

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 1643 Broadway Street, Application Number HDC11-071

DISTRICT: Broadway Historic District

REPORT DATE: June 3 for the June 9, 2011 HDC Meeting

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, June 6, 2011

OWNER	APPLICANT
Name: Ken Koral	Bob Leffler/Valley Builders
Address: 1643 Broadway St Ann Arbor, MI	124 W Summit Ann Arbor, MI
Phone: (734) 769-8412	(734) 665-6109

BACKGROUND: This two story Georgian colonial first appears in the 1940 City Directory. See the attached survey sheet for additional information.

LOCATION: The site is located on the north side of Broadway Street, east of Leaird Drive.

APPLICATION: The applicant seeks HDC approval to remove a small rear open porch and build a 4'x9' enclosed rear porch with a shed roof and skylight.

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.
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall 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 will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property will 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.

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: Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserve the historic relationship between a building or buildings, landscape features, and open space.

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

STAFF FINDINGS:

1. The existing rear entry porch consists of a simple shed roof and two square porch posts. The proposed addition would be slightly larger than the footprint of the current porch, with a single-lite clad wood door to match one on the side of the house, and a clad wood window next to the door. The muntins drawn on the door and window are not permanently applied, they are interior grids that can be snapped in and out. Generally speaking, snap-in grids are not an appropriate substitute for multiple-lite windows, but since the grids are removable and on a rear-facing new addition to the house, staff does not object.
2. The proposed materials – siding to match, asphalt shingle roof, clad wood window and door – are compatible with the existing house. The addition is simple and compatible without destroying character-defining features of the house. The new door and window will help distinguish the addition as modern rather than original to the house.
3. The proposed work is generally 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*, in particular standards 2, 5, 9 and 10, and the guidelines for new additions and building site.

POSSIBLE MOTIONS: (Note that the motion supports staff findings and 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 1643 Broadway Street, a contributing property in the Broadway Historic District, to remove a small rear open porch and build a 4'x9' enclosed rear porch with a shed roof and skylight as documented in the owner's submittal. The work is generally compatible in exterior design, arrangement, texture, material and relationship to the rest of the house 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, 5, 9, and 10 and the guidelines for new additions and building site.

MOTION WORKSHEET:

I move that the Commission

____ Issue a Certificate of Appropriateness

____ Deny the Application

For the work at 1643 Broadway Street in the Broadway Historic District

____ As proposed.

____ Provided the following condition(S) is (ARE) met: 1) 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) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

____ Is not generally compatible with the size, scale, massing and materials, and DOES NOT MEET the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 for the following reason(S): 1) REASON(s)

ATTACHMENTS: application, drawings, photos

**Broadway Historic District
Resource Documentation**

Address: **1643 Broadway** *Date:* **1940**
Historic Name: **August & Mathilda
Pommerening House** *Level:* **Contributing**



Description

Style: Georgian Colonial
Stories: 2
Material: Clapboard
Windows: Original
Window Type: Wood, Double-Hung
Pane Type: 8/8, 6/6

Roof Shape: Side Gable
Roof Material: Asphalt
Plan Shape: Rectangular
Porch Type: Entry Stoop
Dormers: N/A

Dormer Type: N/A

Character Defining Features:

Symmetrical facade; brick-faced foundation; first-story sash = 8/8, second-story sash = 6/6; single-story, gabled-roof addition on north side and shed-roofed “patio” on south; centered front door has gabled roof over a semi-circular arch, supported on slender Tuscan columns; shutters flank windows on front façade; half-circle window decorates north gable, two quarter-circle windows flank chimney on south; two-car, gable-front garage with shiplap siding at rear of property.

History

First City Directory: **1940**

Original Use: Residential

Context(s):

Architect: The Architects' Small House Bureau,
Northwestern Division Inc., Minneapolis

Builder: Unknown

Current Use: Residential

Occupation (First Dweller): Stone Mason

Notes: This house was designed by the Architects Small House Service Bureau in Minneapolis, an organization, founded and headquartered in Minneapolis, that sold plans for a variety of small homes, offered advice and counseling, and performed other professional services on a cooperative basis for people with limited incomes wishing to build small, attractive homes. The original owners, the Pommerenings, immigrated to Ann Arbor from Wurchow, Germany in 1889. August Pommerening was a stone mason involved in local home construction, he did the original surveying for St. Joseph Hospital, and he manufactured and sold concrete blocks. They lived at 1123 Pontiac until 1939, and three of their children lived in this house until 1993. According to the current owner the northern portion of the garage was originally a barn moved from Pontiac Trail.



City of Ann Arbor
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ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information
Address of Property: <u>1643 Broadway</u>
Historic District: <u>Broadway district</u>
Name of Property Owner (If different than the applicant): <u>Ken Koral</u>
Address of Property Owner: <u>1643 Broadway</u>
Daytime Phone and E-mail of Property Owner: <u>7698412</u>
Signature of Property Owner: <u>Kenneth J. Koral</u> Date: <u>5/18/2011</u>
Section 2: Applicant Information
Name of Applicant: <u>Bob Leffler / Valley Builders</u>
Address of Applicant: <u>124 W. Summit</u>
Daytime Phone: (734) <u>665 6109</u> Fax: (734) <u>665 6469</u>
E-mail: <u>VALBUILDERS@AOL.COM</u>
Applicant's Relationship to Property: <input type="checkbox"/> owner <input type="checkbox"/> architect <input checked="" type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant: <u>Bob Leffler</u> Date: _____
Section 3: Building Use (check all that apply)
<input checked="" type="checkbox"/> Residential <input checked="" 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 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>B J</u>

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

1. Provide a brief summary of proposed changes. removal of rear porch
shed roof and slab (4' x 6' +/-)

New footing, new slab, frame in new enclosed
rear porch with New closet, door + window
to create mud room area

2. Provide a description of existing conditions. open porch
present slab does not have footing
house has 3/4 x 10 bevel siding - (we will match)
shed roof line - same pitch as house roof
(we will match) will match cornice detail

3. What are the reasons for the proposed changes? No existing closet
space, tight area - this is primary entry to
home

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

site plan, floor plan, 3 elevations - all labeled

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

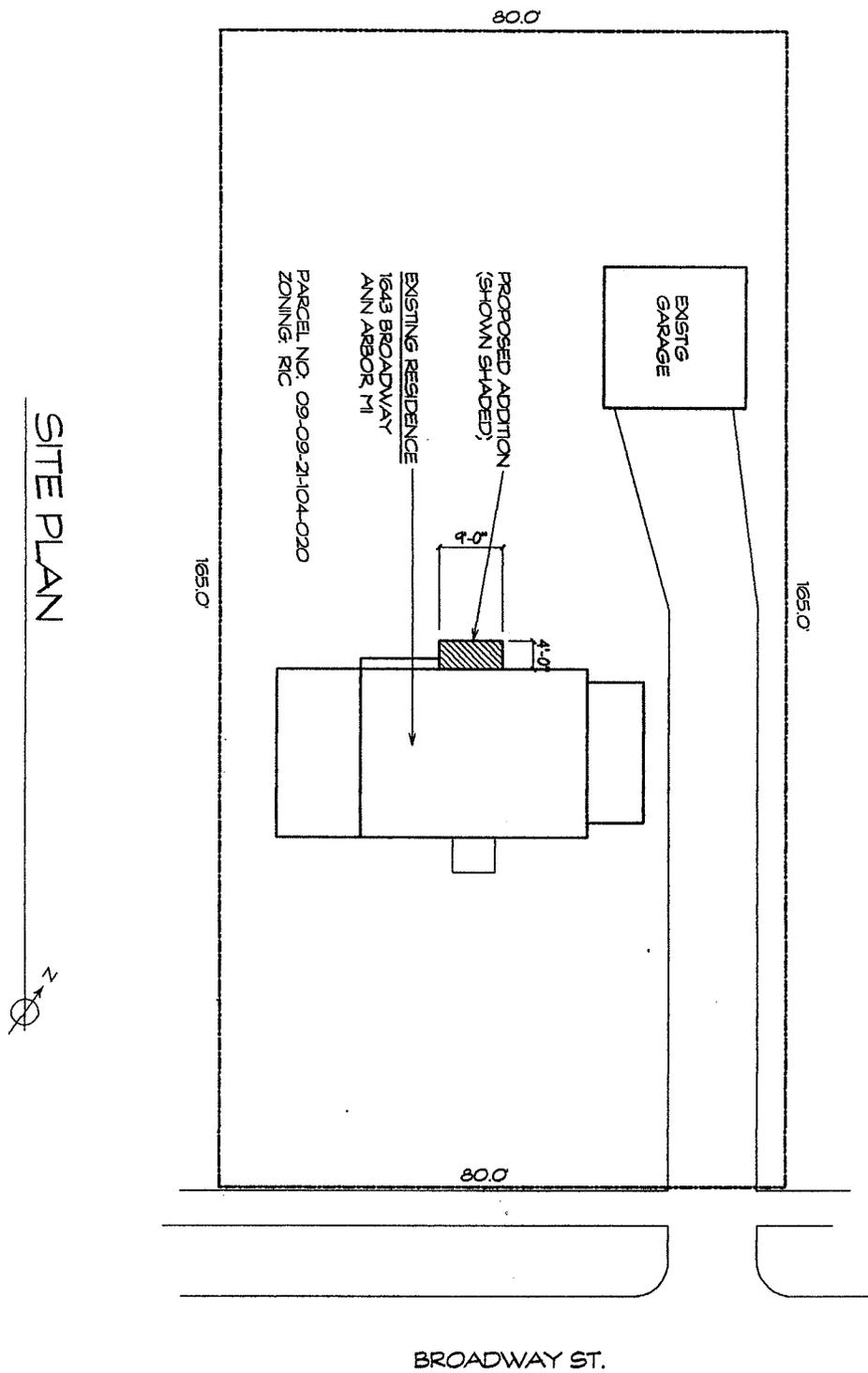
Project No.: HDC 11-071 Fee Paid: _____

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ HDC NTP _____ Staff COA

Comments:



S-1

Additioan and Renovation at
 1643 Broadway St. / Ann Arbor, MI
 VALLEY BUILDERS, INC. / 5-17-11

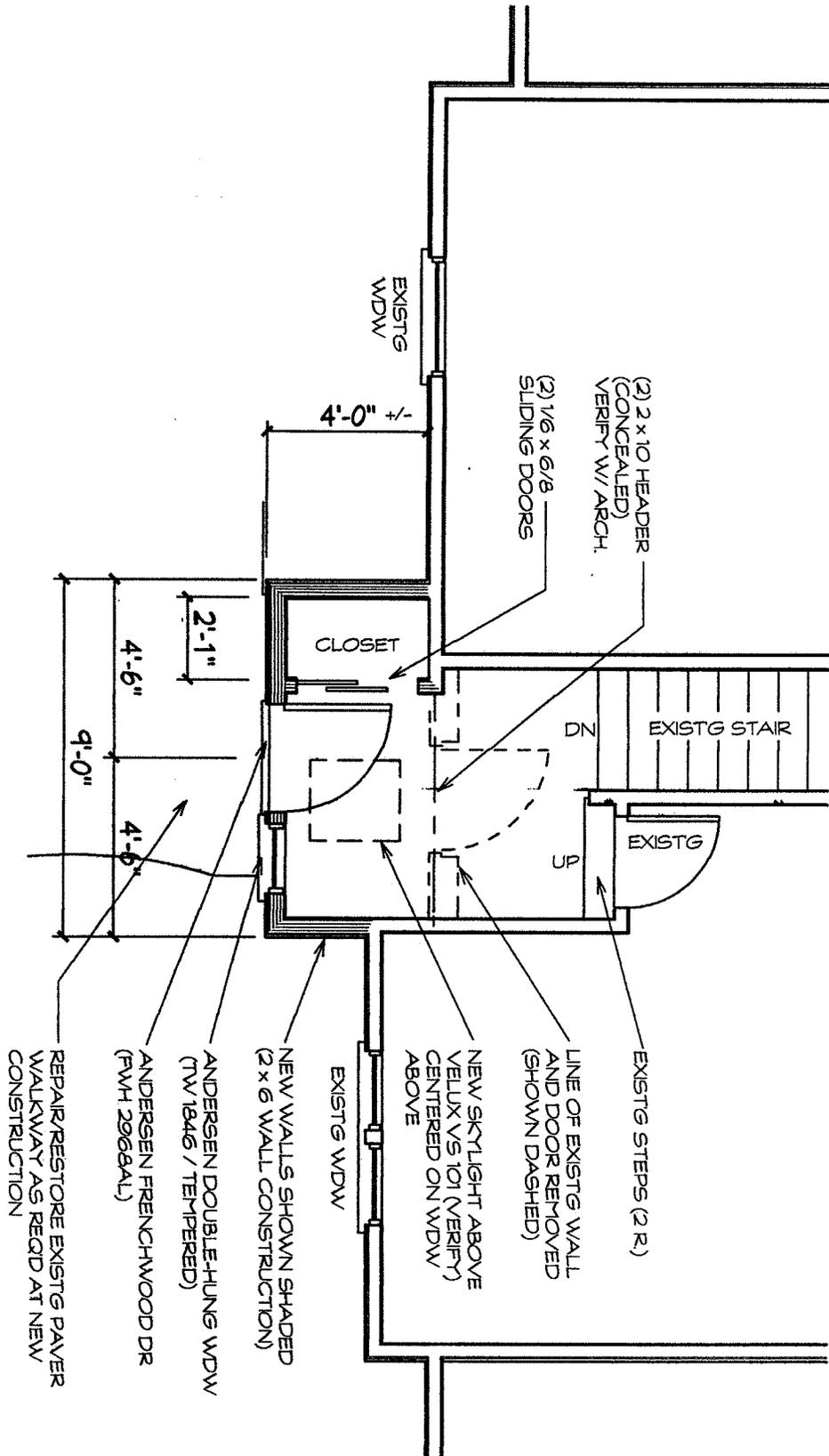
Edwin R. Wier ARCHITECT

1503 Shadford Rd.
 Tele: 734-761-3015

Ann Arbor, MI
 EdWier@aol.com

FLOOR PLAN of REAR ENTRY

SCALE: 1/4" = 1'-0"



A-1

Additioan and Renovation at
 1643 Broadway St. / Ann Arbor, MI
 VALLEY BUILDERS, INC. / 5-17-11

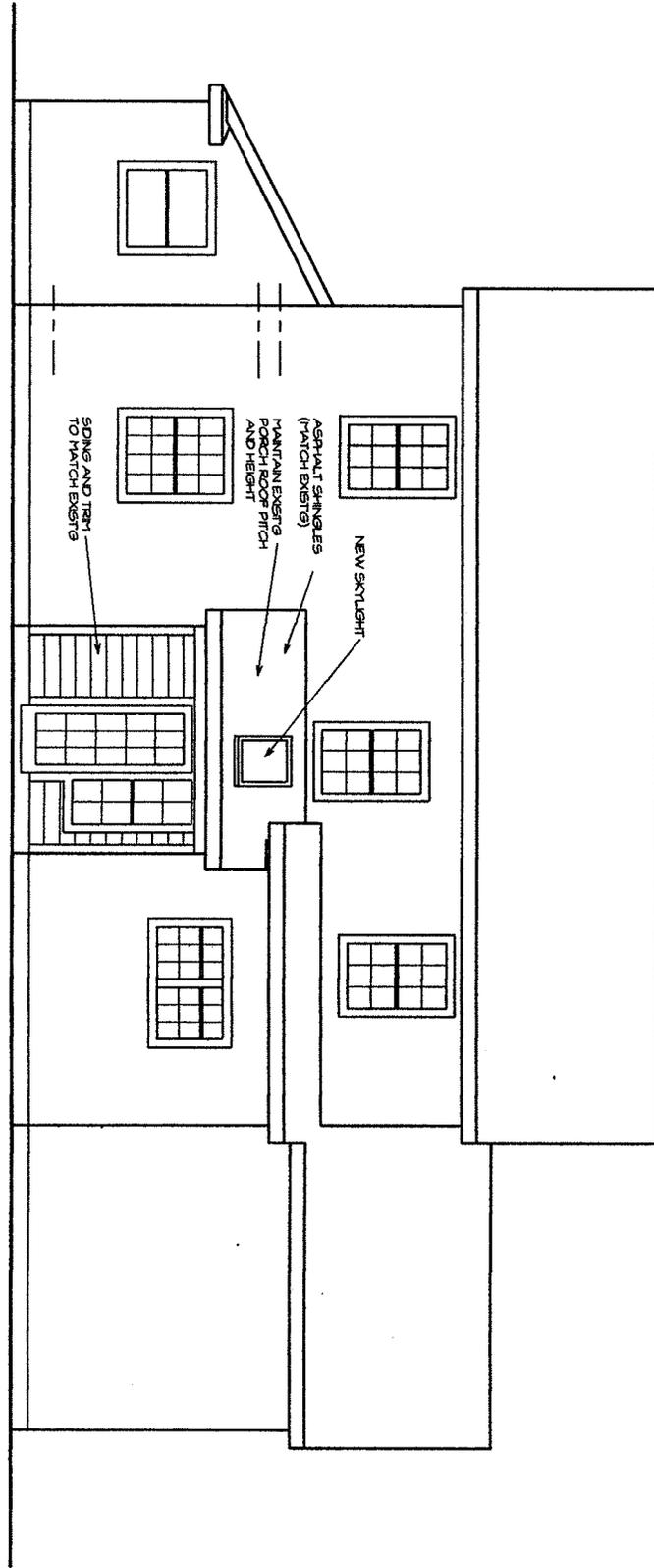
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Ann Arbor, MI
 EdWier@aol.com

REAR ELEVATION



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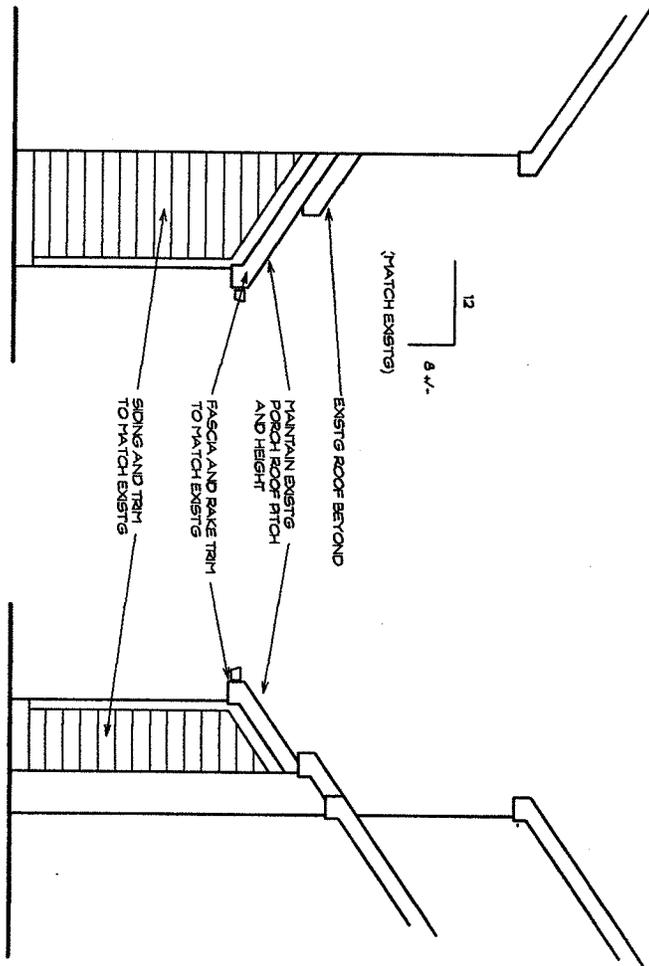
Addition and Renovation at
1643 Broadway St. / Ann Arbor, MI
VALLEY BUILDERS, INC. / 5-17-11

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Tele: 734-761-3015 EdWier@aol.com

SIDE ELEVATION (North)

SIDE ELEVATION (South)



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Additioan and Renovation at
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VALLEY BUILDERS, INC. / 5-17-11

Edwin R. Wier

ARCHITECT

1503 Shadford Rd.
Tele: 734-761-3015

Ann Arbor, MI
EdWier@aol.com

Product Information for Porch Addition at 1643 Broadway

Foundation - 42" trench footing, one course block, 4" concrete slab over rigid insulation

Wall framing – 2x6 studs for insulation quality

Siding – 3/4" x 10" bevel cedar - to match existing

Cornice – fascia and soffit detail to match existing dimension and design, all in pine, primed and 2 coats finish paint, white

Roofing – *Tamko* "Elite" 3-tab asphalt shingles – to match existing on home

Door – *Andersen* French-wood, white clad exterior, pine interior, full glass with Colonial grids to match recently remodeled porch on east side of home
No storm door at this time

Window – *Andersen*, 400 series, insulated glass, white clad exterior, pine interior, double-hung, model TW1846 (22" x 56 7/8") with colonial grids – to match recently remodeled porch on east side of home

Skylight – *Velux*, operable, model #VS101 (approx 22" x 27"), with drywall chase between roof and ceiling

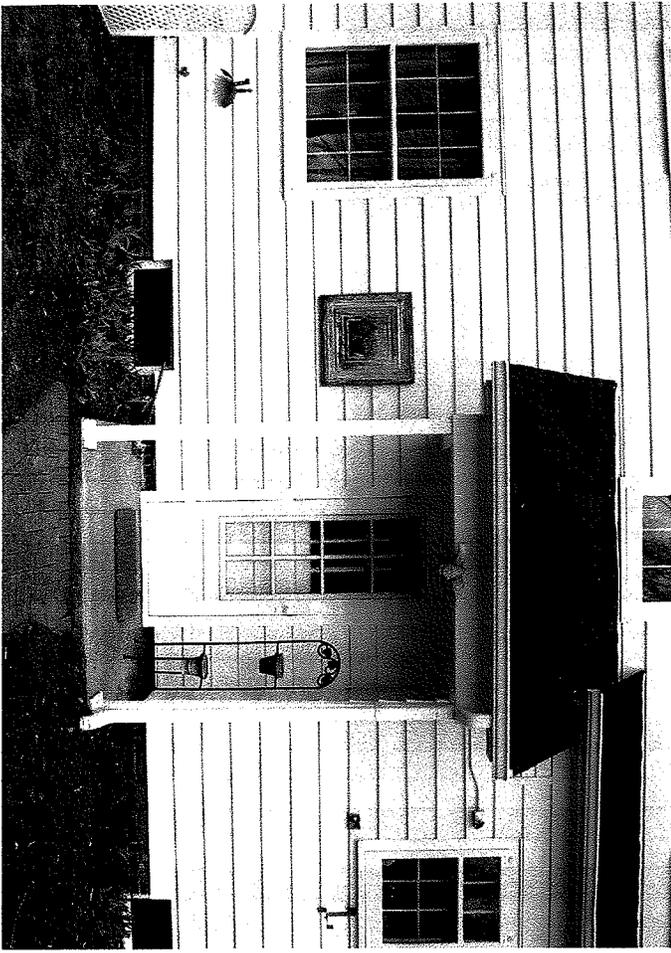
Interior – drywall and plaster walls

base board and casing trim to match existing, painted pine

Flooring – ceramic tile as per existing

Finishes – painted walls, stained interior or door, window, and interior trim

Landscape – brick paver walk-way retained and re-configured



EXISTING



EXISTING PORCH
EAST SIDE
(To mimic)