

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 520 Fifth Street, Application HDC12-060

DISTRICT: Old West Side Historic District

REPORT DATE: April 30, 2012

REPORT PREPARED BY: Katie Remensnyder, Interim Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, May 7 for the Thursday, May 10, 2012 HDC meeting

	OWNER	APPLICANT
Name:	Joe & Candice Kowalski	Marc Rueter Rueter Associates Architects
Address:	3757 Oakridge Ct. Ann Arbor, MI 48105	515 Fifth St. Ann Arbor, MI 48103
Phone:	(734) 664-6974	(734) 769-0070

BACKGROUND: This two-story vernacular house features a full-width front porch, aluminum siding, aluminum windows, and a cut stone block foundation. A detached two-bay garage is located in the northwest corner of the property. The house was built in 1894 by Christian Lutz, a cabinetmaker, and a rear addition appears in the 1916 Sanborn Fire Insurance Map. Prior to 1898 the address of the house was 37 Fifth Street.

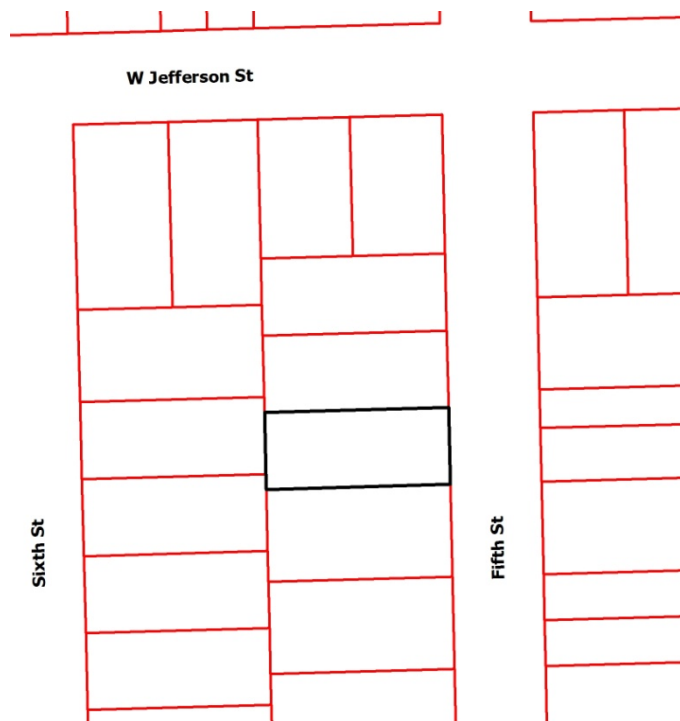
LOCATION: The site is located on the west side of Fifth Street between West Jefferson Street and West Madison Street.

APPLICATION: The applicant seeks HDC approval to 1) demolish a rear patio and one-story non-original rear addition; 2) construct a new two-story rear addition and patio; 3) remove all existing aluminum siding and repair underlying wood siding; 4) remove all existing aluminum windows and replace with wood, vinyl-clad windows; 5) remove two rear windows; 6) replace the existing asphalt roof with a new laminated asphalt roof.

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.

- (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.

Windows

Recommended: Identifying, retaining, and preserving windows--and their functional and decorative features--that are important in defining the overall historic character of the building.

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.

Not Recommended: Removing or radically changing windows which are important in defining the historic character of the building so that, as a result, the character is diminished.

Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash which does not fit the historic window opening.

Introducing a new design that is incompatible with the historic character of the building.

Site

Recommended: Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

Not Recommended Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.

District or Neighborhood Setting

Not Recommended: Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

STAFF FINDINGS:

1. The existing one-story rear addition contains a kitchen and enclosed porch. Although a rear addition appears in 1916, 1925, and 1931 Sanborn Fire Insurance Maps, the footprint appears to be slightly larger than what currently exists at the house. The exact age of the existing addition could not be determined. The addition is unremarkable and has aluminum windows and a concrete block foundation.
2. The applicant seeks approval to demolish the existing rear addition and construct a new two-story rear addition with a finished basement that will add a total of 648 square feet of living space to the house. The existing addition measures twelve feet and two-and-three-quarters inches long, and fifteen and four-and-three-quarters inches wide. The new addition would be twenty-four feet and nine-and-one-half inches wide, and sixteen feet four inches wide. The new addition would project six feet eleven-and-a-half inches beyond the south elevation on the first floor. The second floor would be cantilevered out several feet from the north elevation. The roofline of the addition is below the main roofline of the house.
3. The proposed addition will have horizontal composite siding, an asphalt shingle roof, double hung windows on the first and second story, and casement egress windows in the basement. The design of the addition is compatible with the house and uses distinct materials to differentiate it from the historic structure.
4. The proposed addition will require that two windows on the west (rear) elevation be removed. These windows are aluminum and not original, but may be original openings. The windows are unremarkable and are located on a non-character defining elevation.
5. In order to build a new addition the rear concrete patio must be demolished. The patio is unremarkable and is not a character-defining feature of the site. The applicant seeks approval to construct a new patio with a wood pergola at the rear of the new addition.
6. The applicant seeks approval to remove all existing aluminum siding from the house. The underlying wood siding will be repaired where necessary and will be repainted. All

existing aluminum windows will be removed as well and new vinyl clad one-over-one double hung windows will be installed. A new asphalt roof will be installed on the house and will match the roof of the addition.

7. Staff recommends approval of the proposed addition since it meets the *Secretary of the Interior's Standards and Guidelines for New Additions, Site, Windows, and District of Neighborhood Setting*.

POSSIBLE MOTIONS: (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 approve the application at 520 Fifth Street, a contributing property in the Old West Side Historic District, to demolish a rear addition, construct a new addition, replace the existing aluminum windows with vinyl clad windows, remove all existing aluminum siding, and construct a new patio as proposed. The proposed 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, 5, and 9 and the guidelines for new additions, windows, site, and setting.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 520 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, photos, drawings.

520 Fifth Street (Old West Side)





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: 520 Fifth ST
Historic District: OLD WESTSIDE
Name of Property Owner (If different than the applicant):
Joe & Candice Kowalski
Address of Property Owner: 3151 Oakridge Ct. A² MI 48105
Daytime Phone and E-mail of Property Owner: 734-6604-6974 CANDIKOWALSKI@aol.com
Signature of Property Owner: [Signature] Date: 4/20/2012

Section 2: Applicant Information

Name of Applicant: Rueter Associates Architects
Address of Applicant: MARC Rueter
Daytime Phone: (734) 769-0070 Fax: (734) 769-0167
E-mail: MRueter@RueterArchitects.com
Applicant's Relationship to Property: owner architect contractor other
Signature of applicant: [Signature] Date: 4/20/12

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: [Initials]

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: 4/20/12 Application to _____ Staff or X X HDC

Project No.: HDC 12-060 Fee Paid: *500 paid

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 5/10/12

Application Filing Date: _____ 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: April 20, 2012

PROJECT: Addition to 520 Fifth Street
Ann Arbor

OWNER: Joseph and Candice Kowalski
520 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 520 Fifth Street. The proposed two-story addition will add an additional 648 square feet or 59 percent to the current 1087 square foot house. The gross footprint will add an additional 262 square feet to the building footprint for a 41 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 rear of the house.

2. Demolition

- a. The existing rear patio and rear one story kitchen with enclosed side porch, including concrete foundation will be demolished, while preserving the upper overhangs at the rear on south side. Also, all existing aluminum siding and aluminum windows, existing roofing will be removed.

3. New Addition

- 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' double hungs or egress casements 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, along with a low slope roof on the south with self-adhering SBS modified bitumen roll roofing.
- b. The side entry will have a concrete stoop - one step above grade. A patio on the west will be added with a wood pergola to shade the sun, as well as emergency egress window well into the new basement on the south elevation.

4. Exterior Painting and Misc. Repair

- a. Downspouts affected by new addition will be reworked as needed.
- b. A/C unit will be relocated to the side of house.
- c. New horizontal composite will have a 4" exposure siding will be installed on the existing house.
- d. The current Aluminum windows will be removed and new Andersen windows will be installed with new 5/4"x4" casings. There will be two small windows added on the south at the first floor and on additional window added to the second floor hallway on the south side. The north elevation will have one new window on drive side.

2. Provide a description of existing conditions:

The zoning at 520 Fifth Street is R2A along with the neighboring properties. The 2 story house was constructed in 1901. The house is constructed with a stone foundation and 2x4 wood frame first and second floors. The house driveway is on the north. The existing C.M.U. garage is in the rear and north side and there is several large trees, the new addition recesses in to maintain on the first floor north show a change between old and the new. The south is recessed on the second floor to maintain the upper overhang of the existing second story.

3. Reason for proposed changes:

The Owner has a young family with two children and two adults and the current house has two 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 2 1/2 baths, 1 sleeping room and living space. The proposed addition also provides for some 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 THE

KOWALSKI RESIDENCE, 520 FIFTH STREET, ANN ARBOR, 48103



LIST OF DRAWINGS

- T1. TITLE SHEET
- A1. PHOTOS OF EXISTING HOUSE
- A2. SITE PLAN - EXISTING
- A3. FIRST FLOOR PLAN - EXISTING
- A4. REAR ISOMETRIC - EXISTING
- A5. SITE PLAN - PROPOSED
- A6. BASEMENT PLAN - PROPOSED
- A7. FIRST FLOOR PLAN - PROPOSED
- A8. SECOND FLOOR PLAN- PROPOSED
- A9. ROOF PLAN- PROPOSED
- A10. EAST ELEVATION (EXISTING AND PROPOSED)
- A11. WEST ELEVATION (EXISTING AND PROPOSED)
- A12. SOUTH ELEVATION (EXISTING AND PROPOSED)
- A13. NORTH ELEVATION (EXISTING AND PROPOSED))

HDC SUBMISSION 04 20 12

■ RUEETER ASSOCIATES ■

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KOWALSKI RESIDENCE T1
520 FIFTH STREET, ANN ARBOR, MI 48103



TOP
PHOTO OF ORIGINAL 2 STORY HOUSE WITH ADDITION AT LEFT AND PATIO.



RIGHT
PHOTO OF ORIGINAL 2 STORY HOUSE WITH ADDITION ATTACHED AND REAR ENTRY.

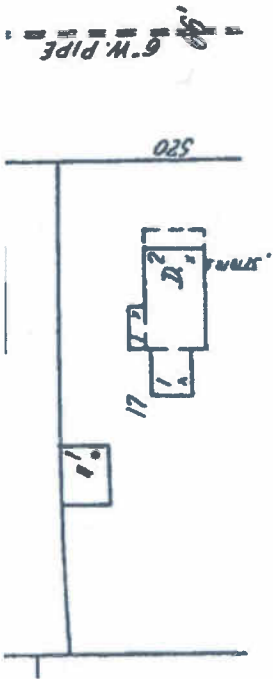
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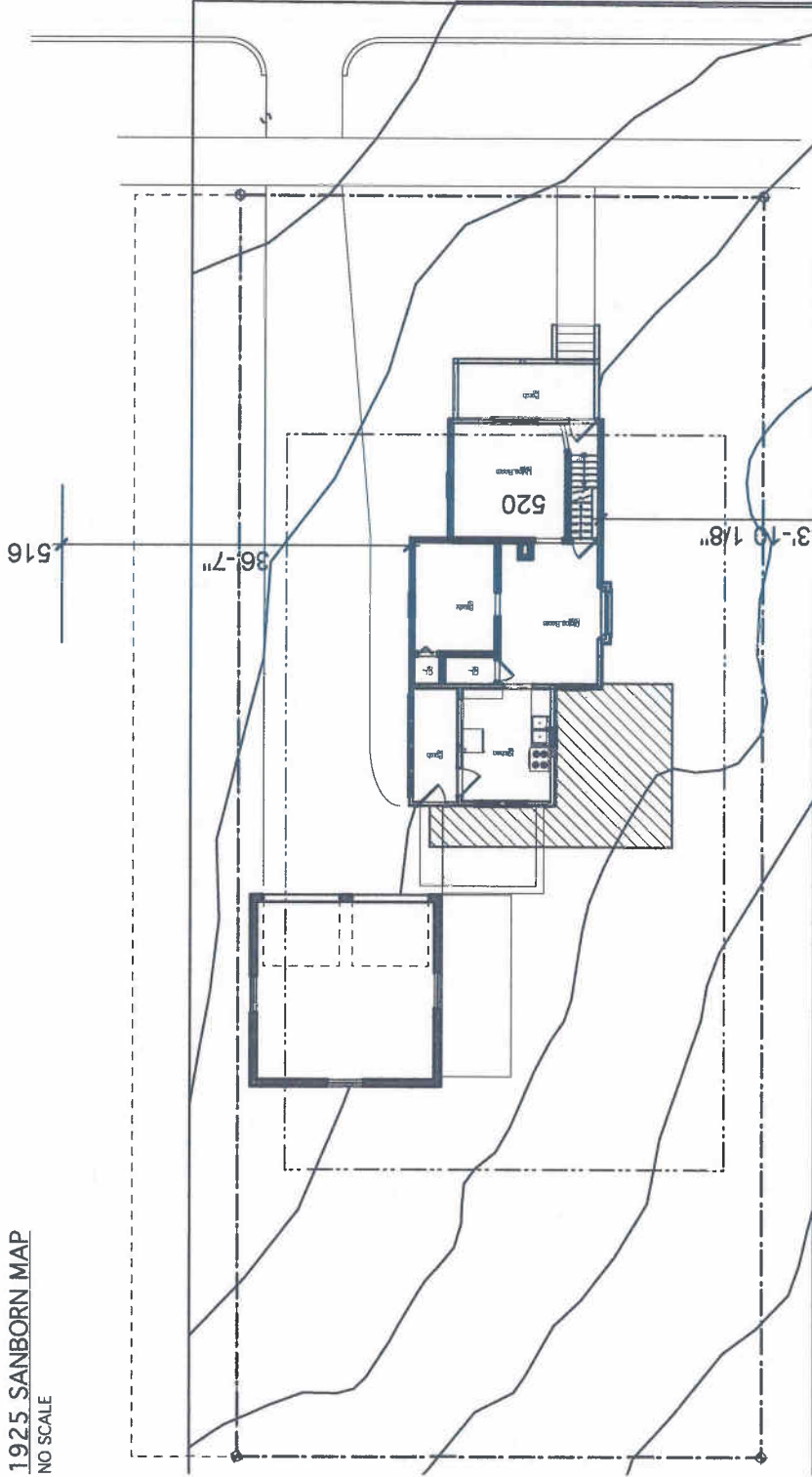
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KOWALSKI RESIDENCE A1

520 FIFTH STREET, ANN ARBOR, MI 48103



1925 SANBORN MAP
NO SCALE



Existing
Site Plan

Scale: 1" = 20'-0" or 1/2" x 11"



NEW 262 SF AREA ADDED TO PRE 1925
FOOTPRINT (37% INCREASE IN FOOTPRINT)

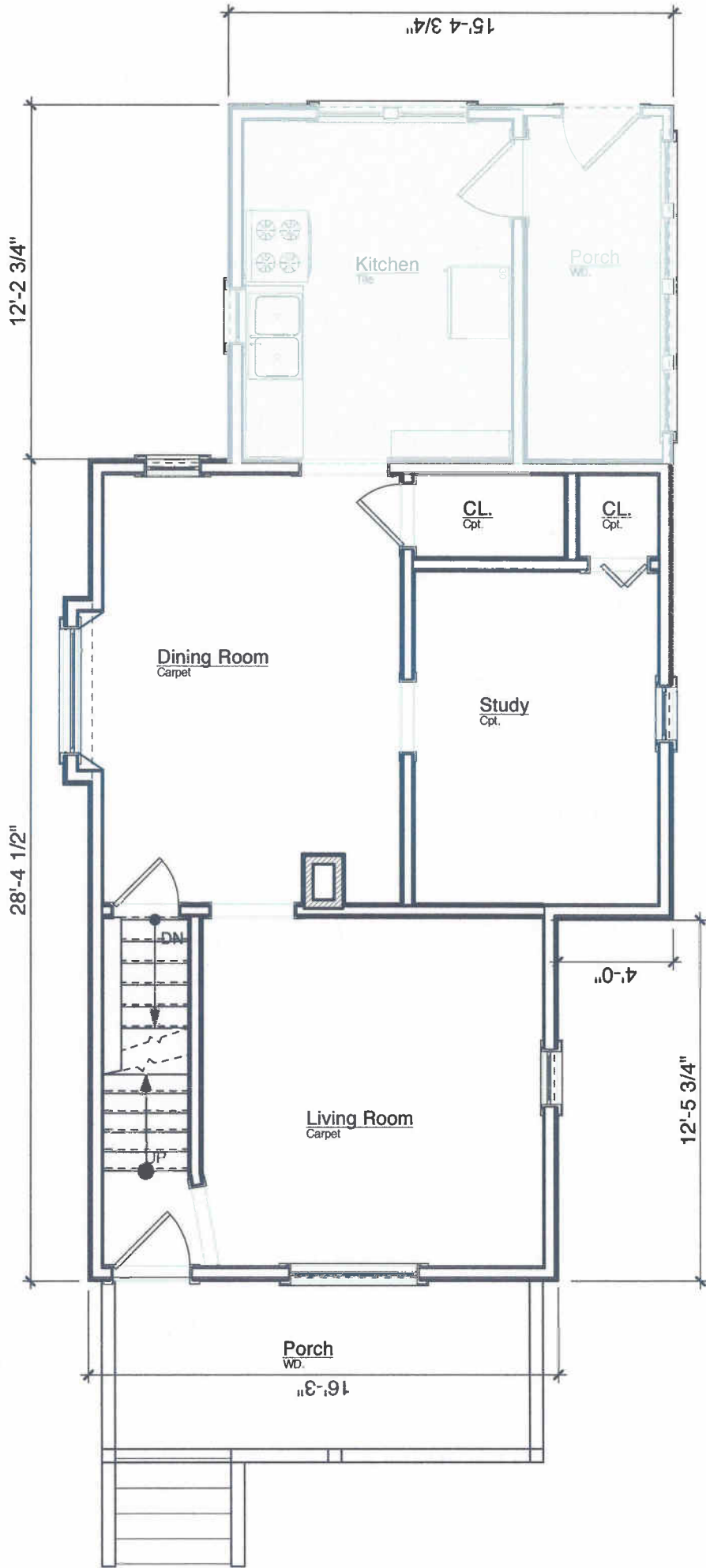
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■ R U E T E R A S S O C I A T E S ■
A R C H I T E C T S



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KOWALSKI RESIDENCE A2

520 FIFTH STREET, ANN ARBOR, MI 48103



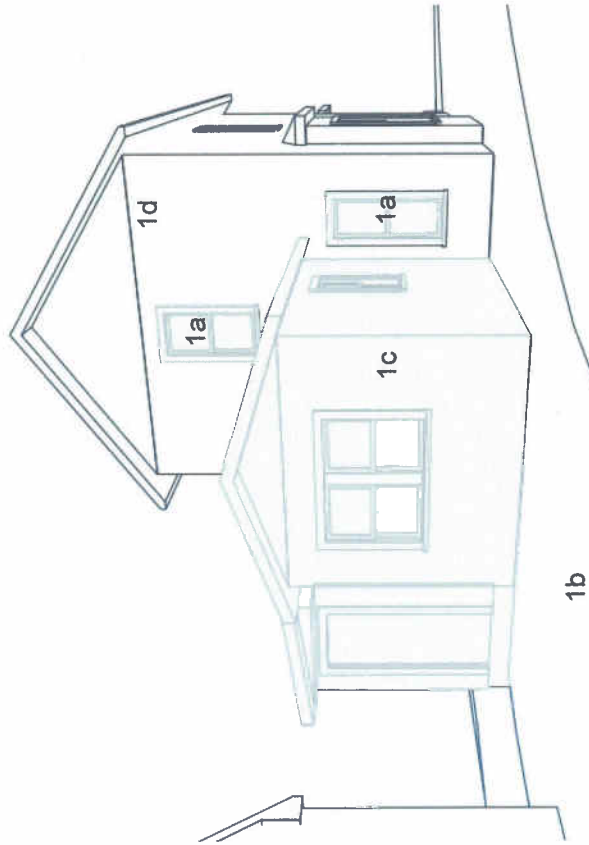
1 Existing First Floor Plan
 Scale: 3/16" = 1'-0" on 8 1/2" x 11"

 areas to be demo


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DEMOLITION SCHEDULE

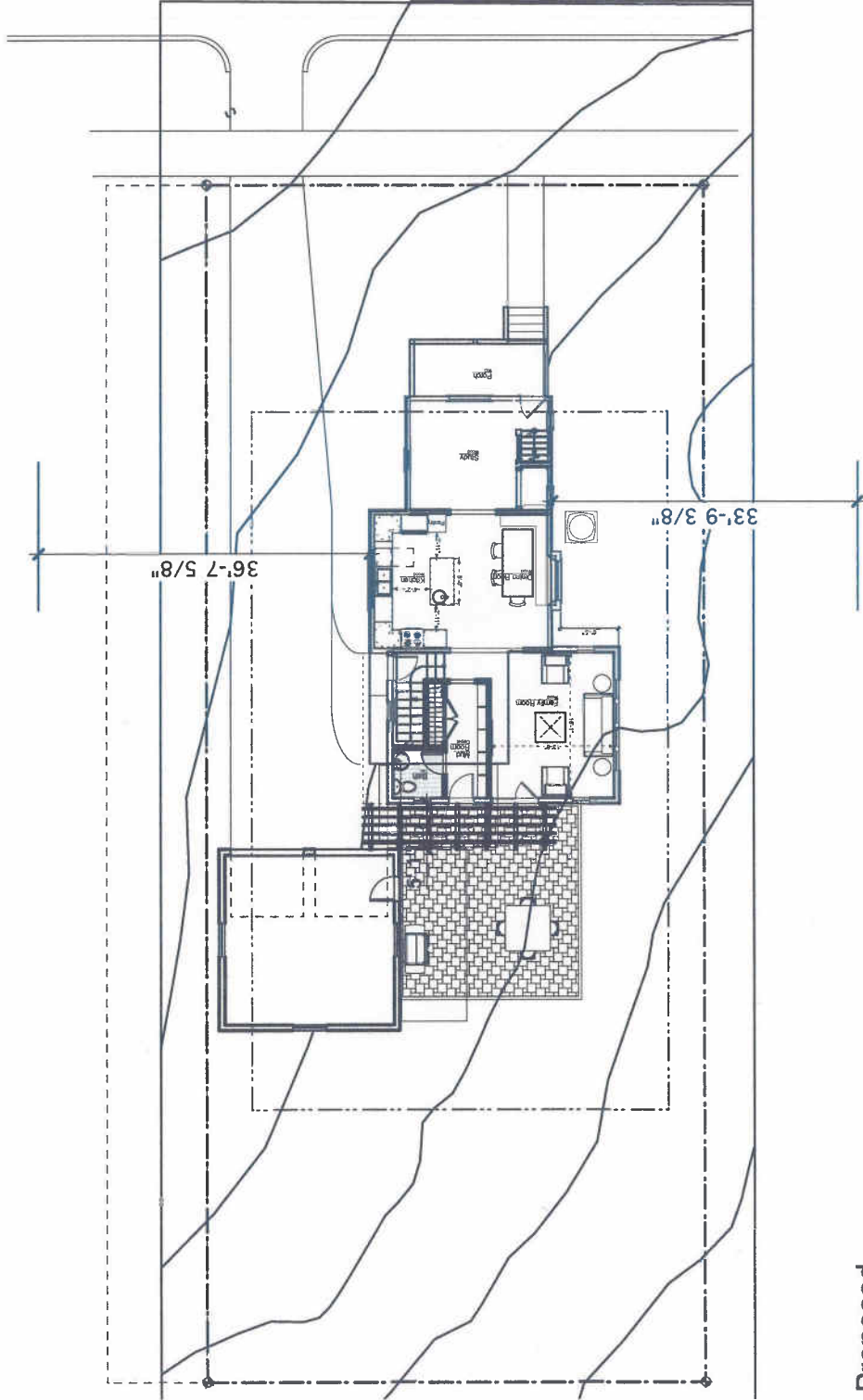
- Mark
 1a Remove non original existing aluminium windows or doors
 1b Remove non historic patio
 1c Remove non historic addition (1925)
 1d Remove non historical aluminium siding



1 Existing
 Rear Isometric
 Scale: No scale

areas to be demo

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**Proposed
Site Plan**

SCALE: 1" = 20'-0" OR 1/8" 1/2" X 11"



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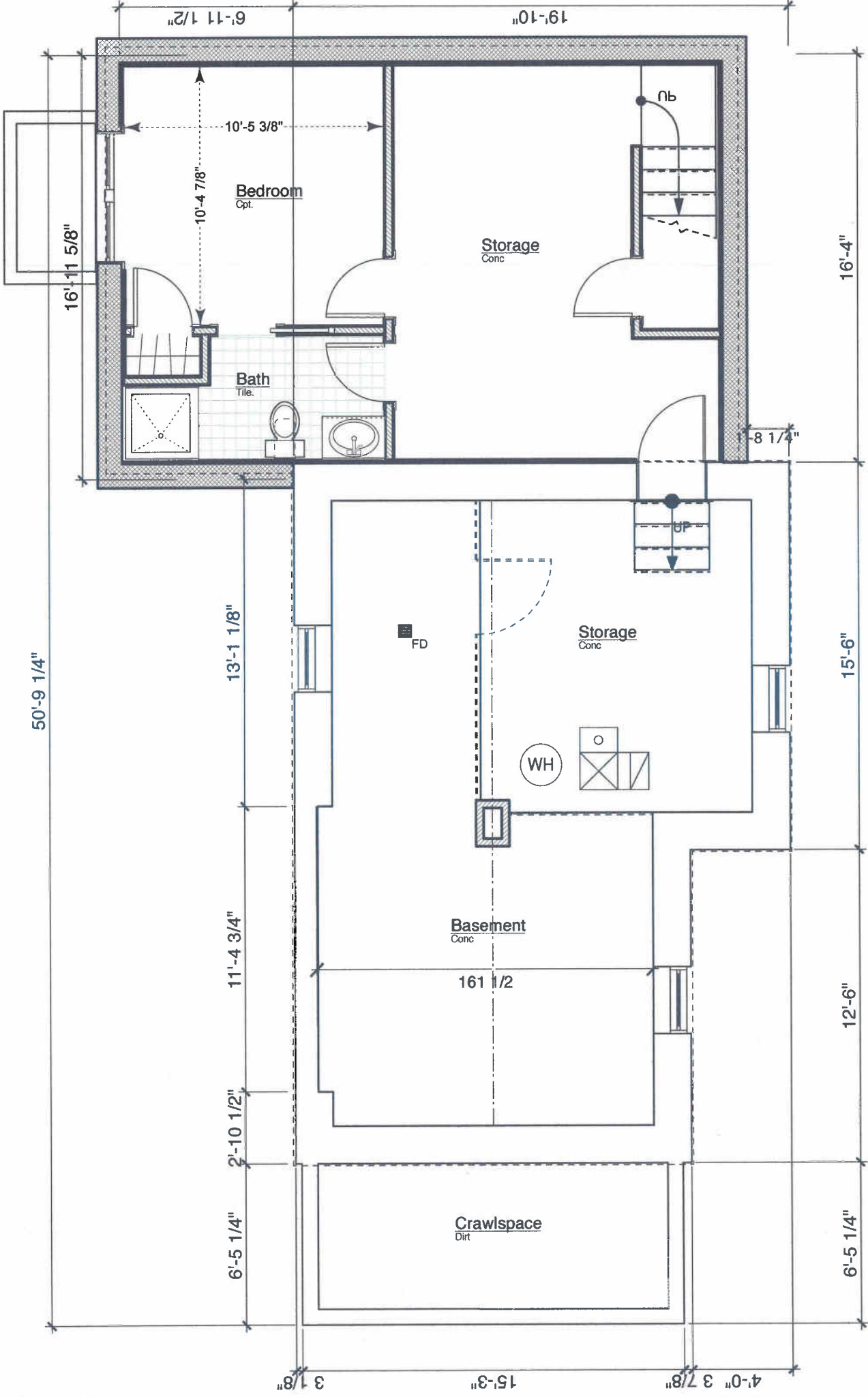
KOWALSKI RESIDENCE A5

520 FIFTH STREET, ANN ARBOR, MI 48103

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50'-9 1/4"

16'-11 5/8"

6'-11 1/2"

19'-10"

13'-1 1/8"

11'-4 3/4"

2'-10 1/2"

6'-5 1/4"

3 1/8"

15'-3"

4'-0" 3 7/8"

6'-5 1/4"

12'-6"

15'-6"

16'-4"

1'-8 1/4"

10'-5 3/8"

10'-4 7/8"

Bedroom
Opt.

Bath
Tile.

Storage
Conc

Basement
Conc

16 1/2

Crawlspace
Dirt

Storage
Conc

WH

FD

Proposed
Basement Plan

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

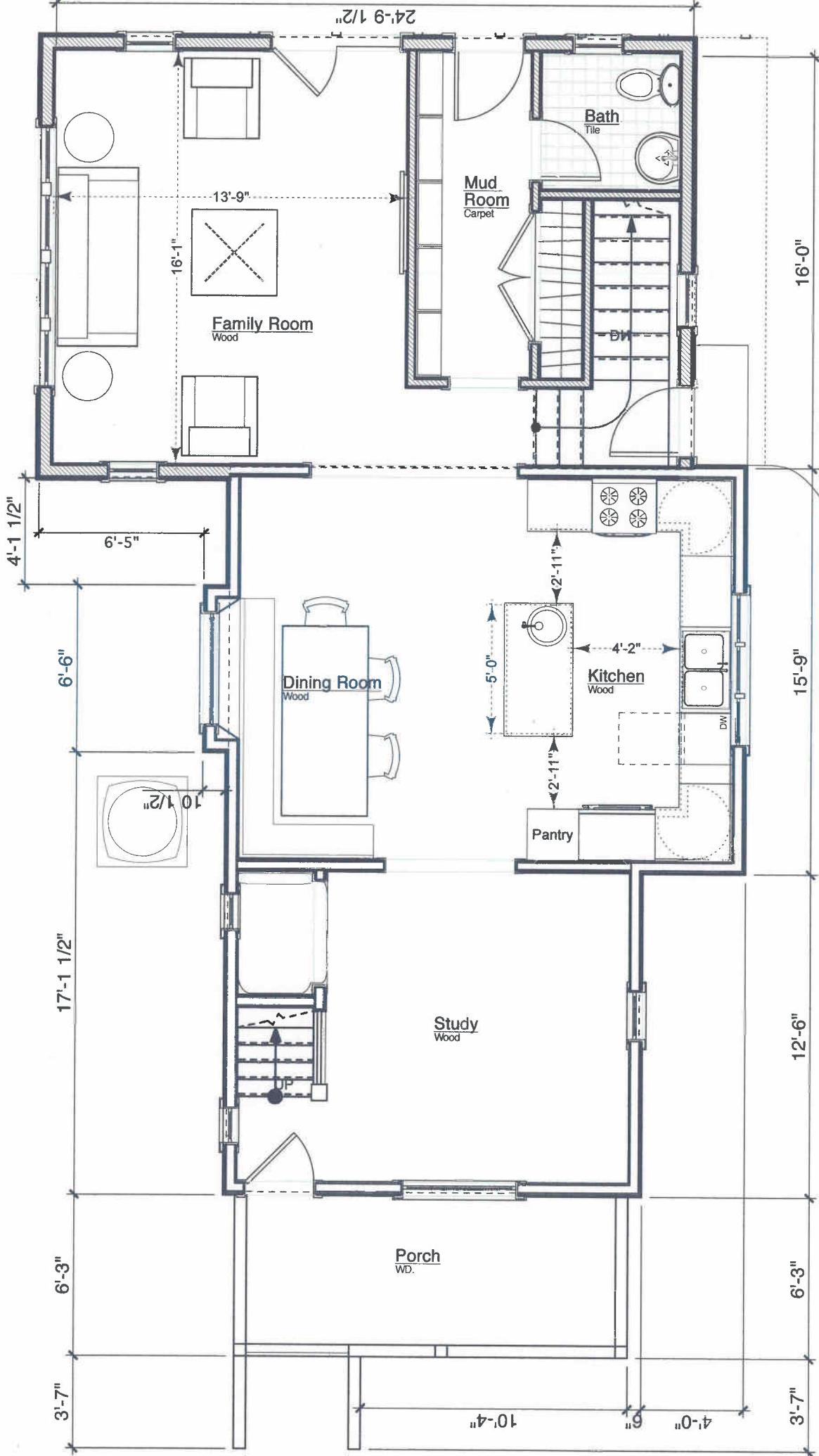
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KOWALSKI RESIDENCE A6

520 FIFTH STREET, ANN ARBOR, MI 48103

RUETER ASSOCIATES ARCHITECTS

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RAA-12-012 HDC 04.20.12



1 Proposed First Floor Plan
 Scale: 3/16" = 1'-0" on B 1/2" x 11"

Area First Floor	
Existing:	637 sf
New:	300 sf
Total:	937 sf



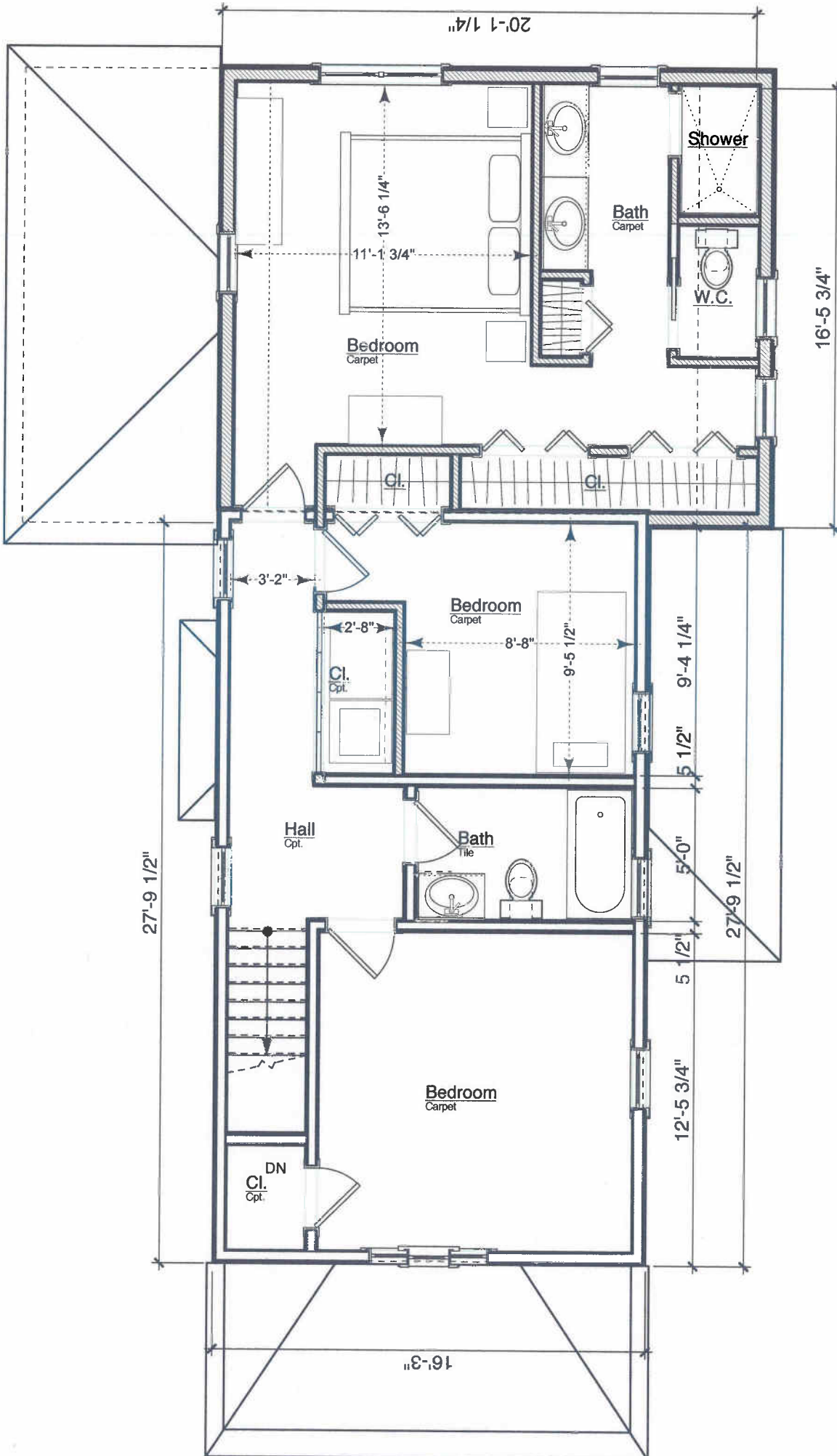
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■ RUEYER ASSOCIATES ■

KOWALSKI RESIDENCE A7

520 FIFTH STREET, ANN ARBOR, MI 48103

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

Area Second Floor	sf
Existing:	450
New:	348
Total:	798

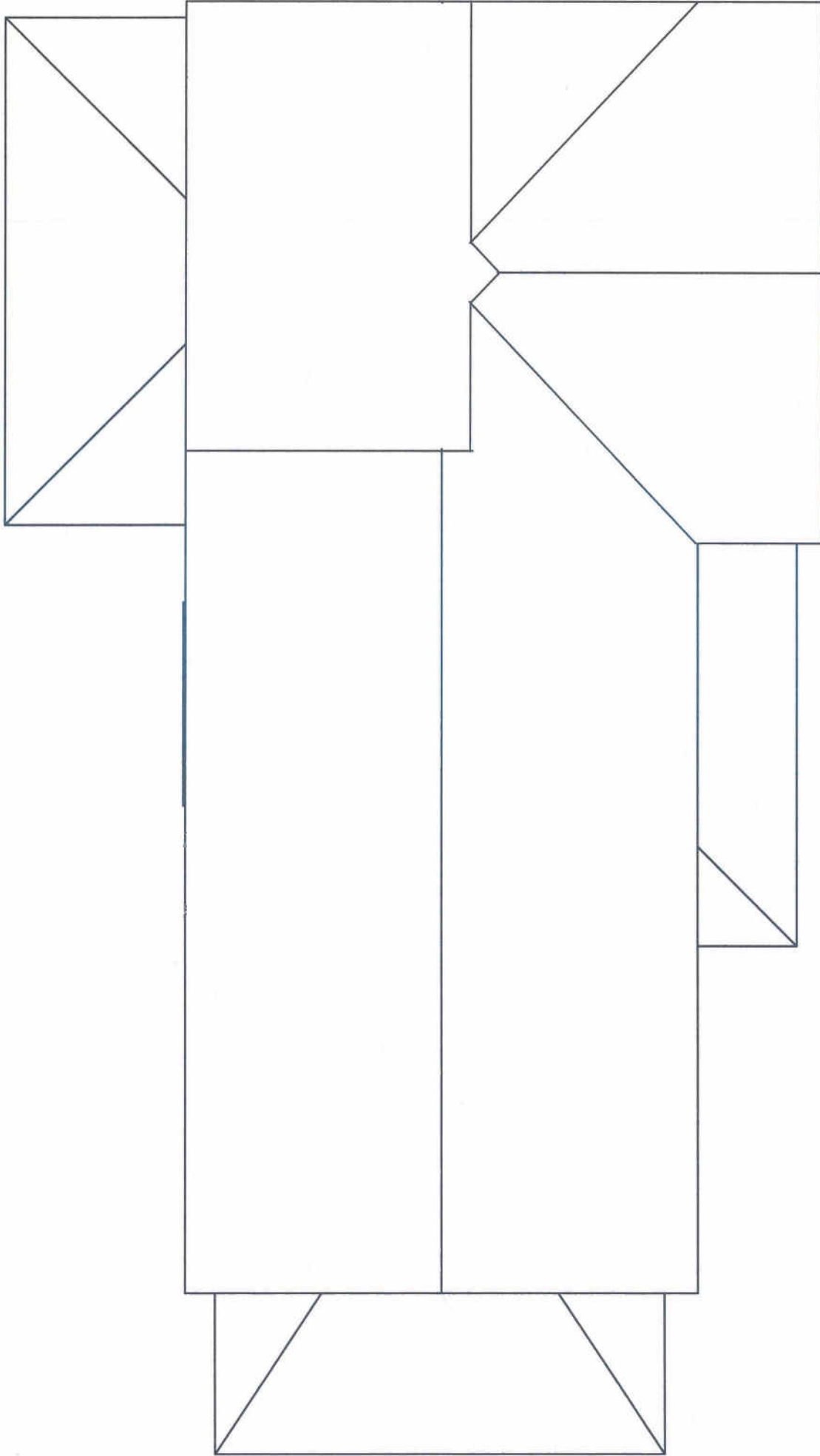


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KOWALSKI RESIDENCE A8
 520 FIFTH STREET, ANN ARBOR, MI 48103



1 Proposed
Roof Plan

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



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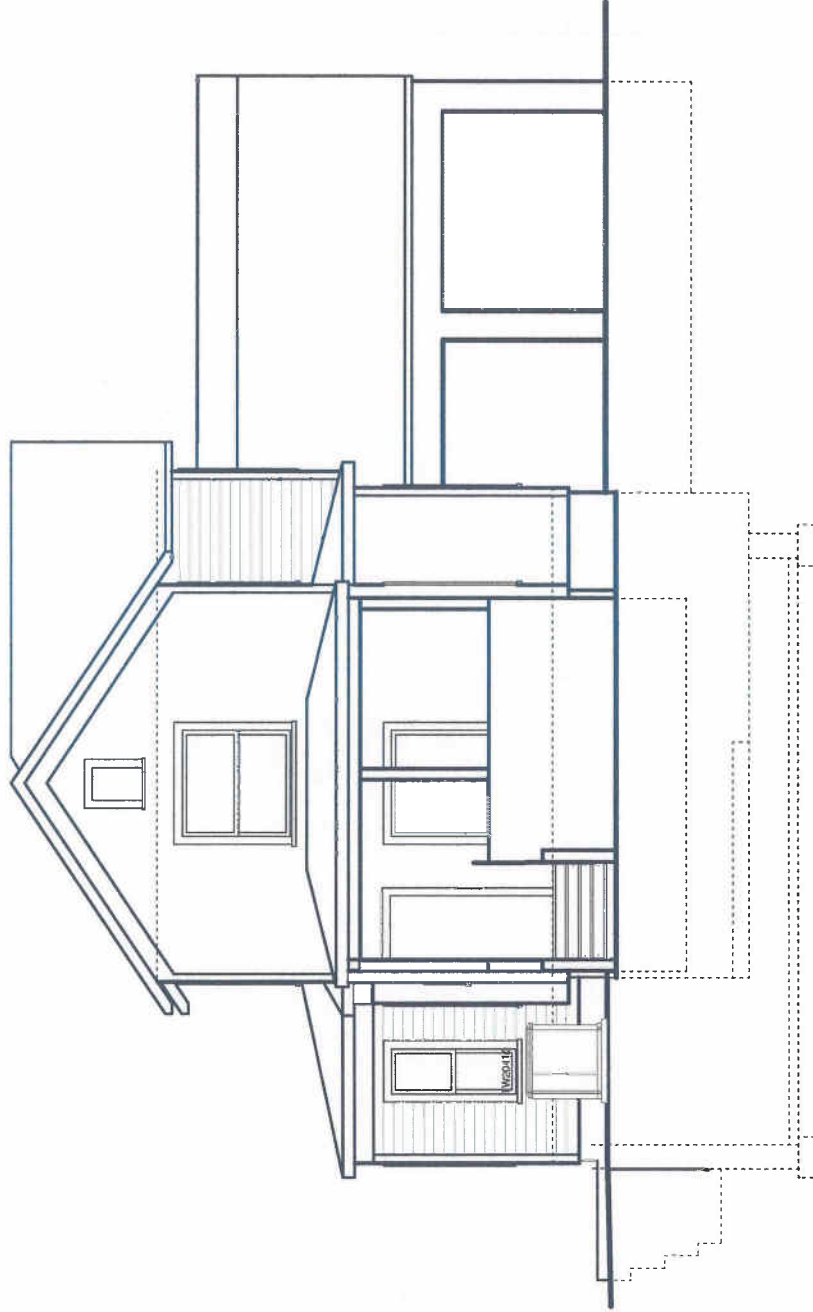
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KOWALSKI RESIDENCE A9
520 FIFTH STREET, ANN ARBOR, MI 48103

RENOVATION OF EXISTING RESIDENCE:

- ROOFING:**
replace roofing with laminated asphalt shingles
- SIDING:**
remove all aluminum, repair damaged wood siding and trim as required and repaint at connection as required.
- Windows:**
remove all aluminum windows and install new Andersen windows with new exterior 3 1/2" x 5/4 casings.



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

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■ RUEYER ASSOCIATES ■

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KOWALSKI RESIDENCE A10
520 FIFTH STREET, ANN ARBOR, MI 48103

WINDOW SCHEDULE

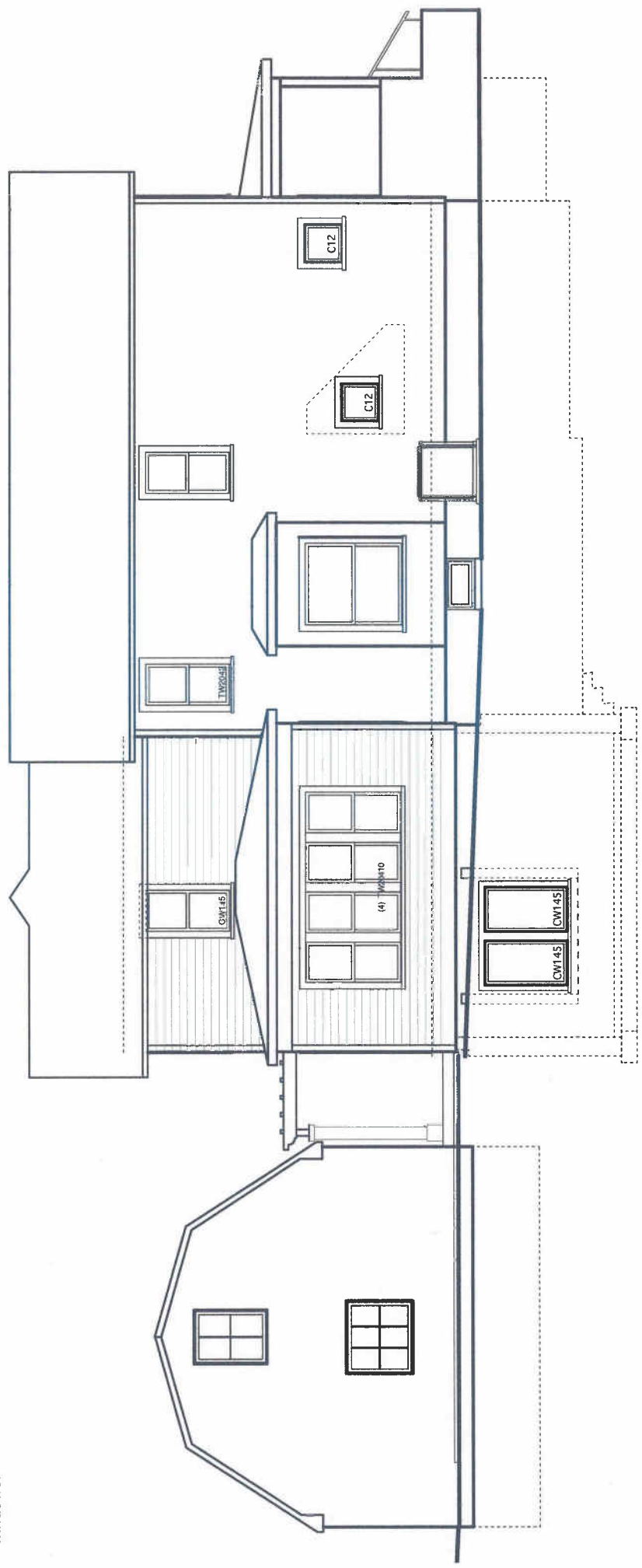
Mark	Type	Unit Size	Notes
TW2042	double hung	2-2, 4-0	1 over 1
CW145	csmt	2-4, 4-0	2 lite
C12	csmt	2-0, 2-0	1lite
TW20410	double hung	2-2, 5-0	1 over 1
TW2032	double hung	2-2, 3-2	1 over 1

WINDOW NOTES:
 Windows shall be wood with vinyl cladding. Glazing shall be double glazed low e. Muntins shall be simulated-bonded to exterior and interior. Cladding shall be white. Screens shall be supplied with all windows.

DOOR SCHEDULE

Mark	Type	Unit Size	Notes
1E	door transom	32x80 32x20	1 lite 1 lite
1F	door	32x80	1 lite
FWH5068	bi-swing door	60x80	2 lites

DOOR NOTES:
 Doors shall be wood with alum or vinyl cladding. Glazing shall be double glazed low e. Muntins shall be simulated-bonded to exterior and interior. Cladding shall be white. Screen doors shall be supplied with all doors.



Proposed
 S South Elevation
 Scale: 1/8" = 1'-0" OR 1/2" X 1"

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NEW ADDITION MATERIAL DESCRIPTION:

ROOF:
Laminated asphalt shingles - existing to be replaced

FASCIA:
1" X 4" wd bd

GUTTERS:
5" K style alum gutters

GABLE RAKE BOARD
5/4" x 6" bd

FRIEZE BD (BELOW RAKE)
5/4" x 6" with bed molding

SOFFITS:
3/4" preprimed trim with vents

CORNER BOARDS"
5/4" X 4" wd bd

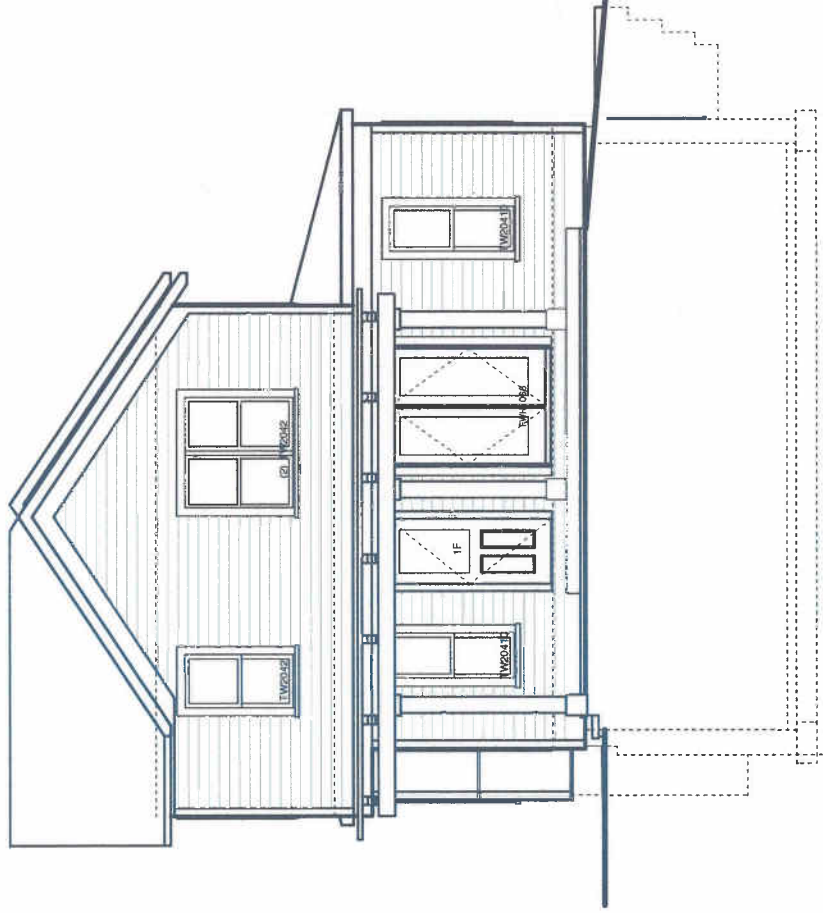
BAND BOARD:
5/4" X 10" wd bd with 5/4"x 2" beveled wash at top

SIDING:
7/16"x 5" Hard-i-plank siding with 4" exposure.

EXPOSED FOUNDATION:
stucco cement foundation

WINDOWS:
Andersen Clad wood windows with 5/4" X 4" WD casings

DOORS:
Simpson entrance door Model 7044 with 5/4" X 4" WD casings and fixed transom above.



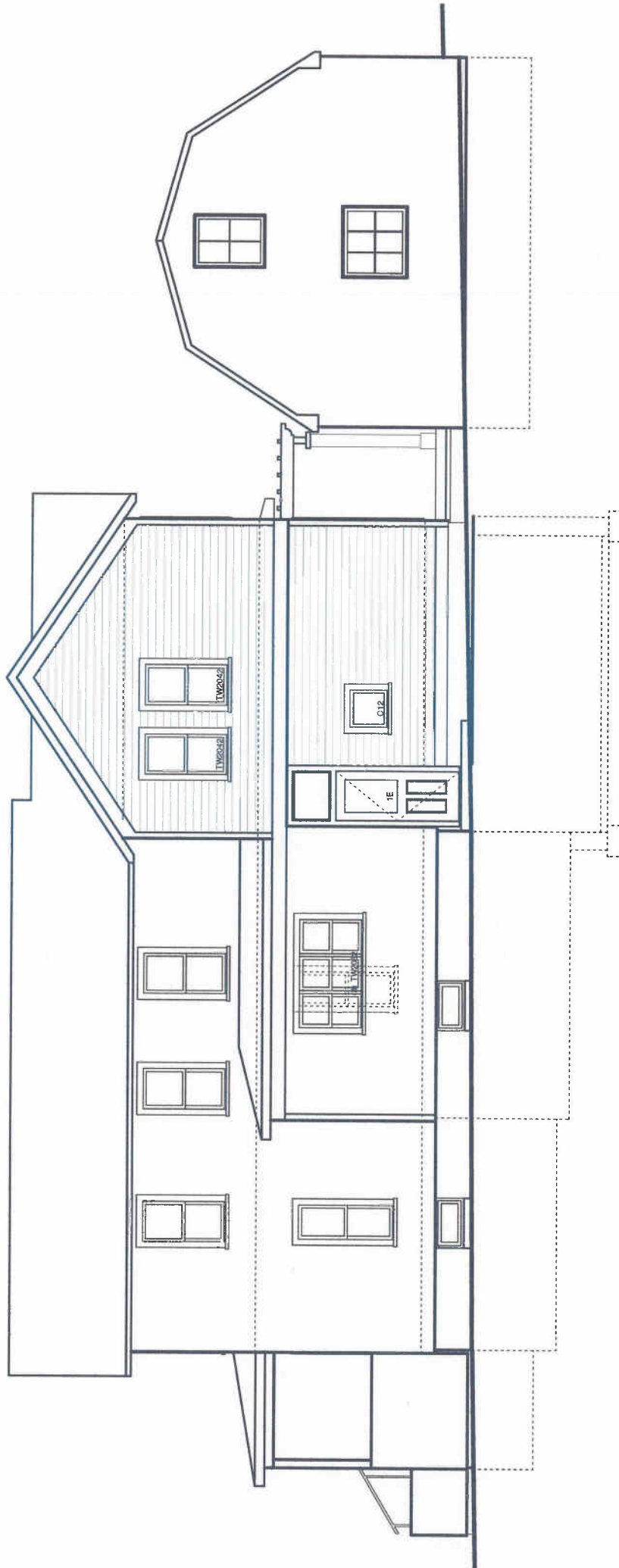
Proposed West Elevation
Scale: 1/8" = 1'-0" or 8 1/2" X 11"

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KOWALSKI RESIDENCE A12
520 FIFTH STREET, ANN ARBOR, MI 48103



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

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KOWALSKI RESIDENCE A13
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