

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 114 Crest Avenue, Application Number HDC18-106

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** June 14, 2018

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

**REVIEW COMMITTEE DATE:** Monday, June 11, 2018

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Isaak & Amanda Murshak	Chris Allen
<b>Address:</b>	114 Crest Ann Arbor, MI 48103	706 Hiscock Ann Arbor, MI 48103
<b>Phone:</b>		(734) 995-2417

**BACKGROUND:** This one-and-three-quarter-story gable fronter first appears in the 1916 Polk City Directory as the home of Emil Luebke, an operator for the Western Union Telephone Co. Emil's wife Mabel lived in the house until at least 1960.

The craftsman-influenced house features a full width stuccoed front porch with a shed roof, exposed rafter tails, and on the north elevation, a red brick chimney, wall dormer, and box-bay window.

**LOCATION:** The property 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 remove a rear two-story porch and construct in its place a 384 square foot two-story addition with two small new entry decks.

#### **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.

**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 existing rear two-story porch's date of construction is unknown, but of modern vintage. The proposed two-story addition is 384 square feet, which is 31% of the existing 1,246 square feet. The proposed footprint is 192 square feet, or 25% of the existing 758 square foot footprint. The addition is well within the recommended guidelines for floor area and footprint.
2. Materials proposed for the addition include: fiberglass-clad wood double-hung windows and slider; wood decks and stairs; a fiberglass exterior door; Miratek rake and corner board trim; and Hardie panel fiber cement lap siding with 4" exposure. The plans indicate that there is 4" wood lap siding underneath the existing 4" aluminum. The first-floor window on the rear elevation is proposed to be reused on the north elevation of the addition.
3. Both of the existing rear corners of the house are preserved. On the south, the addition is inset by 1' and on the north by 3'3". The addition's roof pitch matches that of the historic house, and the ridge height is almost 2' lower. This is all appropriate per the *Design Guidelines*.
4. Staff's opinion is that the addition does not destroy historic materials features, spaces, or spatial relationships that characterize the property; that the new addition is adequately differentiated from the old and compatible in size, scale, and design; and that if removed in the future, the proposed work would leave behind more historic integrity than the current addition to the house will offer.

**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 114 Crest, a contributing property in the Old West Side Historic District, to remove a two-story rear porch and construct a 384-square-foot two-story addition 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 Windows*, 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, and Windows.

**MOTION WORKSHEET**

I move that the Commission issue a Certificate of Appropriateness for the work at 114 Crest 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

114 Crest, May 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

Fax: 734.994.8460

[jthacher@a2gov.org](mailto:jthacher@a2gov.org)

Permit Number	HDC#
	BLDG#

**APPLICATION MUST BE FILLED OUT COMPLETELY**

### PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER <b>ISAAC &amp; AMANDA MURSHAK</b>		HISTORIC DISTRICT <b>OLD WEST SIDE</b>	
PROPERTY ADDRESS <b>114 CREST AVE.</b>			CITY <b>ANN ARBOR</b>
ZIP CODE <b>48103</b>	DAYTIME PHONE NUMBER ( )	EMAIL ADDRESS <b>AMANDAMURSHAK@GMAIL.COM</b>	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP

### PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME <b>Amanda Murshak</b>	DATE <b>5/17/18</b>
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### APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) <b>CHRIS ALLEN</b>			
ADDRESS OF APPLICANT <b>706 HISLOCK ST.</b>			CITY <b>ANN ARBOR</b>
STATE <b>MI</b>	ZIP CODE <b>48103</b>	PHONE / CELL # <b>(734) 995-2417</b>	FAX No ( )
EMAIL ADDRESS <b>CALLENARCHITECT@ATT.NET</b>			

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

SIGN HERE	PRINT NAME <b>x CHRIS ALLEN</b>	DATE <b>5/16/18</b>
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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).

**REMOVAL OF THE EXISTING REAR PORCH AND CONSTRUCTION OF A 2-STORY ADDITION AT THE REAR OF THE HOUSE. ADDITION WOULD CONTAIN NEW KITCHEN (AT FIRST FLOOR) AND MASTER SUITE (AT SECOND FLOOR).**

### DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

**EXISTING KITCHEN IS SMALL. HOME DOES NOT HAVE A MASTER SUITE.**

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



# HISTORIC DISTRICT COMMISSION APPLICATION

## FEE CHART

DESCRIPTION	
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
<b>RESIDENTIAL – Single and 2-story Structure</b>	
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
<b>COMMERCIAL – includes multi-family (3 or more unit) structures</b>	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
<b>DEMOLITION and RELOCATION</b>	
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).

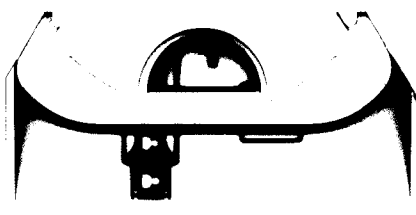
We accept CASH, CHECK, and all major credit cards. Checks should be made payable to "City of Ann Arbor"

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.

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



Addition and Renovations to the  
*Murshak Residence*

114 Crest Ave.  
 Ann Arbor, Michigan

DRAWING INDEX

- A-1 SITE PLAN
- A-2 EXISTING AND NEW FLOOR PLANS
- A-3 EXISTING AND NEW ELEVATIONS
- A-4 EXISTING AND NEW ELEVATIONS
- A-5 BUILDING SECTION

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE REMOVAL OF A 2-STORY REAR PORCH (IN POOR CONDITION) AND THE CONSTRUCTION OF A 2-STORY ADDITION AT THE PREVIOUS LOCATION OF THE REAR PORCH.

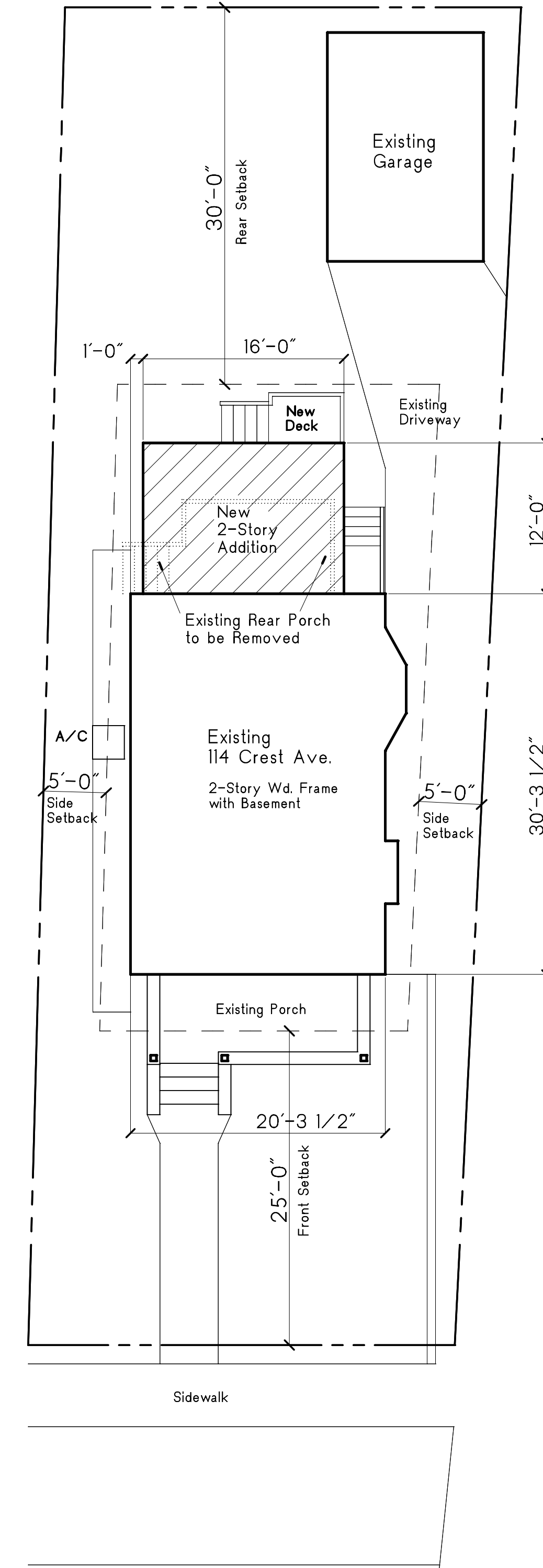
THE ADDITION WILL CONTAIN A NEW KITCHEN/DINING AREA AT THE FIRST FLOOR, AND A NEW MASTER SUITE AT THE SECOND FLOOR.

FOOTPRINT AREA:

FOOTPRINT	EXISTING 758 GSF	ADDITIONAL 192 GSF	TOTAL 950 GSF
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FLOOR AREAS:

	EXISTING 631 GSF	ADDITIONAL 192 GSF	TOTAL 823 GSF
FIRST FLOOR	631 GSF	192 GSF	823 GSF
SECOND FLOOR	615 GSF	192 GSF	807 GSF
TOTALS	1246 GSF	384 GSF	1630 GSF



Site Plan  
 Scale: 1/8" = 1'-0"  
 NORTH

Chris  
 Allen  
 Architect

706 Hiscok St.  
 Ann Arbor, Michigan 48103  
 Ph. (734) 883-3642  
 chris@murshakarchitect.com

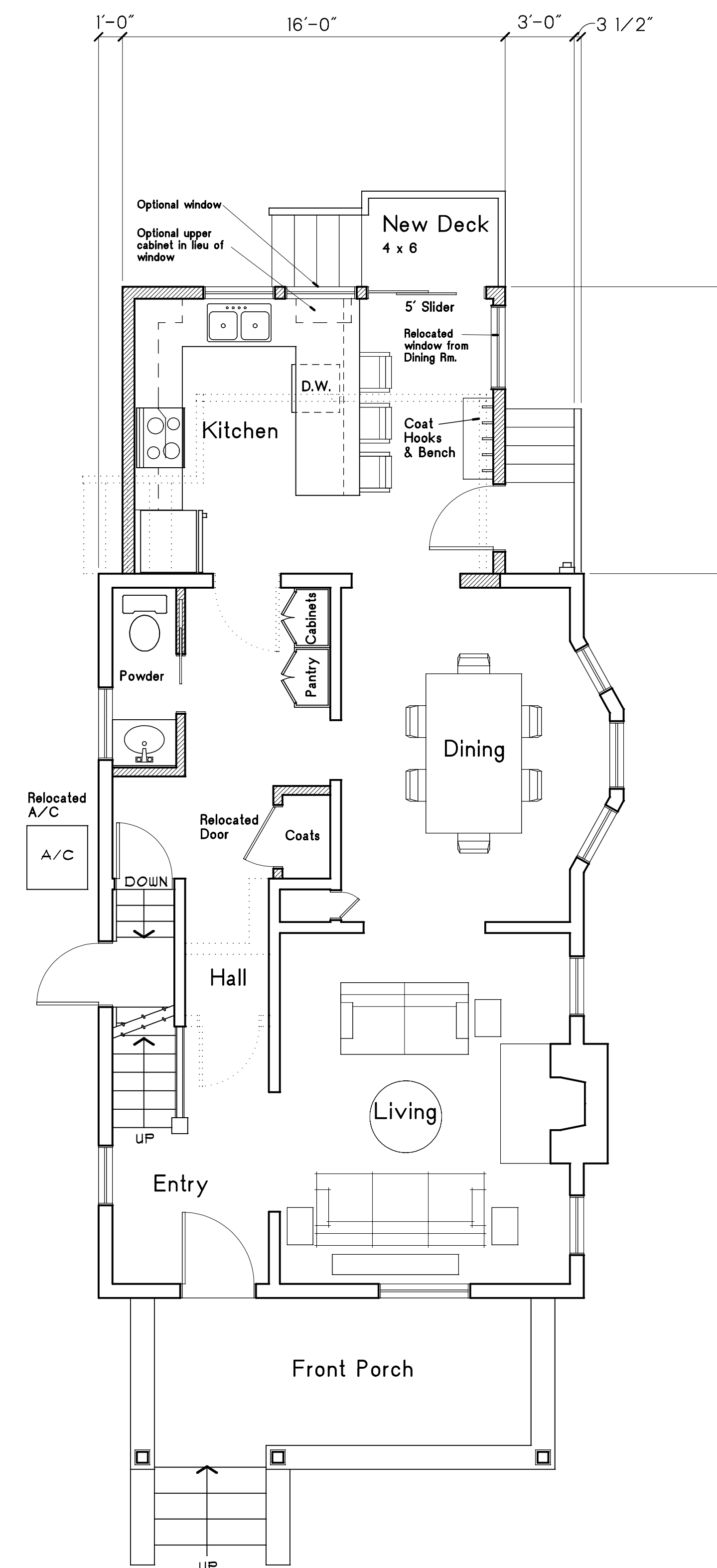
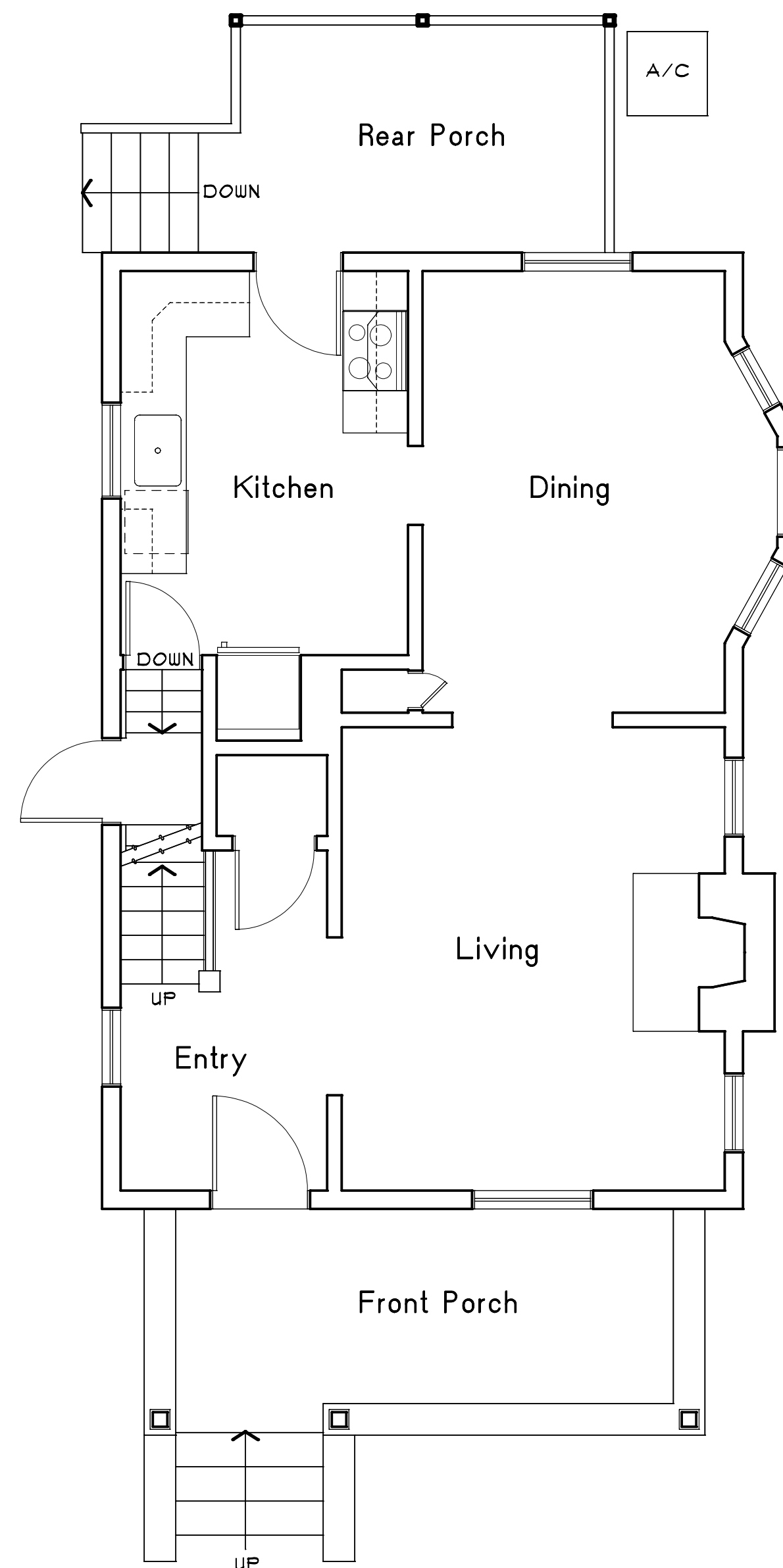
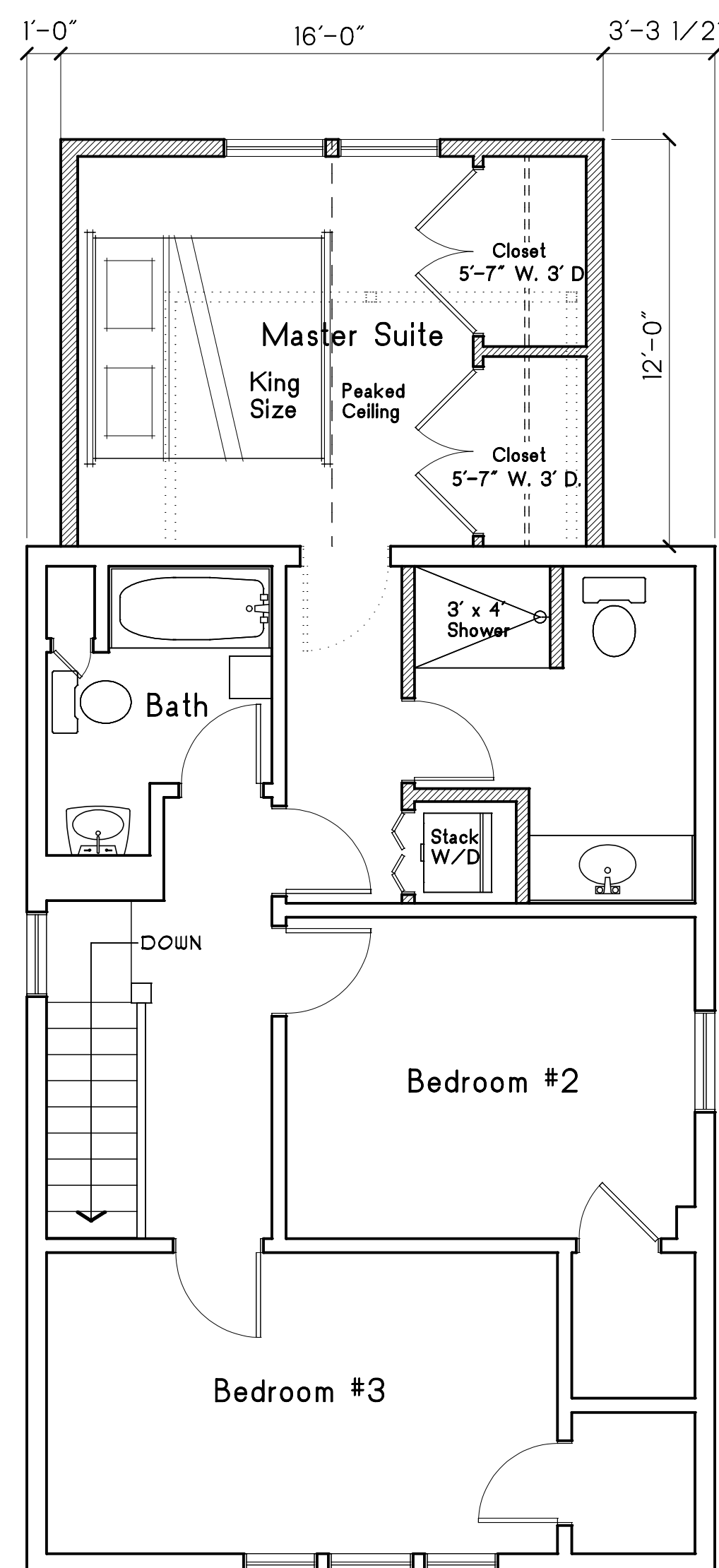
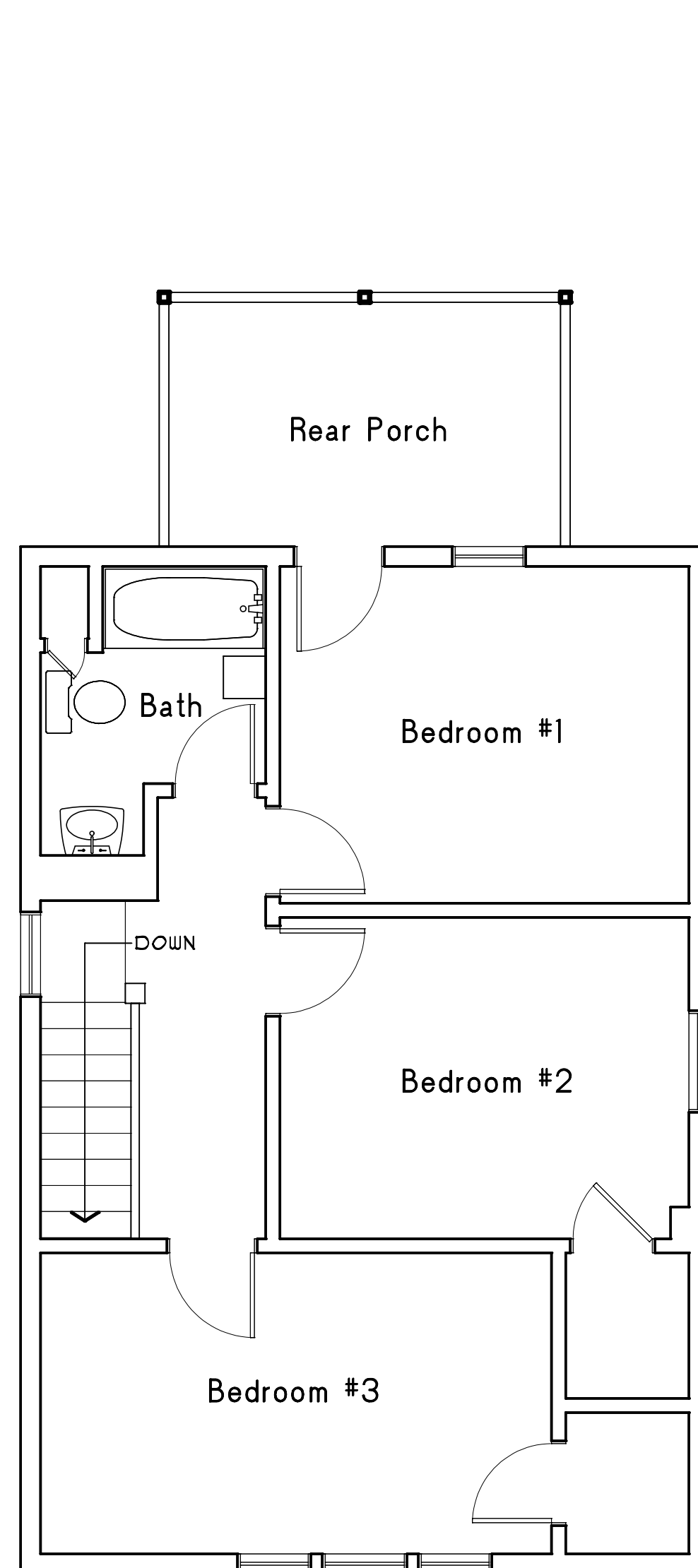
Addition and Renovations to the  
**Murshak Residence**  
 114 Crest Ave.  
 Ann Arbor, Michigan  
 48103  
 Site Plan/Drawing Index

Issued for:  
 Preliminary  
 5/9/18  
 HDC  
 5/23/18  
 Bldg. Permits  
 Bid Set  
 Construction

Drawn By:  
 Approved By:

Revisions:


Project No.  
 Sheet No.  
**A-1**



Addition and Renovations to the  
**Murshak Residence**  
114 Crest Ave.  
Ann Arbor, Michigan  
48103  
Floor Plans

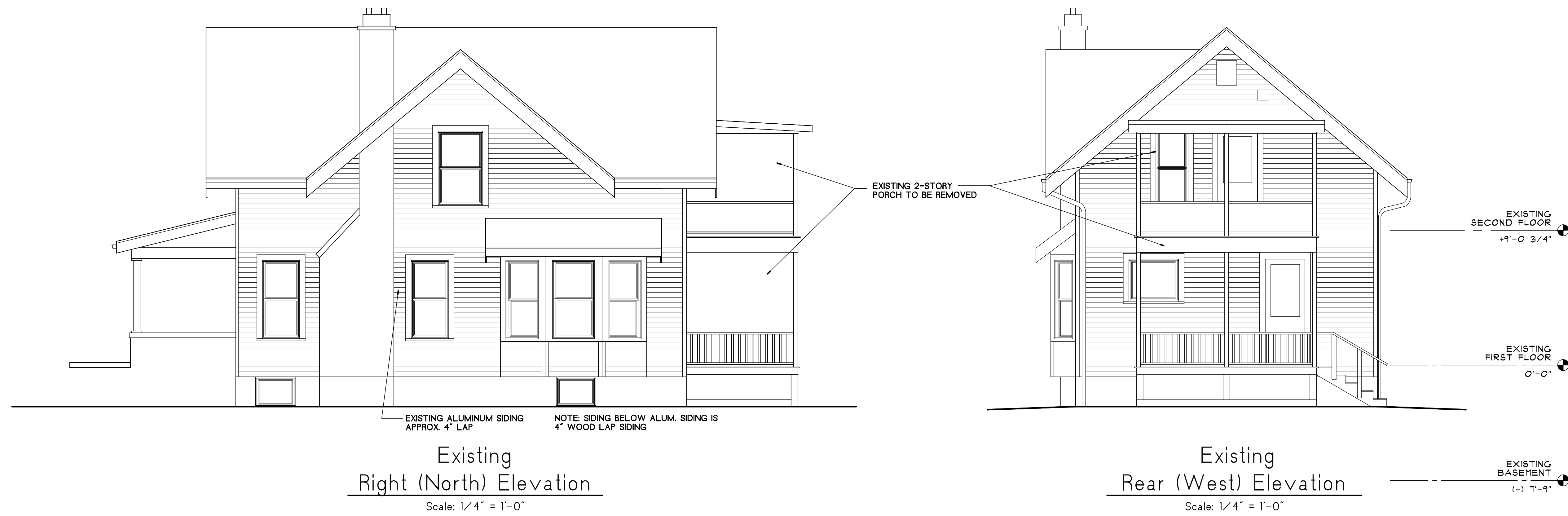
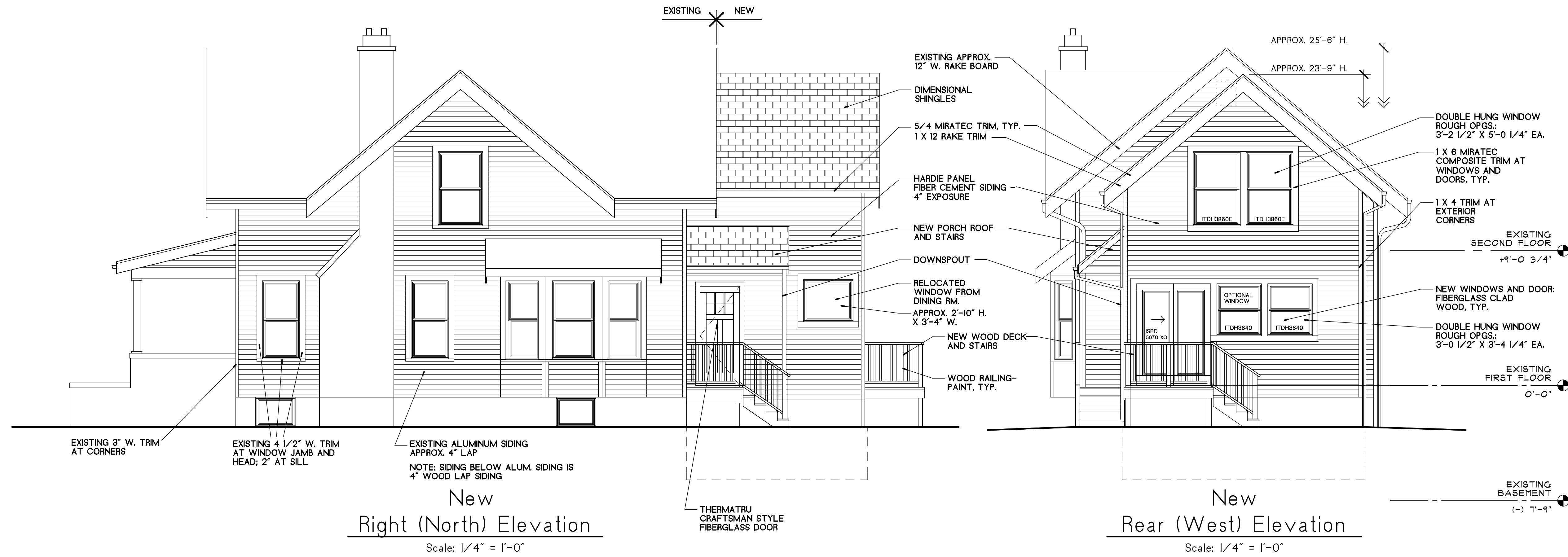
- Issued for:
- Preliminary
  - HDC  
5/23/18
  - Bldg. Permits
  - Bid Set
  - Construction

Drawn By:  
Approved By:

Revisions:  
5//16/18

Project No.  
Sheet No.  
**A-2**





Issued for:  
 Preliminary  
 5/9/18  
 HDC  
 5/23/18

Bldg. Permits  
 Bid Set  
 Construction

Drawn By:  
 Approved By:

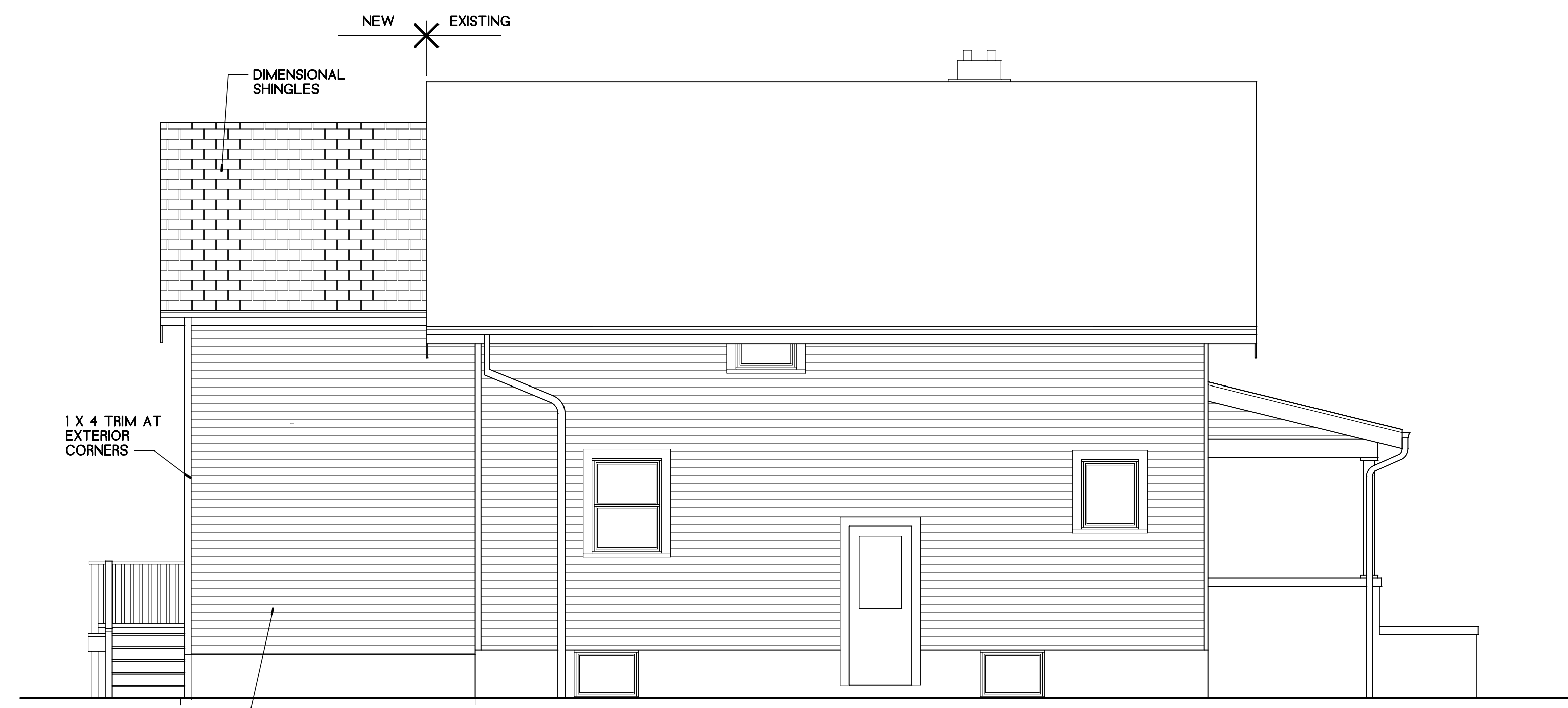
Revisions:  
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Project No.  
 Sheet No.  
**A-3**

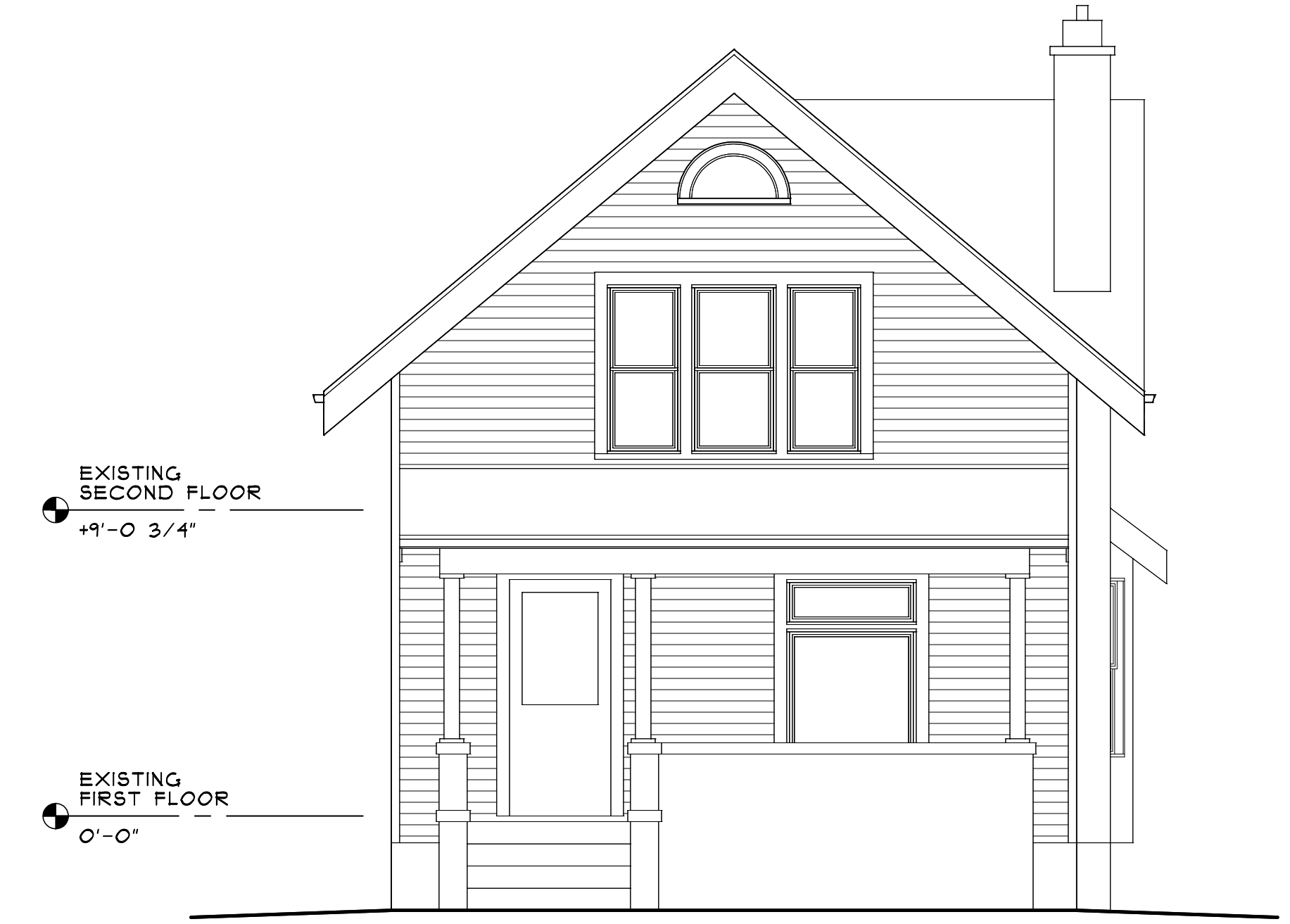
Issued for:  
 Preliminary  
 5/9/18  
 HDC  
 5/23/18  
 Bldg. Permits  
 Bid Set  
 Construction  
 Drawn By:  
 Approved By:

Revisions:

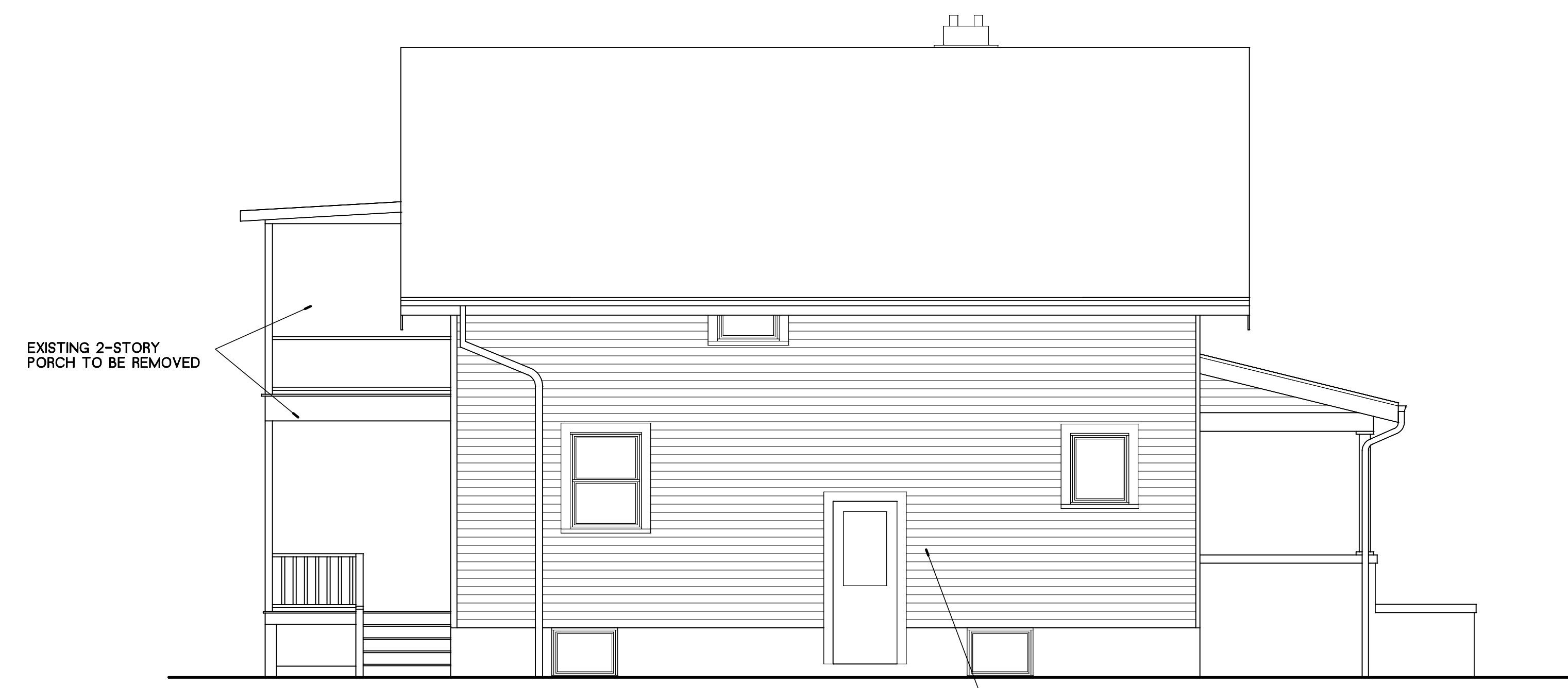

Project No.  
 Sheet No.  
**A-4**



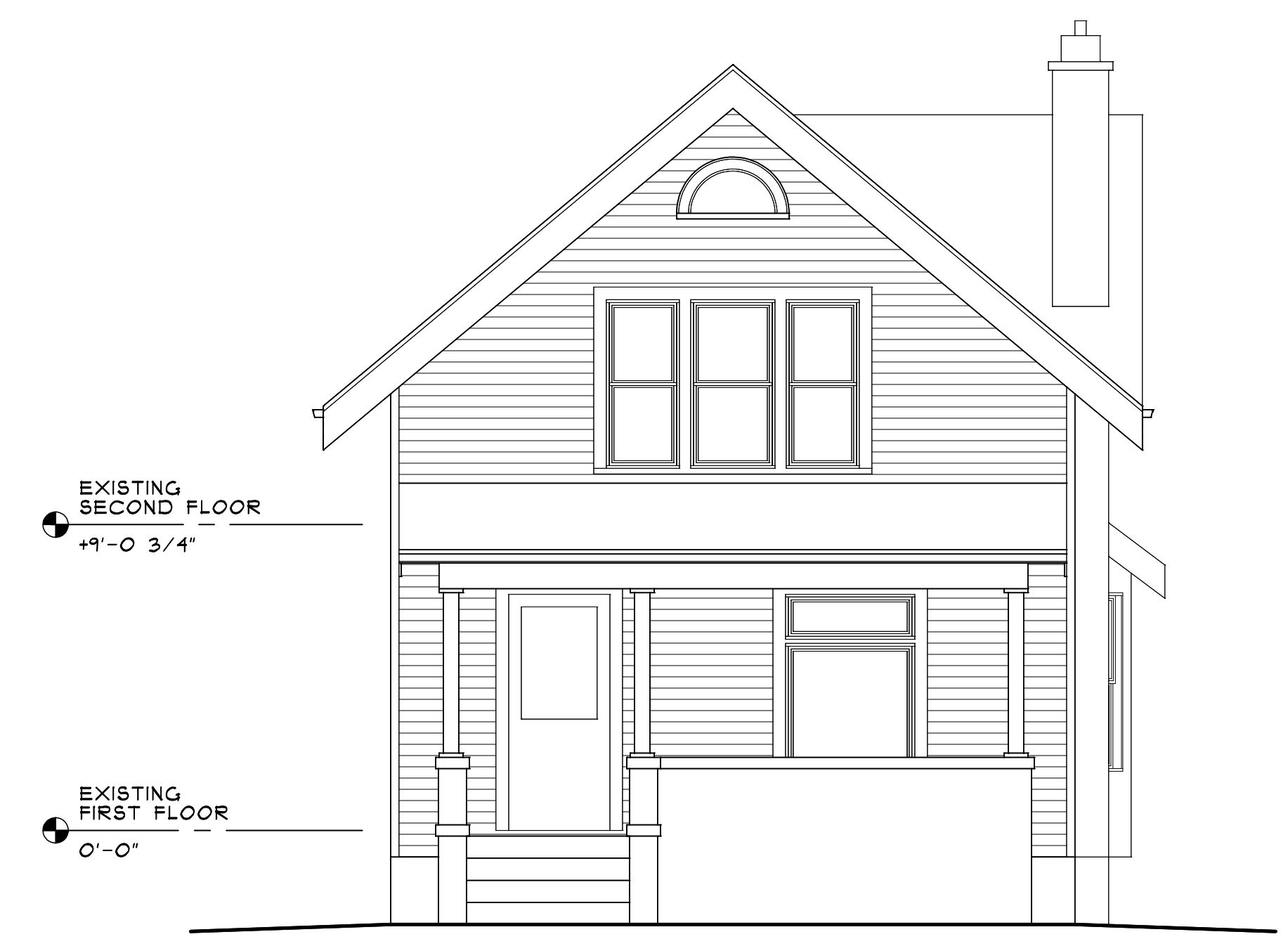
New  
 Left (South) Elevation  
 Scale: 3/16" = 1'-0"



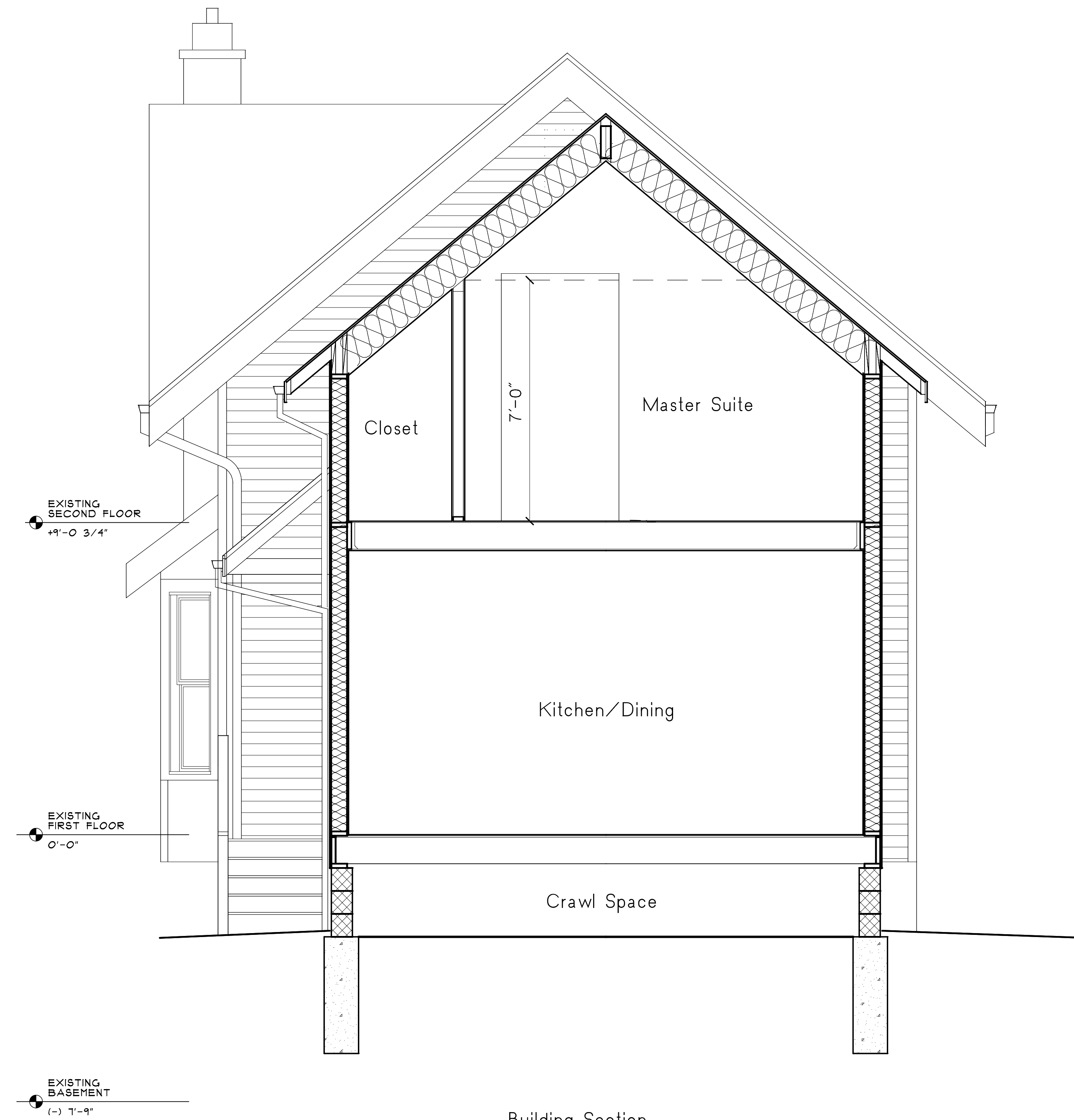
Unchanged  
 Front (East) Elevation  
 Scale: 3/16" = 1'-0"



Existing  
 Left (South) Elevation  
 Scale: 3/16" = 1'-0"



Existing  
 Front (East) Elevation  
 Scale: 3/16" = 1'-0"



Addition and Renovations to the  
**Murshak Residence**  
114 Crest Ave.  
Ann Arbor, Michigan  
48103  
Building Section

- Issued for:
- Preliminary  
5/9/18
  - HDC  
5/23/18
  - Bldg. Permits
  - Bid Set
  - Construction
- Drawn By:
- Approved By:

Revisions:


Project No.

Sheet No.

**A-5**