

# ANN ARBOR HISTORIC DISTRICT COMMISSION

## Staff Report

**ADDRESS:** 240 Crest Avenue, Application Number HDC18-013

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** February 8, 2018

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

**REVIEW COMMITTEE DATE:** Monday, February 5, 2018

|                 | <b>OWNER</b>                       | <b>APPLICANT</b>                          |
|-----------------|------------------------------------|---|
| <b>Name:</b>    | Robert & Beth Straszewski          | Carl O. Hueter, A.I.A.                    |
| <b>Address:</b> | 1101 Snyder<br>Ann Arbor, MI 48103 | 1321 Franklin Blvd<br>Ann Arbor, MI 48103 |
| <b>Phone:</b>   | (734) 742-7332                     | (734) 276-8175                            |

**BACKGROUND:** This 1 ½ story shingle-sided craftsman home features end gables, a full-width front porch, and centered front and rear shed dormers. It first appears in the 1918 City Directory as the home of Emmanuel J. Sodt, a policeman.

In 2009, an application for a rear addition was denied by the Historic District Commission.

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

**APPLICATION:** The applicant seeks HDC approval to undertake repair and restoration work, construct a two-story rear addition, add a deck between the addition and historic house, and add a saddle to the roof and garage door to the rear of the attached garage.

### 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.

**Building Site**

*Recommended:* Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserve the historic relationship between a building or buildings, landscape features, and open space.

Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character. Site features can include driveways, walkways, lighting, fencing, signs, benches, fountains, wells, terraces, canal systems, plants and trees, berms, and drainage or irrigation ditches; and archeological features that are important in defining the history of the site.

Retaining the historic relationship between buildings, landscape features, and open space.

*Not Recommended:* Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the site.

Removing or radically changing buildings and their features or site features which are

important in defining the overall historic character of the building site so that, as a result, the character is diminished.

## **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 proposed rear addition is 16'8" x 19'8", for a footprint of 328 square feet and a total of 627 square feet on two floors. The existing house is 1253 square feet, with a footprint of approximately 707 square feet. The footprint of the addition is 46% of the footprint of the house (not including the garage), and the addition is 50% of the floor area of the existing house. This meets the design guideline that says "The addition should exceed neither half of the original building's footprint nor half of the original building's total floor area".
2. The historic craftsman house has a north/south roof ridge with shed dormers about 3/5 of the roof width across the front and back. The addition is oriented east/west, with a west-facing gable on the second floor. The ridge of the addition is level with the roof ridge of the historic house. Enough of the rear shed dormer is left intact that the historic size of the dormer can be inferred.
3. The addition is proposed to be clad in James Hardie smooth panels, to differentiate the addition from the wood shake siding on the historic house. All of the windows are square or double-hung. Window materials are not specified; staff recommends wood or clad wood. The rear elevation of the addition has a shallow boxed bay cantilevered over the first floor.
4. A garage door will be installed where the current garage opening is infilled. No details are provided on the door, but a standard roll-up door or double-leaf swinging door would be appropriate. In addition, another garage door is proposed facing the back yard. This is to facilitate access to the backyard, but pulling a car through the garage into the backyard is strictly prohibited without Historic District Commission approval of backyard parking. A saddle is proposed between the garage and house, presumably to facilitate stormwater collection. The garage drawings say "re-do garage siding". Selectively replacing deteriorated garage siding with shakes in matching materials and dimensions is appropriate.
5. A low deck in the southwest corner spans the courtyard created between the existing house and new addition. No guardrail is required or proposed. It wraps around the back of the addition, with steps that lead to the backyard. Materials are not specified, but wood

or imitation wood would be appropriate. The deck is appropriately aligned with the top of the historic house's foundation.

6. The list of work in the application includes finishing the existing outbuilding in the backyard. No details are provided, so the statement is assumed to be informational only. Work is presumed to be entirely interior.
7. The addition is tall and narrow, and its placement between the attached one-car garage on the north and inset 5'+ from the south wall of the house will minimize its visibility from the street. Staff believes that the proposed work does not destroy historic materials features, spaces, or spatial relationships that characterize the property; and that the new addition is adequately differentiated from the old and compatible in size, scale, and design.

## 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 240 Crest, a contributing property in the Old West Side Historic District, to undertake repair and restoration work, construct a two-story rear addition, add a deck between the addition and historic house, and add a saddle to the roof and garage door to the rear of the attached garage on the following conditions: addition windows are wood or wood clad, the deck is wood or imitation wood, and parking is not permitted in the backyard. The work as conditioned 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, Building Site, and Windows.

## MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 240 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

240 Crest, 1999 file photo



240 Crest, rear, 2009 file 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)

**APPLICATION MUST BE FILLED OUT COMPLETELY**

| OFFICE USE ONLY |             |
|-----------------|-------------|
| Permit Number   | HDC# _____  |
|                 | BLDG# _____ |
| DATE STAMP      |             |
|                 |             |

#### PROPERTY LOCATION/OWNER INFORMATION

|  |   |  |                                |
|--|---|--|--------------------------------|
| NAME OF PROPERTY OWNER<br><b>ROBERT &amp; BETH STRASZEWSKI</b>           |   | HISTORIC DISTRICT<br><b>OLD WEST SIDE</b>    |                                |
| PROPERTY ADDRESS<br><b>140 CREST AVE.</b>                                |   | CITY<br><b>ANN ARBOR</b>                     |                                |
| ZIP CODE<br><b>48103</b>   | DAYTIME PHONE NUMBER<br><b>(734) 742-7332</b> | EMAIL ADDRESS<br><b>robert@sentinylc.com</b> |                                |
| PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)<br><b>1101 SPYDER</b> |   | CITY<br><b>ANN ARBOR</b>                     | STATE, ZIP<br><b>MI. 48103</b> |

#### PROPERTY OWNER'S SIGNATURE

|           |                                      |                     |
|-----------|--------------------------------------|---------------------|
| SIGN HERE | PRINT NAME <b>ROBERT STRASZEWSKI</b> | DATE <b>1/18/18</b> |
|-----------|--------------------------------------|---------------------|

#### APPLICANT INFORMATION

|   |                               |   |                          |
|---|-------------------------------|---|--------------------------|
| NAME OF APPLICANT (IF DIFFERENT FROM ABOVE)<br><b>CARL O. HUETER A.I.A.</b> |                               |   |                          |
| ADDRESS OF APPLICANT<br><b>1321 FRANKLIN BLVD.</b>                          |                               |   | CITY<br><b>ANN ARBOR</b> |
| STATE<br><b>MICHIGAN</b>  | ZIP CODE<br><b>48103-5802</b> | PHONE / CELL #<br><b>(734) 274-3175</b> | FAX No<br><b>(NONE)</b>  |
| EMAIL ADDRESS<br><b>carl@hueterarchitects.com</b>                           |                               |   |                          |

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

|           |                                    |                     |
|-----------|------------------------------------|---------------------|
| SIGN HERE | PRINT NAME <b>x CARL O. HUETER</b> | DATE <b>1/18/18</b> |
|-----------|------------------------------------|---------------------|

#### 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 |
|---|---------------------------------|---------------------------------|--|-------------------------------------|--|

#### PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

**SEE ATTACHED**

#### DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

**SEE ATTACHED**

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





## HISTORIC DISTRICT COMMISSION APPLICATION

### FEE CHART

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

### OFFICE USE ONLY

|                  |  |                                     |
|------------------|--|-------------------------------------|
| 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: # _____<br><input type="checkbox"/> Cash<br><input type="checkbox"/> Credit Card |                                     |

## 240 CREST AVENUE \* OLD WEST SIDE HISTORIC DISTRICT

### ANN ARBOR HISTORIC DISTRICT COMMISSION REVIEW

19 JANUARY 2018

#### **PROPOSED WORK**

Robert and Beth Straszewski have recently purchased the above property. The existing house has had several unsympathetic circumstances imposed recently degrading its condition and position in this neighborhood, to which they wish to resolve. The Straszewski and their two young children wish to renovate and add on to the house in order to accommodate the spatial needs of their family and contemporary living conditions and enhance its presences along this extended block of Crest Avenue..

This work consist of the following; (Please reference the attached plans)

- 1) Clean up the exterior premises and yard, i. e. remove trash, mow the lawn, repair and paint house exterior.
- 2) Repair and reinforce the failing foundation walls
- 3) Revise the interior to accommodate;
  - a. A kitchen (currently there is none)
  - b. A first floor ½ bath
  - c. An improved entry hall with coat closet
  - d. An entry into the garage with steps from the house (currently are none)
  - e. A new dining room
  - f. A new family room (as part of the proposed addition)
  - g. Improve second floor bath
  - h. Modify the 3 existing small second floor bedrooms into 2 modest sized bedrooms for their children.
  - i. Place new laundry and master bedroom suite over the new first floor addition.
  - j. Provide all current code required life/safety features for the protection of the occupants.
- 4) Restore the existing exterior materials and finishes
- 5) Add a rear door to the existing garage to allow potential access to the rear yard
- 6) Add a deck along the exterior of the new addition
- 7) Finish the existing 12'4" X 16'4" rear outbuilding/former garage

The new two story addition with basement, will be added to the rear of the existing structure and will be the same height as the existing house. The first floor of this addition will be 16'8" in width and extend back from the rear of the existing house 19'8". The area will thus be 327.8 square feet. It will contain a family room and new south deck. The second floor will contain a master bedroom suite consisting of a laundry, bathroom, closet and bedroom. This addition (see elevation sketches) will have an east/west gable roof with the new ridge in line with the north/south ridge of the existing house. The exterior siding will be a James Hardie paneled siding product, distinctly different from the existing shake siding, therefore setting off the more detailed existing material's surface with the simpler smoother paneled surface. This addition is hidden behind the street elevation and minimally exposed on the north elevation.

#### **DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES**

This portion of Crest Ave. contains larger homes (2,000+ square feet), many with substantial additions incorporated on to them. The existing structure on site is one of the smaller dwellings on Crest Ave. in area and height. Consisting of a 708 SF first floor with attached one car garage and a 545 SF second floor. The second floor spaces are short in height (7'0") and also tucked under the existing roof lines in two shed dormers and the opposing two end gables. All of the rooms contained within these two floors are undersized for contemporary programmatic living conditions (See existing floor plans drawing). The new owners wish to achieve larger bedrooms for their children, incorporate a second bathroom into the



house as part of a master bedroom suite, provide a living room and family room space along with a adequate kitchen space on the first floor. The proposed final house will have a floor area of 1,880 SF, still keeping it as one of the smaller dwellings along the street. The existing established house height will also maintain 240 Crest's distinction as one of the shorter houses on the block.

Due to the existing small area and age of the existing structure this addition and renovation will allow the new owners a modest sized home meeting the common attributes associated with contemporary single family residential living conditions while greatly improving a much neglected home in the Old West Side Historic District to its proper position in the neighborhood.

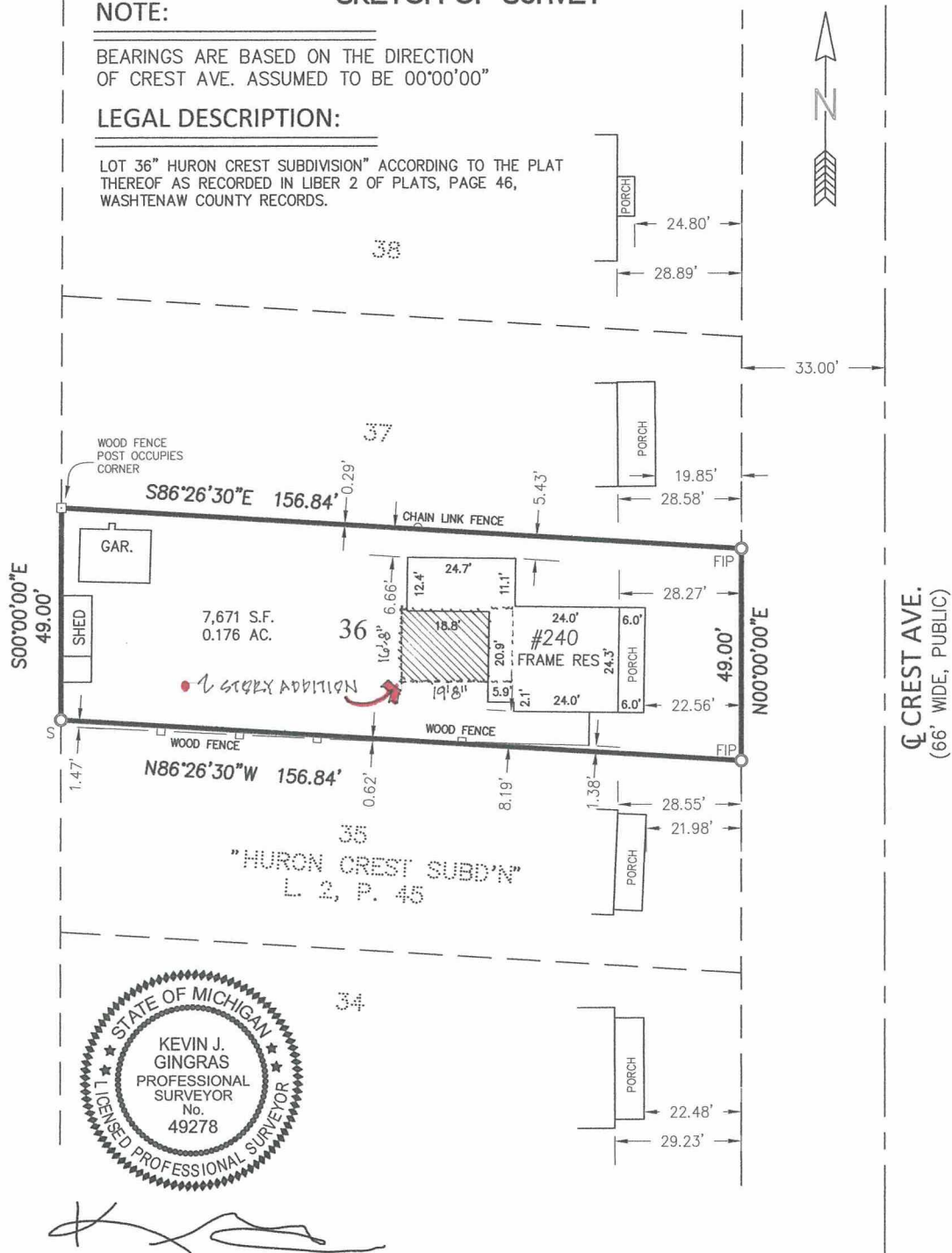
# SKETCH OF SURVEY

## NOTE:

BEARINGS ARE BASED ON THE DIRECTION  
OF CREST AVE. ASSUMED TO BE 00°00'00"

## LEGAL DESCRIPTION:

LOT 36 "HURON CREST SUBDIVISION" ACCORDING TO THE PLAT  
THEREOF AS RECORDED IN LIBER 2 OF PLATS, PAGE 46,  
WASHTENAW COUNTY RECORDS.



I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON DECEMBER 18, 2017,  
AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FILED OBSERVATIONS OF SUCH SURVEY WAS 1:5000, AND THAT ALL OF  
THE REQUIREMENTS OF P.A. 132, 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

CLIENT: SENTINY, LLC

## BOUNDARY SURVEY

OF A PARCEL OF LAND  
IN THE NE 1/4 OF  
SECTION 30, T2S, R6E  
CITY OF ANN ARBOR,  
WASHTENAW COUNTY,  
STATE OF MICHIGAN.

## LEGEND:

- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- FMN FOUND MAG NAIL
- FCM FOUND MONUMENT
- S SET IRON PIPE
- SET WOOD LATH
- (R) RECORDED
- (C) CALCULATED

SCALE: 1" = 30'

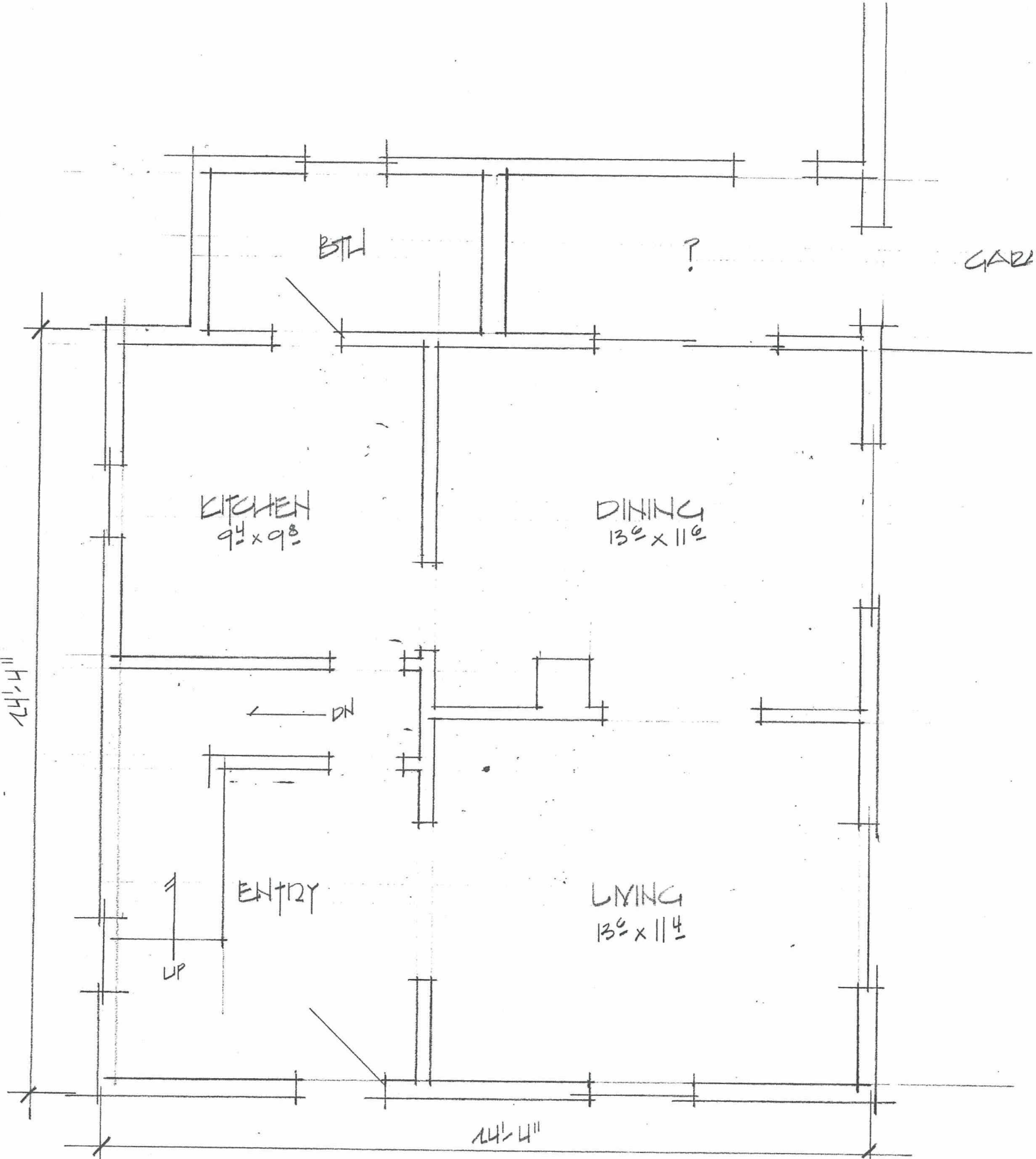
**Arbor Land  
Consultants, Inc.**  
Professional Land  
Surveyors


2936 S. Madrono  
Ann Arbor, MI 48103  
(734) 669-2960  
Fax 669-2961

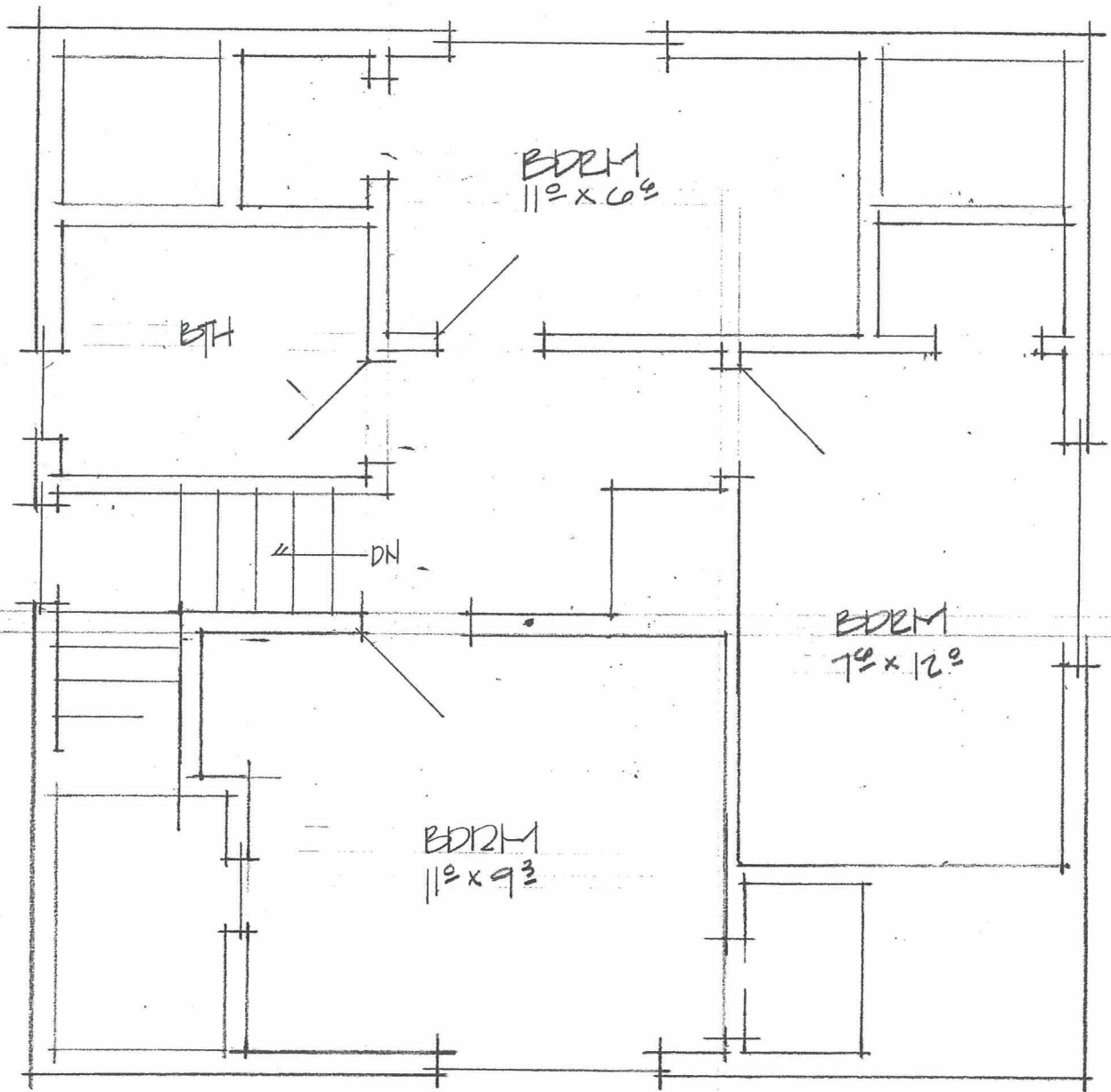
www.arborlandinc.com




|                |                  |
|----------------|------------------|
| JOB NO.: 14317 | DATE: 12-18-2017 |
| FLD. BOOK: -   | REVISED: -       |
| SHEET 1 OF 1   | BY: KJG          |

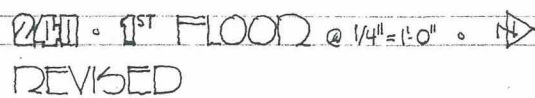


24'-4" CRIST. EXST'G 1ST FLR.  @ 1/4"

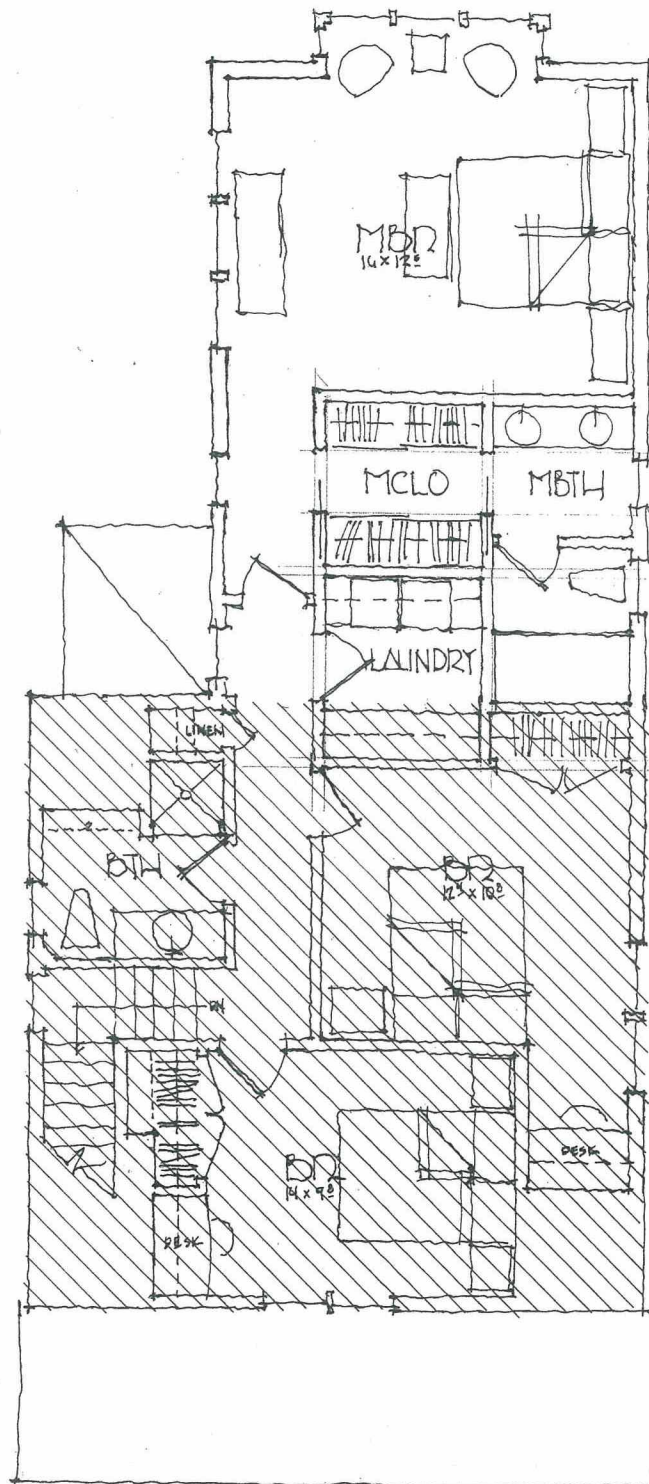


240 CREST: EXST'G 2<sup>ND</sup> FLR.  @ 1/4"

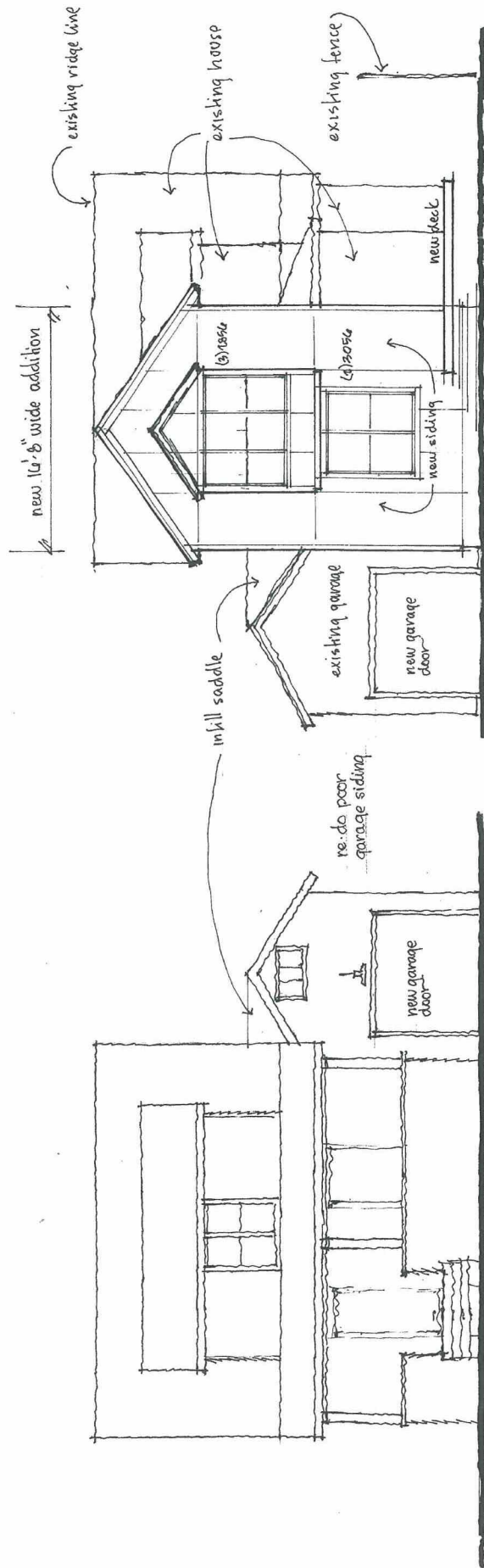




REVISED



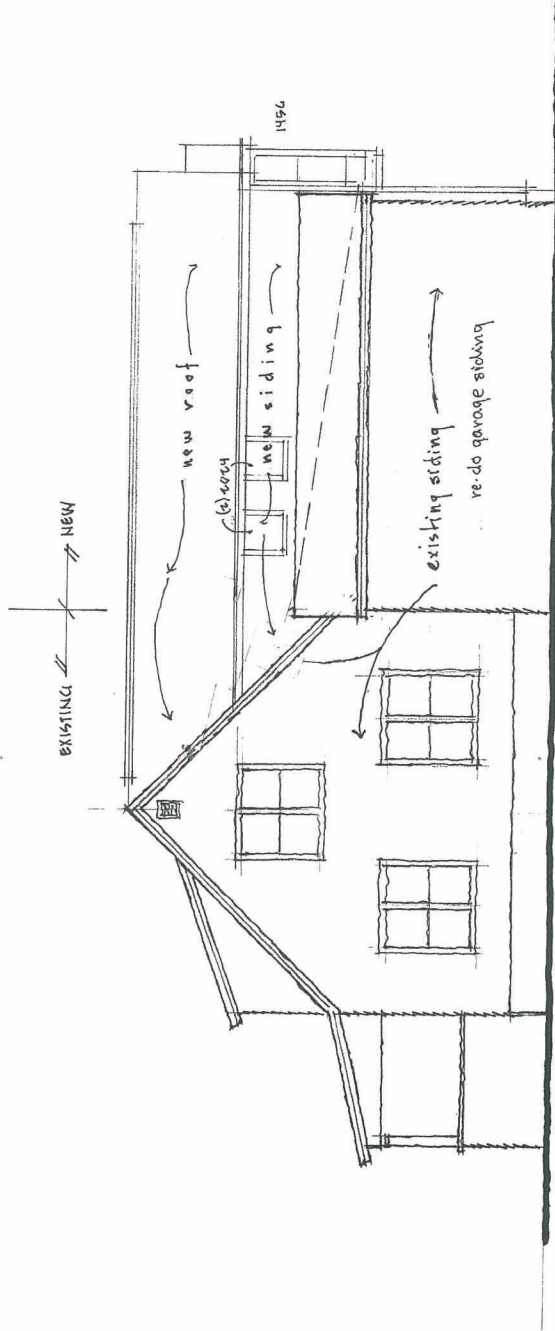
211 • 2<sup>ND</sup> FLOOR @ 1/4" = 1'-0" •   
REVISED



all existing to be restored (unless noted)

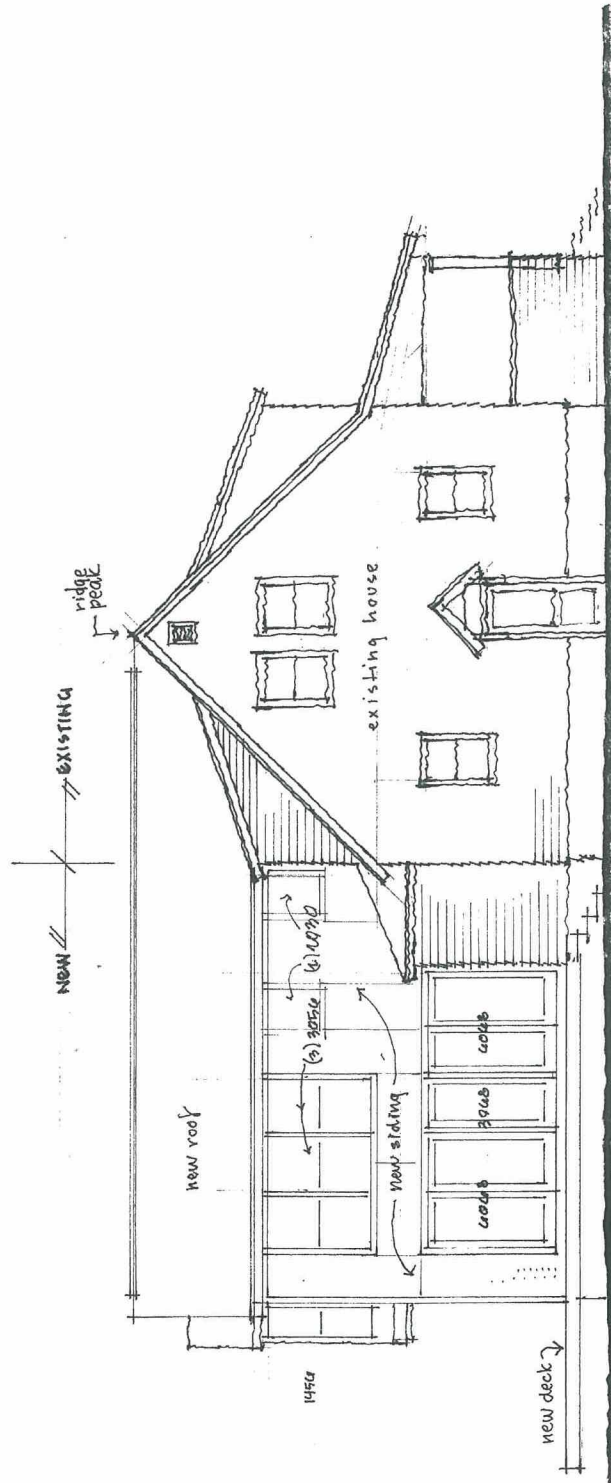
EAST (FRONT) ELEVATION

WEST (NEAR) ELEVATION • 240



NORTH ELEVATION • 240





SOUTH ELEVATION • 140