

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 217 Buena Vista Avenue, Application Number HDC16-223

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

OWNER

Name: Rob Costello
Address: 217 Buena Vista
 Ann Arbor, MI 48103
Phone:

APPLICANT

Mike Mahon
 2288 S. Industrial
 Ann Arbor, MI 48104
 (734) 277-6556

BACKGROUND: This low-slung craftsman bungalow was first occupied in 1926 by Theodore H. Tirb, a carpenter, and his wife Emily. It features many classic characteristics of the style – a full-width front porch, oversized square half columns on top of clad porch walls, a street-facing dormer with triple window, six-over-one windows, and bracketed eaves. It also has a yellow brick chimney and shed-roofed bump out on the south side.

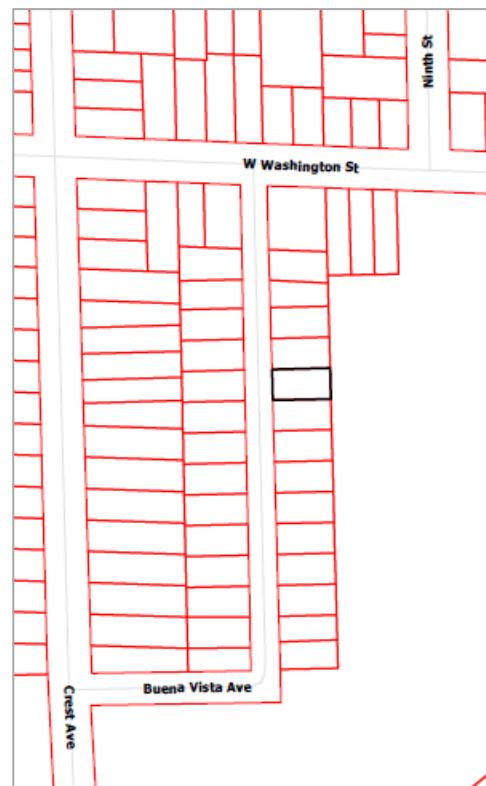
LOCATION: The site is located on the east side of Buena Vista Avenue, south of West Washington Street. The lot backs up to Slauson Middle School.

APPLICATION: The applicant seeks HDC approval to build a 280 square foot addition on the rear of the house.

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 features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall 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):

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.

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.

Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Designing new additions in a manner that makes clear what is historic and what is new.

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.

Building Site

Recommended: Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

Retaining the historic relationship between buildings and the landscape.

Not Recommended: Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the property 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: Placing a new addition on a non-character-defining or inconspicuous elevation and limiting the size and scale in relationship to the historic property.

Placing new walls in a different plane from the historic structure in a subordinate position to the historic fabric.

Designing a new addition in a manner that makes clear what is historic and what is new.

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's footprint should exceed neither half of the original building's footprint nor half of the original building's total floor area.

Not Appropriate: Designing an addition that overpowers or dramatically alters the original building through size or height.

STAFF FINDINGS:

1. The proposed addition would add a bedroom and mudroom in a compact footprint. It features a gabled roof connected with a low saddle to the main house. Siding is 6" cementitious, trim is composite, windows are fiberglass clad, and two new doors are fiberglass. A 22" by 22" skylight is located on the saddle.
2. The addition would be significantly inset from the rear corners of the house – 5'8" on the north and 6' on the south. One existing window on the rear elevation would be relocated to the south inset area where the back door is currently. The addition is in close proximity to the garage, which is believed to be a contributing structure, but should not adversely affect it.
3. Per the city assessor, the floor area of the house is 1246 square feet, and the footprint is 838 square feet. The area of the addition is approximately 280 square feet, well within the recommendations of the *Historic District Design Guidelines*.
4. The design of the addition is compatible with the house and neighborhood. The addition will be minimally visible from the street and is sensitive to the character of the historic house. Staff believes the work generally meets the Ann Arbor Historic District Design Guidelines and the Secretary of the Interior's Guidelines and Standards for Rehabilitation.

POSSIBLE MOTIONS: (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 217 Buena Vista Avenue, a contributing property in the Old West Side Historic District, to build a 280 square foot addition on the rear of the house, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets *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 additions and building site; and the *Ann Arbor Historic District Design Guidelines* for additions.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 217 Buena Vista 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

217 Buena Vista (2008 OWS 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: 217 Buena Vista

Historic District: Old West Side

Name of Property Owner (If different than the applicant): Rob Costello

✓ Address of Property Owner: 217 Buena Vista

✓ Daytime Phone and E-mail of Property Owner: 847-508-6999

X Signature of Property Owner: [Signature] Date: 9/29/16

Section 2: Applicant Information

Name of Applicant: Mike Mahon

Address of Applicant: 2288 S. Industrial A² 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: [Signature]

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

1. Provide a brief summary of proposed changes. 3 wall addition off rear elevation. is a bedroom, mudroom and will allow for expanded kitchen inside. Addition proposed as narrower than the house, tucked in the back yard, ground level, crawl
2. Provide a description of existing conditions. 24 x 30 Bungalow is craftsman style with 2 bedrooms. 1 bedroom on main floor and 1 upstairs. Total SF is 1,020. (720 SF first floor and 300 SF upstairs) large overhangs, full porch.
3. What are the reasons for the proposed changes? Growing family of 3 would like to add another bedroom and expand kitchen, total expanded space would add approximately ~~290~~ 180 SF and maintain a low profile.
4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here. ~~was submitted~~ our first proposal to expand the upstairs with a rear dormer was not going to be approved. This is plan 'B'.
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:

Address: 217 Buena Vista
Owner: Rob Costello
Builder: Adaptive Building Solutions
Architect: Warren Samberg

Subject: HDC Application Photos



West Elevation (from Buena Vista)

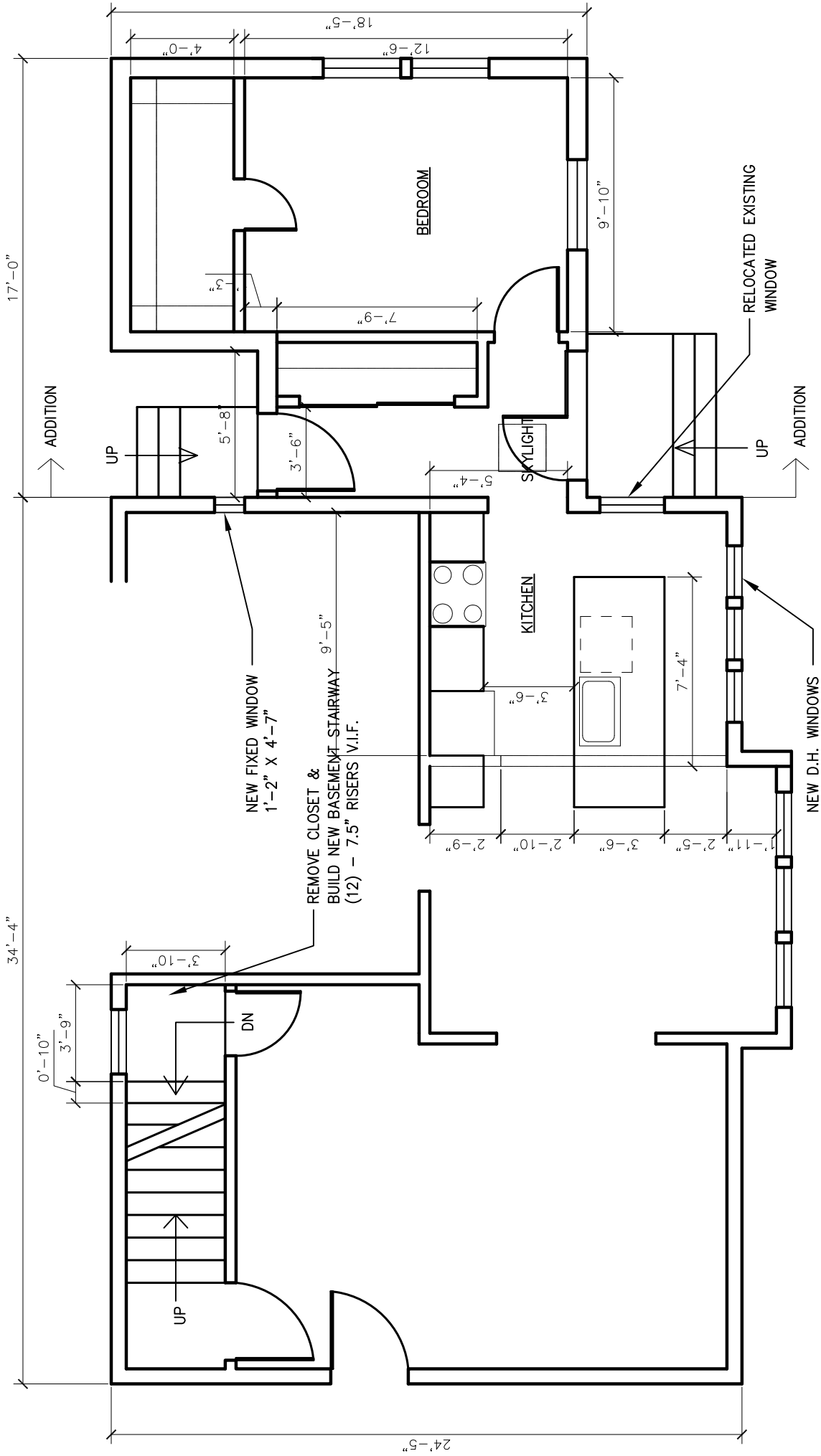








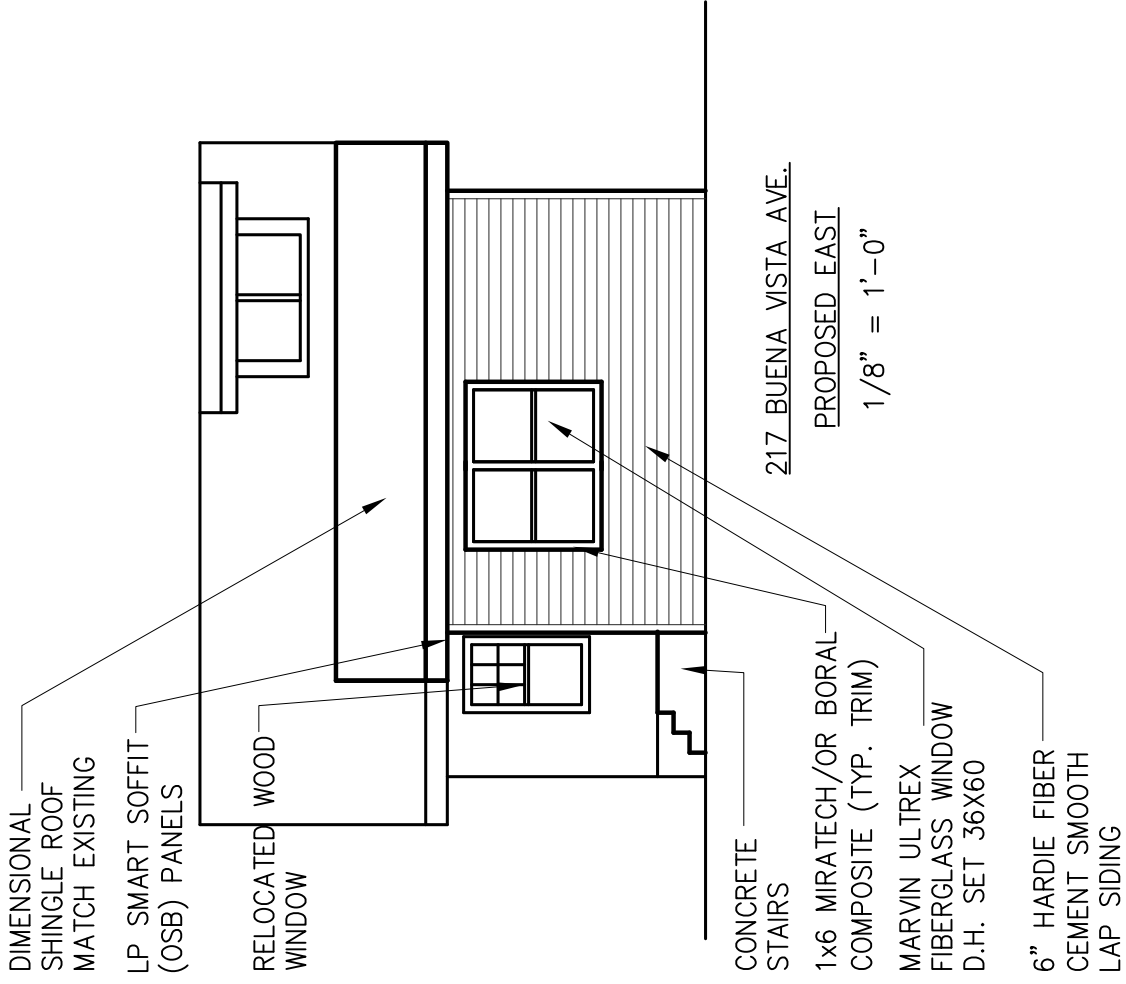




217 BUENA VISTA AVE.

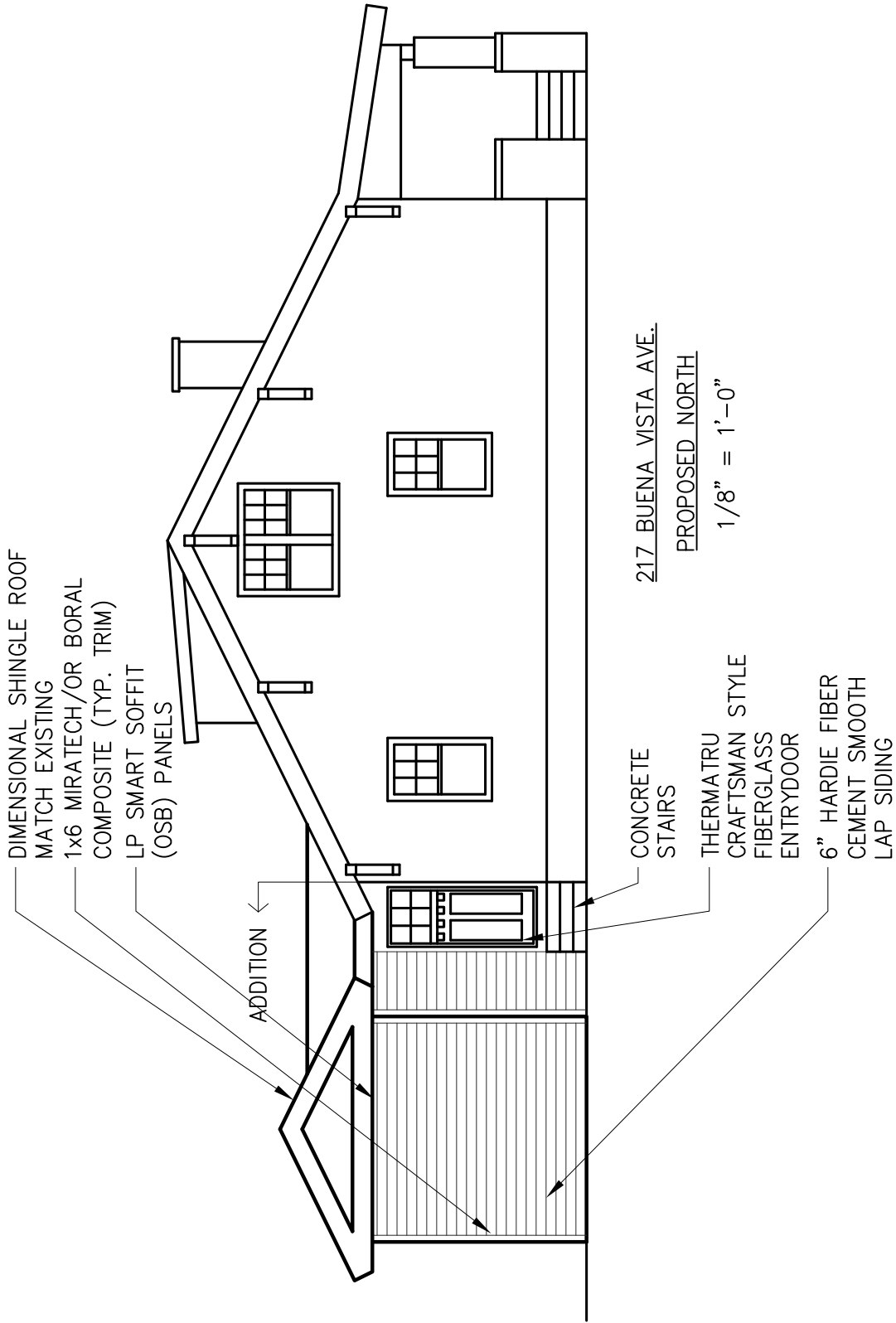
FIRST FLOOR PLAN

3/16" = 1'-0"



FIRST LEVEL: 2'-6" F.F.E.

GRADE LEVEL: 0'-0" F.F.E.



DIMENSIONAL SHINGLE ROOF
 MATCH EXISTING
 1x6 MIRATECH/OR BORAL
 COMPOSITE (TYP. TRIM)
 LP SMART SOFFIT
 (OSB) PANELS

ADDITION ←

CONCRETE
 STAIRS

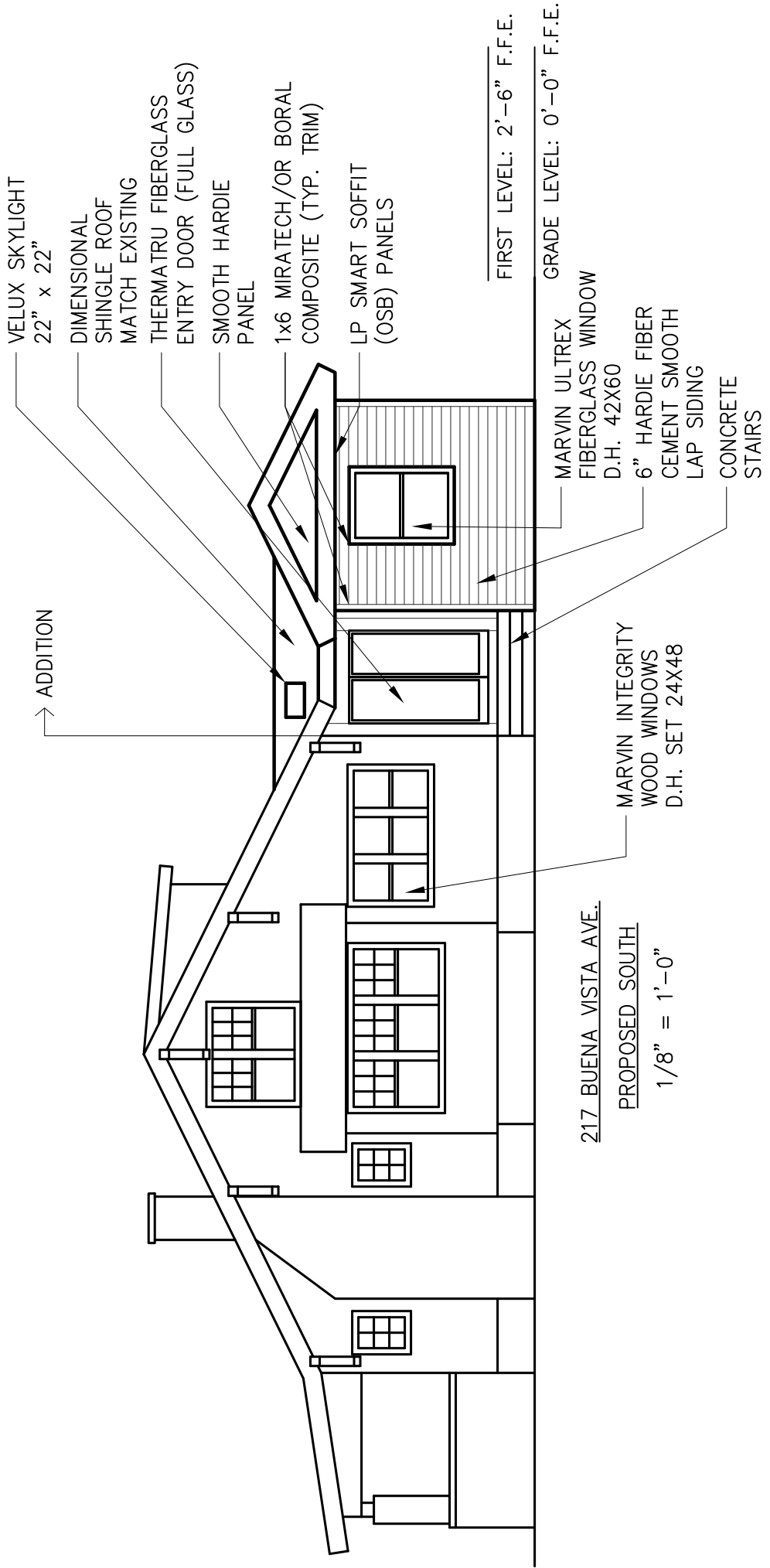
THERMATRU
 CRAFTSMAN STYLE
 FIBERGLASS
 ENTRYDOOR

6" HARDIE FIBER
 CEMENT SMOOTH
 LAP SIDING

217 BUENA VISTA AVE.

PROPOSED NORTH

1/8" = 1'-0"



VELUX SKYLIGHT
22" x 22"

DIMENSIONAL
SHINGLE ROOF
MATCH EXISTING

THERMATRU FIBERGLASS
ENTRY DOOR (FULL GLASS)

SMOOTH HARDIE
PANEL

1x6 MIRATECH/OR BORAL
COMPOSITE (TYP. TRIM)

LP SMART SOFFIT
(OSB) PANELS

FIRST LEVEL: 2'-6" F.F.E.

GRADE LEVEL: 0'-0" F.F.E.

→ ADDITION

MARVIN ULTREX
FIBERGLASS WINDOW
D.H. 42X60

6" HARDIE FIBER
CEMENT SMOOTH
LAP SIDING

CONCRETE
STAIRS

MARVIN INTEGRITY
WOOD WINDOWS
D.H. SET 24X48

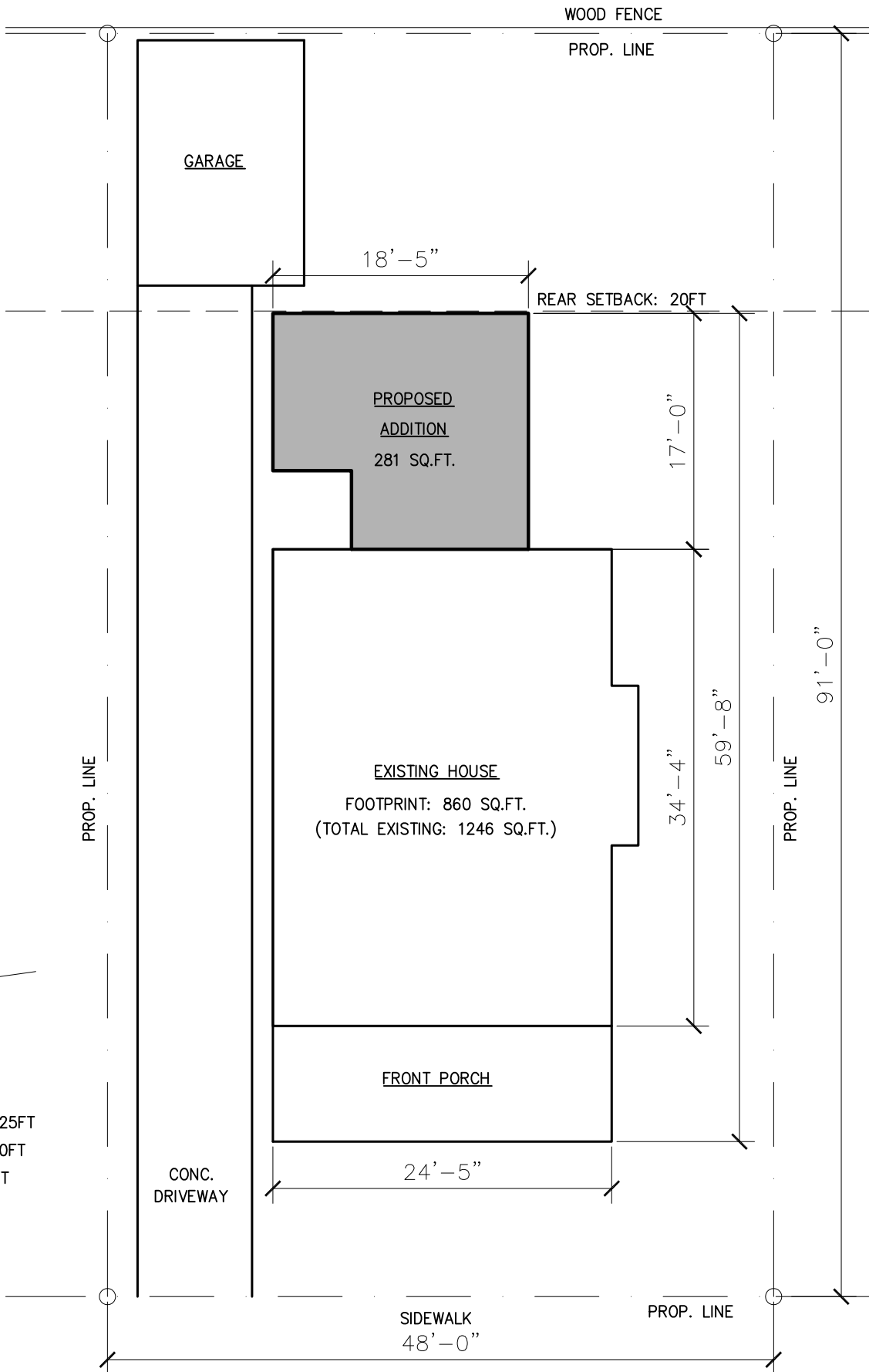
217 BUENA VISTA AVE.

PROPOSED SOUTH

1/8" = 1'-0"



R1D ZONING
FRONT SETBACK: 25FT
REAR SETBACK: 20FT
SIDE SETBACK: 3FT
LOT: 0.10 AC.



217 BUENA VISTA AVE.
SITE PLAN
3/32" = 1'-0"