

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 1435 Broadway Street, Application Number HDC17-247

DISTRICT: Broadway Historic District

REPORT DATE: December 14, 2017

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, December 11, 2017

	OWNER		APPLICANT
Name:	Andrzej Dolata		Bob Murray
Address:	1533 Broadway Ann Arbor, MI 48105		6101 Riverwood Dr Ypsilanti, MI 48198
Phone:	(734)668-7681		(734) 660-2066

BACKGROUND: See attached Broadway Historic District survey. This Montgomery Ward kit house was built around 1932 by Frank Walworth. There was a much earlier house on this lot (77 Broadway), built around 1872. Part of that house's foundation was reused for this one. The model is probably the Wardway Mayflower, though that house is also called the Mt. Vernon. The window pattern on the sides and the floorplan don't match the Mayflower exactly, and it is assumed the house was customized when it was built.

LOCATION: The site is located on the northwest side of Broadway Street, between Jones Drive and Cedar Bend.

APPLICATION: The applicant seeks HDC approval to 1) repair the front porch, 2) install half-round gutters, 3) remove an exterior stair enclosure on the north elevation (aka right side), 4) convert a modern sun porch on the rear elevation to a laundry and mud room, 5) remove a rear basement window and install it on the north elevation in a new opening, 6) remove a kitchen window on the north elevation and replace it with a shorter window that is currently on the rear elevation, and infill that opening, 7) expand the rear-facing dormer by 2' 4" and install one awning window in it, 8) on the rear elevation, infill two window openings and one door opening, install glass block in a basement window, and install an egress window in another basement window.

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.
- (3) Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- (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):

Windows

Recommended: Identifying, retaining, and preserving windows – and their functional and decorative features – that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, paneled or decorated jambs and molding, and interior and exterior shutters and blinds.

Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair may also include replacement in kind of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds.

Not Recommended: Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

Windows – Alterations, Additions

Recommended: Designing and installing additional windows on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining

elevation.

Roofs – Identify, Retain, Preserve

Recommended: Identifying, retaining, and preserving roofs—and their functional and decorative features—that are important in defining the overall historic character of the building. This includes the roof-shape, such as cupolas, cresting, chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.

Wood – Identify, Retain, Preserve

Not Recommended: Removing a major portion of the historic wood from a façade instead of repairing or replacing only the deteriorated wood, then reconstructing the façade with new material in order to achieve a uniform or “improved” appearance.

Wood – Repair

Recommended: Repairing wood features by patching, piecing-in, consolidating, or otherwise reinforcing the wood using recognized preservation methods. Repair may also include the limited replacement in kind – or with compatible substitute material – of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding, or sections of siding.

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

Porches

Not Recommended: Removing or radically changing an entrance or porch which is important in defining the historic character of the property.

Doors

Appropriate: Replacing a missing original or non-original door with a design that matches original doors remaining on the house, or with a compatible new design and material that fits the style and period of the house and the existing opening. The Commission will review materials on a case-by-case basis.

Windows

Not Appropriate: Removing or radically changing a window that is important in defining the overall historic character of the property.

Installing a smaller replacement window within the frame of the historic window.

STAFF FINDINGS:

1. This house has faced decades of neglect. The current owner purchased it very recently and has expressed a strong interest in rehabilitating the house in a historically

appropriate manner. Much of the work is basic repairs with some replacement of historic materials with new matching materials in matching dimensions.

2. *Front porch and gutters:* The front porch is the original concrete slab, and in poor condition. It will need to be removed and re-poured. The original gutters may have been boxed into the eave, out of sight, but appear to have been removed. Installing gutters is necessary, and half-round gutters are appropriate for this time period.
3. *Exterior stair enclosure:* At some point, a part of the basement was converted to an apartment. A door and enlarged window were cut into the north (or right, when facing the front) basement wall below grade in a well. The well was covered with a small addition, whose roof bisects the outside of a window on the first floor. The part of the addition that faces the street was nicely trimmed out to match the front entry, but staff does not believe the work is from the period of significance. See application photo of “existing structure front right corner of house”.
4. *Sunroom addition:* This does not appear on 1947 aerial photos. It currently has only storm windows or nothing in the openings. Most of the windows would be infilled, three would have new wood windows installed in existing openings, and a new steel door with a single light would be installed facing the backyard. The entire addition is proposed to be resided with new wood clapboard siding to match the main house. Since the sunroom does not imitate the style or trim details of the original house, staff feels that wood lap siding will not cause confusion about whether this addition is new or old. See application photo of “the old addition” and photos #6.
5. *Move basement window:* The basement window (marked #1 on the attachments) on the rear of the house is an 8-light double casement. This window is proposed to be removed, rehabilitated and installed on the first floor of the north/right side of the house, in a new bathroom. Moving windows is not addressed in the SOI guidelines or the Ann Arbor Historic District Guidelines. Generally, cutting in new windows on character-defining elevations is discouraged. The Commission may want to consider that the window is original to the house, and the style is distinct but compatible, and the north side of the house is visible but not prominent. The basement window opening would be converted to an egress window, which requires a larger well than the one there now. If the Commission does not approve the relocation of this window, the well could be made larger and the window appears to be big enough to be used for egress as it is (though the exact measurements are unknown).
6. *Move rear window to kitchen, also rear:* The same rationale should be applied to this window (photo #2 of the attachments). It is currently on the back of the house, and the new floorplan puts it inside a closet. It is proposed to be moved nearby, where it would replace a taller window in the kitchen. While leaving it where it is would be most appropriate, since both windows are on a not-visible rear wall, staff does not object to this work.
7. The upstairs dormer facing the rear would be expanded 2’ 4” further back. (See photos #5.) This would allow enough space for a bathroom upstairs. Two bedrooms upstairs already have egressable window openings. The expanded dormer would have a single window instead of the four small four-light ones there now, which are extremely

deteriorated. Since those windows would need to be replicated, staff prefers the new single window design, which is a telltale that “something was changed here”.

8. *Rear elevation infill*: Two windows and a door are proposed to be infilled on the rear wall of the house (photo #3). One of those windows would be moved (see above), and another would be used to repair an important front elevation window that has no sashes. Since the work is on the back of the house and both windows would remain on the structure in new locations, staff is not opposed to this work. In addition, a small basement window is proposed to be infilled with glass block. The window is not significant, and staff feels the work is appropriate.
9. Despite the moving of windows on the house, staff feels that the work is appropriate and generally meets the Ann Arbor Historic District Design Guidelines and the Secretary of the Interior’s Guidelines and Standards for Rehabilitation. The work as a whole will result in the resuscitation of an architecturally interesting house that many considered to have only tear-down potential.

POSSIBLE MOTIONS: (Note that the motions are 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 1435 Broadway Street, a contributing property in the Old West Side Historic District, to: 1) repair the front porch, 2) install half-round gutters, 3) remove an exterior stair enclosure on the north elevation, 4) convert a modern sun porch on the rear elevation to a laundry and mud room, 5) remove a rear basement window and install it on the north elevation in a new opening, 6) remove a kitchen window on the north elevation and replace it with a shorter window that is currently on the rear elevation, and infill that opening, 7) expand the rear-facing dormer by 2’ 4” and install one awning window in it, 8) on the rear elevation, infill two window openings and one door opening, install glass block in a basement window, and install an egress window in another basement window, 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 standard 1, 2, 3, 5, 9 and 10, and the guidelines for additions and windows, and the *Ann Arbor Historic District Design Guidelines* for porches, additions, decks, doors, and windows.

ATTACHMENTS: Application, photos, drawings, window and door information

1435 Broadway – Ann Arbor News Photo, 1938.

“Winner of Class A in District 1 for large residential premises, Mr. and Mrs. James E. Yarnell, 1435 Broadway, were said by the judges to have one of the best front yard arrangements and perhaps one of the best house settings in the city. A balanced though unsymmetrical backyard garden also drew praise.”



Broadway Historic District
Resource Documentation

Address: 1435 Broadway *Date:* 1932
Historic Name: Frank Walworth House *Level:* Contributing



Description

<i>Style:</i>	Colonial Revival Bungalow	<i>Roof Shape:</i>	Side Gambrel
<i># Stories:</i>	1.5	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Clapboard	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Original	<i>Porch Type:</i>	Front Entry
<i>Window Type:</i>	Wood, Double-Hung	<i># Dormers:</i>	N/A
<i>Pane Type:</i>	4/1	<i>Dormer Type:</i>	N/A

Character Defining Features: Montgomery Ward kit house with symmetrical elements; clipped side-gable roof; cut stone block foundation; ribbon windows; pairs of windows flank centered front entry porch; gable-front porch roof has dentil molding and projecting elliptical arch supported by separate entablatures resting on pairs of slender Doric columns; centered side entry on south elevation which has gabled roof over segmental arch, supported by Doric columns.

History

<i>First City Directory:</i>	1932	<i>Context(s):</i>	Kit House
<i>Original Use:</i>	Residential	<i>Architect:</i>	(Montgomery Ward)
<i>Current Use:</i>	Residential	<i>Builder:</i>	Frank Walworth

Occupation (First Dweller): Carpenter, University of Michigan

Notes: There are names associated with this address as far back as 1898 including that of Bailey and Kopp. This fact, along with the cut stone foundation, suggests that it may have been remodeled in 1932 by Walworth into the Montgomery Ward kit Colonial Revival Bungalow it is today. The property was originally associated with Jay Taylor who owned much land along Broadway and lived at 1520 Broadway. 2007 Photographs.



You will enjoy entertaining in this charming Mayflower dining room. Beauty of oak floor mellows with time.

Dignified American Colonial Bungalow

Choice of Two Floor Plans

"A"—5 Rooms and Bath, Price \$2065
AVERAGE PAYMENTS

\$35 ^A / Month

"B"—6 Rooms and Bath, Price \$2510
AVERAGE PAYMENTS

\$42⁵⁰ ^A / Month



THE MAYFLOWER is handsome and attractive from whatever angle you view it. This is how your Mayflower will look from the front and to one side. Broad overhanging eaves emphasize the home-like, inviting appearance of this specially charming home. In these pictures the roofs are shown in popular colored effects. This is secured with stain which, though not regularly included, may be had as an option.



The living room is the heart of the home. Here is where you will be glad to spend most of your waking hours.



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>17-247</u>
	BLDG#
DATE STAMP	
CITY OF ANN ARBOR RECEIVED NOV 21 2017	

APPLICATION MUST BE FILLED OUT COMPLETELY

PLANNING & DEVELOPMENT SERVICES

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER <u>ANDRZEJ DOLATA</u>		HISTORIC DISTRICT <u>BROADWAY</u>	
PROPERTY ADDRESS <u>1435 BROADWAY</u>			CITY <u>ANN ARBOR</u>
ZIPCODE <u>48105</u>	DAYTIME PHONE NUMBER <u>(734) 668 2681</u>	EMAIL ADDRESS <u>DOLATAAL@SBCGLOBAL.NET</u>	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) <u>1533 BROADWAY</u>		CITY <u>ANN ARBOR</u>	STATE, ZIP <u>MI</u>

PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME <u>ANDRZEJ DOLATA</u>	DATE <u>11-21-2017</u>
-----------	----------------------------------	------------------------

APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) <u>BOB MURRAY</u>			
ADDRESS OF APPLICANT <u>6101 Riverwood Dr.</u>			CITY <u>Ipsilanti</u>
STATE <u>MI</u>	ZIPCODE <u>48198</u>	PHONE / CELL # <u>(734) 660 2066</u>	FAX No <u>()</u>
EMAIL ADDRESS <u>Murrayarchitectural@gmail.com</u>			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	PRINT NAME <u>Bob Murray</u>	DATE <u>11/20/17</u>
-----------	------------------------------	----------------------

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
---	---------------------------------	---------------------------------	--	-------------------------------------	--

PROPOSED WORK

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

Primarily Repair, Restore, and Repaint
Remove Addition in Front right corner (see Front + Right Elev.)
Repurpose Old Sunporch Addition to laundry (see Right, Left, & Rear Elev.)
Extend Rear Facing 2nd Floor Downer (see rear elev.)

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

House has seen no maintenance for many years and has experienced some decay, the exterior rehab along with the interior rework will make this house an asset to the neighborhood.

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:	\$ <u>\$100</u>	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	



FRONT ELEVATION scale $\frac{1}{8}''=1'-0''$

The work to be done to the front elevation is generally to restore it to its original glory.

All windows, door, and sidelights are to be repaired as necessary, scraped, re-glazed as required, and refinished.

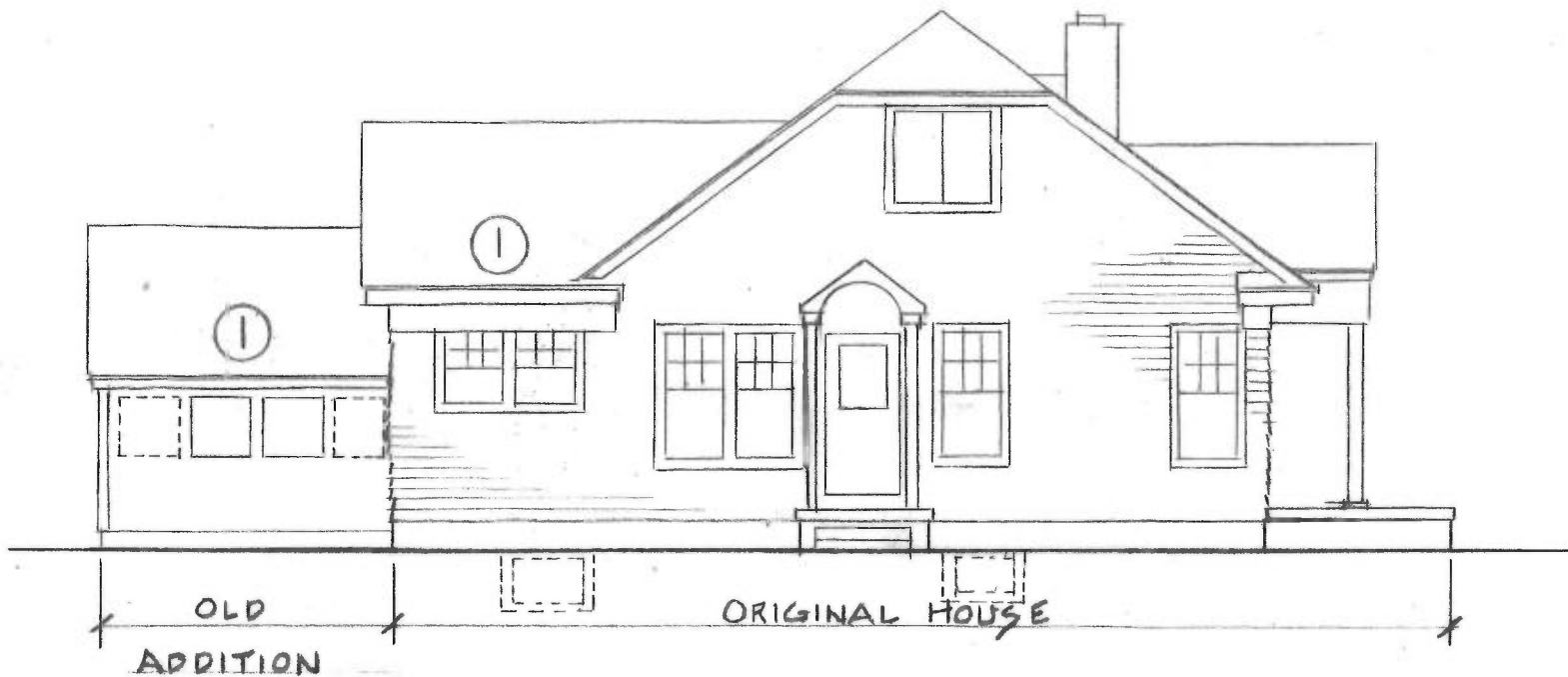
- ① The front concrete porch is failing both in its foundation and concrete slab. This work will involve removing the porch columns and supporting the existing porch roof from the front wall. Then remove the concrete porch including the foundation. Replace with a new 42" trench footing, two courses of concrete block, and a new 4" concrete slab. Refinish the columns including new bases and re-install under porch roof.

There are four spots where the existing soffit needs repair. Make the repairs with beaded ceiling board matching the existing, and paint to match.

The entire house will receive a complete exterior paint job including scraping the entire house, caulking where required, repairing siding and trim where required, and two coats of white.

- ② Install new gutters on eaves over the front porch, with downspouts at each end of the porch. Gutters and downspouts to be old style galvanized half-round gutters with round downspouts.

- ③ The structure at the right side of this elevation is an addition that provides protection and enclosure for a basement entrance. That structure is built in the required side setback and makes this a non-conforming property. The structure is to be removed completely and a drain is to be added to the stair-well.



LEFT SIDE ELEVATION scale $\frac{1}{8}''=1'-0''$

The "Original House" portion of this elevation follows the same theme as the Front Elevation. All windows and doors are to be repaired and refinished. The porch columns and roof are to be straightened and made plumb. The entire elevation is to be painted. The area wells and windows into the basement are to be cleaned out and repaired and painted.

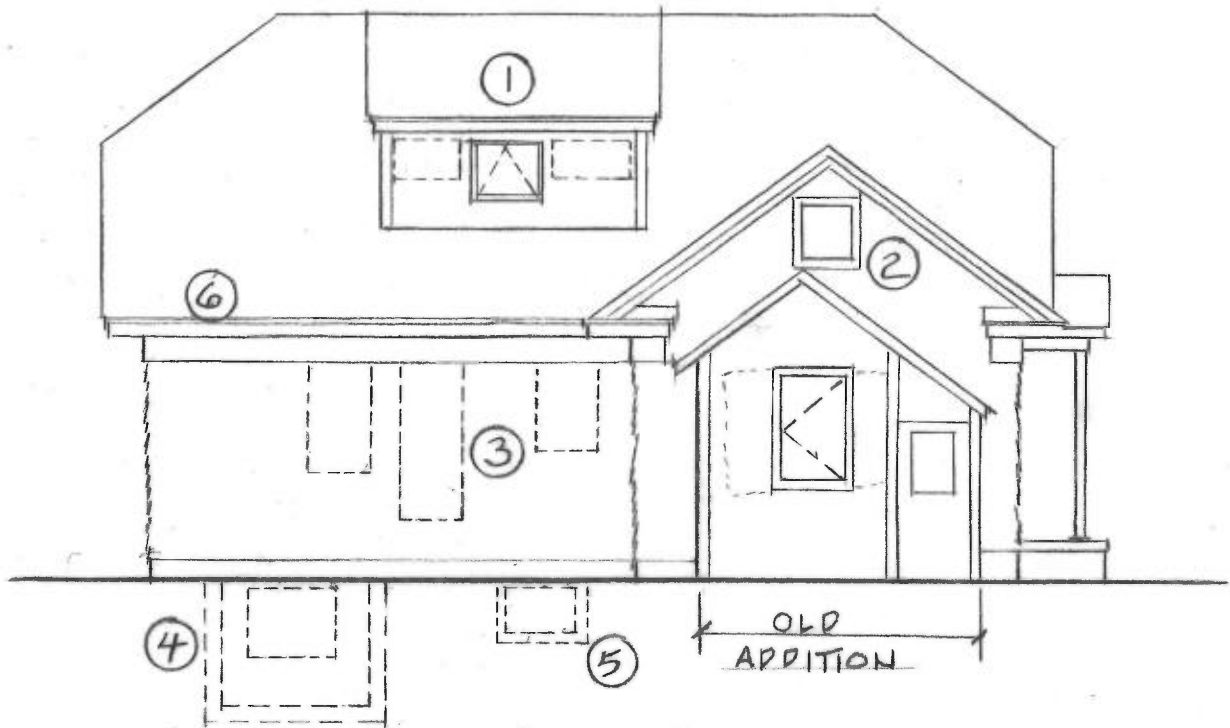
The "Old Addition" portion of this elevation was previously an unheated sun-porch. This structure is to be saved and re-purposed as a laundry and mud room. The work here requires all of the windows and doors of the sun-porch to be removed. There will be two new fixed windows installed on this elevation, while the remaining wall will be insulated and new wood clapboard siding will be installed matching the siding on the original house.

- ① New gutters and downspouts will be added on the eave over the kitchen windows and on the eave of the "Old Addition".



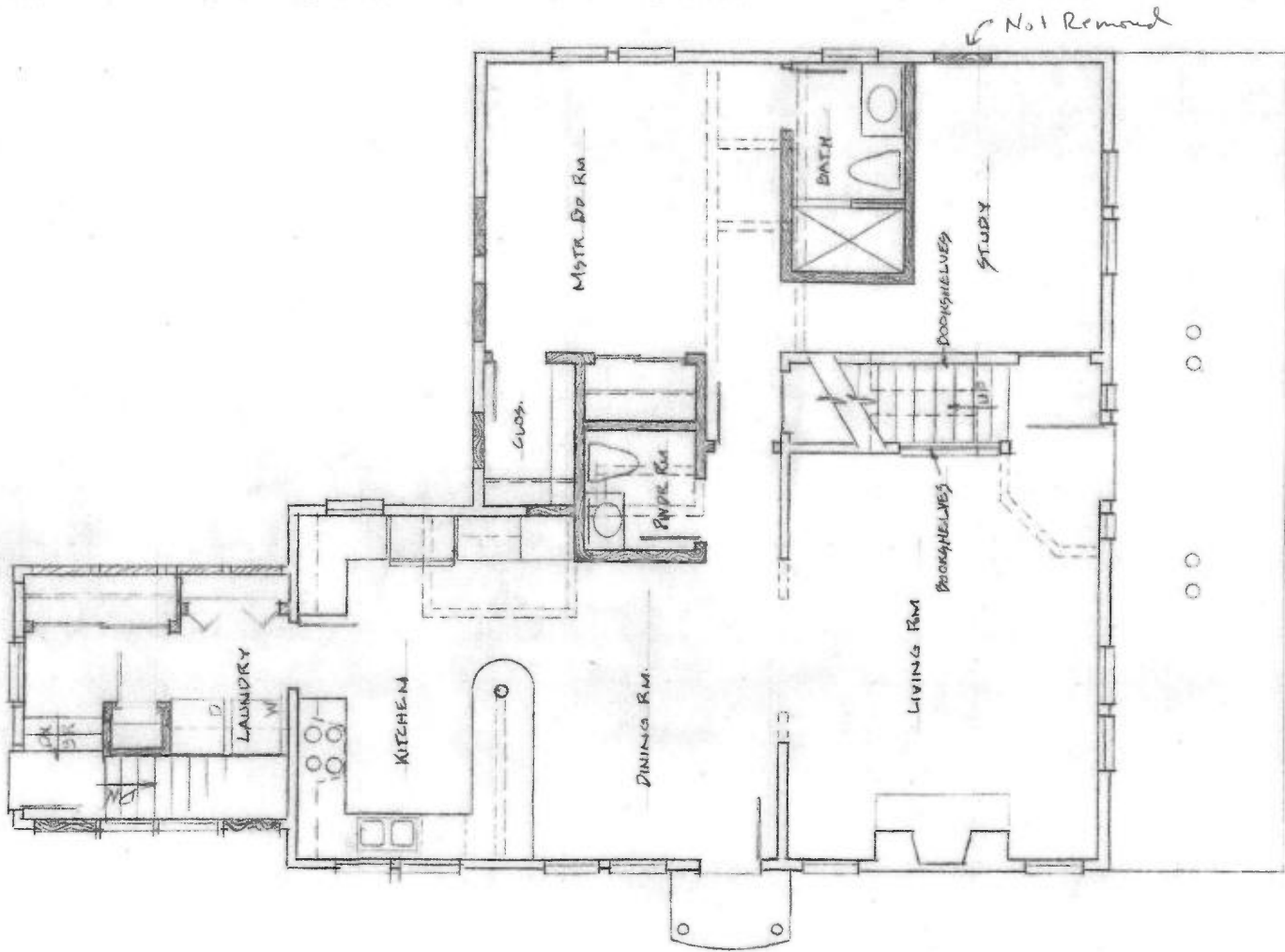
RIGHT SIDE ELEVATION scale $\frac{1}{8}''=1'-0''$

- As described on the Front Elevation, the structure on the left side of this elevation is to be removed completely. This is the structure that encloses the window and door to the basement. The existing window that is partially covered by the unwanted structure will be restored and refinished to match all the other existing windows.
- There is a window to be added to this elevation to give light to a bathroom. The window to be used is the window that is being removed from an area-well on the rear elevation of the house. This window is to be repaired and refinished to match all existing windows.
- The full height window on this side of the kitchen, is being removed and replaced with a shorter window that is currently in the bathroom on the rear elevation. This window matches the dimensions of the windows on the opposite side of the kitchen (see left side elevation) and will work above the countertop of the kitchen.
- The windows and door in the "Old Addition" portion of this elevation are to be removed and framed-in, and the entire wall will receive new wood clapboard siding to match the original house.
- A new fixed window and insulated door are to be installed in the existing openings going into the basement.

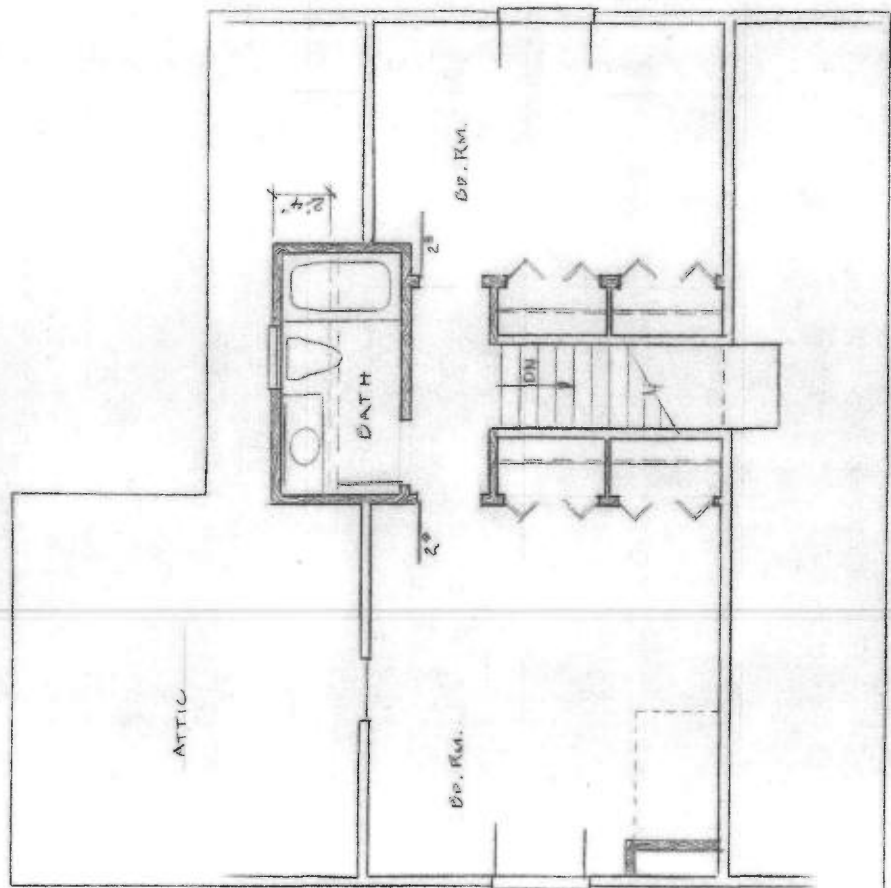


REAR ELEVATION scale $\frac{1}{8}''=1'-0''$

- ① The dormer for the second floor showing on the rear roof will be extended rearward by 2'-4" in order to properly fit the second floor bath. The three existing windows are severely decayed and will be removed from the existing dormer and replaced by a single new wood awning window with insulated glass.
- ② Existing gable window to remain.
- ③ The two existing windows and the door are to be removed, framed-in and resided to match. The window coming out of the existing bath is to be reused in the kitchen as shown on the Right Side Elevation. The taller window will be used for parts to repair other windows in the house as many windows are the same size.
- ④ The northerly area-well and window are to be removed to make room for a larger egressable area-well (escape well). This window is to be re-used in the bathroom as shown on the Right Side Elevation.
- ⑤ The southerly area-well is to have the window removed (it is very decayed) and replaced with glass block fit into the existing foundation wall.
- As previously described, the "Old Addition" will have all of it's windows and doors removed and framed-in. A new wood casement window and an insulated door will be installed as shown on this elevation.
- ⑥ New gutter and downspout to be installed on the eave of the original house on the left half of this elevation.






FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

WALL LEGEND

-  EXIST'G WALL TO REMAIN
-  NEW FRAME CONSTRUCTION
-  EXIST'G WALL TO REMOVE



EXISTING STRUCTURE FRONT RIGHT CORNER OF HOUSE

This structure was added to the house sometime after the house was built. The structure provides enclosure for a basement entrance. The structure was built in the required setback from the side property line making this property non-conforming to Ann Arbor codes. The structure also covers half of one of the original windows. In our proposal, this structure is to be removed completely. The covered window will be repaired and repainted. There will be a new wood window and insulated door set into the existing openings in the basement wall.



THE OLD ADDITION

This is an old sun-porch addition built sometime after the main house. Most of the windows are decayed or broken. The siding is in worse shape than anything on the main house. The sunporch is wrapped in windows and doors so there is no wall space and almost no function. Our plan is to remove the windows and doors and re-purpose the addition as a laundry room and mud room. Three new wood windows and an insulated entry door will be installed as described in the elevation studies.

The window in the dormer on the second floor will be 30" wide by 24" high wood awning window.
The two windows in the "Old Addition" on the Left Side Elevation will be the same size as the windows that are there now. We are just filling in the outer two window openings and filling the two center openings with equal size fixed wood windows.
The window on the rear elevation of the "Old Addition" is a 24" x 47" wood casement window.
The door on the rear elevation will be a 3'-0"x6'-8" insulated door

#1



#1



#2



#3



4
#



#14



Dimensions

5

30" wide

24" high wood awning window



#5



#5



#15



#6

window 24" x 47" wood casement window

door 3' x 6'-8" insulated door



#6





#7

#6

left side window will be the same size as the windows that there now

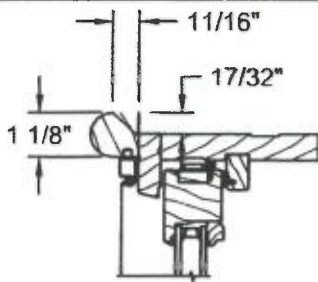


✓ All needs:

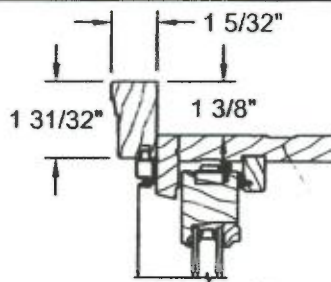
- 1) Photo of bathroom window (from basement)
- 2) Photo of kitchen window (from rear elevation bathroom)
- 3) Photo of rear wall that shows door & windows to be boarded.
- 4) Photo of Rear 5 window to be glass blocked.
- 5) Rear dormer window - need dimensions and cut sheets.
- 6) dimensions and cut sheets for new door and window on rear of old addition.
- 7) Left side elevation, old addition need dimensions + cut sheets for two replacement windows.



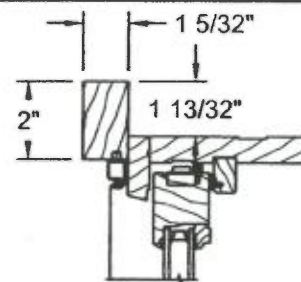
TRIM OPTIONS



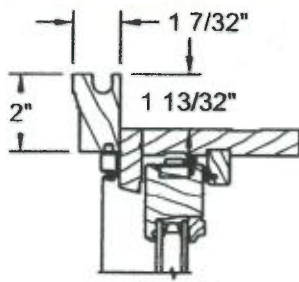
Bullnose
Casing



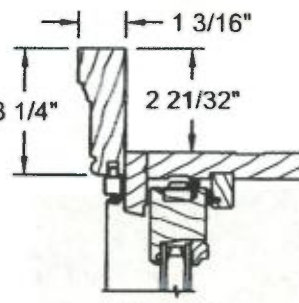
Brickmould



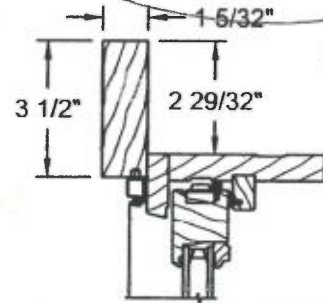
Flat Casing



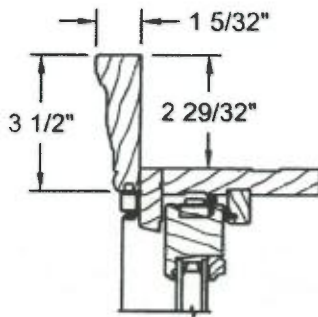
Stucco
Brickmould



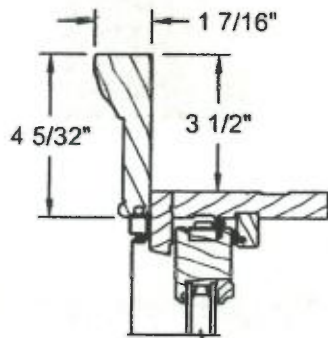
Heritage



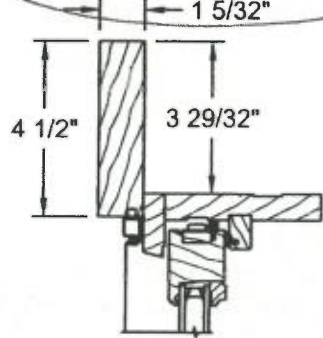
Flat Casing



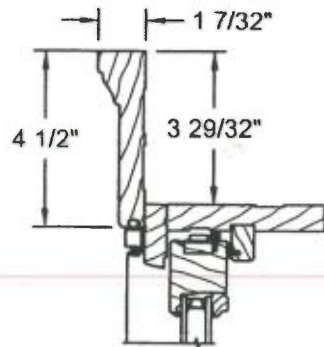
Adams
Casing



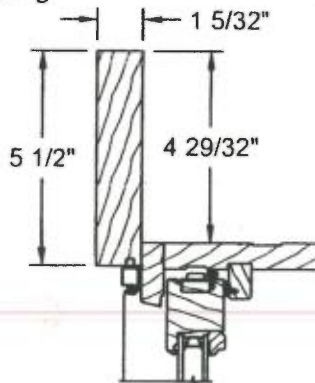
Pendleton
Casing



4 1/2"
Flat Casing



1 X 4
Backband Casing



5 1/2"
Flat Casing

A. DOLATA

1435 Broadway

Door

Generic insulated steel doors in wood frame
with brickmold exterior trim

