

ANN ARBOR HISTORIC DISTRICT COMMISSION**Staff Report****ADDRESS:** 512 Fourth Street, Application Number HDC16-073**DISTRICT:** Old West Side Historic District**REPORT DATE:** May 12, 2016**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator**REVIEW COMMITTEE DATE:** Monday, May 9, 2016

	OWNER	APPLICANT
Name:	Jeffrey Hogg & Amy Frontier	Same
Address:	512 Fourth Street Ann Arbor, MI 48103	
Phone:	(917) 974-4163	

BACKGROUND: This one-and-a-half story house has many classic craftsman features, including deep bracketed eaves with exposed rafters, wide shed-roof dormers centered on both sides of the roof, three over one windows, and a full width gabled front porch. The house was originally constructed before 1900 with a single story. Between 1916 and 1925, according to Sanborn maps, the house was added on to or rebuilt as a two-story dwelling with the full-width front porch and a small rear porch on the north side. More history has been provided by the applicant in the packet.

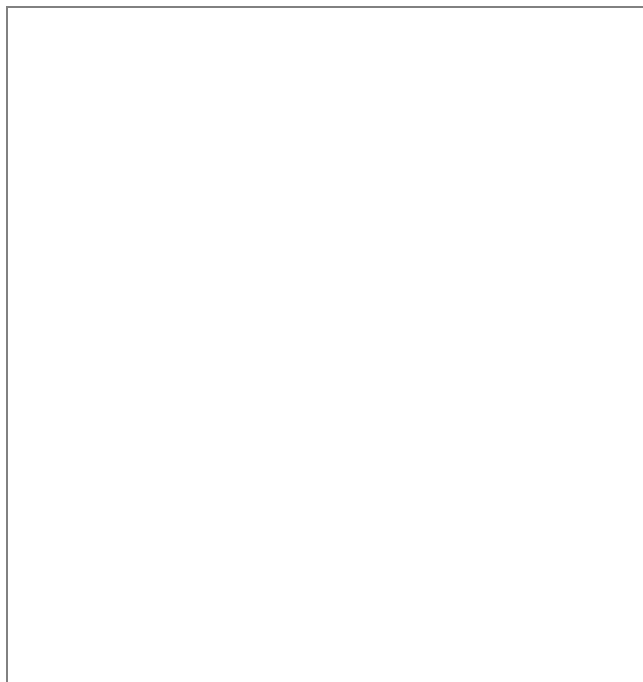
In 2010 an identical application received a Certificate of Appropriateness from the Historic District Commission, but that approval expired three years later. The same owners would now like to build the same addition. A new Certificate is required from the HDC.

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

APPLICATION: The applicant seeks HDC approval to demolish an existing rear addition and add a two-story addition on the rear of the house, a bump-out addition on the south side of the original house, a skylight on the south elevation roof, and paver patios on the south and west sides.

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.
- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will 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):

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.

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.

STAFF FINDINGS:

1. The existing house is 1,351 square feet per the submitted drawings. The proposed addition adds 298 square feet to the first floor and 475 square feet to the second floor for a total of 773 square feet, or an additional 57%. The footprint is a 37% increase over the current historic footprint. There will also be a new basement beneath the addition with egress windows in a concrete well on the south wall.
2. Most of the two-story addition will extend approximately two feet beyond the plane of the north wall. Staff would prefer that the rear addition step inward against the back of the house instead of outward to make the addition more subordinate to the house.
3. Staff is not always supportive of bumpouts, but the one proposed for the south elevation ties in well with the historic design of the house and helps mitigate the elongation that the proposed addition adds to the house by breaking up the long south wall. It will result in the loss of a pair of character-defining windows.
4. Other features of the house that will be removed by the additions are the current rear addition and a second floor rear window. All of the windows are presumed to be original. Since the current rear addition is of substantially lower quality workmanship than the two-story house, and since it does not reflect the rest of the house's craftsman character or help explain the earlier one-story dwelling, staff feels its removal is appropriate.
5. The proportions and placement of the windows on the addition, which align with existing windows on the side elevations, are complementary to the house. The placement of the proposed skylight is appropriately situated behind a shed dormer toward the rear of the original house.
6. The addition will be distinguished by foundation materials and the preservation of the rear roof corners. The roof ridge will be continuous from the house to the addition. Staff prefers a lower roofline on the addition than on the existing house, rather than a

continuation of the existing ridge height, both to distinguish the new roofline from the old and to help keep the addition subordinate to the original house.

7. The house is situated in the far northeast corner of a 66' wide lot. As a result, more of the south elevation of the house is visible from the street than on most houses. The lot is large enough to support the proposed addition without unduly infilling the open space or negatively impacting the neighbors. The historic relationship between buildings, landscape features, and open space is adequately retained.
8. Staff had concerns about whether the addition is limited enough in size and scale in relationship to the historic house, but the design is simple and compatible and generally preserves the integrity of the historic house, and the spaciousness of the site helps prevent the appearance of an overly-large addition shoehorned into a small lot.
9. The proposed two-story addition, bumpout, skylight, and patios are generally 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*, in particular standards 2,5,9 and 10, and the guidelines for new additions and building site.

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 512 Fourth Street, a contributing property in the Old West Side Historic District, to add a two-story addition, bumpout, skylight, and patios as proposed. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the rest of 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 2,5,9, and 10 and the guidelines for new additions and building site.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 512 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.

512 Fourth Street (May 2008 photos)





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: <u>512 4TH STREET</u>	
Historic District: <u>OLD WEST SIDE HISTORIC DISTRICT</u>	
Name of Property Owner (If different than the applicant): <u>AMY FRONTIER & JEFFREY HOBBS</u>	
Address of Property Owner: <u>512 4TH STREET</u>	
Daytime Phone and E-mail of Property Owner: <u>917 974 4163</u> <u>amfrontier@yahoo.com</u>	
Signature of Property Owner: <u></u>	Date: <u>4/21/16</u>
Section 2: Applicant Information	
Name of Applicant: <u>AMY FRONTIER & JEFFREY HOBBS</u>	
Address of Applicant: <u>512 4TH STREET</u>	
Daytime Phone: (<u>917</u>) <u>974 4163</u> Fax: (____) _____	
E-mail: <u>amfrontier@yahoo.com</u>	
Applicant's Relationship to Property: <input checked="" type="checkbox"/> owner <input type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other	
Signature of applicant: <u></u>	Date: <u>4/21/16</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 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></u>	

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.

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:

TO: Ann Arbor Historic District Commission

Date: April 21, 2016

Project: Renovation of 512 Fourth Street

Owner: Amy Frontier and Jeffrey Hogg
512 Fourth Street
Ann Arbor, MI 48103

NOTE: This is a resubmission of a previously approved project. The project was approved in February of 2010. There are no changes to the project.

Description of Proposed Changes:

The following is a description of the renovations and additions to 512 Fourth Street. The proposed two-story addition will add an additional 773 square feet or 57 percent to the current 1351 square foot house. The gross footprint will add an additional 298 square feet to the building footprint for a 37 percent increase.

1. Site Work

- a. Grading of site shall be limited to portions affected by new structures to provide positive drainage away from foundations and a level area at the patio at the side of the house.

2. Demolition

- a. The existing kitchen and rear entry addition including concrete foundation will be demolished and the section of sidewall at the lower first floor will be removed, while preserving the overhangs at the corners on both the north and south sides.

3. New Additions

- a. A new second-story addition will be constructed for the second floor bedrooms / laundry / bath / closet in the same style as the existing structure. See drawings for exact configuration, size, and appearance. The windows in the new addition will be 'Weather Shield' wood double-hung or casement units. All exterior trim will match existing conditions as closely as possible. The siding will be horizontal beveled wood and will match the existing exposure. The roof will be asphalt shingles to match existing.
- b. On the new first floor a kitchen and family room will be constructed. See drawings for exact configuration, size and appearance. The side entry porch floor will be IPE wood decking, one step above grade. All exposed

wood will be cedar painted to match existing color scheme. A low pitch shingle roof will cover the porch and the kitchen addition on the south face.

4. Exterior Painting and Misc. Repair

- a. All painted aluminum surfaces affected by demolition will be repainted with repairs made as necessary.
- b. Downspouts affected by new addition will be reworked as needed.

Reason for proposed changes:

We have three children (aged 12, 10, and 8 years) and two adults living in the current house and there are two small sleeping rooms. We would like to place a second story addition onto the rear of our residence. The intent of the new addition is to preserve as much of the architectural integrity of this historic residence and provide an additional bath and sleeping spaces. The proposed addition also provides for renovation of the first floor kitchen and provides additional living space as well as a first-floor bath.

512 Fourth Street (May 2008 photos)



ANN ARBOR HISTORIC DISTRICT COMMISSION
 APPLICATION FOR DETERMINATION OF APPROPRIATENESS
 FOR
 NEW TWO STORY ADDITION



DRAWING INDEX

■ T1	DRAWING INDEX & SITE PLAN
■ T2	SANBORN MAP HISTORY
□	
■ X1	EXISTING SITE/PROPOSED ADDITION
■ X2	EXISTING FIRST FLOOR PLAN
■ X3	EXISTING SECOND FLOOR PLAN
■ X4	EXISTING NORTH ELEVATION
■ X5	EXISTING SOUTH ELEVATION
■ X6	EXISTING EAST ELEVATION
■ X7	EXISTING WEST ELEVATION
□	
■ A1	PROPOSED FIRST FLOOR PLAN
■ A2	PROPOSED SECOND FLOOR PLAN
■ A3	PROPOSED NORTH ELEVATION
■ A4	PROPOSED SOUTH ELEVATION
■ A5	PROPOSED EAST ELEVATION
■ A6	PROPOSED WEST ELEVATION

T1 TITLE SHEET

HOGG / FRONTIER ADDITION
 512 Fourth Street, Ann Arbor, Michigan 48103

RUETER ASSOCIATES
 ARCHITECTS
 515 Fifth Street, Ann Arbor, Michigan 48103
 phone: (734) 769-0070, fax: (734) 769-0167
 RAA: 09-004 01.19.10

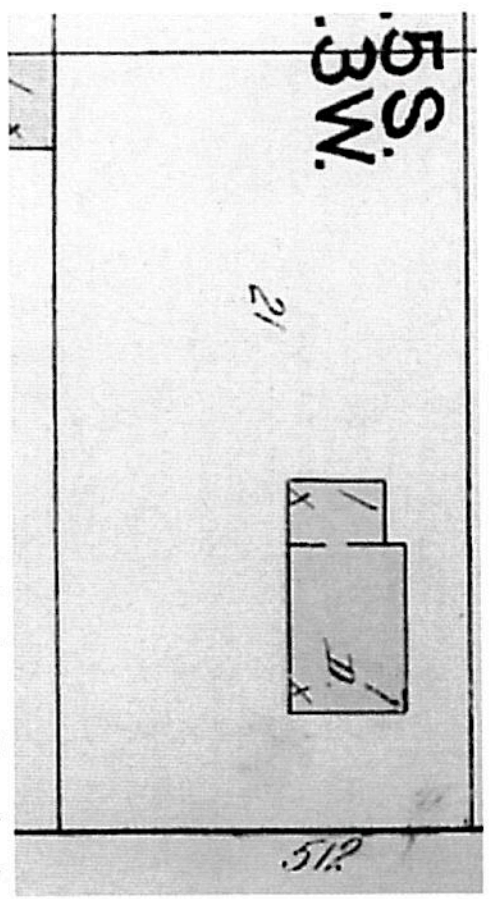
The present house was probably rebuilt as a Craftsman styled house when the second story was added. The first floor sills and basement construction certainly dates to a pre-1900 time. The house appears on the 1888 birds-eye map as a one story without the rear addition and on the 1908 Sanborn as a one story house with a small kitchen addition.

The kitchen addition was probably built sometime after 1900 and before 1908. The construction is very crude with reused materials from another structure. The floor joists are inadequate 2 x 6s 24" o.c. with recycled large plank floor sheathing. The very low cement ratio concrete foundation is similar to others dating from this era. Chunks of bituminous concrete (possibly from earlier sidewalks in the OWS) are embedded in the concrete. The addition clearly does not come close to the construction standards of the original house, nor later standards when it was reconstructed in the Craftsman style sometime between 1916 and 1925.

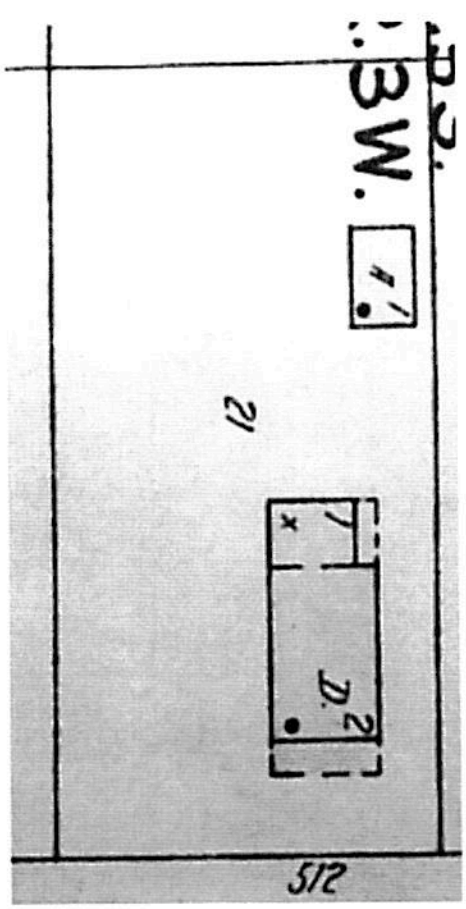
The addition cannot by code support a new second story. In addition to the inadequate width, depth and friable nature of the concrete, the shallow foundation bearing level is undermined by the excavation of a partial basement space below the bottom of the foundation's foot.

This house was completely renovated (possibly demolished to the first floor deck) and rebuilt as a craftsman with attention to details and craftsmanship. The non-original addition was not rebuilt in the Craftsman tradition. Its windows and detailing are not consistent with the rebuilt house. Since the addition is not a part of the original house, nor does it have any Craftsman detailing, its present character contributes little or nothing to the understanding of the historical record.

The Owners propose to demolish this addition and to construct a new two-story addition.



1916 Sanborn Insurance Map (enlarged)



1925 Sanborn Insurance Map (enlarged)

Development history of 512 4th St. from Sanborn Insurance Maps

T2 Sanborn Map History

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X1 Existing Site Plan

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

HOGG / FRONTIER A D D I T I O N

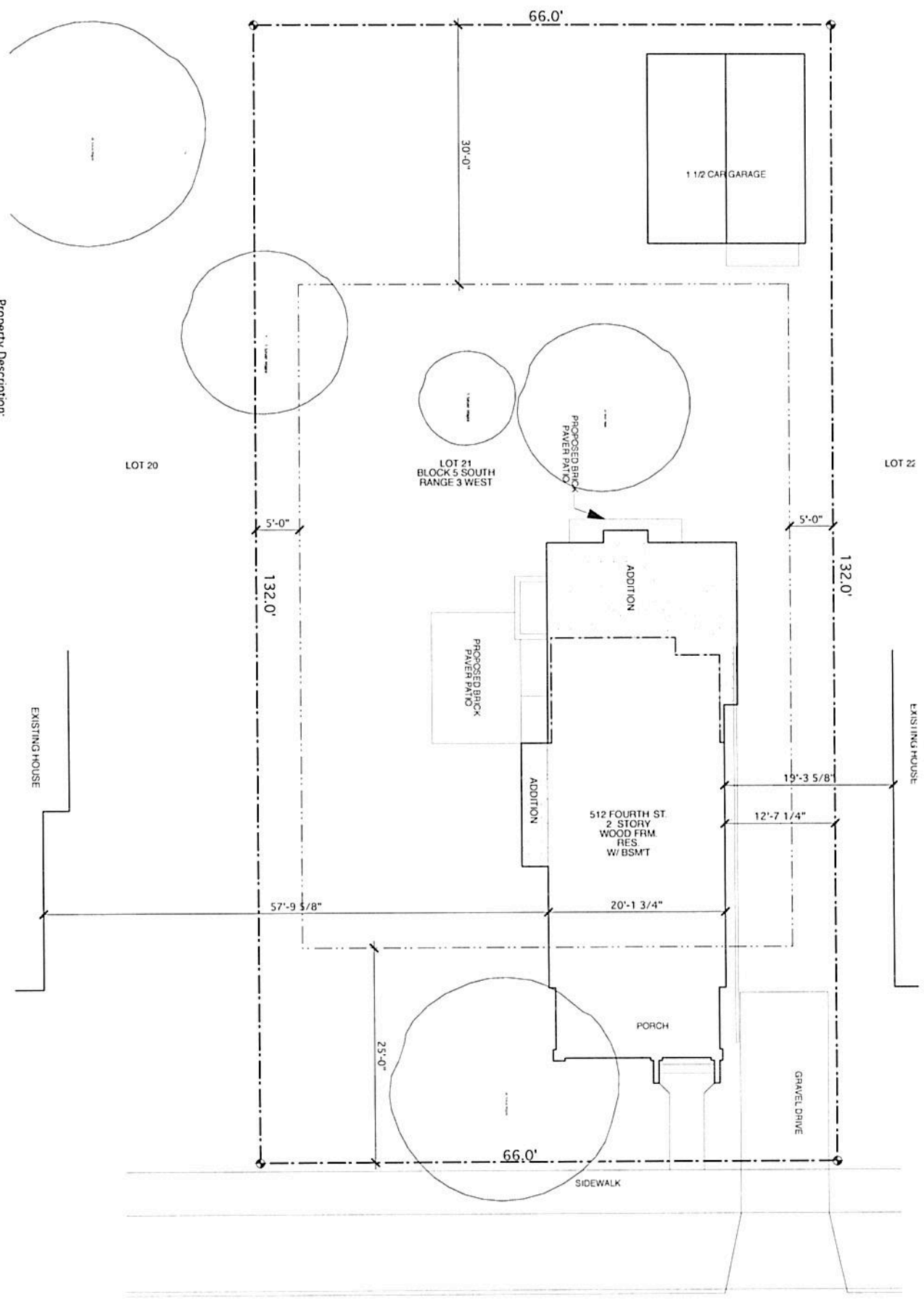
512 Fourth Street, Ann Arbor, Michigan 48103

Property Description:
 Lot 21 Block 5: South Range 2 WILLIAM S WAYNARD'S ADDITION, to the Village of Ann Arbor (now City of Ann Arbor), Washtenaw County, Michigan, as recorded in Liber 43 of Deeds, Page 626, of Washtenaw County Records.

RUETER ASSOCIATES

A R C H I T E C T S

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FOURTH STREET 66' WD

X2

Existing First Floor

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

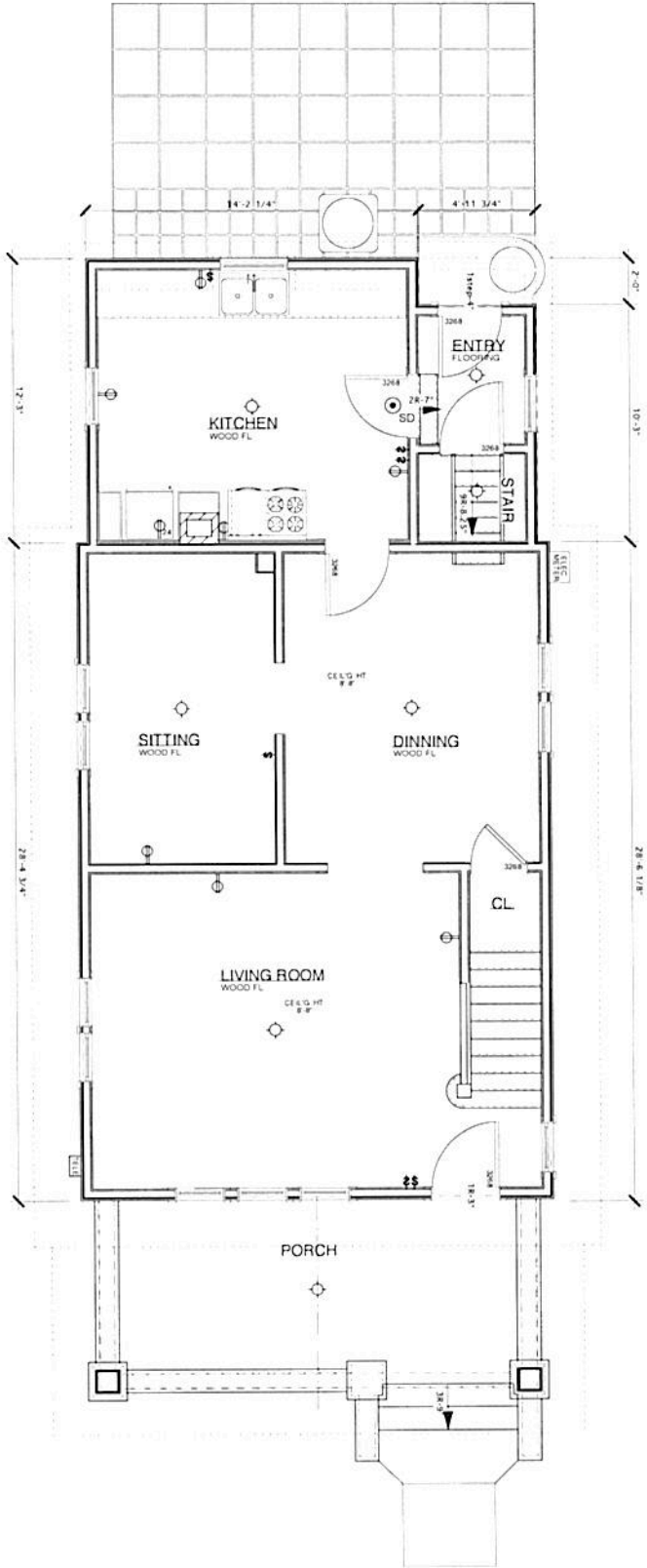
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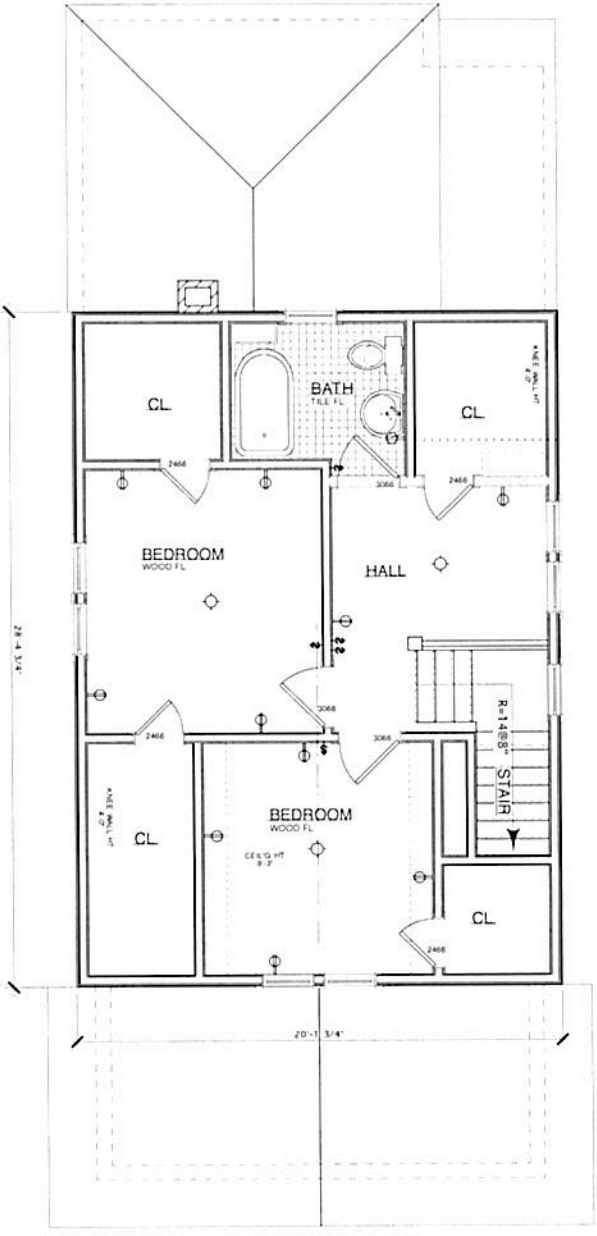
X3

Existing Second Floor

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

HOGG / FRONTIER A D D I T I O N

512 Fourth Street, Ann Arbor, Michigan 48103



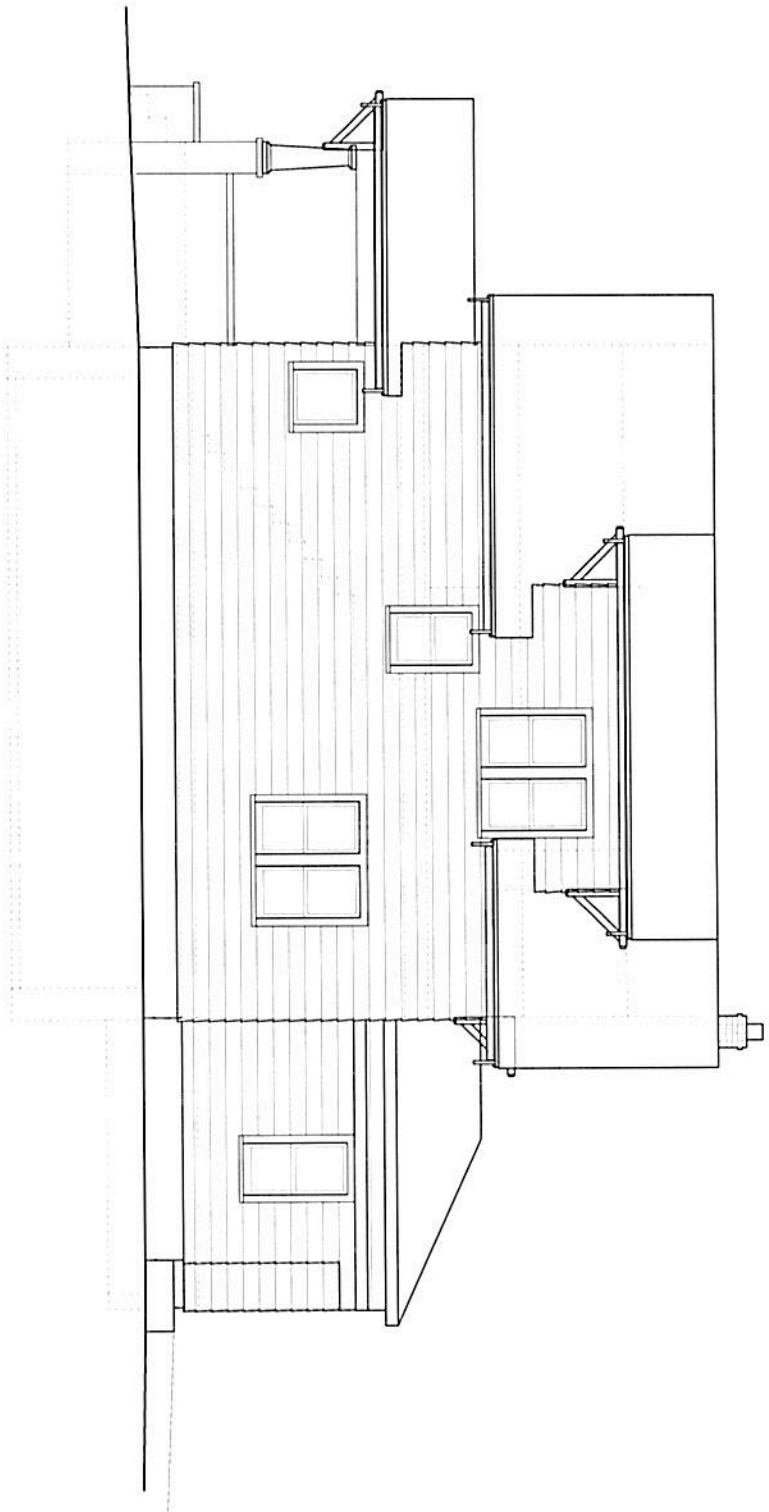
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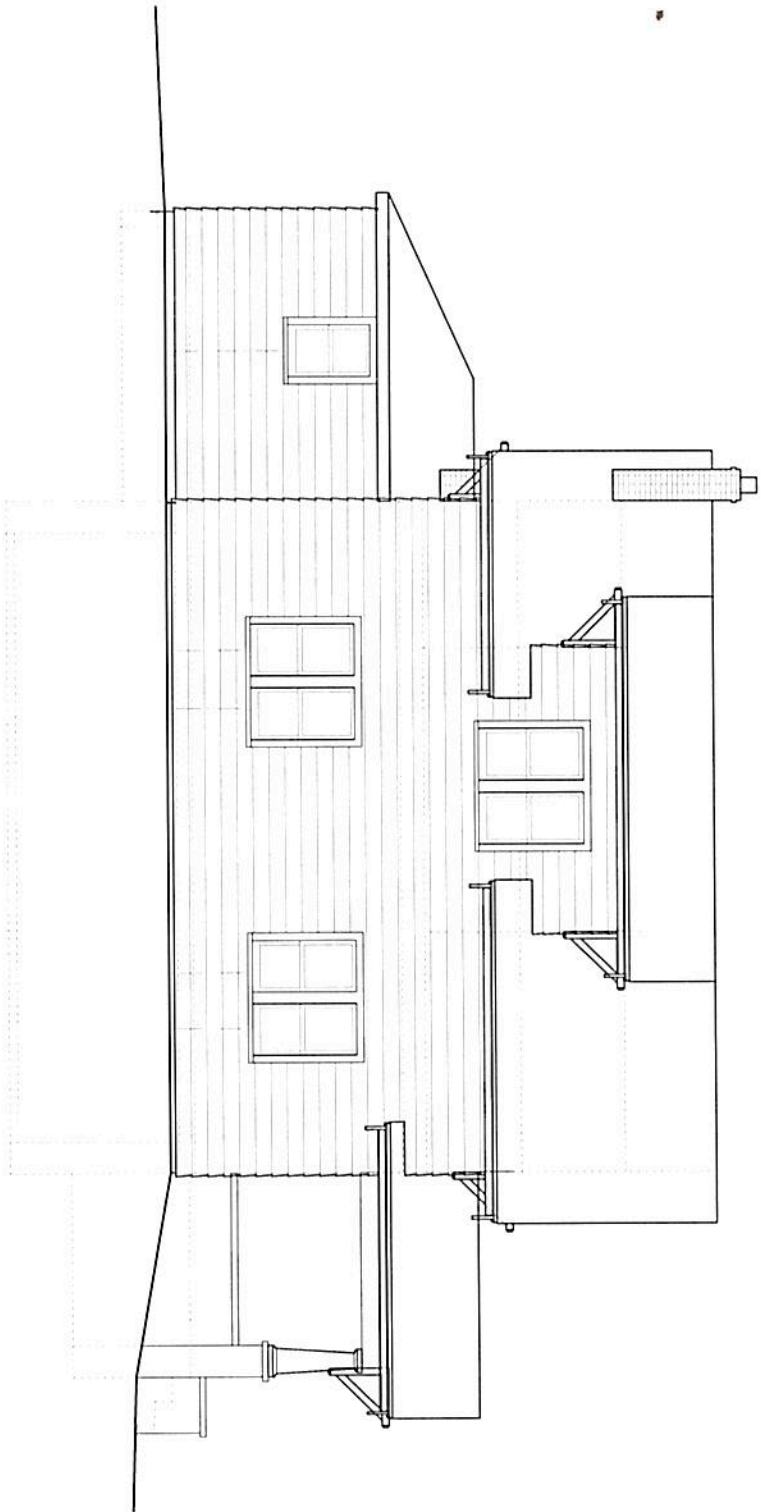


X4 Existing
North Elevation

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

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X5 Existing
South Elevation

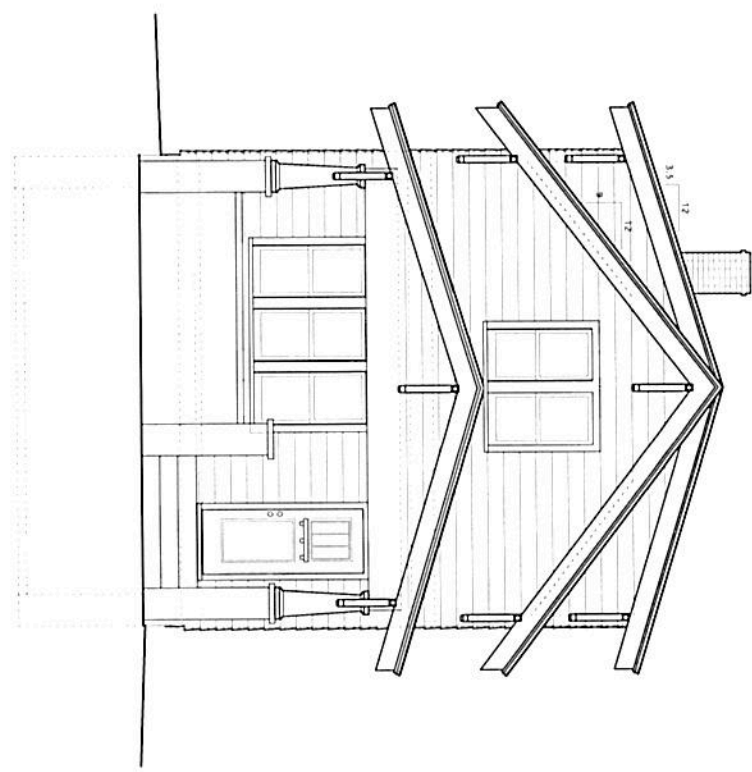
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X6 Existing
East Elevation

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

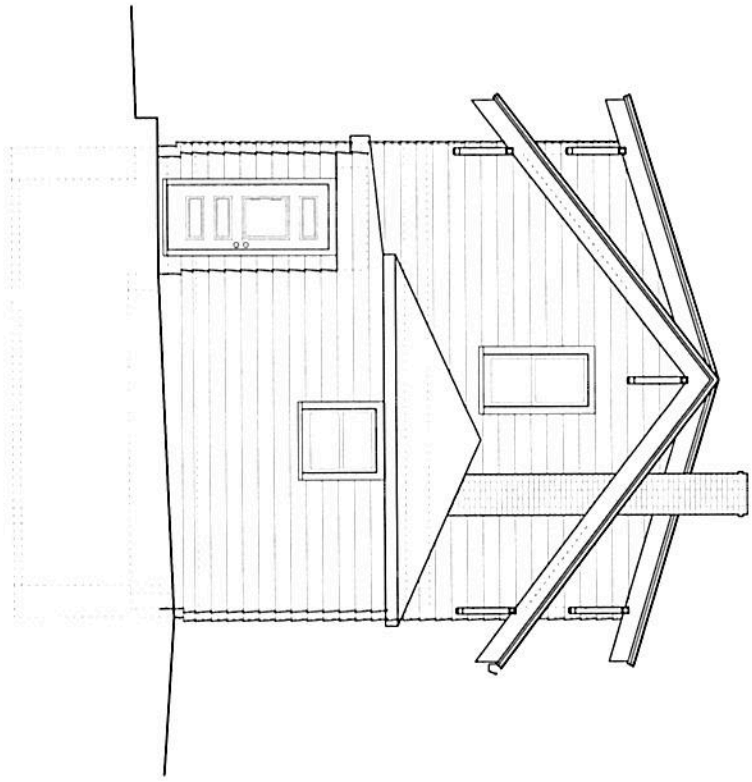


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X7 Existing
West Elevation

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



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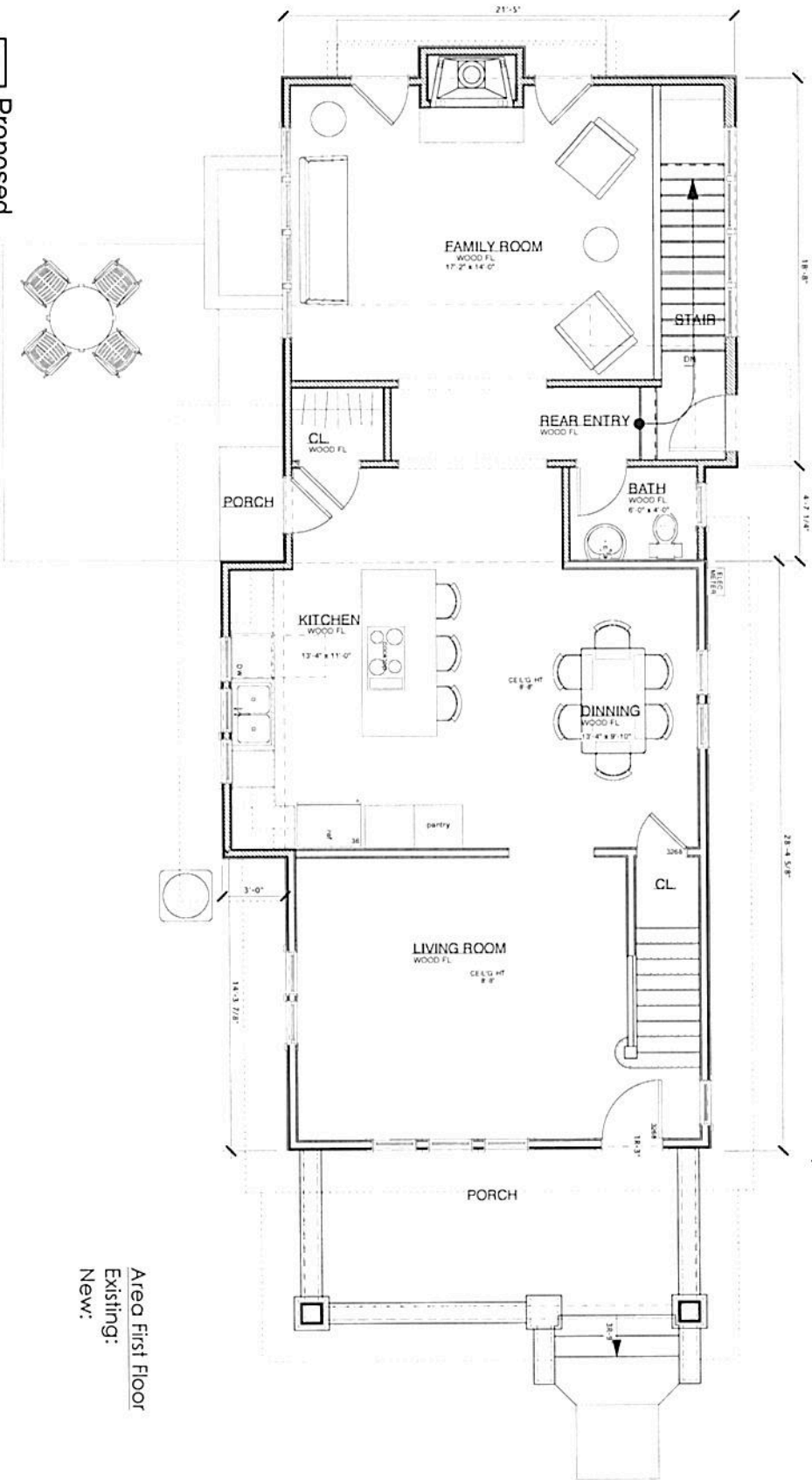
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NEW PORCH MATERIAL DESCRIPTION:

- brackets: 4x4 or 5x5 pine wood bracket painted
- FRIEZE BD and PORCH HEADER: 5/4" X 8" wd bd
- PORCH CEILING: Painted pine beaded ceiling with bed moulding-sprung
- PORCH DECK 5/4" P/E decking

NEW ADDITION MATERIAL DESCRIPTION:

- ROOF: Asphalt shingles match existing
- FASCIA: 1" X 6" wd bd
- GUTTERS: 5" K style alum gutters
- GABLE RAKE BOARD 1X2 ON 2" X 12" bd
- FRIEZE BD (BELOW RAKE) 5/4" X 12" with bed moulding
- SOFFITS: 3/4" preprimed trim with vents
- CORNER BOARDS" 5/4" X 4" WD
- BAND BOARD: on fireplace 5/4" X 6" wd bd
- SIDING: 7/16" X 5" Cedar wood siding with 4" exposure.
- EXPOSED FOUNDATION: Existing stone foundation, new poured concrete
- WINDOWS: Weather Shield wood windows with 5/4" X 4" WD casings
- DOORS: Simpson entrance door Model 6863 with 5/4" X 4" WD casings



Area First Floor	
Existing:	791 sf
New:	298 sf
Total:	1,089 sf

A1 Proposed First Floor Plan

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

HOGG / FRONTIER ADDITION
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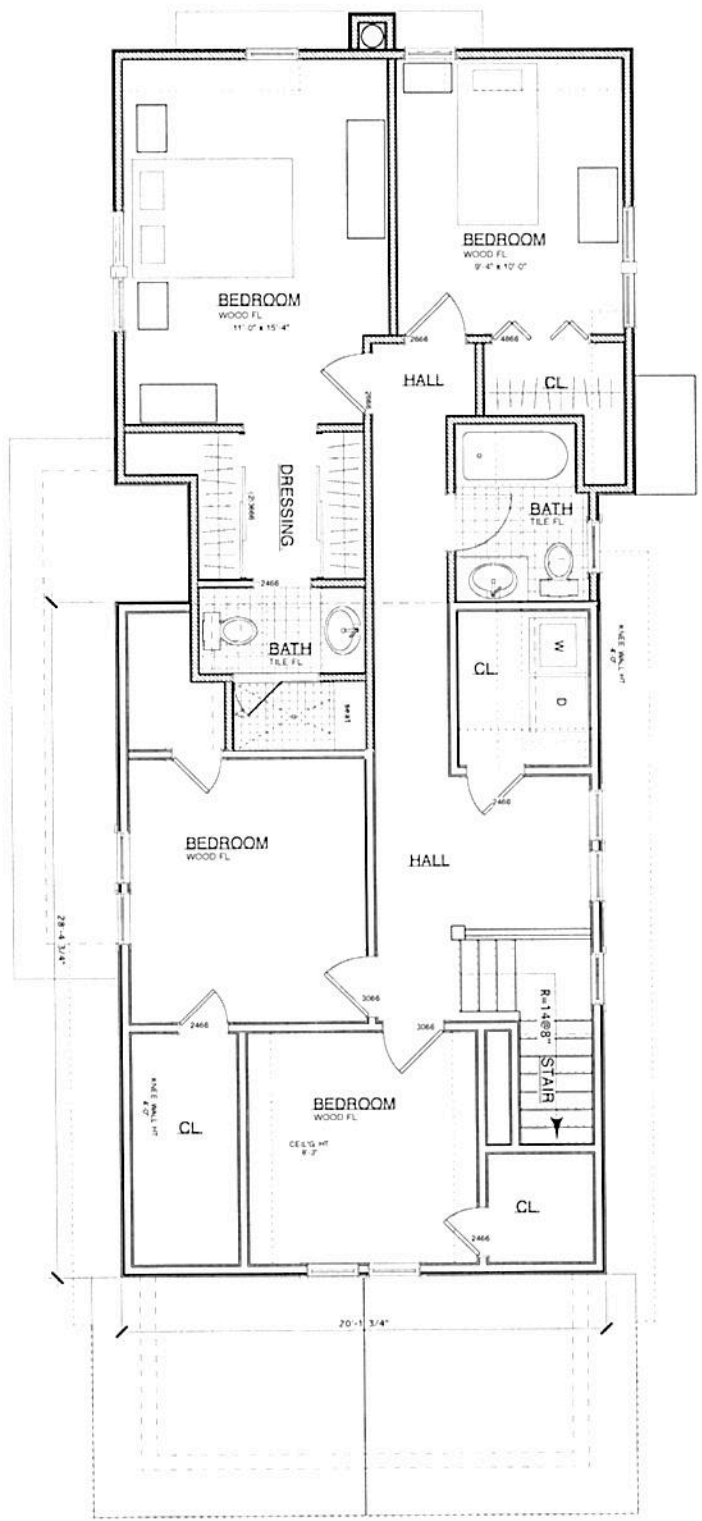
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RENOVATION OF EXISTING RESIDENCE:

- ROOFING:**
May replace roofing with laminated asphalt shingles
- SIDING:**
repair damaged aluminum siding and trim as required and repaint



Area Second Floor	
Existing:	560 sf
New:	+475
	1035

A2 Proposed Second Floor Plan

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

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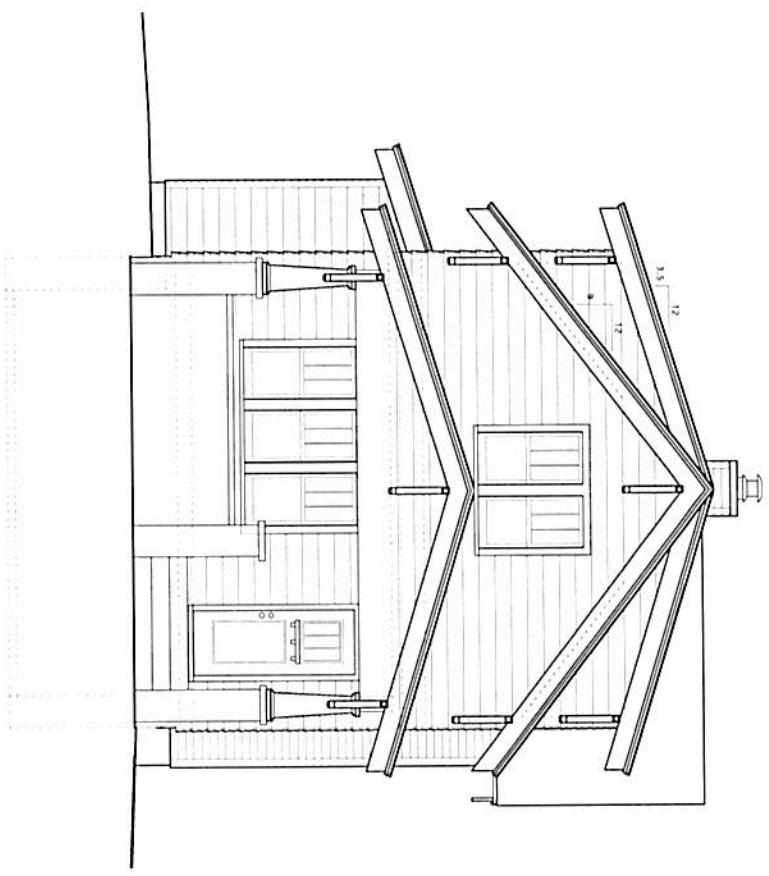
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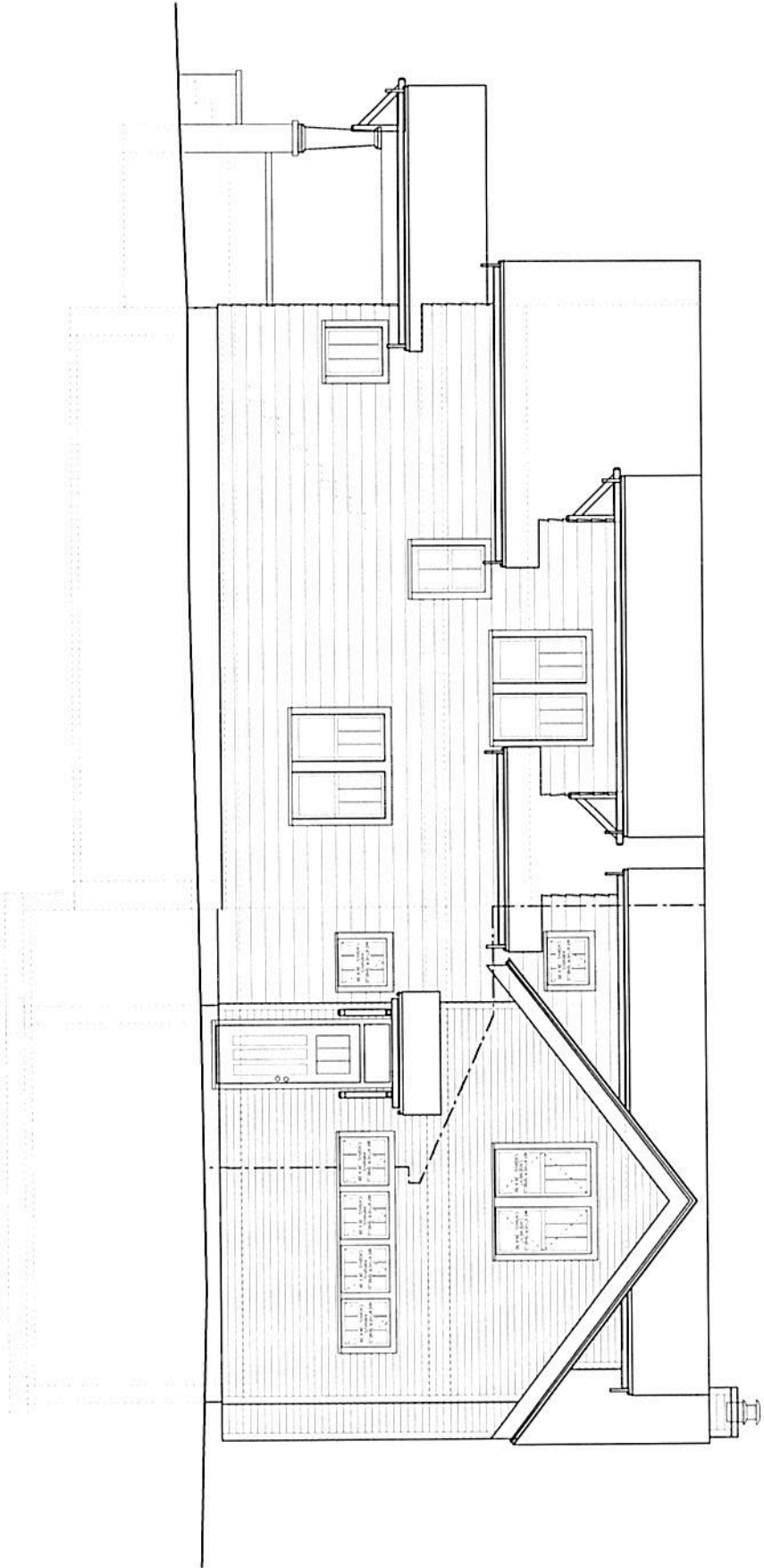
A3 Proposed
East Elevation

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



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A4 Proposed
North Elevation

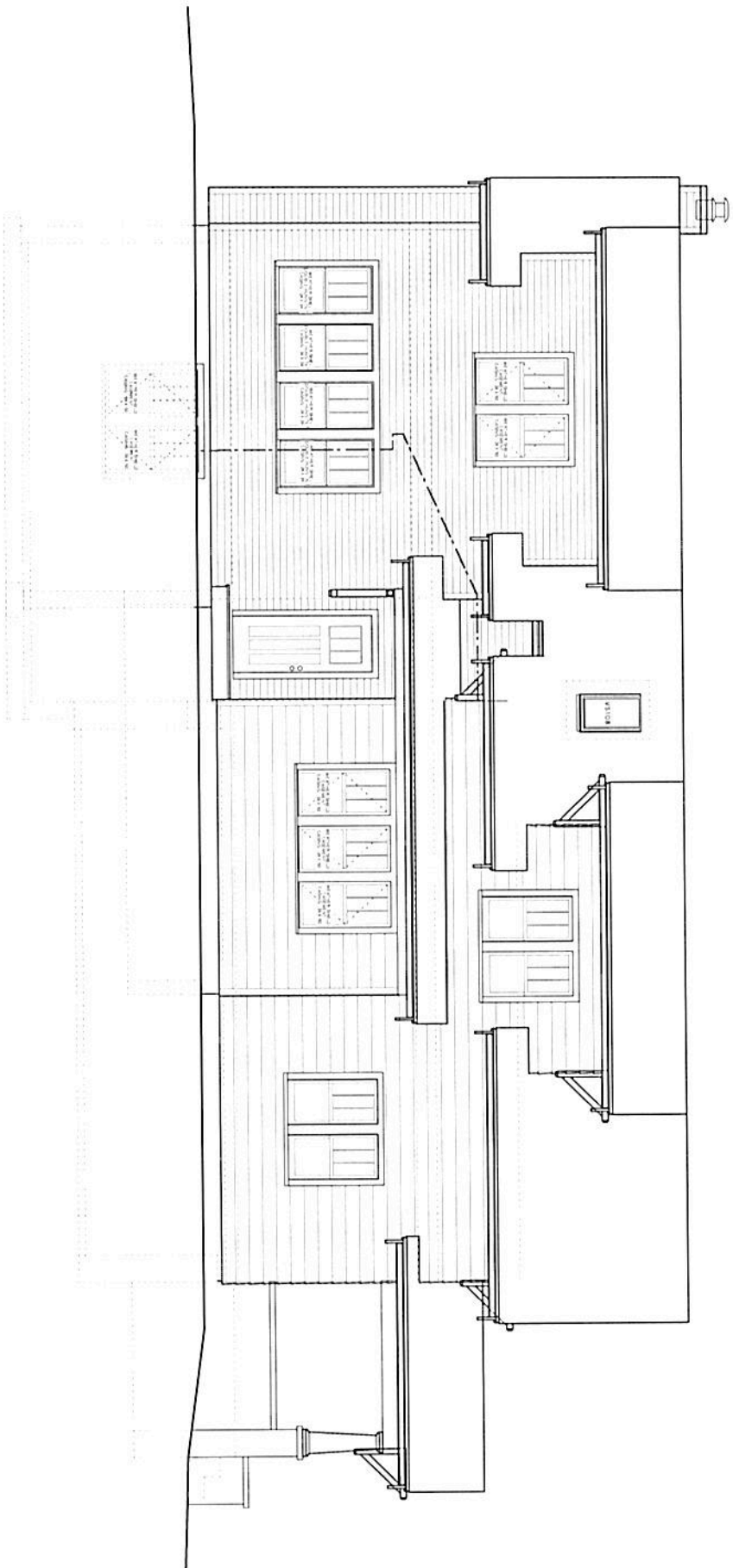
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A5 Proposed
South Elevation

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

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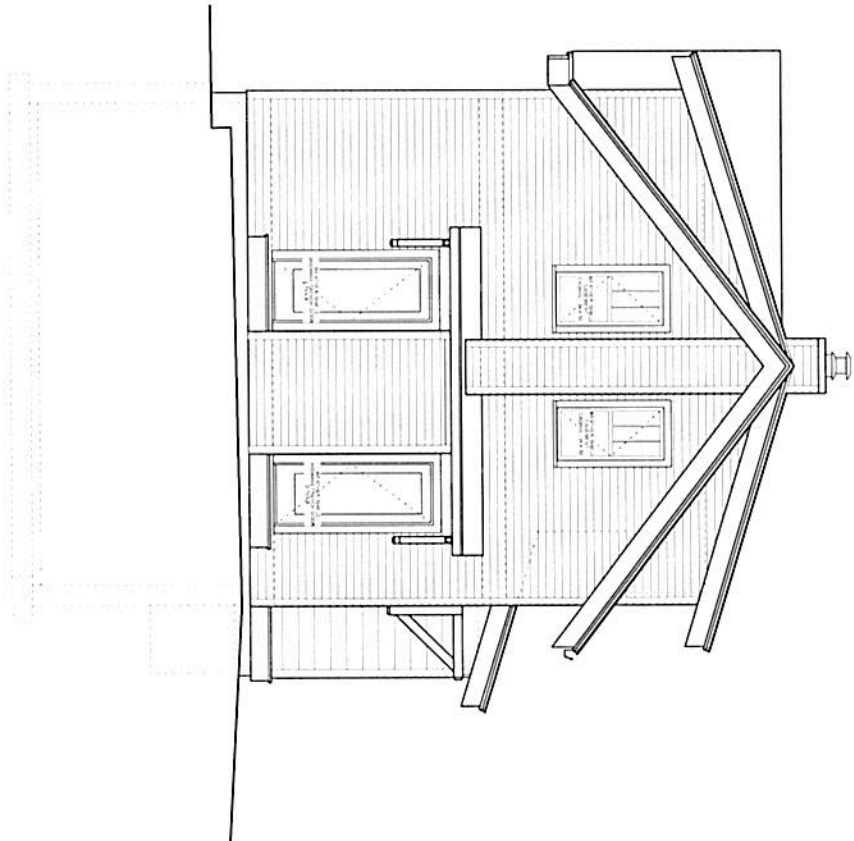
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A6 Proposed
West Elevation

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

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