

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 116 Crest Avenue, Application Number HDC16-158

DISTRICT: Old West Side Historic District

REPORT DATE: August 11, 2016

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, August 8, 2016

	OWNER	APPLICANT
Name:	Andrew Newman and Shaira Daya	Same
Address:	116 Crest Avenue Ann Arbor, MI 48103	
Phone:	(917) 579-3110	

BACKGROUND: This two-story gable-fronter features three-over-one window, wood lap siding on the lower floor and shingles on the upper floors, triple windows on both the first and second floors of the front elevation, tapered square porch half-columns on sided porch half-walls, a full-width gabled front porch, and a brick chimney on the north side elevation. The home was first occupied in 1924 by Mrs. Emma Hoard, a saleslady at Pierce's Cash Stores, who was the widow of Homer. Mrs. Hoard lived in the house until at least 1940.

LOCATION: The site is located on the west side of Crest Avenue, south of West Huron and north of West Washington.

APPLICATION: The applicant seeks HDC approval to 1) enclose an existing back porch and construct an additional bump-out to the south, and 2) remove a 10-inch block retaining wall on the southern side of the brick driveway and along the sidewalk, regrade and landscape the area where the wall was removed, and construct a new landscape wall in front of the front porch using blocks salvaged from the driveway wall.

APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for Rehabilitation:

- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- (5) Distinctive materials, features, finishes, and



construction techniques or examples of craftsmanship that characterize a property will be preserved.

- (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.

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: Retaining the historic relationship between 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.

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.

From the Ann Arbor Historic District Design Guidelines (other guidelines may apply):

Guidelines for All Additions

Appropriate: Designing the addition so it is compatible in terms of massing, materials, relationship of solids to voids, and proportion openings.

Landscape Features

Not Appropriate: Introducing any new building, streetscape, or landscape feature that is out of scale or otherwise inappropriate to the district's historic character.

STAFF FINDINGS:

1. There is a two-story porch on the back of the house that was added to the original structure after the period of significance for the Old West Side Historic District. It does not appear on the 1931 Sanborn map or 1947 aerial photo. The first floor is open, and the second floor is enclosed with windows and wood siding, but is not conditioned (finished, livable) space.
2. No exterior changes are proposed to the second story porch. The owners would like to enclose the first story, clad it in 4" wood siding to match the existing first story of the house, and add a 2'6" deep bumpout on the south elevation. Four one-over-one doublehung windows and a wood full-lite rear door would be installed on the first floor porch, with a small entry deck and a bracketed wood canopy off the back. The windows are fiberglass-clad wood, and their proportions are different from each other and from the historic three-over-one windows on the house. All of the work is behind the house and significantly inset from its rear corners, and staff believes it will be completely invisible from the street. The design is simple, complimentary to the house, and appropriate, and will result in a significant amount of new interior space.
3. Removing a portion of the landscape wall will allow for safer opening of car doors in the driveway and result in a more traditional front yard appearance. Moving the wall back from the street to the front of the porch is an appropriate relocation.
4. Staff believes the proposed work is compatible with the rest of the building and the surrounding neighborhood, and finds that it meets the Secretary of the Interior's Standards and Guidelines for Rehabilitation, and the Ann Arbor Historic District Design Guidelines.

MOTION

I move that the Commission issue a certificate of appropriateness for the application at 116 Crest Avenue, a contributing property in the Old West Side Historic District, to enclose an existing back porch and construct an additional bump-out to the south; and remove a 10 inch block retaining wall on the southern side of the brick driveway and along the sidewalk, regrade and landscape the area where the wall was removed, and construct a new landscape wall in front of the front porch using blocks salvaged from the driveway wall. 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 new additions and landscape features, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 5, 9, and 10 and the guidelines for new additions.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 116 Crest Avenue 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, window details

116 Crest Avenue (2008 Survey Photo)





**City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING
SERVICES**

301 E. Huron Street 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>116 Crest Avenue</u>	
Historic District: <u>Old West Side</u>	
Name of Property Owner (If different than the applicant): <u>Shaira Daya and Andy Newman</u>	
Address of Property Owner: <u>116 Crest Avenue, Ann Arbor 48103</u>	
Daytime Phone and E-mail of Property Owner: <u>same as below</u>	
Signature of Property Owner:	Date: <u>7/20/2016</u>
Section 2: Applicant Information	
Name of Applicant: <u>Andrew Newman & Shaira Daya</u>	
Address of Applicant: <u>116 Crest Ave, Ann Arbor 48103</u>	
Daytime Phone: <u>(917) 579-3110</u> Fax: ()	
E-mail: <u>andynew@gmail.com</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:	Date: <u>7/20/2016</u>
Section 3: Building Use (check all that apply)	
<input checked="" 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>AN AND</u>	

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

1. Provide a brief summary of proposed changes. One-story addition to infill an existing back porch, plus a small bump-out to the south. Also proposing to change part of the landscape walls around the brick driveway in front.

2. Provide a description of existing conditions. The back porch is currently open and is in need of repair. There is a second story un-conditioned room above the porch.

3. What are the reasons for the proposed changes? The addition would add a second bathroom and extra storage for the house. Removing the lower section of the landscape wall will make it easier to open car doors in the driveway.

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 16-158 Fee Paid: 300⁰⁰

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:



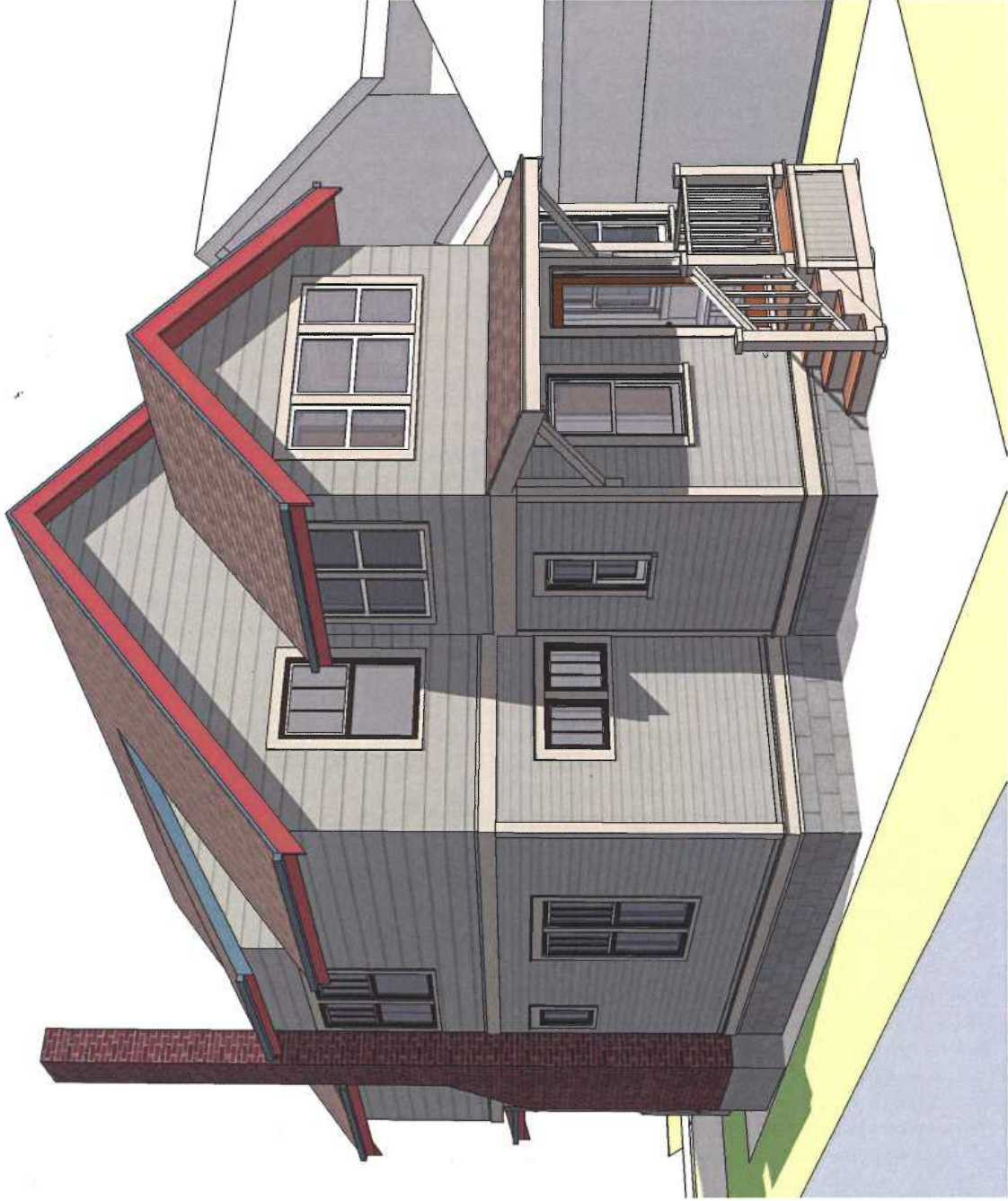
Existing View
from street



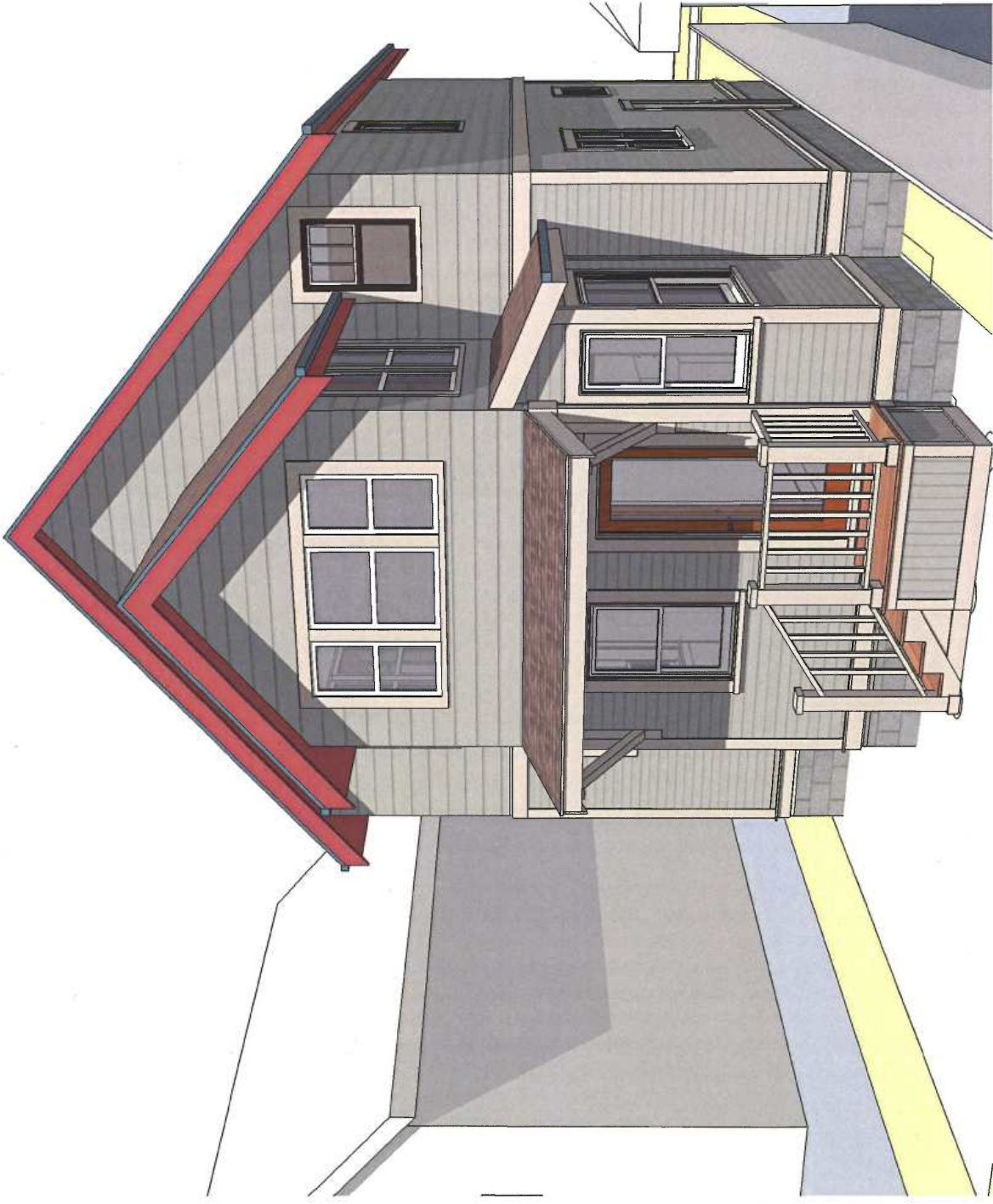
Existing brick driveway



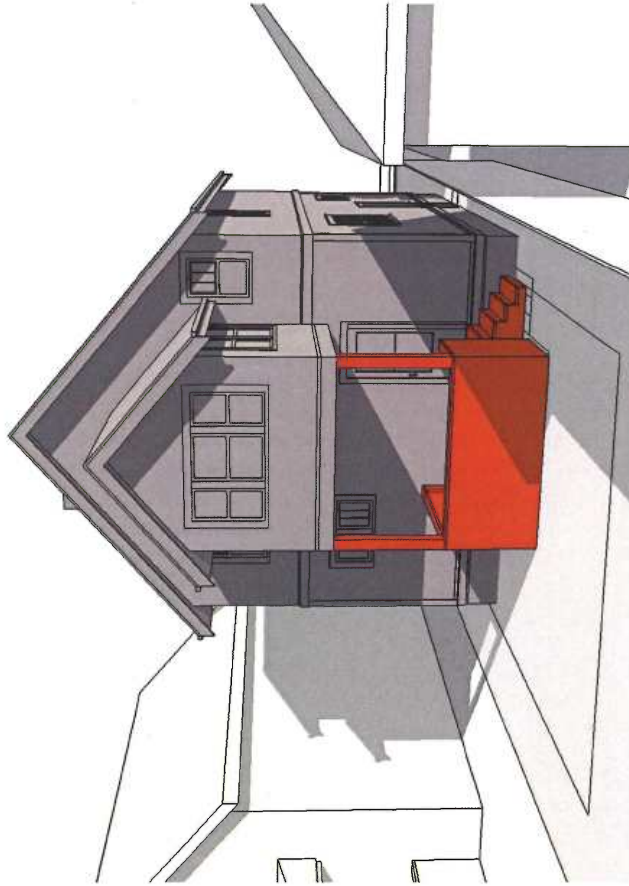
Existing View from back yard



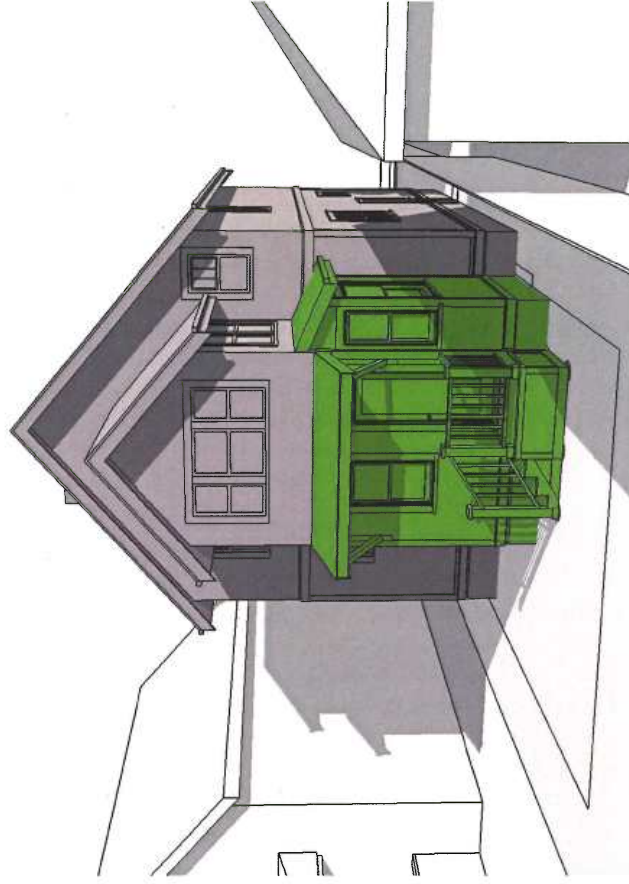
Proposed First Floor Addition



Proposed First Floor Addition



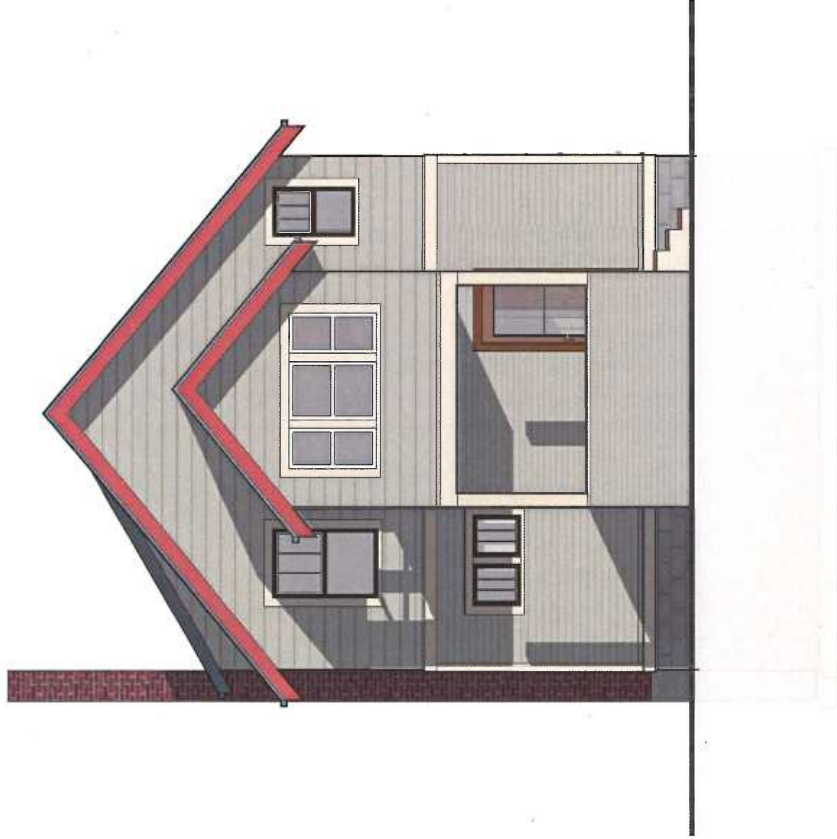
Proposed Demo
(Shown in Red)



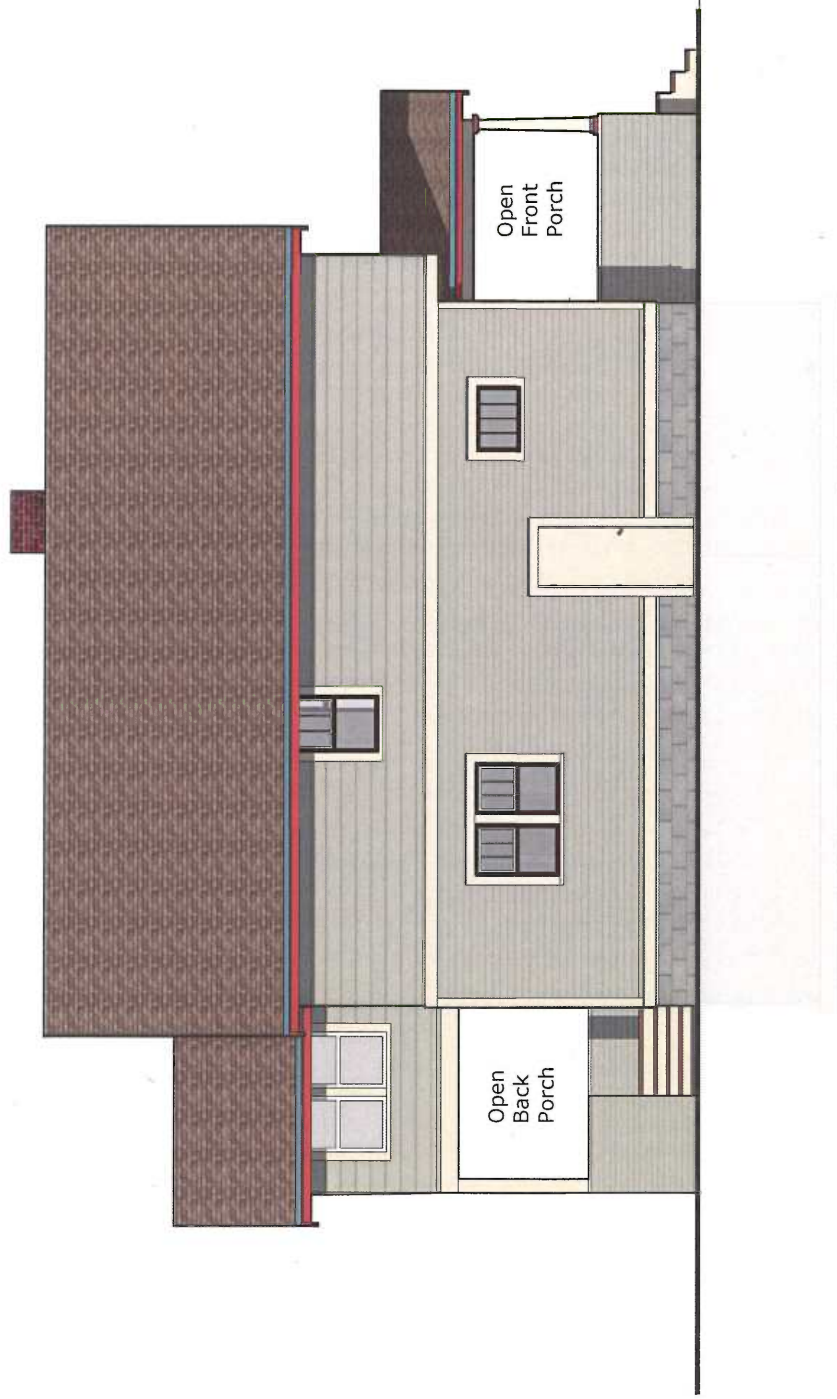
Proposed New Construction
(Shown in Green)



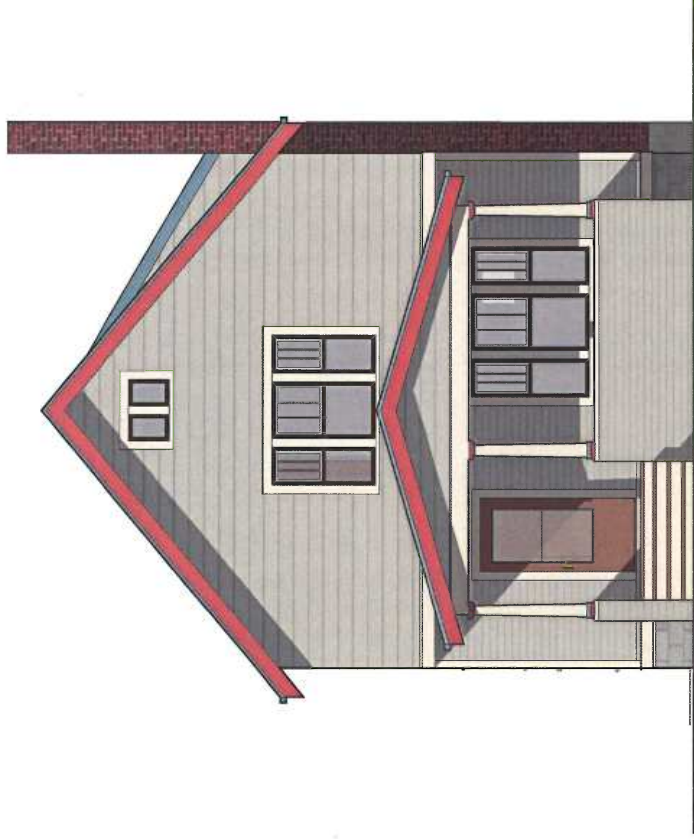
Existing North Elevation
1/8" = 1'-0"



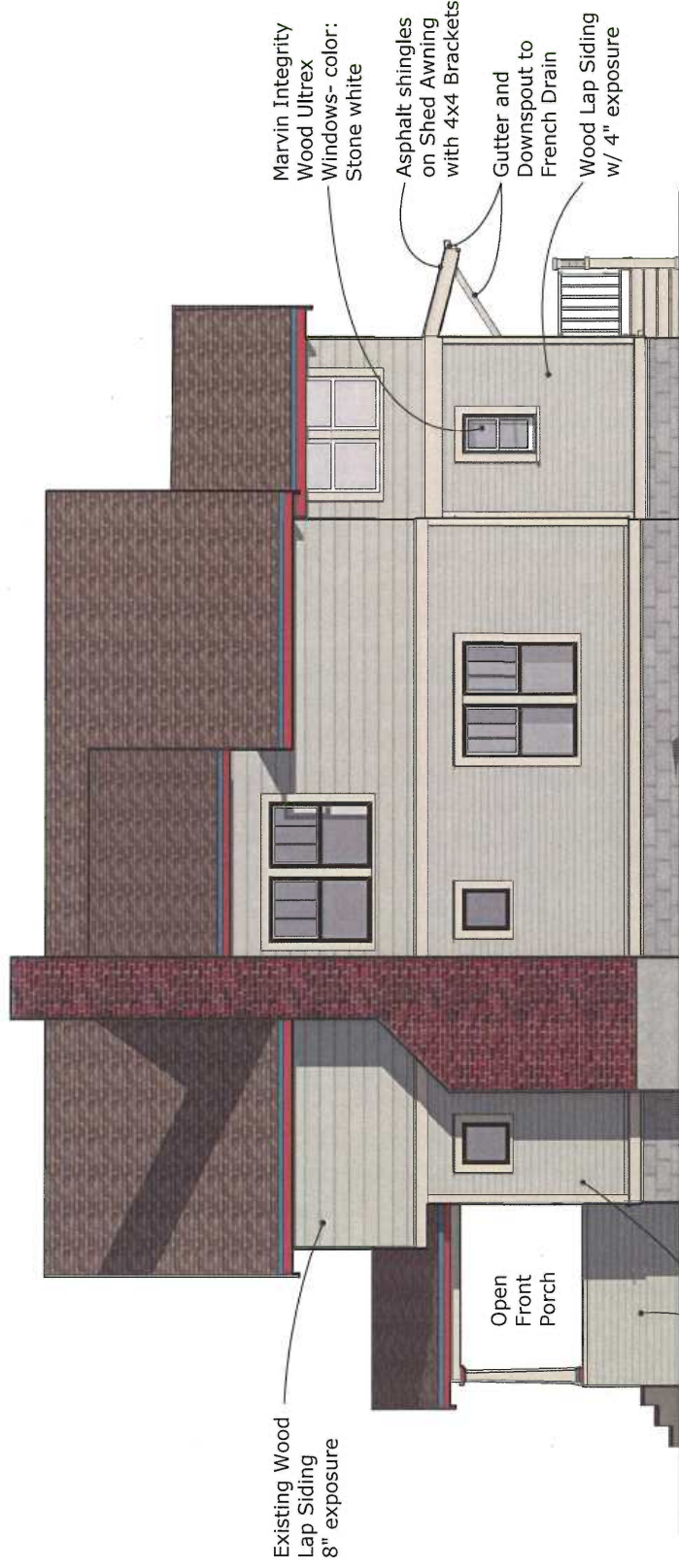
Existing West Elevation
 $1/8" = 1'-0"$



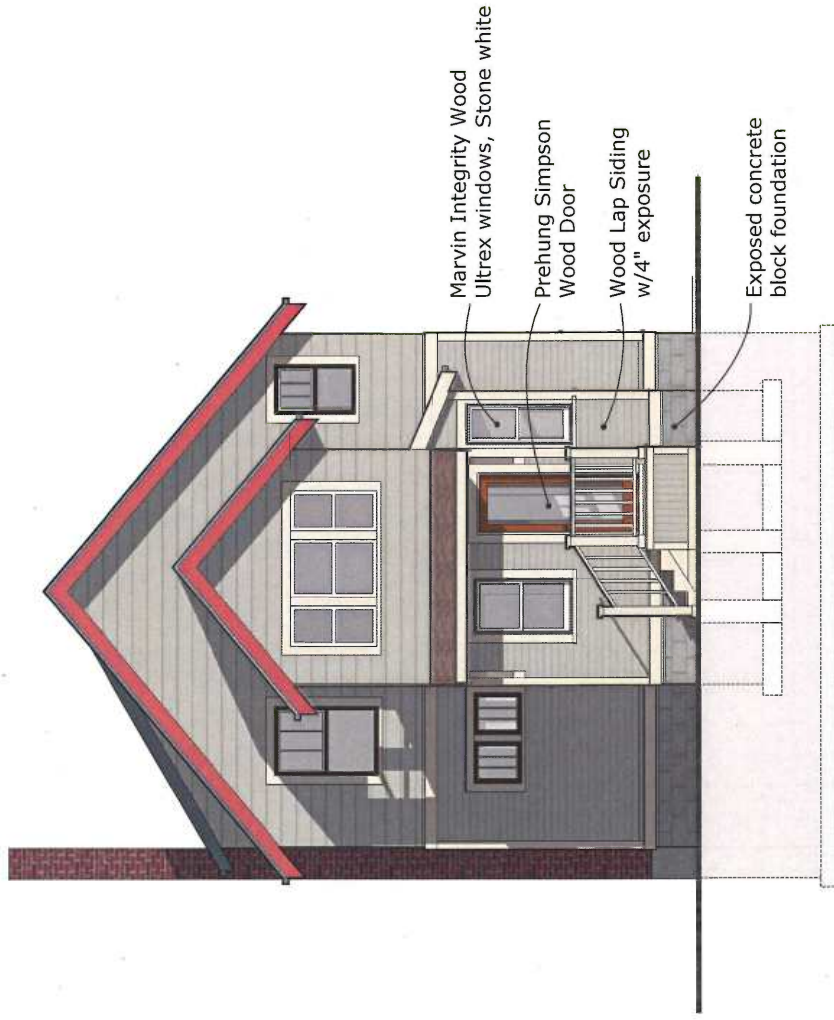
Existing South Elevation
1/8" = 1'-0"



Existing East (Front) Elevation
1/8" = 1'-0"



Proposed North Elevation
1/8" = 1'-0"

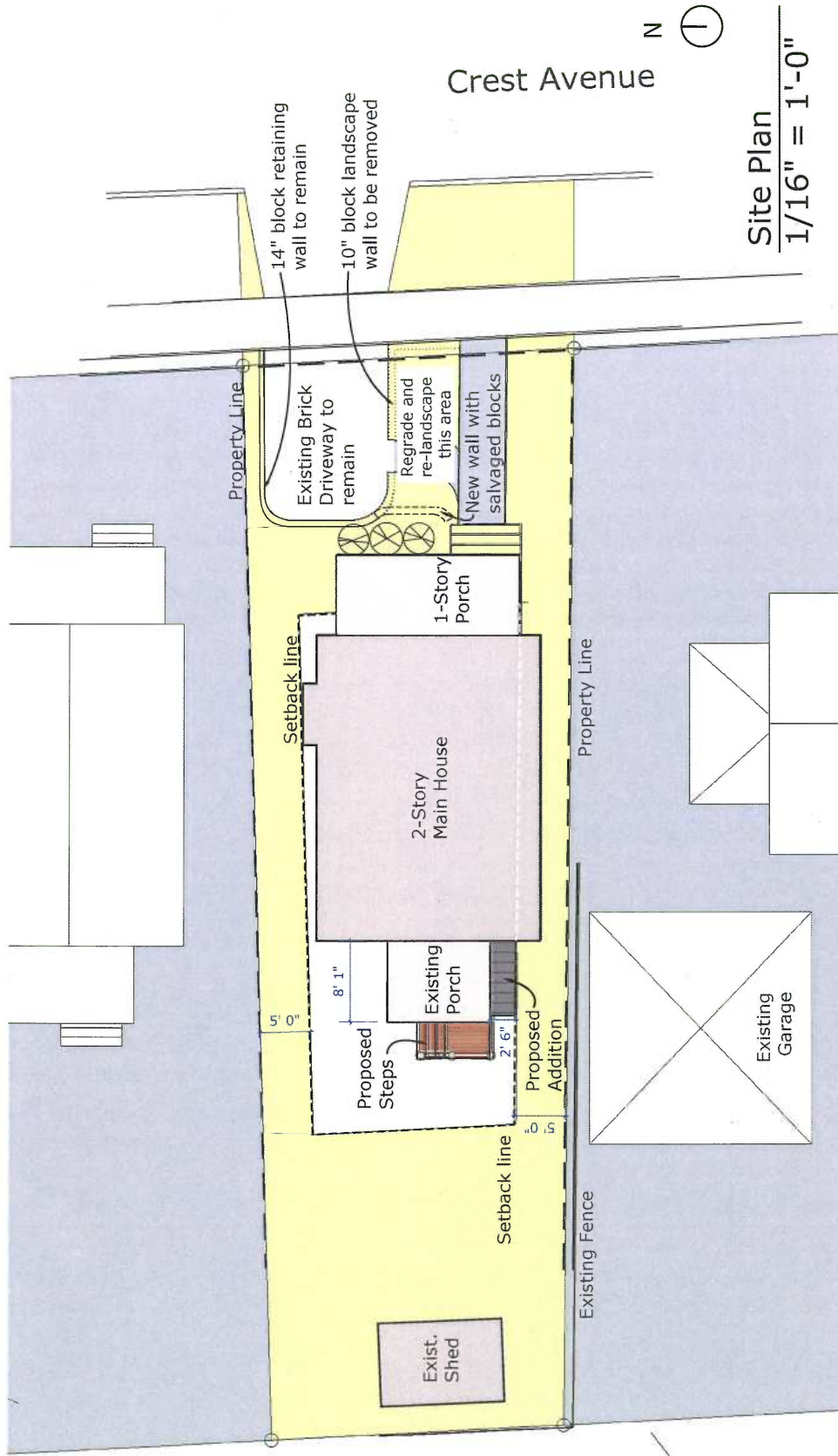


Proposed West Elevation
1/8" = 1'-0"



Azek decking
Vertical wood siding

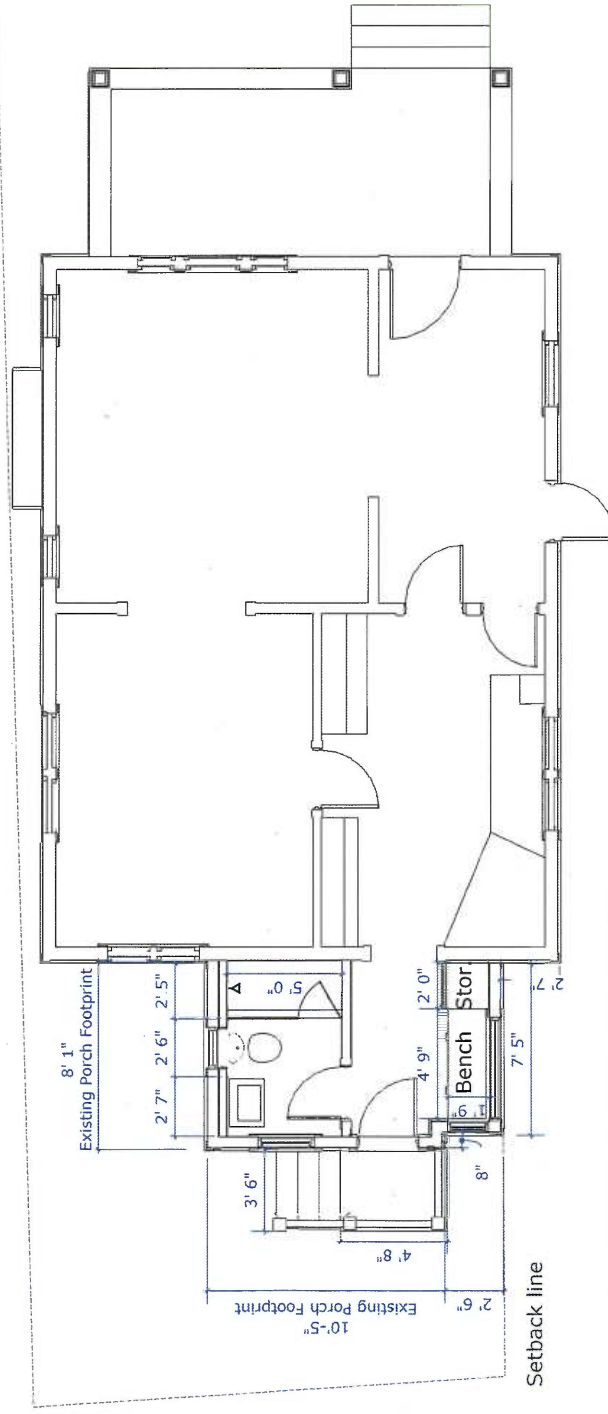
Proposed South Elevation
1/8" = 1'-0"



Site Plan
1/16" = 1'-0"



Setback line



Property line

Existing Fence

First Floor Plan
1/8" = 1'-0"
N

116 Crest Avenue

Historic District Commission Application

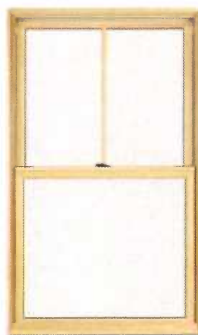
Proposed Material list

- Wood Lap Siding (4" exposure) and Wood Trim, painted
- Marvin Integrity Wood Ultrex Double Hung Windows, exterior finish: Stone White
- Simpson wood door – Doug fir, stained, sealed.
- Asphalt Roof Shingles – to match existing.
- Composite Wood Decking – Azek, Vintage Collection, color: cypress

MARVIN® WOOD-ULTREX DOUBLE HUNG WINDOWS

Wood interior

Fiberglass exterior



Features

- Top and bottom sash tilt and remove easily for hassle-free maintenance and cleaning
- Dual operating sash open at top or bottom
- Low-profile sash lock for smooth operation
- Traditional colonial appearance



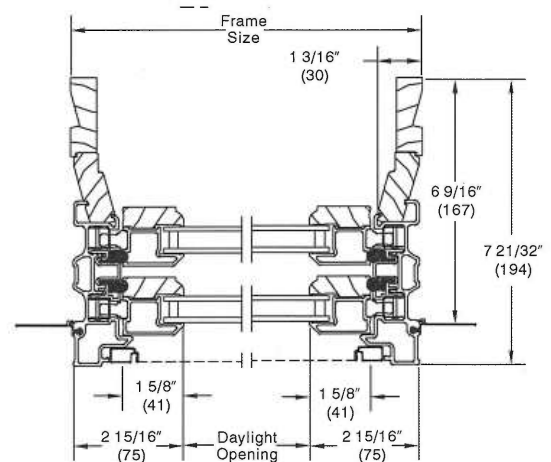
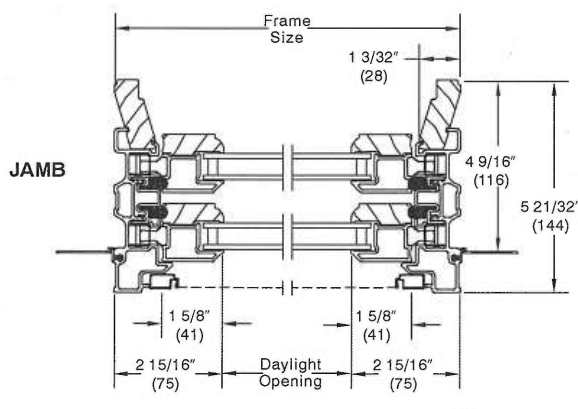
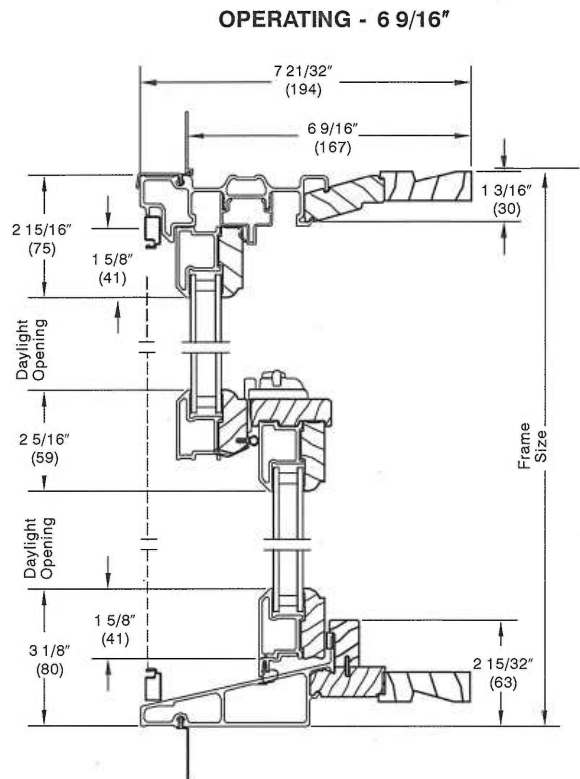
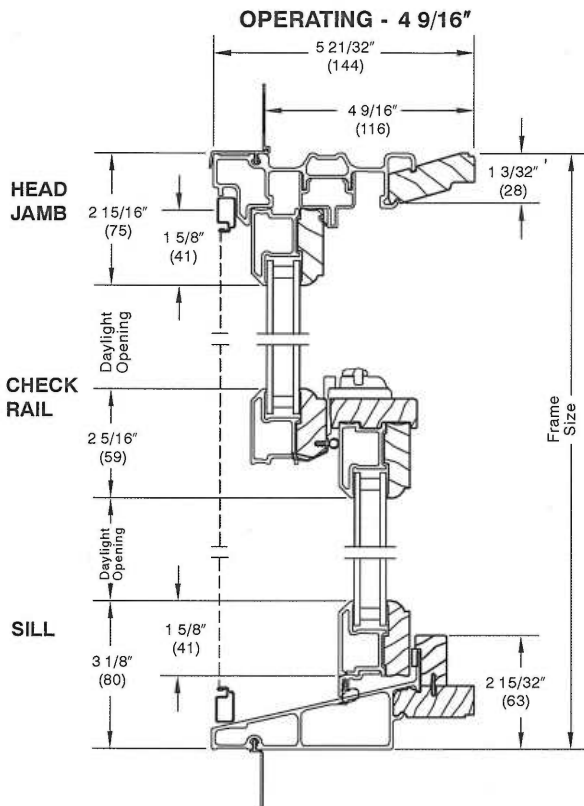
This product is
CE certified.

Integrity WOOD-ULTREX DOUBLE HUNG

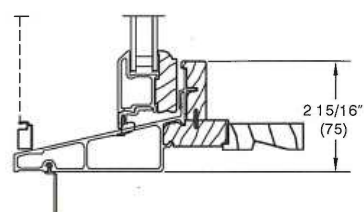
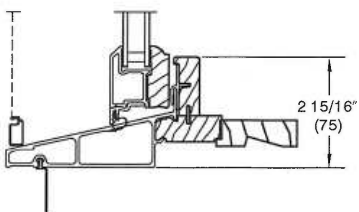
from MARVIN
Windows and Doors

SECTION DETAILS: Not to Scale

STANDARD GLAZED



HIGH PERFORMANCE



NOTE: CE is not available on High Performance units

37 — EXTERIOR FRENCH



SERIES: Exterior French & Sash Doors

TYPE: Exterior French & Sash

APPLICATIONS: Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

Construction Type:


Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

Profile: Ovolo Sticking

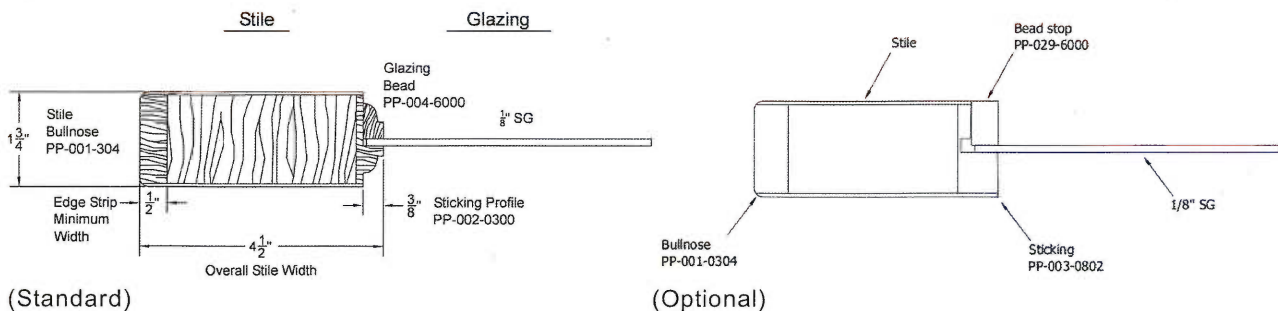
Glass: 1/8" Single Glazed

DETAILED DRAWING

STANDARD FEATURES

-  Any Wood Species
-  Virtually Any Size
-  Glass Options
-  Privacy Rating: 1

DETAILS



Azek Composite Wood Decking

Vintage Collection:

RUSTIC & TEXTURED

AZEK® Deck's Vintage Collection sets a new standard in aesthetics, giving you a more realistic wood appearance than competing alternative decking products. With its rustic texture, rich colors and superior durability, the Vintage Collection will bring your dream outdoor living space to life.

Enjoy the beauty and benefits of the AZEK Deck Vintage Collection:

- **Made with high-performance materials:** Capped polymer decking protected with Alloy Armour Technology™
- **Engineered to last:** Resistant to harsh weather, mold, mildew and moisture damage
- **Designed to inspire:** Beautiful colors and graining that resist stains, scratches and fading
- **Crafted for enjoyment:** Quick and easy installation with no annual sealing or staining for protection; superior heat dissipation
- **Protected for you:** 30-year limited fade and stain and lifetime limited warranties; Building Code listings ESR-1667 and CCRR-0101

Decking dimensions

- All deck boards are 1" x 5 1/2"
- Cypress®
 - Square shouldered lengths: 16' | 20'
 - Grooved lengths: 12' | 16' | 20'

