

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 448 South First Street, Application Number 11-026

DISTRICT: Old West Side Historic District

REPORT DATE: April 7, 2011 for the April 14, 2011 HDC meeting

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, April 11 at 5:00pm

OWNER

APPLICANT

Name:	Timothy & Teresa Rhodes	Same
Address:	448 S First Street Ann Arbor MI 48103	

Phone: (734) 973-8009

BACKGROUND: : In March of 2003 the HDC issued a Certificate of Appropriateness (CoA) to demolish a house at 448 South First Street that was built prior to 1872. On April 10, 2003, the HDC issued a CoA for the construction of the current house, a new two-story single-family residence, which was built that same year.

In March of 2008 the Commission issued a CoA to swap the locations of the front door and a window, and to increase the depth of the front porch.

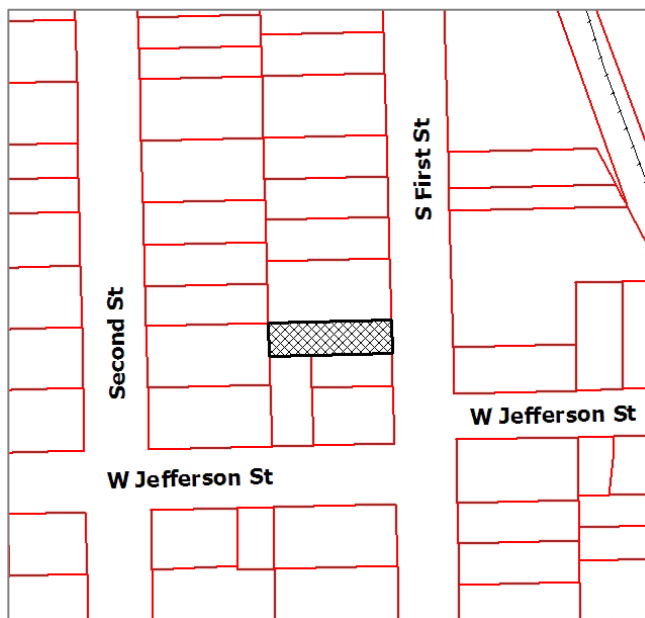
LOCATION: The property is located on the west side of South First Street, two lots north of West Jefferson Street.

APPLICATION: The applicant seeks HDC approval to add a dormer to the rear of the south side elevation; and remove the portion of an exterior chimney above the first floor and cap it with a shed roof.

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.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):

Building Site

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

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.

STAFF FINDINGS:

1. This structure is new (2003) and is therefore considered noncontributing in the Old West Side Historic District because it was built outside of the period of significance. As required by state law and local ordinance, work proposed on the exterior of noncontributing structures is reviewed to protect the integrity of the site, neighborhood and district.
2. The proposed location of a dormer on the south elevation behind the cross-gable is appropriate and will have a minimal impact on the contributing historic home to the south. The proportions of the dormer are compatible and appropriate, and the siding, trim, and windows will match the existing, which is appropriate on this noncontributing structure.
3. The work as proposed, including the reduction of the chimney height, will not negatively impact the site, neighborhood, or historic district.
4. The proposed work is generally 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*, in particular standards 2 and 9, and the guidelines for building site.

POSSIBLE MOTIONS: (Note that the motion supports staff findings and 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 South First Street, a noncontributing property in the Old West Side Historic District, to add a shed roof dormer to the south elevation and reduce the chimney height, as proposed. The work is compatible with, and protects the integrity of, the surrounding historic district and meets *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2 and 9, and the guidelines for building site.

MOTION WORKSHEET:

I move that the Commission

____ Issue a Certificate of Appropriateness

____ Deny the Application

For the work at 448 S First Street in the Old West Side Historic District

____ As proposed.

____ Provided the following condition(S) is (ARE) met: 1) 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) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

____ Is not generally compatible with the size, scale, massing and materials, and DOES NOT MEET the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 for the following reason(S): 1) REASON(s)

ATTACHMENTS: application, drawings, photos.

448 South First Street (May 2008)

