

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 448 Third Street, Application Number HDC14-043

DISTRICT: Old West Side Historic District

REPORT DATE: May 8, 2014

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: May 5, 2014

OWNER	APPLICANT
Name: Tim & Katie Schuster	Same
Address: 448 Third Street Ann Arbor, MI 48103	
Phone: (917)995-6320	

BACKGROUND: The applicant dates this house back to about 1869. This address first appears in the City Directory in 1890-91 as 52 W Third, the home of Charles H Major, a decorator and (in 1892) paperhanger. The 1899 Sanborn map shows mirror-image footprints of one-story houses with one-story rear additions at 448 and 452 Third Street. Between 1908 and 1916 a second story was added on the front 2/3 of the one-story house, along with a front porch and side porch. Sometime after 1931 the rear one-story addition was removed and the current mudroom added.

In February, 2009 a Certificate of Appropriateness (CofA) was granted to add a second-story addition to the rear and side of the house, remove the mudroom, and add a porch on the rear of the house. The rear porch was not constructed and the mudroom remains in place.

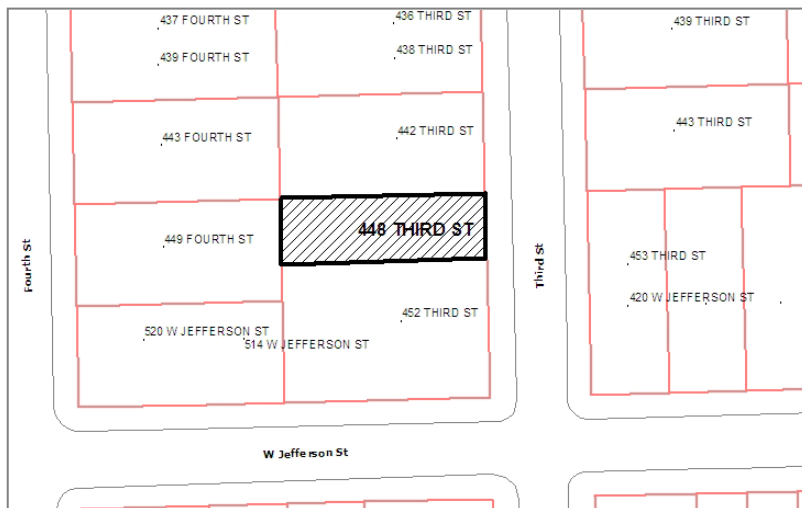
LOCATION: The site is located on the west side of Third Street, south of West Madison and north of West Jefferson.

APPLICATION: The applicant seeks HDC approval to remove a window from the rear elevation of the house and infill the opening with wood siding to match the rest of the house.

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.

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

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.

Not Recommended: Introducing a new design that is incompatible with the historic character of the building.

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.

STAFF FINDINGS:

1. The homeowners have spoken to a woman who lived in the house in the 1950s. The woman remembered and described the removal of a door on the rear elevation and its replacement with the window in question. She said that the current mudroom was constructed at the same time. The outline of the door opening is visible in the patched-in siding below the window. The window is wood with aluminum jamb liners, and does not match the style or proportions of the original windows still present on the house. While looking at the window alone would make its age difficult to pinpoint, the testimony of the former occupant is compelling enough for staff to feel comfortable that the window was not from 1943 or earlier (the period of significance for the historic district).
2. The house's kitchen has doors, windows, and openings on all four walls, making the installation of cupboards a challenge. This relatively small alteration will allow the kitchen to function much more efficiently while keeping important architectural features intact, such as two almost-floor-to-ceiling windows on the south wall.
3. Infilling a non-original window opening on the rear elevation with matching siding is appropriate. No character-defining features of the house are altered or diminished by the work. Staff recommends approval of the application, and believes the work is compatible with the existing structure, neighboring buildings, and the surrounding historic district, and meets both the Secretary of the Interior's Standards 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 Third Street, a contributing property in the Old West Side Historic District, to remove a non-original window on the rear elevation and infill the opening with siding to match the rest of the house. 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 and 9, and the guidelines for 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 448 Third 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, photos.

448 Third Street (2008 Survey Photo) (the house is now dark blue)



4/17/14

HDC 14-043



City of Ann Arbor
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ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information

Address of Property: 448 Third St. 48103

Historic District: Old West Side

Name of Property Owner (If different than the applicant):
See below

Address of Property Owner: _____

Daytime Phone and E-mail of Property Owner: _____

Signature of Property Owner: K Richard Schuster Date: 4-16-14

Section 2: Applicant Information

Name of Applicant: Tim + Katu' Schuster

Address of Applicant: 448 Third St.

Daytime Phone: (734) 995-6320 / Cell: 734-730-6572 Fax: ()

E-mail: kers@umich.edu / tgschust@yahoo.com

Applicant's Relationship to Property: owner architect contractor other

Signature of applicant: T Schus K Richard Schuster Date: 4.16.14

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: TGS/KRS

OK 4384 100.-

Historic District Commission Application

Section 1: Property and Ownership Information

Address of Property: 448 Third St. Ann Arbor, MI 48103

Historic District: Old West Side

Property Owner-Tim & Katie Schuster (applicant)

Section 2: Applicant Information

Name: Tim & Katie Schuster

Address: 448 Third St.

Phone: 734-995-6320/734-730-6572

Email: kers@umich.edu/tgschust@yahoo.com

Applicant Relationship to Property: owner

Section 3: Building Use

Residential & Single Family

Section 4: Stille-DeRossett-Hale Code Act

Initial: KRS/TGS

Section 5: Description of Proposed Changes

1. Provide a brief summary of proposed changes:

We are asking the Historic District Commission to approve removal of a window on the backside of our home.

The window is not original to the home but was believed to be added in the 1950s when the original back door was removed and a back room to the house was added. The new back room had a door to the outside so there was no need to keep the original back door and the original door opening was then changed into a window.

In 2009, we received approval to tear down the back room as part of a remodel application. The back room was deemed not to have been completed during the historical significance period of the district. We ended up not completing that component during our remodel and we have chosen to keep the back room as a part of our home.

This application asks to remove the window to assist in creating a more functional kitchen and replace the opening with wooden siding to match the rest of the back of the house.

2. Provide a description of the existing conditions

The window is part of the kitchen and is counter height overlooking the backyard. There are two original windows in the kitchen that overlook the side yard. The windows are lower than counter height (12-15 inches off the floor) and do not allow for any usable kitchen space. Our kitchen also has two doors (side porch and side door to garage), a bathroom, and the back room space referenced above.

The exterior of the house has painted wood siding that is both old and new in condition.

3. What are the reasons for the proposed changes

We are planning a remodel of our kitchen to make it more functional in order to continue to meet the needs of our family and those needs over time. In our current kitchen, we do not have a single wall that can be used for cabinets and appliances. This creates problematic flow and unsafe cooking conditions. The removal of the window would enable us to have a solid wall for cabinets, a refrigerator, and a stove with a venting hood. We do not want to remove or change the original windows and doors which we love and feel are essential to the character of the house. But allowing us to remove a non-historic window would enable us to gain better and updated functionality in our kitchen. And, in doing so, it would ensure that we would continue to stay in our home, keep it as a single family home rather than turn it to a rental, and ensure the maintenance and upkeep that is required to preserve our 150 year old home.

4. Attach any additional information

5. Attach any pictures.

