

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 206 Crest Avenue, Application Number HDC20-083

DISTRICT: Old West Side Historic District

REPORT DATE: June 11, 2020

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: June 8, 2020

	OWNER	APPLICANT
Name:	Johanna Mabry	same
Address:	206 Crest Avenue Ann Arbor, MI	
Phone:	734-657-8978	

BACKGROUND: Charles Donner was the first occupant of this home built in 1922. It is in the craftsman style, with side gables, a full-width shed roof porch with a wide shed dormer above, tapered wood half-columns above stuccoed porch walls, and a textured block foundation.

APPLICATION: The applicant seeks HDC approval to install a steel above-ground pool in the back yard. The pool is a gift from the Make a Wish Foundation to the owner's daughter.

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.
- (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: Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserves the historic relationship between the building or buildings and the landscape.

Not Recommended: Introducing new construction onto the building site which is visually

incompatible in terms of size, scale, design, materials, color, and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

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

Residential Accessory Structures

Not Appropriate: Introducing new structures or site features that are out of scale with the property or the district or are otherwise inappropriate.

STAFF FINDINGS:

1. The pool is a 12' x 24' oval and would be installed in the backyard, entirely behind the house and out of sight from the street. The steel pool walls are 4'4" tall. The backyard is entirely surrounded by a 6' wood privacy fence. The pool will be hooked up to the house's electric service to power the filter.
2. There will be a future application for a deck to connect the pool to the existing rear deck, which is around 30" lower. The pool deck will allow the homeowner and her child to safely exit the pool should the child have a seizure while in the water. The deck drawings are a work in progress and may or may not be a staff approval, depending on how large the deck is.
3. Staff believes that since the pool is low, the backyard is entirely fenced, and the work is easily reversible, that it meets *The Secretary of the Interior's Standards for Rehabilitation* 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 approve the application at 206 Crest Avenue, a contributing property in the Old West Side Historic District, to install a steel above-ground pool in the back yard, 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 and 10 and the guidelines for building site and the *Ann Arbor Historic District Design Guidelines* for residential landscape features.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 206 Crest Ave 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, photos

206 Crest Avenue Survey Photos 2008





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 jthacher@a2gov.org
 Fax: 734.994.8460

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

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER <i>Johanna Mabry</i>		HISTORIC DISTRICT <i>Old West Side</i>
PROPERTY ADDRESS <i>206 Crest Ave</i>		CITY ANN ARBOR
ZIP CODE <i>48103</i>	DAYTIME PHONE NUMBER <i>1734 6578978</i>	EMAIL ADDRESS <i>jomabry@yahoo.com</i>
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		STATE, ZIP

PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME <i>Johanna Mabry</i>	DATE <i>6/1/2020</i>
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APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE)			
ADDRESS OF APPLICANT			CITY
STATE	ZIP CODE	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).

Addition of an above ground 15x30 oval pool with handicap access to backyard. Not visible from the street,

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES

Pool is a wish granted to resident through Make A Wish of Michigan.

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

DESCRIPTION	
STAFF REVIEW FEES	FEE
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	

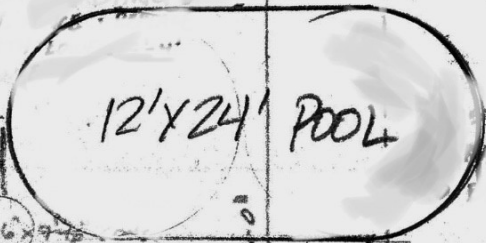
RECOMMENDED 12'x24' POOL



RECOMMENDED
FILTER
AREA

44'

5'



12'x24' POOL

6'-6" x 7'-6"
SLAB @ GRADE
5'3"



210 CREST
GARAGE

CORNER @ 3'-0"
FROM PROPERTY LINE

WD. DECK
9'-0"

1-CAR
GARAGE
(1-STORY)

~ 28'-6"

2-STORY ADDITION

GATE

5'-0"

8'-0"

CO
3'-
PR

Highlander

*Viscount of Canton presents the Highlander
The perfect blend of Strength, Beauty and Affordability.*



Manufactured in the



U.S.A.

Highlander

Pool Features

- Rugged, baked enamel steel 6" top rails and 6" verticals in a creamy tan.
- 52" pool wall in a soft elegant pattern.
- Designer 2 piece resin top connector offers addition support.

Pool Frame & Walls

- Maximum strength, corrosion resistant hot-dipped galvanized copper bearing steel pool frame and wall.
- Available in an array of exciting sizes:

Round 52" : 15', 18', 21', 24', 27', 30', 33'

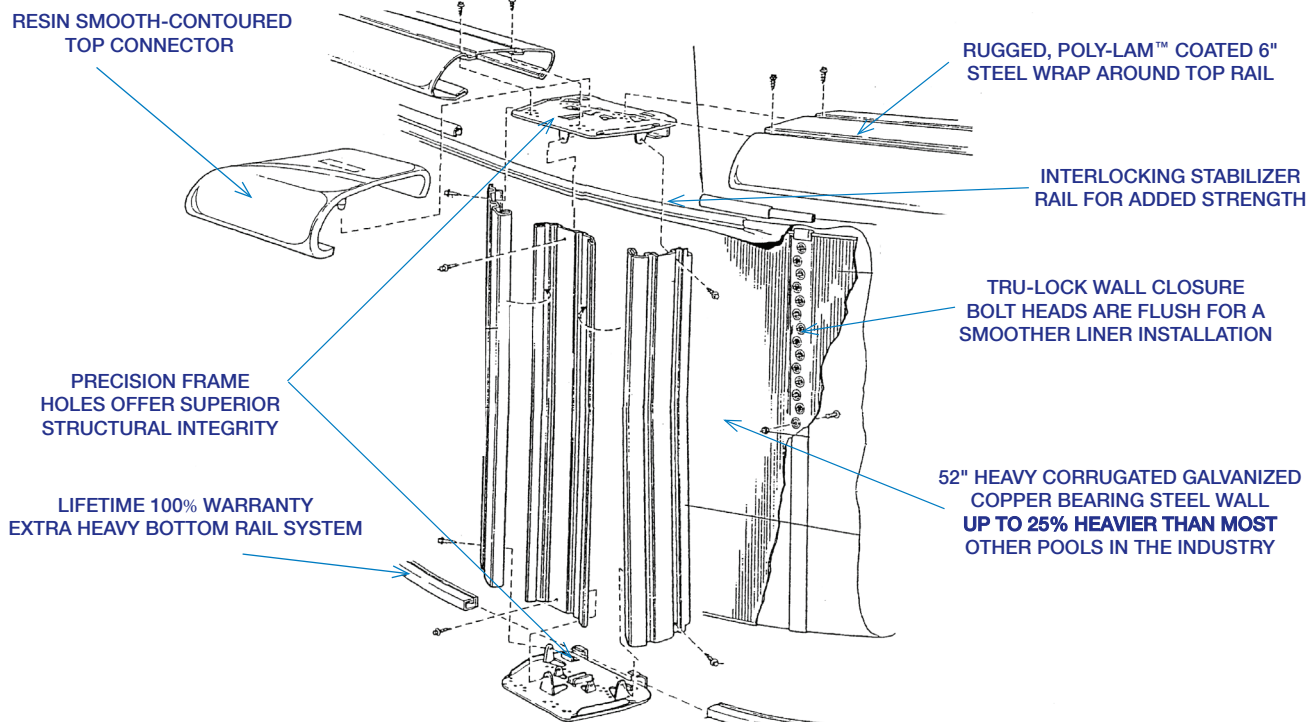
Oval 52" : 12' x 24', 15' x 24', 15' x 30', 18' x 33'

Product Warranties

The first 3 years of our pool warranties are covered 100% against manufacturer defects (the remainder of each warranty is prorated). The bottom rails receive a Lifetime 100% warranty. Pool & Frame - 25 Year Limited.



- Trimline Space Saver Oval Support System allows larger pools to fit into smaller backyard settings. Plus, it is easy to install.



Viscount of Canton 42045 Michigan Ave. Canton, MI. 48188 734-394-5500 qhe@att.net

