

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 544 Detroit Street, Application Number HDC14-080

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: June 12, 2014

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: June 9, 2014

OWNER

Name: Mark and Alison Shotwell

Address: 7253 Mallard Drive
Romeo, MI 48065

Phone:

APPLICANT

Rueter Associates Architects

515 Fifth Street
Ann Arbor, MI 48103
(734) 769-0070

BACKGROUND: The parcel at 544 Detroit was originally a portion of a much larger lot, which had the address 501 Detroit Street, as shown in an 1888 Sanborn Fire Insurance map. A two-story barn was located near the intersection of Detroit and Division Street. By 1892 a two-story house was built in the location of the barn with the address 537 Division Street. The first residents of 537 Division were Adam Meuth, a clerk at L C Weinmann, and his wife Louise. Ella C Meuth and Ida C Meuth are also listed as residents. The house was later demolished and the gas station that is currently located on the property was constructed in 1959. The gas station has been abandoned for over thirty years.

A new 3-story building was approved by the HDC in October of 2012. Construction has not yet begun.

LOCATION: The site is located on the south side of the Detroit Street and North Division Street intersection.

APPLICATION: The applicant seeks HDC approval to increase the size of a previously approved penthouse by an additional 60 square feet and to add a removable metal frame fabric shade structure on the roof.

APPLICABLE REGULATIONS:

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



- (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):

District or Neighborhood Setting

Recommended: Retaining the historic relationship between buildings and landscape features of the setting. For example, preserving the relationship between a town common and its adjacent historic houses, municipal buildings, historic roads, and landscape features.

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

STAFF FINDINGS:

1. Increasing the size of the penthouse will have no negative effects on the previously approved building or the surrounding historic district. The shade structure is removable and only minimally visible from the street and sidewalk. Staff recommends approval of this small modification to the prior plan because it meets the applicable standards and guidelines.

POSSIBLE MOTIONS: (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 Detroit Street, a contributing property in the Old Fourth Ward Historic District, to increase the size of the previously approved penthouse and add a removable metal frame fabric shade as proposed. The proposed 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 9 and 10 and the guidelines for district or neighborhood setting.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 544 Detroit Street in the Old Fourth Ward 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, drawings, photos.

544 Detroit Street (1975 city survey photo)



ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information

Address of Property: 544 541 Detroit Street

Historic District: Old Fourth Ward

Name of Property Owner (If different than the applicant):

Mark and Alison Shotwell

Address of Property Owner: 7253 Mallard Dr., Romeo MI 48065

Daytime Phone and E-mail of Property Owner: markshotwell@comcast.net

Signature of Property Owner: [Signature] Date: 5/22/2014

Section 2: Applicant Information

Name of Applicant: Rueter Associates Architects

Address of Applicant: 515 Fifth Street, Ann Arbor, Mi 48103

Daytime Phone: (734) 769 0070 Fax: ()

E-mail: mrueiter@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**)



City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING
SERVICES

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p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

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Signature of Property Owner: _____ Date: _____

Section 2: Applicant Information

Name of Applicant: Rueter Associates Architects

Address of Applicant: 515 Fifth Street, Ann Arbor, MI 48103

Daytime Phone: (734) 769 0070 Fax: (_____) _____

E-mail: mrueter@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. _____
The Owners are proposing to increase the size of the previously approved penthouse by _____
by an additional 60 square feet. This space would be added over an elevator shaft extension _____
not now required. They also wish to add a removable metal frame fabric shade _____
structure. _____

2. Provide a description of existing conditions. _____
On September 20, 2012, the HDC approved a three story structure with two residential units _____
above a commercial space. The Owners have combined the two residences into one unit. _____
A smaller residential elevator not needing overhead shaft clearance can now be used in _____
lieu of a commercial elevator requiring a shaft extension of approximately four feet. - _____

3. What are the reasons for the proposed changes? _____
The Owners wish to take advantage of previously unavailable floor area once required by _____
the shaft extension to increase the size of the penthouse. The removable metal frame _____
fabric structure makes the exposed rooftop much more habitable in the summer. _____

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

Please see additional attachments.

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

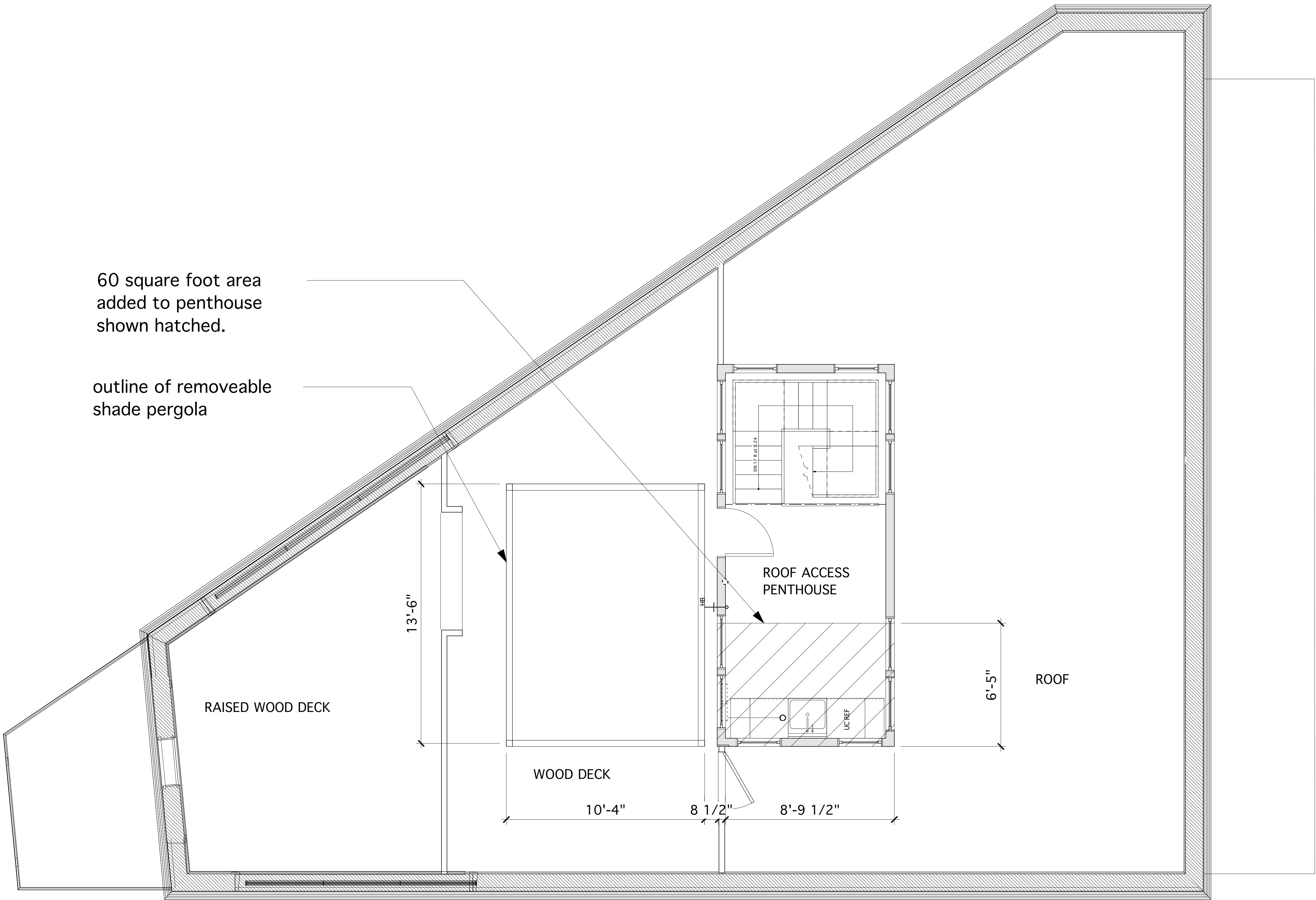
Project No.: _____ HDC _____ Fee Paid: _____

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:



60 square foot area
added to penthouse
shown hatched.

outline of removeable
shade pergola

RAISED WOOD DECK

WOOD DECK

ROOF ACCESS
PENTHOUSE

ROOF

0 2 4 6 8 FT

Roof Plan



NEW MATERIAL DESCRIPTION:

PARAPET
brick

PARAPET COPING
4" mtl coping with color to match limesone sills

CORNICE
brick three stretcher courses corbeled 1"

WINDOW LINTLES
8" brick soldier course

WINDOW SILLS
5-3/8" limestone

BASE RUSTICATION
brick course recessed 3/4" every 10 th course

CANOPIES
8" x 1-1/2" steel channel perimeter rail with wood porch ceiling on soffit and epdm roofing membrane

BALCONIES
columns: 5" x 3/8" steel plate welded to 2" steel pipe with 8"x 3/8" diam top and btm bearing plates.

roof structure: 8" x 1-1/2" steel channel perimeter with wood porch ceiling

railings: 1/2" x 2" stl bars spaced 4" apart. See detail page A10 for guard details.

WINDOW SCHEDULE

Mark	Type	Unit Size*	Notes
(DH 1)	Double hung	36 x 72	
(FS 1)	Fixed sash	106 x 132	fixed 30 lite glazing above mtl spandaral panels
(FS 2)	Fixed sash	106 x 82	fixed x lite glazing
(FS 3)	Fixed sash	44 x 48	fixed 9 lite glazing

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

Windows shall be supplied with 2" brick moulding

* window size may vary (+-2")

DOOR SCHEDULE

Mark	Type	Unit Size	Notes
(D1)	Flush Mtl	36 x 84	Painted galv stl
(D2)	French dr+transom	96 x 108	Hinged alum clad patio w/24" 9 lite transom w/ 9 lite doors.
(D3)	Cased opening + transom	36 x 106	Steel frame with mtl transom lites
(D4)	French dr w / sidelite	72 x 106	French dr with sidelite + transom 9 lite door and sidelite with 3 lite transom sections
(D5)	French dr	32 X 90	9 lite

DOOR NOTES:
Doors except (D1) shall be wood clad
Glazing shall be double glazed low e.

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

544 DETROIT STREET
Ann Arbor MI

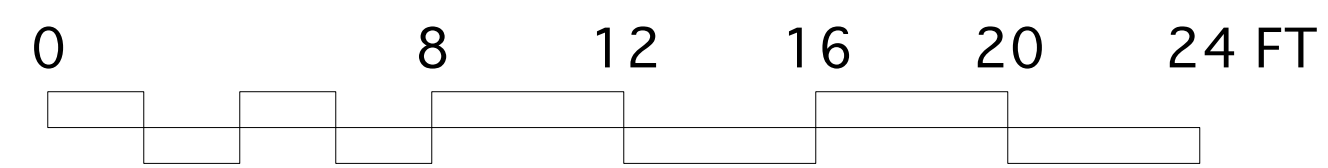
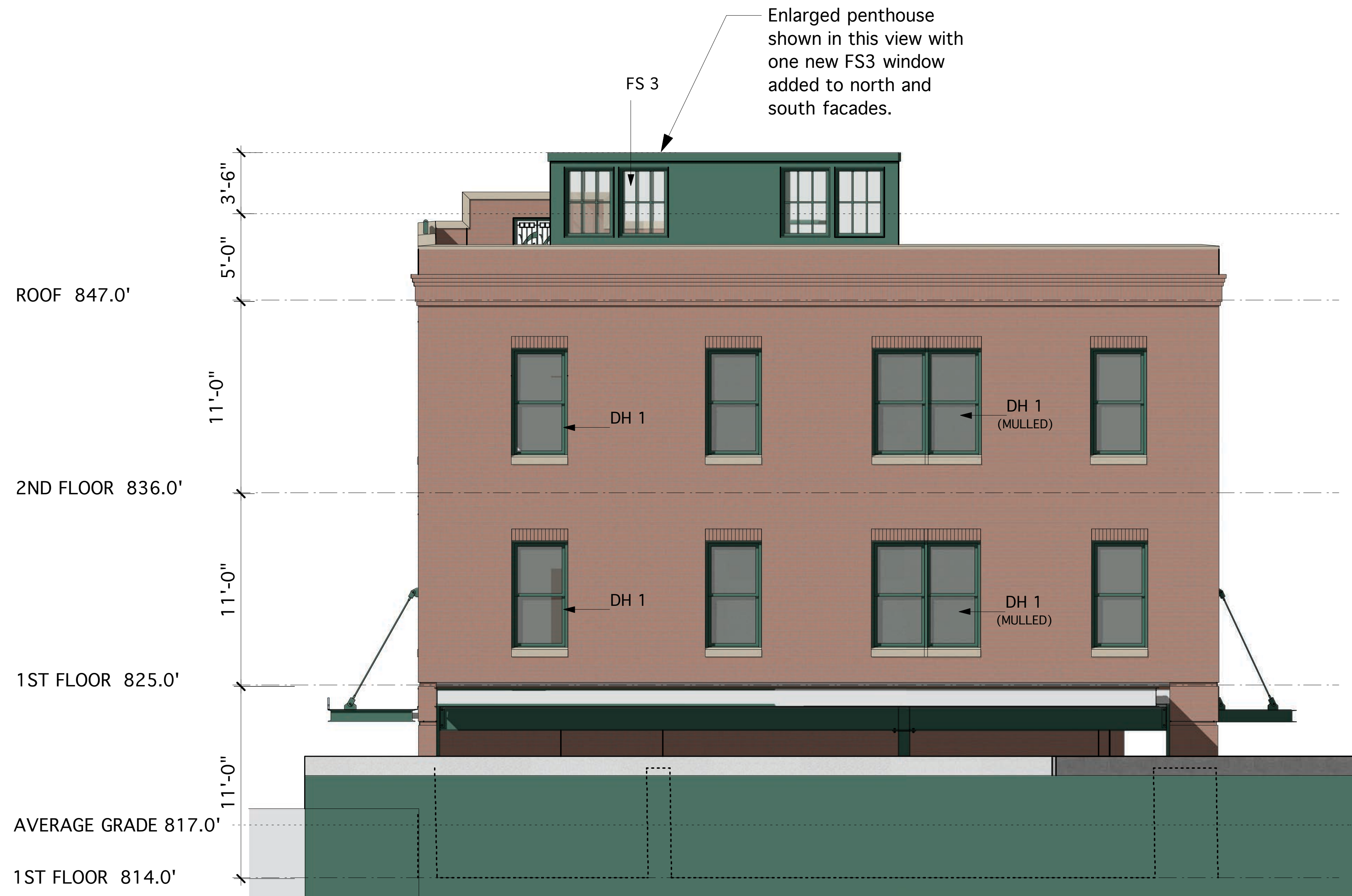
PENTHOUSE 05 23 14

View from Northwest

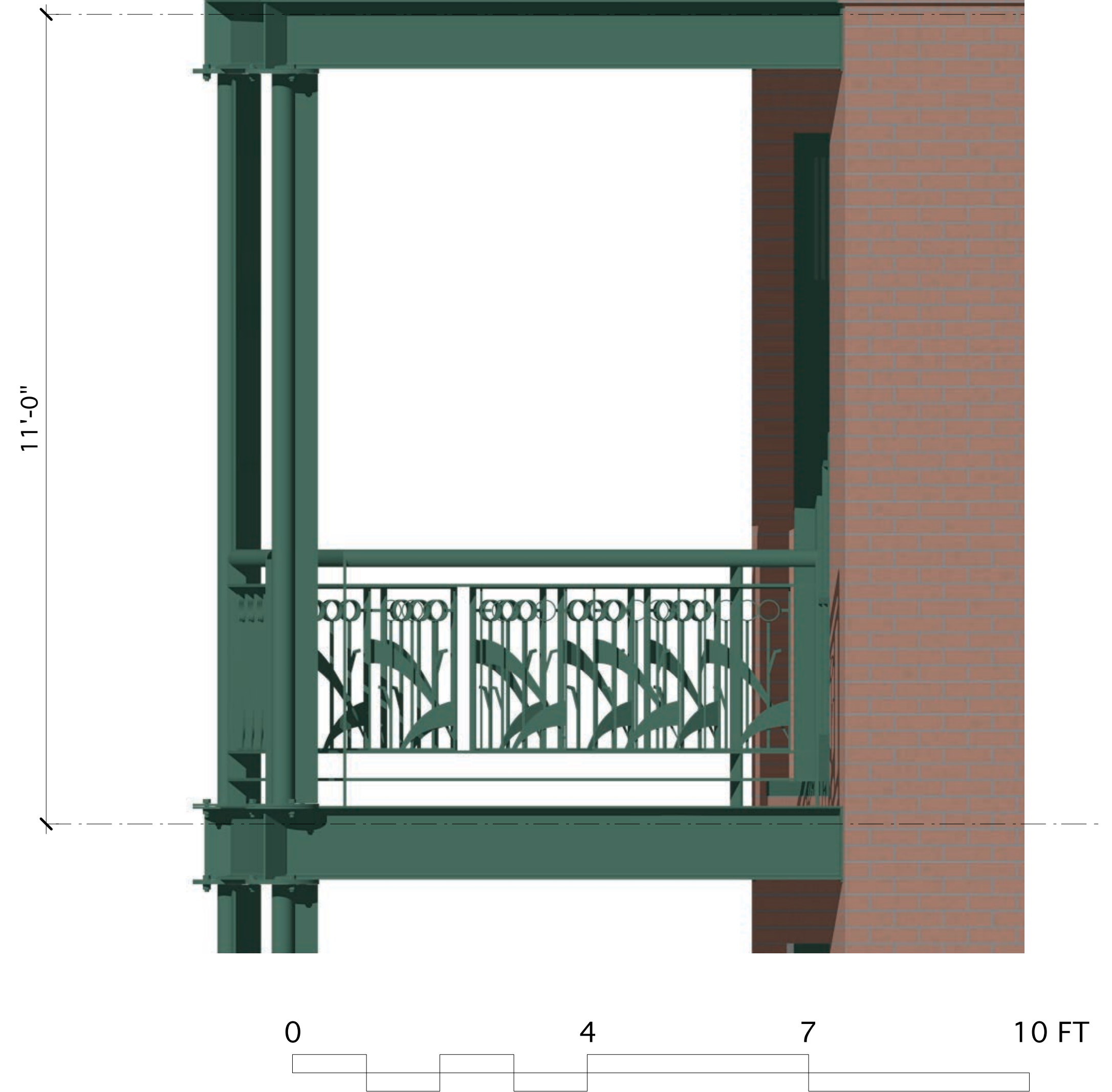


West Elevation

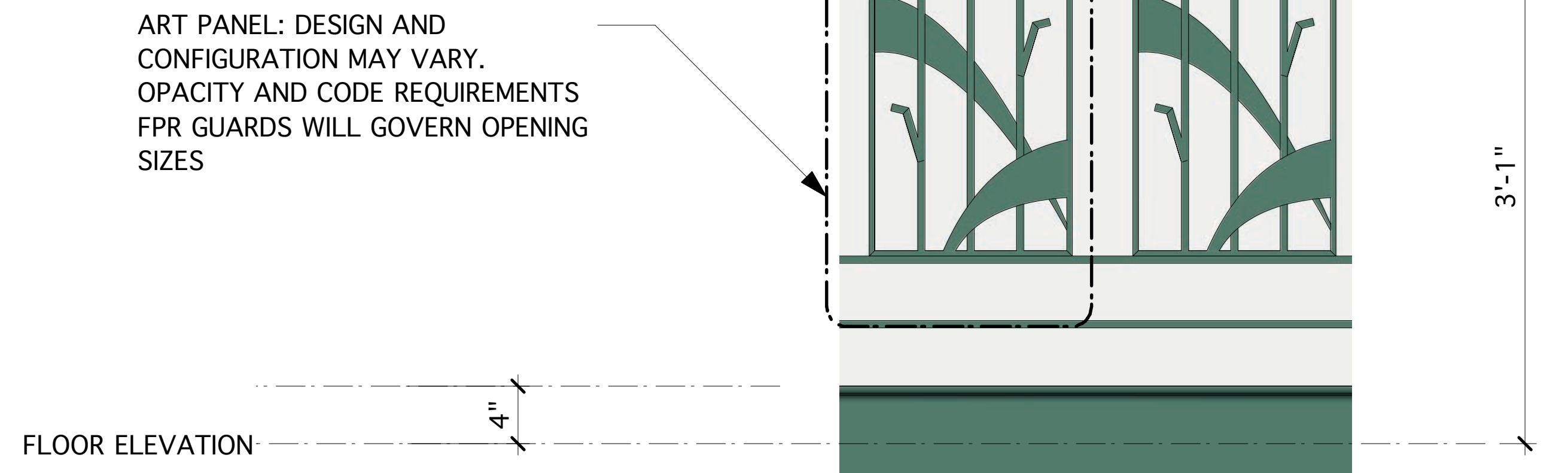




South Elevation
Scale: 3/32" = 1' 0"



Balcony Detail
Scale: 1/4" = 1' 0"



Guard Detail
Scale: 1/2" = 1' 0"