

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 514 Lawrence Street, Application Number HDC13-050

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: March 8, 2013 for the March 14, 2013 HDC meeting

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, March 11, 2013

	OWNER	APPLICANT
Name:	Dan and Marianne Clauw	Same
Address:	514 Lawrence St Ann Arbor, MI 48104	
Phone:	(734) 476-0183	

BACKGROUND: This two story colonial revival home has had many alterations over its lifetime. It appears in the 1894 Polk Directory as #10 Bowery Street, the Blades home. On the 1916 Sanborn map, the main block of the house appears as only the north 2/3 of its current width, with a wider rear two-story addition. On the 1925 Sanborn, however, the main block of the house shows as its current width, which is several feet wider than the rear addition. On both maps the house had a full width front porch.

A new front porch, rear sunroom addition, new garage, and house restoration work were approved in 2011 and 2012 (see esp. HDC12-035) and a staff approval for wood picket fencing was approved in May, 2013.

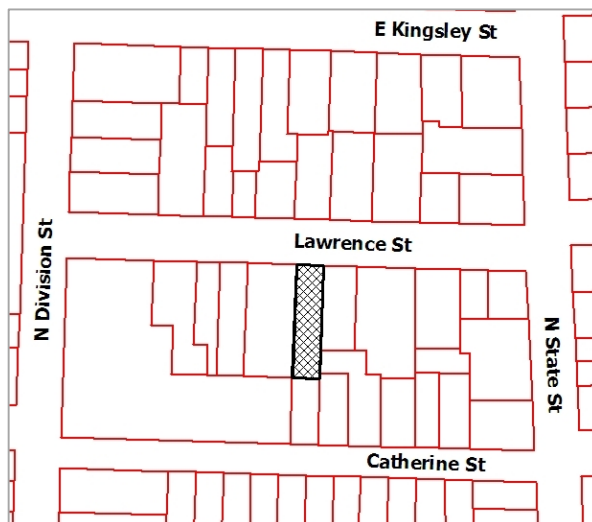
LOCATION: The site is located on the south side of Lawrence Street, east of North Division and west of North State.

APPLICATION: The applicant seeks HDC approval to: install a wood gate with an electric opener across the driveway; pave the driveway with asphalt; and install a turnaround area in front of the garage using permeable pavers.

APPLICABLE REGULATIONS

From the Secretary of the Interior's Standards for Rehabilitation:

- (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.

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.

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):

Residential Decks and Patios

Appropriate: Installing a patio flush with grade using stone, brick pavers, or concrete.

Ensuring that a deck or patio drains away from a historic resource.

Landscape Features

Appropriate: Retaining and maintaining mature trees, hedges, and other historic plantings.

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

STAFF FINDINGS

1. The 6' wood perimeter fencing has been approved by staff on a separate application that came in after this one. The applicant wanted to get the materials ordered in advance of the HDC meeting. Other work items in the application do not require a certificate of appropriateness (such as removing a section of chain link fence in the front yard), but have been included to provide a more complete plan.

2. The wood gate is composed of 4' wood pickets painted white, and matches the two new sections of perimeter fencing that were approved by staff. Gate opener arms will be installed on both halves, and a small control box will be mounted on a post, out of sight of the street, behind the house.
3. The 9' wide driveway maintains a landscape strip between the house and drive, which is appropriate. The 30' x 30' turnaround area has decorative permeable pavers and can double as a patio. This area is shaded by a large elm tree along the east property line, and the permeable pavers are appropriate since the turnaround area is within the drip line of the tree. The turnaround area is quite large, but certainly more contained than the current gravel backyard (which used to be entirely a parking lot), and the use of decorative pavers will help the area feel like an extension of the garden that surrounds it.
4. Staff recommends approval of the application. The turnaround area is appropriate for this backyard on this block, the power gate is unobtrusive and will help eliminate pedestrian cut-throughs on the property, and the driveway paving is an appropriate width and maintains a landscape strip between the pavement and the house. The proposed work is generally compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding neighborhood and meets the *Ann Arbor Historic District Guidelines* for residential decks and patios and landscape features, and *The Secretary of the Interior's Standards for Rehabilitation*, in particular standards 2 and 10, and the guidelines for building site.

POSSIBLE 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 514 Lawrence, a contributing property in the Old Fourth Ward Historic District, to: install a wood gate with an electric opener across the driveway; pave the driveway with asphalt; and install a turnaround area in front of the garage using permeable pavers, as proposed. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the *Ann Arbor Historic District Guidelines* for residential decks and patios and landscape features, and *The Secretary of the Interior's Standards for Rehabilitation*, in particular standards 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 514 Lawrence Street in the Old Fourth Ward 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, description of work, photos, drawings.

514 Lawrence (1999)



2010 Aerial Photo





City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES
 100 North Fifth Avenue | 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: 514 Lawrence St Ann Arbor 48104

Historic District: Old Fourth Ward

Name of Property Owner (if different than the applicant):

Address of Property Owner: _____

Daytime Phone and E-mail of Property Owner: _____

Signature of Property Owner: _____ Date: _____

Section 2: Applicant Information

Name of Applicant: Dan and Marianne Clauw

Address of Applicant: 514 Lawrence St

Daytime Phone: (734) 476 0183 Fax: (____) _____

E-mail: mclauw4@gmail.com

Applicant's Relationship to Property: owner architect contractor other

Signature of applicant: Marianne Clauw Date: 4-19-13

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: me

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

1. Provide a brief summary of proposed changes. Driveway, fencing,
turnaround area by garage -
see attached proposal

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.

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: 4/19-2013. Application to _____ Staff or _____ HDC

Project No.: HDC 13-050 Fee Paid: 100⁰⁰

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 5/9-2013

Application Filing Date: 4/19-2013 Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

514 Lawrence Street Hardscaping and Fencing Proposal
Application to City of Ann Arbor Historic District Commission
April 19, 2013

This document contains the proposed hardscaping and fencing for 514 Lawrence, Ann Arbor, 48104, a private, single family residence in the Old Fourth Ward historic district. This property was purchased in April, 2011 by Dan and Marianne Clauw. Following extensive renovations and additions, the property became the primary residence of the Clauws in January, 2013.

During the past few decades, the house was a rental property, and the landscaping and hardscaping was essentially unimproved. The landscaping consisted of a seeded lawn in the front of the house, and a few scattered bushes around the property. There is also a large elm tree along the east lot boundary in the back yard. The side driveway and back yard is a mixture of compacted gravel and clay, and was previously used as a multiple car parking area. Current fencing is an 8 foot chain link fence along the western lot line. This fence starts at the front northeastern edge of the house, and continues to end of the lot. There is also a four foot chain link fence along the east lot line from the front of the house to the sidewalk.

In addition to historic district guidelines, city code requirements, and general beautification of the property, this proposal addresses the following issues and requirements unique to the property.

- 1) Drainage on the property must be addressed. During the fall season of 2012 and winter of 2013, there was standing water in several places along the driveway and at the back of the house. This standing water ranged from approximately an inch to four inches, and was almost continually present. The southeast corner of the basement had water leakage and mold. The issue is likely caused by clay soil compaction and a slight grade of the property running downward from east to west, and south to north.
- 2) Pedestrians use the backyard of the property as a cut-through from Catherine Street to Lawrence Street. This is a privacy issue and potential security risk.
- 3) Due to limited street visibility because of street parking, as well as the frequency of pedestrians on the sidewalk, it is highly desirable to pull out of the driveway in a forward direction. Thus, a turnaround area in the backyard is proposed.
- 4) The dirt/gravel driveway is quite slippery in the winter, due to difficulty of completely removing ice and snow on uneven surface.

The proposal is visually depicted in the attached Clauw Hardscape and Fence diagrams. Features include:

- 1) Removal of front yard chain link fence and planting of evergreen hedge. Hedge bushes will not exceed four feet in height. This will require permission of the neighboring property owner as the fence

is slightly over the lot line on their property. However, there does not appear to be any privacy or visual advantages to this front yard fence, and we anticipate receiving approval.

2) Addition of six foot wood picket fence along east and south property lines, connecting with existing 8 foot chain link fence on west line. The chain link fence is on neighbor's property, and unlike the front yard fence, does provide privacy.

3) Gating of driveway with a four foot wood picket double gate.

4) Asphalt paving of driveway. (Pavers were considered, however the cost is prohibitive)

5) Creation of turnaround area between garage and driveway using permeable pavers.

6) Green spaces will be landscaped primarily with perennials and ground covers in the backyard, with a grass front yard bordered with flower beds.

7) Rain barrels will be placed on the cement pad at the rear of the garage, and possibly along the west side of the house. In conjunction with the permeable pavers in the turnaround area, this should address the drainage issues. As necessary, additional channel or french drains will be used in the backyard to mitigate any remaining drainage issues.

514 Lawrence Hardscaping and Fence Proposal
Photos of property as is



Sidewalk

Lot is 40' x 164'

Existing 4 foot chain link along west lot line from sidewalk to front (NW) corner or house to be removed pending approval of neighbor

Existing 8 foot chain link along west lot line starts at front (NW) corner of house and runs to back lot line. Will be maintained.

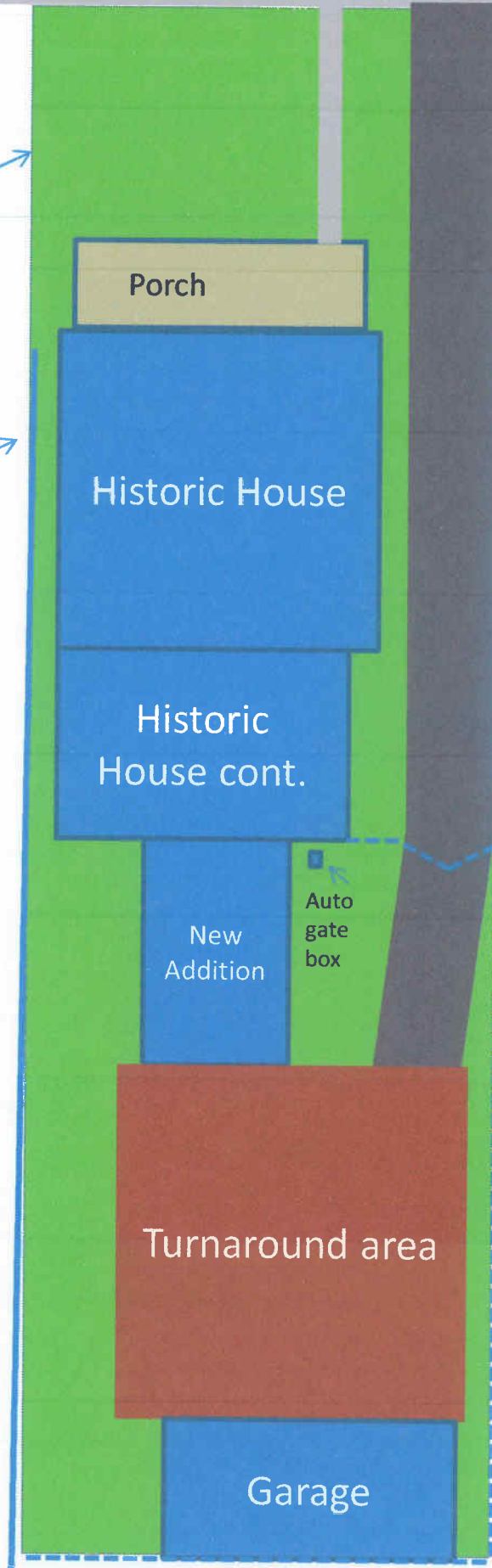
Current concrete front path from porch to sidewalk will be maintained

9 foot asphalt driveway. 1 foot at narrowest section.

Green space between driveway and house is 1 foot at narrowest section.

4 foot wood picket gate across driveway. 6 foot wood picket fence along east and south lot lines. Painted white with 80% opacity.

Connect front of lot diagram to back lot diagram on next page



Auto gate box

New Addition

Historic House

Historic House cont.

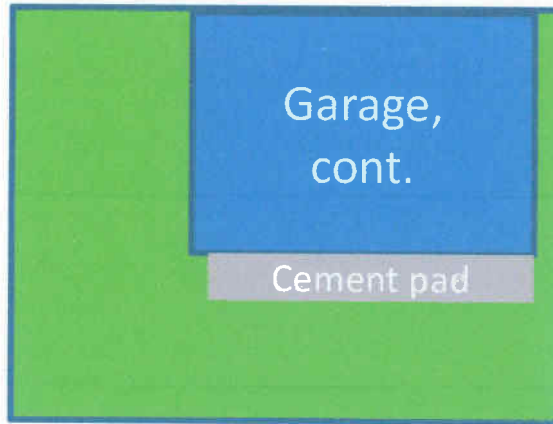
Turnaround area

Garage

Porch

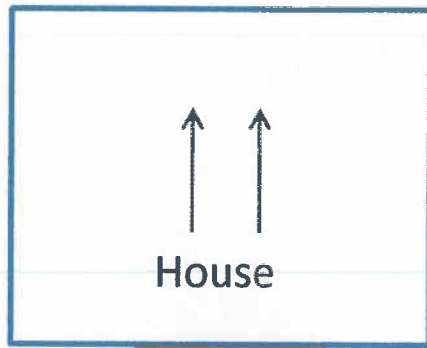
Scale 1" = 15 feet

Continuation of
diagram from
previous
page



Scale 1" = 15 feet

Zoom in view of
turnaround
area



22'
from
tree
to
front
fence
/gate

Permeable pavers
Unilock Town
Hall or EcoPiora
Herringbone
pattern

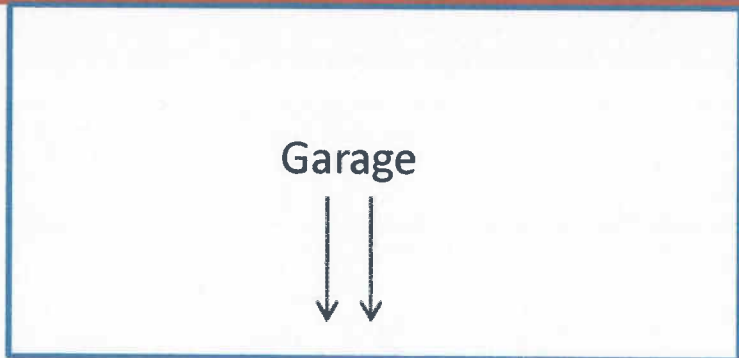
Elm

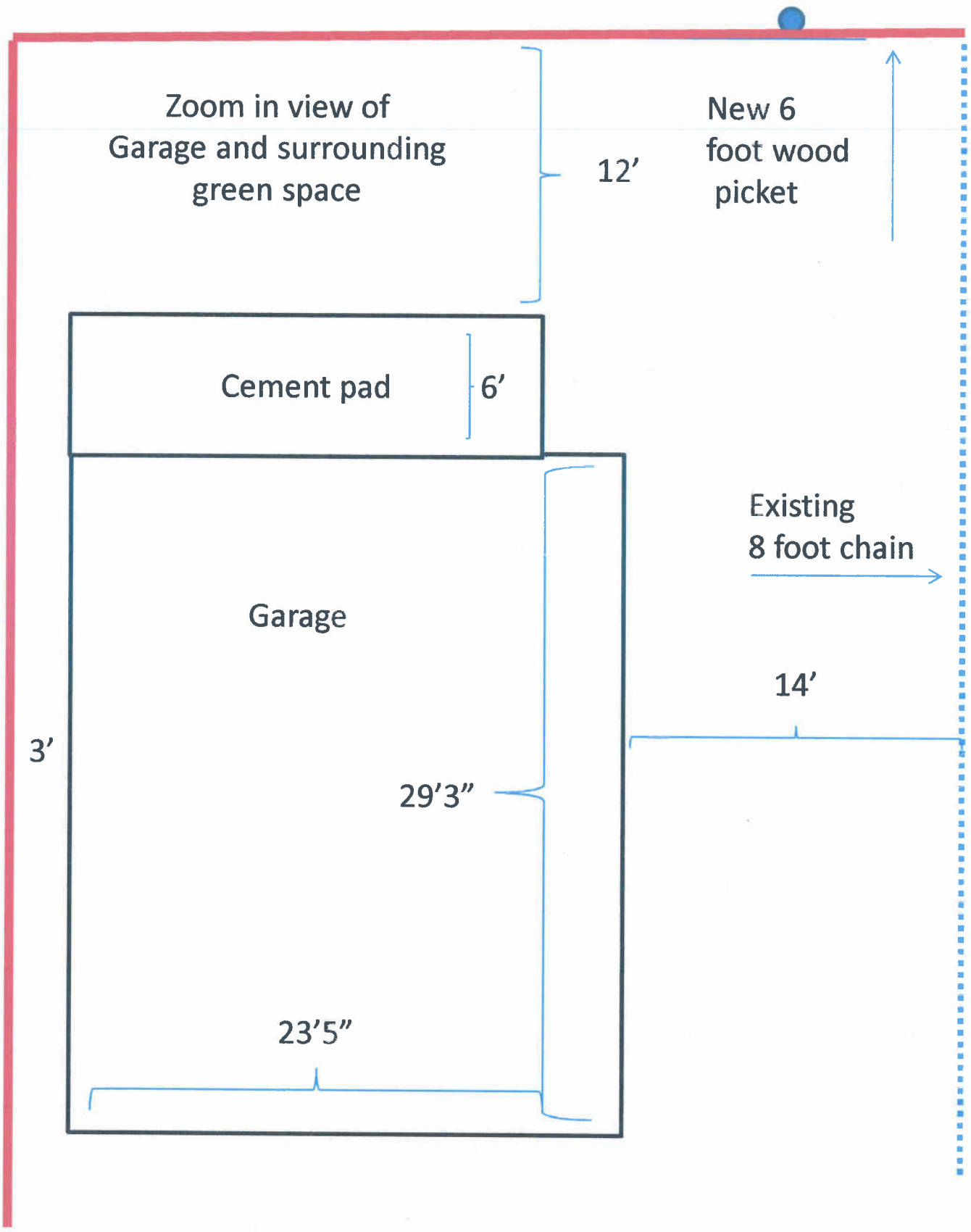
75'
from
tree
to
back
of lot

Accent borders
Unilock tumbled
Paver Sandstone

Garage

Scale 1" = 6 feet









Brussel block pavers are three sizes, and will be configured to create the border and center accent:

XL size is 8.25" x 13.75"

Standard size is 6.85" x 8.25"

Half size is 4.125" x 6.86"

Town Hall pavers are one standard size of 4" x 9.75"

Residential DC Gate Access System

LA400

24VDC-powered residential and light commercial gate access system

Powerful 24VDC motor provides exceptional starting torque and features soft start/soft stop operation. This promotes longer gate and operator life, as well as dependable performance. The LA400 is capable of operating gates up to 16 ft. long and weighing up to 550 pounds.

on-board radio receiver

Exclusive from Chamberlain, a single remote control solution for gates and additional access points.

safety, convenience, flexibility

- Low-voltage operator does not require an electrician and accommodates low-voltage wire run
- Battery-run system ensures full function during power outage
- Party Pass allows you to deactivate the timer-to-close
- Simple-to-set electronic limit system
- Easy-to-use inputs for loops, sensing devices and control devices
- Built-in fully adjustable timer to close
- Supports primary/secondary operation
- LED diagnostics to speed installation
- Electronic limit adjustment

CHAMBERLAIN

LiftMaster
PROFESSIONAL

2 year warranty



standard features

on-board radio receiver

Radio receiver compatible with all LiftMaster® Security+® and Passport™ 315 MHz remote controls. Allows for one remote control to conveniently open the gate and additional access points. Remote controls sold separately.

DC operator system

Powerful 24VDC motor provides exceptional starting torque and durability.

battery-run system

Provides complete operation of the gate operator, including all DC control devices and sensing devices.

slow start/stop

Reduces the stress and shock to a gate system during starting and stopping. This promotes longer gate and operator life and quieter operation.

inherent obstruction sensing

This unit's internal obstruction sensing system offers separate force adjustments for both the open and closed directions. If the gate strikes an obstruction, a closing gate will reverse to open and an opening gate will stop.

external obstruction sensing

Input connections are provided for external contact and non-contact sensors, such as photo-eyes and edge devices.

control inputs

Control inputs allow the connection of a full range of optional external devices like loop detectors, telephone entry systems, access control systems and radio receivers.

bi-part latch

Allows for swing gate designs where the wings overlap by letting one wing open before the other wing starts to open, or by letting one wing close before closing the other wing.

timer to close

Adjustable timer can be set from 0 to 180 seconds. The unit will automatically reset upon receiving any additional open commands.

LED indicators

Operator input, status and diagnostic LEDs simplify setup and troubleshooting.

electronic limit system

Simple-to-set electronic limit system allows you to set your limits with just the push of a button.

keyed manual disconnect

External system allows the user to manually operate the gate easily and efficiently during a power outage.

optional equipment

primary/secondary package*

For use in applications where two gate operators are needed. Package includes secondary arm, 40 ft. of connecting cable, junction box and connecting hardware. **Model LA400-S**



push to open option*- 50-19503

Optional "push to open" bracket allows the gate to swing out from the property.

XL control box - LA400CONTXLM

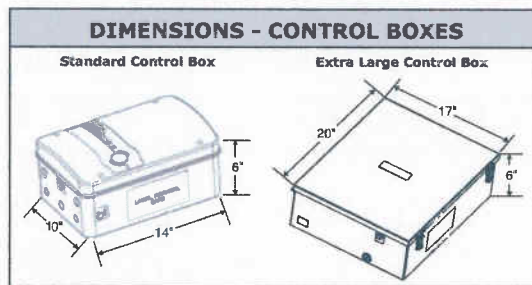
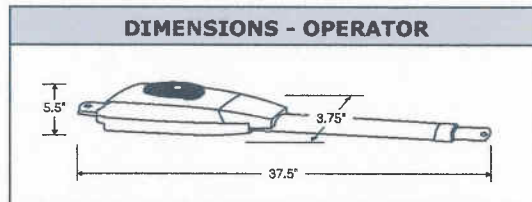
With double the interior room of a standard box. This large, powder coated, weather resistant, metal control box with hinged lockable cover has enough room for two 7Ah batteries and much more. Also features two AC outlets and built-in standoffs for three LiftMaster® low power loop detectors, model LD7LP. (Loop detectors sold separately)

The Protector System safety sensors - model GCPS LN4

Prevents the gate from closing onto people, pets or objects. Includes mounting brackets.

*Indicate option needed when ordering operator

RECOMMENDED CAPACITIES		
Max. Gate WT. (lbs.)	Max. Gate WIDTH (ft.)	CYCLES /DAY
550	16	100



HomeLink COMPATIBLE with **QuickTrain** TECHNOLOGY. The in-vehicle universal remote control.

SPECIFICATIONS

OPERATOR SPEED

90° in 15 seconds

POWER REQUIREMENT

24VDC

DIMENSIONS

LA400 Linear Actuator Arm
Height: 5.5"
Length: 37.5"
Width: 3.75"
LA400 Controller Box
Height: 14"
Depth: 6"
Width: 9"

OPERATOR WEIGHT

LA400 Linear Actuator Arm: 25 lbs
LA400 Controller Box: 25 lbs

ACCESSORY POWER

Two/24VDC Outputs

UL LISTED

UL325-Class I, II, III, IV

CONSTRUCTION

Motor: 24VDC with thermal overload protection
aluminum housing

MODELS AVAILABLE

LA400 - Single linear actuator arm

LA400-CONT - Control box for single or master/second application

LA400-S - Second linear actuator arm with junction box and direct burial cable for all primary/secondary applications

ADDITIONAL OPTIONS

U-BOLT MOUNTING KITS

50-19509 (6" post mount kit)
50-19511 (4" post mount kit)
50-19512 (2.5" post mount kit)

TRANSMITTERS AND KEYPADS

SOLENOID LOCK/MAGLOCK

LOOP DETECTORS

PHOTO-EYES

SENSING EDGES

CHAMBERLAIN®

LiftMaster
PROFESSIONAL

THE CHAMBERLAIN GROUP, INC.
845 Larch Avenue • Elmhurst, IL 60126

www.liftmaster.com



©2010 LM LA400 08/10
The Chamberlain Group, Inc.
Printed in U.S.A.

LMGLA400