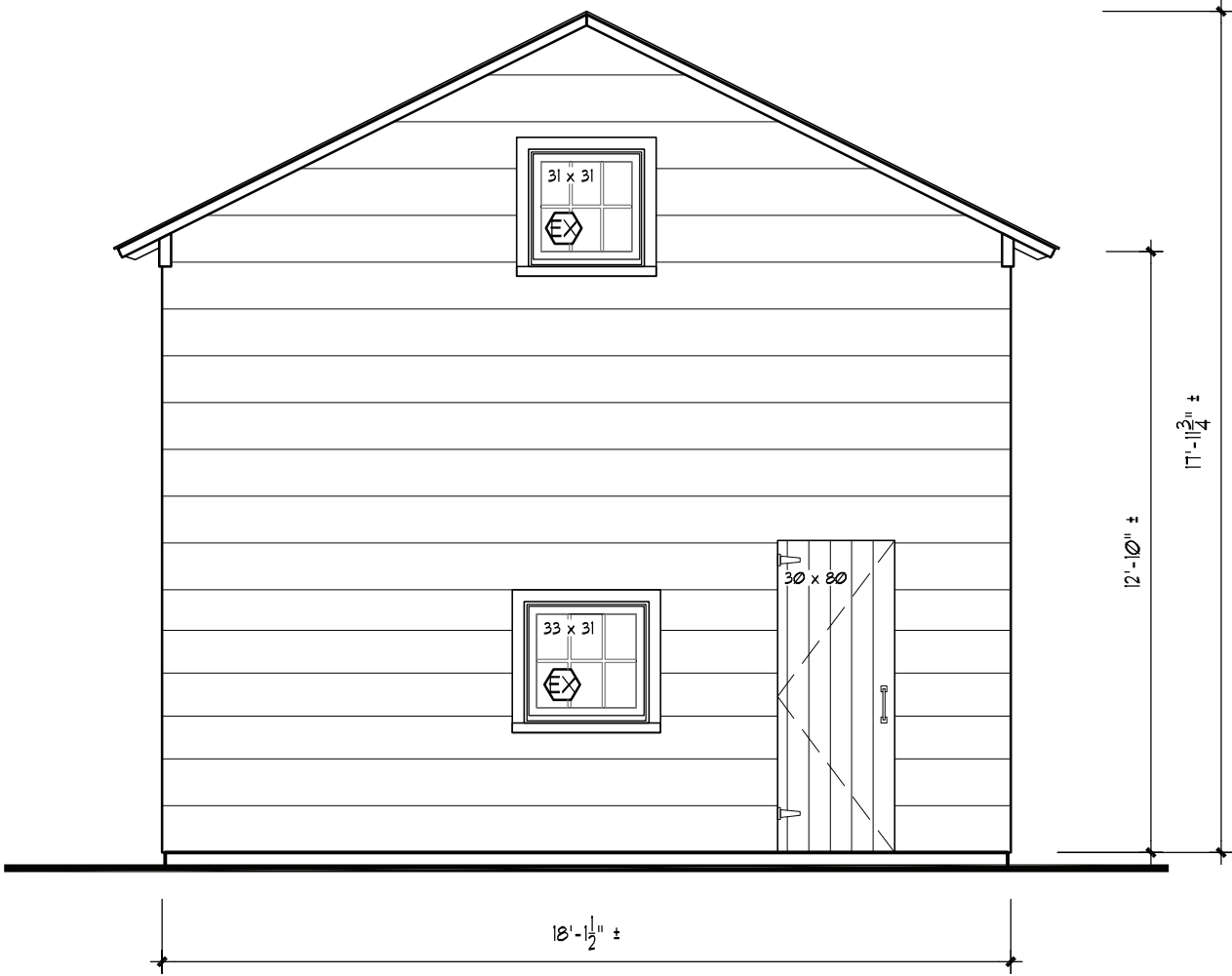
ROBBINS / HOLLAND CARRIAGE HOUSE  
711 JEFFERSON STREET  
ANN ARBOR, MICHIGAN

DATE 7 JULY 2021

SCALE 1/4" = 1'-0"

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SIDE (WEST) ELEVATION - EXISTING

EX-2

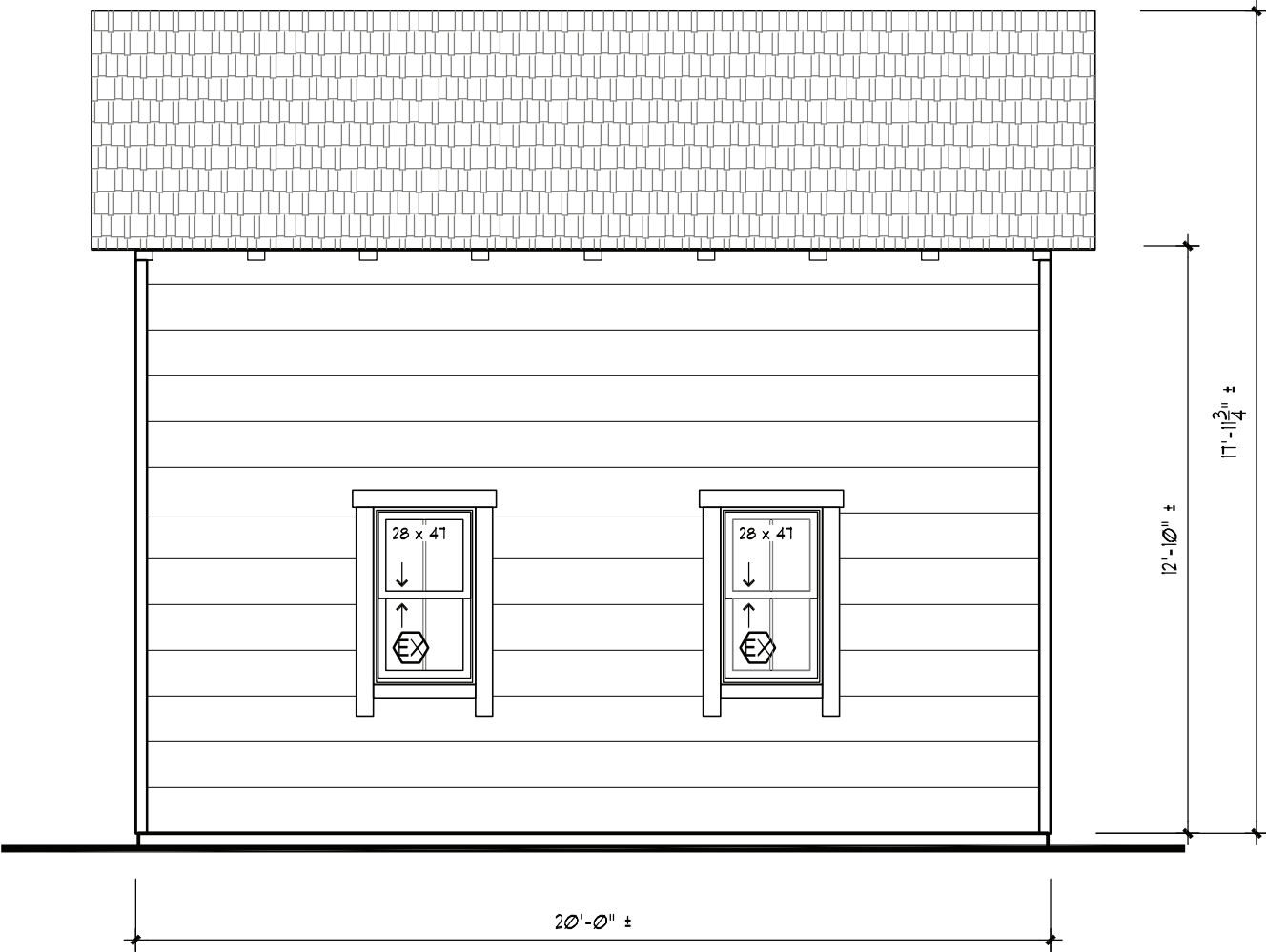
ROBBINS / HOLLAND CARRIAGE HOUSE  
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SCALE 1/4" = 1'-0"

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REAR (SOUTH) ELEVATION - EXISTING

EX-3

ROBBINS / HOLLAND CARRIAGE HOUSE  
711 JEFFERSON STREET  
ANN ARBOR, MICHIGAN

DATE 7 JULY 2021

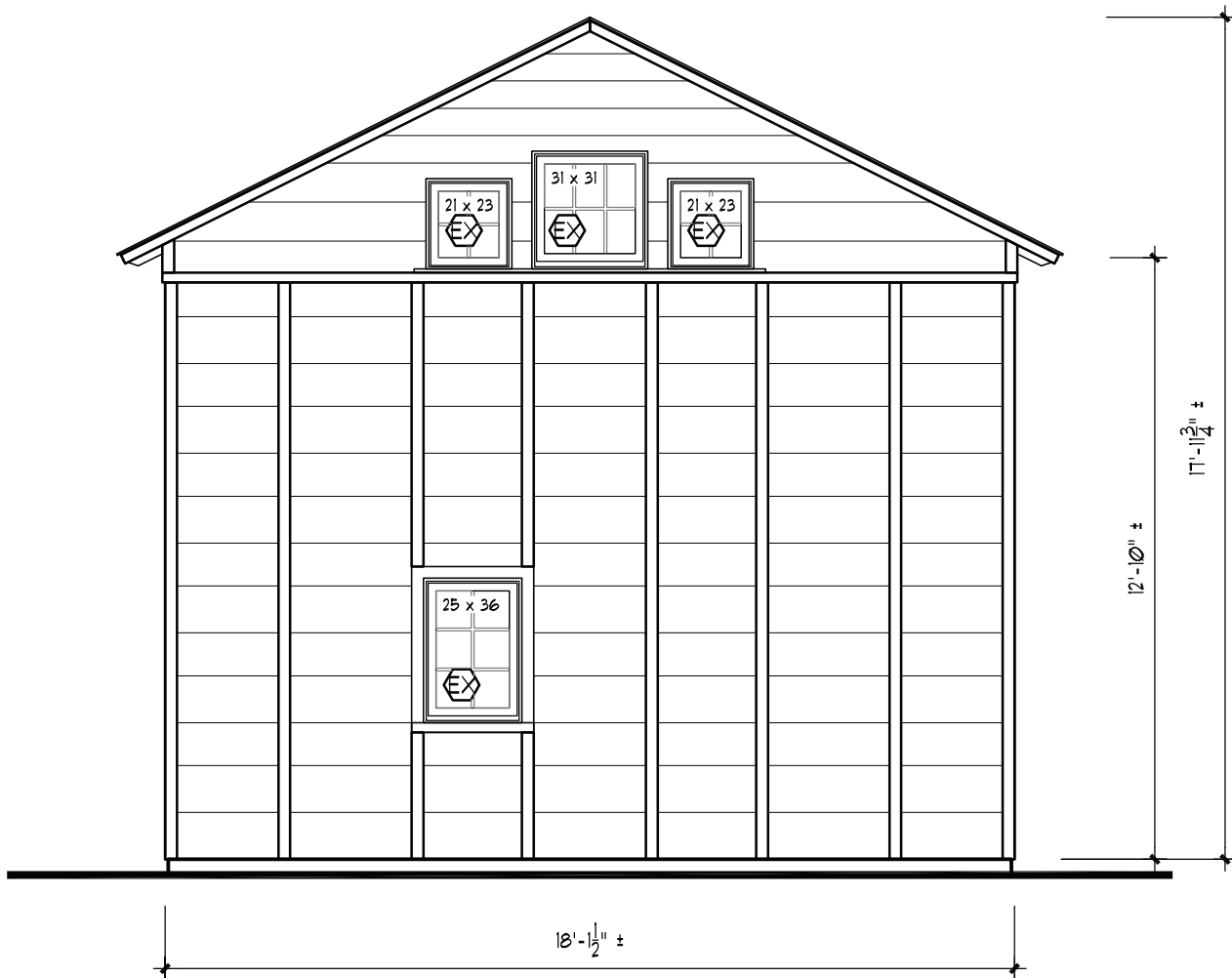
SCALE 1/4" = 1'-0"



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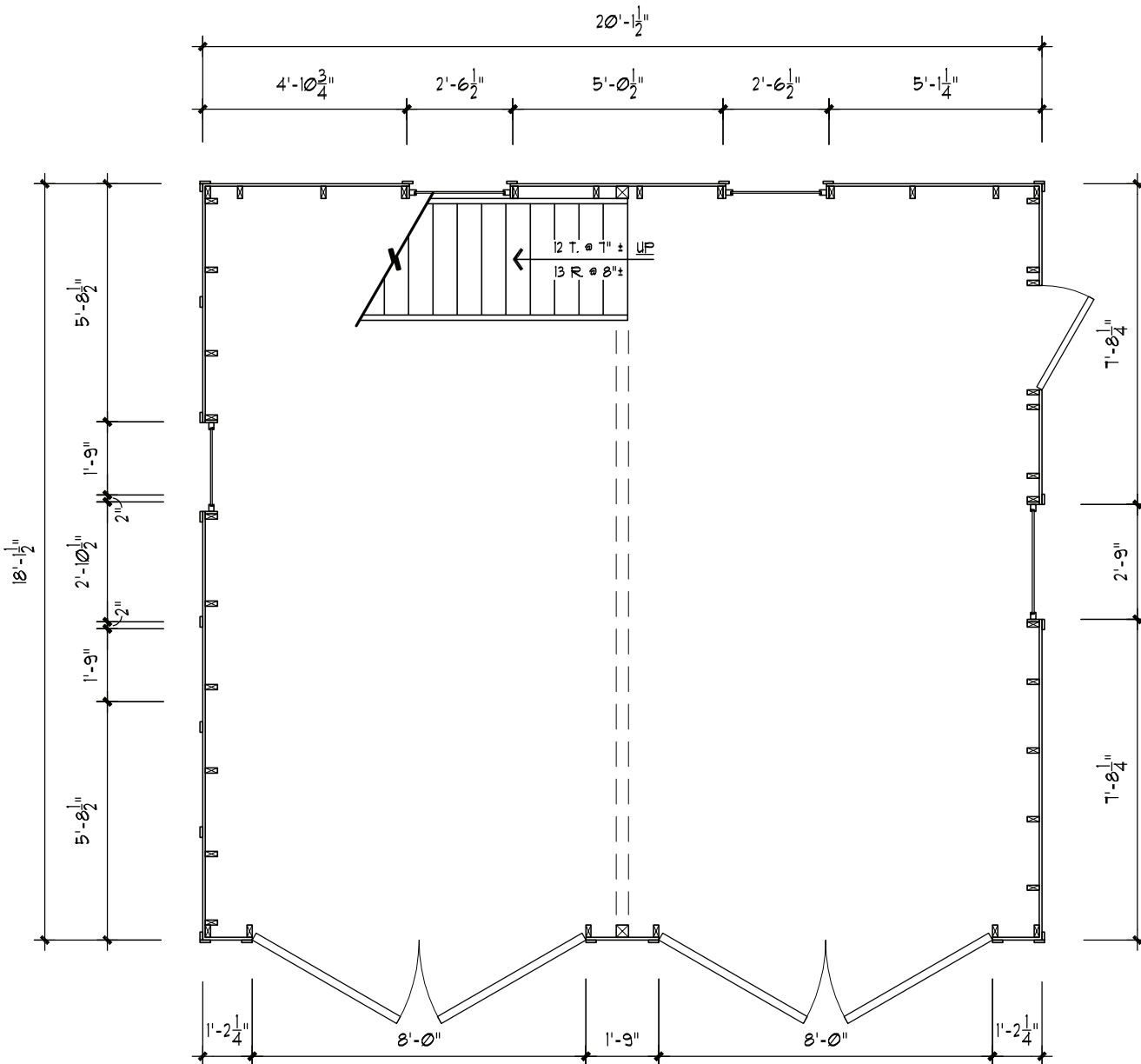
SIDE (EAST) ELEVATION - EXISTING

EX-4

ROBBINS / HOLLAND CARRIAGE HOUSE  
711 JEFFERSON STREET  
ANN ARBOR, MICHIGAN

DATE 7 JULY 2021

SCALE 1/4" = 1'-0"



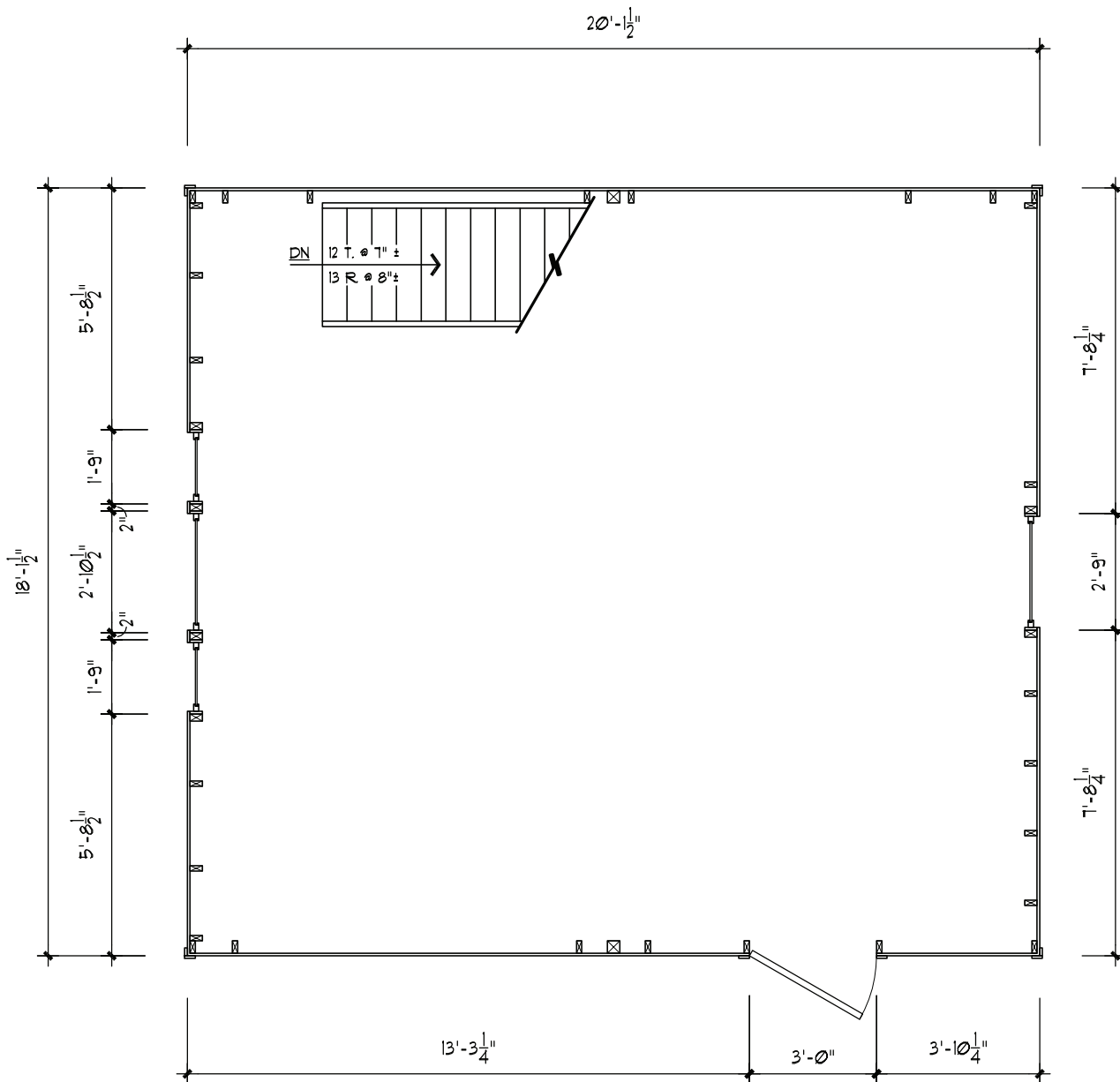
FIRST FLOOR PLAN - EXISTING

ROBBINS / HOLLAND CARRIAGE HOUSE  
711 JEFFERSON STREET  
ANN ARBOR, MICHIGAN

DATE 7 JULY 2021

SCALE 1/4" = 1'-0"

EX-5



LOFT FLOOR PLAN - EXISTING

EX-6

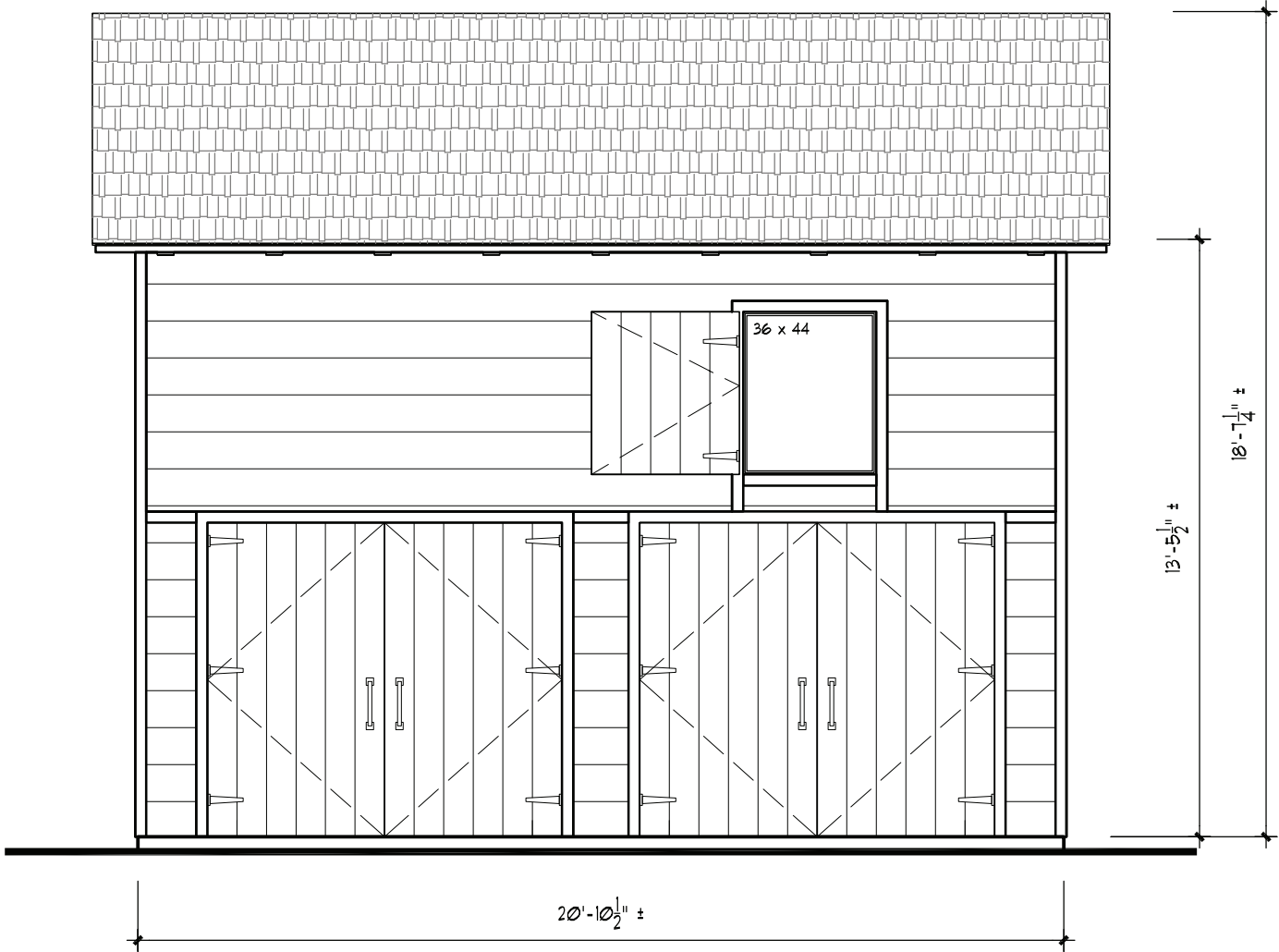
ROBBINS / HOLLAND CARRIAGE HOUSE  
711 JEFFERSON STREET  
ANN ARBOR, MICHIGAN

DATE 7 JULY 2021

SCALE 1/4" = 1'-0"

Charles Bultman  
Architect

cbultman • flash.net  
734 223 1358  
P. O. Box 3469 • ann arbor, mi 48106



FRONT (NORTH) ELEVATION

ROBBINS / HOLLAND CARRIAGE HOUSE  
711 JEFFERSON STREET  
ANN ARBOR, MICHIGAN

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A-1

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P. O. Box 3469 • ann arbor, mi 48106



SIDE (WEST) ELEVATION

ROBBINS / HOLLAND CARRIAGE HOUSE  
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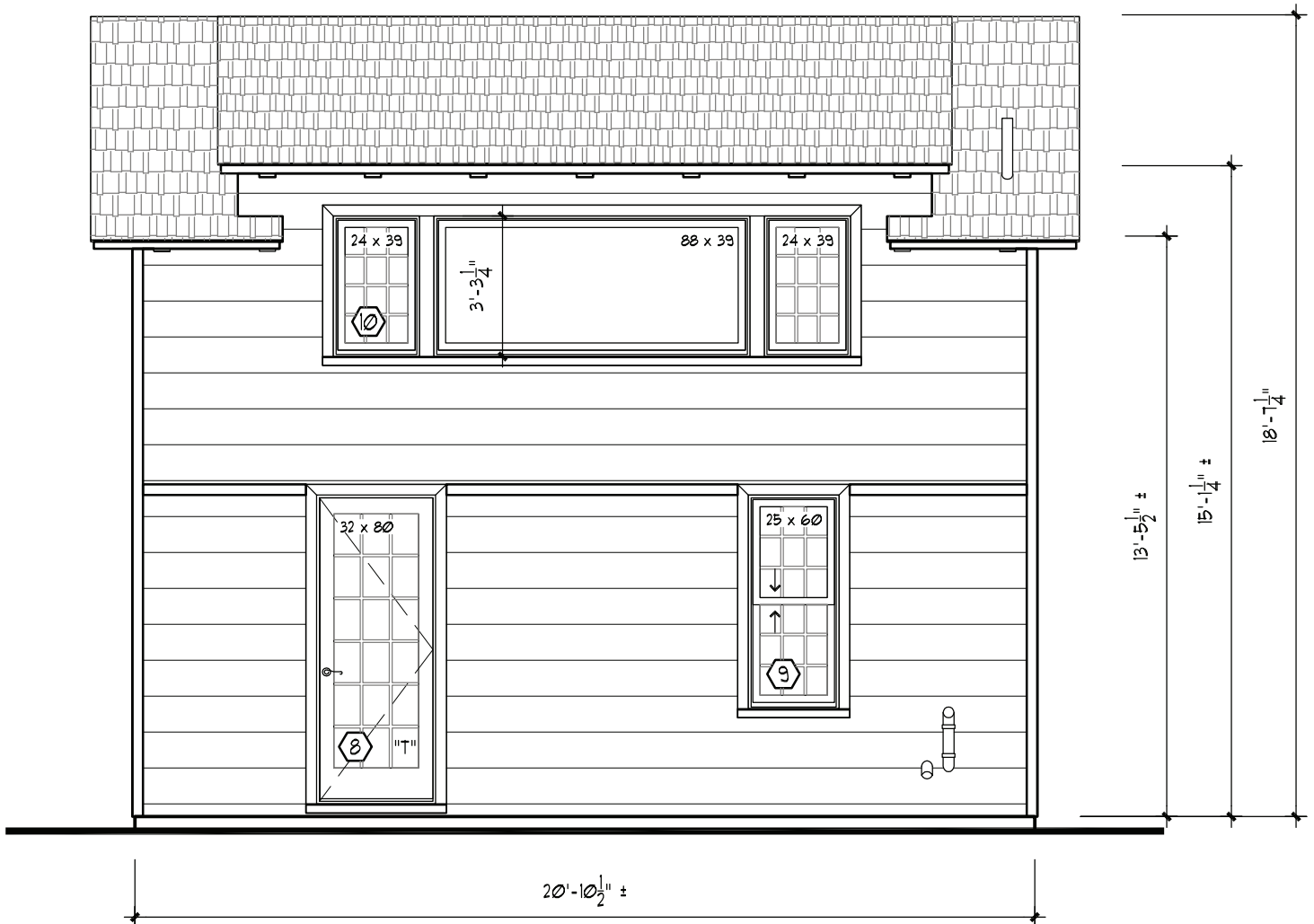
A-2



Charles Bultman  
Architect

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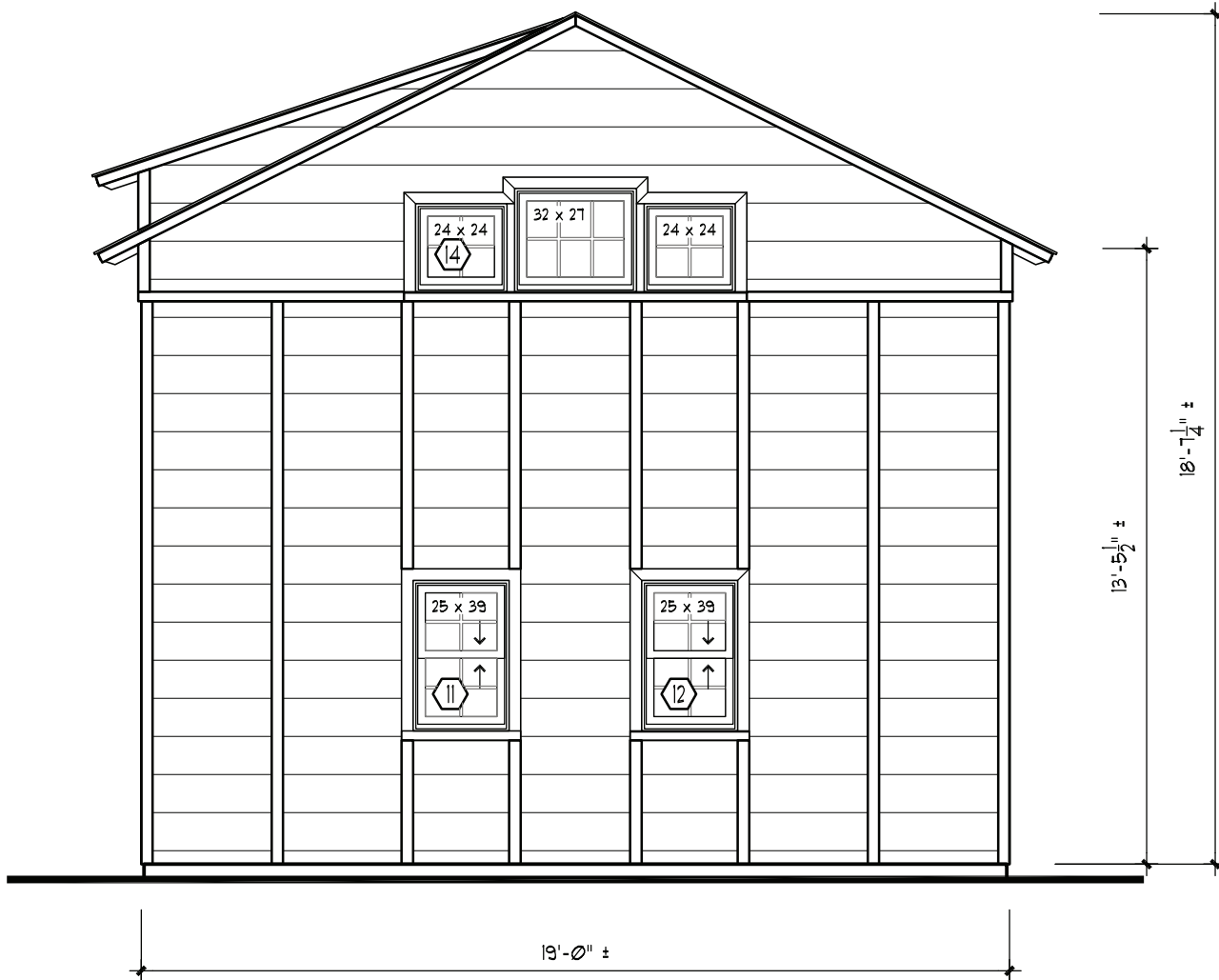
REAR (SOUTH) ELEVATION

ROBBINS / HOLLAND CARRIAGE HOUSE  
711 JEFFERSON STREET  
ANN ARBOR, MICHIGAN

DATE 7 JULY 2021

SCALE 1/4" = 1'-0"

A-3



SIDE (EAST) ELEVATION

A-4

ROBBINS / HOLLAND CARRIAGE HOUSE  
711 JEFFERSON STREET  
ANN ARBOR, MICHIGAN

DATE 7 JULY 2021

SCALE 1/4" = 1'-0"

ASPHALT SHINGLE ROOF  
AS SELECTED BY OWNER ON  
30# ASPHALTIC PAPER  
ON 6½" THICK SIPs PANELS

METAL DRIP EDGE

4 x 4 RAFTER TAILS  
@ 30" o. c. APPROX.

HORIZONTAL WOOD SIDING  
ANTIQUE WOOD BOARDS  
APPROX. 8" to 12" WIDE  
UNPAINTED - GRAY WEATHERED

NEW WOOD RAFTERS

4½" THICK SIPs PANELS

EXISTING WOOD FRAMING &  
SIDING TO REMAIN

FIXED GLASS WINDOW IN EXISTING  
HAY DOOR OPENING w/  
WOOD SHUTTER

EXISTING FLOOR JOISTS

2 - 1¾" x 11½" LVL HEADER

RELOCATED CARRIAGE DOORS  
REUSE AS MUCH OF EXISTING WOOD  
& EXISTING HARDWARE AS  
POSSIBLE.

NEW 8'-0" x 7'-0" HIGH  
OVERHEAD DOOR

4" THICK CONCRETE SLAB w/  
6 x 6 - W1.4 x W1.4 WWF  
ON VAPOR BARRIER ON  
4" GRAVEL BASE  
PROVIDE SATIN / MATTE FINISH  
(400 GRIT) & FINE AGGREGATE  
EXPOSURE (1/16" CUT)

NEW FOOTING & FOUNDATION  
WALL. DO NOT RELOCATE  
BUILDING

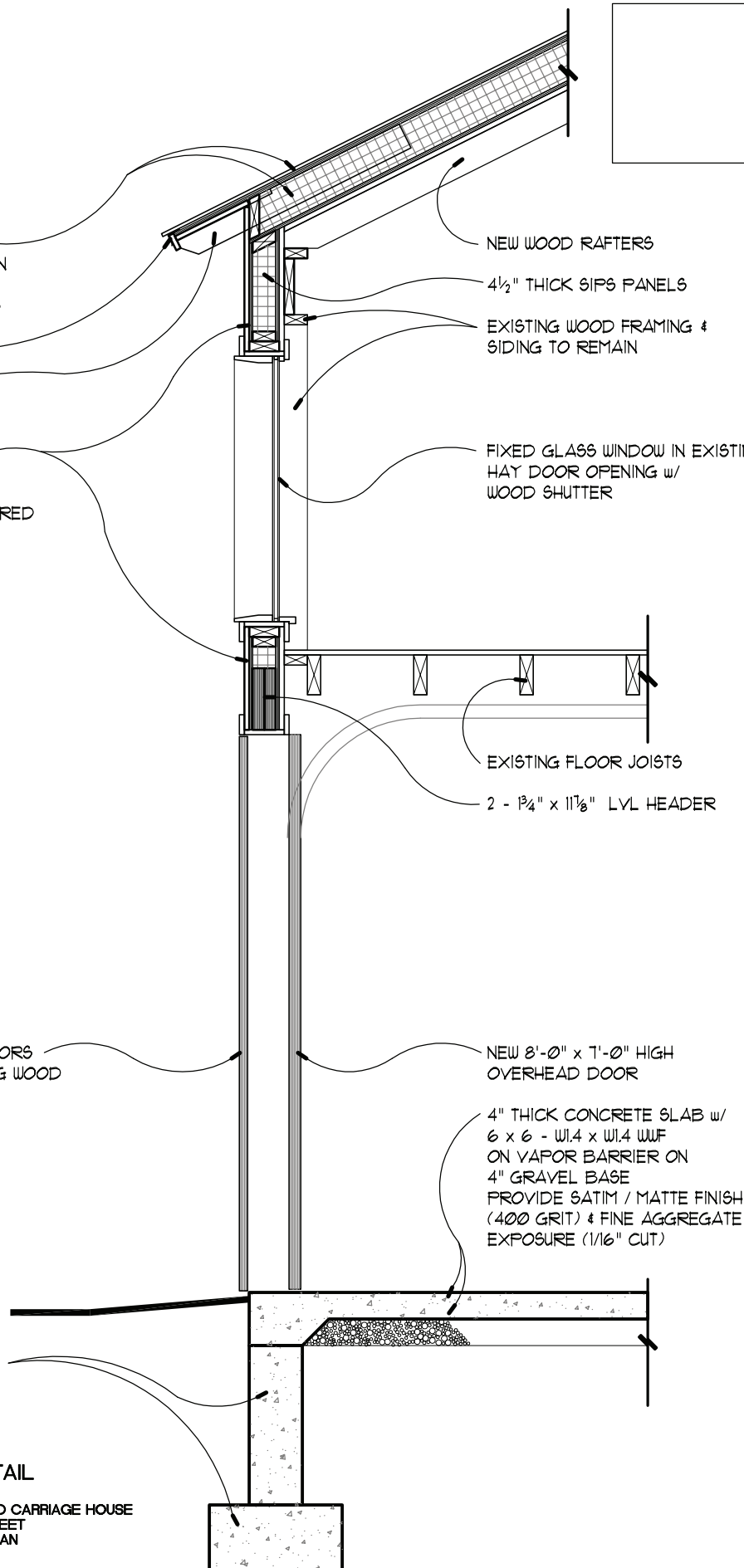
SECTION DETAIL

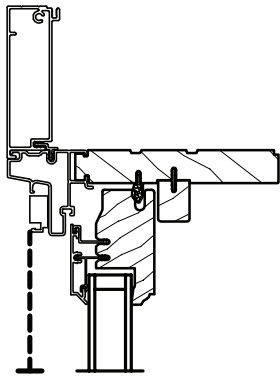
ROBBINS / HOLLAND CARRIAGE HOUSE  
711 JEFFERSON STREET  
ANN ARBOR, MICHIGAN

A-5

DATE 6 JULY 2021

SCALE 3/4" = 1'-0"

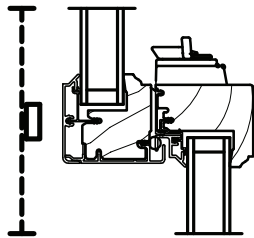




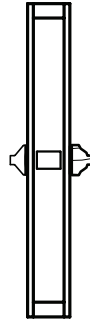
HEAD SECTION

Charles Bultman  
Architect

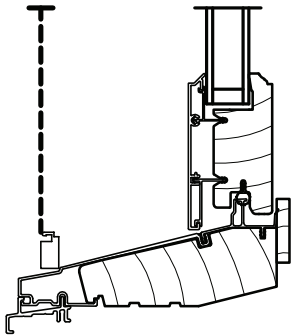
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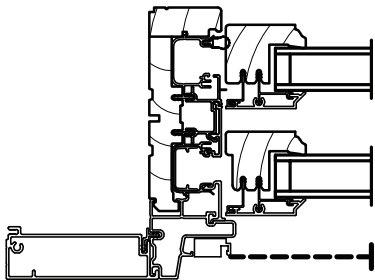
CHECKRAIL SECTION



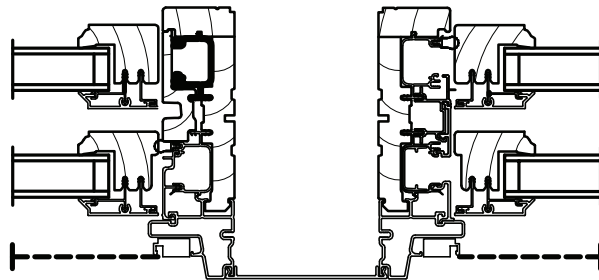
SDL with SPACER BAR



SILL SECTION



JAMB SECTION



SPACE MULL SECTION

WINDOW DETAILS

ROBBINS / HOLLAND CARRIAGE HOUSE  
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ANN ARBOR, MICHIGAN

DATE 7 JULY 2021

SCALE 3" = 1'-0"



























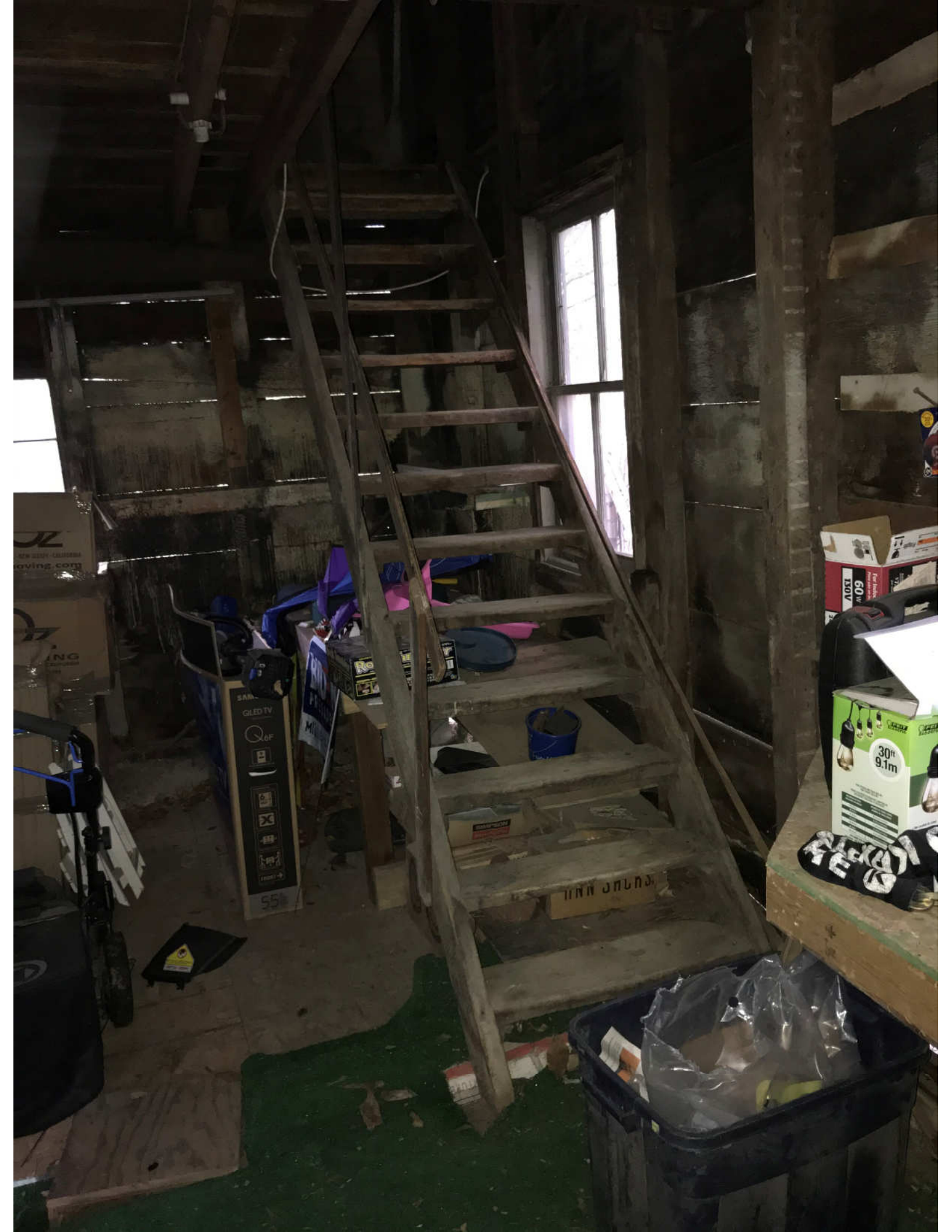












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ING

SAM  
QLED TV  
Q6F  
55

60" 109

30ft 9.1m

1111 101010

