

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 444 Fifth Street, Application Number HDC16-284

DISTRICT: Old West Side Historic District

REPORT DATE: December 8, 2016

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: December 5, 2016

	OWNER	APPLICANT
Name:	John Hostetler	Same
Address:	444 Fifth Street Ann Arbor, MI 48103	
Phone:	(734) 646-4677	

BACKGROUND: Number 18 Fifth Street first appears in the 1894 City Directory as the home of John and Eva M. Steeb. Miss Christine L. Steeb occupied the house until 1913 or 1914 when Mrs. Minnie Schingledecker lived there. This two-story home features a 2/3 width front porch with turned posts and corner brackets, double-hung windows, and a side bump-out.

In January of 2016 the HDC approved a 558 square foot, two-story rear addition.

LOCATION: The site is located on the west side of Fifth Street, south of Liberty and north of West Jefferson. Bach Elementary is directly across the street, and the lot backs up to Bach's Big Playground.

APPLICATION: The applicant seeks HDC approval to remove an existing garage and construct a new single-car garage, and extend the driveway 25 feet.

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 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

Recommended: Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserve the historic relationship between a building or buildings, landscape features, and open space.

Retaining the historic relationship between buildings, landscape features, and open space.

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

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.

Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building site so that, as a result, the character is diminished.

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

Residential Accessory Structures

Not Appropriate: Introducing new structures or site features that are out of scale with the property or the district or are otherwise inappropriate.

STAFF FINDINGS:

1. The applicant is requesting to remove a garage that has been considered a contributing structure in the Old West Side Historic District. He has investigated and documented his findings, and staff is convinced that the existing garage was built after the period of significance, which ended in 1945, for the District. The findings include:
 - An earlier foundation exists near the current foundation. The earlier one more closely matches the size of an outbuilding shown on the 1931 Sanborn Map and 1947 aerial photograph.

- The 1947 aerial photograph shows a smaller structure with a flat roof. The current garage has a gable.
- Framing materials include a mix of old and new lumber.

In addition, a building permit from 1967 was granted to “reroof garage, new doors, replace some siding”. Staff concludes that at some point after 1947 the earlier structure was removed and a new garage was built with new and salvaged lumber, on a new, narrower, deeper foundation. Nothing about the current simple structure contradicts this conclusion.

2. The proposed new garage location is behind the current one, 3’ off the lot line in the northwest corner of the lot. The new garage is 13’9” wide and 20’9” deep, with an 8’ wide rollup door for vehicles and a wood person door on the south side. Siding is 4 ½” cementitious lap with 3 ½” azek corner boards and trim and an asphalt shingle roof.
3. Removing a non-contributing structure is appropriate, as is constructing a new garage in the rear corner of the lot and extending the driveway to reach it. The design of the new garage is simple and compatible with the house and neighborhood. The proposal meets zoning requirements for placement, size and height.
4. Staff recommends approval of the application. The design, materials, and location are compatible with the historic home and do not distract from it or neighboring historic resources.

MOTION

I move that the Commission issue a certificate of appropriateness for the application at 444 Fifth Street, a contributing property in the Old West Side Historic District, to demolish a non-contributing garage and construct a new garage. The work as proposed is compatible in exterior design, arrangement, materials, and relationship to the house 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 building site, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to residential accessory structures.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at _____ in the _____ 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, survey, letter from Lorri Sipes, drawings, materials information

444 Fifth Street (1999 assessor's photo)



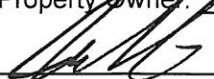


City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES


301 E. Huron Street | 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: 444 Fifth Street
Historic District: old west side
Name of Property Owner (If different than the applicant):
John Hostetler
Address of Property Owner: 444 Fifth Street
Daytime Phone and E-mail of Property Owner: johnnyaitch2000@yahoo.com
Signature of Property Owner:  Date: _____

Section 2: Applicant Information

Name of Applicant: John Hostetler
Address of Applicant: 444 Fifth Street
Daytime Phone: (734) 646-4677 Fax: (_____) _____
E-mail: johnnyaitch2000@yahoo.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 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: JH

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

1. Provide a brief summary of proposed changes. ~~The demolition of an existing~~
1960's era one-car garage and the construction of a new detached one-car
garage further back on the property.

2. Provide a description of existing conditions. ~~The existing one-car garage is not~~
historic. There is an old foundation that supported the older detached
garage that existing prior to the 1960s.

3. What are the reasons for the proposed changes? ~~The existing garage is in~~
very
poor condition (rotting framing) and is in a location that makes it very
difficult to have both home owners of the shared driveway to have cars.
(The previous home owner did not have a car.)

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

Aerial photos show the change from the original garage to a new garage
at the same time the Bach School easement was relocated.

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:



GARAGE (SOUTH EAST)



GARAGE (EAST)

HOSTETLER RESIDENCE

444 Fifth Street - Ann Arbor
Lewis Greenspoon Architects
16 Nov '16 n.t.s.



GARAGE (south west)



GARAGE (east)

HOSTETLER RESIDENCE

444 Fifth Street - Ann Arbor
Lewis Greenspoon Architects
16 Nov '16 n.t.s.



GARAGE (interior)



GARAGE (interior)



GARAGE (interior)

HOSTETLER RESIDENCE

444 Fifth Street - Ann Arbor
Lewis Greenspoon Architects
16 Nov '16 n.t.s.



VIEW FROM STREET



VIEW FROM STREET

HOSTETLER RESIDENCE

444 Fifth Street - Ann Arbor
Lewis Greenspoon Architects
16 Nov '16 n.t.s.



FRONT OF HOUSE

HOSTETLER RESIDENCE

444 Fifth Street - Ann Arbor
Lewis Greenspoon Architects
16 Nov '16 n.t.s.



CURRENT AERIAL (gable roof, footprint: 12' x 21')



1947 AERIAL (flat roof, footprint: 14' x 18')

HOSTETLER RESIDENCE

444 Fifth Street - Ann Arbor
Lewis Greenspoon Architects
16 Nov '16 n.t.s.



OLD FOUNDATION (south-east corner - matches size in 1947 aerial)



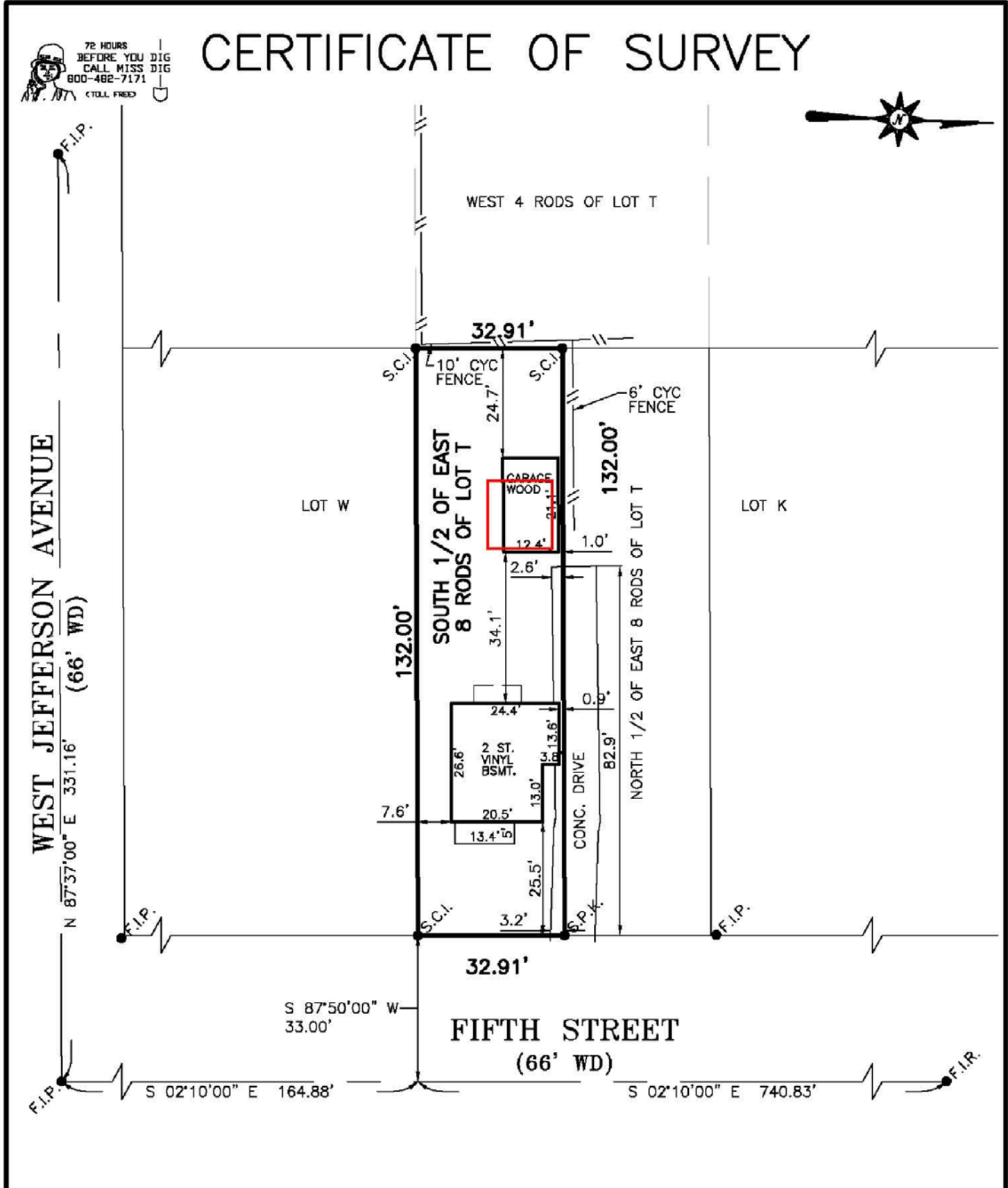
OLD FOUNDATION (south-west corner - matches size of old aerial)

HOSTETLER RESIDENCE

444 Fifth Street - Ann Arbor
Lewis Greenspoon Architects
16 Nov '16 n.t.s.



CERTIFICATE OF SURVEY



approximate location of discovered foundation shown in red

HOSTETLER RESIDENCE

444 Fifth Street - Ann Arbor
Lewis Greenspoon Architects
16 Nov '16 1" = 30'

Lorri D. Sipes, FAIA

Preservation, Architecture and Planning

November 15, 2016

Dear Members of the HDC,

I have been asked to give my opinion of the historic value of the existing garage at 444 S. Fifth Street in Ann Arbor's Old West Side Historic District.

I have surveyed the building and reviewed the applicant's research. The first things that I noticed about the building were the extensive modifications. There are two foundations, one that the building sits on and an earlier foundation in a different shape. This leads me to conclude that an earlier building was demolished and a new one built; or, that the older building was modified (made longer and more narrow). This can also be seen in the variations in the siding and toothed in joints.

The framing materials in the building vary in size from full 2x4 to 1-3/4 x 3-3/4, to modern studs, again indicating two or more periods of construction. Specifically, there is a curious double plate at the top of the walls with lumber of two different sizes and vintage, as if a plate had been added to an older structure. To do that means the older roof framing had to have been removed and new framing constructed.

These curiosities were made clear when I compared the aerial photographs from 1947 and today. In 1947 there was a square-shaped building with a flat roof, and either a second shed to the south, or patio of some sort. Today there is a rectangular building with a gable roof. This change in shape and roof pitch support the idea that an older building was demolished or modified to be the one we see today.

The last piece of evidence is building permit #24794 dated 10-6-67 which reads "reroof garage, new doors, replace some siding." This is when cars became longer and many garages were modified in response. This may also correspond to the date that the easement across this property to Bach School playground was moved north. It may also be part of the wave of changes that began to occur in the District around that time; changes which prompted its designation and protection in 1972.

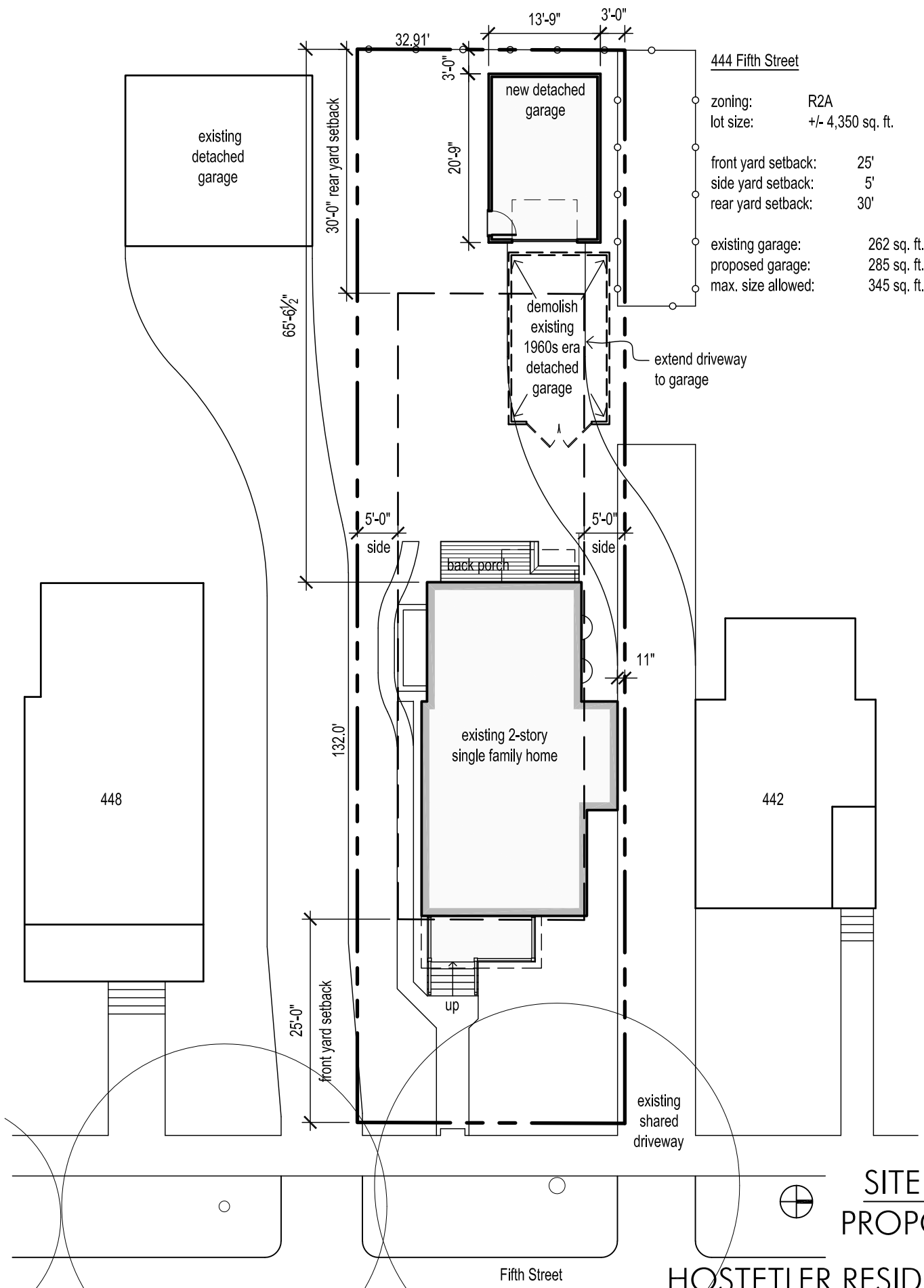
Conclusion:

It is my opinion that the existing garage does not contribute to the Old West Side Historic District for two reasons: 1) it has obviously been modified, or completely rebuilt to a different shape and roof pitch and therefore its historic integrity has been lost; and, 2) the changes date from 1967, approximately 15 to 20 years after the last period of significance of the OWS.

Sincerely,

Lorri D. Sipes

Lorri D. Sipes, FAIA
Preservation Architect



444 Fifth Street

zoning: R2A
lot size: +/- 4,350 sq. ft.

front yard setback: 25'
side yard setback: 5'
rear yard setback: 30'

existing garage: 262 sq. ft.
proposed garage: 285 sq. ft.
max. size allowed: 345 sq. ft.

existing detached garage

new detached garage

demolish existing 1960s era detached garage

extend driveway to garage

back porch

existing 2-story single family home

448

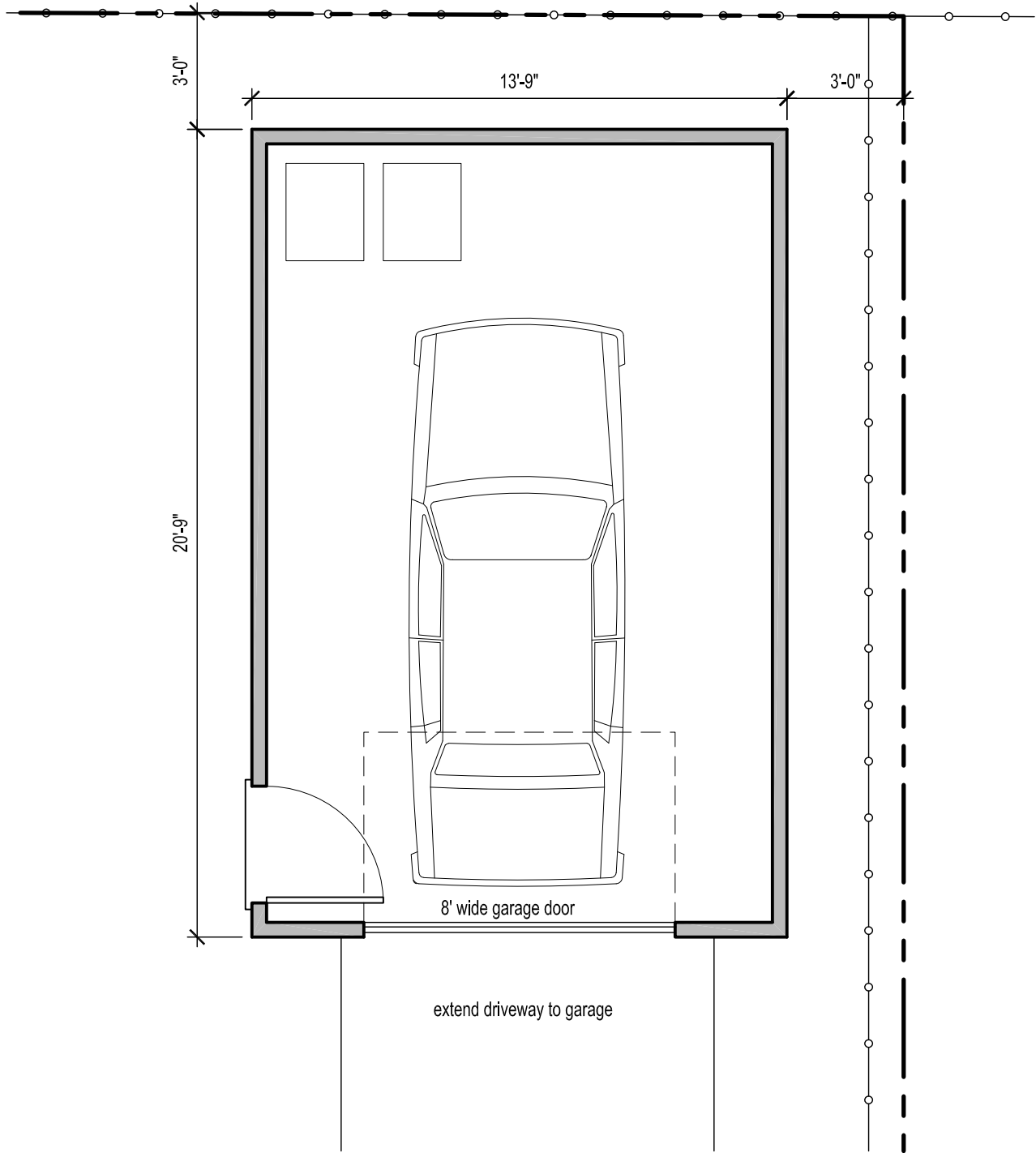
442

existing shared driveway

**SITE PLAN
PROPOSED**

HOSTETLER RESIDENCE

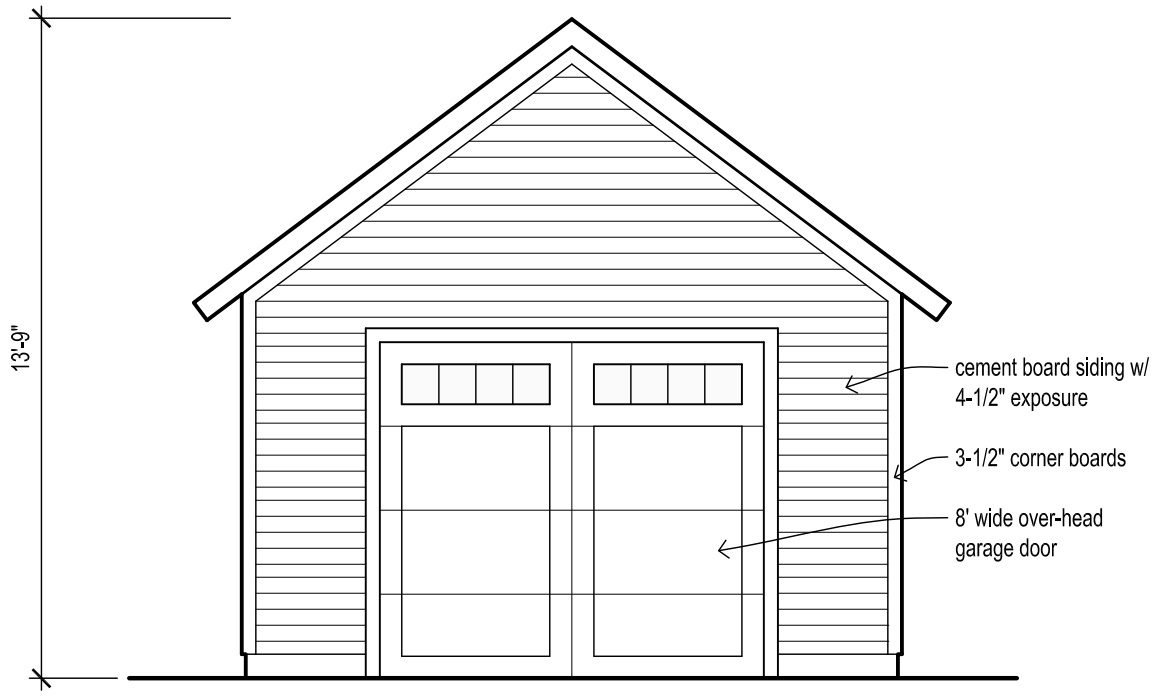
444 Fifth Street - Ann Arbor
Lewis Greenspoon Architects
16 Nov '16 1/16" = 1'-0"



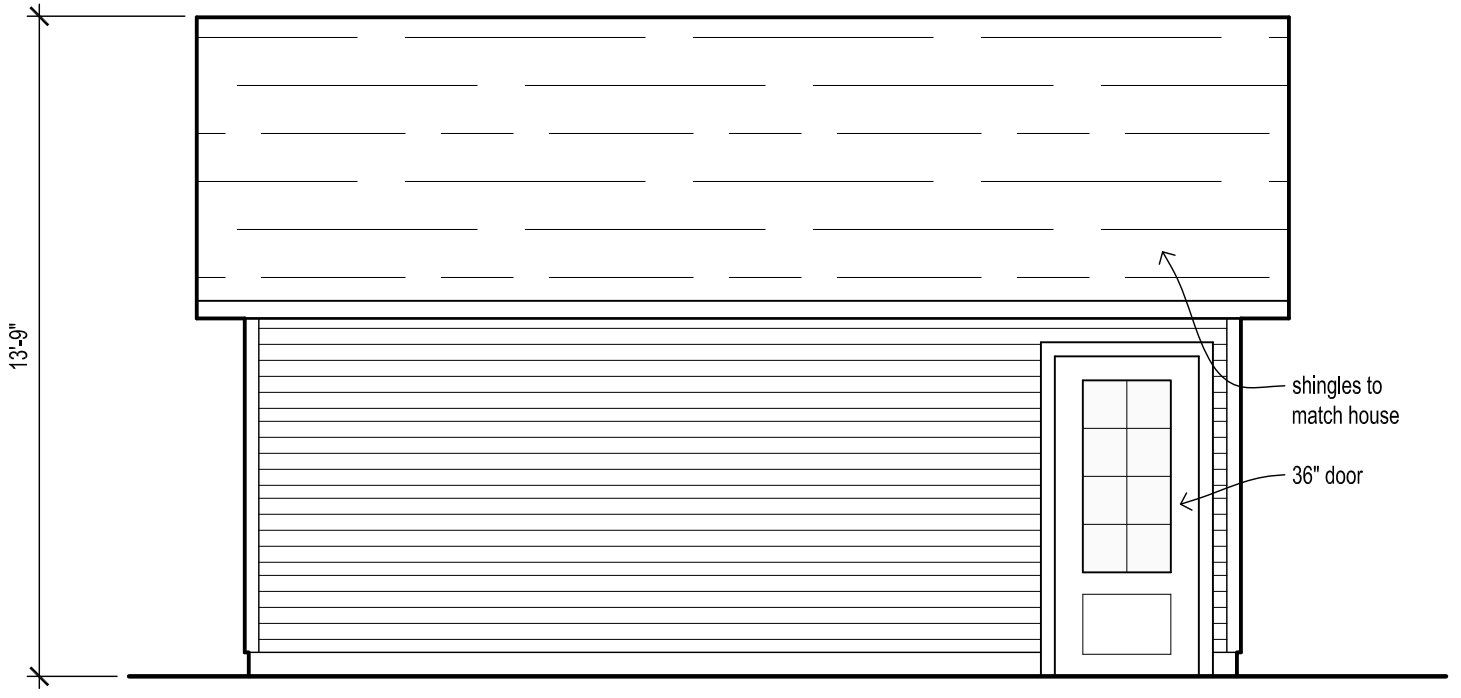
**FLOOR PLAN
PROPOSED**

HOSTETLER RESIDENCE

444 Fifth Street - Ann Arbor
 Lewis Greenspoon Architects
 16 Nov '16 1/4" = 1'-0"



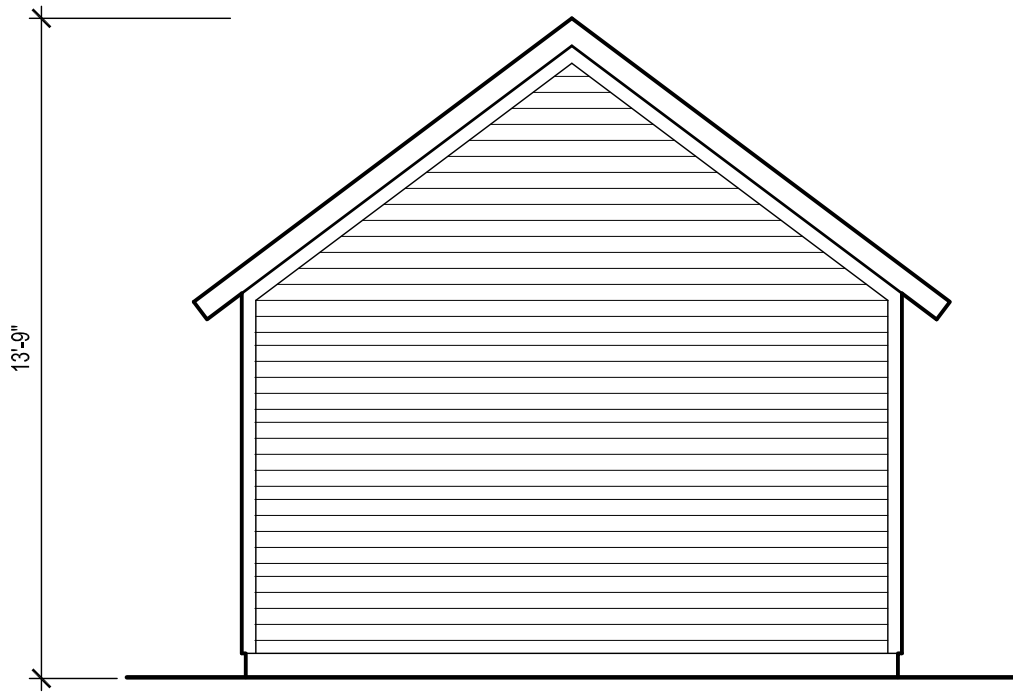
EAST ELEVATION
PROPOSED



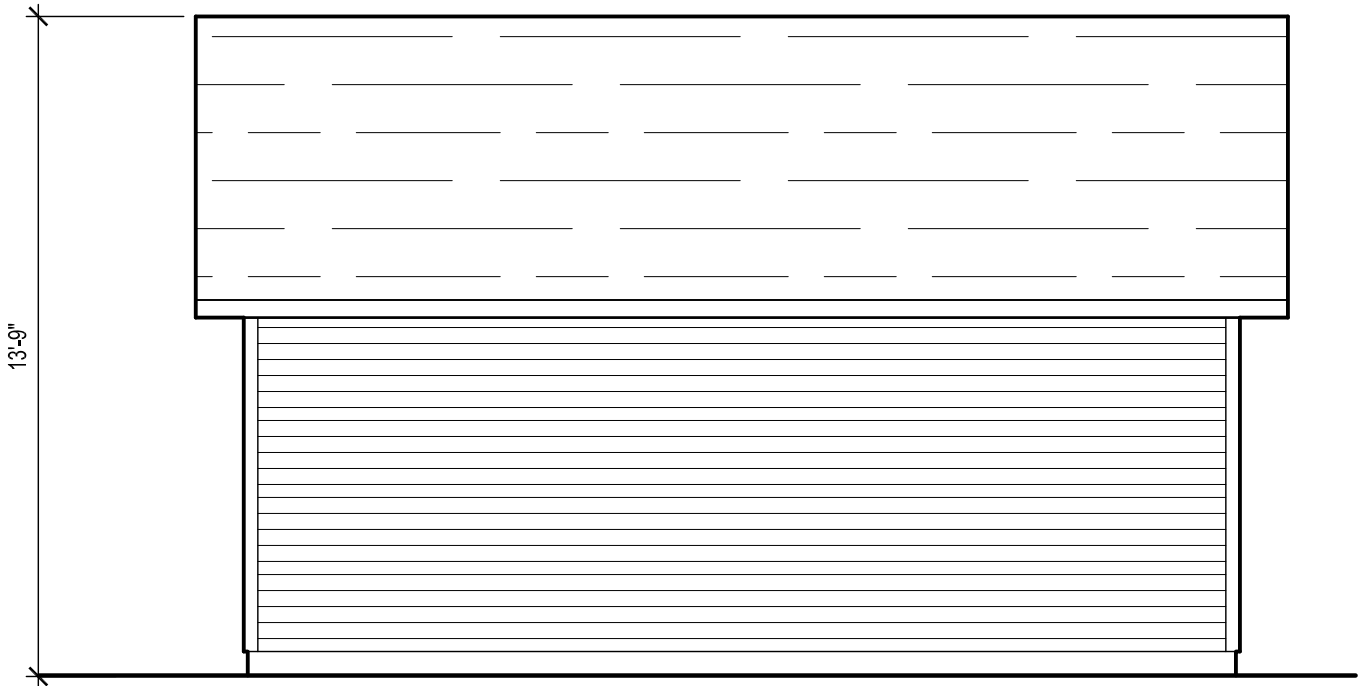
SOUTH ELEVATION
PROPOSED

HOSTETLER RESIDENCE

444 Fifth Street - Ann Arbor
 Lewis Greenspoon Architects
 16 Nov '16 1/4" = 1'-0"



WEST ELEVATION
PROPOSED



NORTH ELEVATION
PROPOSED

HOSTETLER RESIDENCE

444 Fifth Street - Ann Arbor
Lewis Greenspoon Architects
16 Nov '16 1/4" = 1'-0"

HardiePlank® Lap Siding

HardiePanel® Vertical Siding

HardieShingle® Siding



SMOOTH

Countrylane Red

Thickness	5/16 in.				
Length	12 ft. planks				
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.	9.25 in.* 12 in.**
Exposure	4 in.	5 in.	6 in.	7 in.	8 in. 10.75 in.
ColorPlus Pcs./Pallet	324	280	252	210	
Prime Pcs./Pallet	360	308	252	230	190 152
Pcs./Sq.	25.0	20.0	16.7	14.3	12.5 9.3

Available Colors



[View all HardiePlank Lap Siding Products](#)

*9.25 in. only available primed.

**12 in. only available primed and in select areas.



JamesHardie
Siding | Trim

ABOUT JAMES HARDIE

PRODUCTS

COLOR

AZEK Trim (Traditional & Frontier)

Trim that is easy to work with and offers long lasting durability, AZEK Trim is the perfect replacement for wood in all non-stress and non-load bearing applications. It can be easily milled, routed, and heat formed for custom looks. AZEK Trim doesn't require paint for protection, but can be easily painted for aesthetics.



5/8 x Thickness

Actual	Lengths
5/8" x 3 1/2"	12' and 18'
5/8" x 5 1/2"	12' and 18'
5/8" x 7 1/4"	12' and 18'
5/8" x 9 1/4"	12' and 18'
5/8" x 11 1/4"	12' and 18'
5/8" x 15 1/4"	12' and 18'

4/4 x Thickness

Nominal	Actual	Lengths
1 x 2	3/4" x 11 1/2"	18'
1 x 4	3/4" x 3 1/2"	12' and 18'
1 x 5	3/4" x 4 1/2"	12' and 18'
1 x 6	3/4" x 5 1/2"	12' and 18'
1 x 8	3/4" x 7 1/4"	12' and 18'
1 x 10	3/4" x 9 1/4"	12' and 18'
1 x 12	3/4" x 11 1/4"	12' and 18'
1 x 16	3/4" x 15 1/4"	12' and 18'

5/4 x Thickness

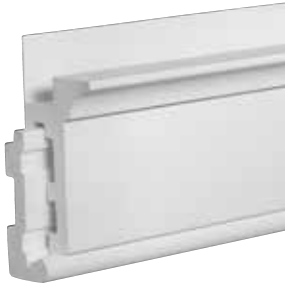
Nominal	Actual	Lengths
5/4 x 4	1" x 3 1/2"	12', 18', and 20'
5/4 x 5	1" x 4 1/2"	12', 18', and 20'
5/4 x 6	1" x 5 1/2"	12', 18', and 20'
5/4 x 8	1" x 7 1/4"	12', 18', and 20'
5/4 x 10	1" x 9 1/4"	12', 18', and 20'
5/4 x 12	1" x 11 1/4"	12', 18', and 20'
5/4 x 16	1" x 15 1/4"	12', 18', and 20'

6/4 x Thickness (Frontier Only)

Nominal	Actual	Lengths
6/4 x 4	1 1/4" x 3 1/2"	20'
6/4 x 6	1 1/4" x 5 1/2"	20'
6/4 x 8	1 1/4" x 7 1/4"	20'
6/4 x 10	1 1/4" x 9 1/4"	20'
6/4 x 12	1 1/4" x 11 1/4"	20'

AZEK Finish Grade Trim* (Traditional Only)

Two-piece trim system installs quickly and easily, saving time and labor costs while providing a beautiful, smooth, fastener-free trim surface. No need to fill, paint and sand nail holes. Perfect for door and window surrounds, but could be used in nearly any trim application.



Base plate can be quickly and securely face nailed. Then the cover trim fits neatly over the base trim and includes a nailing flange to eliminate visible fasteners.

Finish Grade Trim*

Nominal	Actual	Lengths
6/4 x 4	1 1/4" x 4"	18'
6/4 x 6	1 1/4" x 6"	18'
3" x 3" (Miter Key Corner Reinforcement)		

AZEK Universal Skirt Board*

Providing the perfect transition between the siding and trim, as well as assisting in water management, the two piece Universal Skirt Board includes a reversible trimboard that is routed to accept a proprietary universal siding interface.



Unlike other skirtboards, AZEK Universal Skirt Board will work equally well with a variety of siding products including fiber cement, vinyl, cedar shingles or wood.

The AZEK Universal Skirt Board reduces labor, saves installation time and costs, and replaces the need for starter strips. It is perfect for use where water tables are not needed or desired.

Universal Skirt Board*

Nominal	Actual	Lengths
5/4 x 6	1" x 5 1/2"	18'
5/4 x 8	1" x 7 1/4"	18'
5/4 x 10	1" x 9 1/4"	18'

1 1/2" nailing flange length
1/4" drip edge overhang

* Patent Pending
†Traditional only

LANDMARK®

with
STREAK FIGHTER®

LANDMARK® color palette

"Best Buy"
As ranked by a leading
Consumer Magazine.



Shown in Weathered Wood

takes roofing to a higher level

Durable, beautiful color-blended line of shingles. The widest array of colors to suit any trim, stucco or siding color. Manufactured with self-sealing adhesive strips and a wide nailing zone, larger than competitors for ease of installation so your roofing job is complete in no time.

specifications

- Two-piece laminated fiber glass-based construction
- Classic shades and dimensional appearance of natural wood or slate
- 233-238 lbs. per square

For U.S. building code compliance, see product specification sheets.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:

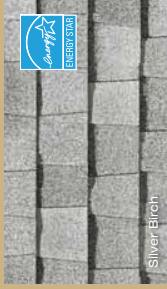
- ICC-ES-ESR-1389

Landmark Silver Birch is an ENERGY STAR® rated product and may qualify for a federal tax credit.

warranty

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 10-year StreakFighter® algae-resistance warranty
- 10-year SureStart™ protection warranty
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required

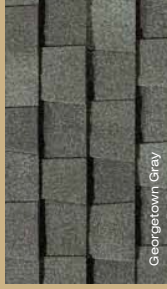
See actual warranty for specific details and limitations.



Silver Birch



Oddlestone Gray



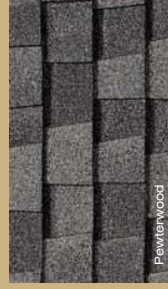
Georgetown Gray



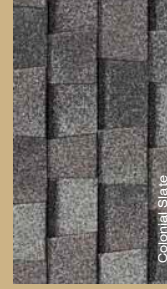
Driftwood



Weathered Wood



Pewterwood



Colonial Slate



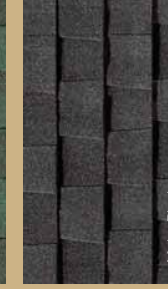
Heather Blend



Hunter Green



Cottage Red



Moire Black



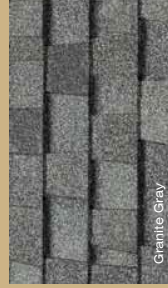
Charcoal Black



Birchwood



Resawn Shake



Granite Gray



Atlantic Blue



Burnt Sienna

EXTERIOR DOORS



JELD-WEN® Authentic Wood Exterior Doors accentuate any architectural style. From Craftsman to Prairie, Colonial to Contemporary, the warmth and beauty of real wood is sure to bring your entrance to life. A wide range of choices in door designs will help you make your house a home.

LEFT: 5404 HEMLOCK DOOR, RAISED PANELS

BELOW: 6206 HEMLOCK DOOR WITH CLEAR GLASS

RIGHT TOP: 5104 MERANTI MAHOGANY DOOR WITH CLEAR GLASS

RIGHT MIDDLE: 5106 MERANTI MAHOGANY 8'0" DOORS WITH CLEAR BEVELED GLASS

RIGHT BOTTOM: 5112 HEMLOCK DOOR WITH CLEAR GLASS



GALLERY[®]

collection

1 & 2-LAYER CONSTRUCTION



America's Favorite Garage Doors[®]



*Gallery[®] Collection Model GD4S Garage Door with Clayton[™]
Long Window Design, Spade Lift Handles and Step Plates
Smooth Fiberglass Model FS2651 Entry Door with Clayton[™] Glass*



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GALLERY® collection

Clopay's one and two-layer Gallery® collection combines stylish carriage house designs at more affordable prices. Create a look that complements the overall look of your home by selecting the panel size, window or solid top section design and decorative hardware to give it that one-of-a-kind look. Available with or without insulation, it is virtually maintenance-free, so the first fabulous impression becomes a lasting impression.

STYLE AND CONSTRUCTION

- 24 gauge or 25 gauge 2" steel frame construction for long-lasting performance.
- Hot-dipped galvanized steel interior and exterior skins with a baked-on primer and top coat help ensure a virtually maintenance-free door with long-lasting beauty.
- Optional 1-5/16" polystyrene insulation improves energy efficiency. 6.3 R-value (Models GD5SV, GD4SV and GD4LV).
- Nylon rollers are quiet and durable.
- Rust-proof, aluminum bottom weatherseal retainer and vinyl astragal help seal out the elements.
- See your Clopay Dealer for WINDCODE® door availability.

Calculated door section R-value is in accordance with DASMA TDS-163.



1
LAYER
NON-INSULATED

Model	Description
GD5S	25 Gauge, Short Panel, Non-Insulated
GD4S	24 Gauge, Short Panel, Non-Insulated
GD4L	24 Gauge, Long Panel, Non-Insulated

2
LAYER
POLYSTYRENE

EFFICIENCY
6.3
R-VALUE

Model	Description
GD5SV	25 Gauge, Short Panel, Insulated
GD4SV	24 Gauge, Short Panel, Insulated
GD4LV	24 Gauge, Long Panel, Insulated



VINTAGE style with updated APPEAL

Model GD4S, Short Windows with Square Grilles,
Spade Lift Handles, Step Plates and
Optional Decorative Spade Strap Hinges

DOOR DESIGNS

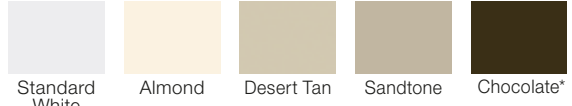


Short (GD5S,
GD5SV, GD4S
and GD4SV)

Long (GD4L and GD4LV)

GD5S/GD5SV available 5'0"–18'0" wide in 2" increments (excludes 10'2"–11'4" and 14'8").
GD4S/GD4SV available 5'0"–20'0" wide in 2" increments (excludes 10'2"–11'4" and 14'8").
GD4L/GD4LV available 7'8"–20'0" wide in 2" increments (excludes 10'2"–11'4" and 14'8").
All doors available 6'0"–16'0" high in 3" increments.
Standard hardware shown above.

COLORS



- Exterior steel on standard color doors has a natural woodgrain texture.
- Doors can be painted to match the home's exterior using a high-quality latex exterior paint. Do not use oil-based paint.

** Not available on Models GD4L and GD4LV.
Due to the printing process, colors may vary.*

CUSTOM PAINT OPTION



Color Blast™ offers more than 1,500 Sherwin-Williams® color options to complement your home. Clopay's durable two-part paint system has been thoroughly tested and is backed by a five-year warranty.