

Ann Arbor Historic District Commission

Application for Certificate of Appropriateness

Old West Side Historic District

536 Sixth Street

Project Information

Owner and Applicant Address

Kristin and Jim Evans
536 6th Street
Ann Arbor, MI 48103

Project Name

536 6th St Garage Restoration, Addition, and Accessory Building

Project Description

Garage Restoration:

The existing garage, which is a contributing structure to the Old West Side Historic District, is proposed to be restored.

Garage Addition:

A small rear addition is proposed to be added to the west side of the garage.

New Accessory Building:

A new one-story, detached accessory building is proposed to be constructed in the rear of the property, behind the garage. The proposed building includes a writing studio, a kitchenette, a full bathroom, storage, and a utility room.

Back Door Landing and Stairs Renovation:

The existing stairs and landing for the back door on the south side of the house will need to be removed to access the rear yard during construction. A new landing and stairs is proposed to be built with a similar configuration and brought up to current building codes.

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Research

1947 Aerial Photograph
536 6th Street with garage



Photos of Existing Garage



Photo of East Elevation



Photo of North Elevation



Photo of South Elevation



Photo of West Elevation

Photos of Existing Garage



Photo of deteriorated historic cladding behind plywood covering.



Photo of removed plywood covering with historic cladding exposed.

Photos of Existing Garage



Photo of front of historic cladding from garage.



Photo of profile of historic cladding from garage.



Image of similar cladding available at lumberyard.
(Source: sutherlands.com)

There are several different names for this cladding profile:

- Pattern #117
- Washboard
- Double Teardrop
- Double Ogee
- Waterfall
- Boston Clinker

Photos of Existing Back Door Landing and Stairs



Removal Plan Keynotes

(1) Remove portion of wall shown in gray to allow for connection to addition.

(2) Remove entire foundation to prepare for underpinning. Note: During selective demolition the existing foundation was viewed and was determined to be a shallow, rubble foundation and inadequate to support the renovated structure.

(3) Remove roofing and roof structure. Note: The existing roof is deteriorated beyond repair and portions have collapsed.

(4) Remove plywood sheet cladding to assess condition of historic cladding. If historic cladding is deteriorated beyond repair, then remove historic cladding. Note: During selective demolition, small portions of the historic cladding were exposed and it was determined that the wood was deteriorated beyond repair. See photos.

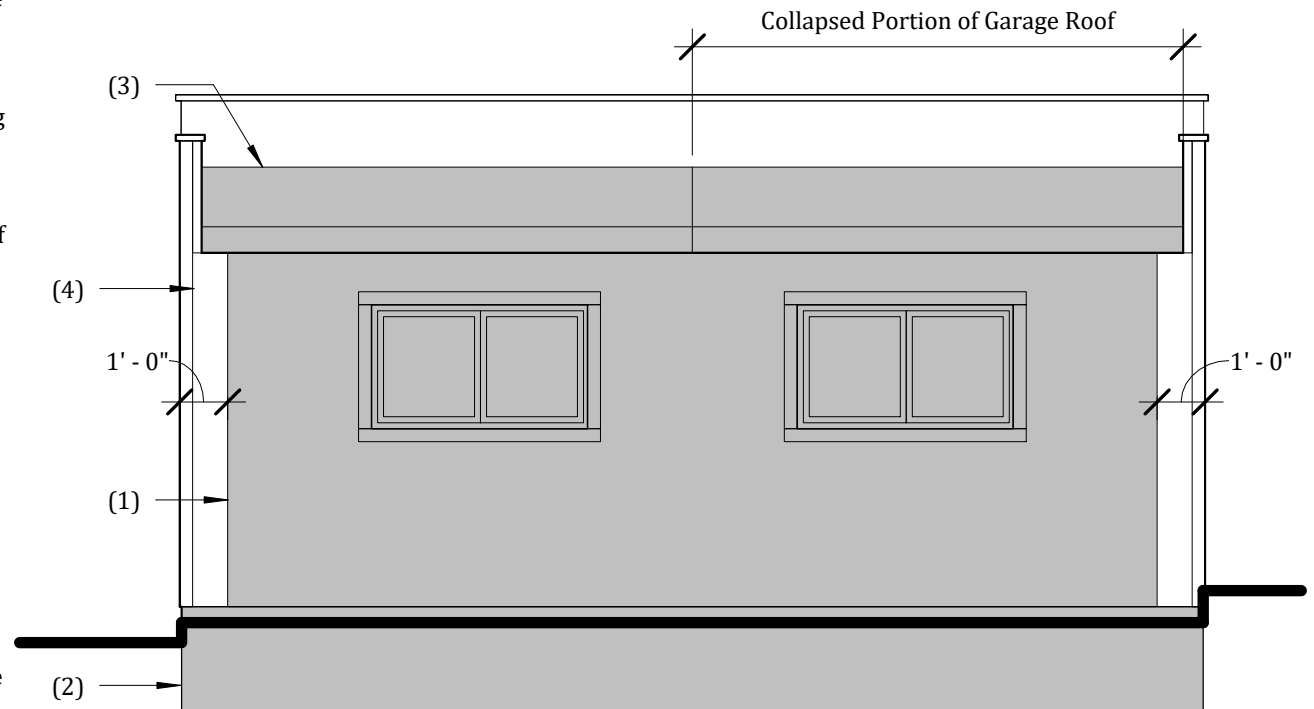
Removal Plan Notes

(A) Remove concrete slab in garage. Note: concrete slab is deteriorated beyond repair.

(B) Remove garage doors. Note: garage doors are deteriorated beyond repair.

(C) Remove non-historic porch at back door on south side of house at modern addition, including guardrail, decking, treads, risers, porch skirt and associated structural elements.

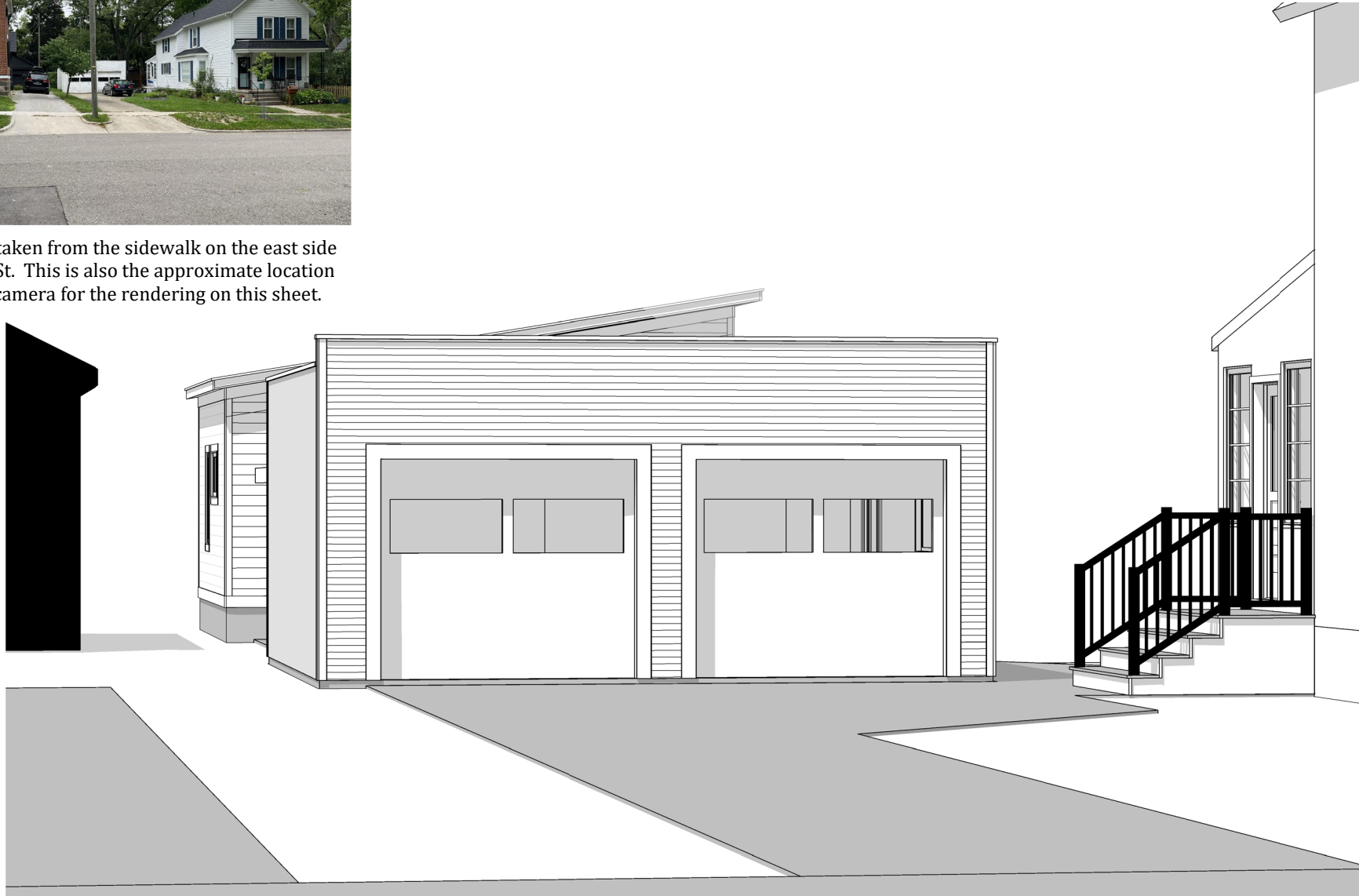
(D) Due to the poor condition of the existing materials, it is likely that the above Removal Plan will result in a complete removal of all historic materials down to the studs. The studs also showed signs of water damage and will be assessed. Historic materials that are determined to be deteriorated beyond repair will be replaced with items that match the historic in material and dimension.



① Rear (West) Elevation
1/4" = 1'-0"



Photo taken from the sidewalk on the east side of 6th St. This is also the approximate location of the camera for the rendering on this sheet.



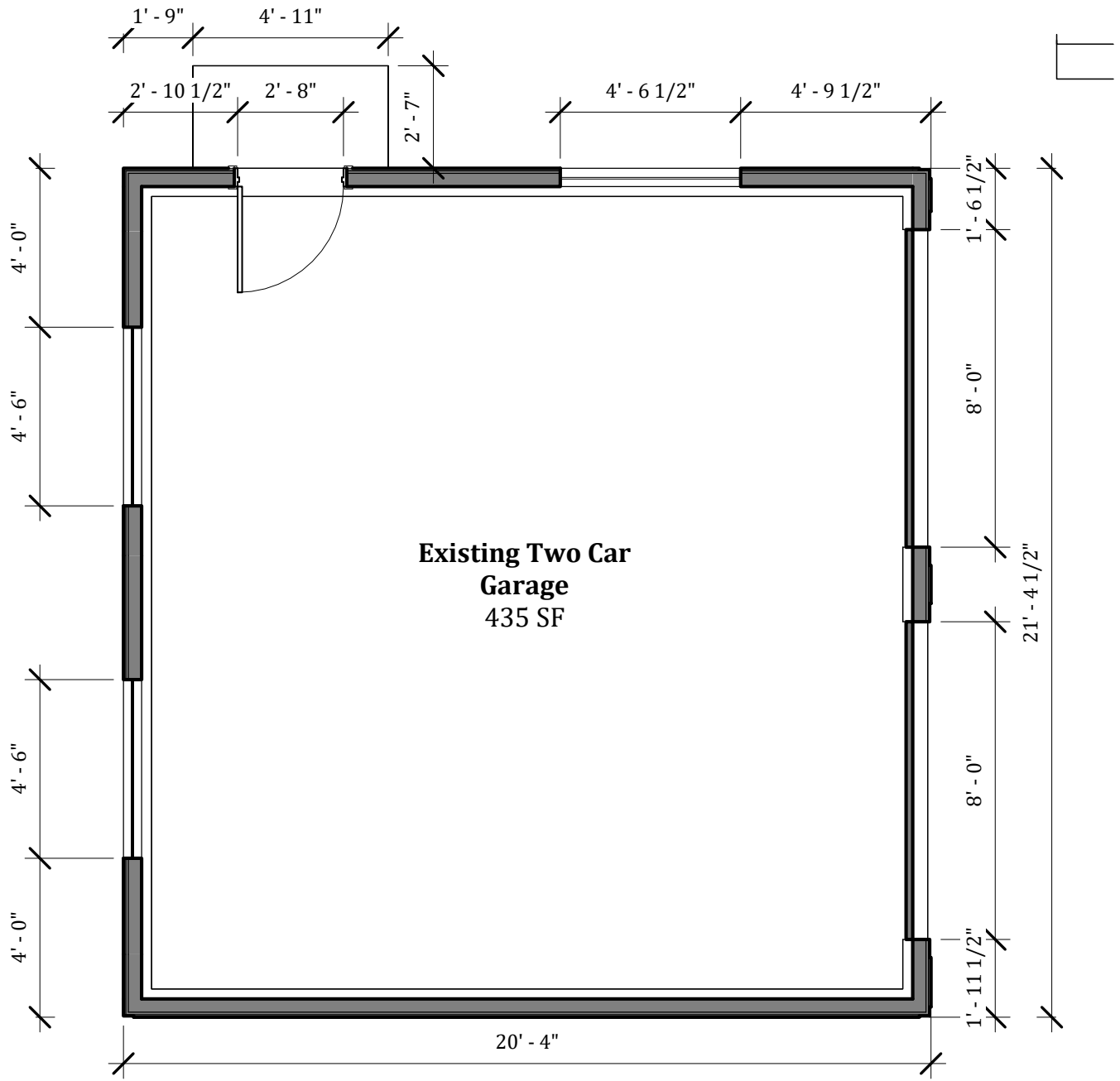
① From Sidewalk on East Side of 6th St

This rendering is "zoomed in" to show detail of what could be seen from the public right-of-way. The included photo shows the approximate distance away that the viewer is from the garage.

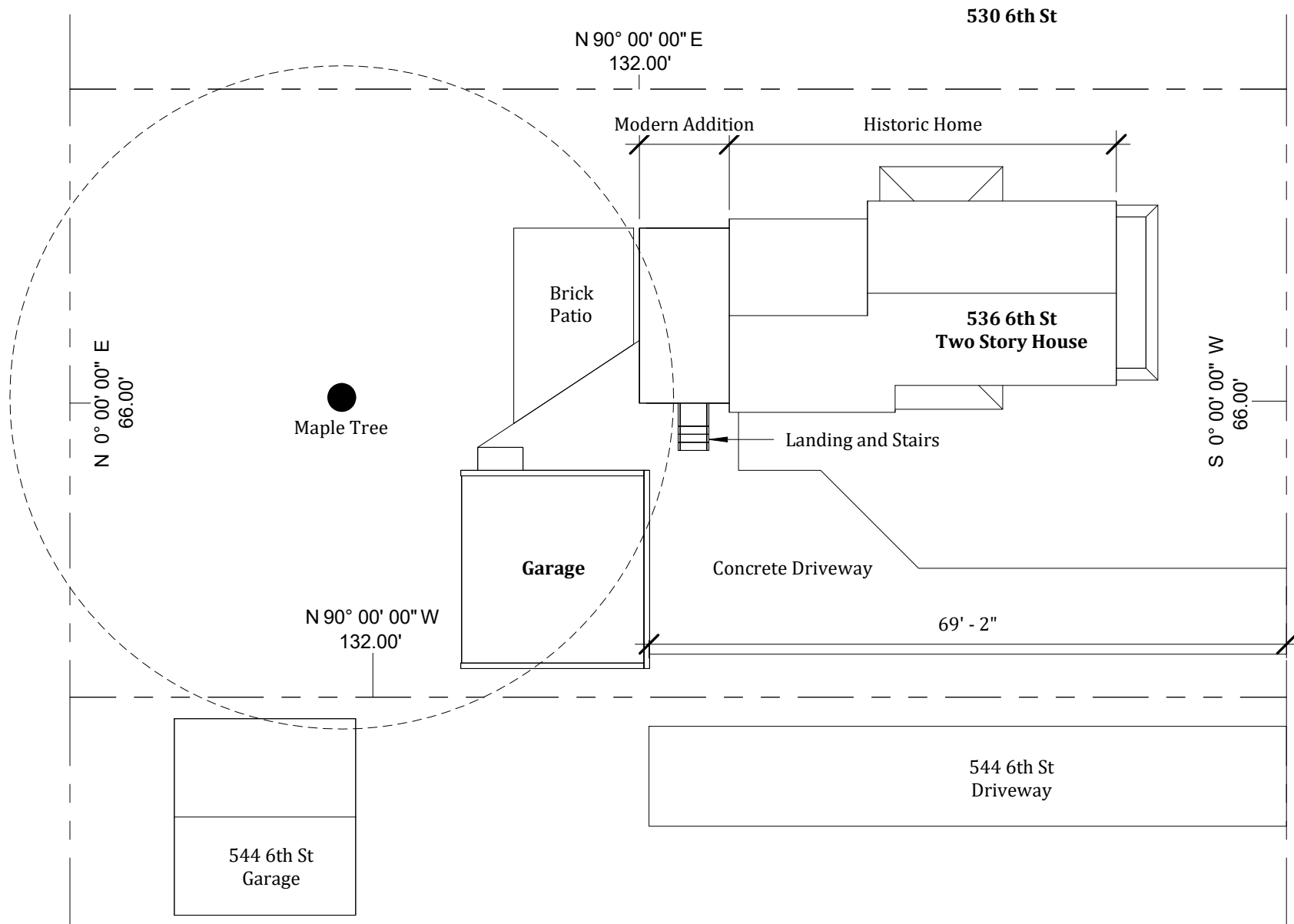




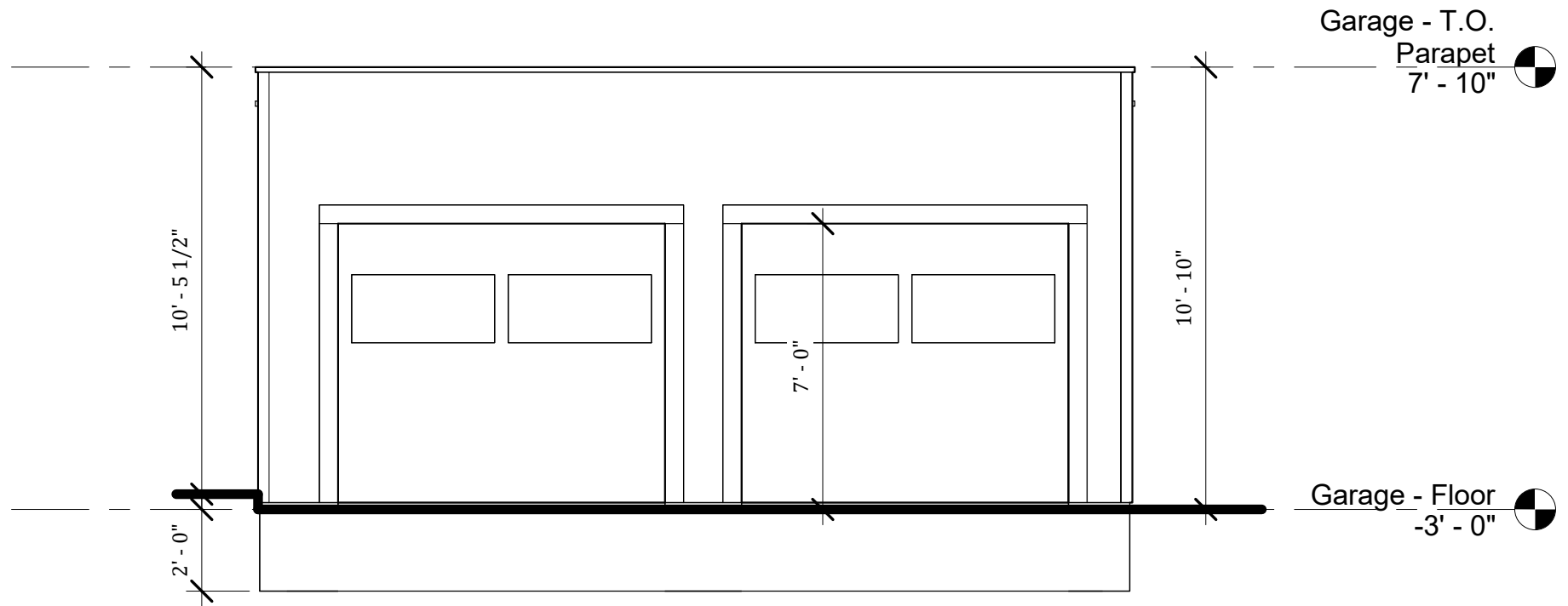
① Existing First Floor Plan
 1/4" = 1'-0"



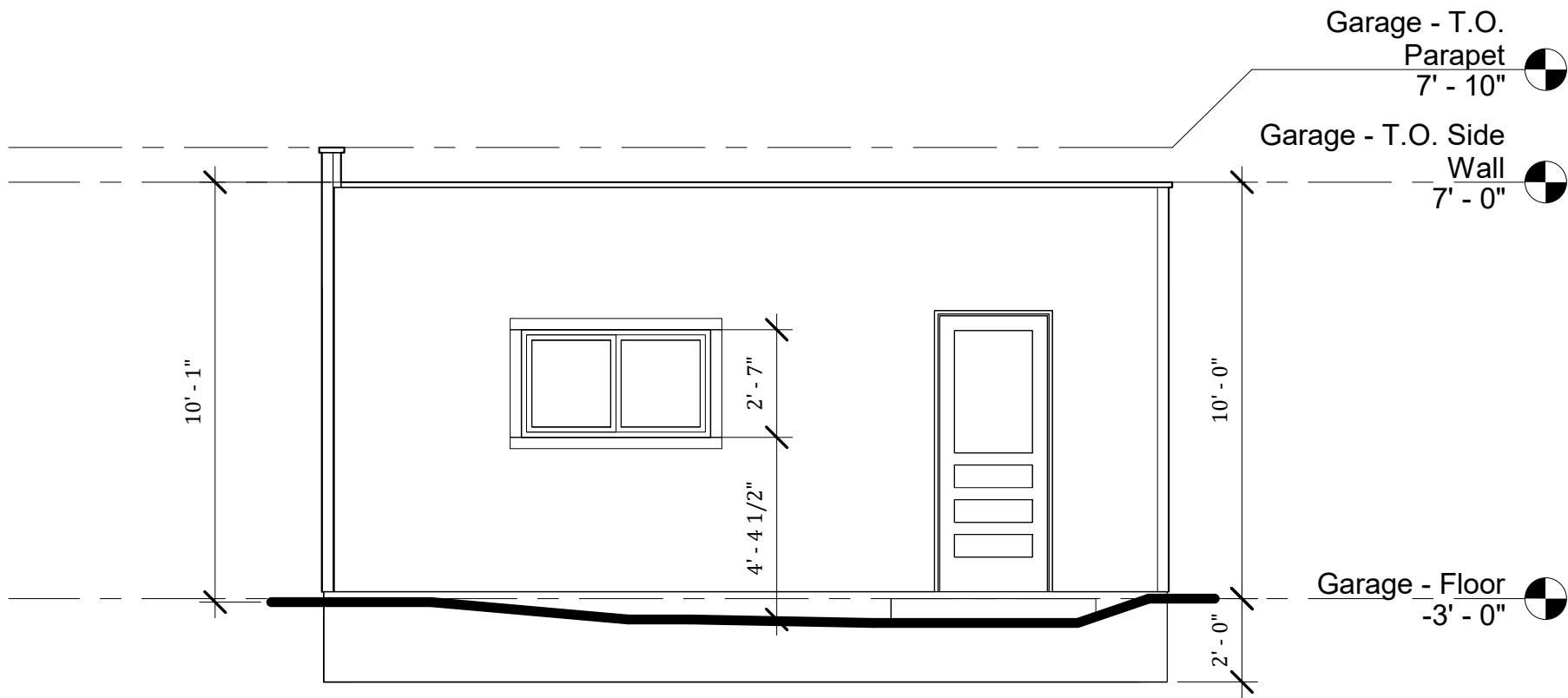
**Existing Two Car
 Garage**
 435 SF



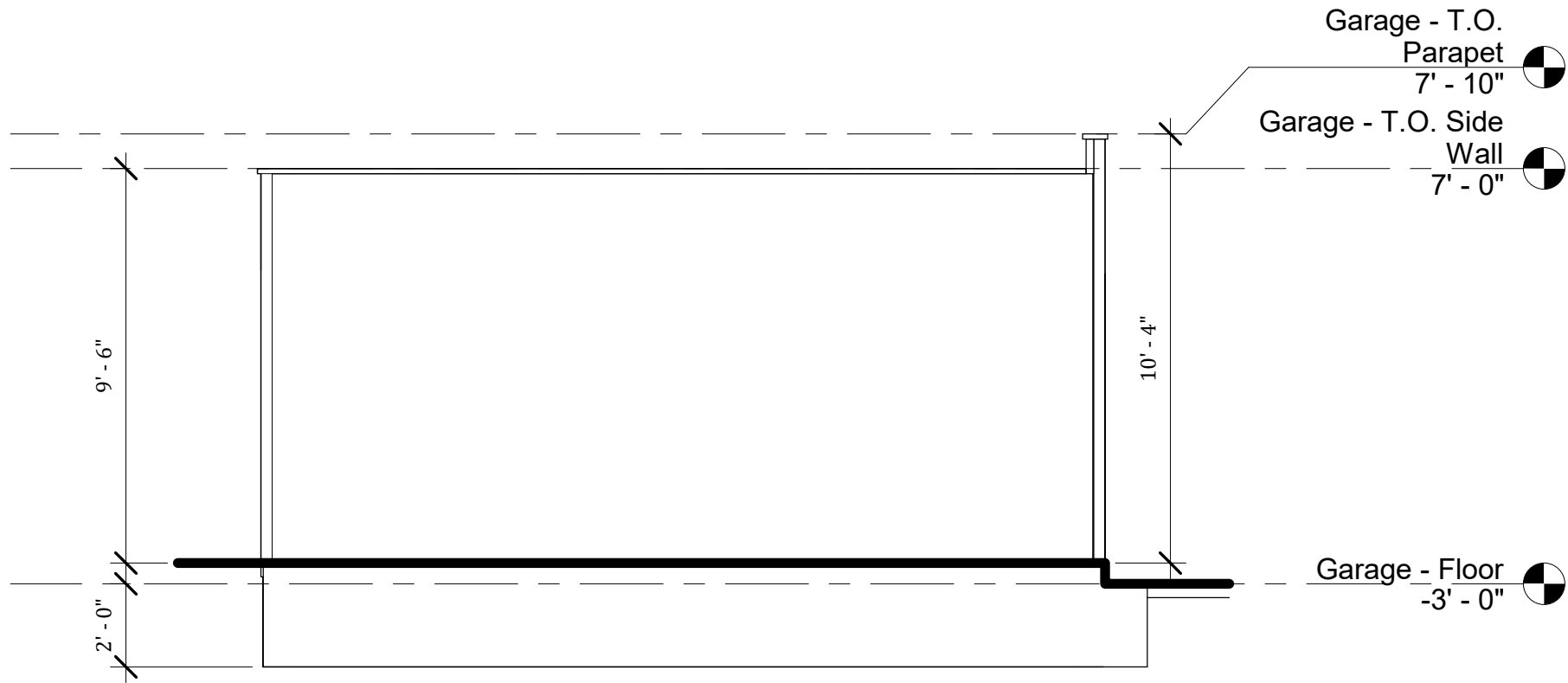
① Existing Site Plan
1/16" = 1'-0"



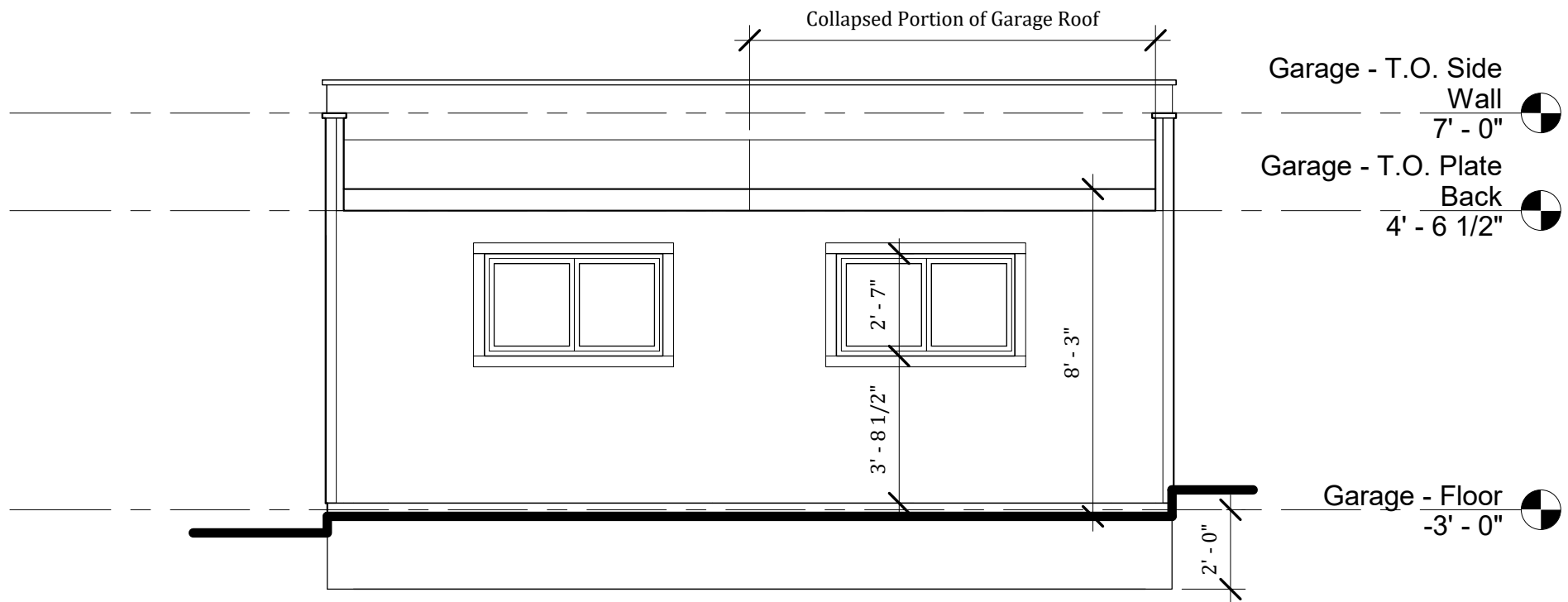
① Existing Garage - East
 1/4" = 1'-0"



① Existing Garage - North
 1/4" = 1'-0"



① Existing Garage - South
 1/4" = 1'-0"

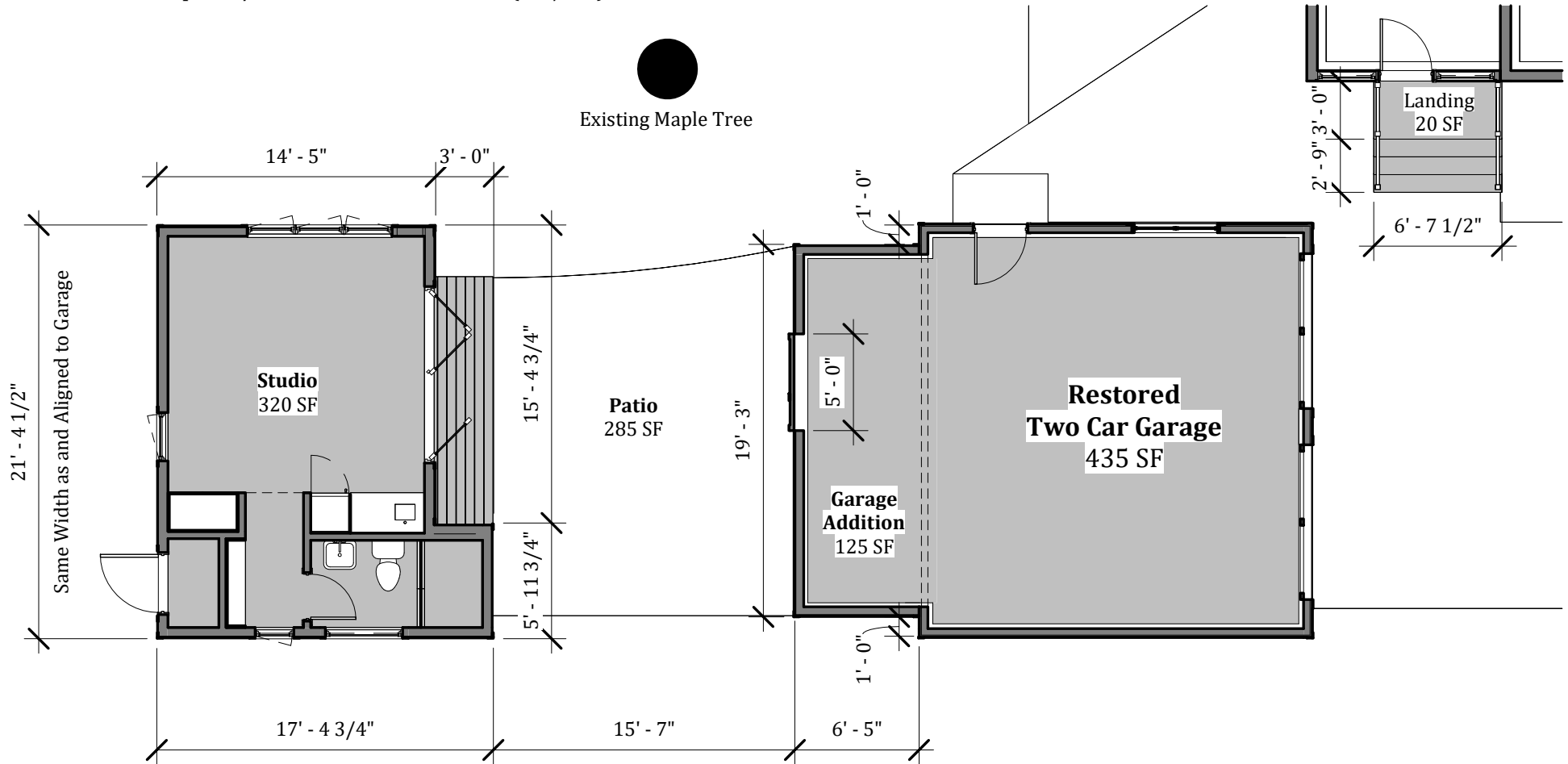


① Existing Garage - West
 1/4" = 1'-0"

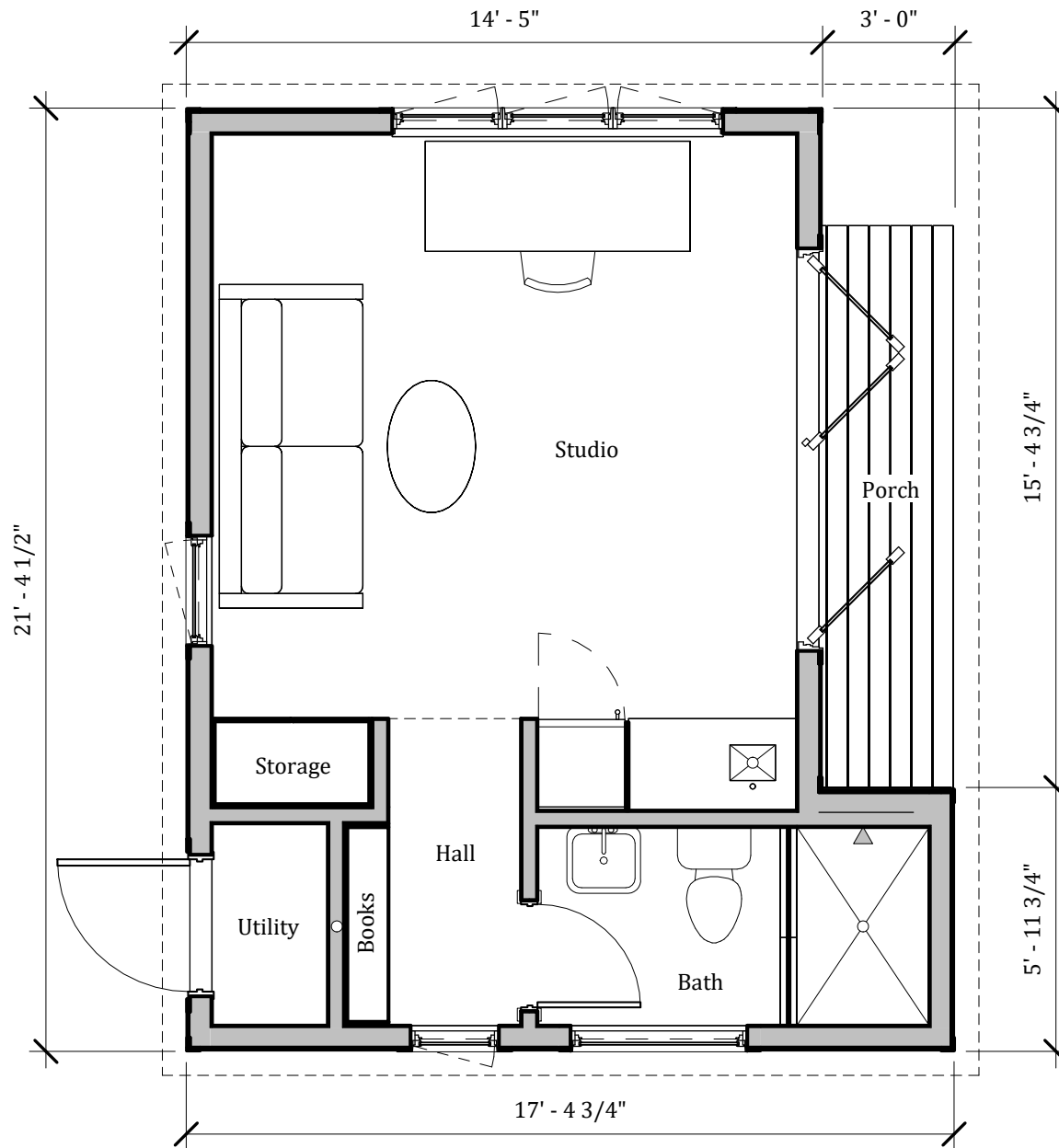
Area Calculation

Proposed: Garage Addition
 Historic: Existing Garage
Proposed / Historic

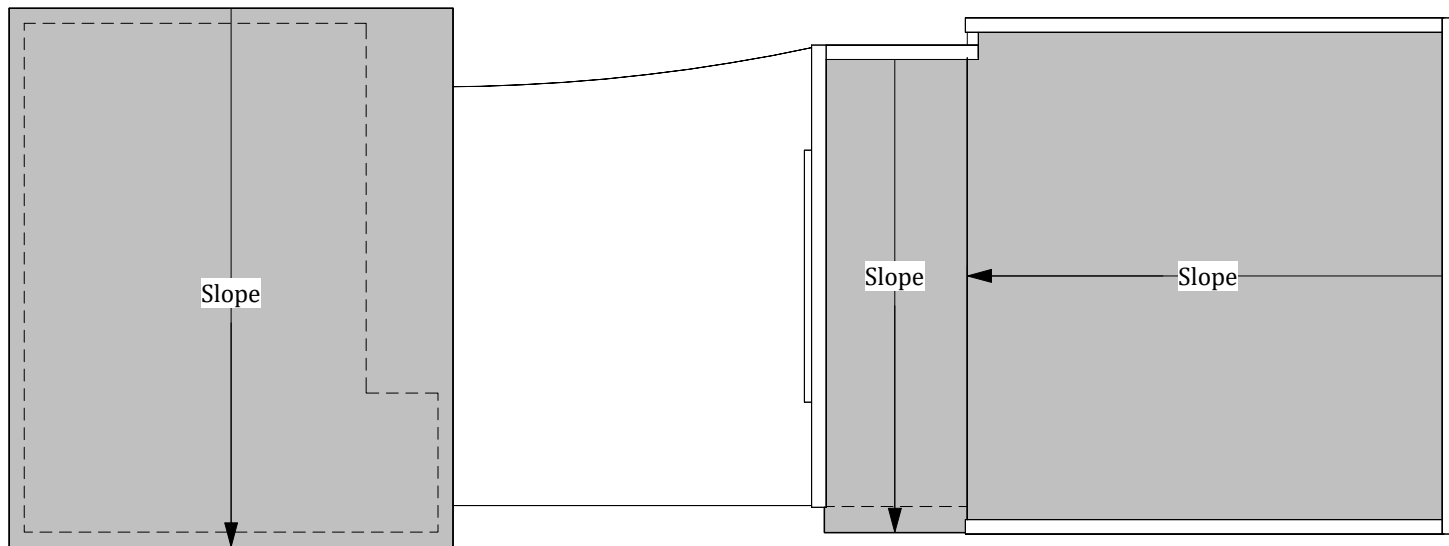
Footprint, Floor Area
 125 square feet
 435 square feet
29% (125/435)



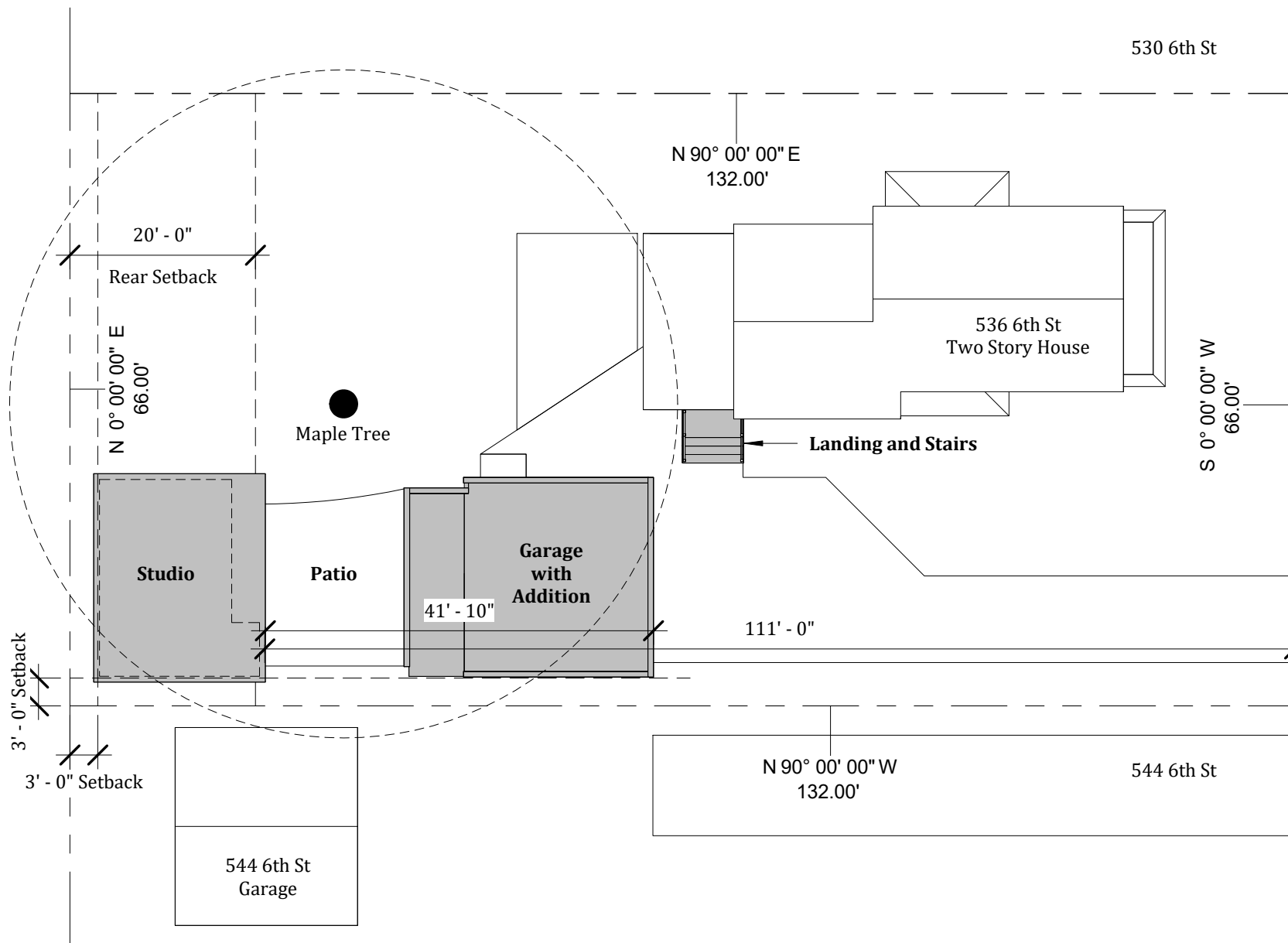
1 First Floor Plan
 1/8" = 1'-0"



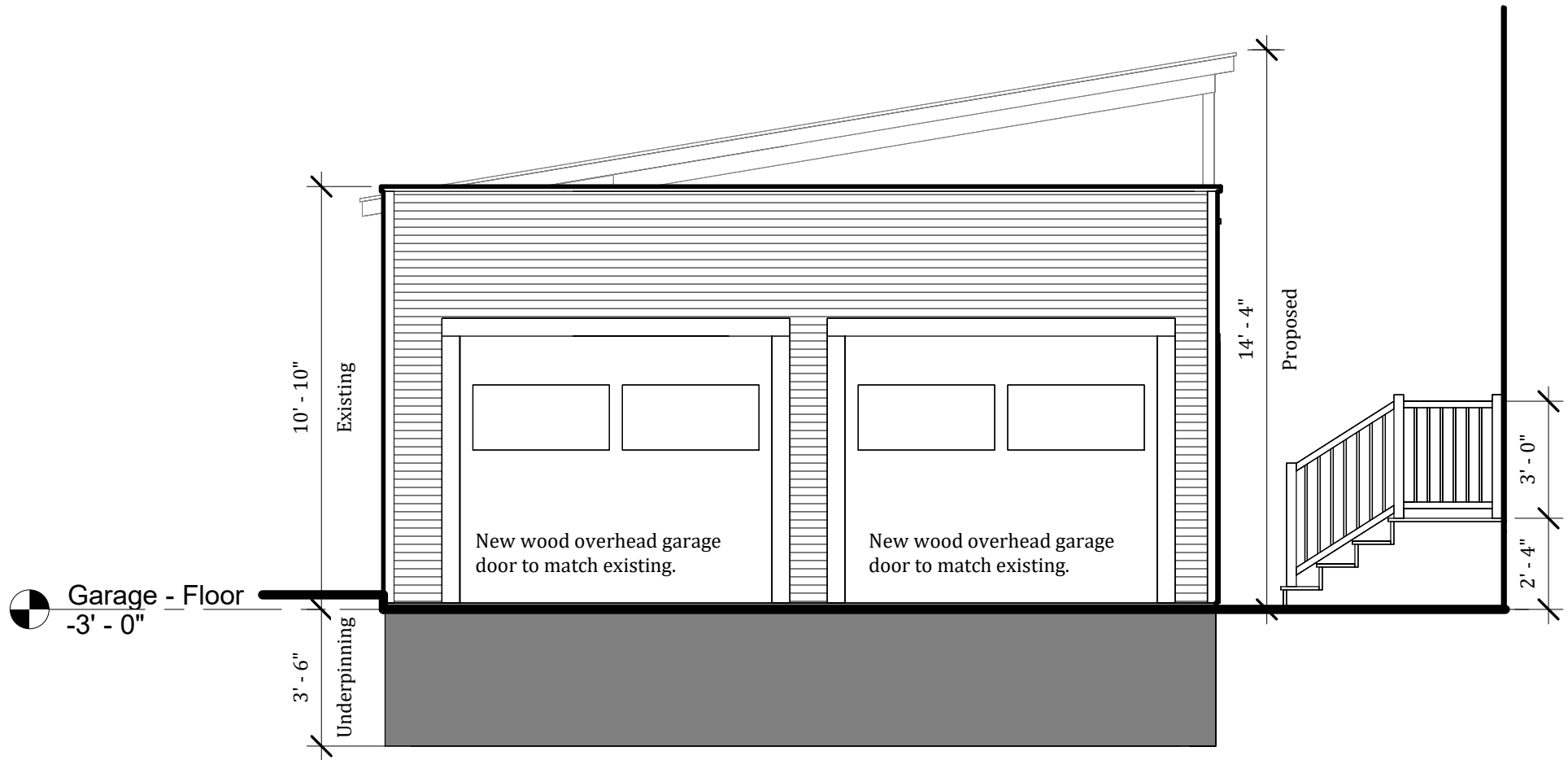
① First Floor Plan
 1/4" = 1'-0"



① Roof Plan
1/8" = 1'-0"

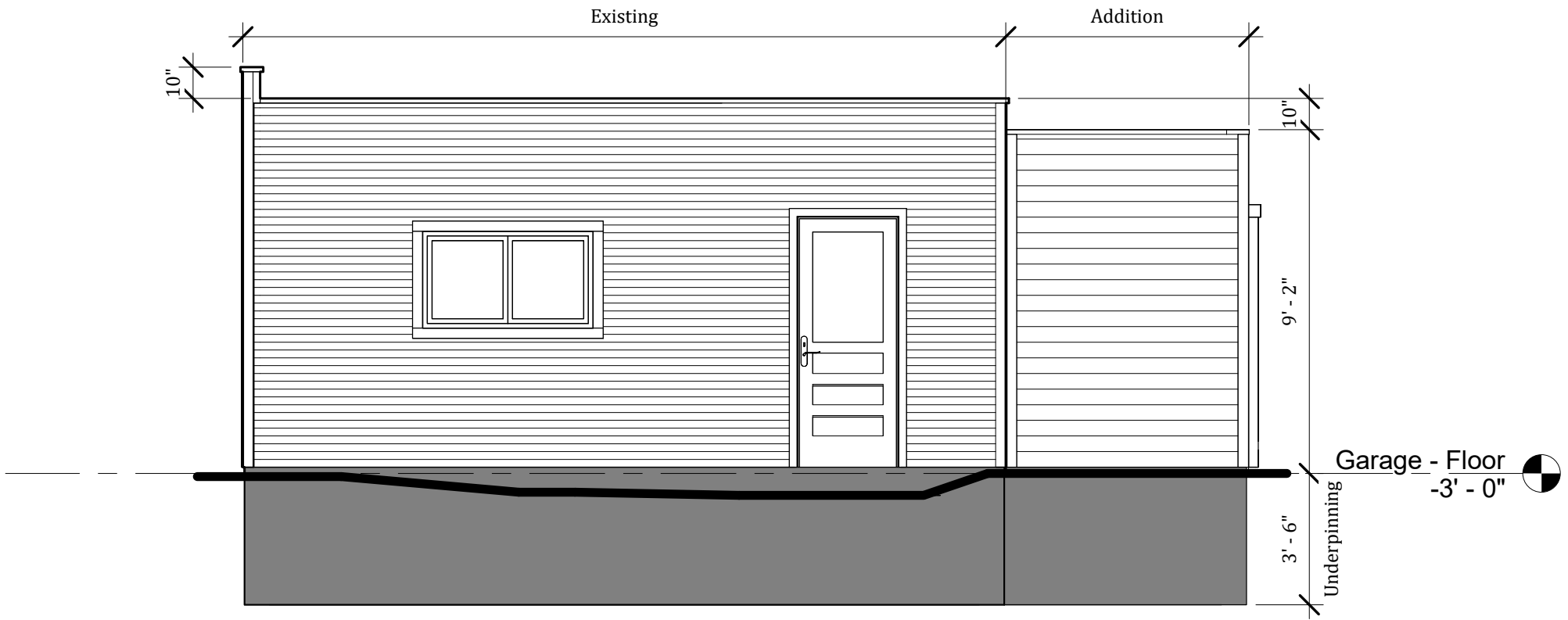


1 Site Plan
 1/16" = 1'-0"

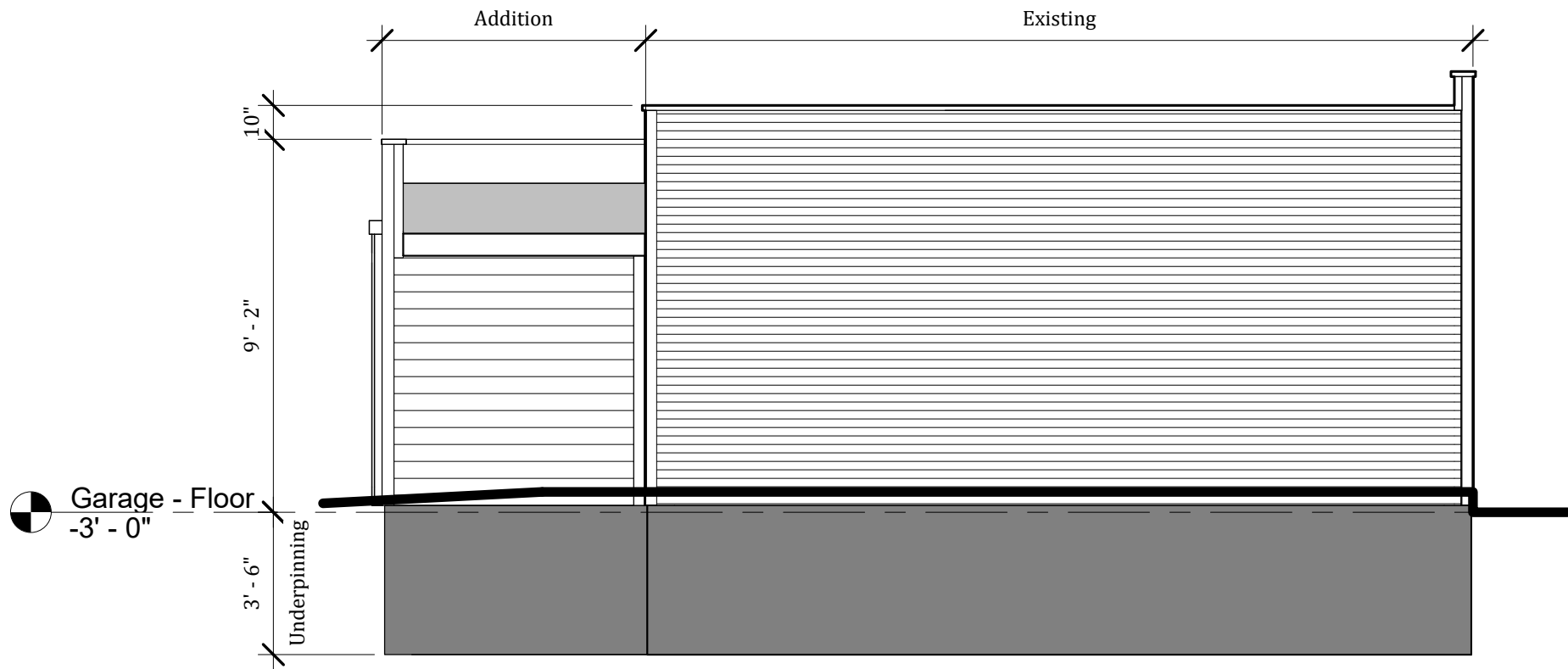


① East Garage & Landing and Stairs Elevation
 1/4" = 1'-0"

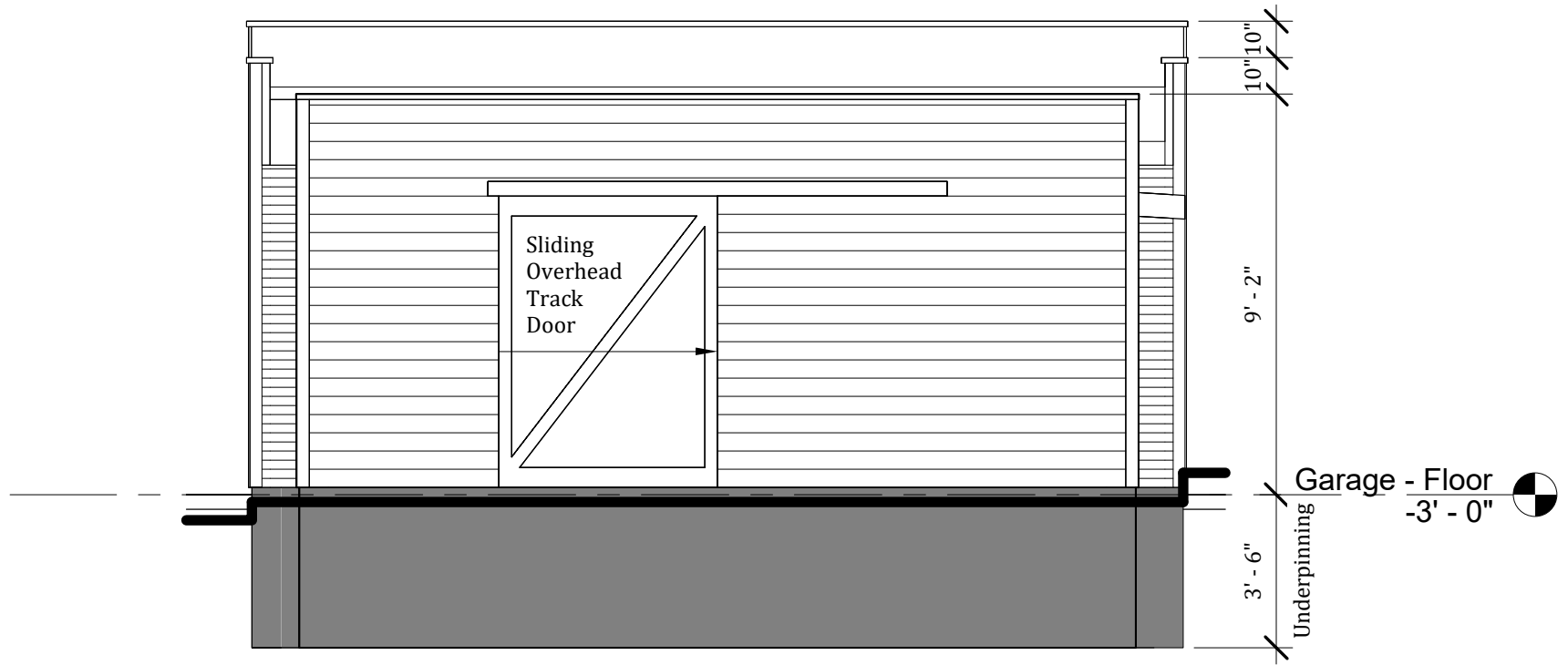
Existing window and door
on this elevation to
remain and to be restored.



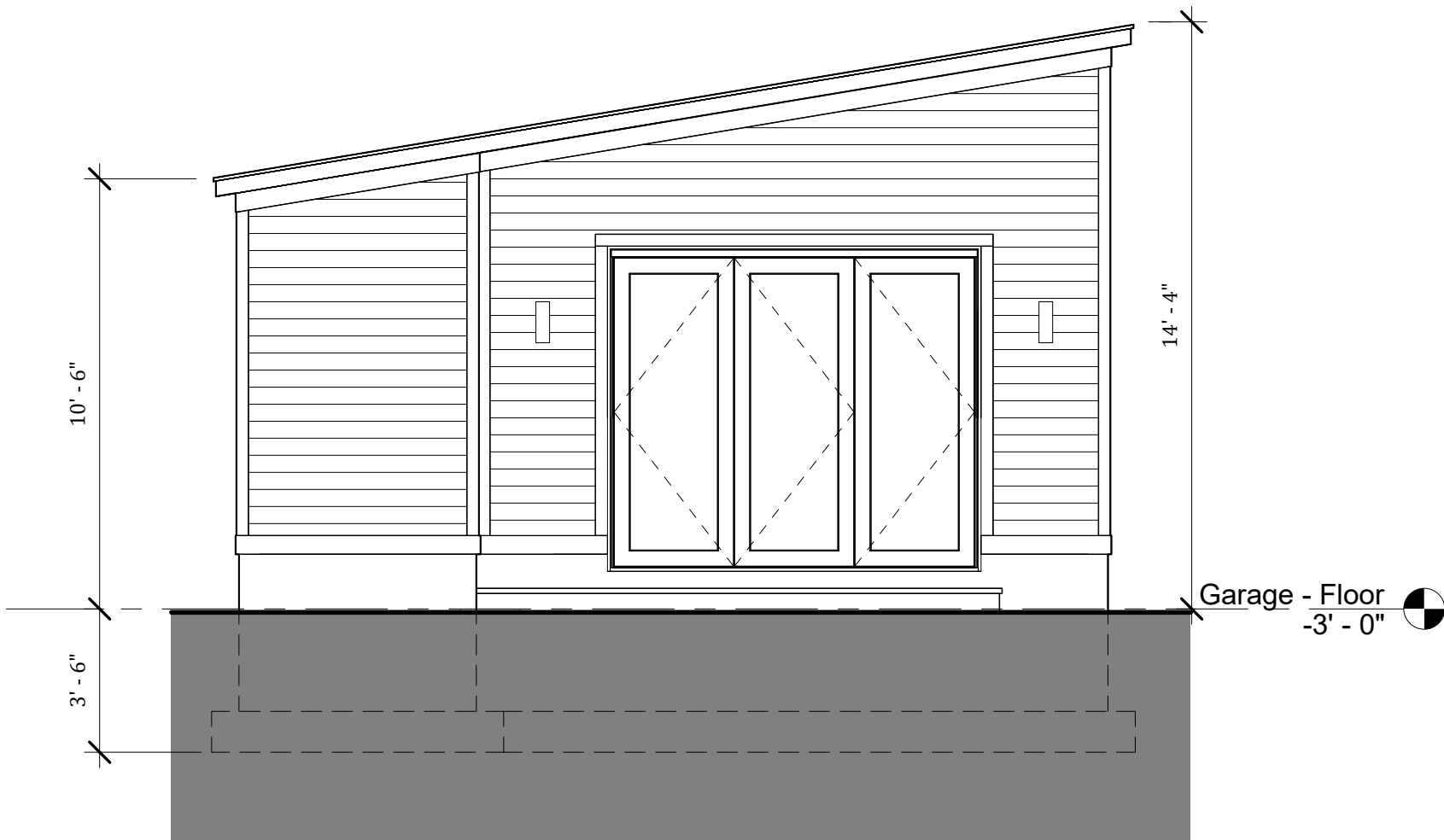
① North Garage Elevation
1/4" = 1'-0"



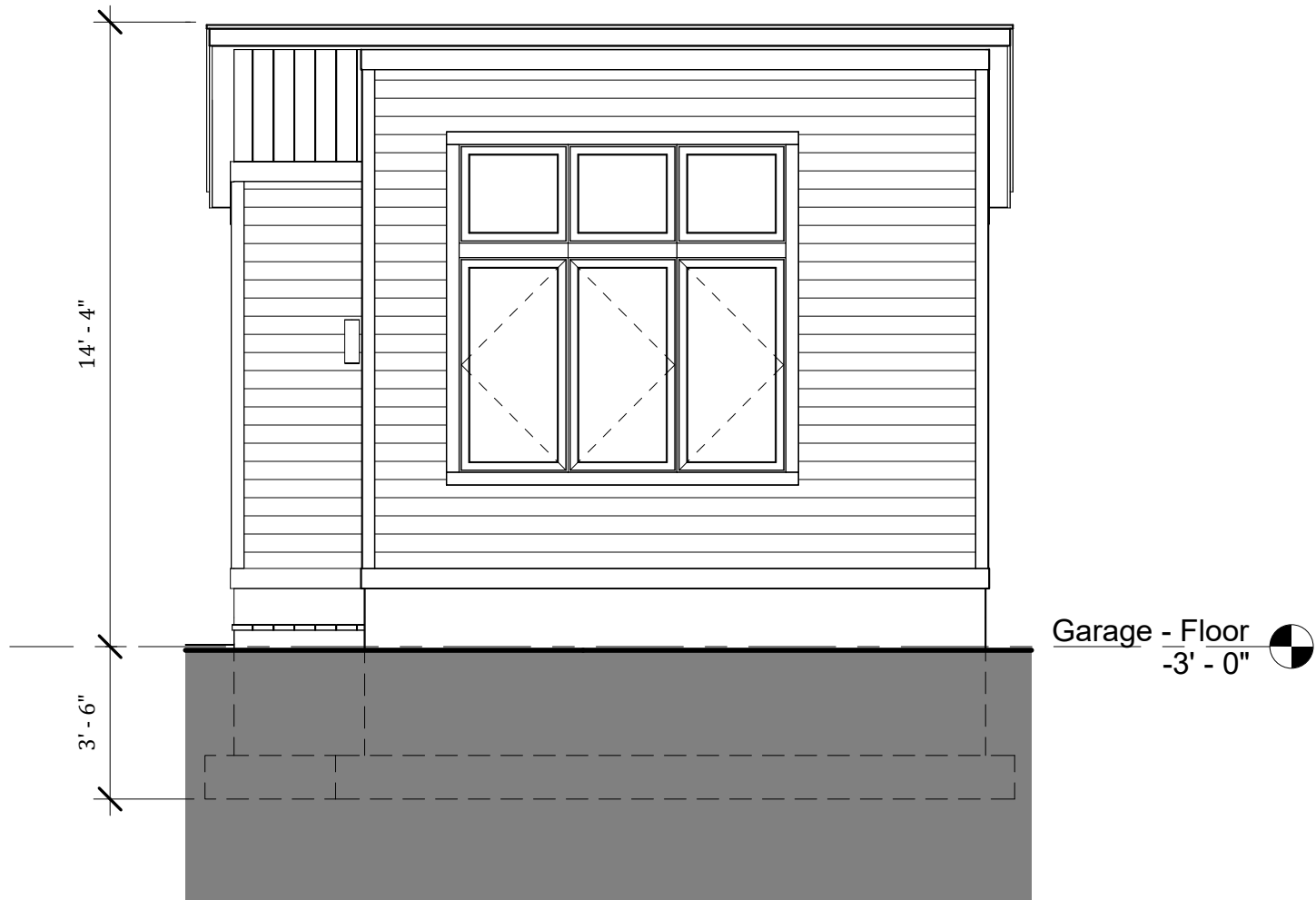
① South Garage Elevation
1/4" = 1'-0"



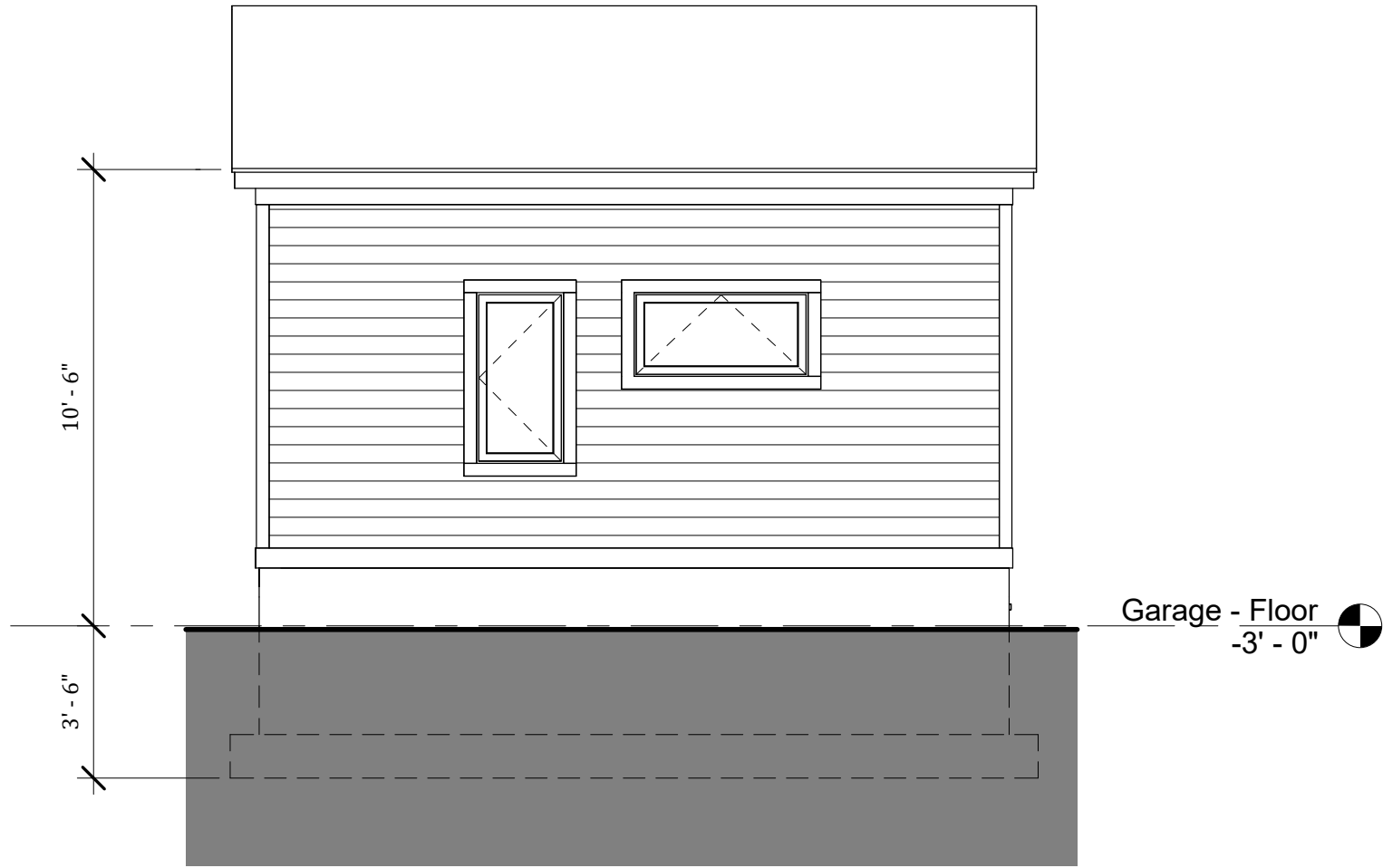
① West Garage Elevation
 1/4" = 1'-0"



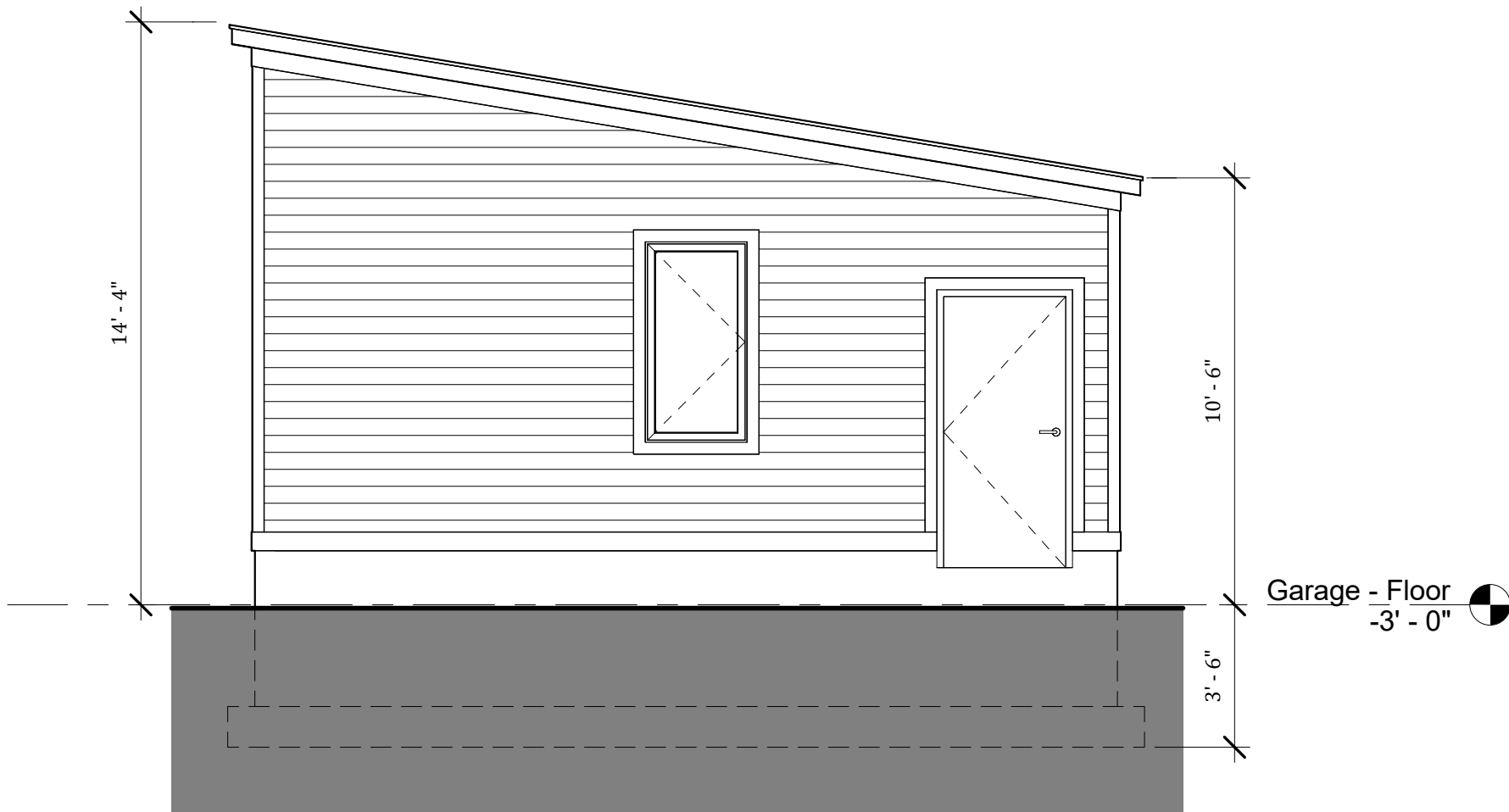
① East Studio Elevation
 1/4" = 1'-0"



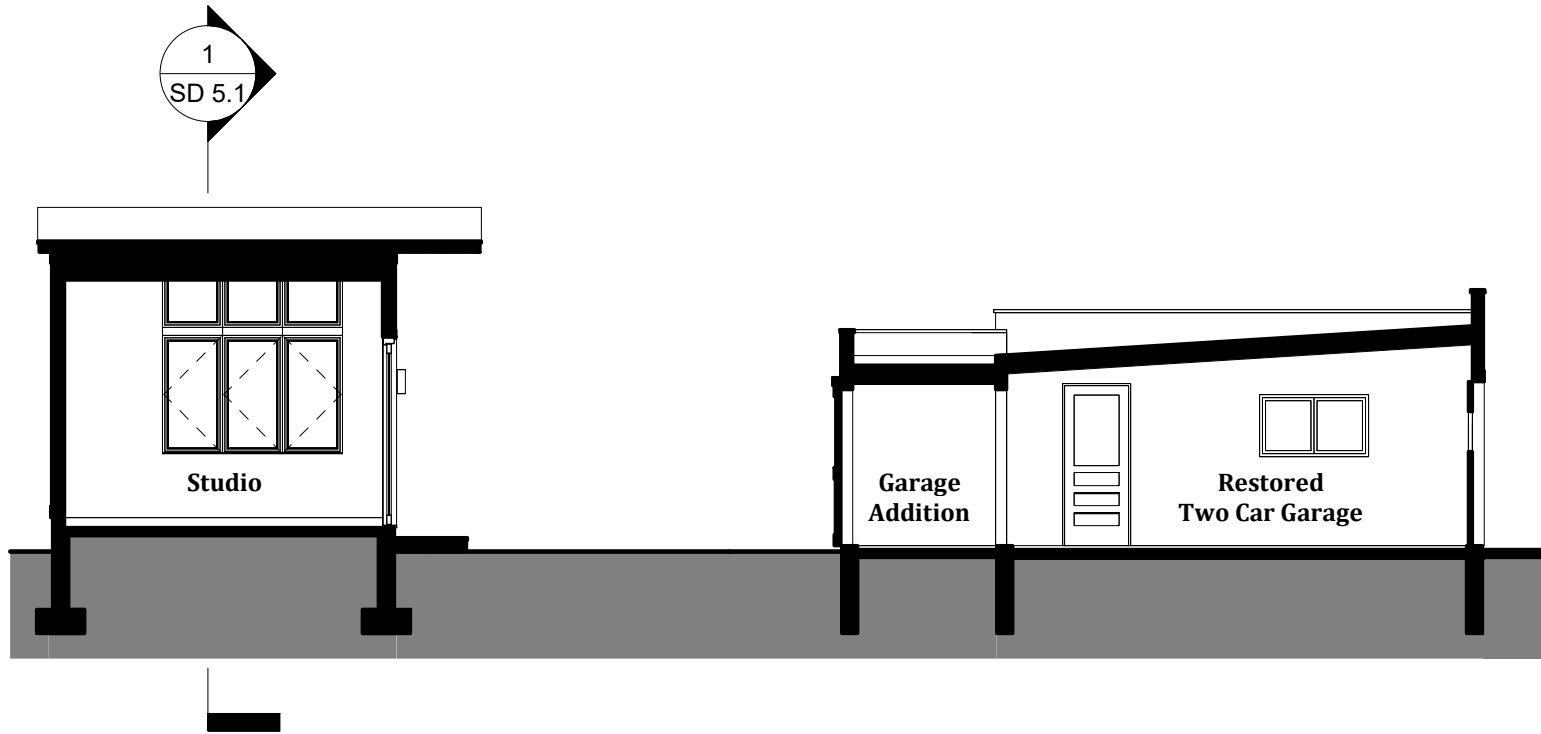
① North Studio Elevation
1/4" = 1'-0"



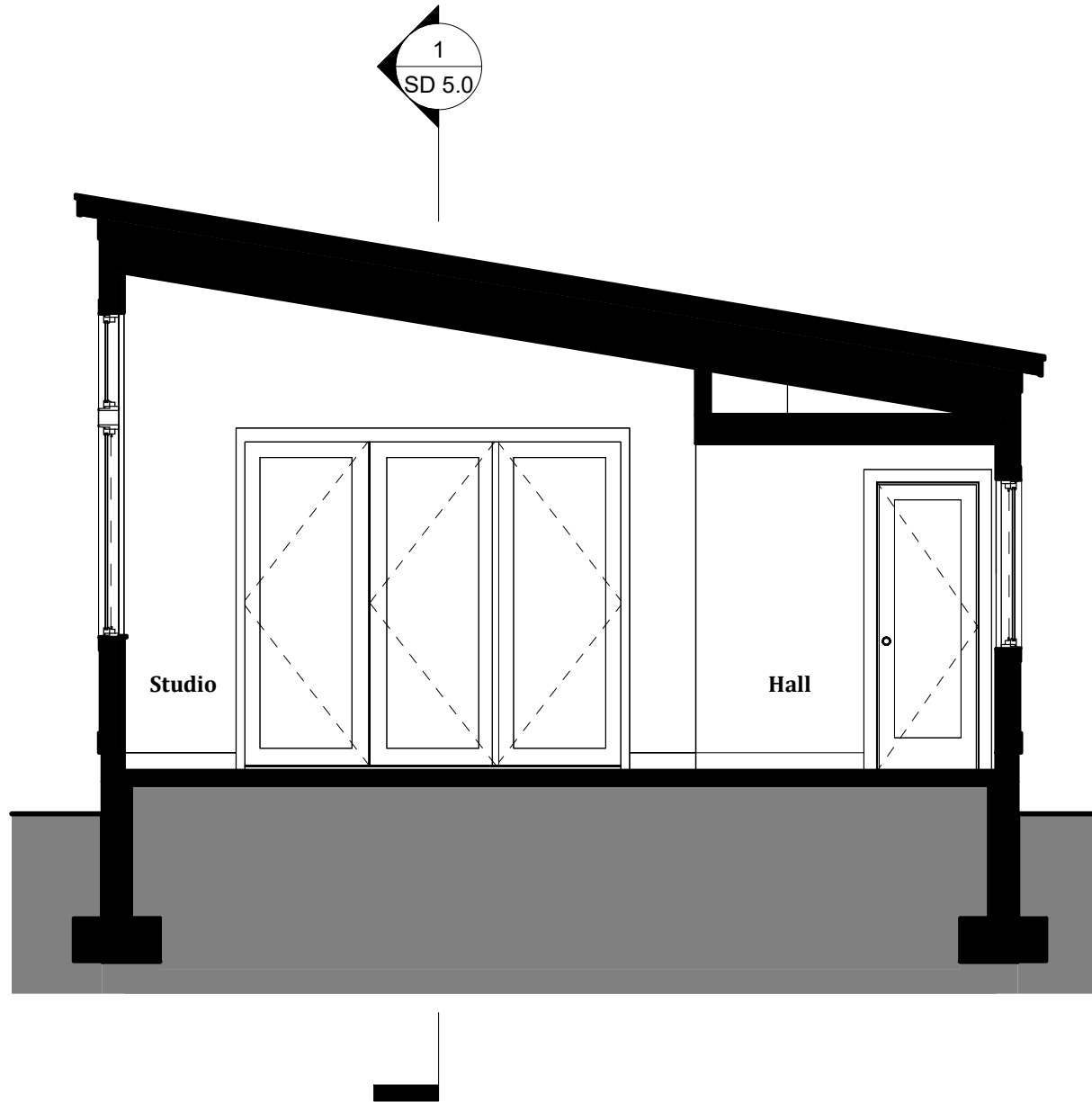
① South Studio Elevation
 1/4" = 1'-0"



① West Studio Elevation
1/4" = 1'-0"



① East West Site Section Looking North
1/8" = 1'-0"



① North South Studio Section Looking East
1/4" = 1'-0"

Windows and Doors

Door Schedule

Door Type	Door Location	Dimensions
Fiberglass Insulated Flush Door	Utility	3'-0" x 6'-8"
Bi-Fold Patio Door with Entry Door	Studio, East Wall	9'-0" wide x 8'-0" high

Window Schedule

Operation	Location	Dimensions
Awning	Bath	48" x 24"
Casement	Hall	24" x 48"
Casement with Transom	Studio, North Wall	Triple 30" x 60" with 30" x 30" above
Casement	Studio, West Wall	30" x 60"

Door and Window Notes:

1. Fiberglass door shall have smooth finish.
2. Bi-Fold patio door shall be aluminum clad wood from the Marvin Signature Ultimate Bi-Fold door line.
3. Windows shall be aluminum clad wood from the Marvin Signature Ultimate Casement and Marvin Signature Ultimate Awning lines.
4. Sliding Overhead Track Door on West elevation of Garage Addition is 5'-0" wide x 6'-8" high.

Material Schedule for Historic Garage

Proposed Item	Description
Roofing	
<i>Design Concept: Restore historic roof.</i>	
Parapet Roofing:	EPDM rubber roofing.
Gutters and Downspouts:	Due to the large Maple tree, this project was designed to not use gutters and downspouts.
Cladding and Trim	
<i>Design Concept: Restore historic wood cladding and trim; if deteriorated beyond repair, replace with matching.</i>	
Parapet Cap Board:	Restore existing or replace with matching dimension and material.
Cladding:	Restore existing or replace with matching Pattern #117 and material.
Cladding Note:	Pattern #117 is a 1x6 board, but due to the doubling of the pattern, it appears to have a 2 1/2" exposure.
Corner board:	Restore existing or replace with matching dimension and material.
Window and Door Casing	
<i>Design Concept: Restore historic wood casing.</i>	
Window and Door Head Trim:	Restore existing or replace with matching dimension and material.
Window and Door Side Trim:	Restore existing or replace with matching dimension and material.
Window Sill:	Restore existing or replace with matching dimension and material.
Foundation	
<i>Design Concept: The foundation is not visible.</i>	
Foundation:	Remove the existing shallow rubble foundation and underpin the walls with concrete.

Material Schedule for Garage Addition

Proposed Item	Description
Roofing	
<i>Design Concept: Differentiate from historic by making addition roof inset from and lower than historic roof.</i>	
Parapet Roofing:	EPDM rubber roofing.
Gutters and Downspouts:	Due to the large Maple tree, this project was designed to not use gutters and downspouts.
Cladding and Trim	
<i>Design Concept: Differentiate from historic by using a different material and a different, yet compatible cladding profile.</i>	
Parapet Cap Board:	Match existing dimensions: Fiber cement board, smooth texture or Poly-ash board, smooth texture.
Cladding:	Clapboard siding with 5" exposure: Fiber cement lap siding, smooth texture.
Corner board:	1" x 3.5": Fiber cement board, smooth texture.
Foundation	
<i>Design Concept: The foundation is not visible.</i>	
Foundation:	Concrete or CMU block foundation.

Material Schedule for Accessory Studio

Proposed Item	Description
Roofing	
<i>Design Concept: Use low slope shed roof to minimize height and differentiate massing from historic.</i>	
Shed Roofing:	EPDM rubber roofing.
Gutters and Downspouts:	Due to the large Maple tree, this project was designed to not use gutters and downspouts.
Cladding and Trim	
<i>Design Concept: Differentiate with massing of studio; remain compatible by using same materials and dimensions as Garage Addition.</i>	
Fascia Board:	1" x 5 1/2": Fiber cement board, smooth texture.
Soffit Board:	3/4" x 5 1/2": Fiber cement board, smooth texture.
Frieze board:	1" x 5 1/2": Fiber cement board, smooth texture.
Cladding:	Clapboard siding with 5" exposure: Fiber cement lap siding, smooth texture.
Corner board:	1" x 3 1/2": Fiber cement board, smooth texture.
Skirt Board:	1" x 5 1/2": Fiber cement board, smooth texture.
Window and Door Casing	
<i>Design Concept: Match existing addition widths.</i>	
Window and Door Head Trim:	1" x 3 1/2": Fiber cement board, smooth texture.
Window and Door Side Trim:	1" x 3 1/2": Fiber cement board, smooth texture.
Window Sill:	1" x 3 1/2": Fiber cement board, smooth texture.
Porch	
<i>Design Concept: Use alternate materials in area that cannot be seen from public right-of-way.</i>	
Porch Ceiling:	3/4" x 5 1/2": Cedar wood (or similar) boards with natural stain.
Porch Decking:	3/4" x 5 1/2": Cedar wood (or similar) boards with natural stain.
Porch Skirt:	3/4"x: Fiber cement board, smooth texture.
Foundation	
<i>Design Concept: Use simple design to be compatible.</i>	
Foundation:	CMU block with painted plaster parge coat.

Material Schedule for Back Door Landing and Stairs

Proposed Item	Description
Porch	
<i>Design Concept: Use simple design to be compatible with house and garage.</i>	
<i>Design Note: Since this porch is uncovered and attached to a modern addition, composite materials are proposed.</i>	
Porch Decking:	1 x 6 Composite boards, TimberTech or similar.
Treads:	1 x 6 Composite boards, TimberTech or similar.
Risers:	1/2" x 8 Composite boards, TimberTech or similar.
Guard Rail:	2" x 2": Black, powder coated aluminum, square section.
Balusters:	3/4" x 3/4": Black, powder coated aluminum, square section.
Porch Post:	3" x 3": Black, powder coated aluminum, square section with cap.
Porch Skirt:	1 x 6 Composite boards, TimberTech or similar.