



**City of Ann Arbor**  
**PLANNING & DEVELOPMENT SERVICES — PLANNING**  
**SERVICES**

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**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

**Section 1: Property Being Reviewed and Ownership Information**

Address of Property: 812 West Washington  
Historic District: Old West Side  
Name of Property Owner (If different than the applicant):  
Nadine Hubbs  
Address of Property Owner: 1201 Huron St., Dexter, MI 48103  
Daytime Phone and E-mail of Property Owner: (734) 576-5783  
Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

**Section 2: Applicant Information**

Name of Applicant: Wayne Appleyard  
Address of Applicant: 5750 Prospect Hill, Grass Lake, MI 49240  
Daytime Phone: (734) 994-5650 Fax: (      ) \_\_\_\_\_  
E-mail: wayneapple@aol.com  
Applicant's Relationship to Property: \_\_\_owner  architect \_\_\_contractor \_\_\_other  
Signature of applicant: \_\_\_\_\_ Date: \_\_\_\_\_

**Section 3: Building Use (check all that apply)**

Residential \_\_\_ Single Family \_\_\_ Multiple Family \_\_\_ Rental  
\_\_\_ Commercial \_\_\_ Institutional

**Section 4: Stille-DeRossett-Hale Single State Construction Code Act**

(This item **MUST BE INITIALED** for your application to be **PROCESSED**)

Public Act 169, Michigan's Local Historic Districts Act, was amended April 2004 to include the following language: "...the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed completion date, a a fire alarm or smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531."

Please initial here: WA

**Section 5: Description of Proposed Changes (attach additional sheets as necessary)**

1. Provide a brief summary of proposed changes. Add a door to the rear of the main house volume  
Add a low profile deck to the east side of the house that starts at the rear corner of the main house  
volumne. The deck will be screened from view from the street by a hedge

2. Provide a description of existing conditions. No door, no deck

3. What are the reasons for the proposed changes? A desire to have a better nice exterior  
sitting space with a direct access from the house.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

Attached is a site plan and exterior elevations.

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

**STAFF USE ONLY**

Date Submitted: \_\_\_\_\_ Application to \_\_\_\_\_ Staff or \_\_\_\_\_ HDC

Project No.: \_\_\_\_\_ HDC \_\_\_\_\_ Fee Paid: \_\_\_\_\_

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_

Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial

Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:

August 19, 2013

To All Whom It May Concern:

As the property owner at 812 W. Washington Street I designate my architect, Wayne Appleyard of Appleyard Associates, to act on my behalf and to represent me to the City of Ann Arbor and its Historic Commission in matters concerning the property and plans for its updating and improvement.

Sincerely,

A handwritten signature in black ink, appearing to read "Nadine Hubbs". The signature is fluid and cursive, with a large initial "N" and a long, sweeping underline.

Nadine Hubbs  
812 W. Washington St.  
Ann Arbor, MI 48103  
Cell: 734.355.2963

**SUBMISSION TO THE ANN ARBOR HISTORIC COMMISSION  
FOR PROPOSED REVISIONS  
TO THE RESIDENCE AT  
812 WEST WASHINGTON STREET**

Submitted by Wayne Appleyard, Architect

**NARATIVE**

The house at 812 West Washington was built around 1900 as were the homes on either side of it that are virtually identical to it. It has basically 2 main forms; a front full width two story box (20'x 26') with the gable facing the street with a narrower lower roofed rear element(16'x 13'-10") that houses the kitchen. Some time during its history it was broken into two apartments and sided with asbestos cement shingle siding.

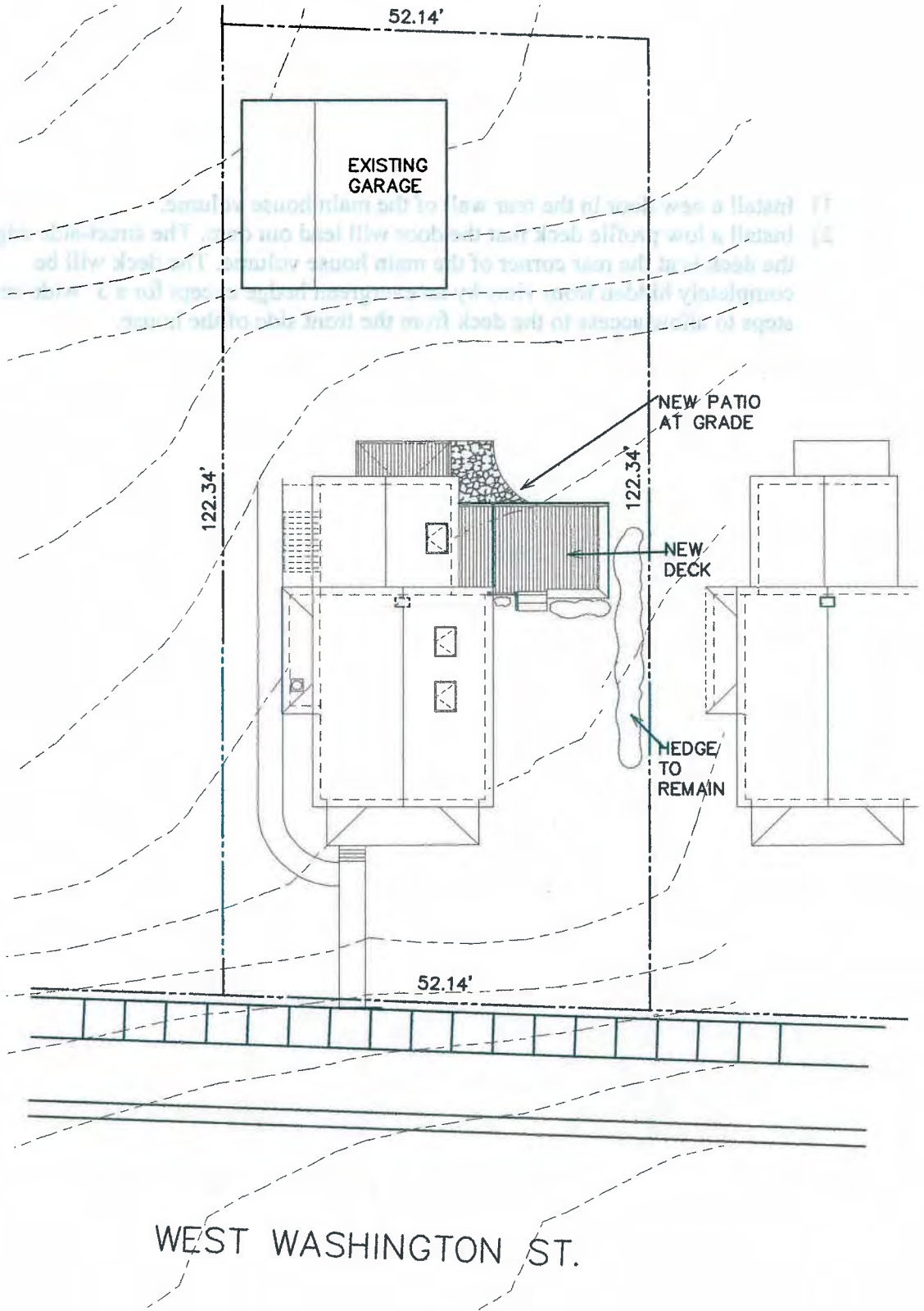
The current owner plans to convert it back to a single family residence and maintain it as her own home. Current plans are to gut and reconfigure the interior, insulate the exterior walls and roof and update to 21<sup>st</sup> century appliances. Future plans will include returning the entire exterior to its original clapboard siding and front porch detailing and those plans will be submitted to the Historic Commission at a later date.

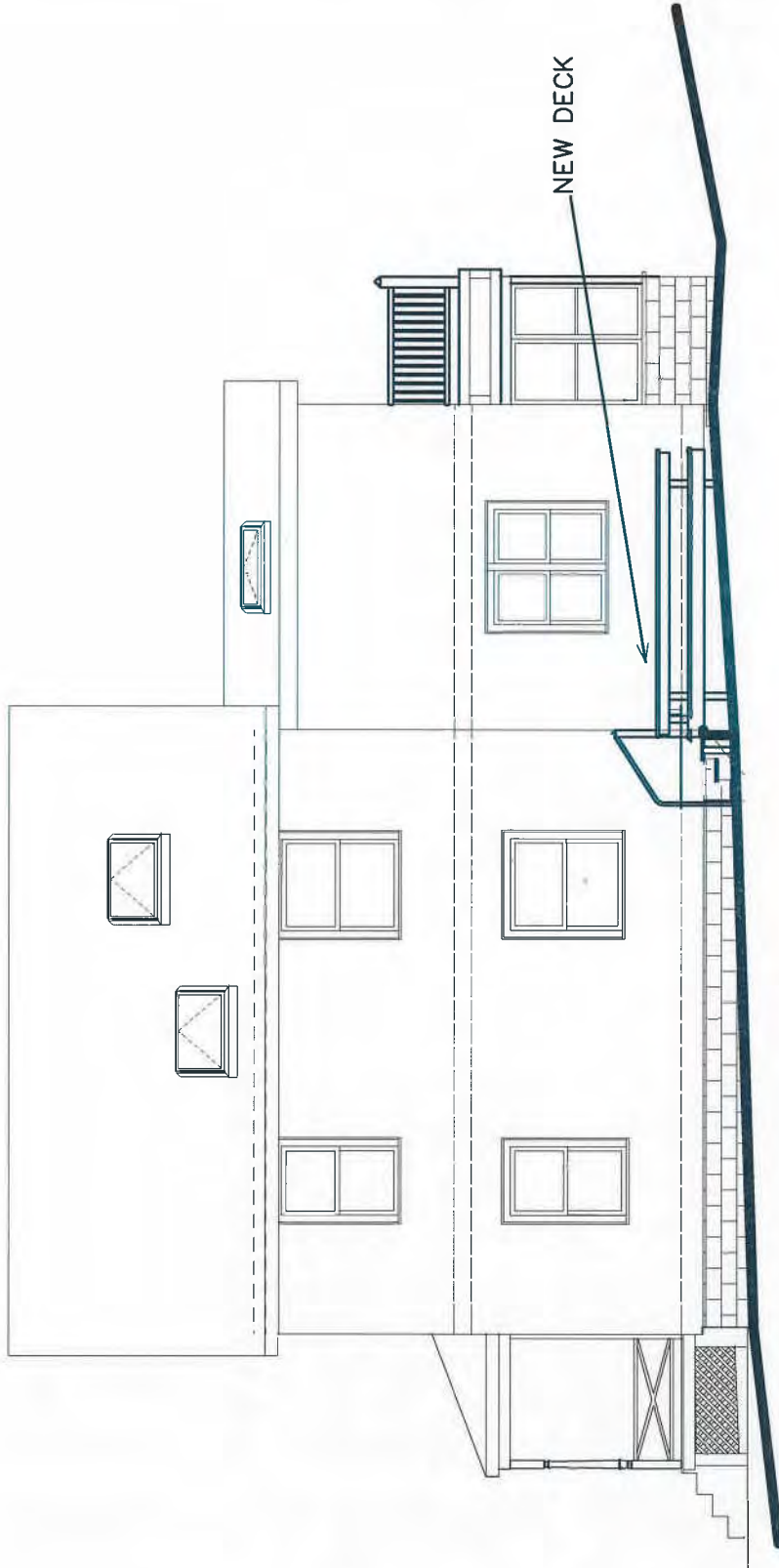


The following exterior changes are planned at this time for approval by the Historic Commission.



View from the street





PROPOSED EAST/SIDE



NEW DOOR

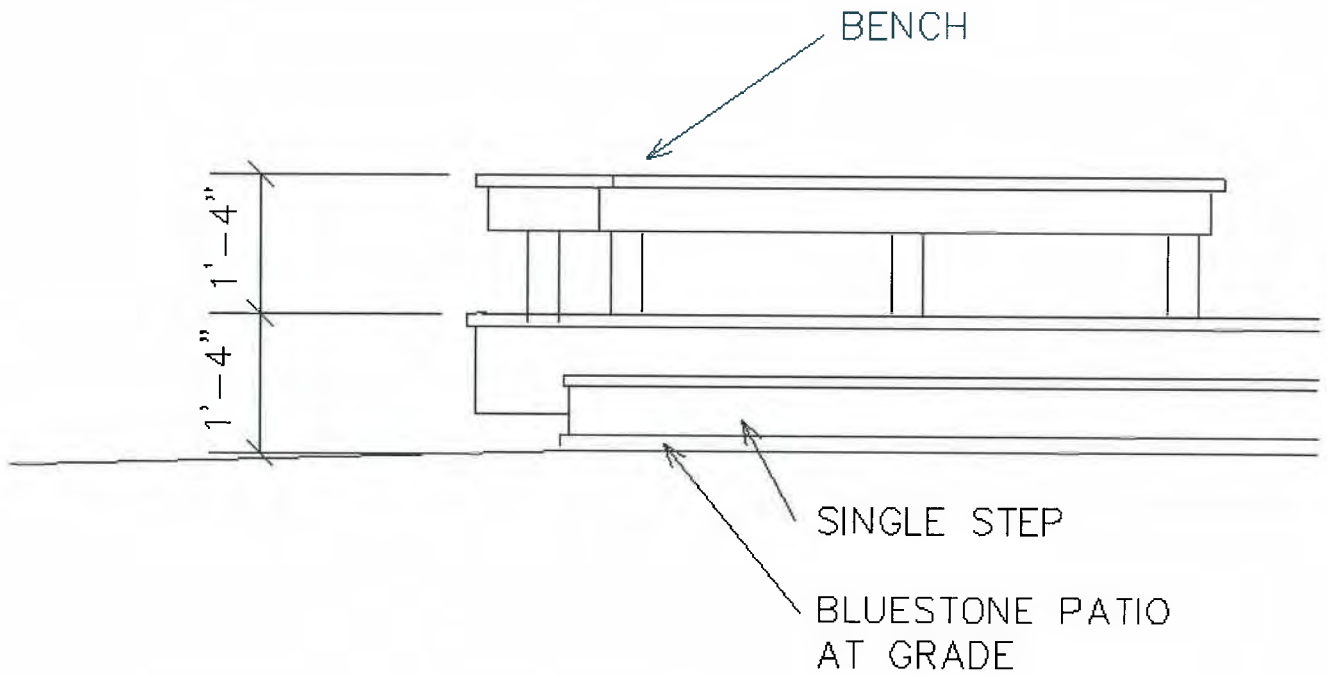
NEW 12x18  
DECK

PROPOSED NORTH/REAR





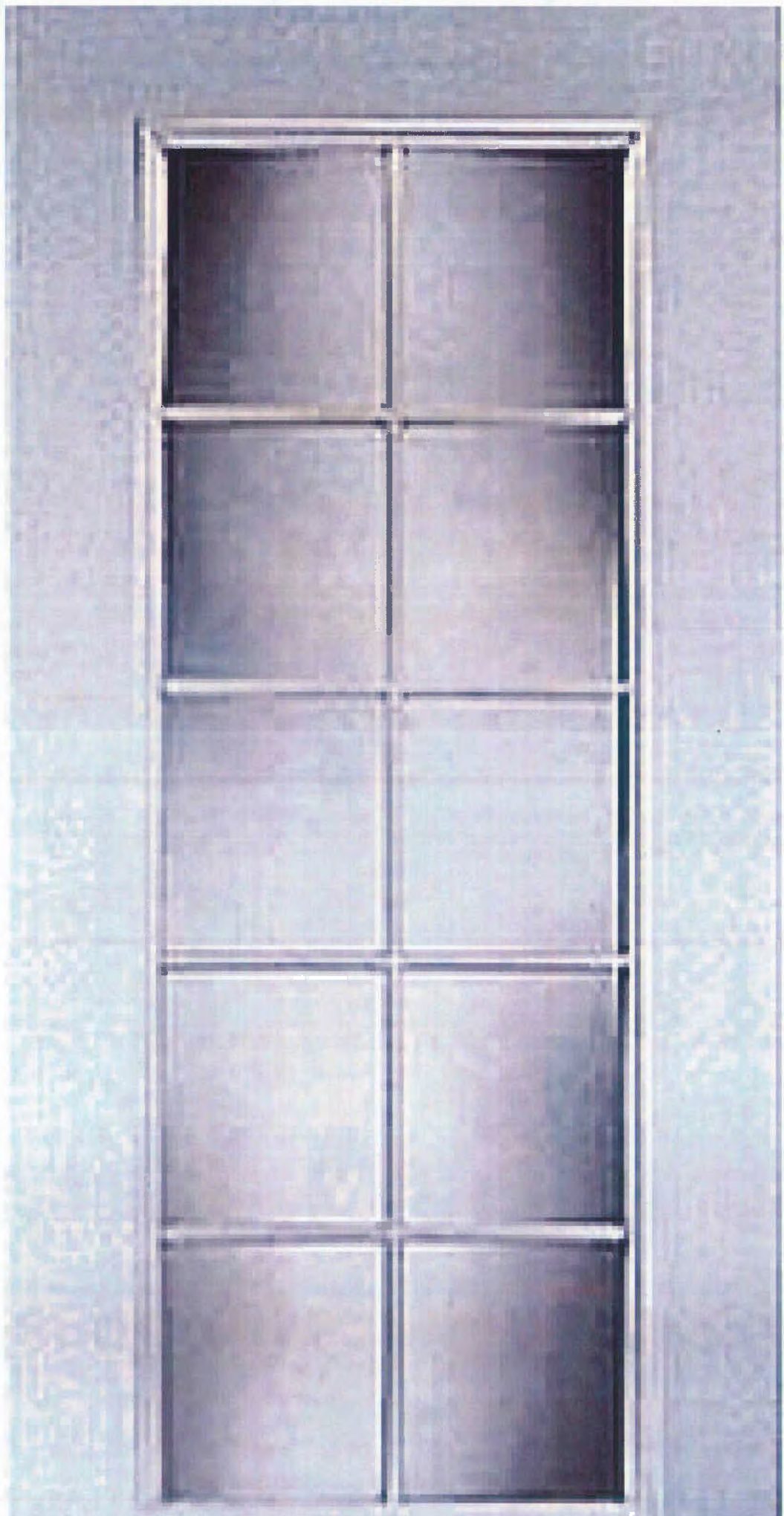
PROPOSED SOUTH/FRONT



DECK DETAIL



Rear corner (4' offset) of the Main House where new door (not visible from the street) is proposed



## Thacher, Jill

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**Subject:** FW: 812 West WASHINGTON  
**Attachments:** deck\_detail.emf; back\_corner\_new\_door\_location.jpg; rear\_deck\_door\_image.jpg

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**From:** Wayne Appleyard [mailto:wayneapple@aol.com]  
**Sent:** Friday, December 20, 2013 8:43 AM  
**To:** Thacher, Jill  
**Subject:** Re: 812 West WASHINGTON

Jill,  
Thanks for the feedback and questions Answers below are in **RED**

-----Original Message-----

From: Thacher, Jill <[JThacher@a2gov.org](mailto:JThacher@a2gov.org)>  
To: Wayne Appleyard <[wayneapple@aol.com](mailto:wayneapple@aol.com)>  
Sent: Fri, Dec 20, 2013 7:47 am  
Subject: FW: 812 West WASHINGTON

Hi again, I just found three drawings in your email that weren't in the application. I've printed and added them. So here are my revised questions!

- 1) What's the material of the deck and the handrail for the steps? **All decking to be low maintenance composite decking in gray. The handrail will be tubular steel to minimize support needs. Since the distance to grade is less than 30" there is no need to add any "guard" material, so the intent is to minimize visibility.**
- 2) What's the material of the door?  
**Since the door is exposed to the weather (we wouldn't want to try to add a cover over it) we are proposing a standard insulated steel door that will be painted(color to be determined) The door will be the same type as that approved for the 2nd floor door to the little balcony approved by the Commission. See attached sheet.**



- 3) How far off the ground is the deck and the bench on the east (highest) side? **1'-4" above finished grade, See attached detail.**



- 4) Still need a photo showing existing conditions on the back of the house where the door is going. **I thought I had included the picture with an arrow to the 4' offset where the door is proposed. I have attached the photo.**



- 5) Paver info (see below). **Pavers at grade are to be bluestone.**

**Let me know if you need anything else.  
If I don't talk with you before then,  
I hope your holidays are fun and relaxing.**

**Thanks,  
Wayne**

**If you can email this info to me today, I'll print and add it to your packet.**