

MEMORANDUM

To: Historic District Commissioners

From: Jill Thacher, Historic Preservation Coordinator

Date: October 11, 2018

Re: 321 Eighth Street Drawing Revisions, HDC18-199

Revised plans have been submitted for the first floor north roofline of this addition, per discussion at the September 20 HDC meeting. Those plans are attached, and the original application and submission follow.

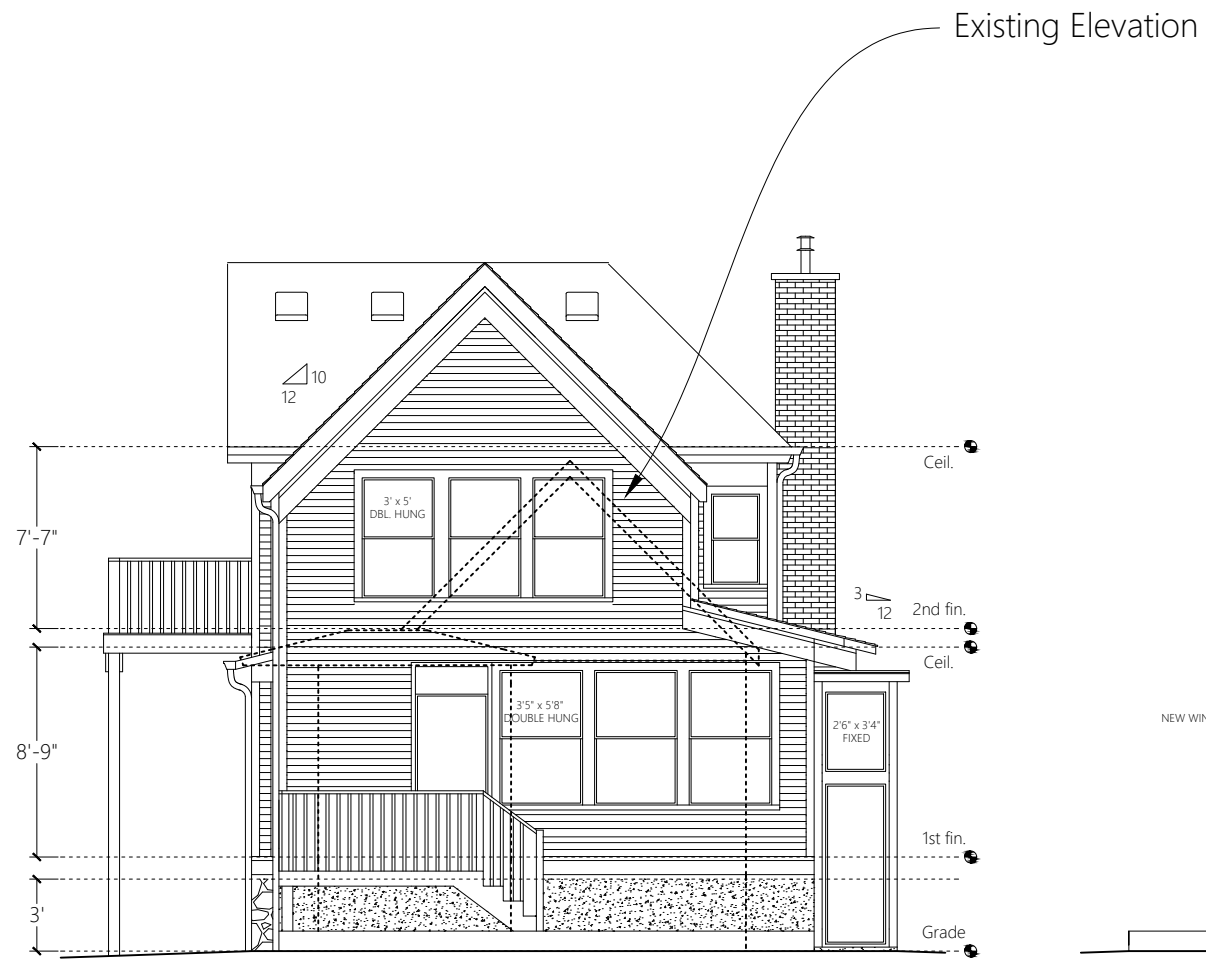
The mudroom portion of the addition's roof has been separated and lowered, which helps the mudroom read as a modern bumpout. The roof above it is maintained in its existing configuration, then steps back at the corner, which helps define the addition vs the historic part of the house.

Staff believes this modification and the work in general are appropriate. The mudroom extends beyond the plane of the original house, but the corner is preserved on the second floor, and the corner board is retained on the first floor. This particular structure features a series of outward steps on the north elevation: The front porch steps out to the front corner, then to the chimney, then to the dining room, and is now proposed to step out to the mudroom. While pulling back at this point would be the most appropriate, the mudroom is clearly modern and far enough back on the house to be inconspicuous.

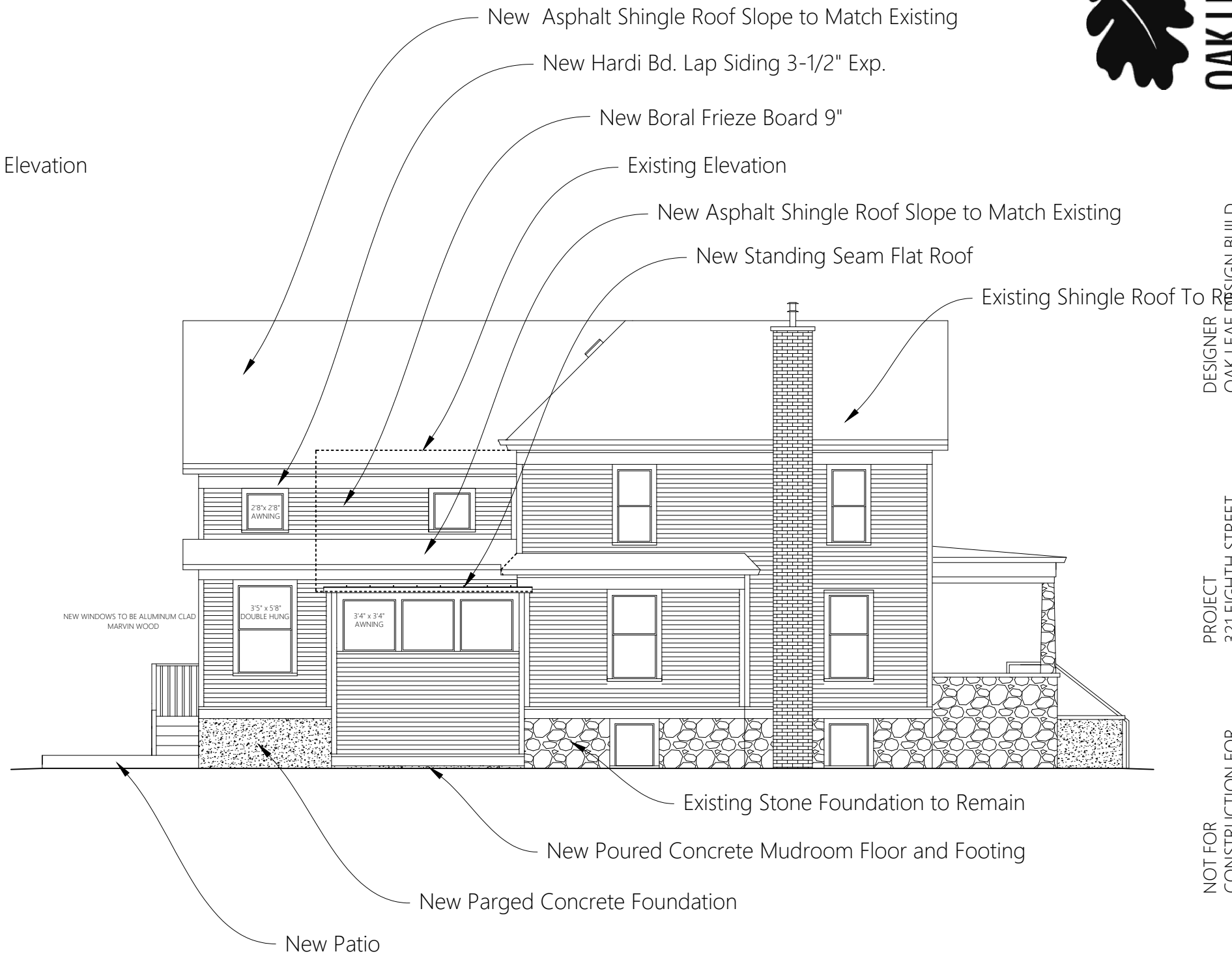


33





PROPOSED EAST ELEVATION
1/8" = 1'



PROPOSED NORTH ELEVATION

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

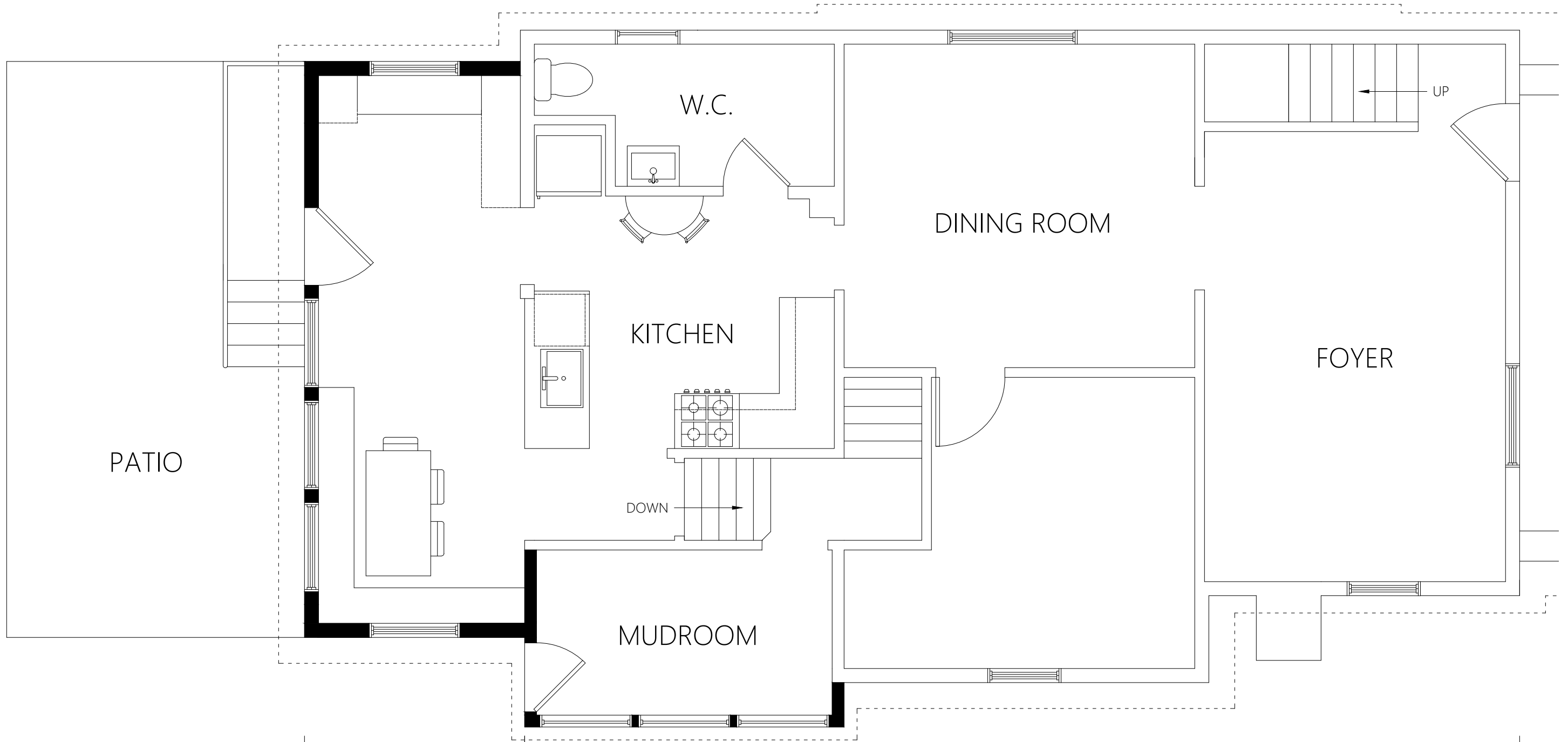
PROJECT
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ANN ARBOR MI, 48103

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A202



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FLOOR PLAN
1/4" = 1'



A102

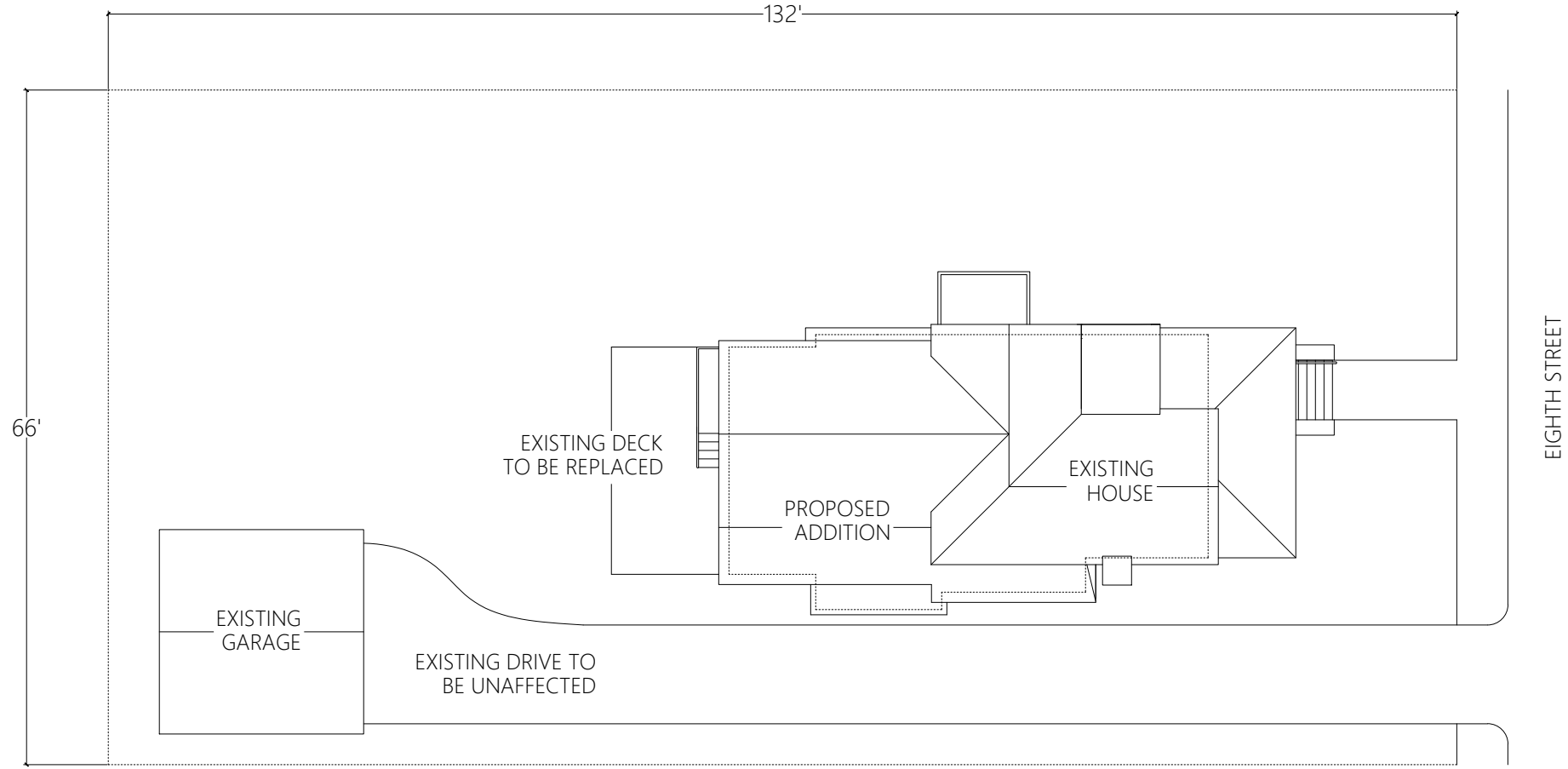


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321 EIGHTH STREET
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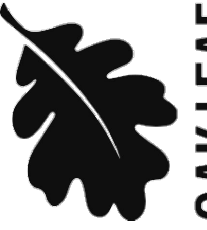
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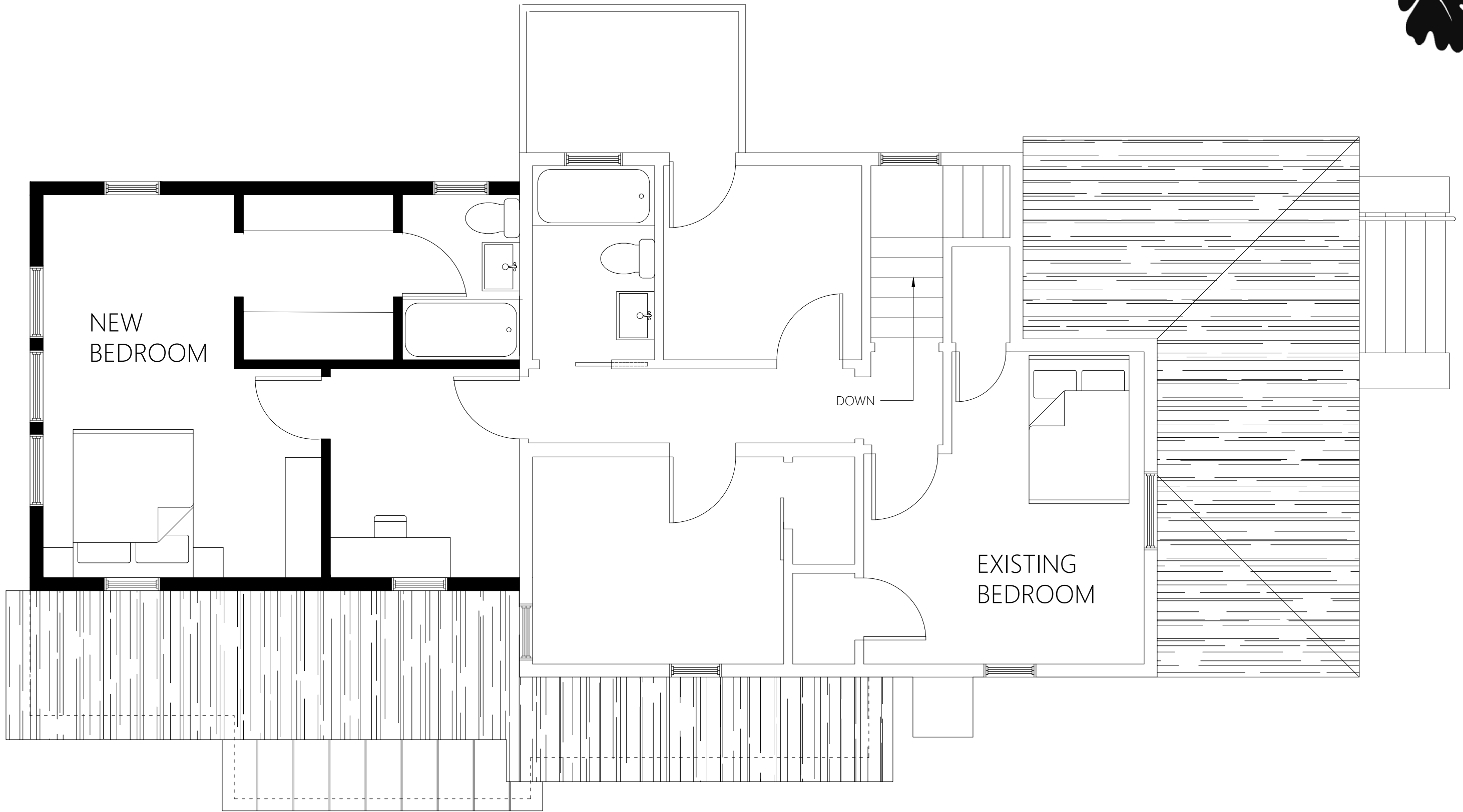
SITE PLAN
1/16" = 1'



A100



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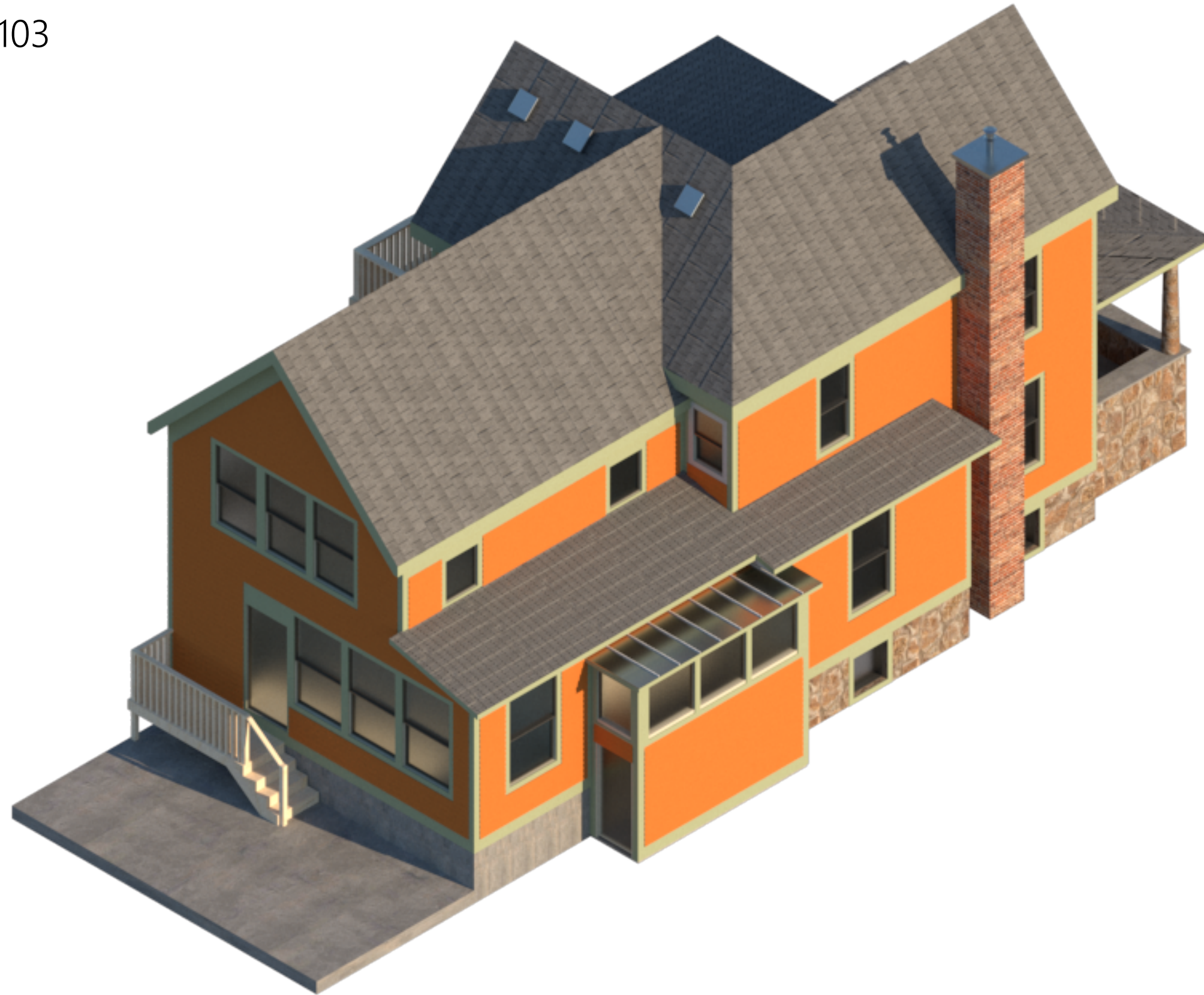
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SECOND FLOOR PLAN
1/4" = 1'



A103

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



321 Eighth Street
Ann Arbor MI, 48103
View From North



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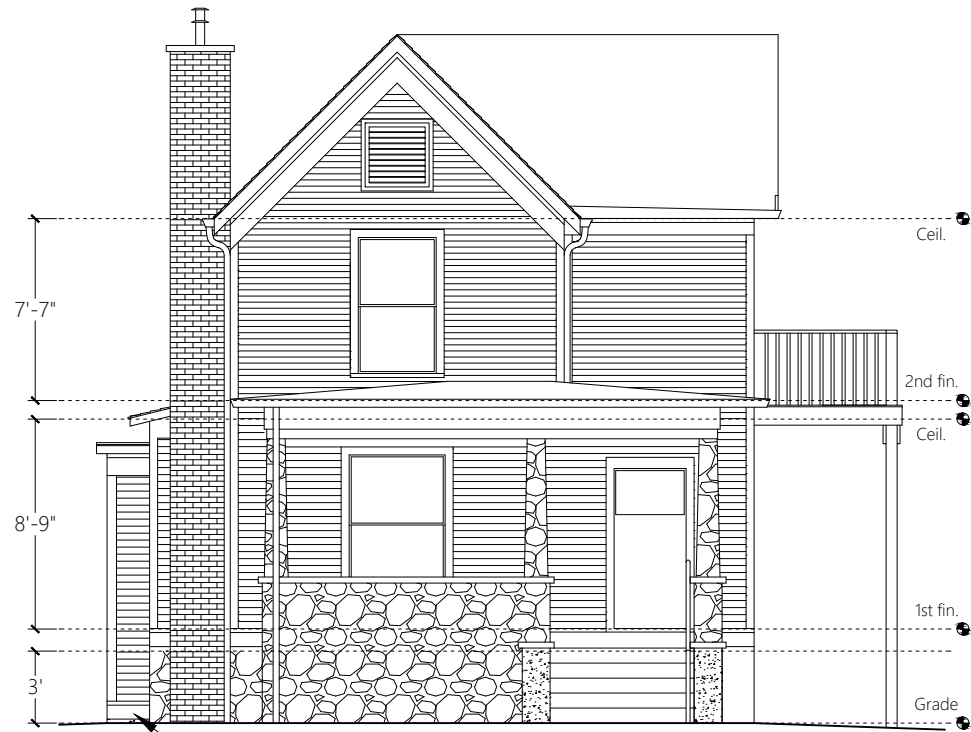
New Asphalt Shingle Roof Slope to Match Existing

Existing Elevation

New Boral Frieze Board 9"

New Hardi Bd. Lap Siding 3-1/2" Exp.

Existing Shingle Roof To Remain



New Mudroom Bump-out

PROPOSED WEST ELEVATION
1/8" = 1'



Existing Stone Foundation to Remain

New Parged Concrete Foundation

New Patio

PROPOSED SOUTH ELEVATION



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

jthacher@a2gov.org

Fax: 734.994.8460

Permit Number	HDC# 18-199
	BLDG#
DATE STAMP	
CITY OF ANN ARBOR RECEIVED	
AUG 24 2018	
PLANNING & DEVELOPMENT SERVICES	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER JOSHUA MINER		HISTORIC DISTRICT OWS	
PROPERTY ADDRESS 321 Eighth St			CITY ANN ARBOR
ZIP CODE 48103	DAYTIME PHONE NUMBER (734) 768 1902	EMAIL ADDRESS joshminer321@gmail.com	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP

PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME JOSH MINER	DATE 08/24/18
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APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) Nick Durrie			
ADDRESS OF APPLICANT 1240 Jewett unit 2B			CITY Ann Arbor
STATE MI	ZIP CODE 48104	PHONE / CELL # (734) 223-5153	FAX No ()
EMAIL ADDRESS			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	PRINT NAME x Nicholas Durrie	DATE 8/20/18
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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).

Two story addition off the rear of existing house - New spaces will be ground level mudroom, first floor kitchen/dining expansion, and second floor master bedroom suite using converted Attic space and the new addition's footprint

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

Existing mudroom side entry (not original to house) is not practical. existing back porch is in bad shape and needs repair or removal, living space is not adequate for the owner's growing family

For Further Assistance With Required Attachments, please visit 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 <i>250</i>	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 <i>Ann Arbor</i>	\$700.00
Replacement of multi-family and commercial window (s) <i>212-212</i>	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure <i>1000</i>	\$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

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

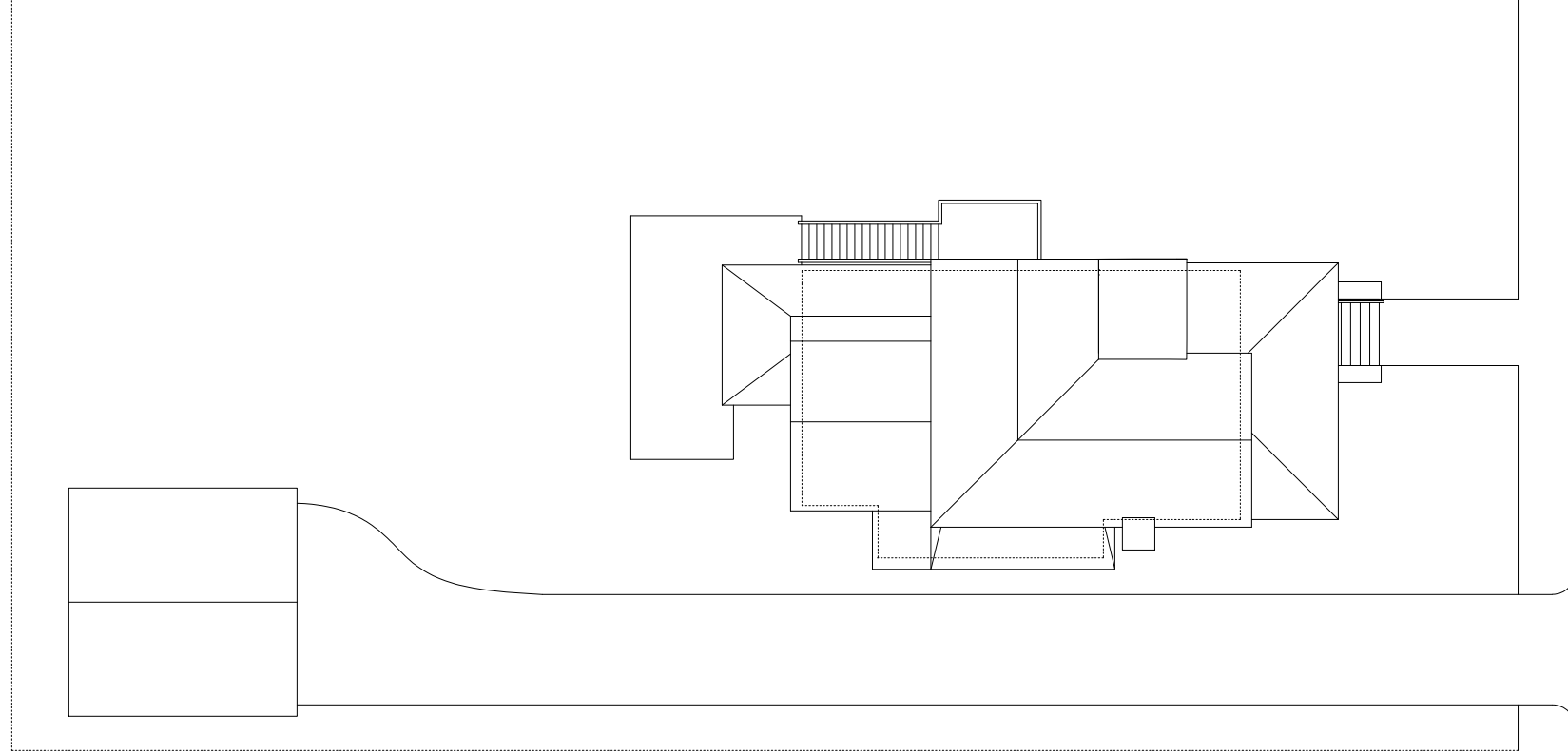
HDC applications expire three (3) years after the date of approval.

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	<i>Nick Davis</i>	
Comments	<i>15th Street front of 28</i> <i>10124</i> <i>IM</i>	
Fee:	\$ <u> </u>	
Payment Type	<input type="checkbox"/> Check: # <u> </u> <i>X</i> <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	

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.
- Existing window side entry (not original to house) is not historical. Existing side porch is in bad shape and needs repair or removal. Ground floor porch for the owner's family is not a historical footprint.*



EIGHTH STREET

EXISTING ROOF PLAN
1/16" = 1'



A101

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PROJECT
321 EIGHTH STREET
ANN ARBOR MI, 48103

DESIGNER
OAK LEAF DESIGN BUILD
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734-249-9882



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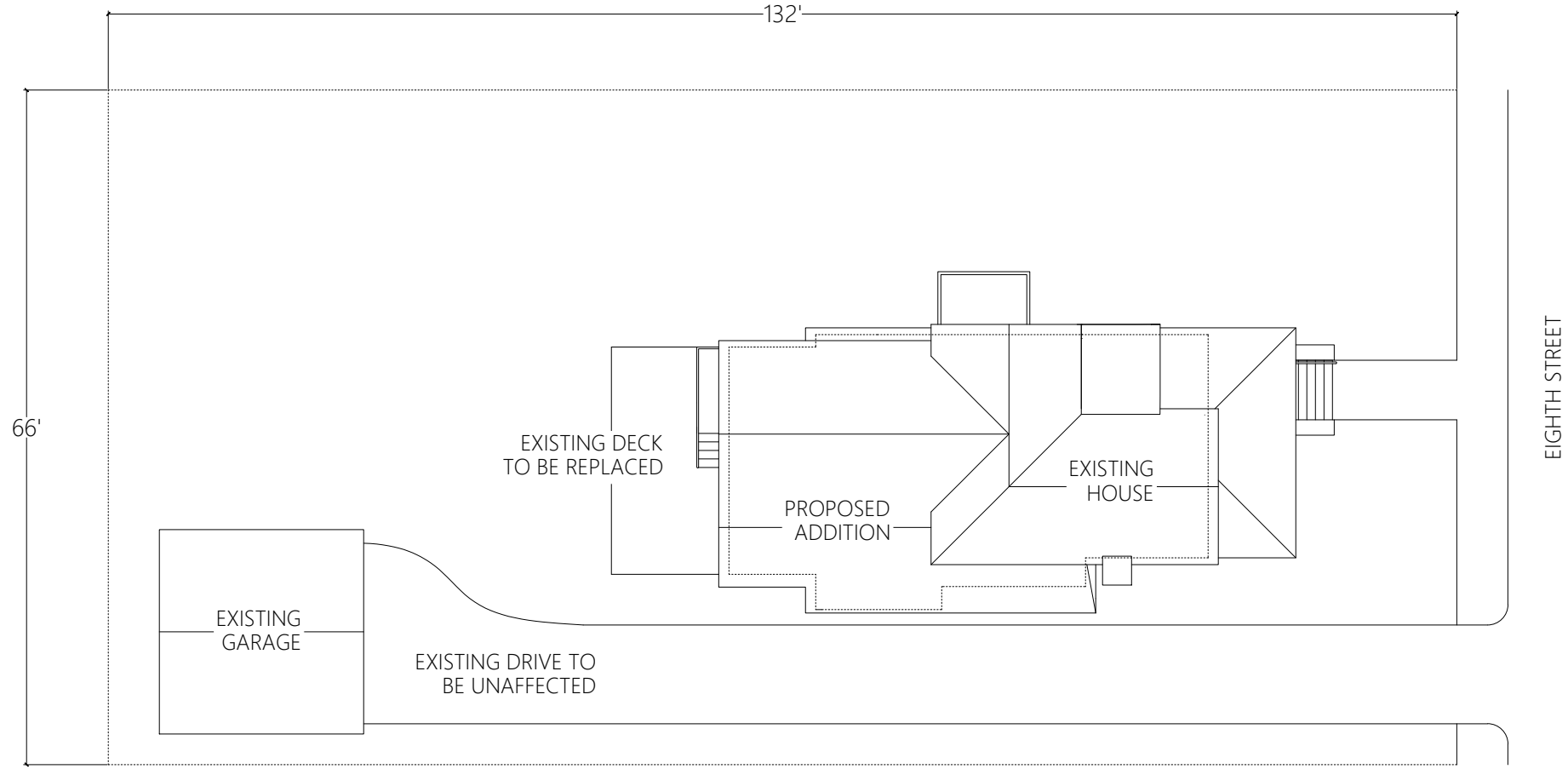


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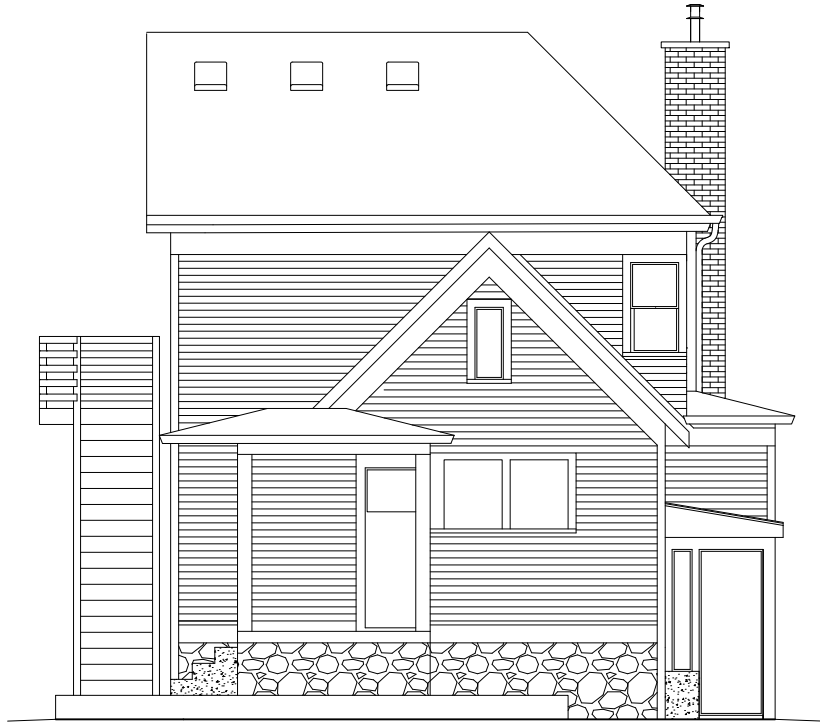
SITE PLAN
1/16" = 1'



A100



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EXISTING EAST ELEVATION
1/8" = 1'



EXISTING NORTH ELEVATION

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EXISTING WEST ELEVATION
1/8" = 1'



EXISTING SOUTH ELEVATION

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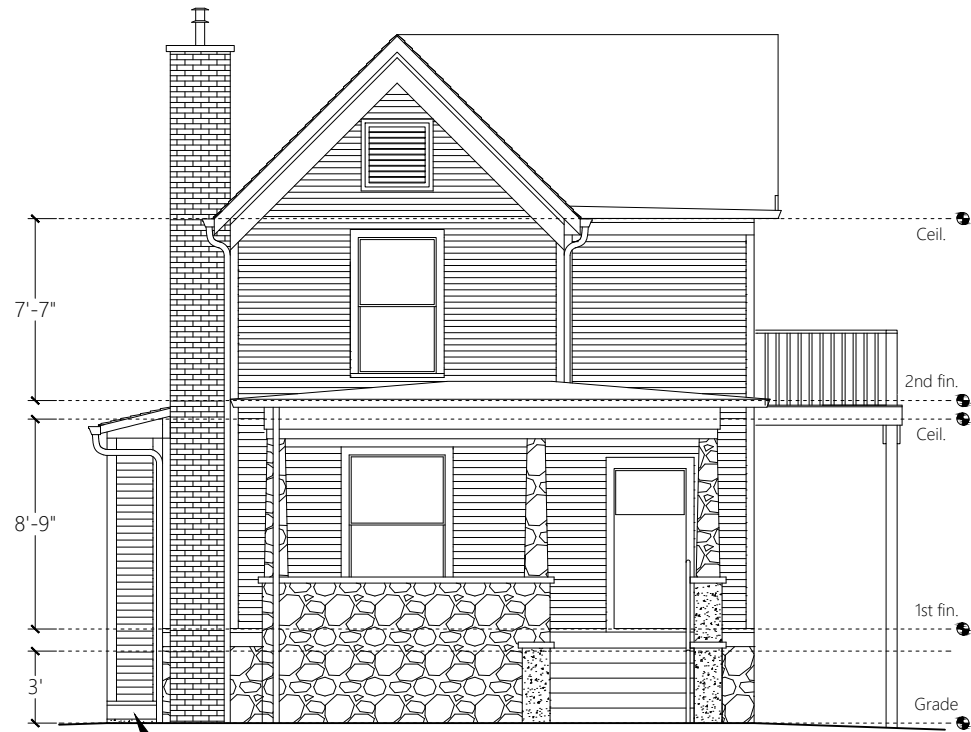
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Existing Elevation

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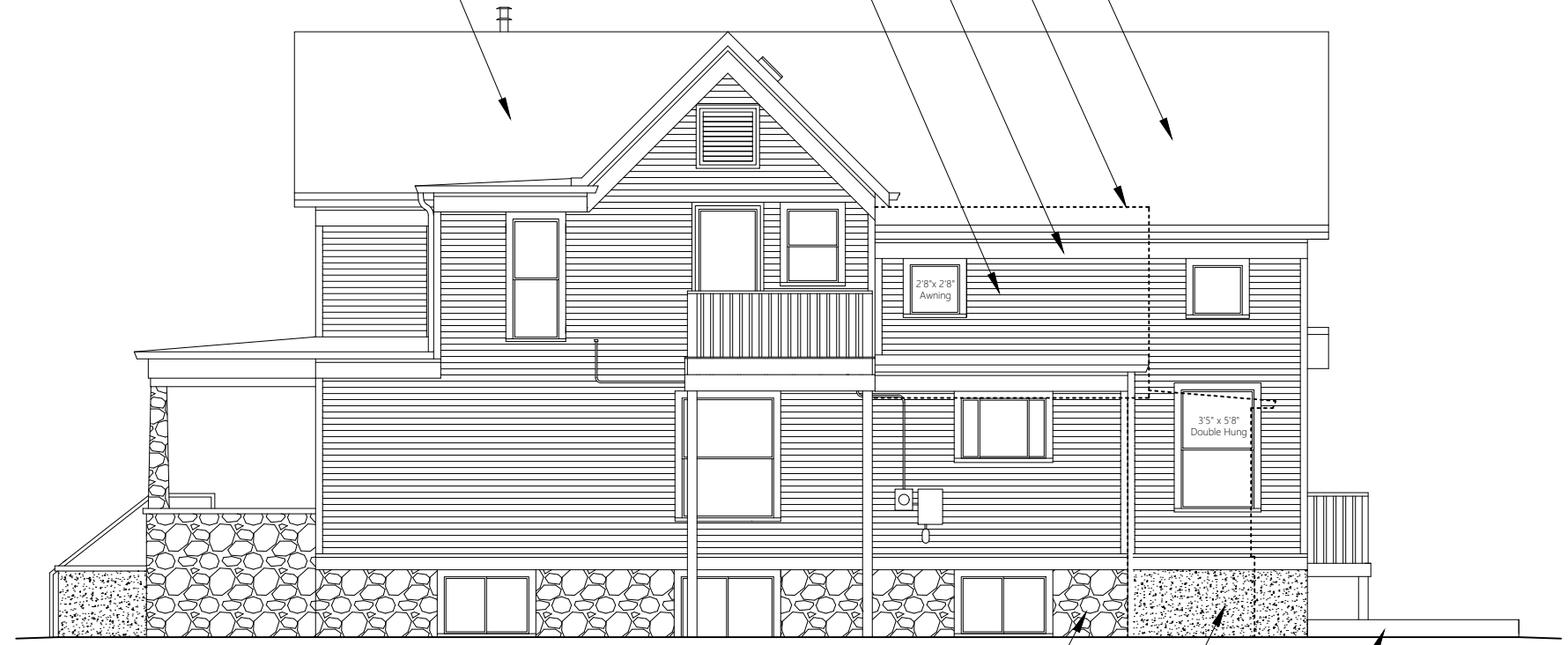
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Existing Shingle Roof To Remain



New Mudroom Bump-out

EXISTING WEST ELEVATION
1/8" = 1'

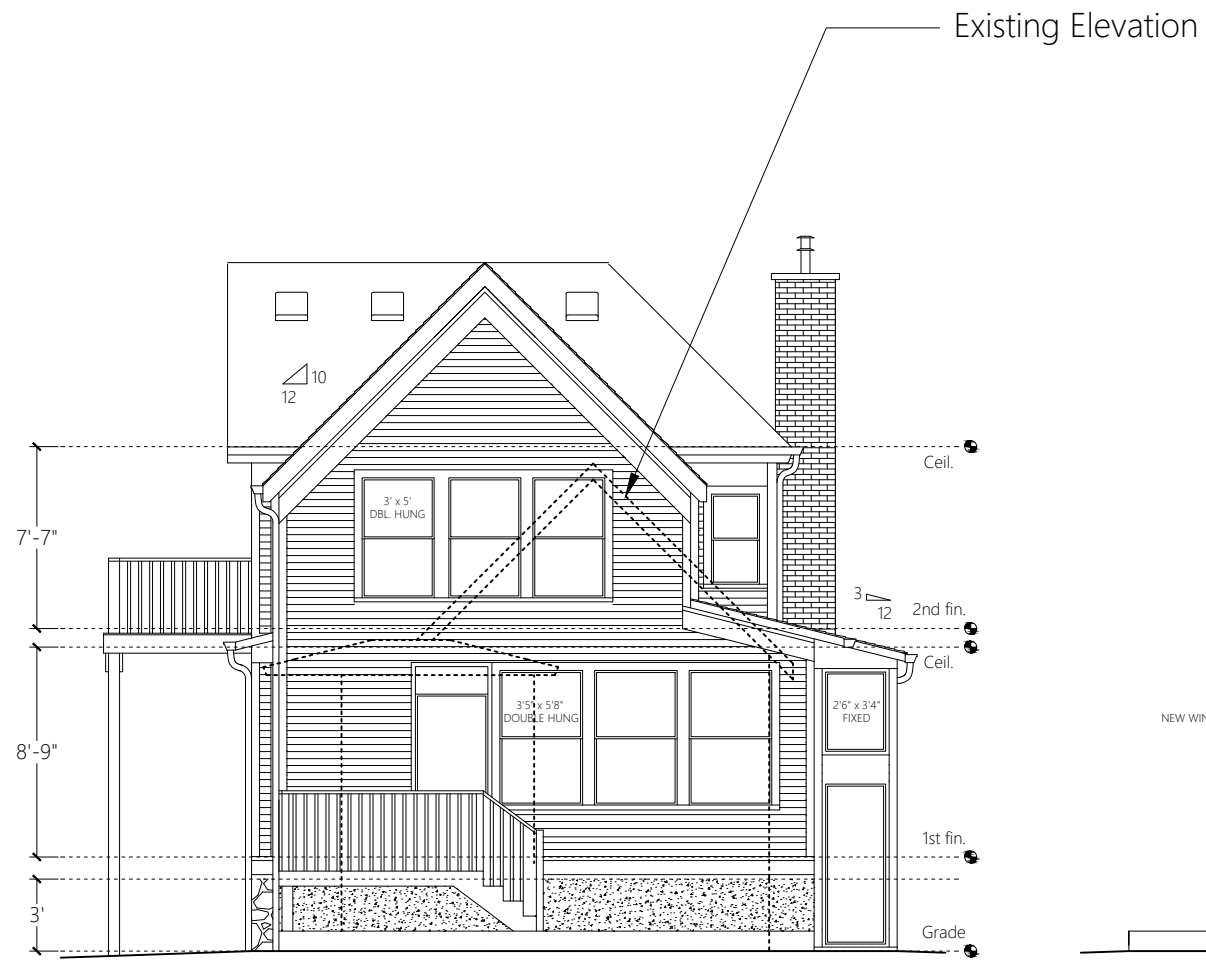


Existing Stone Foundation to Remain

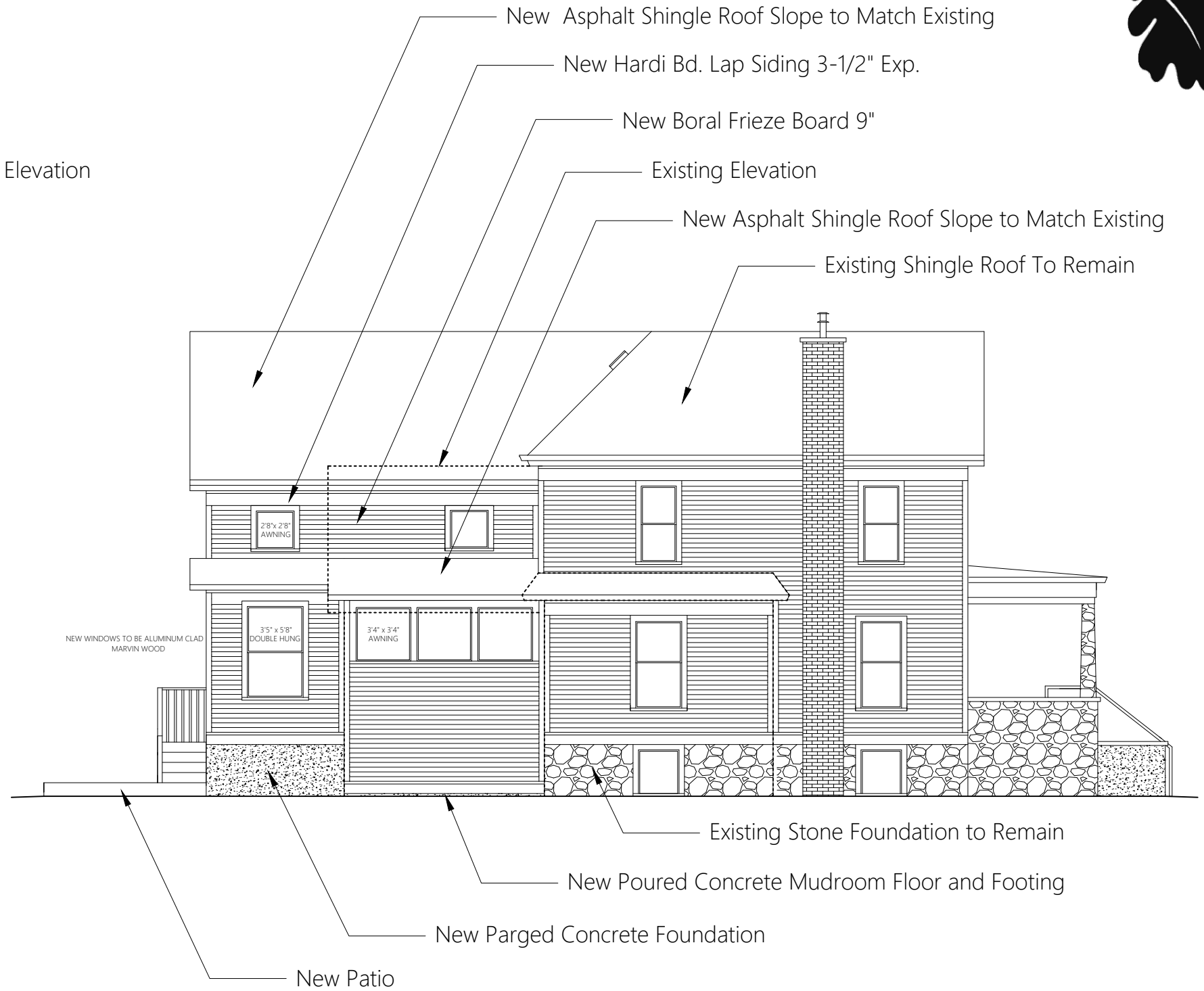
New Parged Concrete Foundation

New Patio

PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION
1/8" = 1'



PROPOSED NORTH ELEVATION

321 Eighth Street
Ann Arbor MI, 48103
View From North



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321 Eighth Street
Ann Arbor MI, 48103
View From South



OAK LEAF
DESIGN • BUILD



321 Eighth Street
Ann Arbor MI, 48103
View From East



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

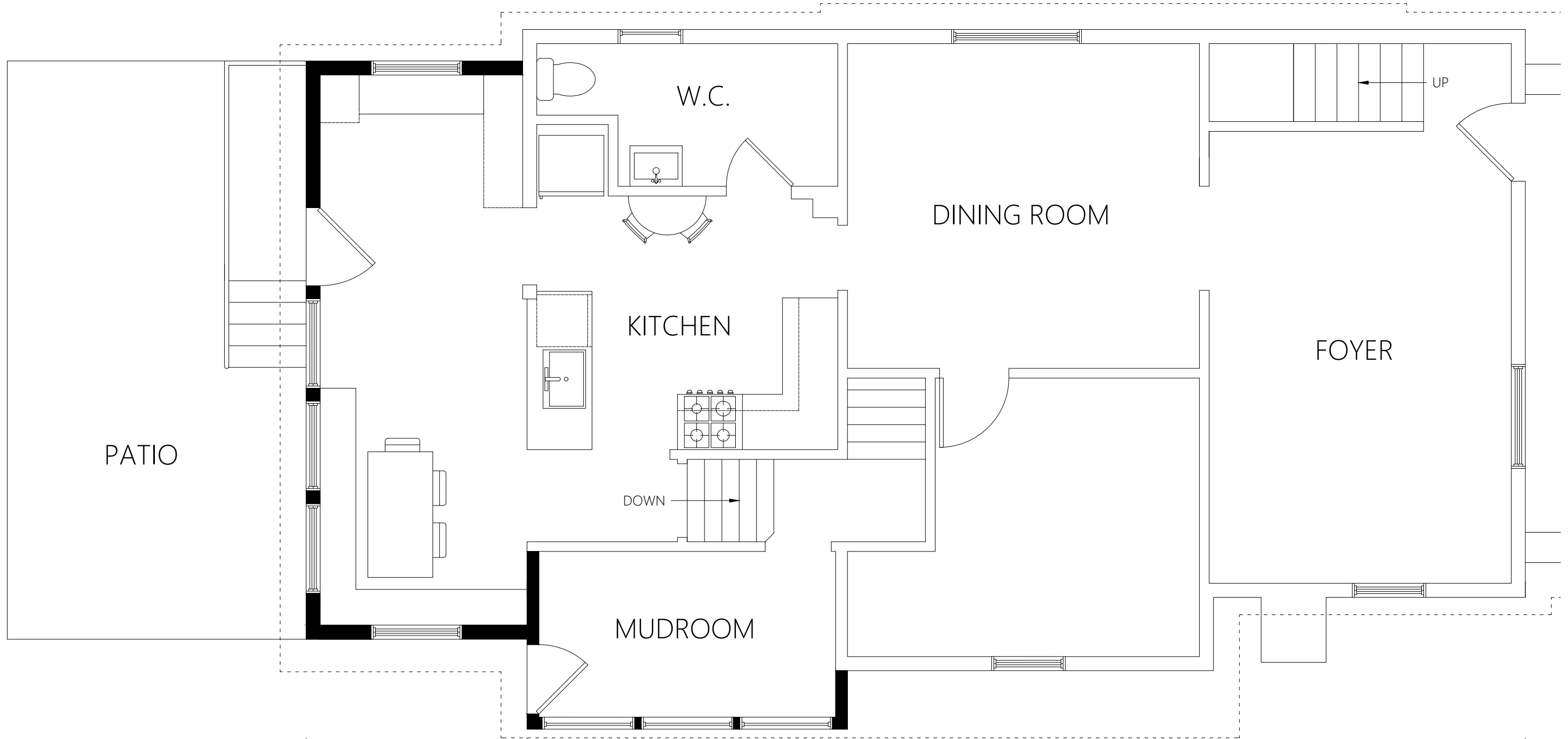


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8'-6" AREA OF PROPOSED ADDITION 38'-5" AREA OF EXSITING

FLOOR PLAN
1/4" = 1'



A101



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NEW
BEDROOM

EXISTING
BEDROOM

DOWN

SECOND FLOOR PLAN
1/4" = 1'



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