

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 526 Fifth Street, Application Number HDC17-054

DISTRICT: Old West Side Historic District

REPORT DATE: April 20, 2017

REPORTED BY: Jill Thacher, City Planner/Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, April 17

OWNER

APPLICANT

Name:	Nancy Bauer	Same
Address:	526 Fifth Street Ann Arbor, MI 48103	
Phone:	(734) 476-0832	

BACKGROUND: This two-story gable-fronter features a wrap-around stone front porch and cut stone foundation. The date of construction is unknown, but it appears in the 1883-4 Polk City Directory as the home of painter William Henry H. Boylan. He was the proprietor of W.H.H. Boyland & Co, house and sign painters and dealers in paints, oils and glass, with a store at 16 S. Main in 1883.

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

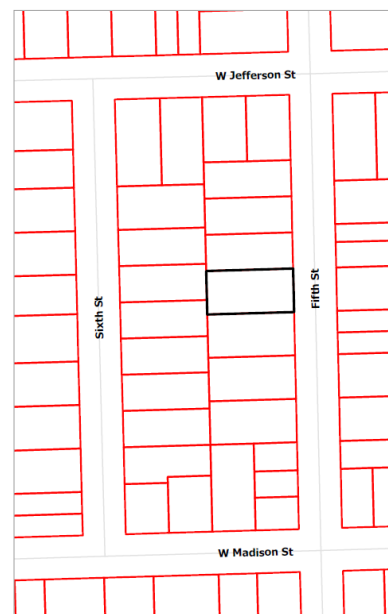
APPLICATION: The applicant seeks HDC approval to build a 20' x 27' brick paver patio and a paver walkway to the garage, both in the rear yard of the house.

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.

(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:

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.

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.

From the City of Ann Arbor Historic District Design Guidelines:

Residential Decks and Patios

Appropriate: Installing a patio flush with grade using stone, brick pavers, or concrete. Custom materials will be considered on a case-by-case basis.

Ensuring that a deck or patio drains away from the historic resource.

STAFF FINDINGS:

1. The proposed patio is immediately behind a rear addition to the house, spanning its width. The shape is a rounded rectangle, approximately 480 square feet, or 27' by 20' at its widest points. Along the north side of the patio is a paver-path leading from the back door of the house to the detached garage. The path is an additional 140 square feet. There are existing patio doors on the back of the house that lead out to the patio area. A photo of representative pavers is included in the application.
2. The location of the patio behind the house is an appropriate location for a landscape feature. The patio is large, but does not detract from the house or neighboring historic structures, and fits compatibly between the house and garage. Drainage is controlled using drain tile and a drywell.
3. The proposed patio is compatible in exterior design, massing, arrangement, texture, material and relationship to the site and the surrounding area, and meet *The Secretary of the Interior's Standards for Rehabilitation*, particularly standards 2 and 9.

POSSIBLE MOTION: (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 526 Fifth Street, a contributing property in the Old West Side Historic District, to construct a paver patio in the rear yard 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 and 9 and the guidelines for building sites, and the *Ann Arbor Historic District Design Guidelines* for residential patios.

ATTACHMENTS: application, drawings, pergola and paver example photos

526 Fifth Street (photo May 2008)





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: 526 5th Street

Historic District: OWS

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

Address of Property Owner: same

Daytime Phone and E-mail of Property Owner: 734-476-0832 bauer@nsf.org

Signature of Property Owner: Nancy E. Bauer Date: 3-18-17

Section 2: Applicant Information

Name of Applicant: Nancy Bauer

Address of Applicant: 526 5th Street, Ann Arbor 48103

Daytime Phone: (734) 476-0832 Fax: (734) 827-7775

E-mail: bauer@nsf.org

Applicant's Relationship to Property: ☒ owner ☐ architect ☐ contractor ☐ other

Signature of applicant: _____ Date: _____

Section 3: Building Use (check all that apply)

☒ Residential ☒ Single Family ☐ Multiple Family ☐ Rental
☐ Commercial ☐ Institutional

Section 4: Stille-DeRossett-Hale Single State Construction Code Act

(This item **MUST BE INITIALED** for your application to be **PROCESSED**)

Public Act 169, Michigan's Local Historic Districts Act, was amended April 2004 to include the following language: "...the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed completion date, a fire alarm or smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531."

Please initial here: mb

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

1. Provide a brief summary of proposed changes. Install a new patio
at rear of house.
2. Provide a description of existing conditions. Currently no patio exists
and just a rough path to back of garage.
3. What are the reasons for the proposed changes? Outdoor living space, access to
wood supply during winter, correct water pooling at bottom of stairs and
have proper landing at garage door.
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:

5th Street

520

526

532

GARAGE

PATIO

STEP





FULL SERVICE LANDSCAPING DESIGN AND CONSTRUCTION

9575 AUSTIN ROAD, SALINE, MI 48176
734-429-9889 • FAX 734-429-3395



*Bauer Residence
526 Fifth Street
Ann Arbor, MI*

Indicates Perforated
Drain Tile w/Sock
ending at a Flo-Well

Indicates Solid
Drain Tile w/Pop-Up



Patio=
480 sq.ft. +/-

Path=
140 sq.ft +/-









COMPLETE LANDSCAPE DESIGN & CONSTRUCTION

734-429-9889 FAX 734-429-3395

Email: kjones@kevinslandscaping.com

Proposal

9575 Austin Rd. Saline MI 48176

Customer
Nancy Bauer 526 Fifth St. Ann Arbor, MI 48103

Phone Numbers:	Date	Proposal #
	3/14/2017	16681

Work Description/ Materials	Qty	Cost	Total
<p>Back yard renovation:</p> <p>Paver Patio and Walkway:</p> <p>Walkway:</p> <p>Remove and dispose of existing path and portion of concrete between the porch and the garage.</p> <p>Excavate 6" of soil where pavers will be installed.</p> <p>Install Geo-textile woven fabric over excavated area to prevent base settling.</p> <p>Install 4"-6" of 23A crushed limestone, compacting in 2" lifts.</p> <p>Install 1" of 2NS bedding sand to set pavers.</p> <p>Install approximately 140 sq. ft. of pavers in approved design pattern. (including small egress pad leading from the shed to the Walkway.)</p> <p>Install Polymeric jointing sand between paver joints.</p> <p>Install Snap Edge paver restraints with 10" nails to prevent paver shifting.</p> <p>Patio:</p> <p>Install a new fascia along the back of the house, so it is a consistent size.</p> <p>Excavate soil where pavers will be installed.</p> <p>Install a short step to achieve grade for patio, that runs the length of the patio, along the walk.</p> <p>Install Geo-textile woven fabric over excavated area to prevent base settling.</p> <p>Install 4"-6" of 23A crushed limestone, compacting in 2" lifts.</p> <p>Install 1" of 2NS bedding sand to set pavers.</p> <p>Install approximately 480 sq. ft. of pavers in approved design pattern.</p> <p>Install Polymeric jointing sand between paver joints.</p> <p>Install Snap Edge paver restraints with 10" nails to prevent paver shifting.</p> <p>*Site Restoration Included: Topsoil, Grading, Seed & Straw, Etc.*</p> <p>Draintiles & Water Catchment:</p> <p>Install a solid draintile leading from the back shed and attach it to a pop-up, as shown in Design.</p> <p>Install Perforated (with a sock) draintile along the patio, and attach it to a Flo-Well, as shown in Design.</p> <p>Garage Garden:</p>			

We look forward to working with you. Please call or e-mail with any questions.

All Material is Guaranteed to be as specified and the above work to be preformed in accordance with the drawings and specifications submitted. With payments as: 25% upon approval, 25% at start of job, and the balance due upon completion. Payment options: Cash, Check, Visa, Mastercard or Discover. Kevin's Landscaping Inc. is not responsible for damage to unmarked dog fence wires, propane lines, and irrigation lines. One year warranty on all labor, trees, shrubs, lawns and hardscapes. NO warranty on perennials. NOTE: This proposal may be withdrawn by Kevin's Landscaping if not accepted within 30 days. A finance charge of 1.5% per month will be assesed on unpaid balances.

Subtotal

Sales Tax (6.0%)

Total

ACCEPTANCE OF PROPOSAL:

The prices, specifications and conditions are satisfactory and hereby accepted. Kevin's Landscaping is authorized to do the specified work as stated.

Signature / Date _____

BELOW:
PAVERS: HARBOR STONE - IRONWOOD
ACCENT PAVERS: OLD WORLD VINTAGE XLR - COFFEE
OLD WORLD VINTAGE - SUMMER WHEAT
WALLS: OLD WORLD STONEGATE - CAMEL
ACCENT WALLS: OLD WORLD VINTAGE - COFFEE
FIRE PIT: OLD WORLD FIRE PIT - CAMEL
FIRE PIT CAP: OLD WORLD 4" RADIUS GLENSTONE - CAMEL



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