

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 508 Sixth Street, Application Number HDC13-028

DISTRICT: Old West Side Historic District

REPORT DATE: March 8, 2013 for the March 14, 2013 HDC Meeting

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, March 11, 2013

	OWNER	APPLICANT
Name:	Peter Stine	Same
Address:	508 Sixth Street Ann Arbor, MI 48103	
Phone:	(734) 996-5732	

BACKGROUND: This 1 $\frac{3}{4}$ story wood-sided vernacular gable-fronter features one-over-one double-hung windows and a full width front porch. The original porch posts up against the house and the wide board trim beneath the eaves suggest Italianate influences. The house appears in the 1892 City Directory as 4 Sixth St, the residence of Bennett Langer, a laborer, and the house may be older. Mr. Langer lived there until at least 1930.

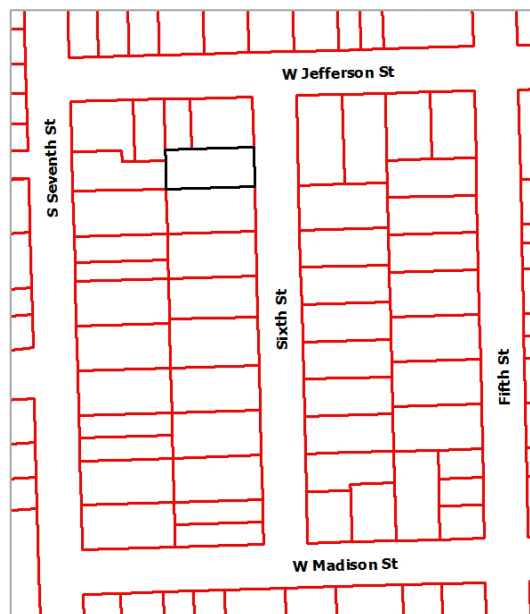
LOCATION: The property is located on the west side of Sixth St, one property south of West Liberty, and north of West Madison.

APPLICATION: The applicant seeks HDC approval to 1) enclose an existing screen porch on the south side of the house near the rear, and 2) remove a single-story rear addition and replace it with the same in a slightly larger footprint.

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

STAFF FINDINGS:

1. The 163 square foot screen porch would be enclosed by casement windows over raised wood panels. The existing roof would be retained, and the existing walls and floor removed and replaced. The floor and walls would be rebuilt on a slab. The resulting room would be year-round, habitable space.
2. The existing rear addition is an unheated 15'1" by 9'9" shed with inadequate headroom, a buckling floor, and floor framing that sits directly on the soil. The age of the shed cannot be determined conclusively, but it does not appear on the 1931 Sanborn Map. That map

shows the current 1 ½ story rear addition as only a single story. 1947 aerial photos show the second floor and south-facing dormer on the rear of the house (but whether the shed was there is inconclusive). The proposed replacement for the shed would be 3' deeper and thus add 28 square feet to the existing 163 square foot shed. The new addition would be clad in cement board siding with an exposure to match the existing, cement board soffits, and wood corner boards and rake. The shed roof would be raised approximately 2'2" to accommodate a code-compliant ceiling height. No architectural features would be impacted as a result of moving the shed roof higher on the rear elevation of the house.

3. The enclosed porch plus the new 3' on the rear addition would add 191 square feet to this 1130 square foot house, for a 17% increase in floor area and a 3.5% increase in footprint. (The assessor already counts the shed as floor area.)
4. New wood doors facing the rear of the lot would be installed on the enclosed porch and addition. Windows would be wood clad with a beige-colored finish. One square single-hung window from the existing shed would be reused on the north elevation of the new addition.
5. This application proposes minimal changes to the building's footprint and massing, while resulting in a substantial amount of new year-round living space. The appearance of the screen porch will be altered by the enclosure, but staff feels the work is acceptable since the porch is near the rear of the building and not an original feature. All of the new work is distinguished by materials that are not found on the main house, and staff feels that those materials, and the overall design and massing, are compatible with the historic house and neighborhood, and meet the *Secretary of the Interior's Standards* and the *Ann Arbor Historic District Design Guidelines*.

MOTION

I move that the Commission issue a certificate of appropriateness for the application at 508 Sixth Street, a contributing property in the Old West Side Historic District, to enclose a screen porch and remove and rebuild a rear addition, 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*, 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 New Additions and District or Neighborhood Setting.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 508 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, letter, photos, drawings

508 Sixth Street (April, 2008 photos)





City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

Mailing: 301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
 Location: Larcom City Hall | First Floor | 301 E. Huron St. | Ann Arbor, MI 48104-6120
 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: 508 Sixth Street, Ann Arbor 48103
 Historic District: Old West Side
 Name of Property Owner (If different than the applicant):

 Address of Property Owner: SAME AS ABOVE
 Daytime Phone and E-mail of Property Owner: _____
 Signature of Property Owner: Peter Stine Date: 2/22/13

Section 2: Applicant Information

Name of Applicant: Peter Stine
 Address of Applicant: 508 Sixth Street, Ann Arbor 48103
 Daytime Phone: (734) 996-5732 Fax: (_____) _____
 E-mail: peter.stine@gmail.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 attached.

2. Provide a description of existing conditions. _____

See attached.

3. What are the reasons for the proposed changes? _____

See attached.

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

See attached.

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: 2/22-2013 Application to _____ Staff or _____ HDC

Project No.: HDC 13-028 Fee Paid: 250⁰⁰

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 3/14-2013

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

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

MEMORANDUM

DATE: February 21, 2013
TO: City of Ann Arbor Historic District Commission
FROM: Marc M Rueter AIA
PROJECT: 508 Sixth Street Addition and Alterations
CC:

REGARDING:

1. PROVIDE A BRIEF SUMMARY OF PROPOSED CHANGES:

The Owner wishes to enclose the existing 1980's era south facing screened in porch with casement windows for an all seasons sunroom. The existing porch floor will be removed and a new foundation and floor installed. The existing roof and columns will be salvaged. Additionally, the rear unheated shed will be demolished and a new similar shed addition constructed for a laundry and study.

2. PROVIDE A DESCRIPTION OF EXISTING CONDITIONS:

The existing screened-in porch roof is in good condition and will be retained. The existing porch floor and foundation will not be suitable for the new sunroom and will be replaced with a new foundation and floor.

The existing shed is of an undetermined age with many alterations over the years. The headroom at the lower end is just over five feet. The lower walls have silted in and have deteriorated sills, framing and siding. The wood floor has severe buckling. The floor framing rests directly on the soil. Lack of ventilation and moisture has contributed to the floor buckling.

3. WHAT ARE THE REASONS FOR PROPOSED CHANGES:

The owner wishes to have an all weather south facing sunroom for a dining and sitting area. The New addition will provide for a laundry area and the raised ceiling area will allow for a new study.

4. ATTACH ADDITIONAL INFORMATION THAT WILL FURTHER EXPLAIN OR CLARIFY THE PROPOSAL:

See the attached floor plan, elevation drawings of the exterior.

5. ATTACH PHOTOGRAPHS OF THE EXISTING PROPERTY

See the attached submission.

Marc Rueter AIA
Rueter Associates Architects

ALTERATIONS TO 508 SIXTH STREET,
ANN ARBOR, MI 48103

DRAWING INDEX

-
- 0 DRAWING INDEX & PHOTOGRAPHS
 - 1 EXISTING BUILDING PHOTOGRAPHS
 - 2 SITE PLANS WITH ADDITION
 - 3 EXISTING FIRST FLOOR PLAN
 - 4 EXISTING ELEVATIONS
 - 5 PROPOSED NEW FIRST FLOOR PLAN
 - 6 PROPOSED ELEVATION



photo of west elevation (shed to be removed and replaced)



photo of front elevation (1980's era screened-in porch to be glassed in)



photo from south. (1980's era screened-in porch to be glassed in)

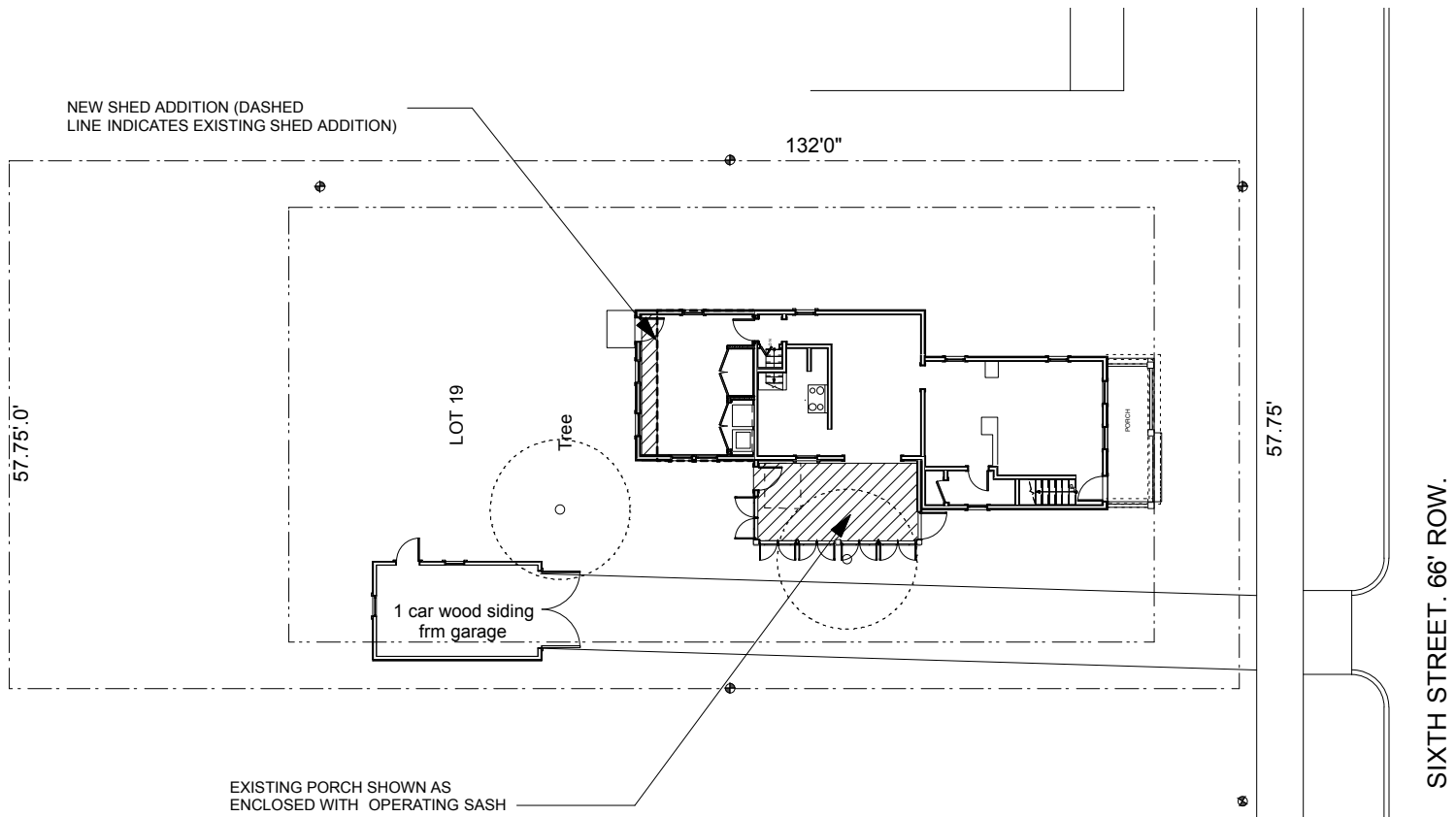


shed lower plate and siding buried below grade



photo of north west elevation (shed to be removed and replaced)

1 Existing Building Photographs



Existing First FI	784
Existing Second FI	346
Total	1130 (CITY ASSESSOR)

Enclosed Porch Area:	163	
Added Area of Shed:	28	3.5% Increased footprint
	191	= 17% total area of enclosed space increase

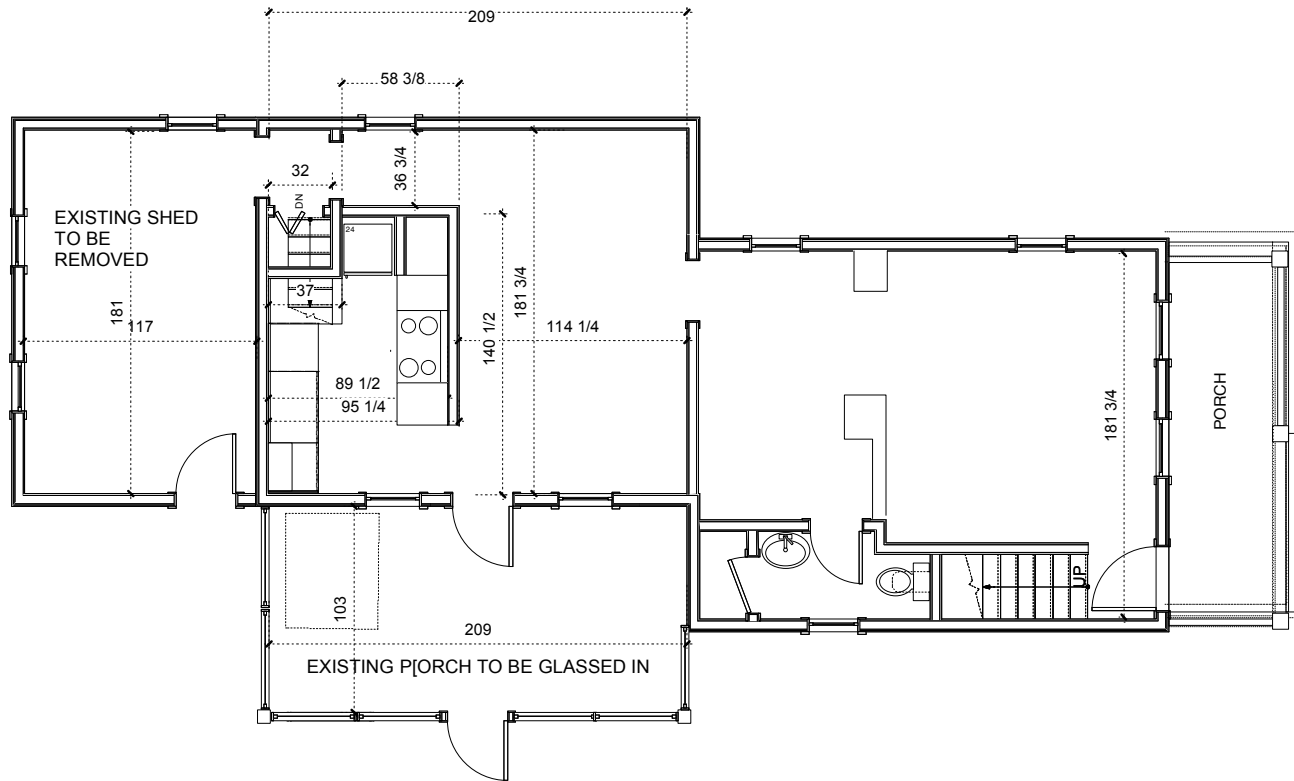
2 Site Plan With Alterations

Scale: 1" = 20'-0" on 8 1/2" x 11"



RUETER ASSOCIATES ■
ARCHITECTS

515 Fifth Street, Ann Arbor, Michigan 48103
phone: (734) 769-0070, fax: (734) 769 0070 RAA: 13-012 2.22.13



3 Existing First Floor Plan

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



■ **RUETER ASSOCIATES** ■
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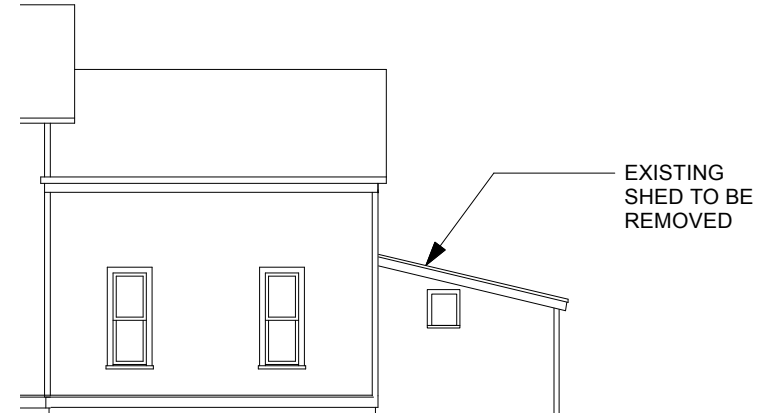
Existing East Elevation



Existing South Elevation



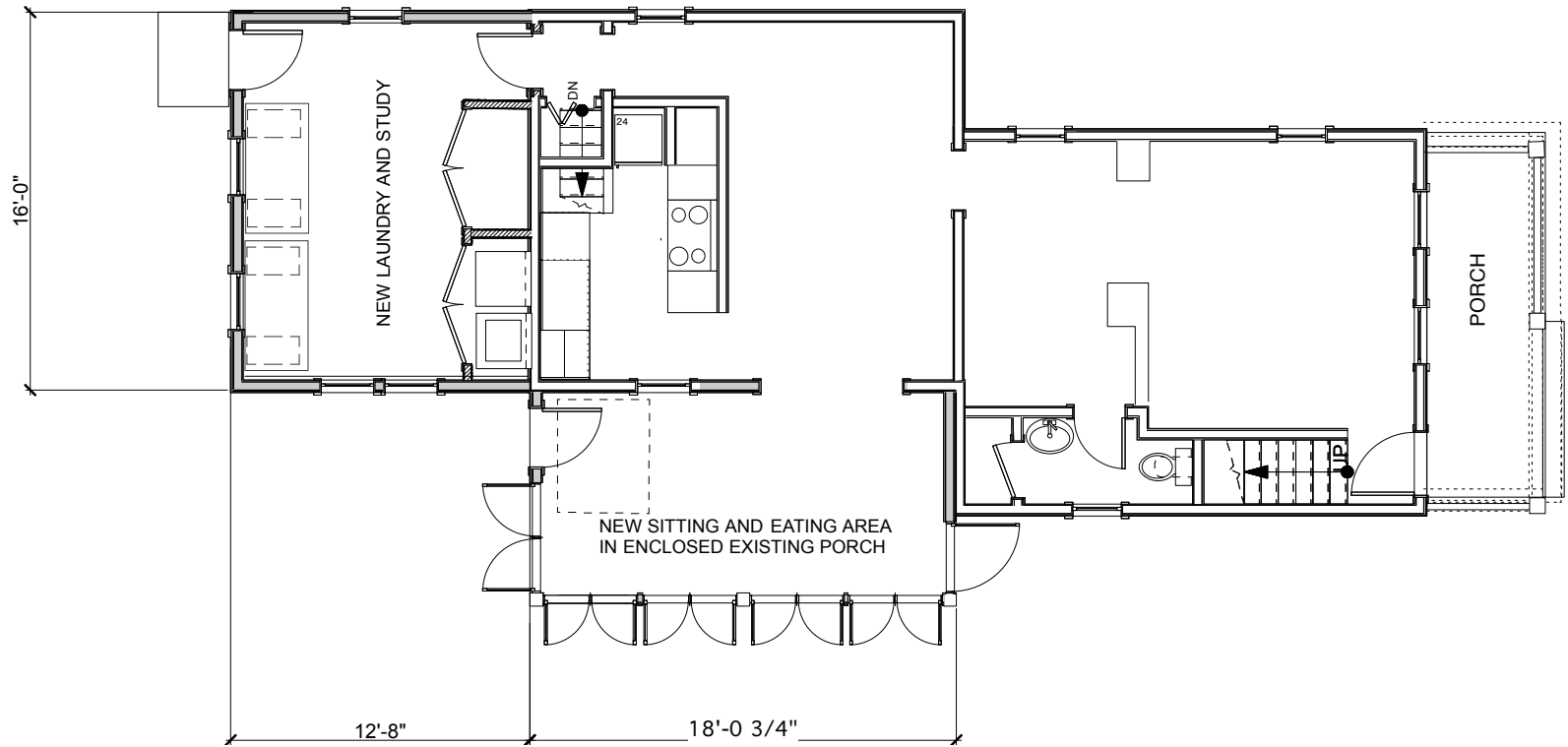
Existing West Elevation



Existing Partial North Elevation

4 Existing Elevations

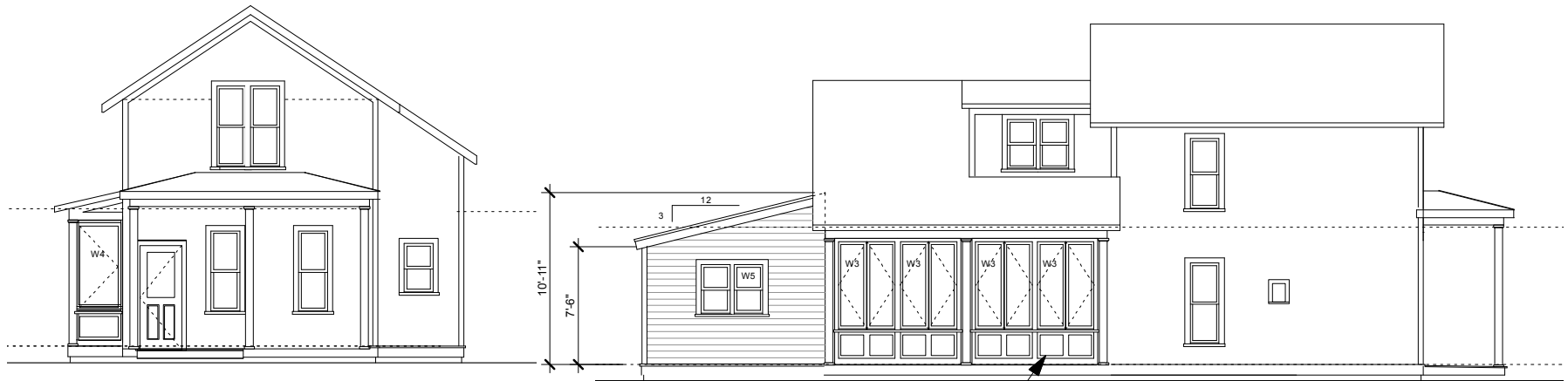
Scale: 3/32" = 1'-0" on 8 1/2" x 11"



5 Proposed New Floor Plan

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

■ **RUETER ASSOCIATES** ■
 ARCHITECTS
 515 Fifth Street, Ann Arbor, Michigan 48103
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Proposed East Elevation

Proposed South Elevation

RAISED WOOD
PANELS BELOW
CSMT WINDOWS

DOOR SCHEDULE

Mark	Type	Unit Size	Notes
(D1)	door	32 x 80	wood Simpson 7044
(D2)	door	34 x 80	wood Simpson 7002 provide wood combination screen/storm door

DOOR NOTES:
Glazing shall be double glazed low e.

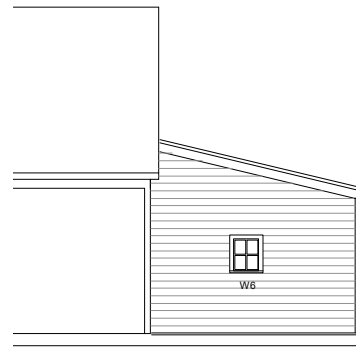
WINDOW SCHEDULE

Mark	Type	Number	Unit Size*	RO
(W1)	double hung		24 w x 40 h	
(W2)	casement		60 w x 72 h mullied unit	
(W3)	casement		48 w x 72 h mullied unit	
(W4)	casement		36 w x 72 h	
(W5)	double hung		48 w x 42 h mullied unit	
(W6)	single hung		reuse existing window from shed	

WINDOW NOTES:
Windows shall be Anderson wood Tilt-Wash 200 Series or similar.
Glazing shall be double glazed low e. Cladding shall be beige. Screens shall be supplied with all windows.



Proposed South Elevation



Proposed Partial North Elevation

NEW MATERIAL DESCRIPTION:

ROOF:
Laminated asphalt shingles to match existing

FASCIA:
1" x 6" wd bd

GUTTERS:
5" K style alum gutters

SHED RAKE BOARD
2-1/4" crown moulding on 1"X 6" wd bd

SOFFITS:
perforated 5/16" cement board

CORNER BOARDS"
5/4" X 4" WD

SIDING:
5/16"x 6" cement board siding with exposure to match exist

ENCLOSED PORCH
columns:
save and reuse existing. Build new to match existing

panels below casement windows:
1/2" x 2 1/2" wood applied over 1/2" mdo plywood

deck steps:
1"x 6" ipay wood spaced 1/4" with 3/4" cedar risers on painted 2"x 12" treated stringers

6 Proposed Elevations

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