

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 633 Fifth St, Application Number HDC21-295

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** October 14, 2021

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Tuesday, October 12, 2021

#### OWNER

**Name:** Tom Wagner  
**Address:** 633 Fifth St  
 Ann Arbor, MI 48103  
**Phone:**

#### APPLICANT

Neighborhood Roofing  
 832 Phoenix Drive  
 Ann Arbor, MI 48108  
 (734) 994-6500

**BACKGROUND:** This 1 ¾ story gable-front brick home features decorative contrasting brick window surrounds and a full width front porch with contrasting brick porch posts and inset cobblestones on the front wall. It first appears in the 1926 City Directory as the home of Arthur Hoppe, a painter. The house is part of a group of three structures that were originally on one lot, though they have since been divided into three. The structural tile home next door to the south was built earlier, in 1911, and the long garage/residence behind the two homes was built in 1928.

**LOCATION:** The site is on the east side of Fifth Street, opposite Princeton Avenue.

**APPLICATION:** The applicant seeks HDC approval to install two skylights -- a 21 ½" x 27 3/8" operable skylight, and a 14" sun tunnel – on the south roof face.

#### 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.
- (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):**

**Roofs**

*Recommended:* Identifying, retaining, and preserving roofs--and their functional and decorative features--that are important in defining the overall historic character of the building. This includes the roof's shape, such as hipped, gambrel, and mansard; decorative features such as cupolas, cresting chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.

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

**Additions**

*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 structures.

**STAFF FINDINGS:**

- 1) Both skylights are Velux brand. The rectangular skylight is operable and will provide ventilation, and both it and the sun tunnel will add light to the interior of the house. The sun tunnel is a low-profile model that protrudes 10" from the surface of the roof. Staff may only approve skylights that are flat and out of sight, not bubbles. Both of these skylights are visible from the public right of way.
- 2) Despite the windows being visible from the street, staff does not believe the skylights will be a distraction or diminish the historic character of the building. The work is highly reversible. Staff believes the work meets the *SOI Standards and Guidelines*, and the *Ann Arbor Historic District Design Guidelines*.

**POSSIBLE MOTION:** (Note that the motion 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 633 Fifth Street, a contributing property in the Old West Side Historic District, to install two skylights, 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 standards 2, 9 and 10 and the guidelines for roofs, windows, and building site, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to windows.

### **MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 633 Fifth 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, window specs photos.

633 Fifth Street (survey photo, May 2008)





# HISTORIC DISTRICT COMMISSION

## PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120  
Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647  
Phone: 734.794.6265 ext. 42608 [jthacher@a2gov.org](mailto:jthacher@a2gov.org)  
Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC#
	BLDG#
DATE STAMP	

APPLICATION MUST BE FILLED OUT COMPLETELY

### PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER Tom Wagner		HISTORIC DISTRICT Old West Side	
PROPERTY ADDRESS 633 Fifth St		CITY ANN ARBOR	
ZIP CODE 48103	DAYTIME PHONE NUMBER (734) 649-0190	EMAIL ADDRESS	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP

### PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME	DATE
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### APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) Neighborhood Roofing			
ADDRESS OF APPLICANT 832 Phoenix Dr.		CITY Ann Arbor	
STATE MI	ZIP CODE 48108	PHONE / CELL # (734) 994-6500	FAX No (734) 994-6502
EMAIL ADDRESS calbrina@neighborhoodroofing.com			

### APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	PRINT NAME Tom Meadows	DATE 8/31/21
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### BUILDING USE - CHECK ALL THAT APPLY

<input checked="" type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL
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### PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

Install (1) skylight and (1) Sun Tunnel to south side roof face. Sun Tunnel is in a Bathroom. Skylight is above a stairwell. (SEE Attached Drawing + Specs)
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### DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

low natural light conditions
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For Further Assistance With Required Attachments, please visit [www.a2gov.org/hdc](http://www.a2gov.org/hdc)



# HISTORIC DISTRICT COMMISSION APPLICATION

## FEE CHART

DESCRIPTION	
<b>STAFF REVIEW FEES</b>	
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
<b>HISTORIC DISTRICT COMMISSION FEES</b>	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
<b>RESIDENTIAL – Single and 2-story Structure</b>	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
<b>COMMERCIAL – includes multi-family (3 or more unit) structures</b>	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
<b>DEMOLITION and RELOCATION</b>	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

## FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

## INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to [building@a2gov.org](mailto:building@a2gov.org).

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to "City of Ann Arbor"

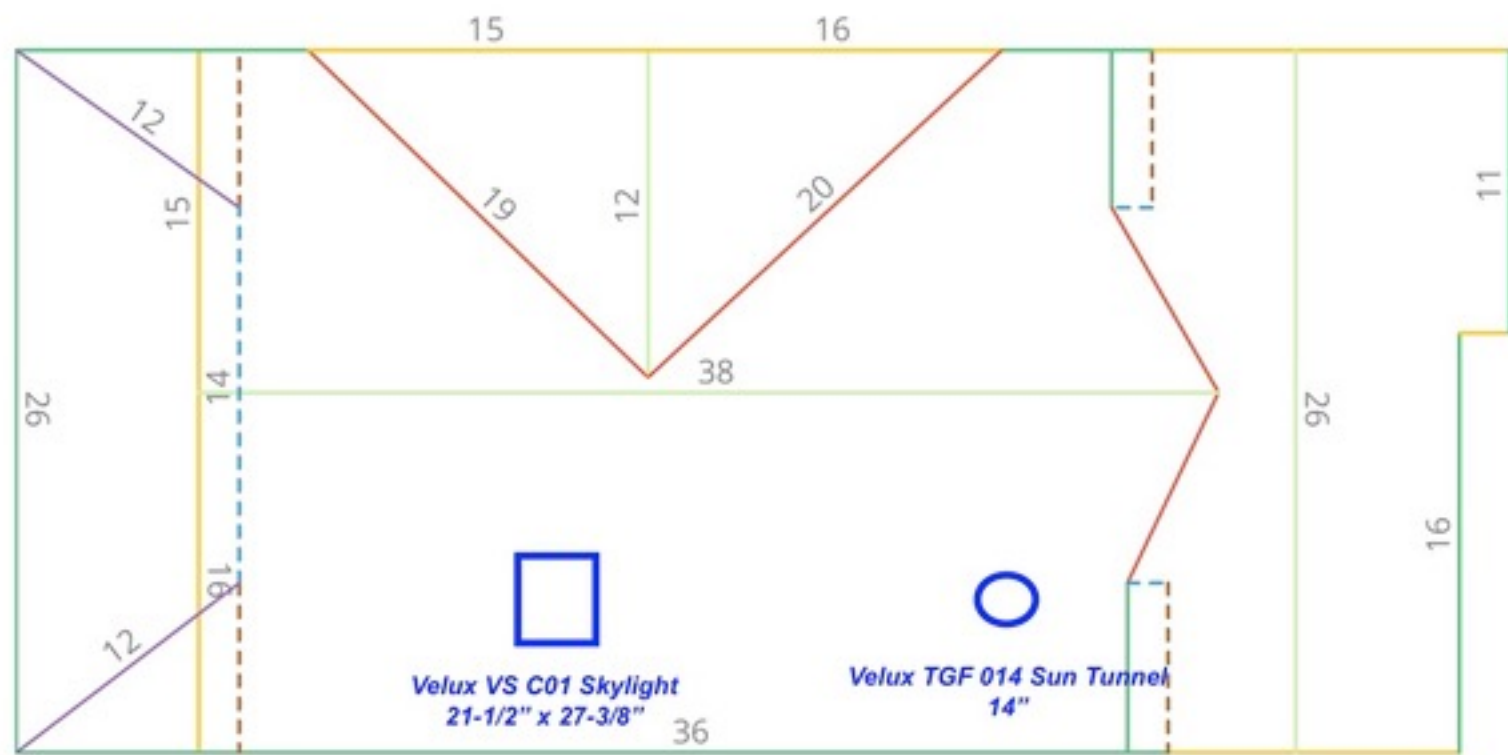
HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

## APPLICATION EXPIRATION

HDC applications expire three (3) years after the date of approval.

## OFFICE USE ONLY

Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	



# Deck-Mounted VS



VS Manual  
"Fresh Air"

SIZE - W" x H"

Description	C01
Outside Frame	21 1/2 x 27 3/8
Rough Opening	21 x 26 3/8



## 14" Sun Tunnel®

Description	TGR 014	TMR 014	TLR 014	TCR 014	TMF 014	TGF 014
Tunnel length with kit Rigid kits include 2 elbows & 24" extension	48"	48"	48"	48"	8'	8'
Tunnel type	Rigid	Rigid	Rigid	Rigid	Flexible	Flexible
Maximum recommended installation length	30'	30'	30'	30'	8'	8'



**TGF**

Flexible One-piece Low-profile Metal Flashing