

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 444 Fifth Street, Application Number HDC18-070

DISTRICT: Old West Side Historic District

REPORT DATE: May 10, 2018

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: May 7, 2018

	OWNER	APPLICANT
Name:	John Hostetler	Same
Address:	444 Fifth Street Ann Arbor, MI 48103	
Phone:	(734) 646-4677	

BACKGROUND: Number 18 Fifth Street first appears in the 1894 City Directory as the home of John and Eva M. Steeb. Miss Christine L. Steeb occupied the house until 1913 or 1914 when Mrs. Minnie Schingledecker lived there. This two-story home features a 2/3 width front porch with turned posts and corner brackets, consistently-sized double-hung windows, wide board gable trim (now under vinyl siding) typical of Italianate/vernacular houses of this era, and a side bump-out. With the exception of the front porch, which was a later addition to the house, it is defined by its simplicity.

In January of 2015 the HDC approved a 558 square foot, two-story rear addition that has been constructed, and a new garage was approved in December of 2016.

LOCATION: The site is located on the west side of Fifth Street, south of Liberty and north of West Jefferson. Bach Elementary is directly across the street, and the lot backs up to Bach Elementary's Big Playground.

APPLICATION: The applicant seeks HDC approval to add two new wood, doublehung windows on the south side elevation of the house, flanking an existing window.

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

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: 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.

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

Windows

Not Appropriate: Removing or radically changing a window that is important in defining the overall historic character of the property.

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

STAFF FINDINGS:

1. The applicant is requesting to add two new windows in new openings on the south

elevation of the house, flanking an existing wood doublehung window. The style and operation of the existing window suggests that it is from the period of significance. The existing wood window is approximately 27.5" x 68.5". The two proposed windows are 27" x 68.75". They are separated from the existing window by mullions that appear to match the width of the existing window trim. The proposed window profiles are compatible with the existing, and storms are proposed on the new windows (staff believes these are mainly for aesthetics, and not required to be installed).

2. Staff believes that the installation of two new windows could be appropriate for a few house-specific reasons: the historic first-floor windows are a consistent size, and therefore new windows could be easy to distinguish by using a different size; the location is on a fairly non-descript wall, closer to the back than the street; and the work will not compete with character-defining architectural features.
3. Staff believes the work as proposed is not appropriate. The proposed windows match the size of the historic window, when they should be differentiated. If the historic window is ever replaced, there will be no way to determine which part of the opening was original. Staff has conveyed this concern to the project architect. One remedy would be to both reduce the width of the new windows so they don't match the originals, and keep space between the windows so the historic opening remains distinct instead of running the three together using mullions.
4. Staff recommends denial of the application. The proposed configuration will compromise the historic integrity of the existing window by altering a historic feature, the new work is not adequately differentiated from the old, and the alteration to the existing opening will unnecessarily impact the form of the historic property. The work may be accomplished appropriately by differentiating the size of the new windows from the existing, and separating the new from the existing.

MOTION

I move that the Commission issue a certificate of appropriateness for the application at 444 Fifth Street, a contributing property in the Old West Side Historic District, to install two new double-hung windows on the south elevation. The work as proposed 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, 9, and 10 and the guidelines for building site and windows, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to windows.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at _____ in the _____ 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, window information

444 Fifth Street (1999 assessor's 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# <u>18-027</u>
	BLDG#
DATE STAMP	
CITY OF ANN ARBOR RECEIVED APR 20 2018	
PLANNING & DEVELOPMENT SERVICES	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER John Hostetler		HISTORIC DISTRICT old west side	
PROPERTY ADDRESS 444 Fifth Street			CITY ANN ARBOR
ZIPCODE 48103	DAYTIME PHONE NUMBER (734) 646-4677	EMAIL ADDRESS johnnyaitch2000@yahoo.com	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP

PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME John Hostetler	DATE 4/19/18
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APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE)			
ADDRESS OF APPLICANT			CITY
STATE	ZIPCODE	PHONE / CELL # ()	FAX No ()
EMAIL ADDRESS			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	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).

Two new windows (wood, double-hung) flanking an existing wood window on the south side of the house, on the first floor.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

The location is towards the back of the house, on the side - not very noticeable from the public way. Will not impact the way in which this house contributes to the historic fabric of the neighborhood.

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



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
Relocation of a non-contributing structure	\$250.00

FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

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:	\$ <u>100</u>	
Payment Type	<input checked="" type="checkbox"/> Check: # <u>201</u> <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	



FRONT FACADE / FRONT PORCH (east)

HOSTETLER RESIDENCE

444 Fifth Street - Ann Arbor
Lewis Greenspoon Architects
19 Apr '18 n.t.s.



EAST AND SOUTH (front and side)



EAST AND SOUTH (front and side)

HOSTETLER RESIDENCE

444 Fifth Street - Ann Arbor
Lewis Greenspoon Architects
19 Apr '18 n.t.s.



SOUTH AND WEST (side and rear)



WEST AND SOUTH (rear)

HOSTETLER RESIDENCE

444 Fifth Street - Ann Arbor
Lewis Greenspoon Architects
19 Apr '18 n.t.s.



WEST (rear)

HOSTETLER RESIDENCE

444 Fifth Street - Ann Arbor
Lewis Greenspoon Architects
19 Apr '18 n.t.s.



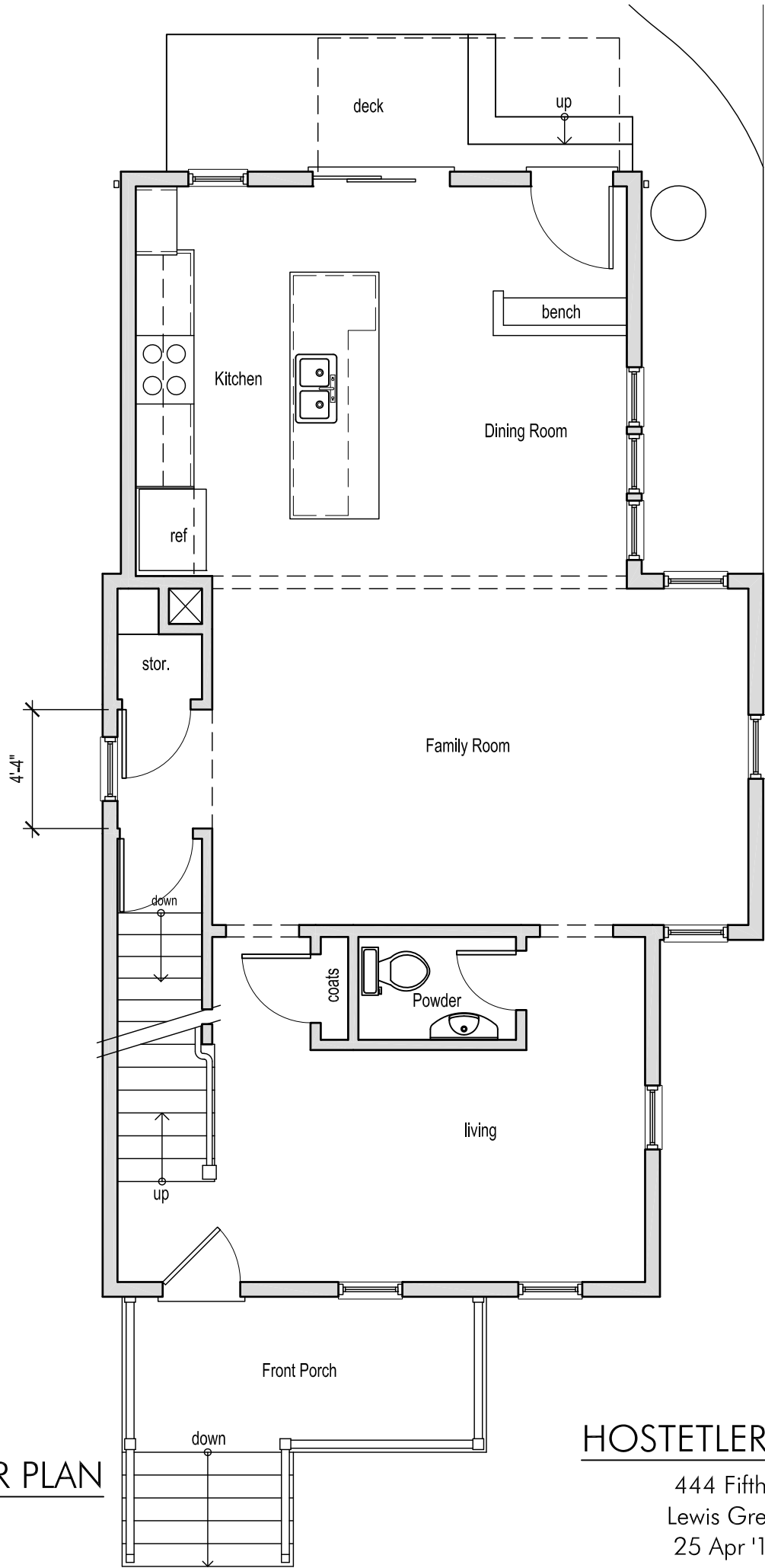
WEST AND NORTH (side and rear)



EAST AND NORTH (front and side)

HOSTETLER RESIDENCE

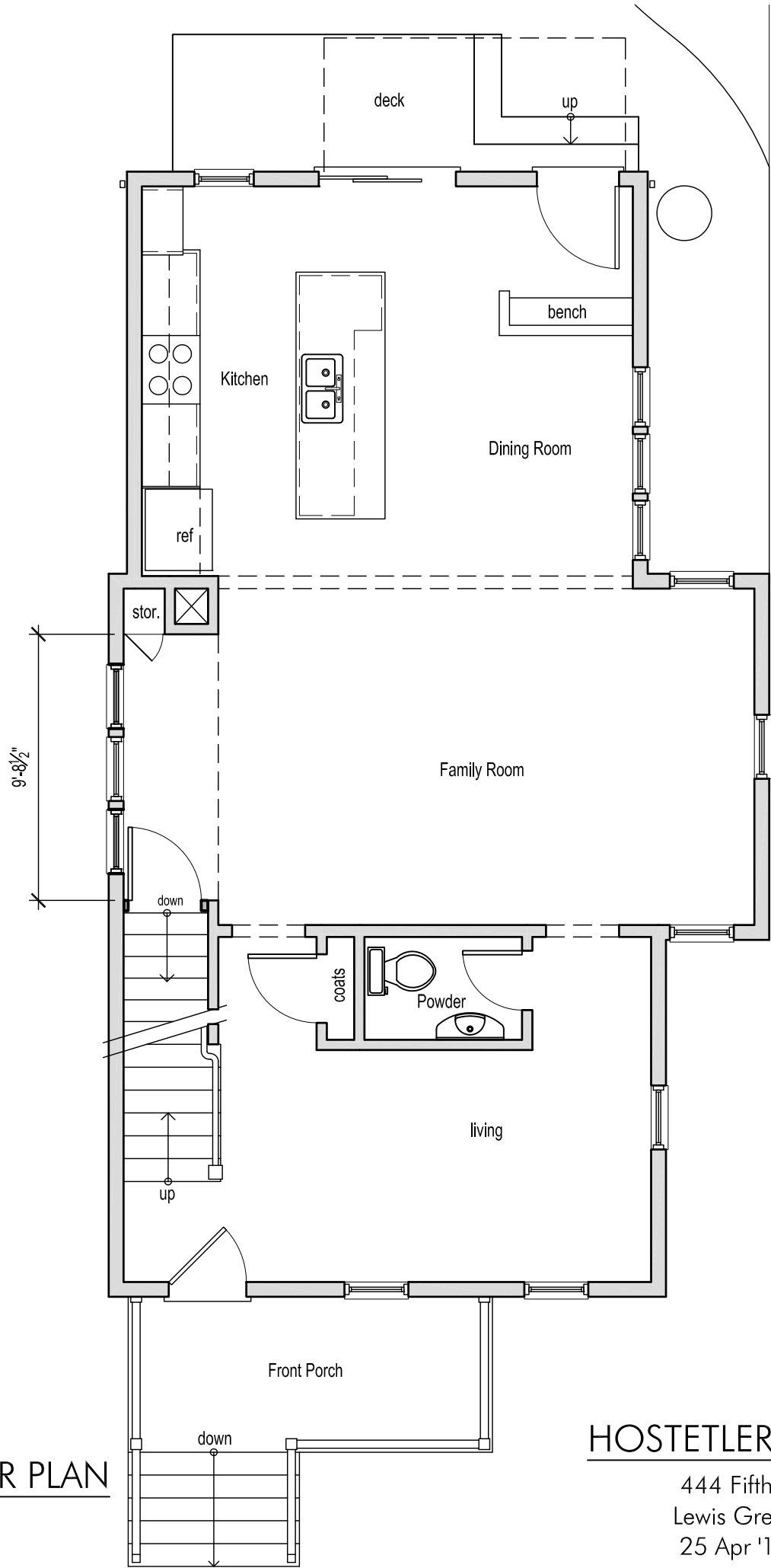
444 Fifth Street - Ann Arbor
Lewis Greenspoon Architects
19 Apr '18 n.t.s.



FIRST FLOOR PLAN
EXISTING

HOSTETLER RESIDENCE

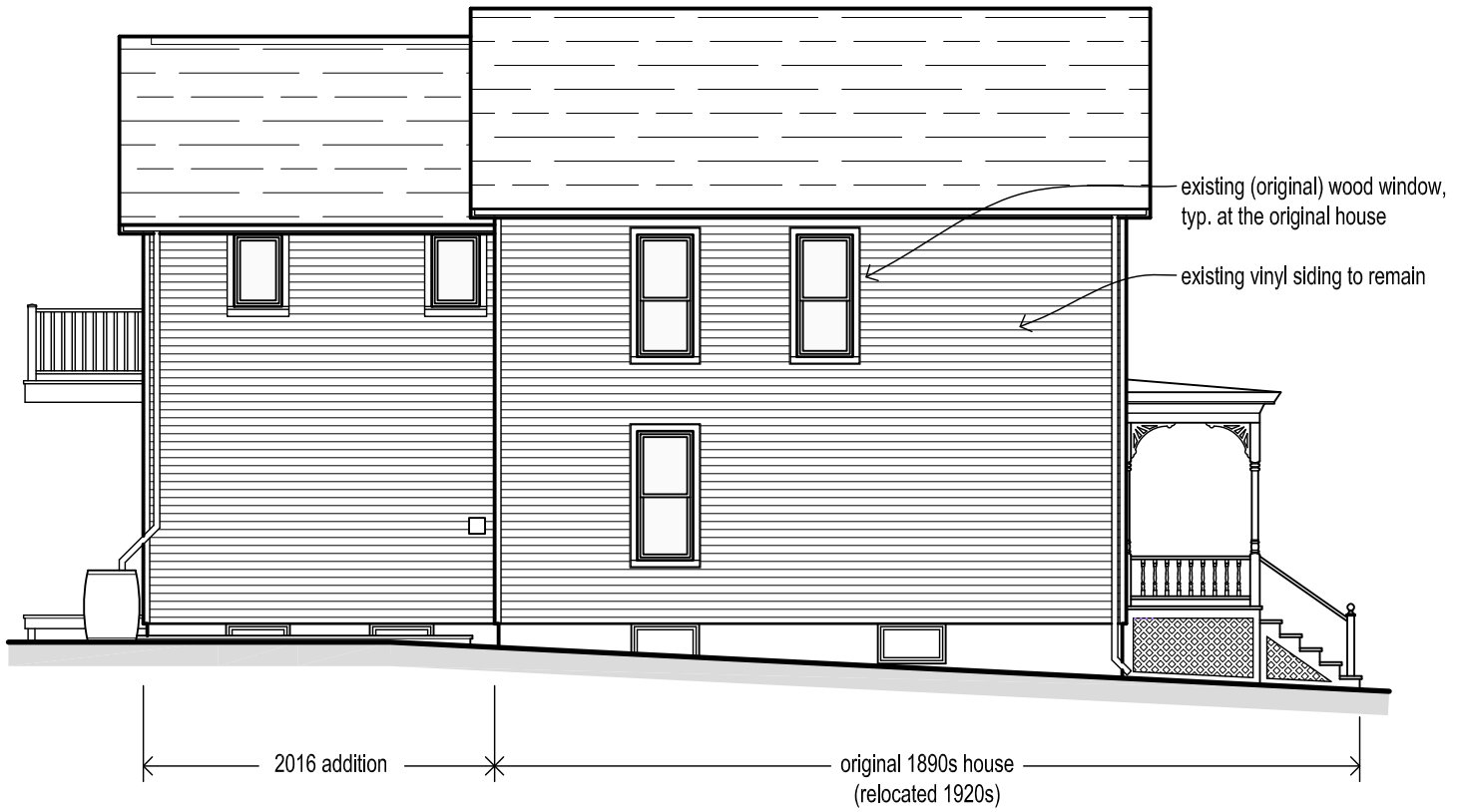
444 Fifth Street - Ann Arbor
Lewis Greenspoon Architects
25 Apr '18 3/16" = 1'-0"



FIRST FLOOR PLAN
PROPOSED

HOSTETLER RESIDENCE

444 Fifth Street - Ann Arbor
Lewis Greenspoon Architects
25 Apr '18 3/16" = 1'-0"



SOUTH ELEVATION - EXISTING

all original first floor windows: +/- 27.5" x +/- 68.5"
 all original second floor windows: +/- 27.5" x +/- 64.5"

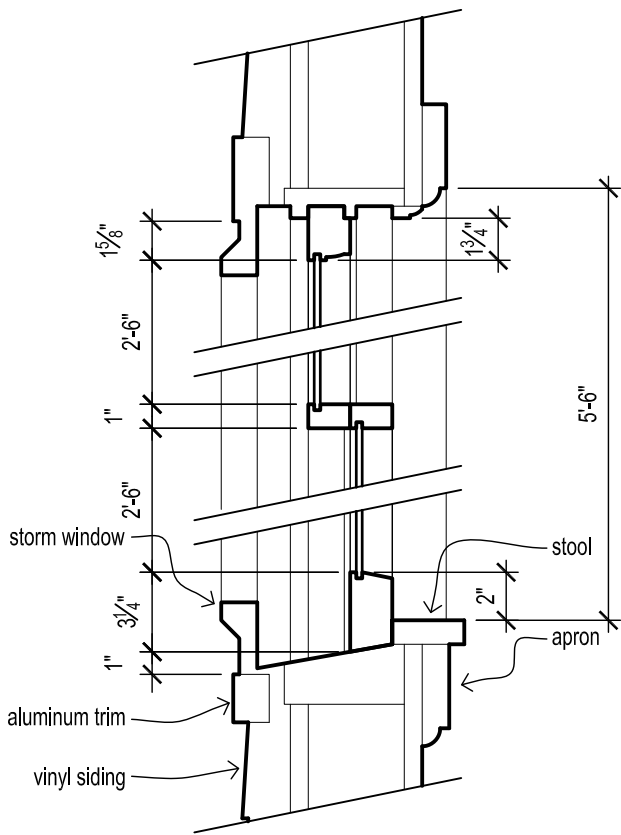
proposed new widows: 27" x 68.75"



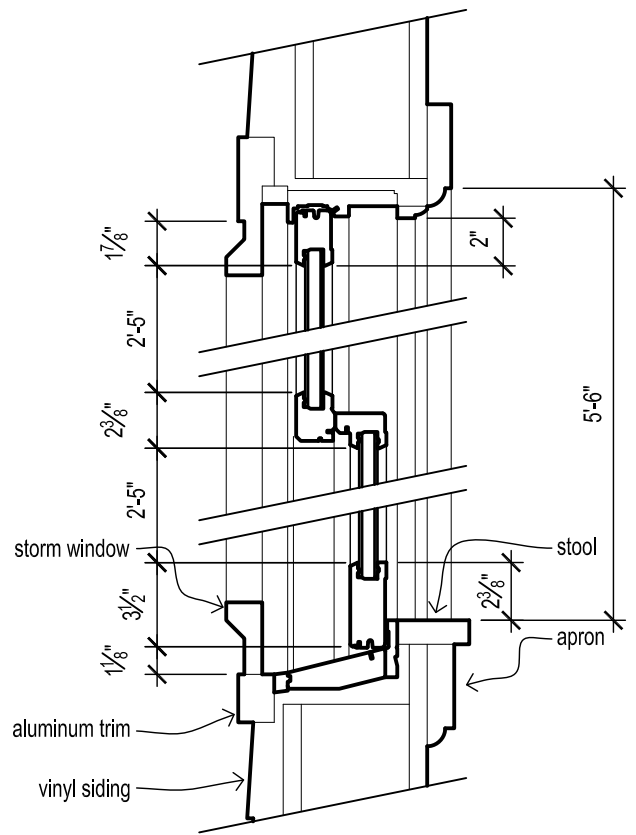
SOUTH ELEVATION - PROPOSED

HOSTETLER RESIDENCE

444 Fifth Street - Ann Arbor
 Lewis Greenspoon Architects
 25 Apr '18 1/8" = 1'-0"



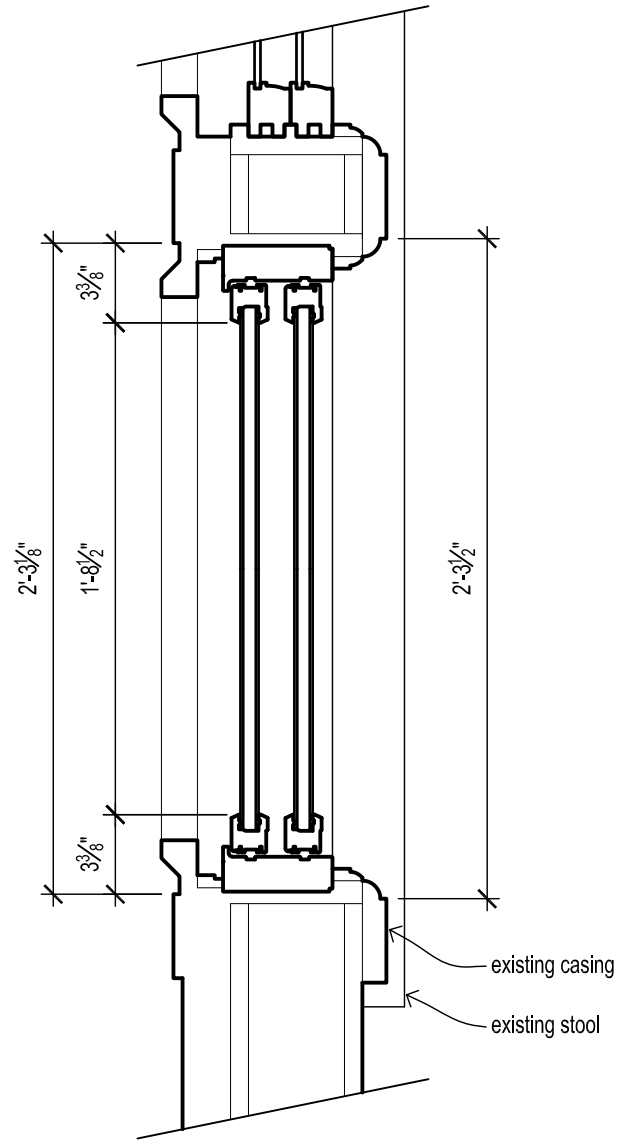
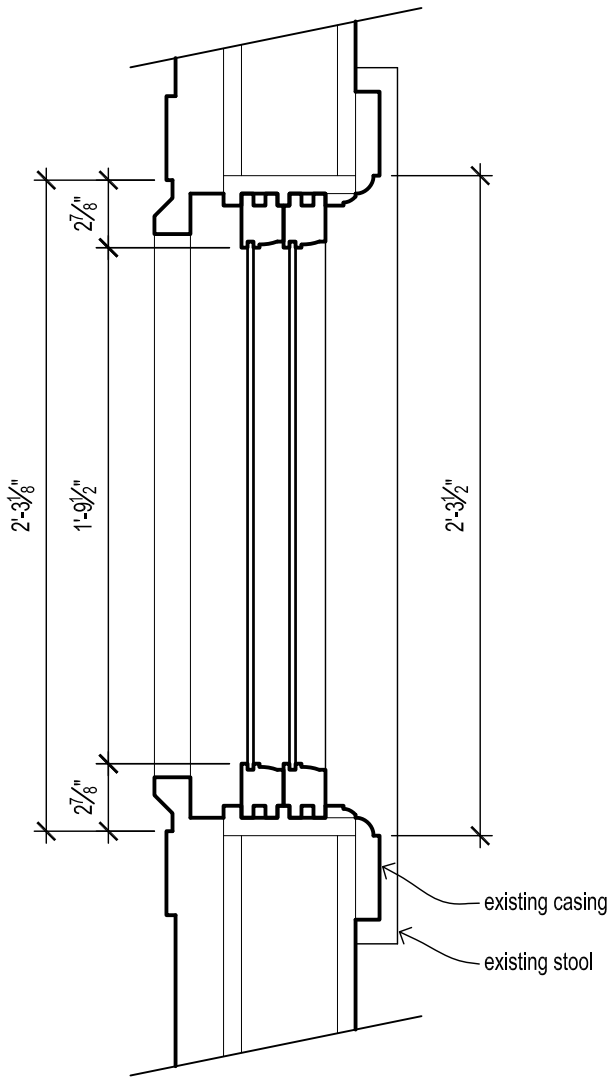
EXISTING WINDOW: HEAD / SILL



NEW WINDOW: HEAD / SILL

HOSTETLER RESIDENCE

444 Fifth Street - Ann Arbor
 Lewis Greenspoon Architects
 25 Apr '18 1-1/2" = 1'-0"



EXISTING WINDOW: JAMBS

NEW WINDOW: JAMBS

HOSTETLER RESIDENCE

444 Fifth Street - Ann Arbor
 Lewis Greenspoon Architects
 25 Apr '18 1-1/2" = 1'-0"



SITELINE®

WOOD & CLAD-WOOD
WINDOWS & PATIO DOORS

JELD-WEN
WINDOWS & DOORS



WHY BUY JELD-WEN

Siteline® wood and clad-wood windows and patio doors offer more than just beautiful style. This collection is the result of more than a decade of research and development. They're made with care and an uncompromised commitment to quality that you can rely on for years to come. Beautifully made, intelligently built and available in a wide range of styles, colors and finishes, Siteline wood window and patio door products fit your unique style and meet your demand for superior quality.

SUPPORTING SUSTAINABILITY

Responsible Forestry

We recognize that our future success as a wood products manufacturer is dependent upon responsible and sustainable forestland management. With that in mind, we proudly offer Ponderosa Pine wood windows and doors that are either SFI® or FSC® certified. Our dual-certification is testament to a desire to offer products you can feel good about.



The mark of
responsible forestry





AuraLast® wood protects against wood rot for as long as you own and occupy your home. Guaranteed.



Guaranteed Protection Against Wood Rot

JELD-WEN® wood windows and patio doors made with exclusive pine AuraLast wood are guaranteed not to rot for as long as you own and occupy your home. Wood components made from AuraLast wood maintain their structural integrity even in the toughest climates. [Visit jeld-wen.com](http://jeld-wen.com) to view the full warranty.*



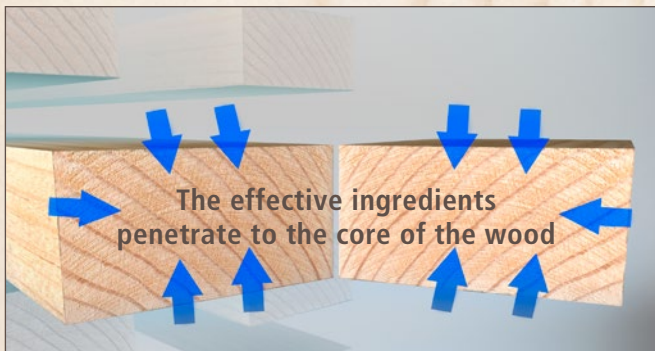
Surface-to-Core Protection

Because of our vacuum/pressure process, AuraLast wood provides virtually 100% penetration of the protective ingredients. Other manufacturers use submersion/dip-treatment methods, which only protect the outer surface of the wood.



Working With AuraLast Wood is Easy

AuraLast offers the strength and beauty of real wood because it is real wood, not a composite. AuraLast wood is colorless, stainable and odorless.



Virtually 100% Surface-to-Core Protection



AuraLast is Safe

AuraLast wood is made by using a water-based solution to deliver the effective ingredients to the core of the wood. Traditional dip-treatments use a solvent-based chemical bath. During production our AuraLast process releases 96% fewer volatile organic compounds than the traditional dip-treatment method.



Traditional treatments only protect the outer surface

A JELD-WEN Exclusive

Only JELD-WEN makes window and door products with natural pine AuraLast wood that are built to last.

Protects Against Water Saturation

AuraLast wood offers superior resistance to water saturation, which protects against swelling that causes windows and doors to stick.

Protects Against Termites

Harmful termites will eat through unprotected wood—not so with AuraLast wood.

[Visit jeld-wen.com/auralast](http://jeld-wen.com/auralast) for more information

***AuraLast Lifetime Limited Warranty Coverage for Wood Decay and Termite Damage**

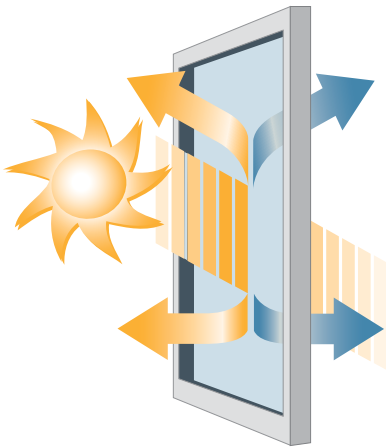
JELD-WEN products made from pine AuraLast wood will not rot.

Engineered for High Performance

A commitment to excellence and innovation inspired our new Sitrine® wood windows and patio doors. Each door and window is designed for ease of operation, low maintenance and beauty that stands the test of time.

Energy Efficiency Designed to Last

Can a door or window be called high-performance? Definitely. Sitrine wood windows and patio doors meet or exceed 2016 ENERGY STAR® 6 requirements and offer increased thermal performance and weather resistance with outstanding energy advantages. Our thermally improved engineered sill and frame designs feature innovative advancements for added energy efficiency and durability.



In warm weather, LoE³-366 glass reflects the sun's energy and prevents it from entering the home.

In cold weather, LoE³-366 glass reduces the amount of heat lost by reflecting it back inside.



With Neat® glass, you gain natural cleaning convenience. Neat glass harnesses the sun's UV rays (even when the sky is cloudy) to loosen dirt from the glass so rainwater can easily rinse away the grime. No manual activation is required.

Architectural Enrichment

Whether it's new construction, renovation, traditional or modern, JELD-WEN offers a style that fits your needs. We make it easy to enhance a home with depth and definition that complements your project. Detail updates such as the recessed sash on the casement and our double-hung concealed jamb liner add architectural flair and aesthetic appeal with clean, smooth, contemporary lines. Regardless of the climate where you live, we offer the products you need, with larger unit sizes and expanded design options.

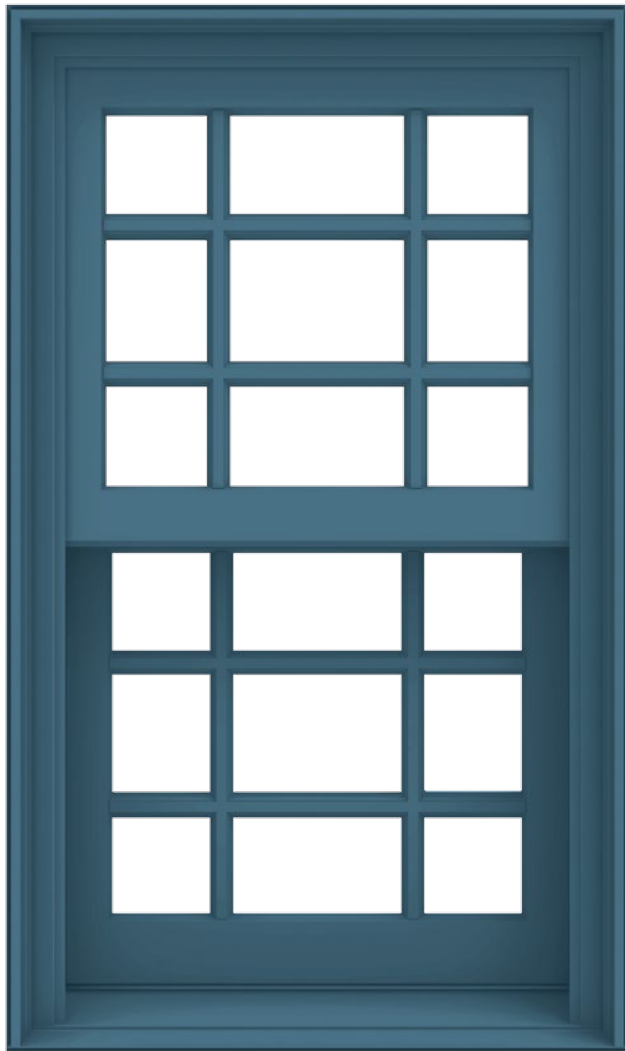
Clearly Better

All Sitrine wood windows and patio doors come with LoE³-366® glass, which blocks infrared rays, so you'll stay cooler in the summer and warmer in the winter. Only JELD-WEN Sitrine wood products come standard with LoE³-366 and Neat® glass. ENERGY STAR® certified versions of Sitrine wood products are available with energy efficient options, including argon-filled or high-altitude glass.

DOUBLE-HUNG WINDOWS

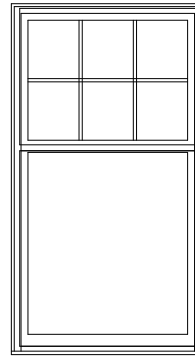
JELD-WEN double-hung windows offer a traditional style. They feature an upper and lower sash that can slide vertically past each other in a single frame and have a concealed jamb liner, providing a clean and architecturally focused look. Both sash tilt in for convenient cleaning.

These windows feature an optional 3-1/2" bottom rail with optional finger plow and a top rail with optional finger routes.

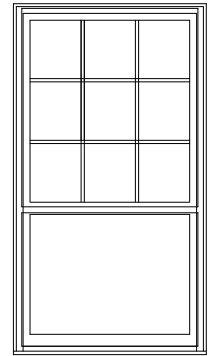


Beneath the low-profile exterior are several engineering and design cues that will keep these windows operating smoothly for years to come. See dealer for additional product details and ordering information.

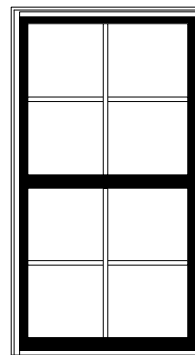
OPTIONAL DESIGNS



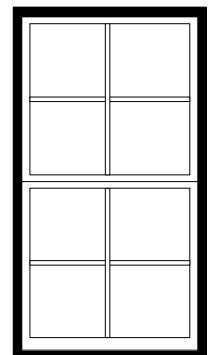
COTTAGE



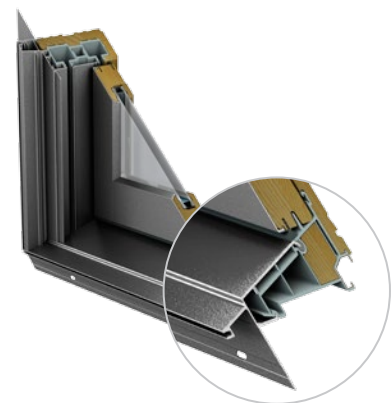
REVERSE
COTTAGE



HYBRID
WOOD FRAME/
CLAD SASH



HYBRID
CLAD FRAME/
WOOD SASH



CHAMBERED COMPOSITE INTERIOR SILL

- Added strength
- Space in chambers acts as thermal break

ABOUT JELD-WEN

Since 1960, when JELD-WEN began with one millwork plant, we've been dedicated to crafting windows and doors that enhance the beauty and functionality of your home. Today we continue that tradition with products that are durable and worry-free. It's the result of innovation as the driving force in all that we do.

It begins in the forests where we harvest our premium lumber. In addition to responsible reforestation practices, we reuse and recycle as much of our raw resources as possible. Innovation is also at the heart of our design and manufacturing process. With JELD-WEN, you can expect products that are more than just beautiful on the outside. The inner workings of our windows and doors are engineered to function flawlessly for years to come.

Our extensive product offering is available globally through multiple distribution channels, including retail home centers, wholesale distributors and building products dealers. Whether it's a modern or classic style, a unique hardware option or an advance in the way our products operate — Great Homes Start with JELD-WEN.™