

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 526 Fifth Street, Application Number HDC25-0057

DISTRICT: Old West Side Historic District

REPORT DATE: May 8, 2025

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: May 5, 2025

OWNER

Name: Don and Shari Black

Address: 526 Fifth Street
Ann Arbor, MI 48103

Phone: (609) 613-6637

APPLICANT

Jason Foldenauer
JFC Remodeling
8870 Bergin Rd
Howell, MI 48843
(810) 923-1123

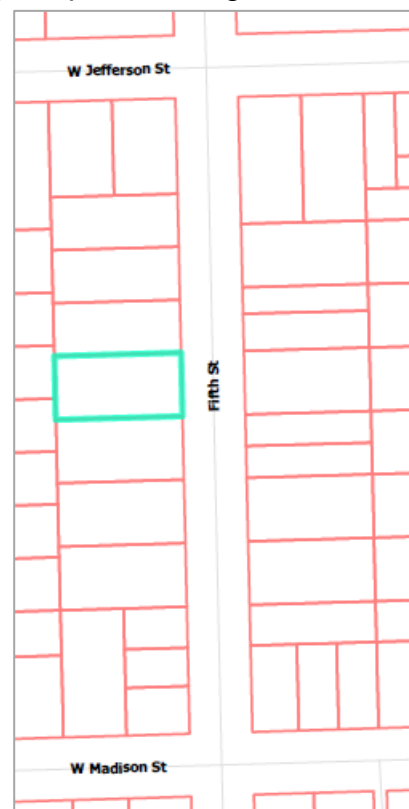
BACKGROUND: This two-story Italianate home was present in City Directories in 1894 and could be older. The occupant of 34 Fifth Street at that time was painter William H.H. Boylan, which lived there until 1914 (in which year his wife Mary is included). It features tall, narrow one-over-one windows arranged symmetrically, flat board trim in the front gable, and a wrap-around front porch with round half-columns that was added during the period of significance. Most of the windows were previously replaced. Two street-facing upper sashes on the ground floor have borders of colorful glass squares, but it is not known if these sashes are original to the house.

A permit was issued in 1996 to replace the front door and to replace the street-facing front porch door on the south side with a window. Photos of these doors are included in the building permit archive for this address.

A very large rear addition was built onto the rear of the house around 2005, replacing a much smaller rear wing. Non-historic aluminum siding and awnings were removed from the historic part of the house sometime between 2011 and 2014.

In 2025, the HDC officers allowed staff to approve changes to window openings on the non-historic rear addition of the house. These changes are reflected on the “new” elevation drawings in the attachments. Also in 2025, the HDC approved a new bilco door on the south side of the rear addition, and a covered patio behind the house.

APPLICATION: The applicant seeks HDC approval to build a



garage with an accessory dwelling unit above.

LOCATION: The house is on the west side of Fifth Street, between West Jefferson and West Madison Streets.

APPLICABLE REGULATIONS

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

- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall 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):

Building Site

Recommended: Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserves the historic relationship between the building or buildings, landscape features, and open space.

Retaining the historic relationship between buildings, landscape features, and open space.

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

Designing and constructing a new feature of a building or site when the historic feature is completely missing; or be a new design that is compatible with the historic character of the building and site.

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.

Introducing a new building or site feature that is out of scale or of an otherwise inappropriate

design.

District or Neighborhood Setting – Identify, Retain, Protect

Recommended: Identifying, retaining, and preserving building and landscape features which are important in defining the historic character of the 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):

Residential Accessory Structures

Appropriate: Retaining the historic relationship between buildings, landscape features, and open spaces.

Locating sheds and garages in the rear yard.

Using exterior wall and roof materials that are compatible with historic materials on the main structure and in the neighborhood.

Using a roof shape and pitch that replicates the shape and pitch of the roof of the main structure.

Using windows and doors that are compatible in proportion and style to the main structure and the neighborhood.

Not Appropriate: Introducing new structures or site features that are out of scale with the property or the district or are otherwise inappropriate.

Introducing new construction onto the building site, which is visually incompatible in terms of size, scale, design, materials, and texture or which destroys historic relationships on the site.

Introducing new structures or site features that are out of scale with the property or the district or are otherwise inappropriate.

Designing a garage or other accessory structure that is taller or larger than the main house.

STAFF FINDINGS:

1. The application seeks to remove a non-contributing garage built after the period of significance and replace it with a new garage with a second-floor accessory dwelling unit. There are no outbuildings behind the house on 1947 aerial photos. Removal of the non-contributing garage is appropriate.
2. The new garage is 20' wide and 30' deep and is located in the northwest corner of the lot, around 18' from the rear corner of the house. The garage/ADU is pushed back as far as possible, approximately 10' farther back (toward the rear of the lot) than the current garage. This is an appropriate location farther from the house.

3. The building is 21' tall to the midpoint of the gable (which is how the height of accessory structures is measured by zoning) and the roof pitch is 6/12. The foundation is two courses of concrete masonry units with a continuous trench footing. Cladding is wood lap siding with 4" exposure, with wood corner trim. There is a trim board under the eaves and gables, both of which have a 12" overhang. A small shingled awning runs across the front above the garage and person door.
4. Windows are Andersen 400 series clad four-over-one and six-over-one plus one horizontal single sash on the rear elevation and sizes are shown on the floor plan sheet. Staff has requested dimensions and material for the person door, and material for the 10' by 7' overhead door.
5. This structure is tall but appears to be lower than the house and is set back as far as possible on the lot. The design is simple and compatible and appropriate materials are used. Staff believes the work listed above is compatible with the historic character of the site and does not compromise any character-defining features of the house or yard. It is compatible in size, scale, design, texture, material and relationship to the rest of the site and the surrounding area and meets *The Secretary of the Interior's Standards 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 approve the application at 526 Fifth Street, a contributing property in the Old West Side Historic District, to remove a non-contributing garage and construct a new garage with a second-floor accessory dwelling unit, 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 2, 9 and 10 and the guidelines for building site and district or neighborhood setting, and the *Ann Arbor Historic District Design Guidelines* for residential accessory structures.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 526 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: drawings, specs, photos

526 Fifth Street (courtesy Google Street View, April 2024)



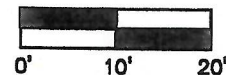
Photos of 526 Fifth Street from the April, 2025 HDC Review Committee visit:





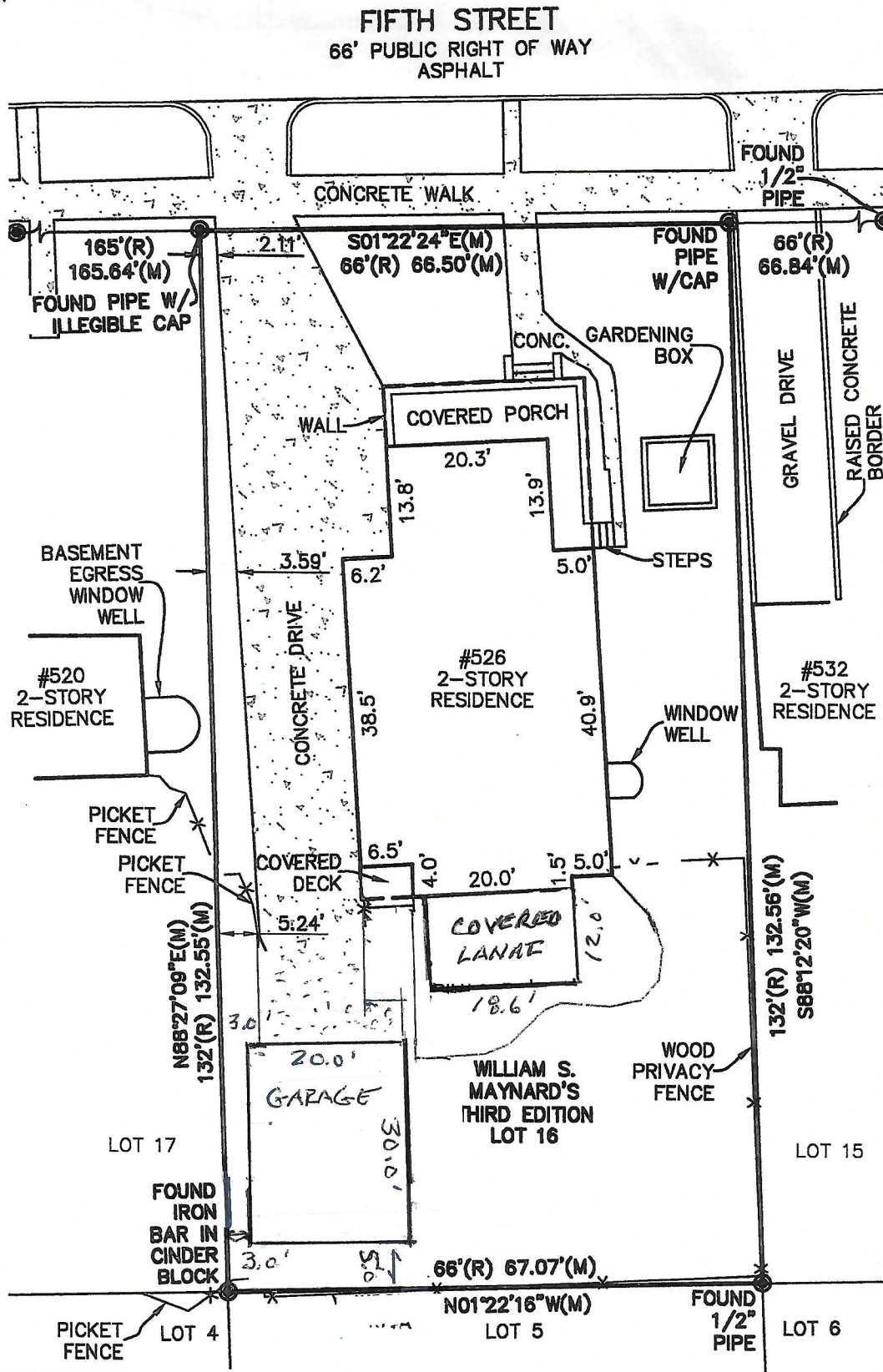
A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.

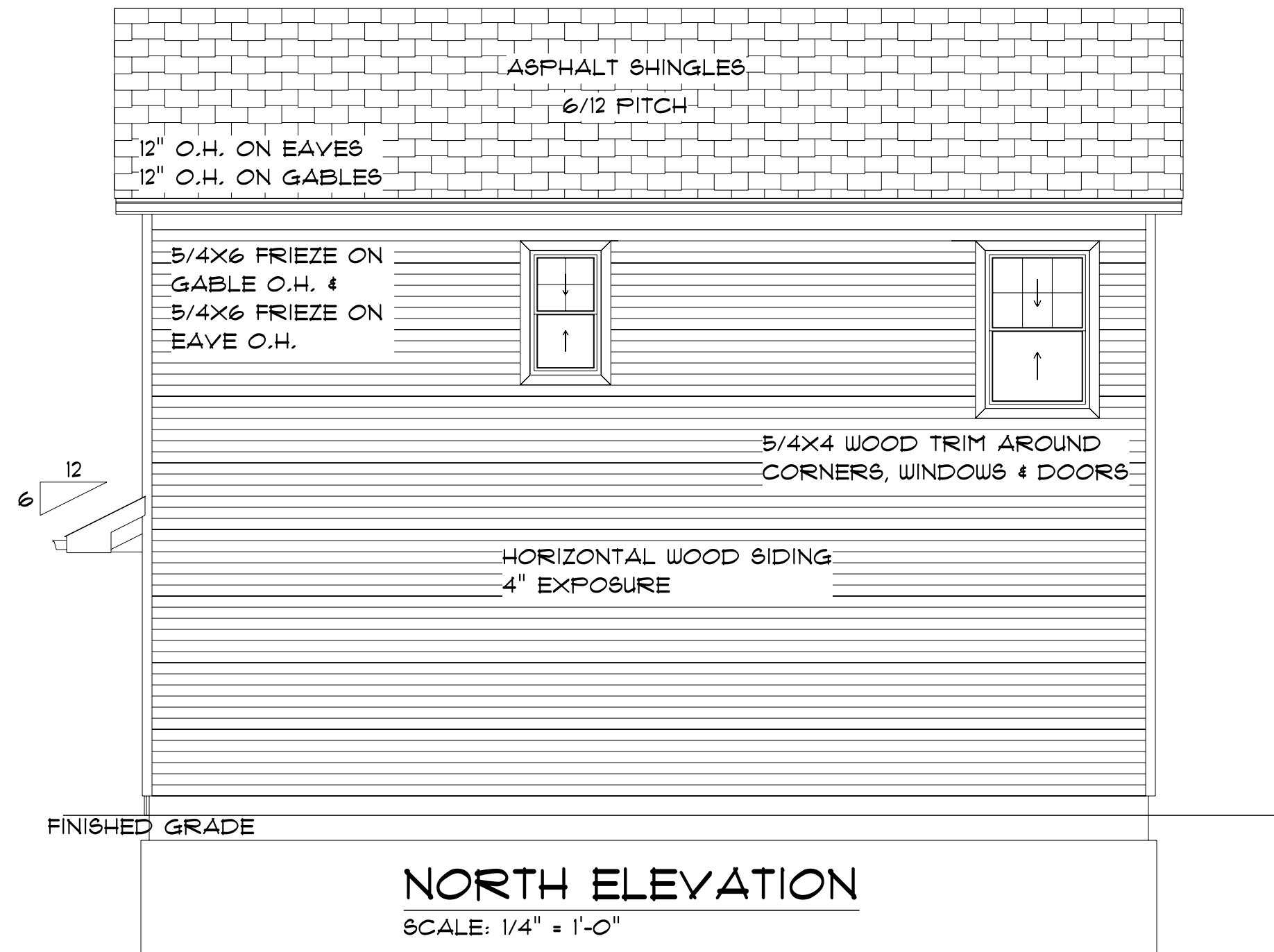
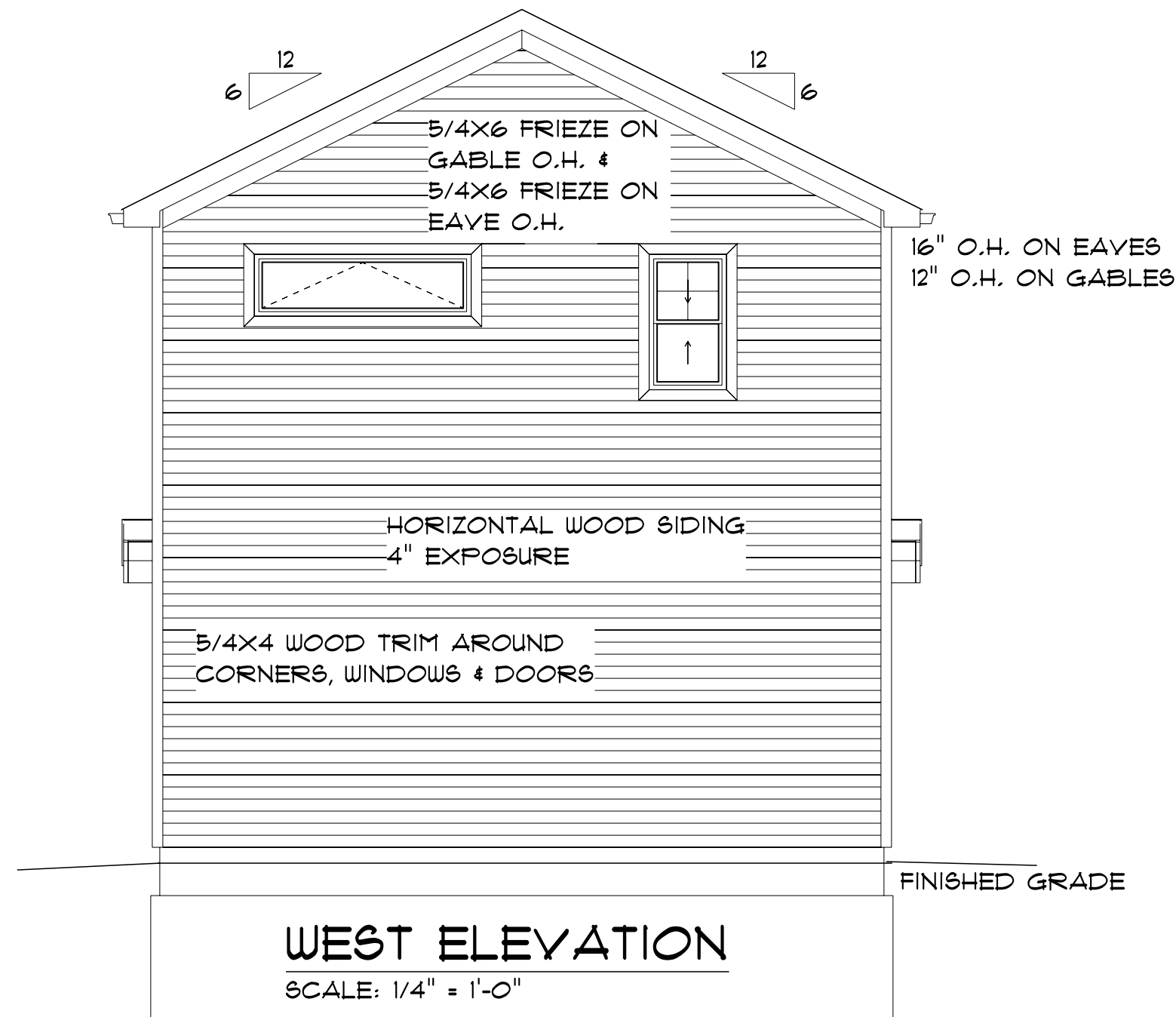
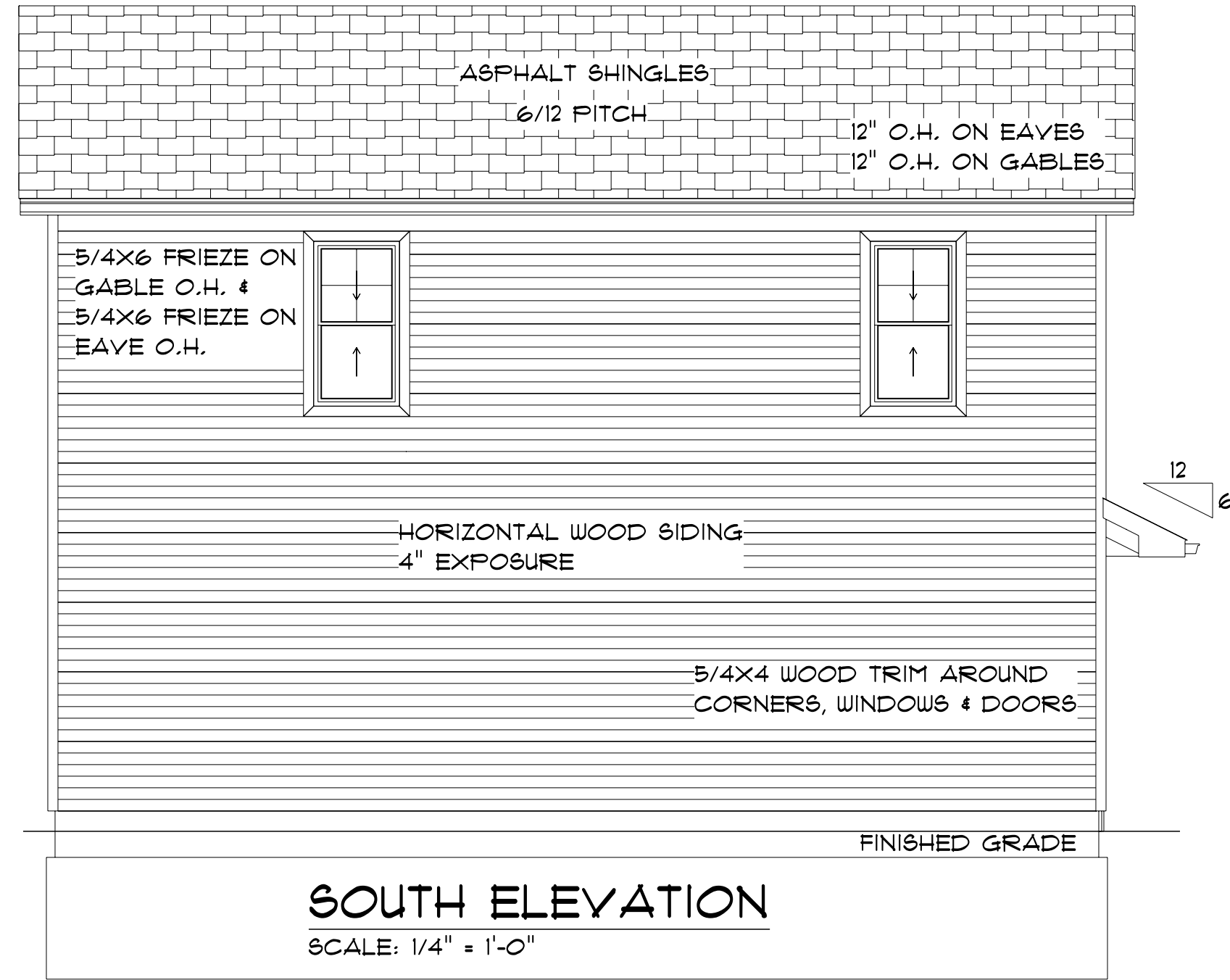
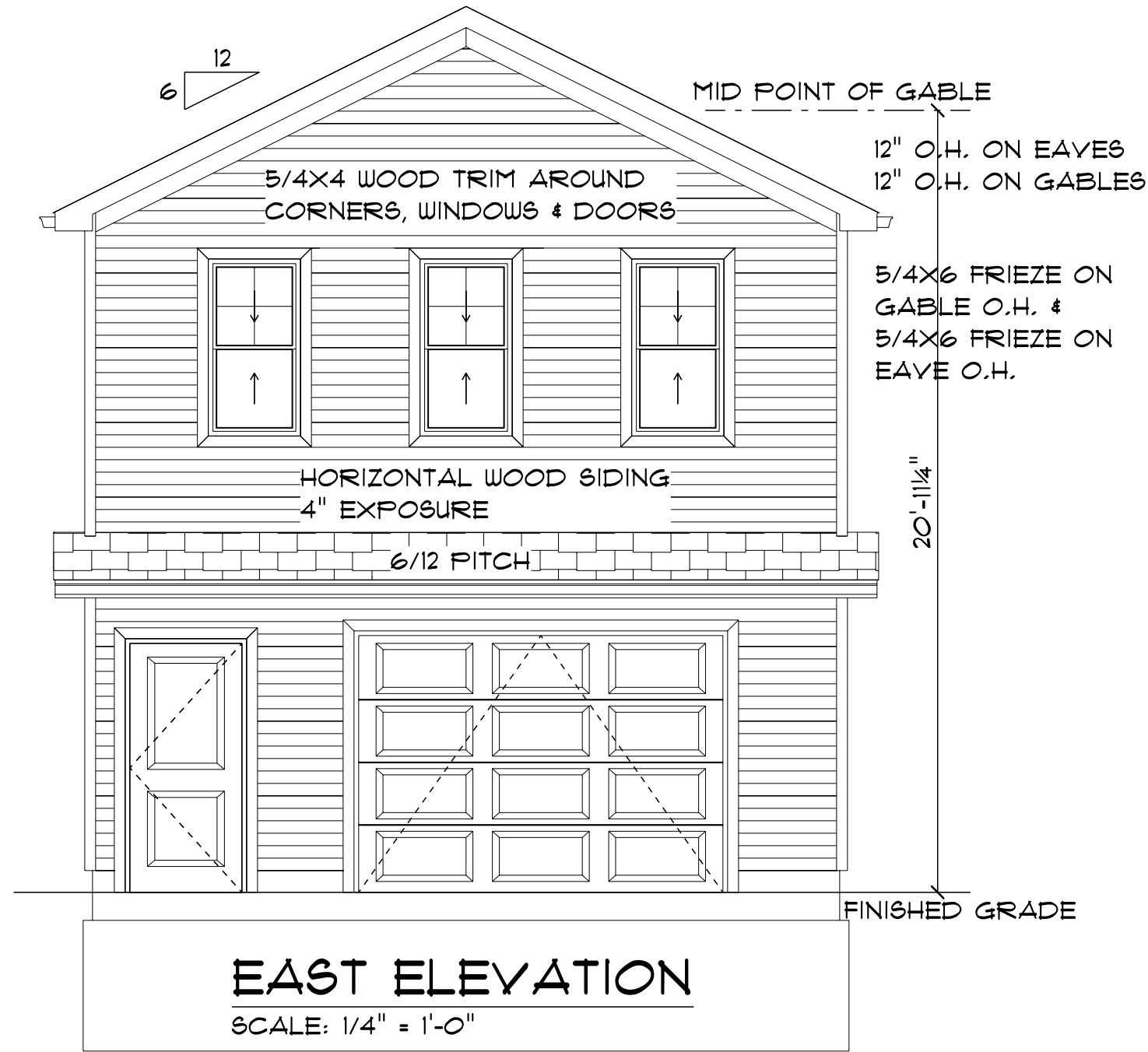
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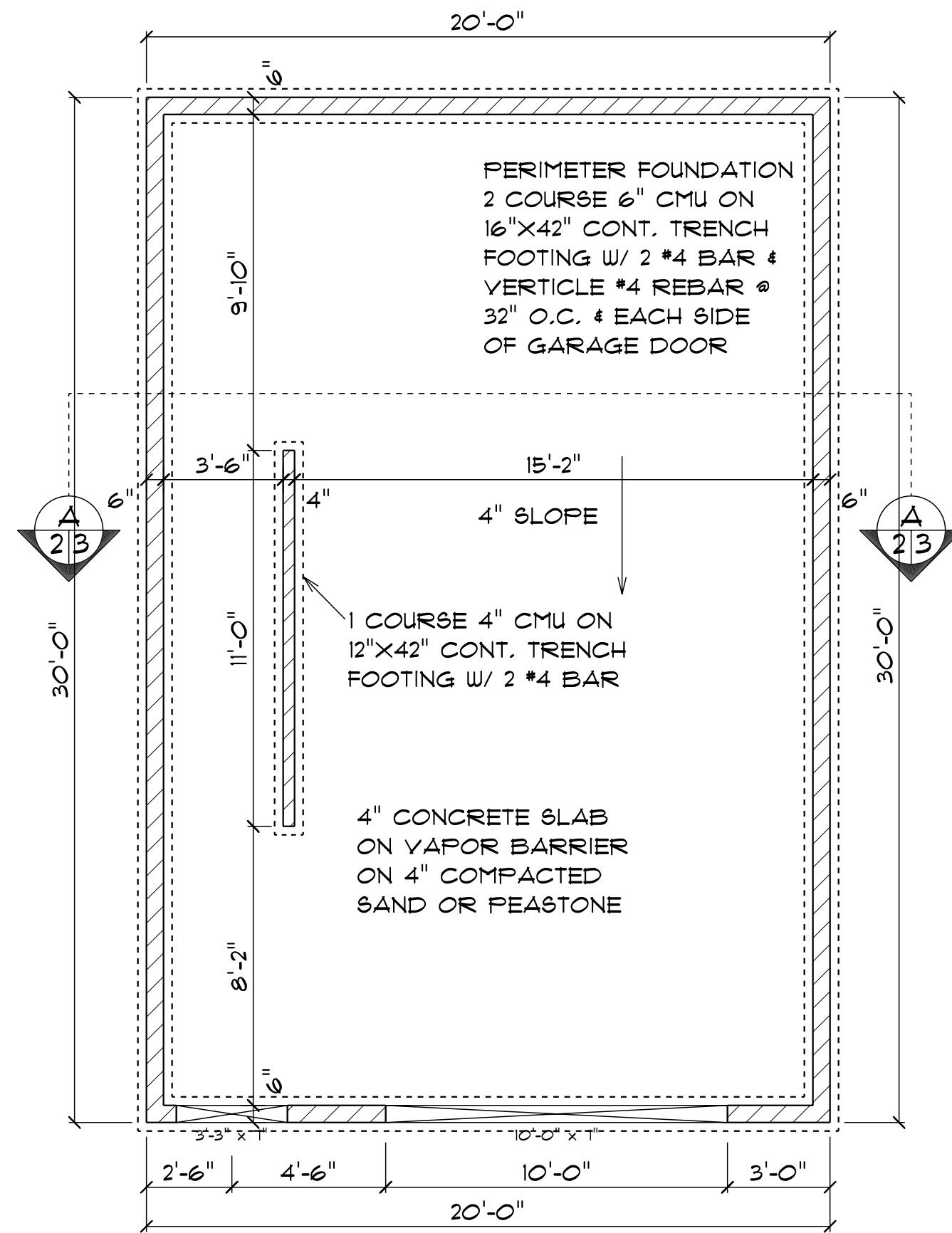


LEGEND

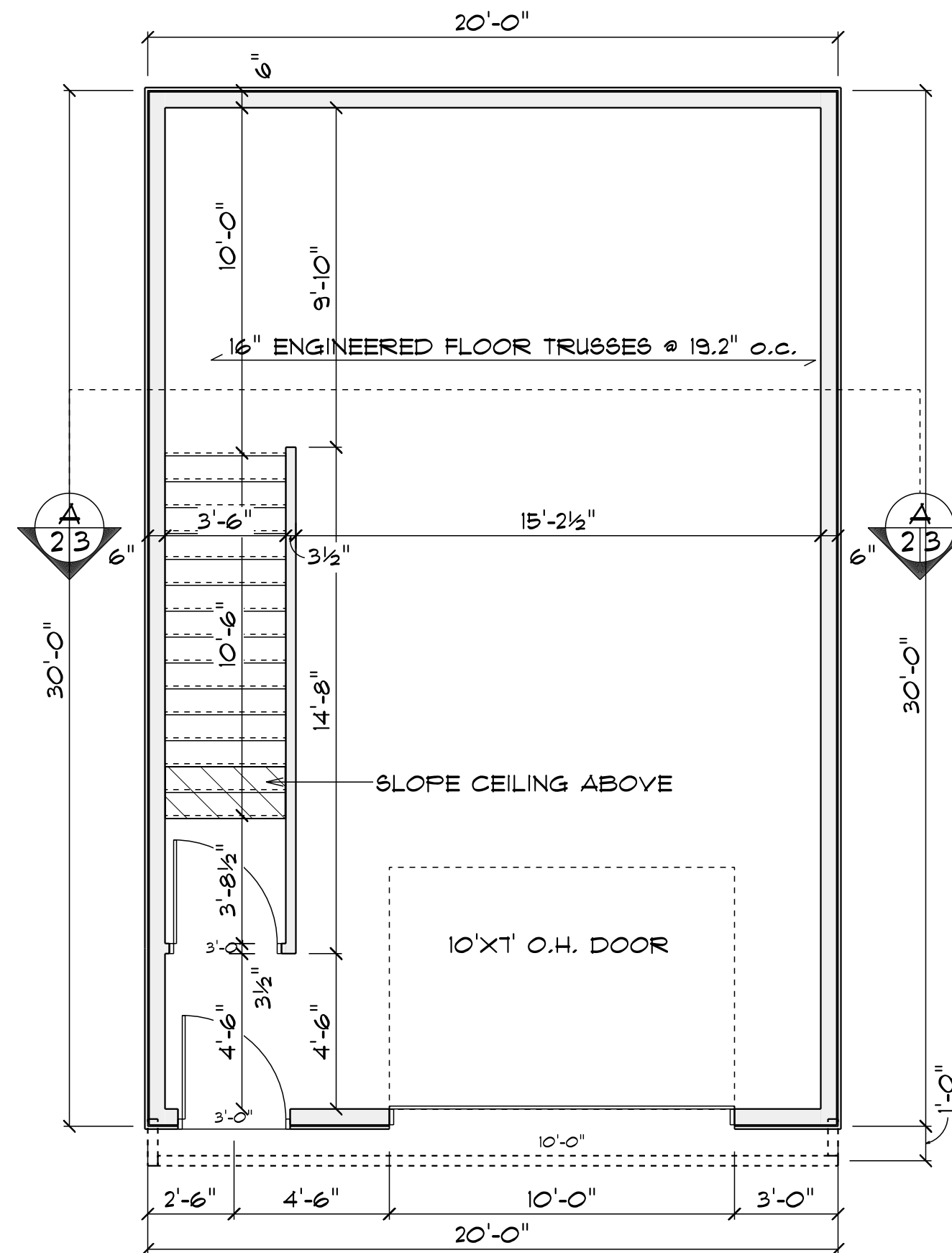
- FOUND MONUMENT (AS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION



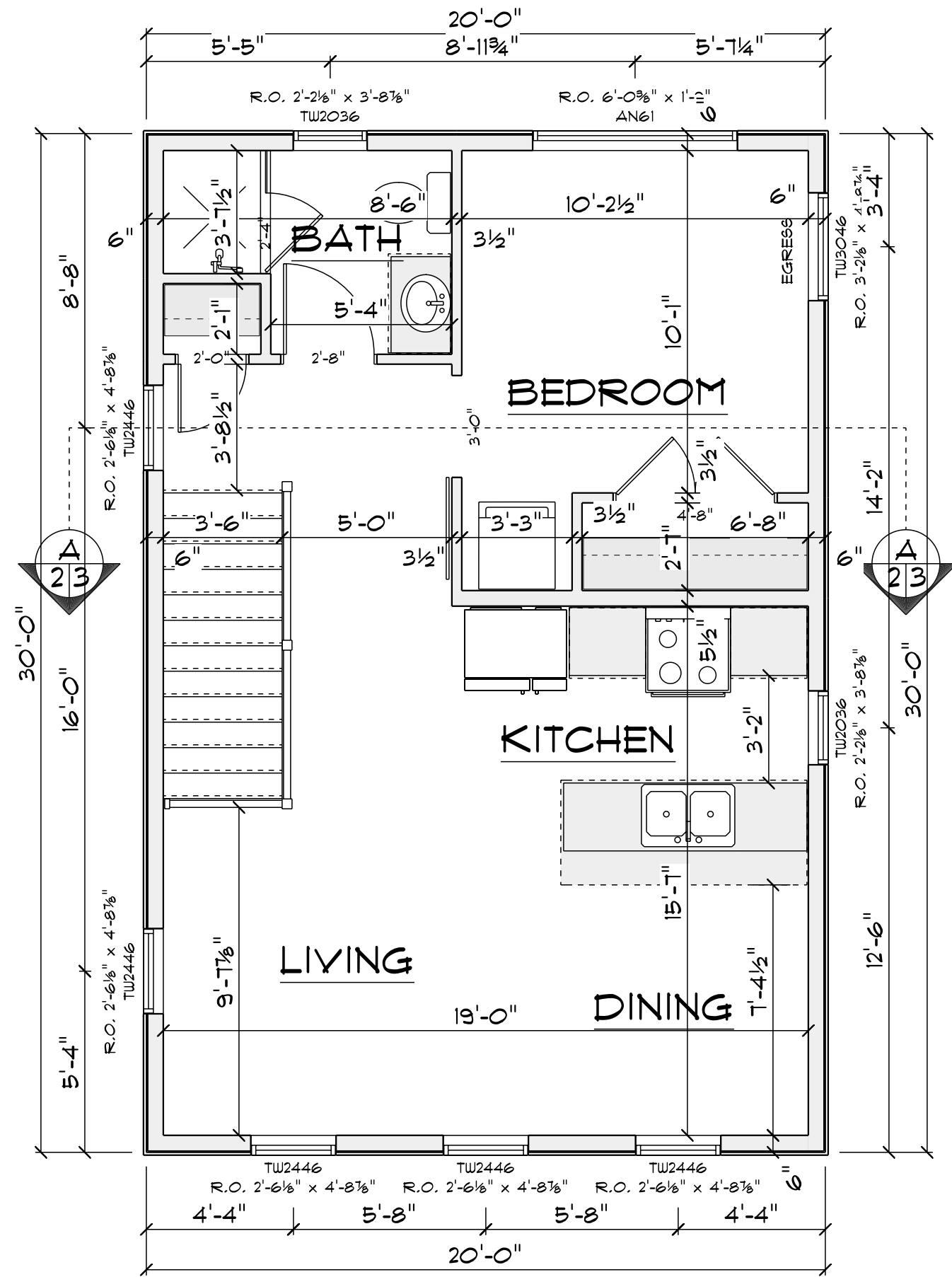




FOUNDATION
SCALE: 1/4" = 1'-0"



MAIN FLOOR
SCALE: 1/4" = 1'-0"



2ND FLOOR
SCALE: 1/4" = 1'-0"

TYP:

240 LB ASPHALT SHINGLES
ON 15LB MIN. FELT
ON 1/2" ROOF SHEATHING
W/R-49 HOT ROOF INSULATION
ON PRE-ENG TRUSSES @ 2'-0" O.C.
W/ ICE & WATER @ EAVES &
ALL 3/12 (OR LESS) PITCH ROOFS
W/ 5/8" DRYWALL TAPED & FINISHED

4" EXPOSURE WD SIDING ON
TYVEK HOUSE WRAP
ON 7/16" OSB SHEATHING
ON 2"X6" STUDS 16" O.C.
W/R-20 INSULATION W/VAPOR
BARRIER W/ 1/2" DRYWALL
TAPED AND FINISHED

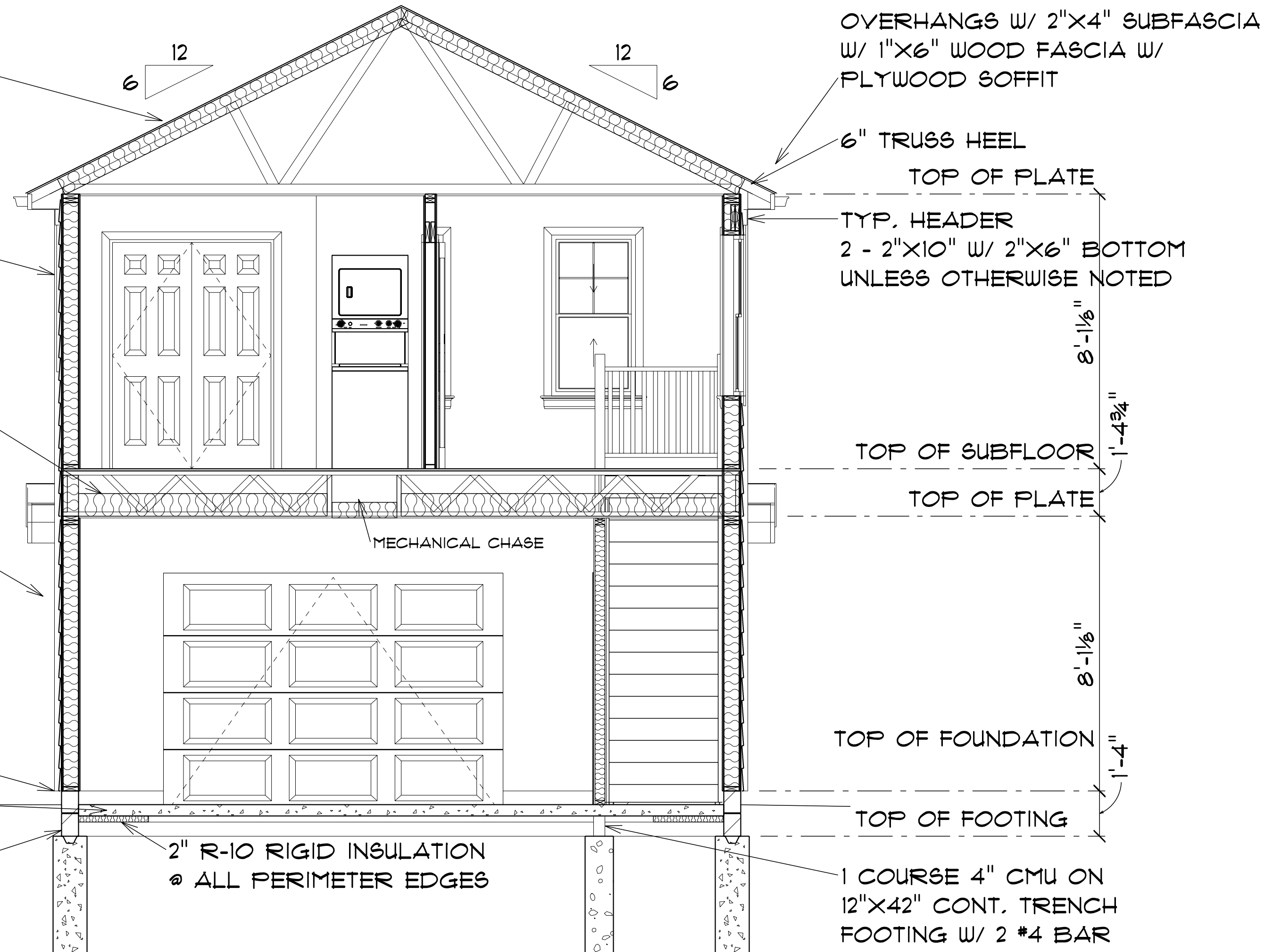
3/4" ADVANTEX SHEATHING
ON 16" PRE-ENGINEERED
FLOOR TRUSSES W/ R-49
INSULATION ON 5/8" DRYWALL
TAPED & FINISHED

4" EXPOSURE WD SIDING ON
TYVEK HOUSE WRAP
ON 7/16" OSB SHEATHING
ON 2"X6" STUDS 16" O.C.
W/R-20 INSULATION W/VAPOR
BARRIER W/ 1/2" DRYWALL
TAPED AND FINISHED

2"X6" TREATED SILL PLATE
W/ SILL SEALER, ANCHOR STRAPS @
42" O.C. & WITH-IN 1' EACH CORNER

4" CONCRETE SLAB
ON VAPOR BARRIER
ON 4" COMPACTED
SAND OR PEASTONE

PERIMETER FOUNDATION
2 COURSE 6" CMU ON
16"X42" CONT. TRENCH
FOOTING W/ 2 #4 BAR &
VERTICLE #4 REBAR @
32" O.C. & EACH SIDE
OF GARAGE DOOR



A
2/3

CROSS SECTION A-A

SCALE: 3/8" = 1'-0"