

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 219 Crest Avenue, Application Number HDC17-096

DISTRICT: Old West Side Historic District

REPORT DATE: June 8, 2017

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, June 5, 2017

	OWNER	APPLICANT
Name:	Sheri Osher & Jayson Falkner	Same
Address:	219 Crest Avenue Ann Arbor, MI 48103	
Phone:	(734) 678-1048	

BACKGROUND: This two-story gable-front house features steeply pitched, pedimented front gables, shed dormers on both sides with corner returns, a red brick chimney centered on the front elevation flanked by small quarter-round windows, and wooden vertical slat shutters. The house first appears in the 1924 Polk Directory as vacant; in 1925 Frank and Lillian Hepler lived there. Mr. Hepler ran the Frank Hepler Restaurant at 409 E. Jefferson (now the site of the UM Institute for Social Research).

In 2016, staff approved applications for wall vents and to replace a non-original rear picture window with a slider.

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

APPLICATION: The applicant seeks HDC approval to construct a 16' by 14' deck behind the rear of the house, to access from a previously installed patio door.

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 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):

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.

District or Neighborhood Setting

Not Recommended: Removing or radically changing those features of the setting which are important in defining the historic character.

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

Residential Decks and Patios

Appropriate: Installing a deck in the rear of the property that is subordinate in proportion to the building.

Installing a deck that is free standing (self supporting) so that it does not damage historic materials.

Installing railings made of wood. Custom railing designs will be reviewed on a case-by-case basis

Installing flooring made of wood or composite wood.

STAFF FINDINGS:

1. The proposed deck is located off the back of the rear addition to the house and features a wood guardrail and one set of stairs. The structure is 16' x 14' and the deck is 30" off the ground, allowing the back door to open directly onto the deck. The deck is free standing and located behind the house.
2. The applicant indicated on the application that the deck would be cedar, but has since inquired about using a composite material instead. Since the deck is in the backyard, staff has no concerns about a composite material and has proposed in the motion that either material would be appropriate. The dimensions of the components must remain the same.
3. Staff recommends approval of the application since the deck is appropriately designed, scaled and removable. The work is compatible in exterior design, arrangement, material and relationship to the rest of the site and the surrounding area and meets *The Secretary of the Interior's Standards and Guidelines* and the *Ann Arbor Historic District Design Guidelines*.

POSSIBLE MOTIONS: (Note that the motion supports staff findings and 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 219 Crest Avenue, a contributing property in the Old West Side Historic District, to construct a wood or composite deck off the rear addition of the house as detailed in the applicant's submittal. The work is compatible in exterior design, arrangement, material, and relationship to 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 9 and 10 and the *Ann Arbor Historic District Design Guidelines* for Decks and Patios.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 219 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, drawings.

219 Crest Avenue (April-May 2008 survey photo)





City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

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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>219 Crest</u>
Historic District: <u>Old West Side</u>
Name of Property Owner (If different than the applicant): <u>(same)</u> <u>Sheri Osher and Jayson Falkner</u>
Address of Property Owner: _____
Daytime Phone and E-mail of Property Owner: _____
Signature of Property Owner: <u>Sheri Osher</u> Date: <u>5/15/17</u>
Section 2: Applicant Information
Name of Applicant: <u>Sheri Osher</u>
Address of Applicant: <u>219 Crest</u>
Daytime Phone: <u>(734) 678-1045</u> Fax: () _____
E-mail: <u>Sheri.osher@gmail.com</u>
Applicant's Relationship to Property: <input checked="" type="checkbox"/> owner _____ architect _____ contractor _____ other
Signature of applicant: <u>Sheri Osher</u> Date: <u>5/15/17</u>
Section 3: Building Use (check all that apply)
<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> 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 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>SO</u>

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

1. Provide a brief summary of proposed changes. We propose the addition of a deck behind our home, attached to our new doorwall (previously approved).

2. Provide a description of existing conditions. There is currently a doorwall with a safety fence attached because there are no stairs or other means of exiting through the door onto the backyard.

3. What are the reasons for the proposed changes? We cannot currently use the doorwall, and this is our desired use of the space.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here. We plan to use stained cedar wood for the deck and the style will comply with page 4-14 of the guidelines requirements set forth in

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: _____

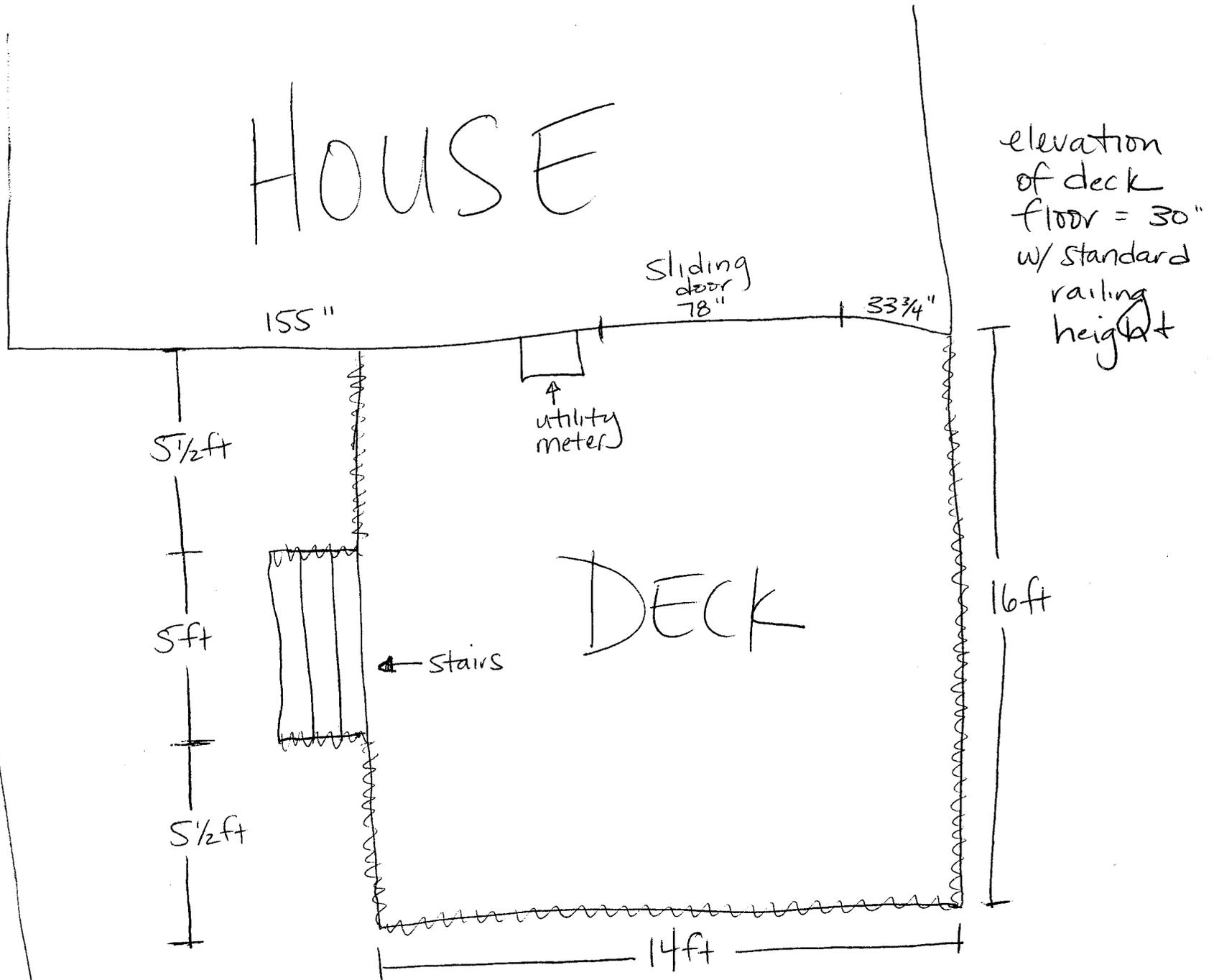
Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ HDC NTP _____ Staff COA

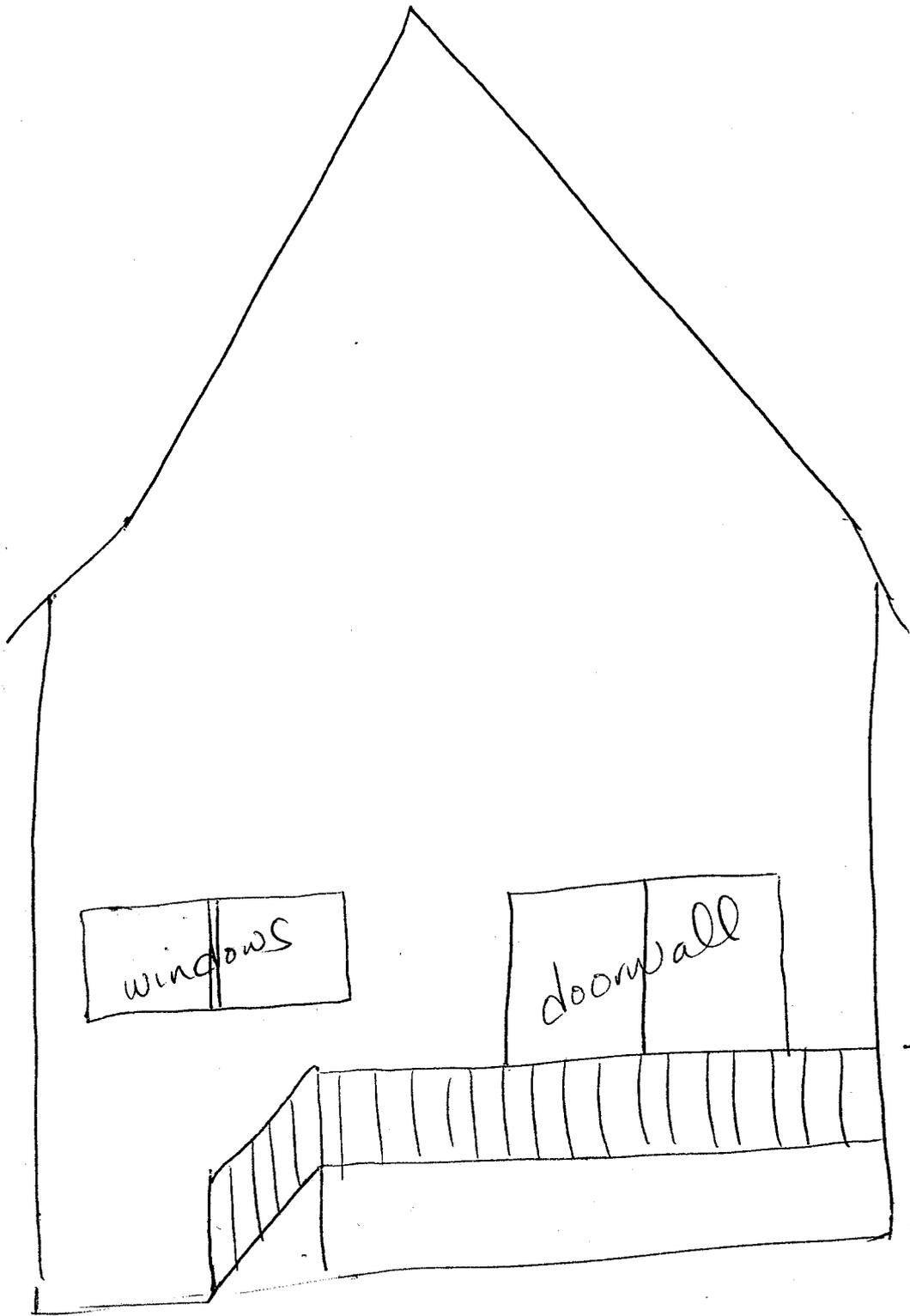
Comments:

Also, the window below the doorwall will be covered by the deck. This was previously discussed and approved when we planned to add stairs only.

DRIVENWAY



~~~~~ = railing



windows

doorwall

42"  
30"