

ANN ARBOR HISTORIC DISTRICT COMMISSION**Staff Report****ADDRESS:** 1529 Broadway Street, Application Number HDC20-116**DISTRICT:** Broadway Historic District**REPORT DATE:** August 13, 2020**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator**REVIEW COMMITTEE DATE:** August 10, 2020

| | OWNER | APPLICANT |
|-----------------|---|------------------|
| Name: | Stephanie Rowden | Same |
| Address: | 1529 Broadway Street Ann Arbor, MI 48105 | |
| Phone: | (734) 678-4416 | |

BACKGROUND: The c.1855 Mark Leseur House is a 1¾ story Greek Revival. It features side gables with corner returns, a wide frieze board, knee wall windows, and a pilastered entry.**LOCATION:** The site is located on the north side of Broadway, east of Jones Drive and west of Cedar Bend.**APPLICATION:** The applicant seeks HDC approval to: expand a modern addition on the northeast corner of the house by 24 square feet and add two new windows to it and relocate the door; and construct a 144 square foot screen room attached to the west elevation.**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.
- (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.

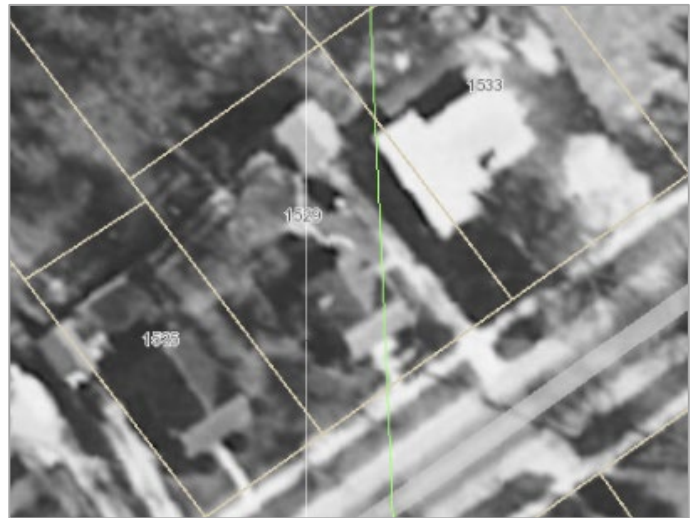
From the Ann Arbor Historic District Design Guidelines (other Guidelines may apply):

Porches

Appropriate: Installing a new porch and entrance on secondary elevations may be appropriate if it does not diminish the building's architectural character and the design and materials are compatible with the building and the site.

STAFF FINDINGS:

1. This house, during the period of significance, had a full-width two-story wing off the back. Later another two-story addition was extruded beyond the chimney that's visible in the 1947 aerial photo at right. Skylights have replaced the small dormers.
2. The screen porch is 12' x 12' and would replace an existing deck. It would be accessed by an existing slider leading out of the house. The screen porch is wood with an asphalt roof to match the pitch and material of the existing house roof. A screen door on the back provides access to the backyard. The design is simple, and corner returns on the west side help tie this contemporary room's design into the historic house. The screen porch is located entirely on the large modern rear addition and does not impact historic materials or features. Visually, it breaks up the very long side elevation of the house in a positive way, bringing focus back toward the historic house block at the street.
3. The mudroom addition would fill in a rear corner of the modern additions. The existing mudroom has a door on the front and back. The elongated mudroom would relocate one of the doors onto the side along with a new window and replace the street facing door



opening with a window that is compatible with the rest of the house. The mudroom addition would slightly increase the modern footprint, which would be 59% of the historic footprint. The floor area would increase slightly to 54%. While the design guidelines don't recommend increases beyond 50%, this rework would resolve substantial interior space problems created by the previous additions.

4. The design of the screen porch is simple and complimentary to the house, and historic materials would not be affected. The mudroom addition is very small but increases the functionality inside the house substantially. Staff recommends approval of the application, and believes the work is compatible with the existing structure, neighboring buildings, and the surrounding historic district, and meets both the Secretary of the Interior's Standards and the *Ann Arbor Historic District Design 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 1529 Broadway Street, a contributing property in the Broadway Historic District, to expand a modern addition on the northeast corner of the house by 24 square feet and add two new windows to it and relocate the door; and construct a 144 square foot screen room attached to the west elevation, 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, 9 and 10 and the guidelines for new additions, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to porches.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 1529 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: application, drawings, photos.

1529 Broadway (2007 Survey 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# _____ |
| | BLDG# _____ |
| DATE STAMP | |
| | |

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

| | | | |
|--|---|--|--------------------------|
| NAME OF PROPERTY OWNER <i>Stephanie Rowden</i> | | HISTORIC DISTRICT <i>Broadway</i> | |
| PROPERTY ADDRESS <i>1529 Broadway Street</i> | | | CITY ANN ARBOR |
| ZIP CODE <i>48105</i> | DAYTIME PHONE NUMBER <i>(734) 678 4416</i> | EMAIL ADDRESS <i>Sgrowden@gmail.com</i> | |
| PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) | | CITY | STATE, ZIP |

PROPERTY OWNER'S SIGNATURE

| | | |
|------------------|---|----------------------------|
| SIGN HERE | PRINT NAME <i>Stephanie Rowden</i> | DATE <i>7.17.20</i> |
|------------------|---|----------------------------|

APPLICANT INFORMATION

| | | | |
|---|----------|-----------------------|---------------|
| NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) | | | |
| ADDRESS OF APPLICANT | | | CITY |
| STATE | ZIP CODE | PHONE / CELL # () | FAX No () |
| 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).

*see attachment, sent separately, from architect
Connie Rizzolo Brown on 7/17/20*

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

again, please see Connie Rizzolo Brown's email

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc

Attachment to HDC Submittal For 1529 Broadway Ann Arbor MI

Date: July 17, 2020

1. Proposed Work

The proposed work for this project consists of A) 24 sqft addition to the post 1945 bump out to create a laundry area and redo bathroom to make it more accessible for aging and B) 12'x12' screen porch addition on the south west side of the home in the location of the existing post 1945 deck.

2. Describe the conditions that justify the proposed changes

A) Laundry area at bump out

This small addition at the 1-story bump out adjacent to a existing 2 story addition with crawlspace allows for greater utility and the ability to age in place thereby increasing the ability of the house to perform to current living standards. The very small addition allows for an internal re-design for a modest mudroom and laundry area and provides a large benefit to use of house now and over time.

B) Screen Porch off of kitchen

The screen porch fits beautifully into the rules for exterior areas from size, use and appearance.

Size: It is proportional to the home and fits the regulations

Use: It fits the use of a screen porch (un conditioned, screened, not a finished space)

Appearance: The form and design bring out the visually distinct features of the home. The location at the approximate spot of change in roof framing direction highlights the roof form and returns. The narrowness of the existing roof form is currently lost in the long eave side where the deck currently resides. Reflecting the pitch of the roof in the porch further draws attention to the older, more detailed part of the house.

Additional Notes:

All but one of the windows in the house have been replaced at some point from the original. The one window on the northeast side has 3 over 2 divided lites on the top sash only. Many of these windows are in need of replacement and the owners would like to replace them with windows more in keeping with the existing window style and grille pattern. The new windows in the bump out reflect that intent.

1529 Broadway- New Covered Porch and New 46sqft Addition

Zoning R2A 5' side set back Porch Entry Add. Current 34.3' Proposed 22.3'
30' rear setback Current 18.9' Proposed 18.9'
Current: 50.2' Proposed: 50.2'

Footprint Comparison % Increase
Pre-1945: 675 sqft
Added Post 1945* 378 sqft
Proposed adtl. 24sqft 402/675= 59%

SQFT Comparisons 1st Flr 2nd Flr Total
Pre-1945: 675 sqft 675 sqft 1350 sqft
Added Post 1945 378 sqft 333 sqft 711 sqft
Proposed adtl. 24 sqft 0 sqft 735 sqft 735/1350= 54%

Volume Comparisons
Pre-1945: 12,151 cuft
Added post 1945: 6383 cuft
Proposed adtl 204 cuft 6587/12151= 54%

Post 1945 Deck: 160 sqft To Be Removed
Proposed Porch: 144 sqft

Materials

Existing:

Siding: Wd 3.25"-4"
Corner bd: Wd 3"
Window
Head Wd 1.25" crown on 3,5" w/rout
Side Wd 2.75"
Sill Wd 1.5" w/3.25" below

Proposed:

Siding: Wd 3.5"
Corner bd: Wd 3"
Window
Head 1.25" drip cap on 3.25"
Side Wd 3"
Sill Wd 1.5" w/3.25" below

Porch: SEE SKETCH FOR SIZES

New siding on addition to be wood or polonia (polonia is siding at rear of home)

New trim to be smooth fiber cement or wood or poly ash product

* without the 45sqft bumpout % increase is 49%. Bumpout inc.in all calculations



rizzolo brown studio
210 Collingwood Ste106
Ann Arbor, MI 48103
734.223.0612

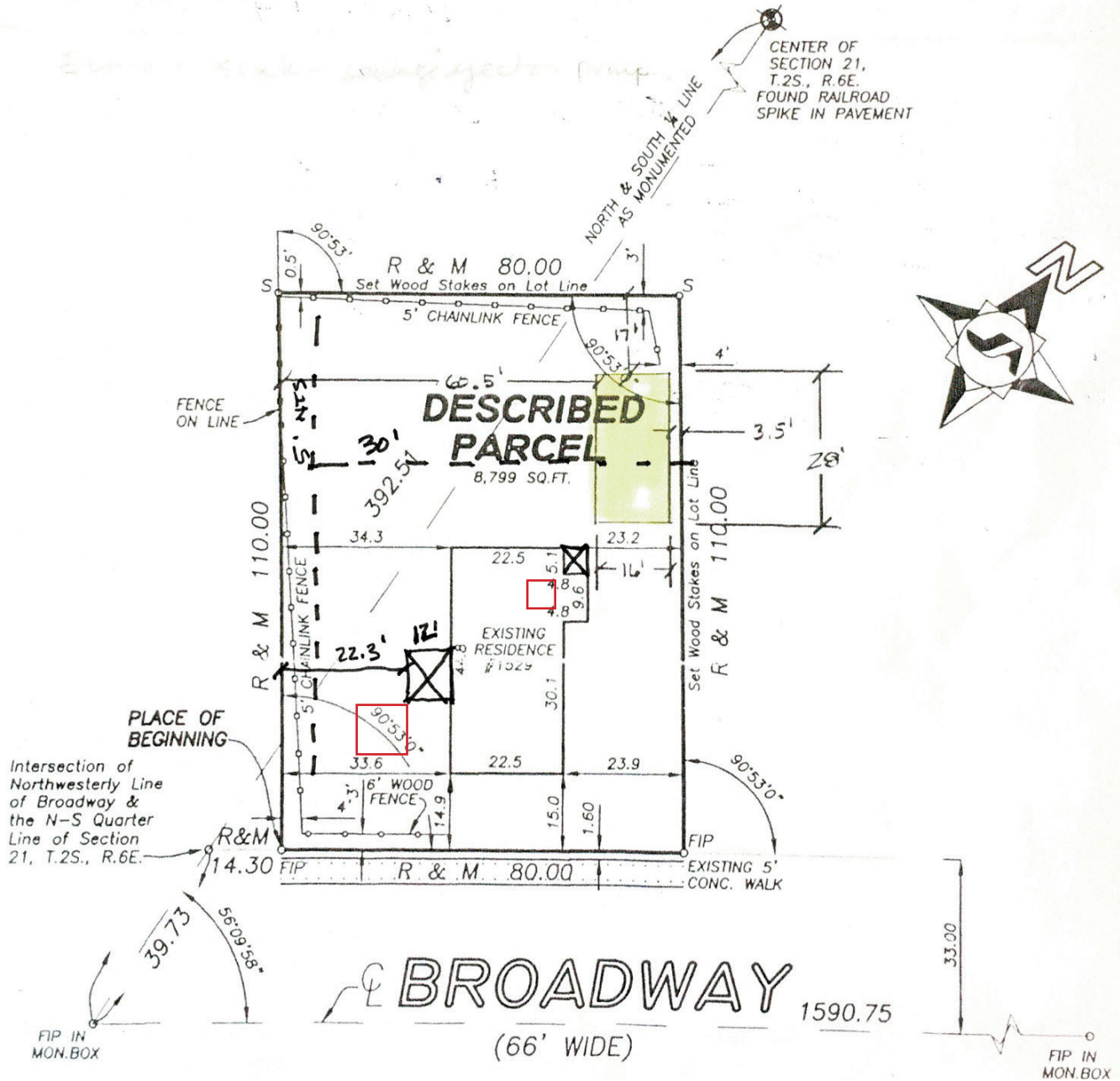
LEGEND

- R = Recorded
- M = Measured
- CONC. = Concrete
- MON. = Monument
- P.C. = Point of Curve
- = Line Break
- S = Set 1/2" Rebar w/cap
- FIP = Found Iron Pipe
- FSB = Found Steel Bar
- FCM = Found Conc. Mon.

LEGAL DESCRIPTION

LAND LOCATED IN THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWESTERLY LINE OF BROADWAY 14.3 FEET NORTHEASTERLY FROM IT'S INTERSECTION WITH THE NORTH-SOUTH QUARTER LINE OF SECTION 21, T.2S., R.6E., THENCE DEFLECTING 90°53'00" LEFT 110.00 FEET; THENCE NORTHEASTERLY DEFLECTING 90°53'00" RIGHT 80.00 FEET, THENCE DEFLECTING 90°53'00" LEFT 110.00 FEET; THENCE SOUTHWESTERLY ALONG BROADWAY 80.00 FEET TO THE PLACE OF BEGINNING.





Porch Side Elevation



Area of New Porch



Rear Elevation



Front Elevation Inside of Fence



Sidewalk Elevation



Driveway Side Elevation



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Area of Addition



Front of 1-Story Entry



Rear of 1-Story Entry



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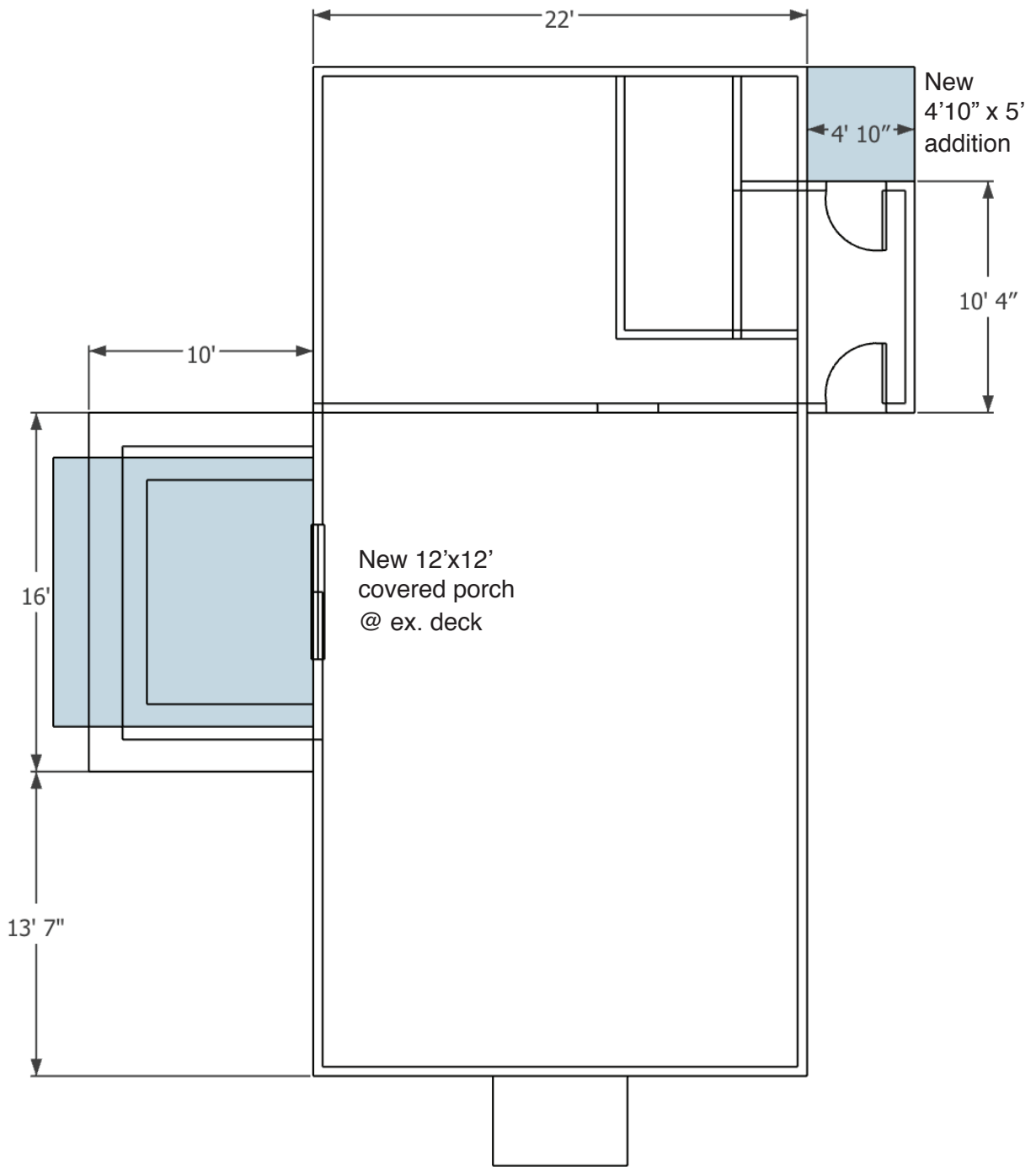
Closeup of Existing Deck



Typical Window Trim



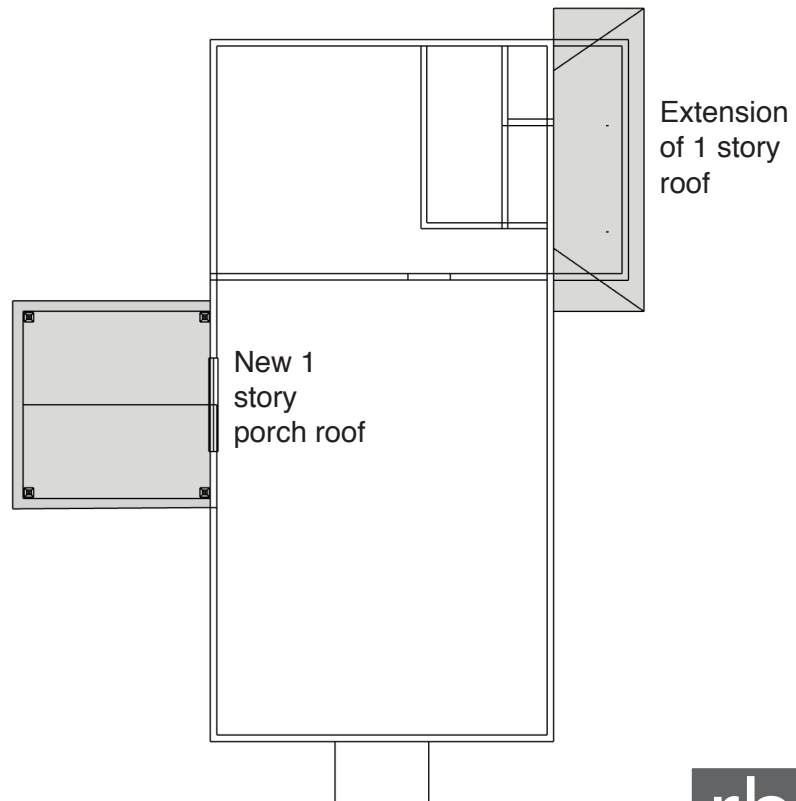
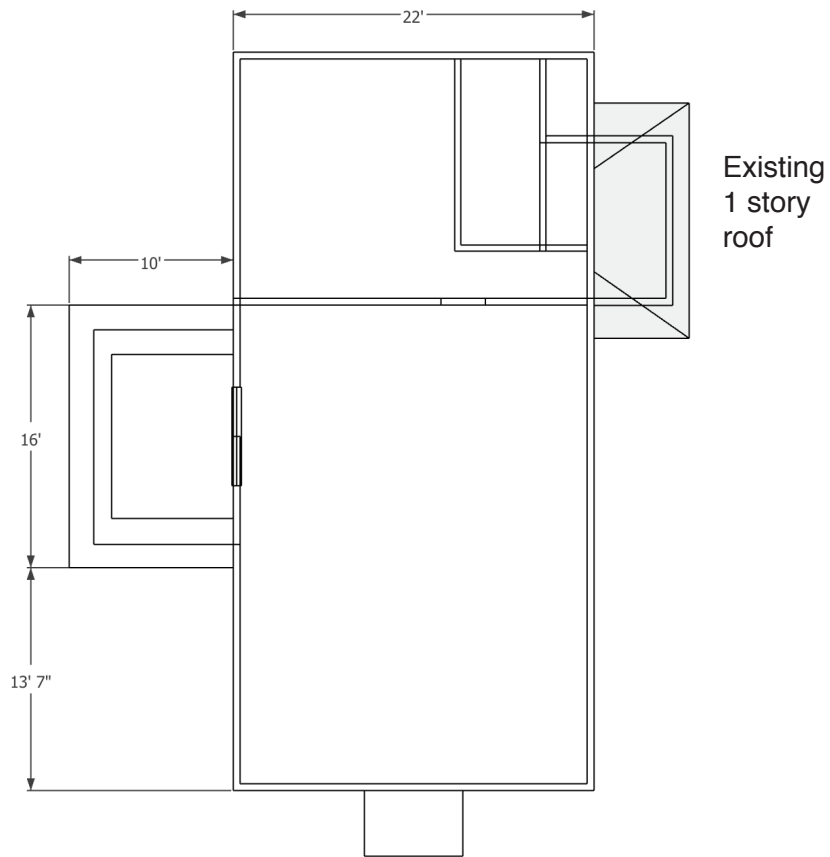
Only Original Window



FOOTPRINT



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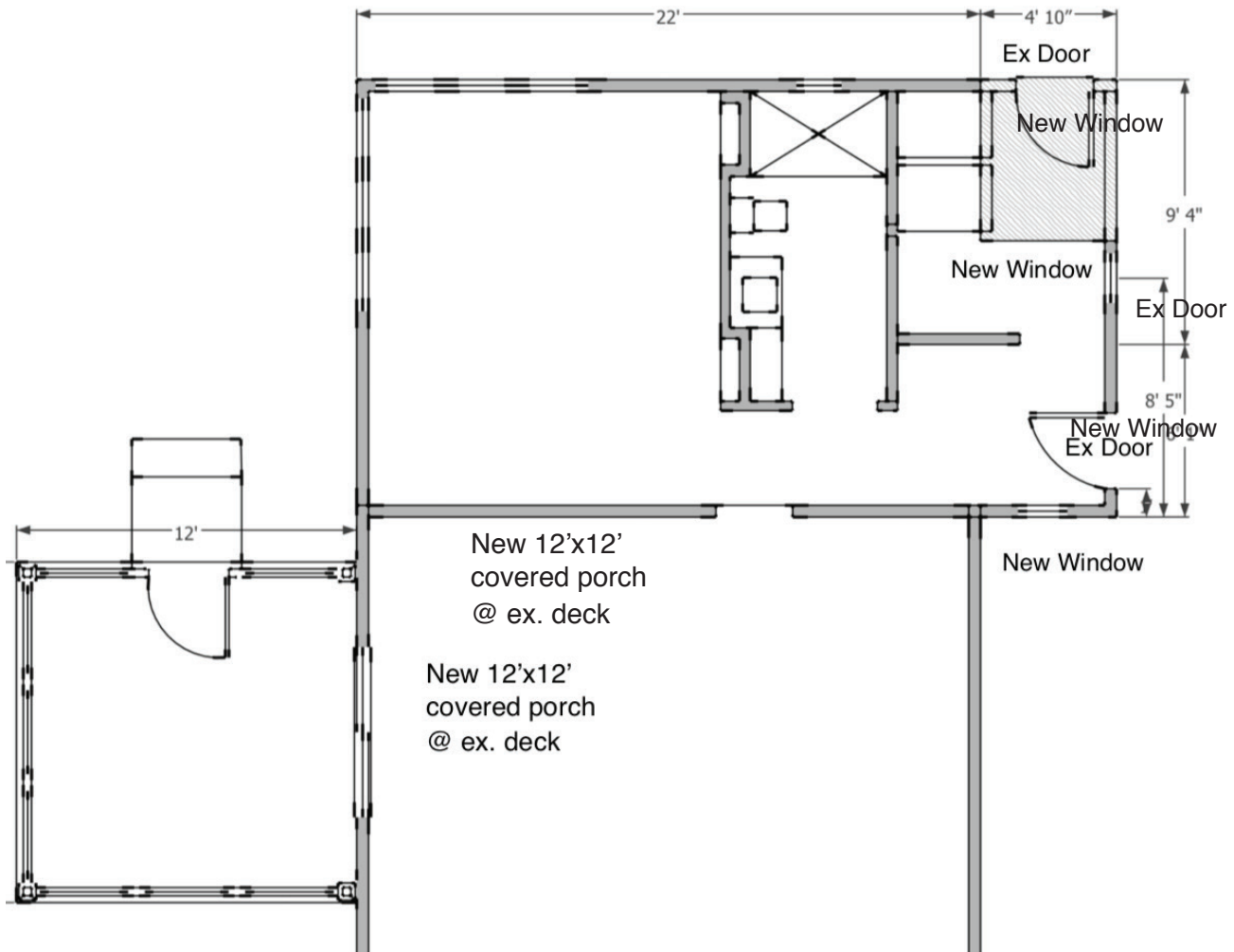
EXISTING & NEW 1 STORY ROOFS



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Area of new
4'10" x 5'
addition

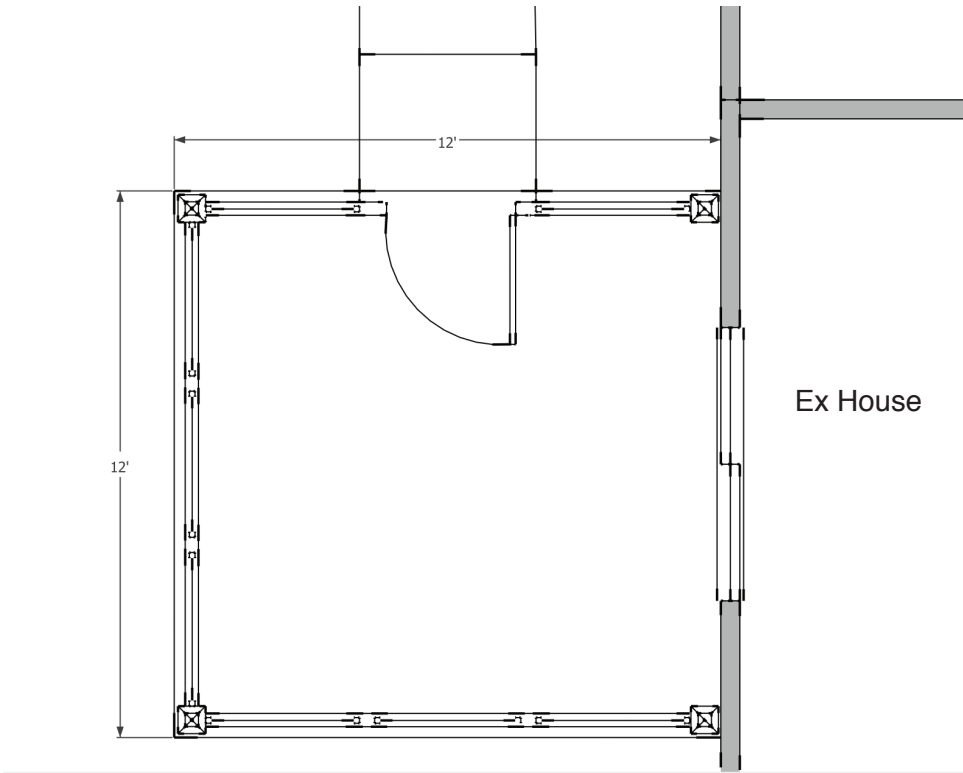
Area of new
4'10" x 5'
Ex Door
addition



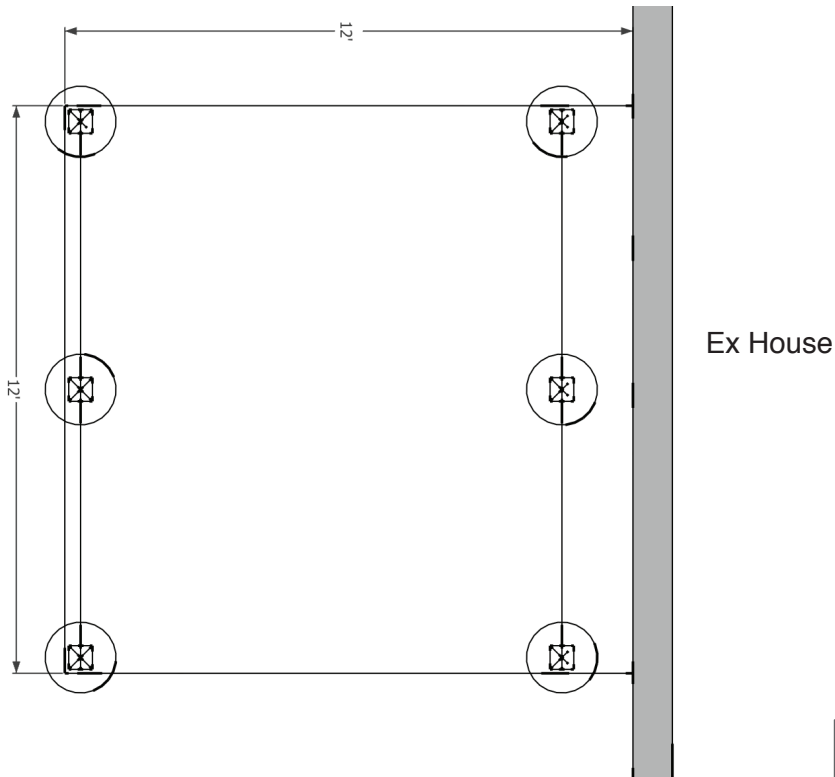
PROPOSED PLAN



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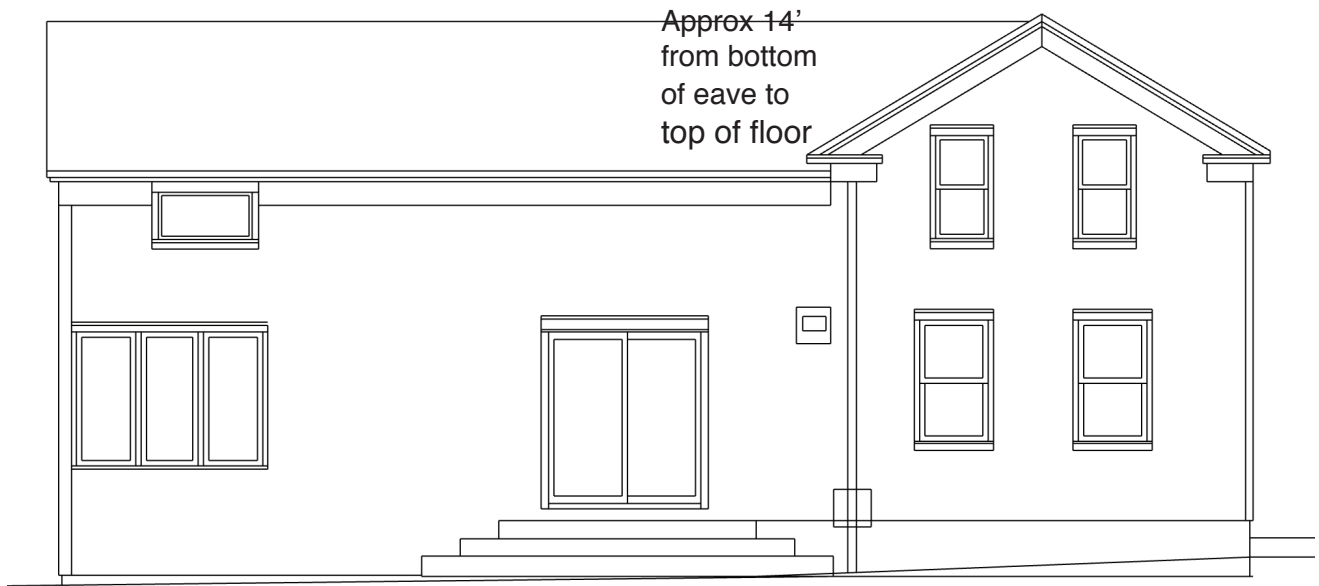
PORCH FLOOR



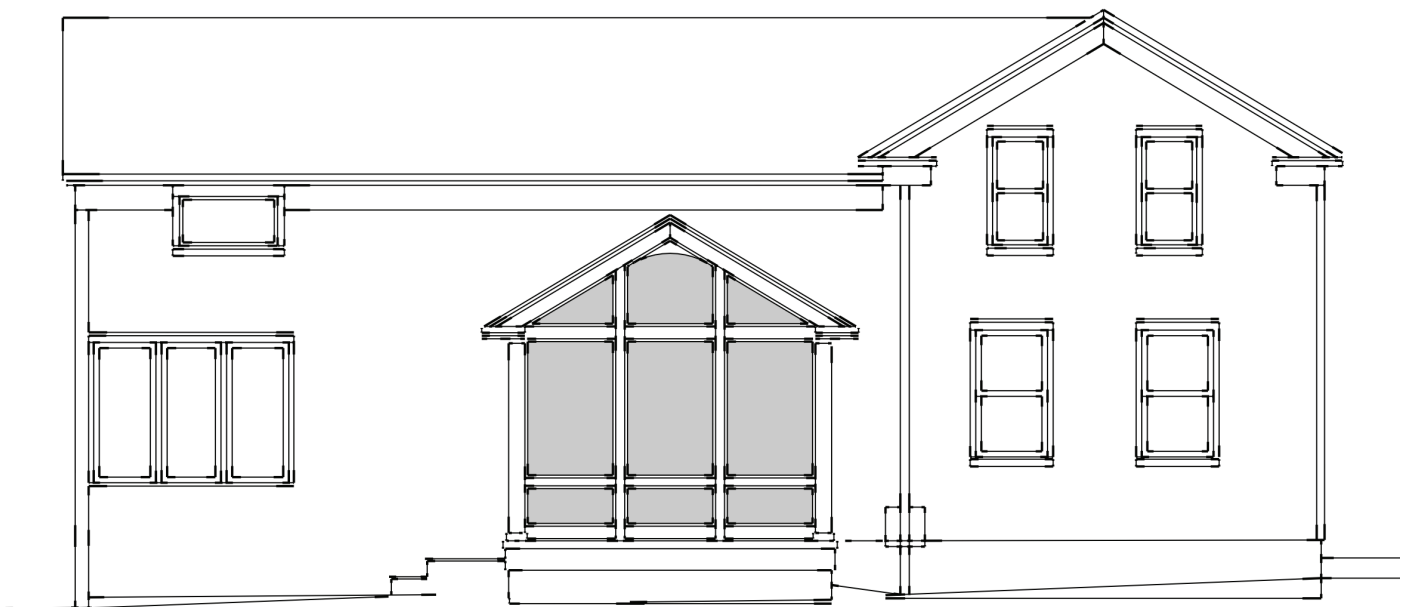
PORCH FOUNDATION



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EX DECK SIDE ELEVATION



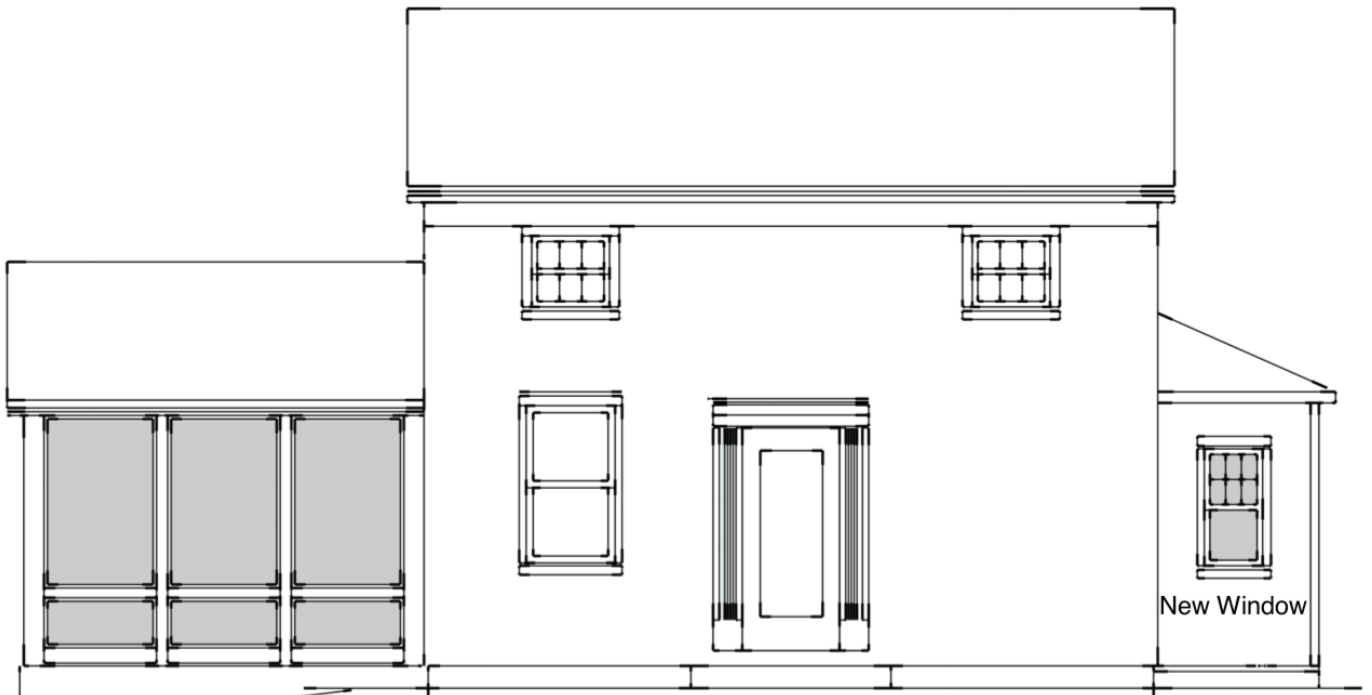
PROPOSED PORCH ELEVATION



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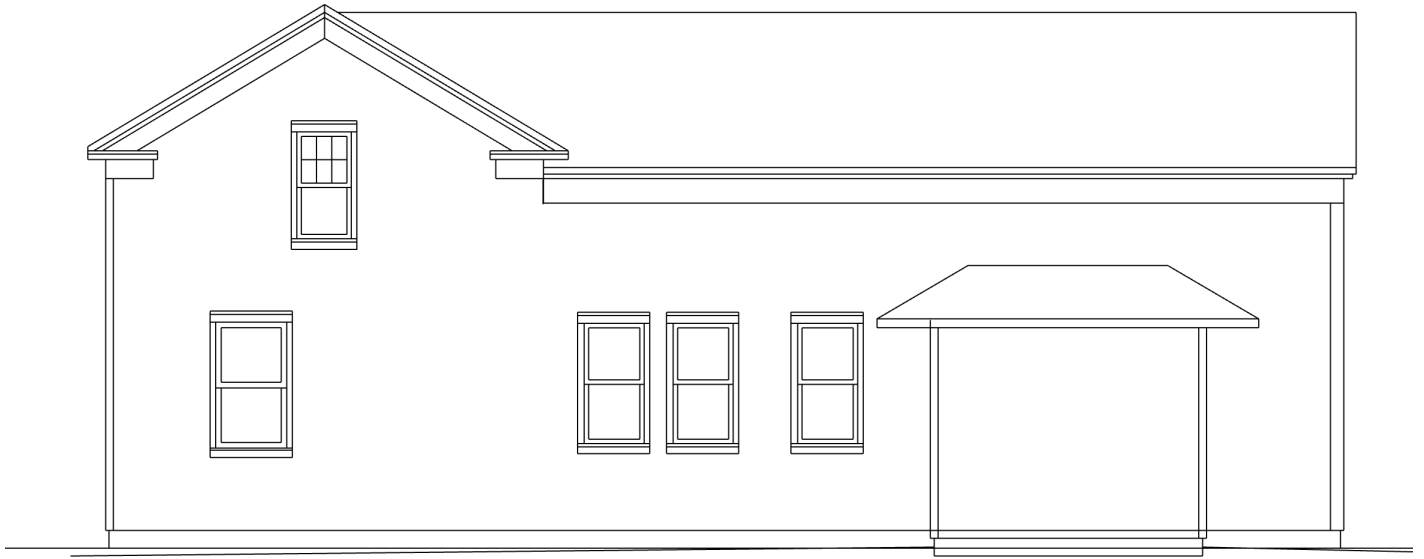
EX STREET ELEVATION



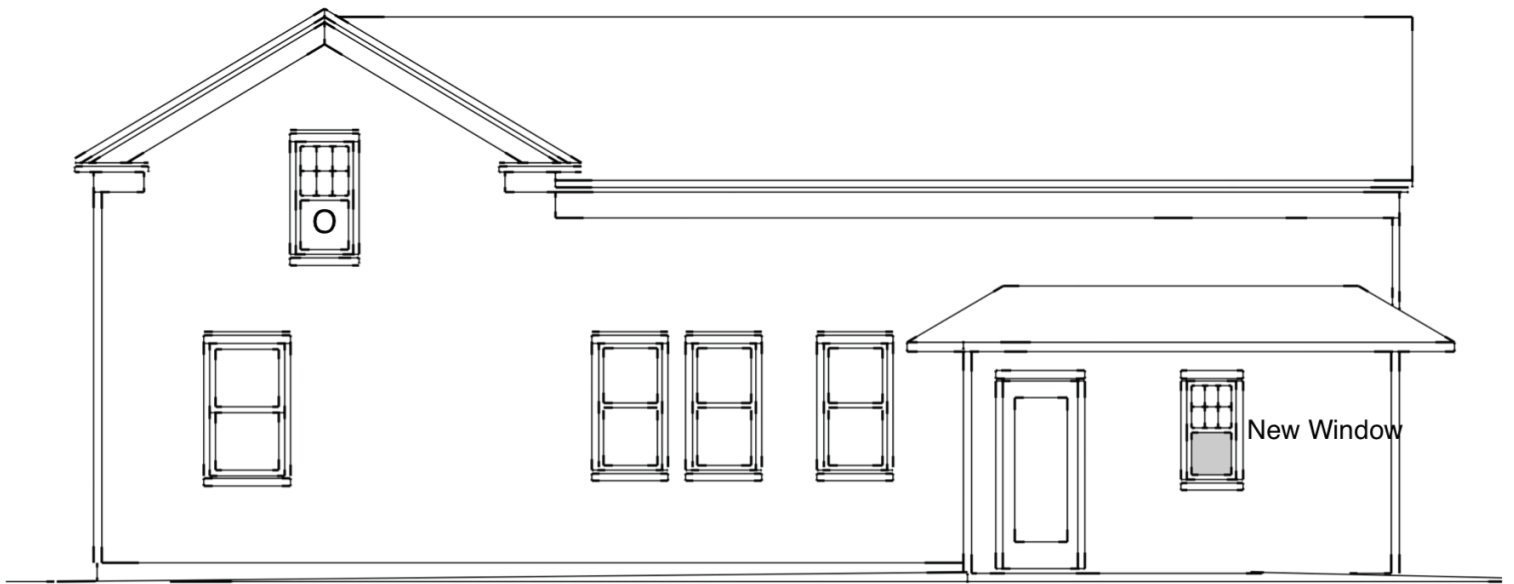
PROPOSED STREET ELEVATION



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EX. DRIVEWAY SIDE ELEVATION



O = Original Window

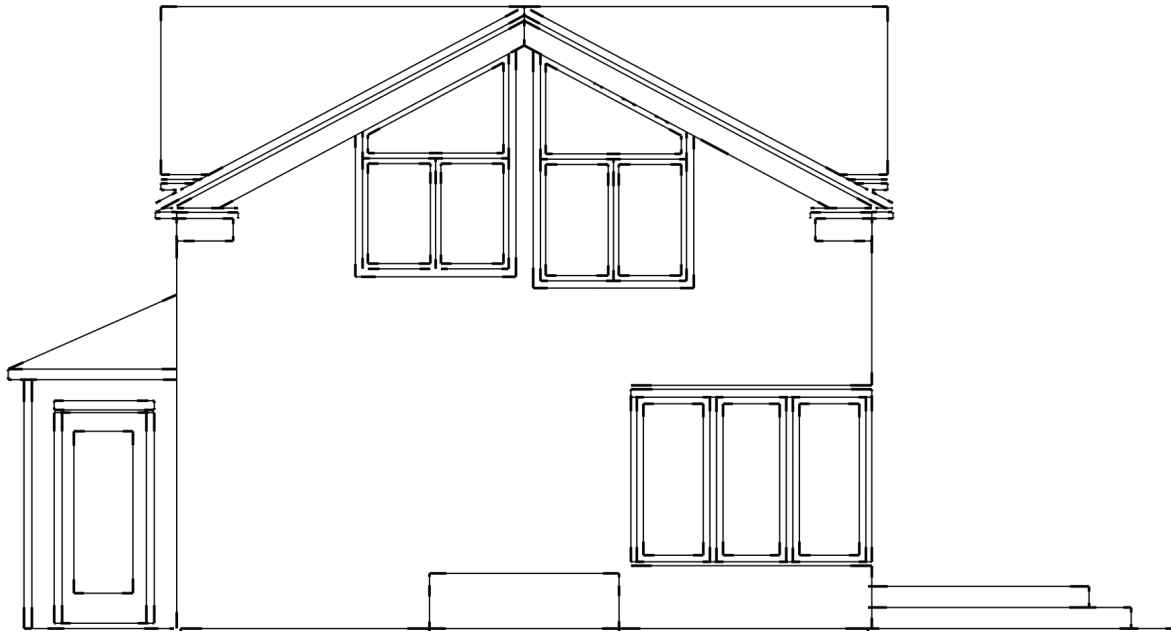
Relocated
Door

New Window

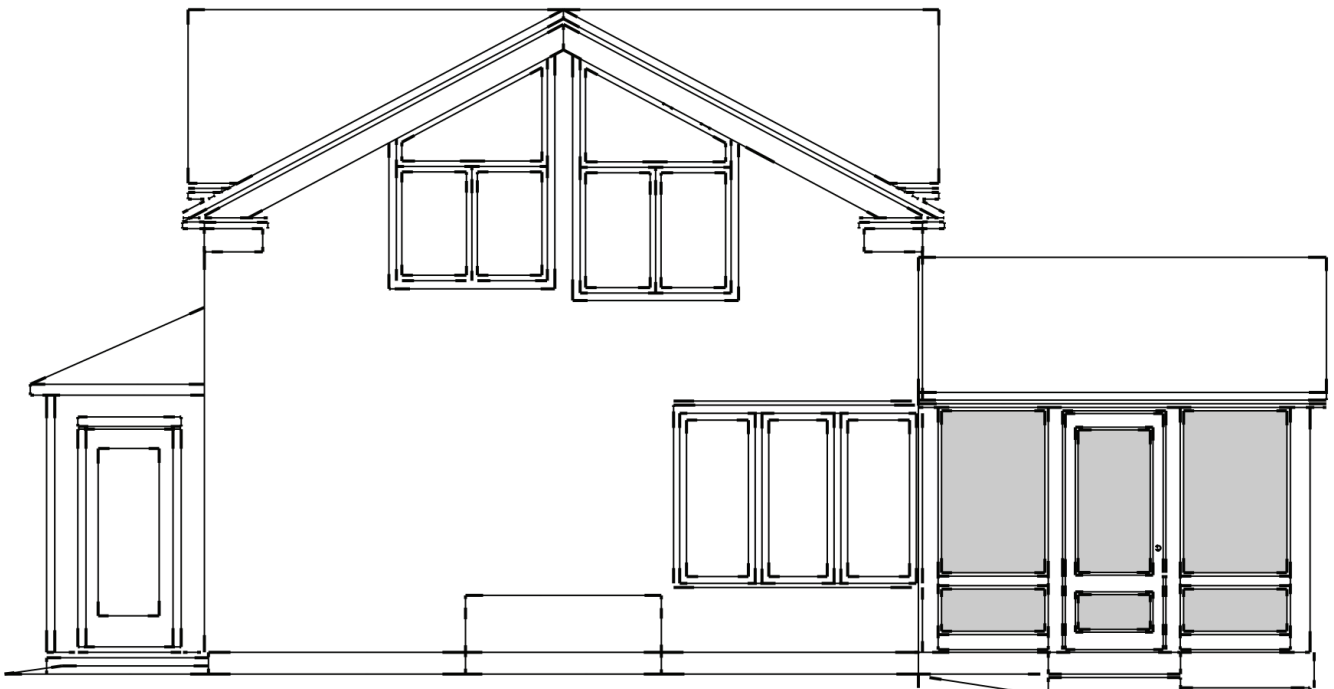
PROPOSED DRIVEWAY SIDE ELEVATION



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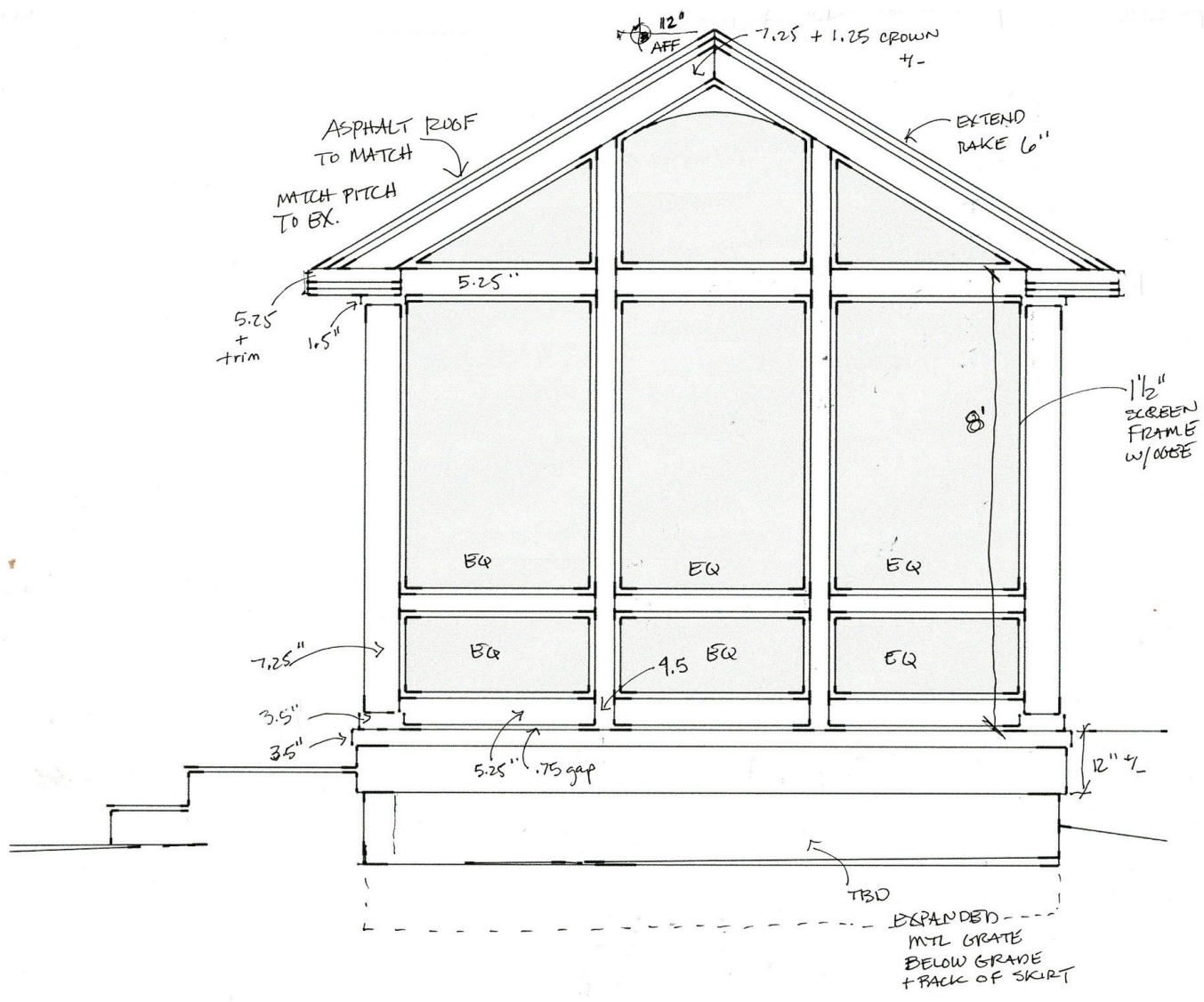
EX. REAR ELEVATION



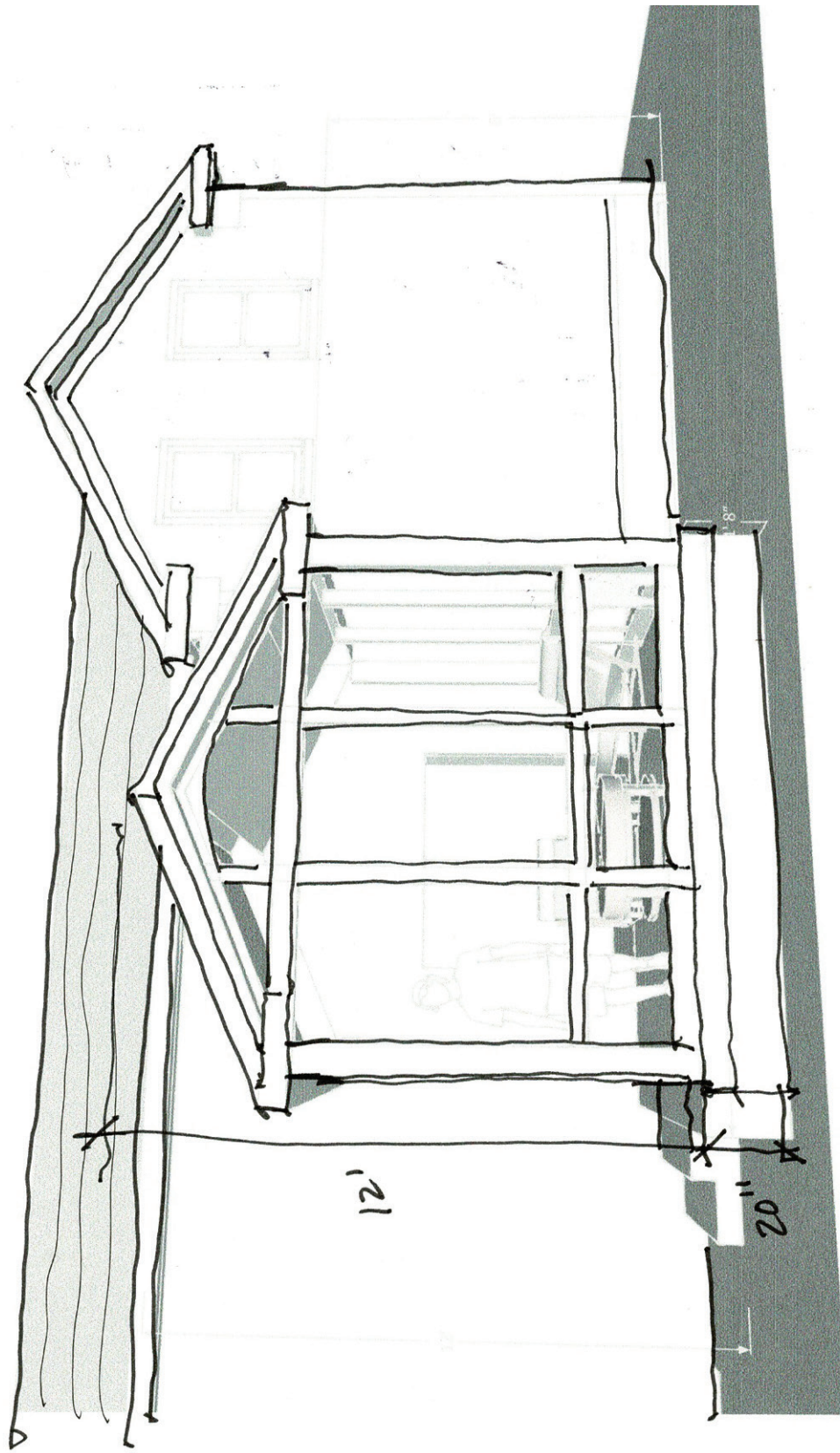
PROPOSED REAR ELEVATION



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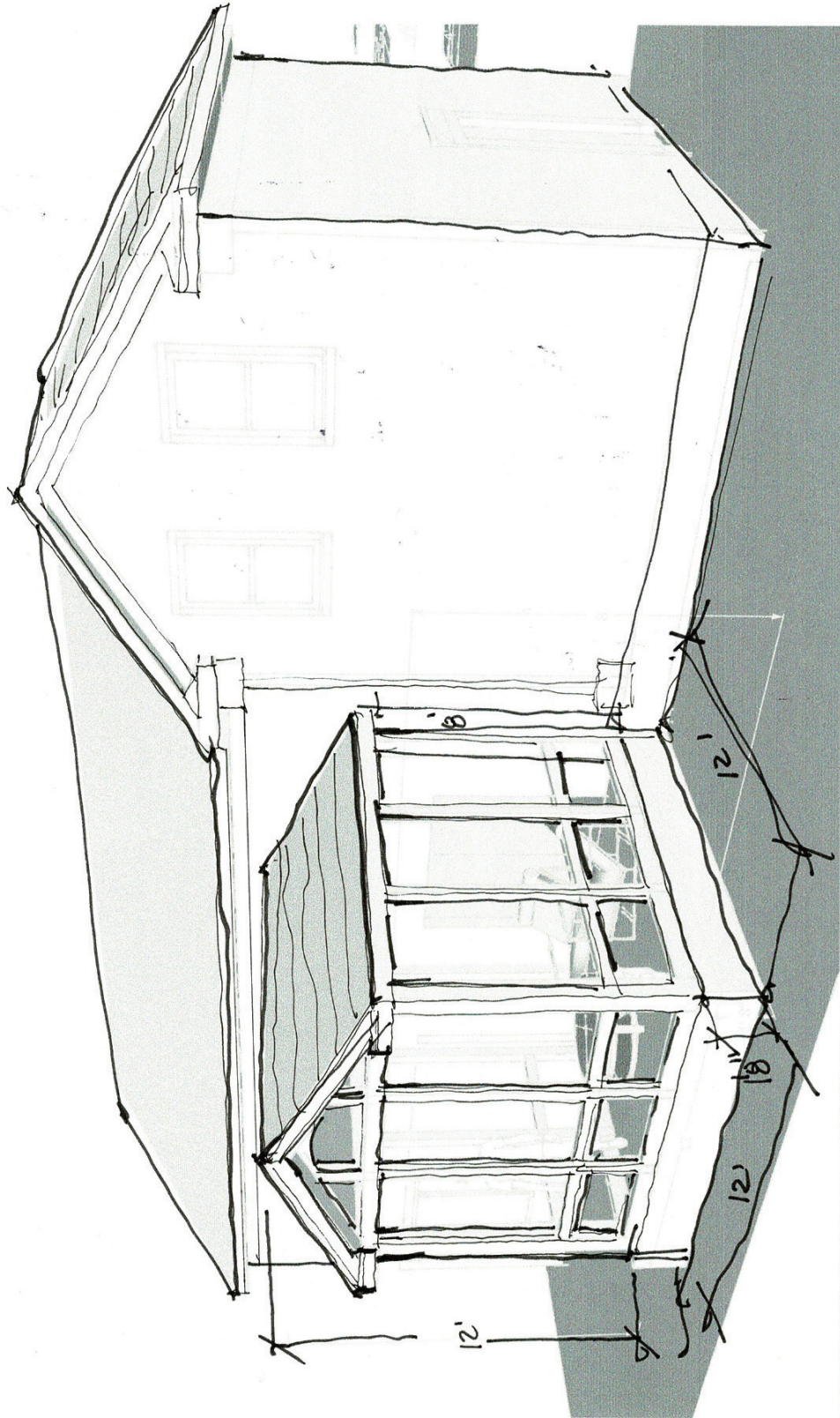
PORCH ELEVATION



PORCH MASSING 1



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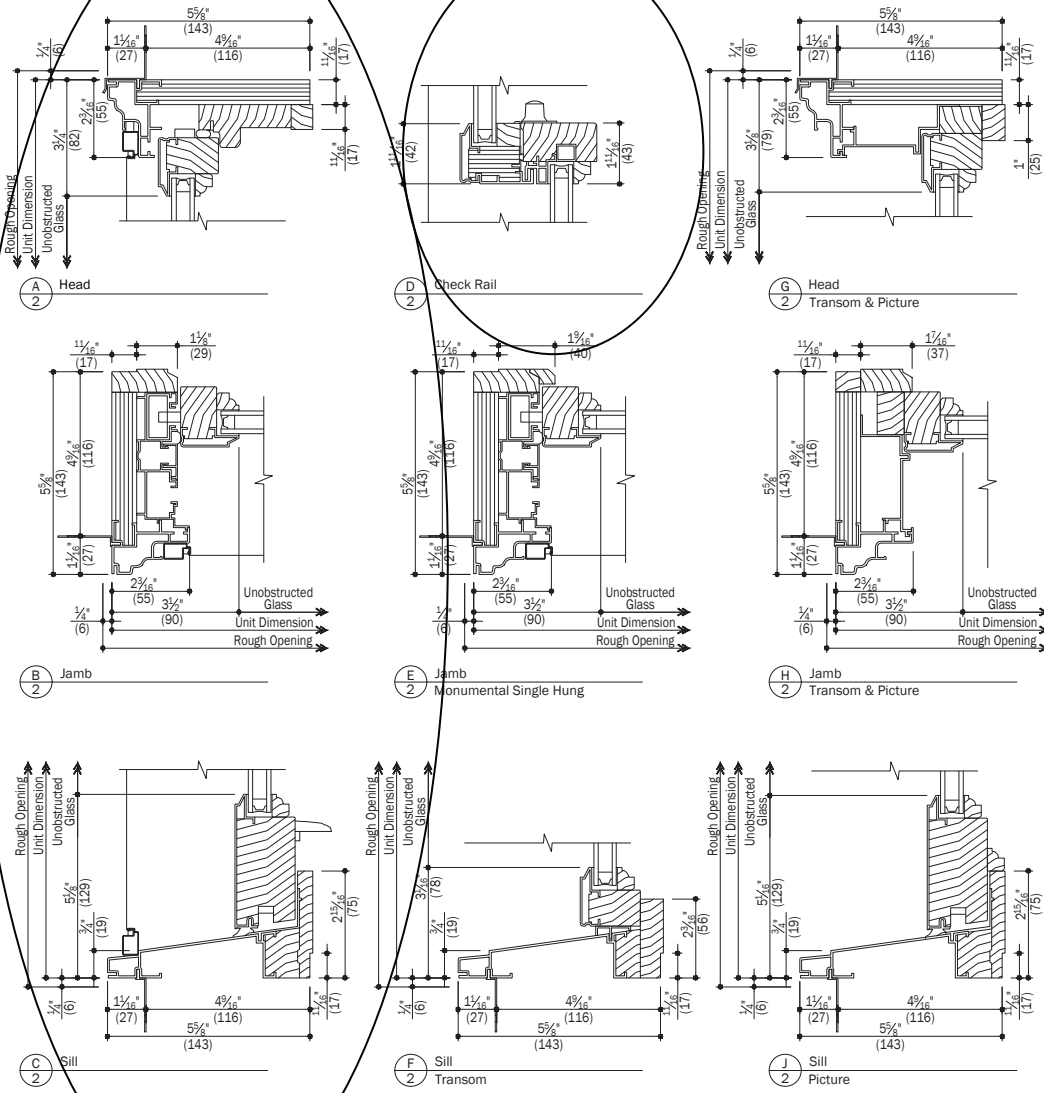
PORCH MASSING 2



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E-Series

Double Hung & Single Hung Windows



Notes:

