

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 263 Crest Avenue, Application Number HDC18-265

DISTRICT: Old West Side Historic District

REPORT DATE: November 15, 2018

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Tuesday, November 13, 2018

	OWNER	APPLICANT
Name:	Marjorie Ziefert & Charles J. Keiffer	Same
Address:	263 Crest Ave. Ann Arbor, MI 48103	
Phone:	(734) 717 - 7300	

BACKGROUND: This two-story colonial revival was constructed in 1938 and first occupied by J. Walter and Helen Stentzel; Walter was employed by Fisher Pharmacy.

LOCATION: The house is on the northeast corner of Crest Avenue and Buena Vista Avenue.

APPLICATION: The applicant proposes a 303 square foot second-floor rear addition with an open first floor, and an expanded deck beneath the addition. On a modern second-floor rear addition, one window is proposed to be replaced, one infilled, and two new installed in new openings.



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.

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 pre-1945 house had a two-story main block with a single-story rear wing for a total of 1471 square feet. After the period of significance a second floor was added to the rear wing. That addition (323 square feet) plus this proposed one (303 square feet) total 626 square feet. The additions combined are 43% of the floor area of the original. The proposed footprint adds 303 square feet, or 40%, to the original (and existing) 759 square foot footprint. The addition is well within the recommended guidelines for floor area and footprint.

2. Materials proposed for the addition include: ¾" painted cedar lap siding to match the existing, wood window trim, and an all-wood deck. New and replacement windows are shown as six-over-six, which is appropriate, but materials and specs are not indicated. The proposed motion conditions approval on the windows having applied interior and exterior muntins, and that the windows are wood or clad-wood.
3. Both of the existing rear corners of the house are preserved, with 1'6" wall insets. The addition's roof pitch matches that of the existing rear wing of the house, and the ridge is tucked beneath the current one. This is all appropriate per the *Design Guidelines*.
4. The window work on the existing second floor of the rear wing is appropriate since this is a modern addition. Proposed windows and trim are proportionate to the historic house. Two small skylights are show on the two roof planes of the new addition. These are visible but unobtrusive.
5. The existing deck would have a couple of feet removed from the south edge, staff believes to pull it back from a landmark tree and align it with the south wall of the house. Two-thirds of the additional deck space is under the new addition.
6. The extreme depth of this lot gives the addition and deck adequate spacing from the neighbors. Visually, the addition is compatible with the historic house without overwhelming it or causing a bowling alley effect. Staff's opinion is that the addition does not destroy historic materials features, spaces, or spatial relationships that characterize the property; that the new addition is adequately differentiated from the old and compatible in size, scale, and design; and could be removed in the future without compromising the historic integrity of the house.

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 263 Crest, a contributing property in the Old West Side Historic District, to construct a raised second-floor addition, reconfigure and expand an existing deck, and reconfigure windows on a modern addition, on the condition that all new windows are true-divided lites or have applied interior and exterior muntins with spacers between, and are wood or clad-wood. As conditioned, 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 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, and District or Neighborhood Setting.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 263 Crest in the Old West Side Historic District

_____ Provided the following condition(S) is (ARE) met: 1) STATE CONDITION(s)

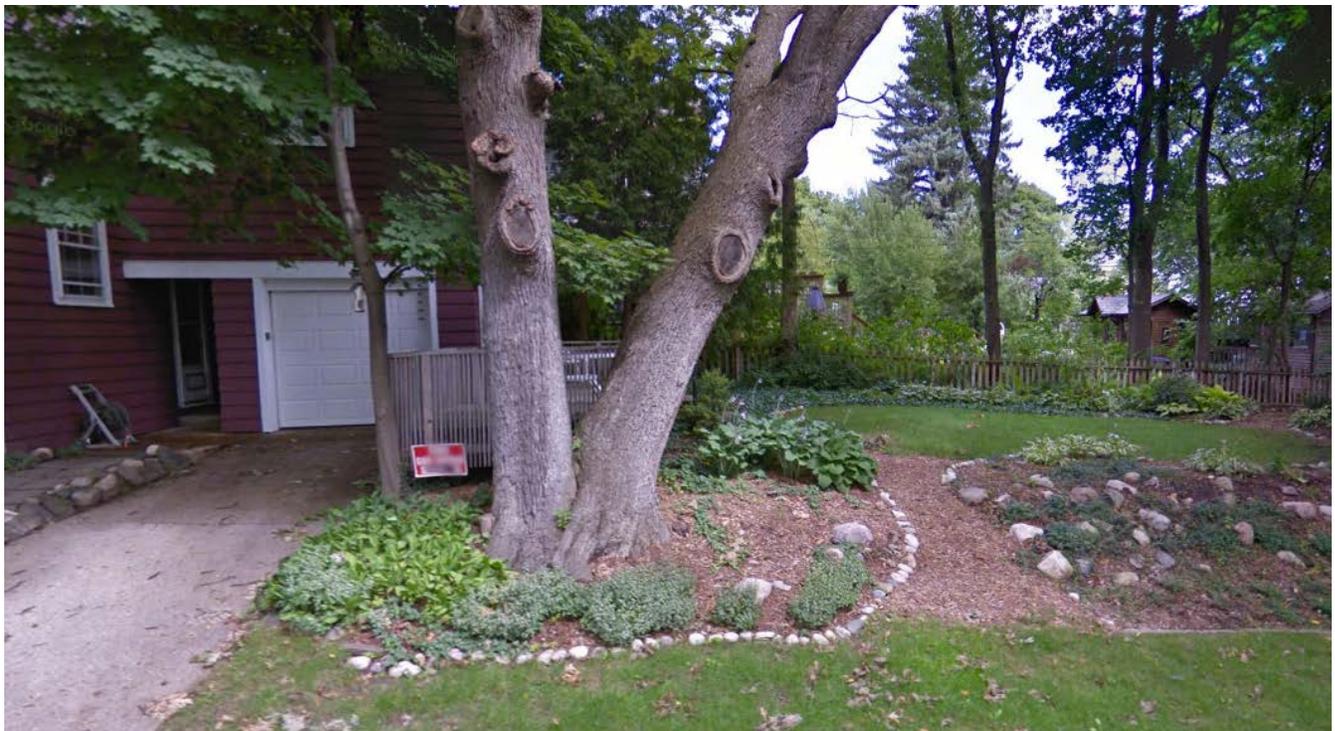
The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) (*circle all that apply*): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

ATTACHMENTS: application, drawings

263 Crest, August 2016 Google Street View photo



263 Crest, August 2016 Google Street View 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

ithacher@a2gov.org

Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC# <u>18-265</u>
	BLDG# _____
DATE STAMP	
<u>10/23-18</u>	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER Marjorie Ziefert & Charles H Kieffer		HISTORIC DISTRICT Old West Side	
PROPERTY ADDRESS 263 Crest Ave		CITY ANN ARBOR	
ZIPCODE 48103	DAYTIME PHONE NUMBER (734) 717-7300	EMAIL ADDRESS marjorieziefert@att.net kiefferc@sbcglobal.net	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP

PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME Charles H Kieffer Marjorie Ziefert	DATE 10/23/18
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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).

SEE ATTACHED

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

SEE ATTACHED

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	

Historic District Commission
Application Attachment

Marjorie Ziefert and Charles H Kieffer
263 Crest Ave
Ann Arbor MI 48103

Proposed Work:

Proposed 17'-4" x 17'-6" (303sf) second story addition to rear of house. The addition is not visible from the front of the house, and the addition roof is lower than the existing roof. The proposed addition size is 17% of the existing square footage. The existing house is 1794sf. The proposed addition is wood framed with painted cedar siding and asphalt shingle roof. Also proposed is an addition to the existing deck at the ground floor level, under the proposed second floor addition. The existing deck is 260sf. The proposed deck combined with existing is 408sf. The deck is proposed to be natural wood decking and railing.

Describe conditions that justify the proposed changes:

The scope of work within the proposed addition is a new master suite. The proposed design allows for owners' desire to age in place. The existing home, though two story, has three levels. Additionally, there is a basement which is the current location of the laundry room. The proposed addition will allow for the owners to live on two levels with the opportunity for a stair lift between the two, and adds a laundry room to the master suite. The owners have been in the home for 35 years, enjoy it very much, and would like to stay there for as long as possible.

EXISTING FIRST FLOOR = 759sf
 PROPOSED FIRST FLOOR = 0sf
 FIRST FLOOR TOTAL = 759sf

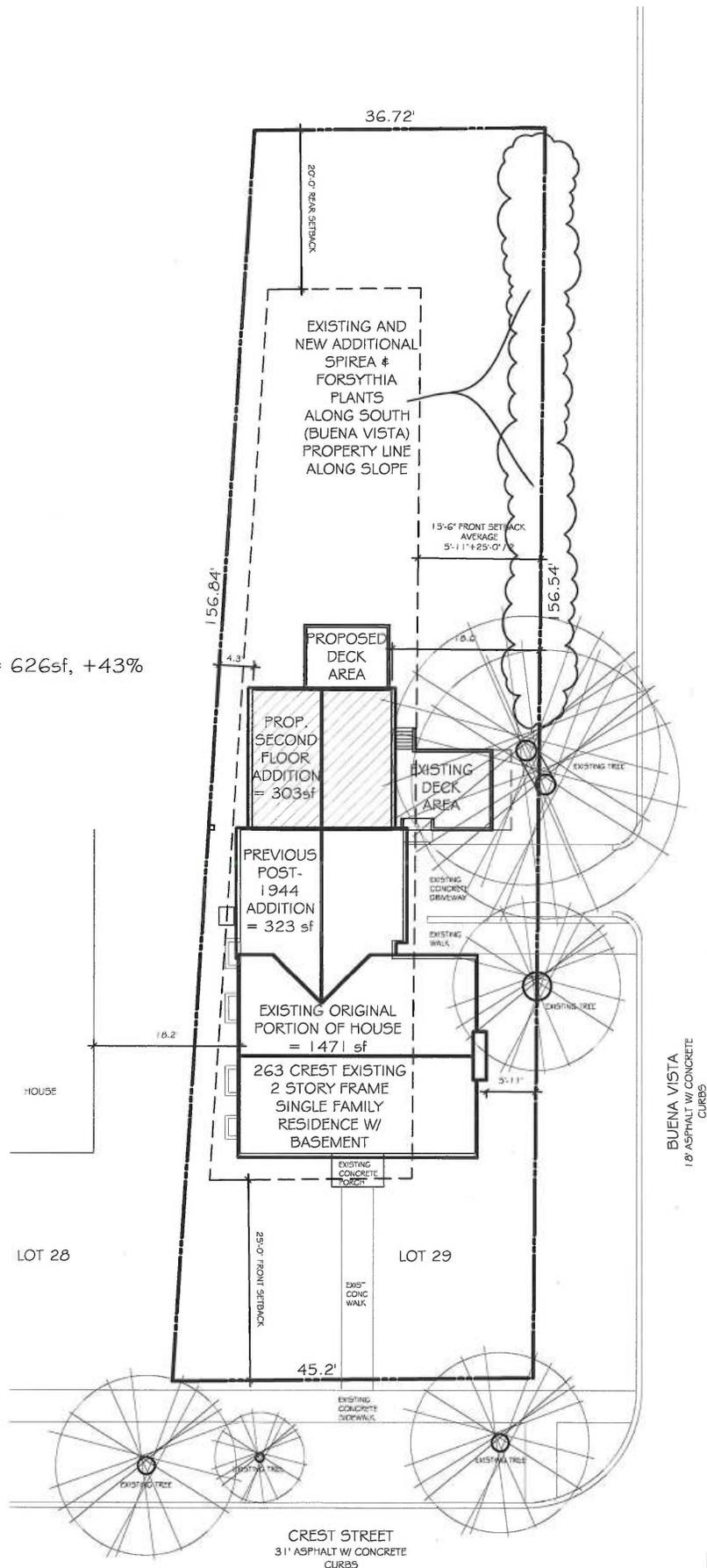
EXISTING SECOND FLOOR = 1035sf
 EXISTING ORIGINAL = 712sf
 EXISTING POST 1944 = 323sf
 PROPOSED SECOND FLOOR = 303sf
 SECOND FLOOR TOTAL = 1338sf

EXISTING TOTAL = 1794sf
 ADDITION TOTAL = 303sf, + 17%
 TOTAL = 2097sf

or
 EXISTING ORIGINAL = 1471sf
 EXISTING POST 1944 = 323sf
 ADDITION TOTAL (NOW & POST 1944) = 626sf, +43%

EXISTING DECK = 260sf
 PORTION OF DECK REMOVED = (26sf)
 TOTAL DECK = 408sf

LOT SIZE = 6371sf



Site Plan

SCALE: 1" = 20'-0"
 NORTH ———

263 Crest

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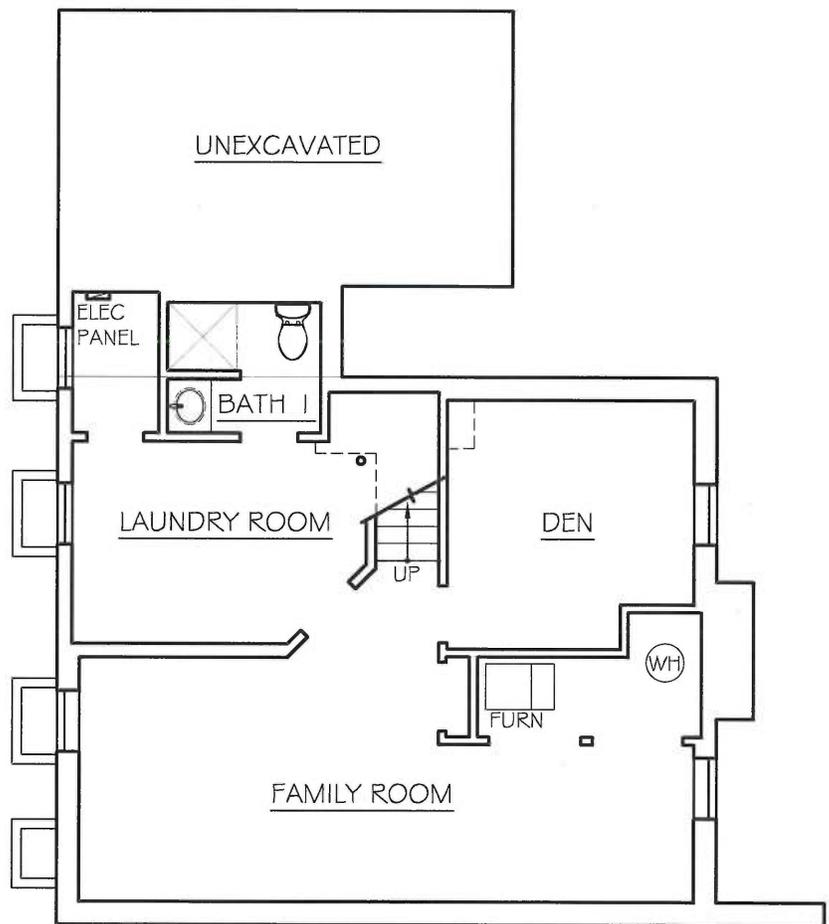
10/24/18 - HDC Submittal

Existing Basement Plan

SCALE: 1/8" = 1'-0"
NORTH ←

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EXISTING FIRST FLOOR = 759sf
EXISTING TOTAL = 1794sf

EXISTING DECK = 260sf
PORTION OF DECK REMOVED = (26sf)

Existing First Floor Plan

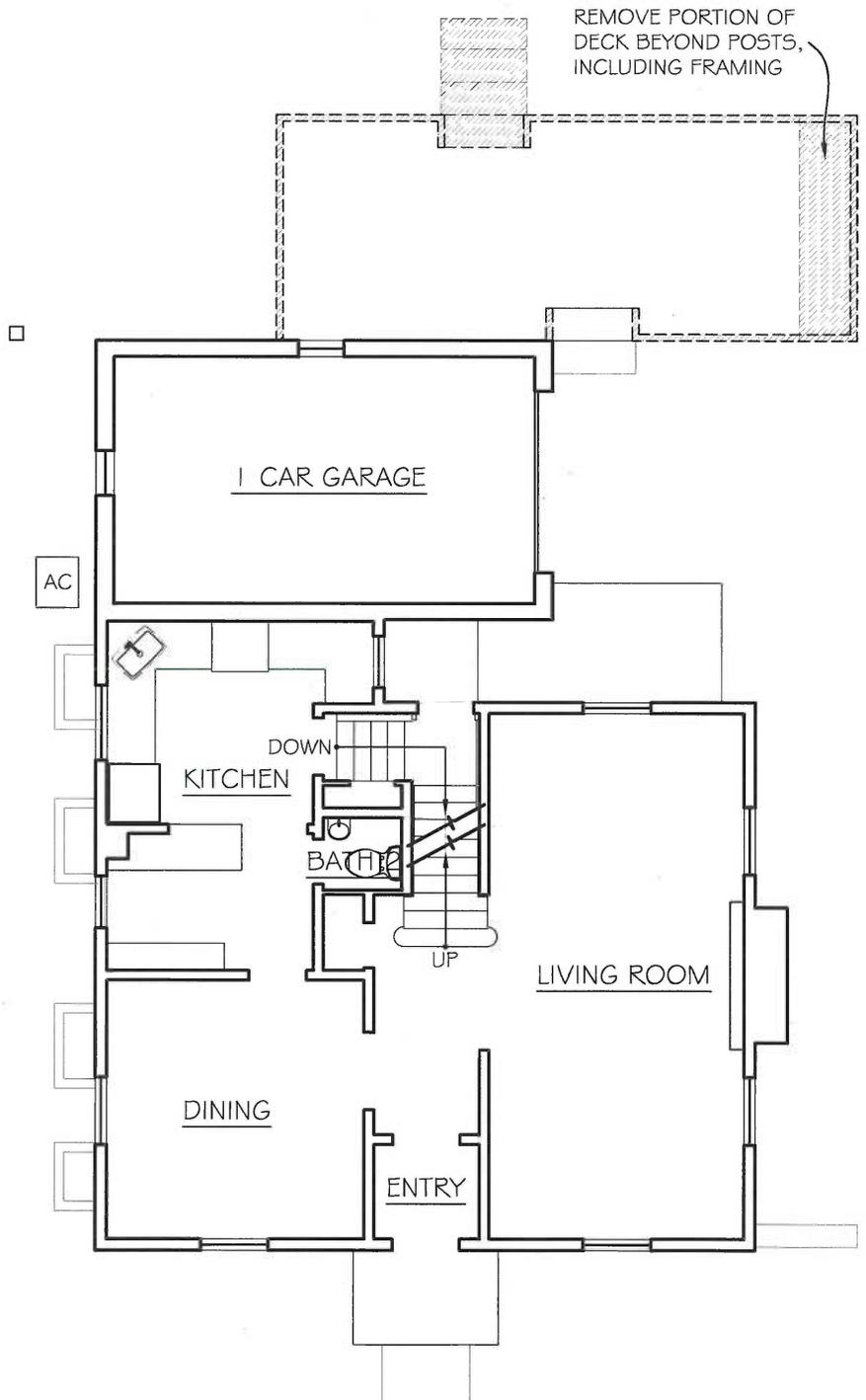
SCALE: 1/8" = 1'-0"

NORTH ←

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EXISTING SECOND FLOOR = 1035sf
EXISTING ORIGINAL = 712sf
EXISTING POST 1944 = 323sf

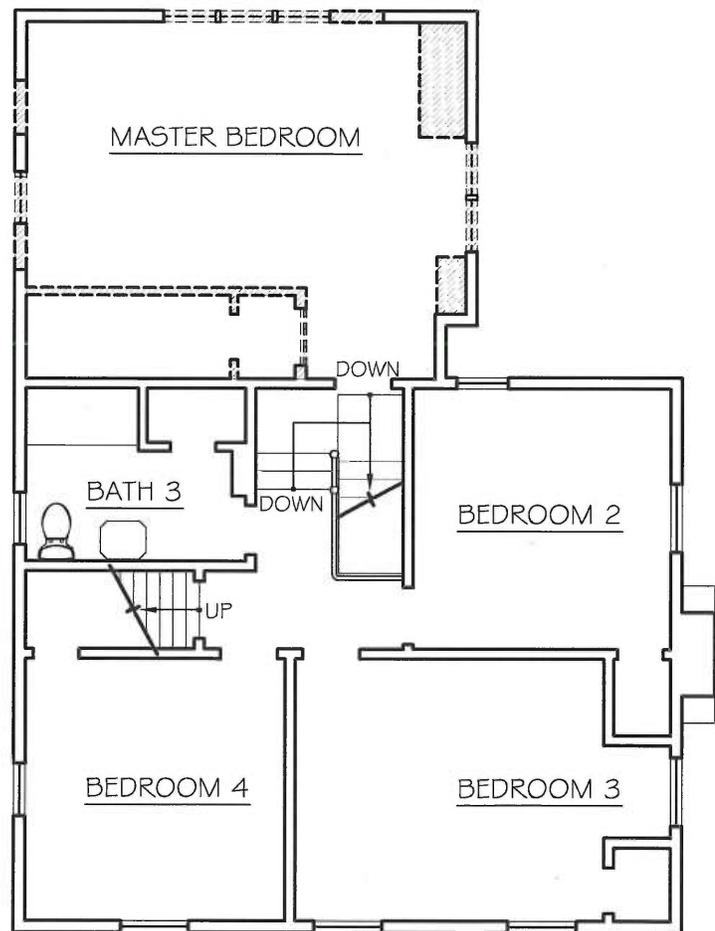
EXISTING TOTAL = 1794sf

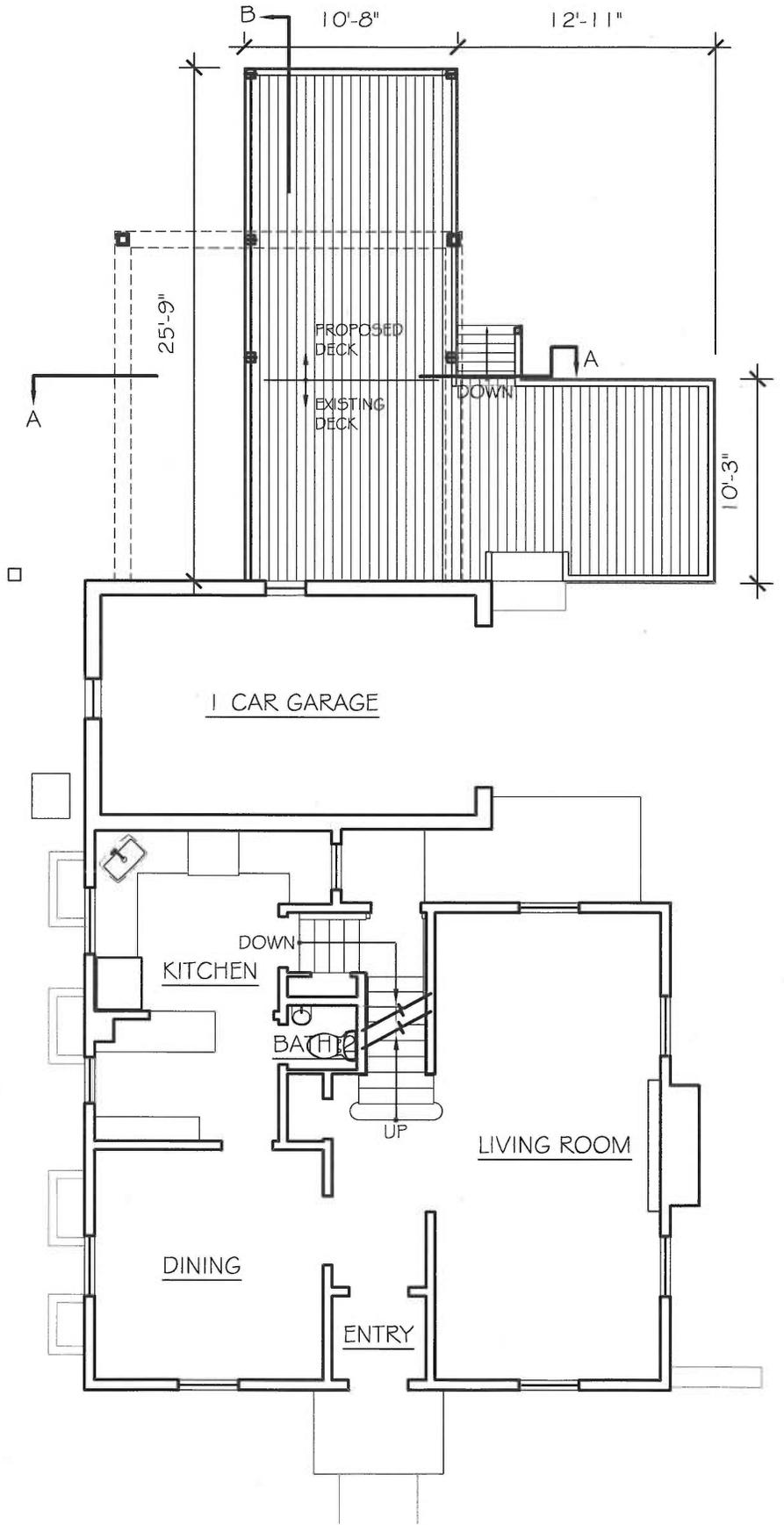
Existing Second Floor Plan

SCALE: 1/8" = 1'-0"
NORTH ←

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EXISTING FIRST FLOOR = 759sf
 PROPOSED FIRST FLOOR = 0sf

EXISTING TOTAL = 1794sf
 ADDITION TOTAL = 303sf, + 17%
 TOTAL = 2097sf

EXISTING DECK = 260sf
 PORTION OF DECK REMOVED = (26sf)
 TOTAL DECK = 408sf

Proposed First Floor Plan

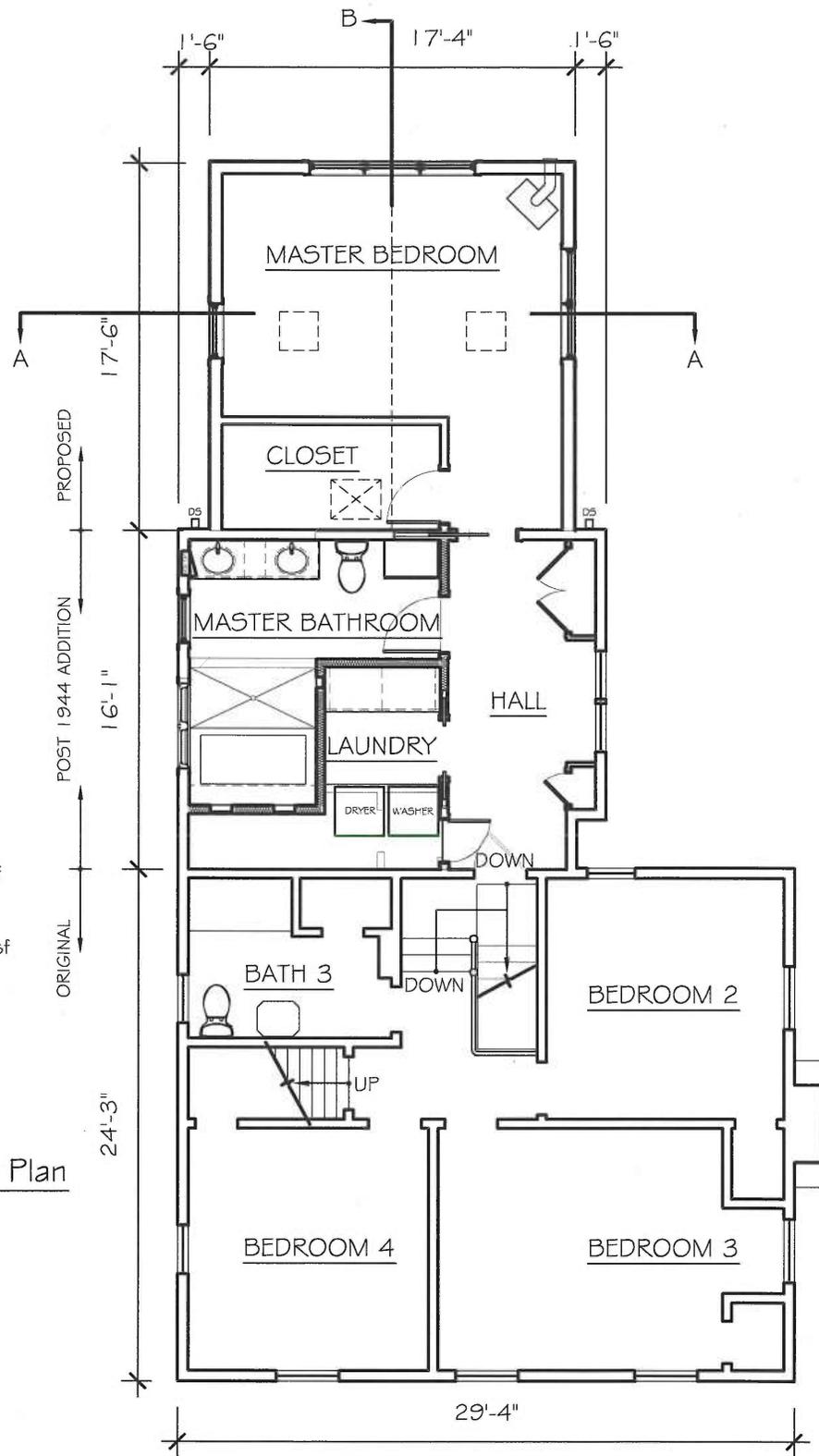
SCALE: 1/8" = 1'-0"

NORTH ←

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EXISTING SECOND FLOOR = 1035sf
 EXISTING ORIGINAL = 712sf
 EXISTING POST 1944 = 323sf
 PROPOSED SECOND FLOOR = 303sf

EXISTING TOTAL = 1794sf
 ADDITION TOTAL = 303sf, + 17%
 TOTAL = 2097sf

Proposed Second Floor Plan

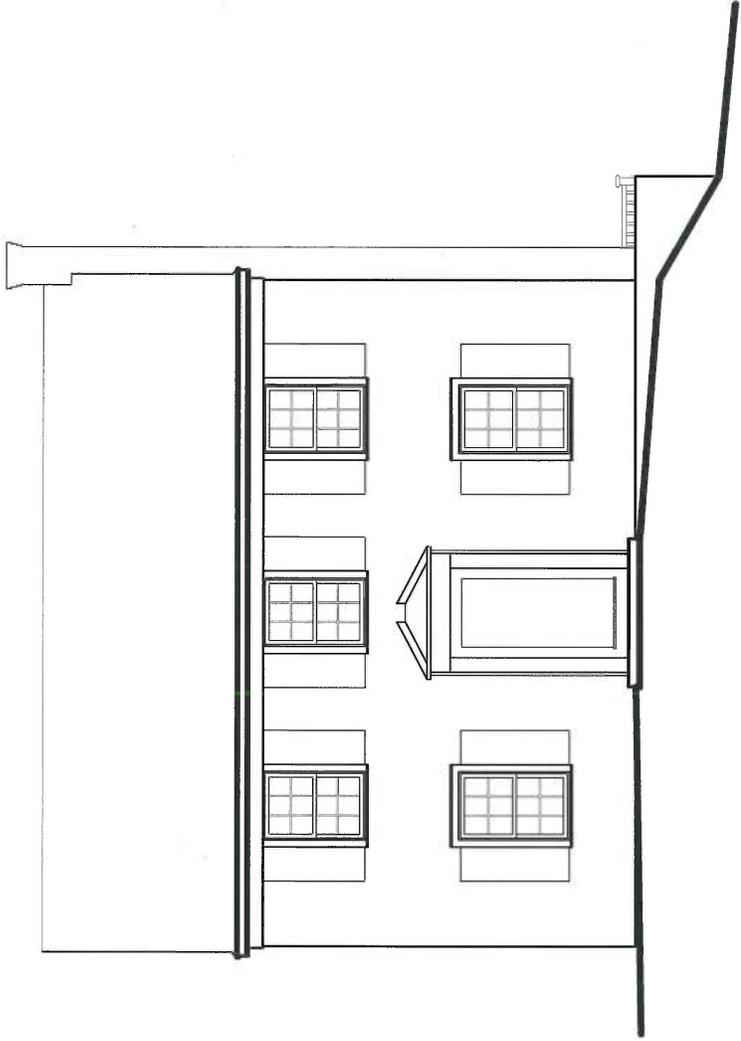
SCALE: 1/8" = 1'-0"

NORTH ←

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Existing West (Front/Crest) Elevation

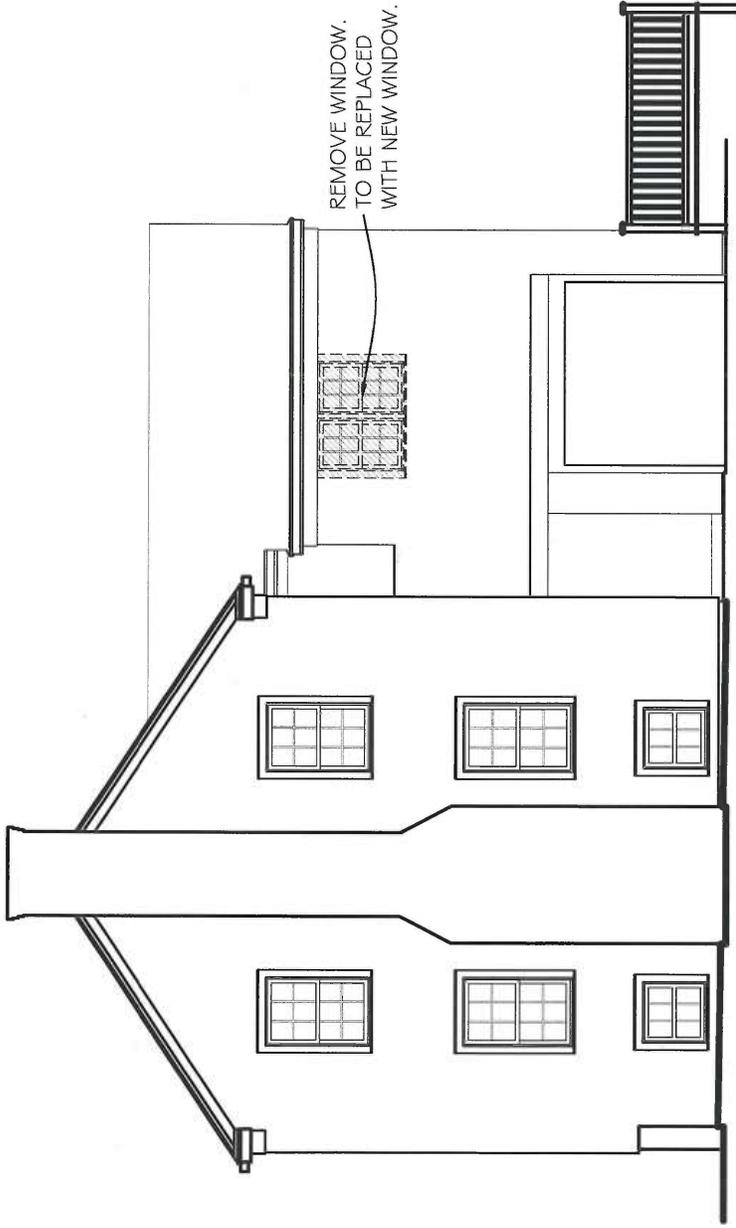
SCALE: 1/8" = 1'-0"

NORTH ←

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Existing South (Buena Vista) Elevation

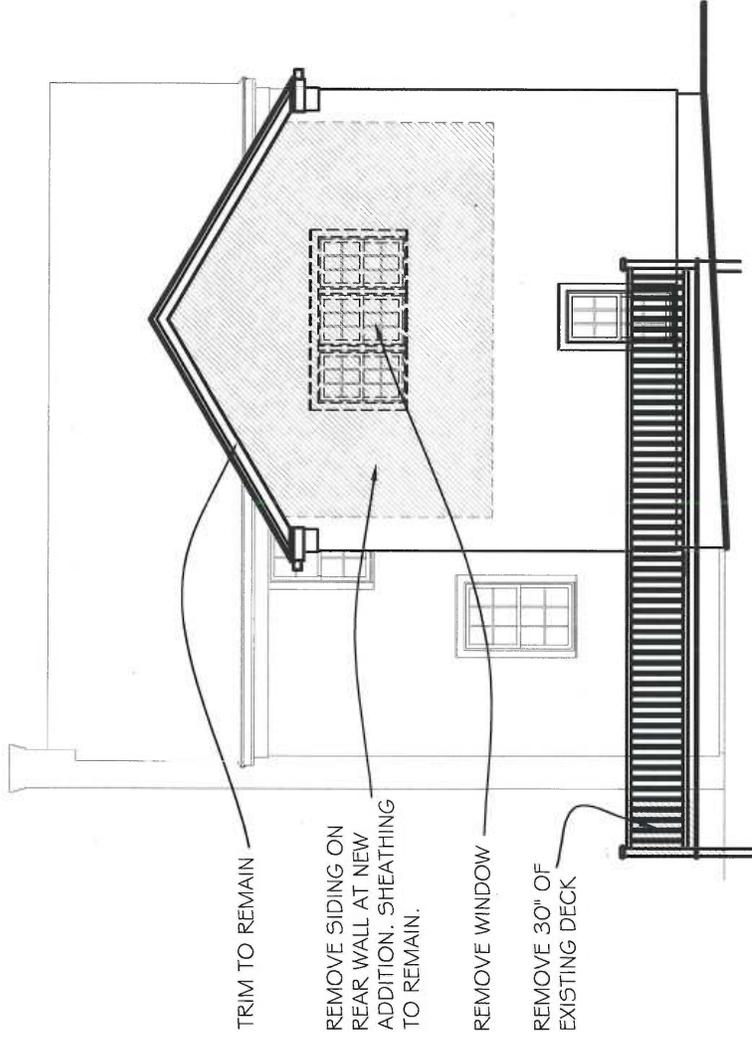
SCALE: 1/8" = 1'-0"

NORTH ←

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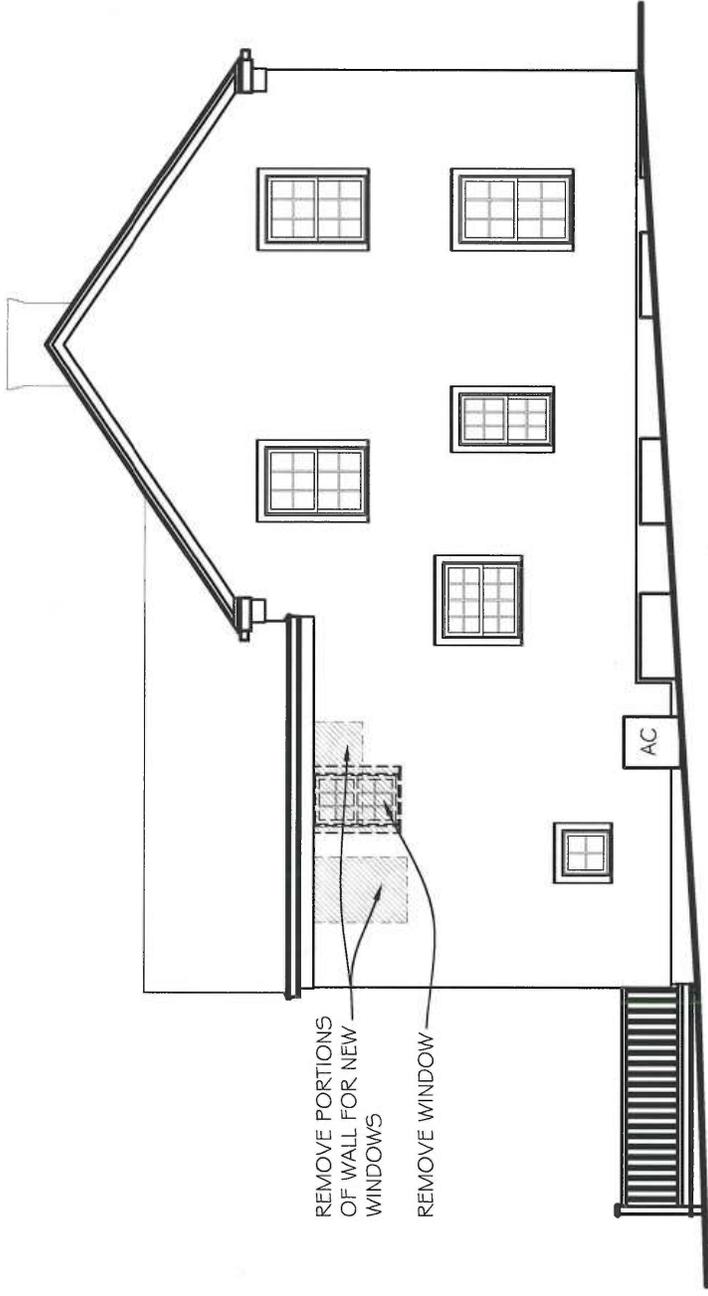
Existing East (Rear) Elevation

SCALE: 1/8" = 1'-0"
 NORTH →

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Existing North (Side) Elevation

SCALE: 1/8" = 1'-0"
 NORTH ←

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Proposed West (Front/Crest) Elevation

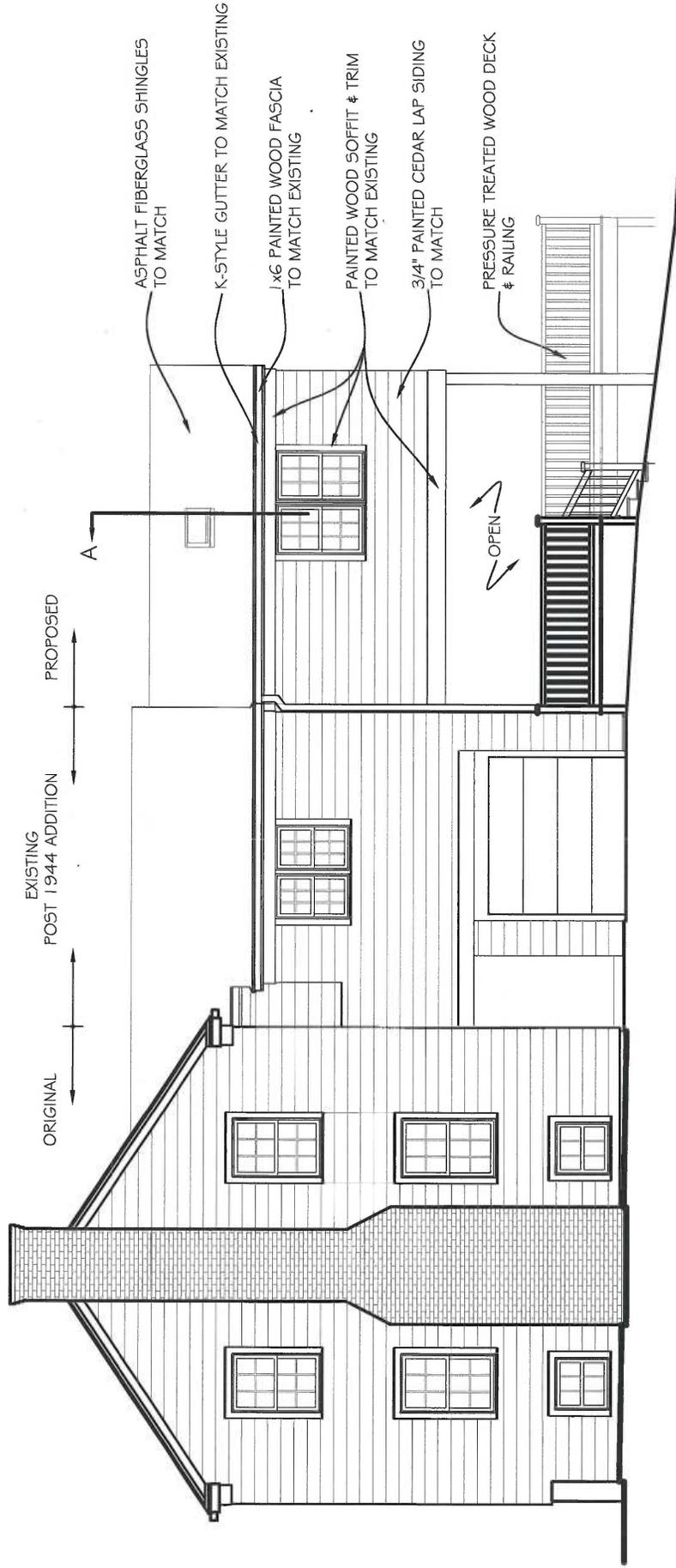
SCALE: 1/8" = 1'-0"

NORTH ←

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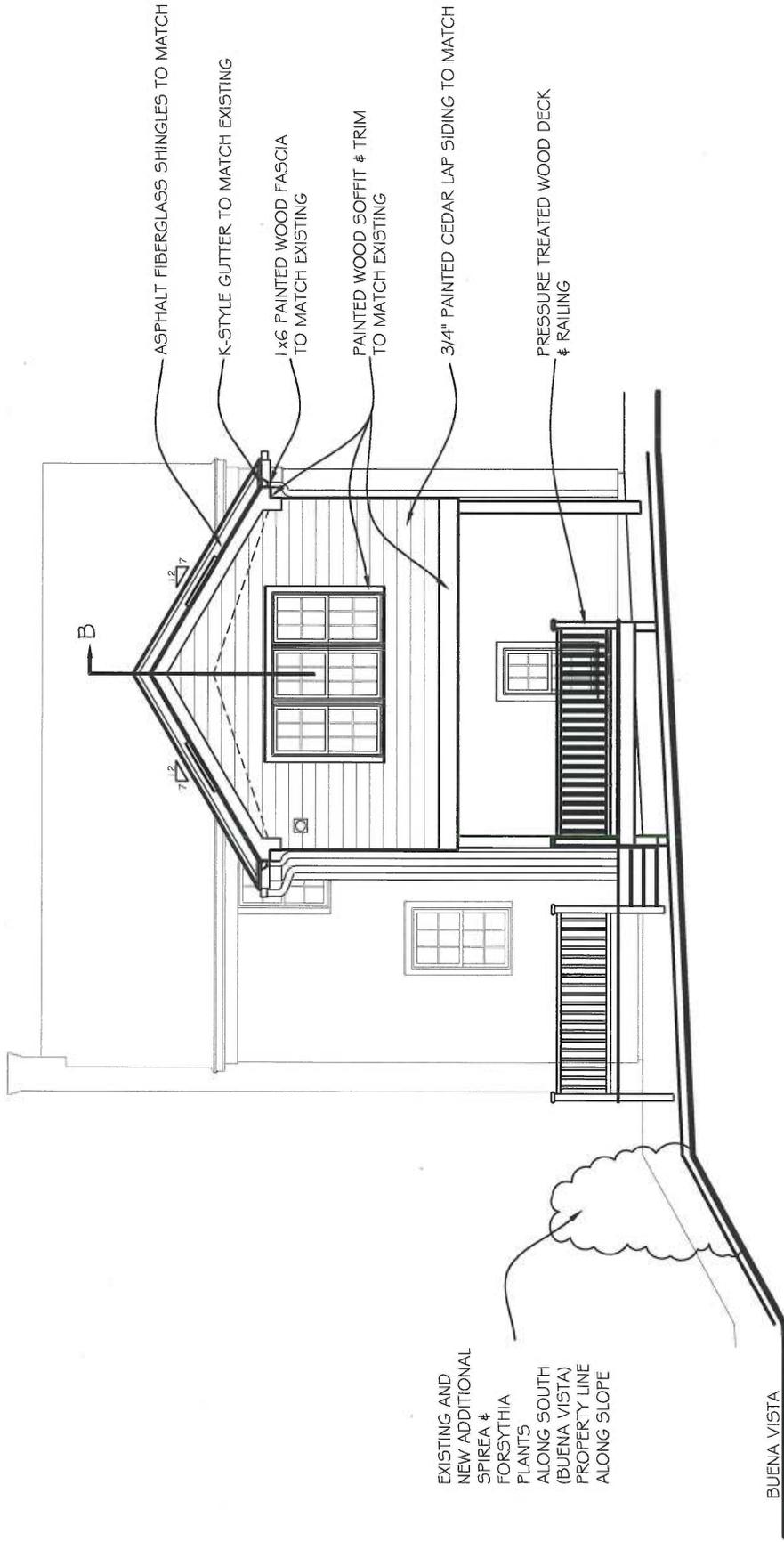
Proposed South (Buena Vista) Elevation

SCALE: 1/8" = 1'-0"
 NORTH →

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B

- ASPHALT FIBERGLASS SHINGLES TO MATCH
- K-STYLE GUTTER TO MATCH EXISTING
- 1x6 PAINTED WOOD FASCIA TO MATCH EXISTING
- PAINTED WOOD SOFFIT & TRIM TO MATCH EXISTING
- 3/4" PAINTED CEDAR LAP SIDING TO MATCH
- PRESSURE TREATED WOOD DECK & RAILING

EXISTING AND NEW ADDITIONAL SPIREA & FORSYTHIA PLANTS ALONG SOUTH (BUENA VISTA) PROPERTY LINE ALONG SLOPE

BUENA VISTA

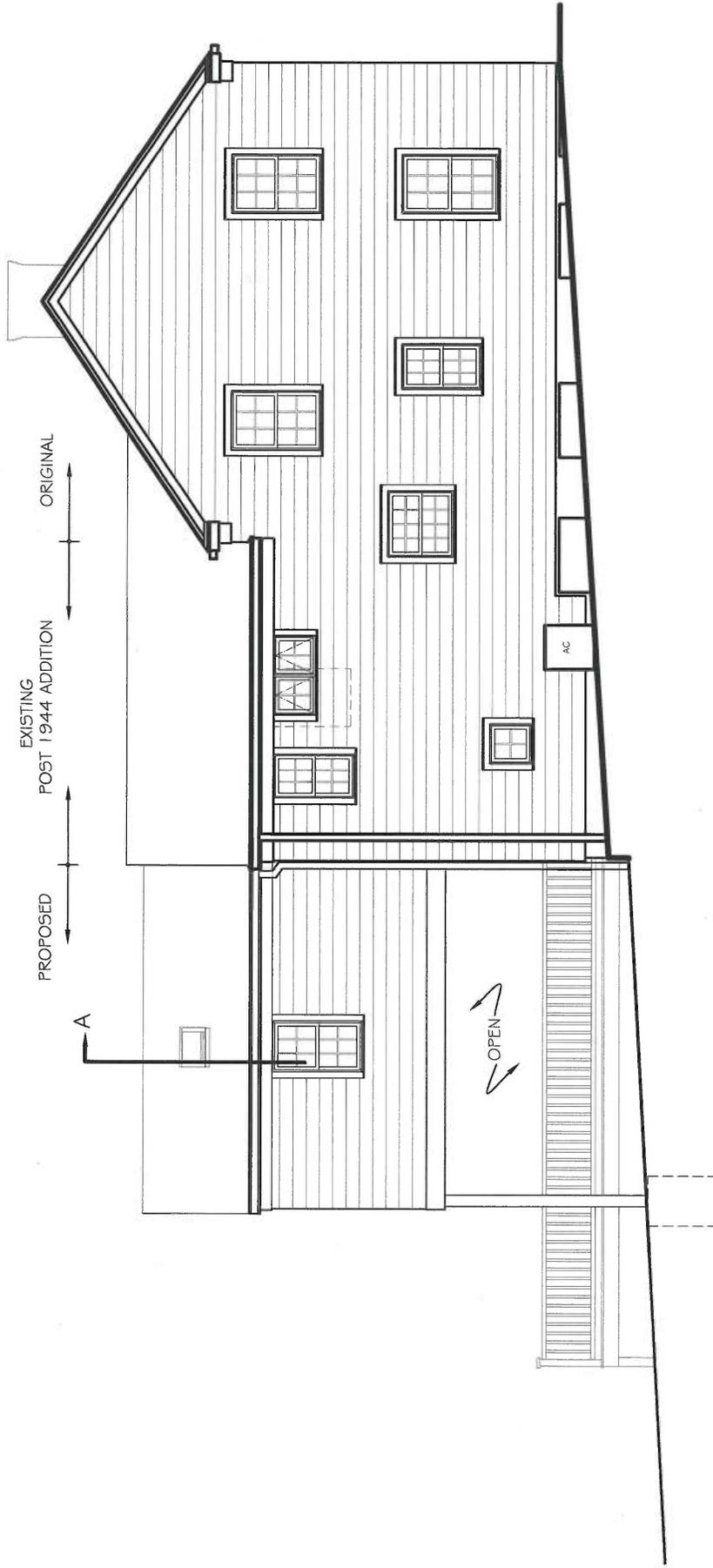
Proposed East (Rear) Elevation

SCALE: 1/8" = 1'-0"
 NORTH →

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Proposed East (Rear) Elevation

SCALE: 1/8" = 1'-0"

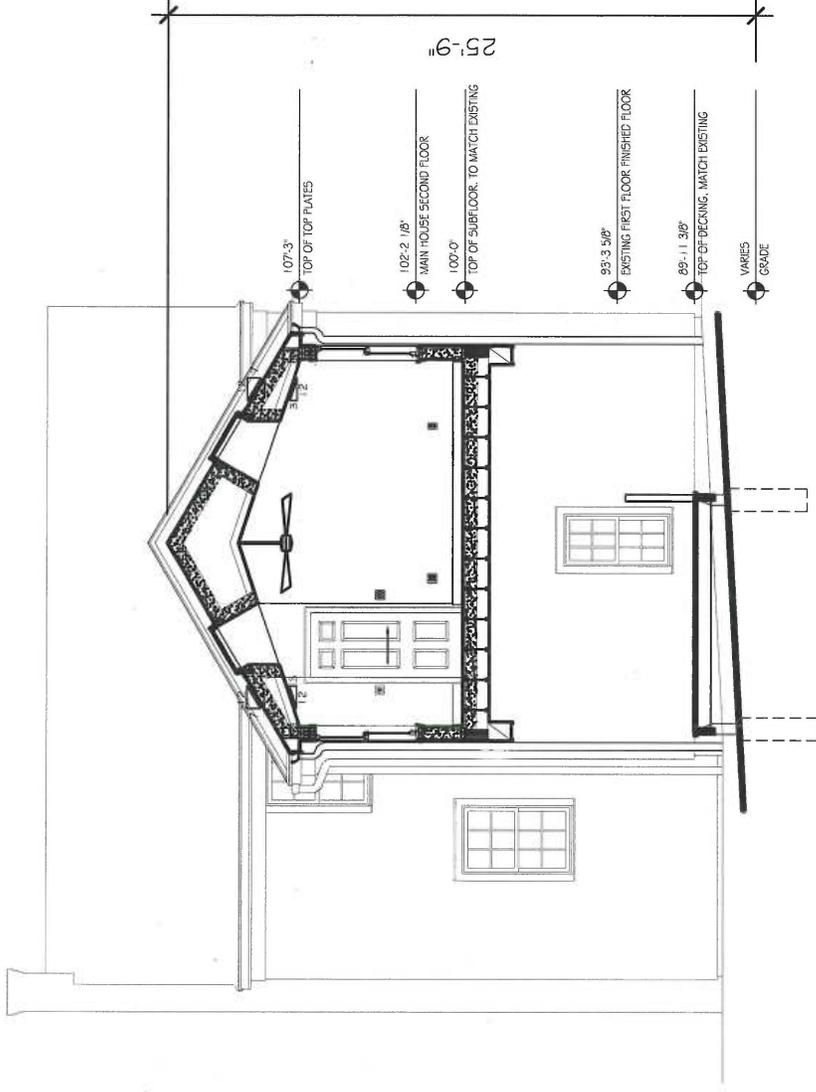
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Proposed Section A

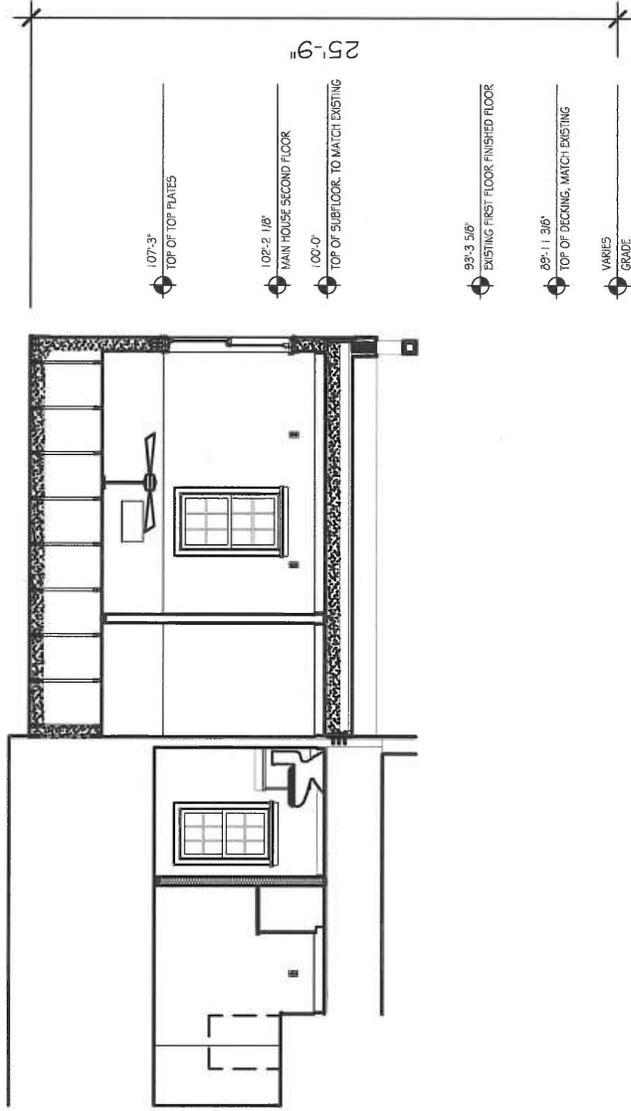
SCALE: 1/8" = 1'-0"

NORTH ←

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Proposed Section B

SCALE: 1/8" = 1'-0"

NORTH ←

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