

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 228 Eighth Street, Application Number HDC14-197

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** October 9, 2014

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday, October 6, 2014

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Margaret Warrick	Meadowlark Builders
<b>Address:</b>	228 Eighth Street Ann Arbor, MI 48103	3250 W. Liberty Road Ann Arbor, MI
<b>Phone:</b>	(734) 645-4016	(734) 332-1515

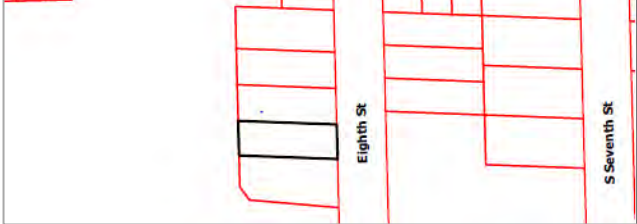
**BACKGROUND:** This two-story gable fronter features corner returns on the gables and a full-width front porch enclosed by wood-sided half-walls. It first appears in the 1916 Polk City Directory as the home of William F. and Tema Esch. William was a laborer at Michigan Milling Company (dealers in grain, flour, feed, beans and field seeds) at 208 South First Street (now the Blind Pig).

**LOCATION:** The site is located on the west side of Eighth Street, south of West Washington and north of West Liberty. The lot backs up to Slauson Middle School.

**APPLICATION:** The applicant seeks HDC approval to add a 120 square foot addition to the rear of the house, remove a window and replace two windows with French doors on a modern addition, relocate two historic second-floor rear windows to allow room for the new roof, and add a new window in a new opening on the north elevation of the original house block.

#### **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.

- (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):**

**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.

Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building.

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.

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.

**Building Site**

*Recommended:* Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

Retaining the historic relationship between buildings and the landscape.

*Not Recommended:* Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.

**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. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, paneled or decorated jambs and molding, and interior and exterior shutters and blinds.

*Not Recommended:* Removing or radically changing windows which are important in

defining the overall historic character of the building so that, as a result, the character is diminished.

Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

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

**Guidelines for All Additions**

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

Placing new walls in a different plane from the historic structure in a subordinate position to the historic fabric.

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

Limiting the size and scale of the addition in relationship to the historic building so that it does not diminish or visually overpower the building or the district. The addition's footprint should exceed neither half of the original building's footprint nor half of the original building's total floor area.

Not Appropriate: Designing an addition that overpowers or dramatically alters the original building through size or height.

Designing a new addition so that the size and scale in relation to the historic property are out of proportion.

**STAFF FINDINGS:**

1. The house currently has a modern sunroom addition off the back, and a wood deck that wraps around it. The proposed addition expands the sunroom by an additional 120 square feet. One non-original kitchen window on the rear of the house is proposed to be relocated to the rear of the new addition. The deck would remain off the back, though reduced in size proportionate to the new addition and the stairs swung around to face the garage instead of the backyard. The new back corner of the addition would be inset 18" from the corner of the original house. Two second-floor windows would need to be moved in order to accommodate the roofline of the new addition. Staff asked if another type of roof could be used, like a shed roof, to avoid moving these windows, but the applicant said the owner really wants to keep the existing half-round window on the back of the sunroom. A shed roof would require the eave to be too low to accommodate this window. The addition would be clad in wood siding to match the house.
2. The addition will be nearly invisible from the street, except from a small area near the neighbor's house to the north if someone were peering down the driveway between the house and garage. What will be visible from that small area is a single story of wood siding with no windows.
3. The changes to the existing sunroom addition (removing a window and replacing two

windows with French doors), are compatible with the house and proposed addition.

4. One small new casement window is proposed on the north elevation (along the driveway) near the back of the house. A new powder room is being created on the interior, and light and ventilation are desired. The window is differently proportioned than the rest of the windows on this elevation and therefore distinct. Staff believes this window is a minimal change to the original house and meets the guidelines for new window openings.
5. Staff feels the work is compatible with the rest of the building and the surrounding neighborhood, and finds that it meets the Secretary of the Interior's Standards and Guidelines for Rehabilitation.

## MOTION

I move that the Commission issue a certificate of appropriateness for the application at 228 Eighth Street, a contributing property in the Old West Side Historic District, to add a 120 square foot addition to the rear of the house, remove a window and replace two windows with French doors on a modern sunroom addition, relocate two historic second-floor rear windows to allow room for the new roof, and add a new window in a new opening on the north elevation of the original house block, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets the *City of Ann Arbor Historic District Design Guidelines* for additions, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 9, and 10 and the guidelines for Additions, Building Site, and Windows.

## MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 228 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, letter, photos, drawings

228 Eighth Street (April, 2008 photo)





City of Ann Arbor  
PLANNING & DEVELOPMENT SERVICES — PLANNING  
SERVICES

301 E. Huron Street 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: 228 EIGHTH STREET, ANN ARBOR

Historic District: OLD WEST SIDE

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

Address of Property Owner: 228 EIGHTH STREET

Daytime Phone and E-mail of Property Owner: (cell) 734-645-4016 mwarrick@sjtitans.org

Signature of Property Owner: Margaret J. Warrick Date: 9/16/14

Section 2: Applicant Information

Name of Applicant: MEADOWLARK BUILDERS

Address of Applicant: 3250 W. LIBERTY ROAD, ANN ARBOR

Daytime Phone: (734) 332-1500 Fax: (734) 332-1515

E-mail: jimmy@homewithmeadowlark.com

Applicant's Relationship to Property:  owner  architect  contractor  other

Signature of applicant: [Signature] Date: 9/17/2014

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 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. A one-story extension of an existing sunroom addition to a two-story, single family house built in 1915. The style of the historic home is consistent with the vernacular of the Old West Side neighborhood. The addition would add 120 SF

2. Provide a description of existing conditions. The existing home has only one bathroom for the entire house, thus the homeowners have to allow guests to use their upstairs bathroom. The kitchen layout lacks the functionality and connectivity to the entertaining spaces.

3. What are the reasons for the proposed changes? The proposed design is intended to provide the homeowner with a more usable kitchen that opens to the sunroom and rear deck. It will additionally provide a powder room and mud-room type transition space.

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

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: 9/17-14 Application to \_\_\_\_\_ Staff or  HDC

Project No.: HDC 14-197 Fee Paid: 300<sup>00</sup>

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: 10/9-14

Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial

Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:

# WARRICK RESIDENCE 1 STORY ADDITION- HDC REVIEW 228 EIGHTH STREET ANN ARBOR, MI 48103

**DESCRIPTION OF PROPOSED DESIGN:**

THE PROPOSED ONE-STORY EXTENSION OF AN EXISTING SUNROOM ADDITION IS INTENDED TO PROVIDE A MORE USABLE KITCHEN OPEN TO THE SUNROOM AND REAR DECK. IT WILL ALSO PROVIDE A FIRST FLOOR POWDER ROOM TO THE HOME, WHICH CURRENTLY ONLY HAS THE ONE BATHROOM FOR THE SECOND FLOOR BEDROOMS. ALL CORNERS AND ROOFLINES OF THE HISTORIC HOME WILL BE PRESERVED AND SIDING AND TRIM DETAILS WILL MATCH THE EXISTING ADDITION TO MAINTAIN A DISTINCTION BETWEEN THE HISTORIC HOME AND THE ADDITION. THE PRIMARY CHANGE WILL BE TO THE WEST ELEVATION (BACK OF THE HOUSE), STEPPED IN 18" FROM THE NORTHWEST CORNER OF THE HISTORIC STRUCTURE AND NOT VISIBLE FROM THE STREET.

**SUMMARY:**

- NEW ONE-STORY EXTENSION OF EXISTING ADDITION OFF BACK OF HISTORIC STRUCTURE
- MAINTAINS ALL CORNERS OF HISTORIC HOME (18" STEP-IN FROM NORTHWEST CORNER)
- NEW WOOD DECK TO REPLACE EXISTING WOOD DECK
- WINDOW TRIM AND SIDING OF PROPOSED ADDITION TO MATCH EXISTING SUNROOM ADDITION (WOOD CLAPBOARD SIDING AND TRIM)
- NEW DECK AND DECK RAILING TO MATCH EXISTING DECK MATERIALS (WOOD) AND DETAILS

SHEET INDEX	
PAGE	TITLE
A0.01	COVER SHEET
A0.02	PHOTOS
A0.03	PHOTOS
A4.01	EAST ELEVATION- EXISTING
A4.02	SOUTH ELEVATION - EXISTING
A4.03	SOUTH ELEVATION - PROPOSED
A4.04	WEST ELEVATION - EXISTING & PROPOSED
A4.05	WEST ELEVATION - PROPOSED
A4.06	NORTH ELEVATION- EXISTING
A4.07	NORTH ELEVATION- PROPOSED
A2.01	SITE PLAN-EXISTING
A2.02	FIRST FLOOR PLAN- EXISTING
A2.03	SECOND FLOOR PLAN-EXISTING
A3.02	FIRST FLOOR PLAN- PROPOSED
A3.03	SECOND FLOOR PLAN- PROPOSED

- EAST ELEVATION: NO CHANGE
- SOUTH ELEVATION: NO CHANGE TO HISTORIC PORTION- SEE DRAWINGS FOR PROPOSED CHANGES TO EXISTING ADDITION
- WEST ELEVATION: SEE DRAWINGS FOR PROPOSED CHANGES
- NORTH ELEVATION: SEE DRAWINGS FOR PROPOSED CHANGES

COVER SHEET

PROJECT NO.: 141WAR032  
 PROJECT STATUS: HDC  
 PRINT DATE: 9/17/14

DATE	
ISSUE	
REV.	
PERMIT	
DATE	
ISSUED	

A0.01



WARRICK RESIDENCE  
 228 EIGHTH STREET  
 ANN ARBOR, MI 48103

ISSUE	DATE



REAR ELEVATION (PRIMARY AREA OF CHANGES)



SOUTH SIDE OF HOUSE (NO CHANGE TO HISTORIC HOME)



NORTHWEST PERSPECTIVE



FRONT ELEVATION (NO CHANGE TO HISTORIC HOME)



EXISTING SUNROOM ADDITION



DATE	DESCRIPTION



EXISTING WINDOW (NOT HISTORICAL) TO BE MOVED TO NEW ADDITION



LOCATION WHERE NEW WOOD WINDOW WILL BE ADDED ON NORTH ELEVATION



EXISTING SUNROOM SIDING AND WINDOW TRIM



EXISTING DECK RAILING



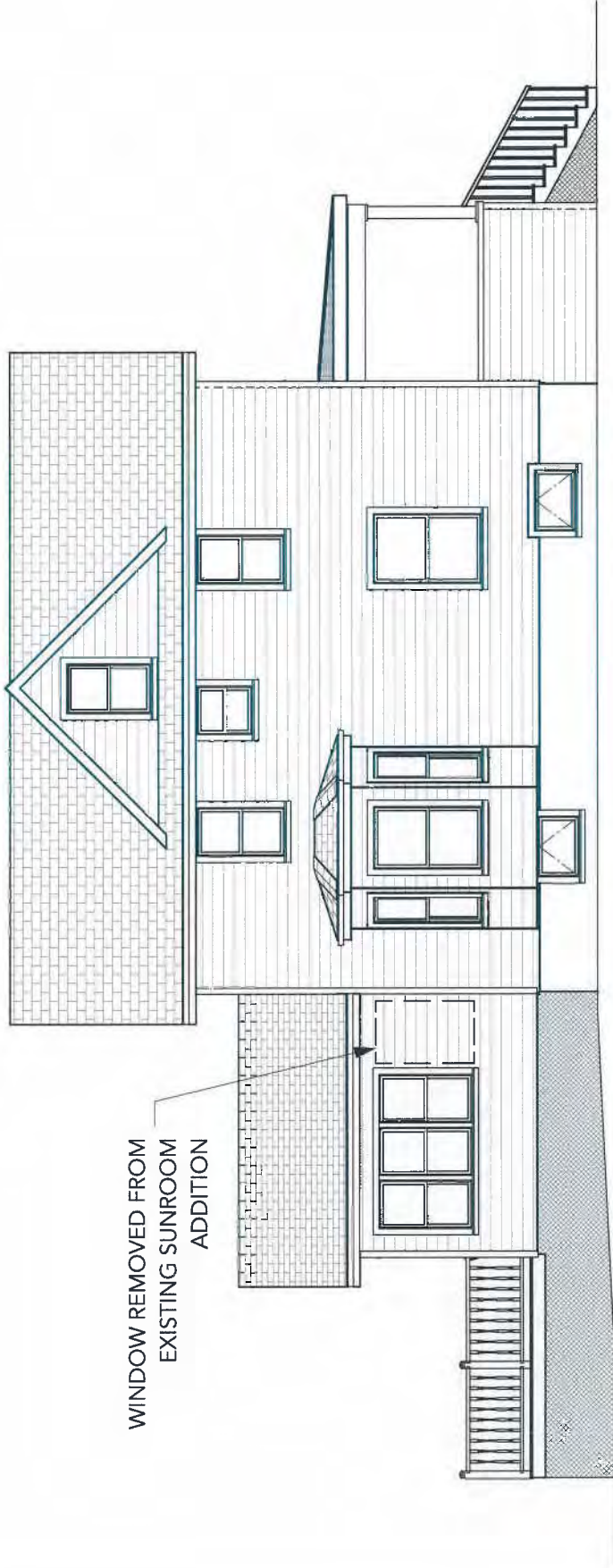
EXISTING SUNROOM SIDING AND WINDOW TRIM



EXISTING DECK RAILING



**SOUTH ELEVATION OF  
HISTORIC HOME NOT ALTERED  
BY PROPOSED DESIGN.**



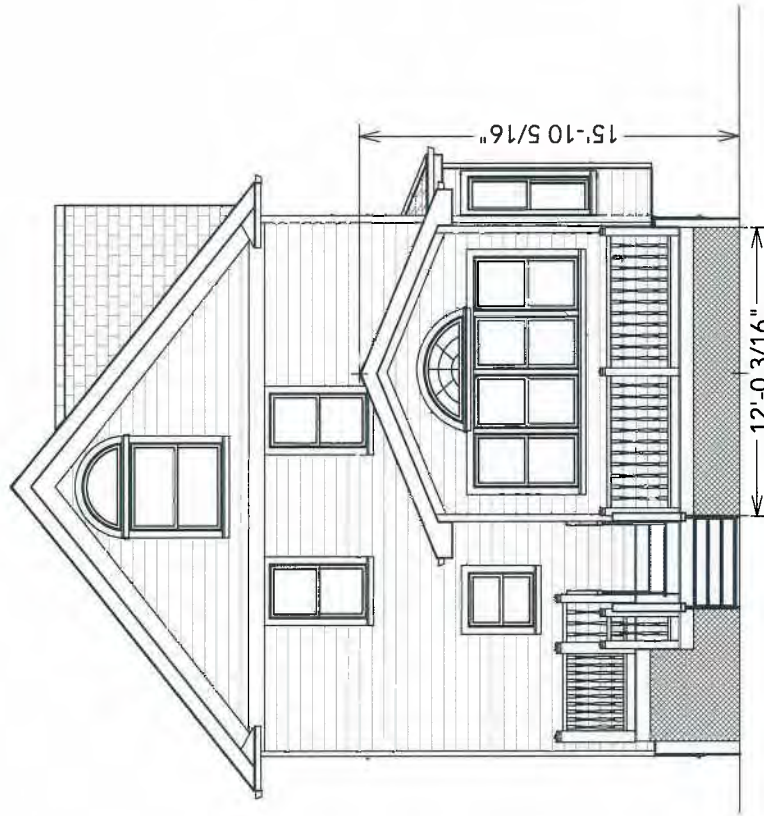
WINDOW REMOVED FROM  
EXISTING SUNROOM  
ADDITION

**SOUTH ELEVATION - PROPOSED**  
SCALE: 1/8" = 1'-0"

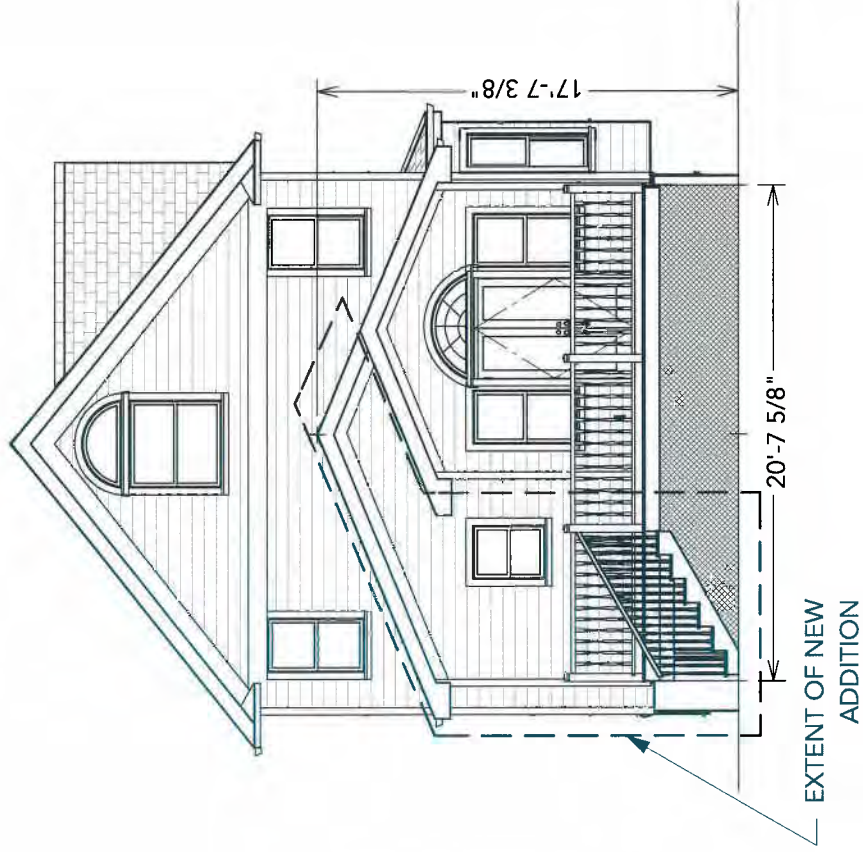
DATE	BY	REVISION

**REAR OF HOUSE- PRIMARY CHANGES**

- RELOCATE THE TWO HISTORIC SECOND-STORY WINDOWS TO ALLOW FOR EXTENSION OF EXISTING SUNROOM GABLE ROOF LINE (MAINTAIN EXISTING HEIGHT)
- MAINTAIN CORNERS OF HISTORIC HOME (18" STEP-IN FROM NORTHWEST CORNER)
- MATCH TRIM AND SIDING TO EXISTING ADDITION (WOOD CLAPBOARD AND TRIM)

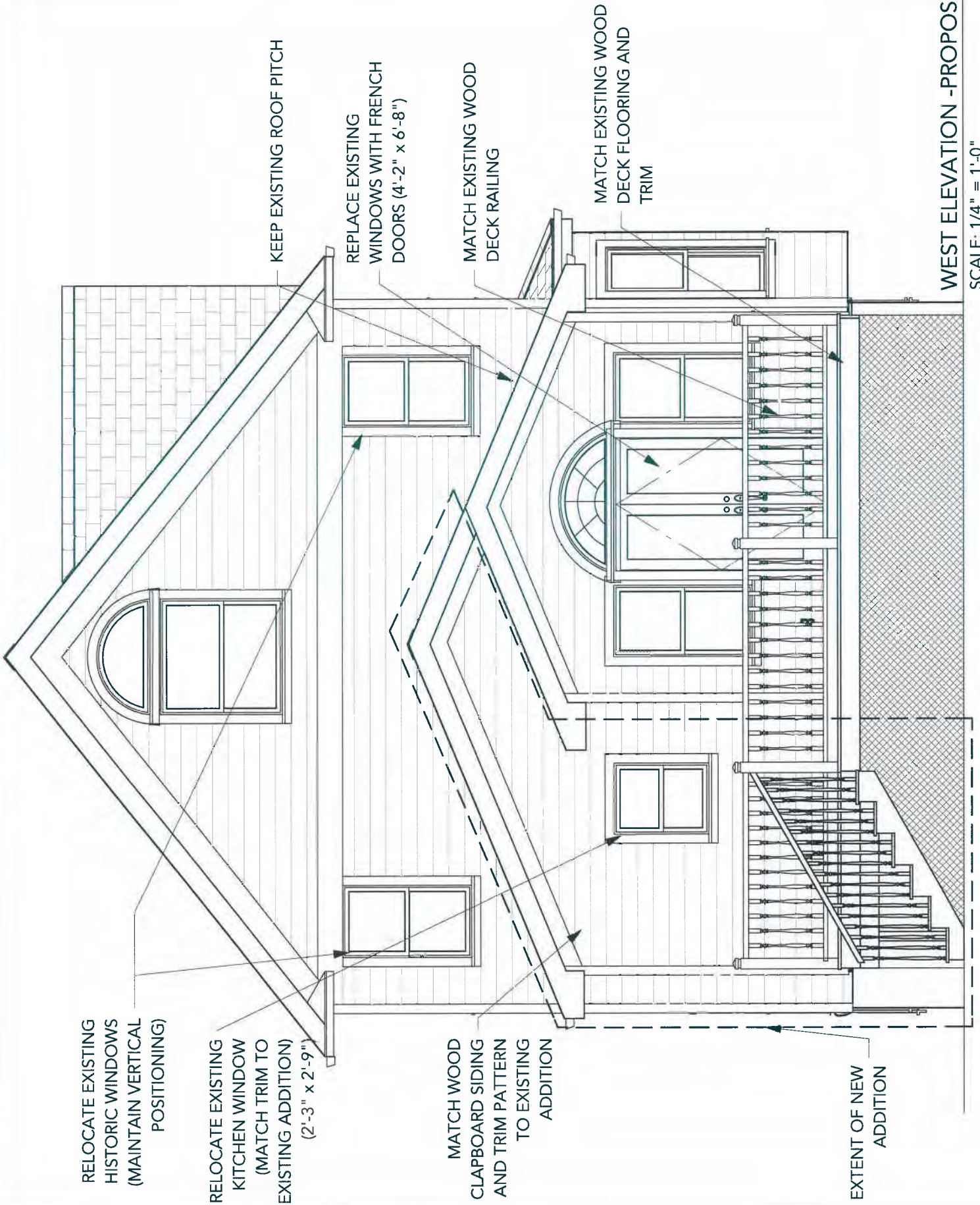


WEST ELEVATION - EXISTING  
SCALE: 1/8" = 1'-0"



WEST ELEVATION - PROPOSED  
SCALE: 1/8" = 1'-0"

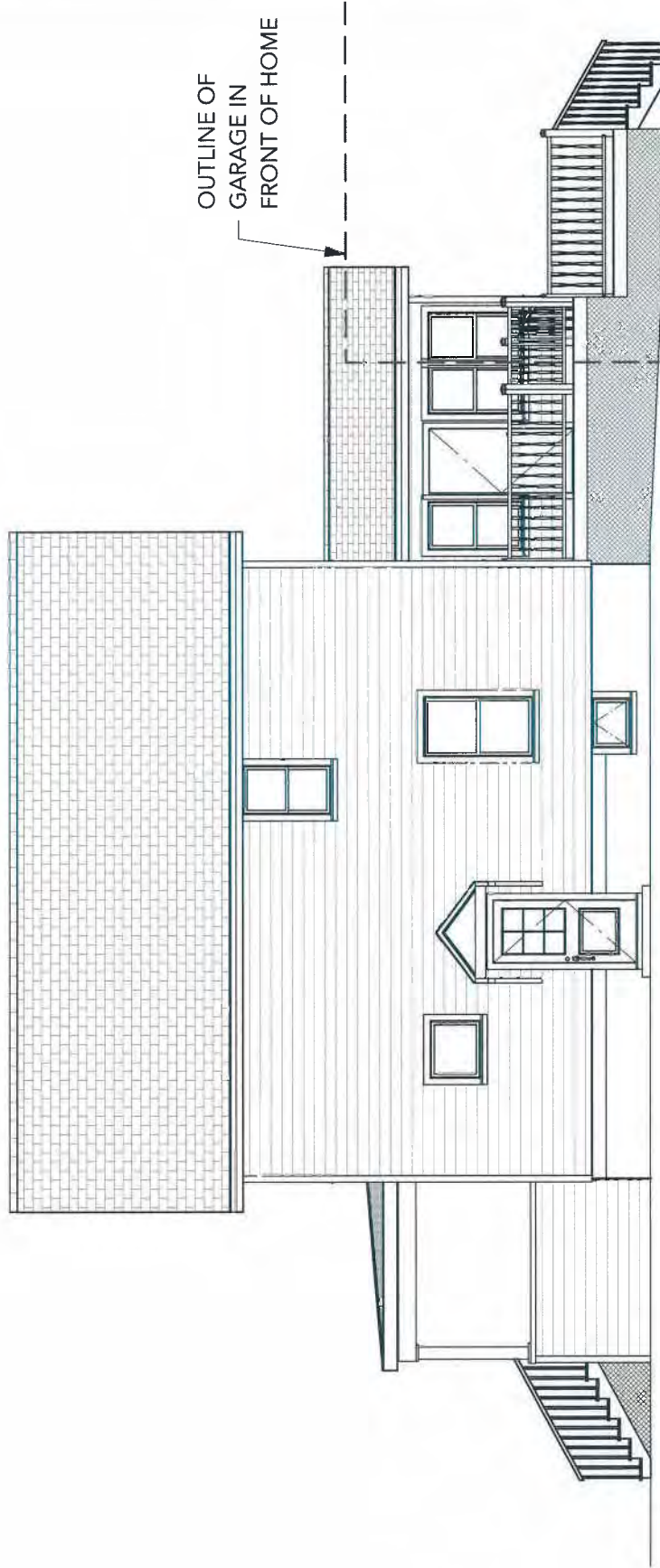
DESC.	DATE



WEST ELEVATION - PROPOSED

SCALE: 1/4" = 1'-0"

NO.	DATE



**NORTH ELEVATION - EXISTING**  
SCALE: 1/8" = 1'-0"

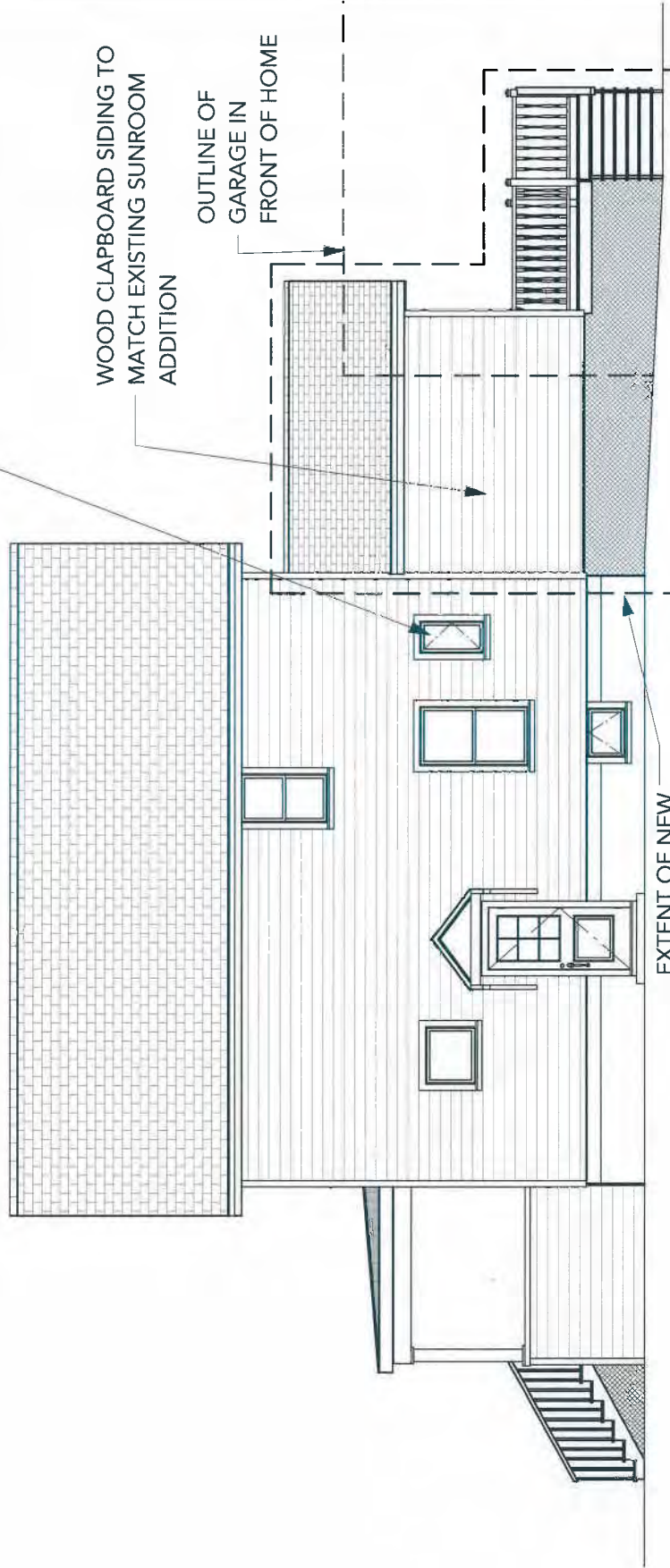
DESC.	DATE
ADD.	
PERMIT	
NO. OF SHEETS	100%
NO. OF SHEETS	100%

NEW WOOD WINDOW (1'-6" X 3'-0") LOCATED IN NEW POWDER ROOM- SEE PHOTO OF LOCATION PG. A0.03

WOOD CLAPBOARD SIDING TO MATCH EXISTING SUNROOM ADDITION

OUTLINE OF GARAGE IN FRONT OF HOME

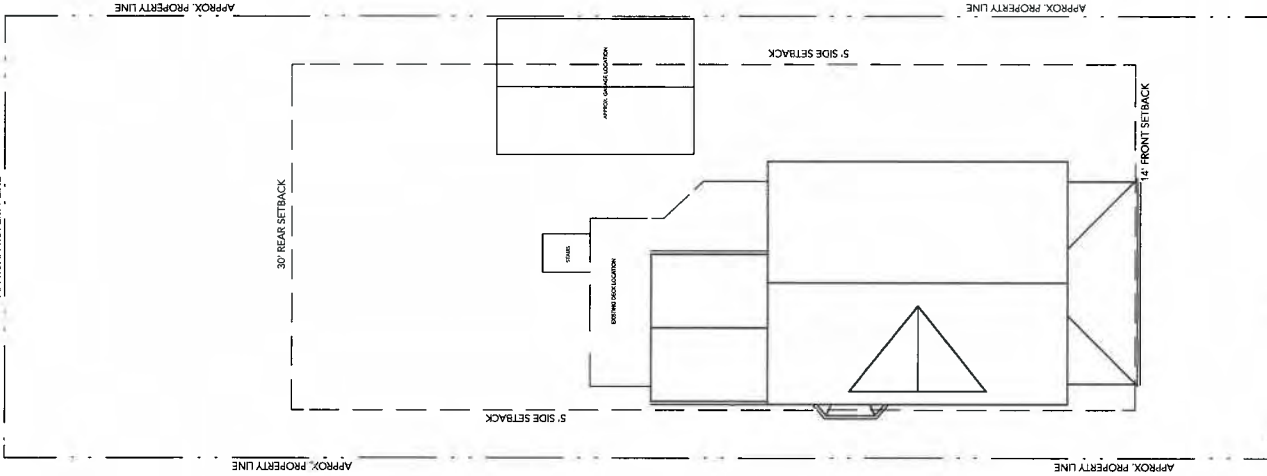
NORTH ELEVATION - PROPOSED  
 SCALE: 1/8" = 1'-0"



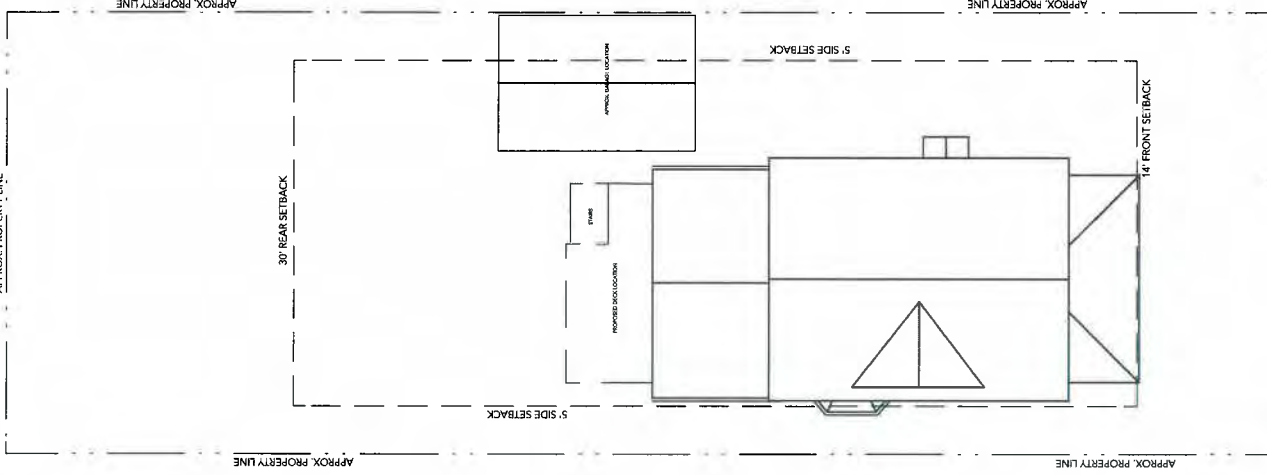
EXTENT OF NEW ADDITION AND DECK

-SITE DIMENSIONS BASED ON CITY OF ANN ARBOR WEBSITE  
 -SETBACKS BASED ON R2A ZONING  
 -HOUSE LOCATION ON SITE BASED ON WASHTENAW COUNTY G.I.S. MAP

SURVEY REQUIRED FOR PRECISE INFORMATION



SITE PLAN - EXISTING  
 SCALE: 1" = 20'-0"



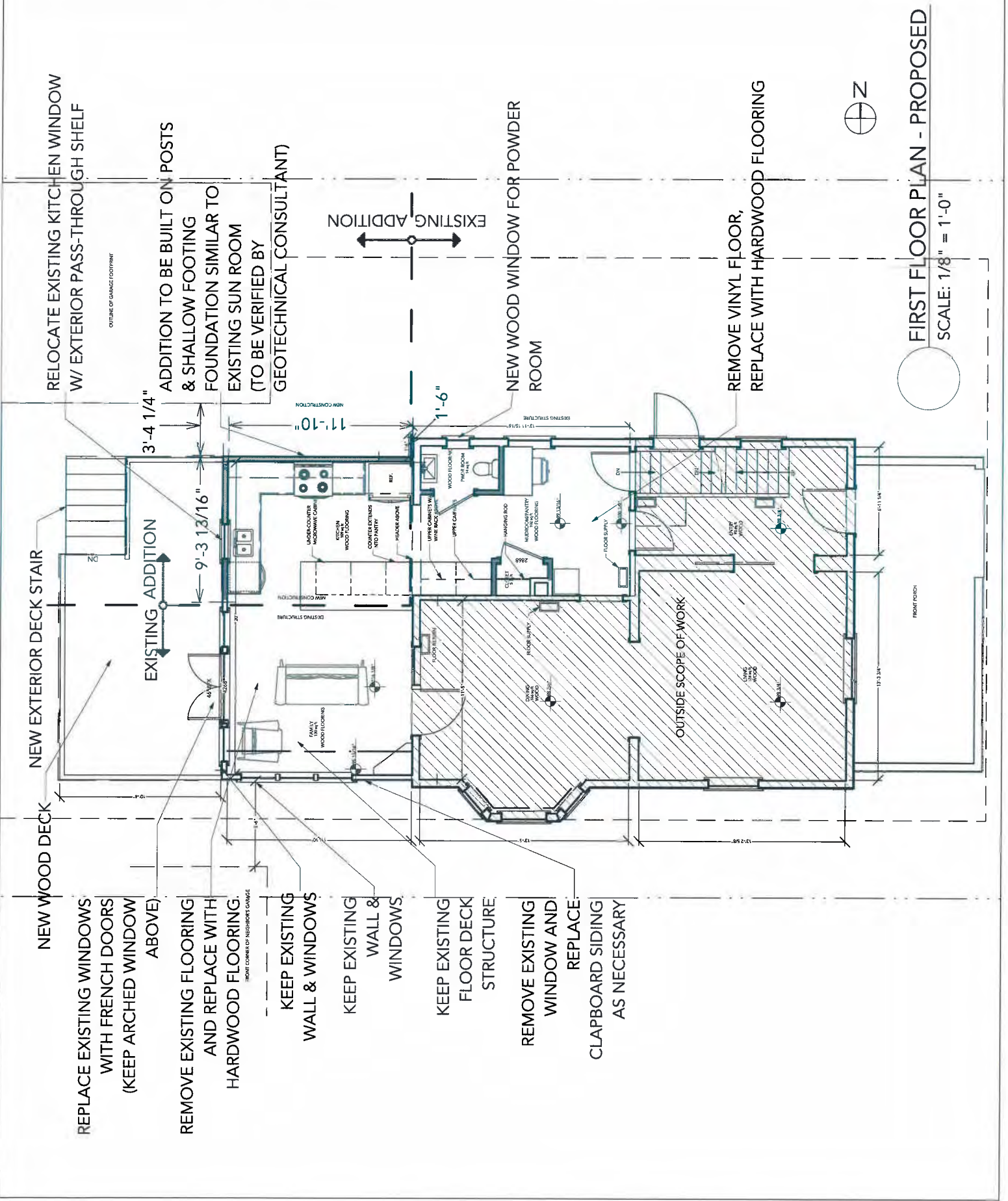
SITE PLAN - PROPOSED  
 SCALE: 1" = 20'-0"







DATE	DESC.



FIRST FLOOR PLAN - PROPOSED

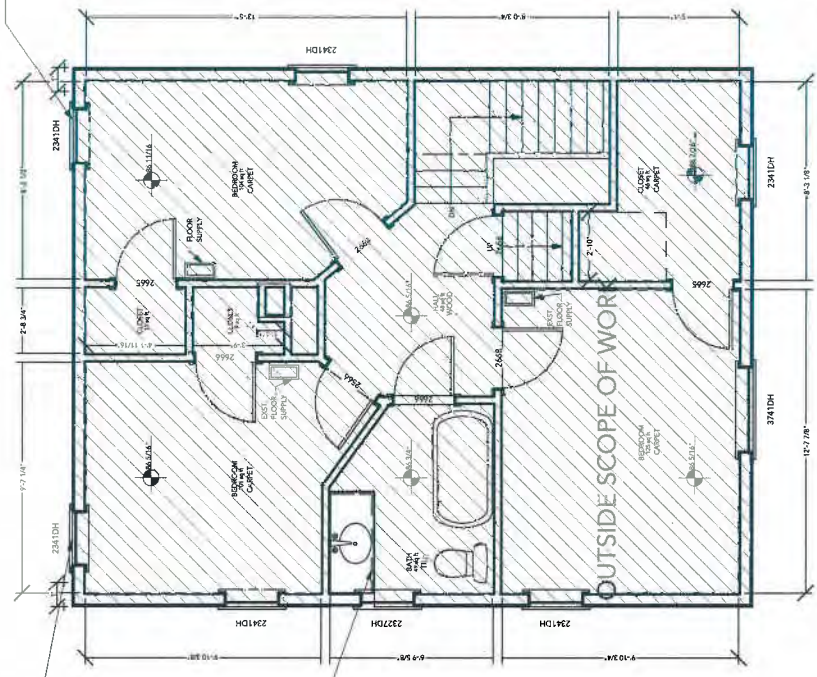
SCALE: 1/8" = 1'-0"

NO.	DATE

MOVE EXISTING WINDOW  
 TO ALLOW NEW FIRST FLOOR  
 ROOF  
 (REPLACE CLAPBOARD SIDING  
 WHERE NECESSARY)

MOVE EXISTING WINDOW  
 TO ALLOW NEW FIRST FLOOR ROOF  
 (REPLACE CLAPBOARD SIDING  
 WHERE NECESSARY)

REPLACE EXISTING VANITY



SECOND FLOOR PLAN - PROPOSED  
 SCALE: 1/8" = 1'-0"