

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 321 Eighth Street, Application Number HDC19-101

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** July 11, 2019

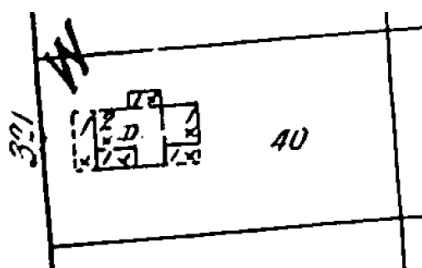
**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday, July 8, 2018

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Joshua Miner	Nick Durrie
<b>Address:</b>	321 Eighth Ann Arbor, MI 48103	1240 Jewett unit 2B Ann Arbor, MI 48104
<b>Phone:</b>	(734) 769-1902	(734) 223-5153

**BACKGROUND:** This two-story vernacular home features an L-shaped roof, distinctive full-width fieldstone front porch with cobblestone posts and wing walls, wide board trim beneath the eaves, and on the north wall, a red-brick chimney and rectangular first-floor bumpout. The property first appears in the 1905 Glen V. Mills Directory of the City of Ann Arbor as the home of laborer Frank F. Graf and his wife Emma. Emma lived in the house until 1940.

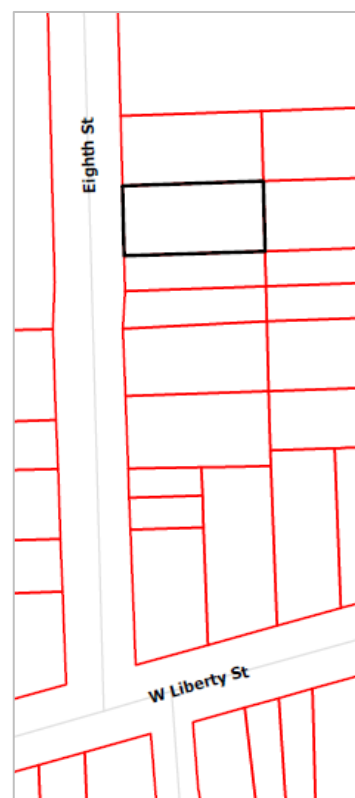
On the 1916 Sanborn, the brick chimney is not present and the rear wing has a side porch, which was later enclosed.



In September, 2018 the HDC approved an application for a two story rear addition. The owners desire to modify that design.

**LOCATION:** The property is located on the east side of Eighth Street, south of West Washington and north of West Liberty (two doors south of Water Works Park).

**APPLICATION:** The applicant seeks HDC approval to construct the following additions to the house: a 14' x 16' single-story rear addition; a 6'2" x 11' mudroom; and an 11'6" x 16' second floor addition on top of an existing kitchen. The additions total 475.8 square feet.



**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.

**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.

Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character. Site features can include driveways, walkways, lighting, fencing, signs, benches, fountains, wells, terraces, canal systems, plants and trees, berms, and drainage or irrigation ditches; and archeological features that are important in defining the history of the site.

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 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.

## Windows

*Not Recommended:* Introducing a new design that is incompatible with the historic character of the building.

## 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. The 1947 aerial photograph at right shows a roof matching what's there today. Behind the house there appears to be a square concrete slab.



2. Floor area and footprint calculations are not provided. Staff calculates them roughly as follows: the existing footprint is 901.5 square feet, and the proposed adds 291.8 square feet, an increase of 32% of the original. The existing house's floor area is 1440.5 square feet, and the proposed adds 475.8, or 33%. This meets the design guideline that says "The addition should exceed neither half of the original building's footprint nor half of the original building's total floor area".
3. The first floor addition removes the non-original rear porch and adds a 14' x 16' single-

story box that protrudes 4' beyond the south wall. The addition reads clearly as modern based on the multiple windows and materials changes. The mudroom on the north elevation is tucked in a corner and the roof sits below two other first-floor roof eaves, on the bumpout and rear wing. The second floor addition preserves a portion of the existing pitched roof on the north side of the kitchen. Building the peak to the height of the front gable's roof ridge is acceptable since the existing eclectic roof form is mostly uninterrupted. The lone second-floor window on the rear elevation is preserved, and the roof pitch matches the other gables.

4. The addition is proposed to be clad in 4" exposure cementitious siding, with painted wood trim. The mudroom and rear addition have rubber roofs. The rear addition's foundation is parged concrete. Doors are aluminum clad, full-lite. Window materials are not specified. Staff has suggested in the motion that approval be conditioned upon the use of wood or clad wood windows, and that a separate staff approval must be applied for for the addition's windows. The design proposes trim matching the original house. The addition's modern design, plus the modern foundation, cladding, windows and doors adequately differentiates the new from the old.
5. The one-story addition will be visible from the street on the south side of the house, but retaining the 2<sup>nd</sup> floor, 1<sup>st</sup> floor, and basement windows on the rear of the house are desirable. Staff believes that the proposed addition is compatible with the house and adequately differentiated from the old, and the design is an improvement over the currently approved drawings.

## 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 share their observations at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 321 Eighth Street, a contributing property in the Old West Side Historic District, to construct a single-story rear addition; a mudroom; and a second floor addition on top of an existing kitchen, on the following condition: a staff approval is applied for and received for windows on the addition that are wood or wood clad, and meet the *Ann Arbor Historic District Design Guidelines*. The work as conditioned 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 New Additions, District or Neighborhood Setting, Building Site, and Windows.

## MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 321 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, materials details

321 Eighth Street (2008 Survey Photo)





They are emailing drawings to Jill.



# 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 [jtthacher@a2gov.org](mailto:jtthacher@a2gov.org)  
Fax: 734.994.8460

**APPLICATION MUST BE FILLED OUT COMPLETELY**

OFFICE USE ONLY	
Permit Number	HDC# <u>19-101</u>
	BLDG#
DATE STAMP	
CITY OF ANN ARBOR RECEIVED	
JUN 13 2019	
PLANNING & DEVELOPMENT SERVICES	

### PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER <u>Josh Miner</u>		HISTORIC DISTRICT <u>OLD WEST SIDE</u>
PROPERTY ADDRESS <u>321 Eighth St.</u>		CITY <u>ANN ARBOR</u>
ZIPCODE <u>48103</u>	DAYTIME PHONE NUMBER <u>(734) 769 1902</u>	EMAIL ADDRESS <u>joshminer321@jwztl.com</u>
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY STATE, ZIP

**PROPERTY OWNER'S SIGNATURE**

SIGN HERE  PRINT NAME Josh Miner DATE 6/13/19

### APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) <u>Nicholas Durrie</u>			
ADDRESS OF APPLICANT <u>1240 Jewett unit 2B</u>			CITY <u>Ann Arbor</u>
STATE <u>MI</u>	ZIPCODE <u>48104</u>	PHONE / CELL # <u>(734) 223-5153</u>	FAX No ( )
EMAIL ADDRESS <u>nich@oakleafdesignbuild.com</u>			

**APPLICANT'S SIGNATURE (if different from Property Owner)**

SIGN HERE  PRINT NAME Nick Durrie DATE 6/13/19

**BUILDING USE - CHECK ALL THAT APPLY**

SINGLE FAMILY  DUPLEX  RENTAL  MULTIPLE FAMILY  COMMERCIAL  INSTITUTIONAL

### PROPOSED WORK

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

Addition off back, replacing footprint of existing wood deck, on crawl space  
Mudroom addition on driveway side, insulated slab on grade  
Alteration of existing Roofline to accomodate Bedroom suite

### DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

Growing family, decaying back porch needs to be removed

For Further Assistance With Required Attachments, please visit [www.a2gov.org/hdc](http://www.a2gov.org/hdc)





# HISTORIC DISTRICT COMMISSION APPLICATION

## FEE CHART

DESCRIPTION	
STAFF REVIEW FEES	FEE
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](mailto:building@a2gov.org).

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

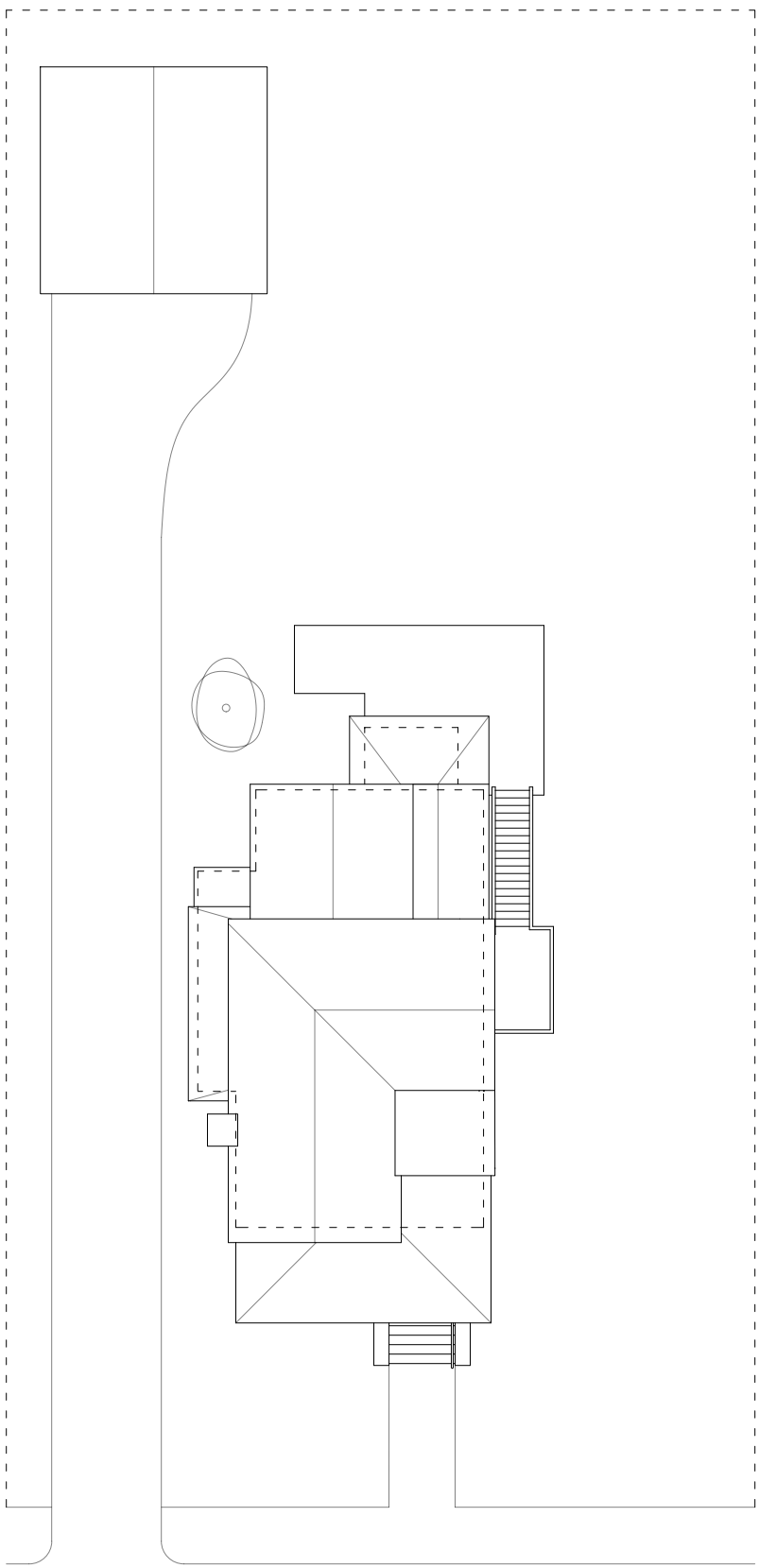
HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

## APPLICATION EXPIRATION

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

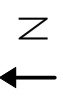
## OFFICE USE ONLY

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	[Handwritten Signature]	
Comments	[Handwritten Comments]	
Fee:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	



EIGHTH STREET

EXISTING SITE PLAN  
1/16" = 1'



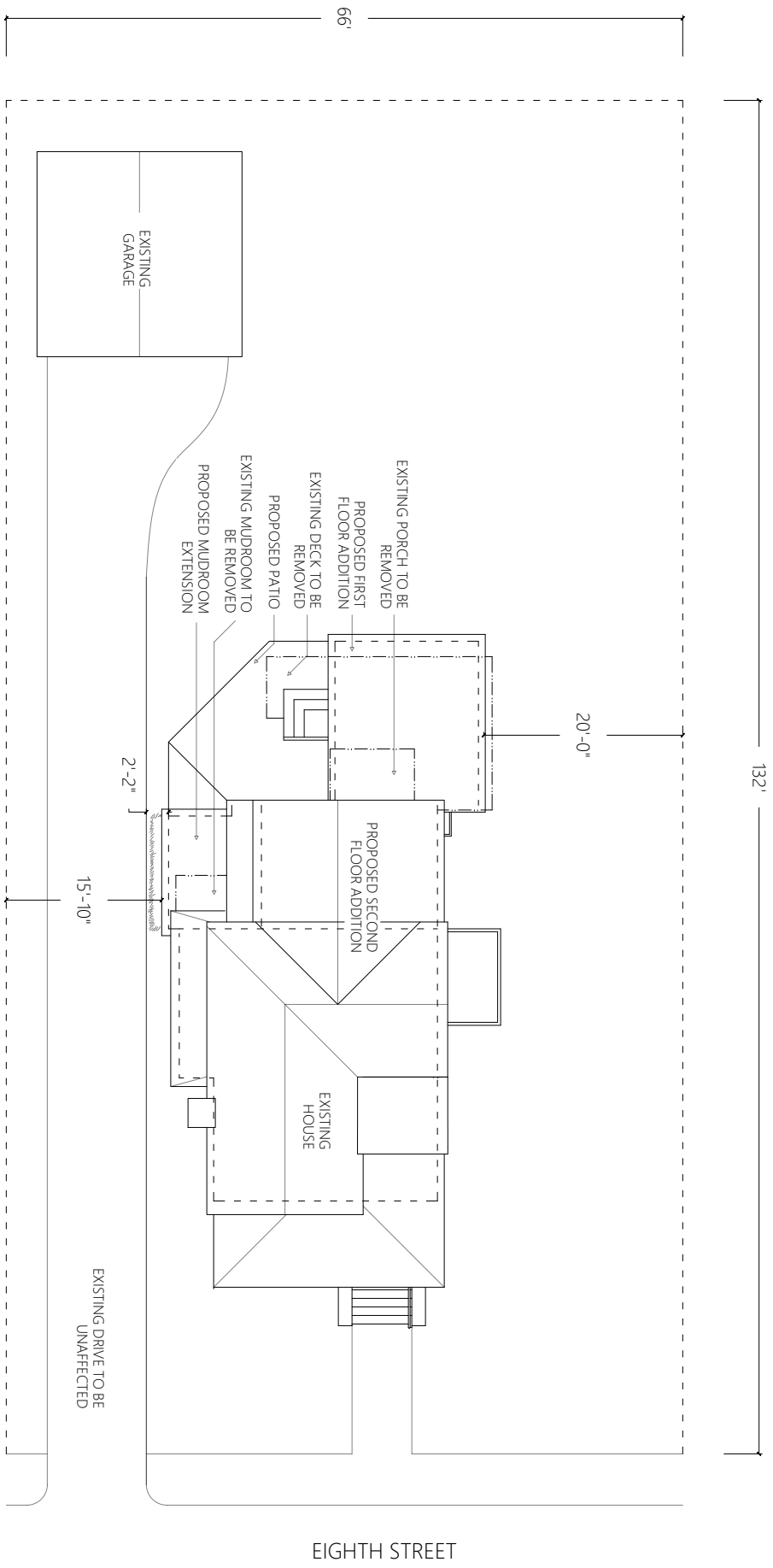
A101

APPLICATION FOR  
HISTORIC REVIEW

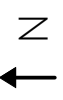
PROJECT  
321 EIGHTH STREET  
ANN ARBOR MI, 48103

DESIGNER  
OAK LEAF DESIGN BUILD  
1240 JEWETT  
ANN ARBOR, MI, 48103  
734-249-9882





SITE PLAN  
1/16" = 1'



A100

APPLICATION FOR  
HISTORIC REVIEW

PROJECT  
321 EIGHTH STREET  
ANN ARBOR MI, 48103

DESIGNER  
OAK LEAF DESIGN BUILD  
1240 JEWETT  
ANN ARBOR, MI, 48103  
734-249-9882





**OAK LEAF**  
DESIGN • BUILD



EXISTING EAST ELEVATION  
1/8" = 1'



EXISTING NORTH ELEVATION

DESIGNER  
OAK LEAF DESIGN BUILD  
1240 JEWETT  
ANN ARBOR, MI, 48103  
734-249-9882

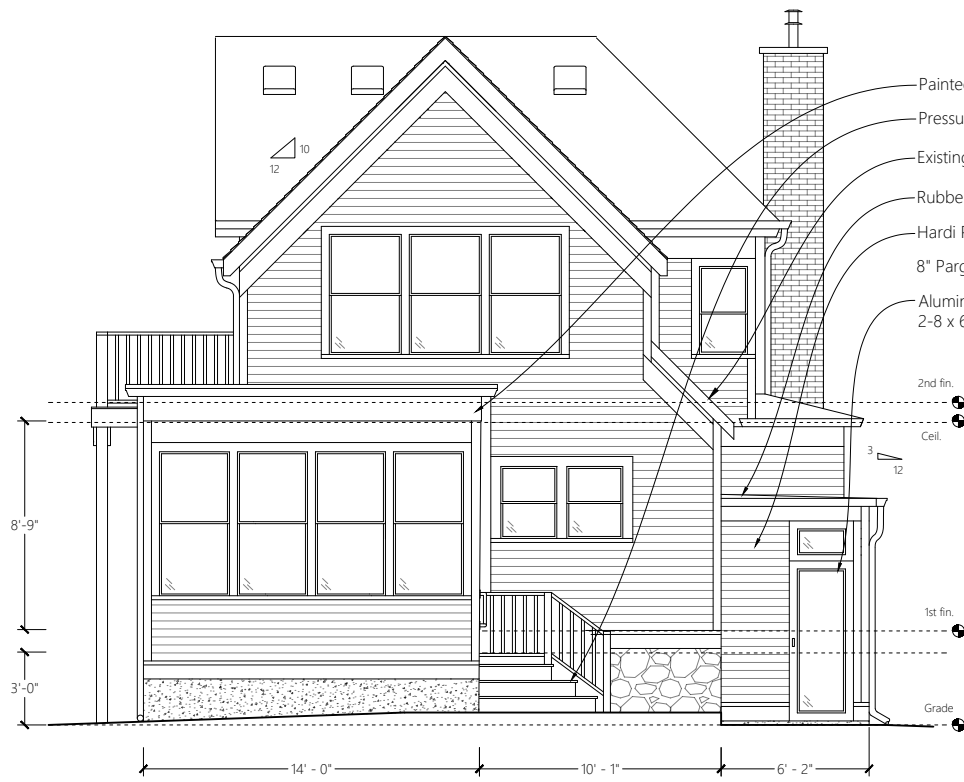
PROJECT  
321 EIGHTH STREET  
ANN ARBOR MI, 48103

APPLICATION FOR  
HISTORIC REVIEW

A203



**OAK LEAF**  
DESIGN · BUILD



EAST ELEVATION  
1/8" = 1'



NORTH ELEVATION

- Painted Wood Trim, Casing, Soffit, and Fascia
- Pressure Treated Exterior Stairs and Railings
- Existing Roof and Overhang Unchanged
- Rubber Roof, slope 2° over length
- Hardi Plank Siding 4" Exposure
- 8" Parged Concrete Foundation
- Aluminum Clad Full-Lite Exterior 2-8 x 6-8 Door

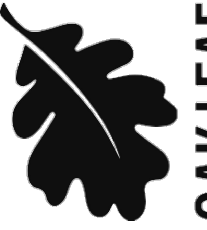
DESIGNER  
OAK LEAF DESIGN BUILD  
1240 JEWETT  
ANN ARBOR, MI, 48103  
734-249-9882

PROJECT  
321 EIGHTH STREET  
ANN ARBOR MI, 48103

NOT FOR  
CONSTRUCTION FOR  
REVIEW ONLY

A201





**OAK LEAF**  
DESIGN · BUILD



EXISTING WEST ELEVATION  
1/8" = 1'



EXISTING SOUTH ELEVATION

DESIGNER  
OAK LEAF DESIGN BUILD  
1240 JEWETT  
ANN ARBOR, MI, 48103  
734-249-9882

PROJECT  
321 EIGHTH STREET  
ANN ARBOR MI, 48103

APPLICATION FOR  
HISTORIC REVIEW

A202





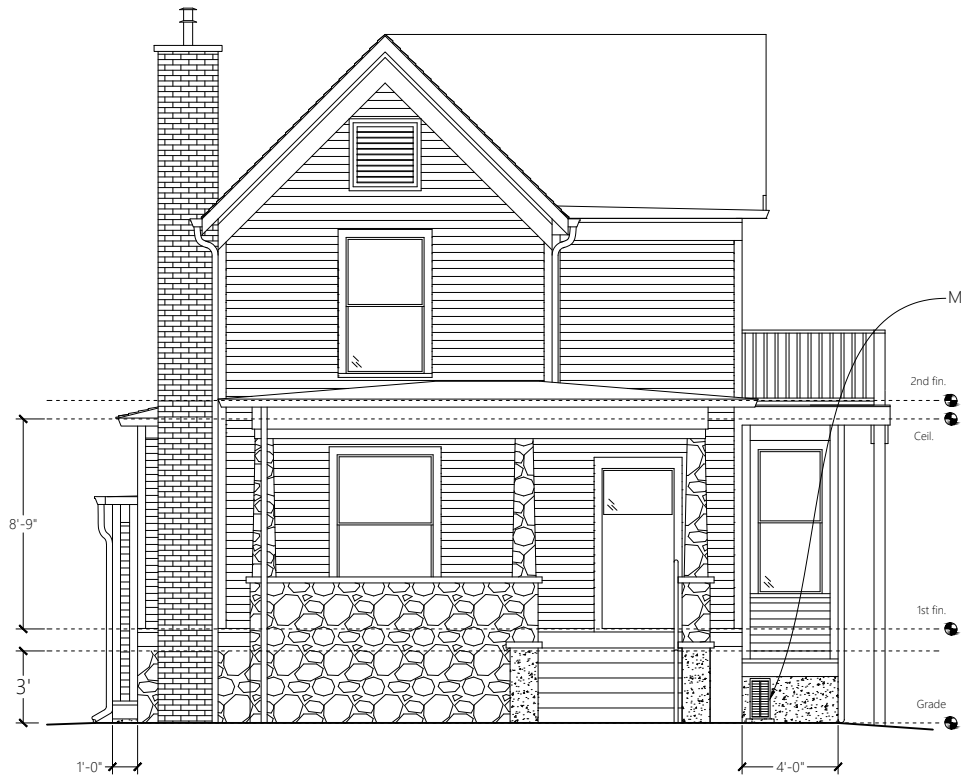
**OAK LEAF**  
DESIGN · BUILD

DESIGNER  
OAK LEAF DESIGN BUILD  
1240 JEWETT  
ANN ARBOR, MI, 48103  
734-249-9882

PROJECT  
321 EIGHTH STREET  
ANN ARBOR MI, 48103

APPLICATION FOR  
HISTORIC REVIEW

A200



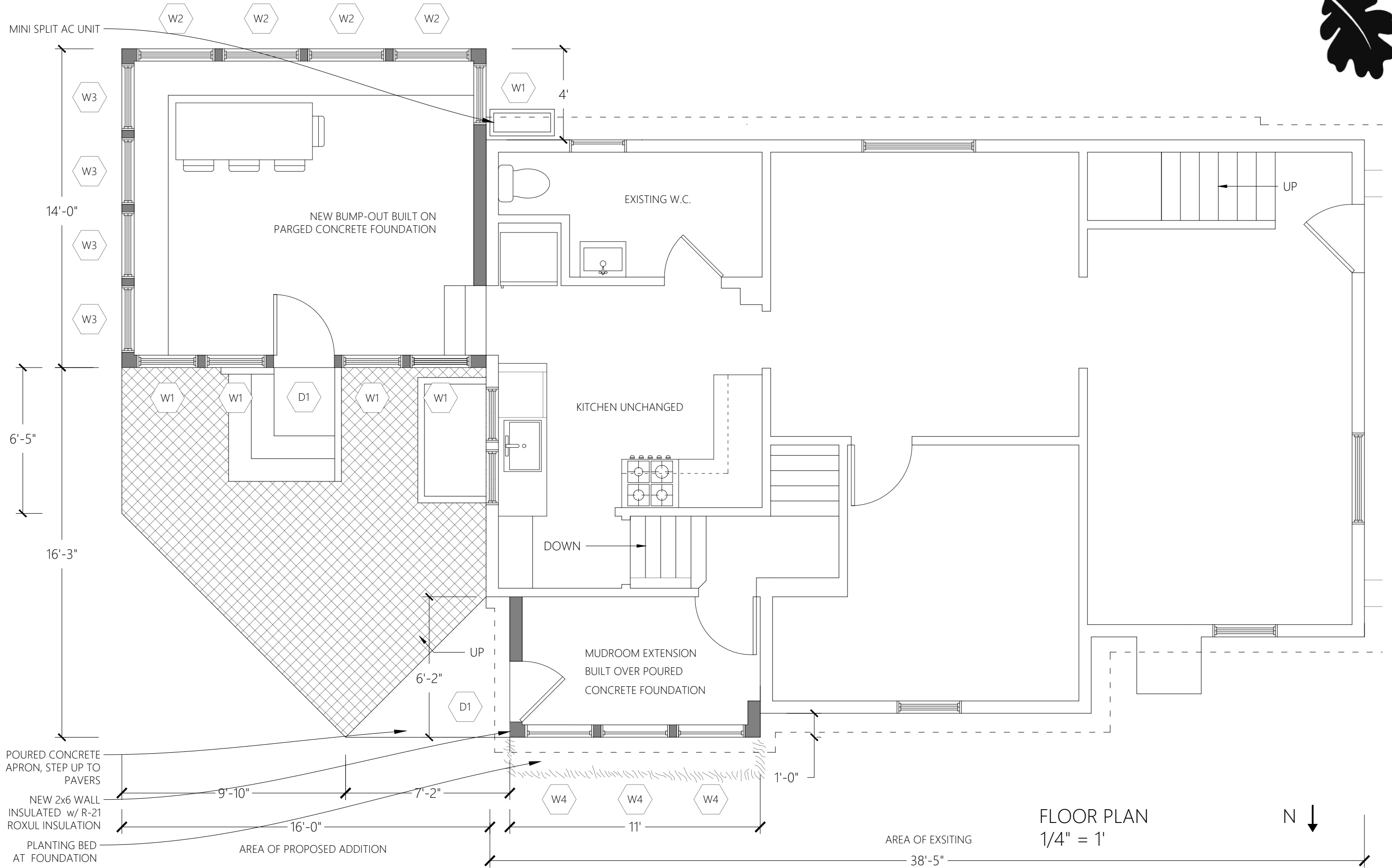
WEST ELEVATION  
1/8" = 1'



SOUTH ELEVATION



**OAK LEAF**  
DESIGN · BUILD



DESIGNER  
OAK LEAF DESIGN BUILD  
1240 JEWETT  
ANN ARBOR, MI, 48103  
734-249-9882

PROJECT  
321 EIGHTH STREET  
ANN ARBOR MI, 48103

APPLICATION FOR  
HISTORIC REVIEW

FLOOR PLAN  
1/4" = 1'

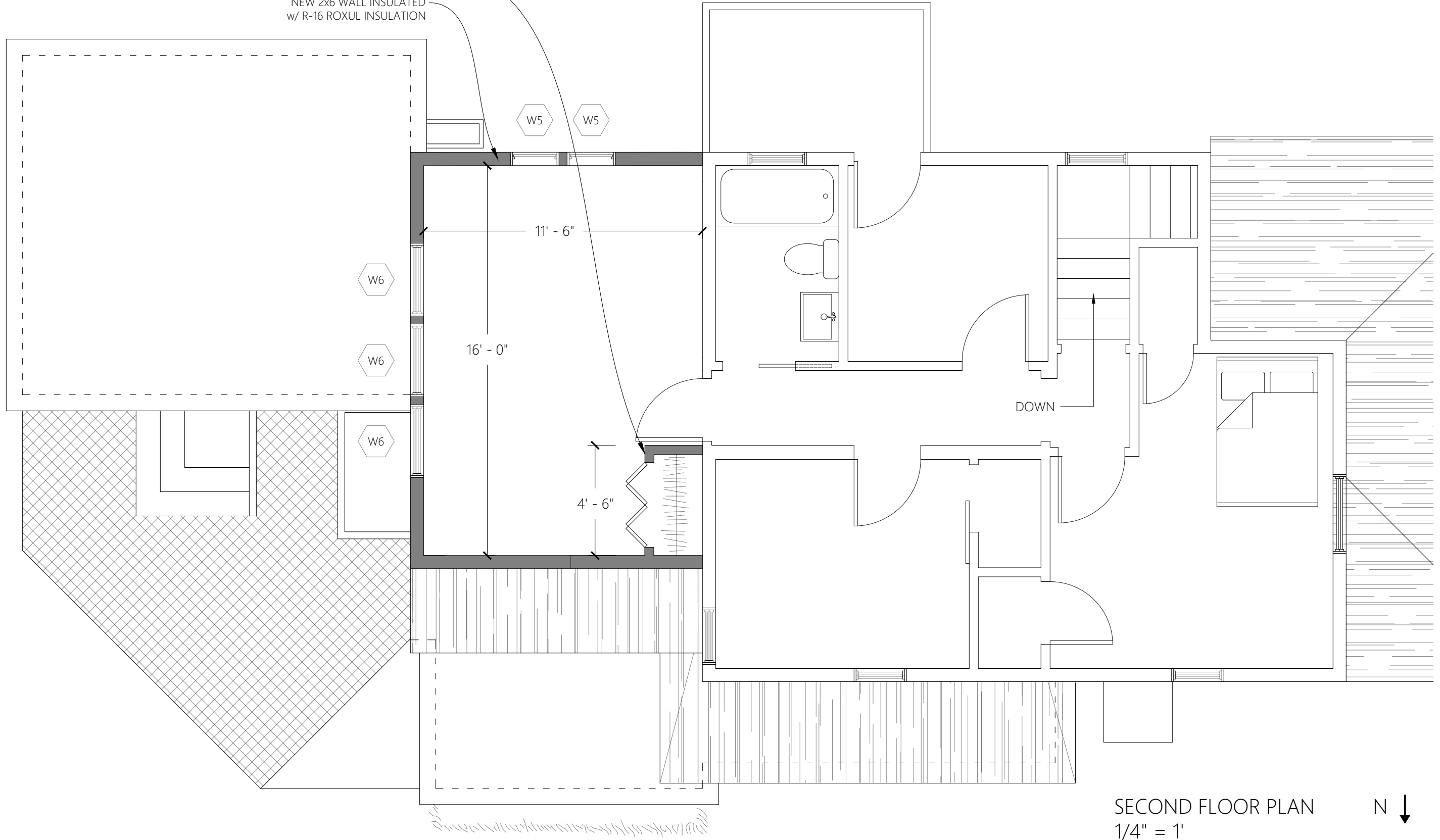


A102



**OAK LEAF**  
DESIGN · BUILD

NEW 2x4 WALL INSULATED  
w/ R-16 ROXUL INSULATION  
NEW 2x6 WALL INSULATED  
w/ R-16 ROXUL INSULATION



SECOND FLOOR PLAN  
1/4" = 1'



DESIGNER  
OAK LEAF DESIGN BUILD  
1240 JEWETT  
ANN ARBOR, MI, 48103  
734-249-9882

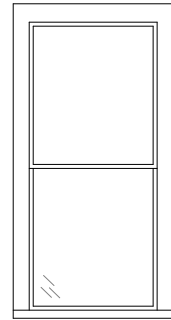
PROJECT  
321 EIGHTH STREET  
ANN ARBOR MI, 48103

APPLICATION FOR  
HISTORIC REVIEW

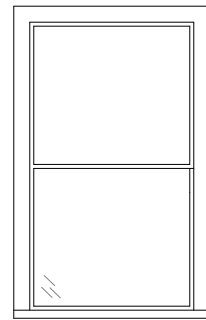
**A103**

WINDOW SCHEDULE

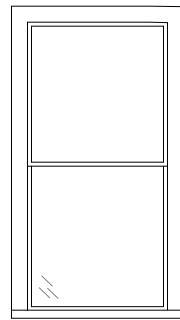
NUMBER	SIZE	TYPE
W1	2'-8" x 6'-0"	Double Hung
W2	3'-5" x 3'-0"	Double Hung
W3	2'-11" x 6'-0"	Double Hung
W4	3'-0" x 3'-0"	Awning
W5	2'-0" x 2'-0"	Fixed
W6	3'-0" x 5'-0"	Double Hung



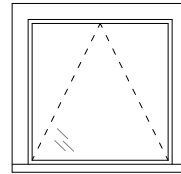
W1



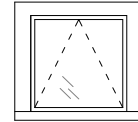
W2



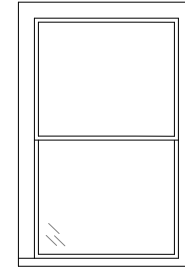
W3



W4



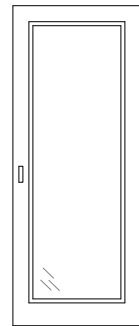
W5



W6

DOOR SCHEDULE

NUMBER	SIZE	TYPE
D1	2'-8" x 6'-8"	Glass Inswing



D1

DESIGNER  
OAK LEAF DESIGN BUILD  
1240 JEWETT  
ANN ARBOR, MI, 48103  
734-249-9882

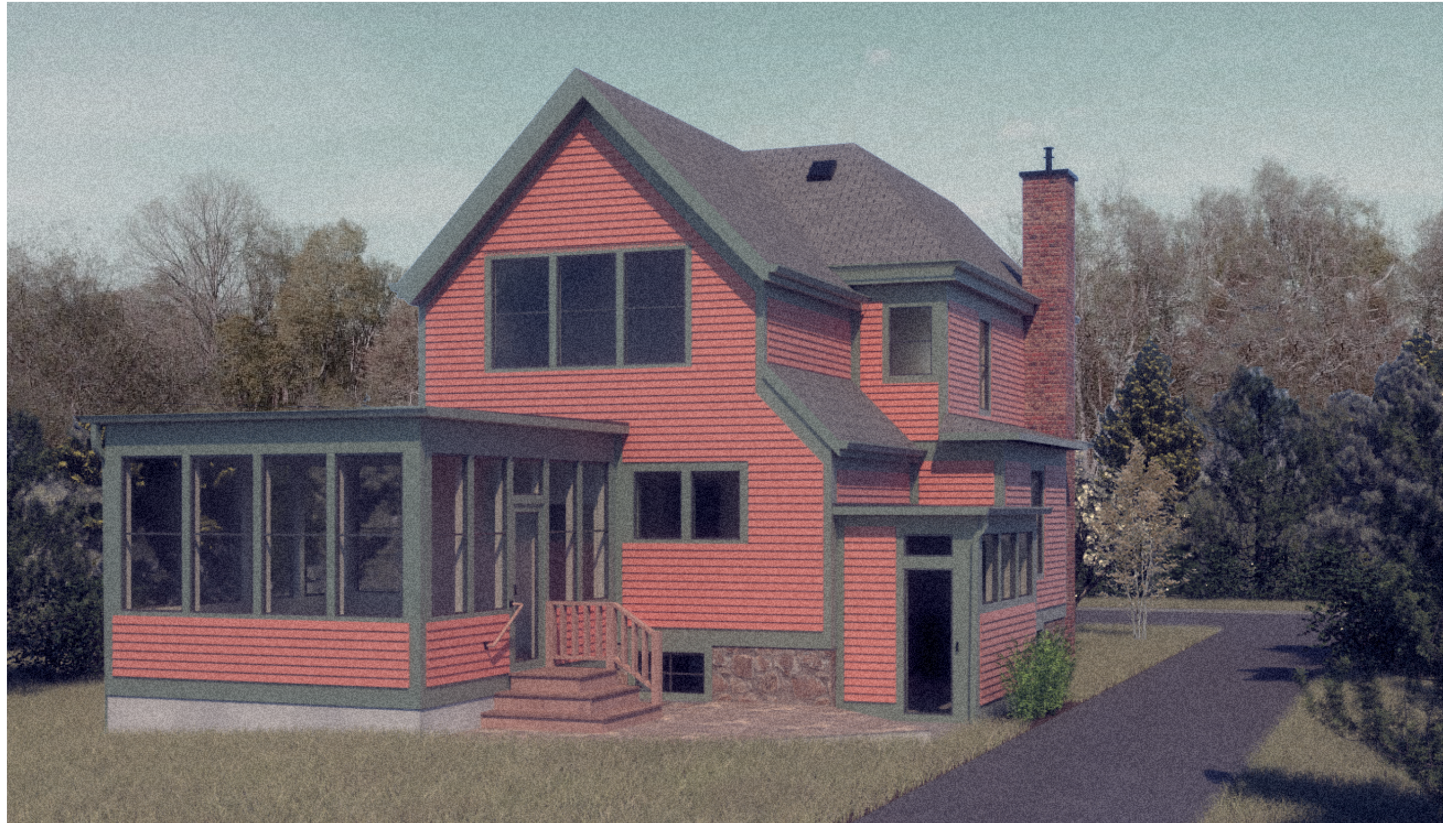
PROJECT  
321 EIGHTH STREET  
ANN ARBOR MI, 48103

APPLICATION FOR  
HISTORIC REVIEW

A600

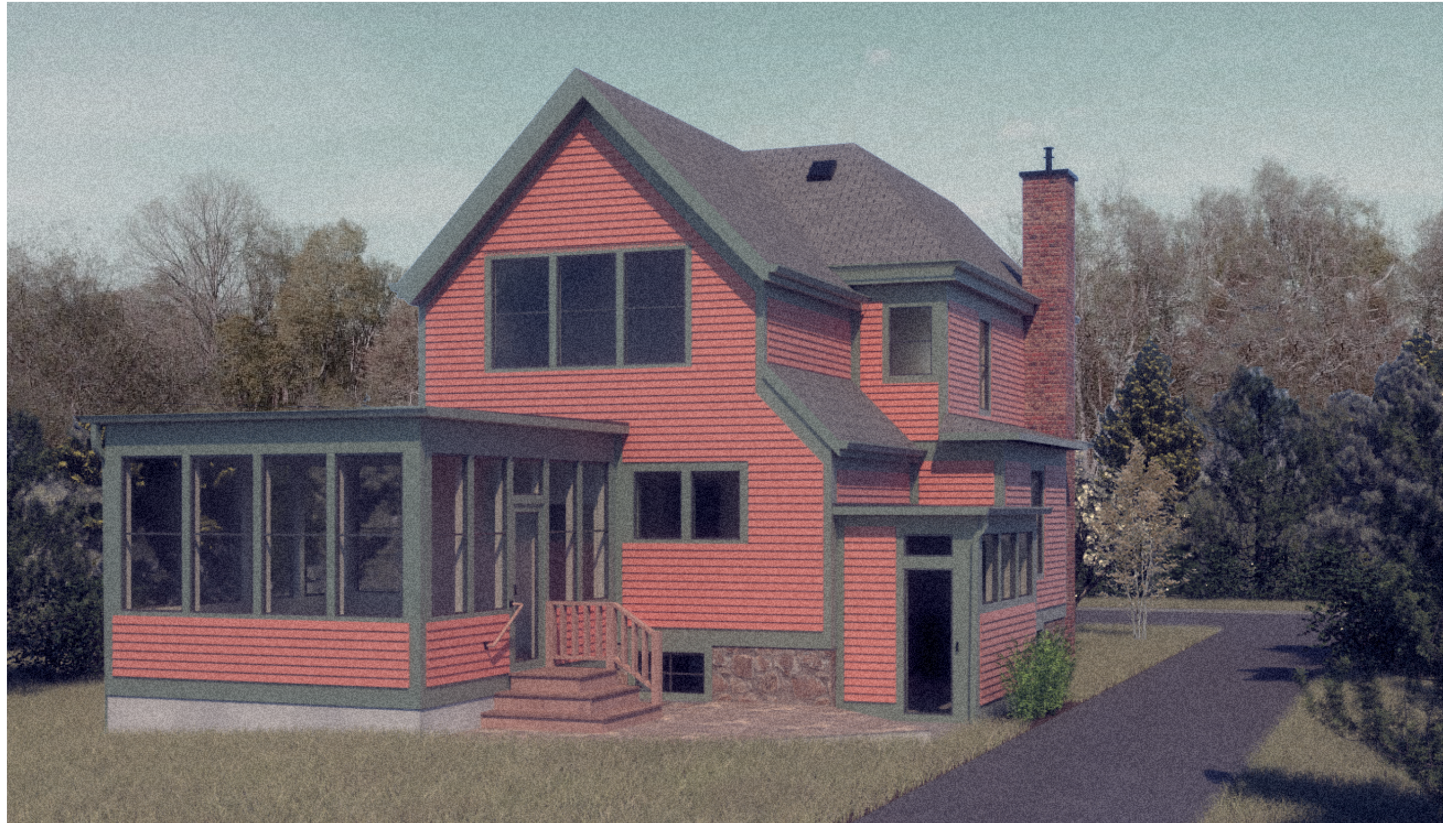


321 Eighth Street  
Ann Arbor MI, 48103  
Bird's Eye View





321 Eighth Street  
Ann Arbor MI, 48103  
Bird's Eye View

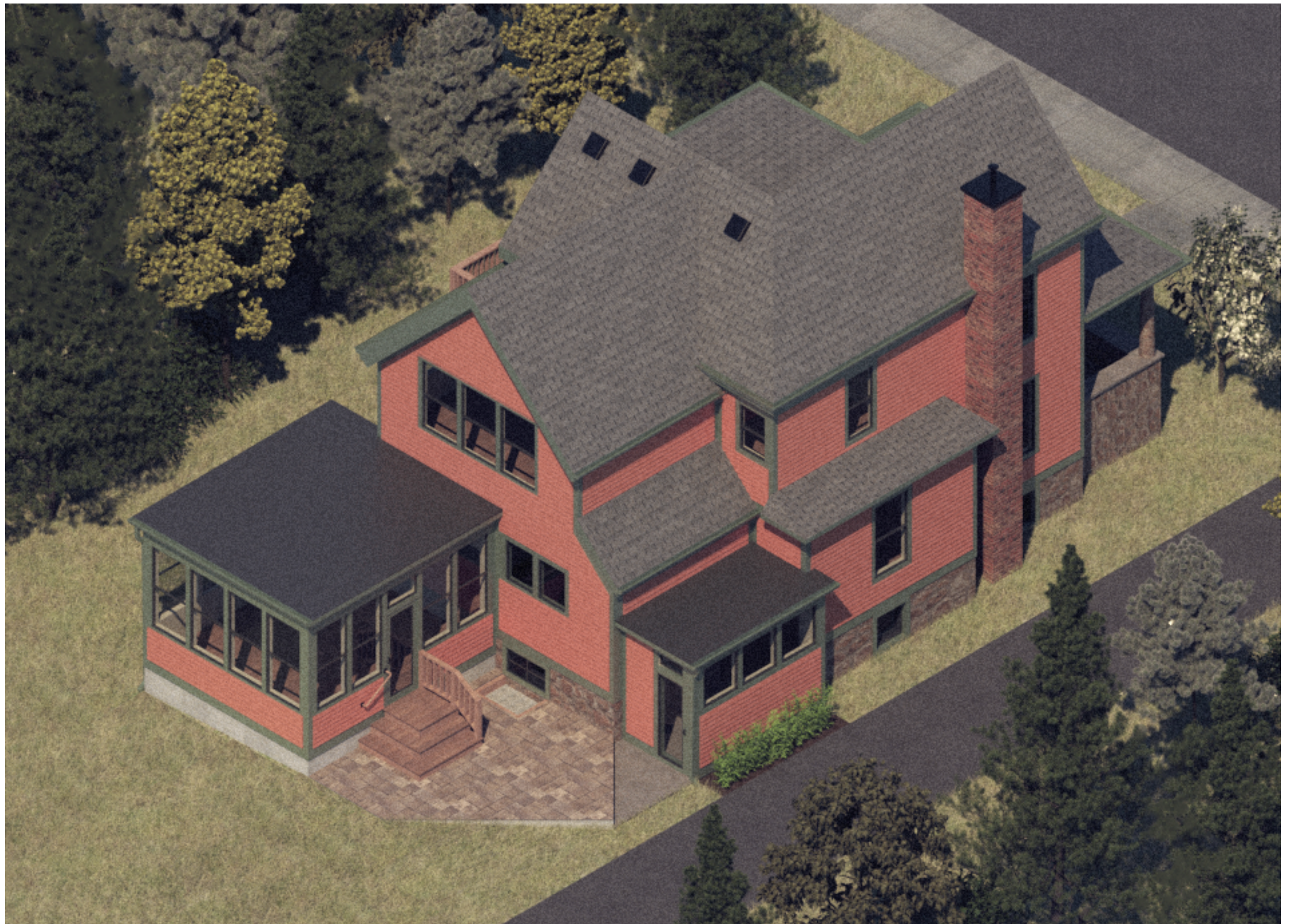




321 Eighth Street  
Ann Arbor MI, 48103  
Bird's Eye View



**OAK LEAF**  
DESIGN · BUILD





321 Eighth Street  
Ann Arbor MI, 48103  
Street View - North



**OAK LEAF**  
DESIGN · BUILD





321 Eighth Street  
Ann Arbor MI, 48103  
Street View - South



**OAK LEAF**  
DESIGN · BUILD

