

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 1223 Traver St, Application Number HDC26-0026

**DISTRICT:** Broadway Historic District

**STATUS:** Contributing

**REPORT DATE:** April 9, 2026

**REPORT PREPARED BY:** Mariana Melin-Corcoran, City Planner

**REVIEW COMMITTEE DATE:** Monday April 6, 2026

### OWNER/APPLICANT:

**Name:** Mitchell Gerczak and Tamara Stevenson

**Address:** 1223 Traver St, Ann Arbor, MI 48105

**Phone:** (734) 730-1842

**BACKGROUND:** The c.1840s Jacob Armstrong House is a 1.5 story Greek Revival in the rare hen and chicks form. It may have been moved from another site on Traver. It was first owned by Jacob Armstrong who moved to Ann Arbor from New York. Armstrong, his sons and grandsons all worked as carpenters in Ann Arbor.

In 2021, the HDC determined that the single-car garage is a contributing historic structure (HDC21-031).

In January 2022, the HDC approved an application to raise the house 16 in, add three basement egress windows, and construct a rear 150 sq ft addition (HDC22-006). In May 2022, the HDC approved an application to move the house 4 ft to the north to protect two silver maple trees and one black walnut tree and redesign the previously approved rear addition.

**LOCATION:** The site is located on the west side of Traver Street, north of Bowen Street and south of Pear Street.

**APPLICATION:** The applicant seeks HDC approval to pave a concrete driveway.



*Image 1: Location map showing 1223 Traver Street outlined in blue*

## 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 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.
- (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):

#### Building Site

- *Recommended:* Retaining the historic relationship between buildings, landscape features, and open space.
- *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:* Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the site.
- *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.

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

#### Landscape Features

- *Not Appropriate:* Introducing any new building, streetscape, or landscape feature that is out of scale or otherwise inappropriate to the district's historic character.

#### Paved Areas

- *Appropriate:* On residential properties, retaining and maintaining existing historic driveways and curb cuts, including "two track" driveways and green space between the driveway and house.

## STAFF FINDINGS

1. The applicant proposes paving an existing gravel driveway to the north of the house. It will align with the existing curb cut on Traver Street.
2. The paved driveway will measure 30 ft east-west, from the right of way to the existing garage. It will be approximately 10 ft wide near the right of way. Then it will expand to approximately 18 ft at the widest and after that will narrow to fit the width of the garage. The paving will be concrete.
3. The proposed driveway will not abut the house. At the closest (the widest point of the driveway), the driveway will be located 4-5 ft from the house. The space between the house and the proposed driveway will have landscaping.
4. Staff recommends approval of the application. The location is appropriate, the paving will not directly abut the house, and the work is reversible.

## 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 1223 Traver Street, a contributing property in the Broadway Historic District, to pave a driveway as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the *Ann Arbor Historic District Guidelines* for paved areas and landscape features, and *The Secretary of the Interior's Standards for Rehabilitation*, in particular standards 1, 2, and 10, and the guidelines for building site.

## MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 1223 Traver 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, photos, drawings.



*Image 2: 1223 Traver Street (2021 applicant photo)*

# Historic District Application

1223 Traver Rd.

Ann Arbor, Mi 48105

Tami Stevenson and Mitch Gerczak

**DATE:** March 18, 2026

**TO:** City of Ann Arbor Historic District Commission

**FROM:** Tamara K Stevenson and Mitch J Gerczak

**PROJECT:** 1223 Traver Rd. Concrete Driveway

**DESCRIPTION OF EXISTING PROPERTY:** Gravel driveway

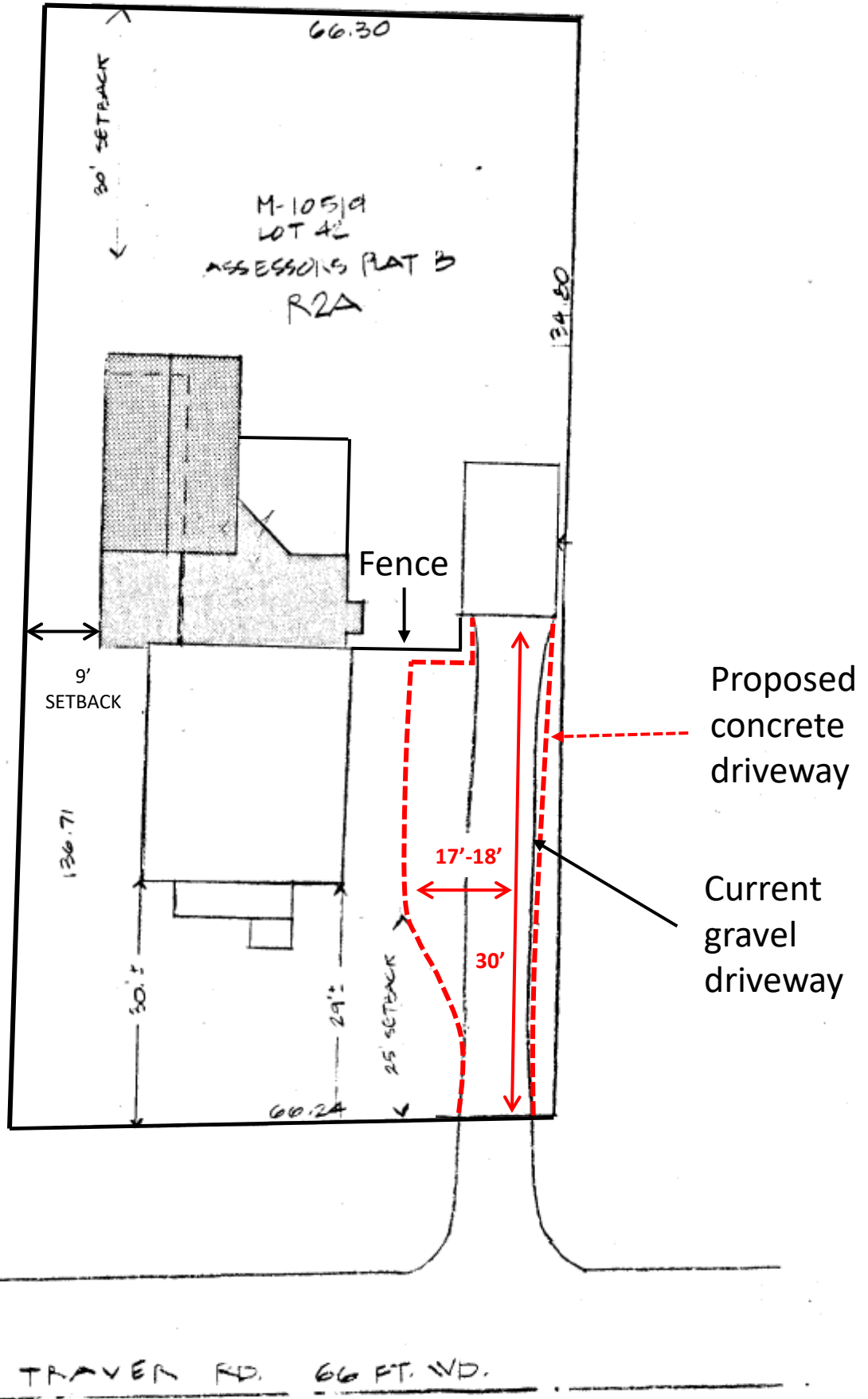
**DESCRIPTION OF PROPOSED CHANGES:** We are proposing to add an approximately 1050 sq ft concrete driveway. We currently have a gravel driveway that is challenging to keep clear during the winter and has resulted in our aging parents and mail carrier to slip and fall. There is an approximate 4-5' area of landscaping separating the proposed concrete driveway and house.

**Current Driveway:**



Current Driveway, cont.





**Proposed Concrete Material**

