

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 448 Fifth Street, Application Number HDC19-229

DISTRICT: Old West Side Historic District

REPORT DATE: January 9, 2020

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, January 6, 2019

OWNER

Name: David Hall
Address: 448 Fifth Street
 Ann Arbor MI 48103
Phone: (734) 395-3782

APPLICANT

Homeland Builders/Solar
 4975 Miller
 Ann Arbor, MI 48103
 (313) 600-1066

BACKGROUND: This two-story brick Colonial Revival front-gabled house first appears in the 1905 City Directory. The occupant is listed as carpenter Albert Nordsman. The following year bottler George Voelker and his wife Catherine were the residents, and in 1910 widow Marie Dupper and her two daughters were sharing the house with the Voelkers. The house appears to have remained a two-family through the 1940s. The Voelkers lived in the house through 1915, and Mrs. Dupper until 1931. George (at right with horse Sam, courtesy AADL Old News) worked for Dupper's beer distribution business in a barn across the street (now the site of the Bach Elementary playground).



Solar panels were approved by the HDC in September of 2019. A small rear addition was approved by the HDC in October, 2011. A new dormer on the rear of the north elevation was approved in August, 2007. A one-story addition on the front of the house was approved by the HDC in April of 1994.

LOCATION: The property is located on the west side of Fifth Street, south of Liberty and north of Jefferson.

APPLICATION: The applicant seeks HDC approval to install a 6' wide dormer with a round-topped window on the south rear roof.



APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for Rehabilitation:

- (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:

Roofs

Recommended: Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Not Recommended: Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that the historic character is diminished.

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. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, paneled or decorated jambs and molding, and interior and exterior shutters and blinds.

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 overall historic character of the building so that, as a result, the character is diminished.

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

District or Neighborhood Setting

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

From the Ann Arbor Historic District Design Guidelines (other Guidelines may apply):**Roofs**

Not Appropriate: Adding chimneys, cupolas, or dormers where not appropriate.

STAFF FINDINGS:

1. The proposed dormer would match the existing dormer built in 2007 on the north side of the house. It features corner returns, which mimics those found on the house, but is differentiated by wood lap siding (the house is brick) and a round-topped window, which is compatible but distinct from the rest of the house. The window is an aluminum-clad Marvin.
2. The dormer balances the one from 2007 and would be invisible from the street. It would provide headroom in a bathroom that currently has 4' knee walls.
3. Staff finds the work generally compatible in exterior design, arrangement, material, and relationship to the rest of the building and the surrounding area and finds that it meets the Secretary of the Interior's Standards and Guidelines for Rehabilitation, and the Ann Arbor Historic District Design Guidelines.

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 issue a certificate of appropriateness for the application at 448 Fifth Street, a contributing property in the Old West Side Historic District, to install a dormer on the south-facing rear roof, as proposed. The 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 9 and 10 and the guidelines for roofs, windows, and district or neighborhood setting, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to roofs.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 448 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, drawings

448 Fifth Street (2008 Survey Photo)





HISTORIC DISTRICT COMMISSION

PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120

Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647

Phone: 734.794.6265 ext. 42608

jthacher@a2gov.org

Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC# _____
	BLDG# _____
DATE STAMP	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER David and Barbara Hall		HISTORIC DISTRICT Old Westside	
PROPERTY ADDRESS 448 Fifth St.			CITY Ann Arbor
ZIPCODE 48103	DAYTIME PHONE NUMBER (734-668-7558	EMAIL ADDRESS Barbaraoliverhall@gmail.com	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) Same		CITY Ann Arbor	STATE, ZIP Michigan 48103

PROPERTY OWNER'S SIGNATURE

SIGN HERE		PRINT NAME	DATE
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APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) Rueter Associates Architects			
ADDRESS OF APPLICANT 515 Fifth St.			CITY Ann Arbor
STATE Michigan	ZIPCODE 48103	PHONE / CELL # (734-769-9070	FAX No (734-769-0167
EMAIL ADDRESS mrueter@rueterarchitects.com			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	X	PRINT NAME	X	DATE
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BUILDING USE – CHECK ALL THAT APPLY

<input checked="" type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL
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PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary)

New 6' wide dormer on second floor south side rear roof. To provide head room in front of lavatory for remodeling existing bathroom. Exterior finishes to match existing, cedar wood siding with wood fascia and molding to be painted, asphalt shingles.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

Rear roof has 4' high knee walls in existing bathroom and Owner would like minimum code required 80"

headroom for using bathroom plumbing fixtures. The Owner would like additional natural light from the new

dormer window.

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc

APPLICATION CONTINUED ON OTHER SIDE

G:\Community Services\CSA Shared\Planning & Development\Permit Application Forms



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

DESCRIPTION	
STAFF REVIEW FEES	FEE
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00

INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to building@a2gov.org.

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to "City of Ann Arbor"

HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

APPLICATION EXPIRATION

HDC applications expire three (3) years after the date of approval.

OFFICE USE ONLY

Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ _____	

ANN ARBOR HISTORIC DISTRICT COMMISSION
APPLICATION FOR DETERMINATION OF APPROPRIATENESS
FOR THE
HALL, 448 FIFTH STREET, ANN ARBOR, MI. 48103



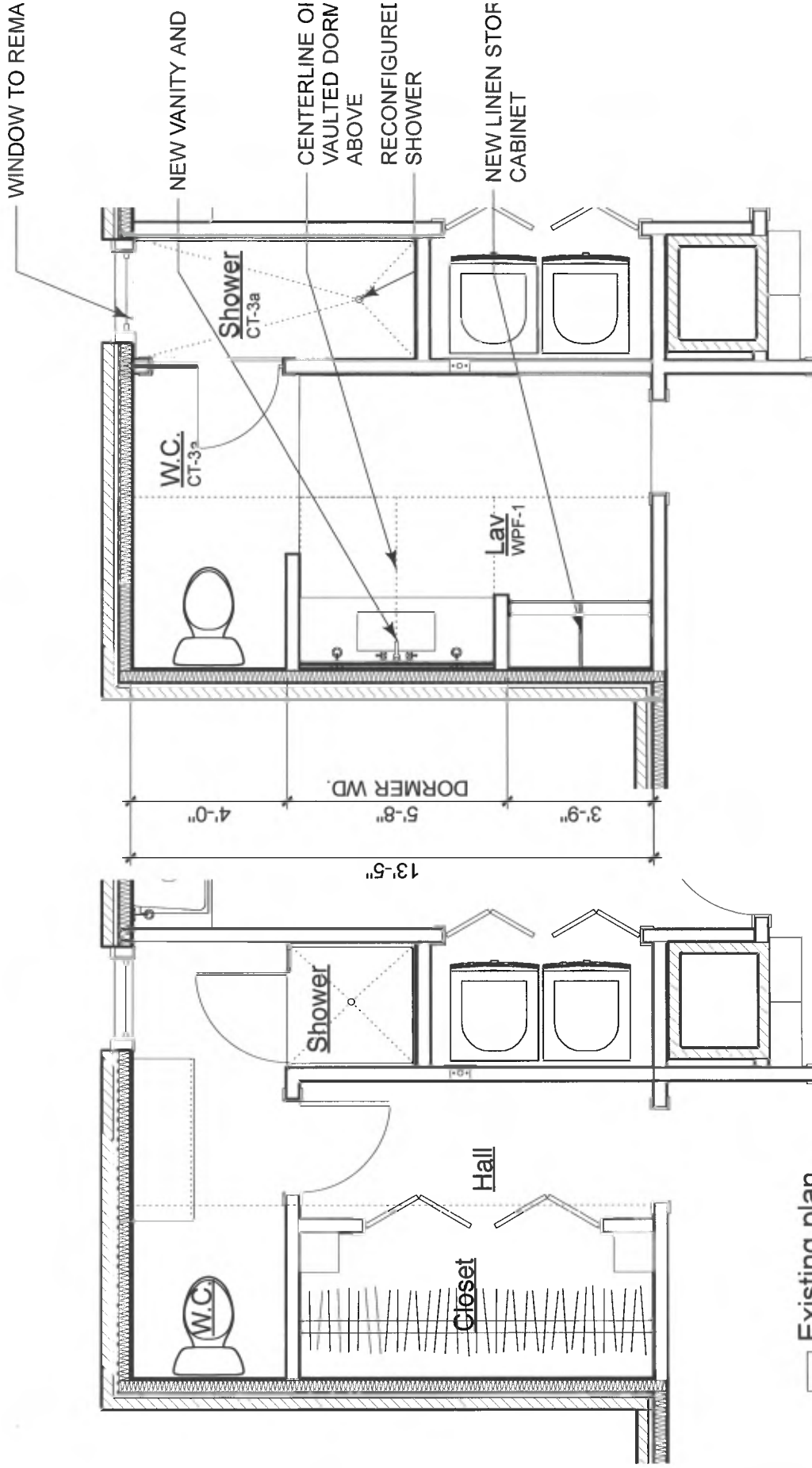
HDC SUBMISSION 11:22:19

■ RUETER ASSOCIATES ■

ARCHITECTS
515 Fifth Street, Ann Arbor, Michigan 48103
Phone: (734) 769-0070; Fax: (734) 769-0167

■ HALL RESIDENCE

448 Fifth Street, Ann Arbor MI. 48103



HDC SUBMISSION 11.22.19

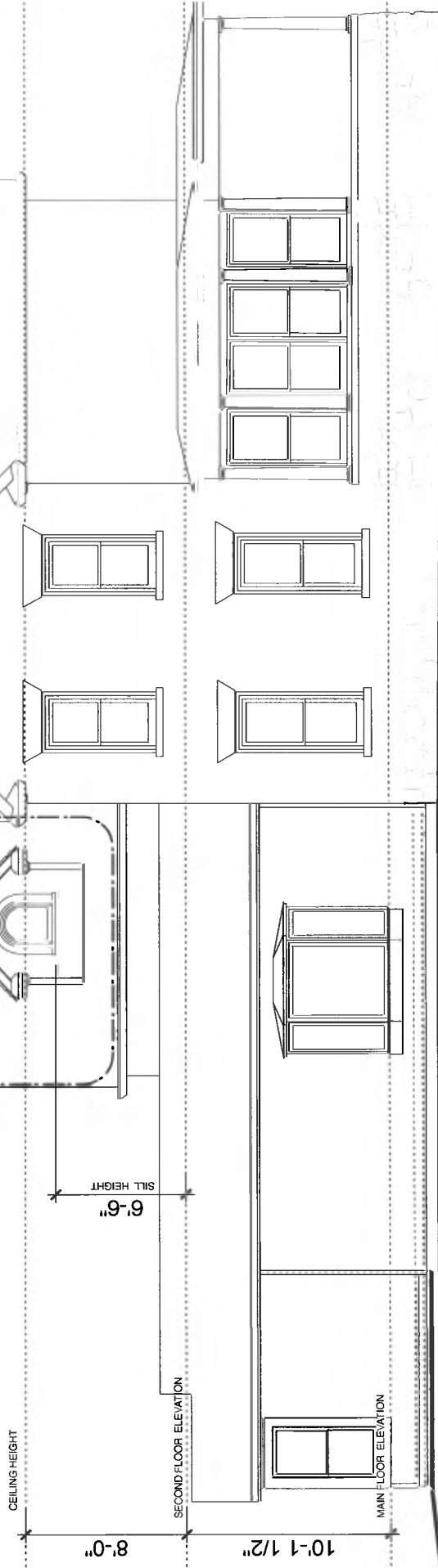
WINDOW AND DOOR SCHEDULE

Mark	Type	Frame Size	Notes
A	ROUND TOP FIXED	2-10" w x 3'-0" h verify RO from existing unit	Single Light

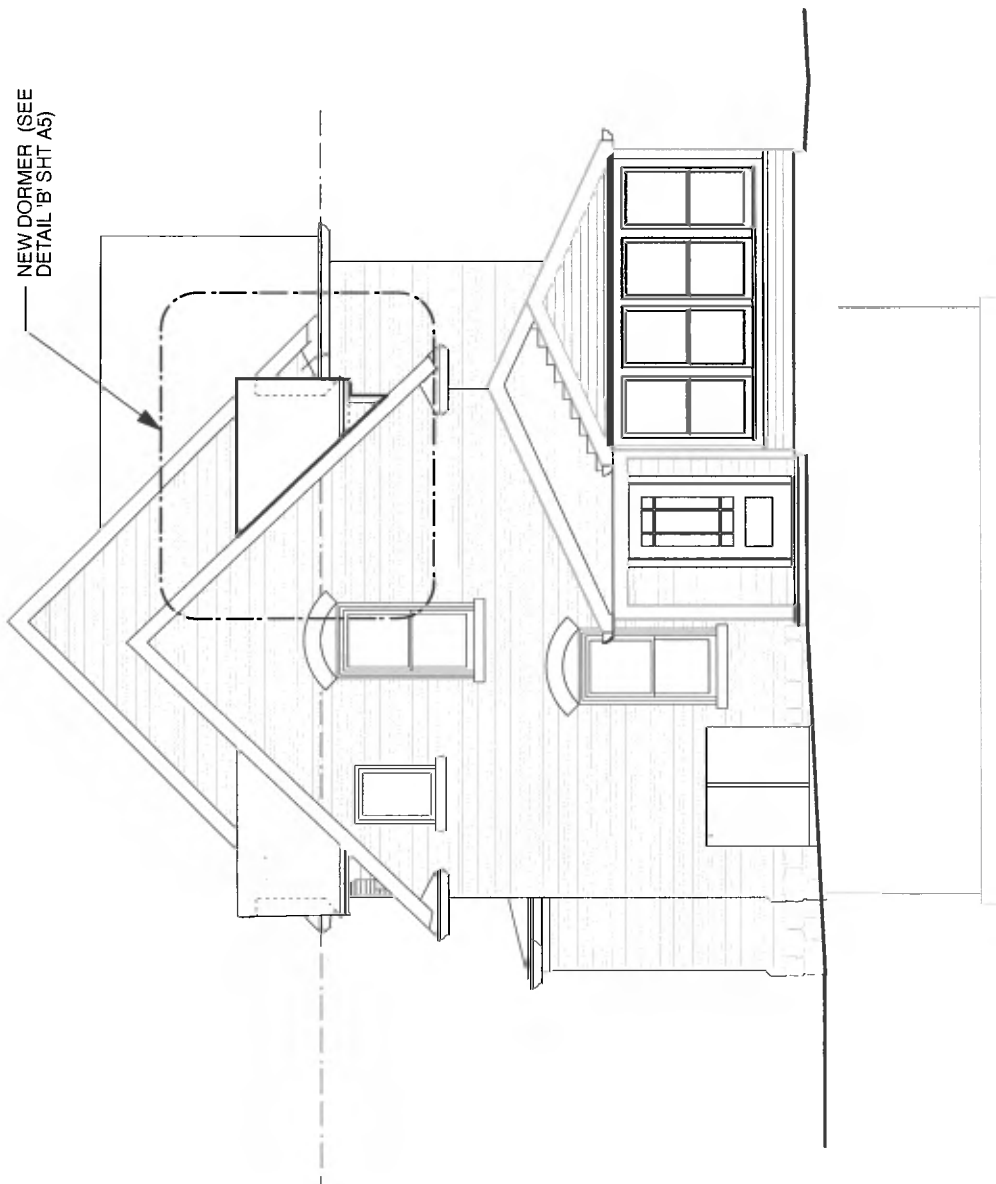
WINDOW NOTES:
 Windows shall be Marvin wood ultimate window with alum cladding. Standard Color chosen by owner. Glazing shall be double glazed low e argon. 1/2 fiberglass screens shall be supplied with all windows.

Add Option:
 Provide vert grain Douglas Fir for window sash and frame

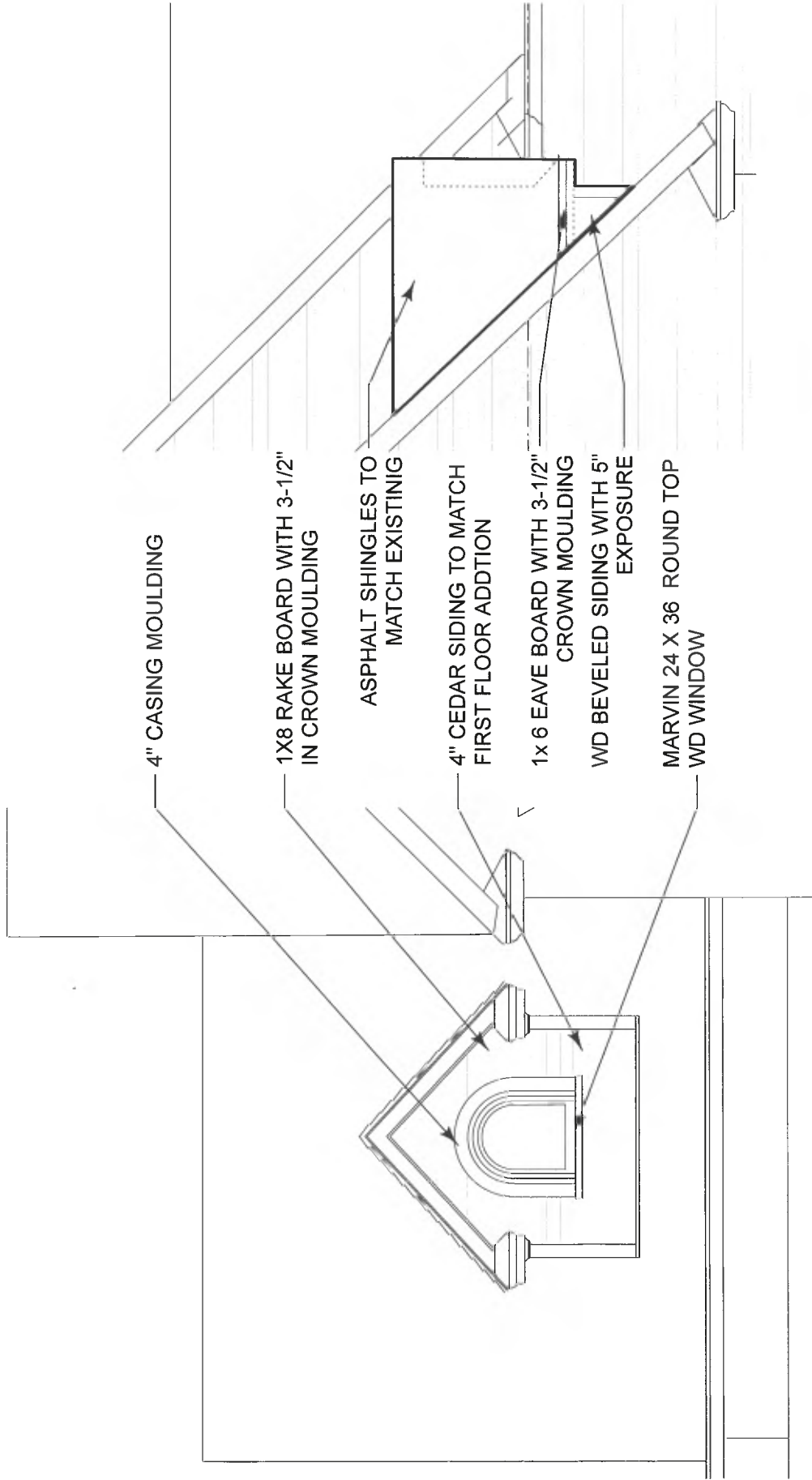
NEW DORMER (SEE ELEVATION '1' SHT A4)



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2 Elevation
Scale: 1/4" = 1'-0"

1 Side Elevation
Scale: 1/4" = 1'-0"

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