

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 215 Eighth Street, Application HDC13-189

DISTRICT: Old West Side Historic District

REPORT DATE: November 14, 2013

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Tuesday, November 12, 2013

OWNER

Name: Erica Paslick
Address: 215 Eighth St
 Ann Arbor, MI 48103
Phone: (734)277-7641

APPLICANT

TuffShed, Inc.
 34425 Schoolcraft
 Livonia, MI 48150
 (734) 524-0504

BACKGROUND: This two-story gable-fronter features a full-width front porch with a shed roof and a bay window on the south side elevation. The house first appears in Polk City Directories as the home of Edna and Alfred Eschelbach, a plater, in 1918. In 1919, Alice and Oscar Scherdt, a laborer, are listed as the occupants, and Oscar remained in the house until at least 1951.

LOCATION: The site is located on the east side of Eighth Street, south of West Washington Street and north of West Liberty Street.

APPLICATION: The applicant seeks HDC approval to build a small storage behind the house.

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.
- (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 and the landscape.

Not Recommended: Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color, and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

From the Ann Arbor Historic District Design Guidelines (other Guidelines may apply):

Residential Landscape Features

Introducing any new building, streetscape, or landscape feature that is out of scale or otherwise inappropriate to the district's historic character.

STAFF FINDINGS:

1. The proposed prefabricated shed is wood framed with an asphalt roof, engineered wood siding, and galvanized steel floor joists. It will be installed on a concrete pad. The shed measures 6'x10', and is 9'3" tall with a 4/12 roof pitch. It will be located in the rear yard, ten feet behind the house, and used for general storage. The shed will not have any negative visual impact on the historic house on the site and will not be visible from the street.
2. Staff recommends approval of the proposed shed and finds it to be 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*, in particular standards 2 and 10, and the guidelines for building site, 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 215 Eighth Street, a contributing property in the Old West Side Historic District, to build a new storage shed 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 and 10 and the guidelines for building site, and the *Ann Arbor Historic District Design Guidelines* for residential landscape features.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 215 Eighth 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, photos, drawings.

215 Eighth (April 2008 photo)





City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

100 North Fifth Avenue | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information

Address of Property: 215 8TH ST. A2 48103

Historic District: OLD WEST SIDE

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

PASLICK

Address of Property Owner: 215 8TH ST. A2 48103

Daytime Phone and E-mail of Property Owner: 734-277-7641

Signature of Property Owner: Mrs. Erica J. Paslick Date: 10/24/13

Section 2: Applicant Information

Name of Applicant: TUFF SHED, INC.

Address of Applicant: 34425 SCHOOLCRAFT

Daytime Phone: (734) 524-0504 Fax: (734) 524-0525

E-mail: PVERTES@TUFFSHED.COM

Applicant's Relationship to Property: owner architect contractor other

Signature of applicant: Paul Vertes Date: 10/24/13

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: [Signature]

Section 5: Description of Proposed Changes (attach additional sheets as necessary)

1. Provide a brief summary of proposed changes.

TUFF SHED PROPOSES TO BUILD A 6'X10' RANCH STYLE OUT-BUILDING (SHED) OF WOOD CONSTRUCTION W/SHINGLE ROOF ON CONCRETE FOUNDATION TO THE SPECIFICATIONS OF A² BLDG. DEPT

2. Provide a description of existing conditions.

S.O.P. RESIDENTIAL PROPERTY / REAR OF YARD

3. What are the reasons for the proposed changes?

ADDITIONAL STORAGE AREA NEEDED.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

FOLLOWING HISTORICAL COMMISSION GUIDELINES AND REGS.

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

STAFF USE ONLY

Date Submitted: 10/24-2013 Application to _____ Staff or _____ HDC

Project No.: HDC 13-189 Fee Paid: 100⁰⁰

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 11/14-2014

Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ HDC NTP _____ Staff COA

Comments:

PTR SHED UP TO 12' x 24' PREMIER SERIES

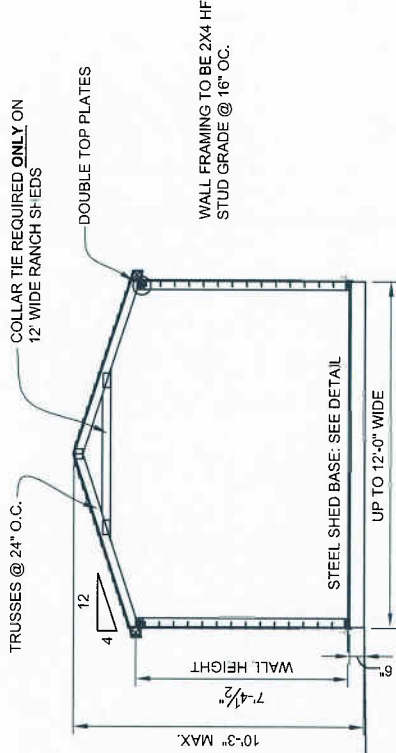
NAILING

ROOF:
ATTACH 15/32" CDX PLYWOOD,
TO TRUSSES WITH
6d NAILS @ 8" O.C. AT EDGES,
6d NAILS @ 12" O.C. IN FIELD.

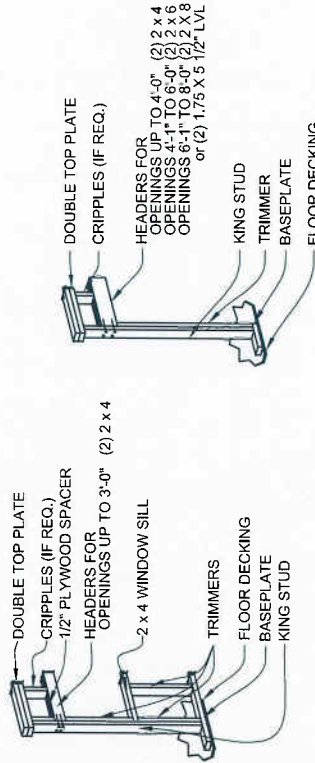
WALLS:
ATTACH 1/2" DURATEMP TO WALL FRAMING WITH
6d NAILS @ 6" O.C. AT EDGES,
6d NAILS @ 12" O.C. IN FIELD.

HEADER:
HEADER TO STUD - 4-8d TOENAIL OR
4-16d END NAIL DOUBLED HEADER
- 16d @ 16" STAGGERED FACE NAIL

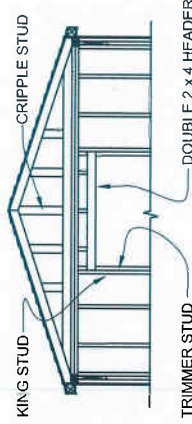
EARTH ANCHORS FOR THIS BUILDING
ARE OPTIONAL. IF REQUIRED BY YOUR
LOCAL MUNICIPALITY, ANCHORS ARE
AVAILABLE AT TUFF SHED. SEE
SALESPERSON FOR PRICING.



1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



2A WINDOW HEADER DETAIL FOR
LOAD BEARING WALLS
SCALE: 1/4" = 1'-0"



3 DOOR HEADER DETAIL FOR NON
LOAD BEARING WALLS
SCALE: 1/4" = 1'-0"

- #8 X 3" FLAT HEAD SELF-TAPPING
SCREWS SPACED @ 24" O.C.
- 3/4" APA OR TECO RATED T&G
FLOOR DECKING.
- 2X6 STEEL JOISTS @ 24" O.C.
- #10 X 3/4" PAN
HEAD SELF-TAPPING
SCREWS (2 PER TAB)
- VENT HOLES @ 24" O.C.
- OPTIONAL LEVELING BLOCKS
- 2X6 STEEL TRACK EACH END
- REMOVE 3/8" FROM TOP & BOTTOM OF 6" WEB.
BEND 5 1/4" END TO FORM TAB.

1. STEEL SHED FOUNDATION.
2X6 16-GAUGE STEEL TRACKS G190 ZINC COATED
2X6 16-GAUGE STEEL JOISTS G190 ZINC COATED @ 24" O.C.
(SUPPLIER: ALLIED STUCCO (JOIST: 600S162-054 / TRACK: 600T125-054)
ICBO ER-4943P).
2. 3/4" APA OR TECO RATED TONGUE AND GROOVE FLOOR DECKING. 24"
MAX PANEL SPAN.
3. FASTEN FLOOR DECKING TO JOIST & TRACKS USING #8 X 1-5/8" MINIMUM
LONG SELF DRILLING SCREWS @ 12" O.C. NO BLOCKING REQUIRED. ALL
EDGES SHALL LIE ON FLOOR JOISTS. STAGGER PANEL LAYOUT PER APA
CONDITION 1.
4. FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS
WITH #8 X 3" GALV SELF DRILLING SCREWS @ 24" O.C.
5. ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS CONTINUOUSLY
SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS AS SHOWN.
6. USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING.
SUGGESTED SIZES: 2' X 8' X 16", 4' X 8' X 16", OR 8' X 8' X 16" BLOCKS
UNDER JOISTS @ 10'-0" O.C. MAXIMUM. BLOCKS UNDER TRACK
SPACED @ 5'-0" O.C. MAXIMUM.

4 SHED BASE DETAIL SCALE: 1/8" = 1'-0"

BUILDING CODE:
2000 IRC

DESIGN LOADING
WIND SPEED & EXPOSURE 90 C.
ROOF LIVE LOAD 40 PSF.
ROOF DEAD LOAD 10 PSF.

FOR SHEDS WHICH OTHERWISE MEET THE PRESCRIPTIVE
REQUIREMENTS OF THE 2000 IRC. ALL SHEDS CONSTRUCTED
ACCORDING TO STANDARD CONVENTIONAL CONSTRUCTION
METHODS



TUFF SHED
Storage Buildings & Garages
TUFF SHED, INC.
7350 L STREET
OMAHA, NE 68127
(402) 392-8833
STORE 090

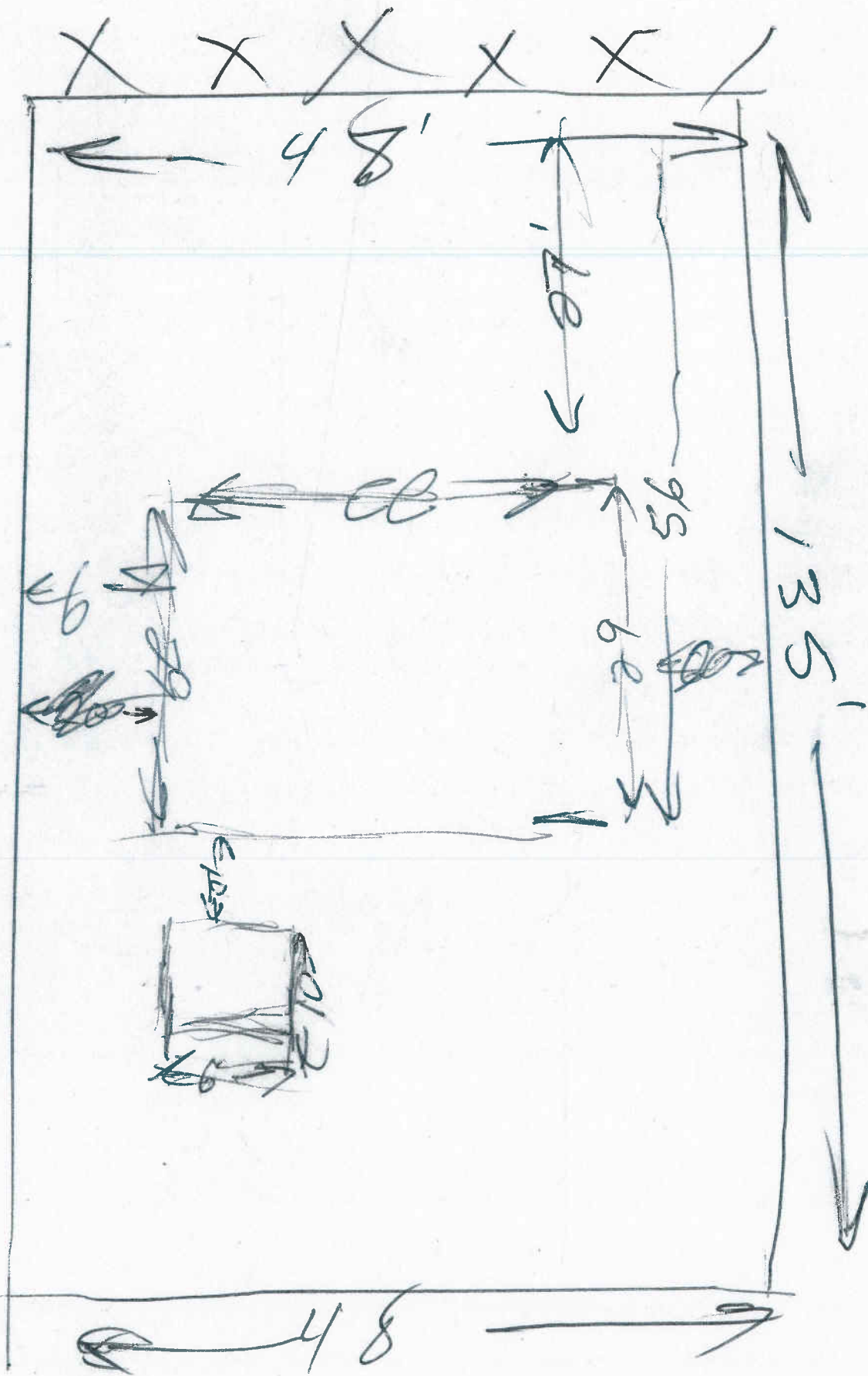
Inv. # _____
Customer: _____
Site Address: _____
Building Size: _____
P.O. # _____
Drawn By: SAH
Date: 02/14/07
Checked By: _____
Date: _____
Revised: _____
Revised: _____

THESE DRAWINGS AND THE
DESIGN ARE THE PROPERTY OF
TUFF SHED, INC. THESE
DRAWINGS ARE FOR A
BUILDING TO BE SUPPLIED AND
BUILT BY TUFF SHED. ANY
OTHER USE IS FORBIDDEN BY
TUFF SHED INC & THE
ENGINEER OF RECORD.

DRAWINGS BY:
TUFF SHED, INC.
IN HOUSE DRAFTING DEPARTMENT
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-TUFF

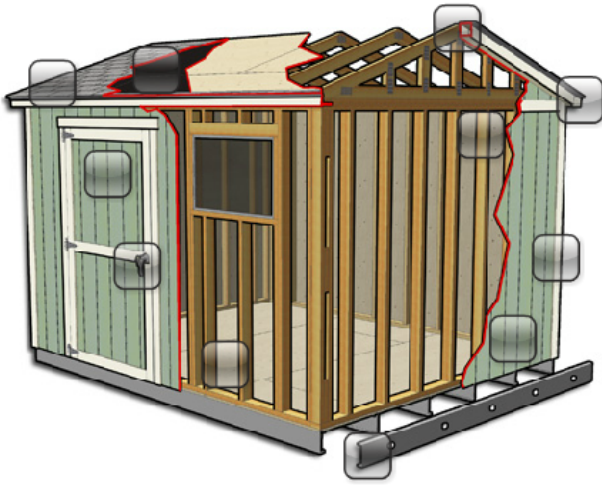
Title: BUILDING SECTIONS
SHED BASE
DETAILS
HEADER FRAMING
DETAILS
GENERAL NOTES
Scale: AS NOTED Sheet: 1 of 1

090-PTRU-03



Premier Tall Ranch

Hover over the hotspots for building specifications.



Standard Specifications

Feature	Specification
Warranty	7-Year
Floor Joist System	Galvanized Steel Floor with 6" Joists at 2' on Center
Patented Keyed, Locking Door Handle	6"
Steel Reinforced Door Size	4' x 6'7"
Interior Clear Sidewall Height	7' 5"
Wall Framing	2"x4" Spaced 16" On Center
Double Top Plates	Double Top Plates on All Walls
Siding Type	LP SilverTech Radiant Barrier Siding w/50-Year Manufacturer's Warranty
Trim Type	4" - 50 Year Limited Warranty Smart Trim
Floor Decking	¾" Heavy-Duty Tongue & Groove Treated LP ProStruct Floor Decking with Smart Finish
Roof Decking	7/16" Radiant Barrier Roof Decking
Eave Type	4" Box w/ 4" Fascia
Felt Paper	15#
Colored, Baked Enamel Drip Edge	Entire Roof Perimeter
Owens Corning Shingles	25-Year Limited Warranty 3-Tab Composition Shingles
Rafters and Trusses	Joined w/ Steel Plates
Roof Pitch at Peak	(4/12)
On-Site Installation Included	Yes (Delivery, Access, and/or Generator fees may apply)

*Heights listed are approximations, and are rounded to the nearest inch. Interior clear sidewall heights are measured from the floor to the top of the top plate. Overall heights are measured from the ground to the peak, and may vary based on type of foundation or the addition of skids or leveling blocks.

Premier Tall Ranch



The Tall Ranch is our most popular design, featuring taller sidewalls (interior height of 7'5"), and a taller 6'7" door. The added headroom opens up the building, allowing for more shelving and even a small overhead loft. Overall ground to peak heights range from 9'3" on 6' wide buildings to 10'10" on 16' wide buildings. Available in standard sizes ranging from 6'x6' to 16'x24'.