

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 544 Sixth Street, Application Number HDC19-111

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** July 11, 2019

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday, July 8, 2019

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Evan Hall	Same
<b>Address:</b>	544 Sixth Street Ann Arbor MI 48103	
<b>Phone:</b>	(734) 546-3591	

**BACKGROUND:** This red brick upright and wing house with Italianate influences features a cut stone foundation, raised brick lintels that are gently arched over four-over-four windows, enclosed rafters with a fairly wide band of frieze trim below, and a partial front porch on the wing with paired brackets on the posts. It appears in the 1886-87 Polk City Directory as 16 West Sixth Street, with the owner listed as Roth. Later directories indicate that Christian (who was deceased by 1894) and Caroline Roth resided there.

In 2011 the HDC approved the installation of a metal chimney for a woodstove behind the ridge of the one-story wing.

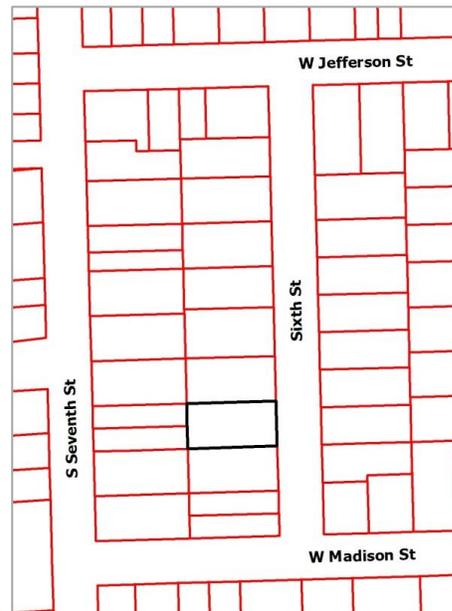
**LOCATION:** The property is located on the west side of Sixth Street, south of West Jefferson and north of West Madison.

**APPLICATION:** The applicant seeks HDC approval to construct a single-story addition off the rear of the house, and add a skylight on the rear shed roof.

#### **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.

**From the City of Ann Arbor Design Guidelines:**

**Guidelines for All Additions**

Appropriate: 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 should exceed neither half of the original building's footprint nor half of the original building's total floor area.

**STAFF FINDINGS:**

1. The proposed addition is a low, gable-ended single-story box connected to the historic house by a narrower glass hyphen. The gables match the height, width, slope, and trim of the gable on the side wing. The addition maintains the 14' width found in all modules of the house (for example, the front has two 14' sections and the south side also has two 14' sections). This addition would add another 14' section, though it is intended to act as a shadow to the historic house and appear almost as a separate low building.
2. Cladding on the addition is black glazed brick, with black mortar, black aluminum windows and doors, and a black composite shake roof. The roof material and style (but not color) matches that of the house. Large fixed windows are present on the gable ends and south side of the hyphen; and the rear (west) addition and north hyphen walls each have a slider and additional fixed windows. The addition and hyphen are over a basement, which has a bathroom but is to be used for storage.
3. The hyphen has a roof area larger than the interior space, which creates a recessed porch on the north side. On the south side it is inset 1 ½' to maintain the historic corner. The roof on the north side, over the recessed porch, is inset about a foot. Very little historic wall, and one window, would be removed to connect the historic house to the hyphen. The window has no outstanding or architecturally interesting features that will be lost.
4. The historic house is 1,078 square feet. It has no modern additions. The proposed addition is 512 square feet, or 47% of the historic floor area. The existing footprint is 802 square feet, and 512 square feet of new footprint is proposed. This is an increase of 63%. The City of Ann Arbor Design Guidelines state as appropriate:

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 should exceed neither half of the original building's footprint nor half of the original building's total floor area.

The key to this guideline is that the addition does not diminish or visually overpower the building or district. Staff typically asks that the HDC adhere to this guideline closely, because of the tendency of homeowners to request overpowering additions in order to gain more space. However, this is a guideline, and its intent must be considered. The proposed addition meets the spirit of this guideline, despite exceeding the footprint percentage: The addition is low, black, and designed specifically to recede and appear as a shadow to the house. The entire design is based on promoting the historic structure and impacting it both visually and physically as little as possible.

5. The proposed skylight is out of sight from the right of way and meets the design guidelines.
6. Staff's opinion is that the work is appropriate and does not destroy historic materials features, spaces, or spatial relationships that characterize the property. It is differentiated adequately while remaining complementary to the historic house and district, it is easily removable, and the work meets the *Secretary of the Interior's Standards and Guidelines for New Additions* and the *Ann Arbor Historic District Design Guidelines*.

**MOTION:** (Note that the motion 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 544 Sixth Street, a contributing property in the Old West Side Historic District, to construct a 512 square foot addition off the rear of the house, and add a skylight, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets the *City of Ann Arbor Historic District Design Guidelines for All Additions*, and *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 District or Neighborhood Setting and New Additions.

### **MOTION WORKSHEET**

I move that the Commission issue a Certificate of Appropriateness for the work at 544 Sixth 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, photos, drawings

544 Sixth Street (May 2008)





# 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 [jthacher@a2gov.org](mailto:jthacher@a2gov.org)  
 Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC#
	BLDG#
DATE STAMP	

**APPLICATION MUST BE FILLED OUT COMPLETELY**

### PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER <b>EVAN &amp; ANNE HALL</b>		HISTORIC DISTRICT <b>OLD WEST SIDE</b>	
PROPERTY ADDRESS <b>544 SIXTH STREET</b>			CITY <b>ANN ARBOR</b>
ZIPCODE <b>48103</b>	DAYTIME PHONE NUMBER <b>(734) 546-3591</b>	EMAIL ADDRESS <b>EVANHALL@UMICH.EDU</b>	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP

### PROPERTY OWNER'S SIGNATURE

SIGN HERE 	PRINT NAME <b>EVAN HALL</b>	DATE <b>6/21/19</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	FEE
<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"

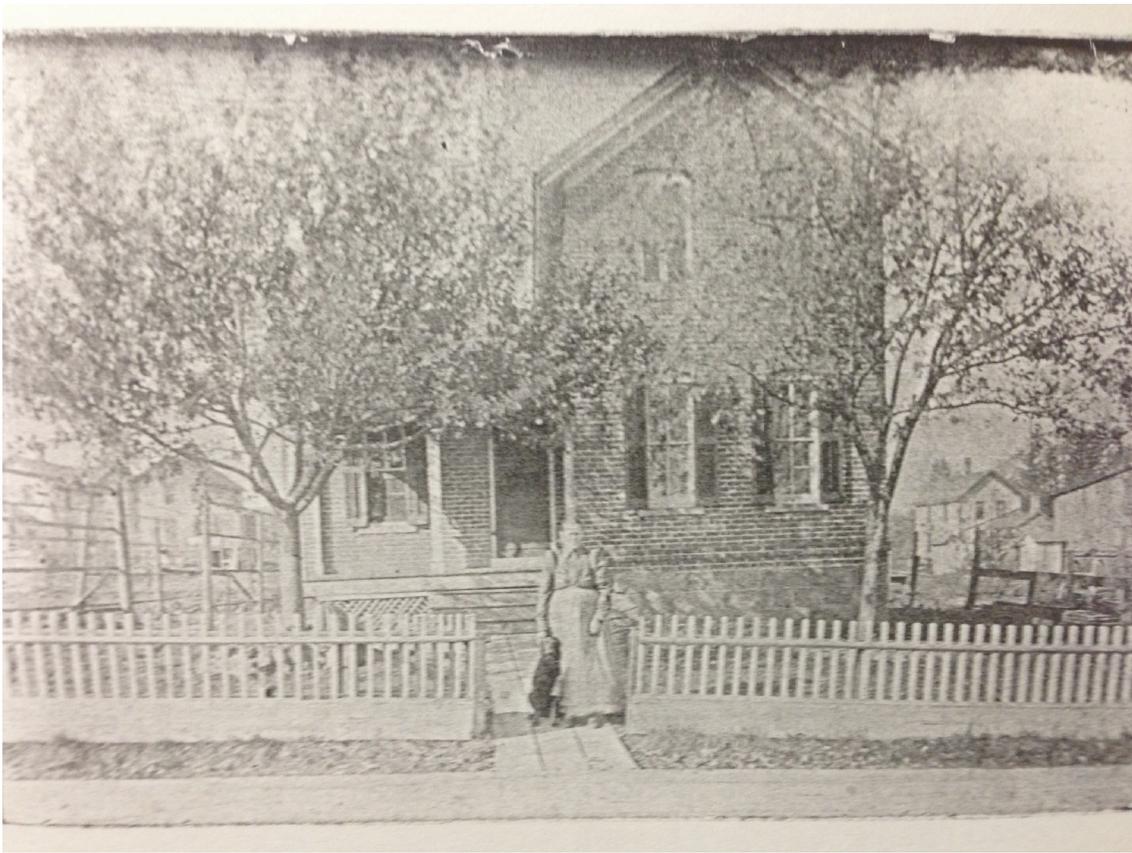
HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

**APPLICATION EXPIRATION**

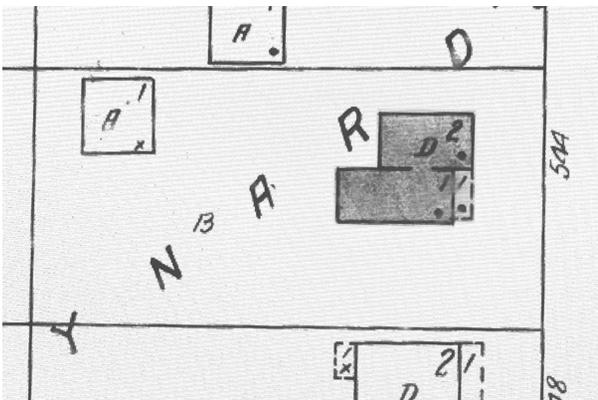
HDC applications expire three (3) years after the date of approval.

**OFFICE USE ONLY**

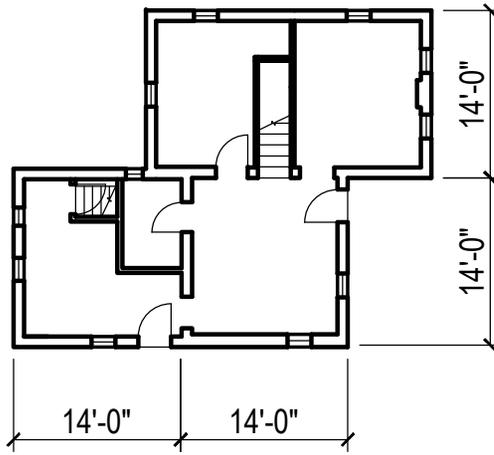
Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	



1 HISTORIC PHOTOGRAPH  
DATE UNKNOWN



2 1931 SANBORN MAP  
EARLIEST DATE SIXTH STREET APPEARS ON ANN ARBOR SANBORN MAPS



3 EXISTING FIRST FLOOR PLAN

**PROPOSED WORK: DESCRIBE IN DETAIL EACH PROPOSED EXTERIOR ALTERATION, IMPROVEMENT AND/OR REPAIR:**

544 Sixth Street was originally built by Christian Roth in 1885. The proposed addition will be entirely in the rear yard and not extend above any roof lines of the existing house. Great care was taken to propose an addition that disrupts the existing house as little as possible. The design accommodates all the existing historic openings and most importantly leaves the rear two story elevation completely intact. There would only be two alterations to the historic home. The first would be an opening on the shed roof for the addition of a skylight which would allow natural light into the reconfigured bathroom and would not be visible from the ground. The second would be a new 3' x 7' opening in the brick on the rear facade to allow for the new hyphen to connect to the historic home. The hyphen provides circulation from the historic home to the new addition. The material palette for the addition is entirely matte black (shown on A11) with glazed brick and composite shakes referencing the historic materials. The glass-walled hyphen pulls the mass of the addition significantly away from the historic structure. The original builder of the home used the 14' module throughout the plan (see diagram below) and the use of the 14' dimension is a intentional nod to Roth. The combination of the color, distance and dimensional language aims to produce an addition that reads as a fading shadow of the historic structure. Large expanses of glass paired with modern glazed brick and composite shakes help differentiate the new addition from the historic while purposely referencing the historic structure.

**DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:**

The family of five who currently reside at 544 Sixth Street would like to add valuable living space. The floor area and footprint calculations are provided below. The footprint calculation is also provided with the hyphen removed. The hyphen is highly transparent, its programmatic value is circulation and is critical to pulling the main mass of the addition away from the historic structure. The surrounding structures are all significantly larger in mass allowing for the property to gain the proposed addition and still remain smaller in stature.

EXISTING FLOOR AREA = 1,078 SF  
NEW FLOOR AREA = 512 SF  
PROPOSED FLOOR AREA = 1,590 SF  
% INCREASE IN FLOOR AREA = 47%

EXISTING FOOTPRINT AREA = 802 SF  
NEW FOOTPRINT AREA = 512 SF  
PROPOSED FOOTPRINT AREA = 1,314 SF  
% INCREASE IN FOOTPRINT = 63%

NEW FOOTPRINT W/O HYPHEN 448 SF  
% INCREASE IN FOOTPRINT W/O HYPHEN = 55%



EAST



NORTHEAST



SOUTHEAST

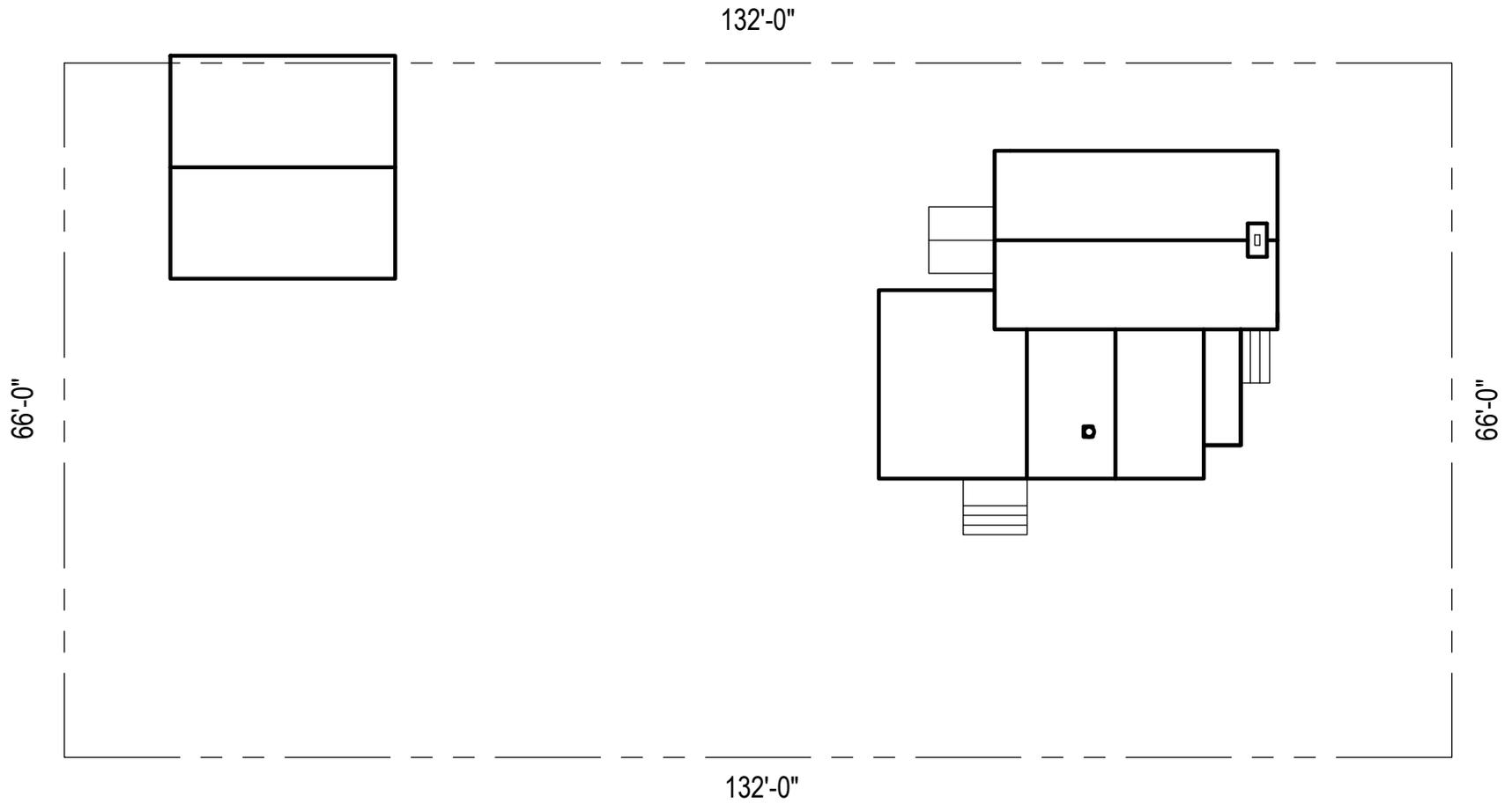


WEST

JUNE 21, 2019

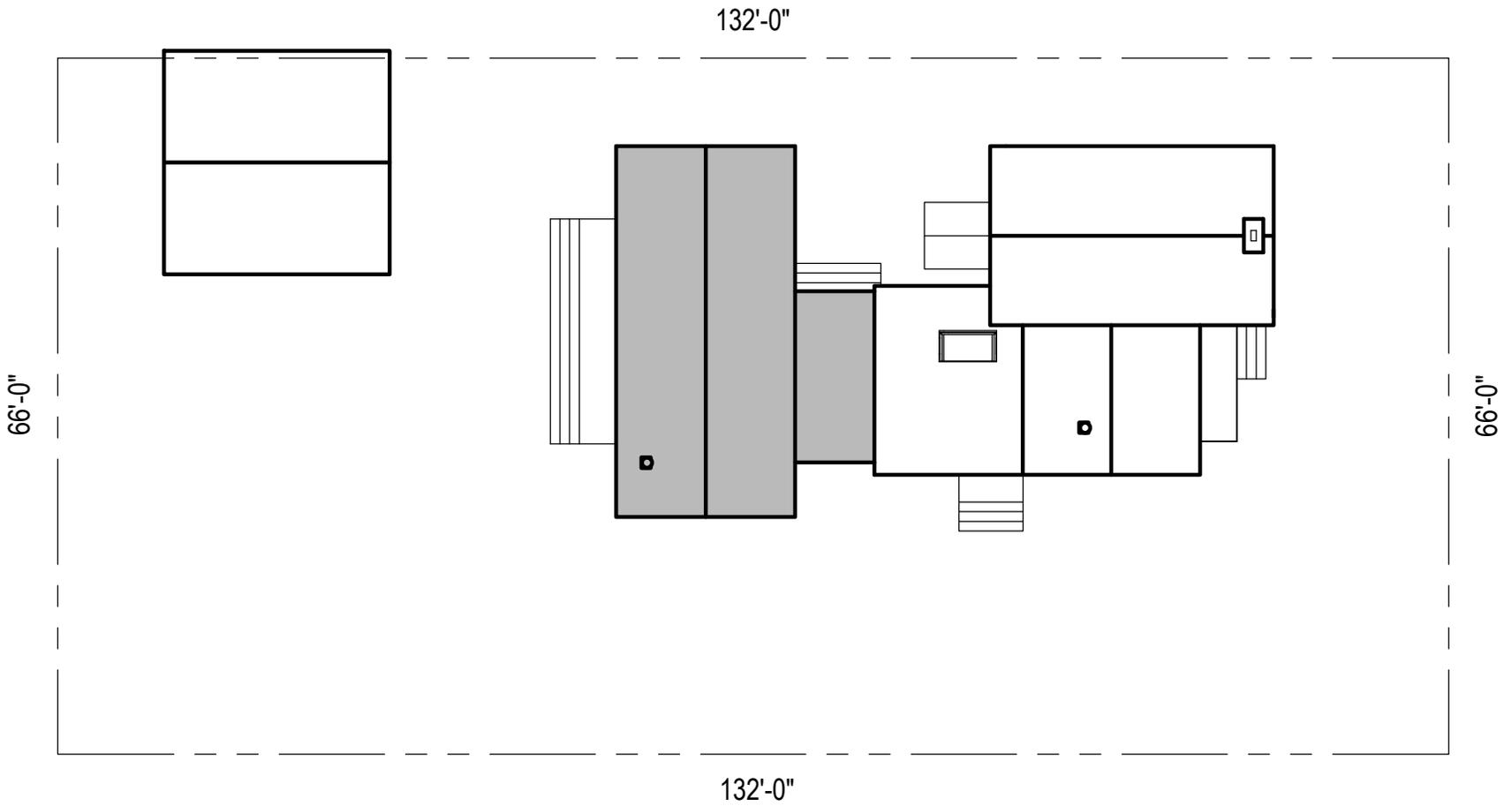
544 SIXTH STREET ANN ARBOR, MICH.

A2



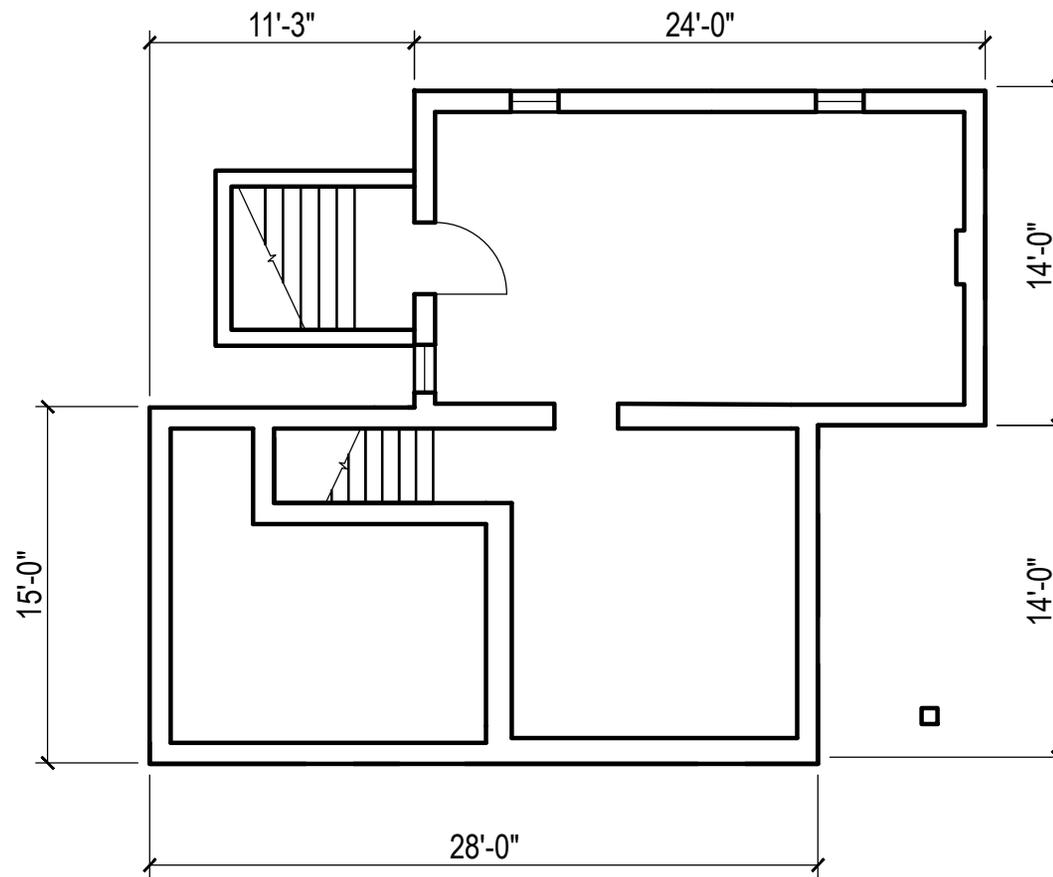
1 EXISTING SITE PLAN  
1/16" = 1'-0" SCALE





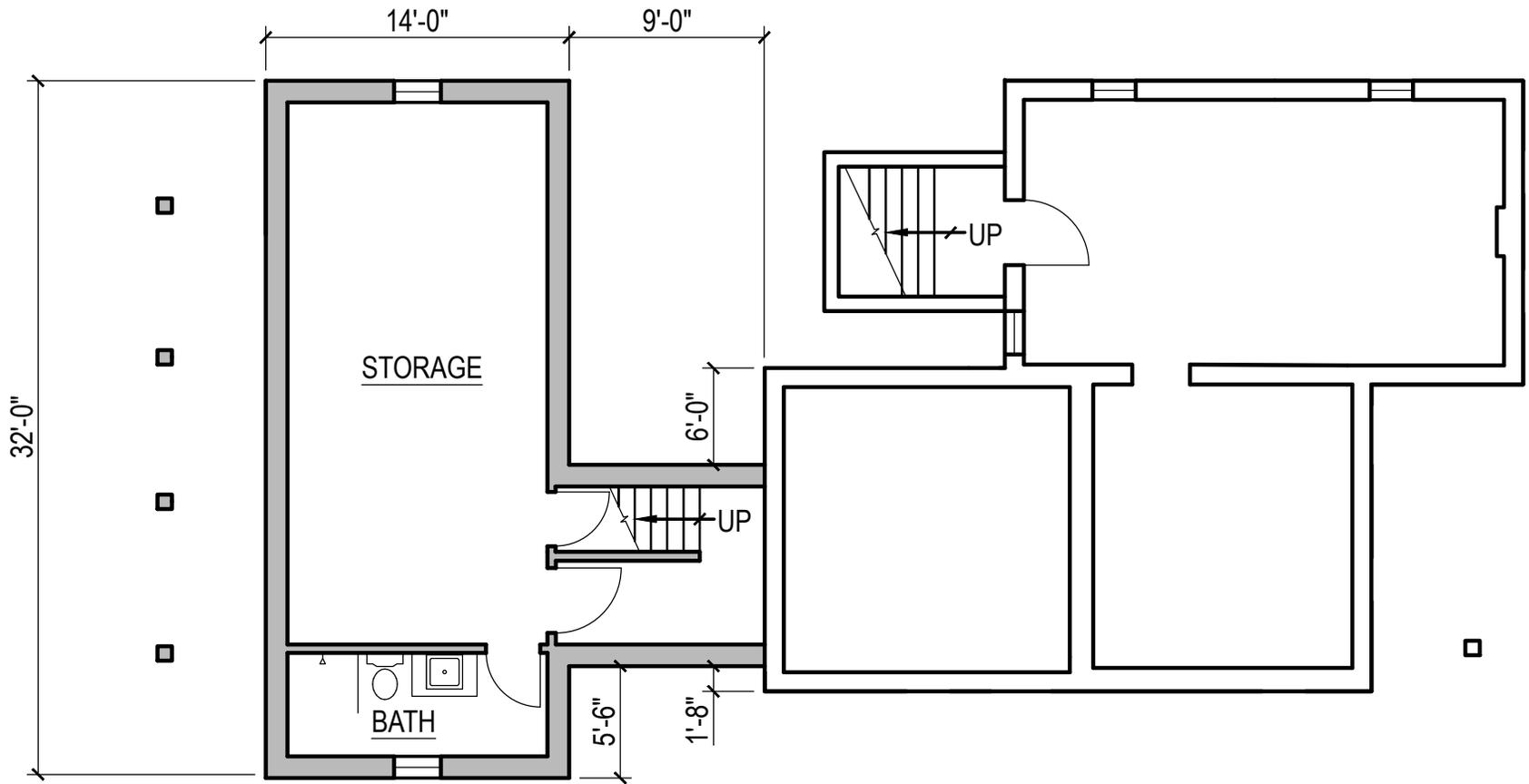
1 PROPOSED SITE PLAN  
1/16" = 1'-0" SCALE





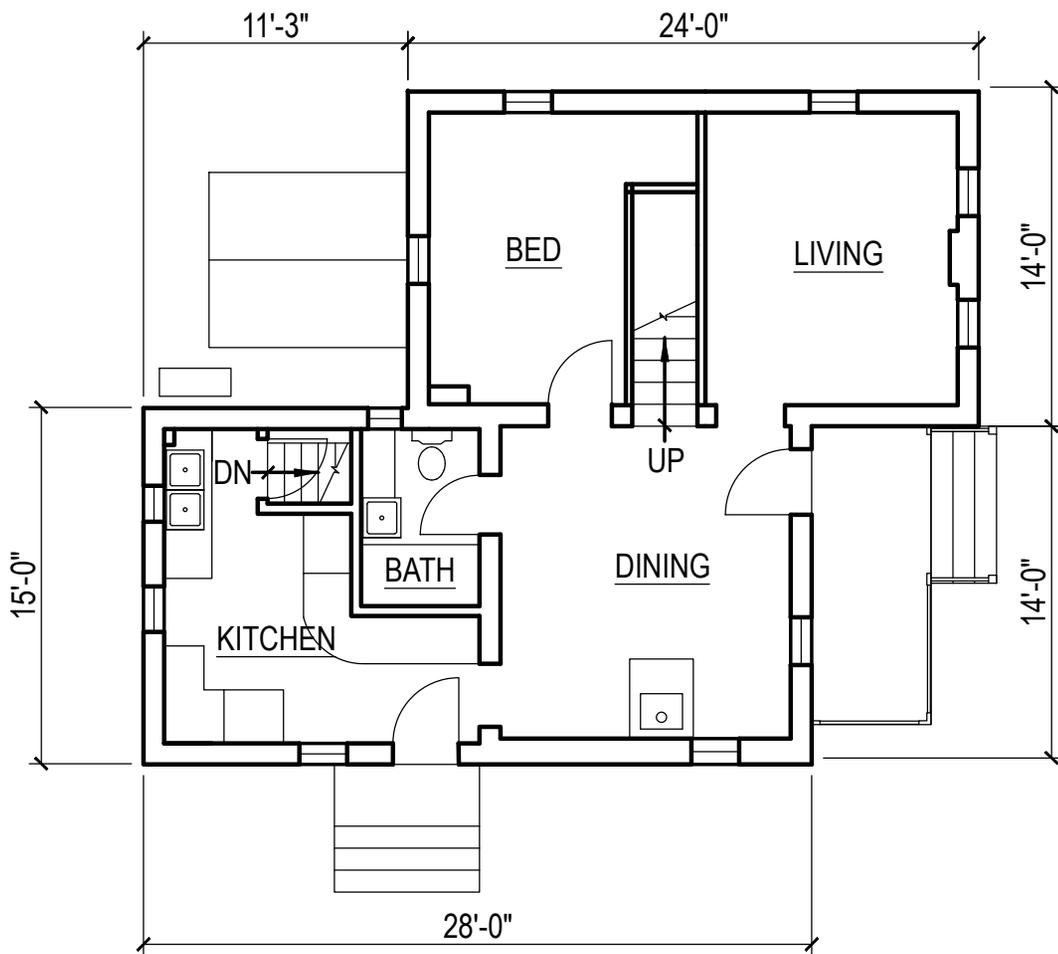
1 EXISTING BASEMENT PLAN  
1/8" = 1'-0" SCALE



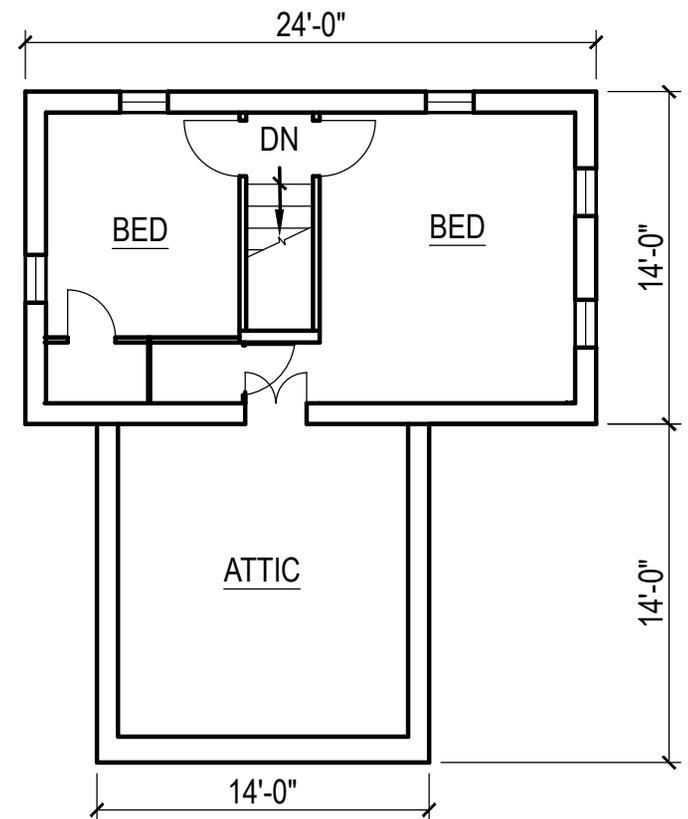


1 PROPOSED BASEMENT PLAN  
 1/8" = 1'-0" SCALE



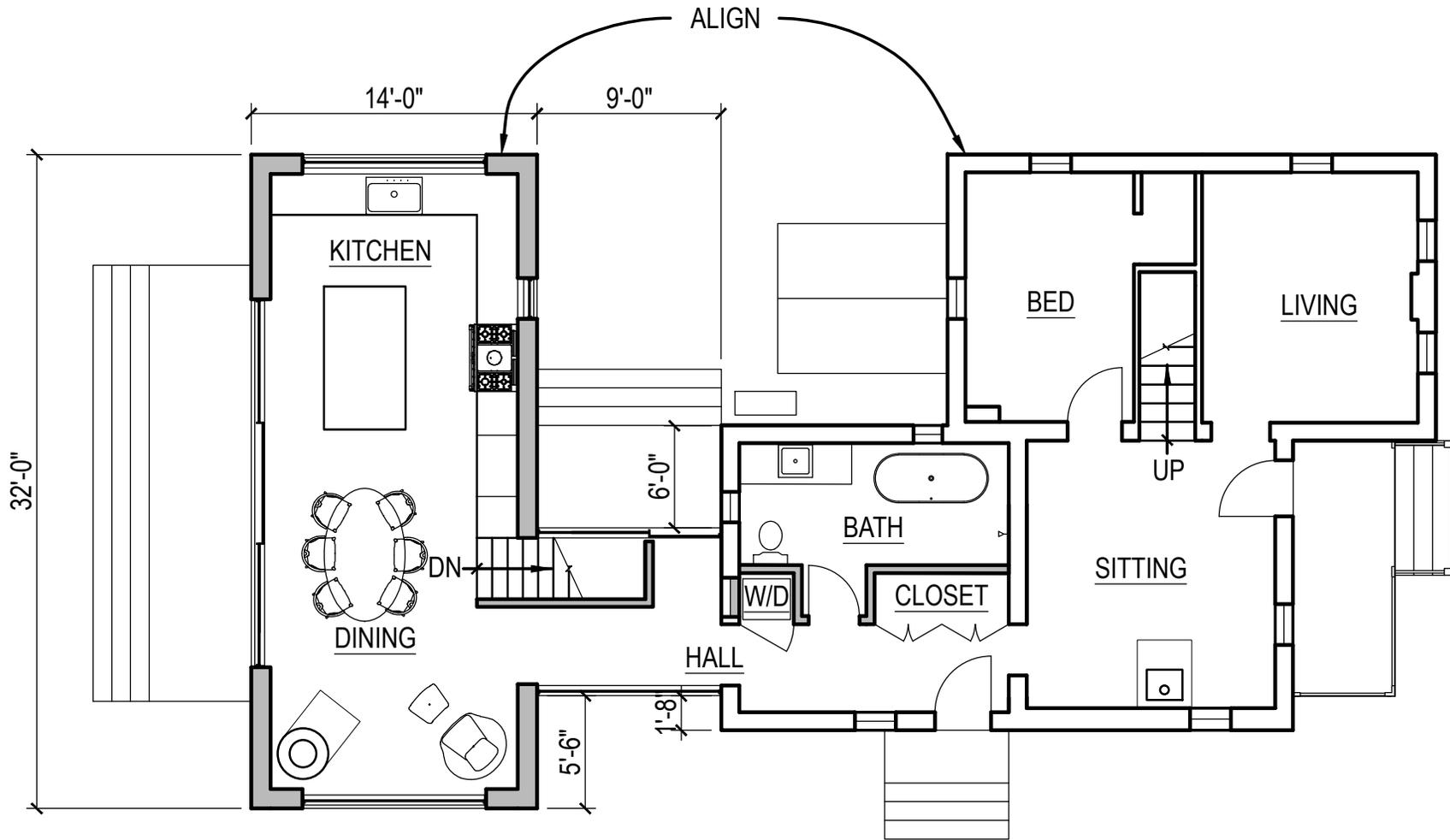


1 EXISTING FIRST FLOOR PLAN  
1/8" = 1'-0" SCALE



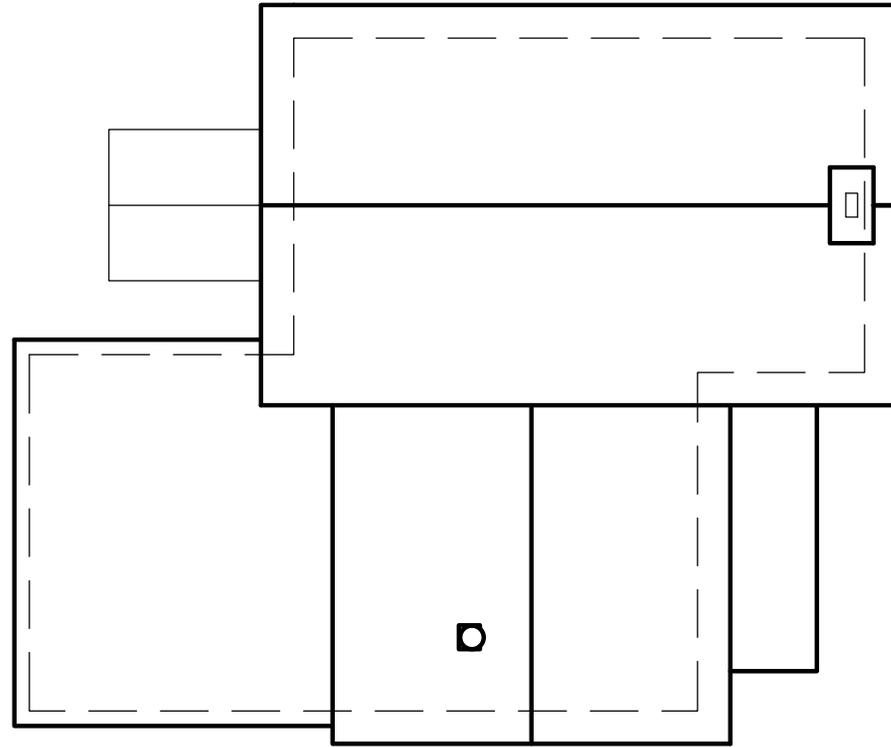
2 EXISTING SECOND FLOOR PLAN  
1/8" = 1'-0" SCALE





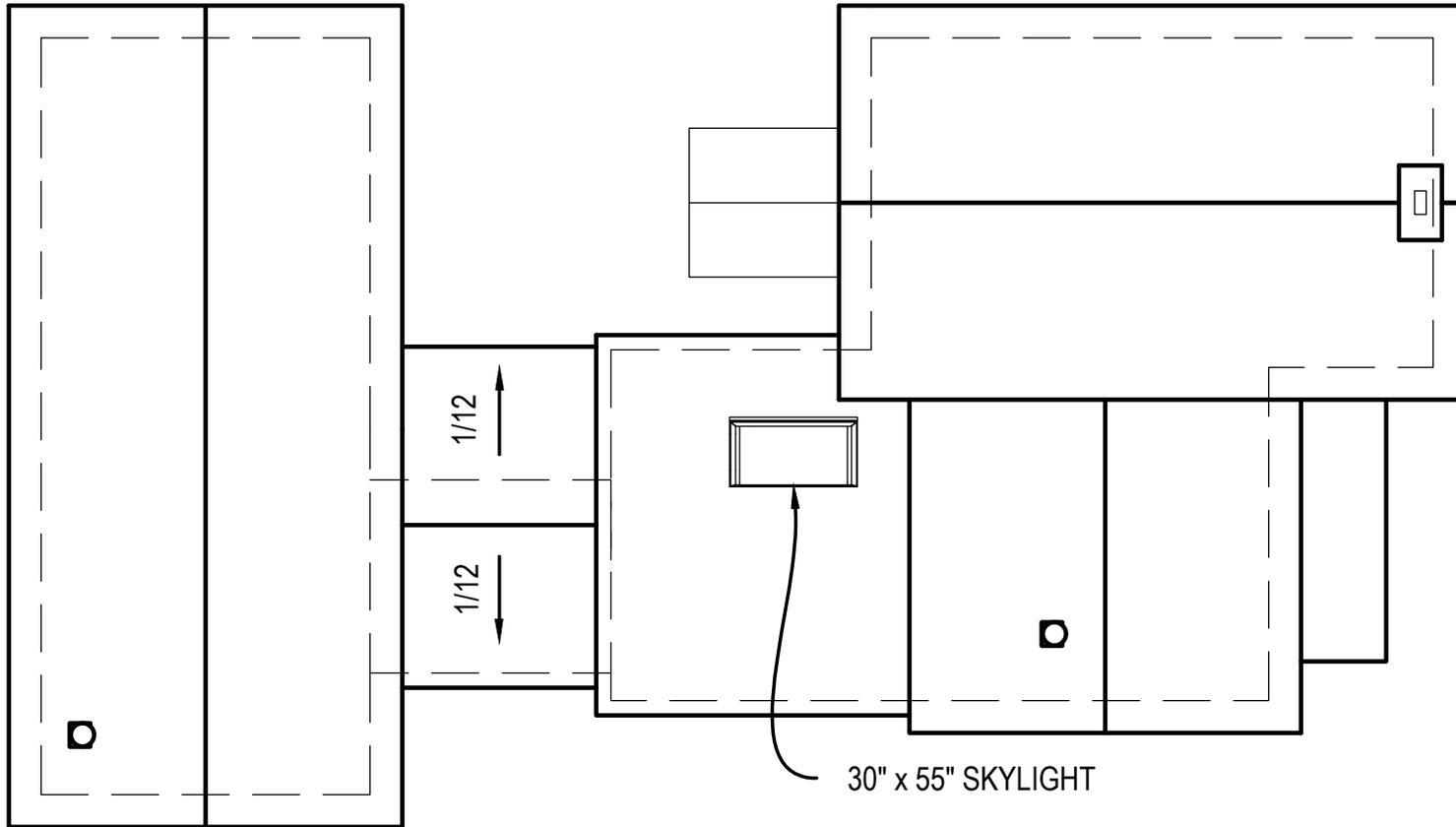
1 PROPOSED FIRST FLOOR PLAN  
 1/8" = 1'-0" SCALE





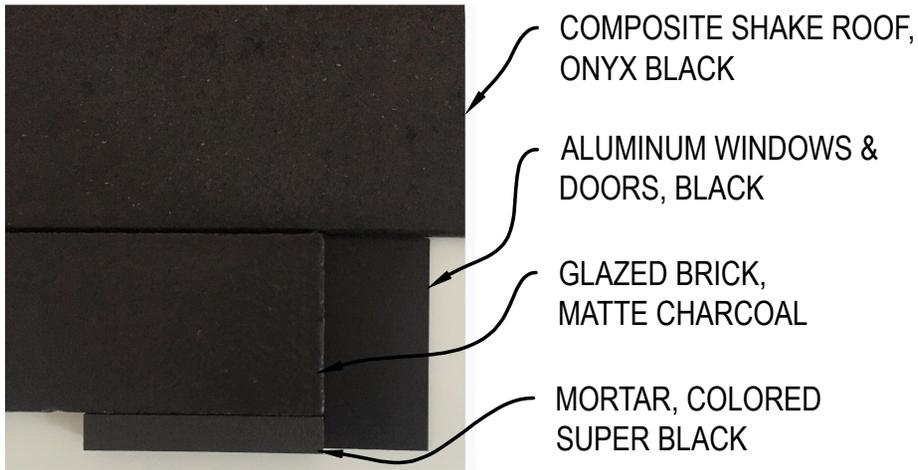
1 EXISTING ROOF PLAN  
1/8" = 1'-0" SCALE



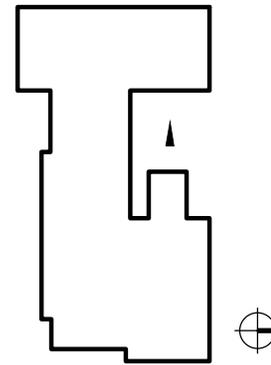


1 PROPOSED ROOF PLAN  
1/8" = 1'-0" SCALE

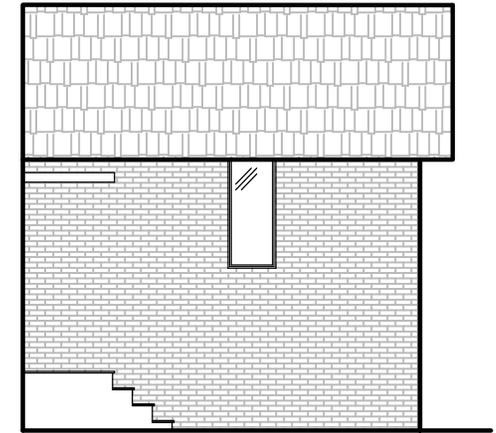




4 PROPOSED MATERIALS PALETTE FOR ADDITION



3 PROPOSED EAST ELEVATION - COURTYARD



2'x5' FIXED

1/8" = 1'-0" SCALE



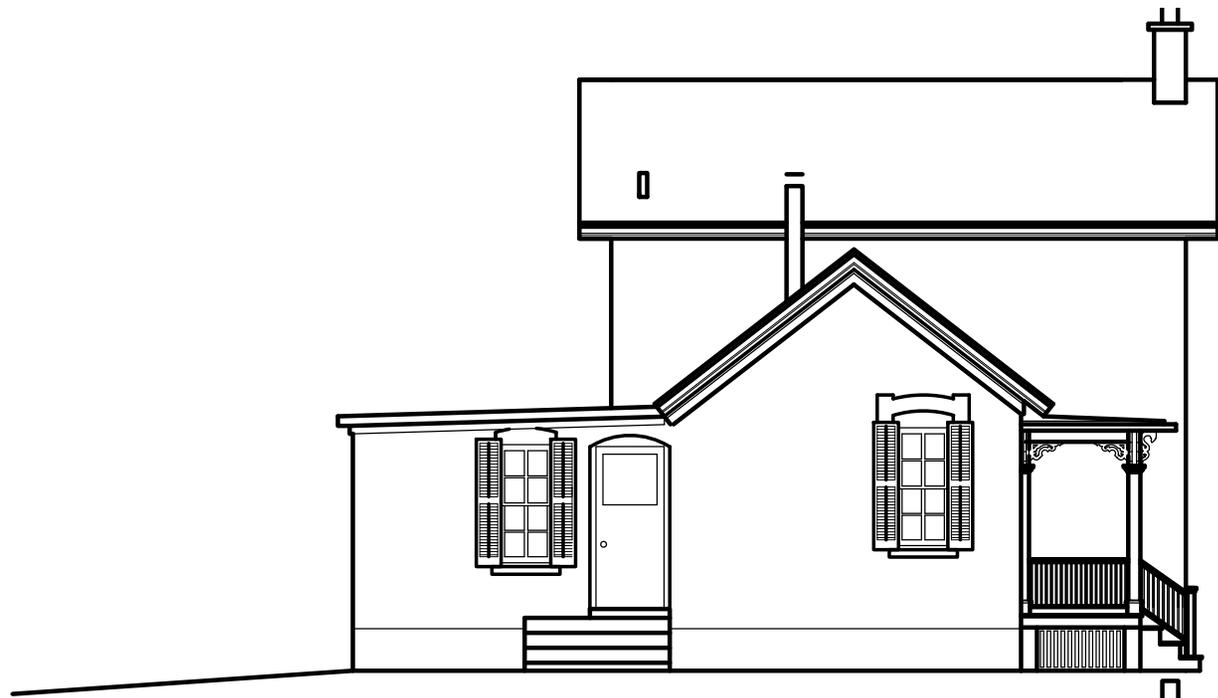
1 EXISTING EAST ELEVATION

1/8" = 1'-0" SCALE

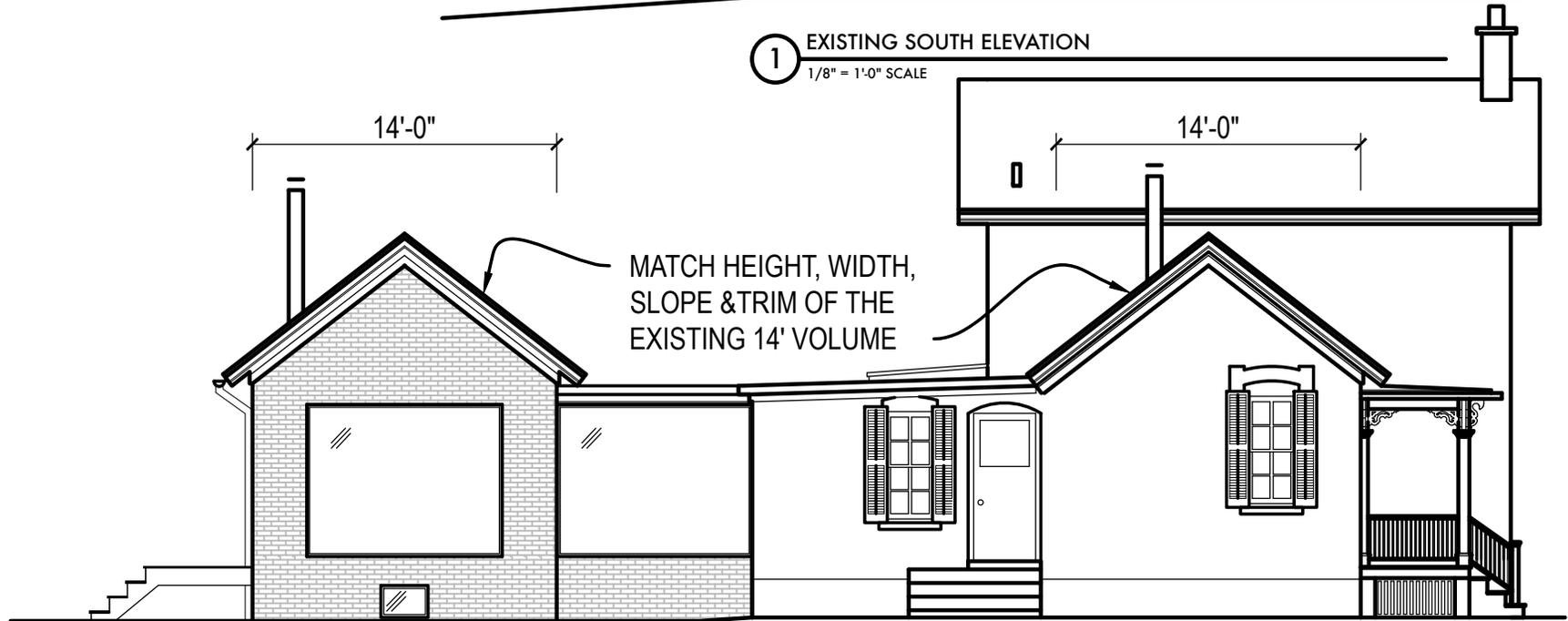


2 PROPOSED EAST ELEVATION

1/8" = 1'-0" SCALE



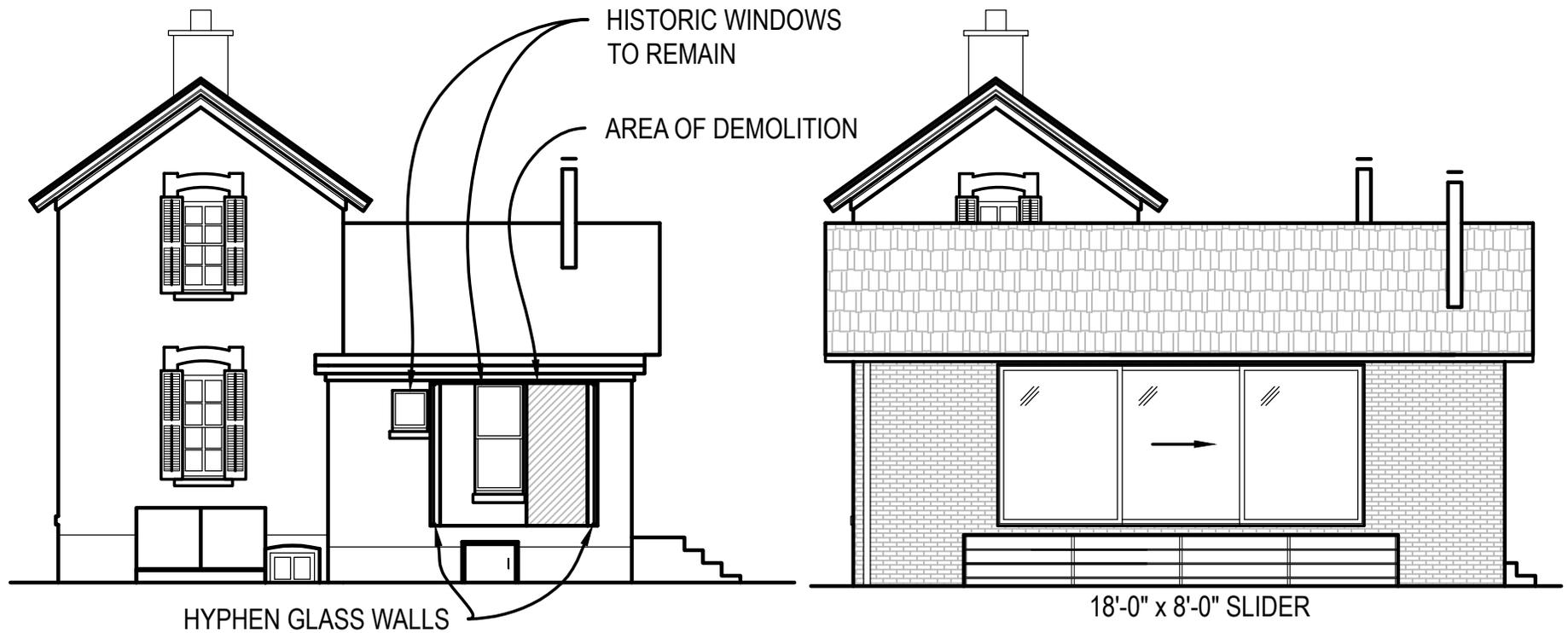
① EXISTING SOUTH ELEVATION  
1/8" = 1'-0" SCALE



9'-0" x 7'-0" FIXED  
2'-2" x 1'-5" FIXED

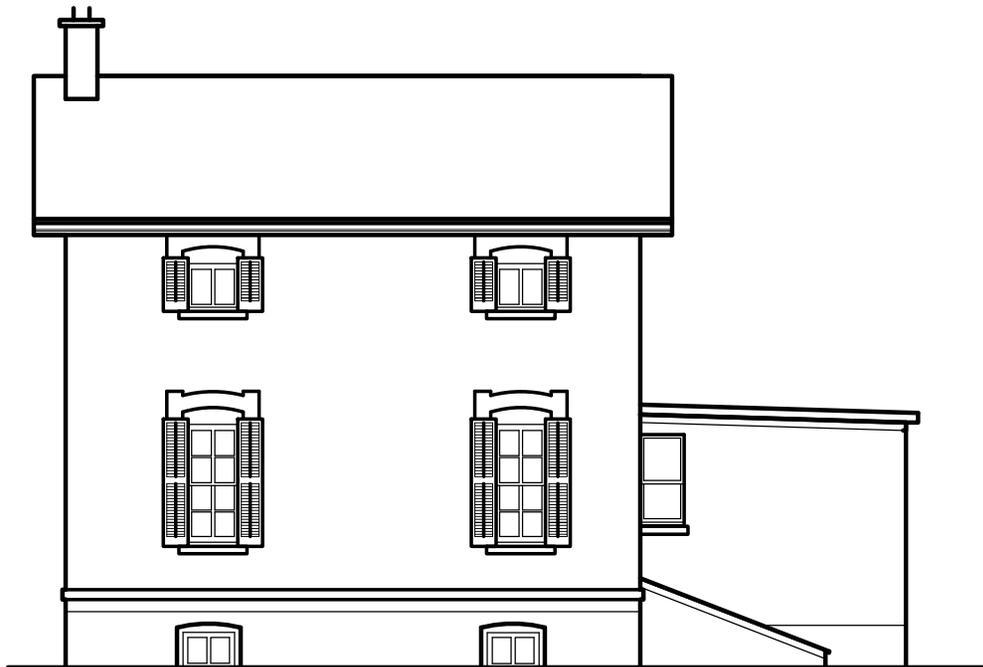
9'-0" x 7'-0" FIXED

② PROPOSED SOUTH ELEVATION  
1/8" = 1'-0" SCALE



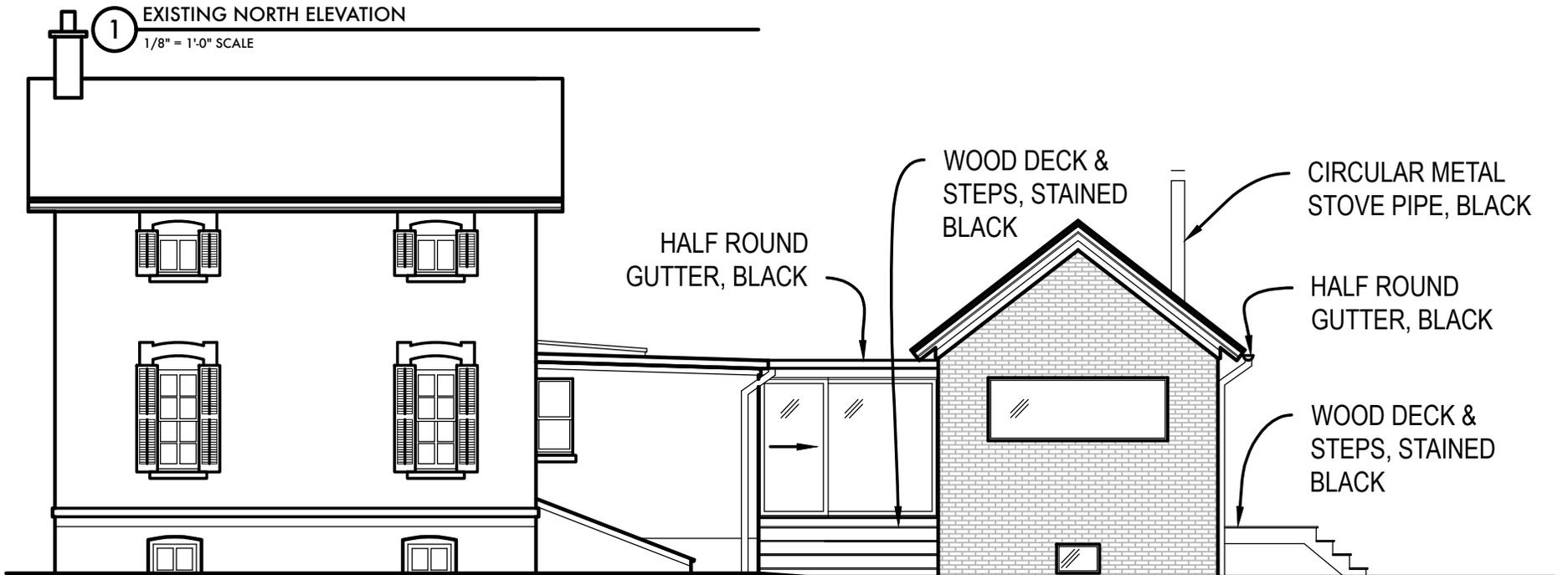
1 EXISTING WEST ELEVATION - SHOWING PROPOSED CONNECTION  
 1/8" = 1'-0" SCALE

2 PROPOSED WEST ELEVATION  
 1/8" = 1'-0" SCALE



1 EXISTING NORTH ELEVATION

1/8" = 1'-0" SCALE



2 PROPOSED NORTH ELEVATION

1/8" = 1'-0" SCALE

HALF ROUND GUTTER, BLACK

WOOD DECK & STEPS, STAINED BLACK

CIRCULAR METAL STOVE PIPE, BLACK

HALF ROUND GUTTER, BLACK

WOOD DECK & STEPS, STAINED BLACK

9'-0" x 7'-0" SLIDER

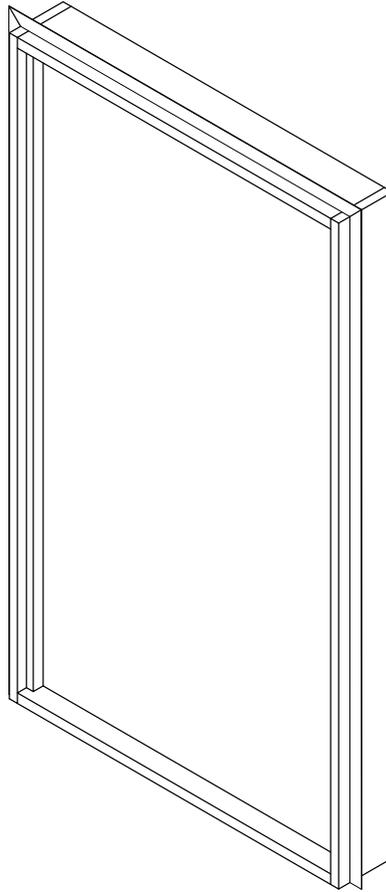
9'-0" x 3'-2" FIXED

2'-2" x 1'-5" FIXED

Visual Representation Only - Not For Production Runs

Thermal Break - Provided

Nail Fin Frame - Provided

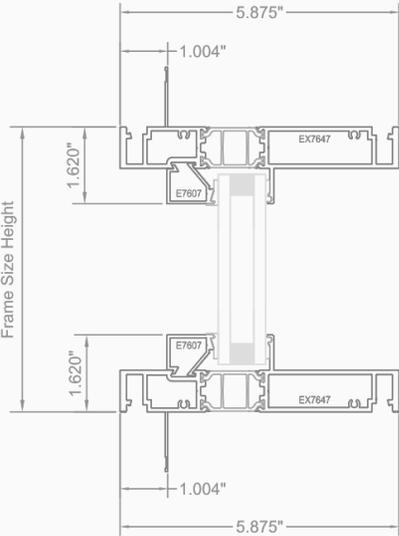


Series 7630 Direct Set Window - Stand Alone (O)

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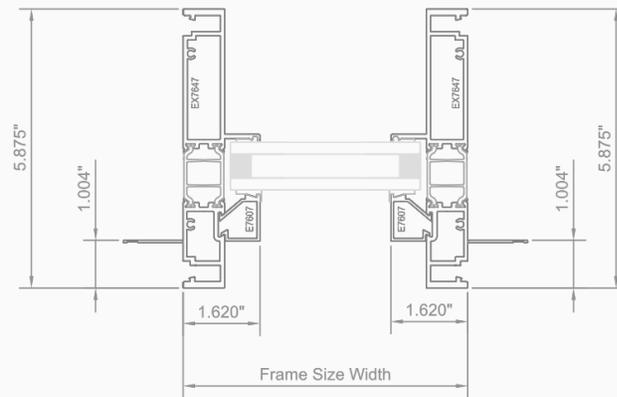
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Visual Representation Only - Not For Production Runs



Series 7630 Direct Set Window - Stand Alone (O)

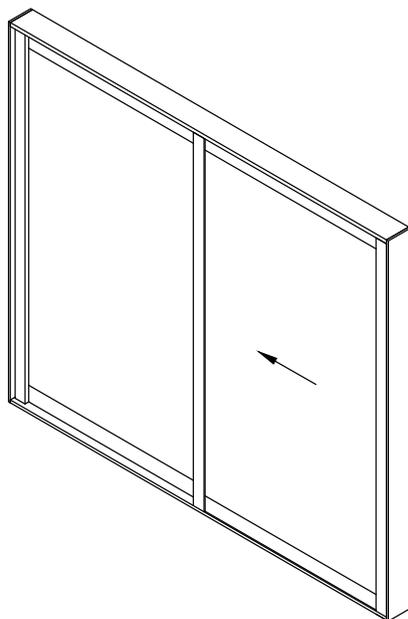
Visual Representation Only - Not For Production Runs



Series 7630 Direct Set Window - Stand Alone (O)

Visual Representation Only - Not For Production Runs

- Thermal Break - Provided
- Dual Pane Glass - Provided
- Flush Handle - Provided
- 1.81" Diameter Rollers - Provided
- Nail-Fin Frame - Provided

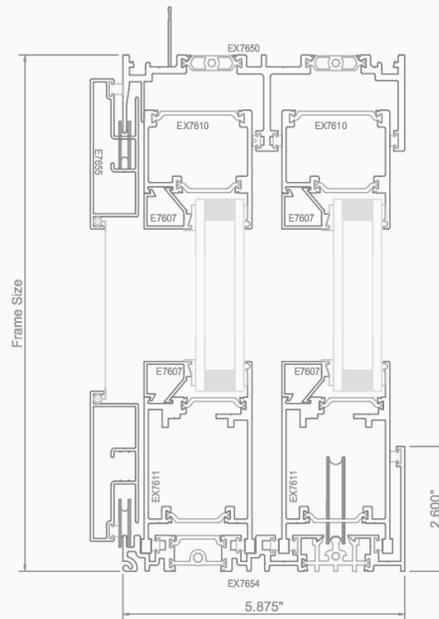


Series 7650 Sliding Glass Door - (OX) - 2 5/8" High Leg Threshold - Screens

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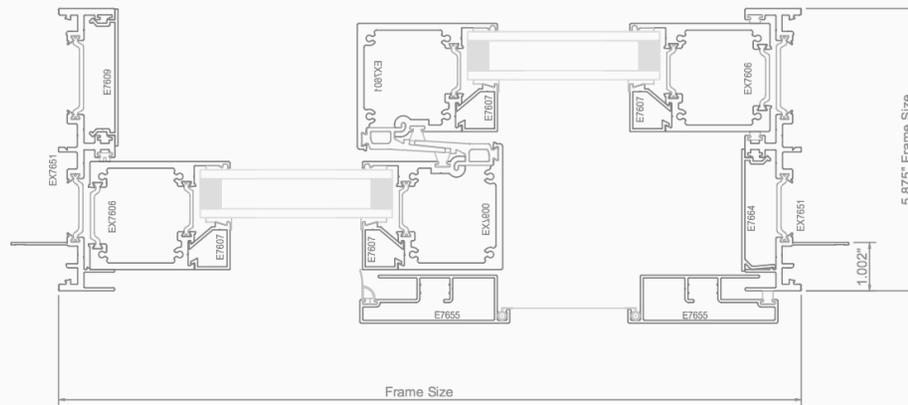
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Visual Representation Only - Not For Production Runs



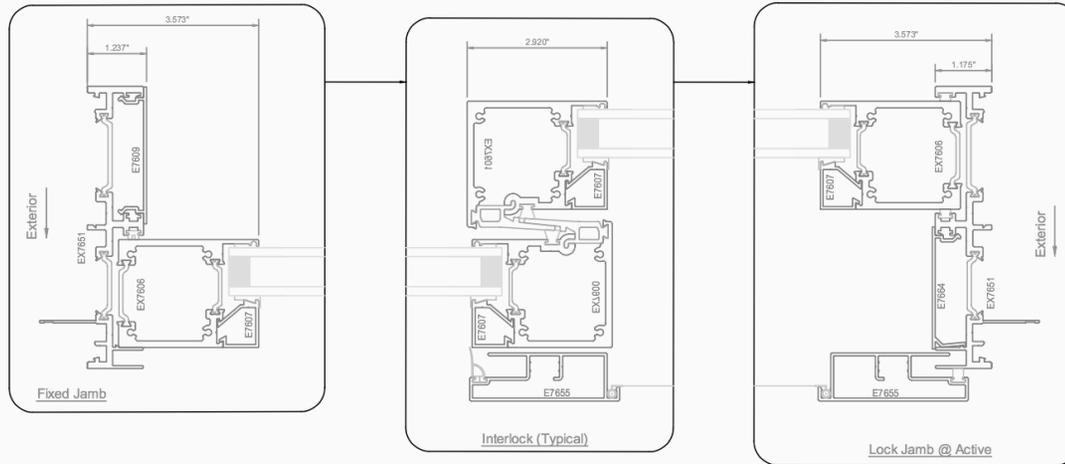
Series 7650 Sliding Glass Door - (OX) - 2 5/8" High Leg Threshold - Screens

Visual Representation Only - Not For Production Runs



Series 7650 Sliding Glass Door - (OX) - 2 5/8" High Leg Threshold - Screens

Visual Representation Only - Not For Production Runs



# Fixed Skylights

Deck-Mounted, Curb-Mounted



## Deck-Mounted - FS

Mounts directly to the roof deck

## Curb-Mounted - FCM

Mounts directly to a site-built curb



## Benefits

- Pre-finished white wood frame and protective aluminum or copper cladding.
- Streamlined exterior profile does not obstruct your roofline.
- Streamlined exterior profile does not obstruct your roofline.
- Streamlined exterior profile does not obstruct your roofline.
- Streamlined exterior profile does not obstruct your roofline.
- Pre-mounted Pick&Click!™ system brackets make the installation of sunscreen blinds a snap.

### FS Model Size



Rough Opening (W-in. x H-in.)

Model	A06	C01	C04	C06	C08	C12	D26	D06	M02	M04	M06	M08	S01	S06
W-in.	14 1/2	21	21	21	21	21	22 1/2	22 1/2	30 1/16	30 1/16	30 1/16	30 1/16	44 1/4	44 1/4
H-in.	45 3/4	26 7/8	37 7/8	45 3/4	54 7/16	70 1/4	22 15/16	45 3/4	30	37 7/8	45 3/4	54 7/16	26 7/8	45 3/4

 Model FS sizes D26 and D06 fit perfectly between roof trusses.

### FCM Model Size



Outside Curb (W-in. x H-in.)

Model	1430	1446	2222	2230	2234	2246	2270	3030	3046	3434	3446	4646
W-in.	17 1/2	17 1/2	25 1/2	25 1/2	25 1/2	25 1/2	25 1/2	33 1/2	33 1/2	37 1/2	37 1/2	49 1/2
H-in.	33 1/2	49 1/2	25 1/2	33 1/2	37 1/2	49 1/2	73 1/2	33 1/2	49 1/2	37 1/2	49 1/2	49 1/2