

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 1667 Broadway Street, Application Number HDC16-156

DISTRICT: Broadway Historic District

REPORT DATE: August 11, 2016

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, August 8, 2016

OWNER	APPLICANT
Name: Tsui-Ying Kau	Rueter Associates Architects
Address: 1667 Broadway Street Ann Arbor, MI 48105	515 Fifth Street Ann Arbor, MI 48103
Phone: (734) 546-8876	(734) 769-0070

BACKGROUND: The circa 1845 Michael West House is a one-story Greek Revival cottage with side gables, four-over-four windows, and wood clapboard siding. See the attached survey sheet for more information.

LOCATION: The site is located on the northwest side of Broadway Street, between Leaird Drive and Baits Drive.

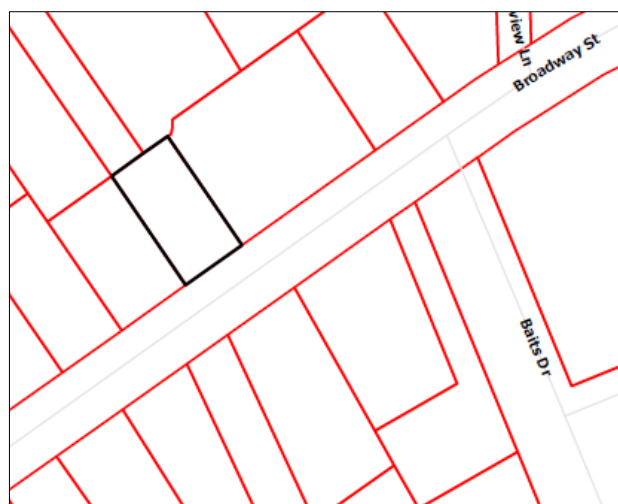
APPLICATION: The applicant seeks HDC approval to demolish a 210 square foot non-architecturally significant rear addition and construct a new 757 square foot rear addition and carport, and other related work.

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.

- (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 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.

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.

STAFF FINDINGS:

1. This house appears to consist of two small houses that were joined end-to-end, with a low sunken wing added off the back. The lot appears in the County Tax Assessor's records in 1849 as land and house owned by Michael West. The rear wing is newer, but probably still from the period of significance (pre-1945) for the Broadway Historic District. It appears on 1947 aerial photos. Despite its age, staff considers the rear wing to lack architectural significance because of a large modern picture window added to the back wall, and the wing's less enduring method of construction. Though it is sunk 37" below the floor level of the rest of the house, the headroom is very low. Staff believes the removal of the rear wing to make way for an appropriate addition would be acceptable and appropriate.
2. A 4" sway in the roof of the main house would be corrected as part of the application. The existing house would be prepped and painted, and repairs to fascia and rake boards, windows and doors are included.
3. Per the city assessor, the current floor area is 1,032 square feet. Of that, 210 square feet is the rear wing, which will be demolished. The proposed addition is 757 square feet. The current house minus the rear wing plus the addition results in a 1,579 square foot house, for a net increase of 53%. (Note that these calculations are different than the ones in the application, because those assume that the rear wing is a post-1945 addition. That drives the floor area percentage up significantly.)
4. The addition is essentially a 24' x 30' rectangle behind the house. Where it meets the back of the east elevation (the driveway side) a section of exterior wall will be inset slightly (about a foot) to preserve the rear corner of the original structure and act as a visual separation between a new east-facing gable at the back of the addition. This design is repeated on the west elevation of the addition, though it is inset 14' from the northwest corner of the historic structure. The addition's roof ridge matches the height of

the lower of the two ridges on the current structure.

5. The east side elevation of the addition also incorporates a wood trellis-style single-car carport over the existing driveway. The carport is behind the historic structure (off the new addition). Staff has some slight reservations about a carport in such close proximity to the historic structure, but the design does provide maximum transparency and would be more than 50' from the street, so the impact would likely be nominal.
6. Two skylights on the rear-facing main roof and a low, wood rear deck are appropriate in size and scale and invisible from the public right of way. A one-over-one modern double-hung window would be replaced with a new one on the main house's rear elevation. Two six over six windows on the rear elevation would be removed for the addition. The age of the windows is unknown, though they are old, but they do not match the age and proportions of the rest of the historic windows on the house.
7. Materials on the addition include clad wood windows and slider, a steel person door, cement board siding with exposure to match the existing house, and wood trim.
8. Staff believes the work is sensitive to the site and neighborhood and generally meets the Ann Arbor Historic District Design Guidelines and the Secretary of the Interior's Guidelines and Standards for Rehabilitation.

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 1667 Broadway Street, a contributing property in the Broadway Historic District, to demolish a 210 square foot rear addition and replace it with a 757 square foot addition, construct a carport, and related work, 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 2, 5, 9 and 10 and the guidelines for additions and 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 1667 Broadway Street in the Broadway 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: Survey sheet, application, drawings, window schedule, photos.
1667 Broadway, Front Elevation (Submitted by applicant)



1667 Broadway, Rear Elevation (Submitted by applicant)



Broadway Historic District
Resource Documentation

Address: **1667 Broadway**
Historic Name: **Michael West House**

Date: **ca. 1845**
Level: **Contributing**



Description

<i>Style:</i>	Greek Revival (cottage)	<i>Roof Shape:</i>	Side Gable
<i># Stories:</i>	1	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Clapboard	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Original	<i>Porch Type:</i>	N/A
<i>Window Type:</i>	Wood, Double-Hung	<i># Dormers:</i>	N/A
<i>Pane Type:</i>	4/4	<i>Dormer Type:</i>	N/A
<i>Character Defining Features:</i>	Narrow clapboard and trim; slightly sloping roof;		

History

First City Directory: 1894
Original Use: Residential
Current Use: Residential
Occupation (First Dweller): N/A

Context(s):
Architect: Unknown
Builder: Unknown

Notes: Albert Bucklin, a farmer, is listed here beginning in 1894. The lot appears in the County Tax Assessor's records in 1849, land and house owned by Michael West.



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: 1667 Broadway, Ann Arbor
Historic District: Broadway
Name of Property Owner (If different than the applicant):
Tsui - Ying Kau
Address of Property Owner: _____
Daytime Phone and E-mail of Property Owner: 734-546-8876 / kauy@med.umich.edu
Signature of Property Owner: Tsui Y. Kau Date: July 19, 2016

Section 2: Applicant Information

Name of Applicant: Rueter Associates Architects
Address of Applicant: 515 Fifth Street, Ann Arbor
Daytime Phone: (734) 769-0070 Fax: (734) 769-0167
E-mail: admin@rueterarchitects.com
Applicant's Relationship to Property: owner architect contractor other
Signature of applicant: Maureen Rueter Date: 7/21/16

Section 3: Building Use (check all that apply)

Residential Single Family Multiple Family Rental
 Commercial 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: T.Y.K.

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 16-156 Fee Paid: 300⁰⁰

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 8/11-16

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

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

MEMORANDUM

DATE: July 21, 2016
TO: City of Ann Arbor Historic District Commission
FROM: Marc M Rueter AIA
PROJECT: 1667 Broadway Rear Addition
CC:

REGARDING: Supplement to HDC Application

DESCRIPTION OF EXISTING PROPERTY:

The house is a one story very old, possibly pre Civil War structure that some neighbors said was moved to this location. It has a crawl space stone foundation that was later stuccoed on the outside. Much later a partial basement was excavated under the house. The house has at least three additions or phases. There is a main house on the west side with a later addition or possibly a moved house added on to the east with the floor level set approximately 12 inches below the main house. Sometime after 1945, a shed wing of 210 square feet was added to the north at a floor elevation 37 inches lower.

DESCRIPTION OF PROPOSED CHANGES:

The Owner wishes to demolish the 210 square foot shed addition and add a new 757 square foot addition for a net footprint increase of 547 square feet. This addition would include a new kitchen, living room, dining area and music room.

REASON FOR PROPOSED CHANGES:

The house has a post 1945 addition that completely blocks off all light and views from the kitchen, living and eating areas. Since that addition is set at a lower floor elevation it is not possible to practically renovate it. The house now has only one legal bedroom. The Owner wishes more space additional bedrooms, a master bathroom and views into the attractive rear yard.

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

See the attached photographs, 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 1667 BROADWAY STREET
ANN ARBOR, MI 48104

DRAWING INDEX

- T DRAWING INDEX & PHOTOGRAPHS
- 1 EXISTING SITE PLANS AND EXISTING FIRST FLOOR PLAN
- 2 PROPOSED FIRST FLOOR PLAN
- 3 EXISTING and PROPOSED SOUTH ELEVATIONS
- 4 EXISTING and PROPOSED EAST ELEVATIONS
- 5 EXISTING and PROPOSED WEST ELEVATIONS
- 6 EXISTING and PROPOSED NORTH ELEVATIONS



photo right:
Front (south view) No
addition will be visible

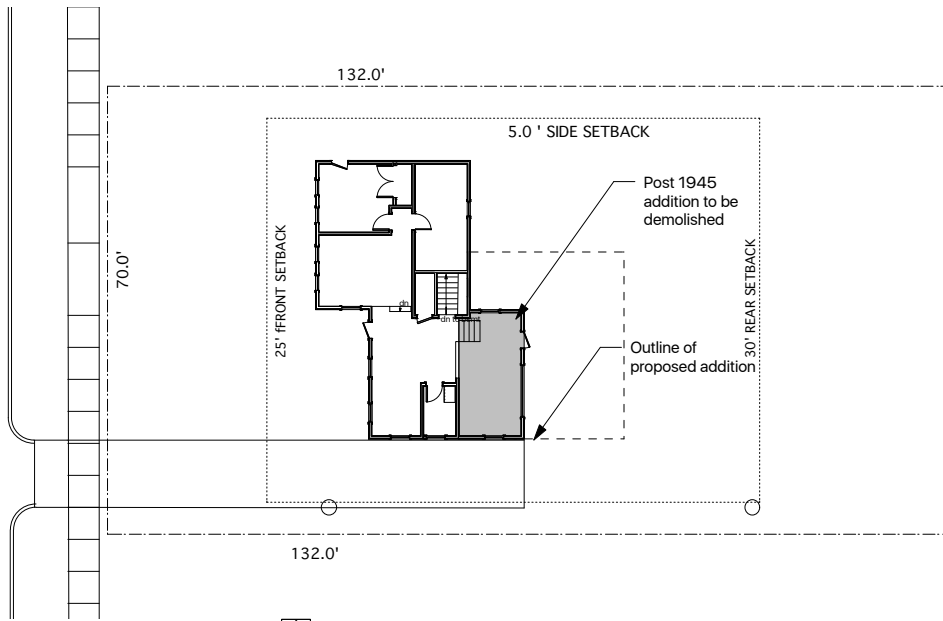


photo left:
Front (southwest view)
No addition will be
visible

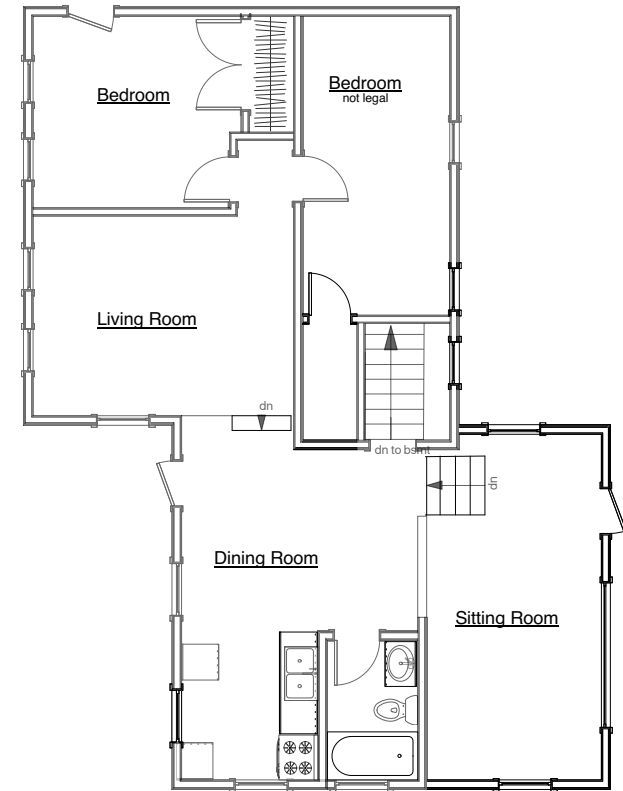


photo right:
Rear (north elevation).
The post 1945
addition with the
picture window is
proposed to be
removed and new
rear addition built here

BROADWAY STREET. 66' ROW.



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

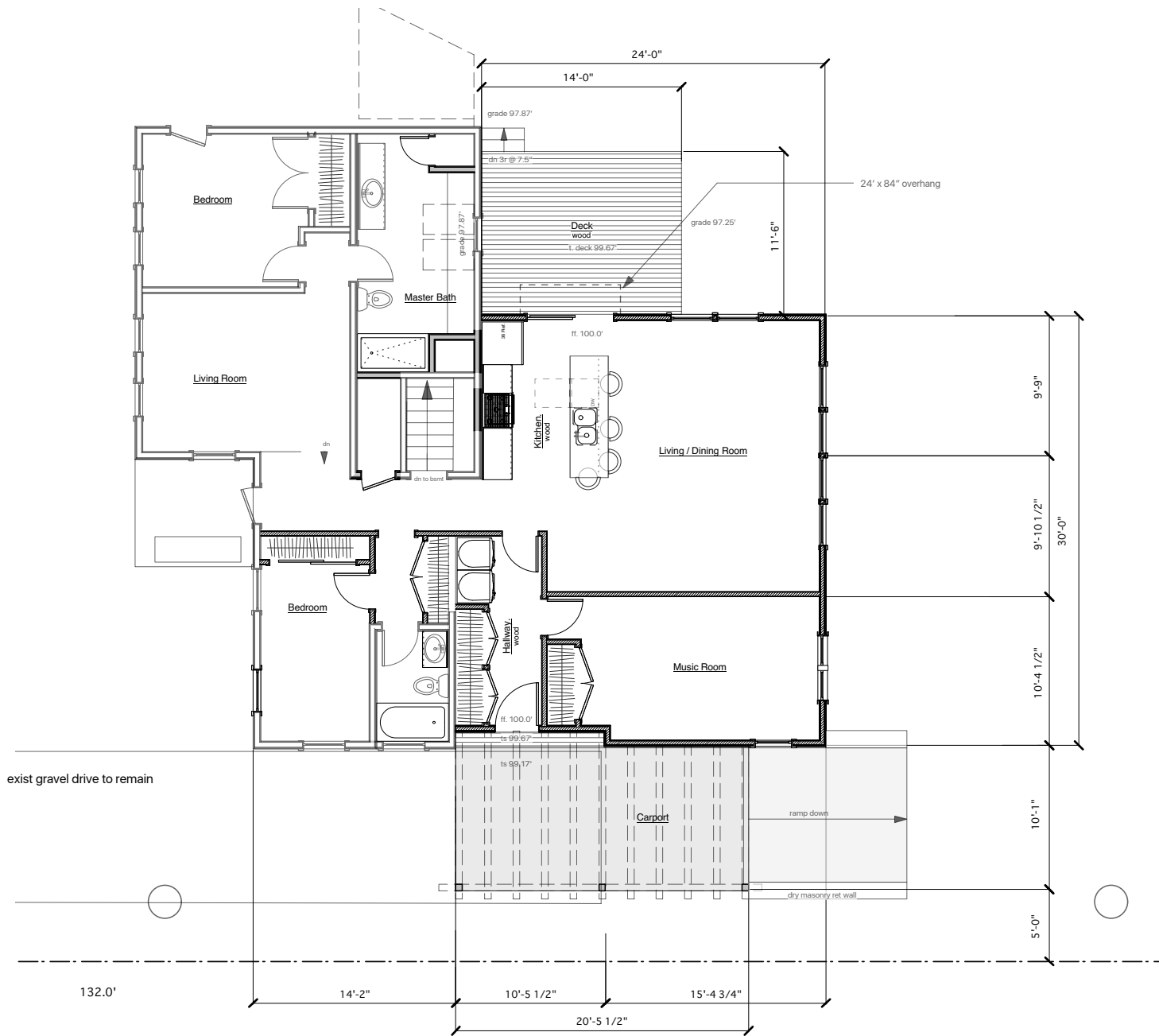



EXISTING FIRST FLOOR PLAN
scale: 3/32" = 1'-0"

Existing First Fl	1032
<u>Existing First Fl to be Demolished</u>	<u>210</u>
Area after demolition	822

Area of new addition:	757
Area of house after addition:	822 + 757 = 1579sf
Percentage increase in footprint and area:	1032/1579=65%
Percentage increase in footprint and area: for HDC calculations:*	757/822=92%

*demolished post 1945 addition is not counted as footprint or area



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

 **Floor Plan**
 Scale: 3/32" = 1' 0" on 8 1/2" x 11"

HDC 07 21 16

Existing roof shall have 4" (+/-) sway removed. Remove shingles, existing sheathing and sister existing 2 x 4's with new 2 x 6s. Resheath and reroof. Replace all rodent damaged rake boards and rotted fascia boards to match existing profiles.



WINDOW SCHEDULE

Mark	Type	Unit Size*	Size: Nominal	Notes
(W1)	double hung	WDH 2446	2'-5 5/8" x 4'-8 7/8"	
(W2)	double hung	custom size	match exist frame size	

WINDOW NOTES:

Window sizes are based upon Anderson 400 series tilt-wash wood clad units. Glazing shall be double glazed low e. Cladding shall be white. Screens shall be supplied with all windows.

Custom window shall be a wood primed exterior window. Window shall not have muntins and shall match existing front windows in all widths of jamb, head sill and btm.

* window size may vary (+-2")

Existing South Elevation

DOOR SCHEDULE

Mark	Type	Unit Size*	Size:	Notes
(D1)	slider	FWG 6069 L	6'-7 1/2" x 5-11 1/4"	
(D2)	side hinged	3068	36 x 80"	steel 20 min rated

DOOR NOTES:

Sliding Door sizes are based upon Anderson Frenchwood Gliding Patio Doors. Glazing shall be double glazed low e. Cladding shall be white. Screens shall be supplied with all doors.



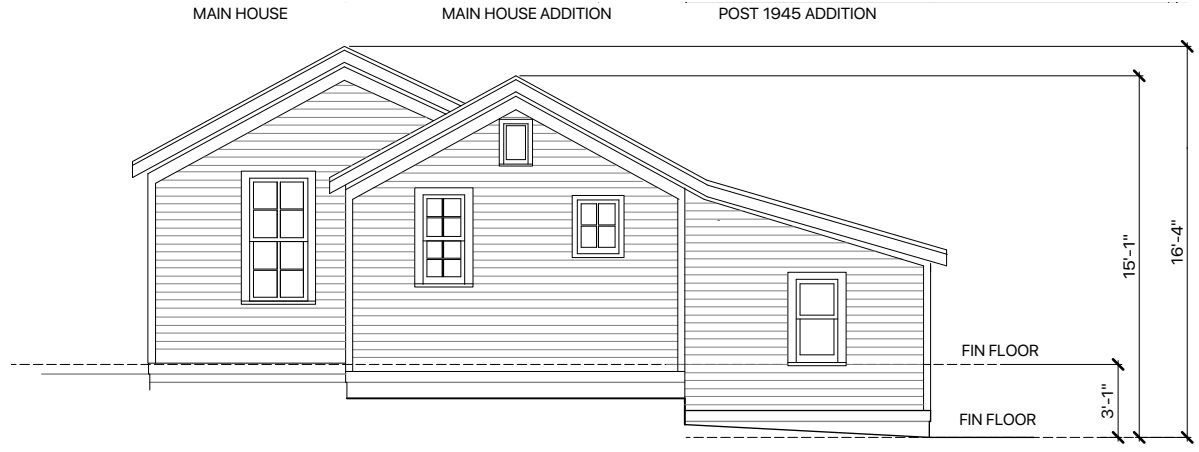
Proposed South Elevation

Elevations

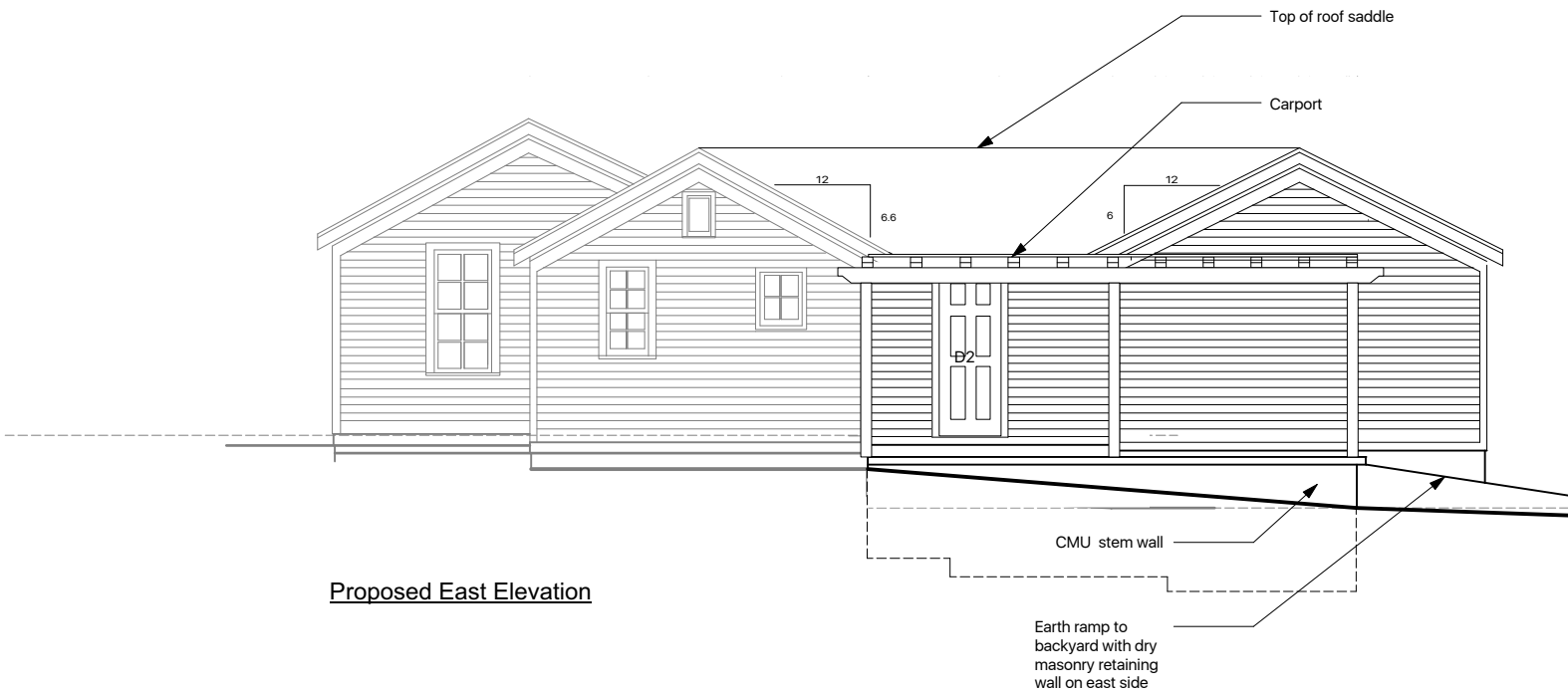
Scale: 1/8" = 1' 0" on 8 1/2" x 11"

■ RUETER ASSOCIATES ■
ARCHITECTS

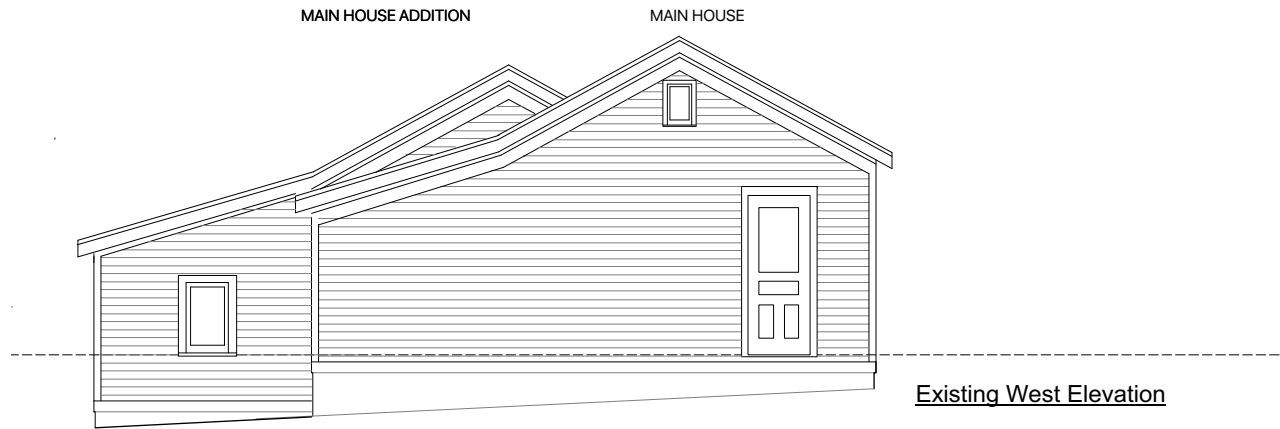
515 Fifth Street, Ann Arbor, Michigan 48103
phone: (734) 769-0070, fax: (734) 769-0070 RAA: 13-012 2.22.13



Existing East Elevation



Proposed East Elevation



NEW MATERIAL DESCRIPTION:

ROOF:
Asphalt shingles. Match existing in color and style

FASCIA:
Match Existing

GUTTERS:
5" K style alum gutters

SOFFITS:
Match existing

SILL BOARDS:
Match Existing

CORNER BOARDS:
Match Existing

SIDING:
5/16"x 6" cement board siding with exposure to match exist

FOUNDATION:
Thoroseal coated CMU

NEW MATERIAL DESCRIPTION cont:

SIDING:
5/16"x 6" cement board siding with exposure to match exist

FOUNDATION:
Thoroseal coated CMU

DECK:
2 x 4 decking with 2 x 4 boarder on 2 x 10 framing on 6 x 6 posts. All lumber shall be SYP Pt. wood stained.

DECK SKIRT:
Skirt shall be 1 x 4 treated bds spaced 1/2" with treated 1 x 8 clad posts and framing. All treated wood skirting bds shall be painted.

CARPORT:
4 X 6 Trellis beams on 6 x 8 main beam on 6 x 6 posts. All wood shall be rsawn cedar #2 and btr. Posts mortised into main beam with Simpson standoff base plates paving shall be 4" concrete slab. supported on cmu foundation with thoroseal coating

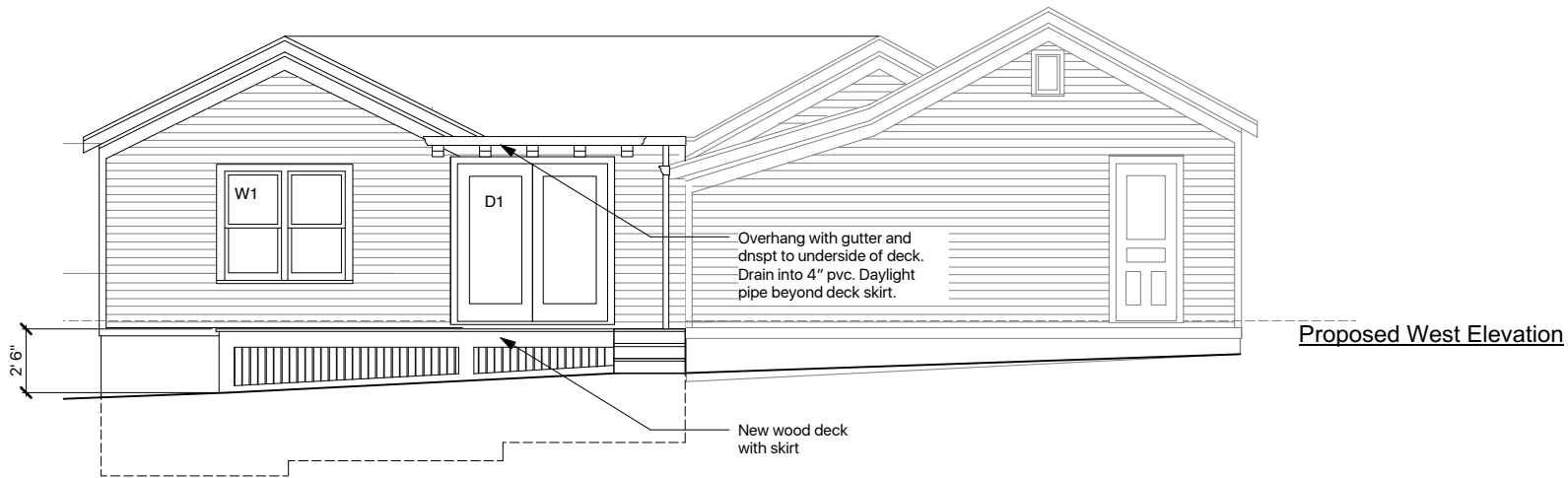
RENOVATION OF EXISTING HOUSE EXTERIOR

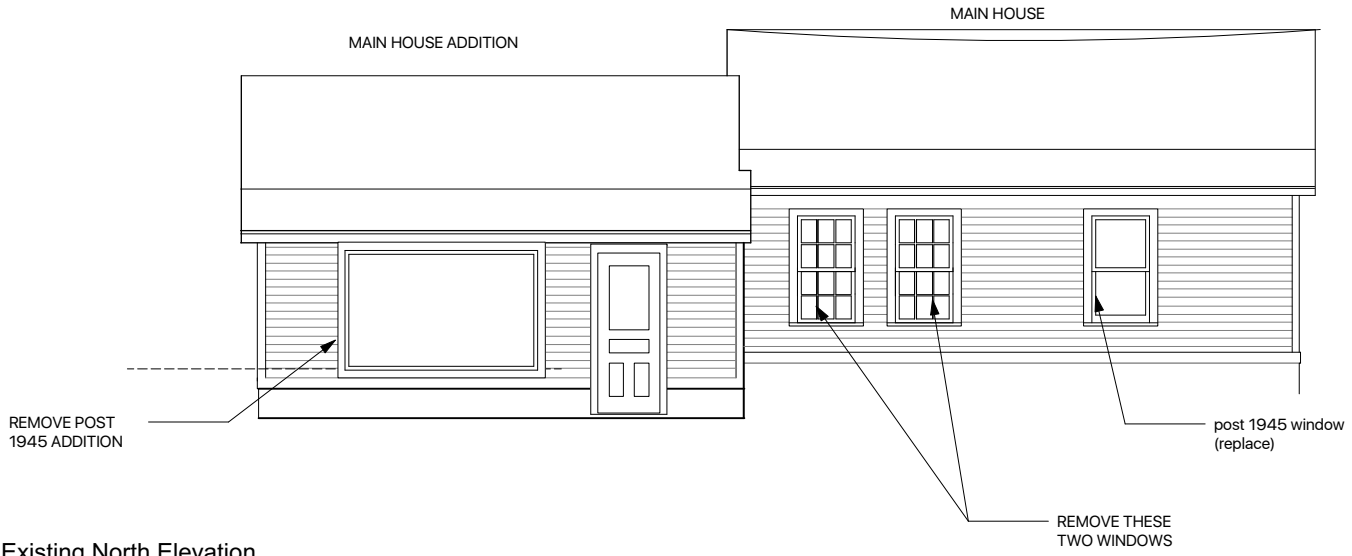
SIDING:
Prep and repaint all existing siding, corner boards and skirt bords

FASCIA AND RAKE BOARDS:
All fascia and rake boards shall be replaced where rotted and damaged by rodents by materials matching original.

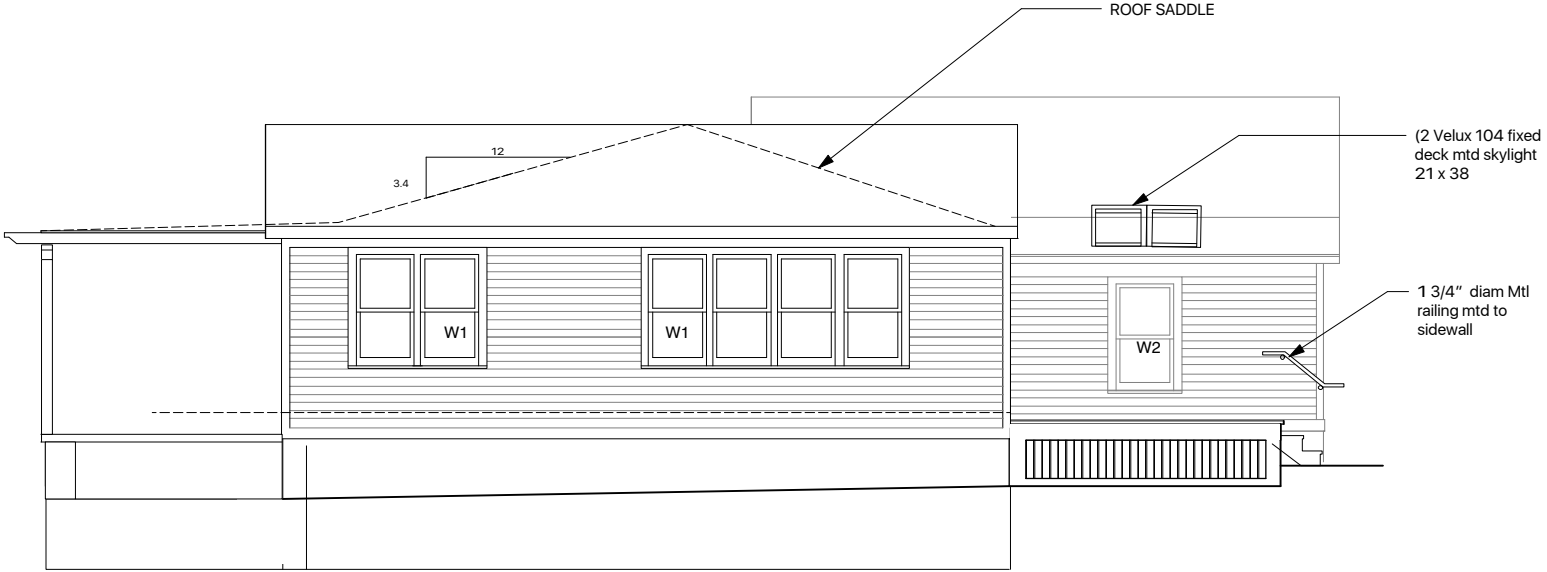
WINDOWS AND DOORS:
Prep and repaint all original windows, reglaze where required. Replace existing storm doors

GABLE VENTS:
Replace existing vents with new alum vents to match original opening.





Existing North Elevation



Proposed North Elevation