

ANN ARBOR HISTORIC DISTRICT COMMISSION**Staff Report****ADDRESS:** 217 North Fifth Avenue, Application Number HDC13-029**DISTRICT:** Old Fourth Ward Historic District**REPORT DATE:** March 8 for the March 14, 2013 HDC Meeting**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator**REVIEW COMMITTEE DATE:** Monday, March 11, 2013**OWNER**

Name: Jon & Lisa Rye
Address: 735 Forest Ave #308
 Birmingham, MI 48009
Phone: (248) 765-2325

APPLICANT

Mitchell & Mouat Architects
 113 South Fourth Ave
 Ann Arbor, MI 48104
 (734) 662-6070

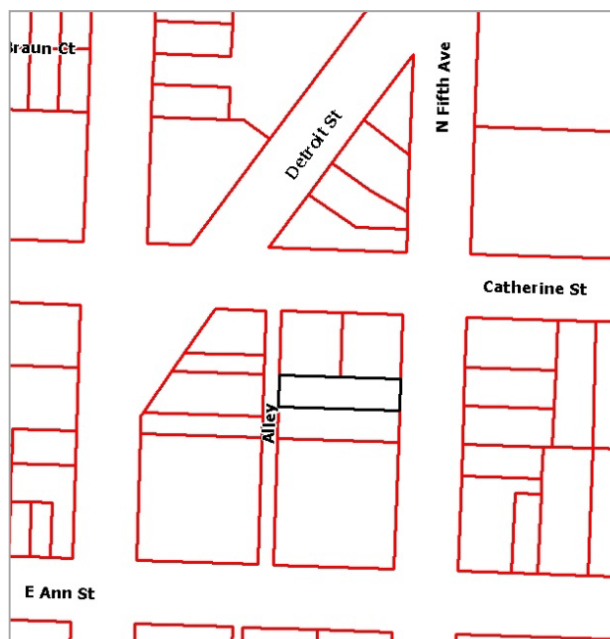
BACKGROUND: This brick two-story gable-fronter features shingles in the front and rear gables, a wood front porch, one-over-one double hung windows, and small columns flanking the recessed attic windows in each end gable. The house was first occupied in 1900 by John and Pauline Baumgardner. John was the manager of the Ann Arbor Stone Company at the same address, and had one of the city's few telephones installed in the house at that time. Baumgardner's Barn, a few lots down at 301 North Fifth Avenue (corner of Detroit, currently occupied by Jessica's Apothecary), was built in 1887 as part of John Baumgardner's Marble Works. The Baumgardners lived at 217 until 1913 or 1914, when the home was occupied by John Pfisterer, with Matilda C. Pfisterer, teacher at Christian Mack School, listed as a boarder. Matilda, and subsequently Emilie Pfisterer, occupied the house until 1966.

The 1908 and 1916 Sanborn Fire Insurance Maps show a small one-story enclosure (room) off the back door. It is not shown on the 1925 Sanborn.

At the February 14, 2013 HDC meeting, several work items were approved for this house, but the dormer portion of the application was denied.

LOCATION: The house is located on North Fifth Avenue, north of East Ann Street and south of Catherine Street.

APPLICATION: The applicant seeks HDC approval to remove the brick chimney and construct new dormers, one facing north and one facing south, in the center of the roof. The proposed dormers are lower and redesigned since the previous application for this address, and include four skylights on each.



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: 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: 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.

Roofs

Recommended: Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Not Recommended: Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that the historic character is diminished.

From the City of Ann Arbor Design Guidelines:**Guidelines for All Additions**

Appropriate: Placing functions and services required for the new use in non-character-defining interior spaces rather than constructing a new addition.

STAFF FINDINGS:

1. The dormers are each 14' 5 ½" wide, and are inset about a foot from the eave edge. Each would have four rectangular 3' x 2' awning windows and four low-profile skylights that are approximately 3' x 3'. The dormers would be clad in painted wood shakes and the roof would be asphalt to match the rest of the house. The ceiling height beneath the dormer would range from 8' in the center of the attic to 5' at the dormer eave. The proposed skylights would allow additional headroom and bring light into the space.
2. The city's Chief Development Officer told staff that as long as the staircase up to the attic is code-compliant, no additional means of egress would be required.
3. The chimney is not currently in use for any kind of venting. Removing the chimney would provide added interior space that can be reconfigured to allow maximum use of the house without the need for an addition. The chimney is the same red brick used on the house and, while staff considers it to be a character-defining feature, it is not unique or ornate.
4. Staff feels the design and size of the dormers, and their placement ten feet back from the front of the house, is appropriate for the size and style of the building and recommends approval.

MOTIONS

Note that all motions are worded in the affirmative, and are only suggested.

I move that the Commission issue a certificate of appropriateness for the application at 217 North Fifth Avenue, a contributing property in the Old Fourth Ward Historic District, to remove the chimney and construct two shed-roof dormers, with skylights, 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, Roofs, and District or Neighborhood Setting.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 217 North Fifth Avenue 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, photos, drawings

217 North Fifth Avenue (1999 Assessor's photo)





City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES
100 North Fifth Avenue | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
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: <u>217 North Fifth Avenue</u>
Historic District: <u>Kerrytown</u>
Name of Property Owner (If different than the applicant): <u>Jon & Lisa Aye</u>
Address of Property Owner: <u>735 Forest Ave., Apt 308, Birmingham, Mi. 48009</u>
Daytime Phone and E-mail of Property Owner: <u>(248) 765-2325</u>
Signature of Property Owner: <u>JR / LS</u> Date: <u>2/21/13</u>
Section 2: Applicant Information
Name of Applicant: <u>Mitchell and Mouat Architects</u>
Address of Applicant: <u>113 South Fourth Avenue</u>
Daytime Phone: <u>(734) 662-6070</u> Fax: <u>()</u>
E-mail: <u>KStansbury@MitchellandMouat.com</u>
Applicant's Relationship to Property: <u>owner</u> <input checked="" type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant: <u>[Signature]</u> Date: <u>2/21/13</u>
Section 3: Building Use (check all that apply)
<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental
<input type="checkbox"/> Commercial <input type="checkbox"/> 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: <u>LS</u>

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

1. Provide a brief summary of proposed changes. The owners desire to eliminate an abandoned brick chimney to improve spatial efficiency on all floors and to add two shed dormers on the roof to make the attic usable as a studio for their son. The dormer includes skylights, which will improve daylighting and headroom.

2. Provide a description of existing conditions. The existing 12'x12' gable attic provides for roughly 8'-0" of usable space down its center, but the remaining 2/3 of the space has less than 5'-0" of headroom. Lighting (daylight) and ventilation are limited to two small windows on the gable ends.

3. What are the reasons for the proposed changes? In the February HDC Hearing, slightly larger dormers serving the same purpose were rejected. (See HDC13-013). The proposed dormers make adjustments to the mass and placement suggested during Committee discussion.

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

Should the request to include the skylights on the dormers jeopardize approval of the dormers themselves, we would ask that they be considered separately; perhaps as a separate motion.

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

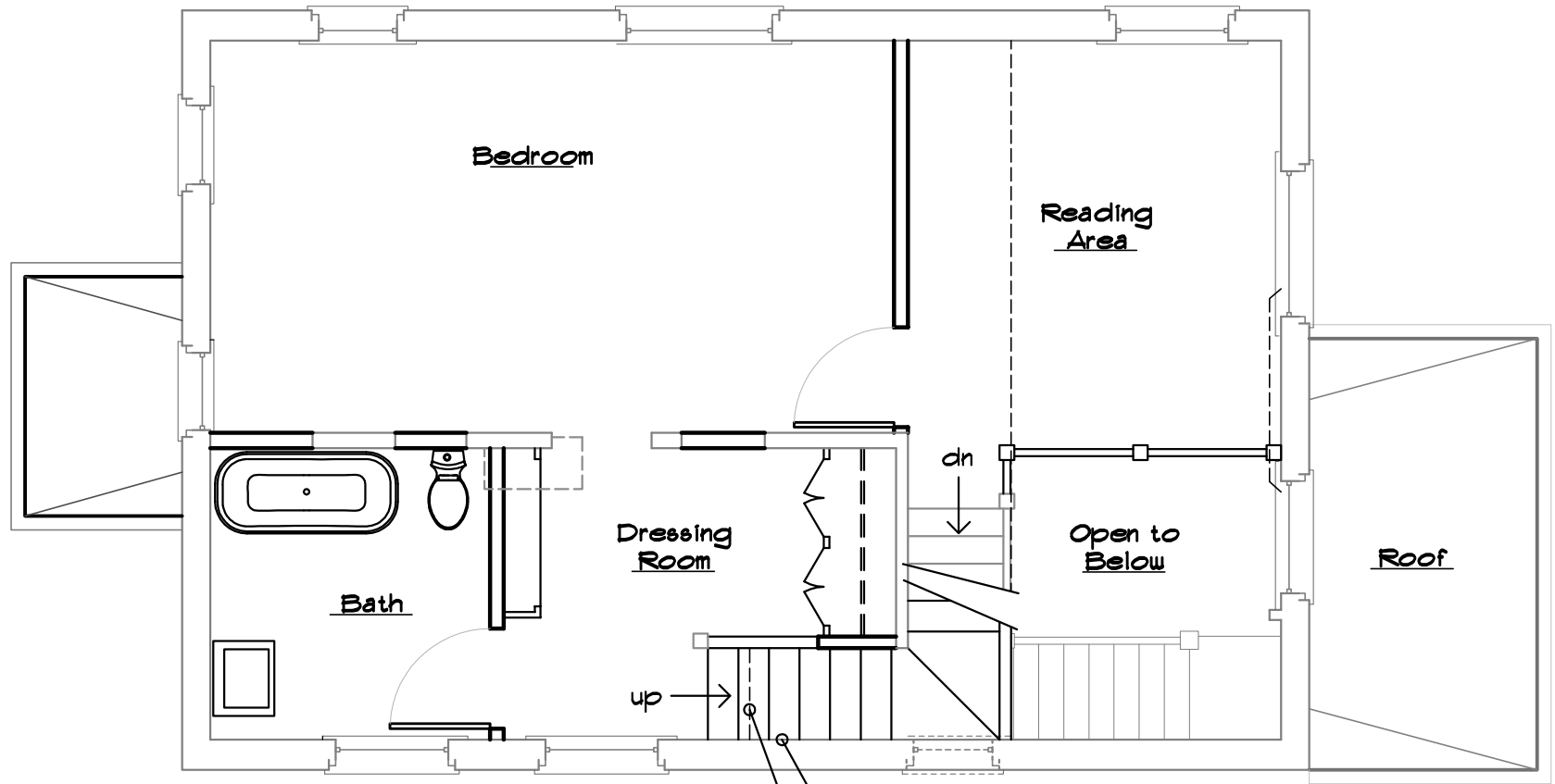
Project No.: _____ HDC _____ Fee Paid: _____

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

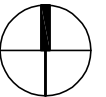
Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ HDC NTP _____ Staff COA

Comments:



INSIDE FACE
OF DORMER
ABOVE
POINT AT
WHICH
HEADROOM IS
REQUIRED
ABOVE STAIR



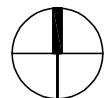
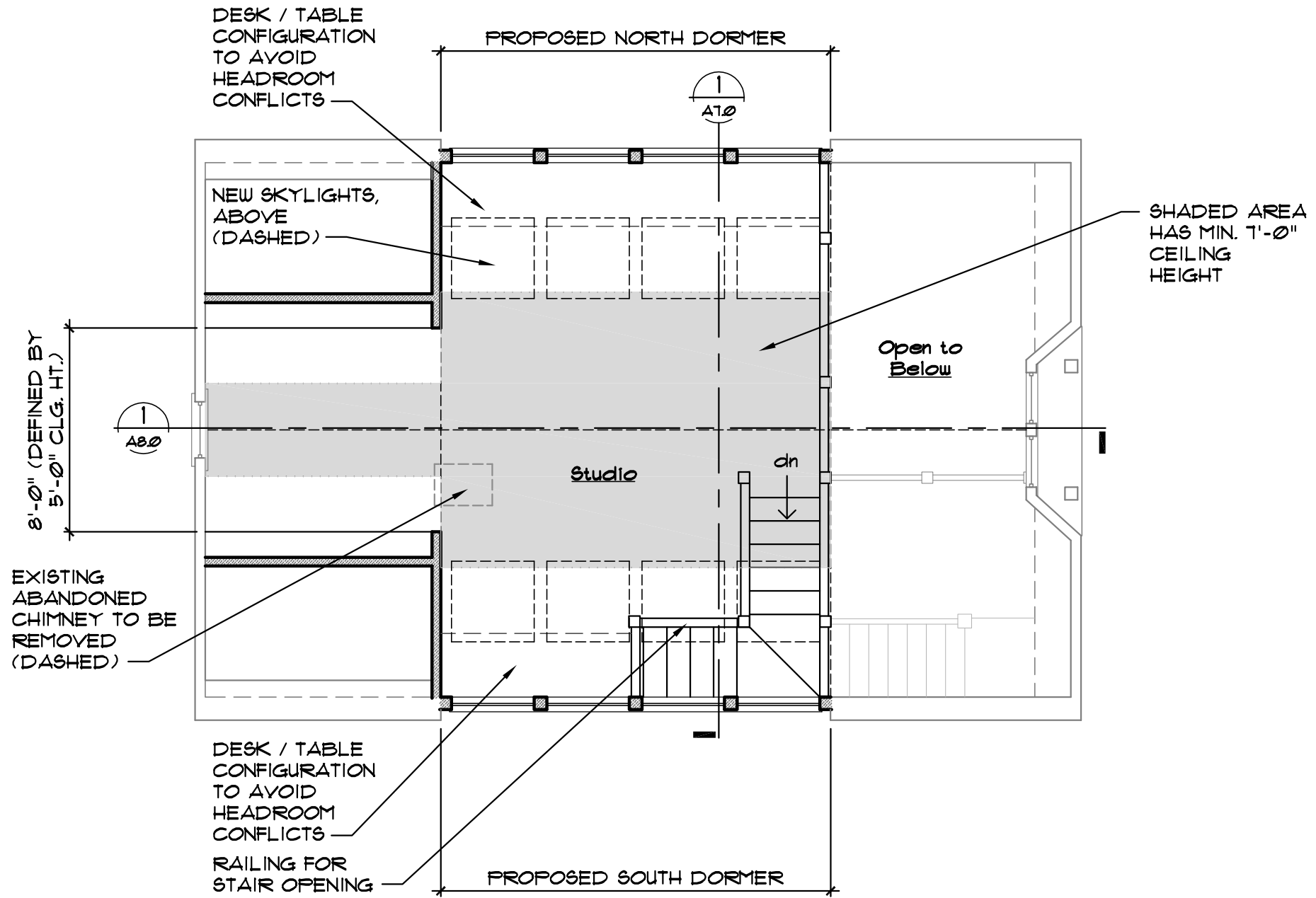
**Mitchell
and Mouat
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113 South Fourth Avenue, Ann Arbor, Michigan 48104
734-662-6070 FAX 734-662-3802 MalVA@mitchellandmouat.com

Date:	Issued For:
01.25.13	HDC Approval
02.22.13	HDC Approval

217 North Fifth Avenue
Ann Arbor, Michigan
Project No.1126

Proposed 2nd Flr. Plan
Scale: 3/16" = 1'-0"

A1.0



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 734-662-6070 FAX 734-662-3802 Mail@mittellandmouat.com

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217 North Fifth Avenue
 Ann Arbor, Michigan
 Project No.1126

Proposed Attic Plan
 Scale: 3/16" = 1'-0"

A2.0

NEW ASPHALT
SHINGLE
ROOFING

HEIGHT OF
REJECTED
DORMER
(DASHED)

2'-0"

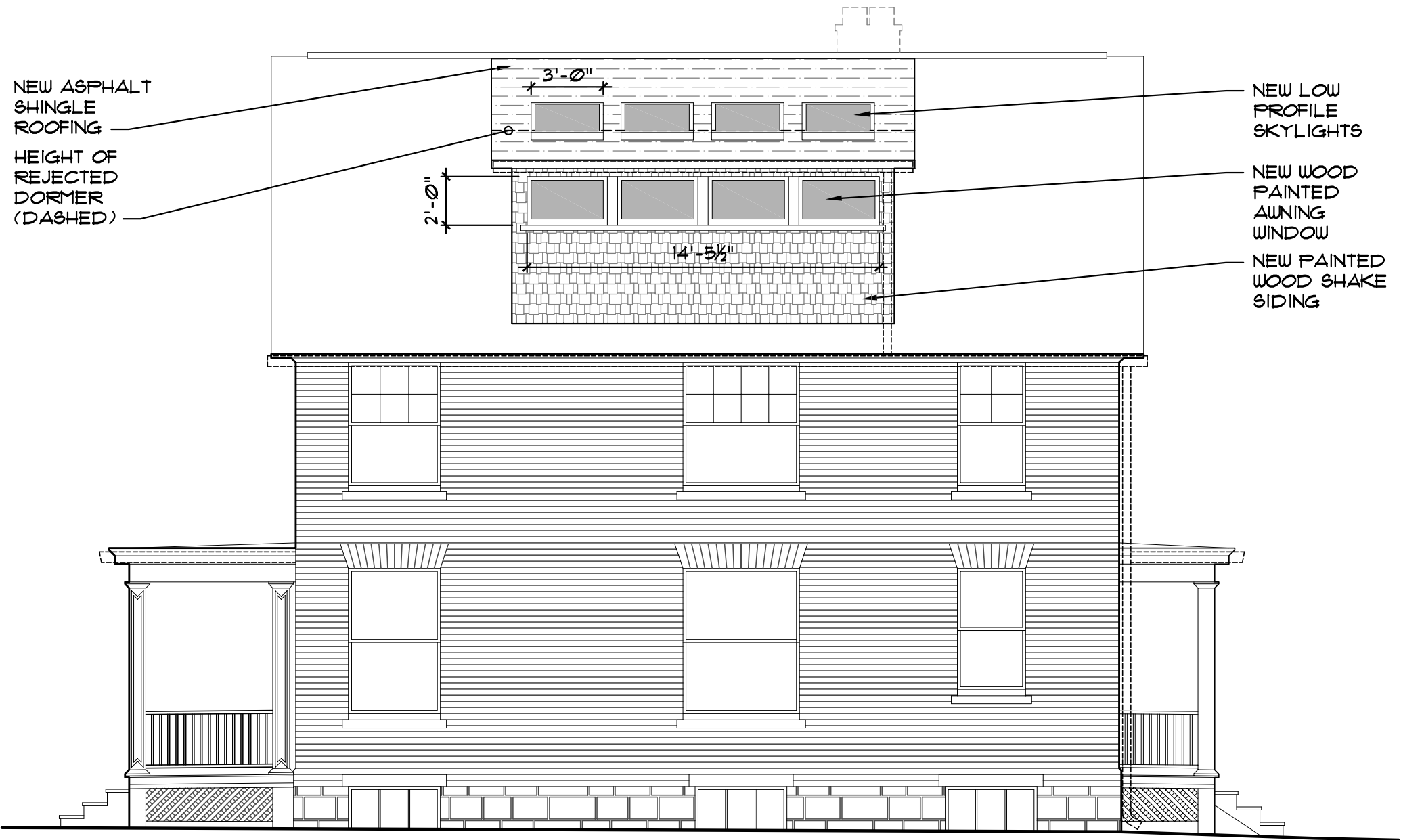
3'-0"

14'-5½"

NEW LOW
PROFILE
SKYLIGHTS

NEW WOOD
PAINTED
AWNING
WINDOW

NEW PAINTED
WOOD SHAKE
SIDING



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217 North Fifth Avenue
Ann Arbor, Michigan
Project No. 1126

Proposed North Elev.
Scale: 3/16" = 1'-0"

A3.0

HEIGHT OF
REJECTED
DORMER
(DASHED)



EXISTING CHIMNEY
TO BE REMOVED.
SALVAGE BRICK

NEW PAINTED WOOD
FASCIA WITH METAL
DRIP EDGE,
BEYOND

NEW PAINTED WOOD
SHAKE SIDING,
BEYOND

NEW GUTTER AND
DOWNSPOUT
(DASHED)

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217 North Fifth Avenue
Ann Arbor, Michigan

Project No.1126

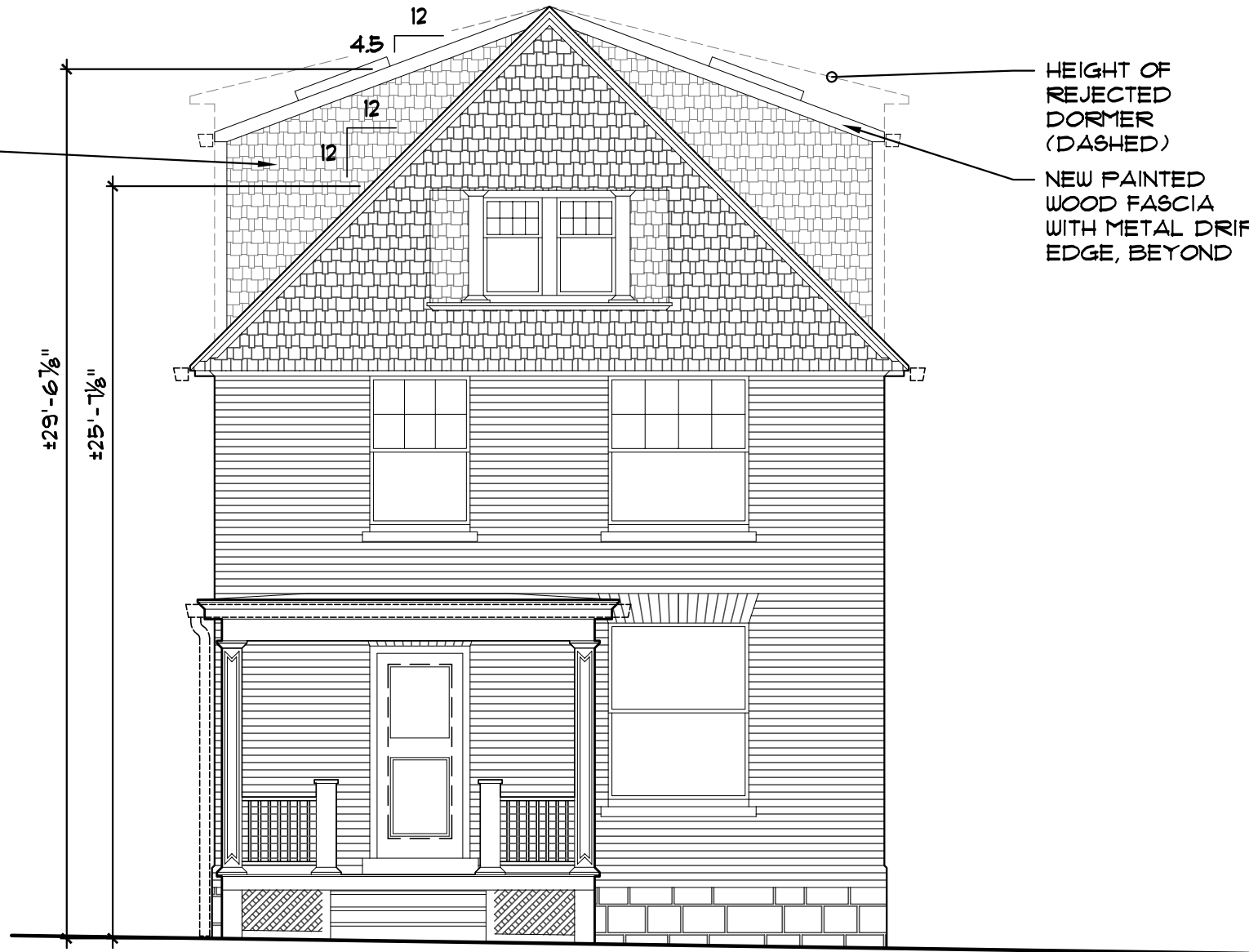
Proposed West Elev.
Scale: $\frac{3}{16}'' = 1'-0''$

A4.0

NEW PAINTED
WOOD SHAKE
SIDING,
BEYOND

HEIGHT OF
REJECTED
DORMER
(DASHED)

NEW PAINTED
WOOD FASCIA
WITH METAL DRIP
EDGE, BEYOND



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217 North Fifth Avenue
Ann Arbor, Michigan

Project No.1126

Proposed East Elev.
Scale: 3/16" = 1'-0"

A5.0

EXISTING CHIMNEY
TO BE REMOVED.
SALVAGE BRICK

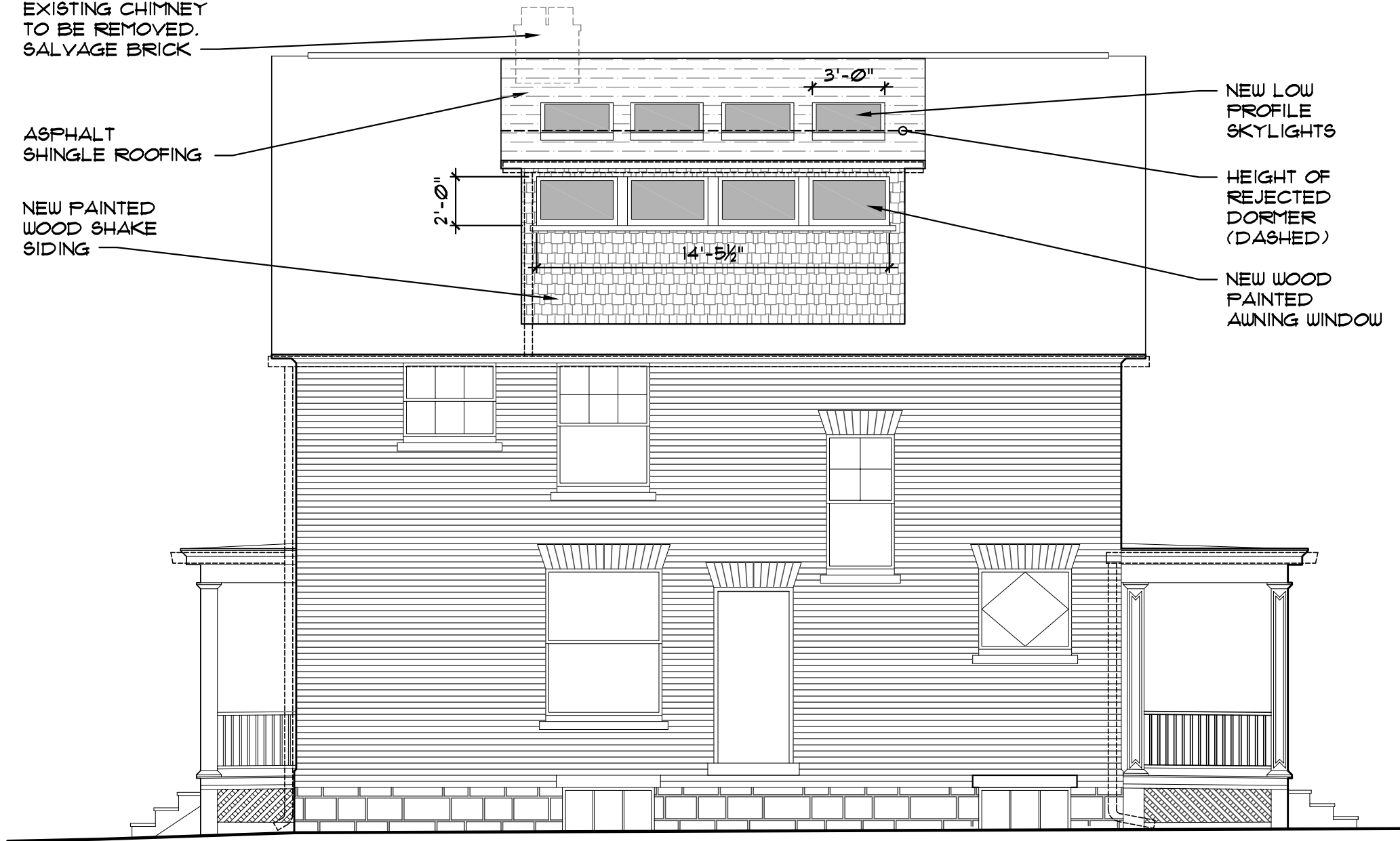
ASPHALT
SHINGLE ROOFING

NEW PAINTED
WOOD SHAKE
SIDING

NEW LOW
PROFILE
SKYLIGHTS

HEIGHT OF
REJECTED
DORMER
(DASHED)

NEW WOOD
PAINTED
AWNING WINDOW



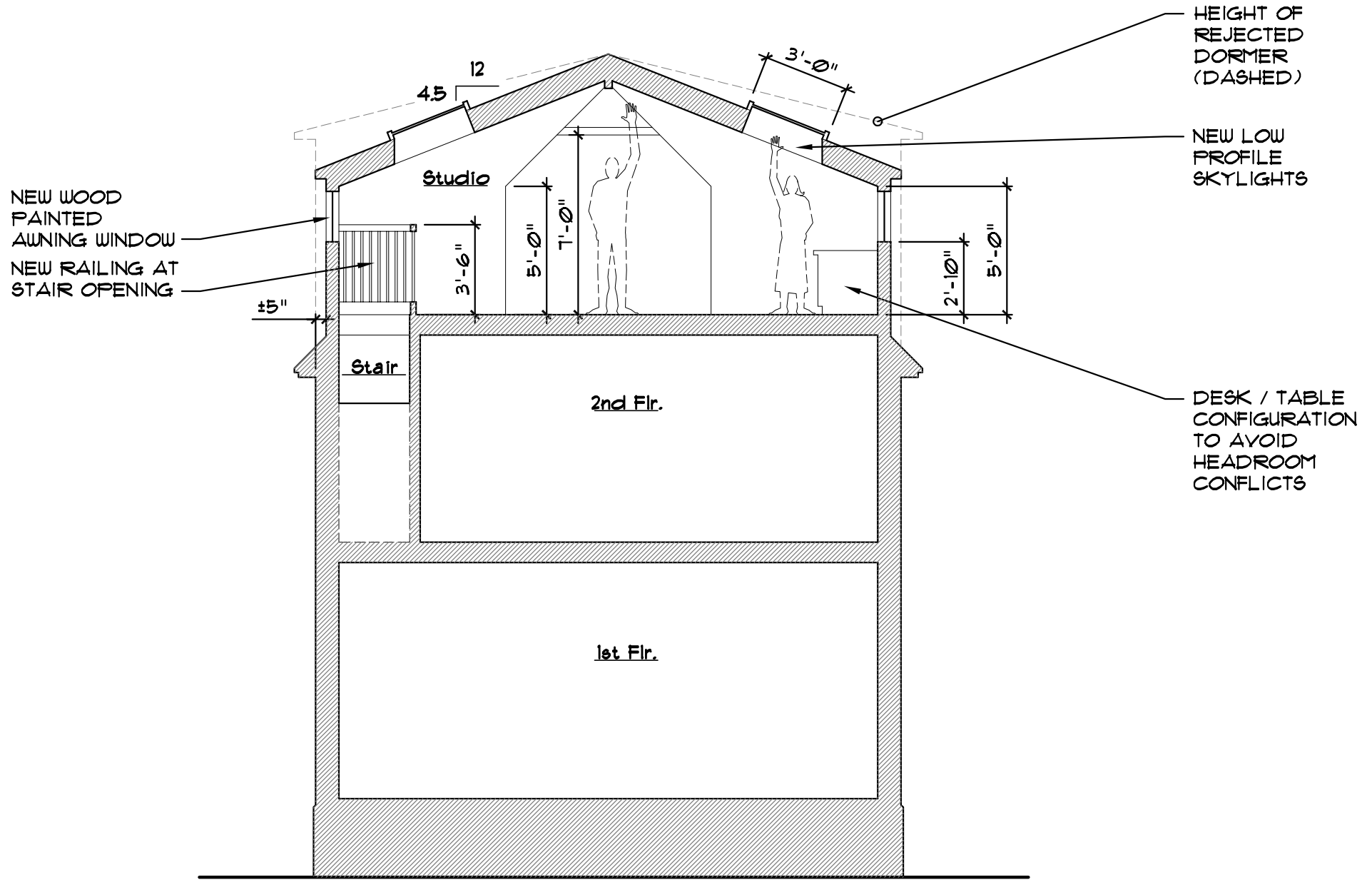
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Date:	Issued For:
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217 North Fifth Avenue
Ann Arbor, Michigan
Project No.1126

Proposed South Elev.
Scale: 3/16" = 1'-0"

A6.0



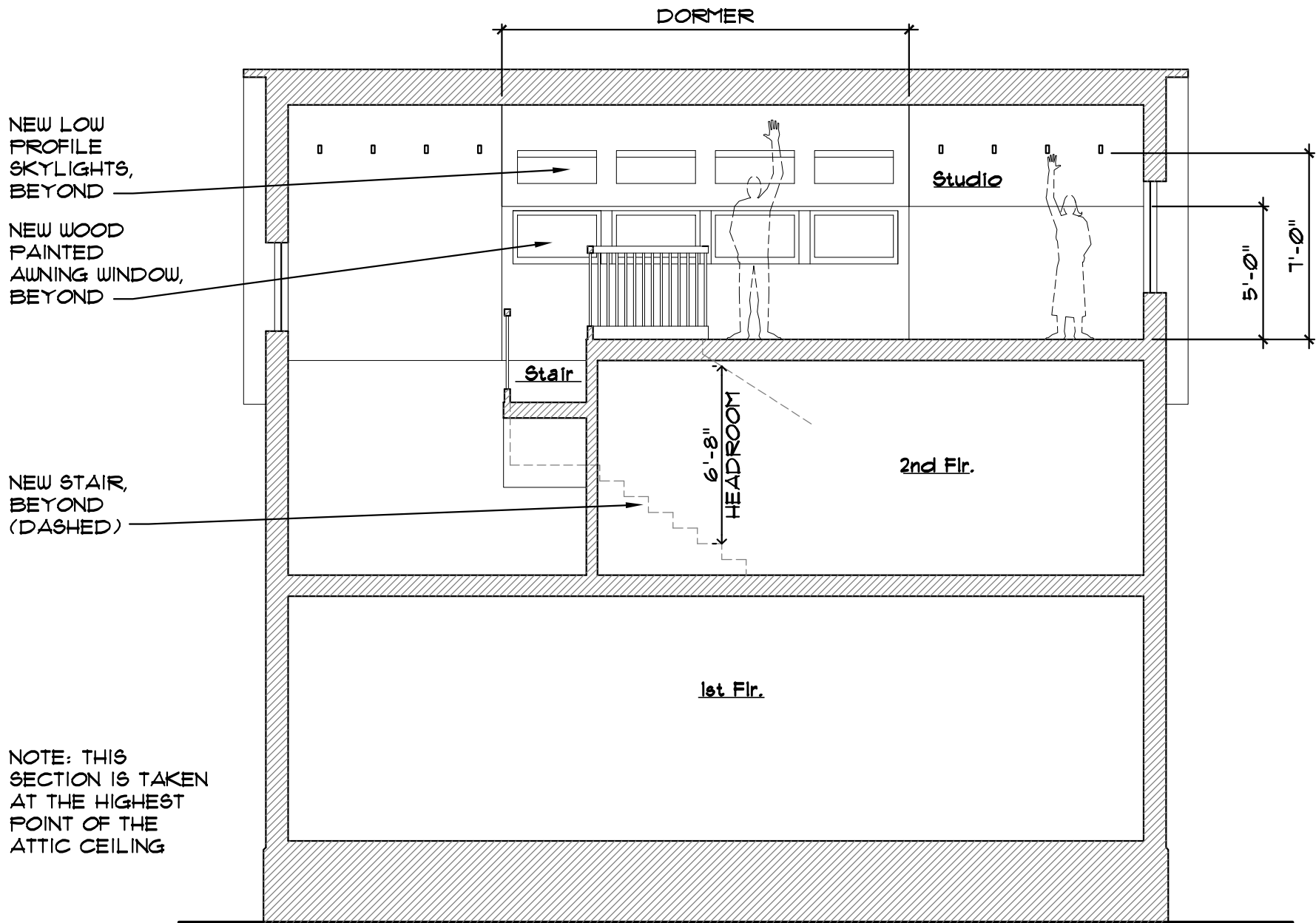
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Date:	Issued For:
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217 North Fifth Avenue
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Transverse Section
 Scale: $\frac{3}{16}'' = 1'-0''$

A7.0



Date:	Issued For:
02.22.13	HDC Approval

217 North Fifth Avenue
Ann Arbor, Michigan
Project No.1126

Longitudinal Section
Scale: $\frac{3}{16}" = 1'-0"$

A8.0

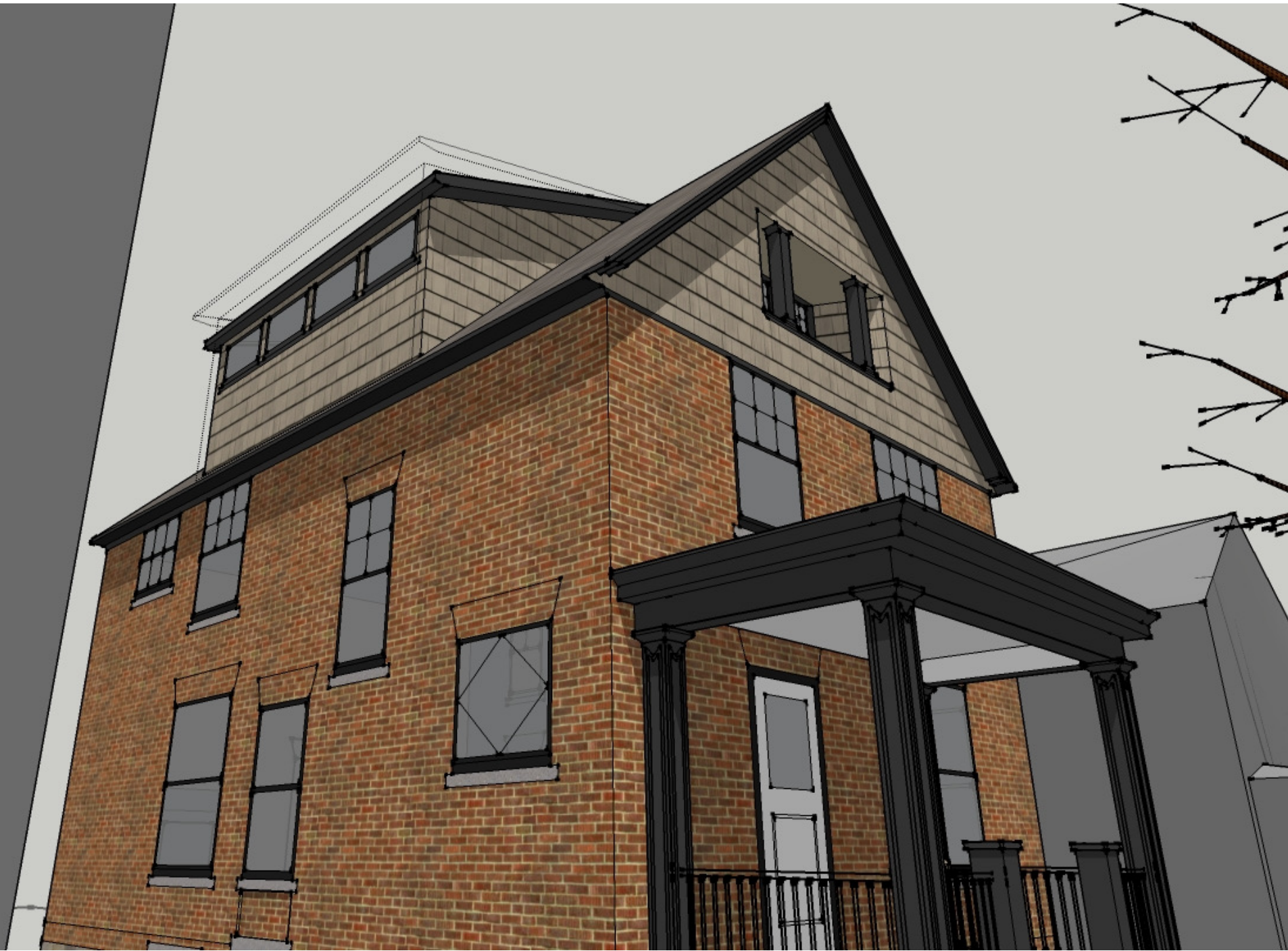




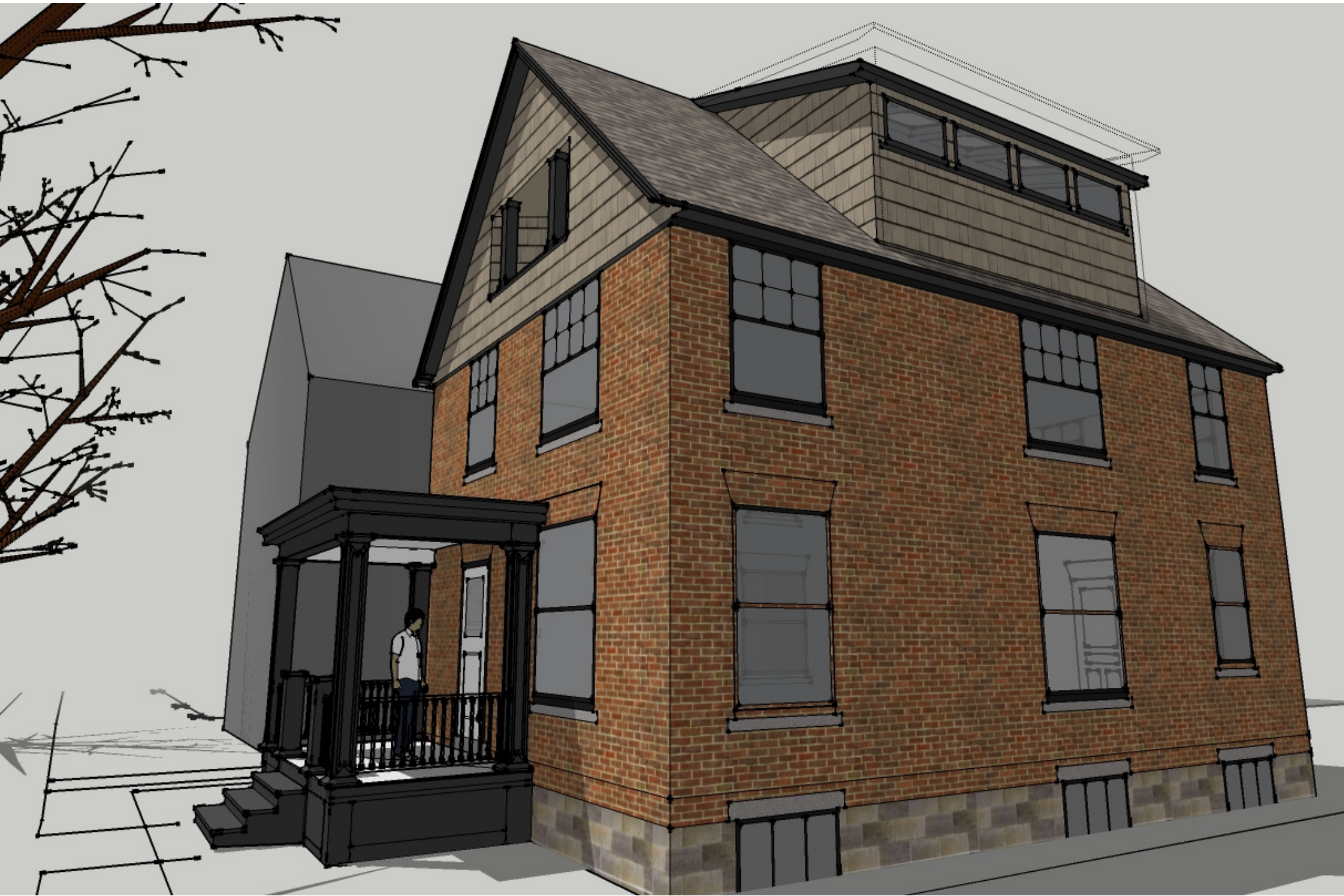


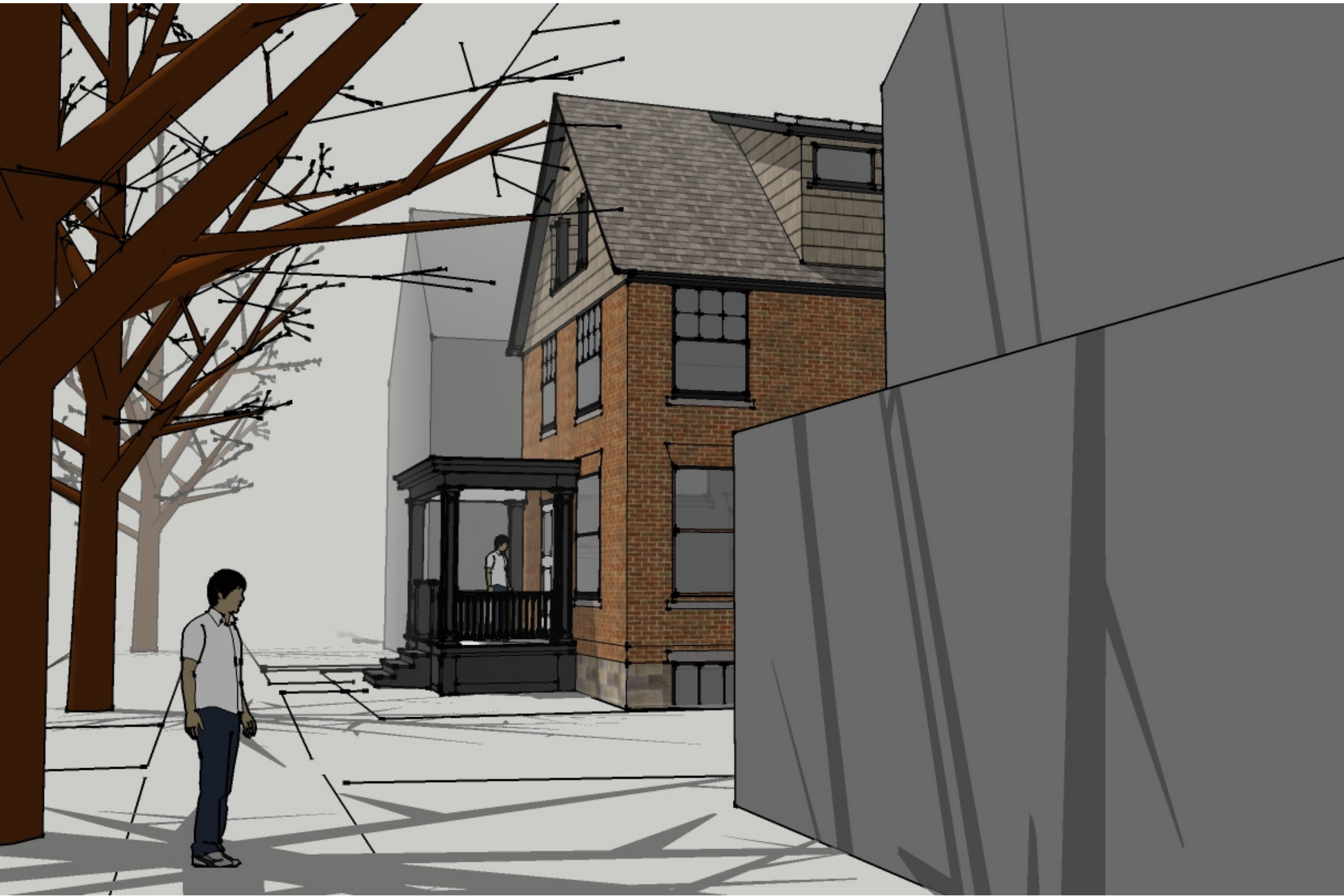
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Alternate
Siding
Material



SEARCH 

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*For impact-resistant awning window sizes, refer to the impact-resistant tab below.



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Specifications & Downloads

2D Cross Section (Aluminum-Clad Wood)	 
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Features & Options

Sizes and Shapes
Performance Values
Wood Types
Interior Finishes
Exterior Finishes
Glazing
Impact Resistant
Grilles

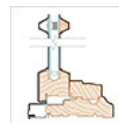
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Exterior Aluminum-Cladding Colors



Aluminum-Clad Exteriors

Pella gives you an extraordinary number of exterior color choices.

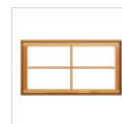
- Standard and Feature colors.
- Custom colors to match virtually any color you select.²
- No setup charges or minimum quantities for any Pella color option.

Aluminum-clad wood products are available with Pella's high performance EnduraClad[®] protective finishes or EnduraClad Plus protective exterior finishes to help keep your vision fresh and crisp for years.

- Durable, weather-resistant, low-maintenance EnduraClad exterior finish for most projects where resistance to fading, chalking, chemicals and abrasion is needed.
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¹EnduraClad Plus finish is available with most Pella cladding colors. Please see your local Pella representative for specific color availability.

²For Custom colors, please supply your architectural consultant with a 1" x 1" color sample.

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TEMPLATE: C3

Finish Options

Exterior finishes



EnduraClad®

Pella's low-maintenance EnduraClad® exteriors are made from aluminum cladding protected with a multistep, baked-on finish that doesn't need painting and resists fading and chalking to look great for years. Choose from 27 colors* or a virtually endless number of custom colors.

Best use: Anywhere low-maintenance exteriors are desired.

Pella product line: Architect Series®, Designer Series®, Pella® ProLine

*Eight colors available on Pella ProLine products.



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*Architect Series and Designer Series only. EnduraClad Plus not available with all colors. See your Pella representative for availability.



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Pella product line: Architect Series®



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Pella product line: Pella® Impervia®



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Best use: For a more premium look, inside and out.

Pella product line: Pella® 350 Series



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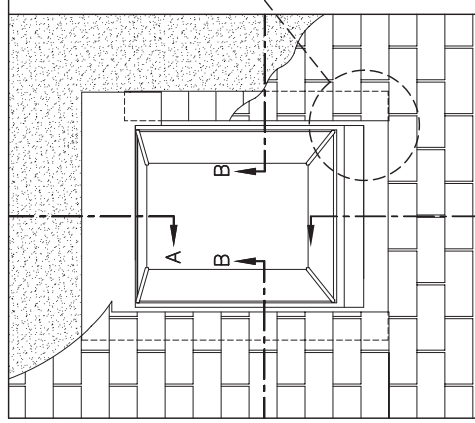
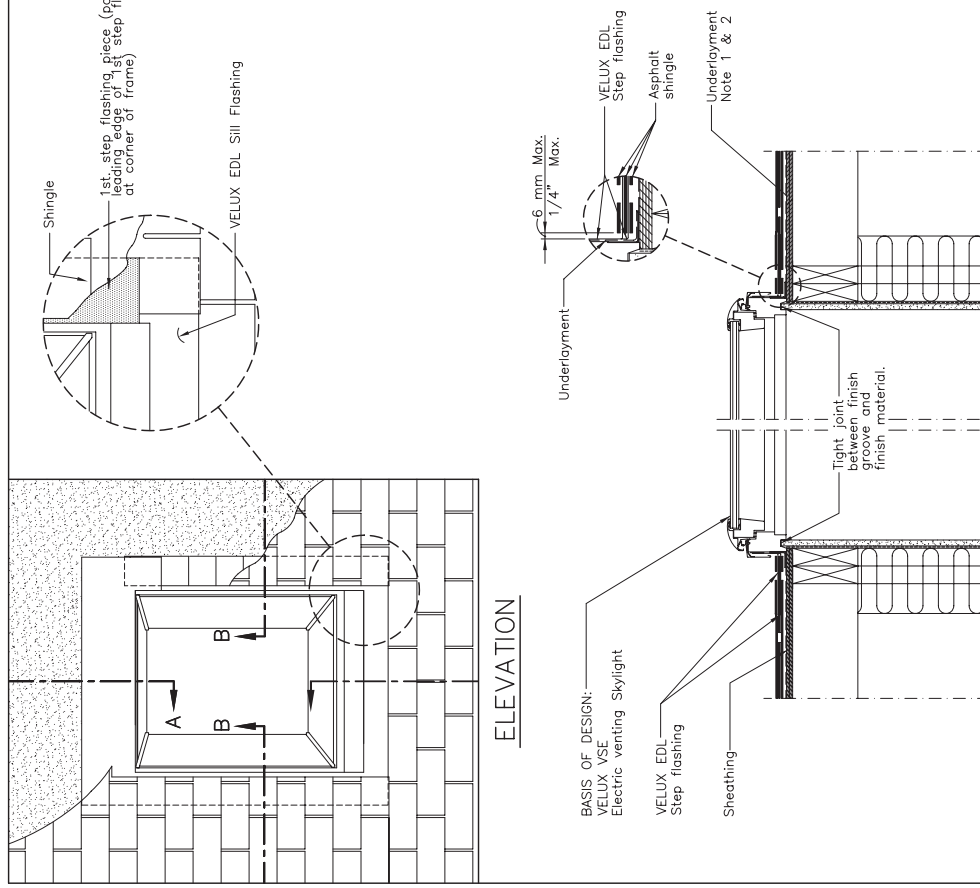
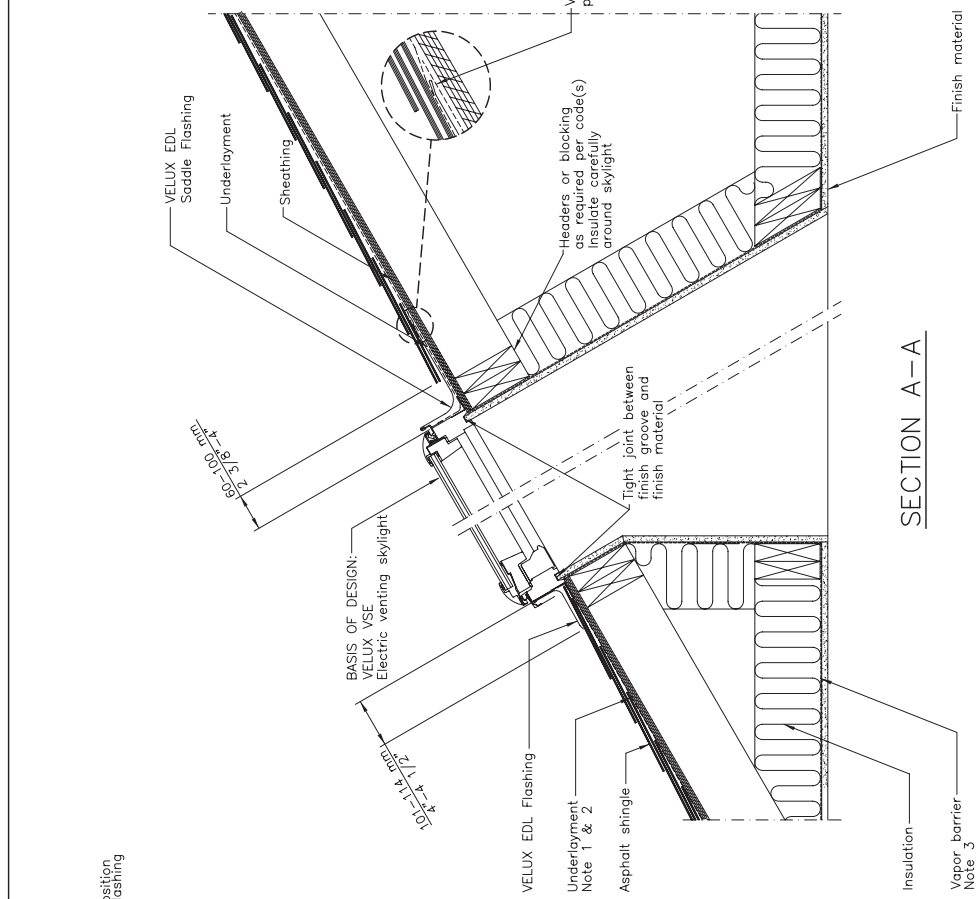
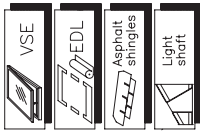
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GENERAL NOTES

1. Wrap frame in ZOZ 216 adhesive underlayment provided with VELUX flashing.
2. Underlayment to be folded up against all sides of skylight.
3. Vapor barrier should be used to avoid moisture.

VELUX Sky-Product Management	VELUX 1418 Evans Pond Road Greenwood, SC 29649 1-800-86-VELUX www.VELUXUSA.com	Name JDH	Date Apr. 10
VSE-Residential/Commercial Roof Section (Light Shaft and Asphalt Shingles)		Drawn by WG, JLI	Apr. 10
		Checked by	Drawing No. VSE-01-1208

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