

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 211 Crest Street, Application Number HDC16-226

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** October 20, 2016

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

**REVIEW COMMITTEE DATE:** Monday, October 17, 2016

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Lauren & Paul Ranalli	Mike Mahon
<b>Address:</b>	211 Crest Avenue Ann Arbor, MI 48103	2288 S Industrial Ann Arbor, MI 48014
<b>Phone:</b>		(734) 277-6556

**BACKGROUND:** This two-story end-gable house has stucco on the first floor and vinyl on the second floor, a full-width hipped front porch with low stucco walls, and three-over-one windows. According to Polk's City Directory, the house was first occupied in 1921 by Agatha Steep, widow of Israel G., and Elmer J. Steep and Clara K. Steep, a clerk at Mack & Co, were boarders.

The application states that there used to be a garage behind the house which was removed in the 1970s. The new garage was approved by the HDC in 2010.

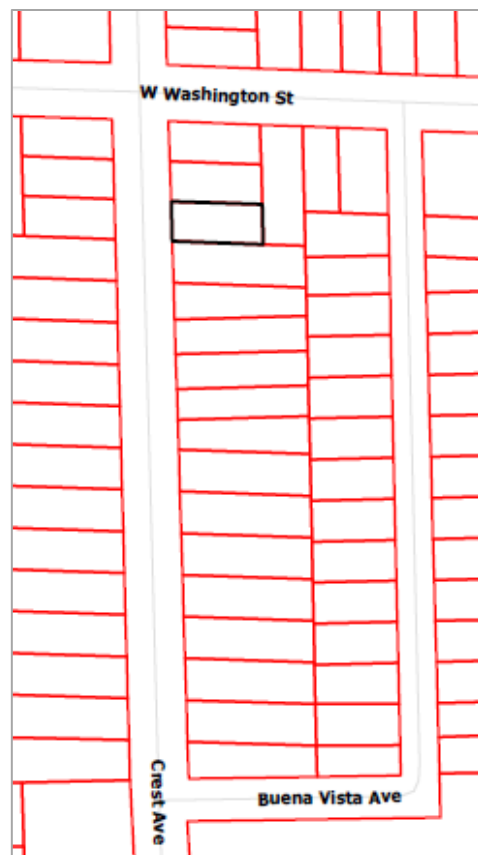
**LOCATION:** The property is located on the east side of Crest Avenue, south of West Washington and north of Buena Vista.

**APPLICATION:** The applicant seeks HDC approval to construct a two-story shed-roofed rear addition with a ground floor mud room, screen porch, and overhang, and a second floor bedroom and bath.

#### **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: Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

## 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 two-story rear addition is proposed to replace an existing screen porch. The addition would extend into the backyard the same depth as the screen porch, and would increase in width by about 8'. The design is unique in that the ground floor would consist of a new mud room with a screen porch behind it, and an open covered porch along the north side. Two windows on the back of the historic house would be retained beneath the covered porch. The second floor of the addition would contain a bedroom. The corners of the historic structure would be preserved, with an inset of about 1 ½' on the north and 2 ½' on the south.
2. The footprint of the historic house is 624 square feet (24' wide by 26' deep). The footprint of the addition is 320 square feet (20' x 16'), or 51%.
3. The roof proposed is a shed that starts near the ridge of the house and extends nearly 30' to the rear, which exceeds the depth of the historic house. The shed roof makes the addition appear unnecessarily large and doesn't result in any interior benefit in terms of floor area. The shed roof is visually disruptive, out of scale in relation to the historic building, and makes the addition needlessly conspicuous.
4. There are many positive design features of this addition that make it unique and appropriate, like the generously inset corners and preservation of first floor rear windows. The design of the roof, however, is not in keeping with SOI Standards 2 or 9, or the guidelines for new additions or neighborhood setting. Staff cannot support the application, but believes that the homeowners have options for other roof designs that could be approved if submitted as a new application.

### MOTION

I move that the Commission issue a certificate of appropriateness for the application at 211 Crest Avenue, a contributing property in the Old West Side Historic District, to construct a two-story shed-roofed rear addition with a ground floor mud room, screen porch, and overhang, and a second floor bedroom and bath, 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 *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 211 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

211 Crest, May 2008 file 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: 221 Crest St.

Historic District: Old West Side

Name of Property Owner (If different than the applicant):  
LAUREN + PAUL Ranalli

Address of Property Owner: 221 CREST

Daytime Phone and E-mail of Property Owner: 734 405 9504 Lauren.m.ranalli@gmail.com

Signature of Property Owner: [Signature] Date: 9/26/16

Section 2: Applicant Information

Name of Applicant: MIKE MAHON

Address of Applicant: 2288 S. INDUSTRIAL A<sup>2</sup> 48104

Daytime Phone: (734) 277-6556 Fax: ( )

E-mail: Mike@adaptivebuilding.com

Applicant's Relationship to Property:  owner  architect  contractor  other

Signature of applicant: [Signature] Date: 9-29-16

Section 3: Building Use (check all that apply)

Residential  Single Family  Multiple Family  Rental  
 Commercial  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: \_\_\_\_\_

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

1. Provide a brief summary of proposed changes. Owner would like to add a second story 3-wall shed roof addition, that compliments the home and matching the aesthetics of the new garage. The addition would be hidden behind the house which is 2.5 stories high.

2. Provide a description of existing conditions. 1,150 SF Craftsman Gable w/ Eaves facing street. 2 story. 3 br 1 ba. Detached garage (New) Exterior is covered w/ vinyl siding and stucco @ foundation. Original windows + doors.

3. What are the reasons for the proposed changes? Owners would like to add a master suite over the existing 3-season screen porch. Currently, they have two children and are planning to have another child.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

Existing Attic has a 7' peak height which is too low to finish but high enough to hide the addition off of the back of the house

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 \_\_\_\_\_ Fee Paid: \_\_\_\_\_

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_

Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial

Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:

12 x 6 = 72  
6 x 8 = 48  
9 x 12 = 108  
230 SF floor  
20 TAB  
460

Address: 211 Crest  
Owner: Lauren & Paul Ranalli  
Builder: Adaptive Building Solutions, LLC  
Architect: Chris Allen  
Subject: HDC Application Photos



**West Elevation (from Crest St)**











Chris  
Allen

ARCHITECT

706 Hiscock St.  
Ann Arbor, MI  
(734) 995-2417



Addition and Renovations to the

# *Ranalli Residence*

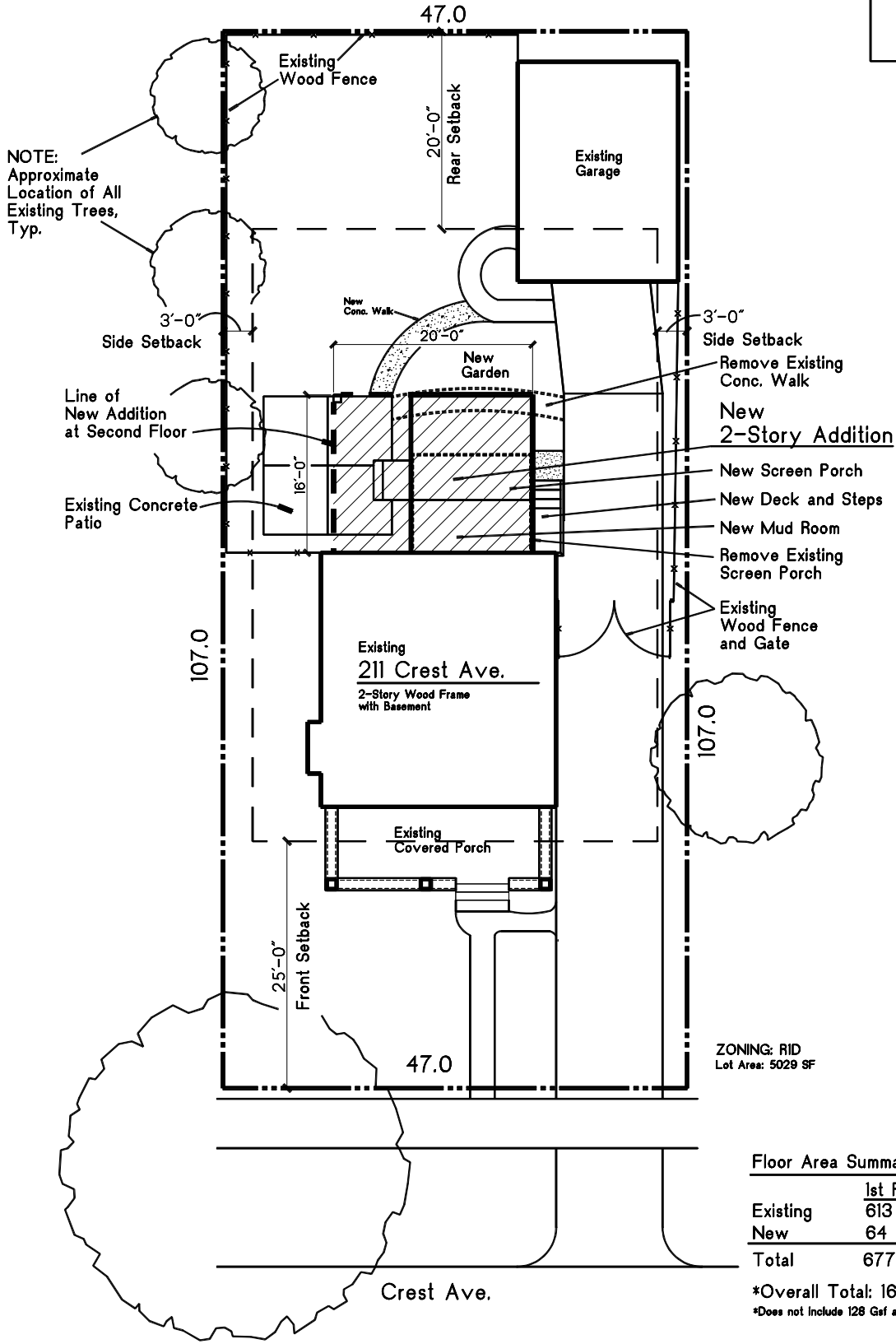
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211 Crest Ave.  
Ann Arbor, Michigan

## DRAWING INDEX

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A-1 SITE PLAN  
A-2 EXISTING BASEMENT PLAN  
A-3 EXISTING FIRST FLOOR PLAN  
A-4 EXISTING SECOND FLOOR PLAN  
A-5 EXISTING ATTIC PLAN  
A-6 FIRST FLOOR - NEW  
A-7 SECOND FLOOR - NEW  
A-8 FRONT ELEVATION - EXISTING  
A-9 RIGHT ELEVATION - EXISTING AND NEW  
A-10 REAR ELEVATION - EXISTING AND NEW  
A-11 LEFT ELEVATION - EXISTING AND NEW  
A-12 SECTION



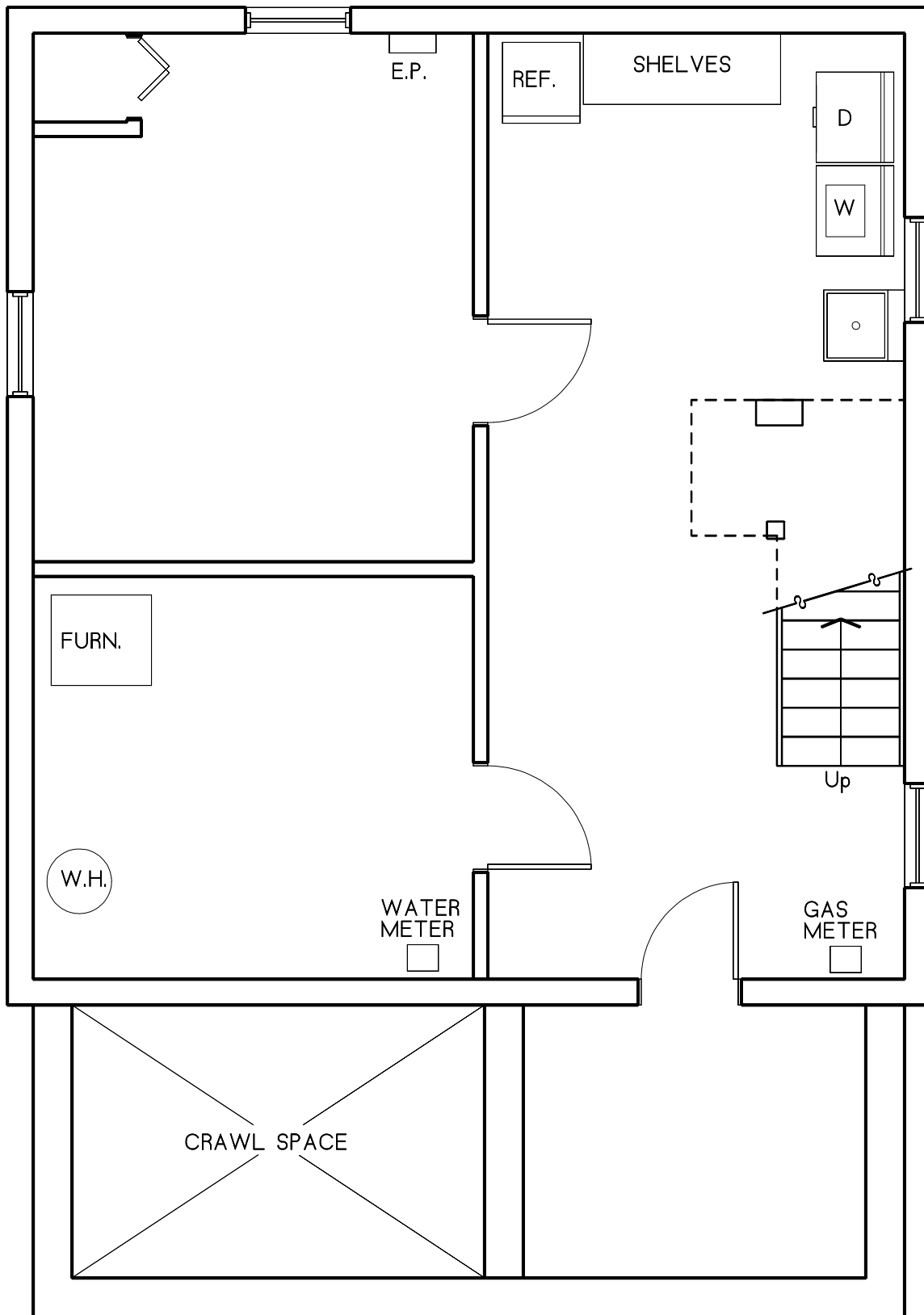
Floor Area Summary		
	1st Floor	2nd Floor
Existing	613 Gsf	613 Gsf
New	64 Gsf	320 Gsf
<b>Total</b>	<b>677 Gsf</b>	<b>933 Gsf</b>

\*Overall Total: 1610 Gsf  
\*Does not include 128 Gsf at new screen porch.

Chris  
Allen

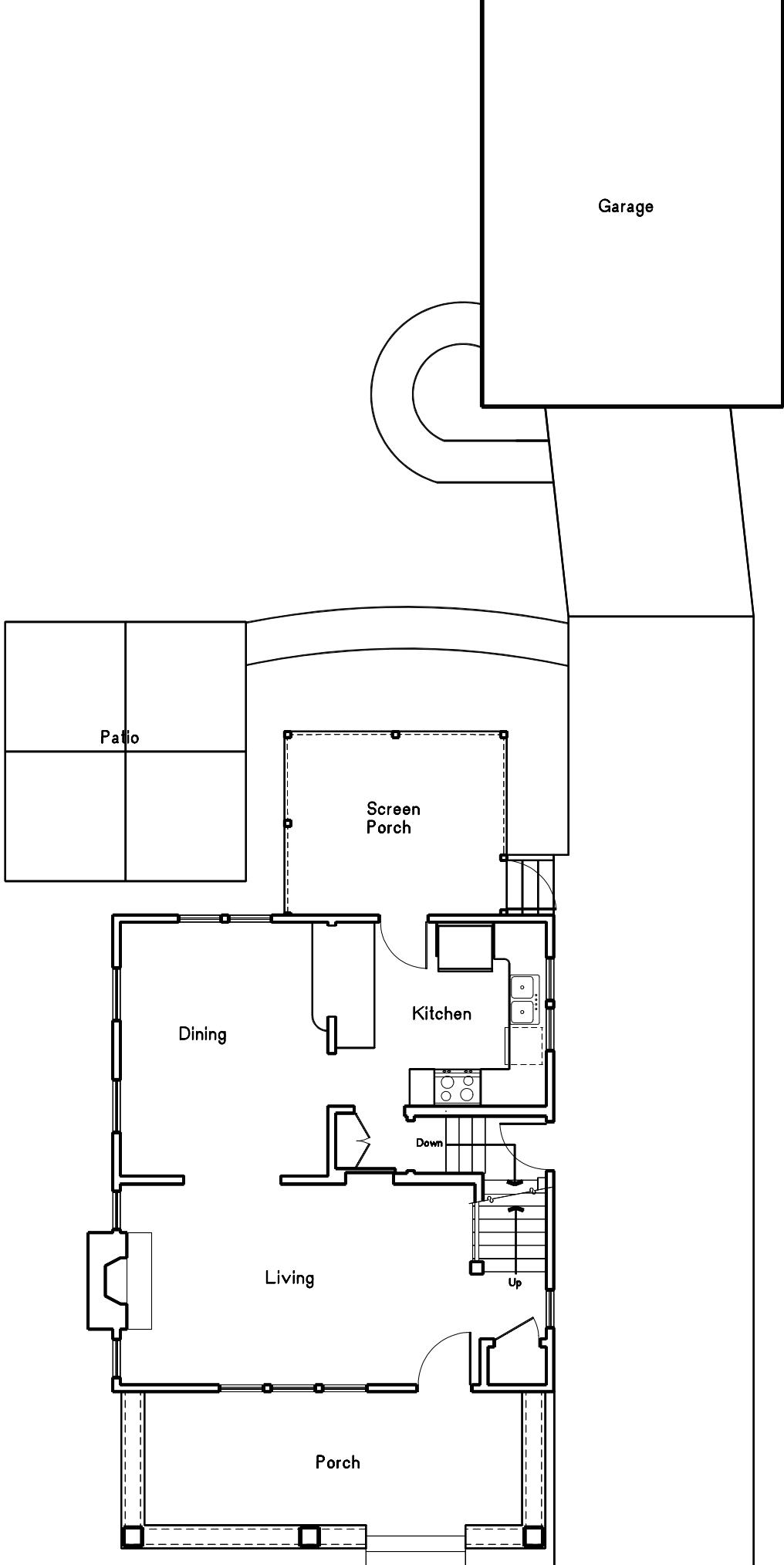
ARCHITECT


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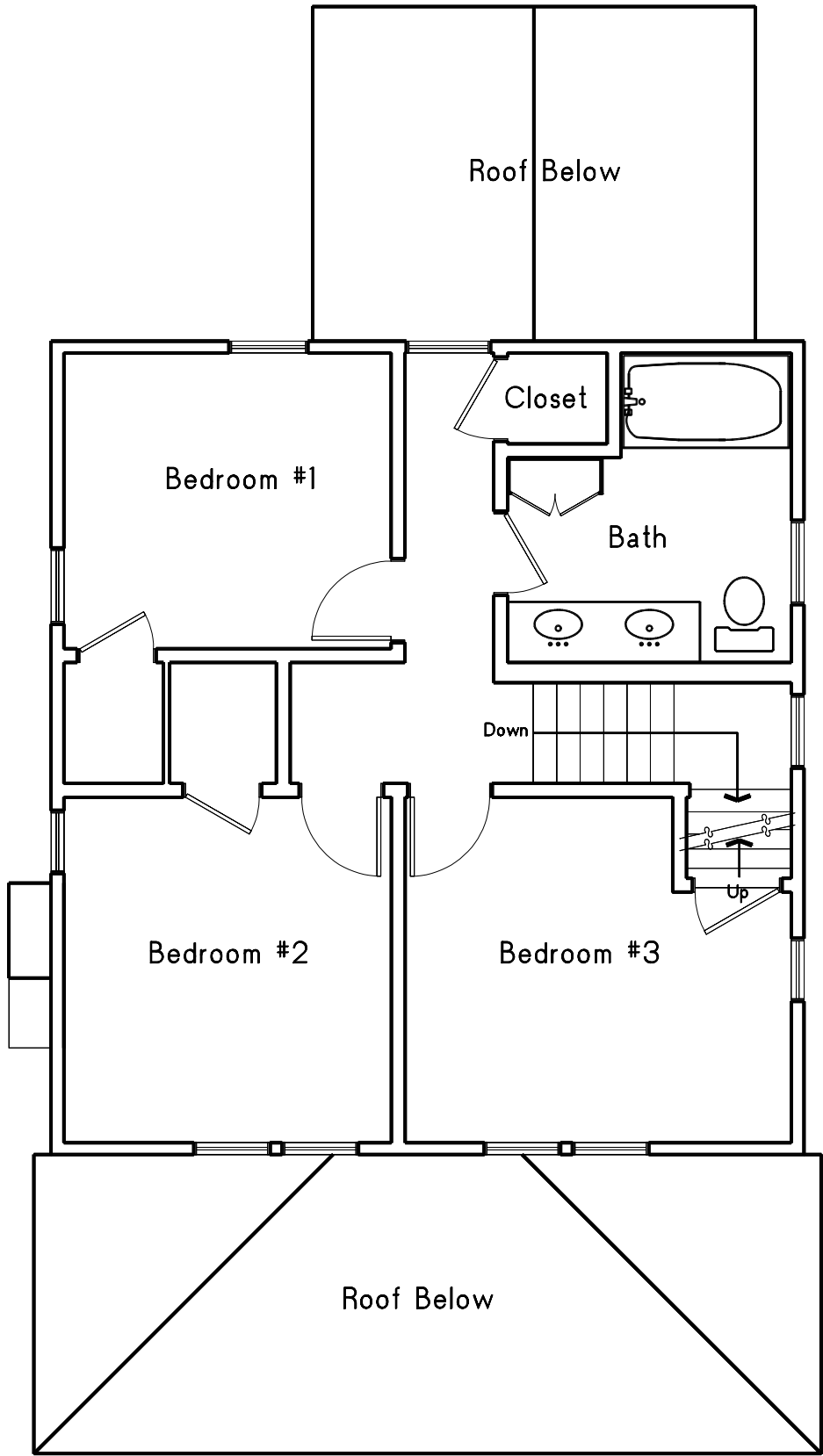



Basement Plan - Existing

1/4" = 1'-0"

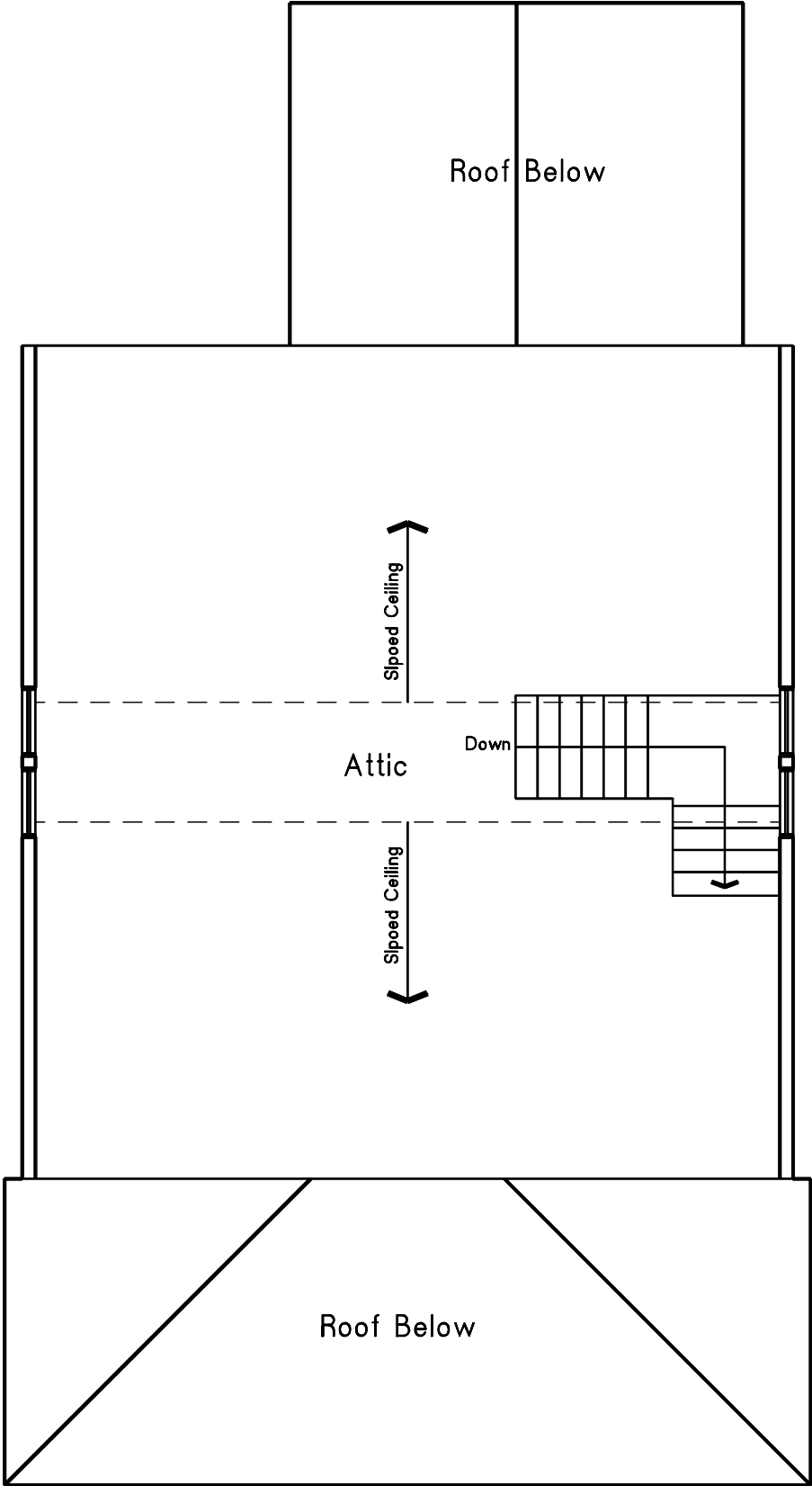



North  **First Floor - Existing**  
1/8" = 1'-0"

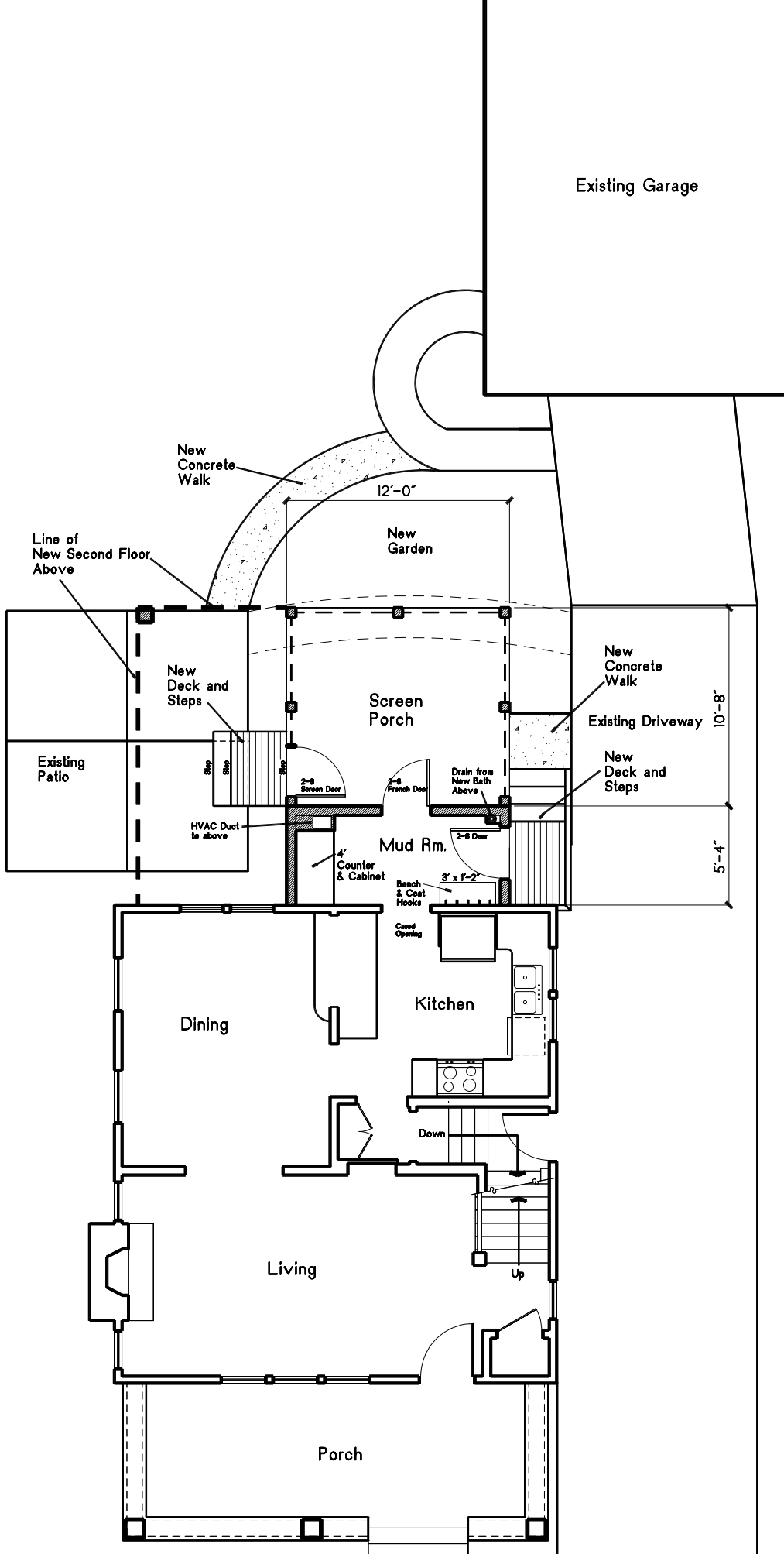



North  Second Floor - Existing  
3/16" = 1'-0"

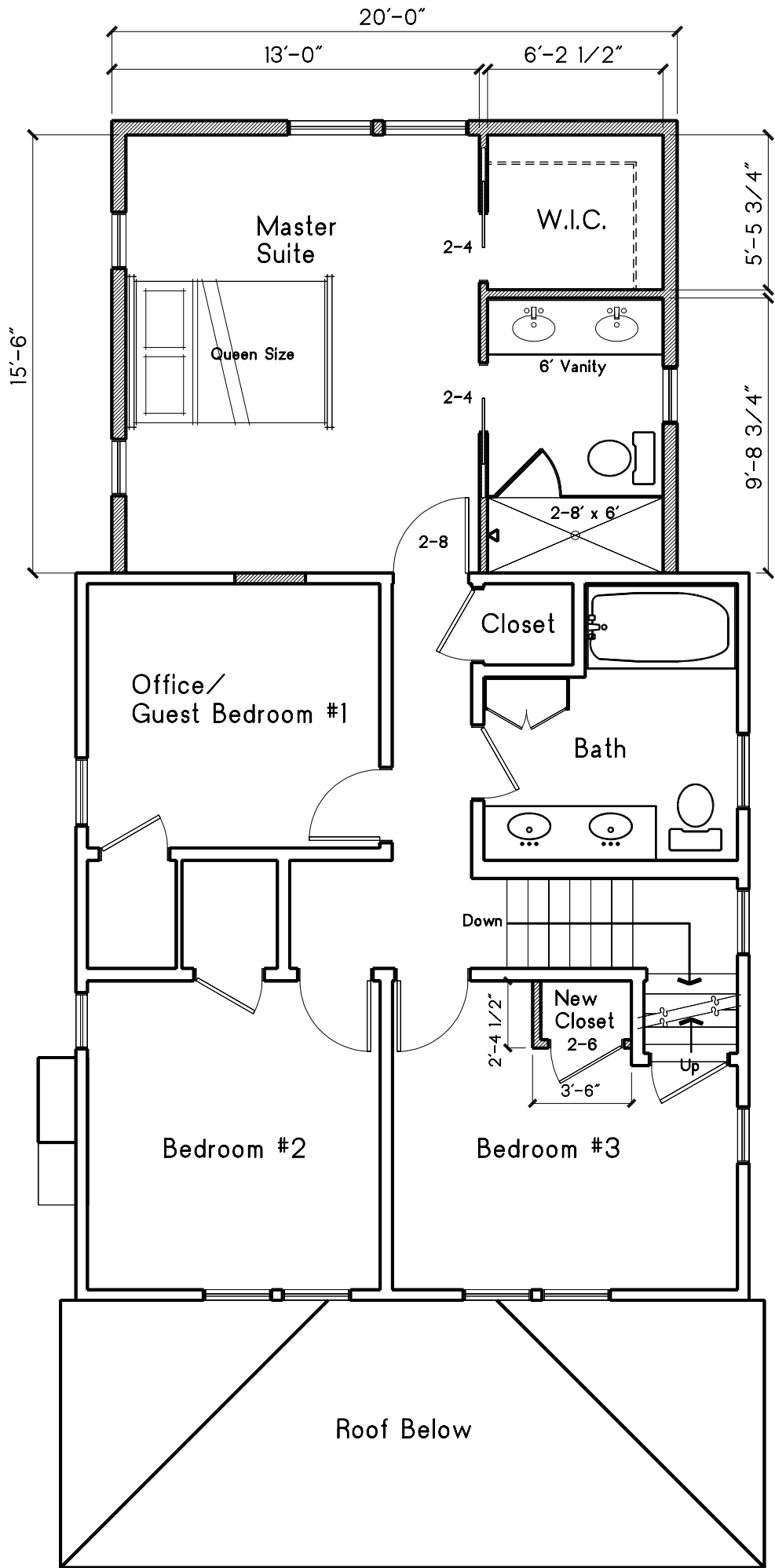





North  Attic - Existing  
3/16" = 1'-0"



North  **First Floor - New**  
1/8" = 1'-0"

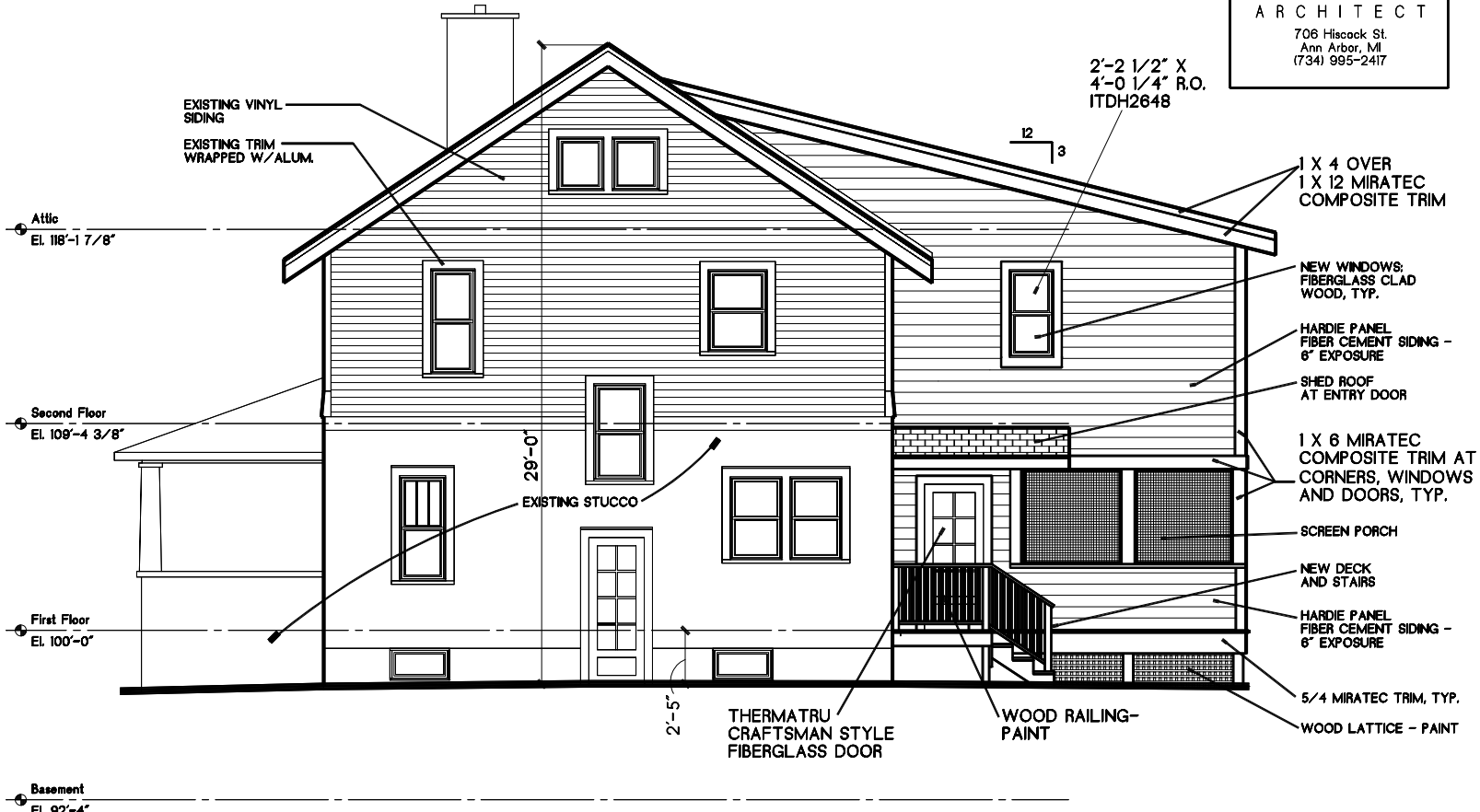


North  **Second Floor - New**  
3/16" = 1'-0"

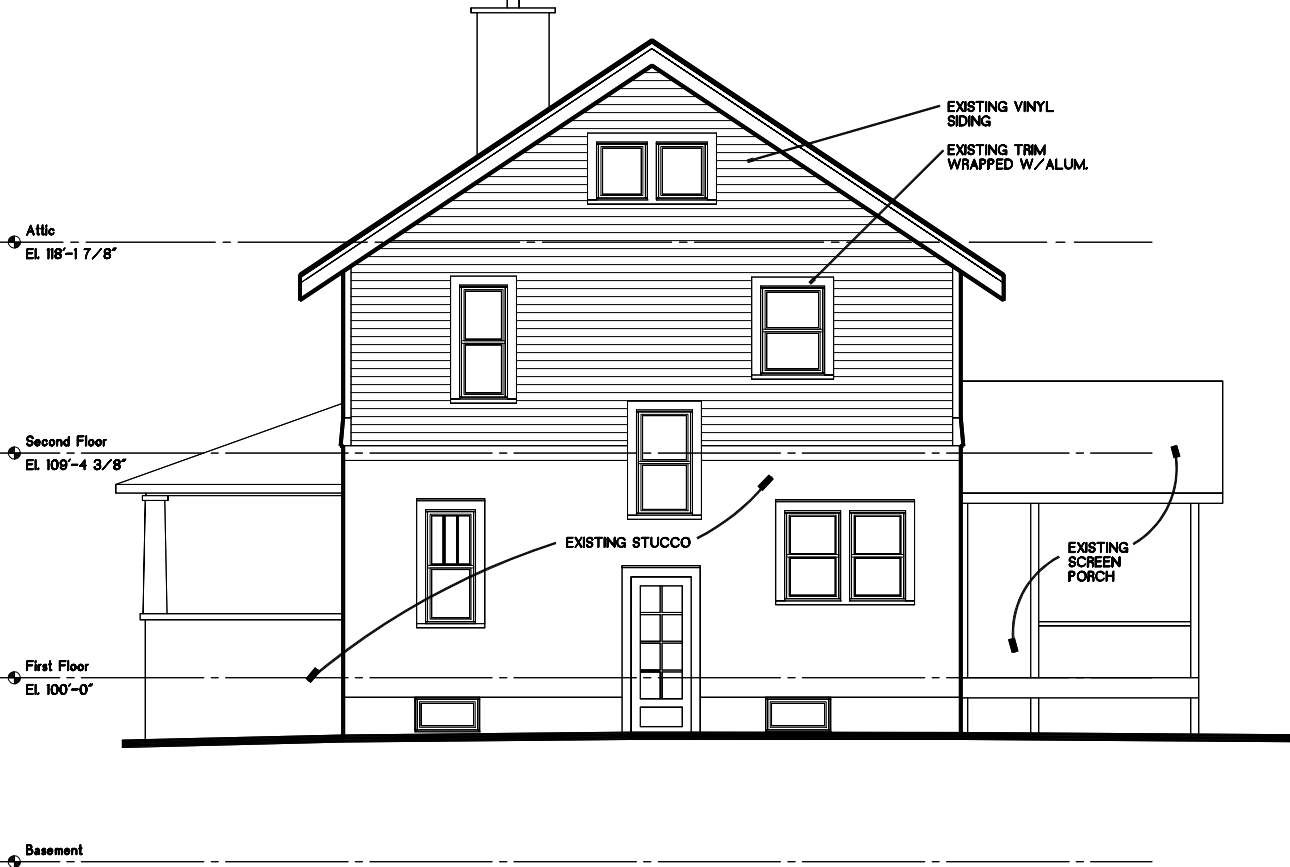


Front (West) Elevation – Existing

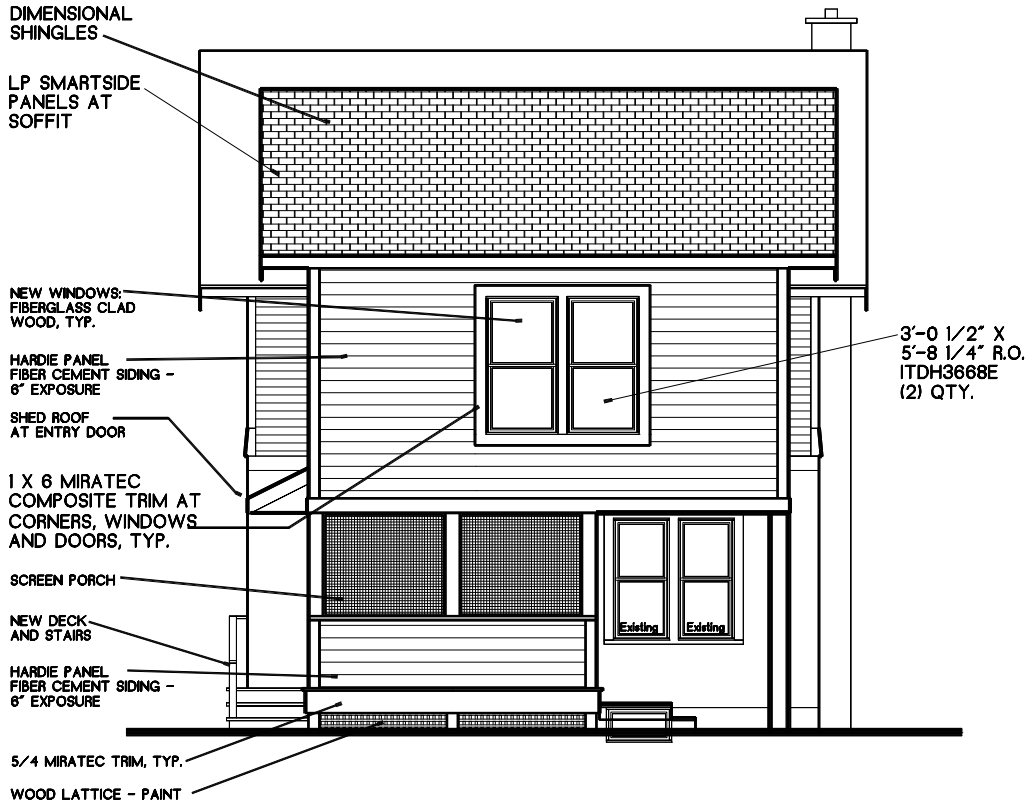
1/4" = 1'-0"



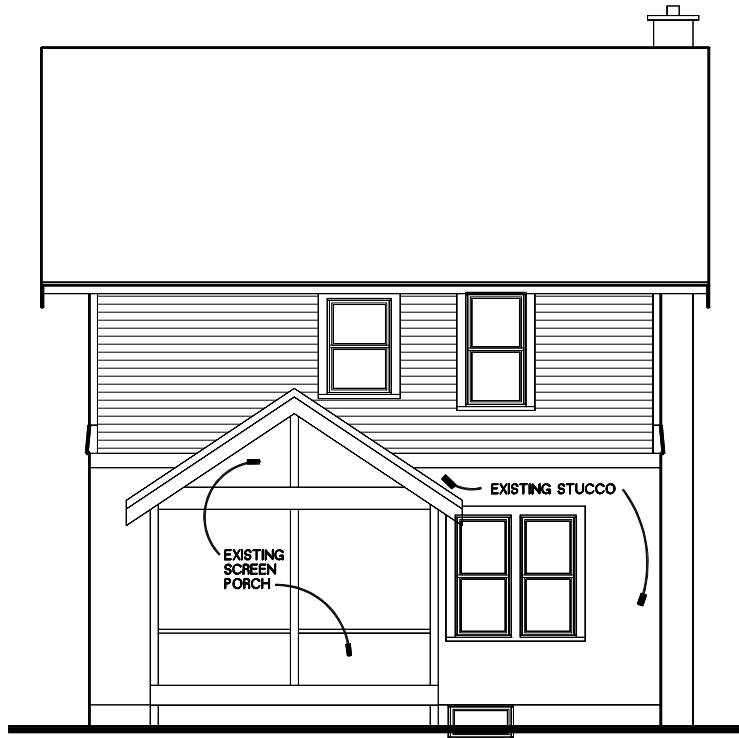
Right Side (South) Elevation - New  
1/8" = 1'-0"



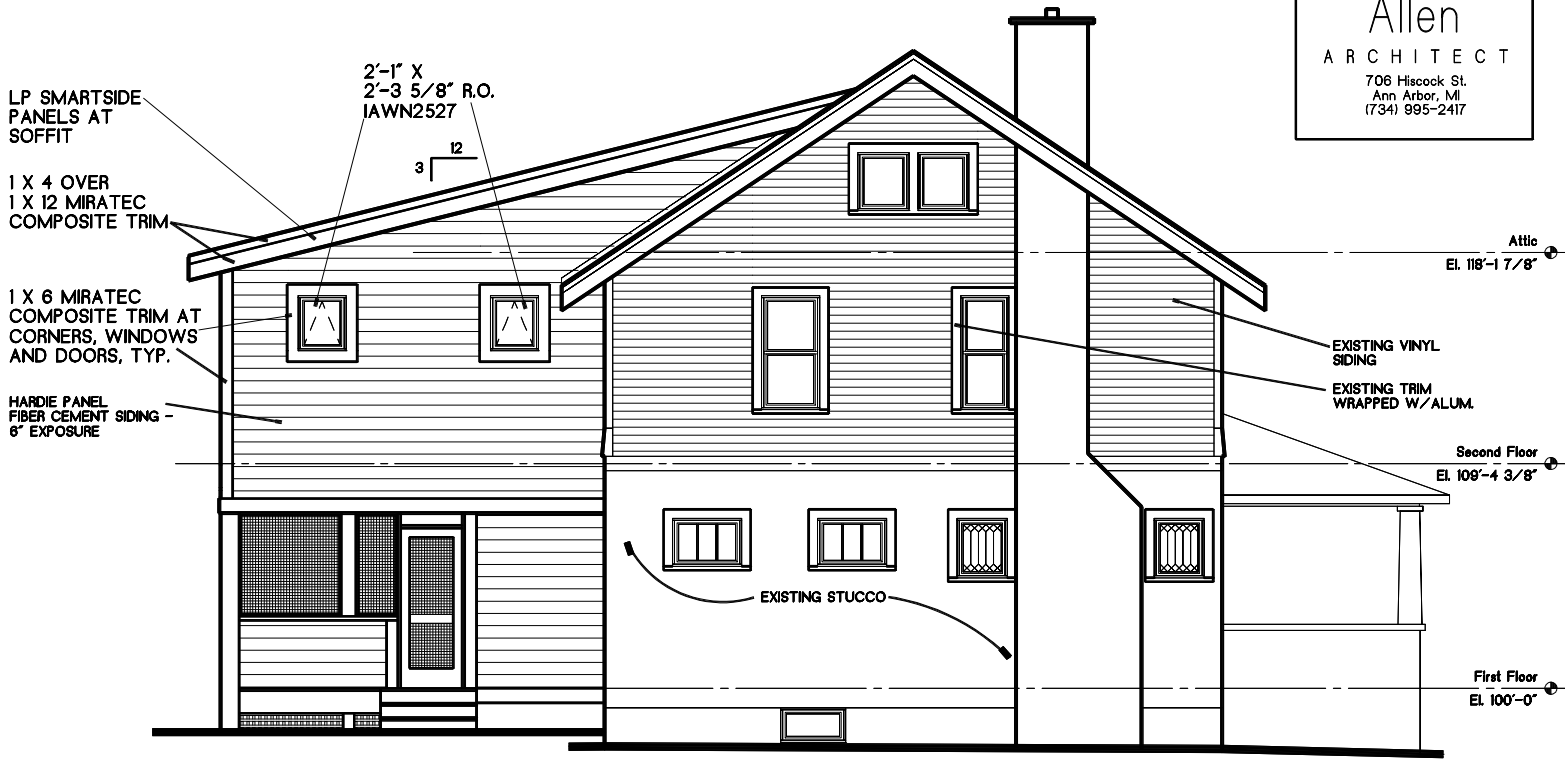
Right Side (South) Elevation - Existing  
1/8" = 1'-0"



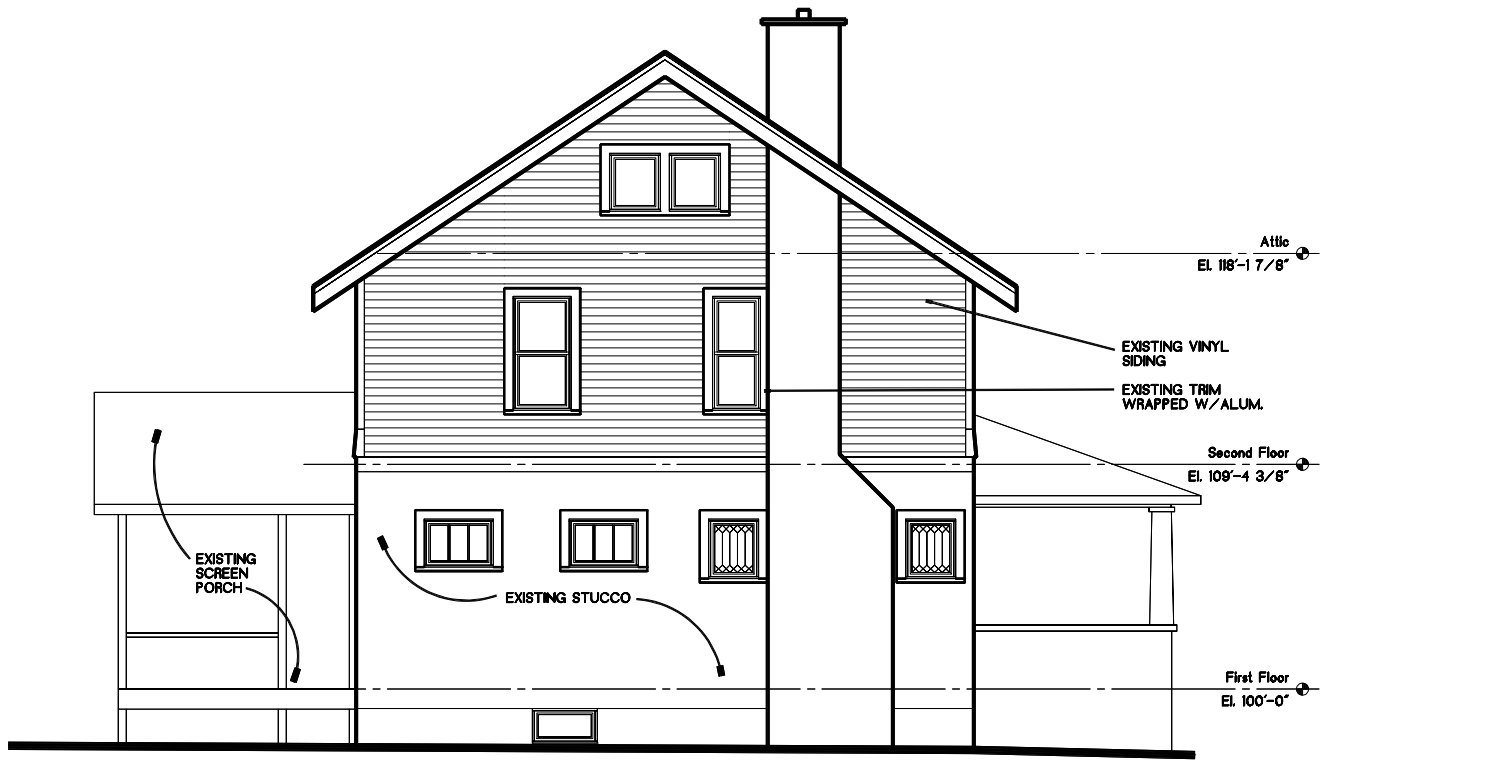
Rear (East) Elevation - New  
1/8" = 1'-0"



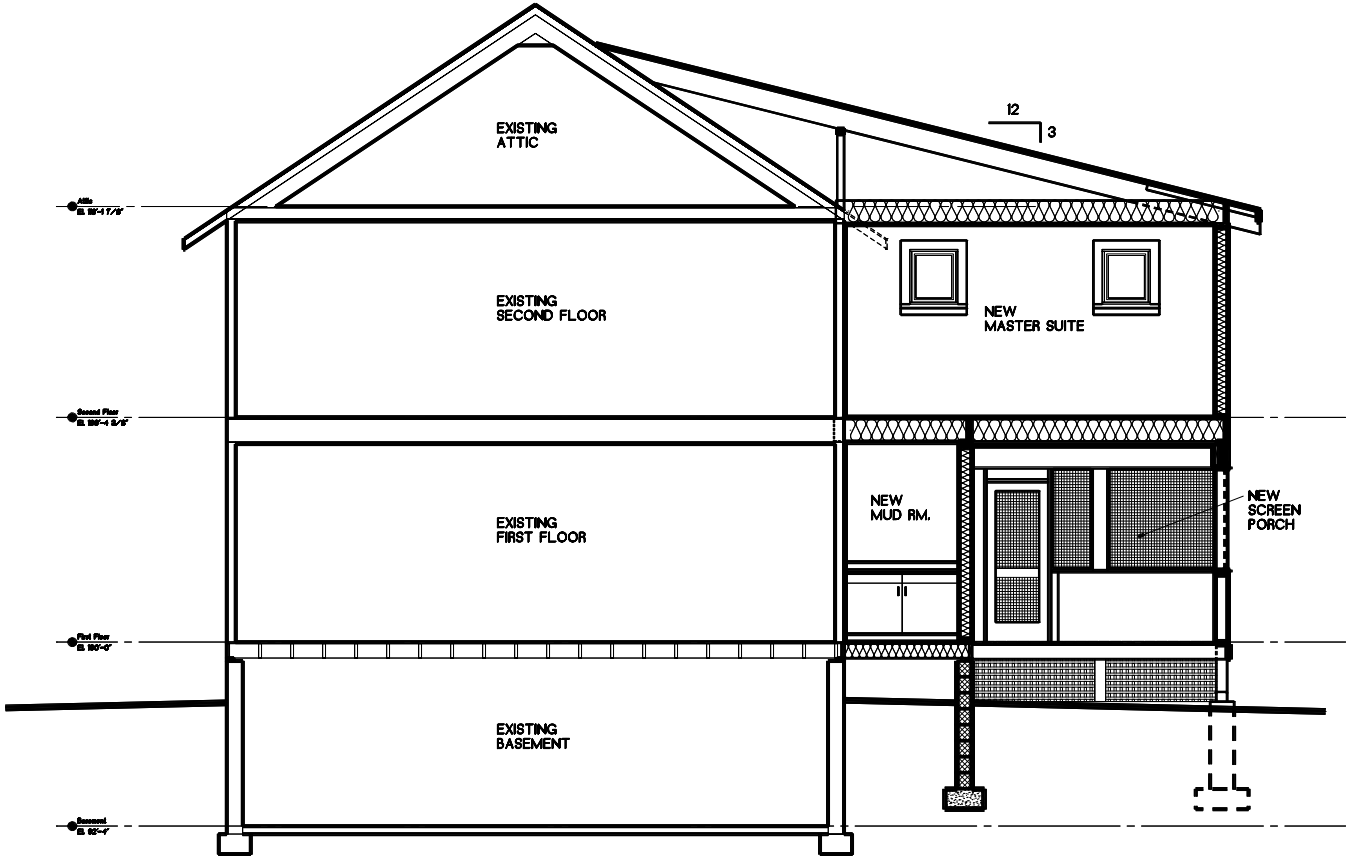
Rear (East) Elevation - Existing  
1/8" = 1'-0"



Left Side (North) Elevation - New  
1/8" = 1'-0"



Left Side (North) Elevation - Existing  
1/8" = 1'-0"



Building Section

Scale: 1/8" = 1'-0"