

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 544 Sixth Street, Application Number HDC11-142

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** October 07, 2011, for the October 13, 2011 HDC Meeting

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

**REVIEW COMMITTEE DATE:** Monday, October 10, 2011

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Evan Hall	Same
<b>Address:</b>	544 Sixth Street Ann Arbor MI 48103	
<b>Phone:</b>	(734) 546-3591	

**BACKGROUND:** This red brick upright and wing house with Italianate influences features a cut stone foundation, raised brick lintels that are gently arched over four-over-four windows, enclosed rafters with a fairly wide band of frieze trim below, and a partial front porch on the wing with paired brackets on the posts. It appears in the 1886-87 Polk City Directory as 16 West Sixth Street, with the owner listed as Roth. Later directories indicate that Christian (who was deceased by 1894) and Caroline Roth resided there.

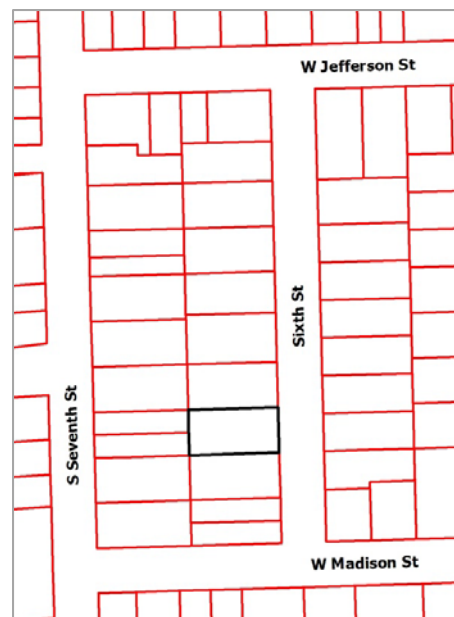
**LOCATION:** The property is located on the west side of Sixth Street, south of West Jefferson and north of West Madison.

**APPLICATION:** The applicant seeks HDC approval to install a metal chimney for a woodstove behind the ridge of the one-story wing.

#### **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 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):**

**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.

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

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

Placing new additions such as balconies and greenhouses on non-character-defining elevations and limiting and size and scale in relationship to the historic building.

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.

Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.

Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.

**STAFF FINDINGS:**

1. The applicant would like to supplement this home's existing radiators with heat from a woodstove. The location chosen is to maximize heat circulation, and on the application the owner indicates that it was also the historic location for a stove.
2. The chimney would extend 3' above the sloped roof and 2' above the ridge, though less would be visible to a person on the street because of the angle. The applicant would paint the chimney matte black upon installation. These details are contained in an email from Evan Hall (the applicant) that is attached to the end of the application form.
3. Staff believes the work is inconspicuous and reversible, and recommends approval of the proposed addition since it meets the *Secretary of the Interior's Standards and Guidelines for New Additions*.

**MOTION**

I move that the Commission issue a certificate of appropriateness for the application at 544 Sixth Street, a contributing property in the Old West Side Historic District, to install an 8" diameter capped stainless steel chimney as proposed by the applicant. The work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources 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 New Additions.

**MOTION WORKSHEET**

I move that the Commission issue a Certificate of Appropriateness for the work at 544 Sixth 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, chimney specs, email from E. Hall

544 Sixth Street (May 2008)





**City of Ann Arbor**  
**PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES**  
100 North Fifth Avenue P.O. Box 8647 Ann Arbor, Michigan 48107-8647  
734.794.6265 734.994.8312 planning@a2gov.org

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

<b>Section 1: Property Being Reviewed and Ownership Information</b>
Address of Property: <u>544 Sixth St.</u>
Historic District: <u>Old West Side</u>
Name of Property Owner (If different than the applicant): _____
Address of Property Owner: <u>544 Sixth St.</u>
Daytime Phone and E-mail of Property Owner: <u>(734)546-3591 evan.hall@hopkinsburns.com</u>
Signature of Property Owner: <u></u> Date: <u>9/21/2011</u>
<b>Section 2: Applicant Information</b>
Name of Applicant: <u>Evan Hall</u>
Address of Applicant: <u>544 Sixth St.</u>
Daytime Phone: ( <u>734</u> ) <u>546-3591</u> Fax: ( _____ ) _____
E-mail: <u>evan.hall@hopkinsburns.com</u>
Applicant's Relationship to Property: <input checked="" type="checkbox"/> owner <input type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant: <u></u> Date: <u>9/21/2011</u>
<b>Section 3: Building Use (check all that apply)</b>
<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental
<input type="checkbox"/> Commercial <input type="checkbox"/> Institutional
<b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b> (This item <b>MUST BE INITIALED</b> for your application to be <b>PROCESSED</b> )
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 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: <u><b>EH</b></u>

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

1. Provide a brief summary of proposed changes. \_\_\_\_\_

Addition of a wood stove chimney.

2. Provide a description of existing conditions. \_\_\_\_\_

One chimney currently exists on the east side of the building, but is currently used for furnace venting.

3. What are the reasons for the proposed changes? \_\_\_\_\_

The masonry structure stays very cool in the winter. The wood stove will help augment the heat from radiators, which are not present in every room. The most central location is chosen so that the heat will circulate the most easily. This is also the location of the historic stove.

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

Attached are the spec sheet and east elevation.

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: \_\_\_\_\_ Application to \_\_\_\_\_ Staff or \_\_\_\_\_ HDC

Project No.: \_\_\_\_\_ **HDC** \_\_\_\_\_ Fee Paid: \_\_\_\_\_

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_

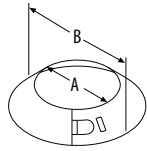
Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial

Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:



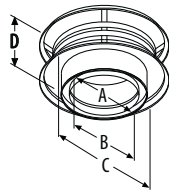
### Storm Collar



Required with DuraTech flashing to create a weather-proof penetration through the roof deck. Seal inner edge of the collar to the chimney pipe with non-hardening 500° F high-temperature sealant. Made of aluminum.

SIZE	5" - 6"	7" - 8"
A	7" - 8"	9" - 10"
B	12" - 14"	15" - 16"
STOCK #	9359	9559

### Chimney Cap



Required where pipe terminates above the roof line. Removable screws allow for cleaning of the chimney and spark arrestor screen. Made of stainless steel. See with optional Spark Arrestor screen below.

SIZE	5"	6"	7"	8"
A	5"	6"	7"	8"
B	7"	8"	9"	10"
C	11"	11"	15"	15"
D	6 1/2"	6 1/2"	6 1/2"	6 1/2"
STOCK #	9384	9484	9584	9684

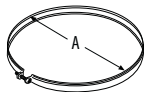
### Spark Arrestor



Use on inside of cap. Optional Spark Arrestor may be required.

SIZE	5" - 8"
STOCK #	9482

### Locking Band



Use for extra security at pipe, elbow, and tee joints. Optional.

SIZE	5"	6"	7"	8"
A	7"	8"	9"	10"
STOCK #	9301	9401	9501	9601







From: Evan Hall [evan.hall@hopkinsburns.com]  
Sent: Friday, September 23, 2011 11:33 AM  
To: Thacher, Jill  
Subject: RE: Wood Stove Chimney

The total height is 3' above the roof and 2' above the peak. I show in the photo 2' above the peak, but I assume when standing in front of the house you would actually see less because of the angle. I would have the chimney painted matte black prior to installation.

Let me know if you need me to add any of this to the application and resubmit.

Thanks,  
Evan

From: Thacher, Jill [mailto:JThacher@a2gov.org]  
Sent: Friday, September 23, 2011 11:23 AM  
To: Evan Hall  
Subject: RE: Wood Stove Chimney

Thanks Evan. I couldn't find the height of the chimney (both total height and visible height from the front would be helpful) on the application; please provide. Also, is the color shown the one you would use? (it's fine, it just needs to be specified on the application or in my staff report.)

You may call Mia Gale to pay with a credit card over the phone. Her phone number is 734-794-6000 x42665. Tell her you're paying \$100 for and HDC application at your address.

Best,  
Jill

From: Evan Hall [mailto:evan.hall@hopkinsburns.com]  
Sent: Friday, September 23, 2011 11:12 AM  
To: Thacher, Jill  
Subject: RE: Wood Stove Chimney

Jill,

Please find attached the requested information. The dimensions were taken from the 6" chimney. Let me know if you need anything else. Can I call in to pay the \$100 fee?

Thanks,  
Evan

From: Thacher, Jill [mailto:JThacher@a2gov.org]  
Sent: Tuesday, September 20, 2011 10:40 AM  
To: Evan Hall  
Subject: RE: Wood Stove Chimney

Is this your house, Evan? I love it!

The HDC would need to review the application, and they've recently approved two woodstove chimneys. The 2' would be above the ridge, correct (meaning, the chimney above the roof is taller, but 2' is visible)? I think you have a good chance of getting this approved, especially if you use a chimney that's not shiny aluminum – a dull or dark color would be less obtrusive. There's an HDC deadline this Friday for the October 13 meeting if you want to move ahead quickly. I would need an application, a drawing or manufacturer's information on the chimney, and either a drawing or a photo with the chimney superimposed that accurately reflects its size and placement. The application fee is \$100.

If you have any other questions, let me know.  
Best,  
Jill

From: Evan Hall [mailto:evan.hall@hopkinsburns.com]  
Sent: Tuesday, September 20, 2011 10:04 AM  
To: Thacher, Jill  
Subject: Wood Stove Chimney

Hi Jill,

I am considering installing a wood stove, but wanted to verify if what I am thinking is appropriate since the property is within the Old West Side Historic District. I have attached annotated West, South and West elevation pictures. The new metal chimney would stick up approximately 2' when looking at the front elevation. Is this considered acceptable? Any direction would be greatly appreciated.

Thanks,  
Evan Hall

HopkinsBurns  
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