

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 111 Crest Ave, Application Number HDC21-271

DISTRICT: Old West Side Historic District

REPORT DATE: October 14, 2021

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Tuesday, October 12, 2021

	OWNER	APPLICANT
Name:	Claudio Ferretti & Janaya Lasker Ferretti	Same
Address:	111 Crest St Ann Arbor, MI 48103	
Phone:	(734) 272-3906	

BACKGROUND: The 1922 Paul Wolf home features a steeply pitched side-gable roof, a full-width arched-opening front porch, stucco cladding on the walls, porch, and foundation, and a shallow shed dormer facing the street.

LOCATION: The site 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 remove a non-original rear porch and replace it with a composite deck and screen porch with skylights that also encloses an exterior basement stair; and infill a basement window.

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.
- (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: 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.

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.

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

Porches

Appropriate: Installing a new porch and entrance on secondary elevations may be appropriate if it does not diminish the building's architectural character and the design and materials are compatible with the building and the site.

STAFF FINDINGS:

1. The existing rear porch with concrete stairs was probably installed at the time the large rear dormer was added. Removing the porch would not impact any historic features of the home.
2. The backdoor will open onto a new trex deck that is 12' deep by 17'4" wide. A portion would be covered and screened in on the south and east sides, with a solid wall on the north side. The existing exterior basement stairs would be captured within the screen porch structure to protect it from the elements.
3. The porch structure has composite clad beams and columns. The solid wall is clad in hardiplank lap siding with the exposure matching that of the dormer. The solid wall's new window is 3/1 aluminum clad. Per the architect, it is shorter and wider than the nearby 3/1 window on the rear wall of the house. Skirting is horizontal strips presumed to be composite. Guard rails on the porch are traditional in design and are also composite material. Staff would appreciate the HDC's thoughts on this extensive use of composite materials but feels in general that it is appropriate on this completely out-of-sight rear addition.
4. The applicant emailed staff to request removal of the window infill from this application. It will stay in situ under the new porch. Staff believes this is appropriate and has omitted that window from the motion since it is no longer part of the application.
5. The design of the deck and screen porch is simple and complimentary to the house, and

historic materials would not be affected. Staff recommends approval of the application, and believes the work is compatible with the existing structure, neighboring buildings, and the surrounding historic district, and meets both the Secretary of the Interior's Standards and the *Ann Arbor Historic District Design Guidelines*.

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 111 Crest Avenue, a contributing property in the Old West Side Historic District, to remove a non-original rear porch and replace it with a composite deck and screen porch with skylights that also encloses an exterior basement stair, 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, 9 and 10 and the guidelines for new additions, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to porches.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 111 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, specs

111 Crest Avenue (July 2019 Google Street View)





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

ithacher@a2gov.org

OFFICE USE ONLY	
Permit Number	HDC#
	BLDG#
DATE STAMP	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER Claudio Ferretti + Janaya Lasker-Ferretti			HISTORIC DISTRICT OWS	
PROPERTY ADDRESS 111 Crest			CITY ANN ARBOR	
ZIPCODE 48103	DAYTIME PHONE NUMBER (734) 272-3906	EMAIL ADDRESS janaya@umich.edu		
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)			CITY	STATE, ZIP

PROPERTY OWNER'S SIGNATURE

SIGN HERE		PRINT NAME	Claudio Ferretti	DATE
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APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE)				
ADDRESS OF APPLICANT				CITY
STATE	ZIPCODE	PHONE / CELL #	FAX No	
		()	()	
EMAIL ADDRESS				

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	PRINT NAME	x	DATE
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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
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PROPOSED WORK

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

Removal of a rear concrete and wood porch and replacing with a new covered screen porch. New porch will provide owners with a safe new entry area to the rear of their house that will also double as a place to enjoy the rear yard (and nearby kitchen). Porch will extend to the North over an existing concrete basement stair.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

Existing porch consists of crumbling stair treads and landing. Existing railings are rotted, damaged and low. No handrails currently exist on stairs. Enclosure over existing concrete basement stair will provide cover from the elements and provide an additional layer of security all while being incorporated into the new porch.

For Further Assistance With Required Attachments, please visit 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.

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

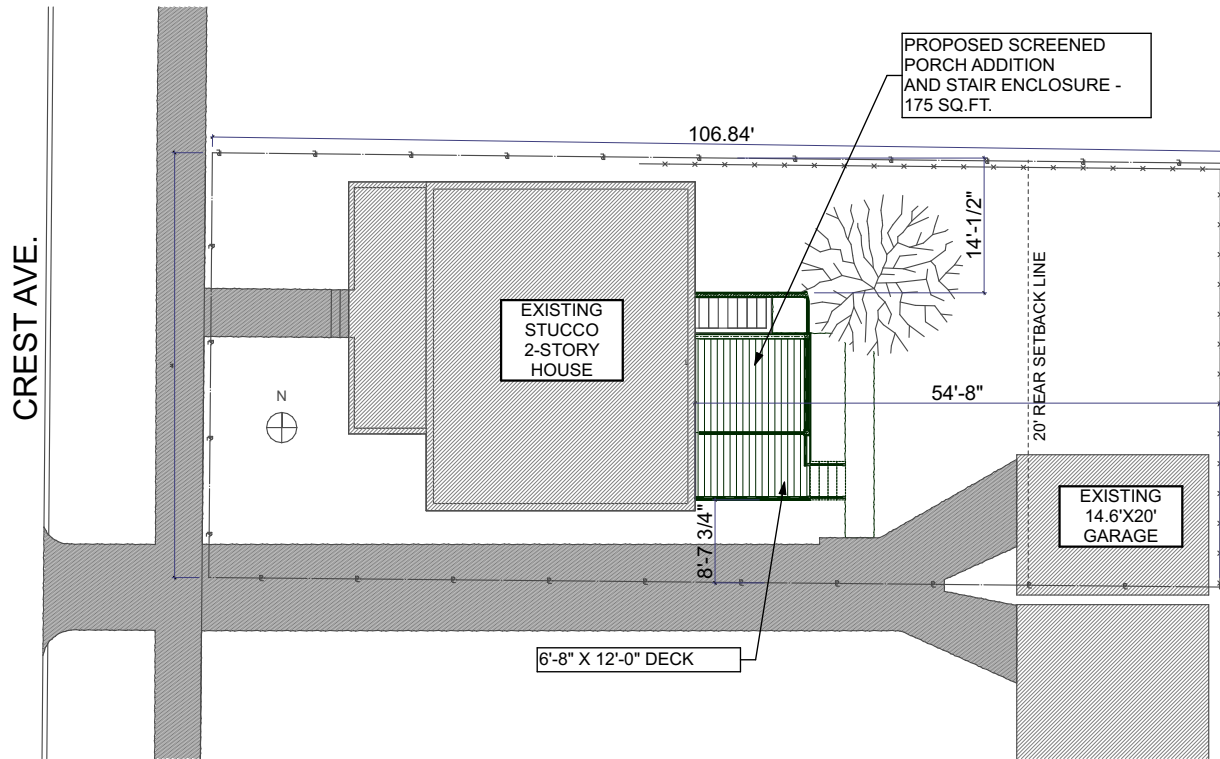
Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	



SCREENED PORCH + DECK
ANN ARBOR HISTORIC DISTRICT COMMISSION



FERRETTI SCREENED PORCH
111 CREST



1

SITE PLAN

SCALE: 1" = 20'

CJ HOUSE

111 CREST AVE.
ANN ARBOR, MI
48103

OLD WEST SIDE

HISTORIC DISTRICT COMMISSION

SITE PLAN

HDC 1

mka
MICHAEL KIRCHNER ARCHITECT

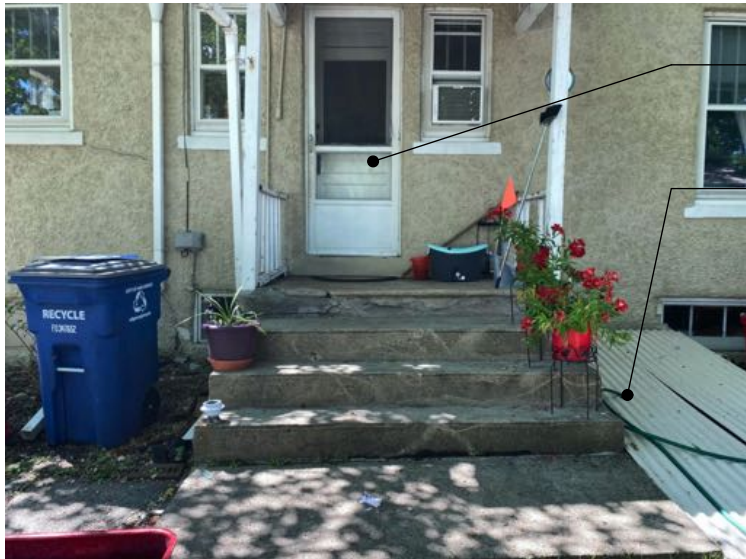
210 S. REVENA BLVD.
ANN ARBOR, MI 48103
734.834.1945

MSK@MICHAELKIRCHNERARCHITECT.COM



LOCATION OF
PROPOSED PORCH/DECK
AT REAR ELEVATION (EAST)

EXISTING COVERED
PORCH AND STAIR



EXISTING DOORS
AND WINDOWS
TO REMAIN

EXISTING CONCRETE
STAIR TO BASEMENT

EXISTING WOOD
SIDED REAR
DORMER



CJ HOUSE

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OLD WEST SIDE

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EXISTING CONDITIONS

HDC 1

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VIEWING NORTH



VIEWING SOUTHEAST



VIEWING SOUTH

CJ HOUSE

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OLD WEST SIDE

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EXISTING CONDITIONS

HDC 1

mka

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EXISTING CONCRETE
STAIR TO BASEMENT
WITH WOOD DOORS

CLOSE-UP OF
EXISTING CONCRETE
STEPS

REMOVE EXISTING
CONCRETE STEPS,
SIDEWALK AND LANDING

BASEMENT WINDOW
WIL BE FILLED IN

CRAWL SPACE
HATCH TO REMAIN

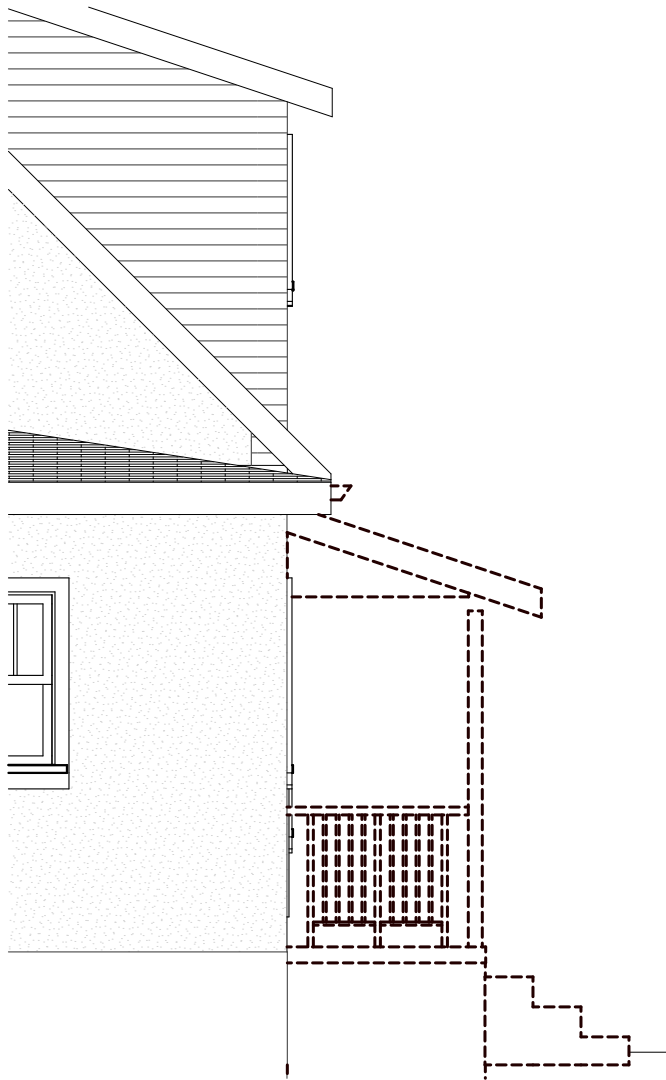


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OLD WEST SIDE
HISTORIC DISTRICT COMMISSION

EXISTING CONDITIONS
HDC 1

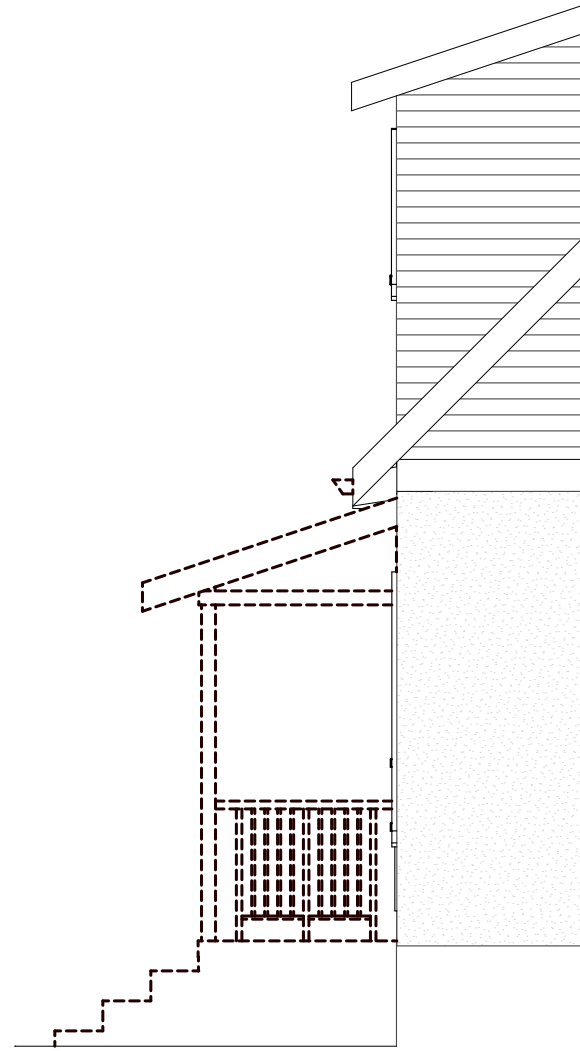
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1

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



2

NORTH ELEVATION

SCALE: 1/4" = 1'-0"

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DEMO ELEVATIONS

HDC 2

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EAST ELEVATION

SCALE: 1/4" = 1'-0"

1



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OLD WEST SIDE

HISTORIC DISTRICT COMMISSION

DEMO ELEVATIONS

HDC 3

mkA
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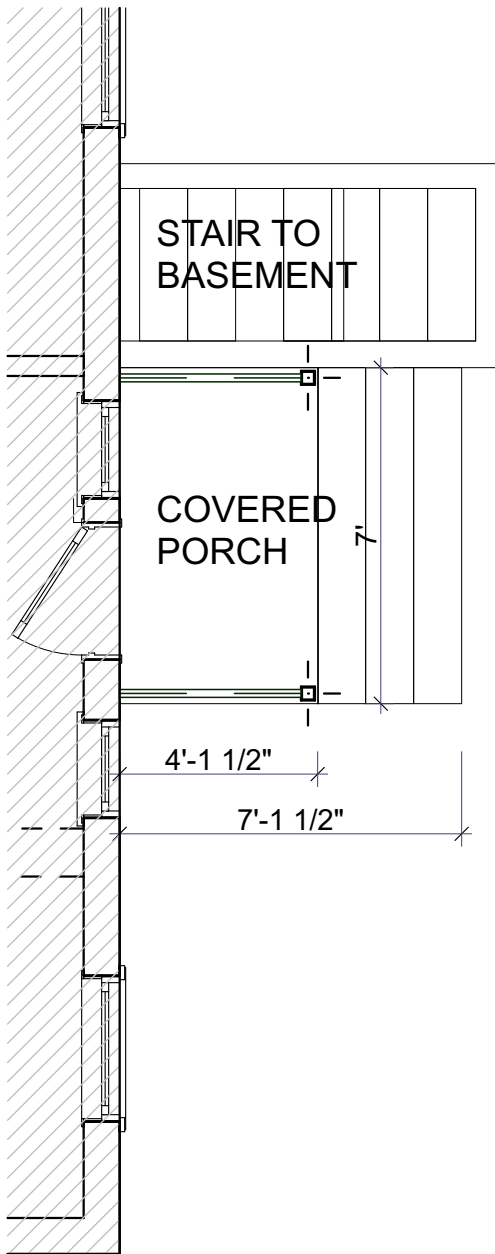
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EXISTING FLOOR PLAN

1

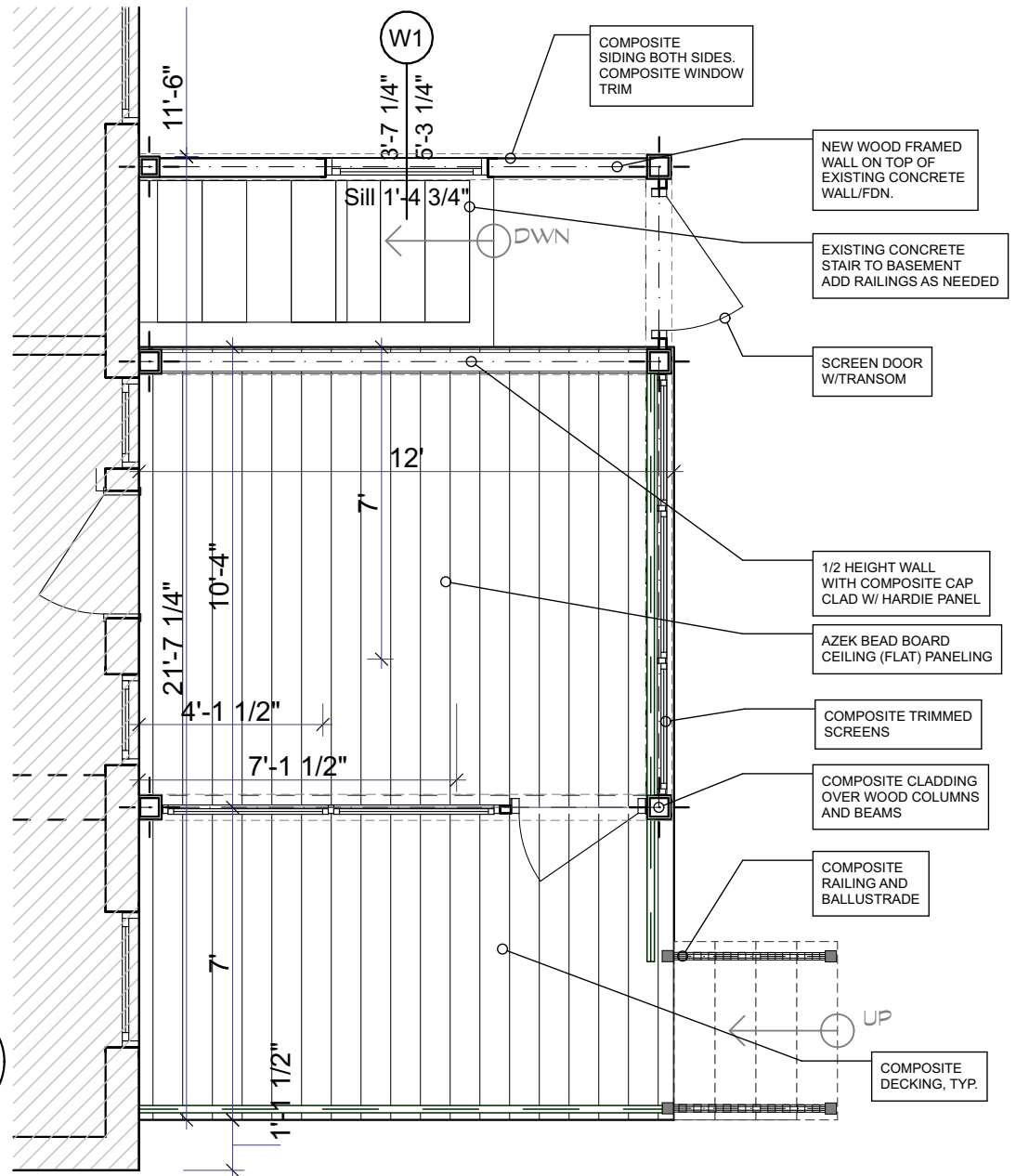
SCALE: 1/4" = 1'-0"



PROPOSED FLOOR PLAN

2

SCALE: 1/4" = 1'-0"



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FLOOR PLANS

HDC 4

mkA
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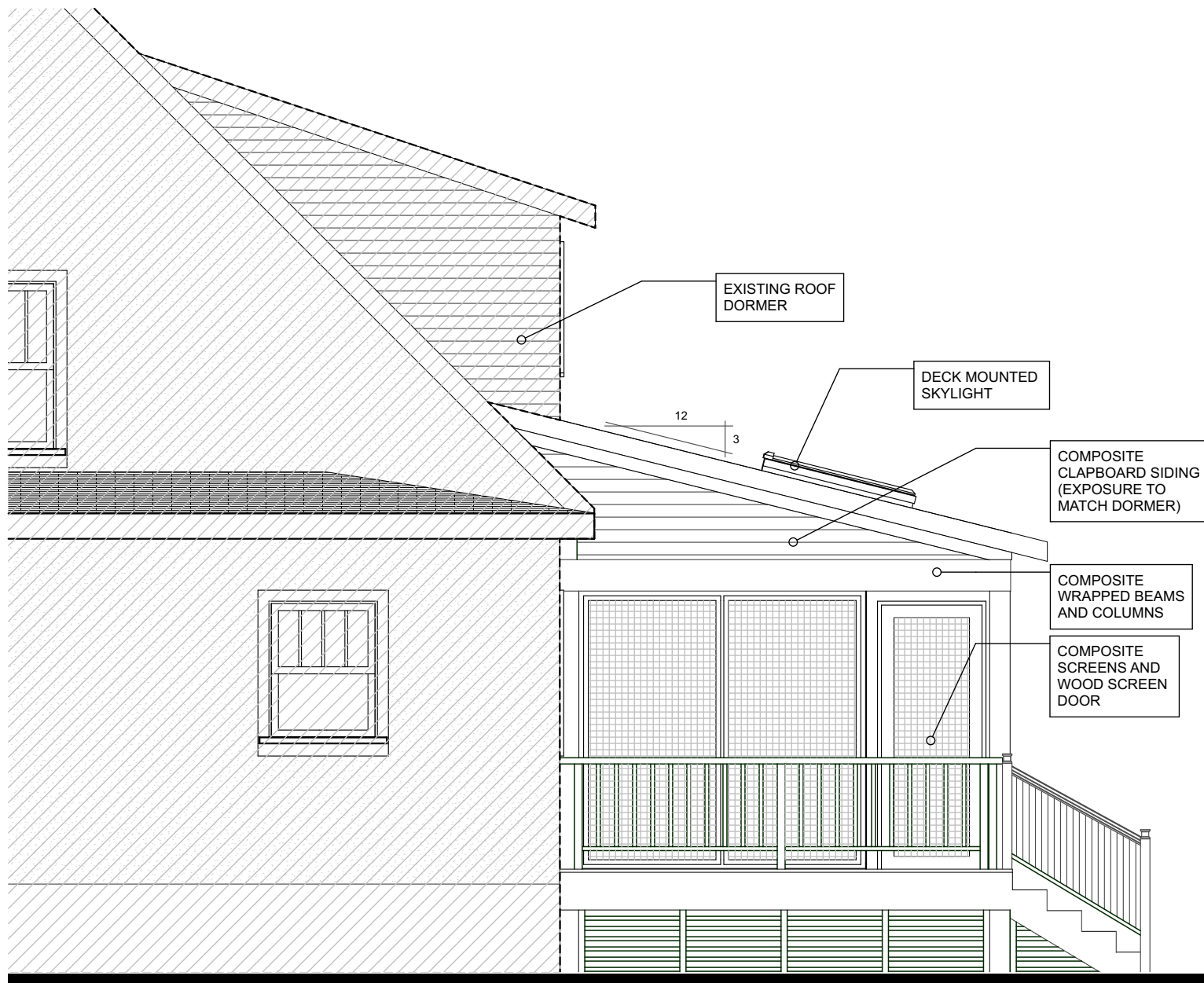
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SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

1



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PROPOSED ELEVATIONS

HDC 5

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EAST ELEVATION

SCALE: 1/4" = 1'-0"

1



CJ HOUSE

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PROPOSED ELEVATIONS

HDC 6

mkA
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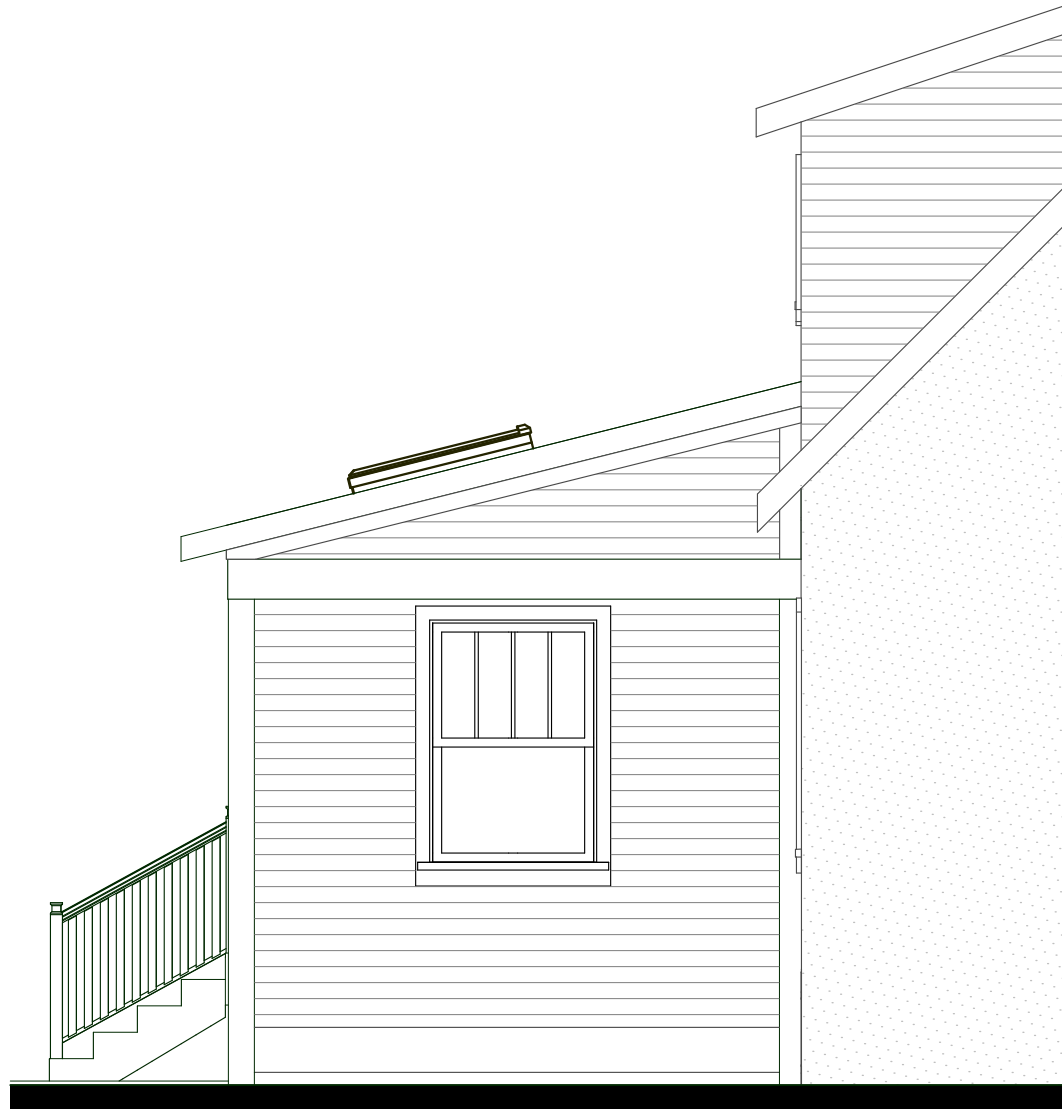
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NORTH ELEVATION

SCALE: 1/4" = 1'-0"

1



CJ HOUSE

111 CREST AVE.
ANN ARBOR, MI
48103

OLD WEST SIDE

HISTORIC DISTRICT COMMISSION

PROPOSED ELEVATIONS

HDC 7

mkA
MICHAEL KIRCHNER ARCHITECT

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1 EXISTING

2 PROPOSED

CJ HOUSE

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OLD WEST SIDE

HISTORIC DISTRICT COMMISSION

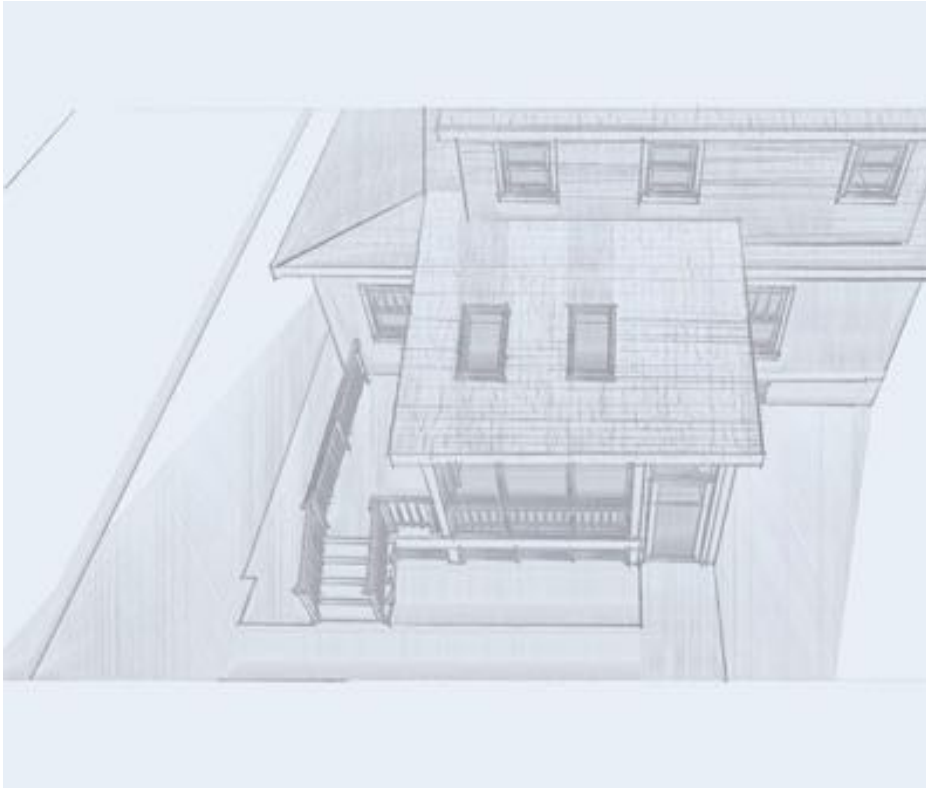
3D BEFORE + AFTER

HDC 8

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1 PROPOSED

2 PROPOSED

CJ HOUSE
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OLD WEST SIDE
HISTORIC DISTRICT COMMISSION

3D PROPOSED
HDC 9

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- Virtually maintenance-free exteriors never need painting and won't peel, blister or flake*
- Extruded aluminum exteriors provide greater structural capabilities than thinner, roll-form aluminum
- Weather-resistant construction for greater comfort and energy efficiency
- Many E-Series windows and patio doors have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.
- 50 exterior colors, seven anodized finishes and custom colors
- Variety of wood species and interior finishes
- Extensive hardware selection, grilles, decorative glass options and more
- Available with Stormwatch® Protection for coastal areas



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- French casement windows
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- Awning windows
- Push out awning windows
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- Bay and Bow windows
- Gliding windows

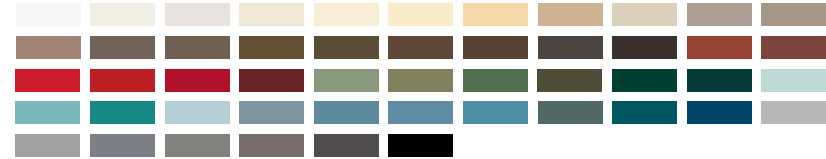


*Visit andersenwindows.com/warranty for details.

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Anodized Finishes



INTERIOR OPTIONS

Wood Species All interior finish options are shown on pine.



Factory-Finished Interiors



Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

Painted Interiors Available on pine.



HARDWARE OPTIONS†

CASEMENT & AWNING††

Casement



Antique Brass | Polished Brass | Black
Bronze | **Oil Rubbed Bronze**[‡]
Bright Chrome | Satin Chrome | Gold[‡]
Pewter[‡] | White

‡Gold, Oil Rubbed Bronze and Pewter are available on Casement windows only.

Bold name denotes finish shown.

Awning



Antique Brass
Polished Brass | Black
Oil Rubbed Bronze
Satin Chrome | White

DOUBLE-HUNG & GLIDING††

Standard Sash Locks



Optional Sash Lifts



Antique Brass | Polished Brass | Black | Bronze
Oil Rubbed Bronze | **Bright Chrome** | Satin Chrome
Gold | Pewter | White

For more information, visit andersenwindows.com/e-series

*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.
**Dark Bronze and black are also available on maple. †Anodized silver available on maple only. ††Hardware is sold separately, except standard hardware.

Oil rubbed bronze is a "living" finishes that will change with time and use.
Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

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WINDOWS

WOOD CLAD



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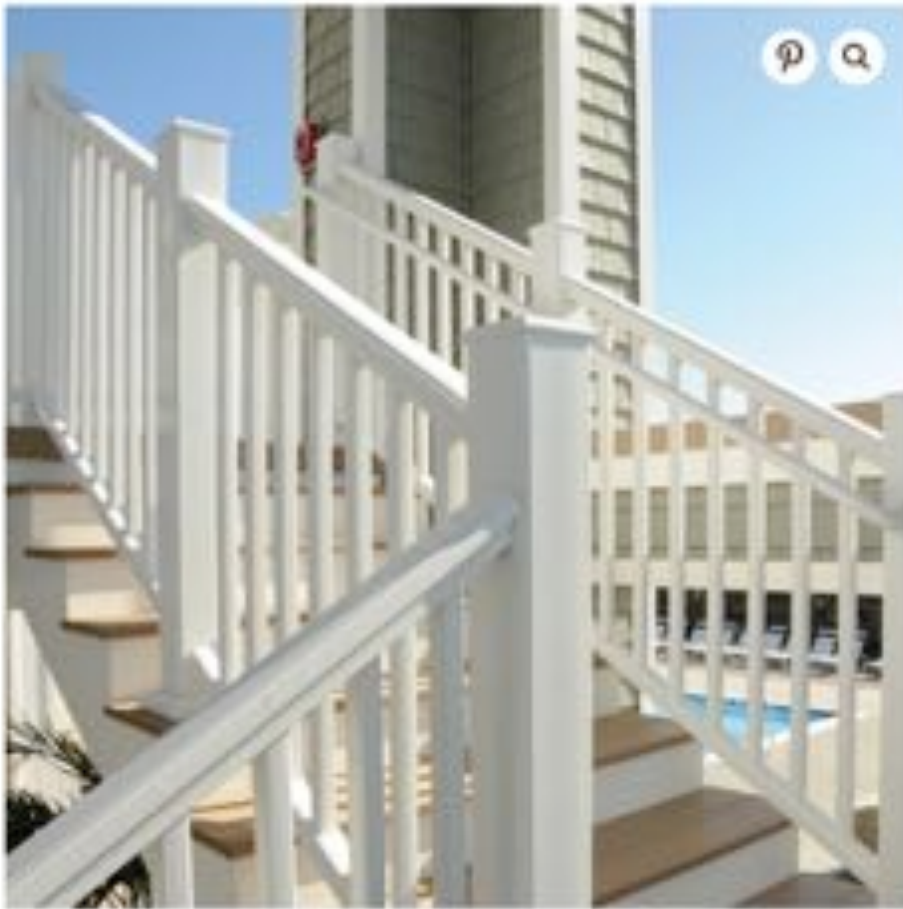
Fixed skylight

Skylight Sizes

Fixed Skylight (FS) - Deck Mounted

FS Size Code	A06	C01	C04	C06	C08	C12	D26	D06	M02	M04	M06	M08	S01	S06
Outside frame (W"xH")	15 ³ / ₄ x 46 ¹ / ₄	21 ¹ / ₂ x 27 ³ / ₈	21 ¹ / ₂ x 38 ³ / ₈	21 ¹ / ₂ x 46 ¹ / ₄	21 ¹ / ₂ x 54 ¹⁵ / ₁₆	21 ¹ / ₂ x 70 ³ / ₄	23 ³ / ₄ x 23 ⁷ / ₁₆	23 ³ / ₄ x 46 ¹ / ₄	30 ⁹ / ₁₆ x 30 ¹ / ₂	30 ⁹ / ₁₆ x 38 ³ / ₈	30 ⁹ / ₁₆ x 46 ³ / ₄	30 ⁹ / ₁₆ x 54 ¹⁵ / ₁₆	44 ³ / ₄ x 27 ³ / ₈	44 ³ / ₄ x 46 ¹ / ₄
Rough opening/ Finished frame (W"xH")	14 ¹ / ₂ x 45 ³ / ₄	21 x 26 ⁷ / ₈	21 x 37 ⁷ / ₈	21 x 45 ³ / ₄	21 x 54 ⁷ / ₁₆	21 x 70 ¹ / ₄	22 ¹ / ₂ x 22 ¹⁵ / ₁₆	22 ¹ / ₂ x 45 ³ / ₄	30 ¹ / ₂ x 30	30 ¹ / ₂ x 37 ⁷ / ₈	30 ¹ / ₂ x 45 ³ / ₄	30 ¹ / ₂ x 54 ⁷ / ₁₆	44 ¹ / ₄ x 26 ⁷ / ₈	44 ¹ / ₄ x 45 ³ / ₄

SKYLIGHTS
FIXED / DECK MOUNTED



Classic Composite Series

★★★★☆ 3.8 (16) [Write a review](#)

The Classic Composite Series is a simple system with endless design options to complement your home. Choose from five top rails and multiple infill options for a customized look to suit your style. You can't go wrong with this long-lasting, beautiful railing.

TOP RAIL SHAPE: Premier Rail



Color Options



Premier Railing®



4" X 4" Island Cap



Composite Balusters

RAILINGS+BALLUSTERS
COMPOSITE



SMOOTH FACED TRIM
COMPOSITE



FERRETTI SCREENED PORCH
111 CREST



TREX
PEPPLE GREY

DECKING MATERIAL
COMPOSITE



FERRETTI SCREENED PORCH
111 CREST

PRIMED FOR PAINT

James Hardie's primed for paint collection gives you the power to choose paint for your home's exterior. It's primed. It's ready for field painting. It's a durable, high-performance canvas.



AVAILABLE SIZES

THICKNESS: 0.312"

LENGTH: 144" boards

WIDTHS; EXPOSURES:	9.25"	6.25"
	8"	5"
	5.25"	7.25"
	4"	6"
	8.25"	7"

Warranty Information >

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SIDING

EXPOSURE TO MATCH DORMER SIDING