



Item #1

TO: Architectural Review Board
FROM: Erik F. Nelson, Senior Planner
DATE: 8 February 2016
RE: **121 Caroline Street – Exterior Alterations**

James O. McGhee returns requests a Certificate of Appropriateness for construction of a front porch at 121 Caroline Street. This case was publicly heard on January 11.

The City's architectural inventory dates this brick building to c. 1795, but that time frame is inconsistent with the Historic Fredericksburg Foundation's records which indicate that construction occurred in the 1920s. This small structure was initially built as an office and later adapted to residential use. Documented work includes installation of a kitchen, replacement of all windows and doors, installation of pilasters on either side of the front door, and the addition of a brick and aggregate concrete stoop and steps at the front entry.

The applicant proposes to remove the pilasters on either side of the door (installed in the 1990s) and construct a small front porch, in order to protect the front entryway from the weather. At its meeting on January 11, the Board expressed concern about the large arched panel that would have faced the street. The applicant has responded by lowering the new roof, which has reduced the size of the arched panel. The potential for placing the new porch cover under the existing roof overhang was another question raised, but that configuration is not feasible due to insufficient clearance. There was also a comment that an arched porch cover was not consistent with the Colonial Revival style of the building. The arched porch cover reflects the arched windows of the first story and is a clear delineation of the building's evolution, as suggested by Standard #9.

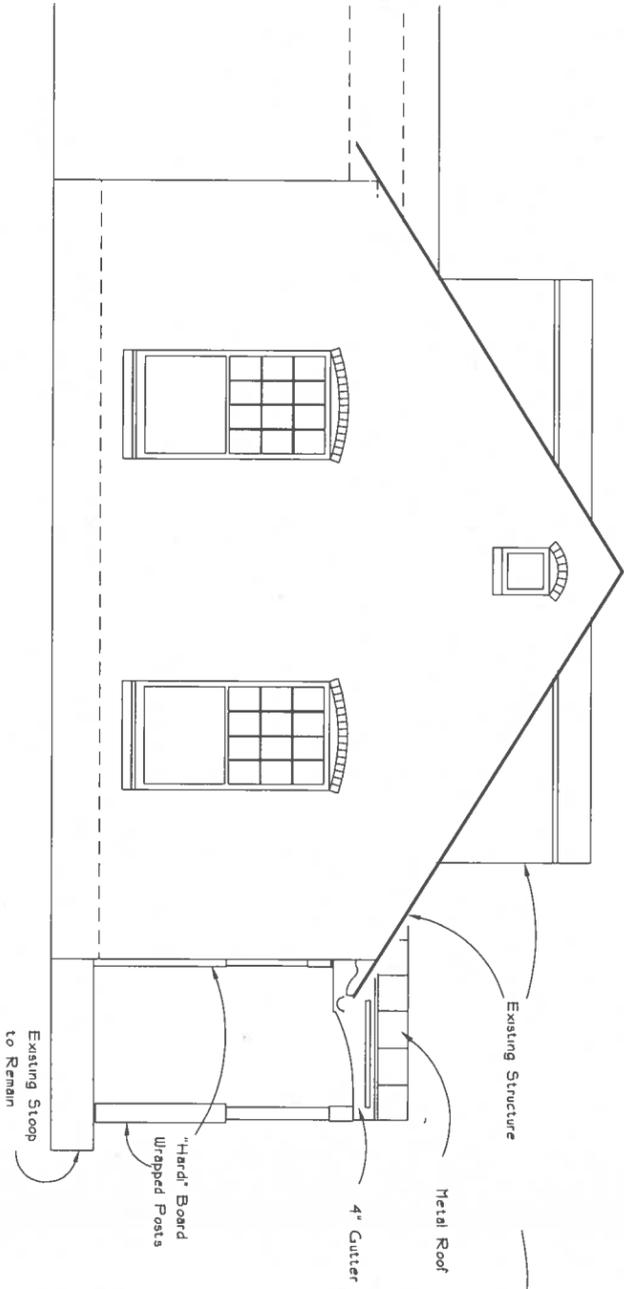
This application should be considered within the context of the Secretary of the Interior's Standards for Rehabilitation, referenced in City Code Section 72-23.1.D.2, as follows:

1. The property will remain in residential use.
2. The distinguishing original qualities and character of the building are its form and materials. Installation of an arched roof to protect the front entry door will compliment rather than adversely impact those characteristics.
3. The proposed front porch will not suggest an earlier period of construction.
4. The pilasters at the front entry have no discernible function, aside from decoration, and are not thought to have acquired significance in their own right.
5. The distinctive features of the building – its brickwork, arched windows, and roof form – will be treated with sensitivity. The new arched porch roof reflects (and respects) the arched windows of the first story.
6. Not applicable.

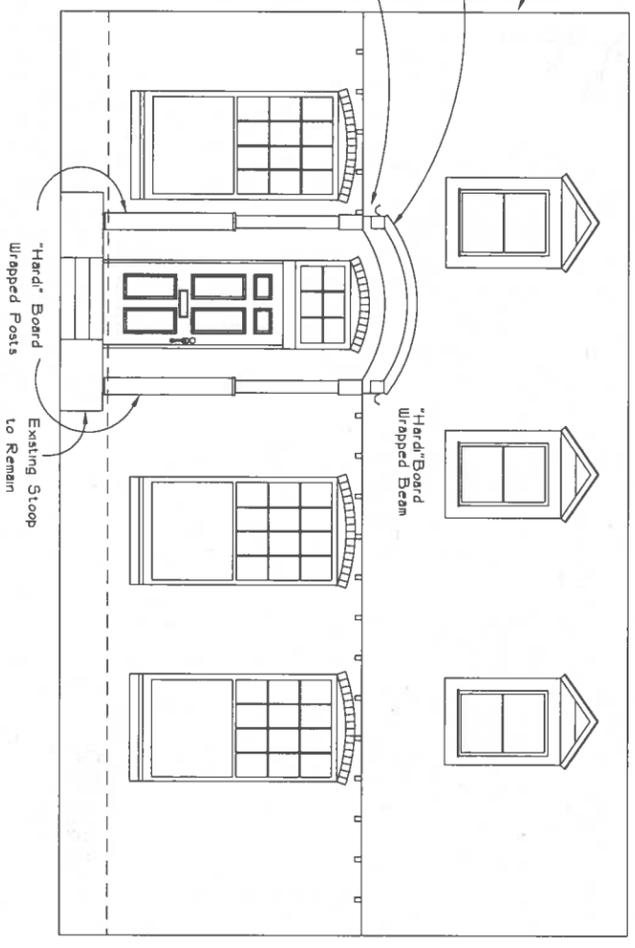
7. Not applicable.
8. Not applicable.
9. The proposed front porch does not destroy historic fabric. Its design is contemporary, but deliberately compatible with the scale, materials, and character of the property and its neighborhood.
10. The proposed front porch will not impair the essential form and integrity of the historic structure.

Staff finds the proposed front porch to be architecturally compatible with the historic aspects of the Historic District and recommends approval of the revised drawings (undated).





Side Elevation

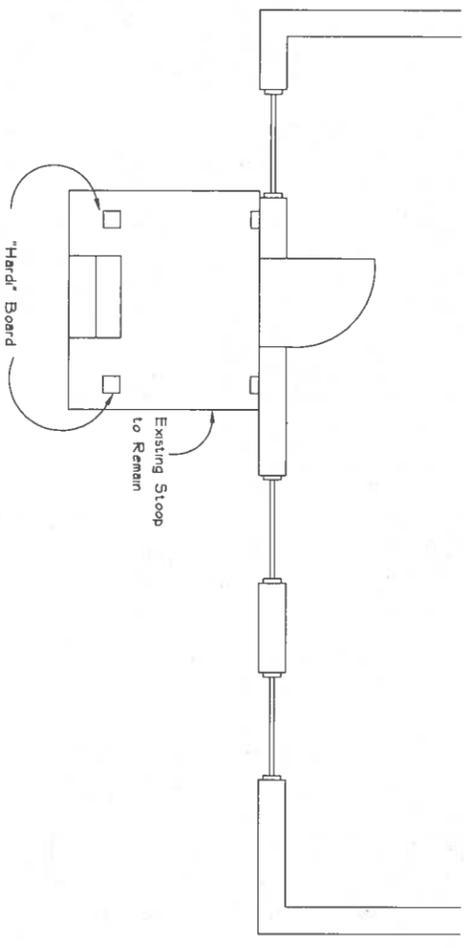


Front Elevation

NEW PORCH
121 CAROLINE STREET

DATE

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Plan