

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 256 Crest Avenue, Application Number HDC12-089

DISTRICT: Old West Side Historic District

REPORT DATE: June 4, 2012

REPORT PREPARED BY: Katie Remensnyder, Interim Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, June 11 for the Thursday, June 14, 2012 HDC meeting

OWNER

APPLICANT

Name:	Derek and Maria White	Same
Address:	256 Crest Avenue Ann Arbor, MI 48103	
Phone:	(734) 604-0458	

BACKGROUND: This vernacular one-and-a-half story bungalow features a full-width front porch, a front-facing gabled dormer, and knee brackets. The house first appears in the 1923 Polk City Directory and lists Frank Ulrich and his wife Mary C Ulrich as the owners. Frank Ulrich is listed as a boiler fireman with the Washtenaw Gas Company.

LOCATION: The site is located on the west side of Crest Avenue, between Bemidji Drive and West Washington Street.

APPLICATION: The applicant seeks HDC approval to construct two rectangular shed dormers on the north and south (side) elevations to increase the interior headroom in a bedroom and provide room to add a new bathroom. The proposed dormers would be added to an addition built in the 1980s, and each measure approximately 16 feet long and approximately twelve feet deep. The proposed dormer on the north elevation has two windows and the proposed dormer on the south elevation has three windows. The applicant also seeks approval to install a new skylight in the proposed dormer on the north (side) elevation.

APPLICABLE REGULATIONS:

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

- (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 will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic

property will be unimpaired.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):

New Additions

Recommended: 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.

Placing a new addition on a non-character-defining elevation and limiting the size and scale in relationship to the historic building.

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

Not Recommended: 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.

Radically changing a character-defining roof shape or damaging or destroying character-defining roofing material as a result of incompatible design or improper installation techniques.

Windows

Recommended: Designing and installing additional windows on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

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.

Removing or radically changing windows which are important in defining the historic character of the building so that, as a result, the character is diminished.

STAFF FINDINGS:

1. The 16' wide dormer is proposed on the north (side) elevation approximately 30' feet behind the east (front) façade. The dormer roof is located at the same height as the ridge height of the current roof of the 1980's addition, but below the roof of the original building, and its size and proportions are consistent and compatible with the rest of the house. It appears that the new dormer will not be highly conspicuous from Crest Avenue due to its location and size. The dormer that is proposed on the south (side) elevation is of the same dimensions, and also appears to not be highly conspicuous from the street.
2. The proposed dormer on the north elevation features two three-over-one windows that match the existing windows in style. The dormer will be sided with cedar shakes to match the existing siding, and will have an asphalt roof to match the existing roof. The applicant also seeks approval to install a skylight measures two feet by four feet on the proposed dormer. It appears that the skylight will not be highly conspicuous from the street.

3. The proposed dormer on the south elevation features three three-over-one windows that match the existing windows in style. This dormer will also be sided in cedar shakes and have an asphalt shingle roof.
4. The proposed dormers are located on a rear, non-character defining-addition that was built in the 1980s.
5. The proposed dormers and windows are compatible in design with the existing house and the locations on side elevations with low visibility from the street are appropriate. The proposed dormer does not detract from the overall building proportions and design.
6. Staff recommends approval of the proposed dormers, windows, and skylight. The proposed work is generally 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*, in particular standards 9 and 10, and the guidelines for new additions and windows.

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 265 Crest Avenue, a contributing property in the Old West Side Historic District, to add a shed dormer on the north (side) elevation, add a dormer on the south (side) elevation, and install a skylight as proposed. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the house and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 9 and 10 and the guidelines for new additions and windows.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 256 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 in 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, drawings, photo



City of Ann Arbor
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ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information
Address of Property: <u>256 CREST AVE</u>
Historic District: <u>OLD WEST SIDE</u>
Name of Property Owner (If different than the applicant): <u>DEREK + MARIA WHITE</u>
Address of Property Owner: <u>256 CREST</u>
Daytime Phone and E-mail of Property Owner: <u>734.604.0458</u> <u>djw256@gmail.com</u>
Signature of Property Owner: <u>[Signature]</u> Date: <u>5.22.12</u>
Section 2: Applicant Information
Name of Applicant: <u>DEREK + MARIA WHITE</u>
Address of Applicant: <u>256 CREST</u>
Daytime Phone: <u>(734) 604.0458</u> Fax: ()
E-mail: <u>djw256@gmail.com</u>
Applicant's Relationship to Property: <u>Owner</u> architect contactor other
Signature of applicant: <u>[Signature]</u> Date: <u>5.22.12</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." <p style="text-align: right;">COMPLETED</p>
Please initial here: <u>djw</u>

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

1. Provide a brief summary of proposed changes. ADD TWO DORMERS TO SECOND FLOOR OF EXISTING 1980s ADDITION. THE SPACE CREATED BY THE DORMERS WILL PROVIDE ENOUGH ROOM TO ADD A MASTER BATH.

2. Provide a description of existing conditions. CONSTRUCTION WILL OCCUR ON SECOND FLOOR OF 1980s ADDITION. THE ORIGINAL HOME WILL NOT BE IMPACTED.

3. What are the reasons for the proposed changes? ADDING A MASTER BATH.

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

SEE ATTACHED SUBMISSION.

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: 5/24/12 Application to _____ Staff or HDC

Project No.: HDC Fee Paid: _____

Pre-filing Staff Reviewer & Date: 5/24/12 Date of Public Hearing: 6/14/12

Application Filing Date: 5/25/12 Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

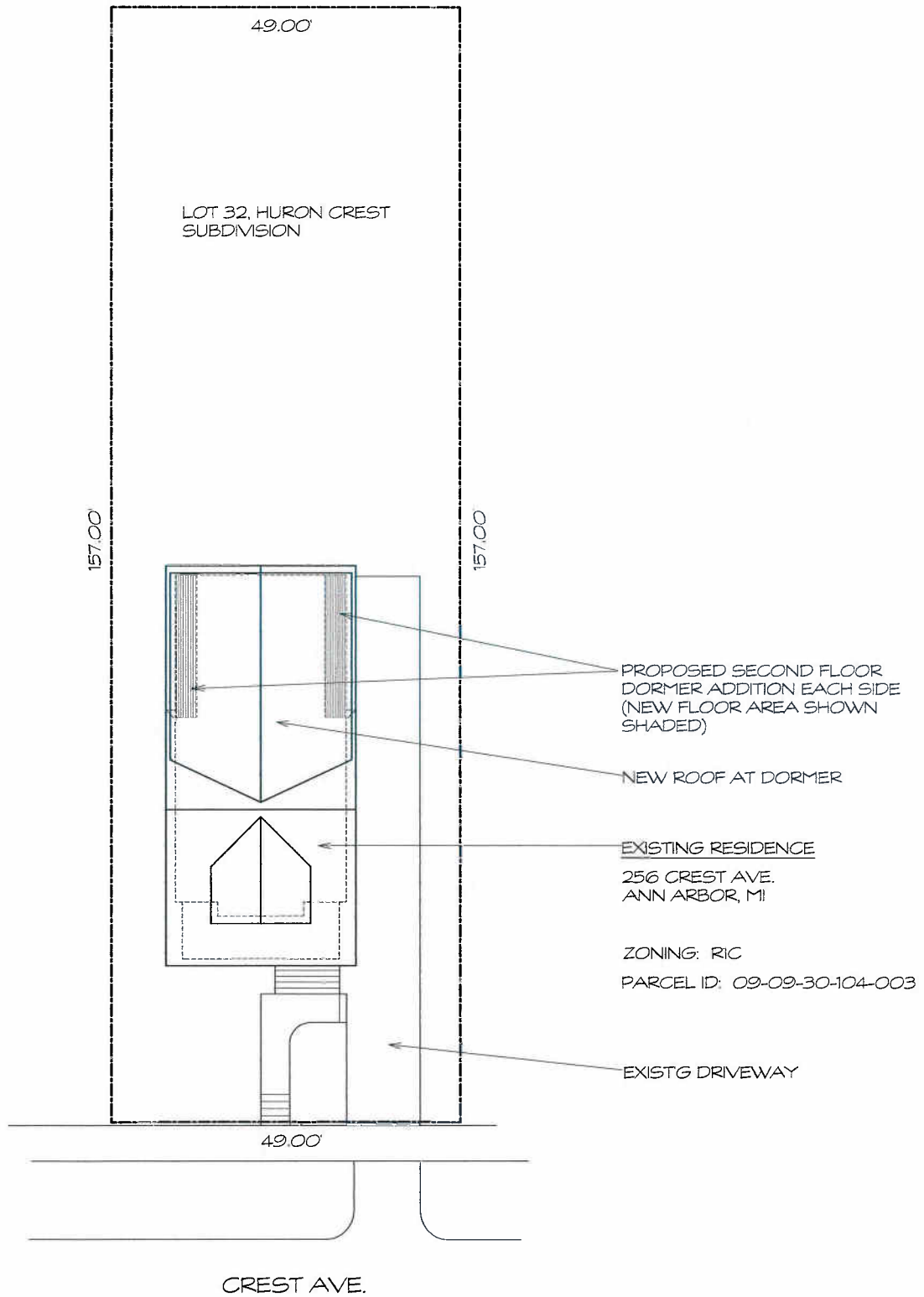
Comments:

White Residence / 256 Crest Ave.

ANN ARBOR, MI
5 - 23 - 12

Edwin R. Wier ARCHITECT

1503 Shadford Rd. Ann Arbor, MI
Tele: 734-761-3015 EdWier@aol.com

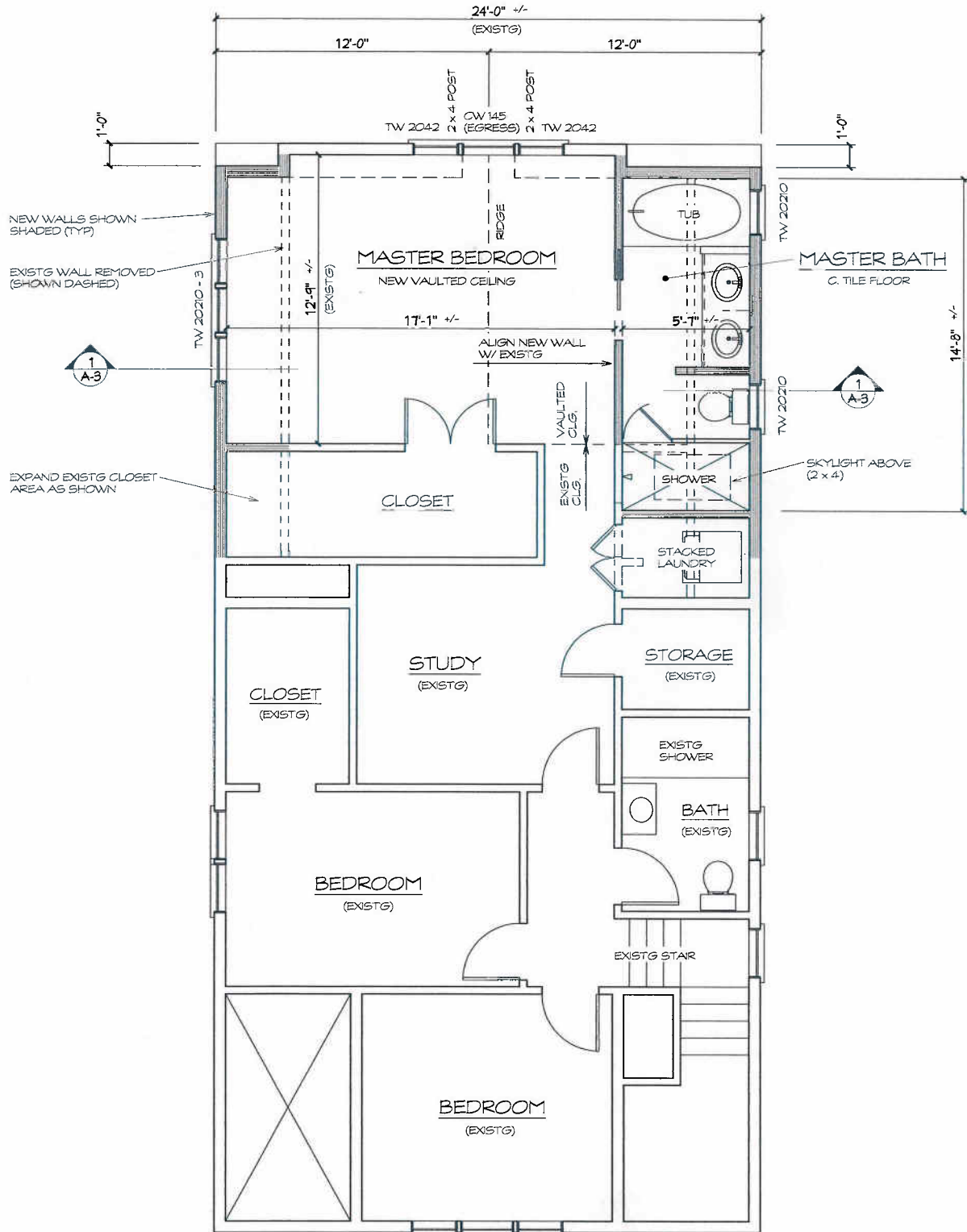


SITE PLAN

(N.T.S.)



A - 1



SECOND FLOOR PLAN

(N.T.S.)

A - 2

White Residence / 256 Crest Ave.

ANN ARBOR, MI

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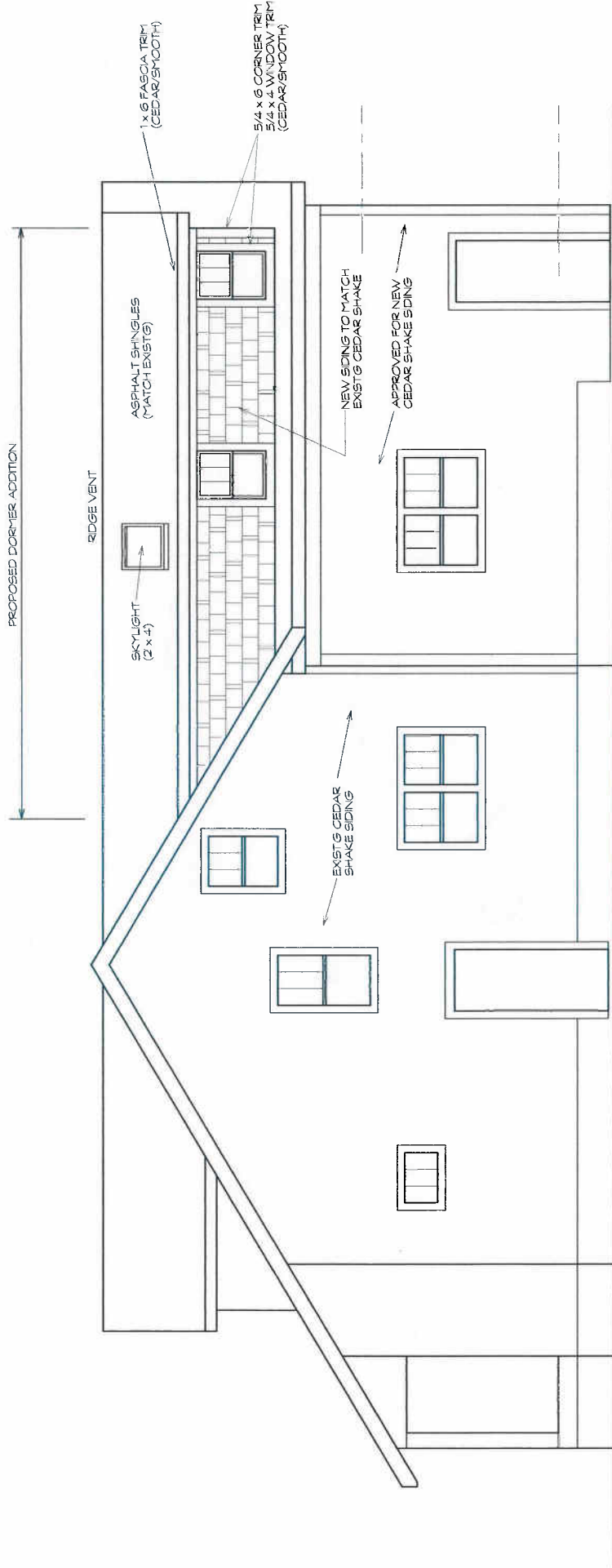
ARCHITECT

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RIGHT SIDE ELEVATION (North)

(N.T.S.)

White Residence / 256 Crest Ave.

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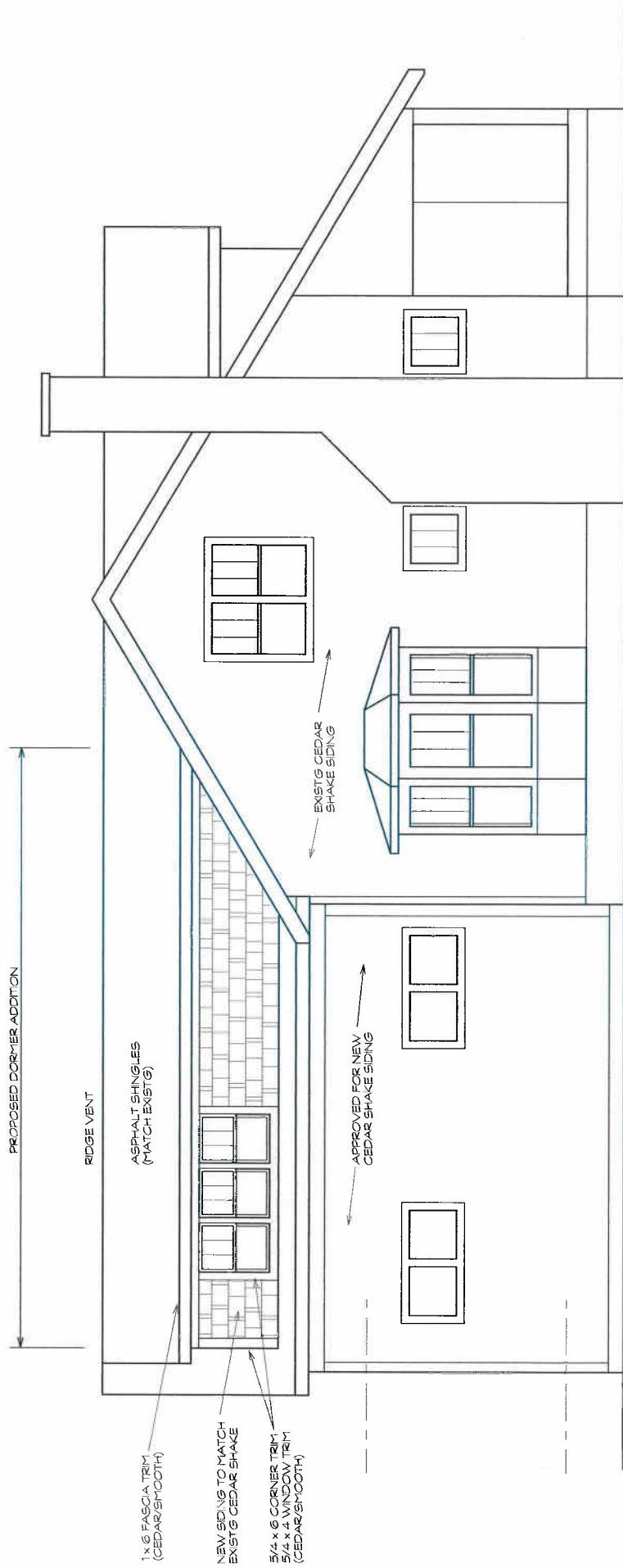
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LEFT SIDE ELEVATION (South)

(N.T.S.)

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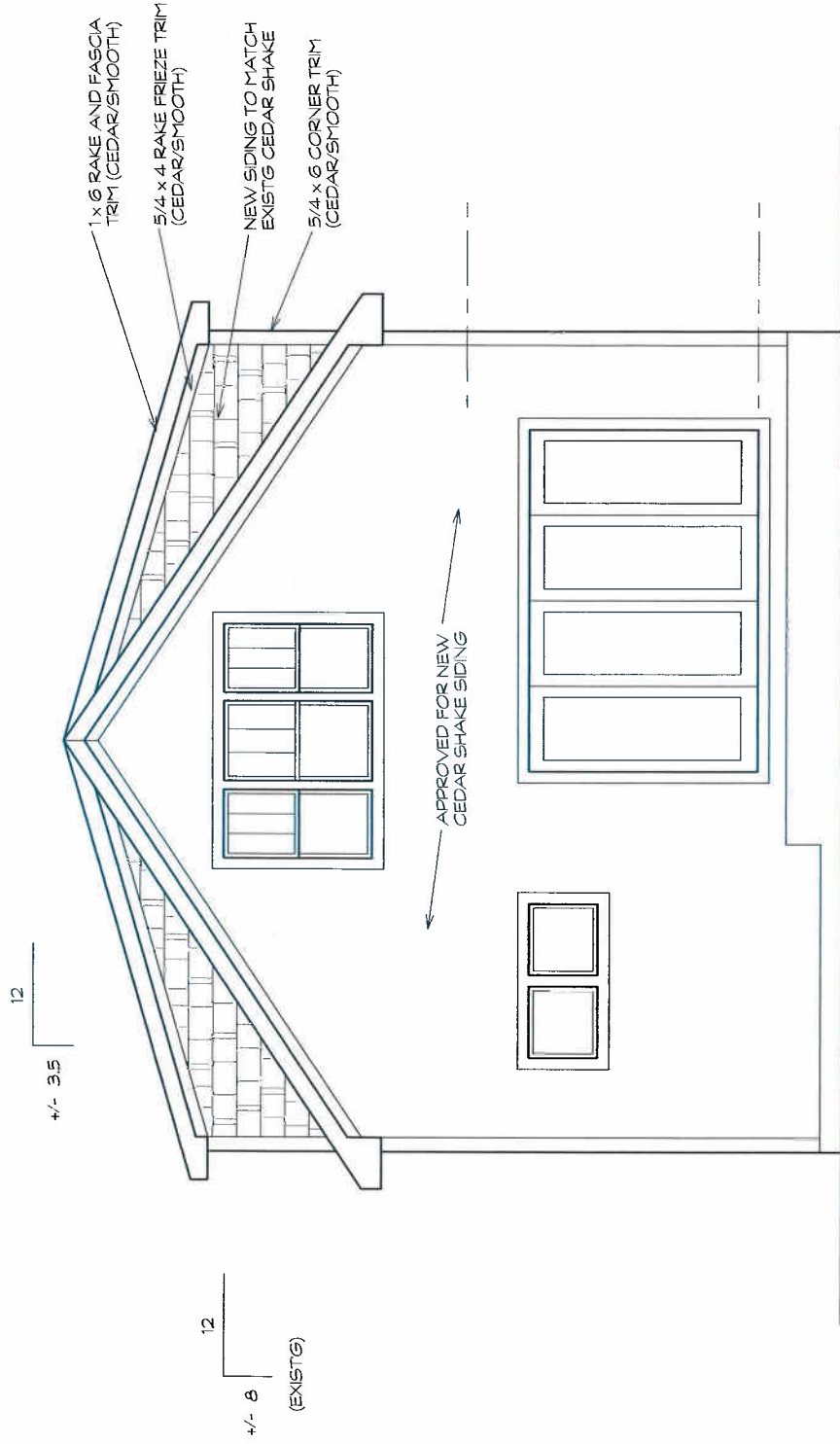
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REAR ELEVATION (West)

(N.T.S.)

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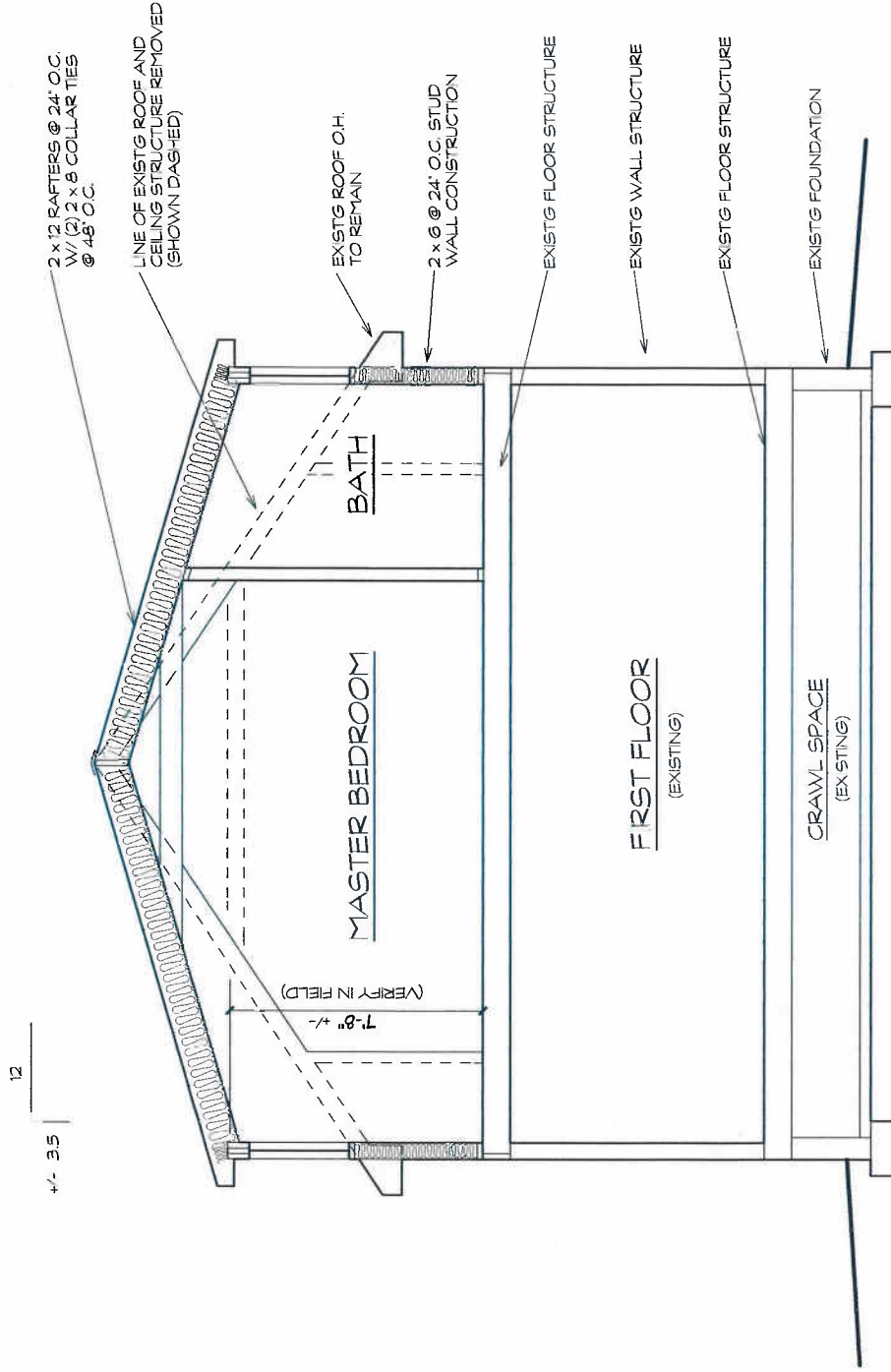
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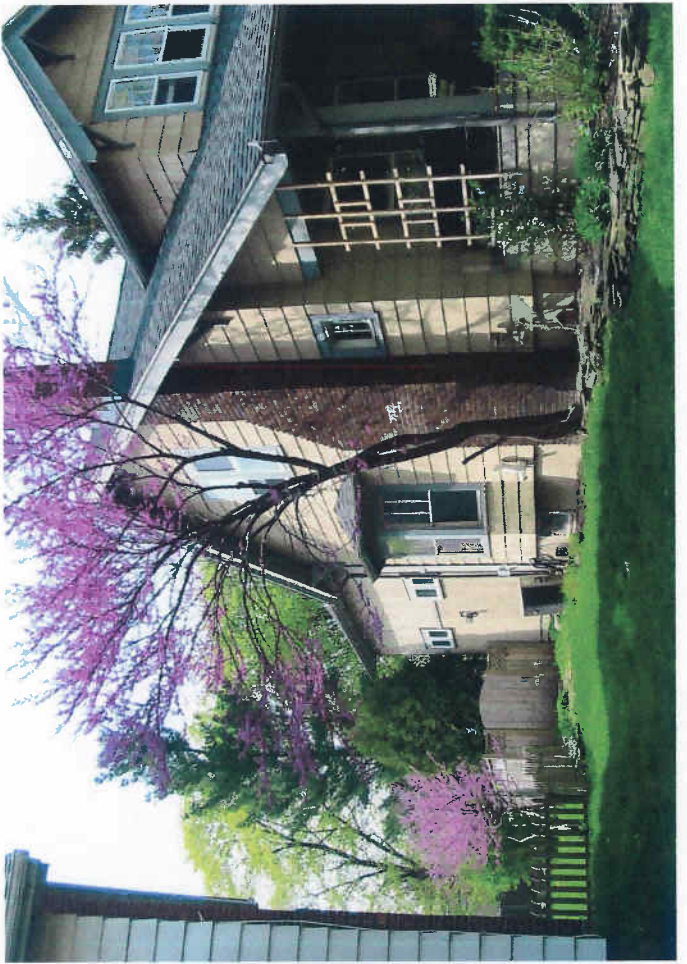
EdWier@aol.com



1 BUILDING SECTION

A-3 (N.T.S.)

A - 6



White Residence / 256 Crest Ave.

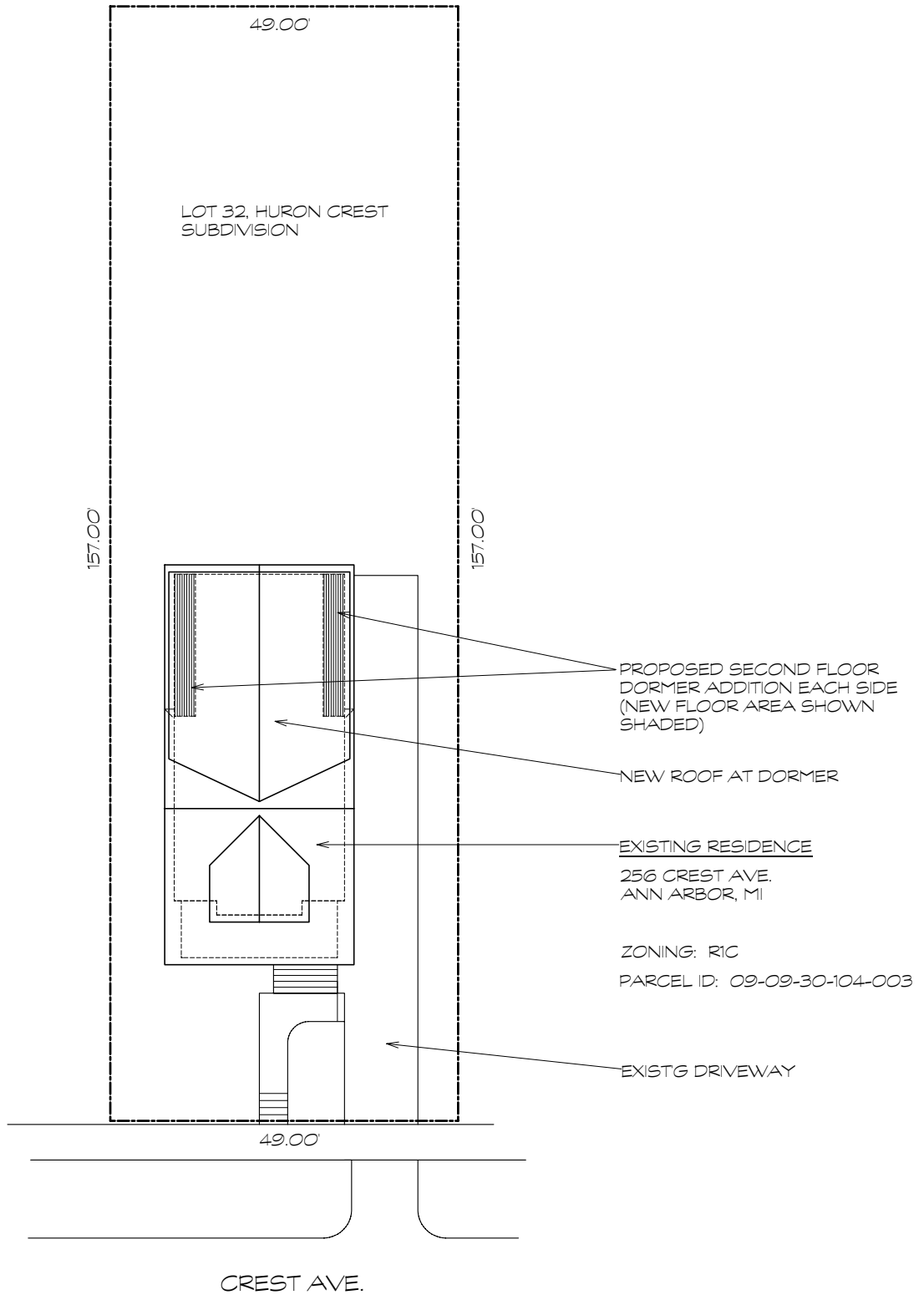
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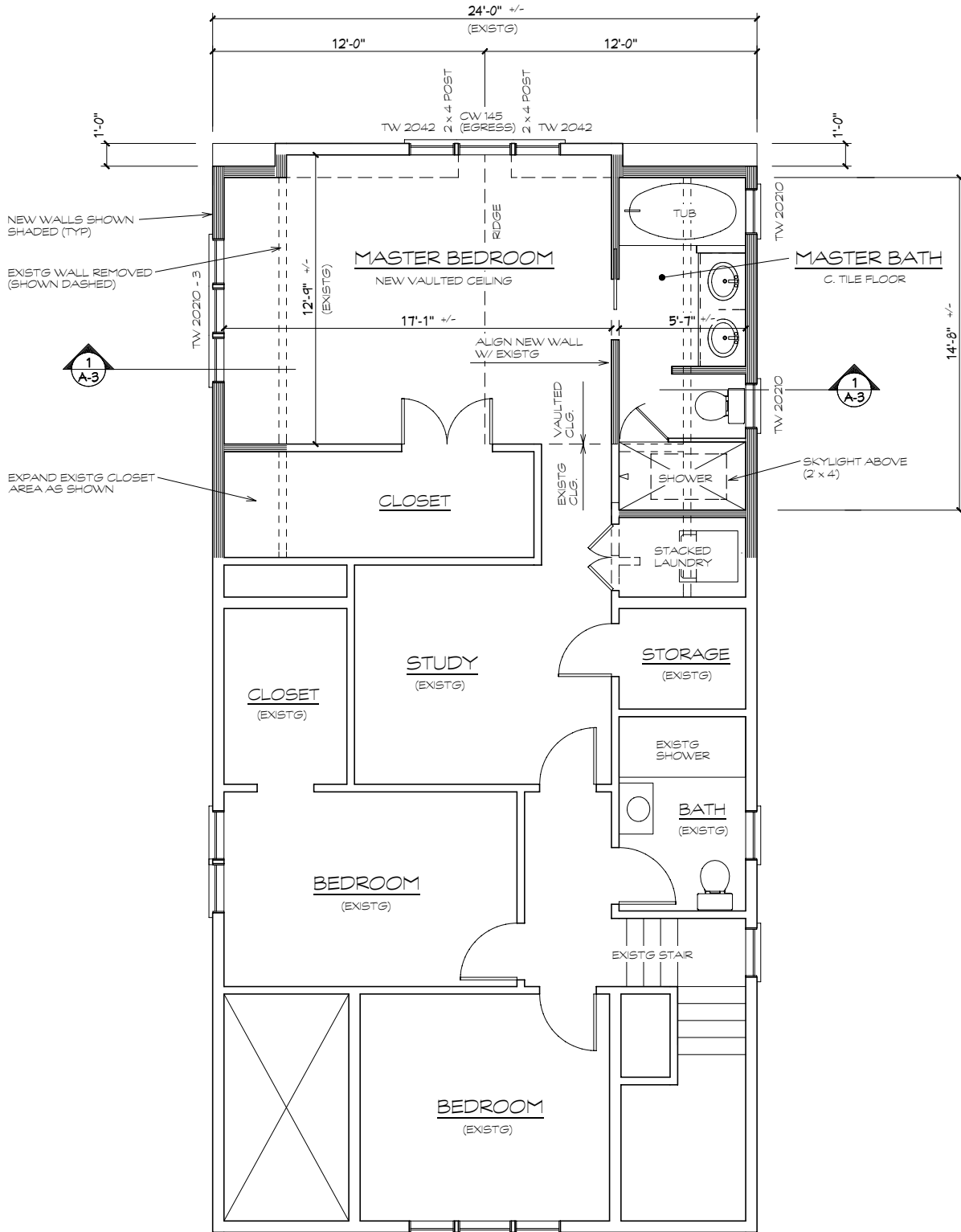
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SITE PLAN

(N.T.S.)





SECOND FLOOR PLAN

(N.T.S.)