



**City of Ann Arbor**  
**PLANNING & DEVELOPMENT SERVICES — PLANNING**  
**SERVICES**

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**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

**Section 1: Property Being Reviewed and Ownership Information**

Address of Property: 529 6th Street, Ann Arbor, MI 48103

Historic District: Old West Side

Name of Property Owner (If different than the applicant):  
Justin & Allison Waugh

Address of Property Owner: 529 6th Street, Ann Arbor, MI 48103

Daytime Phone and E-mail of Property Owner: 610.283.4516 justin.waugh@gmail.com

Signature of Property Owner: [Signature] Date: 1/21/2015

**Section 2: Applicant Information**

Name of Applicant: Lewis Greenspoon Architects

Address of Applicant: 440 S Main, suite 2, Ann Arbor, MI 48104

Daytime Phone: ( 734 ) 786.3757 Fax: (        )       

E-mail: dlewis@lg-architects.com bgreenspoon@lg-architects.com

Applicant's Relationship to Property:        owner  architect        contractor        other

Signature of applicant: [Signature] Date: 1-23-15

**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 attached

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2. Provide a description of existing conditions. see attached

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3. What are the reasons for the proposed changes? see attached

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

see attached

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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 15-012 Fee Paid: 250<sup>00</sup>

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: 2/12-2015

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

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

Comments:

**L • G • A**  
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ann arbor, mi 48104  
734•786•3757  
www.lg-architects.com

January 23, 2015

To: City of Ann Arbor  
Planning and Development  
Historic District Commission

Re: 529 Sixth Street  
Ann Arbor, MI 48103

APPLICATION  
Section 5

**1. Provide a brief summary of proposed changes.**

The expansion of the existing front porch (covered, all wood construction); new canopy over the kitchen door on the north side of the house; a new roof over the one-story portion on the north side of the house; a new gable roof over the second floor at the south-west portion of the house; demolish the existing (sinking) screened-in porch at back of house, and build a new, larger one, with an adjacent new deck and pergola; aluminum siding on the entire house to be removed and existing siding (approximately 4" exposure) to be restored (on pre 1931 portion of house), newer portion of house to get new cement board siding with 7" exposure. (There is no wood siding under the aluminum siding on the newer portion of the house.)

**2. Provide a description of existing conditions.**

A two-story single family home originally built around 1890. An addition was done at the back of the house around 1920. Two more additions were completed after WWII. Currently, the entire exterior of the house is finished with aluminum siding. There is a small front covered porch assumed to be a portion of the original front porch, with the remainder being removed to accommodate the post WWII addition. There is also a post WWII screened porch in the back of the house.

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

The desire to remove the unattractive aluminum siding from entire house; increase curb appeal; restore the older portions of the house to its original appearance; increase size of front porch to make it usable for seating; increase size of rear screened-in porch to make it more usable; add rear deck for outdoor seating; add gable roof at south-west portion to increase curb appeal (shallow-pitched roof is inconsistent with the style).

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

The intent is to provide different exterior details for the portion of the house built prior to 1931 (with corner trim and skirt boards) than the portion built after – in order to clarify which portion of the home is pre-WWII vs. the post WWII addition. The siding exposure will be greater on the newer portion (7" vs. 4") and painted a slightly different color, plus the older portion will have corner trim and a skirt board. The home owner has removed a small portion of the existing aluminum siding in order to verify the existence and exposure of the original wood siding.

**L E W I S • G R E E N S P O O N • A R C H I T E C T S**