

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 516 Fifth Street Application Number HDC24-0065

DISTRICT: Old West Side Historic District

REPORT DATE: June 13, 2024

REPORT PREPARED BY: Mariana Melin-Corcoran, Associate Planner

REVIEW COMMITTEE DATE: June 10, 2024

OWNER

APPLICANT

Name: Monica Reynolds

Marc Rueter

Address: 516 Fifth Street
Ann Arbor, MI 48103

Rueter Associates Architects
515 Fifth Street

Phone: (734) 678-8481

Ann Arbor, MI 48103
(734) 769-0070

BACKGROUND: 516 Fifth Street is a two-story frame house with wood siding, a gable roof, and a covered, enclosed porch on the street-facing, east, elevation. This house is first listed in the 1898 city directory with W D Leicht as the occupant, but it may have been present earlier. Leicht lived at the address until the 1930s. The house first appears on the 1916 Sanborn Map, primarily because the fire insurance company did not survey this Old West Side area in earlier maps. On the 1916 map, the house is shown as a rectangular, two-story dwelling with a small one-story bump out on the north elevation and an open porch on the street-facing elevation. The same footprint and configuration are shown on the 1948 Sanborn Map, so there were no major structural changes during the period of significance.

Post-1945, a garage was constructed near the northwest corner of the house and an L-shaped one-story addition was built along the west elevation and the south elevation at the rear of the building. Both feature similar wood siding and asphalt roof shingles to the original house. Hardscaping was also added in the backyard.

LOCATION: The house is located on the west side of Fifth Street, south of West Jefferson and north of West Madison.

APPLICATION: The applicant seeks HDC approval to add a 242-square foot rear addition off the west elevation of the house, behind an existing post-1944 rear addition. The applicant also proposes building a screened porch at the rear of the building.



APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for Rehabilitation

(other SOI Standards may also apply):

- (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 features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- (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 will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property will be unimpaired.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings

(other SOI Guidelines may also apply):

Building Site

Not Recommended: Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the site.

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.

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

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

Not Recommended: 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.

Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.

Roofs

Recommended: Retaining and preserving roofs—and their functional decorative features—that are important in defining the overall historic character of the building. This includes the roof's shape, decorative features such as chimneys, and roofing material.

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

All Additions

Appropriate: Locating a required addition on the least character-defining elevation and keeping it subordinate in volume to the historic building.

Placing a new addition on a non-character defining or inconspicuous elevation and limiting the size and scale in relationship to the historic property.

Locating and designing a new addition so that significant site features, including mature trees and landmark status trees, are not lost or damaged.

Designing the addition so it is compatible in terms of massing, materials, relationship of solids to voids, and proportion of openings.

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

Limiting the size and scale of the addition in relationship to the historic building so that it does not diminish or visually overpower the building or the district. The addition's footprint should not exceed half of the original building's footprint, or half of the original building's total floor area.

Not Appropriate: Designing an addition that requires the removal of significant building elements or site features.

Constructing an addition that significantly changes the proportion of built mass to open space on the individual site.

Additions to Historic Residential Structures

Appropriate: Placing new walls in a different plane from the historic structure in a subordinate position to the historic fabric.

Not Appropriate: Designing an addition that overpowers or dramatically alters the original building through size or height.

Historic District Design Guidelines for Roofs

Appropriate: Retaining and maintaining original historic roofing materials, roof shape, dormers, cupolas, chimneys, and built-in or decorative gutters & downspouts.

STAFF FINDINGS:

1. The 242-square foot addition would be situated at the rear of the house. It will be connected to an earlier post-1944 addition, so it will be set back from the pre-1945 house. As such, no historic materials will be affected. Some non-historic pavers in the backyard will be removed. The new addition will be located almost entirely behind the existing house, and less than a foot will be visible along the north elevation from the public right of way. A new set of entry stairs and landing along the north elevation will also be visible from the right of way, but these will be limited in size and located near the rear northwest corner of the house.

The proposed addition will be one-story in height compared to the two-story house and will have a raised clerestory window above the roofline. The roof will be flat to minimize visibility. The raised clerestory window will have a shed roof and will provide additional light to the screened porch. It will be located above the eastern portion of the porch roof and will touch the roof over the earlier post-1944 addition. As such, no historic materials will be affected, and, because of its height compared to the existing roofline, it will not be visible from the sidewalk.

The proposed screened porch is located entirely to the rear of the house. It will have a flat roof and screen panels on the south and west elevations. Another new stair landing will be installed at the west side of the porch.

2. The house's footprint is currently 959 square feet. 754 square feet were built before 1945 and 205 square feet were built after 1945. The proposed addition adds 242 square feet to the footprint. This constitutes a total post-1945 increase of 59%.

According to the City Assessor, the house's current floor area is 1,627 square feet. Approximately 1,422 square feet were constructed before 1945, and 205 were built after 1945. The proposed addition adds 242 square feet to the floor area. This constitutes a total post-1945 increase of 31%.

3. The addition will be clad in lap cement board siding with 4 ½" exposure on all elevations. This matches the exposure of the house's historic wood siding.

Windows on the proposed addition will be awning or casement. They will all be wood with vinyl cladding and will have charcoal color aluminum screens. On the north elevation, the windows will be awning and will be further differentiated from the historic windows because of their smaller size and square shape. On the south and west elevations, staff recommends differentiating the new windows from the historic in size or with slightly varied trim. There will be two new screen doors installed on the proposed porch. New door and window casing will be wood.

The proposed roof over the addition will feature laminated asphalt shingles and a synthetic membrane.

The new stair landings, treads, and risers will feature composite wood or cedar board. The rails will be cedar wood. Since this is a modern rear entry, using composite or wood

is appropriate.

- The proposed addition will expand the post-1945 footprint above 50% of the pre-1944 footprint. The addition would easily stay below the 50% threshold if it were on the second floor, but the goal of the project is to provide a main-floor bed and bath for owners who plan to age-in-place. The addition is discreet, small, and as inconspicuous as possible while still being able to provide adequate space to accommodate accessibility. Staff recommends approval.

POSSIBLE MOTIONS: (Note that the motion supports staff findings and 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 516 Fifth Street, a contributing property in the Old West Side Historic District, to add a 242-square foot rear addition and screened porch. As proposed, the work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building 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, 5, 9, and 10 and the guidelines for building site, additions and roofs, as well as the *Ann Arbor Historic District Design Guidelines* for all additions, residential additions, and roofs.

ATTACHMENTS: photos, drawings, materials information



516 Fifth Street, left: front, right: rear, 2024 (courtesy of applicant)

ANN ARBOR HISTORIC DISTRICT COMMISSION

APPLICATION FOR DETERMINATION OF APPROPRIATENESS
FOR
Renolds Addition at 516 Fifth Street , Ann Arbor, MI 48103
RAA : 19-017

LIST OF DRAWINGS

- T1.0 TITLE SHEET
- C2.0 EXISTING & PROPOSED SITE PLANS WITH SANBORN DRAWING
- A1.1 FIRST FLOOR PLANS
- A2.0 ELEVATIONS - WEST
- A2.1 ELEVATIONS - EAST
- A2.2 ELEVATIONS - SOUTH
- A2.2 ELEVATIONS - NORTH
- A3.1 CROSS SECTION



PHOTO ABOVE: 516 Fifth Street east view of two story house

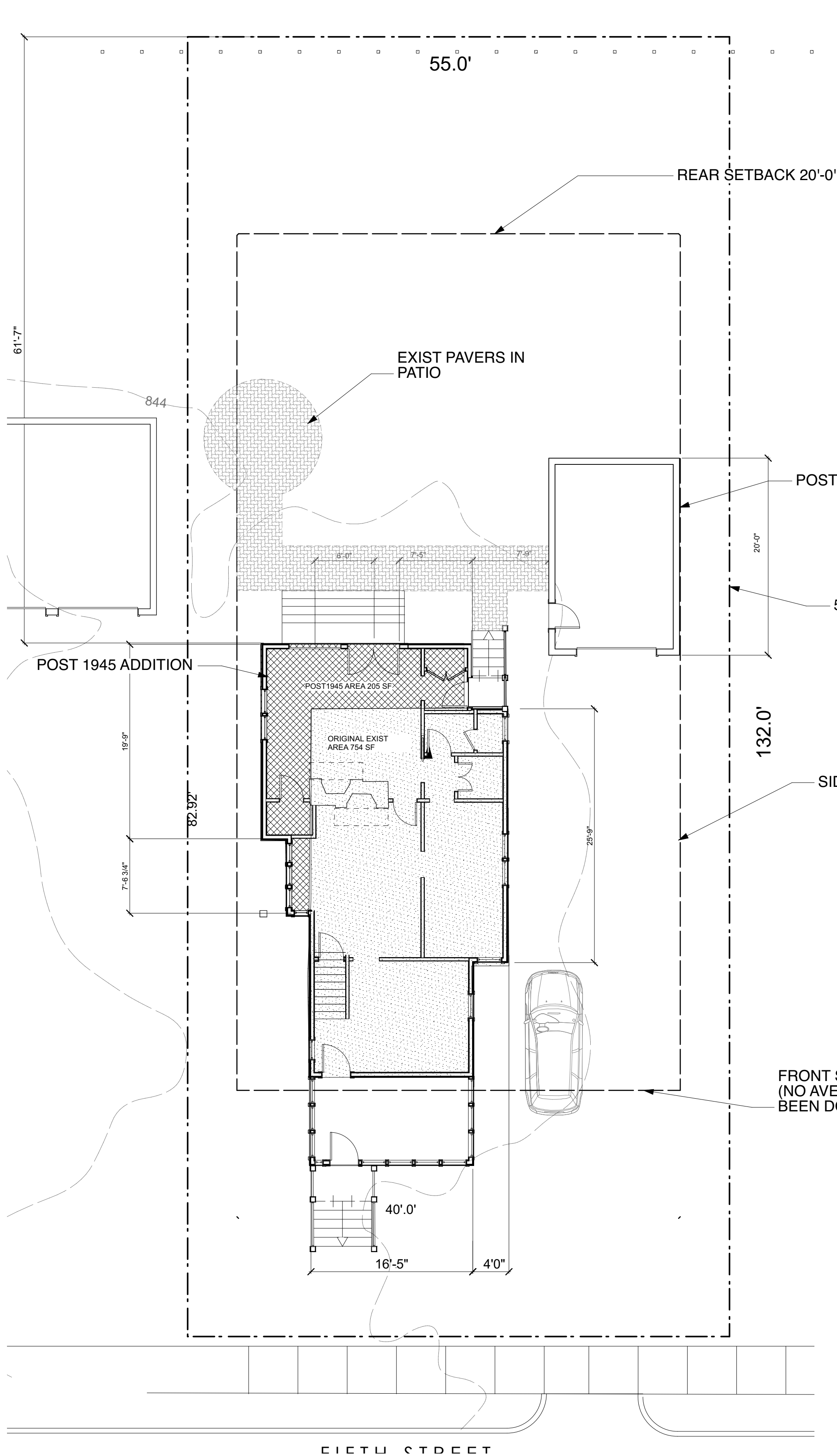


PHOTO CENTER: 516 Fifth Street. side view of house



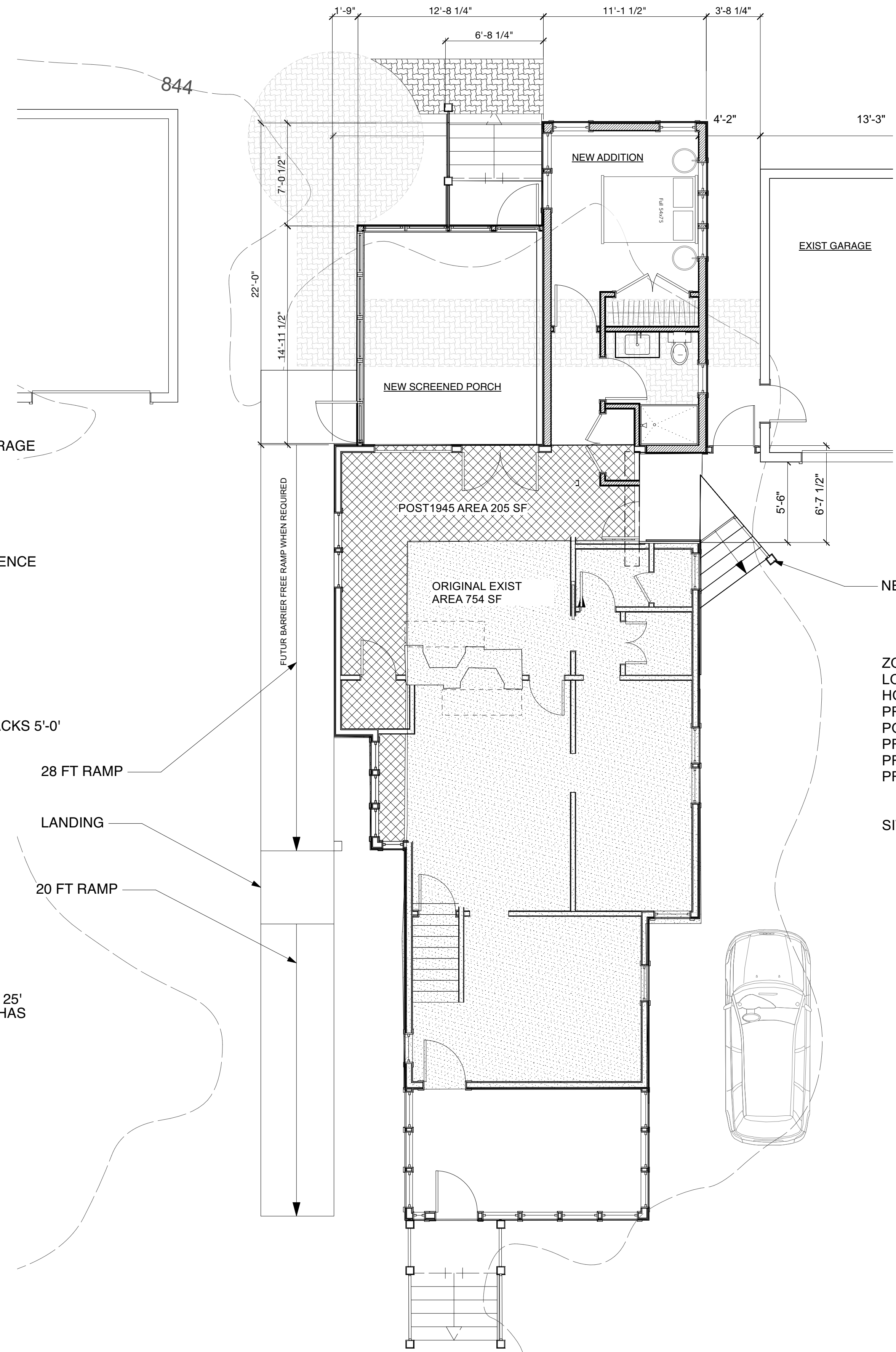
PHOTO RIGHT: 516 Fifth Street Side view of house

HDC SUBMITTAL MEETING: 06 13 24
revised: 00 0 00



1 SITE PLAN-EXISTING

Scale: 1/16" = 1'-0" on 8 1/2" x 11" sht

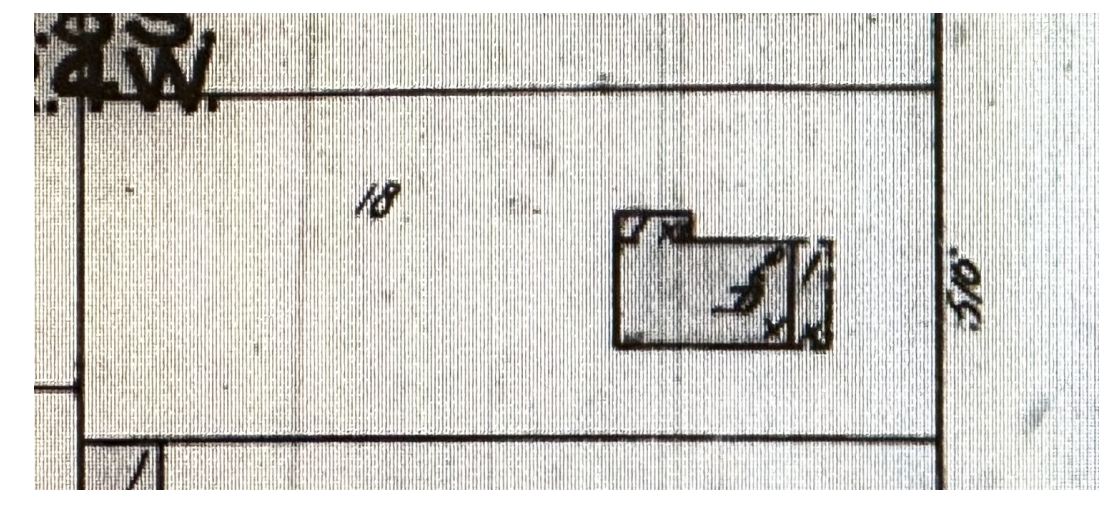


1 SITE PLAN PROPOSED

Scale: 1/16" = 1'-0" on 8 1/2" x 11" sht

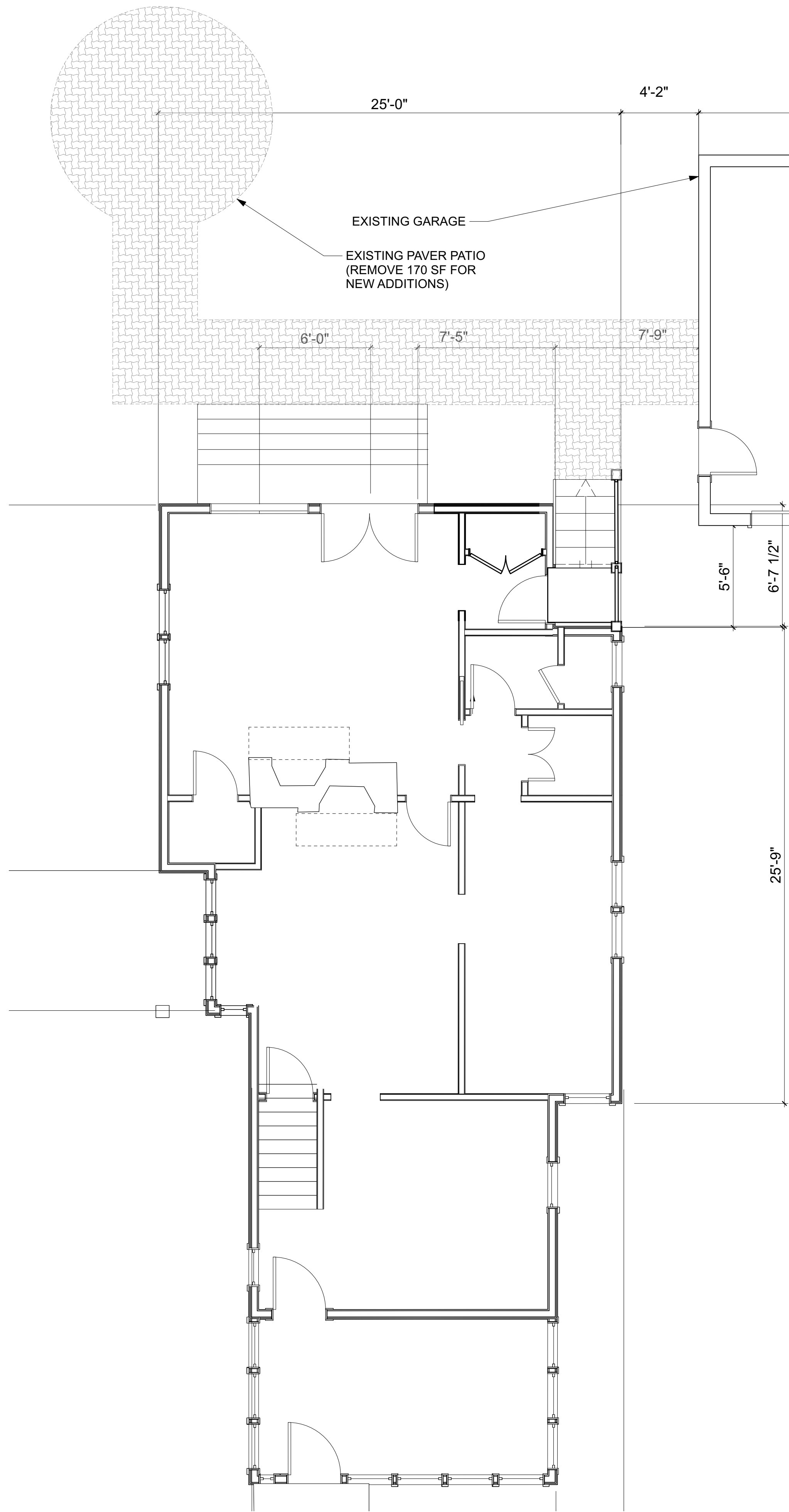
ZONING: R2A
 LOT AREA: 7260 SF
 HOUSE SQ FT AREA: 1627 SF
 PRE 1945 HOUSE FOOT PRINT: 754 SF
 POST 1945 HOUSE FOOTPRINT: 205 SF
 PROPOSED 1ST FLOOR ADDN: 242 sf = (59.2% new addition + post 1945 add)
 PRE 1945 AREA: 1508 SF
 PROPOSED NEW AREA INCREASE: +242 sf + post 1945 (205 SF) = (29.6%)

SITE DATA FROM CITY OF ANN ARBOR GIS



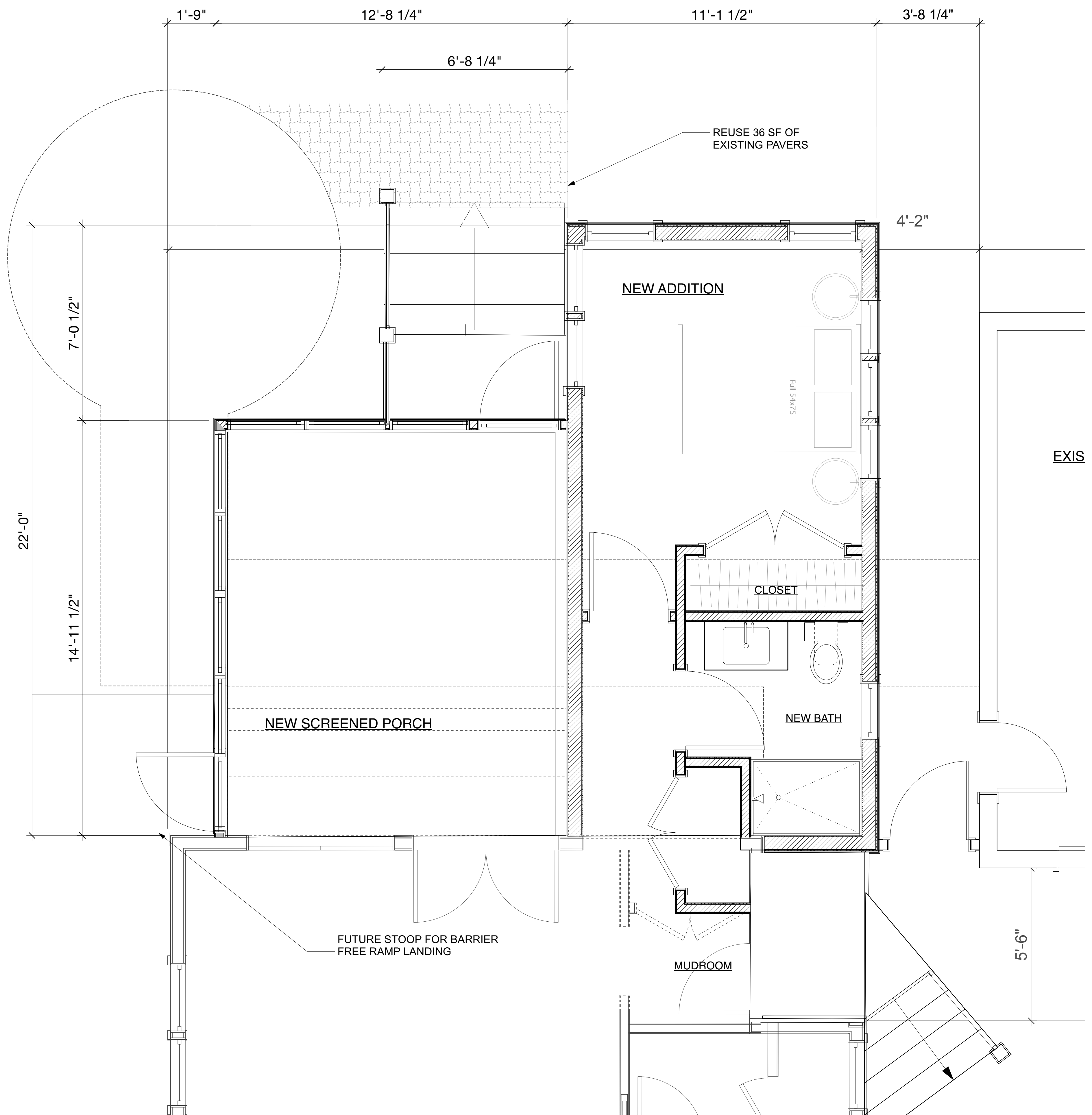
1 1948 SANBORN MAP
Scale: no scale

HDC SUBMITTAL MEETING: 06 13 24
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1 FIRST FLOOR PLAN-EXISTING

Scale: 3/32" = 1'-0" on 8 1/2" x 11" sht



1 FIRST FLOOR PLAN-PROPOSED

Scale: 3/32" = 1'-0" on 8 1/2" x 11" sht

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3 WEST ELEVATION-EXISTING
Scale: 3/32" = 1'-0" on 8 1/2" x 11" sht



WINDOW and SCREEN PANEL SCHEDULE

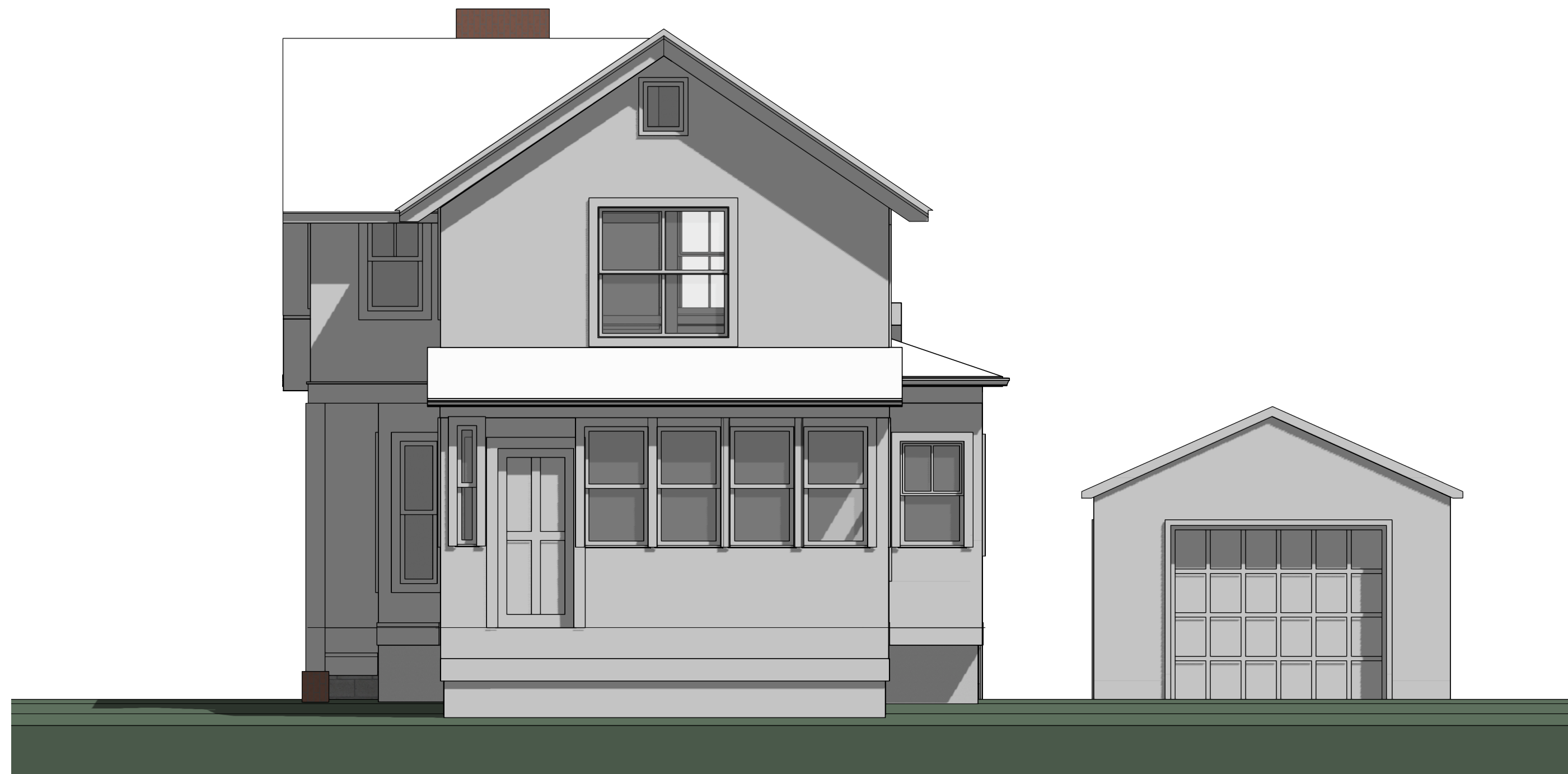
Mark	Jeldwin#	Type	Unit Size W x H	Notes
W1	SCC3030	awng	30" x 40"	
W2	SCA3066	csmt	30" x 66"	Simulated double hung, 1 1/2 horizontal mullion with 1" vert mull
W3	SCA2424	awng	24" x 24"	

Mark	Type	Unit Size W x H	Notes
SP1	Screen Panel	3480	Two Panel Charcoal screen in ptd alum frame
D1	Screen door	3480	Two Panel Charcoal screen in ptd alum frame

WINDOW NOTES:
Window Marks refer to Jeldwin 2500 series. Windows shall be wood with vinyl cladding. Glazing shall be double glazed low e. Cladding standard color shall be by Owner. Charcoal color alum screens shall be supplied with all windows.

be by

1 WEST ELEVATION-PROPOSED
Scale: 3/32" = 1'-0" on 8 1/2" x 11" sht



EXISTING HOUSE MATERIAL DESCRIPTION:

ROOF:
Laminated asphalt shingles -

FASCIA:
5/4" X 6" wd board

WINDOW CASING:
5/4" x 3 1/2" wood

SIDING :
Beveled wood siding with 4 1/2" exposure

3 EAST ELEVATION-EXISTING

Scale: 1/8" = 1'-0" on 8 1/2" x 11" sht



NEW ADDITION MATERIAL DESCRIPTION:

ROOF:
Laminated asphalt shingles -
to match existing and EPDM
membrane

FASCIA:
5/4" X 6" ptd wd board

GUTTERS:
5" K style alum gutters

GABLE RAKE BOARD
5/4" x 6" ptd wd board

FRIEZE BD (BELOW RAKE)
5/4" / 6" ptd wd

SOFFITS:
3/4" perf 5/16" cement board

CORNER BOARDS"
5/4 " x 3 1/2" ptd wood

BAND BOARD:
3/4" x 9 1/4" ptd wood

SIDING:
5/16" x 6" Cement Board with 4-1/2"
exposure

EXPOSED FOUNDATION:
CMU with thorseal coating

WINDOW CASING:
5/4" X 3 1/2" ptd wood

DOOR CASING:
5/4" X 3 1/2" ptd wood

EXTERIOR STAIR LANDINGS
5/4" X 5 1/2" Composite decking
Balusters: 1-1/2" x 1-1/2" ptd wd
Top rails: 1-1/2" x 3-1/2" beveled
cedar wd
Skirt Bds: 3/4" x 9-1/4" ptd wd

1 EAST ELEVATION-PROPOSED

Scale: 1/8" = 1'-0" on 8 1/2" x 11" sht

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revised: 00 00 00



1 SOUTH ELEVATION EXISTING
Scale: 1/4" = 1'-0"



1 SOUTH ELEVATION-PROPOSED ADDITION
Scale: 1/4" = 1'-0"

BF RAMP WHEN
REQUIRED

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revised: 00 0 00



4 NORTH ELEVATION-EXISTING

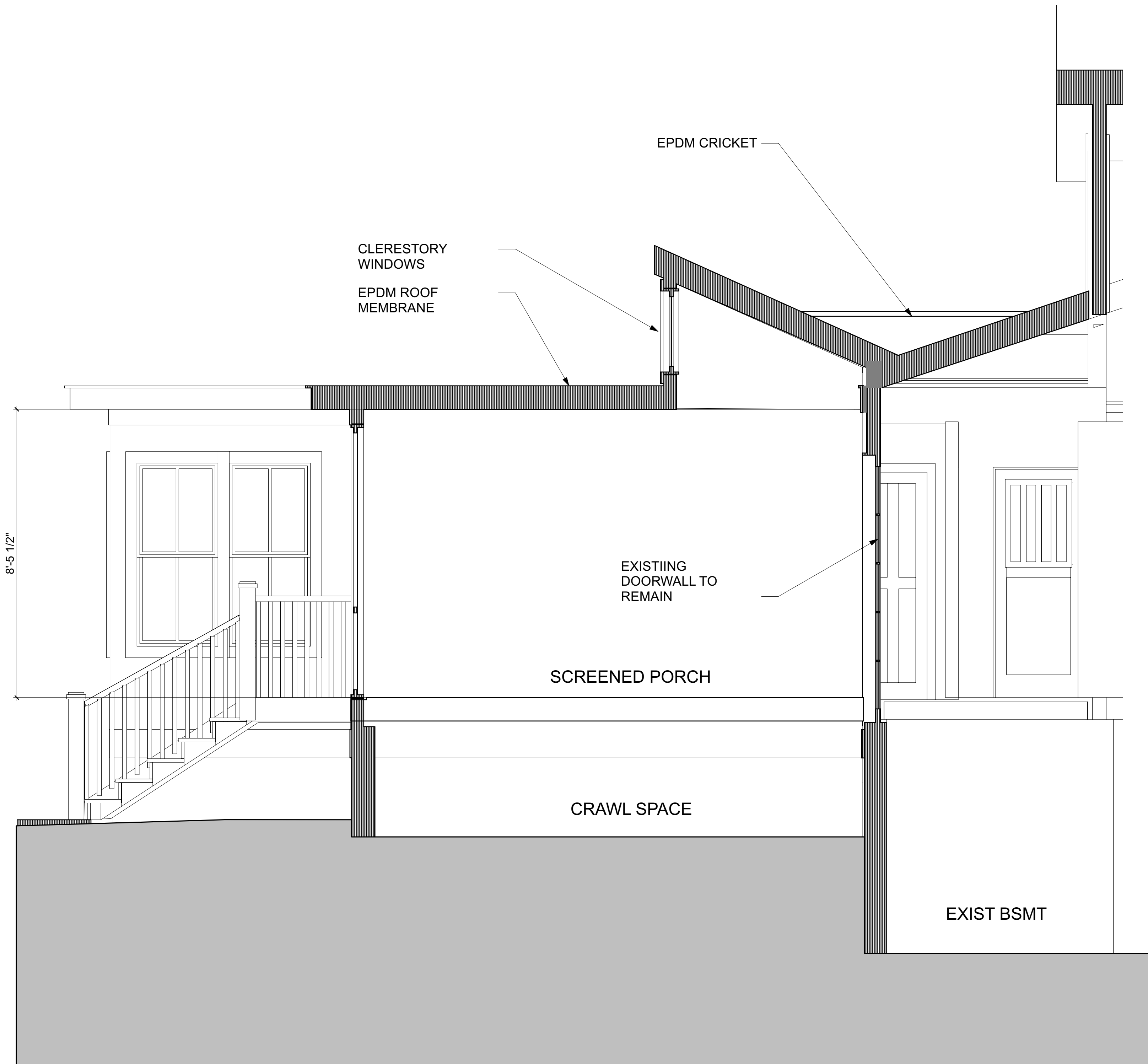
Scale: 3/32" = 1'-0" on 8 1/2" x 11" sht



2 NORTH ELEVATION-PROPOSED

Scale: 3/32" = 1'-0" on 8 1/2" x 11" sht

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revised: 00 0 00



1 BUILDING SECTION THRU SCREENED PORCH
 Scale: 3/4" = 1'-0" on 12" x 18"

HDC SUBMITTAL MEETING: 06 13 24
 revised: 00 0 00

SECTIONS

SHEET TITLE: 00.00.18
 REVIEW SET: 00.00.18
 BID & PERMIT SET: 00.00.18

A-3.1

Reynolds Addition
 516 Fifth St, Ann Arbor, Michigan 48103
 RAA : 19-017

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