



# 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

**APPLICATION MUST BE FILLED OUT COMPLETELY**

OFFICE USE ONLY	
Permit Number	HDC# <u>18-278</u>
	BLDG# _____
DATE STAMP	
CITY OF ANN ARBOR <b>RECEIVED</b> DEC 20 2018	
PLANNING & DEVELOPMENT SERVICES	

### PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER <b>Grace and Jon Vandervliet</b>		HISTORIC DISTRICT <b>Old West Side</b>
PROPERTY ADDRESS <b>503 W Jefferson St</b>		CITY <b>ANN ARBOR</b>
ZIPCODE <b>48103</b>	DAYTIME PHONE NUMBER <b>( 734 ) 904-9409</b>	EMAIL ADDRESS <b>gracevandervliet@gmail.com</b>
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY STATE, ZIP

### PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME <b>Grace Vandervliet</b>	DATE <b>12/20/2018</b>
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### APPLICANT INFORMATION

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

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

SIGN HERE	PRINT NAME <b>X</b>	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](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	

## Building

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**From:** David Rochlen <david@charmarch.com>  
**Sent:** Thursday, December 20, 2018 12:10 PM  
**To:** Building  
**Subject:** HDC Application and Set  
**Attachments:** 503 W Jefferson St - HDC Application - 20 DEC 2018.pdf; 503 W Jefferson St - HDC Set - 20 DEC 2018.pdf

Hi,

Please find attached an HDC Application and the associated drawing set to be included for the January meeting. I am running out to get my client's signature for the application and I will submit that to you ASAP.

Thanks,  
Dave

David B. Rochlen, AIA  
Charm Architecture, PLLC  
734-546-6309

# Ann Arbor Historic District Commission Application

## Application Information

### Owner

Grace and Jon Vandervliet  
503 West Jefferson Street  
Ann Arbor, MI 481103

### Proposed Work

This project proposes an interior and exterior renovation and a two-story addition to this historic home.

This project proposes several improvements to the home's site and existing exterior including to renovate the front walkway, to install a new side patio and stoop leading to a reconfigured side entry, to install a new door in the addition portion of the garage, to remove the existing aluminum siding and restore the historic wood clapboard siding and trim and to provide new anodized aluminum storm windows for all existing windows.

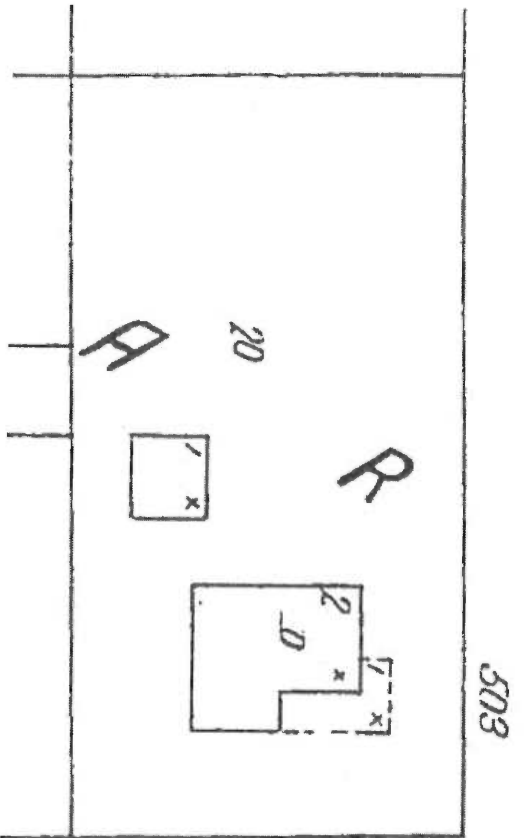
This project proposes to add a two-story rear yard addition to the existing house that will include the following improvements: a new foundation wall underneath the existing one story addition, a new basement living room accessed by a new stair and a new full bath in the basement. On the first floor, the project proposes to add a reconfigured side entry with a mud room leading to a renovated kitchen. On the second floor a new bedroom and full bathroom is proposed.

### Conditions That Justify Proposed Changes

The house was partially converted from a duplex into a single family home by the previous owner. The current owners would like to complete that work and perform a much-needed renovation to the home's existing exterior. The addition would fix the existing awkward side entry and provide desired additional bedroom space on the second floor.

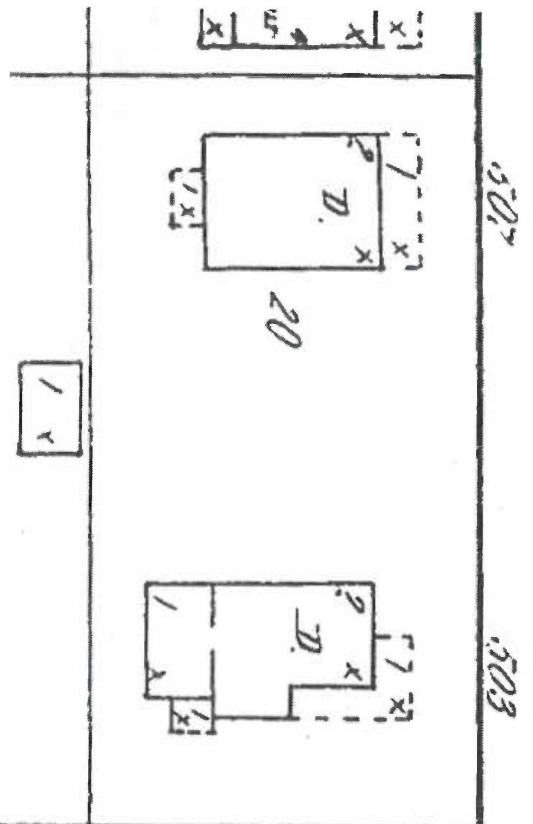
## Sheet List

Sheet Number	Sheet Name
HDC 0.0	Cover Sheet
HDC 0.1	Sanborn Maps
HDC 0.2	Existing Photos
HDC 0.3	Removal Plan
HDC 0.4	Proposed Addition
HDC 1.0	Existing Site Plan
HDC 1.1	Existing Basement Plan
HDC 1.2	Existing First Floor Plan
HDC 1.3	Existing Second Floor Plan
HDC 1.4	Existing Roof Plan
HDC 2.0	Existing North Elevation
HDC 2.1	Existing South Elevation
HDC 2.2	Existing West Elevation
HDC 2.3	Existing East Elevation
HDC 3.0	Proposed Site Plan
HDC 3.1	Proposed Basement Plan
HDC 3.2	Proposed First Floor Plan
HDC 3.3	Proposed Second Floor Plan
HDC 3.4	Proposed Roof Plan
HDC 4.0	Proposed North Elevation
HDC 4.1	Proposed South Elevation
HDC 4.2	Proposed West Elevation
HDC 4.3	Proposed East Elevation
HDC 5.0	Section
HDC 5.1	Section
HDC 6.0	Window and Door Schedule
HDC 6.1	Area Calculation
HDC 6.2	Material Schedule



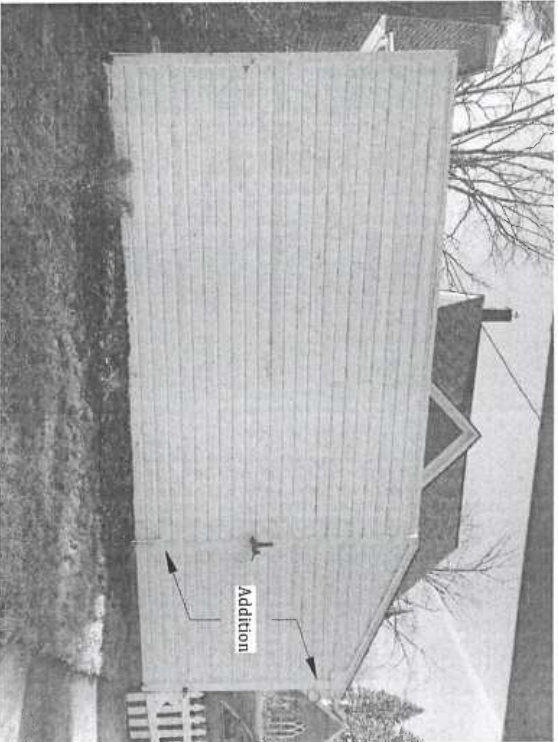
**1908**

Main house before addition.

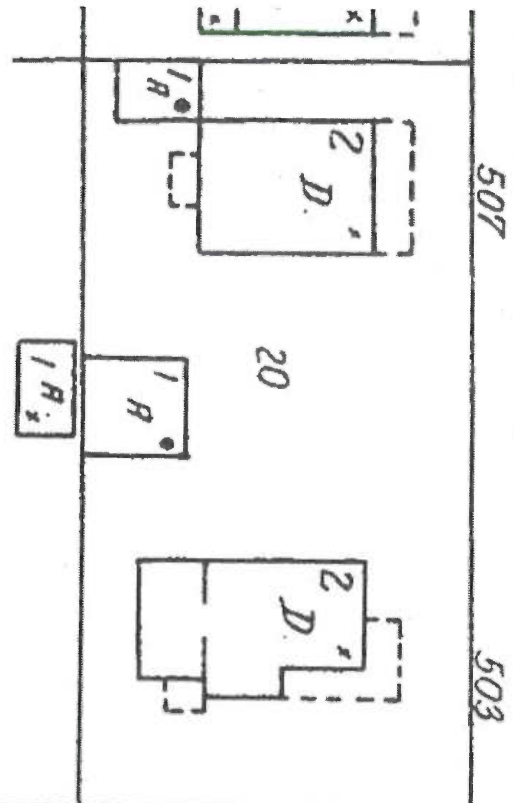


**1916**

Addition and side porch added. Garage removed.

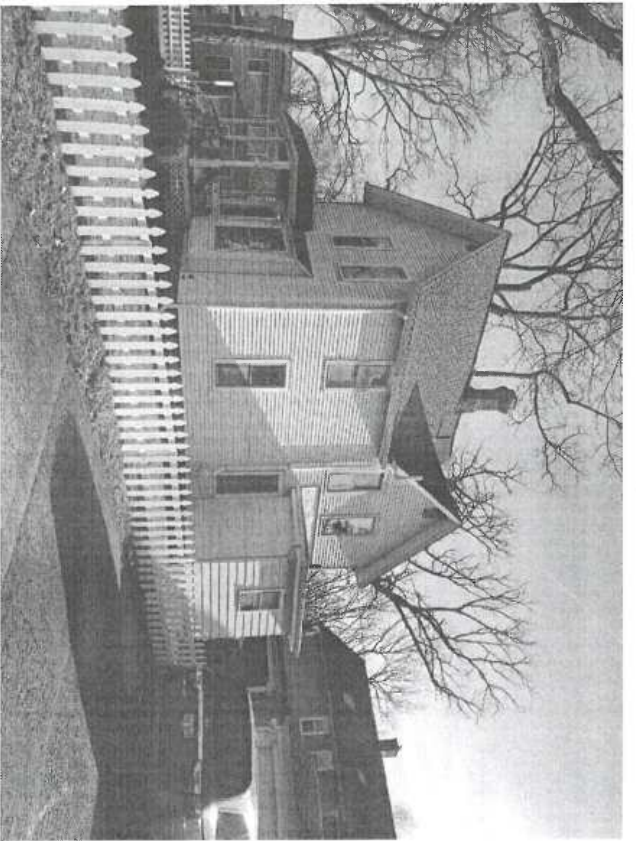


**View of Garage East Elevation**

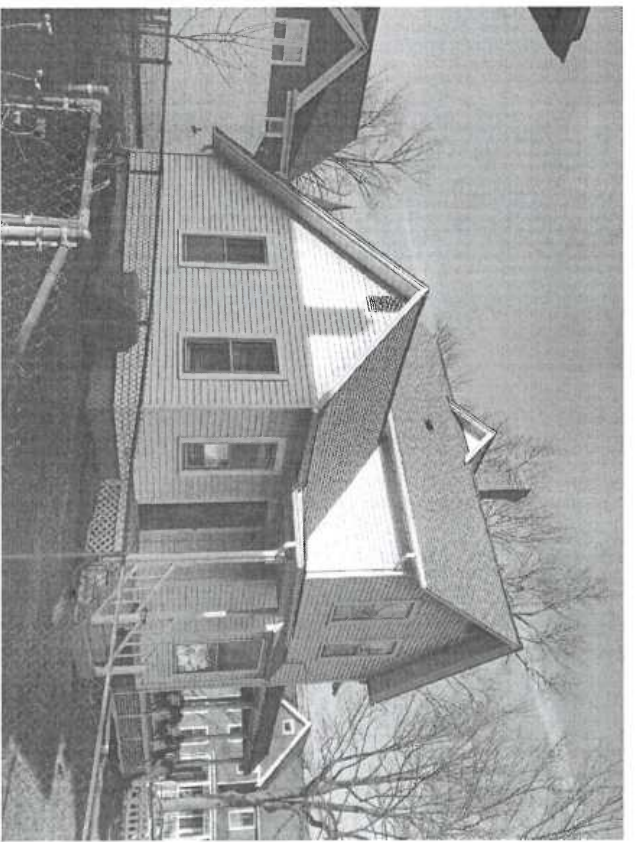


**1925**

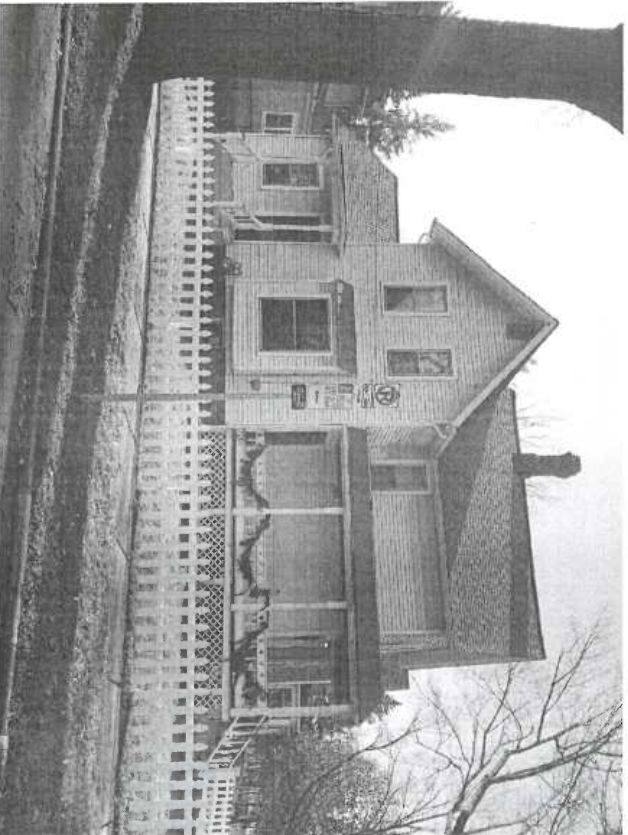
Garage added.



**View of West Elevation**



**View of South Elevation**

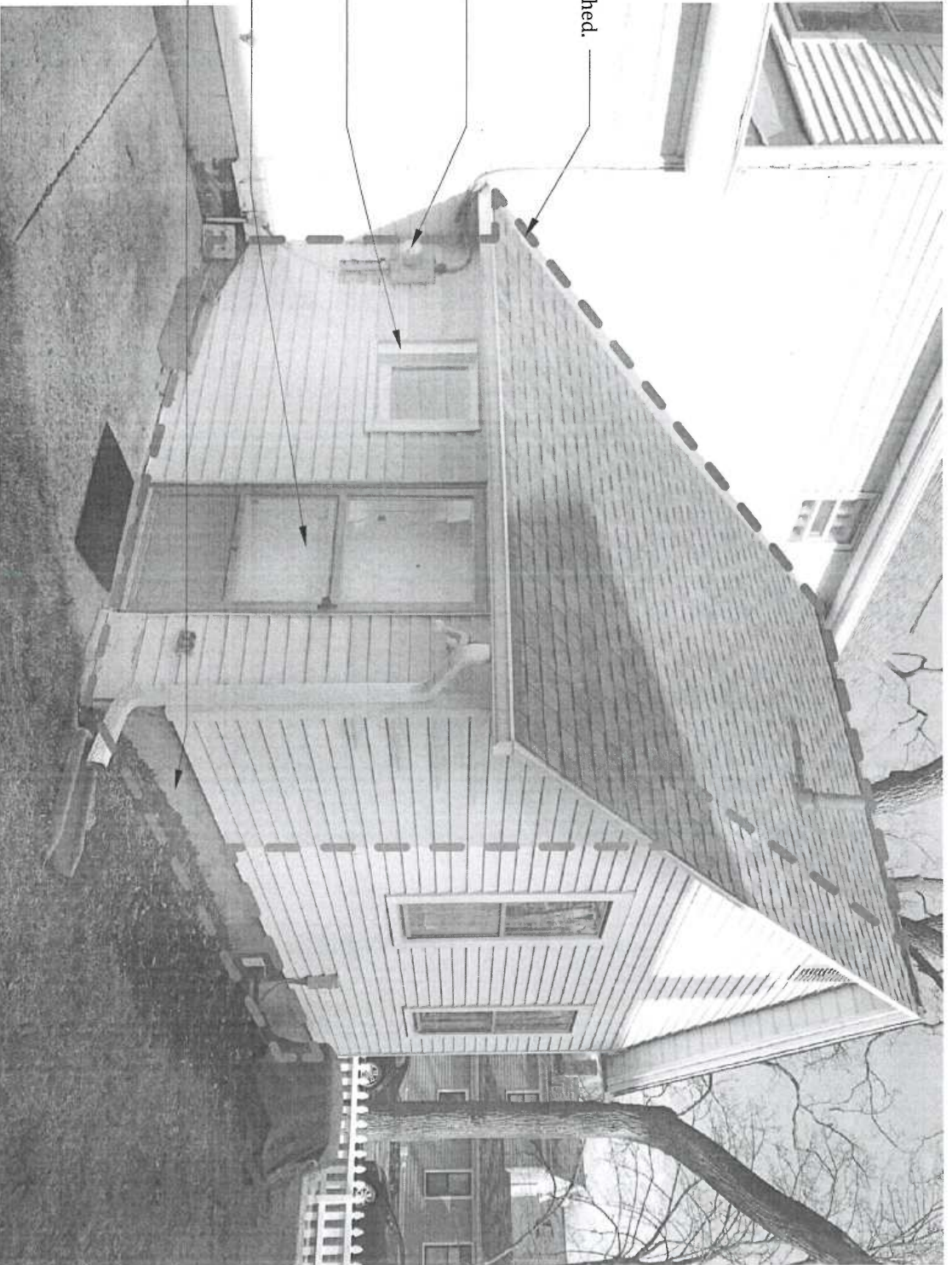


**View of East Elevation**



**View of North Elevation**

# Removal Plan



Portion to be removed shown dashed.

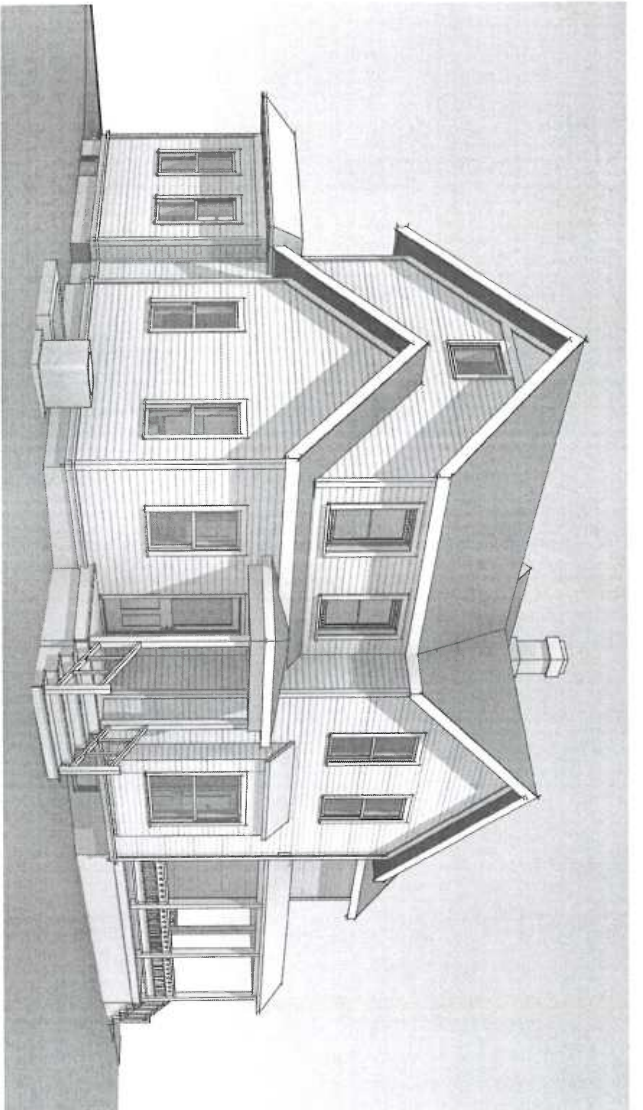
Move electrical meter.

Remove window.

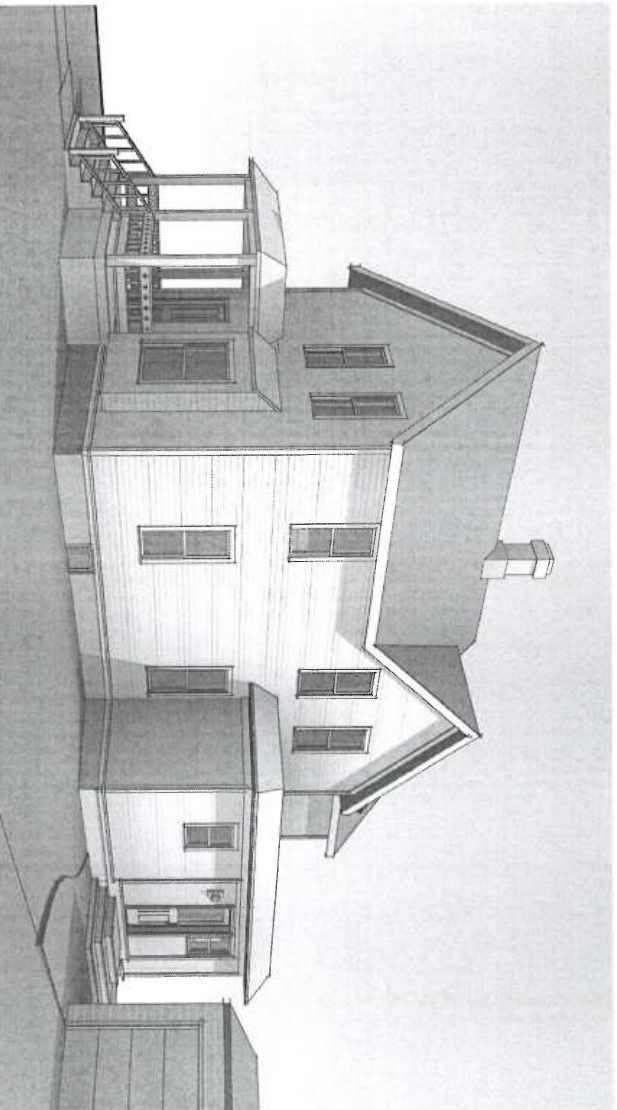
Remove door.

Remove and rebuild foundation.

# Proposed Addition

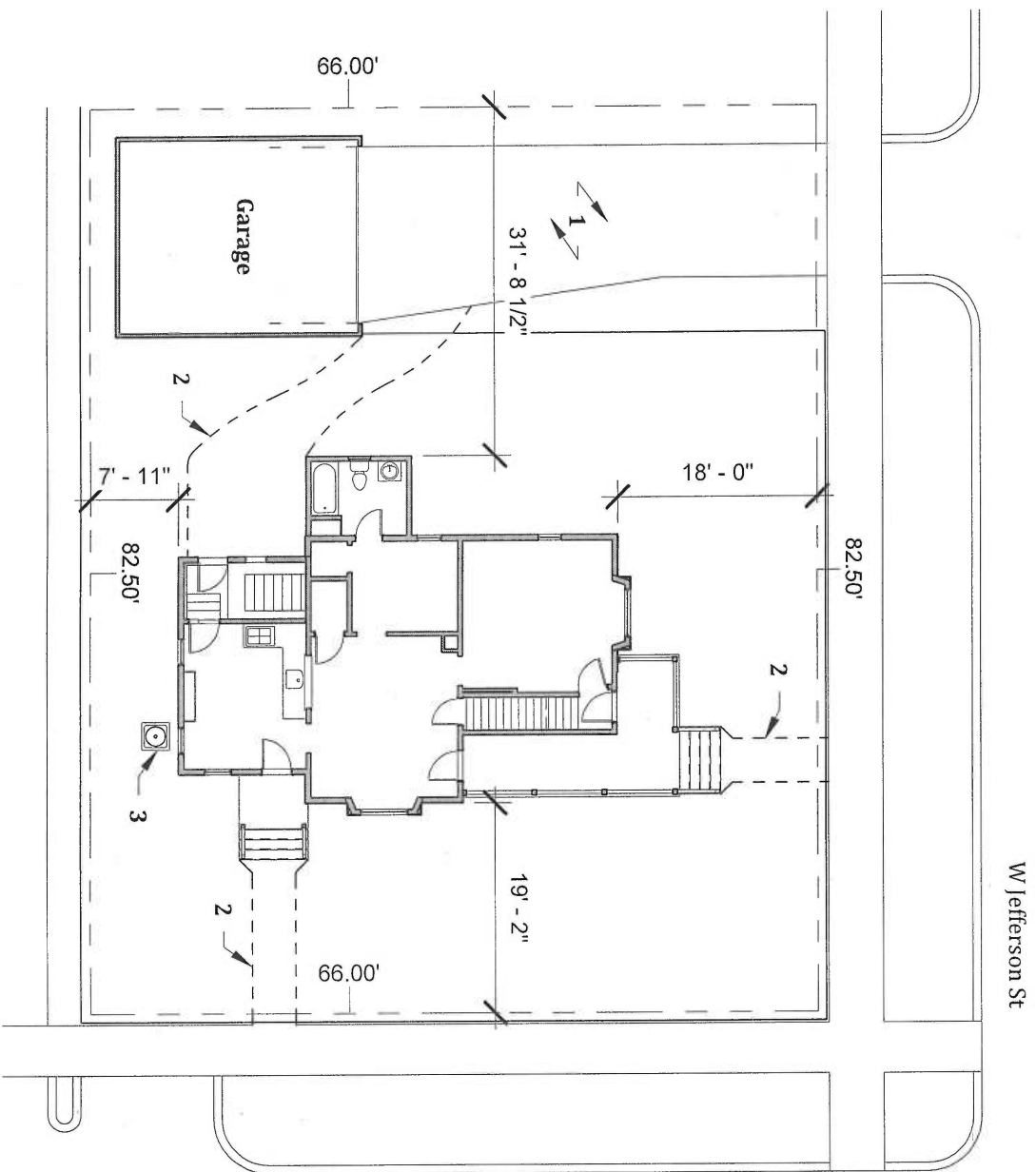


2 View From SE



1 View From NW





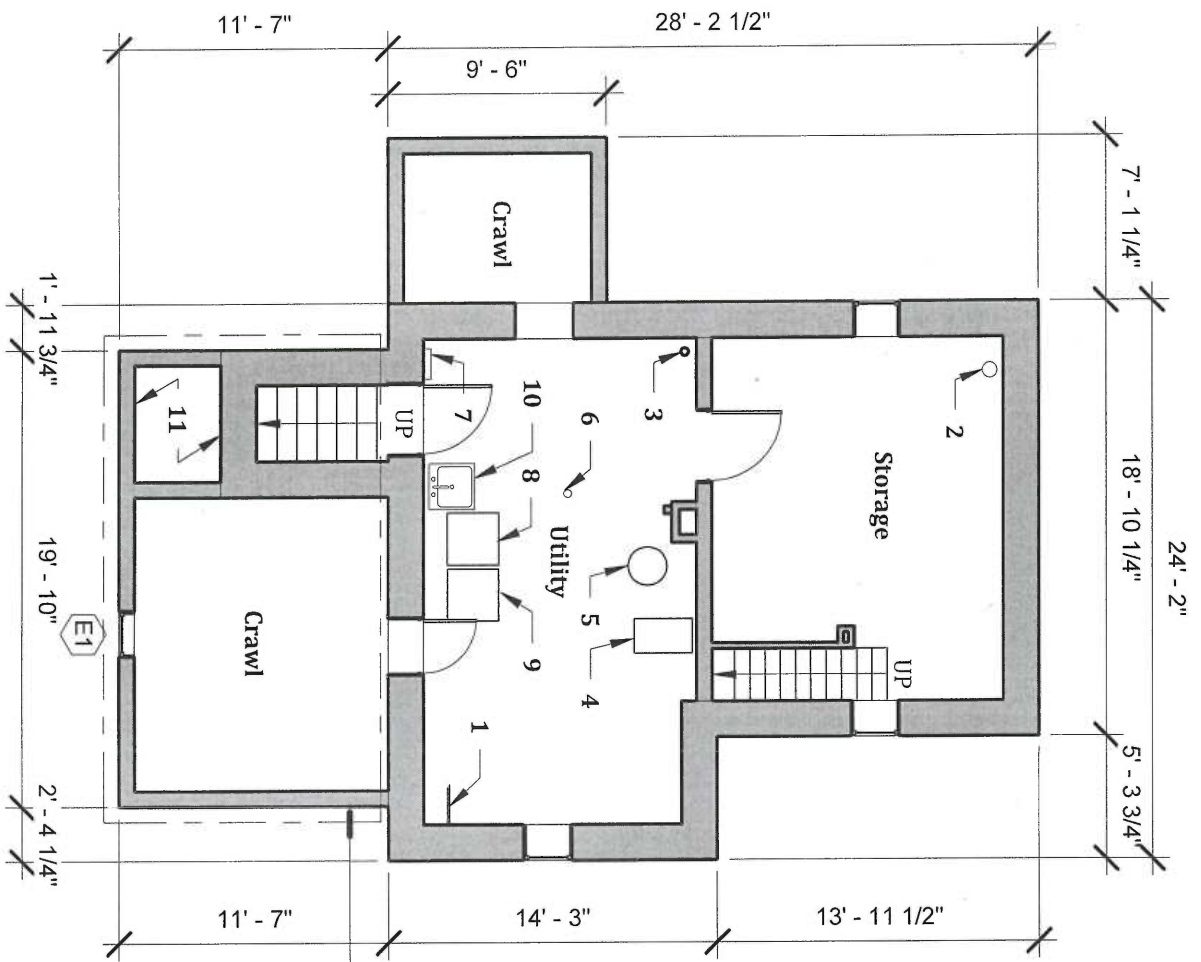
- Keynotes**
- 1 Existing asphalt driveway.
  - 2 Existing concrete walkway to be removed.
  - 3 Existing AC outdoor unit.

1 Existing Site Plan  
1/16" = 1'-0"

Charm Architecture, PLLC - Grace and Jon Vandervliet  
503 W Jefferson St Renovation and Addition



Ann Arbor Historic District Commission Application - 20 DEC 2018  
Existing Site Plan - HDC 1.0

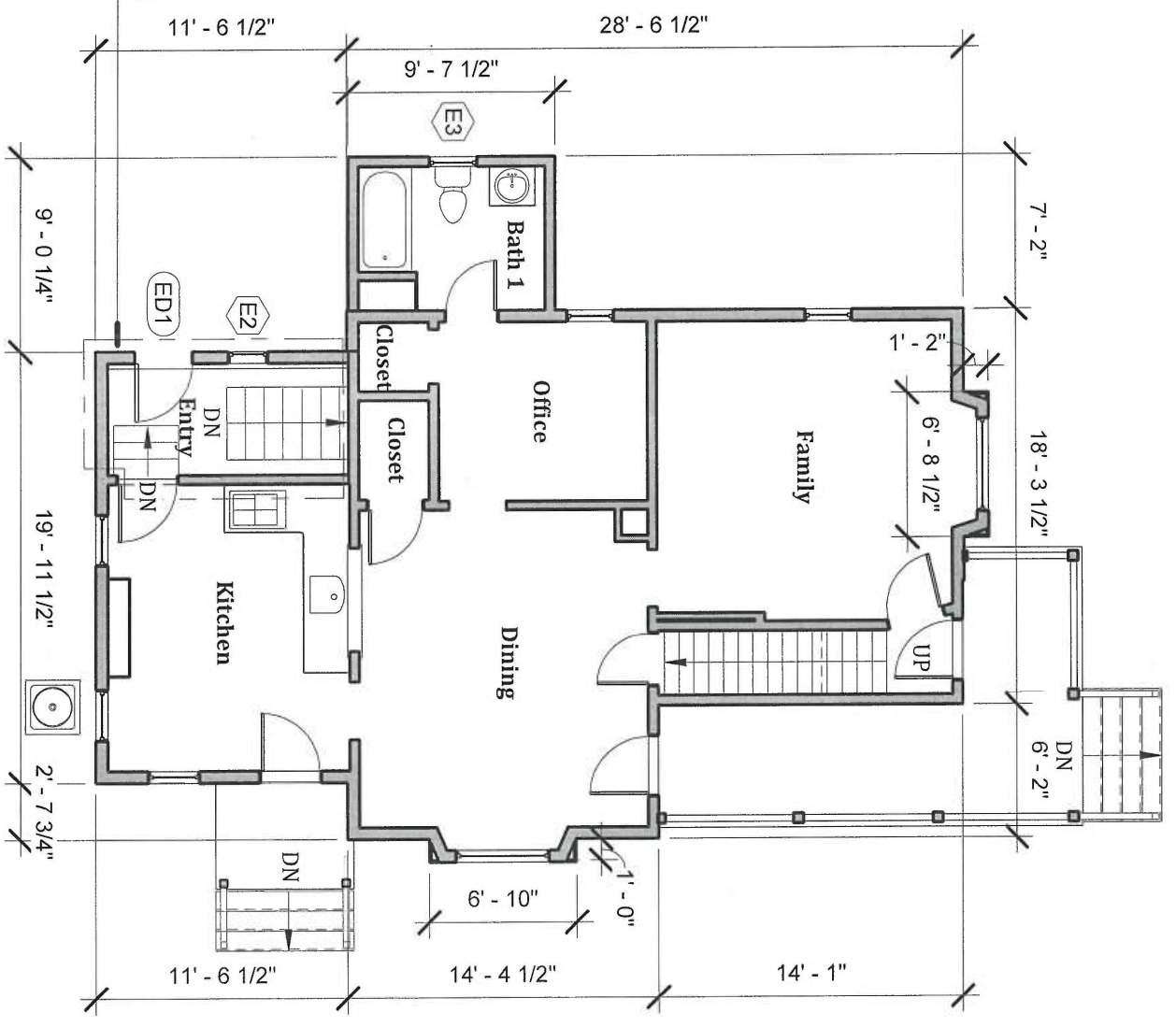


- Keynotes**
- 1 Natural gas service
  - 2 Water service
  - 3 Radon mitigation system
  - 4 Furnace
  - 5 Domestic hot water
  - 6 Floor drain
  - 7 Electrical panel
  - 8 Washer
  - 9 Dryer
  - 10 Utility sink
  - 11 Unexcavated

**Removal Note:**  
 The existing rubble foundation, the existing rubble cellarway and stairs, and the existing basement window E1 are proposed to be removed.

1 Existing Basement Floor Plan  
 1/8" = 1'-0"

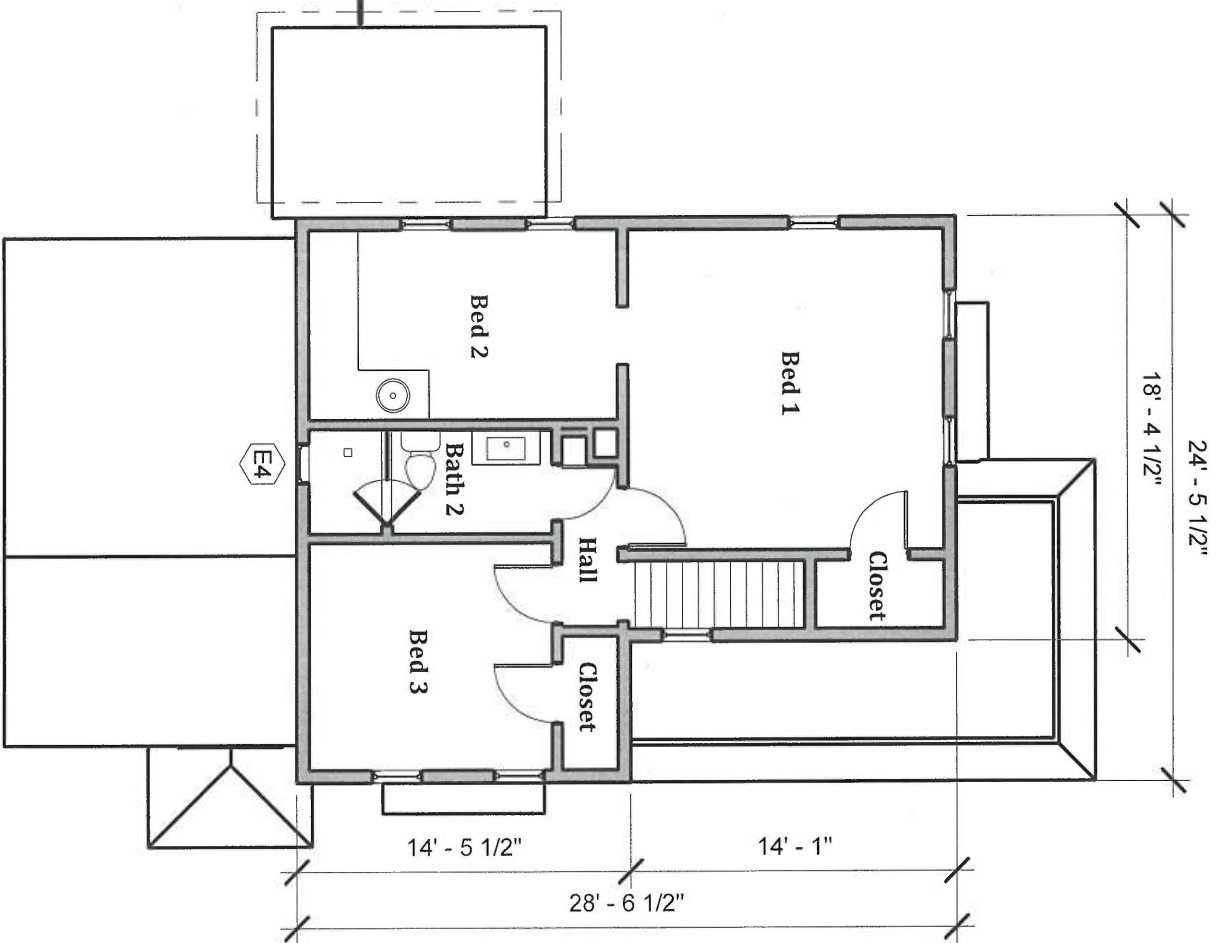




Removal Note:  
 The exterior walls enclosing the unfinished Entry, the existing fixed window E2, and the non-historic window E3 are proposed to be removed.

1 Existing First Floor Plan  
 1/8" = 1'-0"

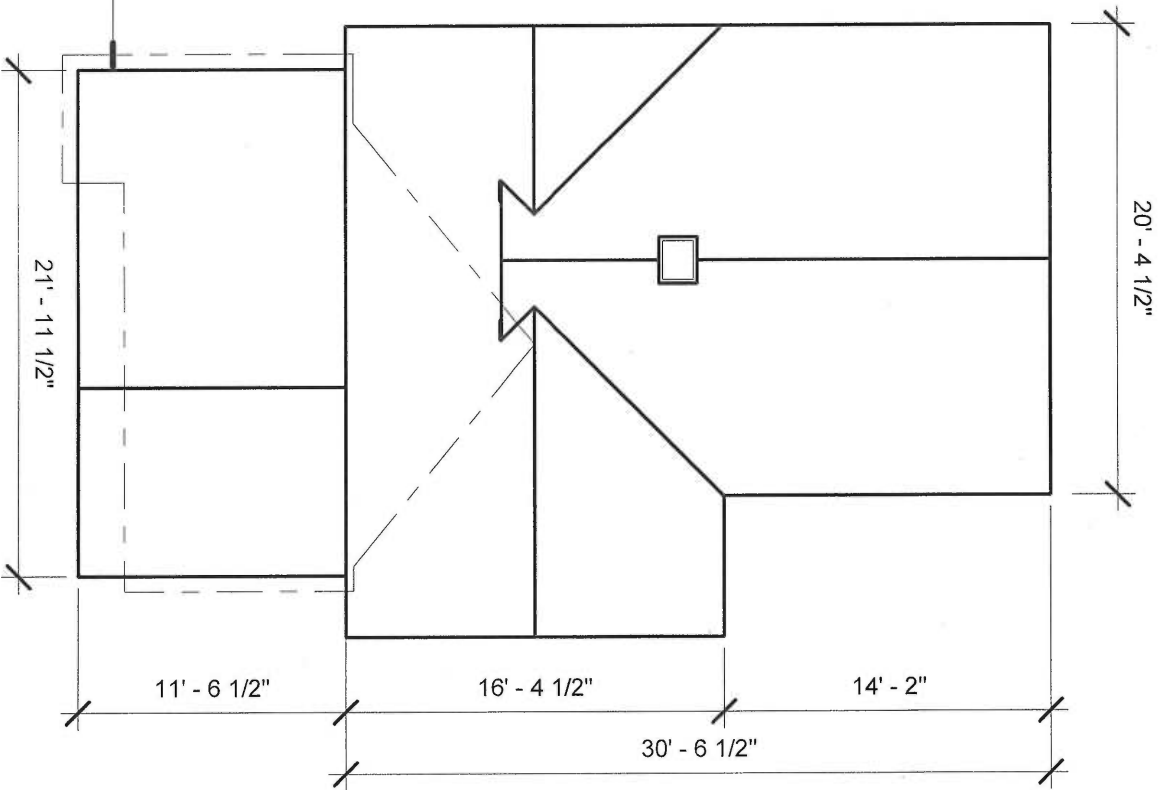




Removal Note:  
 The existing roof of the non-historic Bath addition, and the existing non-historic glass block window E4 are proposed to be removed.

1 Existing Second Floor Plan  
 1/8" = 1'-0"

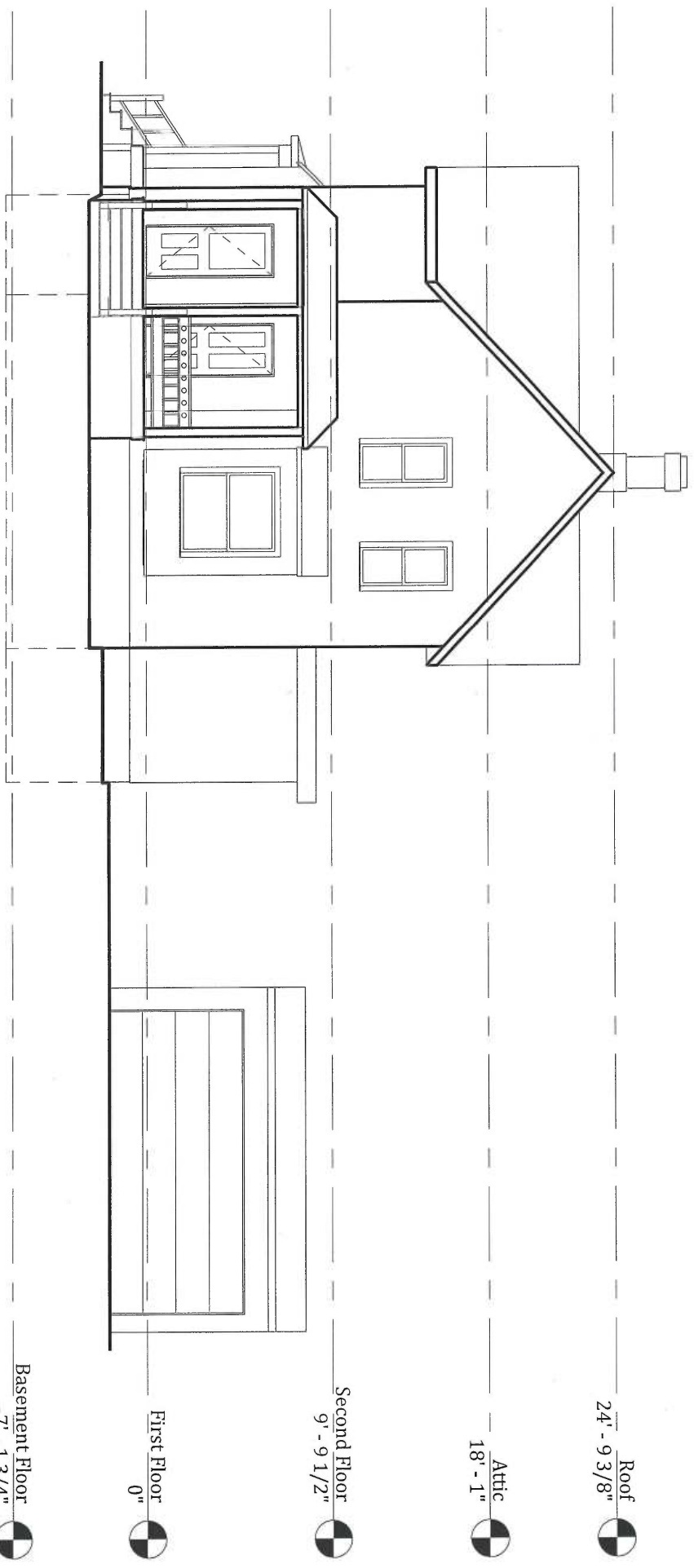




Removal Note:  
 A portion of the historic rear addition roof, and a portion of the main house roof are proposed to be removed.

1 Existing Roof Plan  
 1/8" = 1'-0"





Roof  
24' - 9 3/8"

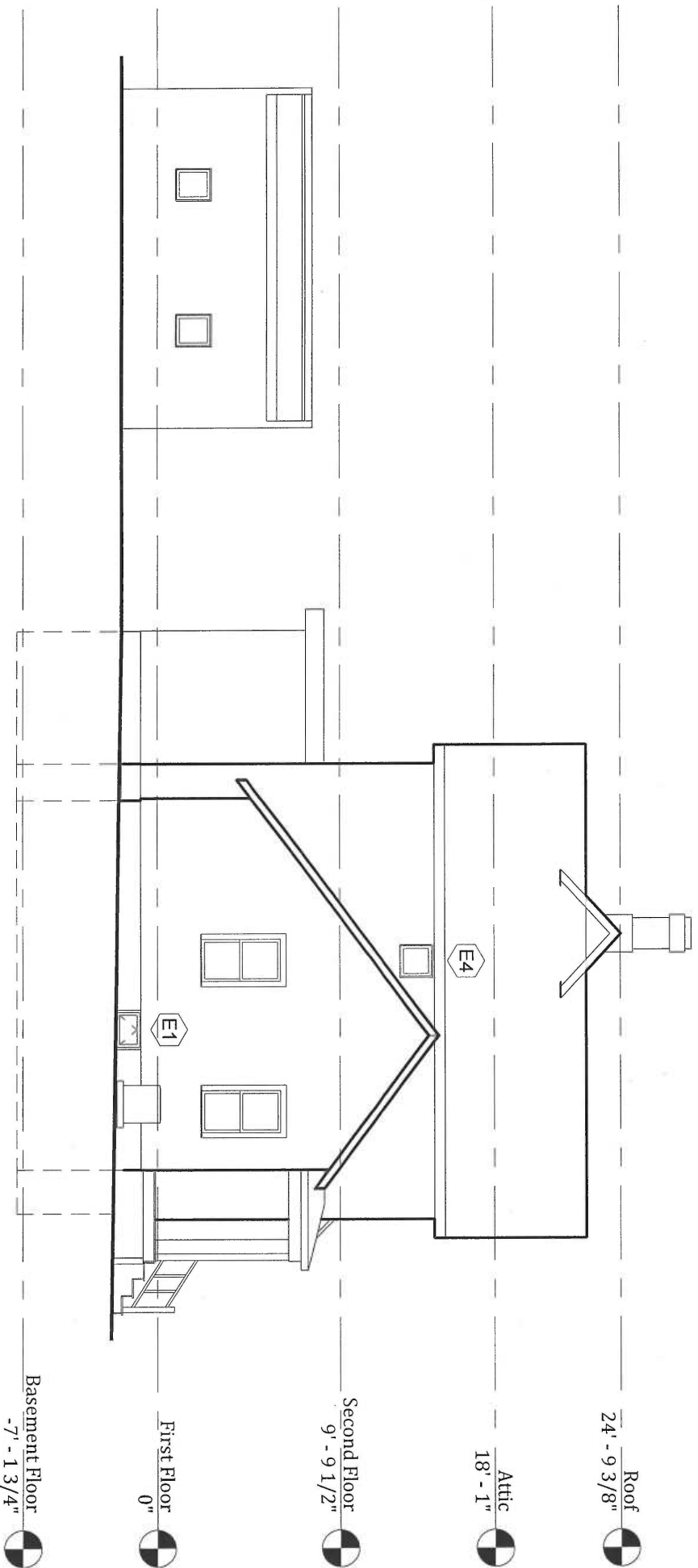
Attic  
18' - 1"

Second Floor  
9' - 9 1/2"

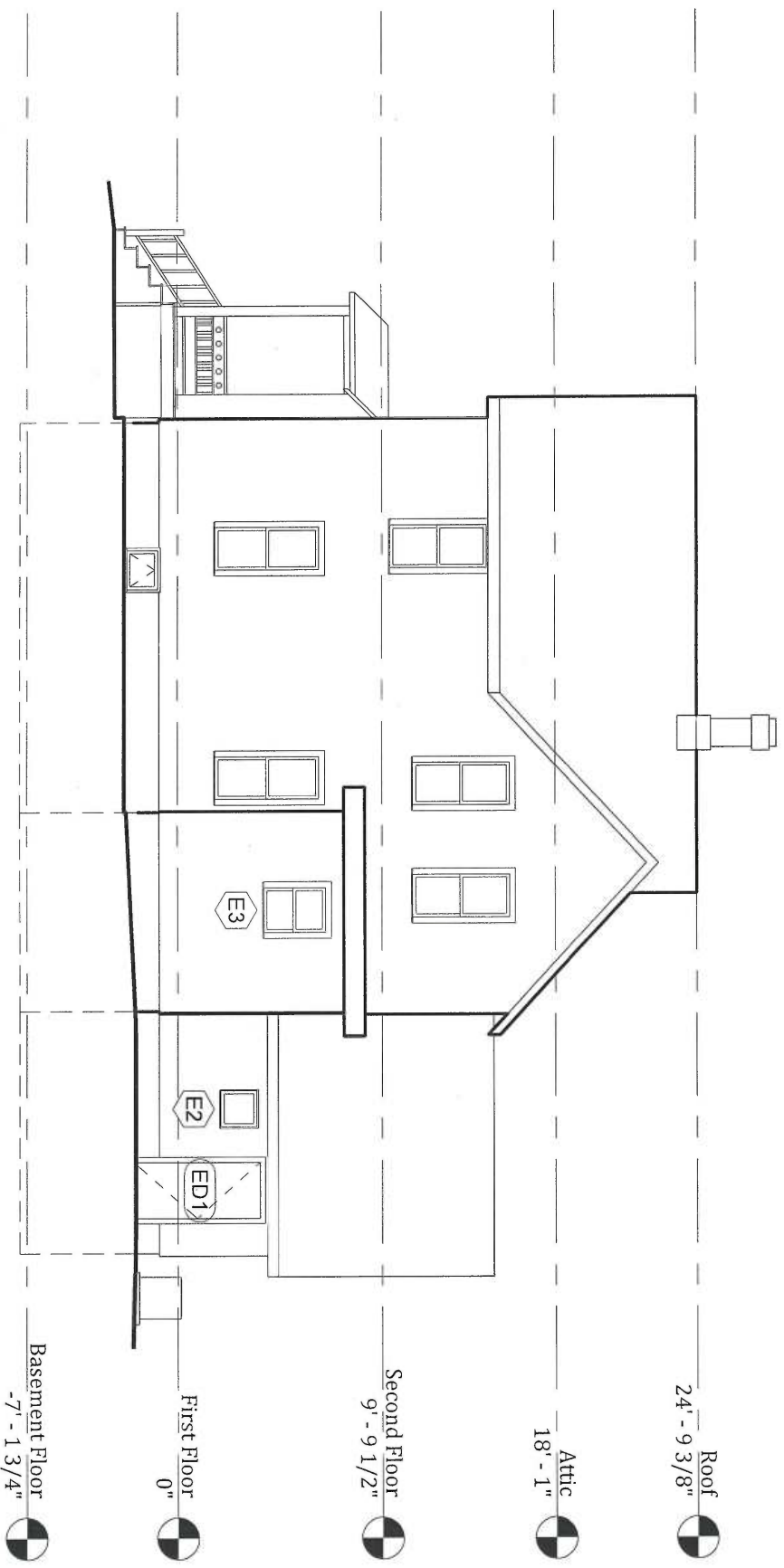
First Floor  
0"

Basement Floor  
-7' - 1 3/4"

1 Existing North Elevation  
1/8" = 1'-0"

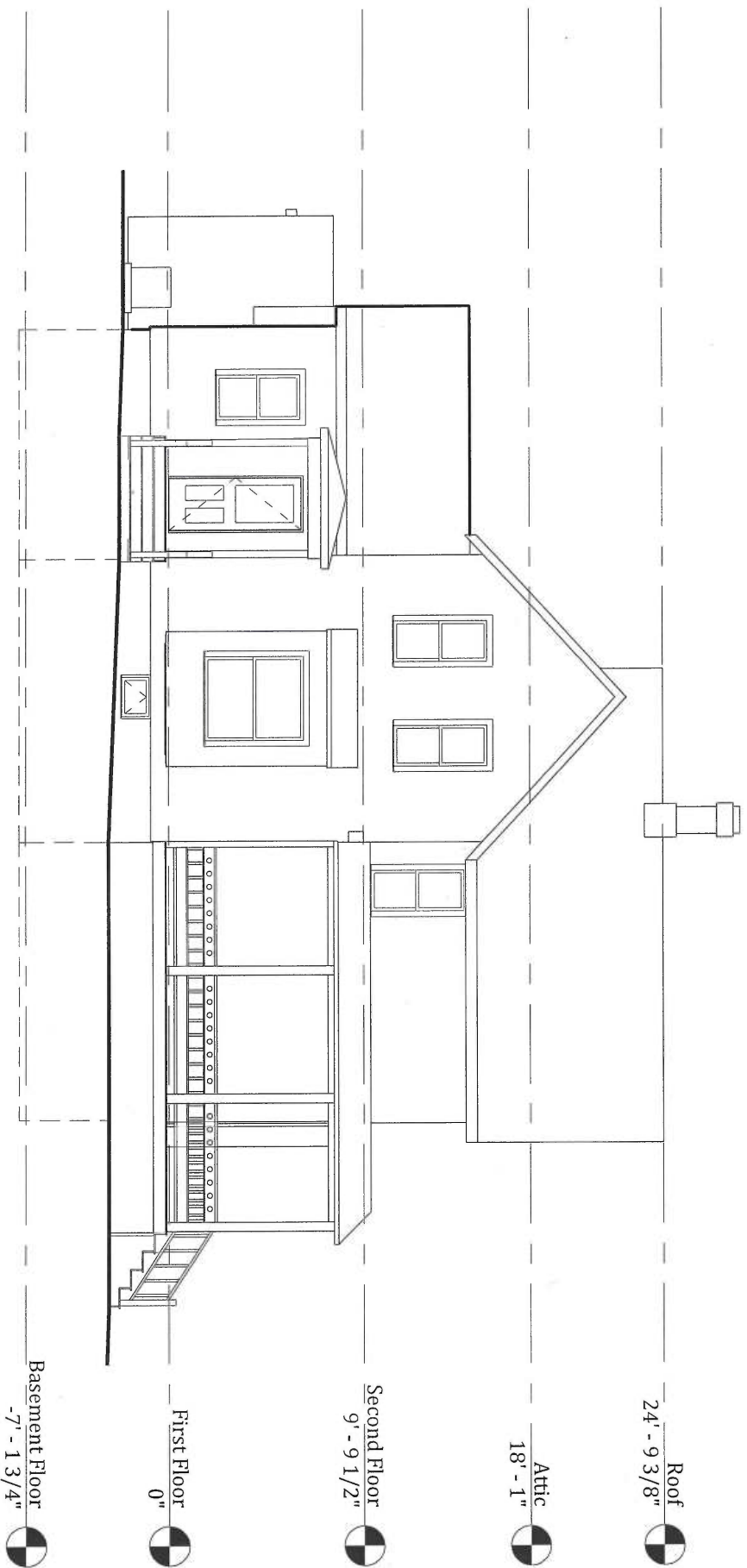


1 Existing South Elevation  
 1/8" = 1'-0"



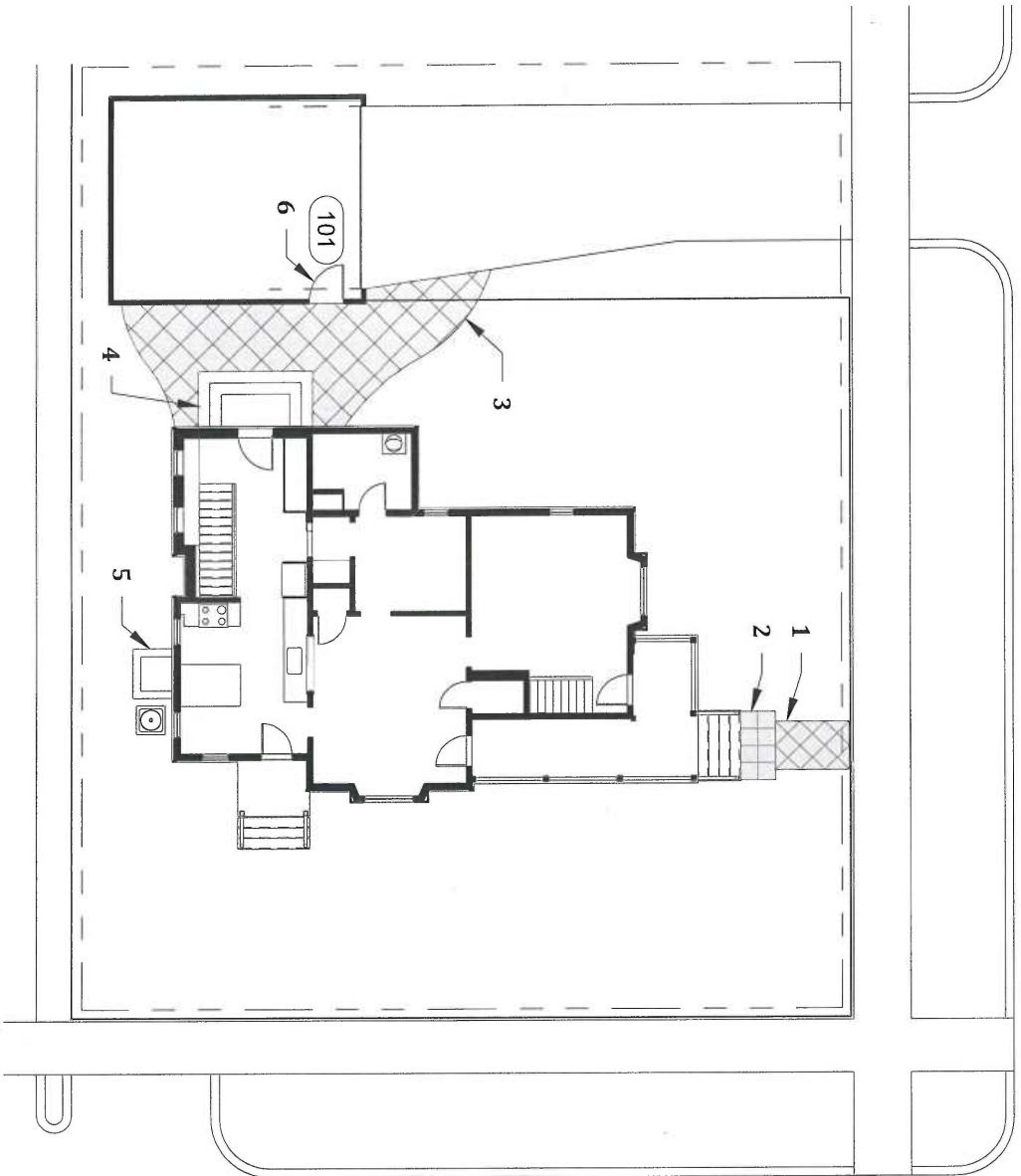
1 Existing West Elevation  
 1/8" = 1'-0"





1 Existing East Elevation  
 1/8" = 1'-0"

W Jefferson St



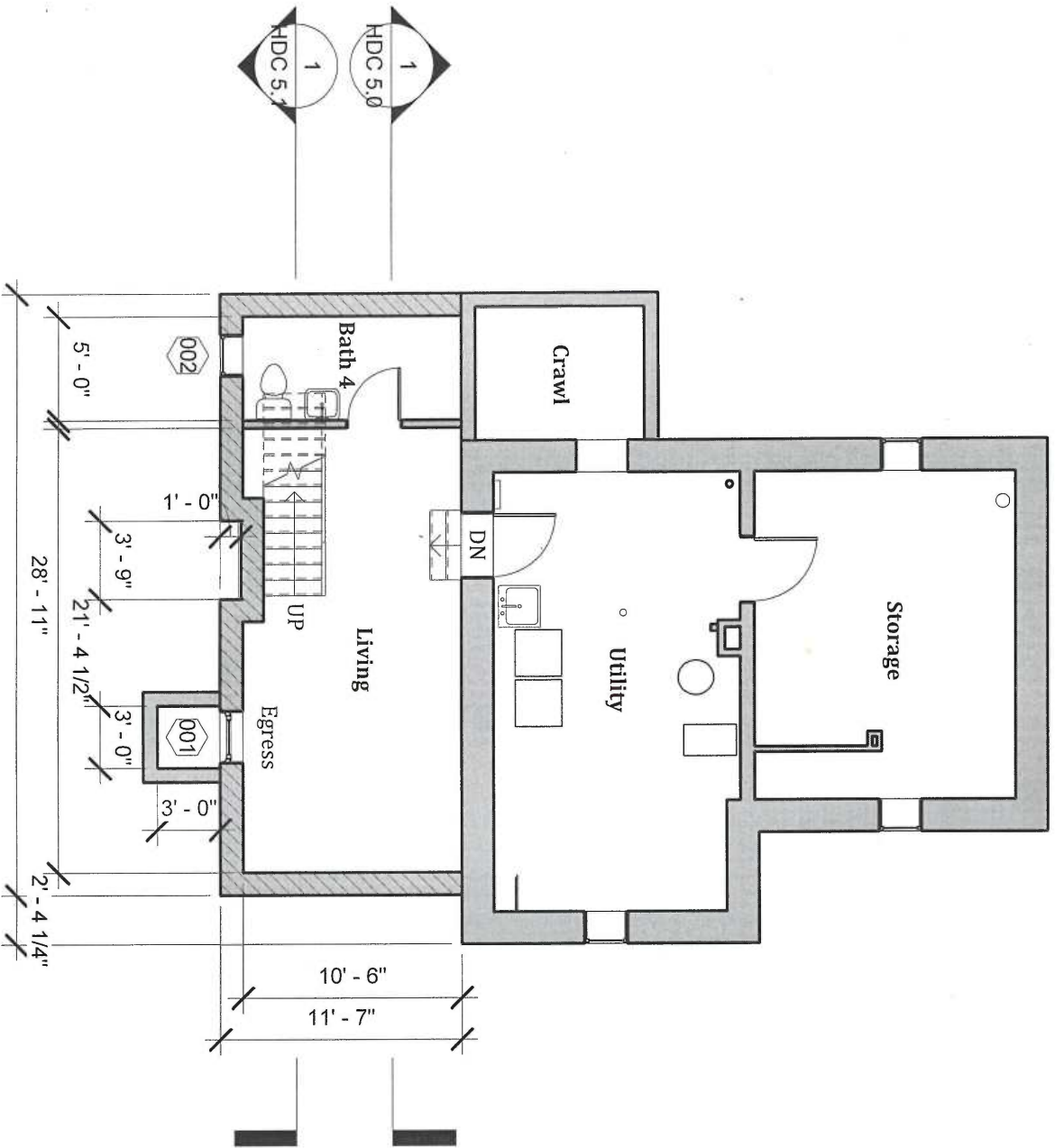
Third St

**Keynotes**

- 1 Stone path, 4' wide.
- 2 Stone landing, 3' deep.
- 3 Stone patio, 230 SF, approx. 11'x21'.
- 4 Wood (or composite wood) stoop with three risers.
- 5 Concrete or CMU Egress window well.
- 6 Door 101 added to addition portion of garage.

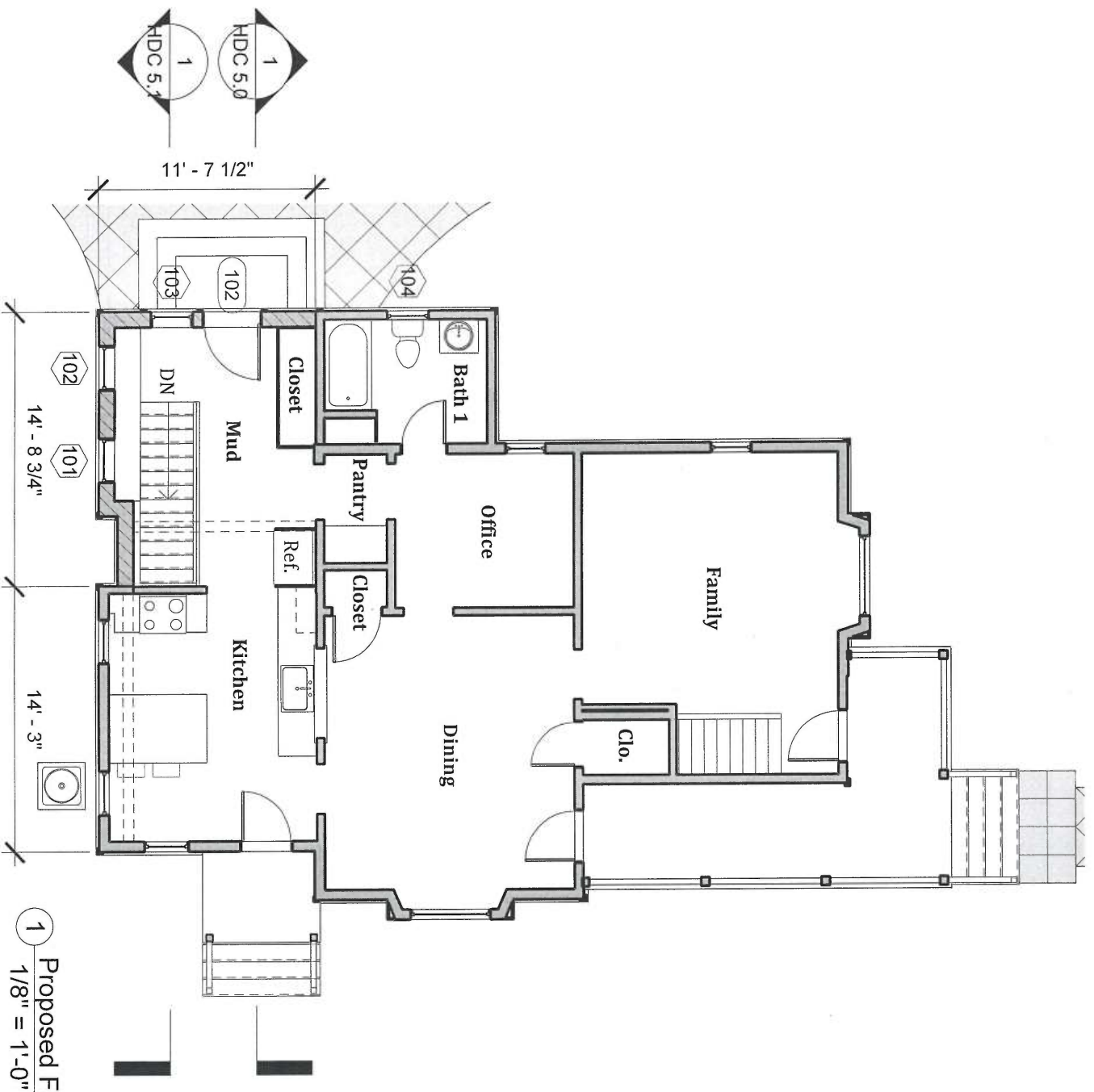
1 Proposed Site Plan  
1/16" = 1'-0"





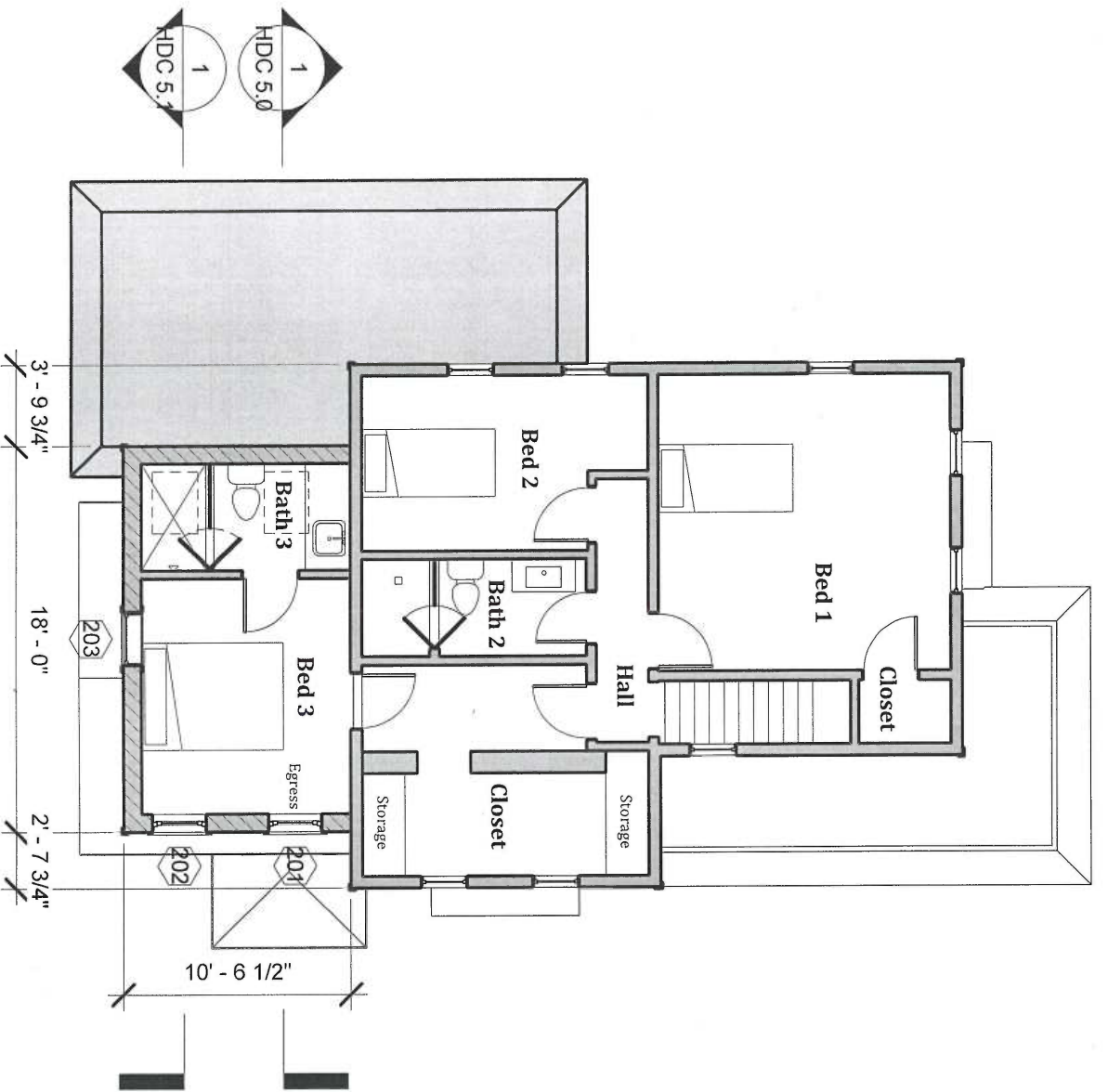
1 Proposed Basement Floor Plan  
 1/8" = 1'-0"





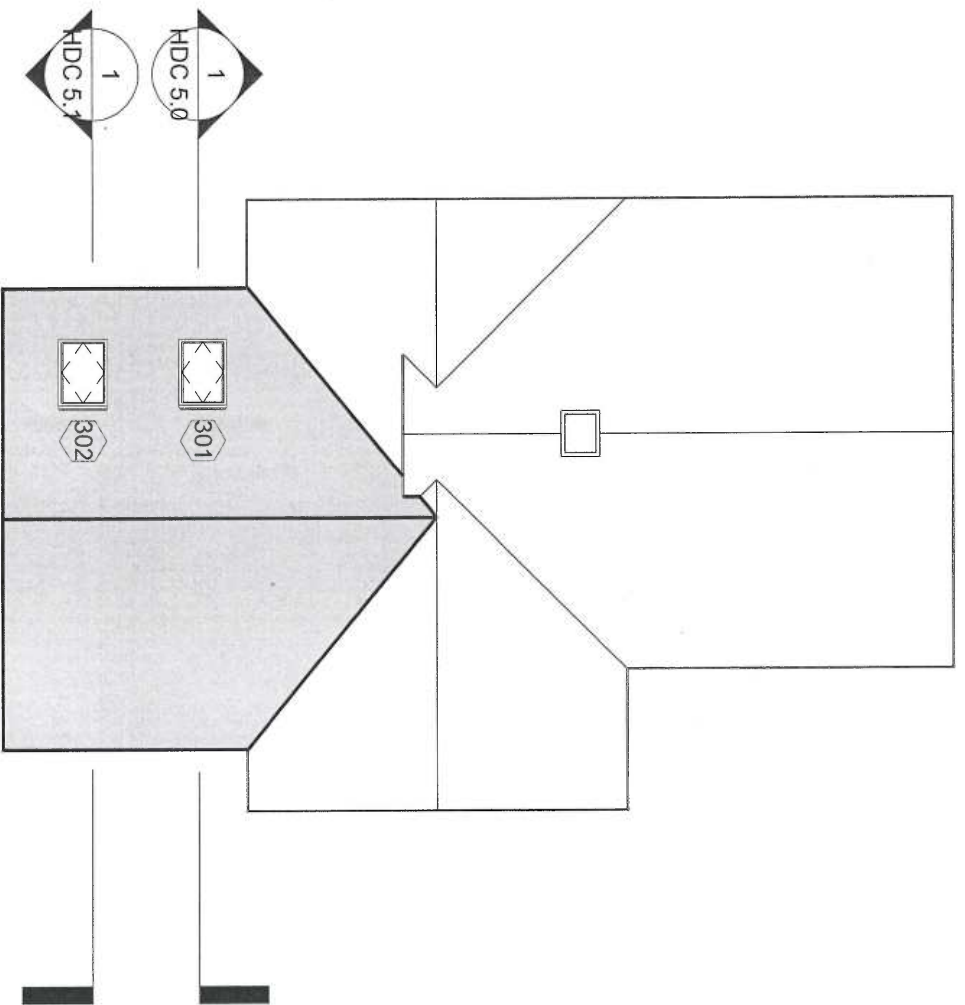
1 Proposed First Floor Plan  
 1/8" = 1'-0"





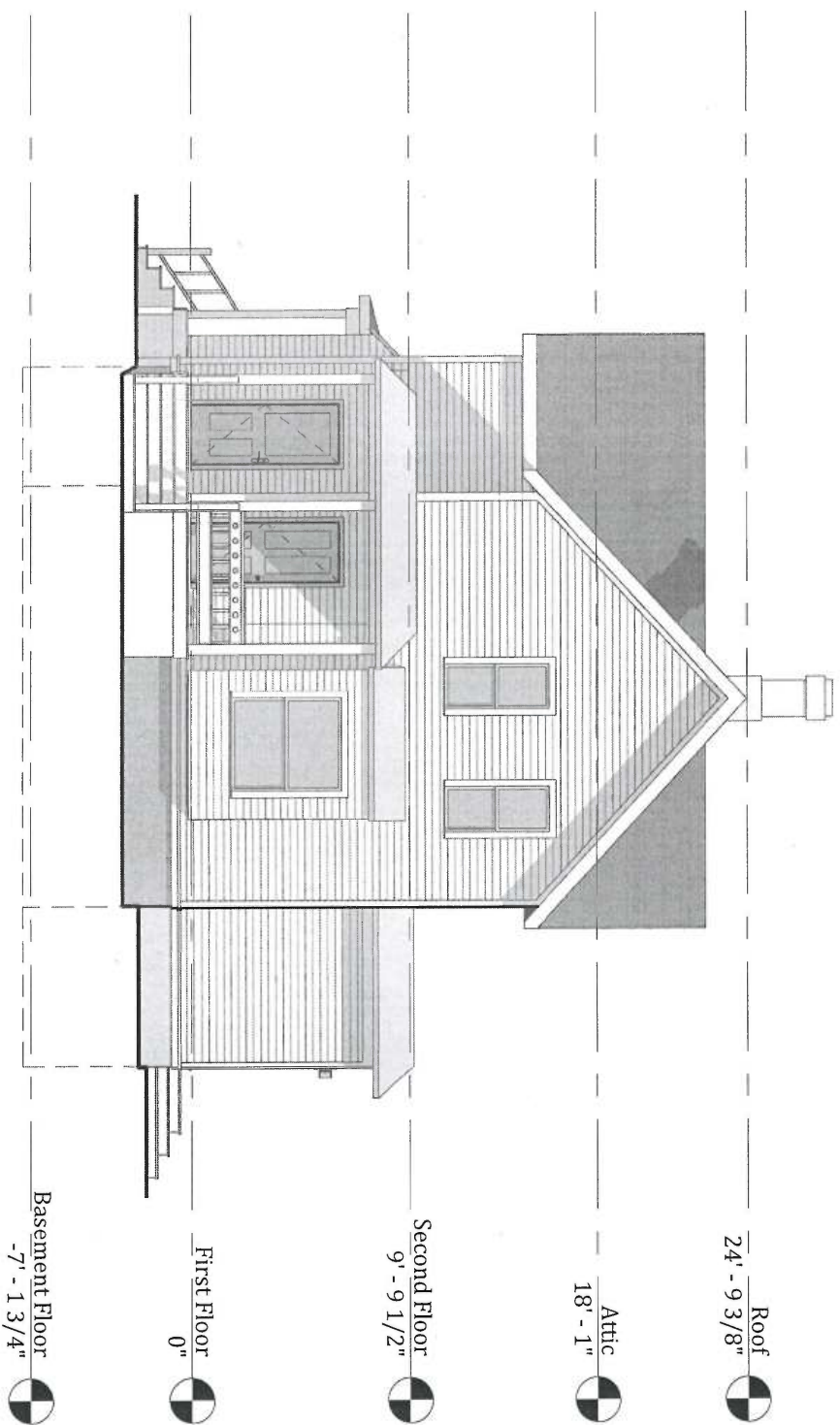
1 Proposed Second Floor Plan  
 1/8" = 1'-0"



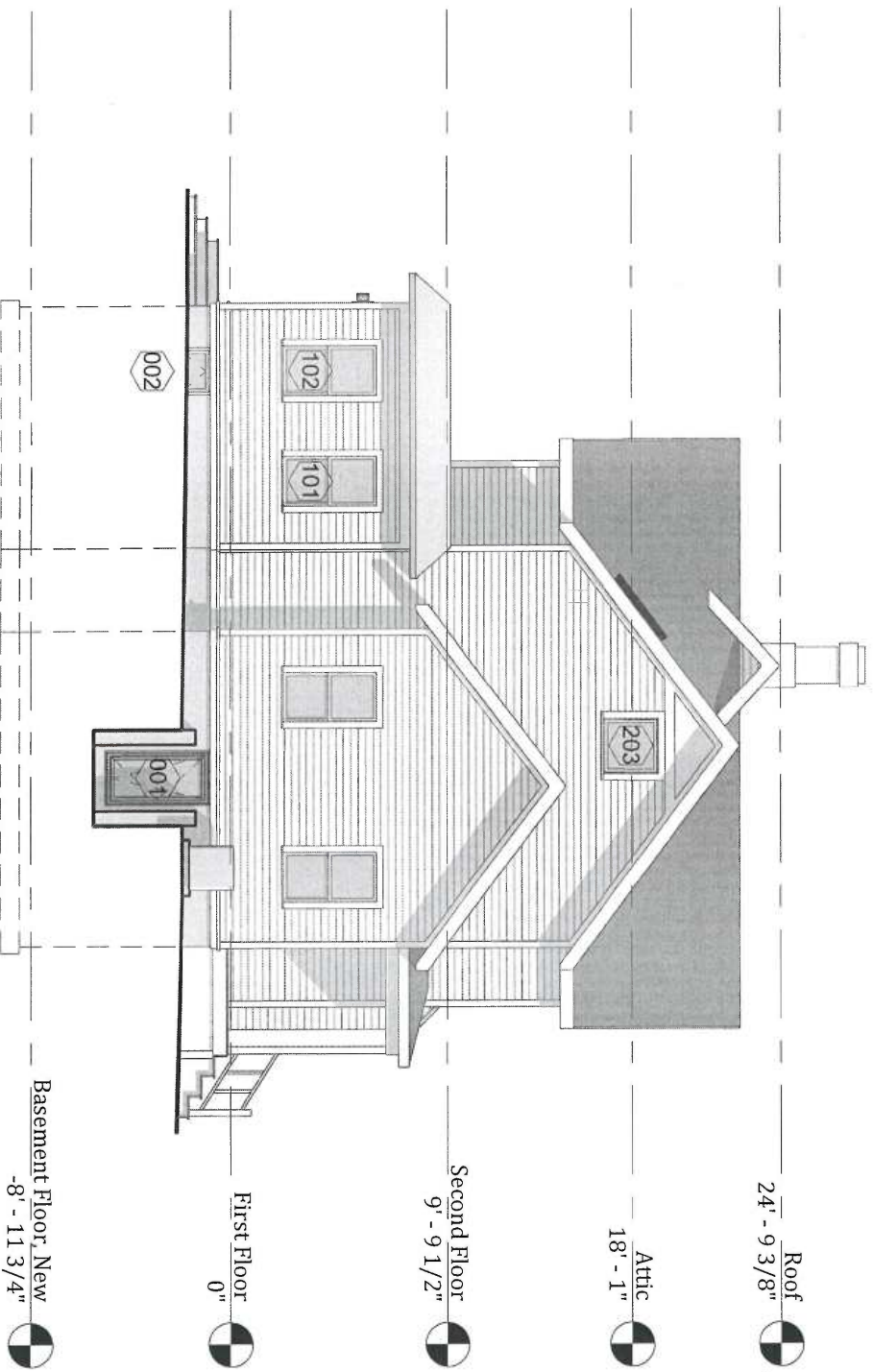


1 Proposed Roof Plan  
 1/8" = 1'-0"



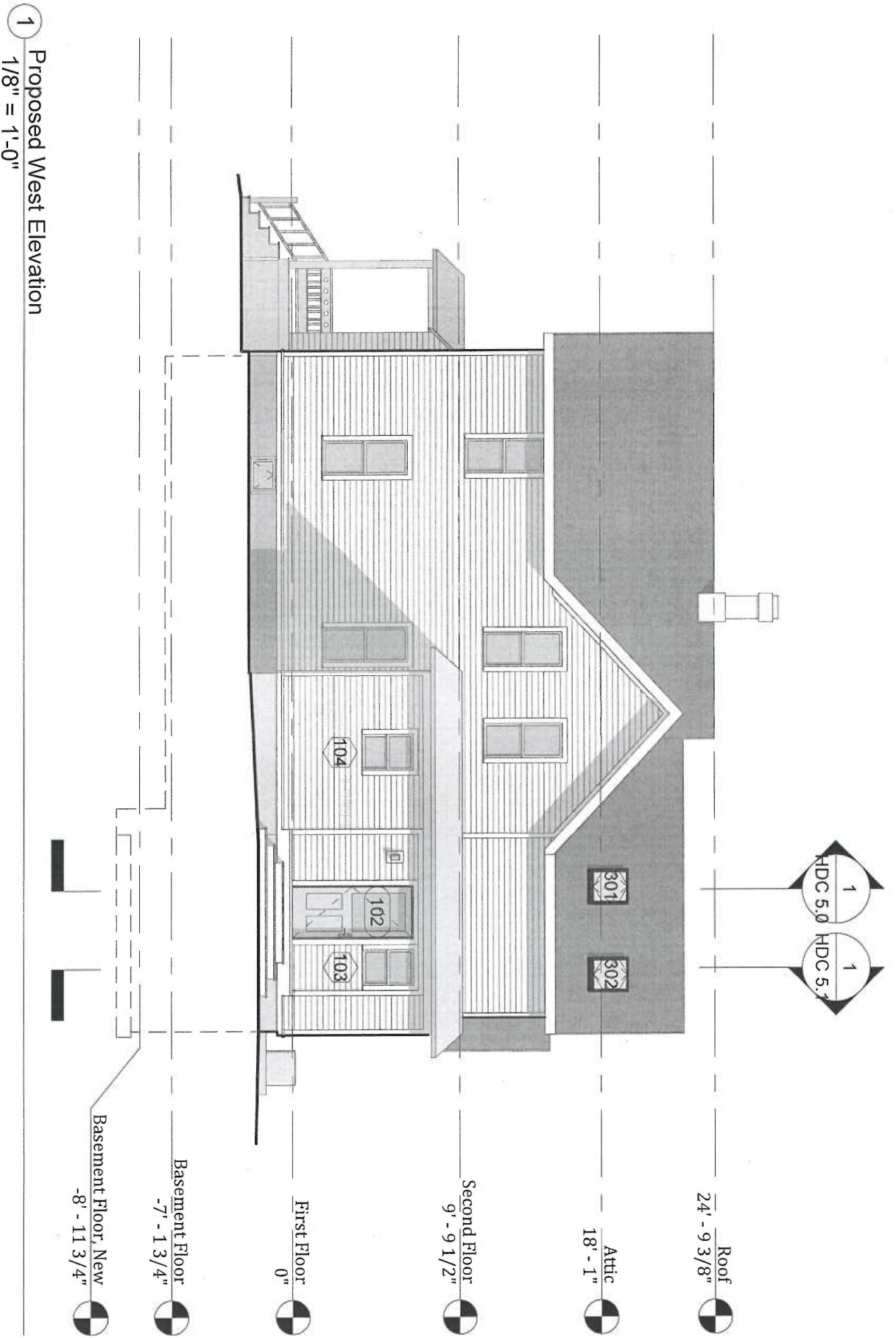


1 Proposed North Elevation  
 1/8" = 1'-0"

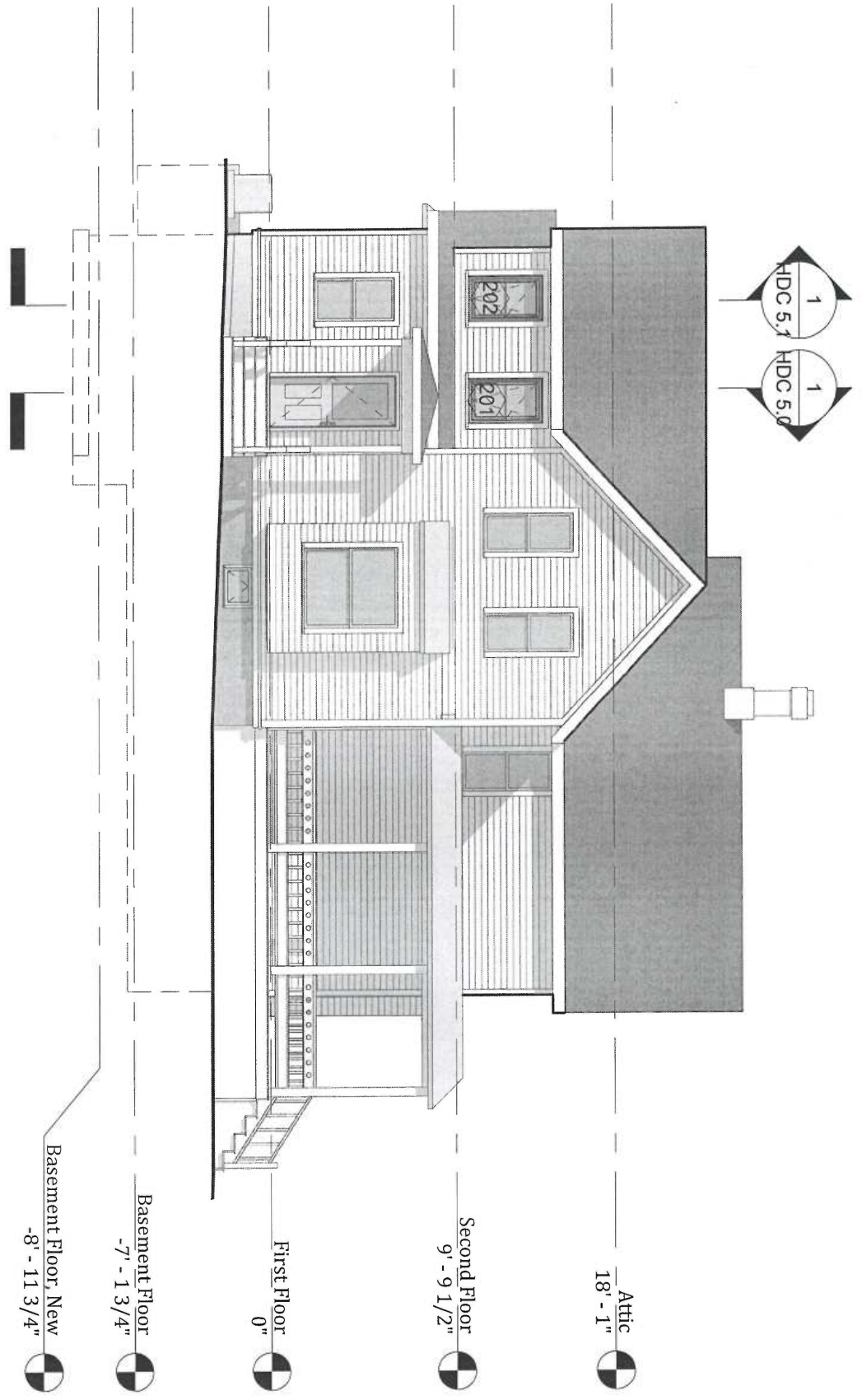


1 Proposed South Elevation  
 1/8" = 1'-0"

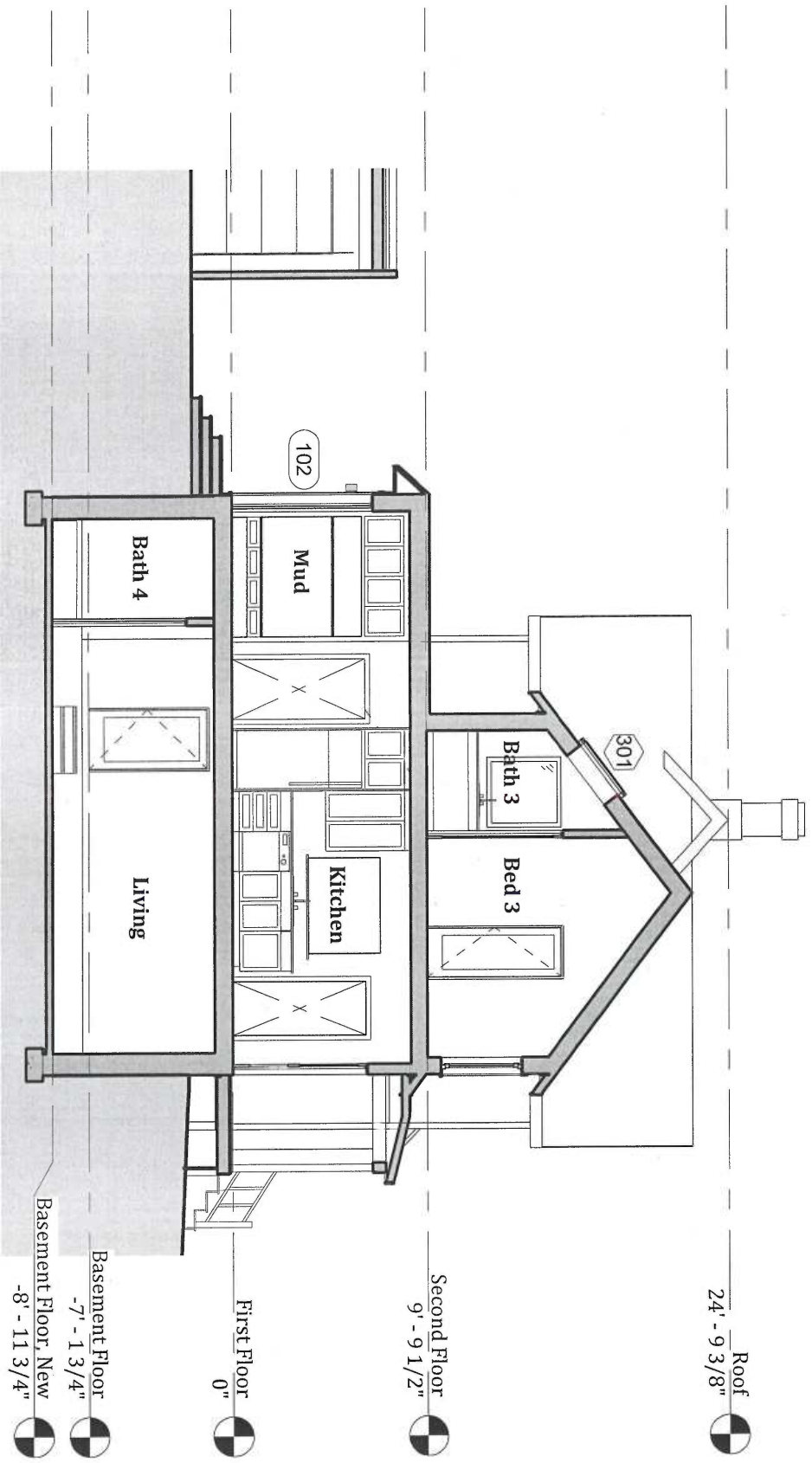




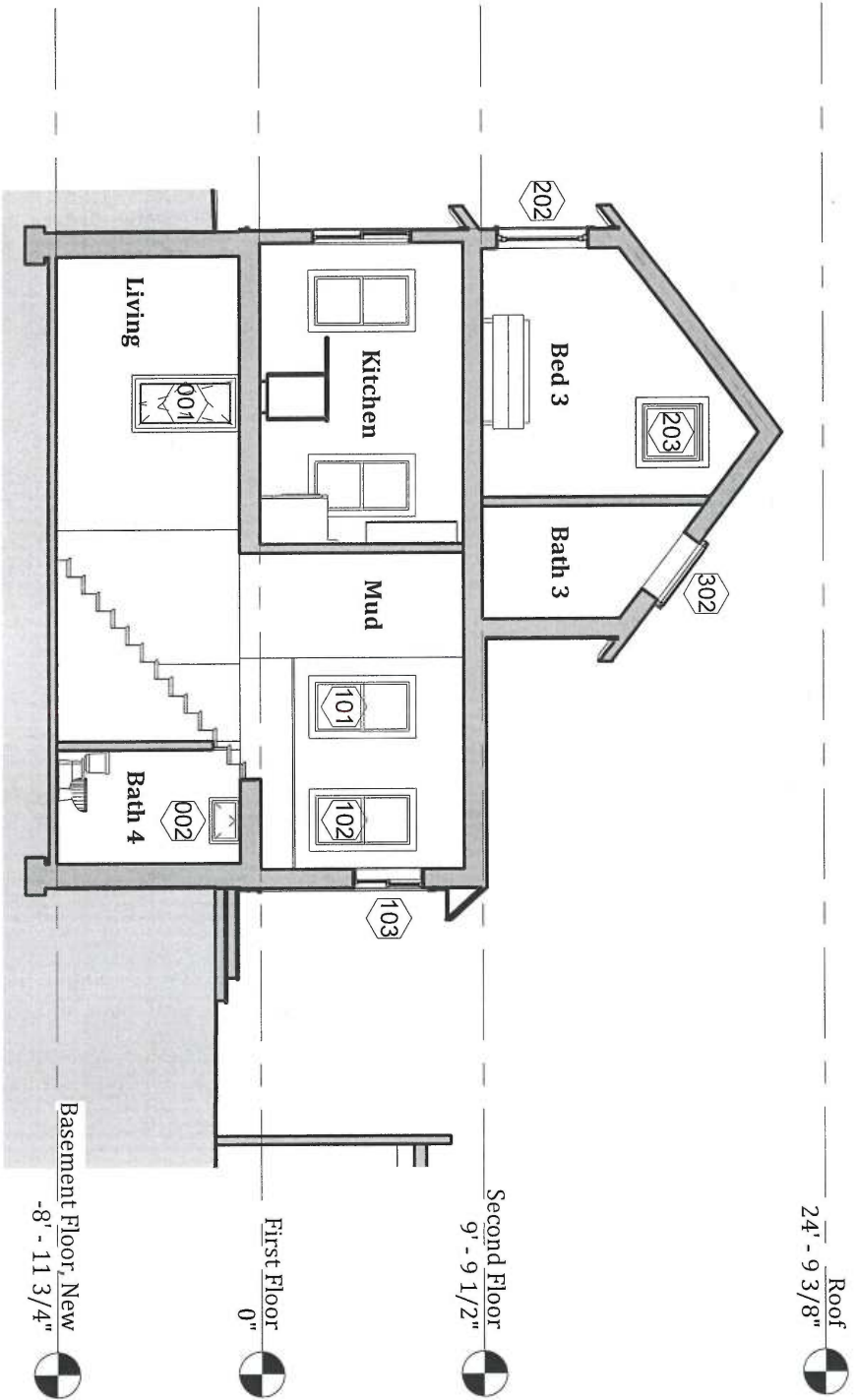
1 Proposed West Elevation  
 1/8" = 1'-0"



1 Proposed East Elevation  
 1/8" = 1'-0"



1 Proposed E/W Section, Looking North  
 1/8" = 1'-0"



1 Proposed E/W Section, Looking South  
1/8" = 1'-0"

## Window and Door Schedules

### Window Schedule - Existing To Be Removed

Mark	Level	Function	Material	Width	Height	Description
E1	Basement Floor	Fixed	Wood	2' - 0"	1' - 4"	Basement window.
E2	First Floor	Fixed	Wood	1' - 10"	1' - 10"	Wall to be removed.
E3	First Floor	Double Hung	Wood	2' - 3"	3' - 1"	Modern window in modern addition.
E4	Second Floor	Fixed	Glass Block	1' - 9"	1' - 9"	Modern window.

### Window Schedule - Proposed

Mark	Level	Function	Material	Width	Height	Manufacturer
001	Basement Floor, New	Tilt Turn	Aluminum Clad Wood	2' - 6"	4' - 9"	Marvin Windows and Doors
002	Basement Floor, New	Tilt Turn	Aluminum Clad Wood	2' - 0"	1' - 4"	Marvin Windows and Doors
101	First Floor	Double Hung	Aluminum Clad Wood	2' - 4 1/2"	4' - 4"	Marvin Windows and Doors
102	First Floor	Double Hung	Aluminum Clad Wood	2' - 4 1/2"	4' - 4"	Marvin Windows and Doors
103	First Floor	Double Hung	Aluminum Clad Wood	2' - 3"	3' - 1"	Marvin Windows and Doors
104	First Floor	Double Hung	Aluminum Clad Wood	2' - 3"	3' - 1"	Marvin Windows and Doors
201	Second Floor	Tilt Turn	Aluminum Clad Wood	2' - 6"	4' - 0"	Marvin Windows and Doors
202	Second Floor	Tilt Turn	Aluminum Clad Wood	2' - 6"	4' - 0"	Marvin Windows and Doors
203	Second Floor	Double Hung	Aluminum Clad Wood	2' - 6"	2' - 6"	Marvin Windows and Doors
301	Roof	Operable Skylight	Aluminum Clad Wood	2' - 0"	3' - 6"	Velux
302	Roof	Operable Skylight	Aluminum Clad Wood	2' - 0"	3' - 6"	Velux

NOTE: Window 201 and 202 shall be furnished with one horizontal 1 1/8" Simulated Divided Lite with Square Interior muntin profile.

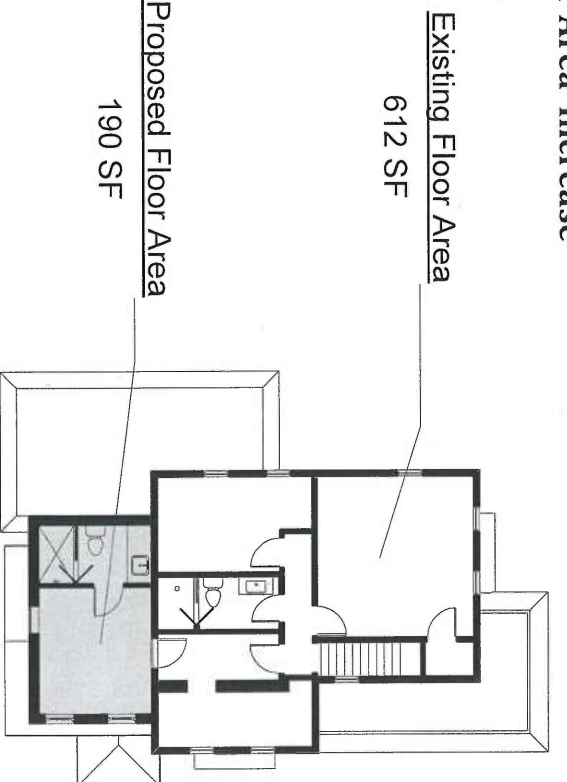
### Door Schedule

Mark	Description	Width	Height	Manufacturer
101	Aluminum Clad Wood or Fiberglass entry door.	3' - 0"	7' - 0"	TBD
102	Aluminum Clad Wood or Fiberglass entry door.	3' - 0"	7' - 0"	TBD
ED1	To be removed.	2' - 8"	6' - 0"	N/A

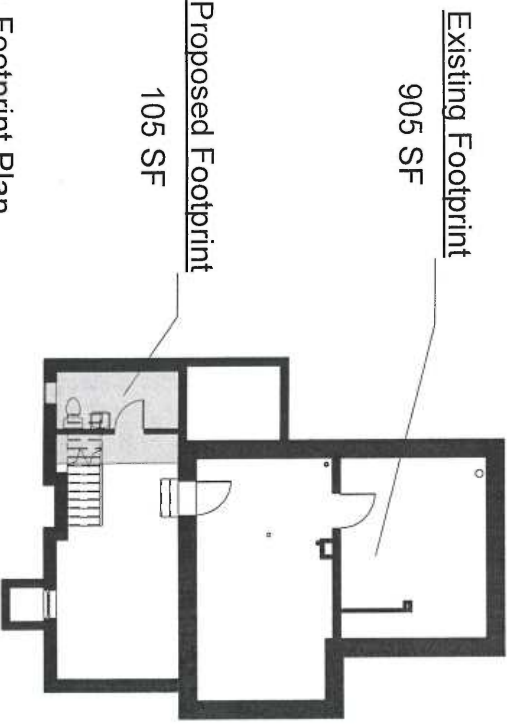
## Area Calculation

	Footprint	Floor Area
Proposed Area:	105 SF	295 SF
Existing Area:	905 SF	1,537 SF
Proposed/Existing:	12%	19%

## Floor Area Increase

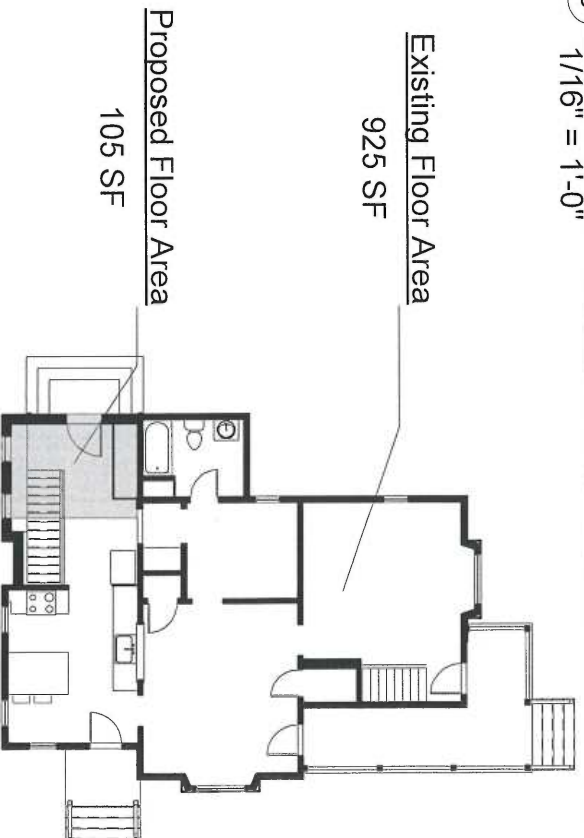


## Footprint Increase



3 Floor Area - Second Floor  
1/16" = 1'-0"

2 Floor Area - First Floor  
1/16" = 1'-0"



1 Footprint Plan  
1/16" = 1'-0"

## New Material Schedule

Item for Addition	Description
First Floor Roofing:	Standing seam metal roofing.
Second Floor Roofing:	Asphalt roof shingles.
Cladding:	Fiber cement lap siding, smooth texture, match existing exposure.
Foundation:	Concrete or CMU block with plaster parge coat.
Egress Window Well:	Concrete or CMU block with plaster parge coat.
Fascia Board:	Fiber cement board, 5/4 x 5.5", smooth texture.
Soffit Board:	Fiber cement panel, smooth texture.
Frieze board:	Fiber cement board, 5/4 x 5.5", smooth texture.
Corner board:	Fiber cement board, 5/4 x 3.5", smooth texture.
Skirt Board:	2x poly-ash board over fiber cement board, 5/4 x 3.5", smooth texture.
Window and Door Head Trim:	Fiber cement board, 5/4 x 3.5", smooth texture.
Window and Door Side Trim:	Fiber cement board, 5/4 x 3.5", smooth texture.
Window Sill:	2x poly-ash board.

### Historic Portion of House

The aluminum siding on the exterior walls is proposed to be removed. It is expected that there will be extant wood cladding and trim that is proposed to be restored in place, or replaced as needed with like materials and dimensions.

The existing metal roofing is proposed to be replaced with similar metal roofing.

New anodized aluminum storm windows are proposed for all existing windows. The frames shall not have a clear anodized finish.