

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 633 Fifth Street, Application Number HDC11-104

DISTRICT: Old West Side Historic District

REPORT DATE: August 5, for the August 11, 2011 HDC Meeting

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, July 11, 2011

OWNER

APPLICANT

Name:	Tom Wagner & Martha Hashimoto	Same
Address:	633 Fifth Street Ann Arbor, MI 48103	
Phone:	(734) 972-9557	

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 lots. 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.

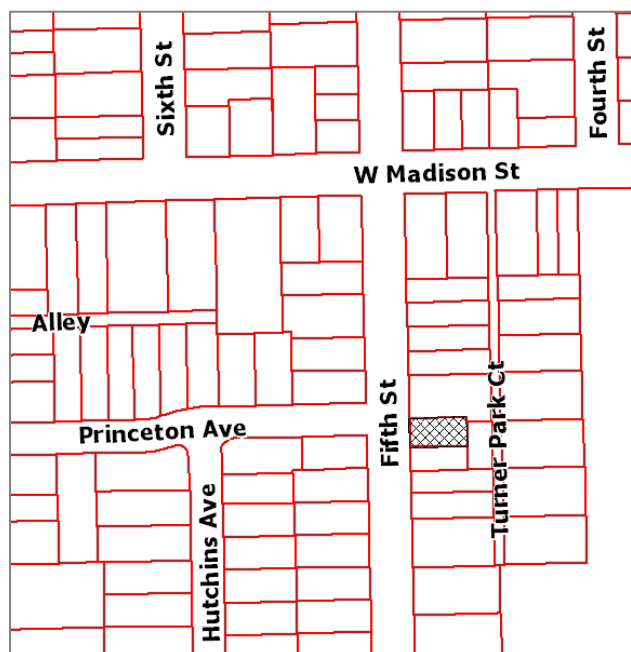
LOCATION: The site is located on the east side of Fifth Street, opposite Princeton Avenue.

APPLICATION: The applicant seeks HDC approval to construct a two-story rear addition; install a new basement egress window in place of an existing basement window; install a new second floor egress window in a new opening; and construct a new deck.

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 features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall 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):

New 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.

Designing new additions in a manner that makes clear what is historic and what is new.

Locating the attached exterior addition at the rear or on an in-conspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

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. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

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: 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.

Retaining the historic relationship between 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.

Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building site so that, as a result, the character is

diminished.

Windows

Recommended: Designing and installing additional windows on rear or other-non character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

STAFF FINDINGS:

1. The proposed two-story rear addition is compact and appropriately sized for the house's setting. The first floor of the addition projects almost 6' into the north side yard, which is acceptable in this case since it is completely behind the original house and does not wrap around the corner. The addition would be clad with 4" exposure cementitious siding, which is appropriate and compatible with the house and neighborhood.
2. The new side deck will provide some outdoor living space on this fairly tight lot, and the deck is easily reversible. Ipe, the proposed decking material, is a very hard, high quality wood that is sometimes called Brazilian walnut or ironwood.
3. The basement egress window is in an acceptable location, tucked behind the chimney. The existing basement window opening will be extended deeper into the ground and the current width maintained.
4. The proposed addition blocks the current egress window for the bedroom in the northeast (rear) corner of the house. At a site visit, staff asked the applicant to explore other means of egress than a new window cut into the north wall (as proposed). The applicant met with the city building official on site to discuss the idea of using a skylight instead of a window on the wall. Per the applicant, they determined that it may be possible to meet code with a skylight by constructing a 3'x3' platform with a step up inside the bedroom to raise the floor to allow a person to climb out of the skylight in an emergency. The building official expressed a preference for a traditional window, however, because he said the fire department is resistant to skylights as egress windows. For egress and practical reasons staff believes that if salvaged red brick is toothed in around the new egress window, the proposed window is compatible. The window's proportions match two other single-paned windows on this elevation, and by using red brick instead of yellow, it is unlikely to be mistaken for a historic feature of the house.
5. Staff recommends approval of the application and finds the work in size, scale, design, texture, material and relationship to the rest of the site and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation*, in particular standards 2 and 10, and the guidelines for building site.

MOTION

I move that the Commission issue a certificate of appropriateness for the application at 633 Fifth Street, in the Old West Side Historic District, to construct a two-story rear addition; install a new basement egress window in place of an existing basement window; install a new second floor egress window in a new opening; and construct a new deck as documented in the owner's submittal. The work is compatible in exterior design, arrangement, materials, and relationship to

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, building site, windows, and

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, product information, photos

515 Fifth Street (May 2008)



From the March 2010 staff report



March 2010 Site Visit





City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES
 100 North Fifth Avenue | 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: 633 Fifth Street

Historic District: Old West Side

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

Tom Wagner / Martha Hashimoto

Address of Property Owner: 633 Fifth Street

Daytime Phone and E-mail of Property Owner: 972-9551 wagner = thomas@sbaglobal.net

Signature of Property Owner: Mil H H Date: 7/22/11

Section 2: Applicant Information

Name of Applicant: Rueter Associates Architects

Address of Applicant: 515 Fifth St.

Daytime Phone: (734) 769.0070 Fax: (734) 769.0167

E-mail: mrrueter@rueterarchitects.com

Applicant's Relationship to Property: owner architect contractor other

Signature of applicant: Mae Rueter Date: July 21/2011

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: J.S.

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

1. Provide a brief summary of proposed changes. _____

SEE ATTACHMENT

2. Provide a description of existing conditions. _____

SEE ATTACHMENT

3. What are the reasons for the proposed changes? _____

SEE ATTACHMENT

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

SEE ATTACHMENT

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: 7/21-2011 Application to _____ Staff or _____ HDC

Project No.: HDC 11-104 Fee Paid: 500⁰⁰

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 8/11-2011

Application Filing Date: 7/21-2011 Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

Project Memorandum

TO: Ann Arbor Historic District Commission
312 S. Division Street
Ann Arbor, MI 48104

DATE: July 22, 2011

PROJECT: Addition to 633 Fifth Street
Ann Arbor

OWNER: Tom Wagner/Martha Hashimoto
633 Fifth Street
Ann Arbor, MI 48103

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

RE: Application for Determination of Appropriateness

Section 5: Description of proposed changes:

The following is a description of the renovations and addition to 633 Fifth Street. The proposed two-story addition will add an additional 576 square feet or 49 percent to the current 1169 square foot house. The gross footprint will add an additional 334 square feet to the building footprint for a 49 percent increase.

1. Provide a brief summary of proposed changes:

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 rear patio and rear entry roof including concrete foundation will be demolished, and a section of rear wall will be removed to provide a connection between the old and the new, while preserving the upper overhangs at the rear.

3. New Additions

- a. A new two-story addition will be constructed for the first floor family room/entry/half bath and second floor bedroom bath/closet in wood framed construction. See drawings for exact configuration, size and appearance. The windows in the new addition will be 'Andersen' Awning or casement units. All exterior trim will be 5/4"x4" casings and corner boards. The siding will be horizontal composite and will have a 4" exposure. The roof will be asphalt shingles to match existing, along with a flat roof on the north with IPE wood decking and wood railing.
- b. The side entry porch floor will be IPE wood decking - two steps above grade. A patio on the north will be added, as well as emergency egress window well into the existing basement, adjacent to the chimney.

4. Exterior Painting and Misc. Repair

- a. A new emergency egress window will be added on the north gable into existing upper story rear bedroom, which is required by code for rescue, natural light and ventilation.
- b. Downspouts affected by new addition will be reworked as needed, as well as exiting radon vent pipe.

SP
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2. Provide a description of existing conditions:

The zoning at 633 Fifth Street is R1D along with the neighboring properties. The 1½ story house was constructed in 1928. The house is constructed of 4" thick structural clay tile with 4" brick veneer. The house shares a common driveway with the neighbors to the rear (east) and the south. The existing garage is in the rear set back and there is one large tree directly east of the garage. The existing brickwork at the corners and openings to the house are articulated with irregular brick quoins in yellow color brick, and where possible, the new addition recesses in to maintain this original decorative brickwork.

3. Reason for proposed changes:

The Owner has a young family with three children and two adults and the current house has three sleeping rooms. The Owner would like to place a two-story addition onto the rear of their residence. The intent of the new addition is to preserve as much of the architectural integrity of this historic residence and provide the owner with an additional 1/2 bath, sleeping room and living space. The proposed addition also provides for some minor renovation of the areas connecting to the addition.

Sincerely,

Jim Scrivens
Architect, LEED AP

RUETER ASSOCIATES
A R C H I T E C T S
515 Fifth Street, Ann Arbor, Michigan 48103
phone: (734) 769-0070, fax: (734) 769-0167

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



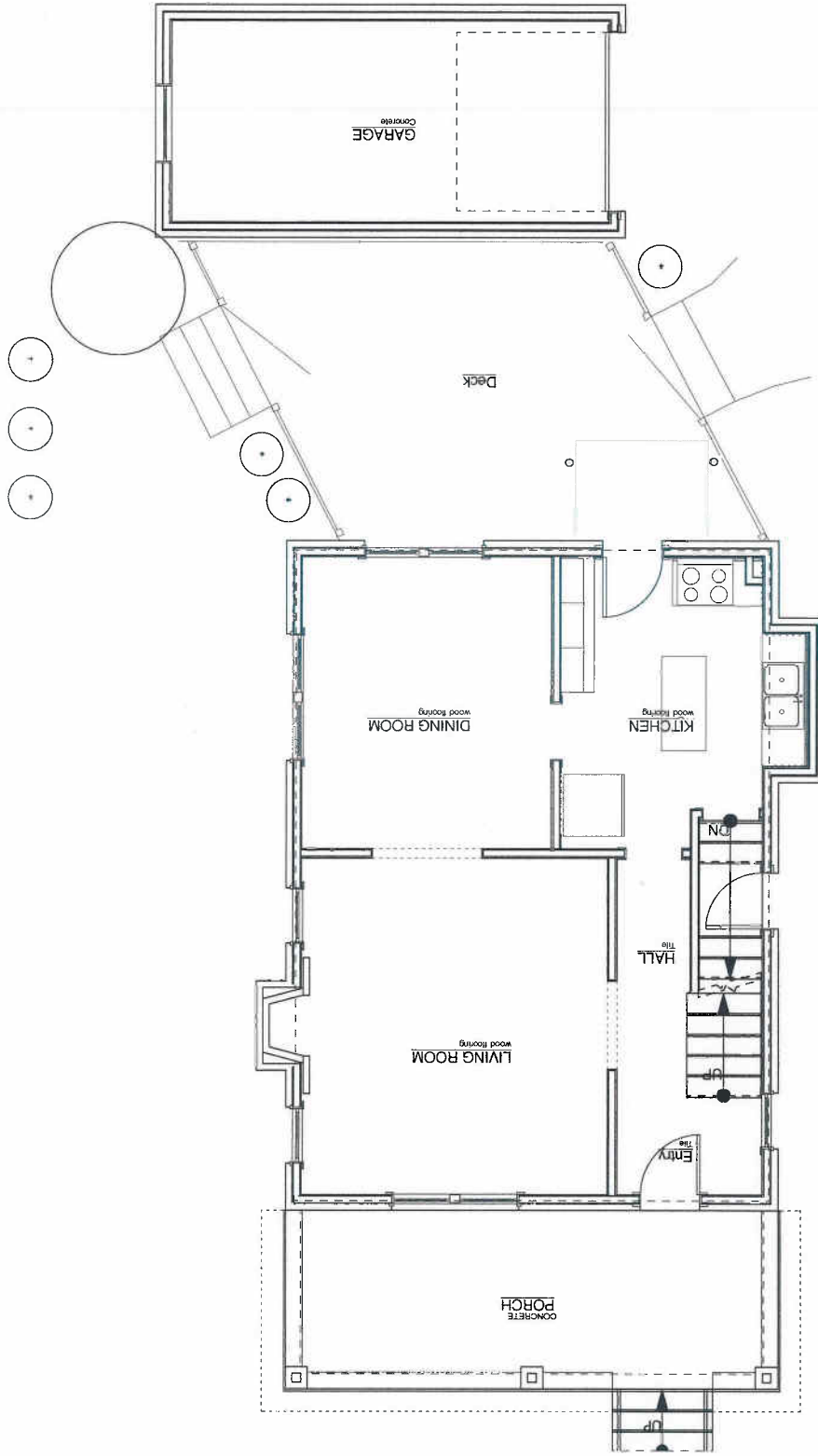
DRAWING INDEX

■	T1	DRAWING INDEX & PHOTO
□	X1	EXISTING FIRST FLOOR PLAN
■	X2	EXISTING SECOND FLOOR PLAN
□	A1	PROPOSED SITE/PROPOSED ADDITION
■	A2	PROPOSED FIRST FLOOR PLAN
■	A3	PROPOSED SECOND FLOOR PLAN
■	A4	PROPOSED WEST ELEVATION
■	A5	PROPOSED EAST ELEVATION
■	A6	PROPOSED NORTH ELEVATION
■	A7	PROPOSED SOUTH ELEVATION

T1 TITLE SHEET

Hashimoto/Wagner Addition
 633 Fifth Street, Ann Arbor, Michigan 48103

■ R U E T E R A S S O C I A T E S ■
 A R C H I T E C T S
 515 Fifth Street, Ann Arbor, Michigan 48103
 phone: (734) 769-0070, fax: (734) 769-0167
 RAA: 11-014 07.22.11



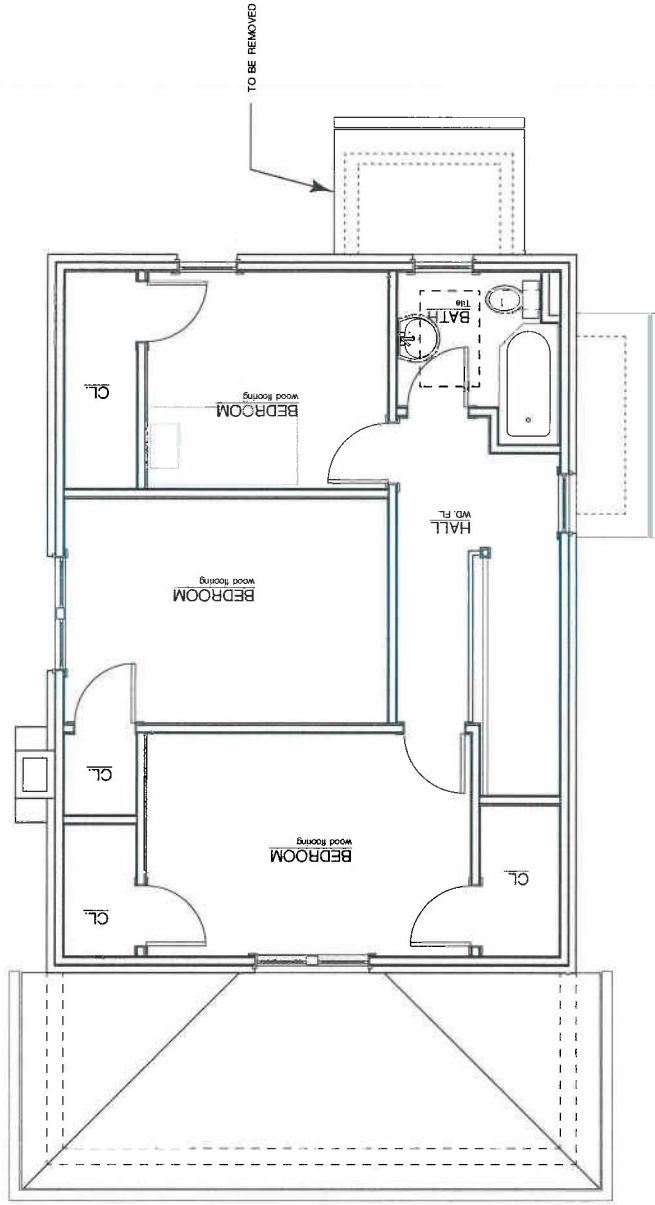
X1 Existing First Floor

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

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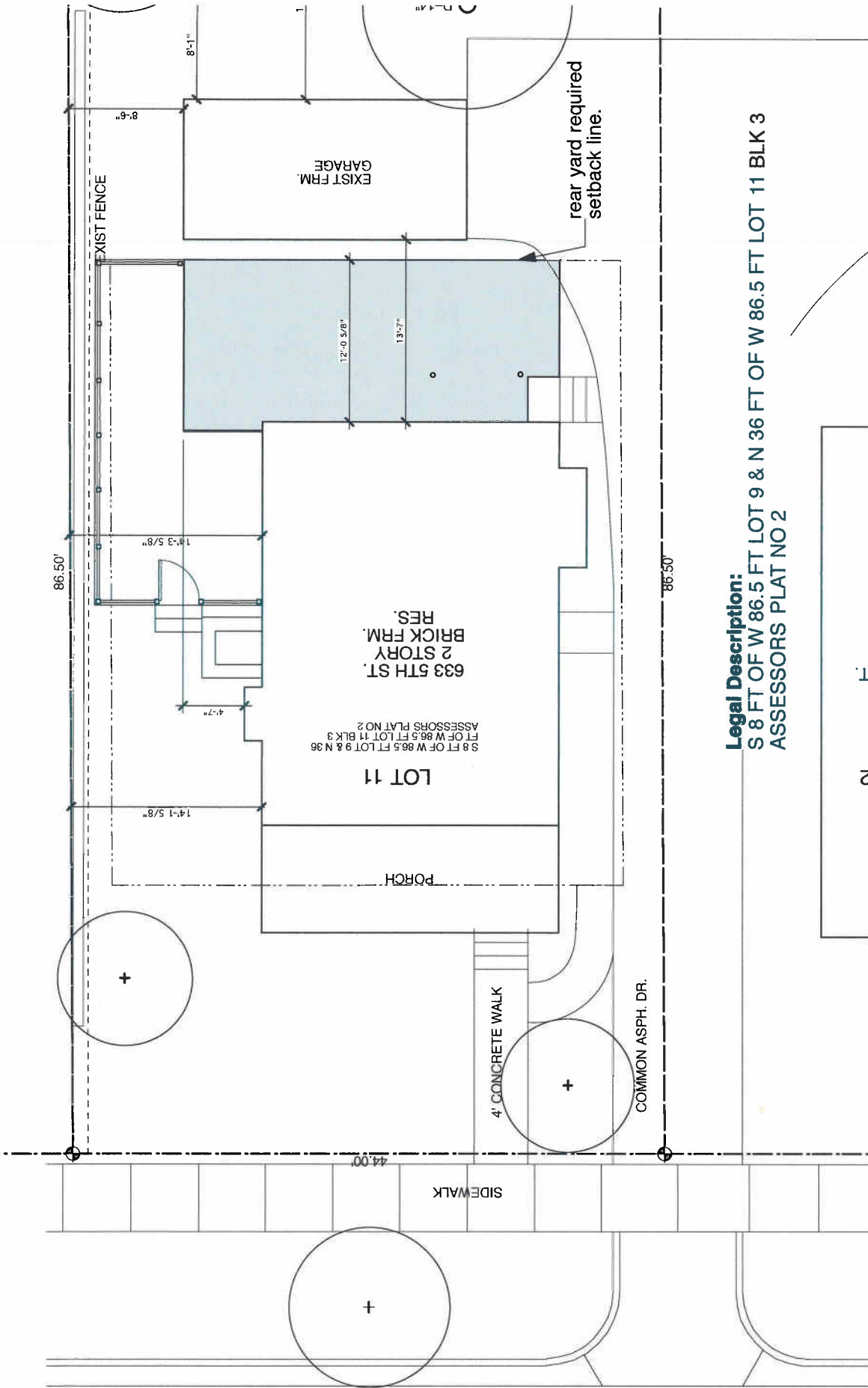


X2 Existing Second Floor

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

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Legal Description:
 S 8 FT OF W 86.5 FT LOT 9 & N 36 FT OF W 86.5 FT LOT 11 BLK 3
 ASSESSORS PLAT NO 2



A1 Proposed Site Plan
 Scale: 3/32" = 1'-0" on 8 1/2" x 11"

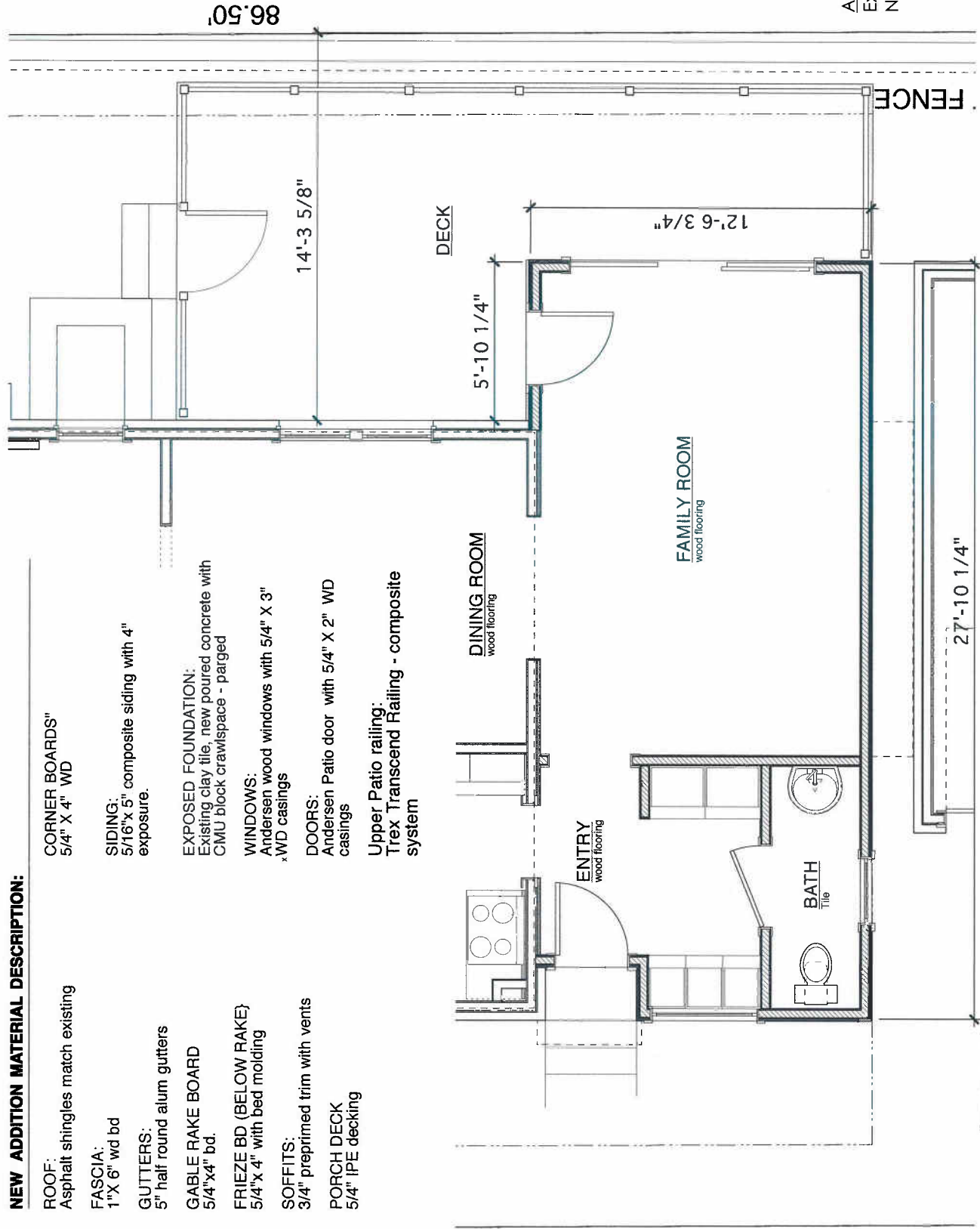
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NEW ADDITION MATERIAL DESCRIPTION:

- ROOF:
Asphalt shingles match existing
- FASCIA:
1" X 6" wd bd
- GUTTERS:
5" half round alum gutters
- GABLE RAKE BOARD
5/4"x4" bd.
- FRIEZE BD (BELOW RAKE)
5/4"x4" with bed molding
- SOFFITS:
3/4" preprimed trim with vents
- PORCH DECK
5/4" IPE decking
- CORNER BOARDS"
5/4" X 4" WD
- SIDING:
5/16" x 5" composite siding with 4" exposure.
- EXPOSED FOUNDATION:
Existing clay tile, new poured concrete with CMU block crawlspace - parged
- WINDOWS:
Andersen wood windows with 5/4" X 3" x WD casings
- DOORS:
Andersen Patio door with 5/4" X 2" WD casings
- Upper Patio railing:
Trex Transcend Railing - composite system



Area First Floor
Existing: 67
New: 33
100

A2 Proposed First Floor Plan

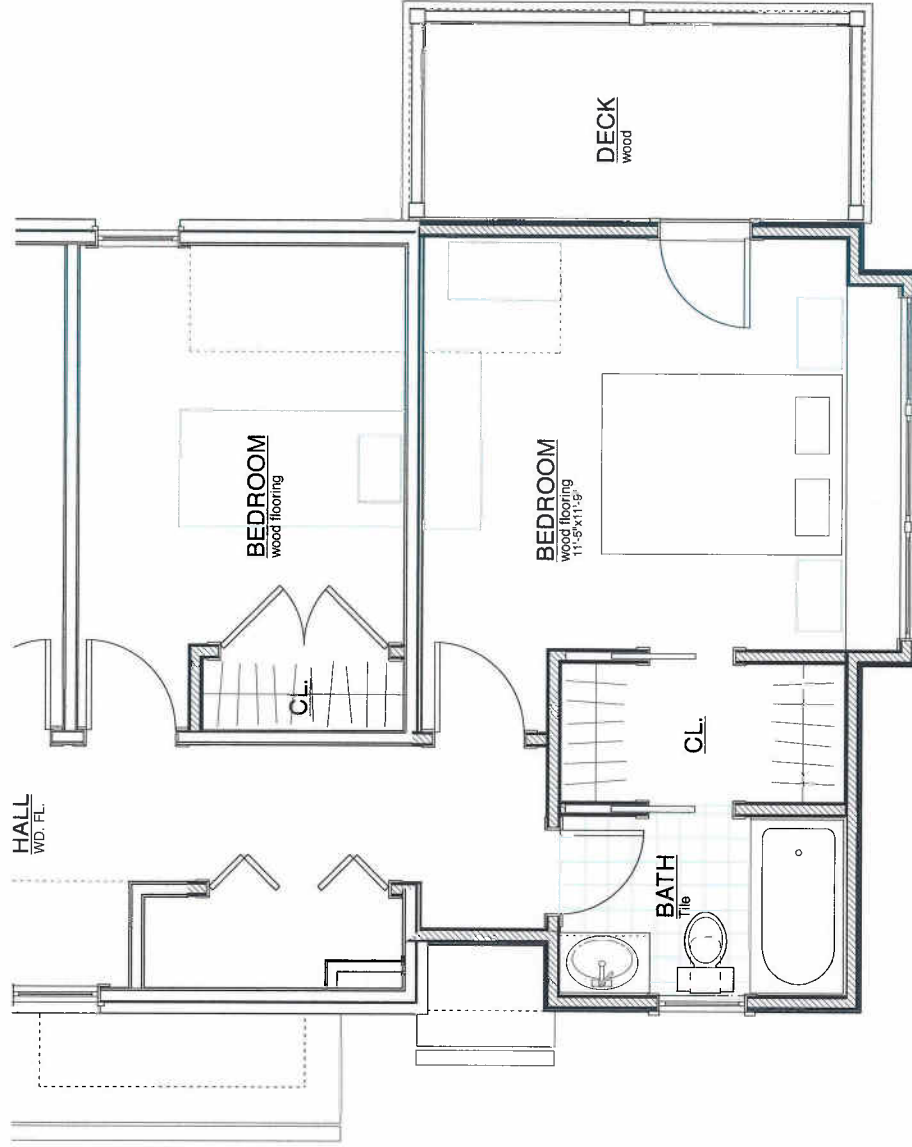
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Hashimoto/Wagner Addition
633 Fifth Street, Ann Arbor, Michigan 48103

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phone: (734) 769-0070, fax: (734) 769-0167
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RENOVATION OF EXISTING RESIDENCE:

Gutters:
Rework existing downspouts and gutters.



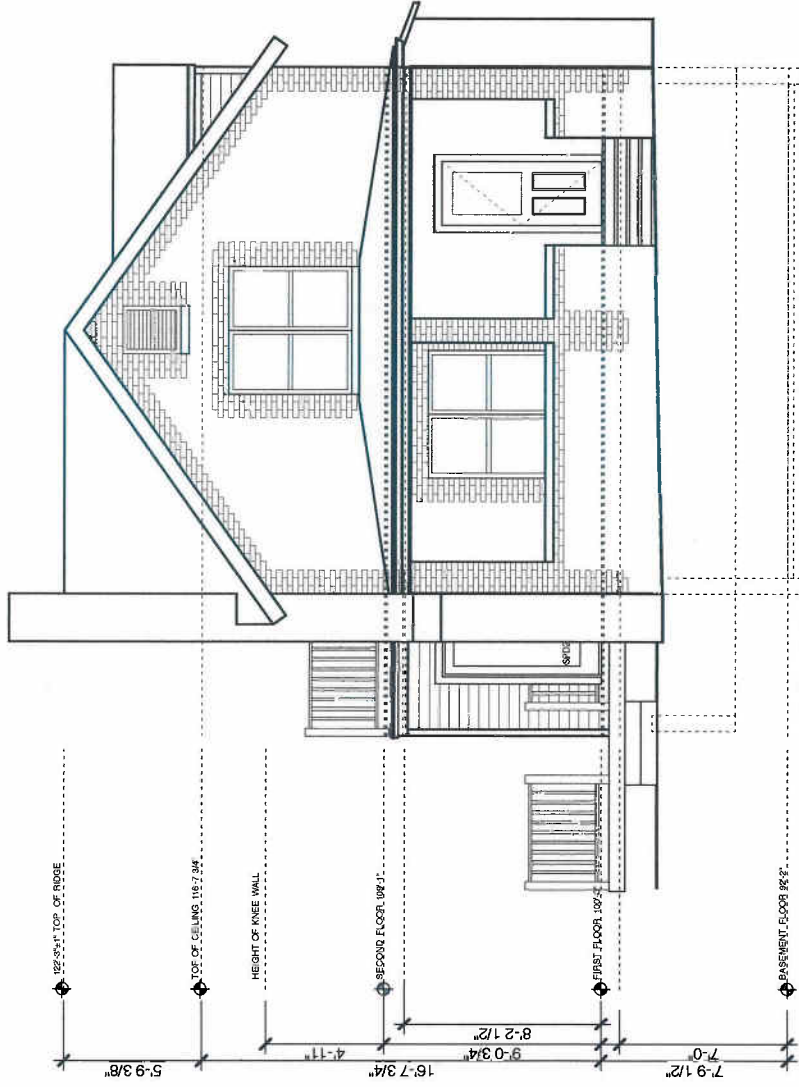
Area, Second Floor	sf
Existing:	496
New:	+242
	<hr/>
	738

A3 Proposed Second Floor Plan

Scale: 3/16" = 1'-0" on 8 1/2" x 11"

Hashimoto/Wagner Addition
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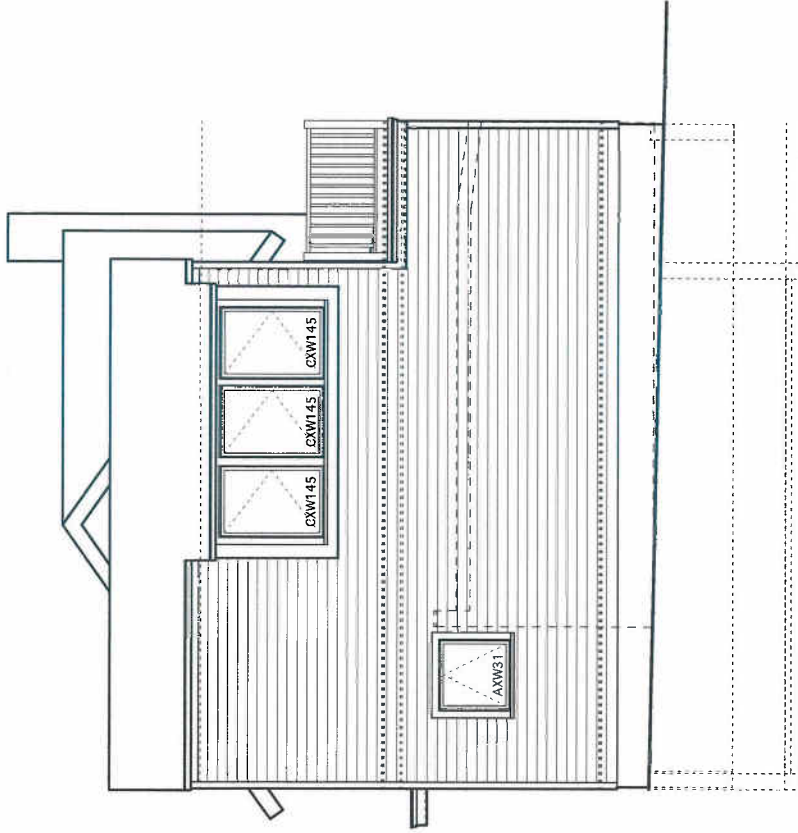
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A4 Proposed
West Elevation
Scale: 1/8" = 1'-0" on 8 1/2" x 11"

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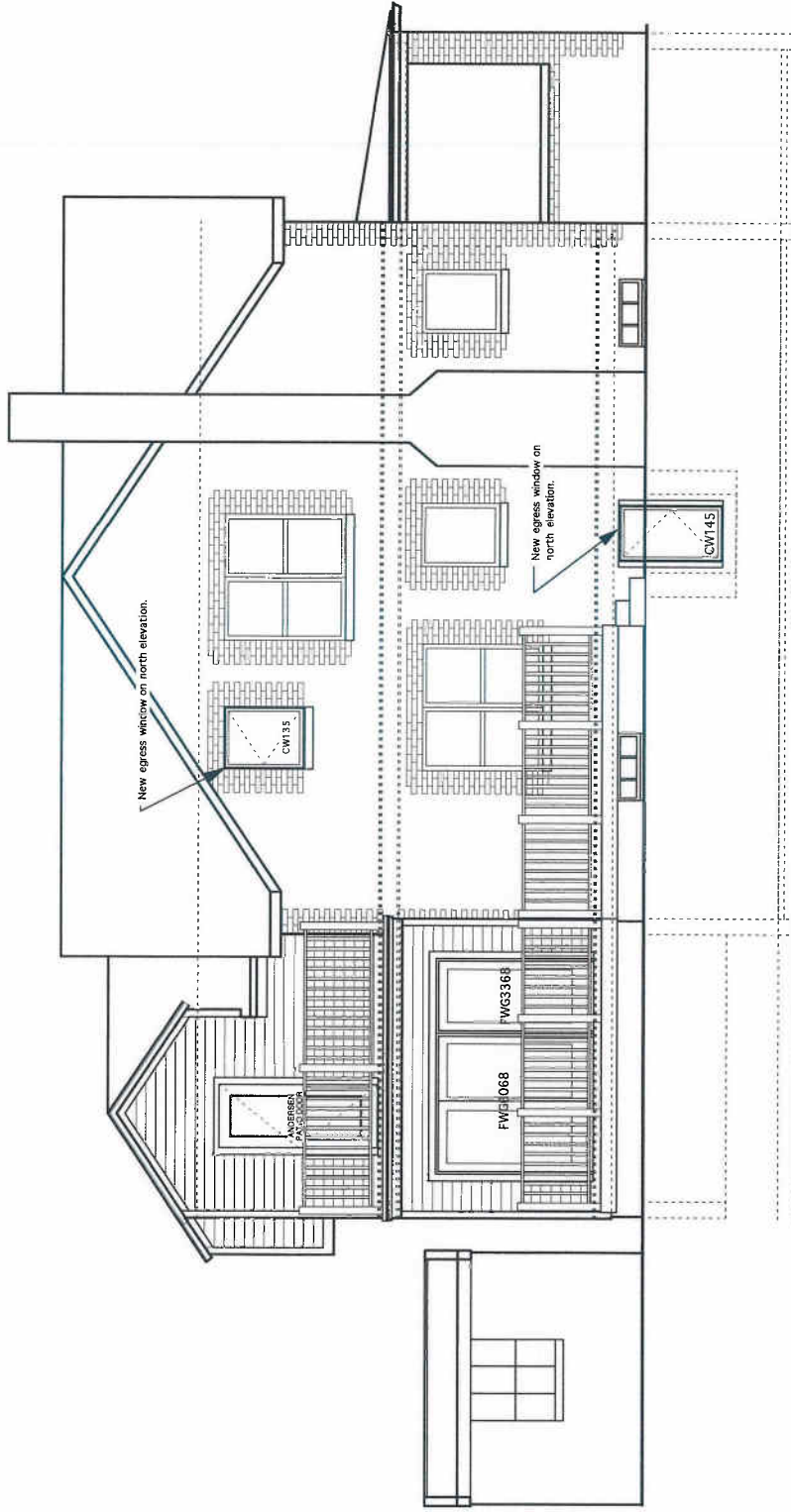
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A5 Proposed
East Elevation
Scale: 1/8" = 1'-0" on 8 1/2" x 11"

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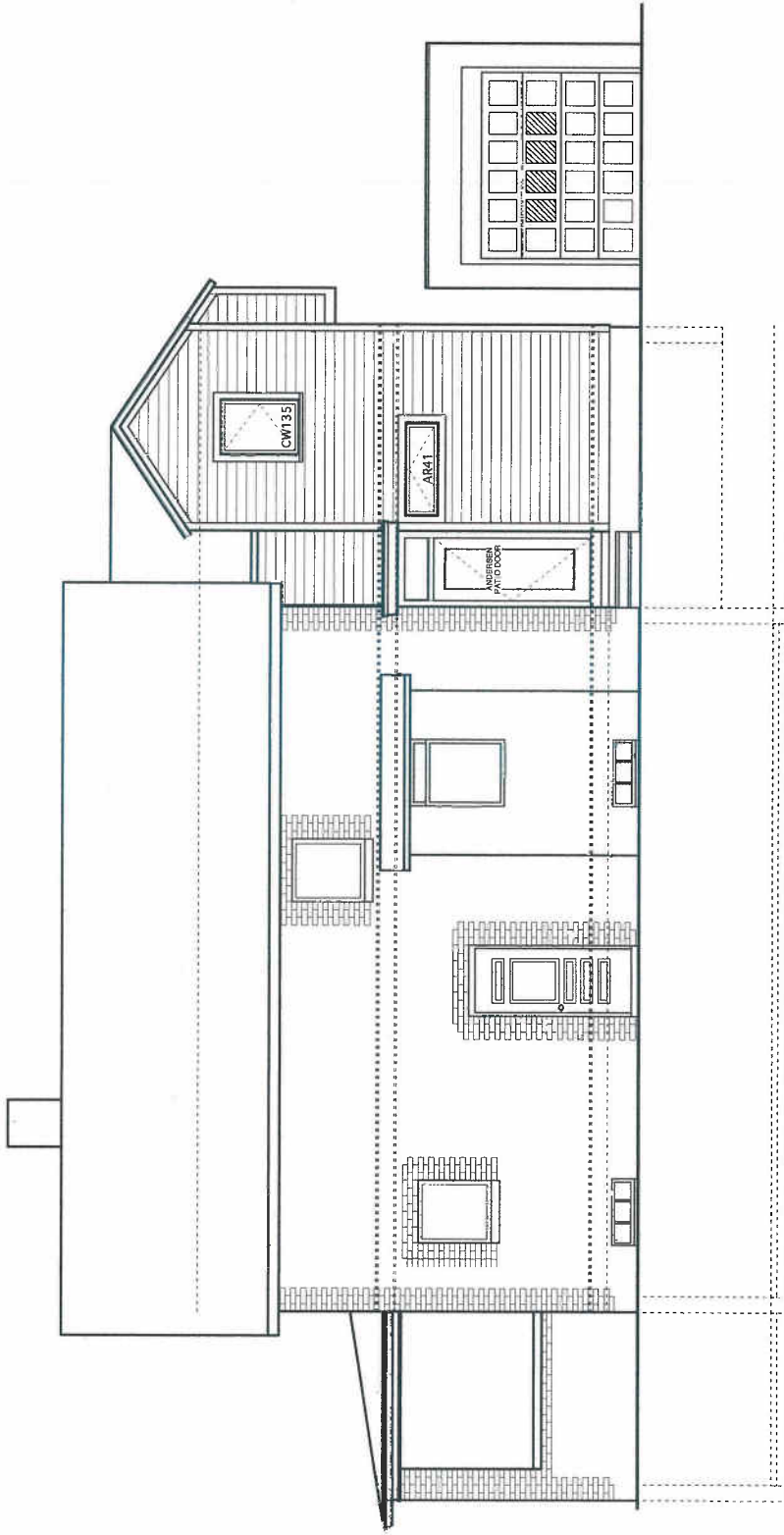


Proposed
A6 North Elevation

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

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A7 Proposed
South Elevation
Scale: 1/8" = 1'-0" on 8 1/2" x 11"

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