

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 1533 Broadway Street, Application Number HDC15-212

DISTRICT: Broadway Historic District

REPORT DATE: November 12, 2015

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: November 9, 2015

OWNER	APPLICANT
Name: Andrzej Dolata	Same
Address: 3675 Charter Place Ann Arbor, MI 48105	
Phone: (734) 668-7681	

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. See the attached survey for more information.

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

APPLICATION: The applicant seeks HDC approval to remove a rear three-season room and construct a 16'6" x 28'11" addition to the rear of the home on the existing walk-out basement; replace a rear-facing basement door; replace a non-original window with a new compatible window in the original opening size (window #5); lower a window located to the left of the front door that does not face the street by 8" (window #3); replace a rear-facing basement window with a new window in the same opening (window #10); and install a patio that extends between the new addition and garage.

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.

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 cement block house has been vacant for several years, and has suffered from the lack of maintenance. The new homeowner is taking great pains to accurately restore the main structure by repairing original windows and keeping original materials on the front and side elevations of the house whenever possible.
2. The existing rear three-season room on the back of the house is in extremely poor condition, and it is not known if it is original to the house. It sits on top of the basement foundation, which (oddly) extends out 16' beyond the rear exterior wall of the main floor of the house. The owner proposes to remove the poorly-constructed three season room and bump the back of the house out to the edge of the existing basement. The design of the house lends itself well to this project, and the new addition will be easily discernible from the original structure. It will feature large windows across the back, a side door near the garage, and lap siding similar to what's on the garage. The eave overhang on the addition would be the same design as the rest of the house, but shallower to help distinguish it.
3. Replacing the side non-original window with a larger one that fits the historic opening is appropriate. The window near the front door that is proposed to be lowered 8" would make it possible for the homeowner to see out of it while sitting at his desk, where he expects to spend a lot of time. Since the window is isolated from the other original windows on the front of the house (the three small ones next to the front door are not original), lowering this historic window would not cause any disruption in the appearance of the house, especially since it does not face the street.
4. The rear-facing basement door is not original, and replacing it with one that matches the full-lite door on the addition is appropriate. The rear-facing basement windows are in fairly poor condition, and since this space is proposed to be finished and the windows are

on a non-historic elevation, replacing them but keeping the existing opening is acceptable.

5. Considering the appearance of the addition in terms of the surrounding historic district, it is low-key, compatible, and will blend in with no disruption to neighboring structures.
6. Staff believes the work is sensitive to the house and neighborhood and meets the Ann Arbor Historic District Design Guidelines and the Secretary of the Interior's Guidelines, and the Secretary of the Interior's 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 1533 Broadway Street, a contributing property in the Broadway Historic District, to construct an addition over an existing rear walkout basement, 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: BHD Survey, 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

Character Defining Features: 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

<i>First City Directory:</i>	1944	<i>Architect:</i>	Unknown
<i>Original Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Current Use:</i>	Residential		

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.

2015 file photos: Rear three-season room





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: <u>1533 BROADWAY ANN ARBOR MI. 48105</u>	
Historic District: <u>BROADWAY HISTORIC DISTRICT</u>	
Name of Property Owner (If different than the applicant): <u>The DOLATA FAMILY TRUST</u>	
Address of Property Owner: <u>3675 CHARTER PL. ANN ARBOR</u>	
Daytime Phone and E-mail of Property Owner: <u>668 76 81 DOLATAAL@SBCGLOBAL.NET</u>	
Signature of Property Owner: <u><i>[Signature]</i></u> Date: <u>10-18-2015</u>	
Section 2: Applicant Information	
Name of Applicant: <u>ANDRZEJ DOLATA</u>	
Address of Applicant: <u>3675 CHARTER PL. ANN ARBOR MI. 48105</u>	
Daytime Phone: <u>(734) 668 76 81</u> Fax: <u>()</u>	
E-mail: <u>DOLATAAL@SBCGLOBAL.NET</u>	
Applicant's Relationship to Property: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other	
Signature of applicant: <u><i>[Signature]</i></u> Date: <u>10-18-2015</u>	
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 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><i>[Signature]</i></u>	

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

1. Provide a brief summary of proposed changes. _____

2. Provide a description of existing conditions. _____

3. What are the reasons for the proposed changes? _____

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

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 15-212 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:

Ann Arbor Historic District Commission Application

Section 5

The proposed changes include a complete cleaning and remodeling of the interior of the house and a first floor addition that runs across the rear of the house. The addition is on top of the existing foundation and replaces a deteriorating sun-porch, which now covers the foundation. The exterior of the existing house is being preserved with a complete cleaning, repairs as required, and repaint.

The existing house has been neglected for years. There are many roof leaks, some dry-rot, some mold, a total mess. The exterior walls are concrete block and in excellent shape. The foundation is concrete block and in very good condition. The roof needs attention, especially over the rear sun-porch. The electrical is out of date and there is no kitchen.

We are proposing the changes to provide room for a Dining Room and Kitchen and to update the functions and efficiencies of the house to fit modern living.

We have not included a site plan with our submittal because there is no proposed work other than on the house itself. There is no foundation work. The building footprint will not change. There will be no changes to the garage, and no sidewalk or patio changes are contemplated at this time.

SPECIFICATIONS AND LIST OF MATERIALS

1533 BROADWAY, ANN ARBOR, MI

FOUNDATION/MASONRY

The foundation and exterior walls of the house are concrete block masonry. The condition is generally good, but all of the masonry needs to be cleaned and inspected. Any holes, cracks, or loose masonry is to be tuck-pointed. Bearing conditions at beams and columns are to be checked for tightness. New openings in the interior basement wall are to be saw-cut then tuck-pointed to assure soundness. The exterior masonry surfaces are to be cleaned and painted. The masonry fireplace also is to be tuck-pointed below the roof.

ROOFING

The existing roof is a vinyl membrane roof over tapered fiber insulation. The front portion of the roof is to be saved with attention paid to the flashings across the front of the house and around the brick chimney. The new addition is to be roofed with the same roof material as the existing. The new membrane is to be bonded to the existing for a continuous seal. The tapered fiber insulation is to continue to slope water to the rear. The metal roof edge on the new roof is to match the edge of the existing roof.

SIDING

The exterior walls of the existing house are concrete block as specified above under masonry. The siding on the garage is 1x6 shiplap horizontal wood garage siding. It is to remain and be cleaned and painted. Where siding is shown on the new addition, it is to match the garage siding. The new siding is to be back-primed and painted on all surfaces. The exterior trim on the addition is to be #2 pine and is to be back-primed and painted before installation.

EXTERIOR DOORS

The existing main entry door is a flush wood door and is hung in a wood frame with exterior brick-mold. The frame of the door is to be repaired and secured on the fireplace side. Weatherstripping is to be replaced and the door and frame are to be painted. If the door is not savable it will be replaced with a solid core flush wood door to match the existing.

The rear basement entry door is to be replaced with an insulated steel full light door, hung in a wood frame with brick-mold exterior. The door will be fully weatherstripped and will have an aluminum threshold. The glass will be insulated glass.

The side entry door (between the garage and house) is to be an insulated steel full light door hung in a wood frame. The exterior of this door is to be cased with 1x6 as

shown on the plans. The door is to be fully weatherstripped and will have an aluminum threshold. The glass is to be insulated.

EXTERIOR TRIM

All of the existing exterior trim is to be saved. Cracks are to be filled and caulked. Drilled holes where little vents were installed will be filled and caulked. The trim will be scraped to remove any loose paint and then all trim will be painted. If any existing trim is found to be rotting, it will be replaced with trim removed from the back of the house where the addition will be. The new addition will be trimmed with details that match the existing house where possible. The new trim material will be #2 pine which is to be back-primed and painted on all surfaces.

WINDOWS

Window numbers 1, 2, 3, 4, and 6 are all existing windows that are to remain. These windows will have broken glass replaced and any broken frame members repaired. Any loose glazing or caulk is to be removed and replaced with new. The windows will then be stripped and repainted. These windows are now single glazed and are to have removable storm panels installed that can be swapped out for screens each spring.

Window #5 is a new horizontal sliding window. The window will be a Jeld-Wen wood window with insulated glass. The exterior will be trimmed with standard brick-mold and the window is to be made to fit into the existing masonry opening. The existing window in this location is not the original window from 1942, and the current window has been made inoperable and is half framed over.

Windows #7,8,9 and 10 are to be Jeld-wen wood casement windows with insulating glass. The windows are either standard operable casements or casement picture windows as indicated on the plans. The exterior of these windows is cased with 1x6 as shown on the plans.

Windows #11, 12, and 13 are existing basement windows. The broken glass is to be replaced. The frames and glass block tuck-pointed. The frames are to be painted.

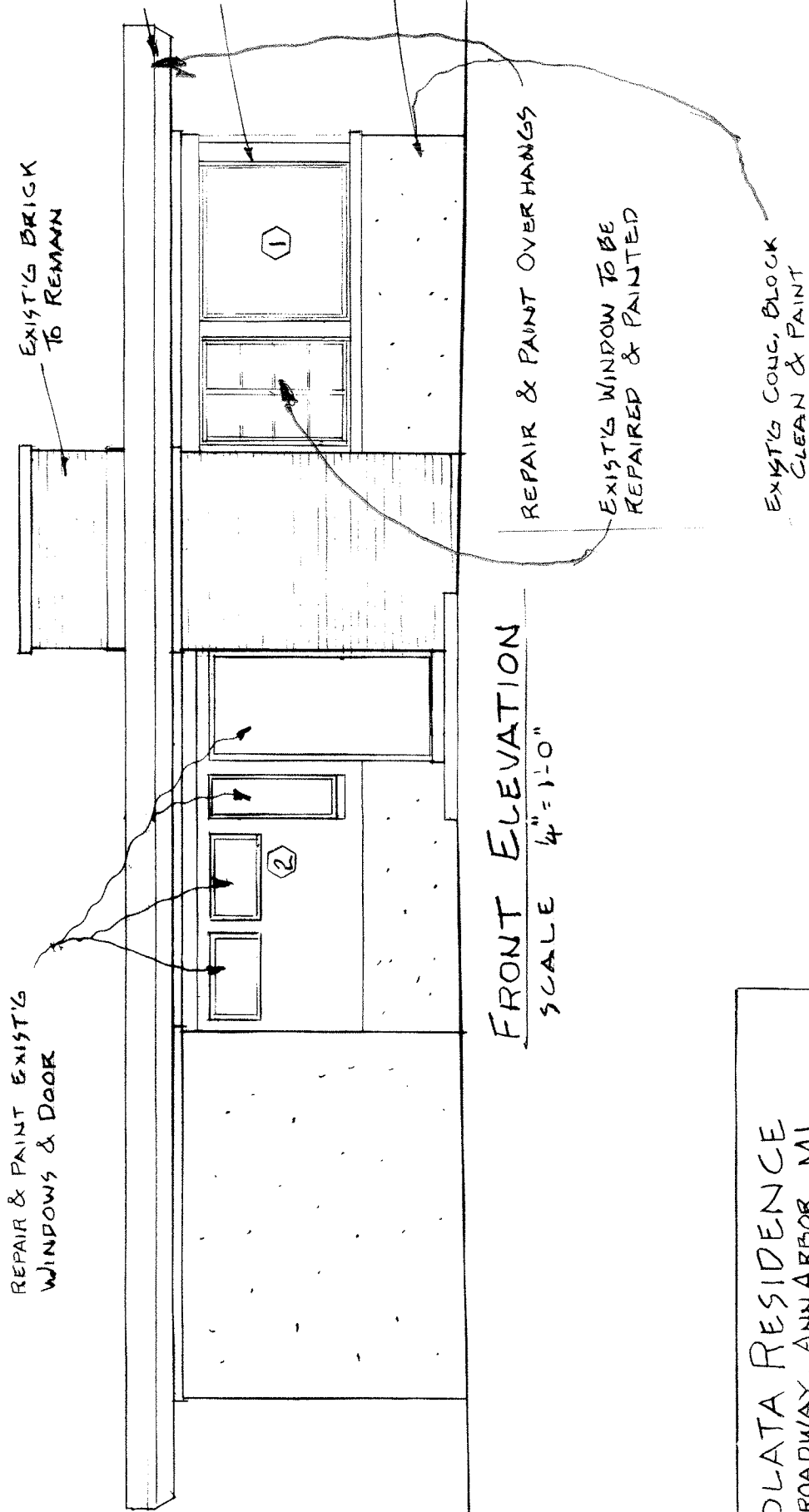
GENERAL

The entire outside of the house and garage are to get a new paint job.

All walls and ceilings inside, including the finished areas of the basement are to be covered with ½" drywall and are to be painted.

New ceramic and wood floors are to be installed throughout the house including the finished areas of the basement.

All new electrical, plumbing, and heating are to be installed in the house.

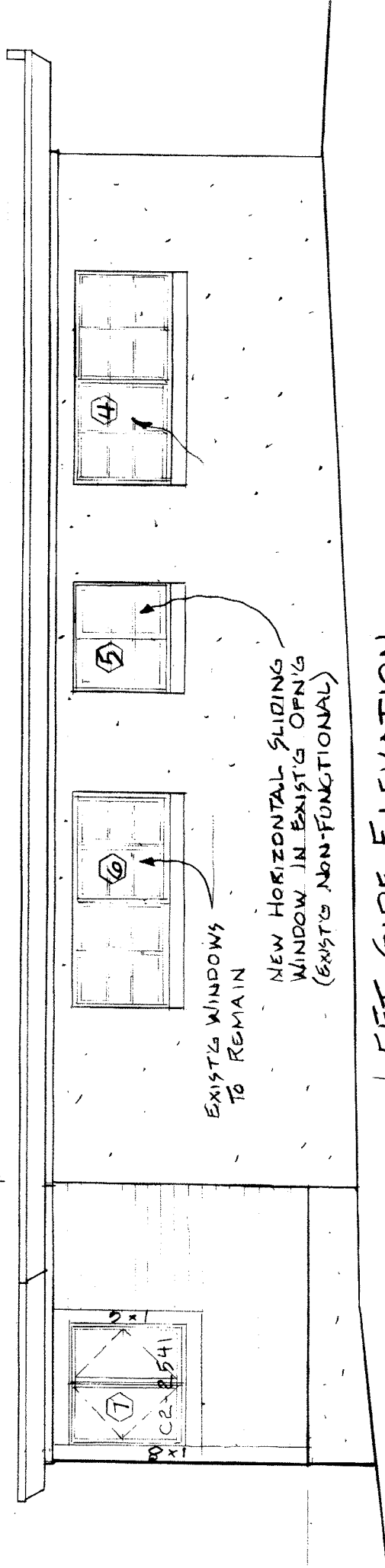


FRONT ELEVATION
SCALE 4" = 1'-0"

DOLATA RESIDENCE 1533 BROADWAY, ANNARBOR MI	
FRONT	SHT. NO.
ARCHITECT BOB MURRAY 734.660.2066	1 of 4
DATES	REVIEW 10/20/15

NEW ADDITION

* EXIST'G HOUSE



LEFT SIDE ELEVATION

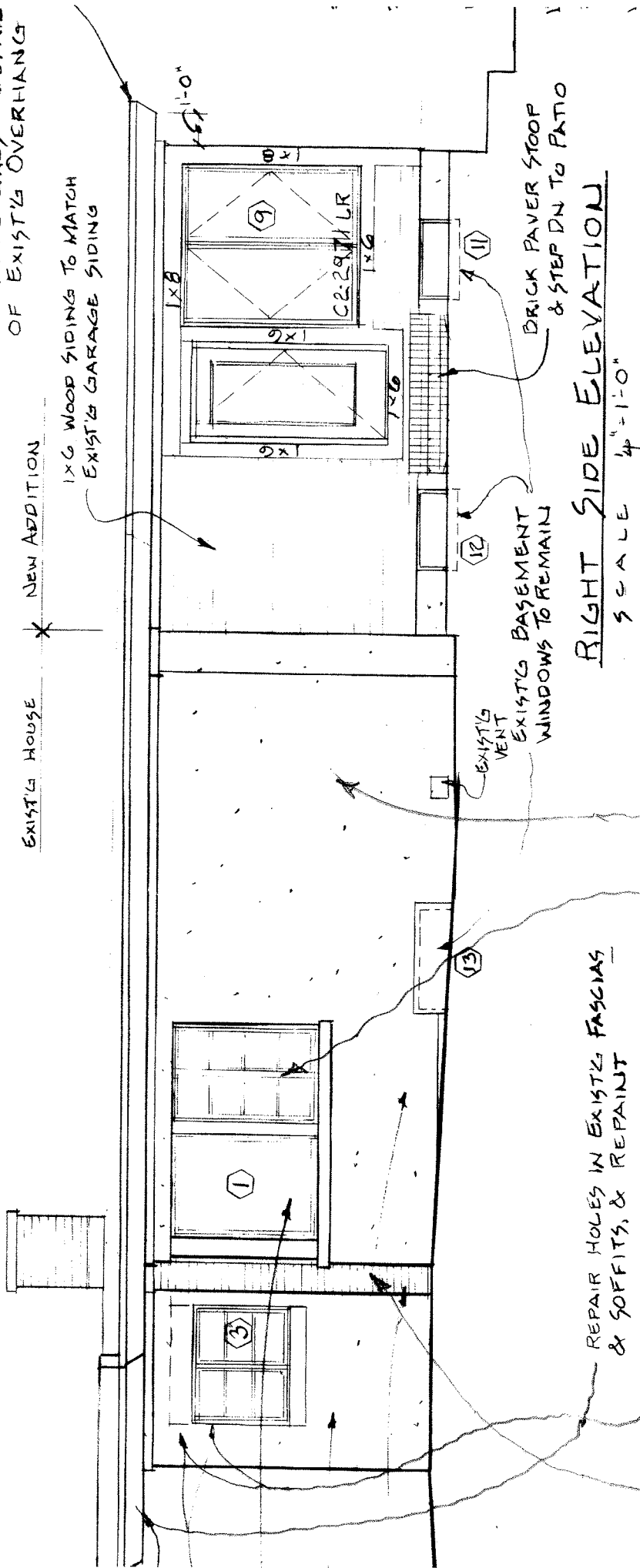
SCALE 1/4" = 1'-0"

DOLATA RESIDENCE 1533 BROADWAY, ANN ARBOR MI		LEFT
ARCHITECT BOB MURRAY 734-660-2066	SHT. NO. 1 of 4	
DATES	REVIEW 10/20/15	

CONTINUE LINES & DETAIL
OF EXIST'G OVERHANG

EXIST'G HOUSE * NEW ADDITION

1x6 WOOD SIDING TO MATCH
EXIST'G GARAGE SIDING



RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

BRICK PAVER STOOP
& STEP DN TO PATIO

EXIST'G BASEMENT
WINDOWS TO REMAIN

REPAIR HOLES IN EXIST'G FASCIAS
& SOFFITS, & REPAINT

LOWER EXIST'G WINDOW BY
8" & FILL ABOVE w/ BLOCK

REPAIR & PAINT EXIST'G
WINDOW

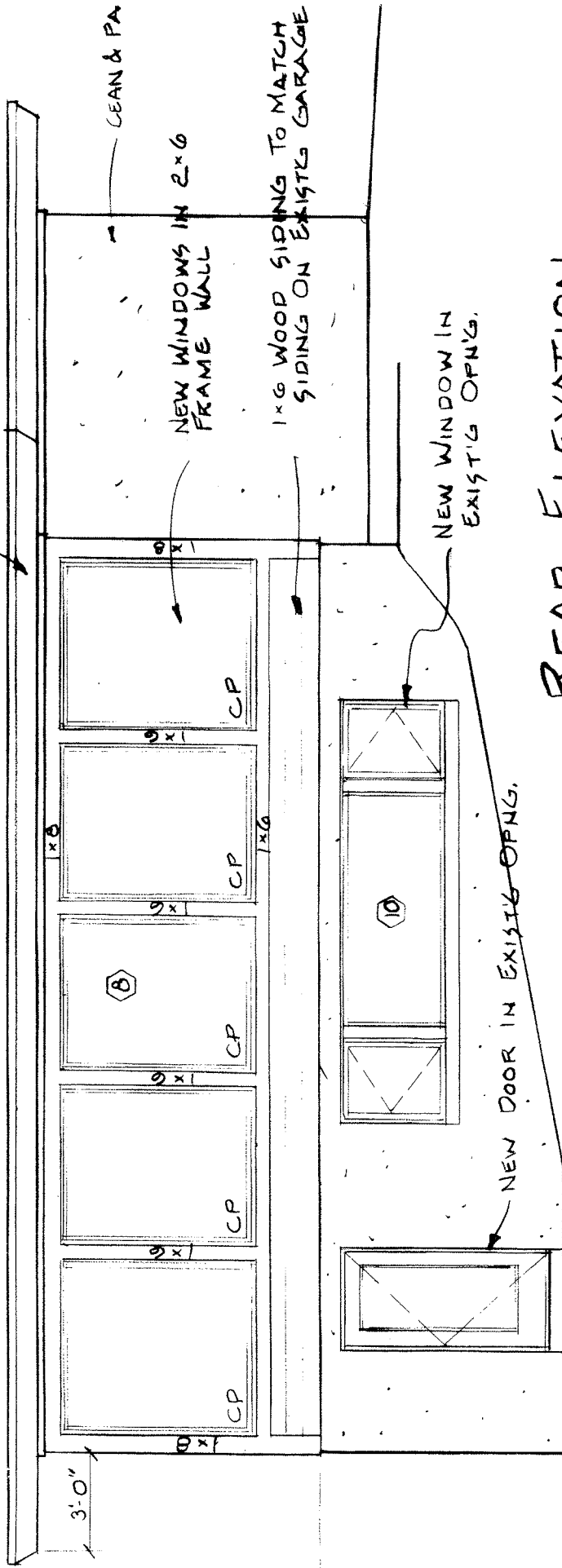
EXIST'G CONG. BLOCK TO BE
CLEANED & PAINTED

EXIST'G BRICK TO REMAIN

DOLATA RESIDENCE
1533 BROADWAY, ANN ARBOR MI

RIGHT	
ARCHITECT	SHT. NO.
BOB MURRAY	734-660-2066
DATES	1 of 4
Review 10/29/15	

OVERHANG DETAILS TO MATCH EXIST'G HOUSE

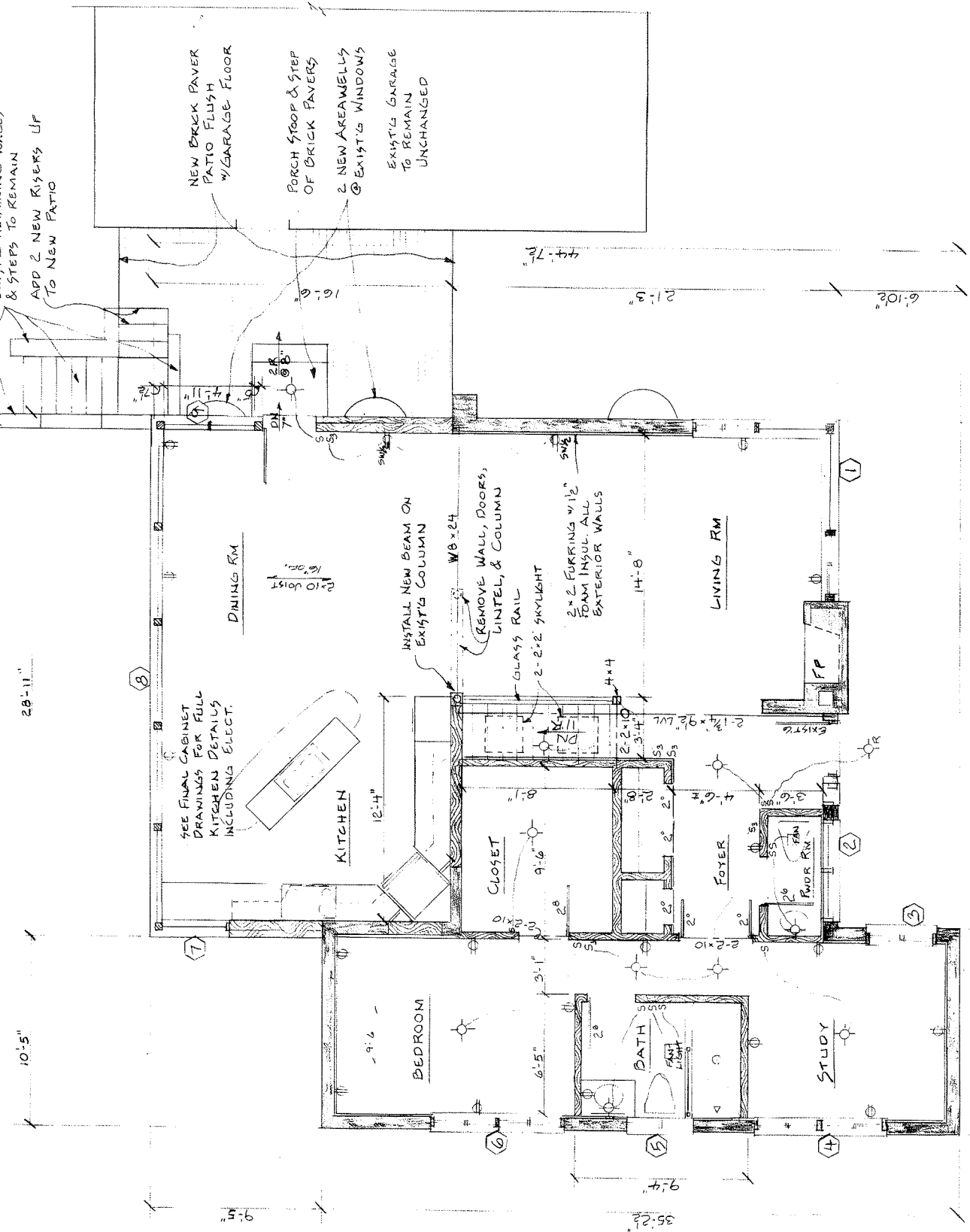


EXIST'G HOUSE * NEW ADDITION

REAR ELEVATION

SCALE 1/4" = 1'-0"

DOLATA RESIDENCE 1533 BROADWAY, ANN ARBOR MI		REAR	SHT. NO. 1 of 4
ARCHITECT BOB MURRAY 734.660.2066	DATES Review 10/29/15		



& STEPS TO REMAIN
 ADD 2 NEW RISERS UP
 TO NEW PATIO

NEW BRICK PAVEMENT
 PATIO FLUSH
 W/ GARAGE FLOOR

PORCH STOOP & STEP
 OF BRICK PAVERS

2 NEW AREAWELLS
 @ EXISTING WINDOWS

EXISTING GARAGE
 TO REMAIN
 UNCHANGED

SEE FINAL CABINET
 DRAWINGS FOR FULL
 KITCHEN DETAILS
 INCLUDING ELECT.

INSTALL NEW BEAM ON
 EXISTING COLUMN
 W8 x 24

REMOVE WALL, DOORS,
 LINTEL, & COLUMN

GLASS RAIL
 2-2x2 SKYLIGHT

2x2 FURRING w/ 1/2"
 FOAM INSUL. ALL
 EXTERIOR WALLS

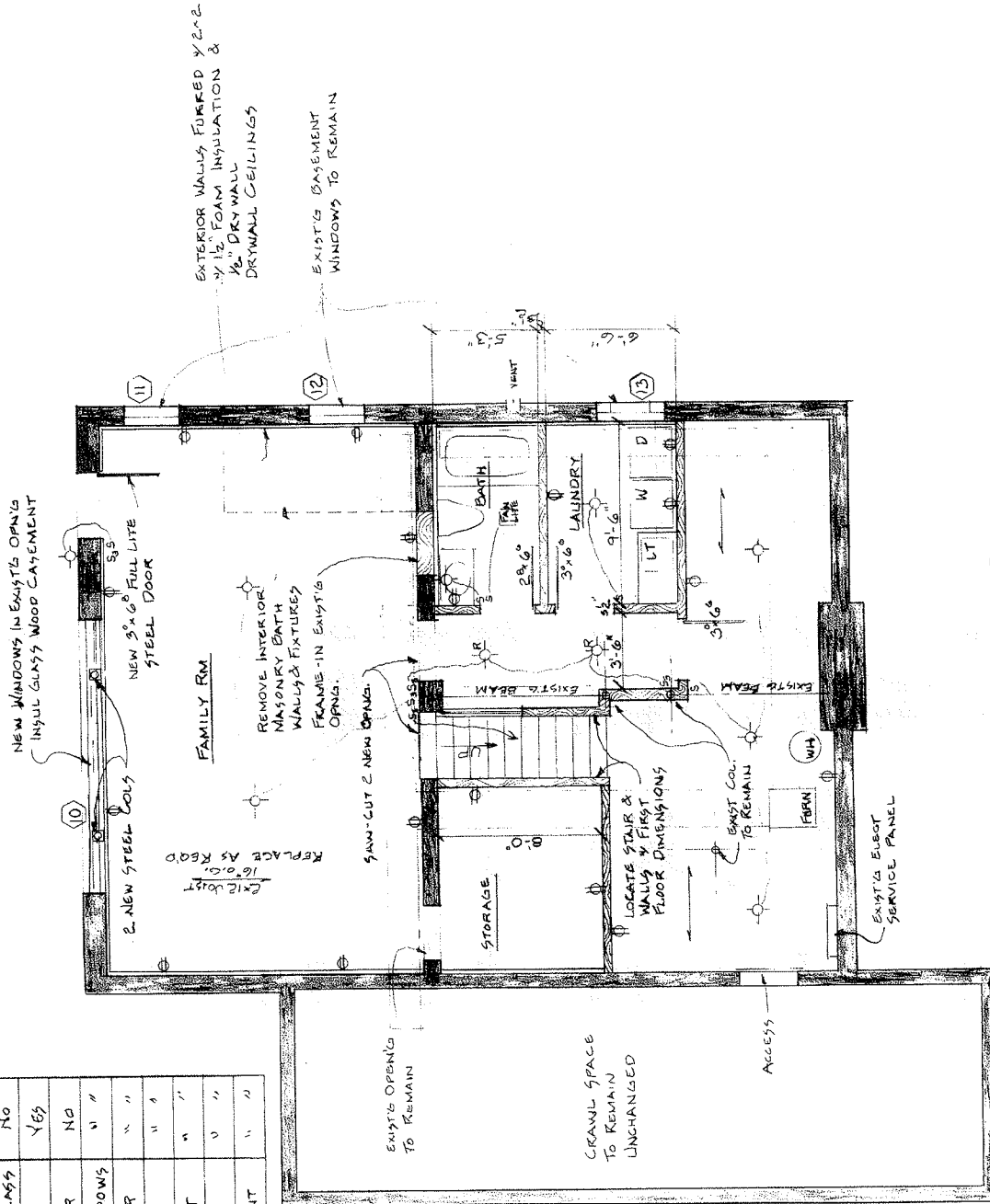
DOLATA RESIDENCE 1533 BROADWAY, ANN ARBOR MI	
ARCHITECT BOB MURRAY 734 660 2066	SHEET NO. 2 of 4
DATES	

FIRST FLOOR PLAN
 SCALE 1/4" = 1'-0"
 14'-6 1/2" x 39'-4"

WINDOW SCHEDULE

No.	ROOM	DESCRIPTION	STORM
1	LIV RM	EXIST'G REPAIR & PAINT	YES
2	FOYER	"	YES
3	STUDY	" LOWER 8"	YES
4	STUDY	EXIST'G REPAIR & PAINT	YES
5	BATH	NEW HORIZ SLIDER INSUL GLASS	NO
6	BEDROOM	EXIST'G REPAIR & PAINT	YES
7	KITCHEN	NEW CASSEMENT CE-2541 LR	NO
8	"	" 5-PICTURE WINDOWS	"
9	"	" CE-2971-LR	"
10	FAM RM	"	"
11	FAM RM	EXIST'G BASEMENT PAINT	"
12	"	"	"
13	LAUNDRY	" REPAIR & PAINT	"

NOTE
THERE IS NO FOUNDATION WORK
THE FOOTPRINT WILL NOT CHANGE

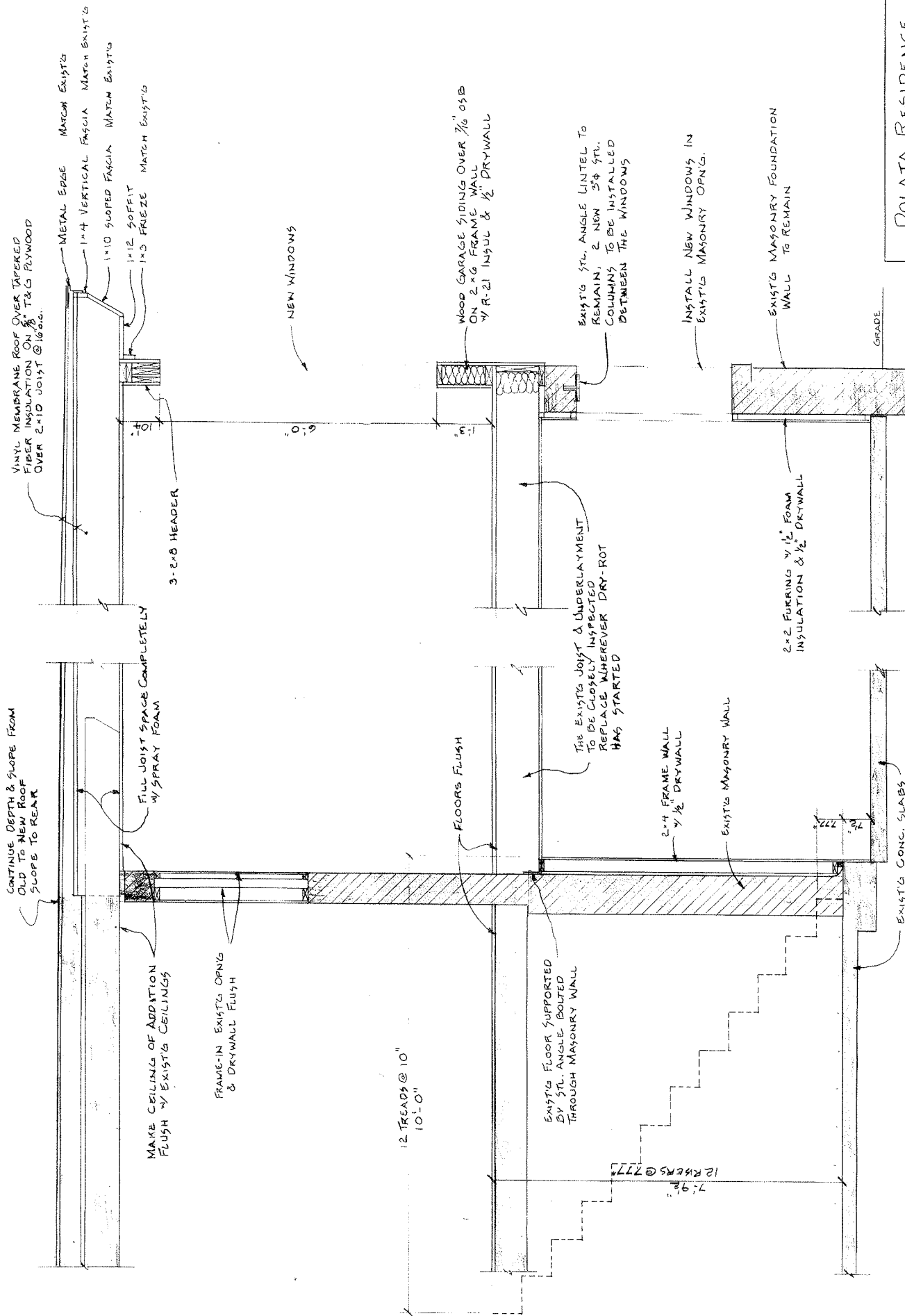


BASEMENT PLAN
SCALE 1/4" = 1'-0"

DOLATA RESIDENCE
1533 BROADWAY ANN ARBOR MI

ARCHITECT
DOB MURRAY 194-660-2066

DATES
3 of 4
Review 10/20/15



VINYL MEMBRANE ROOF OVER TAPERED FIBER INSULATION ON 2" T&G PLYWOOD OVER 2x10 JOIST @ 16" O.C.

METAL EDGE MATCH EXISTING
 1x4 VERTICAL FASCIA MATCH EXISTING
 1x10 SLOPED FASCIA MATCH EXISTING
 1x12 SOFFIT MATCH EXISTING
 1x3 FRIEZE MATCH EXISTING

3-2x8 HEADER

NEW WINDOWS

WOOD GARAGE SIDING OVER 3/8" OSB ON 2x6 FRAME WALL w/ R-21 INSUL & 1/2" DRYWALL

EXISTING 3/4" ANGLE LINTEL TO REMAIN; 2 NEW 3" x 3" STU. COLUMNS TO BE INSTALLED BETWEEN THE WINDOWS

INSTALL NEW WINDOWS IN EXISTING MASONRY OPNG.

EXISTING MASONRY FOUNDATION WALL TO REMAIN

GRADE

CONTINUE DEPTH & SLOPE FROM OLD TO NEW ROOF SLOPE TO REAR

MAKE CEILING OF ADDITION FLUSH w/ EXISTING CEILINGS

FRAME-IN EXISTING OPNGS & DRYWALL FLUSH

FILL JOIST SPACE COMPLETELY w/ SPRAY FOAM

FLOORS FLUSH

THE EXISTING JOIST & UNDERLAYMENT TO BE CLOSELY INSPECTED REPLACE WHEREVER DRY-ROT HAS STARTED

2x2 FURRING w/ 1/2" FOAM INSULATION & 1/2" DRYWALL

2x4 FRAME WALL w/ 1/2" DRYWALL

EXISTING MASONRY WALL

EXISTING CONC. SLABS

12 TREADS @ 10" 10'-0"

EXISTING FLOOR SUPPORTED BY 3/4" ANGLE BOLTED THROUGH MASONRY WALL

12 RISERS @ 7 1/2" 7'-9"

BUILDING SECTION

SCALE 3/4" = 1'-0"

DOLATA RESIDENCE 1533 BROADWAY, ANNARBOR MI	
ARCHITECT BOB MURRAY 734-660-2066	SHT. No. 4 of 4
DATES 10/29/15	