



**APPLICATION:** The applicant seeks HDC approval to add a 268 square foot rear addition off the west elevation of the house as well as a new pervious deck at the rear of the house. A new 7 ft fence will be built around the east side of addition to obscure it from view.

### **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 268-square foot addition would be situated at the rear of the house and will be slightly set back, connected to the rear/west elevation of the house by a 51-square foot connector. It will be one-story in height compared to the two-story house. The addition will be offset from the house and extend approximately 7.5 ft beyond the south wall plane, so it will be visible from the front elevation. However, the street-facing/east elevation of the addition will feature vertical 3/4" x 6" cedar board siding to make it appear as if it were set behind a fence. The simulated fence siding will help obscure the addition and will be 7ft in height. A 7ft garden fence will extend 3 ft farther south from the southeast corner of the addition and will blend in with the simulated fence. The fence will then turn and continue west for a few feet. The garden fence will also be 3/4" x 6" cedar board and will feature a hinged gate. The flat roof of the proposed addition further limits visibility from the right of way.

Because of the connector, limited historic material would be lost to the addition, and the original door opening on the west elevation will be retained. The connector is accessed by two steps and a new side stoop on the south elevation and two steps to the deck on the north elevation.

The proposed 280-square foot impervious deck is located entirely to the rear of the house.

2. The house's footprint is currently 940 square feet. 782 square feet were built before 1945 and 158 square feet were built after 1945. The proposed addition adds 268 square feet to the footprint. This constitutes a total post-1945 increase of 54%.

According to the City Assessor, the house's current floor area is 1,748 square feet. 1,482 square feet were constructed before 1945, and 266 were built after 1945. The proposed addition adds 268 square feet to the floor area. This constitutes a total post-1945 increase of 36%.

Staff is using 268 sq ft as the measurement for the footprint and floor area of the proposed addition because the applicant confirmed this number in an email on 5/31/2024. However, this number conflicts with Sheet A1.1, which shows the addition measuring 279 sq ft. Further, the 268 sq ft footprint/floor area does not appear to include the 51 sq ft connector between the addition and historic house. If including the connector, the addition's total footprint/floor area would be 319 sq ft. This would constitute a total post-1945 footprint increase of 61% and floor area increase of 39%.

3. The addition will be clad in 5/16" x 6" cement board lap siding with 4-1/2" exposure on the north, west, and south elevations. The historic siding is beveled wood siding with 4-1/2" exposure. The east elevation will be clad in the 7 ft of vertical cedar board siding to simulate fence below the same cement board siding on the rest of the addition.

Windows on the proposed addition will be awning or double-hung. They will all be wood with vinyl cladding and will have charcoal color aluminum screens. On the east and south elevations, the new windows are awning windows, differentiating themselves from the historic windows, which are double-hung or fixed. On the west elevation, the new windows feature muntins to differentiate themselves from the historic. The exterior doors



to the addition are located on the north and south sides of the connector. These will be half-lite aluminum clad wood doors. There will also be a three-panel sliding door on the north elevation of the addition that leads to the new deck. New door and window casing will be wood.

The proposed roof over the addition will feature a synthetic membrane.

The new side stoop on the south elevation and the proposed deck on the north elevation will feature composite wood and cedar board decking. There will be cedar balusters and beveled cedar top rails around the steps. The treads and risers will be composite wood.

4. The proposed addition will expand the post-1944 footprint above 50% of the pre-1944 footprint. However, 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 510 Fifth Street, a contributing property in the Old West Side Historic District, to add a 268 square foot rear addition. 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



510 Fifth Street, 2024 (courtesy of applicant)

May 23, 2024

We moved into our first and only house on the evening that Ronald Reagan was elected the first time. We kept a tiny black and white television plugged into the corner of the kitchen so that we could check results as we moved boxes in.

Our house was never an old west side jewel. It was clad with aluminum siding, the plaster walls and original woodwork had long been replaced with cheap materials, and dark, fake wood paneling covered the kitchen and eating area. The floors were vinyl -- there was no wood underneath.

We didn't have money to make improvements right away, but over the course of many years we transformed our house into an attractive one, one that is compatible with the houses around us--and we loved living and raising our children in this wonderful and sometimes quirky neighborhood.

But now with old age, and the deteriorating mobility that goes along with Parkinson's Disease, a small downstairs bedroom with a handicap bath has become necessary. Our steep and narrow stairs are not suitable for the various climbing aids on the market. In addition, the upstairs bathroom is too small to be adapted, and our current downstairs living space is already cramped.

The plans which we present today are modest, discreet, and in full harmony with the rest of the house and neighborhood--the added space will be balanced, and barely (if at all) visible from the street. But best of all, the change would allow us to stay in our home indefinitely.

Thank you for your time and consideration.

Hélène Abed and Joe Gable  
510 5th Street  
Ann Arbor, MI 48103  
Architect: Marc Rueter





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

PHOTOS RIGHT: Three views where addition would be visible behind Birch and wood gate.

# ANN ARBOR HISTORIC DISTRICT COMMISSION

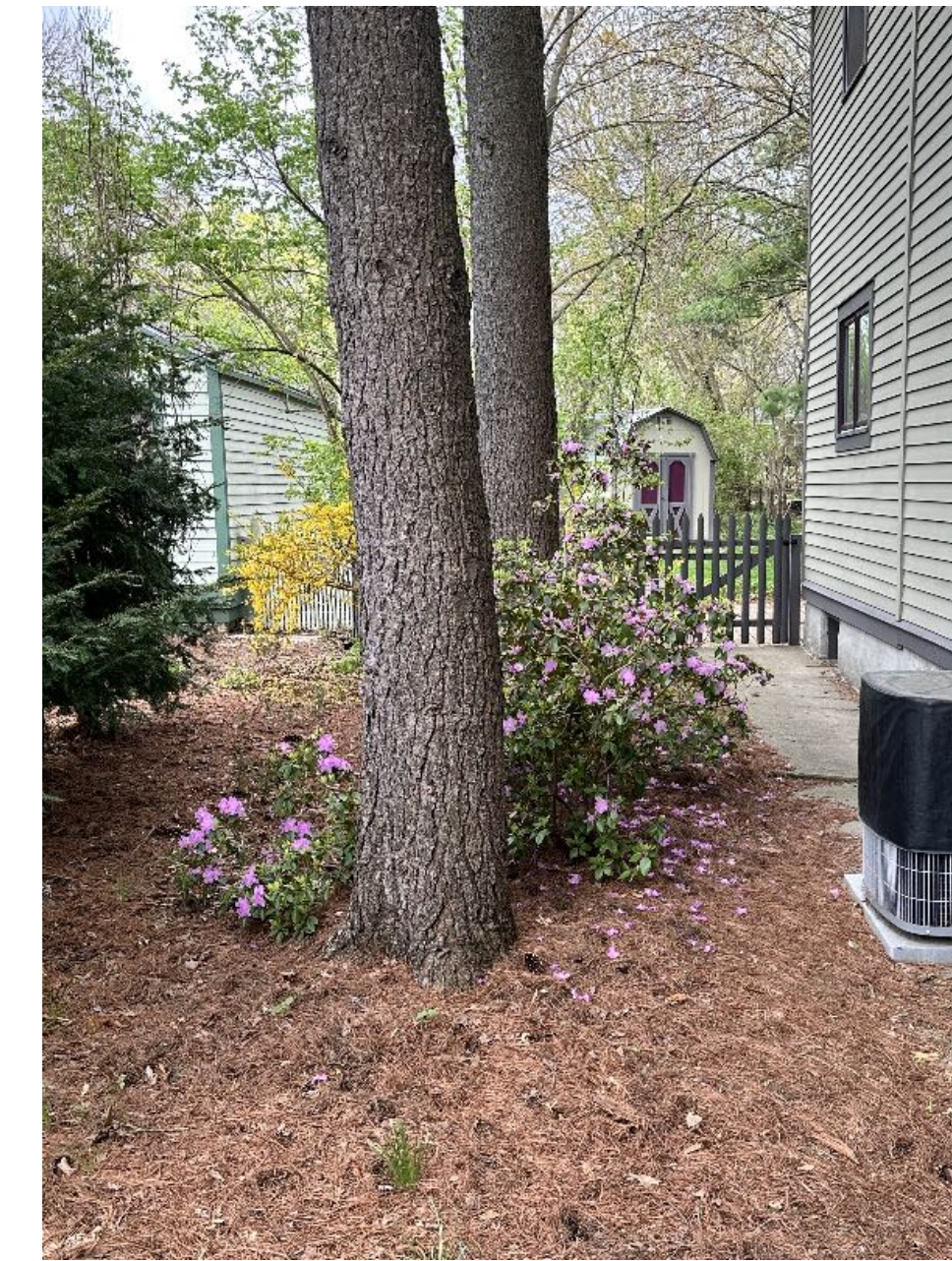
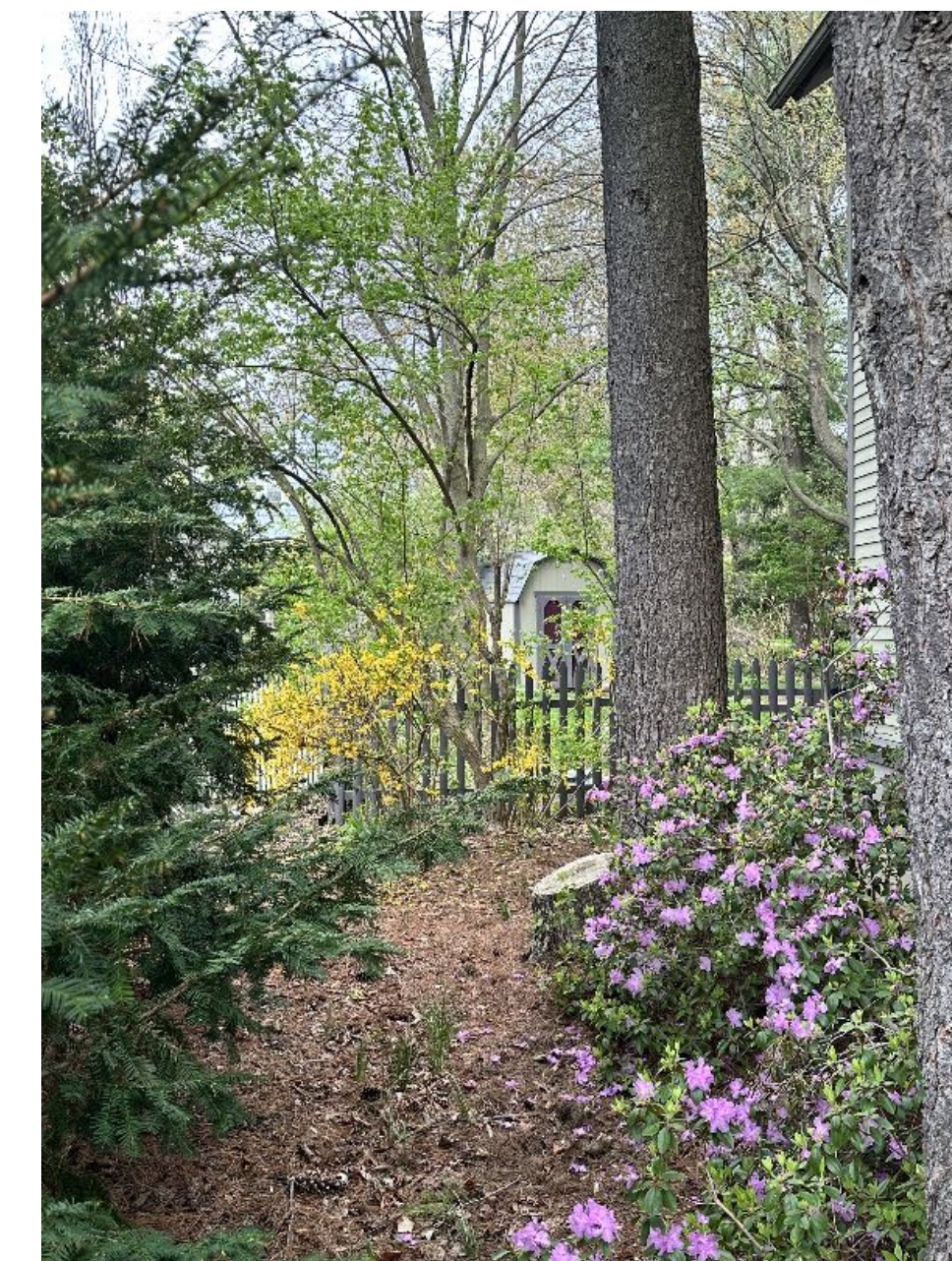
APPLICATION FOR DETERMINATION OF APPROPRIATENESS  
FOR

Gabel / Abed Residence at 510 Fifth Street , Ann Arbor, MI 48103

RAA : 19-017

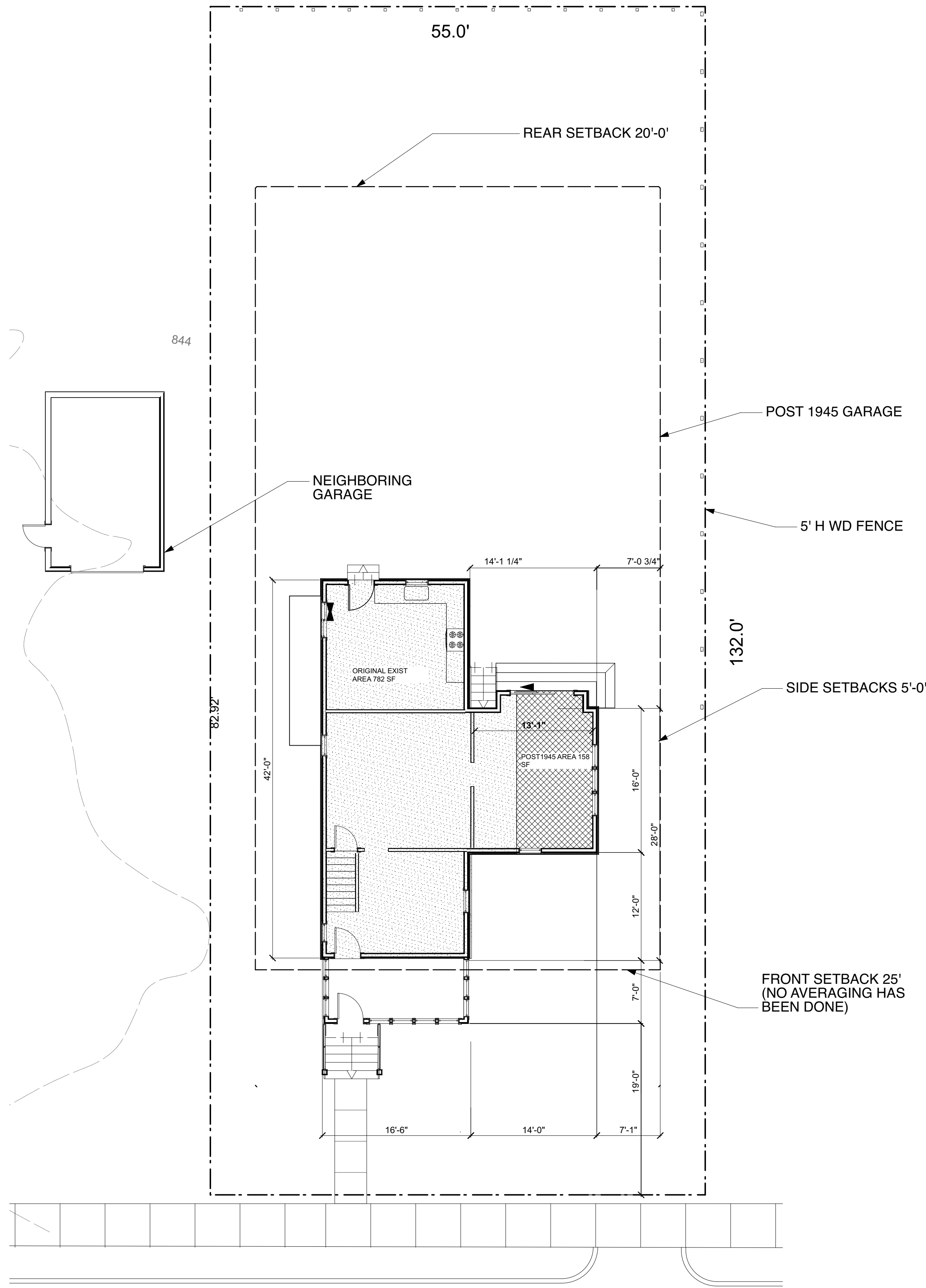
## LIST OF DRAWINGS

- T1.0 TITLE SHEET
- C2.0 EXISTING & PROPOSED SITE PLANS
- A1.1 FIRST FLOOR PLANS
- A2.0 ELEVATIONS - WEST
- A2.1 ELEVATIONS - EAST
- A2.2 ELEVATIONS - SOUTH
- A2.3 ELEVATIONS - NORTH



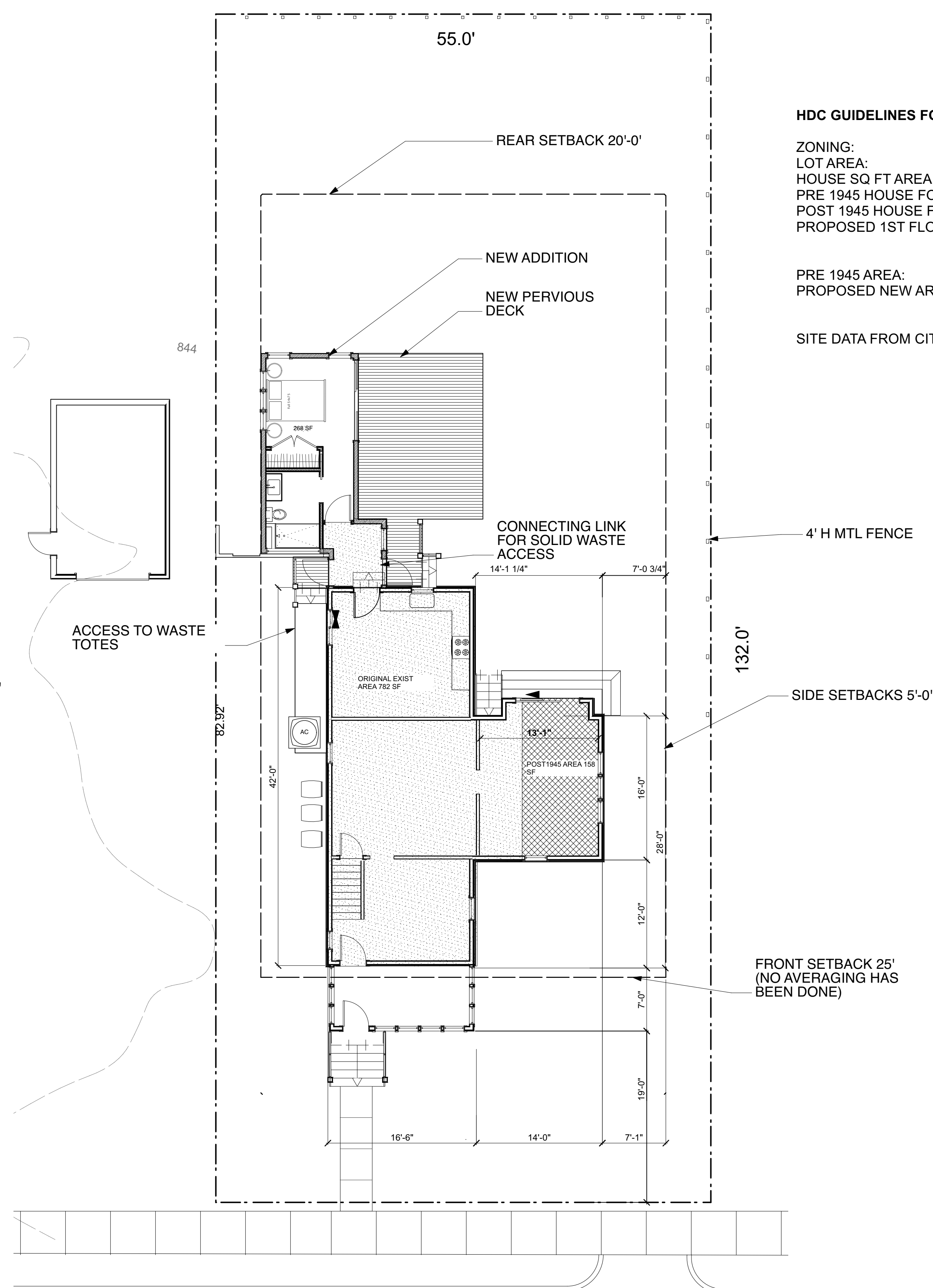
HDC SUBMITTAL: 05 18 24  
revised: 00 0 00





**1 SITE PLAN-EXISTING**

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



**1 SITE PLAN PROPOSED**

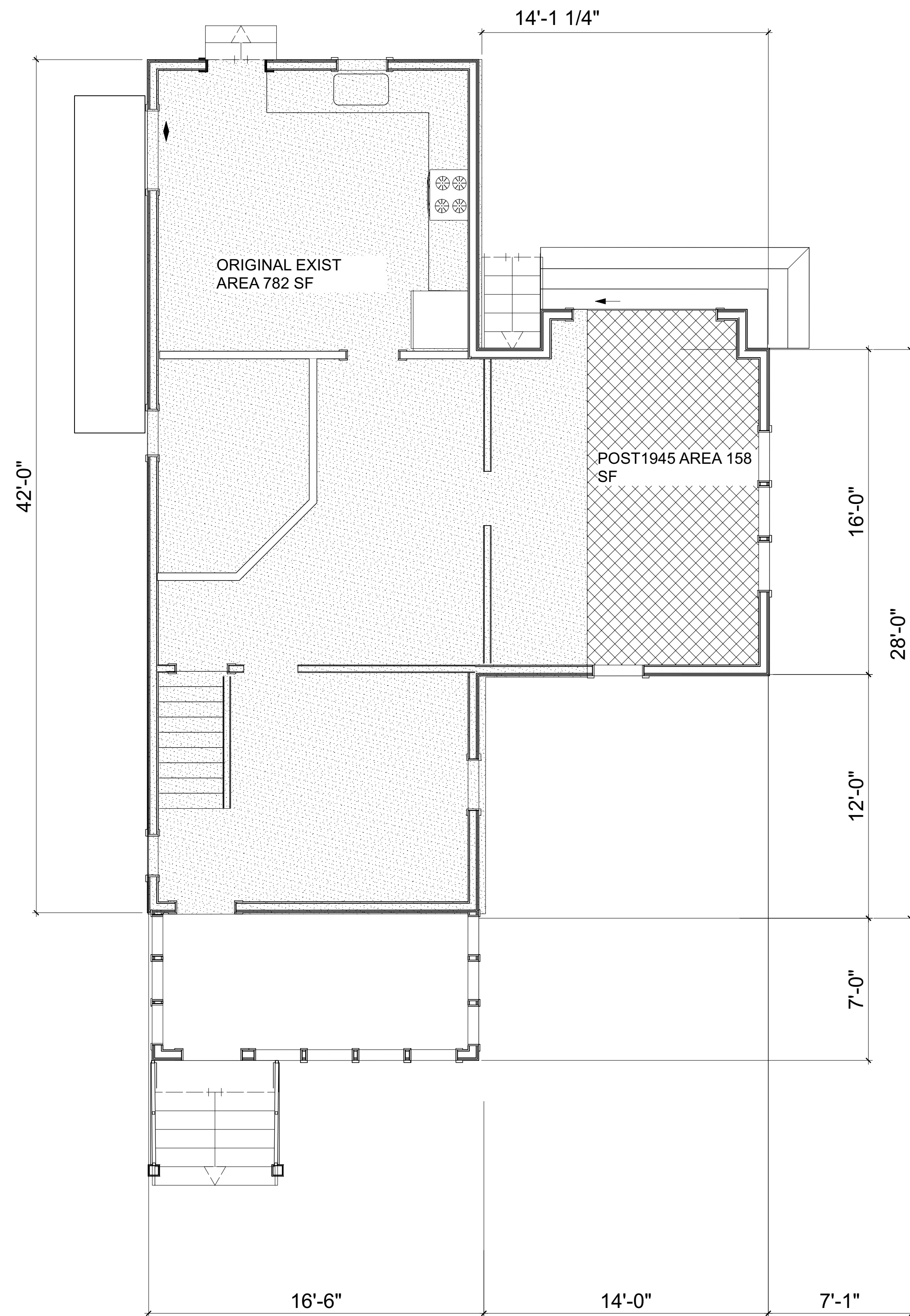
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**HDC GUIDELINES FOR ALLOWABLE SIZE OF ADDITIONS**

ZONING: R2A  
 LOT AREA: 7260 SF  
 HOUSE SQ FT AREA: 1748 SF  
 PRE 1945 HOUSE FOOT PRINT: 782 SF  
 POST 1945 HOUSE FOOTPRINT: 158 SF  
 PROPOSED 1ST FLOOR ADD: 268 sf  
 158+268 = 426 post 1945 / 782 pre1945 =(54.%)

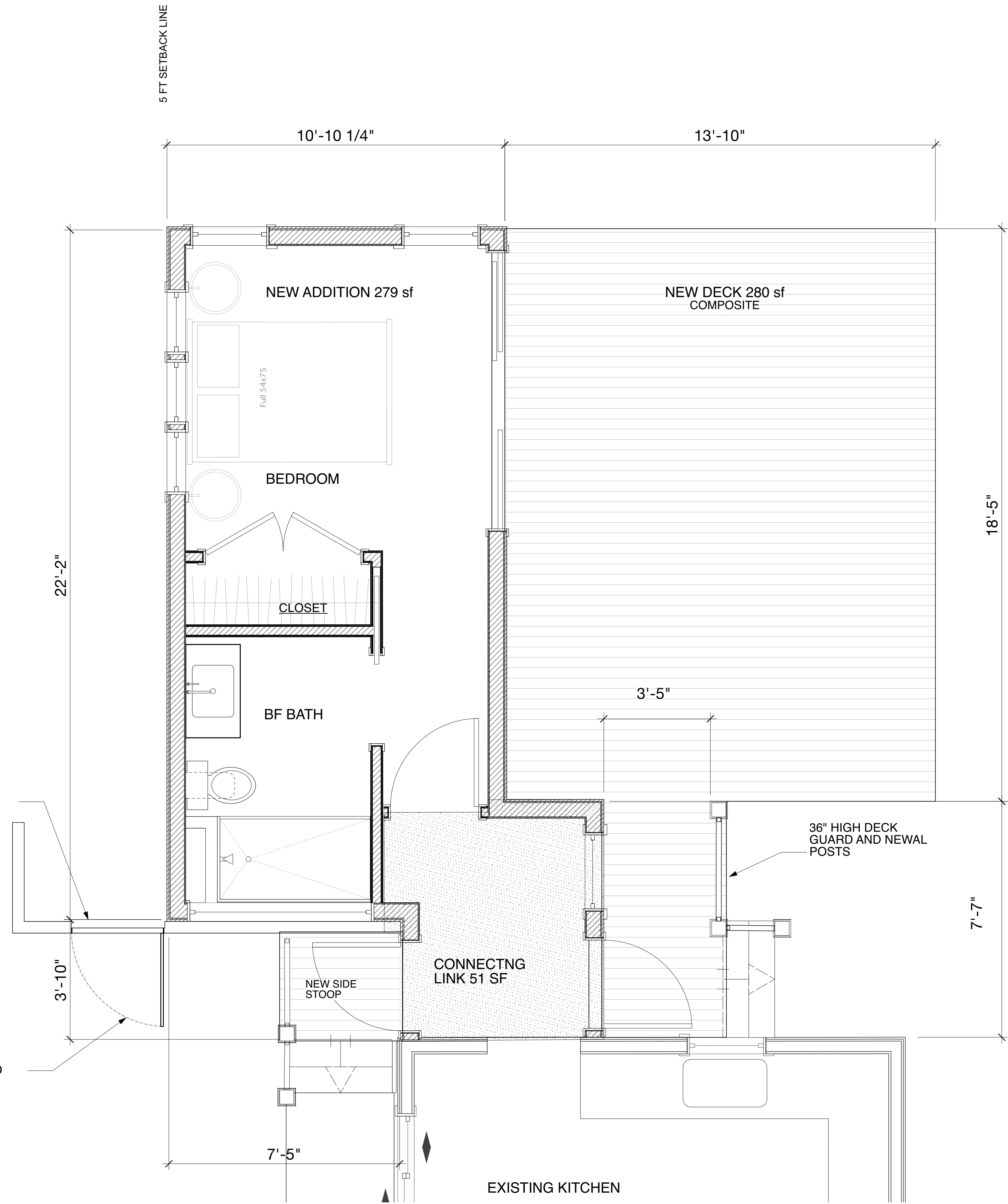
PRE 1945 AREA: 1482 SF  
 PROPOSED NEW AREA INCREASE: 410 sf post 1945 sf) / 1482=( 28.0%)

SITE DATA FROM CITY OF ANN ARBOR GIS



1 EXISTING FIRST FLOOR PLAN

Scale: 1/4" = 1'-0" on 8 1/2" x 11" sht



1 FIRST FLOOR PLAN-PROPOSED

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

HDC SUBMITTAL: 05 18 24  
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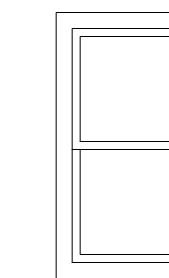


**WINDOW and DOOR SCHEDULE**

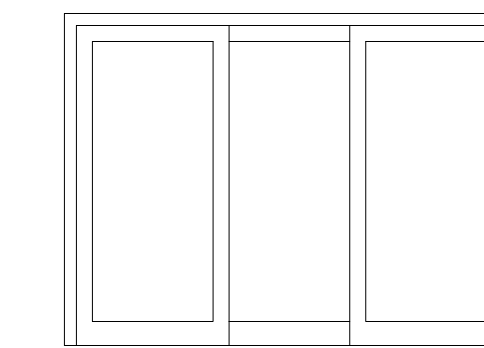
Mark	Jeldwin#	Type	Unit Size W x H	Notes
W1	SCD3160	double hung	31" h x 60" w	
W2	SCA3068	double hung	30" h x 68" w	
W3	SWA 2424	awng	24" h x 24" w	
W4	SWC7224	awng	24" h x 72" w	

Mark	Type	Unit Size W x H	Notes
D1	OUTSWING	3480 x 1/34"	half lite wd alum clad
D2	3 PANEL SLIDER	80h x 108 w	provide screen panel

**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.



TYPE D1



TYPE D2

**WEST ELEVATION-EXISTING**

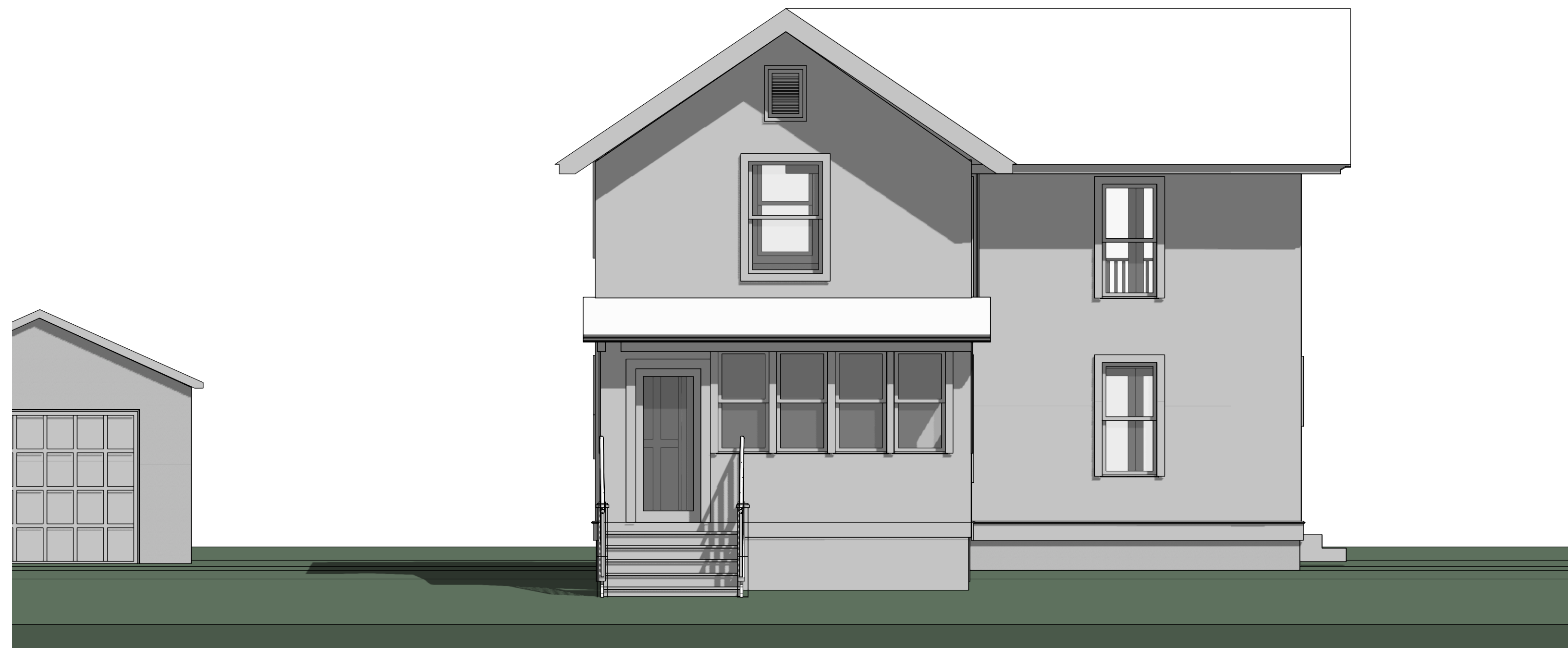
Scale: 3/32" = 1'-0" on 8 1/2" x 11" sht

**WEST ELEVATION-PROPOSED**

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

HDC SUBMITTAL: 05 18 24  
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**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

**EAST ELEVATION-EXISTING**

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

**NEW ADDITION MATERIAL DESCRIPTION:**

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

SIDING -S,W & N ELEV:  
5/16" x 6" Cement Board with 4-1/2" exposure

SIDING -E ELEV:  
ptd 5/16" x 24" Cement Board  
frieze bd abv 3/4"x6" cedar bd stained to simulate fence

FENCE EXTENSION OF WALL  
3/4"x6" cedar bd stained to simulate fence with hinged gate.

EXPOSED FOUNDATION:  
CMU with thoroseal coating

WINDOW CASING:  
5/4" X 3 1/2" Wood

DOOR CASING:  
5/4" X 3 1/2" Wood

SOFFITS:  
perf 5/16" cement board

EXTERIOR STAIR LANDINGS & GUARDS  
Steps: 5/4" composite  
Platform: 5/4" x 4" composite t&g  
Balusters: 1-1/2" x 1-1/2" ptd cedar  
Toprails: 1-1/2" x 3-1/2" ptd beveled cedar wd  
Skirt Bds: 3/4" x 9-1/14" ptd cedar bds

ROOF:  
EPDM or TPO membrane

FASCIA:  
5/4"X 8" ptd wd board

GUTTERS:  
5" K style alum gutters

FRIEZE BD  
5/4"x 8" ptd wd

WATERTABLE AND DRIP CAP  
3/4" x 8" ptd with 3/4" ptd wd cap

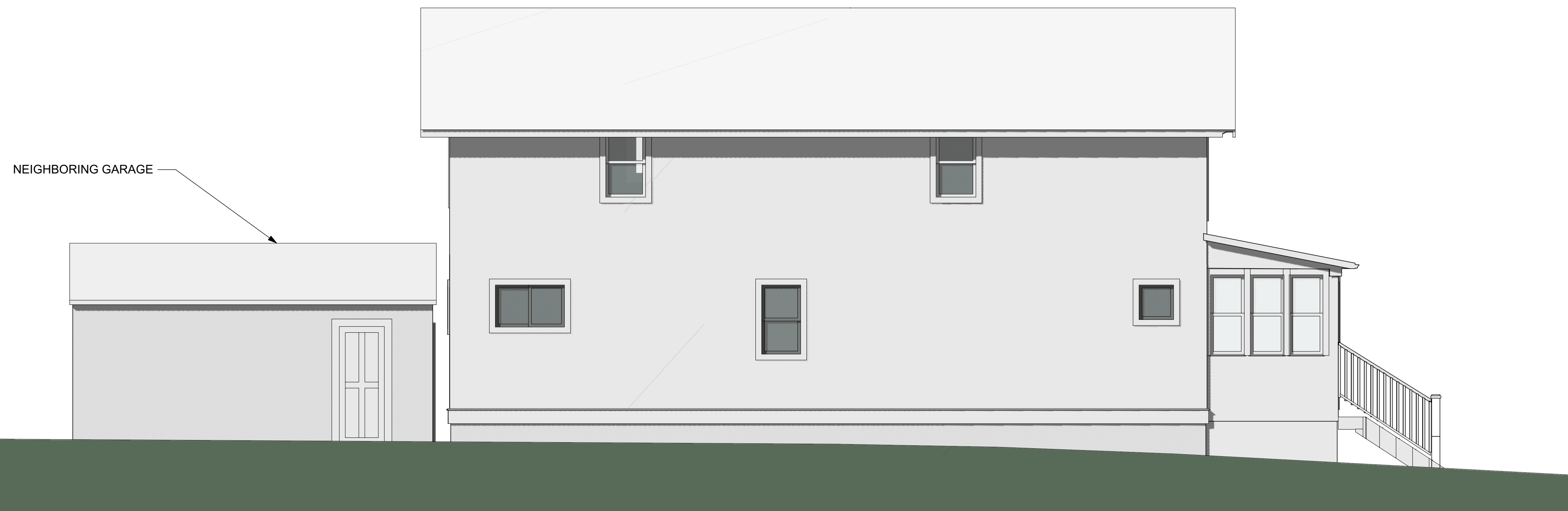


**EAST ELEVATION-PROPOSED**

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"

HDC SUBMITTAL: 05 18 24  
revised: 00 0 00



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



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

HDC SUBMITTAL: 05 18 24  
 revised: 00 0 00