

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 340 Eighth Street, Application HDC16-197

DISTRICT: Old West Side Historic District

REPORT DATE: September 8, 2016

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Tuesday, September 6 for the Thursday, September 8, 2016 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.

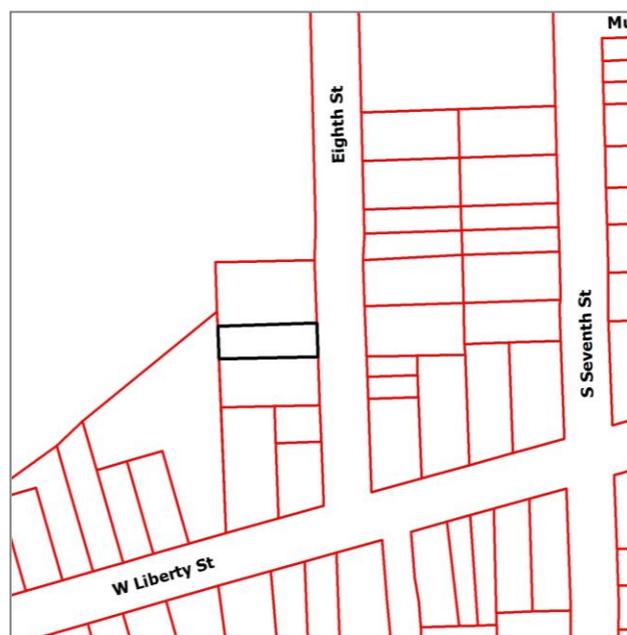
An application for the same garage was approved by the HDC at their Thursday, August 16, 2012 HDC meeting. That application has expired, but the homeowner would still like to build the garage. This application is nearly identical to the previously approved one.

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 remove a non-contributing garage and 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.

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.

STAFF FINDINGS:

1. The existing one-story gable-roof garage first appears in the 1931 Sanborn Fire Insurance Map and appears to have been altered since it was constructed. The applicant states that the dormers and plywood sliding doors on the east (front) elevation were added in the 1970s. The applicant also states that the dormers have caused the roof to

leak in several places, the rafters and sheathing are rotted, the roof has holes in it, the south wall is failing, and that the overall structure is unsound. The existing garage also does not comply with site setbacks in that the minimum required is three feet and the garage is on the lot line.

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, thirty-six 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 6" exposure cedar bevel siding on the first floor and cedar shingles on the second floor, to match the house. A single-car garage door is located on the east (front) elevation, and man doors are located next to 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 supported by brackets on the front and posts on the side. The overhangs 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 as the house, but the lot is large enough (46' x 132') to allow a significant setback from the house (35') and street (81'). The configuration of neighboring lots and structures are such that the garage should not have a negative impact.
5. 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.
6. The applicant also proposes to construct a new fence along the west and north property lines. The fence along the north lot line would begin approximately thirty feet from the sidewalk and extend for approximately 100 feet to the rear lot line. The fence would then continue along the rear lot line and connect with the existing fence.
7. The proposed fence will vary from just under six feet to a maximum of six feet and six inches tall, depending on the location, since it will change with the varying grading of the site. It will match the existing fence in height and design. It will consist of vertical wood boards. However, zoning requires that the fence may not exceed six feet within fifty feet of the sidewalk. Any fence that exceeds six feet and one inch in height will also require a building permit. If the commission approves the fence, staff will work with the applicant to make sure the height meets zoning requirements.

8. Staff recommends approval of the fence and finds it is generally compatible in design, arrangement, 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 9 and 10, and the *Guidelines for Building Site and District or Neighborhood Setting*.

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 and wood privacy fence, 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 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: <u>340 Eighth St.</u>
Historic District: <u>Old West Side</u>
Name of Property Owner (if different than the applicant): _____
Address of Property Owner: <u>340 Eighth St.</u>
Daytime Phone and E-mail of Property Owner: <u>734.476.5455/hkirchen@comcast.net</u>
Signature of Property Owner: <u>[Signature]</u> Date: <u>8/15/16</u>
Section 2: Applicant Information
Name of Applicant: <u>Harold & Pamela Kirchen</u>
Address of Applicant: <u>340 8th St</u>
Daytime Phone: <u>(734) 476-5455</u> Fax: (____) _____
E-mail: <u>hkirchen@comcast.net</u>
Applicant's Relationship to Property: <input checked="" type="checkbox"/> owner <input type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant: <u>[Signature]</u> Date: _____
Section 3: Building Use (check all that apply)
<input type="checkbox"/> Residential <input type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental
<input type="checkbox"/> Commercial <input type="checkbox"/> 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: <u>HK</u>

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

1. Provide a brief summary of proposed changes. Tear down existing beyond-repair garage, build new 1/2-story garage. Build new fence because of necessary grade changes demanded by sloping site.

2. Provide a description of existing conditions. Existing garage is beyond repair, and also is located right on the ^{rear} property line, with no setback.

3. What are the reasons for the proposed changes? Need for a functional garage, and storage 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: _____ 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:

Members of the HDC,

Our goal here is to get rid of the falling-down eyesore garage/shed that currently exist on our property, and replace it with a new, two-story garage. The existing garage has rotted rafters and sheathing, and the south wall is failing rapidly. I am going to have to shore up the roof before I can safely climb up to remove things that are currently stored on the rafter ties, as things started shifting under my weight when I tried, and I had to get out of the garage. The garage/shed was previously weakened by termites, as well, and the glass-less sash have long-since disintegrated.

The face that the garage/shed presents to the street was completely redone below the gable in the early 70s by a previous owner, with sliding plywood-faced-with-T&G doors hanging off of barn track hardware. He also added poorly-built and misshapen dormers that started the roof's leaking problems. At some point, termite-damaged bottom boards were cut out, leaving the bottoms of the walls floating a foot to two feet above grade.

The existing garage/shed thus presents nothing worth saving to viewers from the street.

This current, dirt-floored structure is also about seven feet too short to fit my truck inside. The new garage will allow for the truck to be parked inside and still leave room for stairs to the 2nd floor, and a small workspace (see **Truck Length/Garage Depth** sheet). The 2nd floor will have a fairly-unfinished work-out space, and will also serve as a dry place to store camping gear, etc. — the house's hundred-year-old basement is too damp for that kind of storage, so our tents, sleeping bags, etc. currently rob us of valuable living space in our small house.

My architect, David Ferguson, does a lot of historic restoration work, many of them Great Lakes lighthouse projects that he directs Boy Scout workers on. He is currently up north, continuing his award-winning hands-on restoration work with Ann Arbor's Troop 4, on the St. Helena Light up in the straits of Mackinac. While that is not the kind of work we are talking about here, it gives an idea of the sensibilities that David brings to his work.

Likewise, I have a lot of experience doing restoration work as a carpenter, including historical restoration. Back in the 70s, I was a lead carpenter with Jacoby Carpentry, and ran the job of restoring the cornices of the Cobblestone Farmhouse, salvaging and rebuilding doors, etc., and later, on my own, repairing the formal main staircase's handrailing and balustrade. David and I have worked together before, and see eye to eye on the subject of building a structure that will fit in with both the house, and the neighborhood as well.

Architectural details will be copied from the house as much as possible. One-over-one double-hung windows will be used, with trim sized and detailed to match that of the house. We are thinking of using low-maintenance clad windows, but have not settled on a brand at this time. The roof will be architectural asphalt shingles, and the exterior finish materials will include a combination of Hardiplank "beveled" siding and cedar

shingles on the sidewalls, with Azek cellular PVC trim boards, clear cedar trim boards, and factory-primed pine trim boards. David is trying to talk me into making my own overhead garage door panels, but I have a feeling that a purchased door will be the answer.

While a bit bigger than the average square footage of the newer, larger garages on this street, compared to the two nearest neighboring outbuildings, our proposed garage is closer in size to the smaller of the two (see comp sheet attached).

Also, the proposed fence varies from a bit under, to a bit over, six feet. This is what we did on the South boundary over twenty years ago, and it has been well received by all parties over the years. At a little under six feet at its NE starting point, which is about even with the side door of our house, the new fence will then be able to have a pleasing step-up going west from there, as the grade rises slightly, but not enough for a pleasing change from one section to the next. Topping out at 6'-6" or so, at the front of the new garage, it will step down from there towards the rear of the property, following the down-sloping grade.

This nicely-proportioned fence will not look too tall at all, as evidenced by how attractive the S fence is. The opportunity to actually look at the existing fence makes it easy to imagine what the new sections will look like, and judge from that.

We look forward to working with the Historic District Commission to build a pleasing overall project that will fit well into the neighborhood.

Yours,

Harold Kirchen

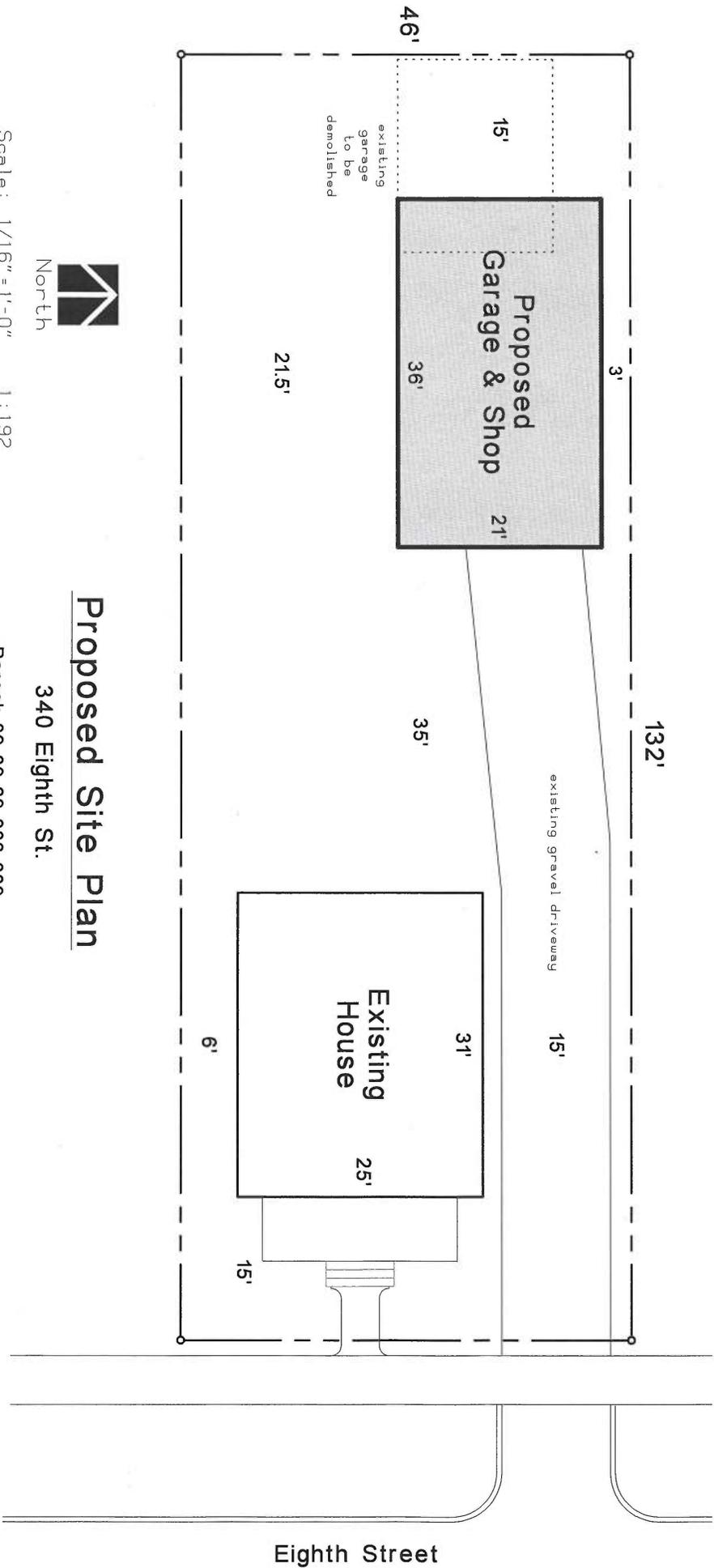
in this letter

Any discrepancies concerning materials should be disregarded,

The Materials page supersedes this.

Materials

- * First floor to be sided with 6" cedar bevel siding or equivalent.
- * Dormers, gables to be sided with cedar shingles to match 2nd floor of house.
- * Roofing to be architectural asphalt shingles.
- * Garage and entry doors to be steel, fiberglass, or equivalent.
- * Windows to be vinyl-clad Anderson 400 Series.



North



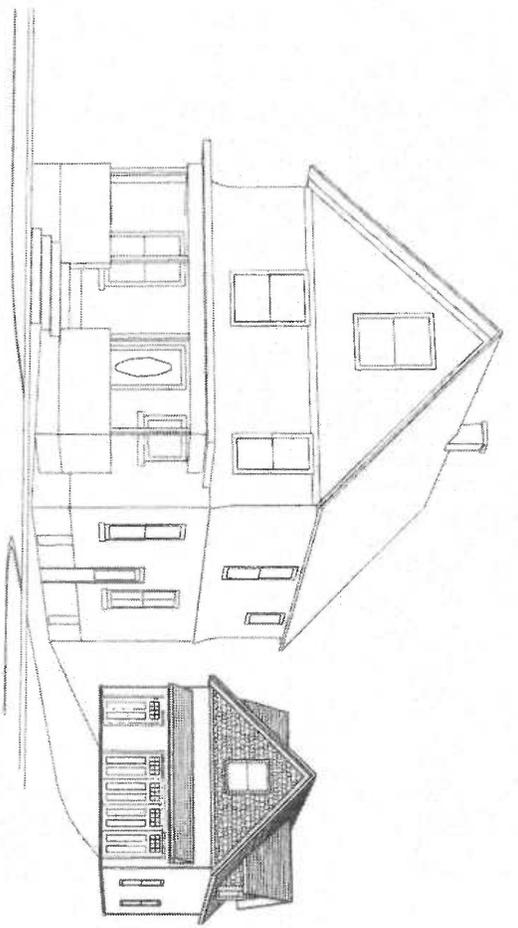
Proposed Site Plan

340 Eighth St.

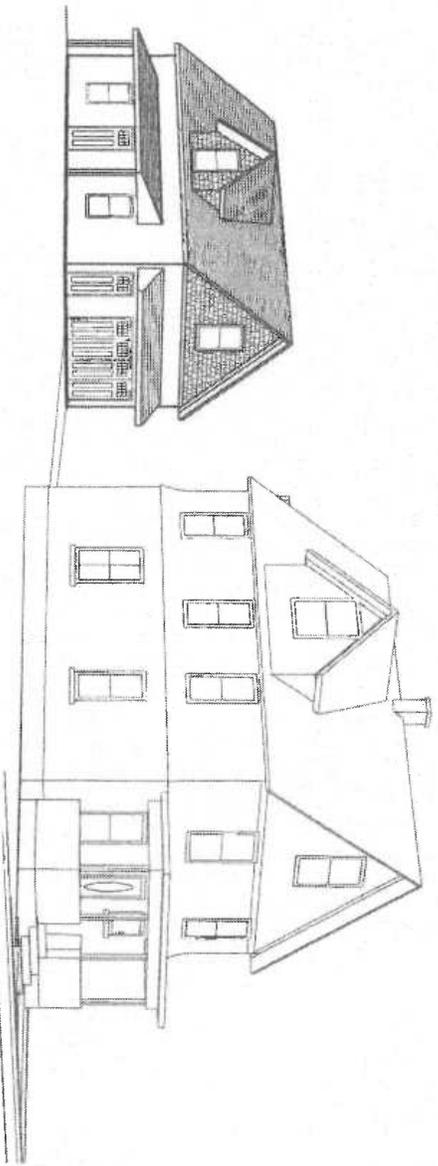
Parcel: 09-09-29-308-009

Part of Lot 16
Jewett's Addition

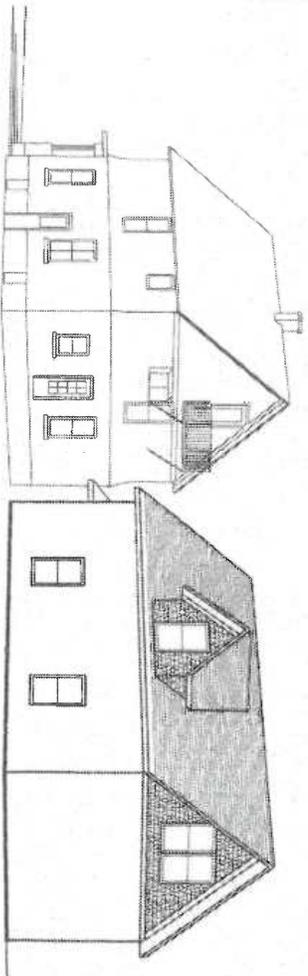
~6,147 square feet = .14 acre
Zoning: R1D



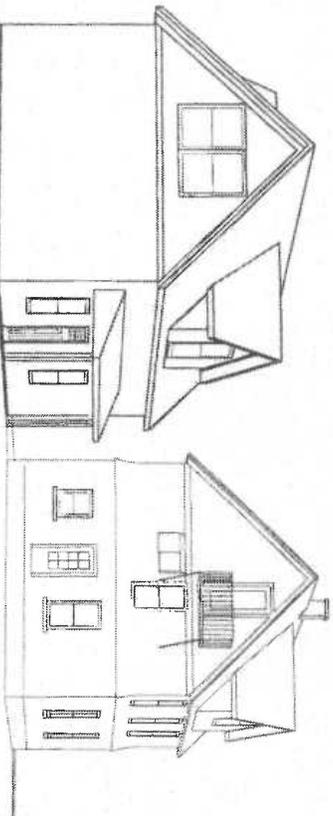
looking southwest



looking northwest



looking southeast

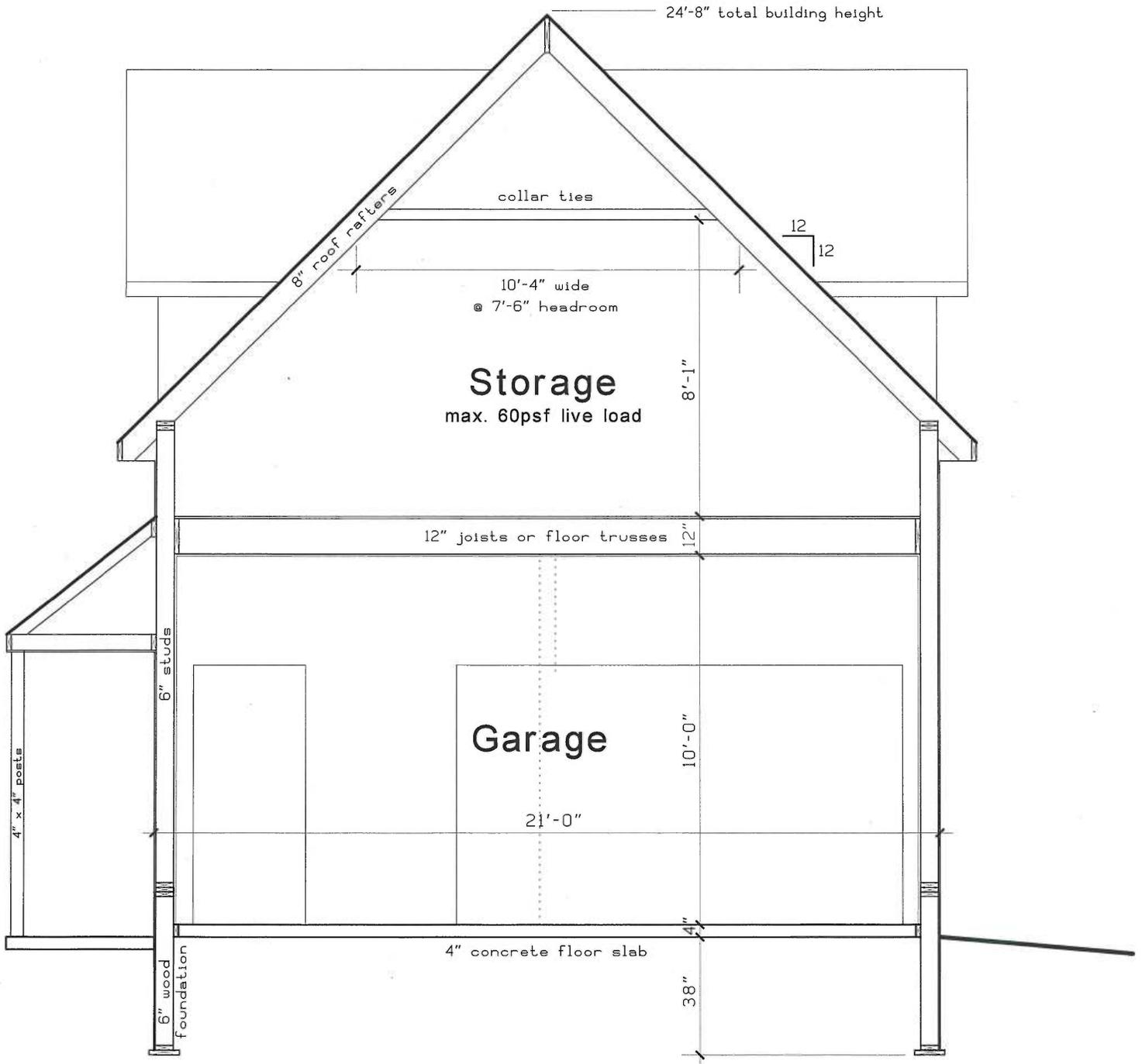


looking northeast

Revised Perspectives
Proposed Garage & Shop

340 Eighth St.

8/3/12



Proposed N-S Section

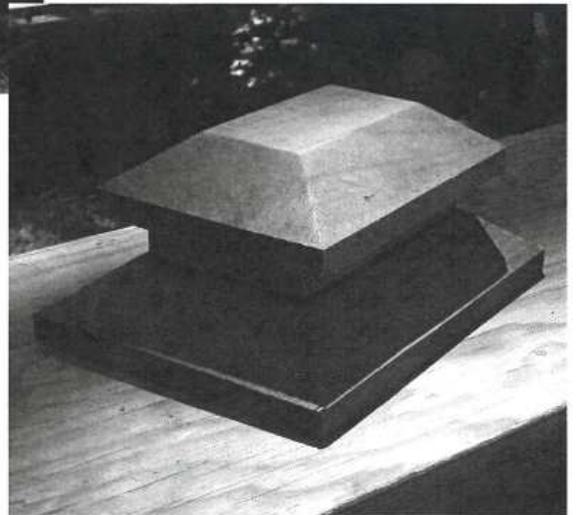
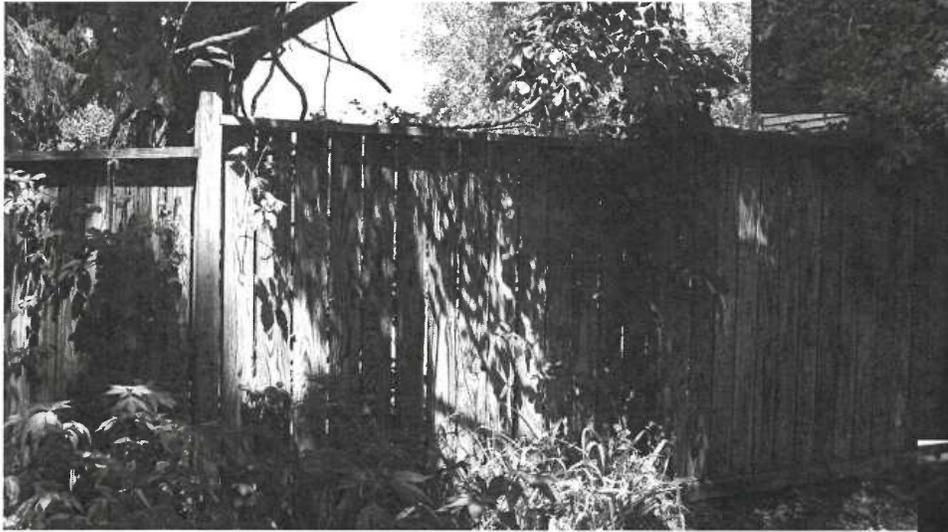
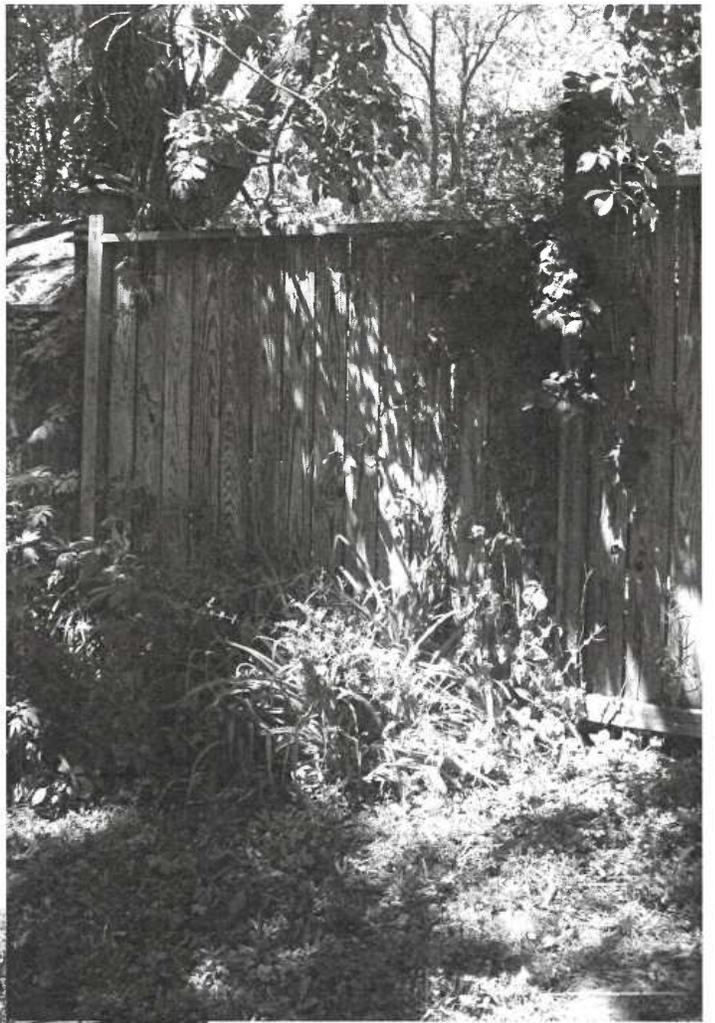
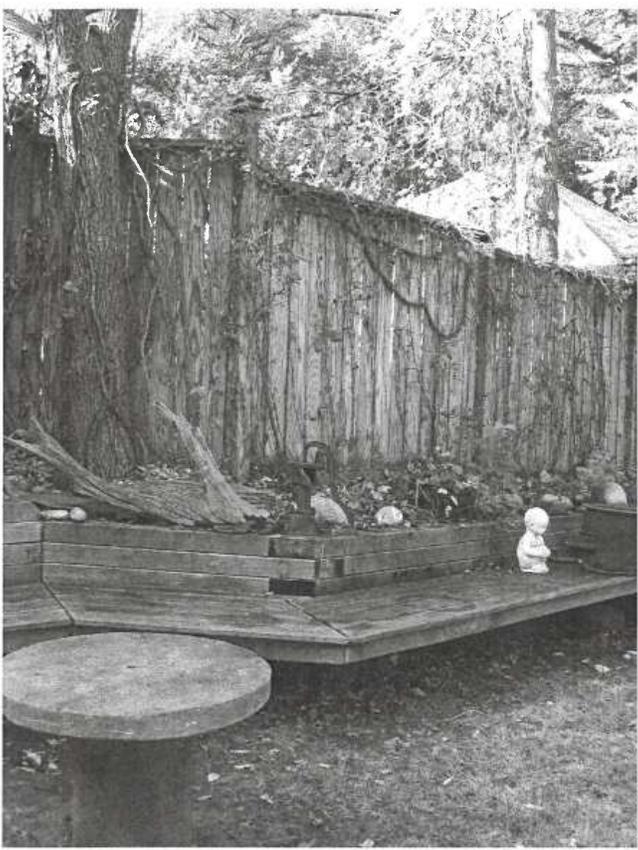
340 Eighth St.

Truck Length/Garage Depth



My truck is longer than most — the cab needs to accommodate my family of four, plus dog, in a pinch, and my work needs dictate a full-size, eight-foot, bed. This results in a truck that is over 22 1/2 feet long, with tailgate down. The minimum usable garage depth for the truck alone is therefore about 26-27', which allows for walking around the ends from one side to the other.

The new garage will allow the truck to be stored inside, with the remaining garage space to the rear used to house the double-back stairs to the 2nd floor, approximately 6' x 12', and a small workspace, approximately 12' x 14'.



Site Pics



Street View, Looking West



House, Fence, and Berm Looking Northwest



Looking East-Northeast



Looking West-Northwest

Looking South-Southwest



One Reason Why We Need A Tall Fence!



Max Height 10'



With the next-door rental property being both uphill and having a deeper setback from the street, a 10' overall height wall/fence combo (picture on left) was not at all excessive. In fact, two successive sets of neighbors each contributed hundreds of dollars to help fund the project, and it ended up being the main selling point for buyer Ferial (sp?) Rewoldt, who loved the raised garden bed that I built for them (end view below, looking W).



In all, I brought in 70 tons of fill dirt and topsoil to reshape the hillside.

Here is the same end post, looking NW, from the neighbors' driveway. One more E-W section will be added here, stepping down in height, a short N-S section will fill in to the drop of the wall, and then a gate will extend over to one last post at the house.



Fence/Berm Looking West



Existing



New Fence/Gate Location