

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 348 Eighth Street, Application Number HDC18-081

DISTRICT: Old West Side Historic District

REPORT DATE: June 14, 2018

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: June 11, 2018

	OWNER	APPLICANT
Name:	Ronald E. Schwartz	Same
Address:	348 Eighth Street Ann Arbor, MI	
Phone:	734-769-3479	

BACKGROUND: This 1931 traditional home features a prominent red brick chimney, sweeping pitched front entry roof, and round-topped front door. The side-facing gables are clipped, and the windows are six-over-one. The first owner was Elmer G. Schwartz, a clerk at Oswald A. Herz, and his wife Esther C. The home is still in the Schwartz family.

Per aerial photos, this garage was built between 1947 and 1960. It is therefore a non-contributing structure in the Old West Side Historic District.

LOCATION: The house is on the west side of Eighth Street, one lot north of West Liberty.

APPLICATION: The applicant seeks HDC approval to raise the roof height on the garage four feet, for added storage space.

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.
- (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):

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 preserve the historic relationship between a building or buildings, landscape features, and open space.

Retaining the historic relationship between buildings, landscape features, and open space.

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

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

Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building site so that, as a result, the character is diminished.

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

Residential Accessory Structures

Not Appropriate: Introducing new structures or site features that are out of scale with the property or the district or are otherwise inappropriate.

Additions

Appropriate: Locating an addition within a new detached accessory structure located to the rear of a primary historic structure.

STAFF FINDINGS:

1. The garage is constructed of concrete block and has a wood casement window on the north side. The owner proposes to raise the roof 4' to allow standing room for extra storage. New wood casement windows would be located on the front and north side, and decorations at the front and back of the roof crest would be reused. Like the house, no eave overhangs are proposed.
2. This garage sits about 2' lower than the wider garage immediately next door to the south. This work would result in a garage taller than the neighbor's, but staff believes its smaller footprint will keep it from looming or feeling too large. The work will be visible from Eighth Street, but is far enough from the public right of way that it doesn't stand out. This lot is

so compact that putting an addition on the house would probably not be possible due to setback requirements. Adding a nominal half-story to the small garage will provide space in a way that doesn't impact the historic house or neighboring historic structures.

3. Cladding is proposed to be imitation wood. Staff believes vinyl or cementitious lap siding would be appropriate, in any width. The house has lap siding with a wide exposure (approximately 6").
4. Each wall of the garage that is less than 5' from the property line is required to be a one-hour fire rated wall. This may apply to the south and/or west property lines. The property owner may follow up with the Building Department with any questions.
5. A zoning review will be required before permits may be issued, if the application is approved.
6. Staff believes the proposed work retains historic relationships between buildings, is visually compatible, and does not diminish the character of the historic house or nearby historic buildings. The addition will make the garage taller, but it is not overwhelming or out of scale.

MOTION

I move that the Commission issue a certificate of appropriateness for the application at 348 Eighth, a contributing property in the Old West Side Historic District, to raise the roof height on the garage four feet. The work as proposed is compatible in exterior design, arrangement, materials, and relationship to the house 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, 9, and 10 and the guidelines for building site, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to residential accessory structures and additions.

ATTACHMENTS: application, drawings

348 Eighth Street (Staff Photo, 2008 Survey)



Garage on the right (2011 Google Streetview)





HISTORIC DISTRICT COMMISSION

PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647
 Phone: 734.794.6265 ext. 42608 ithacher@a2gov.org
 Fax: 734.994.8460

APPLICATION MUST BE FILLED OUT COMPLETELY

OFFICE USE ONLY	
Permit Number	HDC# <u>18-081</u>
	BLDG#
DATE STAMP	
CITY OF ANN ARBOR RECEIVED	
MAY 02 2018	
PLANNING & DEVELOPMENT SERVICES	

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER <i>Ronald E. Schwartz</i>		HISTORIC DISTRICT	
PROPERTY ADDRESS <i>348 Eighth St.</i>			CITY ANN ARBOR
ZIP CODE <i>48103</i>	DAYTIME PHONE NUMBER <i>(734) 769 3476</i>	EMAIL ADDRESS <i>SchwartzR348@aol.com</i>	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP

PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME	DATE
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APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE)			
ADDRESS OF APPLICANT			CITY
STATE	ZIP CODE	PHONE / CELL # ()	FAX No ()
EMAIL ADDRESS			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	PRINT NAME	DATE
<i>Ronald E. Schwartz</i>	<i>Ronald E. Schwartz</i>	<i>5-2-18</i>

BUILDING USE - CHECK ALL THAT APPLY

<input checked="" type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL
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PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

Raise the garage roof about 4'

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

DESCRIPTION	
STAFF REVIEW FEES	
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to building@a2gov.org.

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to "City of Ann Arbor"

HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

APPLICATION EXPIRATION

HDC applications expire three (3) years after the date of approval.

OFFICE USE ONLY

Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ <u>35</u>	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Credit Card	



CITY OF ANN ARBOR

100 N. FIFTH AVE • ANN ARBOR, MI 48104
(734) 794-6267

Receipt Number: 2018-00056091

Project Number HDC18-081
Receipt Print Date: **05/02/2018**
Address **348 EIGHTH ST**
Applicant
Owner **SCHWARTZ RONALD E & ELLEN S**
Project Description

FEES PAID

0010-050-3320-0000-4203

P&D - HDC FEES 15/16

STAFF REVIEW - CONDITIONAL APPROVA 0010-050-3320-0000-4203 35.00

Total Fees for Account 0010-050-3320-0000-4203: 35.00

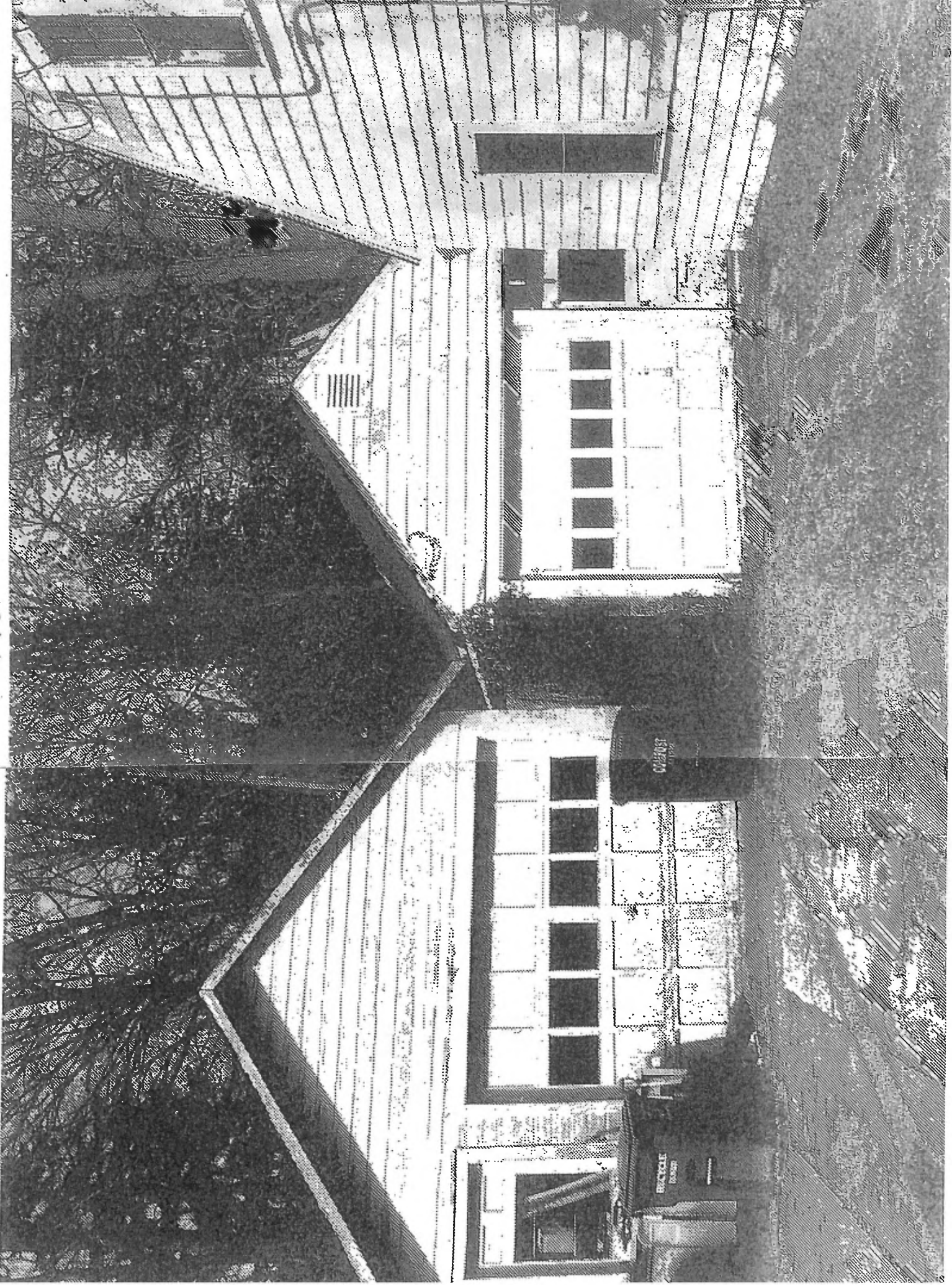
TOTAL FEES PAID 35.00

DATE PAID: Wednesday, May 2, 2018

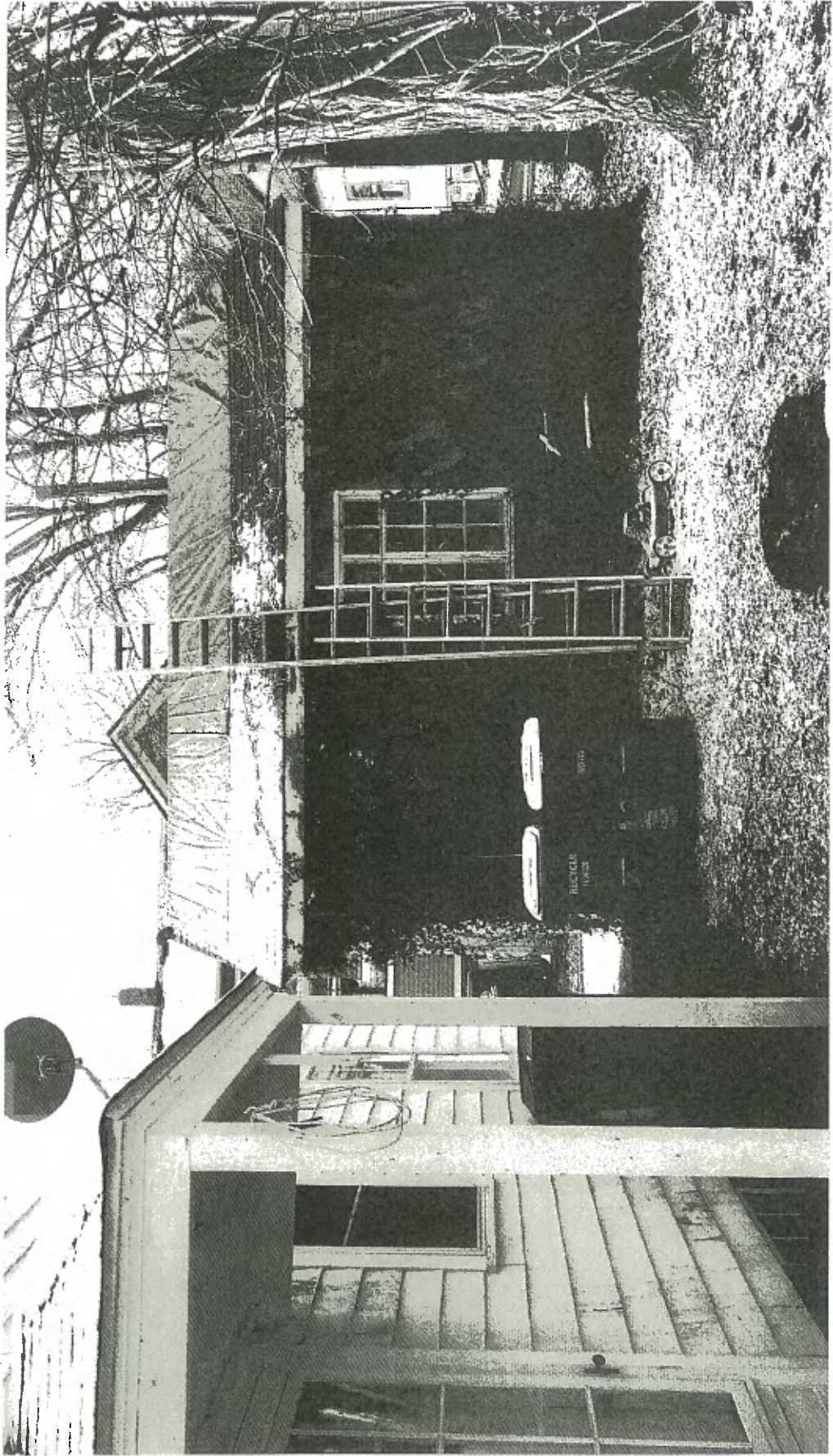
PAID BY: LOGOS

PAYMENT METHOD: CREDIT CARD TYPE NOT

CURRENT Front View



Current North View



Proposed Front View



Proposed North View

