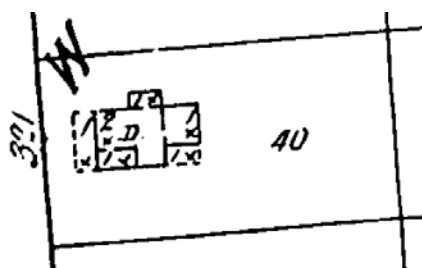


ANN ARBOR HISTORIC DISTRICT COMMISSION**Staff Report****ADDRESS:** 321 Eighth Street, Application Number HDC18-199**DISTRICT:** Old West Side Historic District**REPORT DATE:** September 20, 2018**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator**REVIEW COMMITTEE DATE:** Monday, September 17, 2018

	OWNER	APPLICANT
Name:	Joshua Miner	Nick Durrie
Address:	321 Eighth Ann Arbor, MI 48103	1240 Jewett unit 2B Ann Arbor, MI 48104
Phone:	(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.



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

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. 1947 aerial photography shows a roof matching what's there today. Behind the house there appears to be a square concrete slab.



2. The existing footprint is 901.5 square feet, and the proposed is 1166.5, an increase of 34% of the original. The existing house is 1440.5 square feet, and the proposed is 2053.5 square feet, or 42.5%. 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 addition would bump the rear wall out 8.5' and extend it about 4' farther north. A small existing mudroom or breezeway on the north elevation behind the bumpout would be expanded and extend 2' beyond north elevation of the bumpout. The rear wing's roof form would be lost, because the addition is two stories, but the south wall would retain

the rear wing's foundation, wood siding, and vertical and horizontal trim. No remnant of the current rear wing would be visible from the east/rear or north/side elevation. A narrower second floor preserves the lone second-floor window on the rear elevation. The roof pitch matches the other gables.

4. The addition is proposed to be clad in 3 1/2" exposure cementitious siding, with boral trim. Window and door 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 and doors. The design proposes trim matching the original house. Because the addition's foundation, cladding, windows and doors, and trim are modern materials that only resemble the originals, staff feels this is acceptable and adequately differentiates the new from the old. For projects that seek to imitate the historic structure, this is an appropriate approach *if all of the work uses non-matching materials*.
5. The stone foundation is not shown being removed for the project, which will help define the original footprint of the house.
6. The addition is tall and the second floor narrow, and its placement between the attached one-car garage on the north and inset 5'+ from the south wall of the house will minimize its visibility from the street. Though the rear wing is original to the house and staff is reluctant to allow it to be completely removed, staff believes that the proposed addition is compatible with the remainder of the house and adequately differentiated from the old.

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 321 Eighth Street, a contributing property in the Old West Side Historic District, to construct a two-story rear addition on the following conditions: a staff approval is applied for and received for windows on the addition that are wood or wood clad, and addition doors, both of which 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)





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>212-2123</i>	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure <i>1212-1212</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

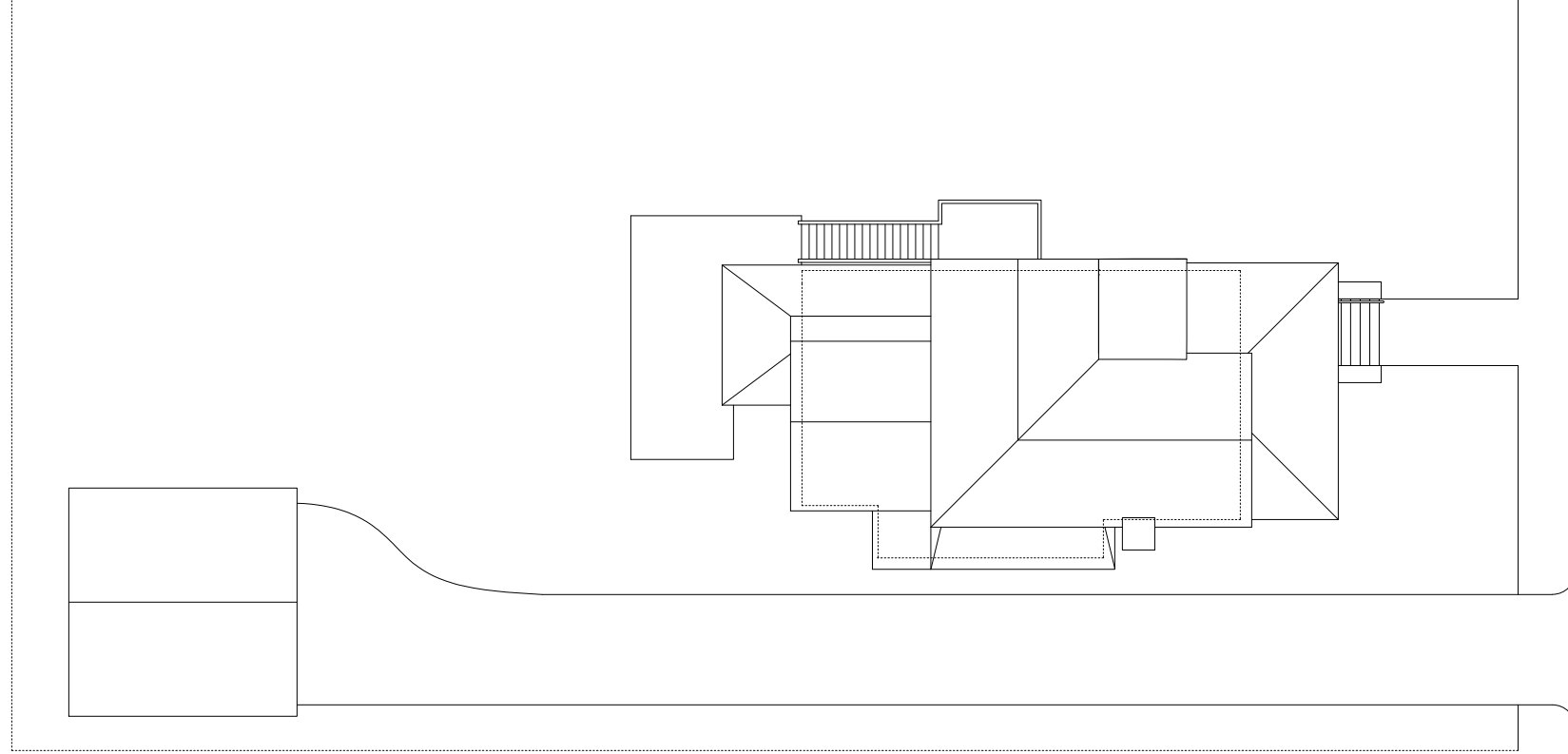
HDC applications expire three (3) years after the date of approval.

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 yard</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 practical. Existing side porch is in bad shape and needs repair or removal. Grand space is not adequate for the owner's grand family.*



EXISTING ROOF PLAN
1/16" = 1'



A101

NOT FOR
CONSTRUCTION FOR
REVIEW ONLY

PROJECT
321 EIGHTH STREET
ANN ARBOR MI, 48103

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



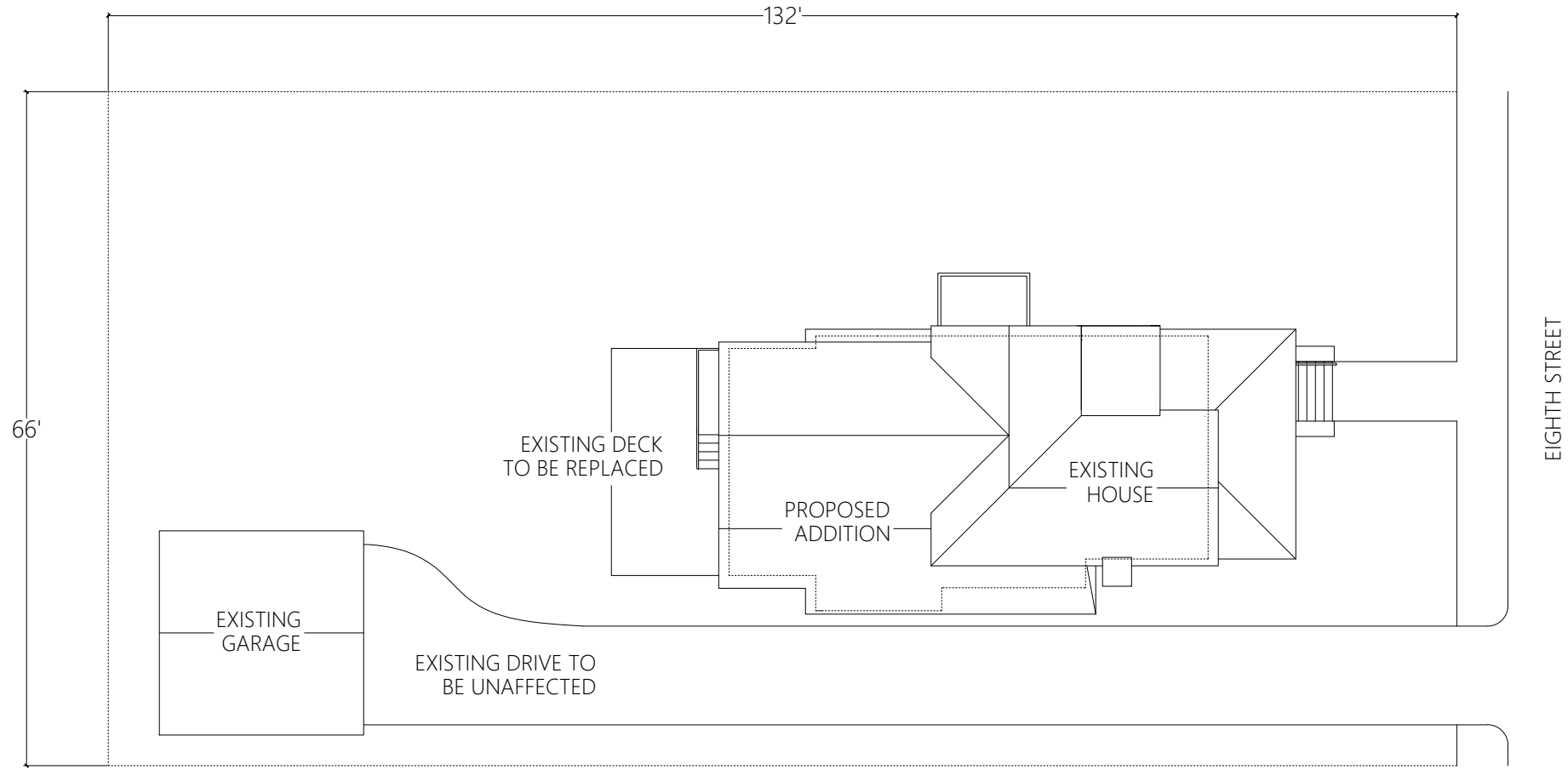


OAK LEAF
DESIGN · BUILD

DESIGNER
OAK LEAF DESIGN BUILD
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ANN ARBOR, MI, 48103
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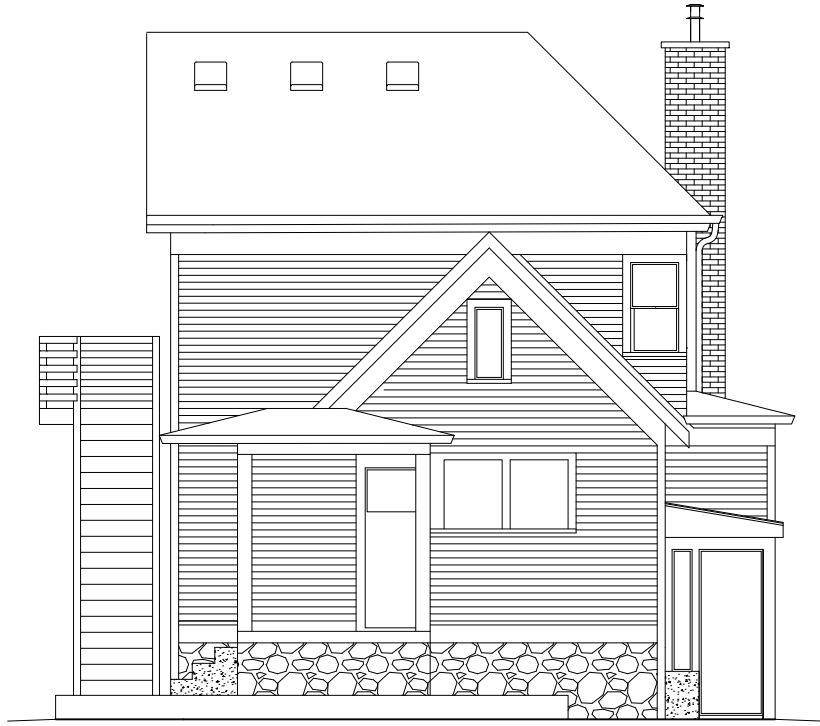
SITE PLAN
1/16" = 1'



A100



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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

NOT FOR
CONSTRUCTION FOR
REVIEW ONLY

A200



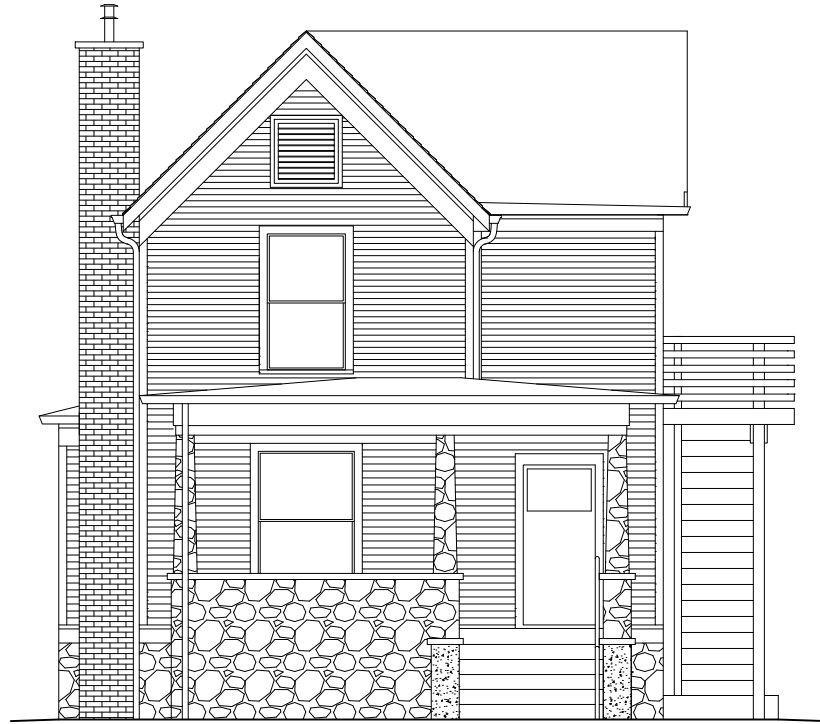
OAK LEAF
DESIGN · BUILD

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

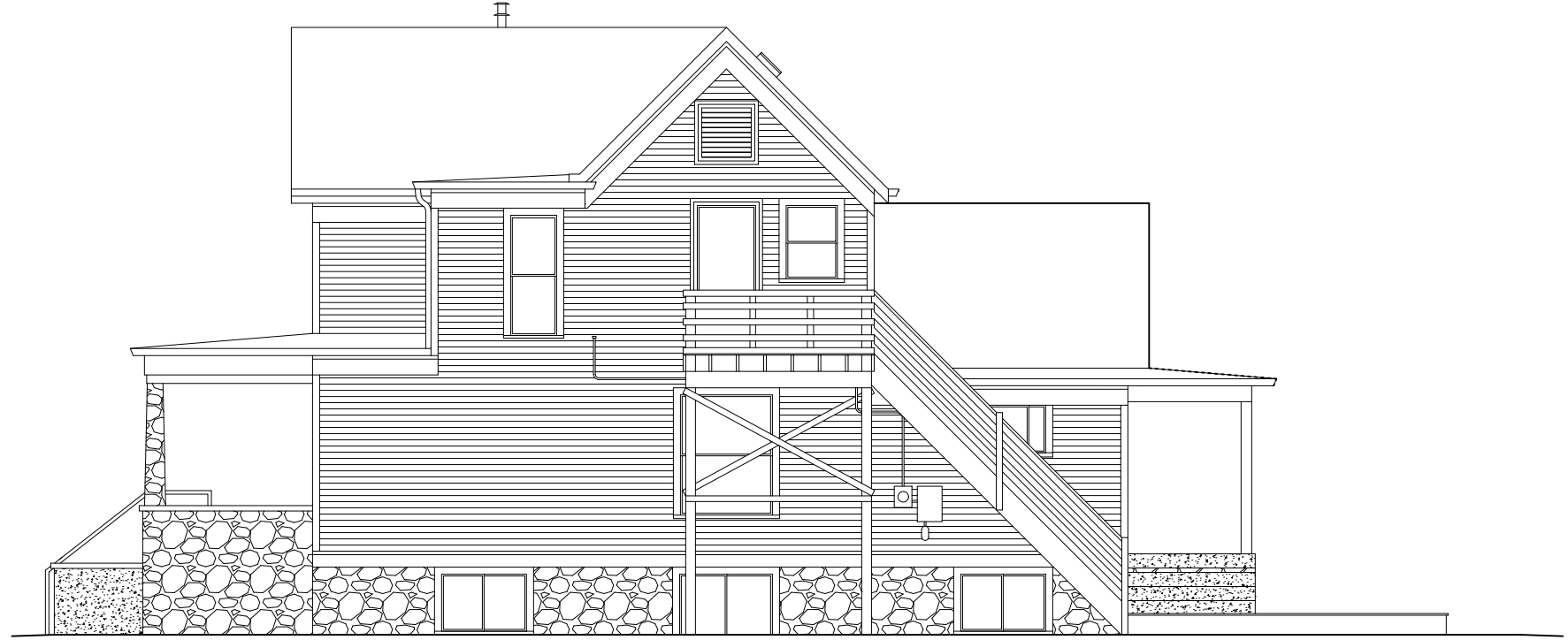
PROJECT
321 EIGHTH STREET
ANN ARBOR MI, 48103

NOT FOR
CONSTRUCTION FOR
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A200



EXISTING WEST ELEVATION
1/8" = 1'



EXISTING SOUTH ELEVATION



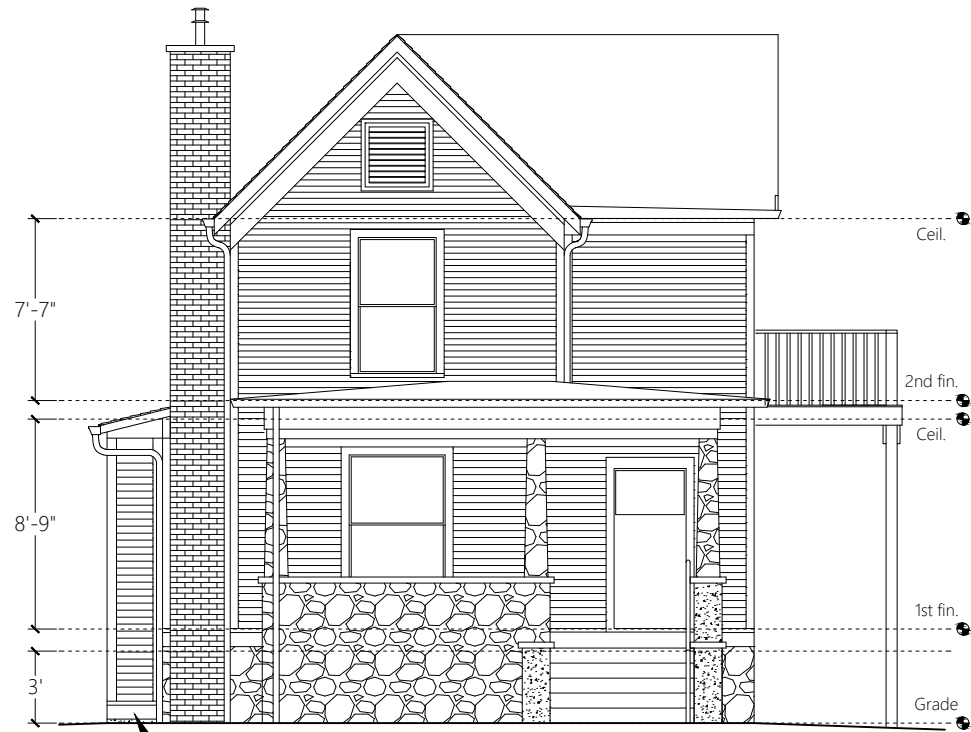
New Asphalt Shingle Roof Slope to Match Existing

Existing Elevation

New Boral Frieze Board 9"

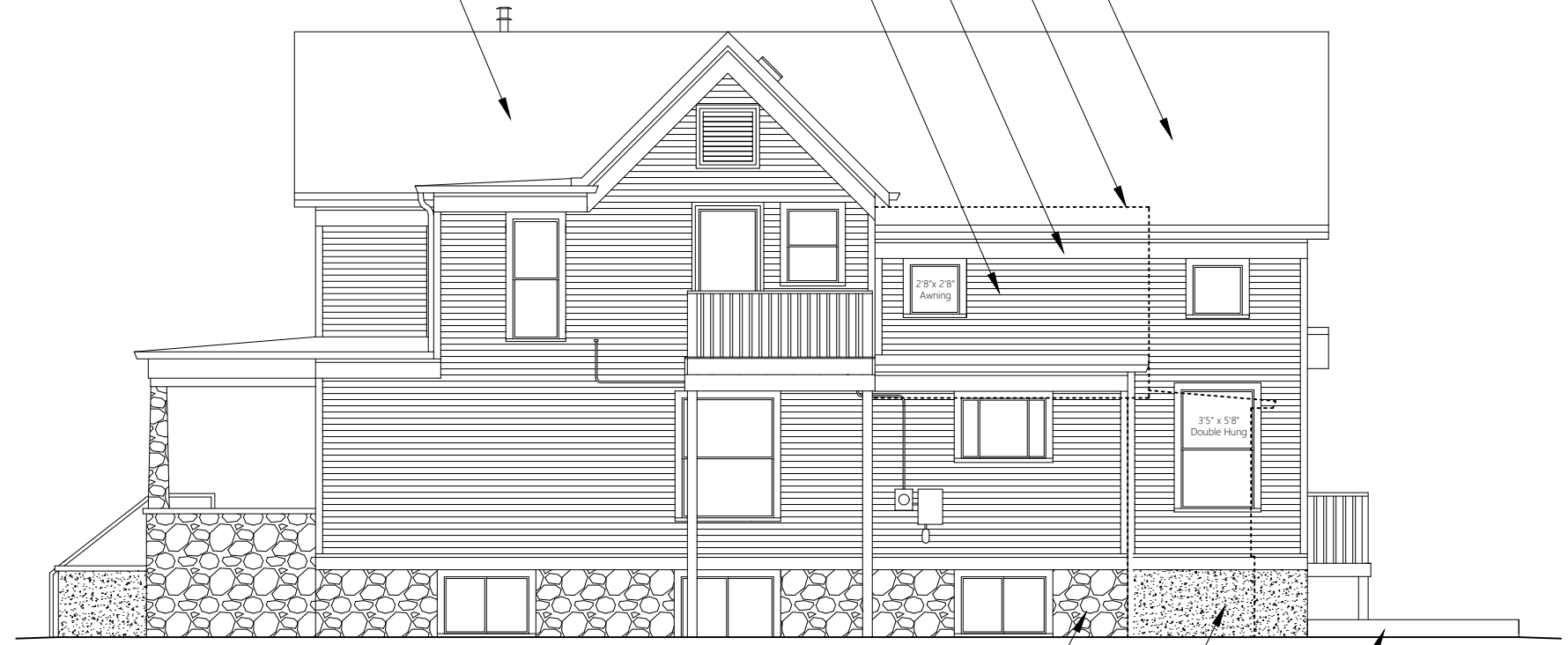
New Hardi Bd. Lap Siding 3-1/2" Exp.

Existing Shingle Roof To Remain



New Mudroom Bump-out

EXISTING WEST ELEVATION
1/8" = 1'

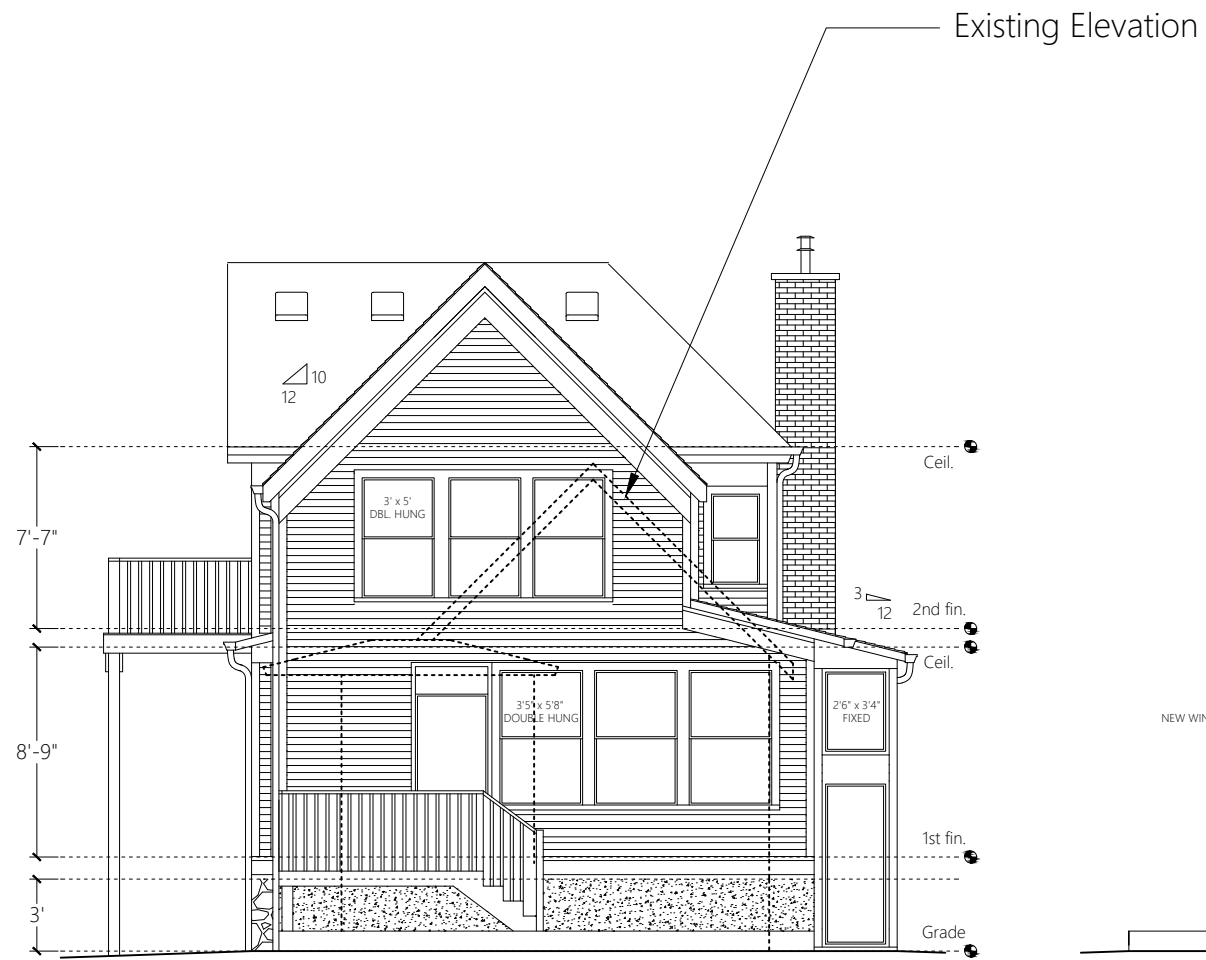


Existing Stone Foundation to Remain

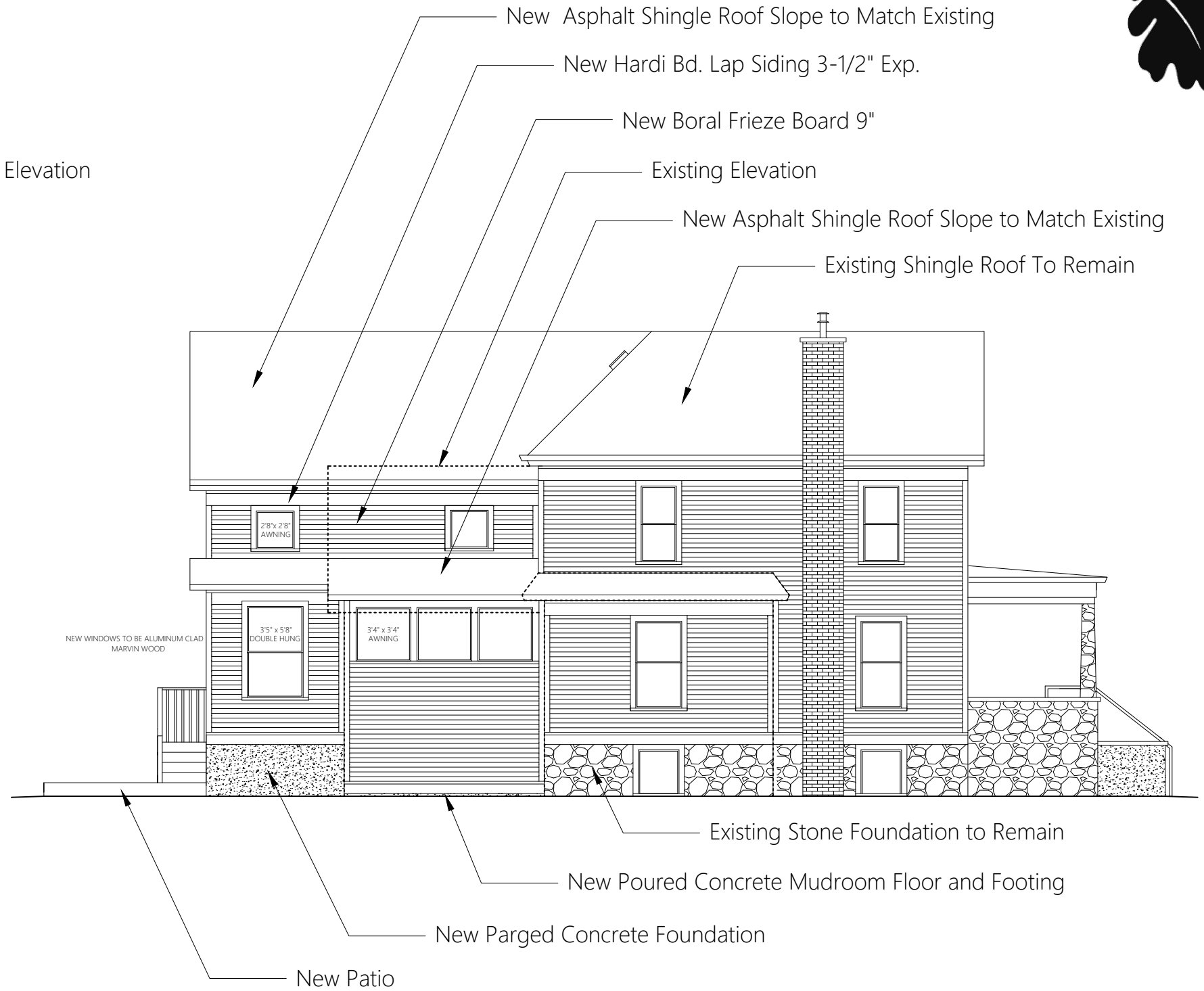
New Parged Concrete Foundation

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



321 Eighth Street
Ann Arbor MI, 48103
View From East



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

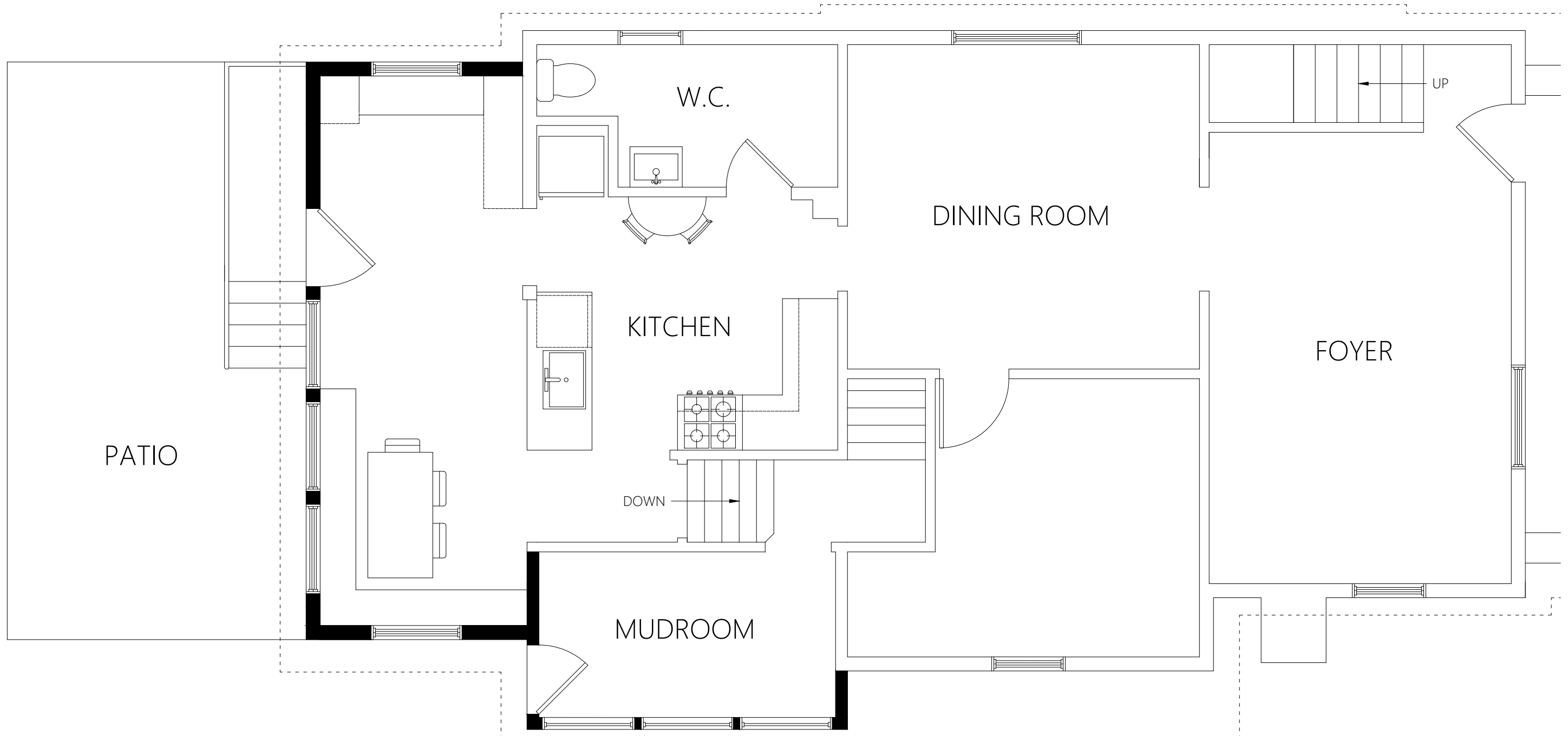


OAK LEAF
DESIGN • BUILD





OAK LEAF
DESIGN · BUILD



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

PROJECT
321 EIGHTH STREET
ANN ARBOR MI, 48103

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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

DOWN

EXISTING
BEDROOM

SECOND FLOOR PLAN
1/4" = 1'



DESIGNER
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ANN ARBOR, MI, 48103
734-249-9882

PROJECT
321 EIGHTH STREET
ANN ARBOR MI, 48103

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REVIEW ONLY

A102











