

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 525 Fourth Street, Application Number HDC14-106

DISTRICT: Old West Side Historic District

REPORT DATE: July 10, 2014

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, July 7, 2014

OWNER

Name: Robert Fraumann
Address: 333 Mulholland St
Ann Arbor, MI 48103

Phone:

APPLICANT

Same

BACKGROUND: This 1 ¾ story gable-fronter features a full-width front porch, large roof overhangs, corner eave returns, and interesting curved bargeboard trim in the front and rear gables. It first appears in the 1911 Polk City Directory as the home of Thomas Hanselmann, a carpenter for Koch Bros. Mrs. Emma Hanselmann lived here until at least 1958. The property has a large contributing barn in the rear yard.

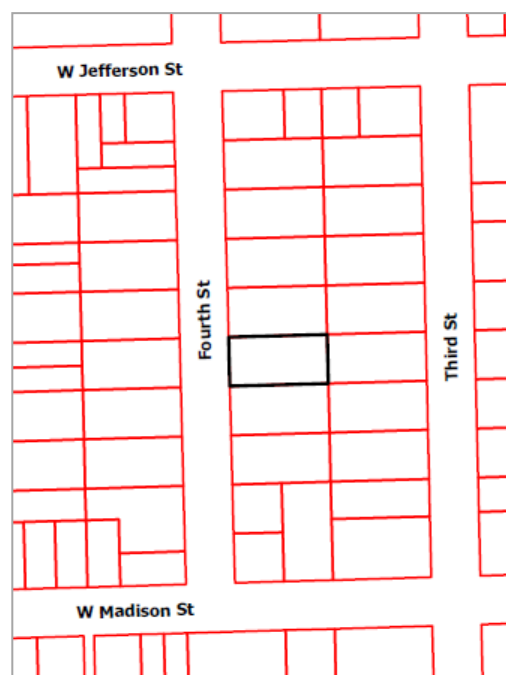
LOCATION: The site is located on the east side of Fourth Street, south of West Jefferson and north of West Madison Streets.

APPLICATION: The applicant seeks HDC approval to construct a 1 ¾ -story rear addition, install a new window in a new opening on the second floor of the existing west elevation, add a small fixed triangular window at the top of the rear gable, and enlarge a window on the second floor of the front elevation.

APPLICABLE REGULATIONS:

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

- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall 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 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):

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.

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.

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: 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.

Building Site

Recommended: Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

Retaining the historic relationship between buildings and the landscape.

Not Recommended: Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.

Windows

Not Recommended: Changing the number, location, size, or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash which does not fit the historic window opening.

Introducing a new design that is incompatible with the historic character of the building.

Health and Safety

Recommended: Identifying the historic building's character-defining spaces, features, and finishes so that code-required work will not result in their damage or loss.

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

Guidelines for All Additions

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

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

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

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

Safety Codes

Appropriate: Complying with barrier free and safety codes in a manner that ensures the preservation of character-defining features.

STAFF FINDINGS:

1. The design, massing, and materials of the addition are appropriate for the house. The addition's roof ridge is 3'8" lower than the house's, and it is inset one foot from the south wall plane. This addition incorporates design motifs from the historic house, as allowed by the SOI Guidelines for additions. The cladding is cementitious to match the exposure of the existing house. The trim matches that of the house, but staff feels that between the foundation materials, siding, and window dimensions the addition is adequately differentiated from the original structure. A rear door partially below grade is indicated in the new basement, but no window well is shown or explanation provided on whether a well is needed.
2. The 2'8" x 5' triangular window at the top of the rear gable is appropriate only because it is buried behind the addition and replaces two non-original windows that let light into the attic. It does not cut into the wide board trim in the gable.
3. The second floor egress window on the south side elevation is necessitated by the removal of a rear-facing window for the addition. The size and location are acceptable, but staff has concerns about the use of a clad window on this main block of the house.

While the window should not match the original ones on the house, it also should not be clad and should be painted to match the originals. All of the new windows are proposed to be clad in vinyl or aluminum and white in color. The proposed motion is conditioned on the use of a non-clad wood window.

4. On the second floor of the front of the house are three windows, two one-over-one on the sides of a single-lite square. The applicants would like to replace the middle window with a one-over-one to match the other two. Since no evidence (photos, framing inside the wall, etc.) has been presented that this window was originally larger, it would be conjectural to assume that it ever was. This window pattern is not unique, and may be found on other houses in the Old West Side Historic District. Staff recommends that this portion of the application be denied until adequate evidence of a different configuration is presented, at which point staff can sign off on a new application.
5. Staff believes the rest of the work as conditioned is complementary and sensitive to the house and neighborhood, and its limited size and location on the back of the house are appropriate. The work meets the Ann Arbor Historic District Design Guidelines and the Secretary of the Interior's Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.

POSSIBLE MOTIONS: (Note that the motions are only suggested. 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.)

Addition, and side and triangular windows:

I move that the Commission issue a certificate of appropriateness for the portion of the application at 525 Fourth Street, a contributing property in the Old West Side Historic District, to construct a 1 ³/₄ -story rear addition, install a triangular fixed window in the top of the rear-facing gable, and install a new egress window in a new opening on the second floor of the existing west elevation ON THE CONDITION that the new egress window is all wood and not clad. As conditioned, 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, 9 and 10 and the guidelines for additions and building site; and the *Ann Arbor Historic District Design Guidelines* for additions and safety codes.

Front window enlargement:

I move that the Commission issue a certificate of appropriateness for the portion of the application at 525 Fourth Street, a contributing property in the Old West Side Historic District, to enlarge a window on the second floor of the front elevation. 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 standard 2 and the guidelines for windows; and the *Ann Arbor Historic District Design Guidelines*.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 525 Fourth 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, drawings, photos.

525 Fourth Street (April 2008 survey photos)





City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

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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: 525 Fourth Street

Historic District: Old West Side

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

Address of Property Owner: _____

Daytime Phone and E-mail of Property Owner: _____

Signature of Property Owner: _____ Date: _____

Section 2: Applicant Information

Name of Applicant: Robert Frauman

Address of Applicant: 333 Mulholland st. Ann Arbor MI 48103

Daytime Phone: (734) 657-4312 Fax: () _____

E-mail: rfrauman@med.umich.edu

Applicant's Relationship to Property: owner ___ architect ___ contractor ___ other

Signature of applicant: [Signature] Date: 6/20/14

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: [Initials] Rueter Associates Architects

Section 5: Description of Proposed Changes (attach additional sheets as necessary)

1. Provide a brief summary of proposed changes. SEE ATTACHMENT

2. Provide a description of existing conditions. SEE ATTACHMENT

3. What are the reasons for the proposed changes? SEE ATTACHMENT

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

SEE ATTACHMENT

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: 550⁰⁰

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 7/10-2014

Application Filing Date: 6/20-2014 Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

MEMORANDUM

DATE: June 20, 2014
TO: City of Ann Arbor Historic District Commission
FROM: Marc M Rueter AIA
PROJECT: 525 4th Street Two-Story Rear Addition
CC:

REGARDING: Supplement to HDC Application

DESCRIPTION OF EXISTING PROPERTY:

The house is a 1-1/2 story frame structure with six-foot knee walls on the second story. There is a two-story barn in the rear yard. A modern porch of historic character was added to the rear. The house is characterized by its exceptionally large roof overhangs and gable eave returns. Also, the unusual barge boards on the gables curve downward into the gable eave returns.

DESCRIPTION OF PROPOSED CHANGES:

The Owners with their three sons, wish to add approximately 350 square feet of area to each floor. The second floor addition would be a master bedroom. The first floor under the master bedroom would be a family room.

REASON FOR PROPOSED CHANGES:

Although the house is fairly large, the number of rooms is not greater than a similar smaller house. The family needs four bedrooms and more space downstairs for family activities.

PROVIDE ADDITIONAL INFORMATION THAT WILL FURTHER EXPLAIN OR CLARIFY THE PROPOSAL:

See the attached site plan, floor plans and elevation drawings of the exterior.

Marc Rueter AIA
Rueter Associates Architects

AN APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS:
FOR A
REAR ADDITION TO 525 FOURTH STREET
ANN ARBOR, MI 48103

DRAWING INDEX

- 0 DRAWING INDEX & PHOTOGRAPHS
- 1 EXISTING and PROPOSED SITE PLANS. WINDOW AND DOOR SCHEDULES
- 2 EXISTING and PROPOSED FIRST FLOOR PLANS
- 3 EXISTING and PROPOSED SECOND FLOOR PLANS. SPECIFICATIONS
- 4 EXISTING and PROPOSED WEST AND SOUTH ELEVATIONS
- 5 EXISTING and PROPOSED EAST AND NORTH ELEVATIONS

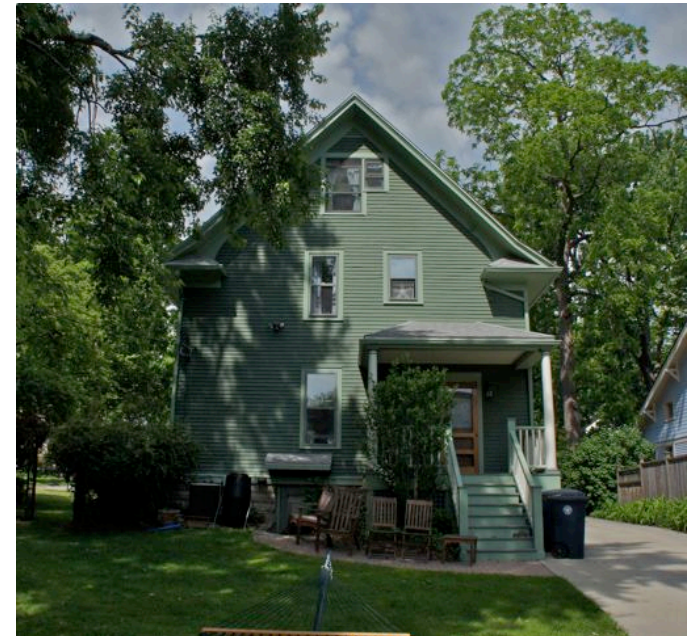


photo above right:
South elevation

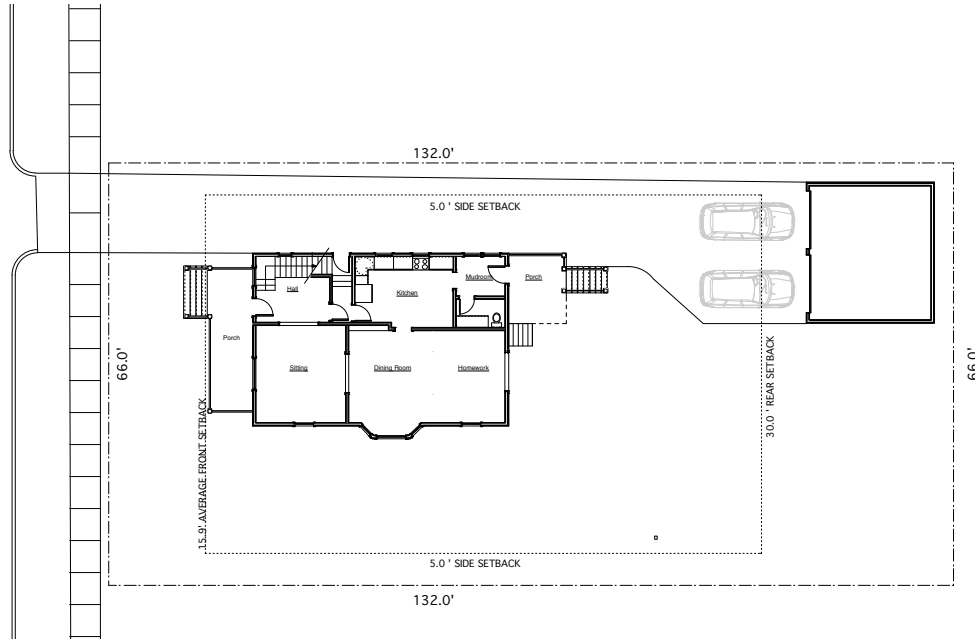


photo left:
Front (west elevation)

photo right:
Rear (east elevation).
A portion of the non historic porch will be removed up to the steps to accommodate the new rear addition. Two original windows on the first and second floors will be removed.

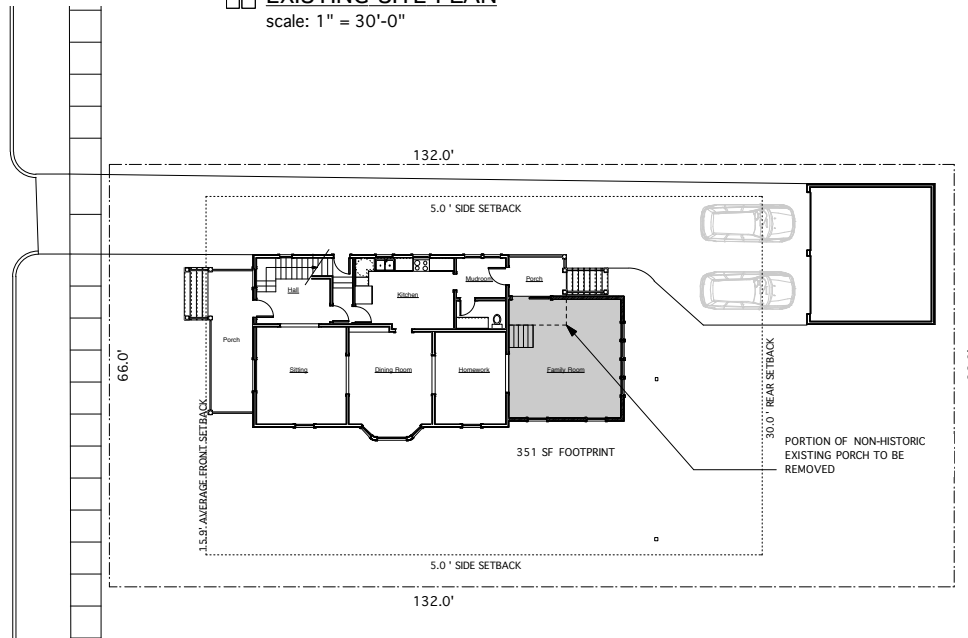


FOURTH STREET. 66' ROW.



EXISTING SITE PLAN
scale: 1" = 30'-0"

FOURTH STREET. 66' ROW.



PROPOSED SITE PLAN
scale: 1" = 30'-0"

WINDOW SCHEDULE

Mark	Type	Unit Size*	Notes
(W1)	double hung	custom:	use exist opening
(W2)	roof window	21" x 46"	Velux
(W3)	double hung	2-8, 5-0	
(W4)	double hung	2-4, 5-0	egress simulated dh
(W5)	awning	2-8, 3-0	
(W6)	specialty	2-8, 5-0	fixed glass
(W7)	csmt	2-8, 3-4	egress

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

+ window size may vary (+2")

DOOR SCHEDULE

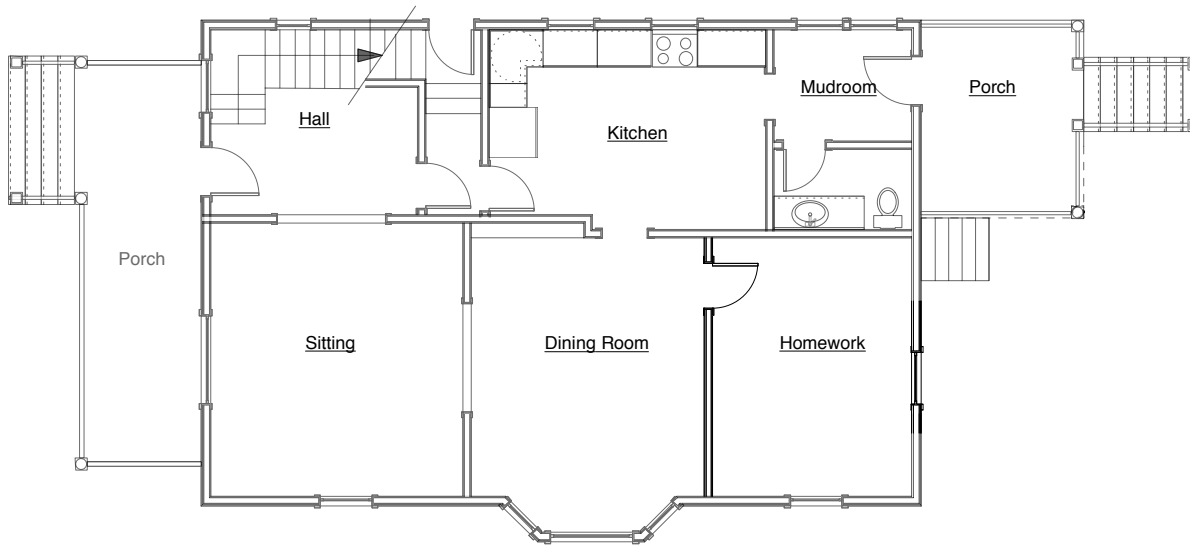
Mark	Type	Unit Size	Notes
(D1)	door	34 x 80	wood Simpson 7044 Basement egress
(D3)	slider	72 x 84"	sliding wood-clad patio dr


DOOR NOTES:
Glazing shall be double glazed low e.

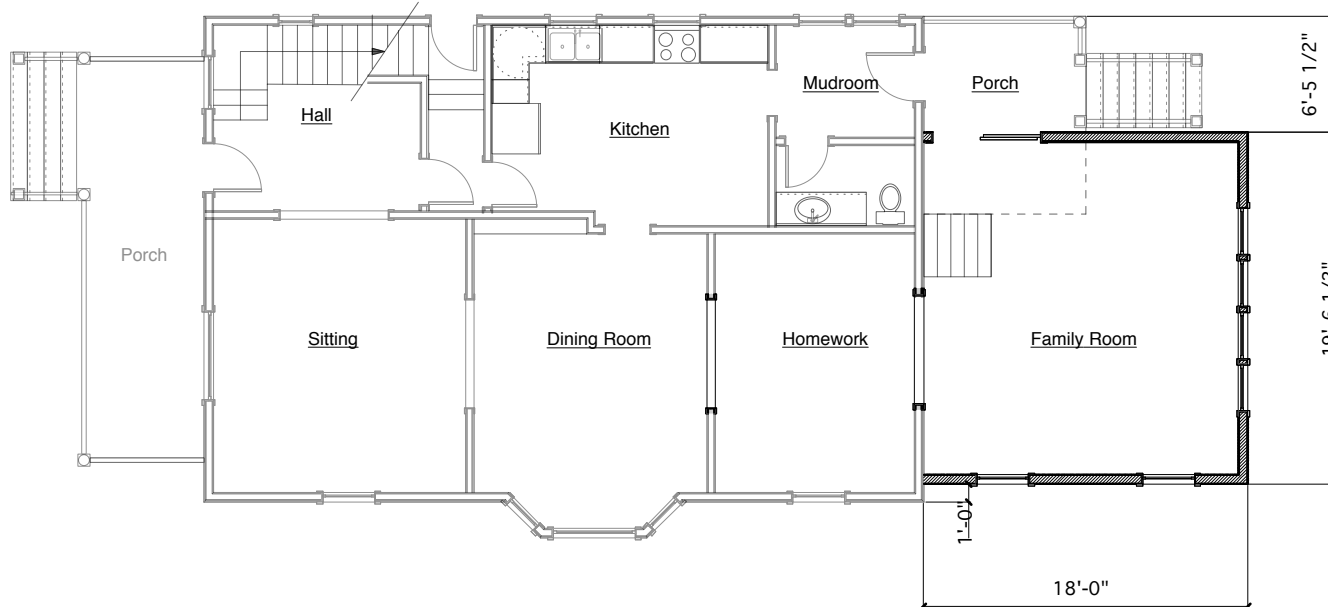
Existing First Fl	1080
Existing Second Fl	1080
Total	2160


Added Area of Addition: 702

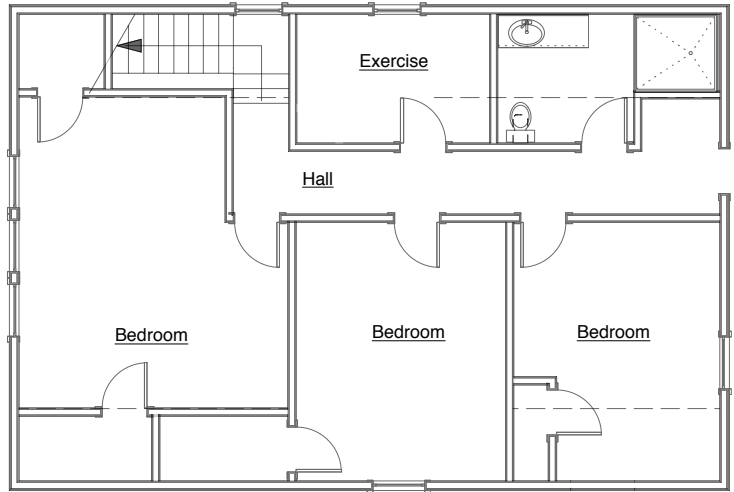
Added footprint: 351 33 % increase in total area of enclosed space
33 % increase in footprint size



 **EXISTING FIRST FLOOR PLAN**
 scale: 3/32" = 1'-0"



 **PROPOSED FIRST FLOOR PLAN**
 scale: 3/32" = 1'-0"



NEW MATERIAL DESCRIPTION:

ROOF:
Asphalt shingles. Match existing in color and style

FASCIA:
Match Existing

GUTTERS:
5" K style alum gutters


SOFFITS:
Match existing

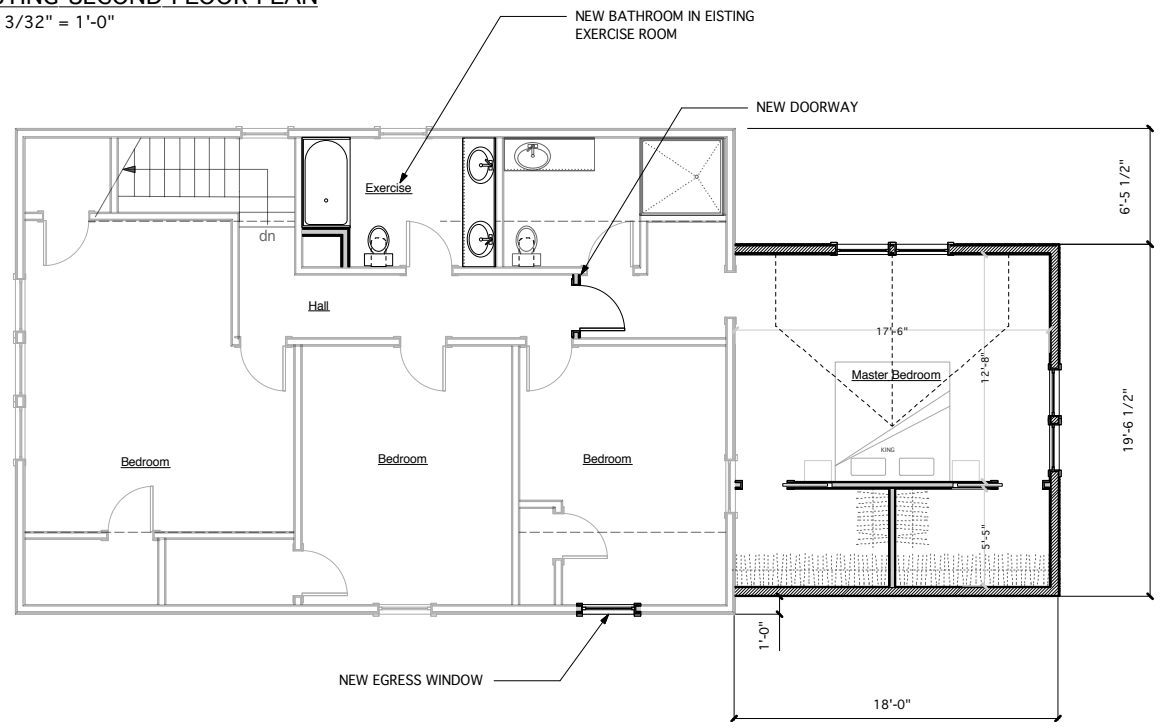
SILL BOARDS:
Match Existing


CORNER BOARDS:
Match Existing

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

FOUNDATION:
Thorseal coated CMU

 **EXISTING SECOND FLOOR PLAN**
scale: 3/32" = 1'-0"



 **PROPOSED SECOND FLOOR PLAN**
scale: 3/32" = 1'-0"



Existing West Elevation



Existing South Elevation



Proposed West Elevation



Proposed South Elevation

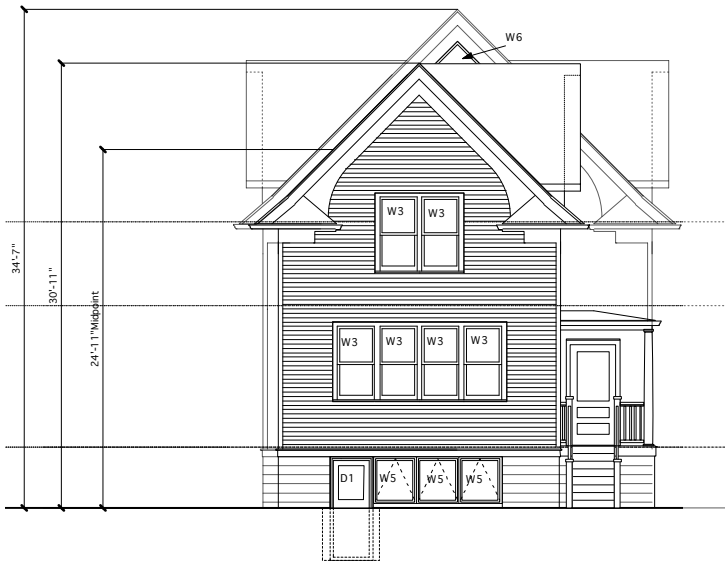




Existing East Elevation



Existing North Elevation



Proposed East Elevation



Proposed North Elevation

