

Project Memorandum

TO: Ann Arbor Historic District Commission
Ann Arbor, Mi.

DATE: September 17, 2010

PROJECT: Addition to 536 Sixth Street
Ann Arbor, Mi

OWNER: Julia and Robert Oswald
281 Rolliing Meadows Drive
Ann Arbor, Mi 48103

ARCHITECT: Rueter Associates Architects
515 Fifth Street
Ann Arbor, MI 48103

RE: Application for Determination of Appropriateness

1. Summary of proposed changes:

The proposed addition will add an additional 505 square feet or approx 28 percent to the current 1796 square foot house. The addition will be entirely in the rear yard. The addition will not project beyond the sides of the existing house nor will any portion of the addition extend above the rooflines of the existing house.

2. Summary of existing conditions:

The original residence was a two-story vernacular structure most probably constructed prior to 1900. Some time in the late 1950's to mid 1960's the house was extensively remodeled with much of the interior trim removed. The kitchen was remodeled, the basement stairway relocated and a new grade level entry was added to the north side. The present stairway to the shallow stone basement is approximately 21 inches wide and is very steep with inadequate headroom. Most of the first floor window sash were replaced probably prior to the late 1950's. About this same time a sunroom was added on the back. A garage was probably built at this time as the Crawford garage doors date to that era.

3. Reason for proposed changes:

The owners are a young family of four who need three bedrooms and two bathrooms upstairs. The downstairs front room will become a piano room and the existing living room will become a dining room. The new addition will be a family room.

4. Additional information:

a. Site work

- a. Grading of the site shall be limited to portions affected by new structures to provide positive drainage away from foundations. No changes are proposed to landscaping, sidewalks or drives visible from the street.

b. Demolition

- a. The late 1950's era addition on piers will be demolished.

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A R C H I T E C T S

b. One original window on the rear of the original structure will be removed.

c. New Additions

a. A new two-story addition will be constructed for a new family room and upstairs master bedroom. The existing kitchen area will be renovated for a ½ bath, stairway to the basement and a stairway to the second floor.

d. Exterior Painting and Misc. Repair

- a. All painted wood surfaces will be painted
- b. New asphalt shingles will be installed.
- c. Downspouts affected by new addition will be reworked as needed.

Sincerely,

Marc Rueter
Architect

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