

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 211 Crest Avenue, Application Number HDC22-1098

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** June 9, 2022

**REPORT PREPARED BY:** Alexis DiLeo, City Planner

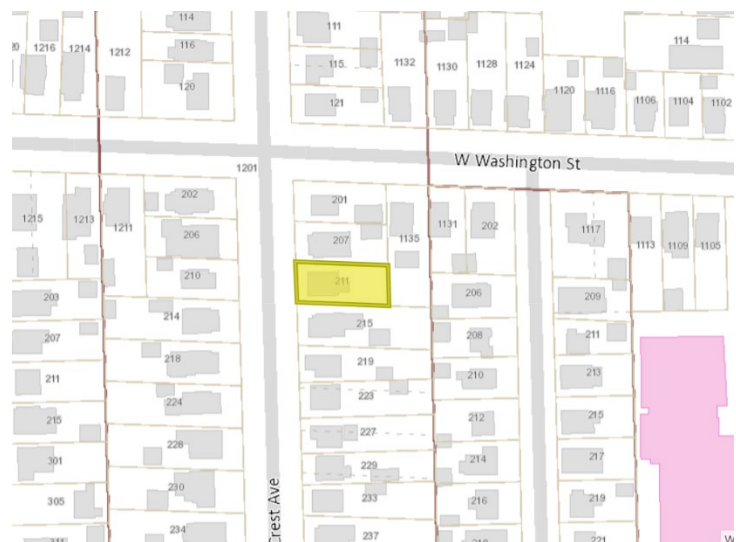
**REVIEW COMMITTEE DATE:** Monday, June 6, 2022

**CONTACTS:** Justin Kolic, Ann Arbor Remodeling LLC – Applicant  
Lauren Ranalli – Property Owner  
Paul Ranalli – Property Owner

**BACKGROUND:** This two-story end-gable house has stucco on the first floor and vinyl on the second floor, a full-width hipped front porch with low stucco walls, and three-over-one windows. According to Polk's City Directory, the house was first occupied in 1921 by Agatha Steep, widow of Israel G., and Elmer J. Steep and Clara K. Steep, a clerk at Mack & Co, were boarders.

**LOCATION:** The site is located on the east side of Crest Avenue, just south of West Washington Street.

**APPLICATION:** The applicant seeks HDC approval to convert an existing screened porch into a fully enclosed, conditioned room. The porch is underneath a cantilevered second-floor addition; its conversion will not change the current footprint of the building and will add 128 square feet of floor area. The cumulative total of previous and proposed additions to the building remains less than half of the original building floor area.



## APPLICABLE REGULATIONS:

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

- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- (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 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.

Not Recommended: Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.

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

#### All Additions

Recommended: Locating a required addition on the least character-defining elevation and keeping it subordinate in volume to the historic building.

Placing a new addition on the rear or inconspicuous elevation and limiting the size and scale in relationship to the historic property.

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's footprint should not exceed half of the original building's footprint, or half of the original building's total floor area.

Placing functions and services required for the new use in non-character-defining interior spaces rather than constructing a new addition.

**STAFF FINDINGS:**

1. The original footprint of 211 Crest Avenue was 624 square feet, and the original floor area seems to have been 1,248 square feet (although there is some conflicting information that states it was 1,430 square feet, meaning the second floor was larger than the first floor).
2. A two-story rear addition was approved in 2016 (file HDC16-246) to construct a 320-square foot second-story room over 64-square foot screened sunroom and covered, unenclosed patio. This increased the footprint by 320 square feet from 624 square feet to 944 square feet and increased the floor area by 384 square feet from 1,248 square feet to 1,632 square feet.
3. The 2016 additions increase the original footprint by slightly more than half (51%) and increase the original floor area by 30%. The proposed increase in first floor floor area will not change the footprint but will add 128 square feet of floor area and result in a cumulative increase of 40% in floor area from the original building. The cumulative increases in footprint and floor area are consistent with the Ann Arbor Historic District Guidelines.

<b>211 Crest Avenue</b>				
	<b>Footprint</b>		<b>Floor Area</b>	
<b>Original Building</b>	624 sq. ft.	100%	1,248 sq. ft.	100%
2016 Addition	+ 320 sq. ft.		+ 384 sq. ft.	
<b>Current Building</b>	944 sq. ft.	+ 51%	1,632 sq. ft.	+ 30%
Proposed Addition	+ 0 sq. ft.	+ 0%	+ 128 sq. ft.	+ 10%
<b>Proposed Building</b>	944 sq. ft.	151%	1,760 sq. ft.	+ 140%
<i>Note all floor area reported in this staff report is based on the original second floor being exactly double the original first floor footprint (624 sq. ft. x 2 = 1248 sq. ft.), and therefore differs from the application data which is based on a 624-sq. ft. first floor and an 804-sq. ft. second floor (1,430 sq. ft. total).</i>				

4. As part of enclosing the porch, two pairs of two double-hung one-over-one windows will be added to the south side elevation. One pair of double-hung and a single double-hung one-over-one windows will be added to the east (rear) elevation. One pair of double-hung one-over-one windows and a single casement window will be added to the north side elevation and a new door will replace the existing door.
5. Matching siding will be added to the new exterior walls of the enclosed porch.
6. The wood landing and stairs to the north side door, underneath the second-floor cantilever, will be rebuilt and will match the design of the existing landing and deck on

the south side. Staff note the detail on the application materials has a notation to match the railing on the south side, but the drawing incorrectly shows spindles without a bottom rail and attached directly to stair treads.

7. Staff believes that the proposed work meets the *Secretary of the Interior's Standards*, the *Secretary of the Interior's Guidelines 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 issue a certificate of appropriateness for the application at 211 Crest Avenue, a contributing property in the Old West Side Historic District, to enclose the screened porch on the first floor 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 1, 2, 9 and 10 and the guidelines for building site; and the *Ann Arbor Historic District Design Guidelines* for additions.

**MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 211 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

# 211 Crest Avenue – Google Street View November 2020





ANN ARBOR REMODELING LLC  
251 JACKSON PLAZA, SUITE A5  
ANN ARBOR, MI 48103

PROJECT NAME: RANALLI PORCH CONVERSION  
ADDRESS: 211 CREST AVE, ANN ARBOR, MI 48103

PROJECT DESCRIPTION:

CONVERT EXISTING SCREEN PORCH INTO CONDITIONED SUNROOM. BUILD SMALL DECK AND STAIRS ONTO SOUTH DOOR OPENING TO MEET CODE. INSTALL NEW MARVIN WINDOWS INTO EXISTING SCREEN OPENINGS. INSTALL FIBERGLASS DOOR WHERE EXISTING SCREEN DOOR IS. TRIM EXTERIOR OF WINDOWS WITH MIRA-T-C TRIM TO MATCH EXISTING CONDITIONS.

INTERIOR: TO REMAIN UNCHANGED EXCEPT NEW WINDOW AND TRIM AROUND WINDOWS.

HVAC: INSTALL ELECTRIC BASEBOARD HEATER TO HEAT THE SPACE. NO COOLING IS TO BE ADDED



SOUTH SIDE



DRAWINGS PROVIDED BY:



PROJECT DESCRIPTION:

RANALLI PORCH CONVERSION

PAUL & LAUREN RANALLI  
211 CREST AVE  
ANN ARBOR, MI 48103

CONVERT EXISTING SCREEN  
PORCH INTO CONDITIONED  
LIVING SPACE. STRUCTURE AND  
FOOTINGS TO REMAIN  
UNCHANGED

NO.	DESCRIPTION	BY	DATE

SCALE:

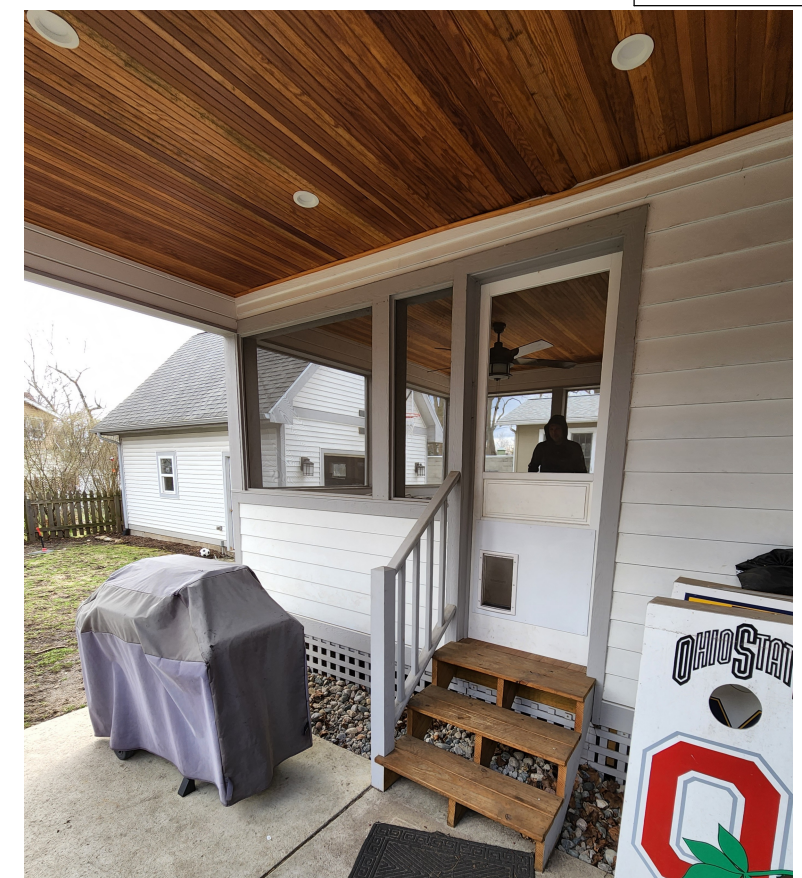
DATE:

5/22/22

**K-1**



EAST SIDE



NORTH SIDE



PROJECT DESCRIPTION:

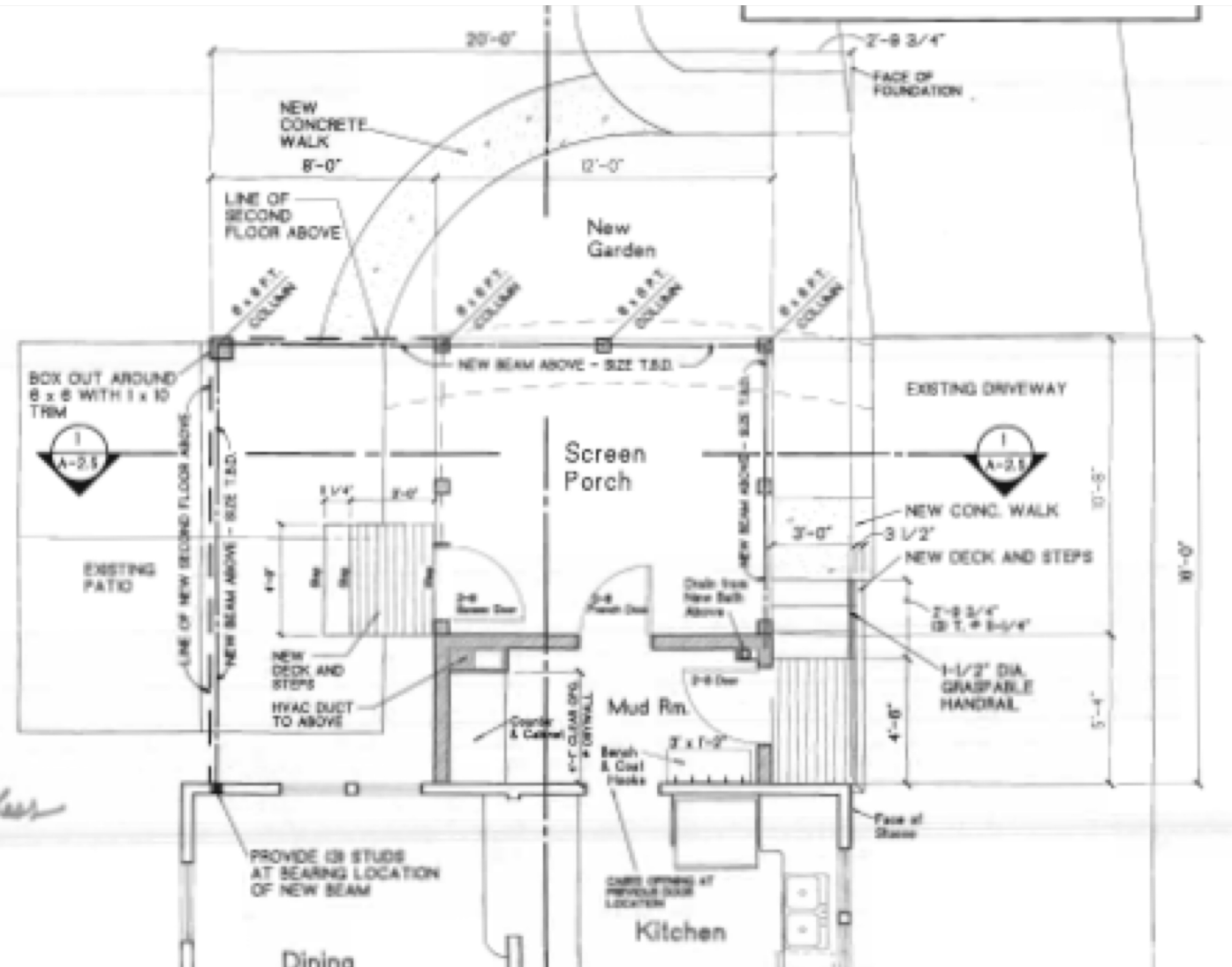
RANALLI PORCH CONVERSION

PAUL & LAUREN RANALLI  
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ANN ARBOR, MI 48103

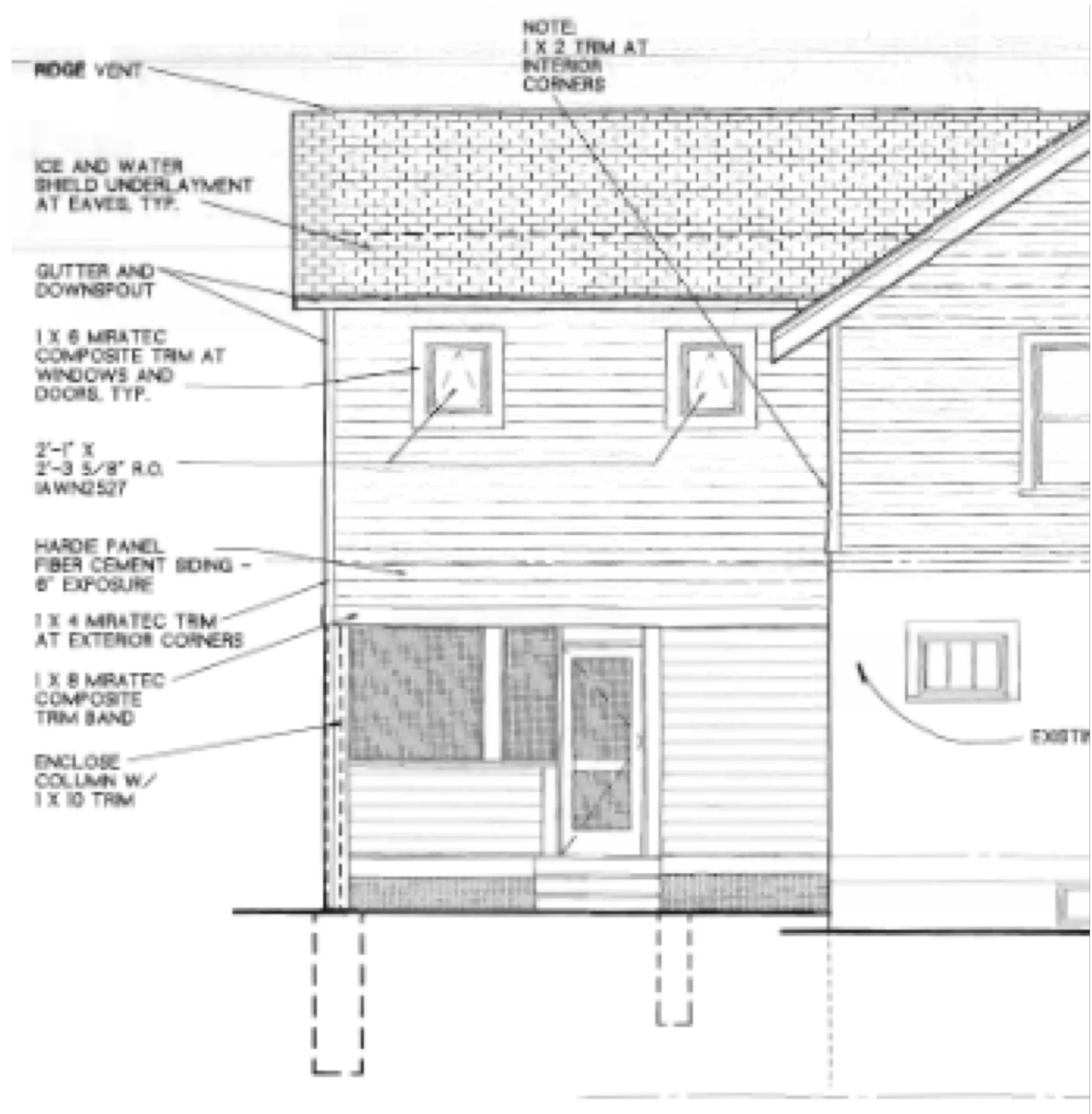
CONVERT EXISTING SCREEN PORCH INTO CONDITIONED LIVING SPACE. STRUCTURE AND FOOTINGS TO REMAIN UNCHANGED

NO.	DESCRIPTION	BY	DATE

SCALE:	DATE:	K-2
1/8"	5/22/22	



EXISTING FIRST FLOOR PLAN

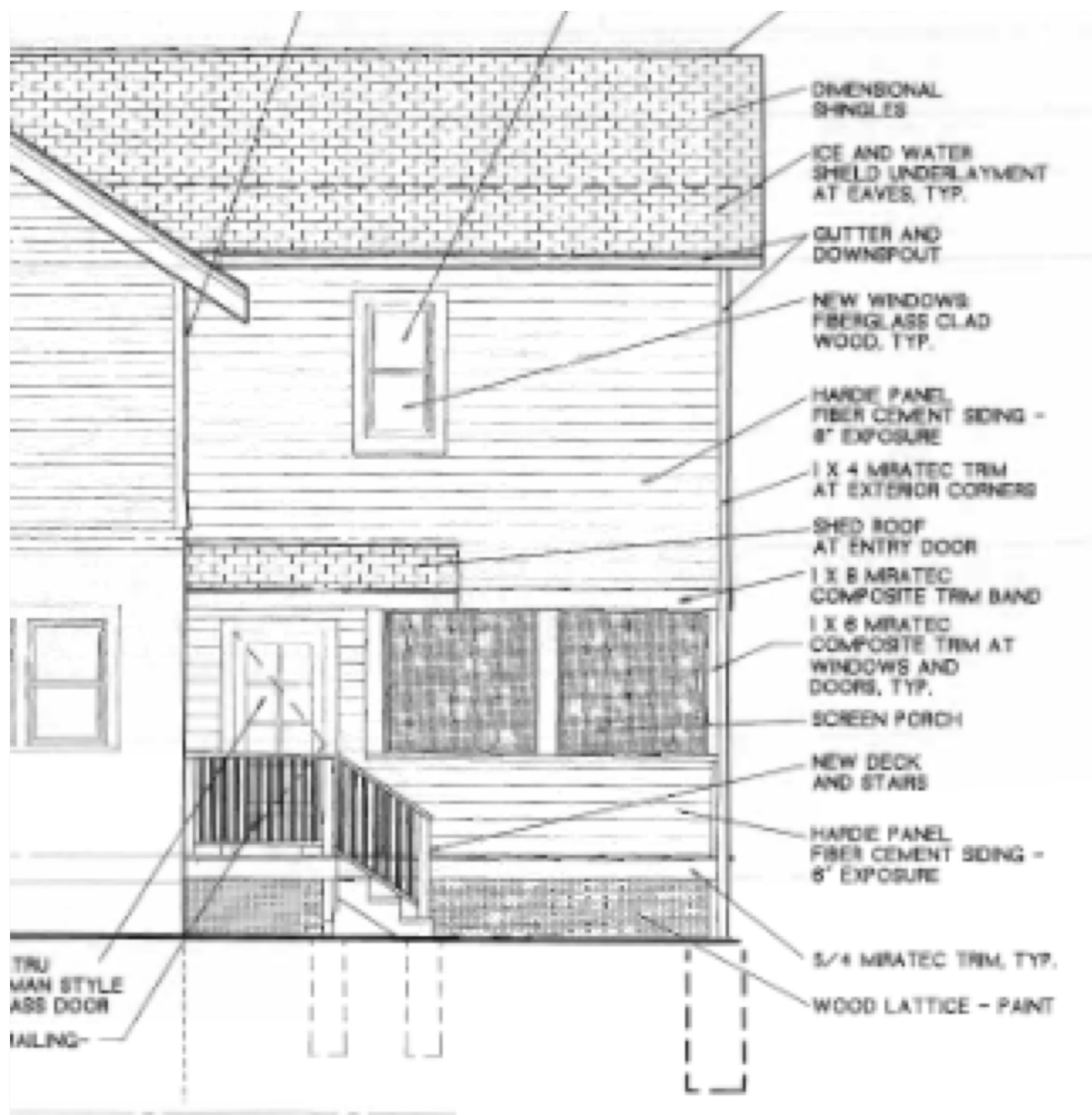


EXISTING LEFT SIDE (NORTH) ELEVATION

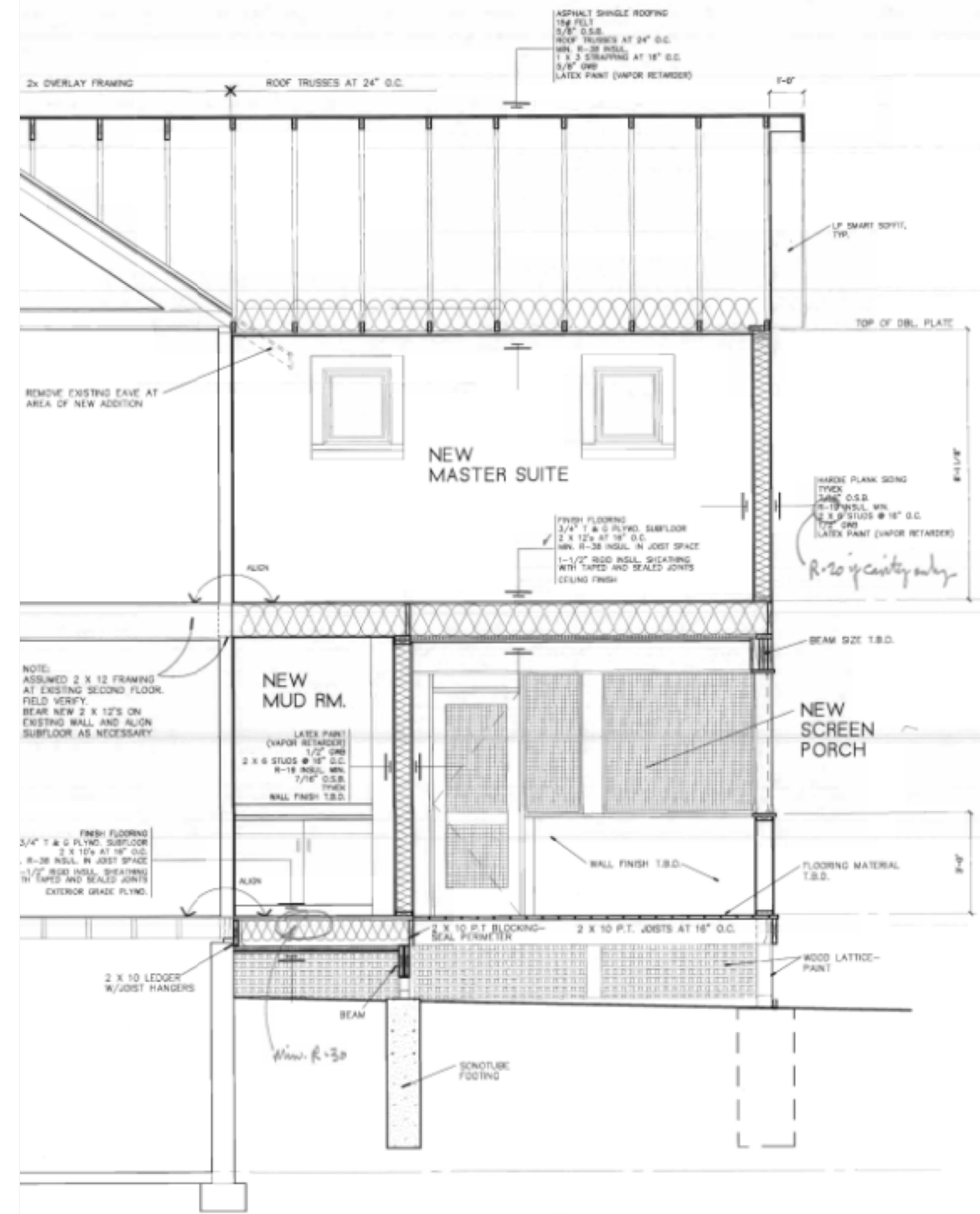
# EXISTING PLAN

(FROM PREVIOUSLY SUBMITTED HOME ADDTION PROJECT 2017)





EXISTING RIGHT SIDE (SOUTH) ELEVATION



EXISTING BUILDING SECTION VIEW

DRAWINGS PROVIDED BY:

**ANN ARBOR  
REMODELING  
LLC**

PROJECT DESCRIPTION:

**RANALLI PORCH CONVERSION**

PAUL & LAUREN RANALLI  
211 CREST AVE  
ANN ARBOR, MI 48103

CONVERT EXISTING SCREEN PORCH INTO CONDITIONED LIVING SPACE. STRUCTURE AND FOOTINGS TO REMAIN UNCHANGED

NO.	DESCRIPTION	BY	DATE

SCALE:	DATE:	<b>K-3</b>
1/4"	5/22/22	

**EXISTING PLAN**  
(FROM PREVIOUSLY SUBMITTED HOME ADDTION PROJECT 2017)

DRAWINGS PROVIDED BY:



PROJECT DESCRIPTION:

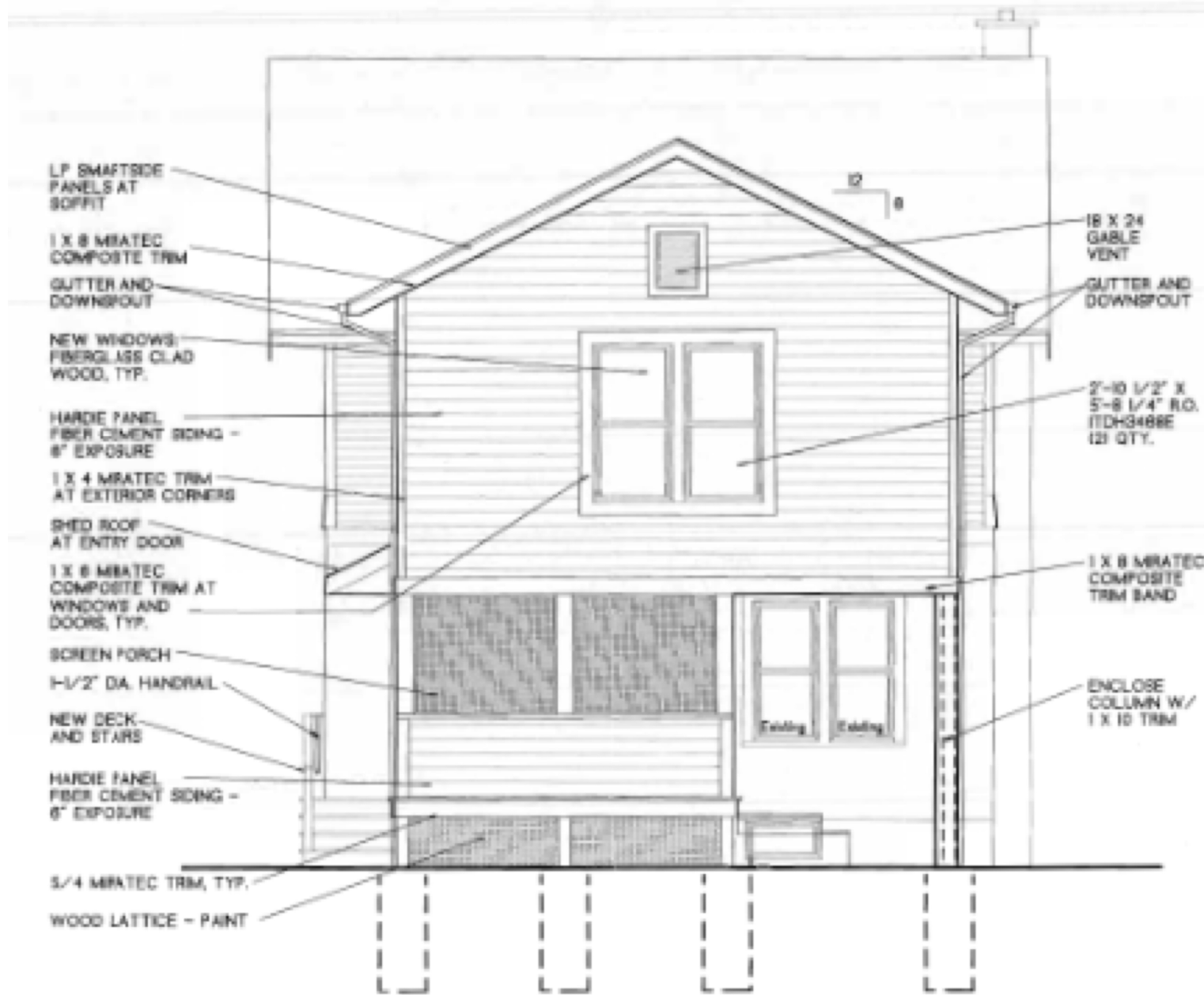
RANALLI PORCH CONVERSION

PAUL & LAUREN RANALLI  
211 CREST AVE  
ANN ARBOR, MI 48103

CONVERT EXISTING SCREEN PORCH INTO CONDITIONED LIVING SPACE. STRUCTURE AND FOOTINGS TO REMAIN UNCHANGED

NO.	DESCRIPTION	BY	DATE

SCALE:	DATE:	<b>K-4</b>
	5/22/22	

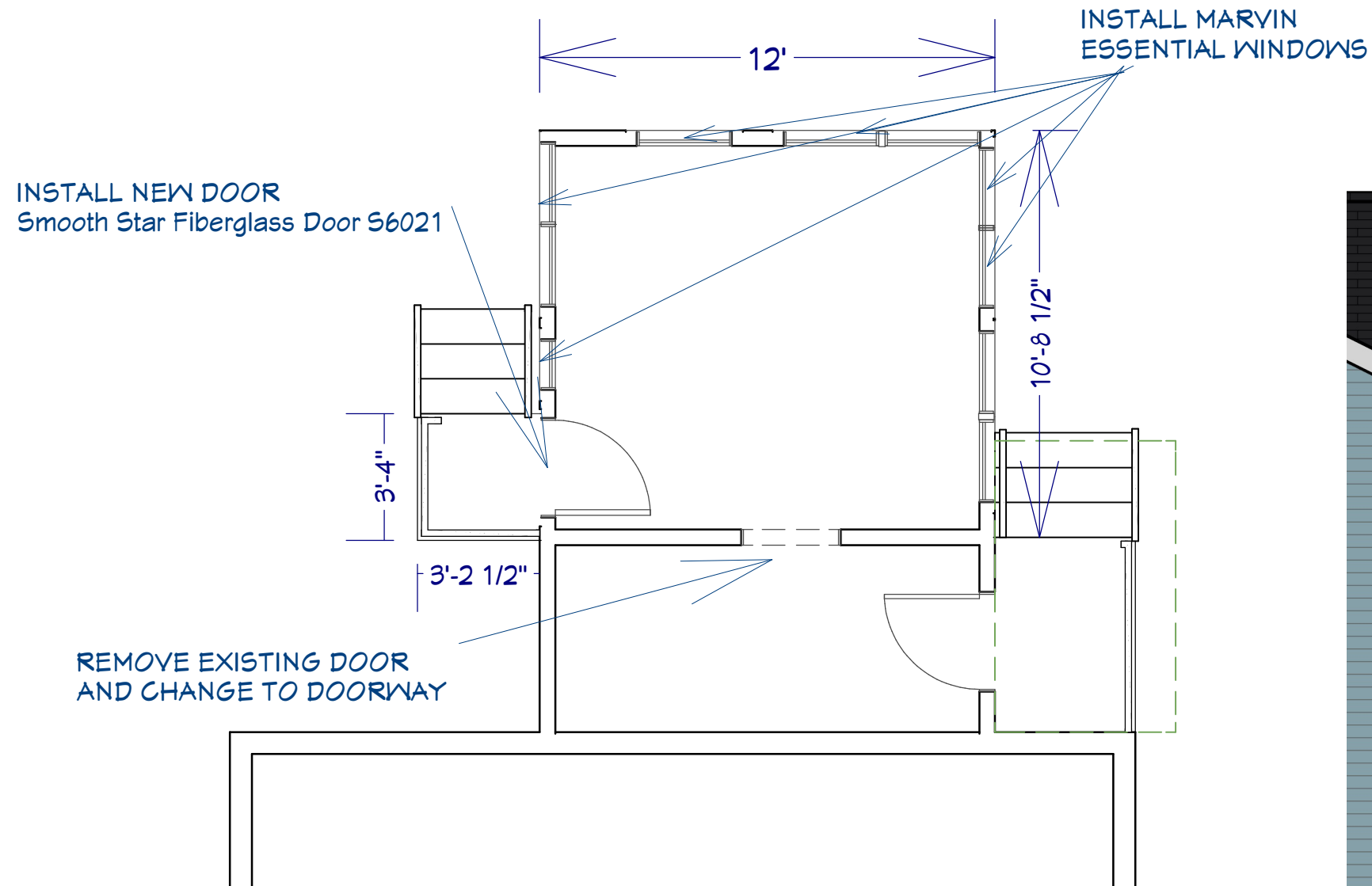


EXISTING REAR ELEVATION (EAST)

# EXISTING PLAN

(FROM PREVIOUSLY SUBMITTED HOME ADDTION PROJECT 2017)

INSULATION  
 INSTALL 3" CLOSED CELL IN EXT. WALLS (r21)  
 INSTALL 5" CLOSED CELL IN FLOOR JOIST CAVITIES (r35)



INSTALL NEW DOOR  
 Smooth Star Fiberglass Door S6021

INSTALL MARVIN  
 ESSENTIAL WINDOWS

REMOVE EXISTING DOOR  
 AND CHANGE TO DOORWAY

## PROPOSED FLOOR PLAN

- NO CHANGES TO EXISTING FLOORPLAN, ONLY INSTALLING WINDOWS AND A DOOR
- HEAT SOURCE: ELECTRIC BASEBOARD HEATER
- USING 5/4" X 6" MIRATEC TRIM (MATCHING EXISITNG)



PROPOSED RIGHT SIDE (SOUTH) ELEVATION

DRAWINGS PROVIDED BY:



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PAUL & LAUREN RANALLI  
 211 CREST AVE  
 ANN ARBOR, MI 48103

CONVERT EXISTING SCREEN  
 PORCH INTO CONDITIONED  
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 FOOTINGS TO REMAIN  
 UNCHANGED

NO.	DESCRIPTION	BY	DATE

SCALE:	DATE:	<b>K-5</b>
	5/22/22	

DRAWINGS PROVIDED BY:



PROJECT DESCRIPTION:

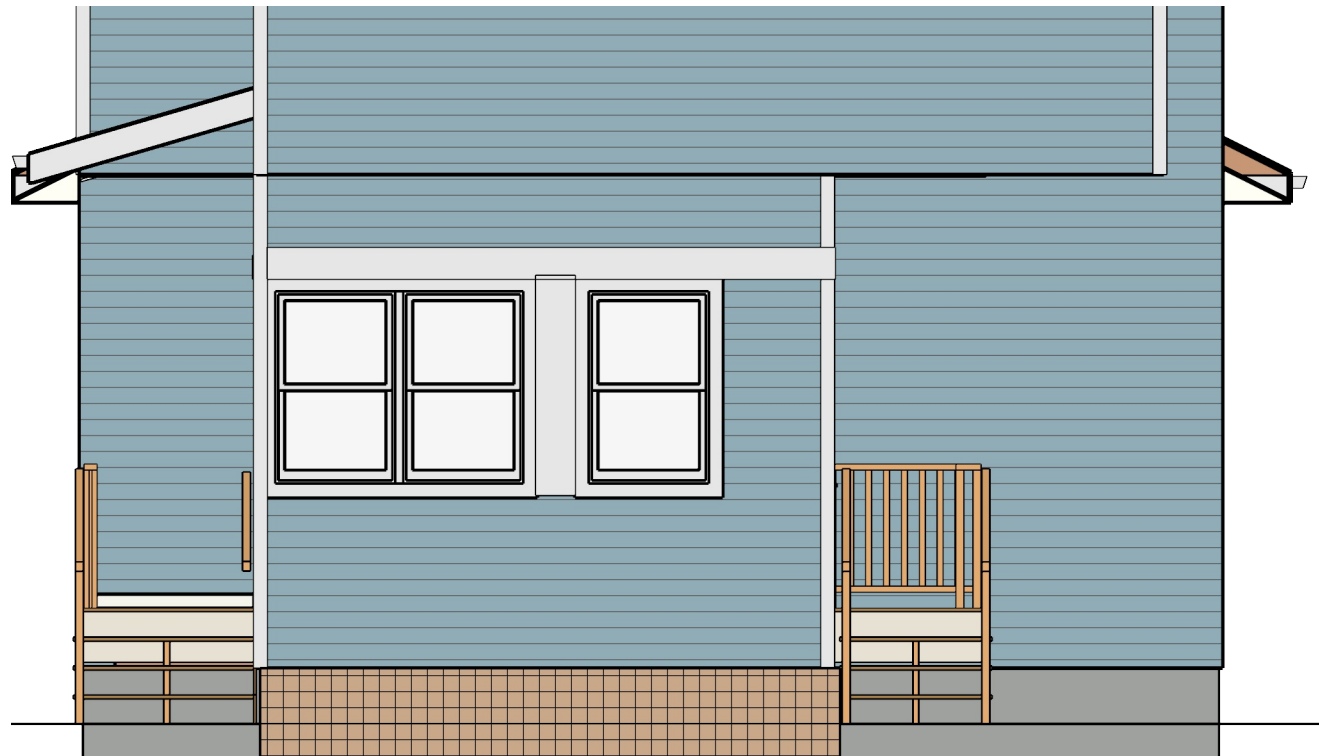
RANALLI PORCH CONVERSION

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211 CREST AVE  
ANN ARBOR, MI 48103

CONVERT EXISTING SCREEN  
PORCH INTO CONDITIONED  
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UNCHANGED

NO.	DESCRIPTION	BY	DATE

SCALE:	DATE:	<b>K-6</b>
	5/22/22	



PROPOSED REAR ELEVATION (EAST)

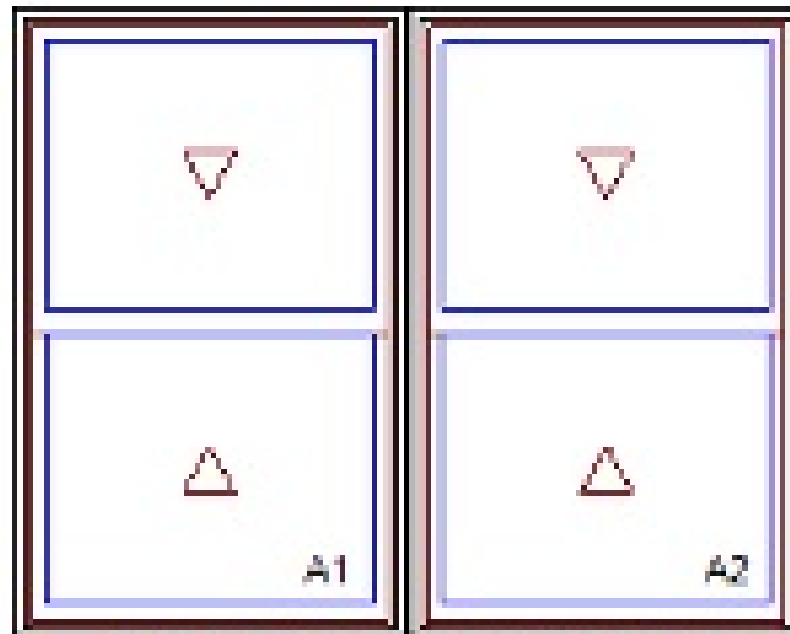


PROPOSED LEFT SIDE (NORTH) ELEVATION

PROPOSED DECK & RAILING  
TO MATCH EXISTING DECK &  
RAILING ON SOUTH SIDE



MARVIN 



As Viewed From The Exterior

**DOOR ON NORTH ELEVATION - FIT EXISTING OPENING**  
 Smooth Star Fiberglass Door S6021  
 2' 8" x 6' 8" S6021-LE Smooth-Star Fiberglass Door w/Low E Glass – Right Hand Inswing (Tru-Guard Composite Edge)  
 2-3/8" Backset – Double Bore (2-1/8" Dia. Bore w/ Standard 5-1/2" Spacing) w/Mortised Edge Latch Preps w/ Deadbolt Schlage (Standard) 1-1/8" x 2-3/4" Strike Prep Set of T/T Ball-Bearing – Brushed Nickel Hinges  
 Dura-Frame – 6-9/16" Jamb w/Primed Brickmould Exterior Trim (Applied)  
 Bronze Compression Weatherstrip  
 Tru-Defense Adjustable – Mill Finish w/Dark Cap Sill

**WINDOWS - FIT EXISTING OPENINGS**  
 Marvin Essentials Stone White interior/exterior  
 Double hung  
 Standard Low-E glass  
 White sash hardware  
 Standard Bright View aluminum screen

**Table showing existing footprint and floor area vs. pre-1945**

Pre-1945 Footprint = 624  
 New Footprint Area = Proposed Footprint = 944 (includes 320 addition in 2017)  
 % increase of Footprint = 47%  
 Pre-1945 Floor Area = 1,430  
 New Floor Area = 128  
 Proposed Floor Area = 1,878  
 % increase in Floor Area = 31.5%

DRAWINGS PROVIDED BY:



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CONVERT EXISTING SCREEN PORCH INTO CONDITIONED LIVING SPACE. STRUCTURE AND FOOTINGS TO REMAIN UNCHANGED

NO.	DESCRIPTION	BY	DATE

SCALE:	DATE:	<b>K-7</b>
	5/22/22	