

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 229 Crest Avenue, Application Number HDC15-024

DISTRICT: Old West Side Historic District

REPORT DATE: March 12, 2015

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, March 9, 2015

	OWNER	APPLICANT
Name:	Annemarie & Luke Forrest	Marc Rueter
Address:	229 Crest Avenue Ann Arbor, MI 48103	515 Fifth Street Ann Arbor, MI 48103
Phone:	(919) 943-0358	(734) 769-0070

BACKGROUND: This two-story four-square features flared eaves with a deep overhang and decorative brackets, a full-width front porch with square columns over lap-sided half-walls, wood shingles on the second floor and lap siding on the first floor, and a street-facing attic dormer. The windows have divided lights on the top sash and a single light on the larger bottom sash.

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 add a 532 square foot two-story addition to the rear of the house. An existing large deck behind the house would be relocated behind the addition. One pair of original windows from the first floor of the rear elevation would be reused on the second floor rear elevation of the addition.

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 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):

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.

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.

Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Designing new additions in a manner that makes clear what is historic and what is new.

Designing additional stories, when required for the new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

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.

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.

Retaining the historic relationship between buildings and the landscape.

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):

Guidelines for All Additions

Appropriate: Placing a new addition on a non-character-defining or inconspicuous elevation and limiting the size and scale in relationship to the historic property.

Placing new walls in a different plane from the historic structure in a subordinate position to the historic fabric.

Designing a new addition in a manner that makes clear what is historic and what is new.

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 exceed neither half of the original building's footprint nor half of the original building's total floor area.

Not Appropriate: Designing an addition that overpowers or dramatically alters the original building through size or height.

Designing a new addition so that the size and scale in relation to the historic property are out of proportion.

STAFF FINDINGS:

1. The house is currently 1162 square feet. The proposed addition is 554 square feet, a 48% increase. The footprint of the two-story portion is 15' x 17'9" and the one story powder room is 9'7" x 3'4". Together they are 49% of the existing footprint (and roughly the size of the existing deck). The addition is inset the width of the corner board on both sides, though on the south side the addition is a single story and the original corner is prominent above.
2. Cladding on the addition is cement board lap siding on the first story and cement board shingles on the second story. Exposures would match that of the existing wood siding. Trim bands are aligned, and the addition features flared eaves but no brackets (per the applicant). A small wood canopy shields the rear door (which is the current steel rear door). Windows and French doors are wood clad with aluminum or vinyl, with the exception of the second-floor rear elevation windows, which are original to the house and being relocated from the first floor rear. One second-floor rear window and the brackets under most of the rear eave would be replaced by the addition.
3. The deck off the back reuses the existing wood decking materials to the extent possible. Guardrails feature a top and bottom rail, simple square newel posts, and vertical wood skirting.
4. The addition is compatible with the house and carries over many of the original design elements but is still distinct through the use of modern materials and dissimilar window sizes. The addition will not be particularly visible from the street since the houses on both sides are fairly close to this one. The addition is half the size of the original house, but does not feel inappropriately large or imposing.
5. Staff feels the work is compatible with the rest of the building and the surrounding neighborhood, and finds that it meets the *Secretary of the Interior's Standards and Guidelines for Rehabilitation* as well as the *Ann Arbor Historic District Design Guidelines*.

MOTION

I move that the Commission issue a certificate of appropriateness for the application at 229 Crest Avenue, a contributing property in the Old West Side Historic District, to add a 532 square foot addition to the rear of the house, and relocate the rear deck, as proposed. The work 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 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 additions and building site.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 229 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, letter, photos, drawings

229 Crest Avenue (April, 2008 photo)





City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

301 E. Huron Street P.O. Box 8647 Ann Arbor, Michigan 48107-8647
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>229 Crest Avenue</u>
Historic District: <u>Old West Side</u>
Name of Property Owner (If different than the applicant): <u>Annemarie + Luke Forrest</u>
Address of Property Owner: <u>229 Crest Avenue</u>
Daytime Phone and E-mail of Property Owner: <u>919-943-0358 amforrest30@gmail.com</u>
Signature of Property Owner: <u>[Signature]</u> Date: <u>2/19/15</u>
Section 2: Applicant Information
Name of Applicant: <u>Marc Rueter</u>
Address of Applicant: <u>515 Fifth Street</u>
Daytime Phone: <u>(734) 769-0070</u> Fax: <u>(734) 769-0167</u>
E-mail: <u>mrRueter@rueterarchitects.com</u>
Applicant's Relationship to Property: <input type="checkbox"/> owner <input checked="" type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant: <u>[Signature]</u> Date: <u>2/20/15</u>
Section 3: Building Use (check all that apply)
<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental <input type="checkbox"/> Commercial <input type="checkbox"/> 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>[Initials] LAF</u>

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

1. Provide a brief summary of proposed changes. See attached,

2. Provide a description of existing conditions. See attached,

3. What are the reasons for the proposed changes? See attached,

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here. See attached,

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: _____

MEMORANDUM

DATE: February 20, 2015
TO: City of Ann Arbor Historic District Commission
FROM: Marc M Rueter AIA
PROJECT: 229 Crest Avenue Two-Story Rear Addition
CC:

REGARDING: Supplement to HDC Application

DESCRIPTION OF EXISTING PROPERTY:

The house is a two story four square design frame structure with seven-foot knee walls on the second story. A modern porch of non-historic character was added to the rear. The house is characterized by its double pitch roof, generous overhangs and a prominent attic dormer.

DESCRIPTION OF PROPOSED CHANGES:

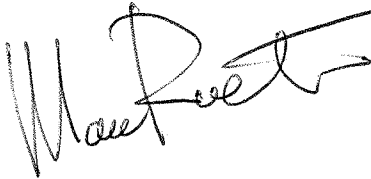
The Owners wish to add a 532 square foot two story addition. The second floor would be a master bedroom and master bath. The first floor under the master bedroom would be a family room.

REASON FOR PROPOSED CHANGES:

The house is approximately 1162 square feet. The family needs three bedrooms, a study, and more space downstairs for family activities. There is only one bathroom, upstairs, in the house. A new master bath is desired as well as a small ½ bath on the first floor. Also, the Owners want a new mudroom and laundry on the main floor as the only storage downstairs is in the stairway to the basement.

PROVIDE ADDITIONAL INFORMATION THAT WILL FURTHER EXPLAIN OR CLARIFY THE PROPOSAL:

See the attached site plan, floor plans and elevation drawings of the exterior.



Marc Rueter AIA
Rueter Associates Architects

AN APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS:
FOR A
REAR ADDITION TO 229 CREST AVENUE
ANN ARBOR, MI 48103

DRAWING INDEX

- 0 DRAWING INDEX & PHOTOGRAPHS
- 1 EXISTING and PROPOSED SITE PLANS. WINDOW AND DOOR SCHEDULES
- 2 EXISTING and PROPOSED FIRST FLOOR PLANS
- 3 EXISTING and PROPOSED SECOND FLOOR PLANS. SPECIFICATIONS
- 4 EXISTING and PROPOSED WEST AND SOUTH ELEVATIONS
- 5 EXISTING and PROPOSED EAST AND NORTH ELEVATIONS



photo above right:
South -West elevation

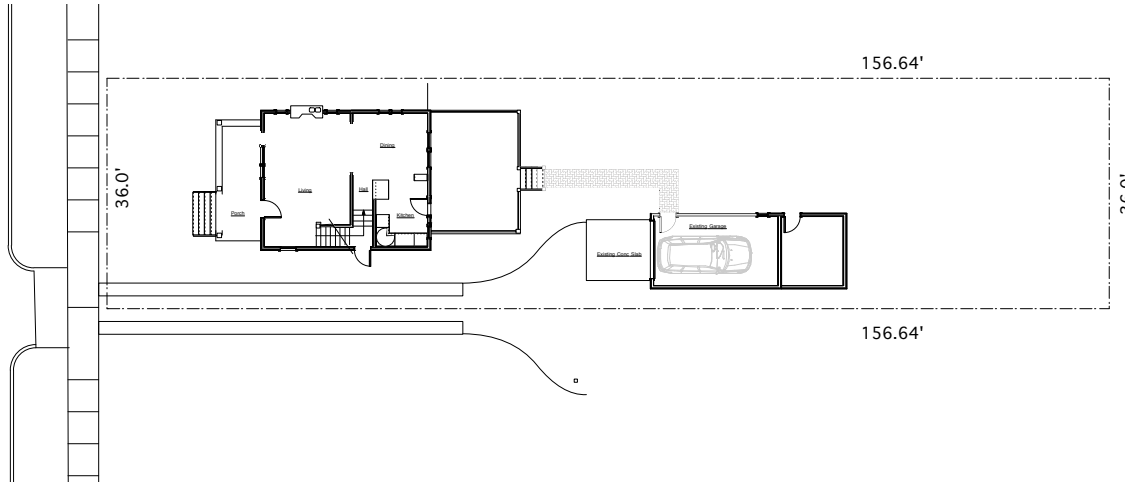
photo left:
Front (west elevation)




photo right:
Rear (east elevation).
the non historic porch
will be removed to
accommodate the new
rear addition. One
original window on the
second floor will be
removed. Two original
windows on the first
floor will be reused in
the new second floor
addition.



CREST AVENUE . 66' ROW.



 **EXISTING SITE PLAN**
scale: 1" = 30'-0"

WINDOW SCHEDULE

Mark	Type	Unit Size*	Notes
(W1)	double hung	20" x 34"	
(W2)	double hung	30" x 56"	reuse existing windows from first floor
(W3)	double hung	30" x 56"	
(W4)	csmt	30" x 56"	egress simulated double hung
(W5)	csmt	32" x 40"	egress

WINDOW NOTES:
Windows shall be wood with alum or vinyl cladding. Glazing shall be double glazed low e. Cladding shall be white. Screens shall be supplied with all windows.

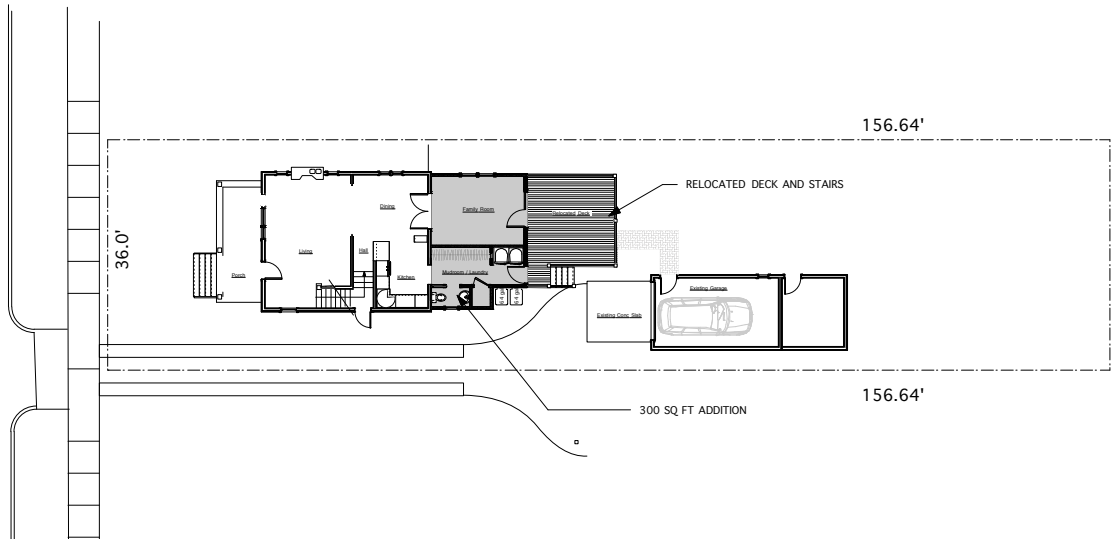
+ window size may vary (+2")

DOOR SCHEDULE

Mark	Type	Unit Size	Notes
(D1)	door	34 x 84	Reuse exist steel door
(D2)	slider	72 x 84"	Wood clad double French door

DOOR NOTES:
Glazing shall be double glazed low e.

CREST AVENUE . 66' ROW.




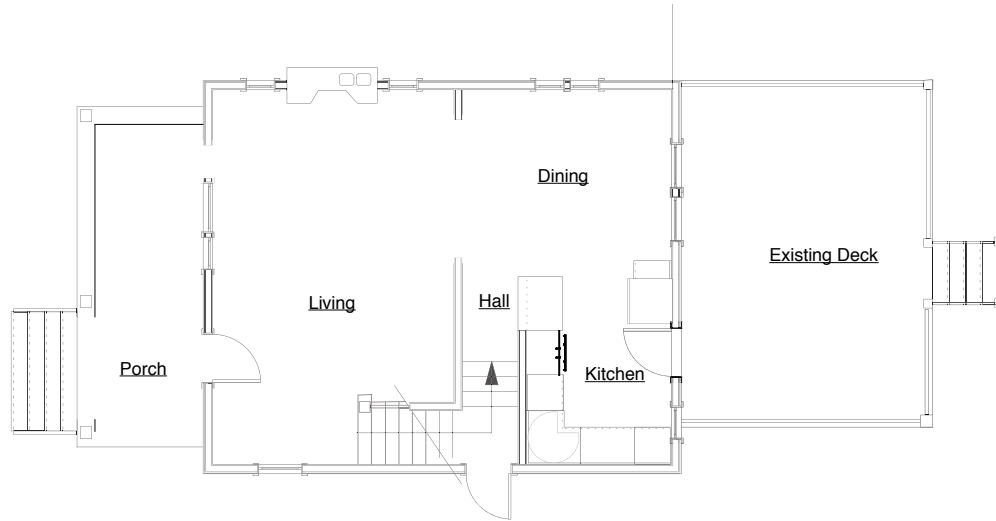
 **PROPOSED SITE PLAN**
scale: 1" = 30'-0"


TABLE OF AREAS

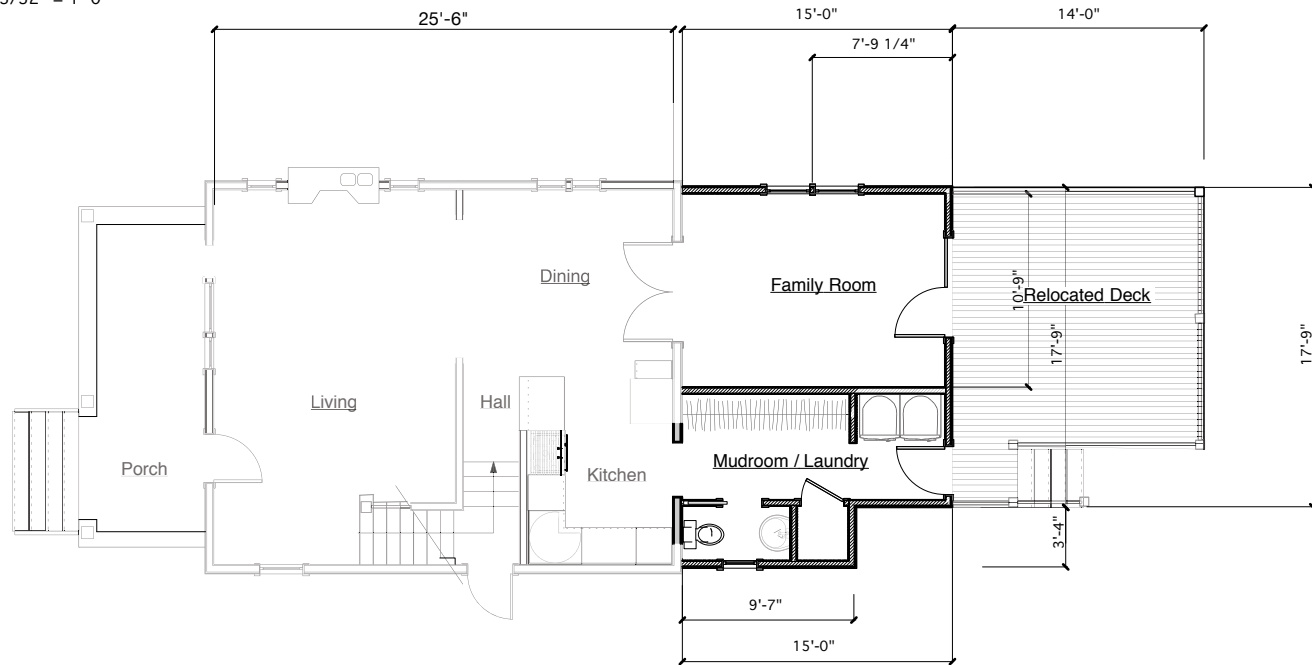
Existing First Fl	581
Existing Second Fl	581
Total	1162


Added footprint:	288	49 % Increase in footprint size
2nd floor	266	
Added Area of Addition:	554	48 % increase in total area of enclosed space

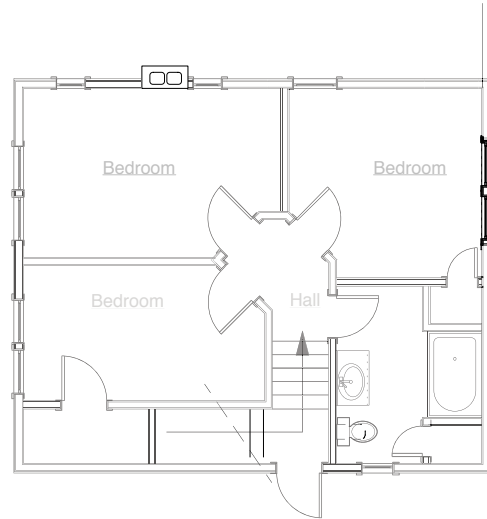
HDC 02 20 15




 **EXISTING FIRST FLOOR PLAN**
 scale: 3/32" = 1'-0"



 **PROPOSED FIRST FLOOR PLAN**
 scale: 3/32" = 1'-0"



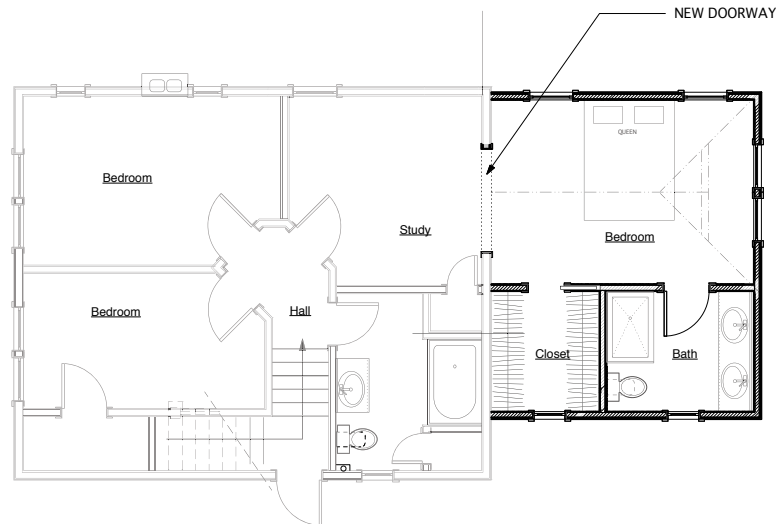
 **EXISTING SECOND FLOOR PLAN**
 scale: 3/32" = 1'-0"


NEW MATERIAL DESCRIPTION ADDITION:

- ROOF:
Asphalt shingles. Match existing in color and style
- FASCIA:
Match Existing
- GUTTERS:
5" K style alum gutters
- SOFFITS:
1/2" Painted MDF
- SILL BOARDS:
Match Existing
- CORNER BOARDS:
Match Existing
- SIDING FIRST FLOOR:
5/16"x 6" cement board siding with exposure to match exist.
- SIDING SECOND FLOOR:
5/16"x cement board shingle pattern with exposure to match exist.
- FOUNDATION:
Thoroseal coated CMU

NEW MATERIAL DESCRIPTION DECK: (Paint all materials)

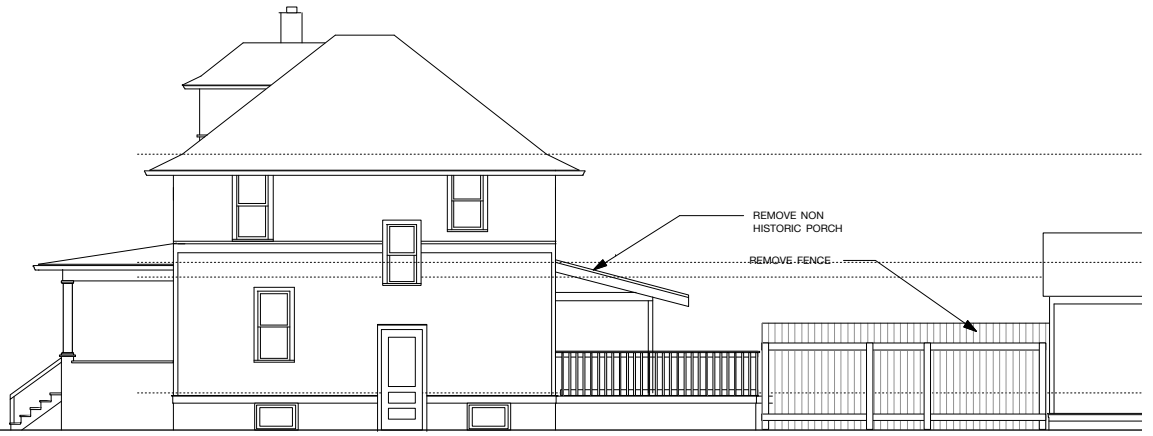
- DECKING:
Reuse portions of existing framing and decking s(stain)
- GUARDS:
2 X 2 Balusters spaced 4" apart with 1 x 4 top and bottom rails. Use fir porch rail for cap.
- NEWALS:
6 X 6 pt wood posts clad with 1 x 6 wd trim bds. and 2 x shaped bases and capitols.
- SKIRT:
1 x 2 pt bds spaced 1.5" apart



 **PROPOSED SECOND FLOOR PLAN**
 scale: 3/32" = 1'-0"



Existing West Elevation



Existing South Elevation



Proposed West Elevation



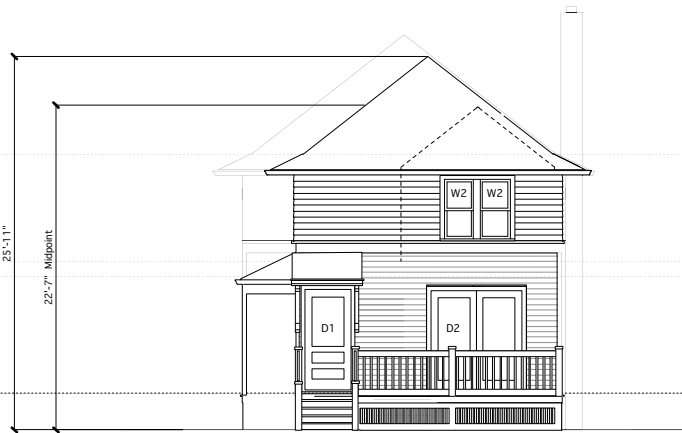
Proposed South Elevation



Existing East Elevation



Existing North Elevation



Proposed East Elevation



Proposed North Elevation

NEW EGRESS WINDOW WITH 6 x 6 PT WD WELL (USE ONLY IF BASEMENT IS CONSTRUCTED.)

HDC 02 20 15