

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 448 Fifth Street, Application Number HDC11-141

DISTRICT: Old West Side Historic District

REPORT DATE: October 07, 2011, for the October 13, 2011 HDC Meeting

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, October 10, 2011

OWNER

APPLICANT

Name:	Barb & Dave Hall	Marc Reuter
Address:	448 Fifth Street Ann Arbor MI 48103	515 Fifth Street Ann Arbor MI 48103
Phone:	(734) 668-7558	(734) 769-0167

BACKGROUND: This two-story brick Colonial Revival front-gabled house first appears in the 1905 City Directory. The occupant is listed as carpenter Albert Nordsman. The following year bottler George Voelker and his wife Catherine were the residents, and in 1910 widow Marie Dupper and her two daughters were sharing the house with the Voelkers. The house appears to have remained a two-family through the 1940s. The Voelkers lived in the house through 1915, and Mrs. Dupper until 1931.

A new dormer on the rear of the north elevation was approved by the HDC in August, 2007. A one-story addition on the front of the house was approved by the HDC in April of 1994.

LOCATION: The property is located on the west side of Fifth Street, south of Liberty and north of Jefferson (Bach Elementary School is across Fifth Street).

APPLICATION: The applicant seeks HDC approval to add a 135.5 square foot rear addition to an existing addition that was built in the 1980s, and to cover an existing rear entry door.

APPLICABLE REGULATIONS:

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

- (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.

- (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):

New Additions

Recommended: Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

Designing new additions in a manner that makes clear what is historic and what is new.

Locating the attached exterior addition at the rear or on an in-conspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

Not Recommended: Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.

District or Neighborhood Setting

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

STAFF FINDINGS:

1. The work is being proposed to make the somewhat awkward interior of a rear addition from the 1980s into space that is more usable. Since the addition is behind a previous modern addition, no historic materials on the house will be impacted. The small scale of the project is appropriate, and the design and materials are simple and complimentary.
2. The addition's impact on neighboring properties is minimal. To the south at 454 Fifth Avenue, there is a garage just over the property line from the proposed addition. To the north, the lot line is approximately 35 feet away from the proposed addition. See the aerial photo at the end of this staff report.
3. Staff recommends approval of the proposed addition since it meets the *Secretary of the Interior's Standards and Guidelines for New Additions and District or Neighborhood Setting*.

MOTION

I move that the Commission issue a certificate of appropriateness for the application at 448 Fifth Street, a contributing property in the Old West Side Historic District, to construct a 135.5 square foot rear addition and cover a rear door, as submitted. The work is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 9 and 10 and the guidelines for storefronts.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 448 Fifth 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, drawing

448 Fifth Street (May 2008)



448 Fifth Street aerial photo





City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES
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p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information

Address of Property: 448 Fifth Street
Historic District: Old West Side
Name of Property Owner (If different than the applicant):
Barb and Dave Hall
Address of Property Owner: 448 Fifth Street, Ann Arbor 48103
Daytime Phone and E-mail of Property Owner: 668-7558
Signature of Property Owner: Barbara Hall Date: 9/22/11

Section 2: Applicant Information

Name of Applicant: Marc Rueter
Address of Applicant: 515 Fifth Street, Ann Arbor 48103
Daytime Phone: (734) 769-0070 Fax: (734) 769-0167
E-mail: mr Rueter@rueterarchitects.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 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: _____

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

1. Provide a brief summary of proposed changes. SEE ATTACHMENT

2. Provide a description of existing conditions. SEE ATTACHMENT

3. What are the reasons for the proposed changes? SEE ATTACHMENT

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

SEE ATTACHED DRAWINGS

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:

MEMORANDUM

DATE: Sept 23, 2011
TO: City of Ann Arbor Historic District Commission
FROM: Marc M Rueter AIA
PROJECT: 418 5th Street One Story Rear Addition
CC:

REGARDING: Supplement to HDC Application

DESCRIPTION OF EXISTING PROPERTY:

The House is historically known as the "Jacob and Anna Marie Dupper House". It was built about 1900. The house is frame with brick veneer. The rear wing is unusual in that the windows in this wing, except for one, have round arches. In the main house all windows except the stair window have flat or jack arches. A front living room addition was added in approximately 1994 and a rear sun-room addition was added in the early 1980s by a previous owner.

DESCRIPTION OF PROPOSED CHANGES:

The Owner wishes to add an approximately eleven foot by twelve foot four inch addition to the back of the existing 1980's addition by continuing the roof line and sidewalls of the existing addition. A small five foot by five foot porch to cover the rear entry would also be added.

REASON FOR PROPOSED CHANGES:

The present room was originally built as a passive solar heat collector and constructed as a long and narrow space. As such there is inadequate area for seating and entertainment.

PROVIDE ADDITIONAL INFORMATION THAT WILL FURTHER EXPLAIN OR CLARIFY THE PROPOSAL:

See the attached site plan, floor plans and elevation drawings of the exterior.



Marc Rueter AIA
Rueter Associates Architects



ADDITION TO THE HALL RESIDENCE 448 FIFTH STREET, ANN ARBOR, MICHIGAN 48103

LIST OF DRAWINGS

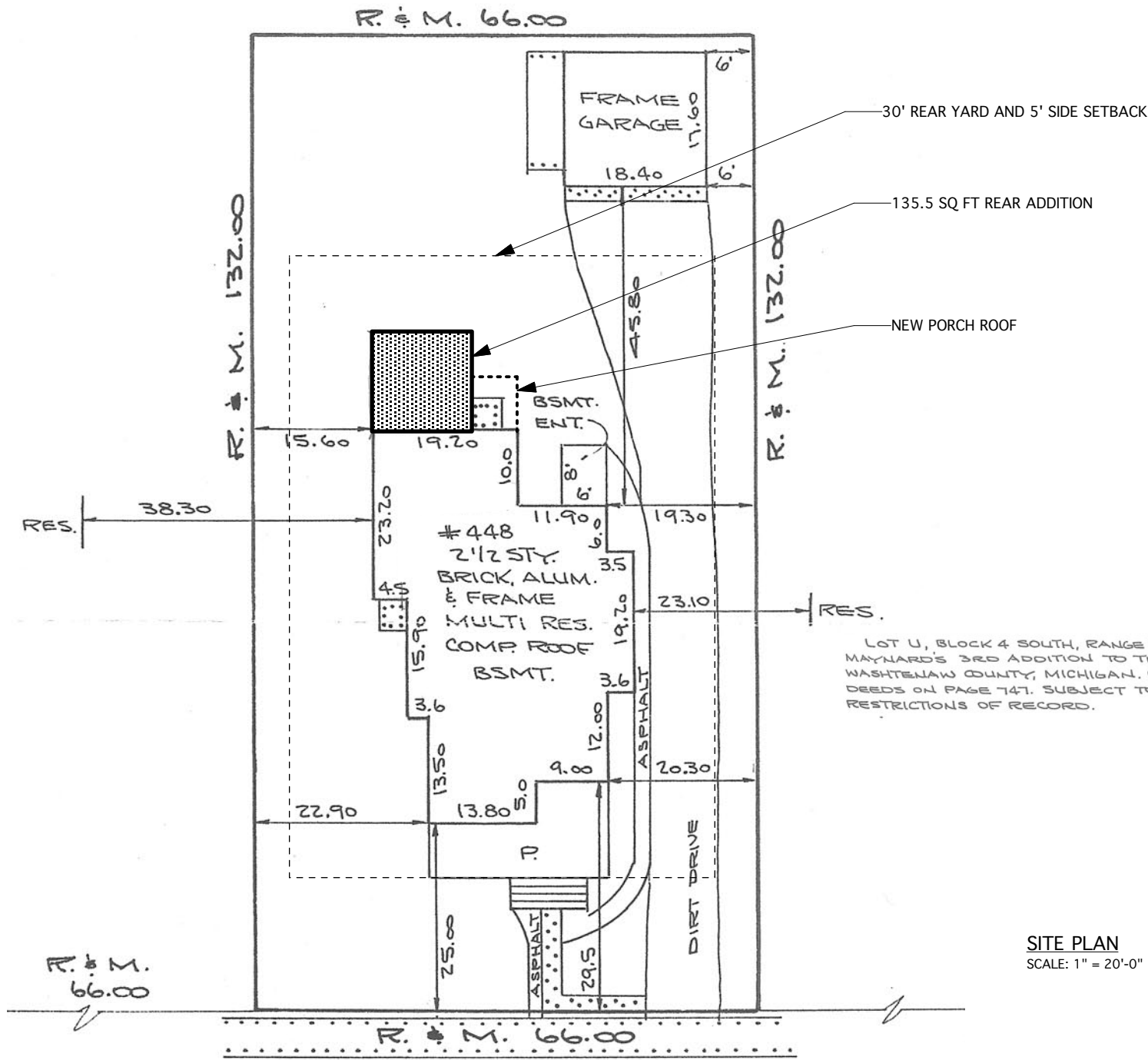
- T1 TITLE PAGE
- T2 SITE PLAN
- A1 PROPOSED FIRST FLOOR PLAN
- A2 ENLARGED FLOOR PLAN
- A3 WEST ELEVATIONS - EXISTING AND PROPOSED
- A4 SOUTH ELEVATIONS - EXISTING AND PROPOSED
- A5 NORTH ELEVATIONS - EXISTING AND PROPOSED

ABOVE:
photo of existing house. No
changes will be seen from
the front

LEFT:
photo of 1980's Addition. A
12'4" portion of this space
will be extended to the rear
11'0".

RIGHT:
photo of 1980's Addition.
The door at left will be
sheltered with a small porch
roof.





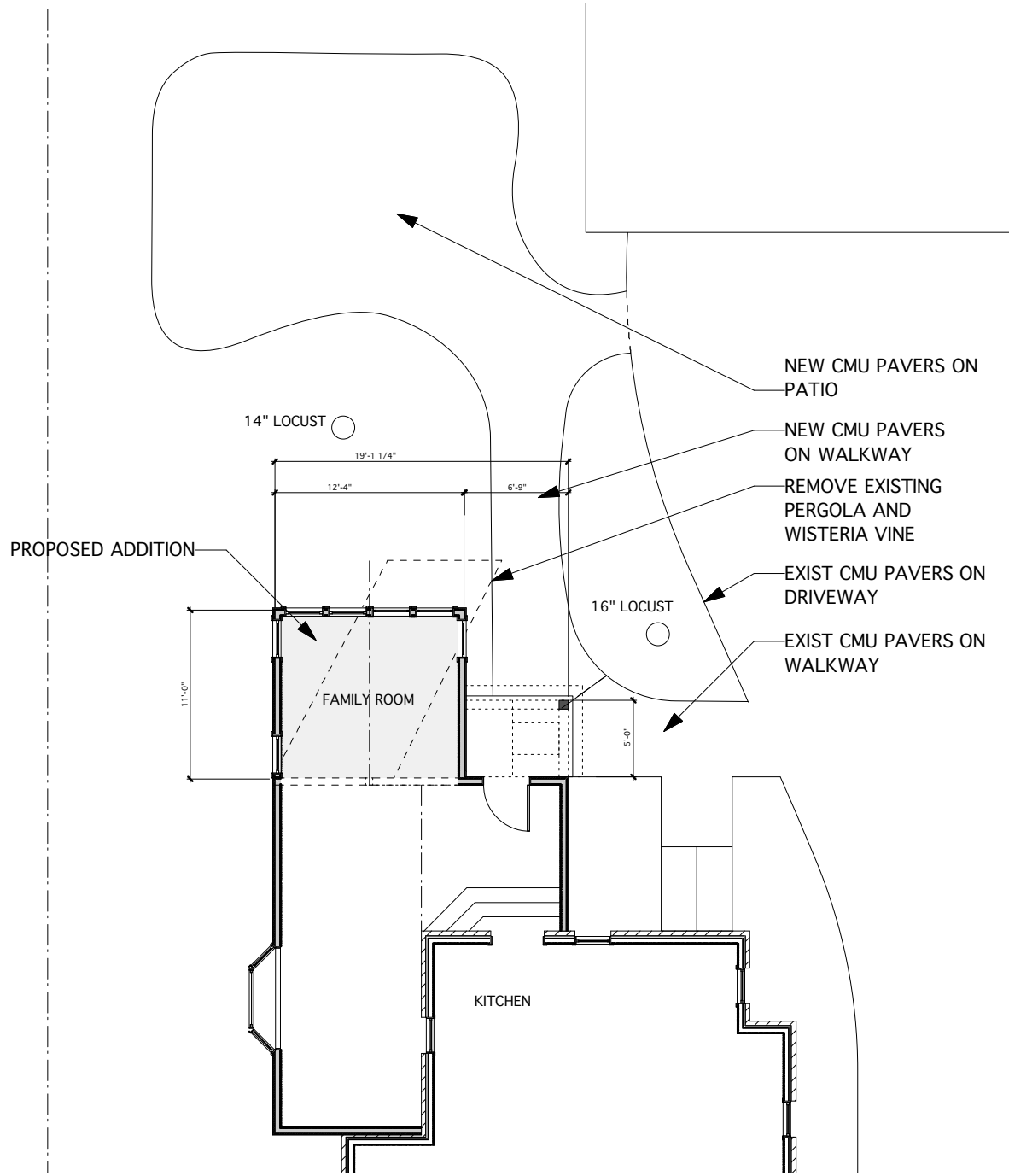
LOT U, BLOCK 4 SOUTH, RANGE 4 WEST, WILLIAM S. MAYNARD'S 3RD ADDITION TO THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN. RECORDED IN LIBER 48 OF DEEDS ON PAGE 747. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SITE PLAN
 SCALE: 1" = 20'-0"

HALL RESIDENCE
 448 Fifth Street, Ann Arbor MI

■ RUJETER ASSOCIATES
 ARCHITECTS
 515 Fifth Street, Ann Arbor, Michigan 48103
 phone: (734) 769-0070, fax: (734) 769-0167

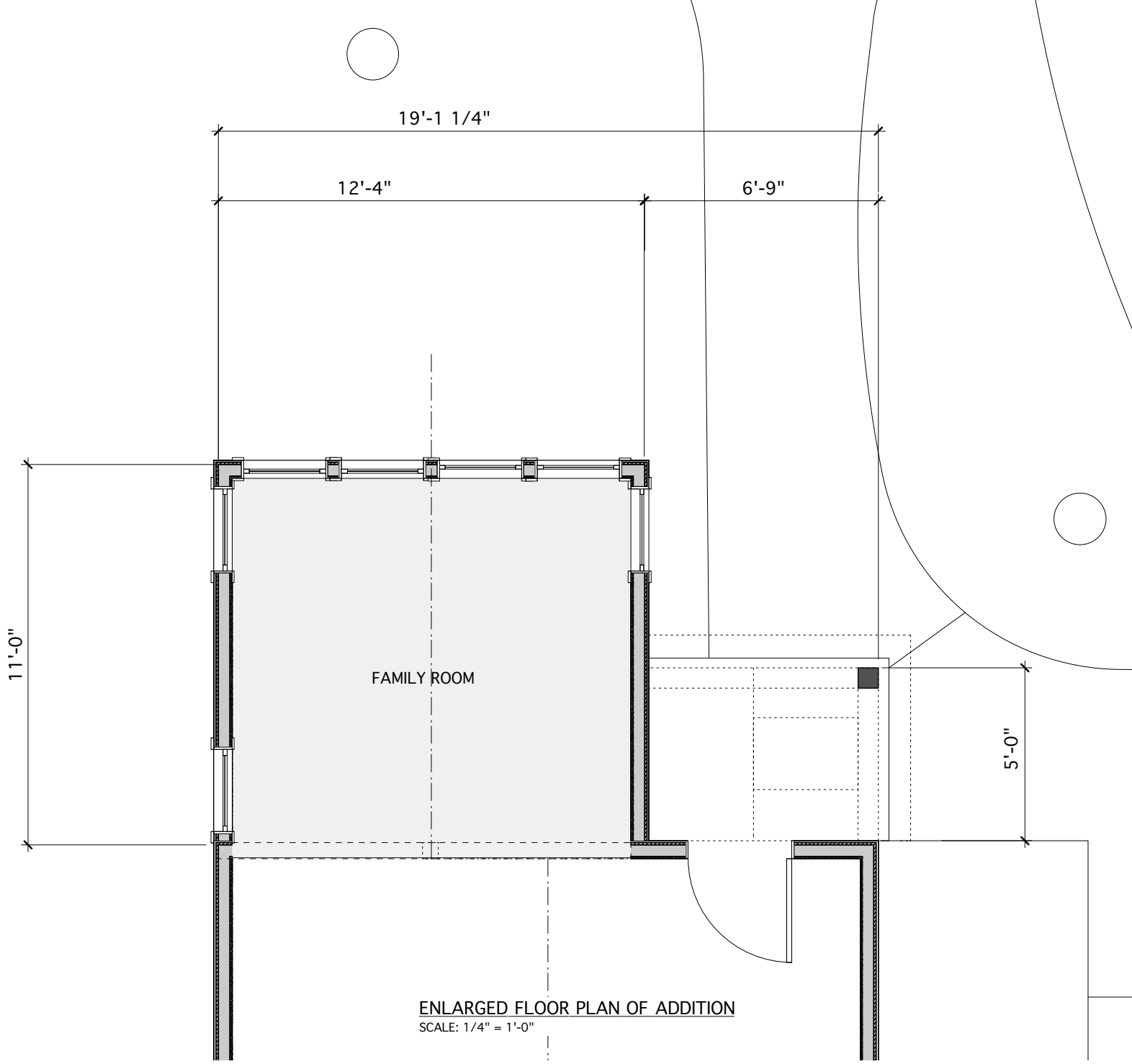
HDC SEPT. 22, 2011
 Survey



FLOOR PLAN OF ADDITION
 SCALE: 3/16" = 1'-0"

HALL RESIDENCE
 448 Fifth Street, Ann Arbor MI

HDC SEPT. 22, 2011
 First Floor Plan-Existing



ENLARGED FLOOR PLAN OF ADDITION
SCALE: 1/4" = 1'-0"

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HALL RESIDENCE
448 Fifth Street, Ann Arbor MI

HDC SEPT. 22, 2011
First Floor Plan-Existing

NEW MATERIAL DESCRIPTION:

ROOF:
Laminated asphalt shingles to match exist

FASCIA:
1"X 6" wd bd clad with alum

GUTTERS:
5" K style alum gutters

GABLE RAKE BOARD
1"x 2"on 1" x 8" bd brown alum clad

SOFFITS:
alum soffit material

CORNER BOARDS"
2.5" alum clad

SIDING:
alum, siding with 4" exposure.

PORCH COLUMN AND HEADER TRIM:
painted wood 1 x 8's

PORCH CEILING:
painted beaded fir porch ceiling

EXPOSED FOUNDATION:
cementitious damproof coating on cmu

WINDOW AND DOOR SCHEDULE

Mark	Type	Unit Size	Notes
A	double hung	2-6, 5-4	1 over 1
B	door	exist door to remain	
C	skylight	30" x 38"	fixed FS 304

WINDOW NOTES:
Windows shall be wood with alum or vinyl cladding. Glazing shall be double glazed low e. Cladding shall be brown. Screens shall be supplied with all windows.



WEST ELEVATION EXISTING
SCALE: 3/32" = 1'-0"



WEST ELEVATION PROPOSED
SCALE: 3/32" = 1'-0"

RUETER ASSOCIATES
ARCHITECTS

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phone: (734) 769-0070, fax: (734) 769-0167

HALL RESIDENCE
448 Fifth Street, Ann Arbor MI

HDC SEPT. 22, 2011
First Floor Plan-Existing



SOUTH ELEVATION EXISTING
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION PROPOSED
SCALE: 3/32" = 1'-0"

■ **RUETER ASSOCIATES**
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HALL RESIDENCE
448 Fifth Street, Ann Arbor MI

HDC SEPT. 22, 2011
First Floor Plan-Existing



NORTH ELEVATION EXISTING
SCALE: 3/32" = 1'-0"



NORTH ELEVATION PROPOSED
SCALE: 3/32" = 1'-0"

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HALL RESIDENCE
448 Fifth Street, Ann Arbor MI

HDC SEPT. 22, 2011
First Floor Plan-Existing