

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 340 Eighth Street, Application HDC12-116

DISTRICT: Old West Side Historic District

REPORT DATE: August 6, 2012

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, August 13 for the Thursday, August 16, 2012 HDC meeting

OWNER

Name: Harold Kirchen
Address: 340 Eighth Street
 Ann Arbor, MI 48103
Phone: (734) 476-5455

APPLICANT

Same

BACKGROUND: This two-story vernacular house features a brick first floor and a second floor, gables, and dormers covered with wood shingles. A small one-story garage is located in the northwest corner of the property. The house was built in 1908 and was the home of Charles T Estleman, a furniture manufacturer, and his wife, Emma. In 1919, the house became the residence of Adam Frey, a farmer, and shortly after in 1923, the house became the residence of William R Schlee, a fireman at the University of Michigan, and his wife, Margaret. Margaret Schlee lived at the house until the mid-1950s.

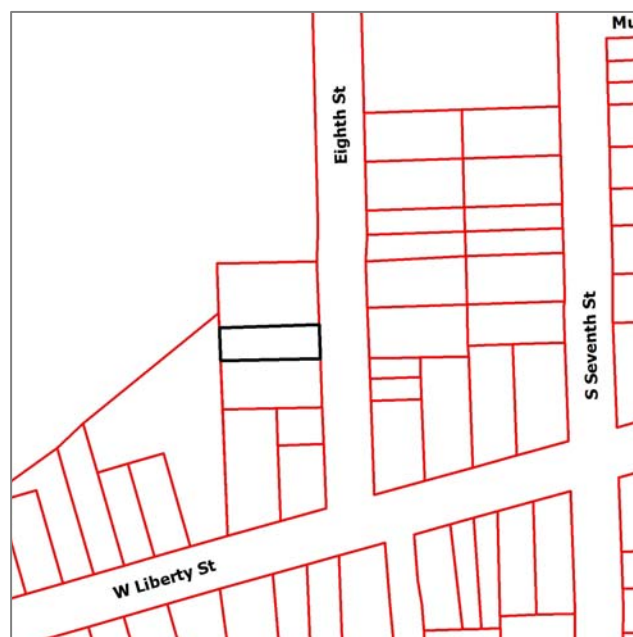
At the July 12 HDC meeting a different version of this application was considered, which was partially approved (demolition of the existing garage). The Commission requested revisions to the proposed new garage, particularly to the overhangs above the garage door and entrances.

LOCATION: The site is located on the west side of Eighth Street, between W Washington Street and W Liberty Street.

APPLICATION: The applicant seeks HDC approval to construct a new one-and-a-half-story garage.

APPLICABLE REGULATIONS

From the Secretary of the Interior's Standards for Rehabilitation:



- (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):

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.

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

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.

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.

District or Neighborhood Setting

Not Recommended: Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

STAFF FINDINGS:

1. Changes to this application from the one considered last month include (see application for additional explanation from applicant):
 - a. The wraparound hip roof on the southeast corner has been eliminated.
 - b. The proposed changes retain the hipped roof above the walkway and entrance on the south (side) elevation, but it is stepped back several feet from the east (front) elevation. It is also stepped back several feet from the west (rear) elevation.
 - c. The proposed changes also include retaining the overhang above the garage door, with the depth of this overhang reduced from four feet to two feet. The proposed revisions eliminate the support posts and add angled brackets.
 - d. The submitted drawings also show the dimensions of the garage to be twenty-one feet wide and forty feet deep for a total of 840 square feet, which had been

incorrectly stated in the previous application.

The following comments are repeated from the previous application's staff report. The comments remain valid for this application.

2. The proposed garage will be located fifteen feet from the rear lot line and three feet from the north lot line to meet setback requirements. The proposed garage is approximately twice as large as the existing garage. It measures twenty-one feet wide, forty feet deep, and twenty-four feet and eight inches high at the roofline, and will take up approximately one-quarter of the rear yard. The applicant states that a garage of the proposed depth is necessary to accommodate his truck, which is over twenty-two feet in length. The first floor of the garage will also be used as a small workspace and the second floor will be used for an exercise room and additional storage.
3. The proposed garage has an asphalt shingled gable roof with two gabled dormers, one on the north (side) elevation and one on the south (side) elevation. The gables appear very similar in style to a dormer on the south (side) elevation of the house. The proposed garage has Hardie board beveled siding and cedar shingles on the gable walls and dormers. A single-car garage door is located on the east (front) elevation, and man door are located to the south of the garage door and near the midpoint of the south elevation. The proposed garage has overhangs along the east and south elevations with shed roofs to shelter the garage door and man doors. On the first floor there are two windows on the north elevation and two windows on the south elevation. On the second floor, there is a single window in the east elevation, a set of paired windows on the west (rear) elevation, and one window in each of the two dormers. All windows will be one-over-one double-hung clad windows.
4. The proposed garage has a footprint that is nearly the same size of the house, but may be appropriately scaled for the size of the lot. This section of the Old West Side typically has smaller lots with small one-story garages. Based on the provided drawings, the proposed garage seems slightly too large in scale. However, this may be due to the overhangs on the south and east elevations or the two dormers, and the size may be considered appropriate for the large lot size. The proposed garage is compatible in exterior design and relationship to the house and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation* in particular standards 9 and 10.

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 340 Eighth Street, a contributing property in the Old West Side Historic District, to construct a new one-and-a-half-story garage as proposed. The proposed 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 9 and 10 and the guidelines for building site and district or neighborhood setting.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 340 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.

340 Eighth Street (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: 340 8th St.

Historic District: OWS

Name of Property Owner (If different than the applicant):
Pamela and Harold Kirchen

Address of Property Owner: 340 8th St

Daytime Phone and E-mail of Property Owner: (734) 476-5455 hkirchen@comcast.net

Signature of Property Owner: _____ Date: 6/21/12

Section 2: Applicant Information

Name of Applicant: Harold Kirchen

Address of Applicant: 340 8th St.

Daytime Phone: (734) 476-5455 Fax: ()

E-mail: hkirchen@comcast.net

Applicant's Relationship to Property: owner architect contactor other

Signature of applicant: _____ Date: 6/21/12

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: _____

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

1. Provide a brief summary of proposed changes. Tear down old, falling-down, un-salvageable garage, replace with new, two-story garage visually compatible with neighborhood and existing house. Continue existing fence (on South lot line) around to enclose back yard. Match existing fence's design details.

2. Provide a description of existing conditions. Old garage sits on or over the rear lot line. Old garage's South wall is failing, currently slipped while working in garage. Will prop up temporarily for safety. Roof has ~~holes~~ holes in it, rafters and sheathing are rotted. Garage's front wall was replaced in the 70s, barn door tracks and plywood/T&G doors added at that time, along with poorly-built dormers.

3. What are the reasons for the proposed changes? See above, plus need garage for truck. Truck is longer than most, at over 22 1/2' in length with tailgate down. Need garage that will hold truck while providing a small (approx. 14'x20' workspace at the same time.

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

Photos, drawings attached.

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: _____ Application to _____ Staff or _____ HDC

Project No.: HDC _____ Fee Paid: _____

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

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

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

To: Members of the Historic District Commission

From: Harold Kirchen, Applicant,
Dave Ferguson, Architect

Re: Proposed Garage at 340 8th St.

To reflect the decision of the committee at their Thursday, July 12th meeting, we have modified our proposal thusly:

- * Eliminate the wraparound hip roof on the SE corner with the goal of physically and visually separating the roofline on the E elevation that shelters the garage door from the roofline on the S elevation that shelters the walkway to the 2nd floor access at the rear.
- * To further separate these two adjacent rooflines visually, and to further visually separate the “side porch” roof line on the S elevation from the facade on the East, the Street View, we propose to step that side porch back slightly to the West (1-2 rafter bays?) from the E wall.
- * While the S “porch” roof will continue to be supported by posts, as currently drawn, the E overhang — which will be shrunk down, from its current 4', to 2' — will be supported, at least visually, by 45°-angled decorative braces/brackets built from approximately 3"- 3 1/2" finish stock.

We also want to confirm that, while an early concept drawing showing an overall length of 36' was accidentally included in the packet, the final proposal that all present at the meeting discussed and approved in footprint, was for a 21x40 garage, adding up to 840 square feet total.

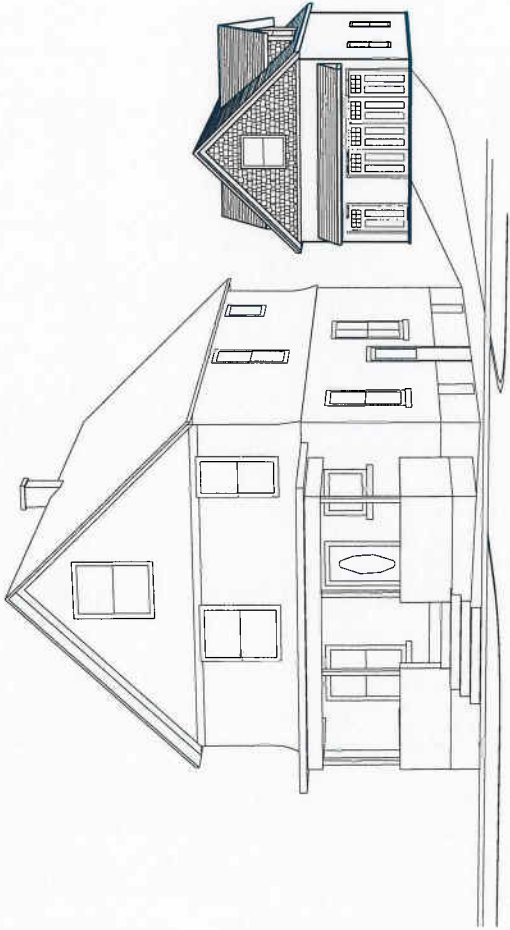
Mr. Ferguson has been out of town a great deal since the Commission's July 12th meeting, so we have unfortunately not had time to meet, and generate the necessary drawings to accompany this written description of these modifications, but we hope that, given that the Commission is already familiar with our proposal, that this written description will suffice for now, until we submit additional drawings in the next few days.

We look forward to our next meeting with the HDC, on August 16th, to finalize these plans

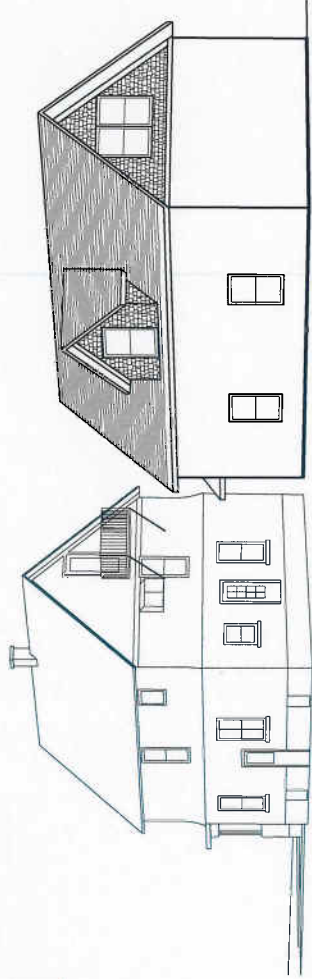
Yours,

Harold Kirchen

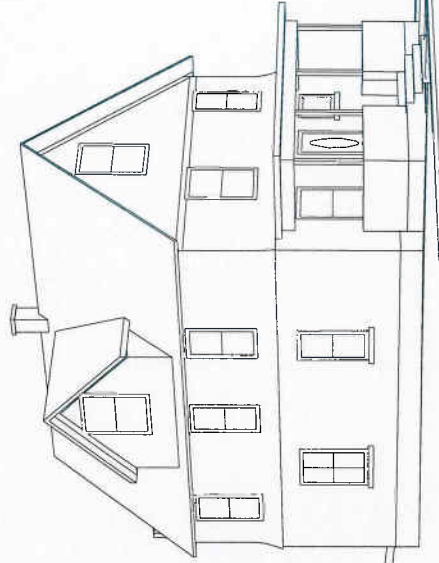
Attached: Two additional views of the almost identical situation at 436 2nd St. These photos have been flipped side-for-side to more closely match our proposed garage.



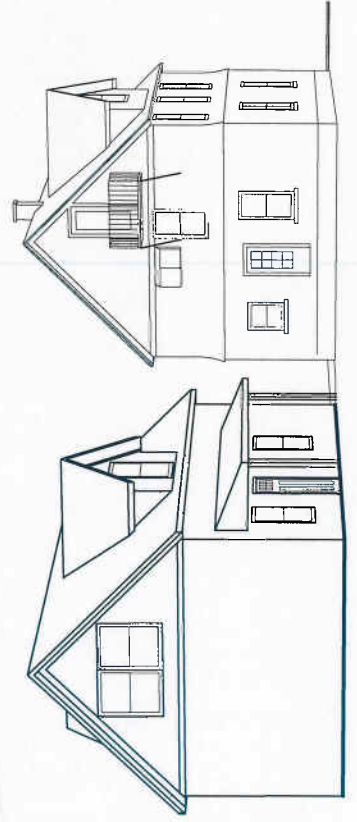
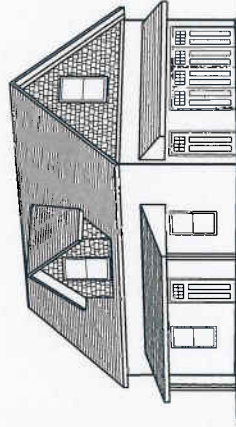
looking southwest



looking southeast



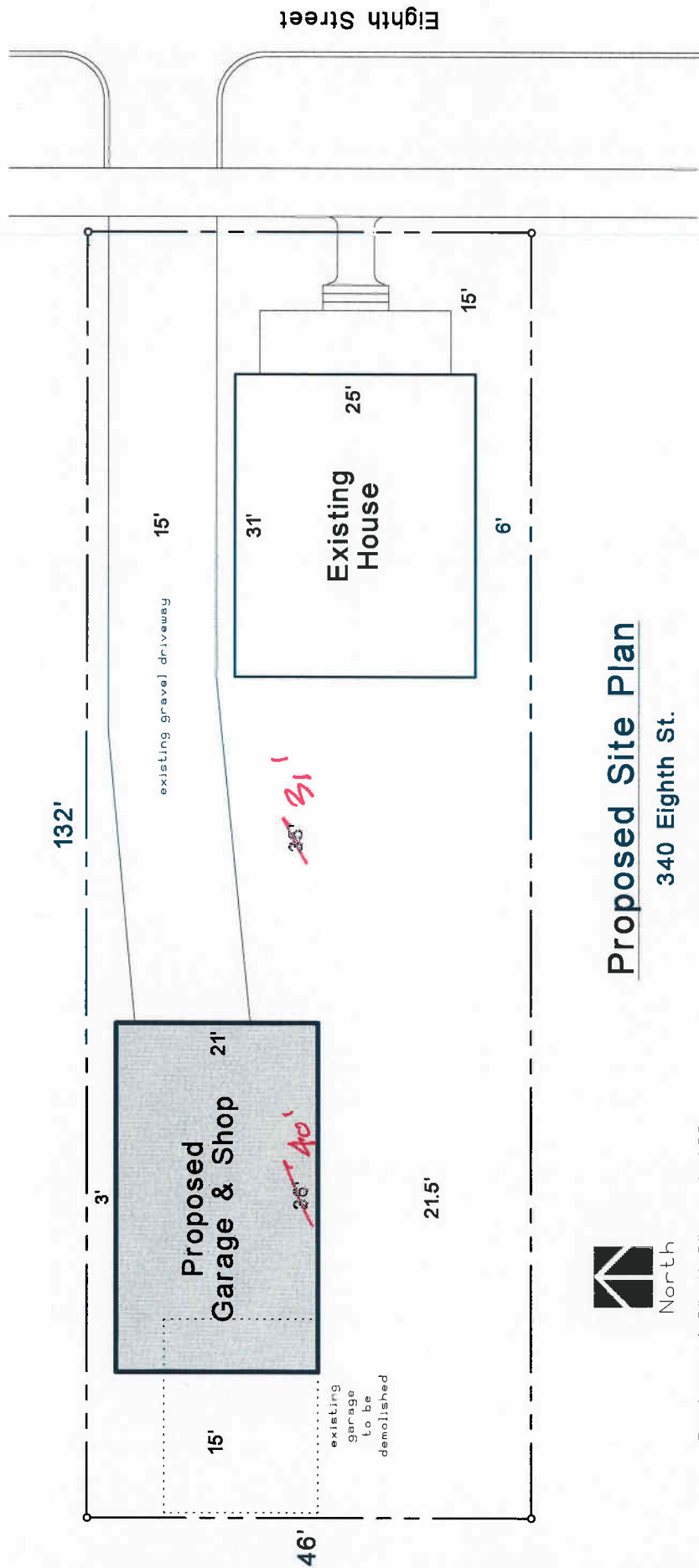
looking northwest



looking northeast

Revised Perspectives
Proposed Garage & Shop
340 Eighth St.

8/3/12



North

Scale: 1/16" = 1'-0" 1:192



Proposed Site Plan

340 Eighth St.

Parcel: 09-09-29-308-009

Part of Lot 16

Jewett's Addition

~6,147 square feet = .14 acre

Zoning: R1D