

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 1533 Broadway Street, Application Number HDC21-079

DISTRICT: Broadway Historic District

REPORT DATE: April 8, 2021

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: April 5, 2021

OWNER

APPLICANT

Name: Andrzej Dolata
Address: 1533 Broadway
 Ann Arbor, MI 48105
Phone: (734) 678-4143

Same

BACKGROUND: This one-story ranch features a flat roof, wide eave overhangs, corner ribbon windows, and a flat central chimney. It was built in 1944 and first occupied by Guerdon Greenway, and is an important early example of the modern style.

In 2015 the HDC approved an addition to the rear of the home that replaced a dilapidated three-season room, the replacement of some windows, and a new patio.

LOCATION: The site is located on the west side of Broadway Street, south of Cedar Bend Drive.

APPLICATION: The applicant seeks HDC approval to construct a small addition on the rear (northwest) corner of the house, to infill a space between the house wall and new addition.

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.

- (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.

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. In 2015 the current owner/occupant restored much of the house and replace a three-season room with habitable space on the rear. The owner now wishes to extend the rear addition to add 10'6" x 9'5" of additional space. An existing original concrete masonry unit wall will remain and the new addition will be accessed through the previous addition.
2. The new addition extends 3' 4" beyond the existing rear addition. The siding, 1"x6" wood shiplap, matches that found on the existing rear addition. An air conditioning unit would be moved a few feet beyond the new wall on the side of the house. The foundation is concrete block. A modern wood window removed from the west wall would be installed on the new addition. The opening for that modern window would be converted to an interior door. As on the current rear addition, the eave will be 16' less deep than the eave on the original house. The new west wall is inset 3" from the existing cmu corner of the house.
3. The ratio of pre-1945 work to post-1944 additions shows this proposal would result in 8% of addition footprint beyond the original and an increased floor area of 22%.
4. The work is clearly differentiated from the original house in materials and design and is compatible with the existing rear addition. Staff believes the work is appropriate and meets the Standards and Guidelines.

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 1533 Broadway Street, a contributing property in the Broadway Historic District, to construct an addition, 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 1, 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 1533 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: Broadway Historic District Survey page, application, drawings

Broadway Historic District
Resource Documentation

Address: **1533 Broadway** *Date:* **1944**
Historic Name: **Guerdon Greenway House** *Level:* **Contributing**



Description

<i>Style:</i>	Prairie Ranch	<i>Roof Shape:</i>	Flat
<i># Stories:</i>	1	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Concrete Block	<i>Plan Shape:</i>	Square
<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>	Fixed, 1/1	<i>Dormer Type:</i>	N/A
<i>Character Defining Features:</i>	Wide overhang; corner ribbon windows; wide, flat central chimney; single-story flat-roofed garage, covered with horizontal shiplap siding; looks as if owner truncated common garage style to match house.		

History

First City Directory: 1944
Original Use: Residential *Architect:* Unknown
Current Use: Residential *Builder:* Unknown
Occupation (First Dweller): Physician, University of Michigan Hospital.
Notes: House represents specific type with only one other like it in neighborhood. Resembling a similar building at 1223 Pontiac which was designed by UM Architecture professor George Bringham in 1938 this house may have been designed by the same architect. Built for Guerdon Greenway, a physician at UM hospital and his wife Virginia. 2007 Photograph.



HISTORIC DISTRICT COMMISSION

PLANNING AND DEVELOPMENT SERVICES

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Phone: 734.794.6265 ext. 42608

jthacher@a2gov.org

Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC#
	BLDG#
DATE STAMP	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION					
NAME OF PROPERTY OWNER <i>The Dolata Family Trust</i>		HISTORIC DISTRICT <i>Broedway</i>			
PROPERTY ADDRESS <i>1533 Broedway st.</i>		CITY ANN ARBOR			
ZIPCODE <i>48105</i>	DAYTIME PHONE NUMBER <i>(734) 678 4143</i>	EMAIL ADDRESS <i>DOLATAAL@SRCGLOBAL.NET</i>			
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP		
PROPERTY OWNER'S SIGNATURE					
SIGN HERE <i>Ann Dolata</i>		PRINT NAME <i>ANDREES DOLATA</i>	DATE <i>3-14-2008</i>		
APPLICANT INFORMATION					
NAME OF APPLICANT (IF DIFFERENT FROM ABOVE)					
ADDRESS OF APPLICANT <i>1533 Broedway st</i>		CITY <i>Ann Arbor</i>			
STATE <i>Michigan</i>	ZIPCODE <i>48105</i>	PHONE / CELL # <i>(734) 678 4143</i>	FAX No <i>()</i>		
EMAIL ADDRESS					
APPLICANT'S SIGNATURE (if different from Property Owner)					
SIGN HERE		PRINT NAME <i>X</i>	DATE		
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).					
<i>Addition to existing building on the back house.</i>					
DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:					
<i>unused space on the back of the house.</i>					
For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc					

Robert A Murray, Architect
6101 Riverwood Dr.
Ypsilanti, MI 48198

March 25, 2021

RE: further information for HDC application

We have stated that the exterior materials will match the existing house finishes. The windows will be wood windows with wood frames, wood sash, and wood exterior trim. The siding is to be 1x6 shiplap wood siding that matches the siding on the original garage. All wood will be primed and painted.

The overhang on the proposed new addition will be 16" wide which is the same dimension as the overhangs on the addition done in 2015. The overhangs around the front of the original house are 36". The choice of 16" was made to provide more daylight into the north side of the house.

The following is a table showing the footprint and floor area increases for the proposed addition.

Pre 1945 footprint	1649 sq ft	
2015 remodel footprint	1649 sq ft	(built on existing foundation)
New proposed addition	134 sq ft	
New footprint with proposed addition	1783 sq ft	an increase of 8%
Pre 1945 living area	2113 sq ft	
2015 remodel floor area	2451 sq ft	an increase of 16%
New proposed addition	134 sq ft	
New floor area with addition	2585 sq ft	an increase of 22% over pre 1945







N 55° 38' 24" E 75.0'

RELOCATE EXISTING AC COMPRESSOR

PROPOSED ADDITION

EXIST'G STAIR

EXIST'G GARAGE

EXIST'G HOUSE
1533 BROADWAY

SITE PLAN

1" = 10'-0"



N 56° 02' 24" E 75.0'

EXIST'G SIDEWALK

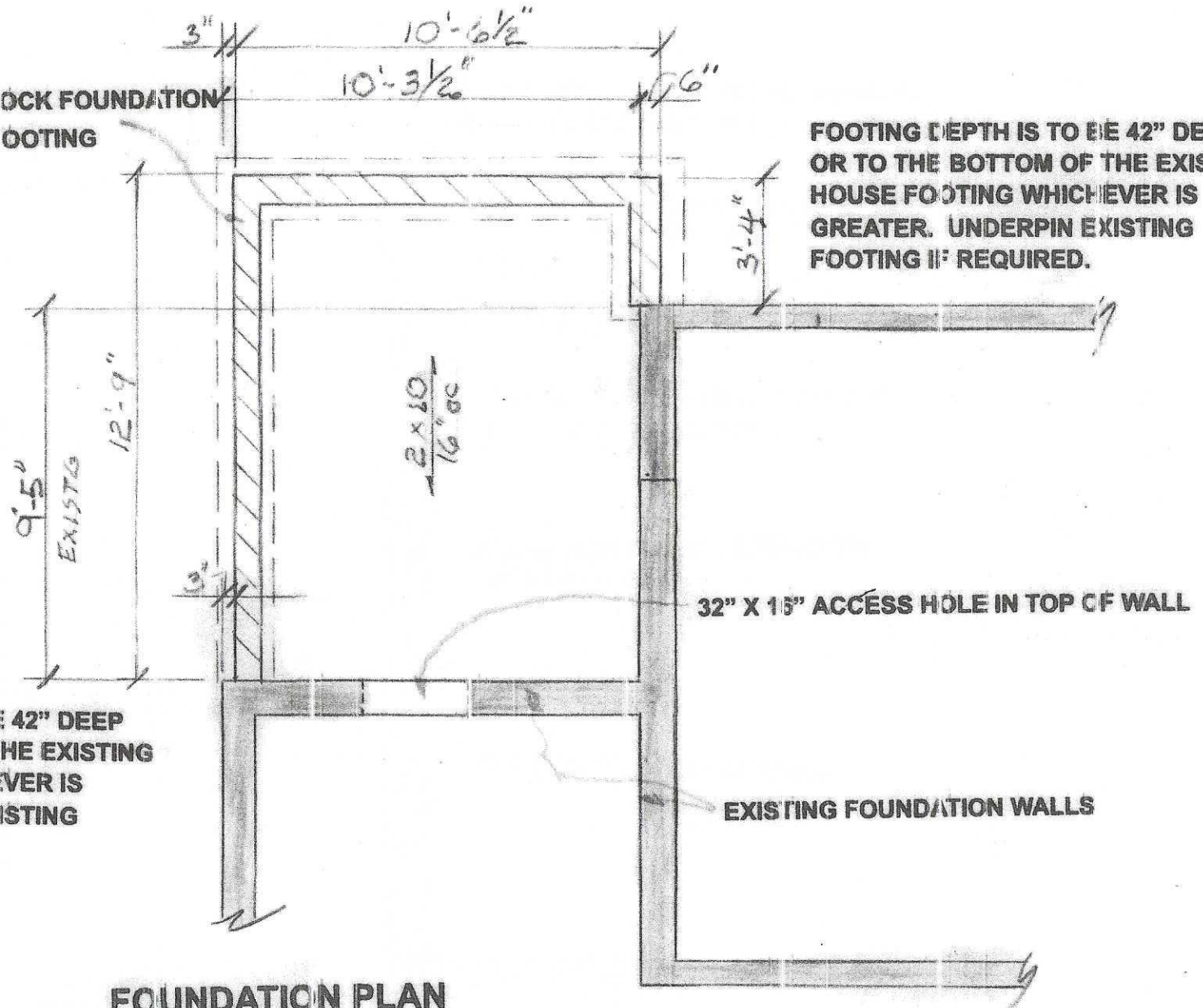
E BROADWAY ST.

N 34° 53' 24" W 110.0'

S 34° 53' 12" E 110.52'

8" REINFORCED CONC BLOCK FOUNDATION
WALL ON 16" X 8" CONC FOOTING

FOOTING DEPTH IS TO BE 42" DEEP
OR TO THE BOTTOM OF THE EXISTING
HOUSE FOOTING WHICHEVER IS
GREATER. UNDERPIN EXISTING
FOOTING IF REQUIRED.

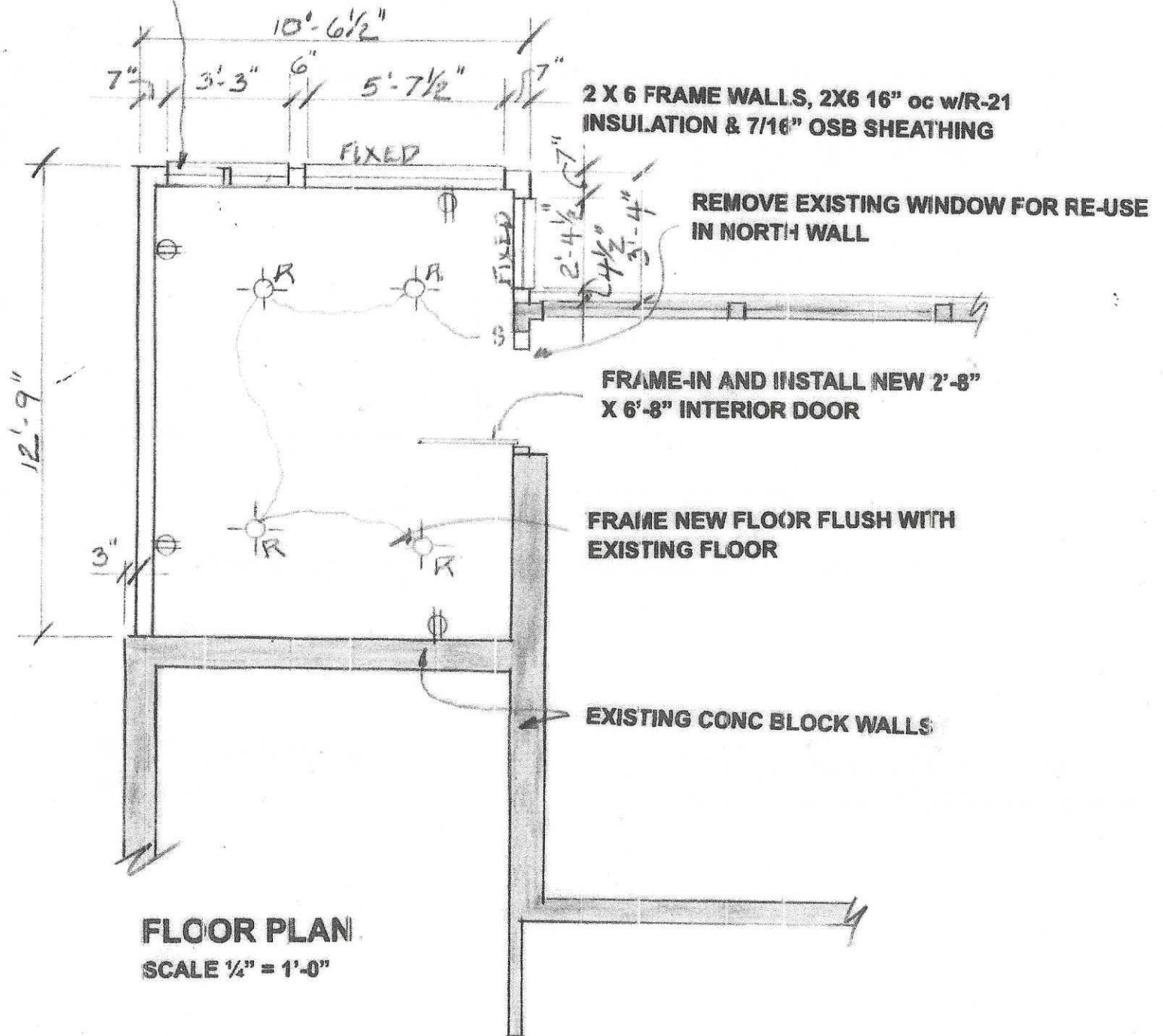


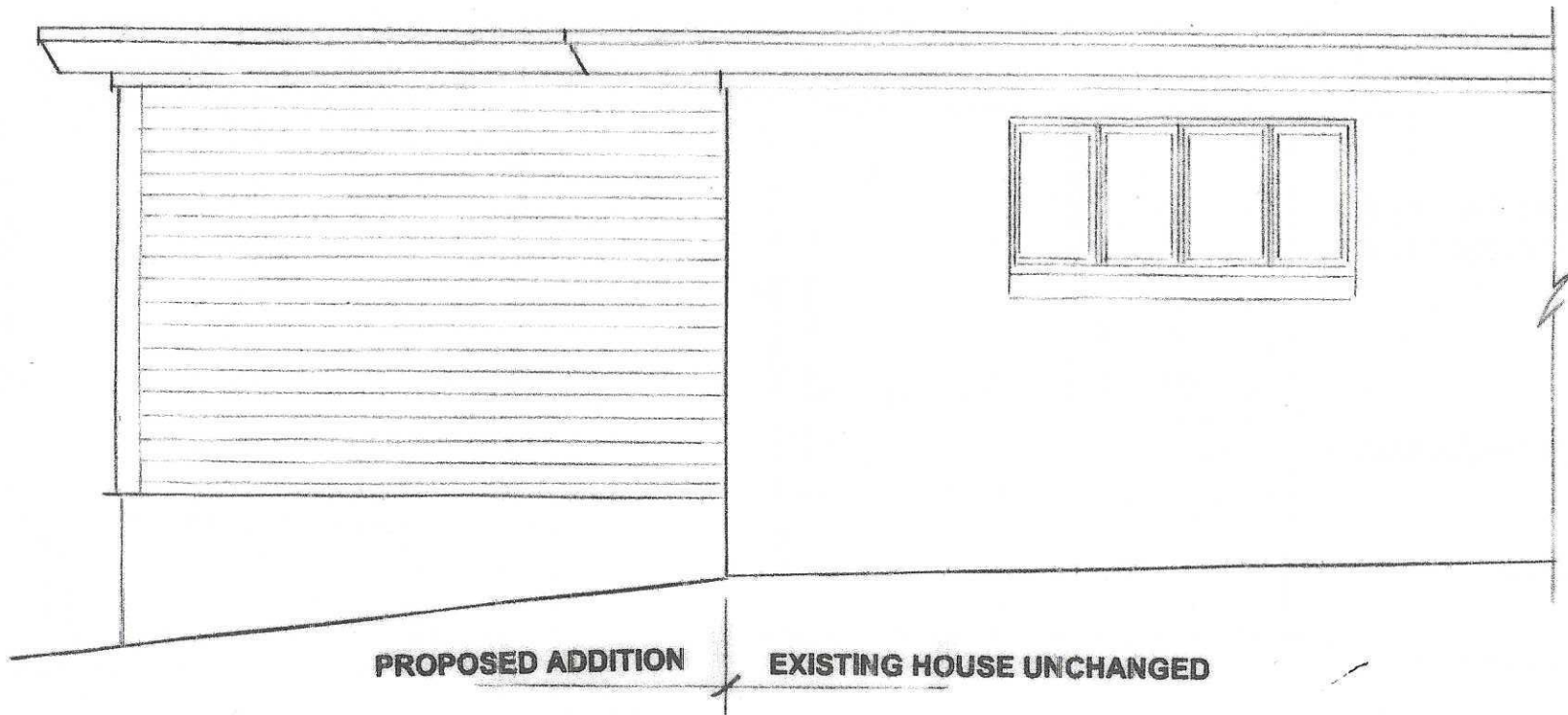
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OR TO THE BOTTOM OF THE EXISTING
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FOOTING IF REQUIRED.

FOUNDATION PLAN

SCALE 1/4" = 1'-0"

RE-USE EXISTING WINDOW REMOVED
FROM EXISTING WEST WALL





WEST ELEVATION

SCALE $\frac{1}{4}" = 1'-0"$

**NO CHANGES BEING MADE TO THE
SOUTH AND EAST SIDES OF THE HOUSE**

NEW OVERHANGS TO MATCH DETAILS
OF EXISTING OVERHANG ALONG
THE NORTH WALL

NEW WINDOWS TO MATCH EXI
WINDOWS IN NORTH WALL

NEW SIDING TO MATCH EXIST

EXISTING HOUSE UNCHANGED

PROPOSED ADDITION

NORTH ELEVATION

SCALE $\frac{1}{4}" = 1'-0"$

