

# ANN ARBOR HISTORIC DISTRICT COMMISSION

## Staff Report

**ADDRESS:** 333 Eighth Street, Application Number HDC25-0116

**DISTRICT:** Old West Side Historic District

**STATUS:** Contributing

**REPORT DATE:** September 11, 2025

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

**REVIEW COMMITTEE DATE:** Monday, September 8, 2025

### OWNER

### APPLICANT

**Name:** Sue Lawrence  
**Address:** 333 Eighth St  
 Ann Arbor, MI 48103  
**Phone:**

Molly Bachelor  
 823 Miner St  
 Ann Arbor, MI 48103  
 (734) 926-5902

**BACKGROUND:** This 1914 two-story home features a sculpted concrete block foundation, one over one windows plus a fixed window under the front porch with a leaded glass transom, and a stone block front porch. There is a bay window on the back half of the first-floor north elevation and the home's three exterior doors appear to be from the period of significance. A gabled dormer on the north elevation appears to be original to the house; another on the south elevation is inset and is modern. The house was first occupied by Manuel and Tina P. Frey. Manuel was a machine hand at Superior Manufacturing Co.

**LOCATION:** The property is located on the east side of Eighth Street, north of W Liberty Street and south of W Washington Street.

**APPLICATION:** The applicant seeks HDC approval to remove a rear porch and construct a 128 square foot bathroom addition off the rear of 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.



- (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):**

**New 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.

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

Locating the attached exterior addition at the rear or on an in-conspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

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. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

*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.

**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 City of Ann Arbor Design Guidelines:**

**Guidelines for All Additions**

*Appropriate:* 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 should exceed neither half of the original building's footprint nor half of the original building's total floor area.

**STAFF FINDINGS:**

1. This information was provided by the applicant online via STREAM:

“The goal of this project is to provide a first-floor bathroom to allow aging in place. To keep the addition inconspicuous, it will be on the rear of the house where there's currently a small deteriorated porch. The dimensions of the addition are modest and include a small offset of the south wall to distinguished it from the volume of the main house. The footprint of the addition is constrained by a rear window to the north of the addition and a driveway to the north-east.”

2. The rear entry porch to be removed is shown on the 1931 and 1947 Sanborn Fire Insurance Maps. The windows or screens and knee wall below them were added at some point, as were the poured concrete steps. The decking is wood tongue and groove. The overall condition of the porch is poor.
3. The addition is 11' x 14' with an inset entry porch and hipped asphalt shingle roof. The historic back door will be reused on the new addition, which also features four one-over-one Andersen 400 Woodwright clad wood windows. Cladding is 4" tongue and groove installed vertically and smooth fiber cement panels above the trim rail. The addition will be inset 6" from the corner of the historic house.
4. The 128 square foot addition increases the pre-1945 footprint of the house by 17%, and the floor area by 9%.
5. Staff's opinion is that the work is appropriate and the existing rear porch has been altered to a point where only the roof structure retains its integrity. Therefore, the proposed work is an appropriate way to add a first floor bathroom that is a compatible design that is nominally visible from the street. It is differentiated adequately while remaining complementary to the historic house and district.

## MOTION

(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 issue a certificate of appropriateness for the application at 333 Eighth Street, a contributing property in the Old West Side Historic District, to construct a 128 square foot bathroom addition off the rear elevation of the house 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 All 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 District or Neighborhood Setting and New Additions.

## MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 333 Eighth 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:** photos, drawings, materials details

333 Eighth Street (2008 Survey Photos)



Application photos:







# HISTORIC SUMMARY

## SITE INFORMATION

HISTORIC DISTRICT: OLD WEST SIDE

	<u>HISTORIC</u>	<u>PROPOSED</u>	<u>INCREASE</u>
FOOTPRINT	738 SF	866 SF	17%
FLOOR AREA	1,465 SF	1,593 SF	9%

NOTE: HISTORIC FOOTPRINT AND FLOOR AREA EXCLUDES PORCHES AND GARAGE.

# SHEET INDEX

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# PROJECT AREA

## EXTERIOR

(E) FRONT PORCH	159 SF
(N) REAR PORCH	26 SF
	185 SF

## FINISHED

(E) FIRST FLOOR	738 SF
(N) ADDITION	128 SF
(E) SECOND FLOOR	727 SF
	1593 SF

## UNFINISHED

(E) UNFINISHED BASEMENT	720 SF
(E) ATTIC	729 SF
	1449 SF

# PROJECT SUMMARY - EXTERIOR

1. REPLACE PREVIOUS REAR PORCH WITH FIRST-FLOOR BATHROOM, SMALL MUDROOM AND REAR PORCH.

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## PROJECT INFORMATION

LAWRENCE ADDITION

PROJECT #039

SHEET SIZE 8.5x11

PLOTTED

7/28/2025

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H1

of 12



DESIGN DRAWING - NOT FOR BID OR CONSTRUCTION

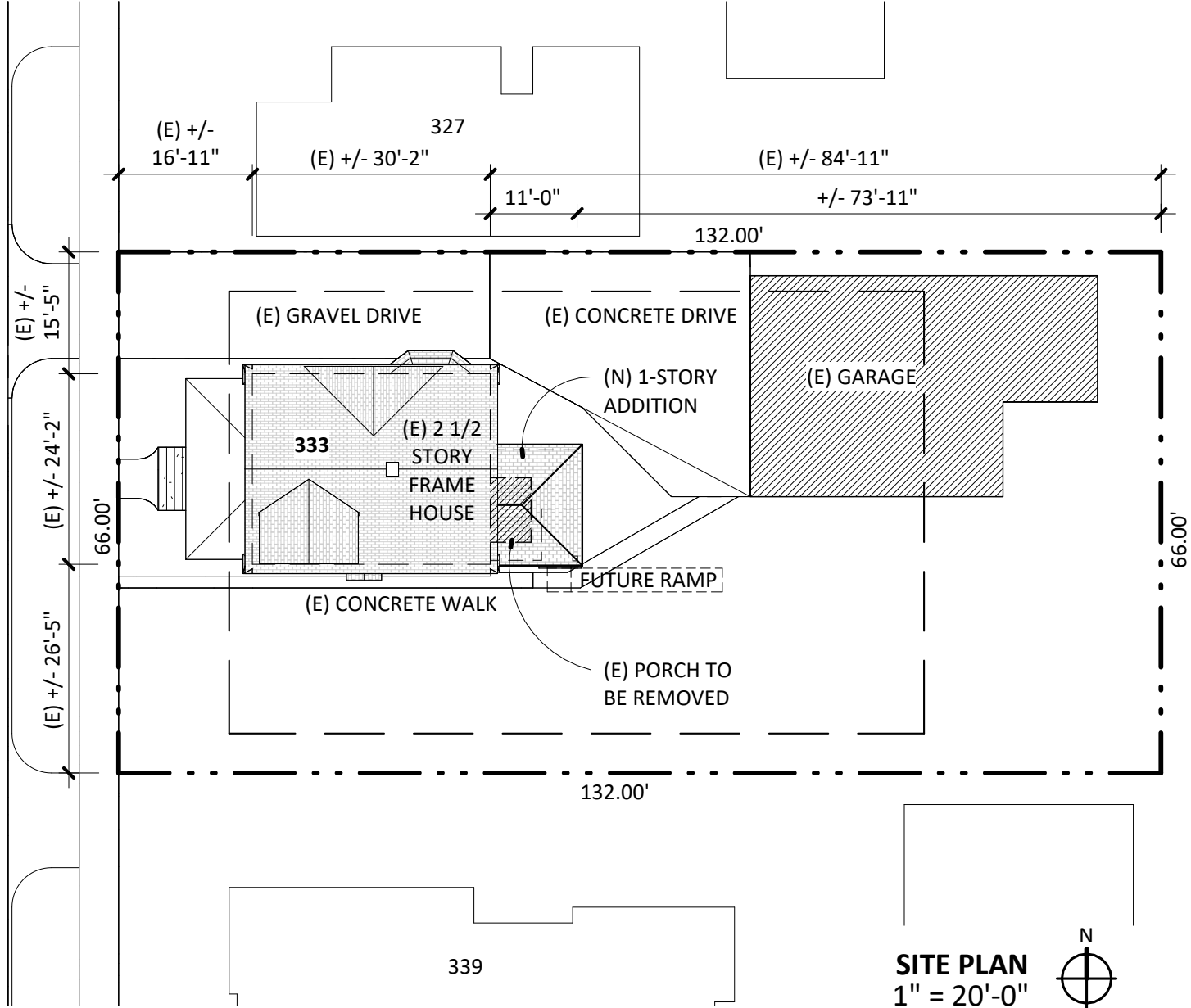


PROPERTY LINE



ZONING SETBACK

EIGHTH STREET



**SITE PLAN**  
1" = 20'-0"



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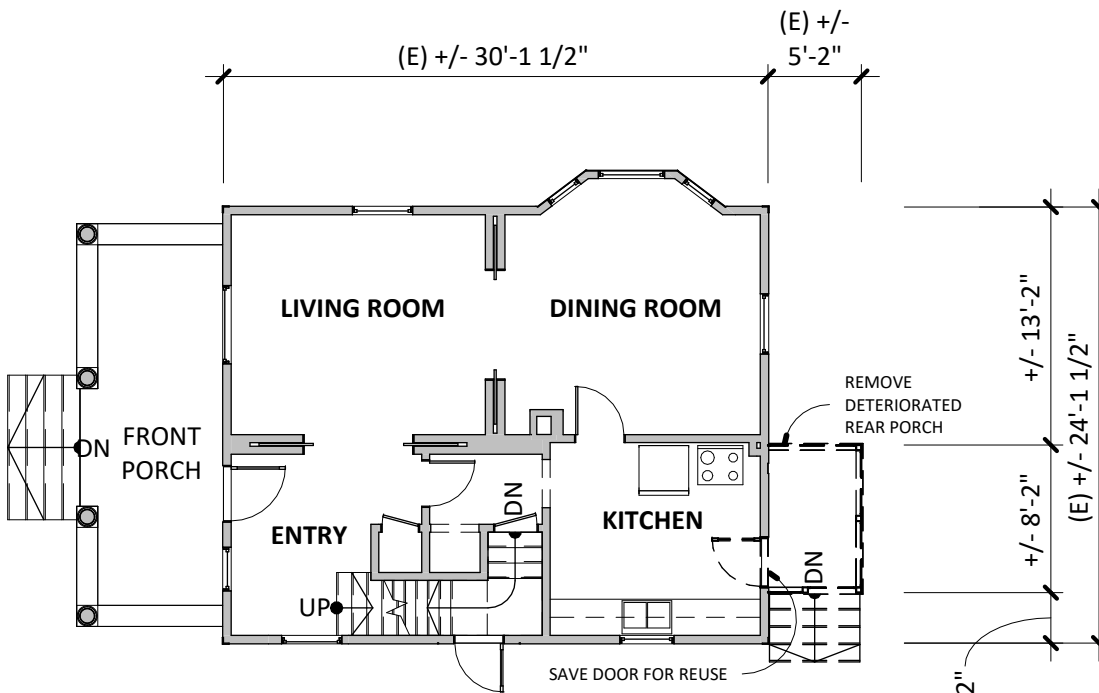
## SITE PLAN

LAWRENCE ADDITION

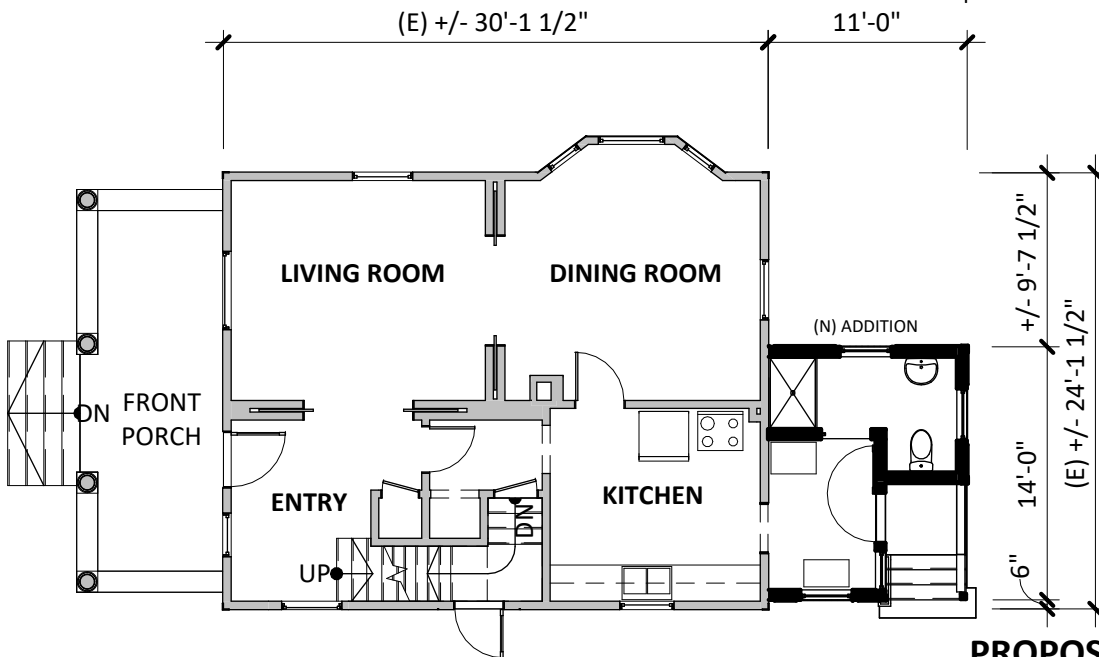
PROJECT #039

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EXISTING FIRST FLOOR PLAN  
3/32" = 1'-0"



PROPOSED FIRST FLOOR PLAN  
3/32" = 1'-0"



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## FIRST FLOOR PLANS

LAWRENCE ADDITION

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of 12

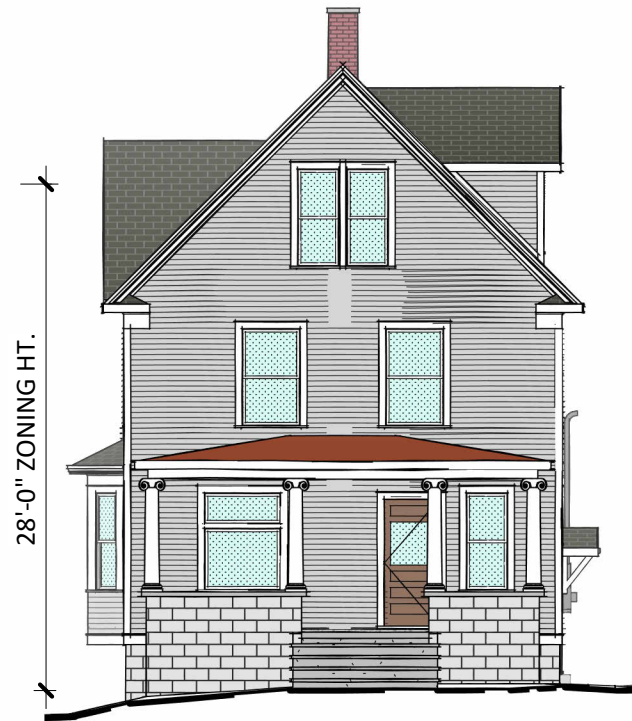




EXISTING SOUTH ELEVATION 3/32" = 1'-0"



PROPOSED SOUTH ELEVATION 3/32" = 1'-0"



WEST ELEVATION 3/32" = 1'-0"  
NO CHANGE

### EXTERIOR MATERIALS

#### **ROOFING**

1. Asphalt shingles at addition to match existing.

#### **SIDING AND TRIM**

1. Typical addition siding to be 4" T&G cedar V-groove. Smooth fiber cement panels where shown (above trim rail).
2. Typical new trim to be Boral or equal composite, smooth. Style and dimensions to match existing.

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### **ELEVATIONS**

LAWRENCE ADDITION

PROJECT #039

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EXISTING NORTH ELEVATION 3/32" = 1'-0"



EXISTING EAST ELEVATION 3/32" = 1'-0"



ROCK FACE BLOCK TO MATCH (E)

PROPOSED NORTH ELEVATION 3/32" = 1'-0"



PROPOSED EAST ELEVATION 3/32" = 1'-0"

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## ELEVATIONS

LAWRENCE ADDITION

PROJECT #039

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DESIGN DRAWING - NOT FOR BID OR CONSTRUCTION

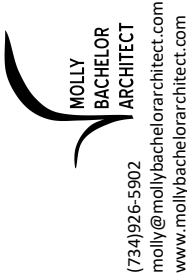
PROPOSED WINDOWS AND DOORS

ID	UNIT SIZE		OPERATION	COMMENTS
	WIDTH	HEIGHT		
01	2'-9 5/8"	4'-4 7/8"	DOUBLE-HUNG	
02	2'-9 5/8"	4'-4 7/8"	DOUBLE-HUNG	
03	2'-8"	7'-0"	INSWING DOOR	REUSE EXISTING REAR EXTERIOR DOOR
04	2'-1 5/8"	4'-4 7/8"	DOUBLE-HUNG	
05	2'-9 5/8"	4'-4 7/8"	DOUBLE-HUNG	

WINDOWS AND EXTERIOR DOORS

- 1. Existing windows to remain, new windows to be Andersen 400 Woodwright clad wood. Assume standard white exterior, painted interior.
- 2. Relocate existing rear kitchen door to new mudroom entry.

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NEW STRUCTURE

EXISTING STRUCTURE



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**SECTION**

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## EXTERIOR VIEW

LAWRENCE ADDITION

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# EXISTING CONDITIONS - PHOTOS

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## EXISTING CONDITIONS - PHOTOS

LAWRENCE ADDITION

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PROPOSED SOUTH-EAST CORNER



PROPOSED EAST CORNERS



PROPOSED EAST CORNERS



PROPOSED NORTH-EAST CORNER - NOTE PROXIMITY TO DRIVEWAY.

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**EXISTING CONDITIONS - STAKED FOOTPRINT**

LAWRENCE ADDITION

PROJECT #039

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