



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

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Ann Arbor Design Review Board Application

Section 1: General Information	
Project Name:	Z20 W. ANN ST. RENOVATION
Project Location and/or Address:	Z20 W. ANN ST. ANN ARBOR, MI 48104
Base Zoning District, Character Overlay District, and Building Frontage Designation:	DZ, KERRYTOWN, FRONT YARD STREET
Type of Site Plan Petition (check):	<input checked="" type="checkbox"/> Site Plan for City Council approval <input type="checkbox"/> Site Plan for Planning Commission approval <input type="checkbox"/> PUD Site Plan <input type="checkbox"/> Planned Project Site Plan <input type="checkbox"/> Administrative Amendment with façade change
Developer:	OWNER (ZAKI ALAWI)
Property Owner:	Z. Alawi; ZAKI ALAWI
Property Owner's Signature:	SEE ABOVE
Developer's interest in property if not owner:	—

Design Team (include all individuals, firms and groups involved):	ARCHITECT: OIX STUDIO, INC. 302 S. STATE ST. ANN ARBOR, MI 48104 SURVEYOR: AMERICAN LANDMARK SURVEY
Contact Person (name, phone number and email of one person):	JON BOTOROWICZ @ OIX STUDIO, INC 734-828-1851

Section 2: Project Details

Project Specifics:	Site size (sq. ft.): <u>4356 SF</u> Total floor area (sq. ft.): <u>2577 SF</u> Number of stories: <u>(2) ABOVE GRADE</u> Building Height (ft.): <u>26'-2" TO CENTERLINE OF HIGH GABLE</u> Ground floor uses: <u>APARTMENTS</u> Upper floor uses: <u>APARTMENTS</u> Number dwelling units: <u>(5)</u> Number off-street parking spaces: <u>(4)</u> Open space (sq. ft.): _____
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On a separate sheet(s), please address each of the following in separate statements:

- 2a. Brief description of design concept (what the project/structure looks like).
- 2b. Brief description of development program (intended uses, known or possible tenants, etc.)



Mr. Chris Cheng
City of Ann Arbor
Planning and Development
100 North Fifth
Ann Arbor, MI 48104

22 July, 2015

RE: **220 W. Ann St**
Ann Arbor Design Review Board Application

Please find enclosed the following continuation sheets for the DRB application form.

Section 2: Project Details:

2a. Provide a brief description of design concept (what the project/structure looks like)

The structure is an existing residence constructed in 1901. It is currently a multifamily residence with three apartment units occupying the two stories above grade. The structure is vinyl sided with an asphalt shingled gable roof. The two story portion of the structure fronting W Ann St houses two of the apartment units (apartments 1 & 2). The rear single story third of the structure houses one apartment with a finished attic loft.

The proposed renovation is limited to the rear third of the structure and the basement level, and includes raising the rear low roof to the same elevation as the high roof so that two full bedrooms and a bathroom can be accommodated on the second level of apartment 3. In addition to raising the roof, a covered porch will be added to the entrance of apartment 3 to provide protection from the elements and will front N First St.

The proposed renovation would also include adding an exterior stair along the drive to provide access to the existing unused basement level. The intent is to make use of the basement in order to accommodate two new additional apartment units. A portion of the stair will be covered with a small shed roof to provide protection from the elements at the entrance door.

The proposed addition would mimic the materials and character of the existing structure and would conform to the overall character of the neighborhood.

2b. Provide a brief description of development program (intended uses, know or possible tenants, etc.)

The intent of the renovation is to convert the existing 3 unit multifamily structure into a 5 unit multifamily structure by adding onto one of the three units and making use of the unused basement level.

Section 3: Project Design

3a. Describe the context of the site

The house sits in a quiet edge of the Kerrytown neighborhood at the corner of N. 1st Street and W. Ann Street that has been a beloved quaint residential area for both locals and University of Michigan students. The addition to the existing building looks to take advantage of unused basement space as well as new upper level space to provide additional living space. As the Ann Arbor population continues to grow, this is an additional opportunity for residents to live close to downtown life while still enjoying a neighborhood setting.

3b. Is there an inspiration or a theme for the design concept? Describe.

Provide an addition to the existing structure that mimics and enhances the existing façade materials and design aesthetic.

3c. Describe how the project responds to the Design Guidelines for its Character District.

As Kerrytown District is known its prevalence of trees in the residential area, this building addition respects all landmark trees on the site and disturbs the surrounding landscape as little as possible.

3d. Describe how the project responds to the Design Guidelines for Context and Site Planning.

As the existing building sits on a prime corner of N. 1st Street and W. Ann Street, a prominent covered entryway will be added on the west side to provide direct access to N. 1st Street for residents and also an interesting focal point for visitors passing by. The addition provides a clear definition between the lower and upper floors through new canopies and facade variation that help give a sense of scale at the street level.

3e. Describe how the project responds to the Design Guidelines for Buildings.

This building addition looks to maximize FAR by renovating the basement to increase usability as well as adding an upper level addition to the north side while still respecting the building height and footprint of the original building.

3f. Describe how the project responds to the Design Guidelines for Building Elements.

This building addition is completely compatible with its surrounding as it adopts similar roof styles, window and door styles, and exterior materials of the existing building. The renovation of the basement does not disturb the existing building footprint and only enhances the usability of the building. The new covered porch and entry addition on the west side enhances the street level experience as it adds a new level of detail and facade variation that is much more interesting than the original single-planned face. It also provides the primary entrance to the renovated residential unit that is directly oriented to N. 1st Street and is framed by the new overhang and columns. All new windows are similar to existing windows in both style and size but help to break up the facade for visual interest. A new canopy partially covers the new stairs to the basement on the south side to help protect from weather elements and add another level of detail on the facade.

3g. If desired, note any other important elements, features or design concepts not covered above that will help the Design Review Board understand how the project fosters excellence in the design of the built environment of downtown Ann Arbor, the overarching goal of the Downtown Design Guidelines.

None.