

**ANN ARBOR HISTORIC DISTRICT COMMISSION****Staff Report****ADDRESS:** 404 South First Street, Application Number HDC22-1184**DISTRICT:** Old West Side Historic District**REPORT DATE:** September 8, 2022**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator**REVIEW COMMITTEE DATE:** Tuesday, September 6, 2022

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Albrecht Enterprises	Theresa Angelini
<b>Address:</b>	1310 Westboro Dr Birmingham, MI 48009	200 Huronview Blvd Ann Arbor, MI 48103
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**BACKGROUND:** This two-story home was built in 1916 and first occupied in 1917 by Carl Sanzi, a mechanical engineer, and printer Richard Hawthorne. On the 1916 and 1925 Sanborn maps the house faces West William and has a full-width front porch on the north elevation, and the street address 301 West William. By 1931 the front door and porch had been moved to their current configuration on the east elevation. The bay window on the north elevation was most likely added then to replace the former front door. The house is clad in 3" lap siding on the ground floor and cedar shakes on the upper floors. It has exposed rafter tails and a round attic window in each of the three gables.

On the 1916-1948 Sanborn maps, five houses are shown on one lot, including this one (404 S First), 408 and 410 S First, and 307 and 309 W William. All of the houses were built in 1916 and occupied in 1917 or '18. Two are Dutch gambrels, the other three were gable fronters, though the property in this application was altered as described above.

**LOCATION:** The site is located at the southwest corner of South First and West William Streets.

**APPLICATION:** The applicant seeks HDC approval to add a small addition on the southwest corner of the house; to add a second story above a one-car frame garage; to remove the chimney; and install a new concrete parking pad.

**APPLICABLE REGULATIONS:**

**From the Secretary of the Interior's Standards for Rehabilitation (other SOI Standards may also apply):**

- (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 features, finishes, and construction techniques or examples of craftsmanship

that characterize a property shall 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):**

### **Additions**

Recommended: Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Designing new additions in a manner that makes clear what is historic and what is new.

Placing new additions such as balconies and greenhouses on non-character-defining elevations and limiting and size and scale in relationship to the historic building.

Designing additional stories, when required for the new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

Not Recommended: Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.

Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.

Constructing additional stories so that the historic appearance of the building is radically changed.

**From the City of Ann Arbor Historic District Design Guidelines (other guidelines from this document may also apply):**

### **Guidelines for All Additions**

Appropriate: Locating a required addition on the least character-defining elevation and keeping it subordinate in volume to the historic building.

Placing a new addition on a non-character defining or inconspicuous elevation and limiting the size and scale in relationship to the historic property.

Designing the addition so it is compatible in terms of massing, materials, relationship of solids to

voids, and proportion of openings.

Placing functions and services required for the new use in non-character-defining interior spaces rather than constructing a new addition.

Locating a rooftop addition to be inconspicuous when viewed from the street.

*Not Appropriate:* Designing a new addition that requires the removal of significant building elements or site features.

Designing an addition to appear older or the same age as the original building.

### **Residential Accessory Structures**

*Appropriate:* Maintaining and restoring historic barns, garages, sheds, trellises, and other accessory structures to match the historic materials and configuration.

*Not Appropriate:* Altering historic barns, garages, and sheds by using materials, configurations, and designs that do not match the existing or historic appearance.

### **STAFF FINDINGS:**

1. This lot is 3,328 square feet, which is very small for a lot in Ann Arbor. The zoning is C2B Business Service District. Office and residential uses are proposed for the house, both of which are allowed. The lot has two 10' minimum front setbacks and zero setbacks on the side and rear.

#### *Restroom Addition*

2. The addition on the southwest corner of the house is small, 7'6" x 9'3". It is set between the southwest corner of the house and the attached garage. It is inset from the back corner of the house 1'3" and from the southwest corner of the garage 5". The latter is shallower than staff recommends, but the space is tight and staff appreciates the more substantial inset on the corner of the house. One four-over-four window would be removed for this addition, as well as the person door on the rear wall of the garage. The roof is a shed that ties in to the proposed second floor addition. It is clad in cedar lap siding to match the existing house and sits on a concrete masonry unit basement.
3. This addition fits well into the available space and uses an area currently used for parking and outdoor storage.

#### *Garage Addition*

4. The attached garage appears on the 1948 Sanborn Fire Insurance Map but does not on the 1931 Sanborn. On the 1947 City Aerial there is a white line that could be the edge of the parapet, but it is inconclusive. Given the design, materials, and massing of the garage, it is consistent with pre-1945 garages and is presumed to be from the period of significance for the Old West Side Historic District. The one-car attached design is less popular than early stand-alone garages but is seen throughout the Old West Side. The wood roll-up door could have been installed in the 1930s, or it could be a later replacement. The garage's character defining features include 3" exposure lap siding, the paneled wood roll-up door, and a shed roof sloping to the rear with a front parapet.

5. The proposed second story addition sits on top of the garage and is set back about 3 ½' from the front elevation of the garage. It is 16'7" wide and flush with the garage's side and rear walls. The addition is clad in cedar shakes with four-over-one and single-sash four-pane aluminum-clad windows. The roof pitch is 12/9, which matches the pitch on the house's other three gables (but not the porch, which has a shallower pitch). The front parapet of the garage would be replaced with a pitched roof coming off of the new addition.
6. If the commission agrees that the garage is a contributing portion of the house, the proposed addition would alter the structure to the point that the garage is radically changed and lose its character-defining features and would no longer contribute to the district.
7. If the commission determines that the garage is not a contributing portion of the house, the simple design proposed for the addition would be appropriate, though staff has some concerns about matching the materials of the original house too closely. This could be amended by things like not exposing the rafter tails and varying the design of the barge boards from those on the original house (or leaving them off). The height of the proposed addition is appropriate. The addition would be visible from the street and would be on the side lot line shared with the property to the west, which raises concerns about impacting historic spacing between houses.

#### *Additional Comments*

8. The concrete parking space is in an appropriate location at the rear of the house.
9. The commission will need to determine whether the chimney is a character-defining feature of the house. If so, it should not be removed.
10. The proposed addition of a second story on the garage is not compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and does not meet *The Secretary of the Interior's Standards for Rehabilitation*, in particular standards 2, 5, 9 and 10, and the guidelines for new additions.

**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 404 South First Street, a contributing property in the Old West Side Historic District, to add a small addition on the southwest corner of the house; to add a second story above a one-car frame garage; to remove the chimney; and install a new concrete parking pad, 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, 5, 9, and 10 and the guidelines for additions, as well as the *Ann Arbor Historic District Design Guidelines*, in particular the guidelines for additions and residential accessory structures.

**ATTACHMENTS:** application, drawings, photos

404 South First Street (May 2008 survey photo)



Chimney (courtesy Google Street View 2019)



2020 Aerial Photo (City of Ann Arbor)



1947 Aerial Photo (City of Ann Arbor)

