

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 514 Lawrence Street, Application Number HDC11-088

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: July 8, for the July 14, 2011 HDC Meeting

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, July 11, 2011

OWNER	APPLICANT
Name: 514 Lawrence LLC Daniel & Marianne Clauw	Robb Burroughs/reFORM studios
Address: 3865 Penberton Ct Ann Arbor, MI 48105	1850 Robert St Ann Arbor, MI
Phone: (734) 476-0783	(734) 417-4502

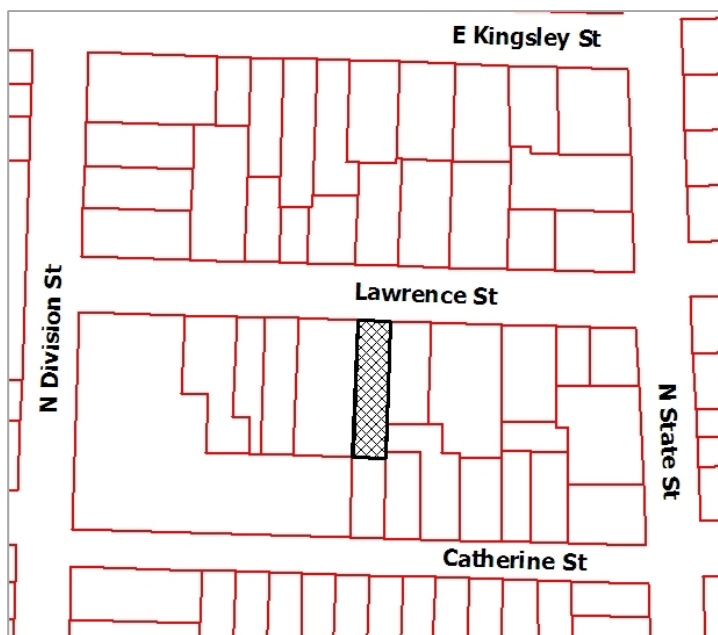
BACKGROUND: This two story colonial revival home has had many alterations over its lifetime. It appears in the 1894 Polk Directory as #10 Bowery Street, the Blades home. On the 1916 Sanborn map, the main block of the house appears as only the north 2/3 of its current width, with a wider rear two-story 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. The date of construction of the attached rear garage is unknown, but it does appear on the 1916 Sanborn showing two concrete block walls (the west and north walls). The south wall, which is shown as frame construction and was likely the car door, was later infilled.

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 1) remove an attached 233 SF concrete block single-story garage from the rear of the house and replace it with a 308 SF sun room with a roofdeck and trellis; 2) add a second floor door in a new opening to access the roofdeck; 3) construct a new one and a half story, two-car garage in the rear yard, and 4) pave the driveway.

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.
- (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 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.

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. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

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: Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserve the historic relationship between a building or buildings, landscape features, and open space.

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.

STAFF FINDINGS:

1. New owners of the property intend to occupy the house, which is currently registered as a single-family, six-bedroom rental. The rear garage addition no longer functions as a garage since the car door opening has been filled in. It was apparently constructed during the period of significance for the Old Fourth Ward Historic District, but its size and configuration make it suitable for neither a garage (too shallow for a car) nor living space.
2. The proposed sunroom would match the width of the existing garage and extend five feet further into the rear yard. The side elevations of the addition would feature a row of five mullioned, clad, casement windows. The rear elevation would have a pair of French doors with a casement window on either side. The deck on the upper floor would feature low parapet sidewalls with a handrail above, and a more traditional railing on the rear. A wood trellis structure above the deck would provide shade and privacy. The new doors on the second floor would be a pair of French doors. Siding and trim on the addition would be cementitious (hardi board). None of the four existing windows on the rear elevation would be altered or removed for the proposed work.
3. The current rear yard is mostly gravel used to park multiple cars. The proposed new garage would have two garage doors and a man door, and two gable dormers facing the front. The windows would be wood clad and the siding would be cementitious (hardi board). The height would be 25' at the ridge, and 17' at the midpoint of the gable. The garage would have interior pull-down stairs for second floor access. The garage is large, in staff's opinion – 24' x 26'. This lot's configuration is very narrow and very deep, 40' x 164'. The location of the front of the garage is still 40' behind the new addition, and roughly 120' from the sidewalk. The placement of the garage would minimize its impact on the house, and would not negatively impact surrounding back yards since they are predominantly gravel parking lots.
4. The proposed garage is shown on the site plan approximately 15' from the rear property line. This is to meet a zoning requirement that not more than 35% of the required rear yard (the back 30') may be taken up by structures. The owners' intent is to apply for a zoning variance to allow them to push the garage back to 3' from the rear property line. Since staff would prefer the garage be pushed back, the suggested motion is structured to allow this to happen should be zoning variance be granted.
5. Staff recommends approval of the application. The rear addition is appropriate in scale and materials, and the garage is a complementary design in an appropriate location on the lot. The proposed work is generally 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*, in particular standards 2, 5, 9 and 10, and the guidelines for new additions and building site.

MOTION

I move that the Commission issue a certificate of appropriateness for the application at 514 Lawrence Street, a contributing property in the Old Fourth Ward Historic District, to demolish a single-car attached garage and construct a rear sunroom addition, construct a two-car garage, and pave the driveway, as documented in the owner's submittal. In addition, on the condition that a zoning variance is granted, the garage may be pushed toward the rear of the lot to within 3' of the rear lot line. The work is compatible in exterior design, arrangement, materials, and relationship to the house 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, 5, 9 and 10 and the guidelines for new additions and 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)

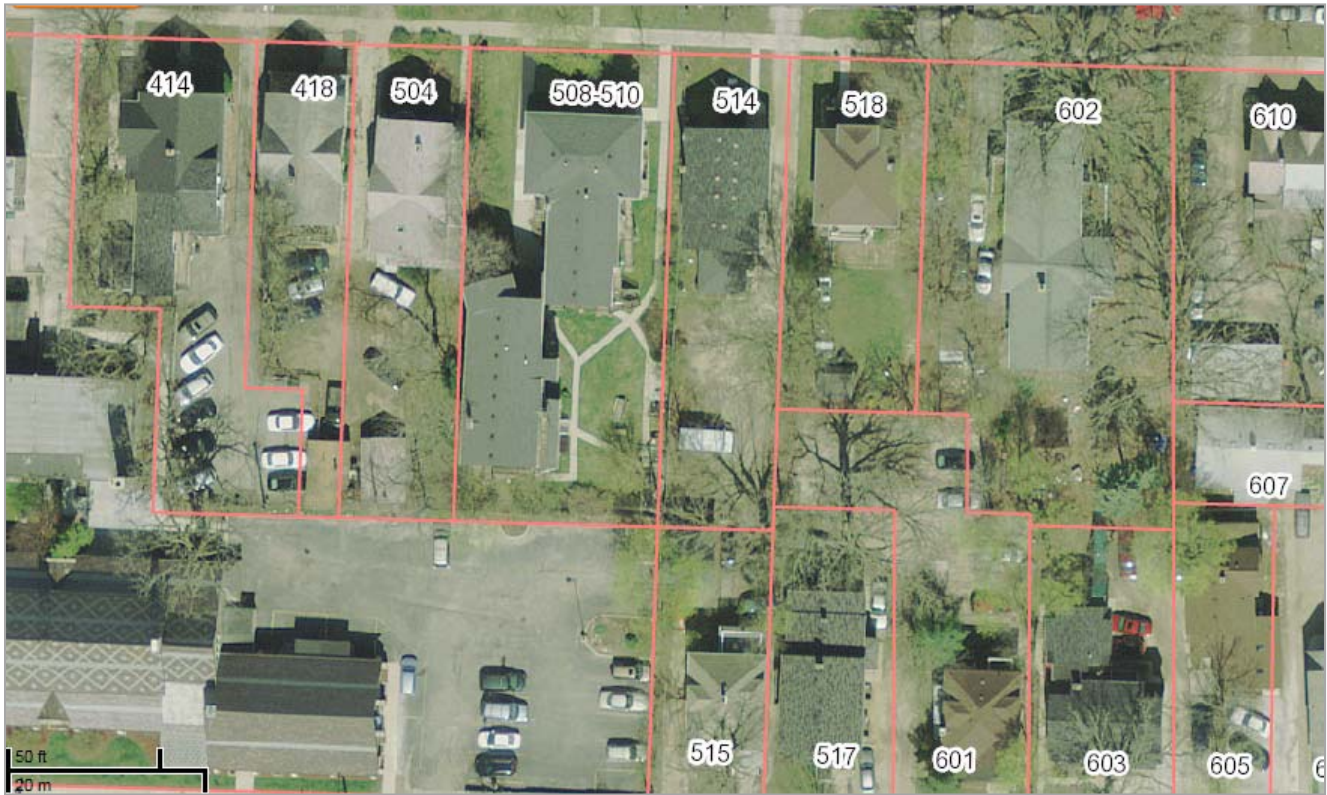
The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) (*circle all that apply*): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

ATTACHMENTS: application, letter, drawings, photos

514 Lawrence (1999)



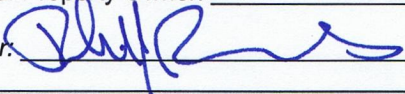
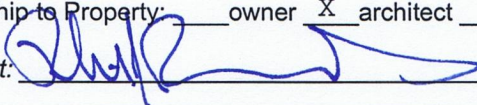

2010 Aerial Photo





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: <u>514 Lawrence Street</u>
Historic District: <u>Old Fourth Ward Historic District</u>
Name of Property Owner (If different than the applicant): <u>Daniel and Marianne Clauw</u>
Address of Property Owner: <u>3865 Penberton Ct. Ann Arbor, Mi 48105</u>
Daytime Phone and E-mail of Property Owner: <u>(734) 476-0183 mclauw@casawashtenaw.org</u>
Signature of Property Owner: <u></u> Date: <u>06/24/2011</u>
Section 2: Applicant Information
Name of Applicant: <u>Robert Burroughs / reFORM studios</u>
Address of Applicant: <u>1850 Robert Street</u>
Daytime Phone: <u>(734) 417-4502</u> Fax: <u>(248) 928-5015</u>
E-mail: <u>rburroughs@re-formstudios.com</u>
Applicant's Relationship to Property: <u>owner</u> <input checked="" type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant: <u></u> Date: <u>06/24/2011</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></u>

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

1. Provide a brief summary of proposed changes. _____
Please see attached narrative sheets.

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** _____ 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:



Ms. Jill Thacher
City of Ann Arbor
Historic District Commission
100 North Fifth
Ann Arbor, MI 48104

24 June 2011

Attention: Historic District Commission c/o Jill Thacher

Reference: **514 Lawrence Street
Ann Arbor Historic District Commission Application
(continuation sheets to the primary application form)**

Please find enclosed the following continuation sheets for the HDC application form.

Section 5: Description of Proposed Changes

1. Provide a brief summary of proposed changes.

We are proposing to renovate what is currently a multi-unit student rental into a single family residence. The owner intends to occupy the house once the renovations are completed.

As a result, we are proposing several modifications to the existing residence and property. These renovations include removal of the existing single-story garage, the addition of a single-story sunroom on the footprint of the garage (expanding the room's depth by 5') with a walk-out upper level terrace which would be accessible from the second story of the house, and a 1 ½" story detached garage situated in the rear yard of the property.

In addition to these additions, we are addressing a series of renovations to the primary residence. These requests will be submitted in short order as part of a formal staff review.

2. Provide a description of existing conditions.

The house is a two-story asbestos shingle clad structure with an asphalt single gable roof. Several additions have been added to the house over time. To the rear of the house is a single-story cinder block garage addition with a hip roof. There are the obvious vestiges of its present use as a student rental including wood fire escape along the east façade. The east side yard and the majority of the rear yard are gravel and used primarily for parking.

3. What are the reasons for the proposed changes?

The owner desires to convert the residence from its current student rental status into a single-family residence for their use. Therefore, the purpose of the proposed changes, including the renovation and new construction, is to provide additional living and functional spaces for this intended use.

We are proposing that a new, detached garage be constructed for the purposes of parking two cars. The garage would likewise contain some ground floor area for storage and circulation along with the opportunity for storage in the upper level attic which would be accessible via a pull-down ladder or stairs.

Likewise, a sunroom is being proposed on the location of the existing garage. This position takes advantage of the southern orientation of the room. The addition provides for additional habitable space, enclosed on three sides with large operable windows and French doors, which directly interfaces with the interior of the house and a future garden area. In addition, the roof level of the addition of this room would become a walk-out terrace directly accessible from the rear bedroom of the house, creating additional outdoor living area.

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

The garage as indicated conforms with the covenants of the zoning ordinance in regards to placement of an accessory structure on the property. We are at present pursuing the opportunity for a variance which would allow for the garage to be placed deeper into the rear yard setback providing for more useable landscape area in the back yard. See the attached site plan and garage floor plan for reference to this requested location.

5. *Attach photographs of the existing property including at least one general photo and detailed photos of proposed work area.*

See attached photo key plan and images which depict the existing context and conditions of the structure and property.

Please likewise find attached to the formal application the following documents:

Sheet 001 – Context Aerial
Sheet 002 – Site Context Plan
Sheet 003 – Existing Conditions Site Plan
Sheet 004 – Proposed Site Plan
Sheet 005 – Proposed Sunroom Plan
Sheet 006 – Proposed Garage Plan
Sheet 007 – Proposed Sunroom Elevations
Sheet 008 – Proposed Garage Elevations
Sheet 009 – Material Schedule / Details
Sheet 010 – Photographic Key Plan
Existing Condition Images

Respectfully submitted,



Robb Burroughs, RA
principal
reFORM studios

Approval of Owner's Agent

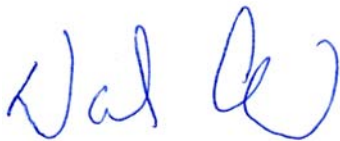
This document made as of June 21, In the Year of 2011.

Between the Owner: 514 Lawrence, LLC / Daniel and Marianne Clauw
3865 Penberton Ct.
Ann Arbor, MI 48105
734-476-0183

And the Contractor: ADAPTIVE BUILDING SOLUTIONS, LLC.
179 Little Lake Dr
Ann Arbor Mi, 48103
734-994-0413

For the Project: 514 Lawrence, LLC.
514 Lawrence, Ann Arbor, MI 48105

confirming authorization for Robb Burroughs and/or Mike Mahon to represent the owners as agents for the purpose of obtaining permits and submitting applications to the city of Ann Arbor Building Department, Historic District Committee and the Zoning Board of Appeals for the above mentioned project.

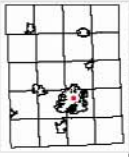


6/23/11

Signature of Owner / Date



Location Map



THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-8682.

The information contained in this map is derived from a digital file provided to the County by the parcel owner. The County is not responsible for any errors or omissions in the information. The information is provided for informational purposes only and should not be used for any other purpose. The information is provided as is and the user assumes all responsibility for its use.

GIS Map Print
Aerial Date: 4/2002

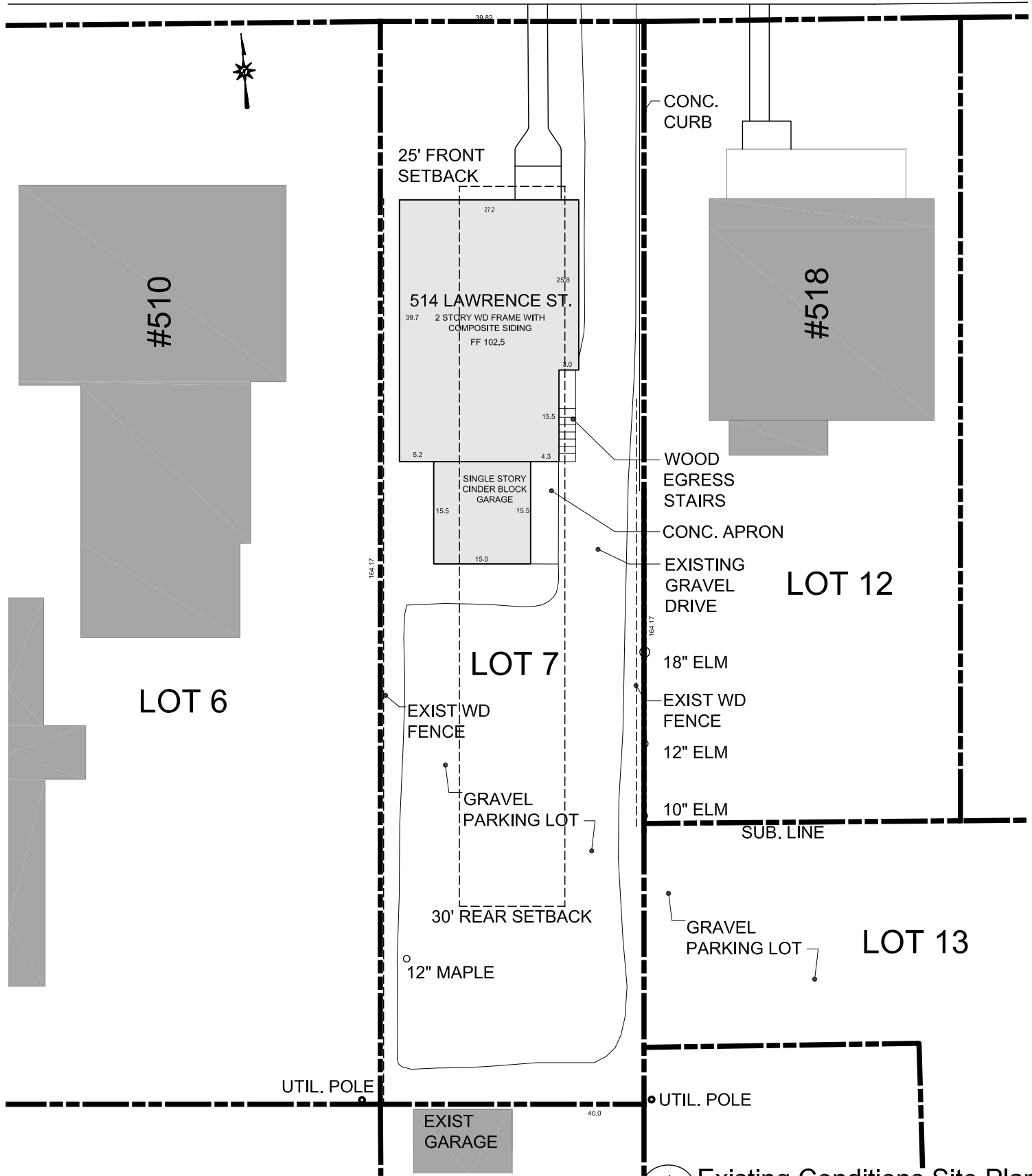
Sheet Number	Project:	Issued For:	Ref Dwg:	Date Issued:	1850 Robert Street Ann Arbor, MI 48104 (p) 734.417.4502 www.re-formstudios.com	reFORM studios
A-001	11018 - 514 Lawrence St.	HDC	-	06/24/11		



1
A002
Site Context Plan
1" = 30'-0"

Sheet Number	Project:	Issued For:	Ref Dwg:	Date Issued:	1850 Robert Street Ann Arbor, MI 48104 (p) 734.417.4502 www.re-formstudios.com	
A-002	11018 - 514 Lawrence St.	HDC	-	06/24/11		

ASPH.



#510

LOT 6

25' FRONT SETBACK

514 LAWRENCE ST.
2 STORY WD FRAME WITH COMPOSITE SIDING
FF 102.5

SINGLE STORY CINDER BLOCK GARAGE

LOT 7

EXIST' WD FENCE

GRAVEL PARKING LOT

30' REAR SETBACK

12" MAPLE

CONC. CURB

#518

LOT 12

WOOD EGRESS STAIRS

CONC. APRON

EXISTING GRAVEL DRIVE

18" ELM

EXIST WD FENCE

12" ELM

10" ELM

SUB. LINE

GRAVEL PARKING LOT

LOT 13

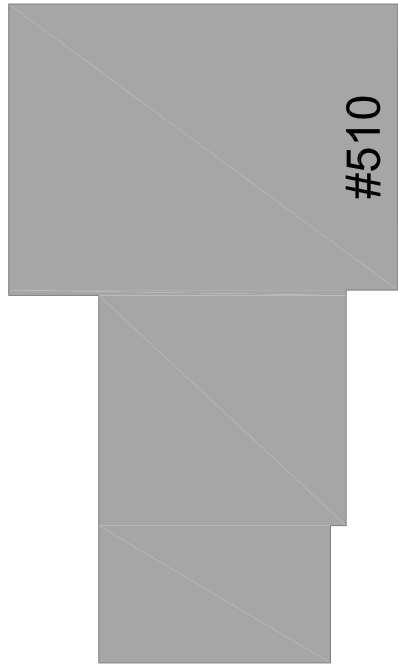
UTIL. POLE

EXIST GARAGE

UTIL. POLE

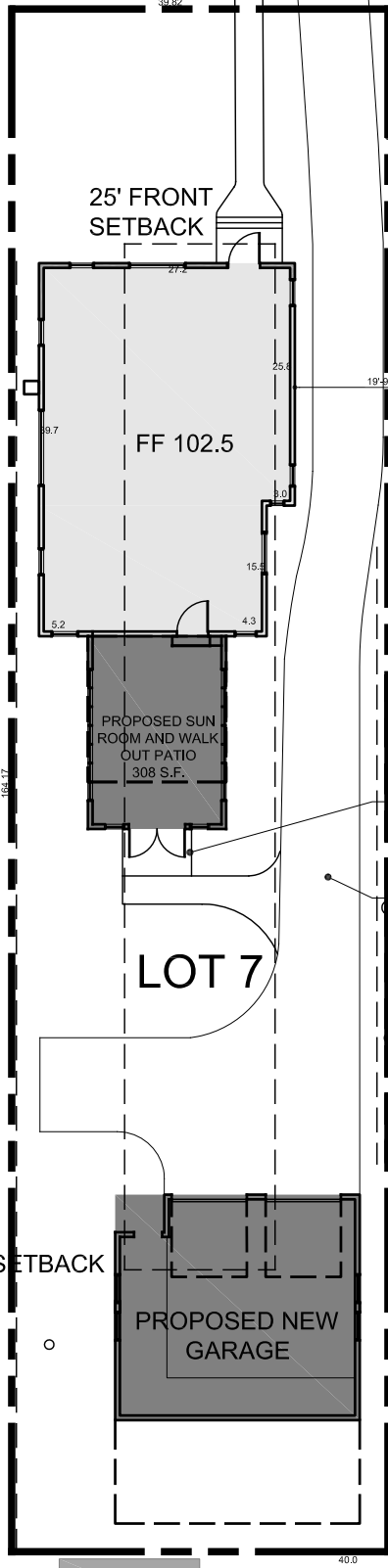
1 Existing Conditions Site Plan
A003 1"= 20'-0"

Sheet Number	Project:	Issued For:	Ref Dwg:	Date Issued:	1850 Robert Street Ann Arbor, MI 48104 (p) 734-417-4502 www.re-formstudios.com
A-003	11018 - 514 Lawrence St.	HDC	-	06/24/11	reFORM studios



LOT 6

#510



25' FRONT SETBACK

FF 102.5

PROPOSED SUN ROOM AND WALK OUT PATIO
308 S.F.

LOT 7

PROPOSED NEW GARAGE

30' BACK SETBACK

CONC. CURB

CONC. STOOP AND WALK

NEW DRIVE WAY AND BACK OUT APRON

LOT 12

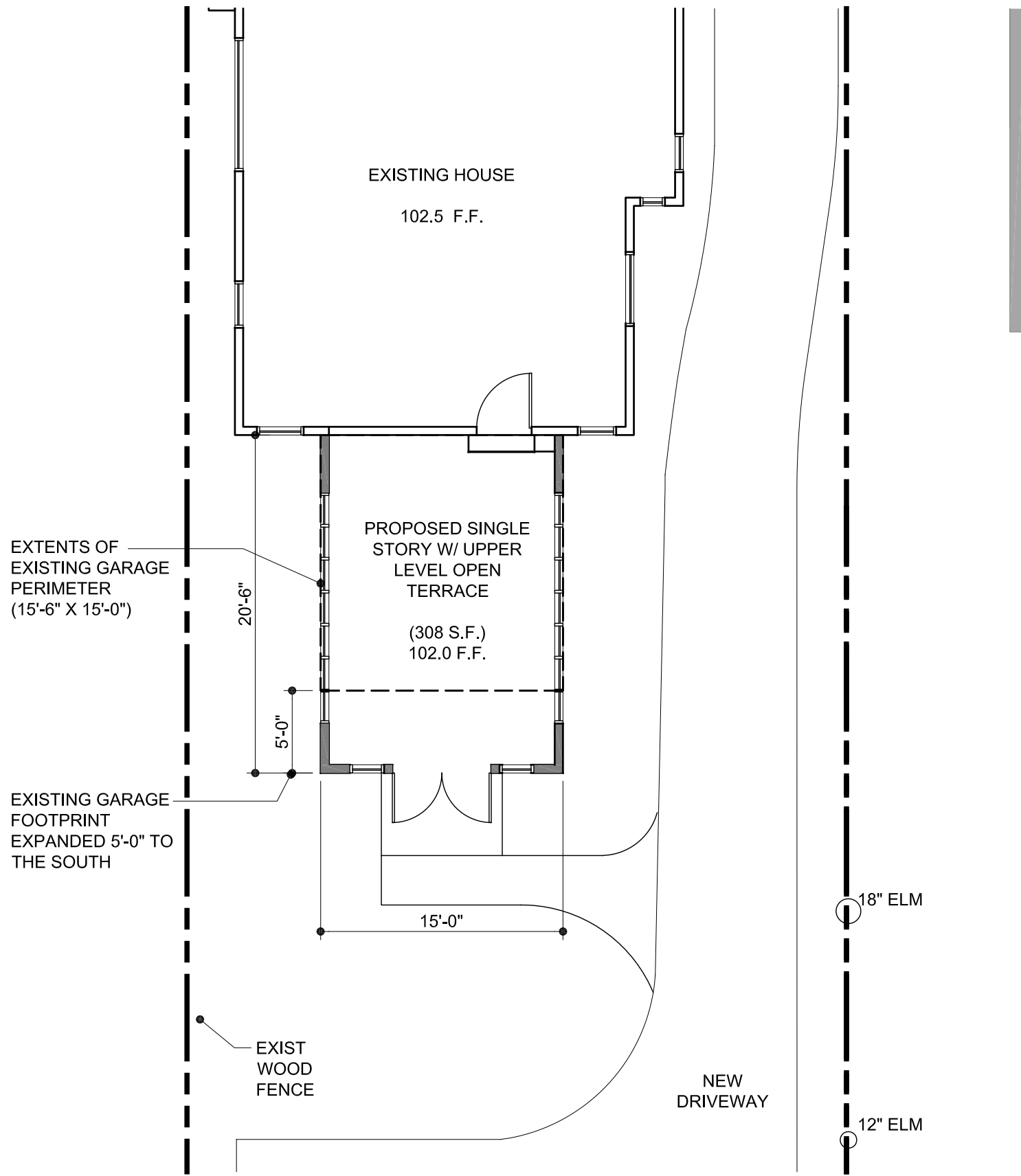
#518



EXISTING GARAGE

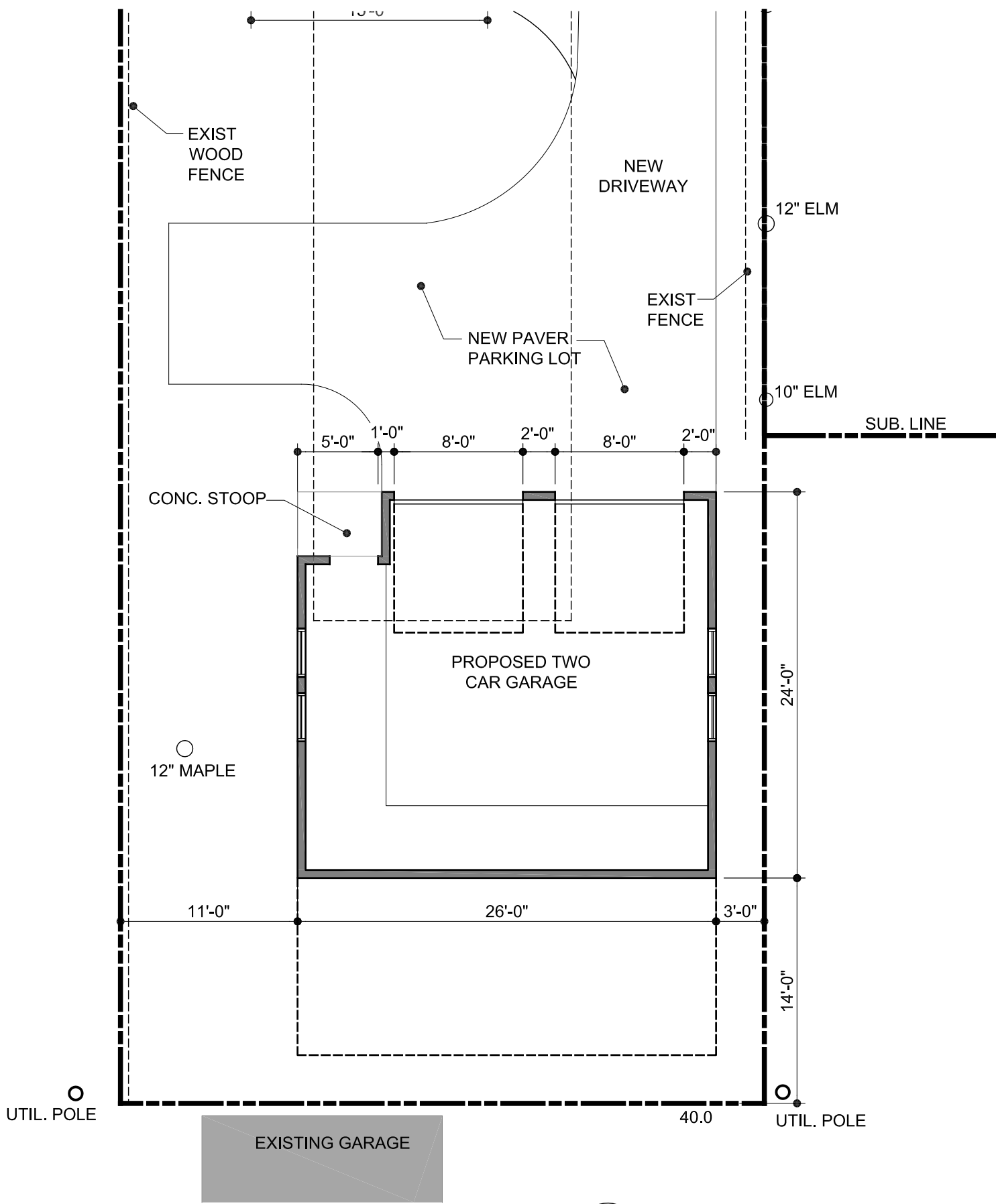
1 Proposed Site Plan
A004 1"=20'-0"

Sheet Number	Project:	Issued For:	Ref Dwg:	Date Issued:	1850 Robert Street Ann Arbor, MI 48104 (p) 734-417-4502 www.re-formstudios.com	
A-004	11018 - 514 Lawrence St.	HDC	-	06/24/11		



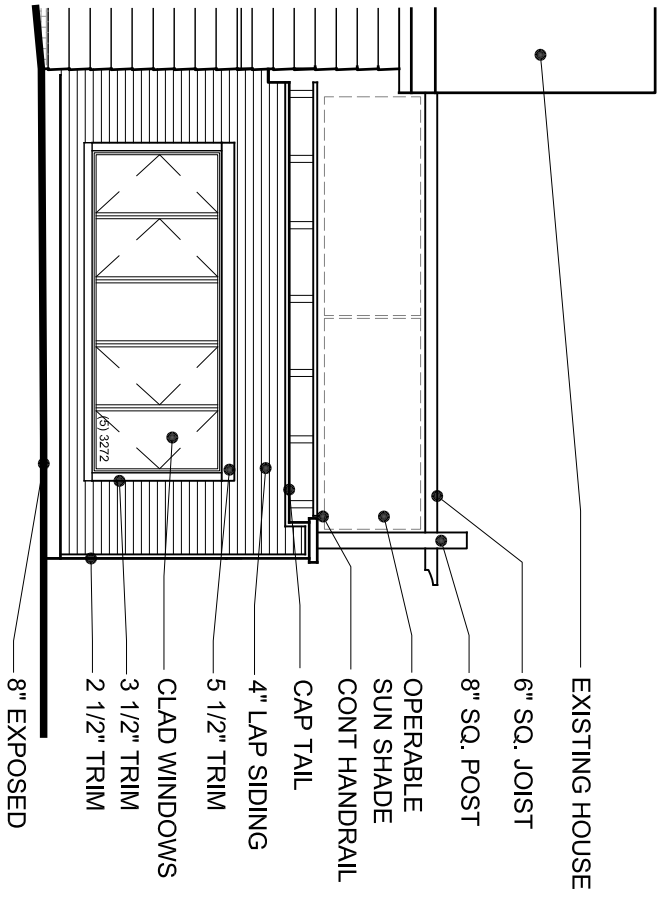
1 Proposed Sun Room Addition
A005 1/8" = 1'-0"

Sheet Number	Project:	Issued For:	Ref Dwg:	Date Issued:	1850 Robert Street Ann Arbor, MI 48104 (p) 734-417-4502 www.re-formstudios.com
A-005	11018 - 514 Lawrence St.	HDC	-	06/24/11	reFORM studios

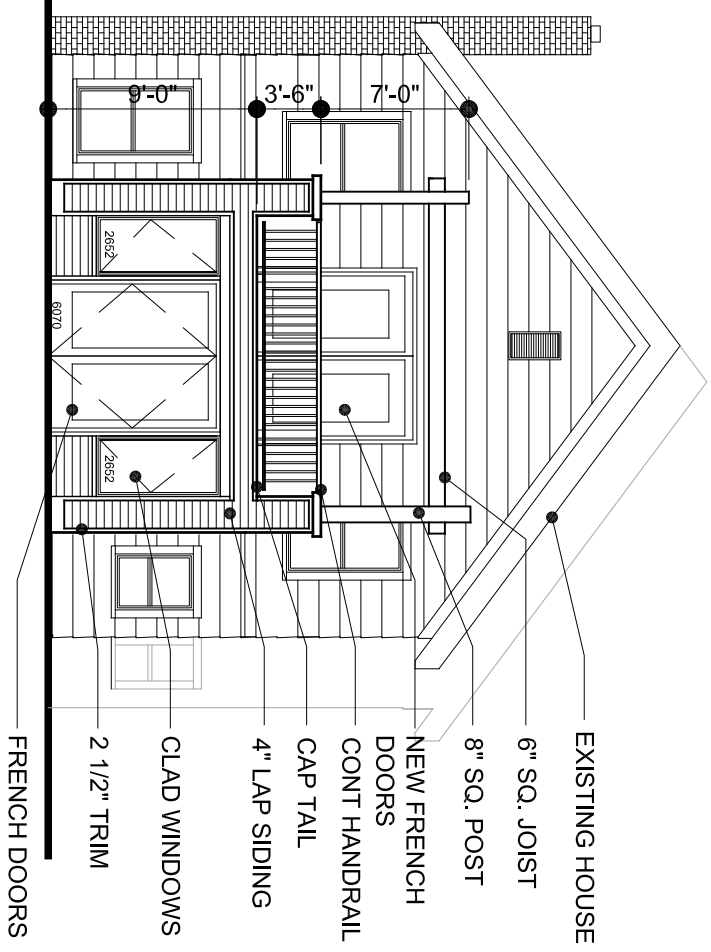


1 Proposed Garage Plan
 A006 1/8" - 1'-0"

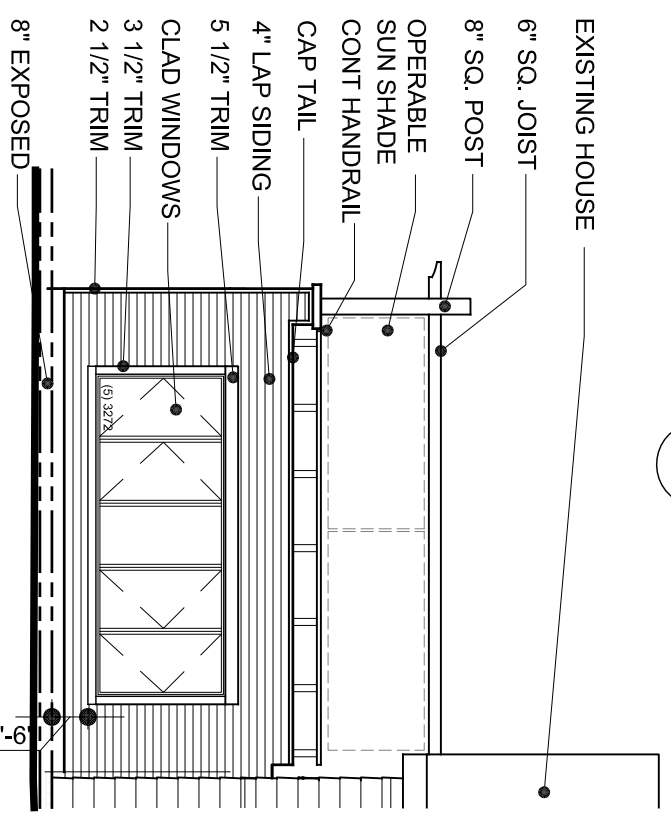
Sheet Number	Project:	Issued For:	Ref Dwg:	Date Issued:	1850 Robert Street Ann Arbor, MI 48104 (p) 734-417-4502 www.re-formstudios.com
A-006	11018 - 514 Lawrence St.	HDC	-	06/24/11	reFORM studios



2 West Elevation
A007 1/8" = 1'-0"



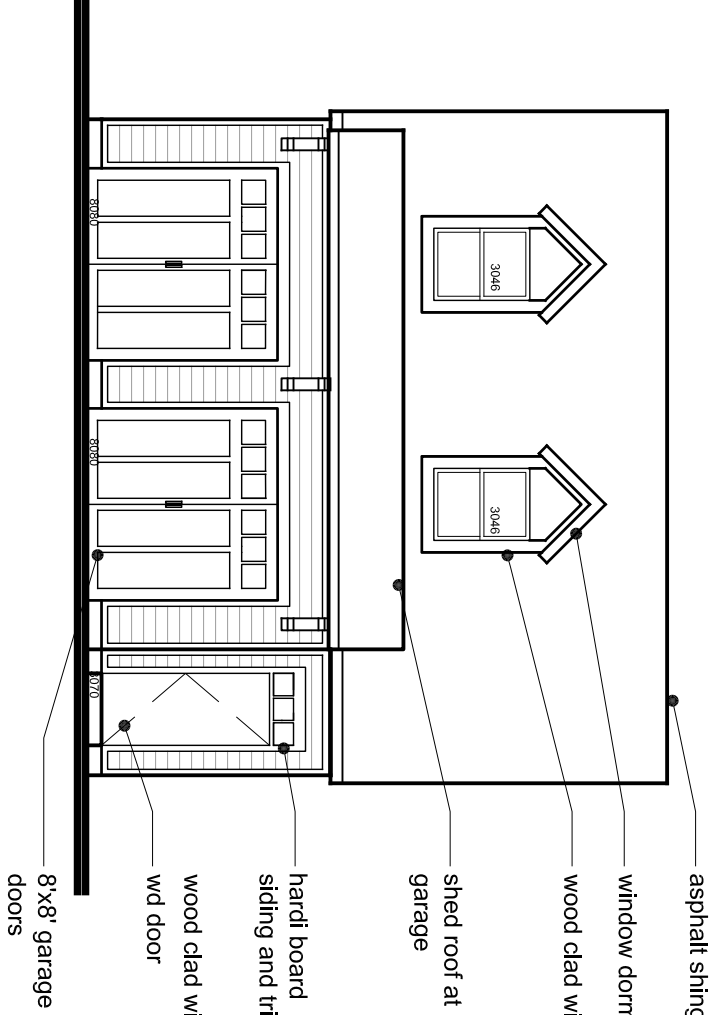
1 South Elevation
A007 1/8" = 1'-0"



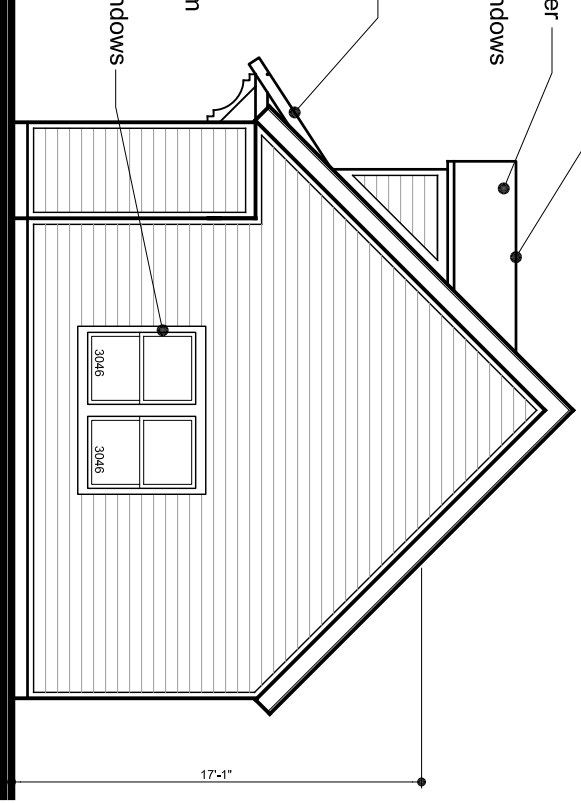
3 East Elevation
A007 1/8" = 1'-0"

Sheet Number	Project:	Issued For:	Ref Dwg:	Date Issued:	1850 Robert Street Ann Arbor, MI 48104 (p) 734.417.4502 www.re-formstudios.com
A-007	11018 - 514 Lawrence St.	HDC	-	06/24/11	reFORM studios

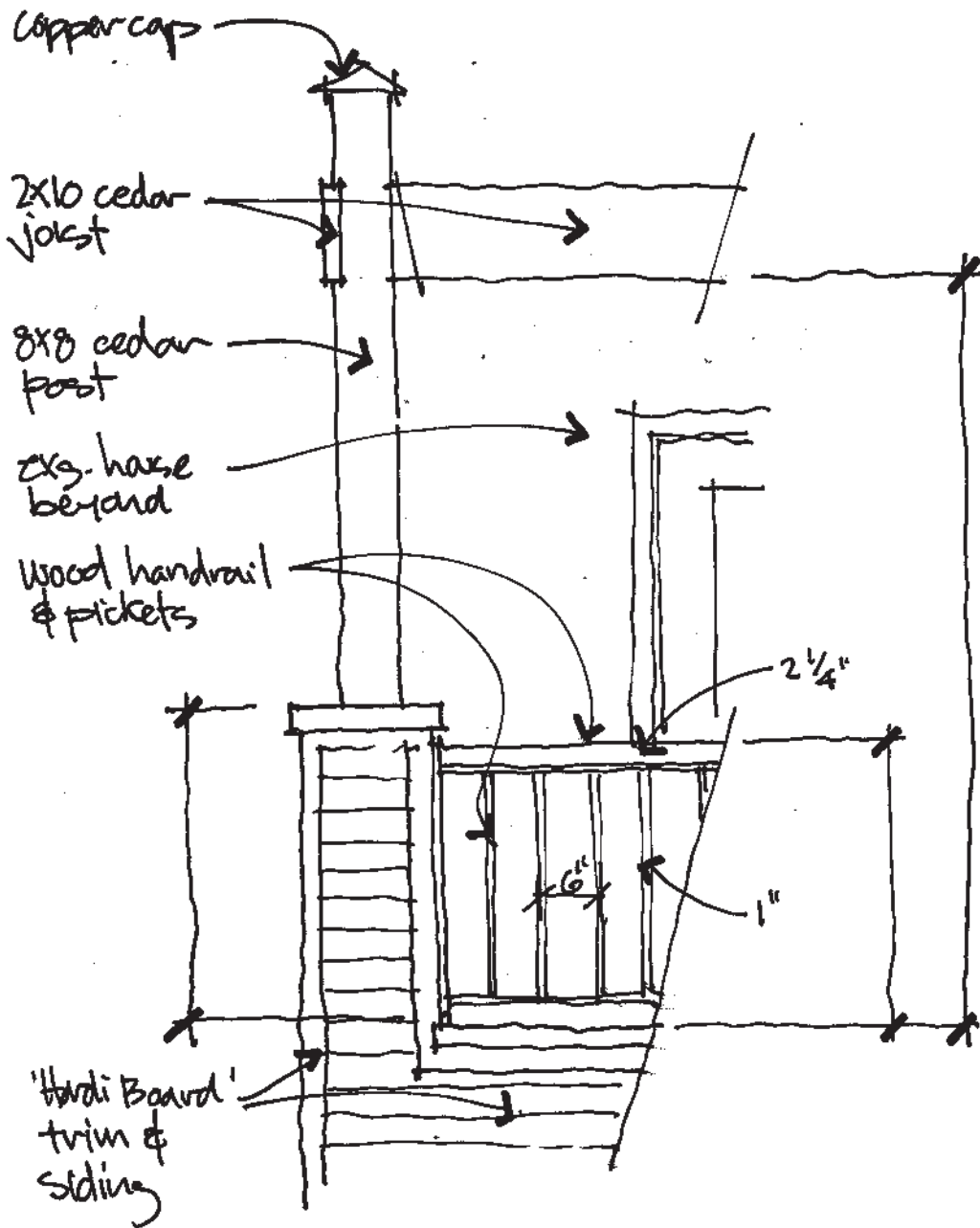
1 South Elevation
A008 1/8" = 1'-0"



2 West Elevation
A008 1/8" = 1'-0"



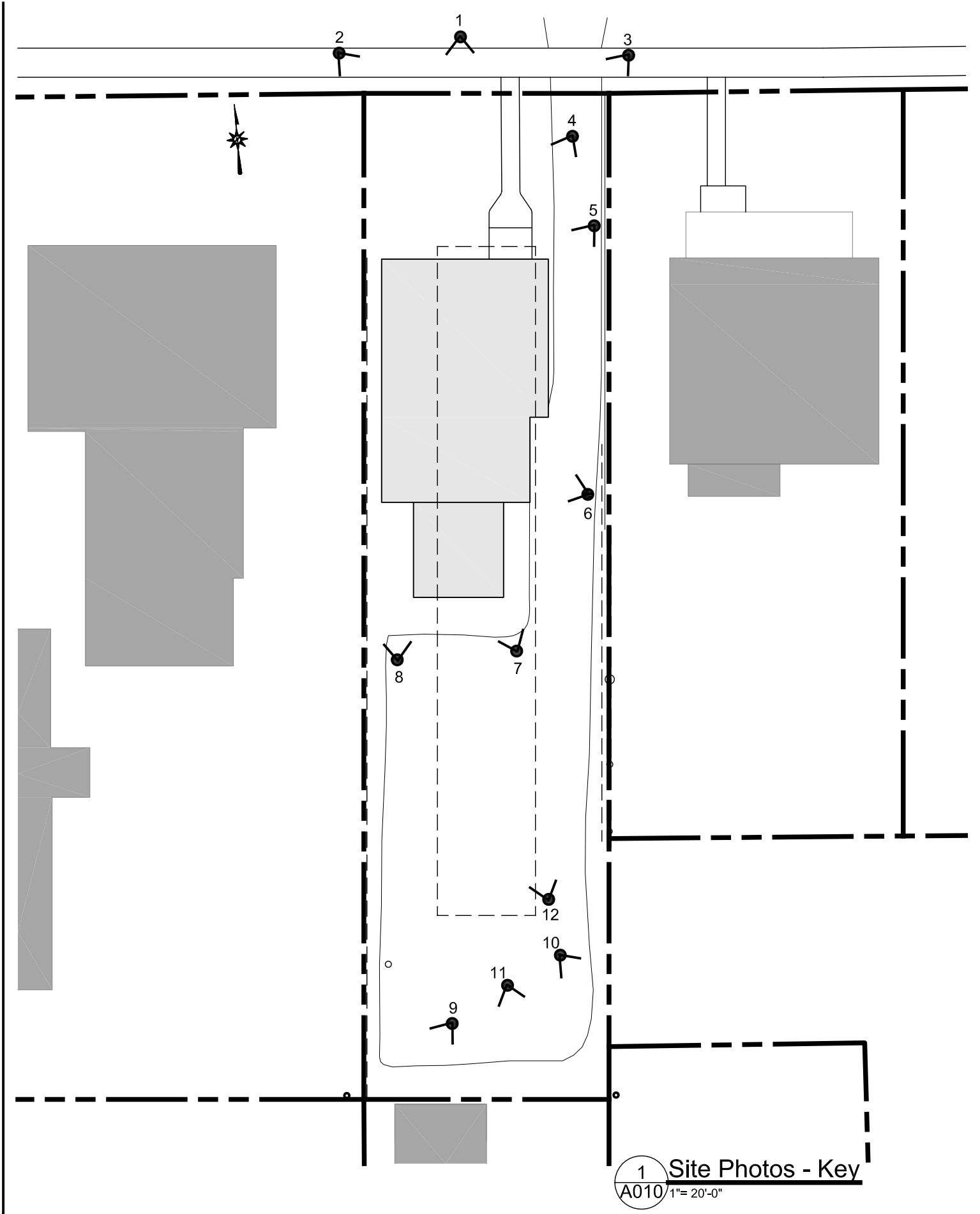
Sheet Number	Project:	Issued For:	Ref Dwg:	Date Issued:	1850 Robert Street Ann Arbor, MI 48104 (p) 734.417.4502 www.re-formstudios.com
A-008	11018 - 514 Lawrence St.	HDC	-	06/24/11	reFORM studios



balcony handrail detail

1 1/2" = 1'-0"

Sheet Number	Project:	Issued For:	Ref Dwg:	Date Issued:	1850 Robert Street Ann Arbor, MI 48104 (973) 477-3302 www.reformstudios.com
A-009	11018 - 514 Lawrence St.	HDC	-	06/24/11	reFORM studios



1 Site Photos - Key
 A010 1"= 20'-0"

Sheet Number	Project:	Issued For:	Ref Dwg:	Date Issued:	1850 Robert Street Ann Arbor, MI 48104 (p) 734-417-4502 www.re-formstudios.com
A-010	11018 - 514 Lawrence St.	HDC	-	06/24/11	reFORM studios



picture 1: Front Elevation



picture 2: Front Viewing Southeast



picture 3: Front of house looking West



picture 4: Front View to back yard



picture 5: East Side of House



picture 6: Existing Wood Egress Stairs



picture 7: Existing Cinder Block Garage



picture 8: Space Between West Fence and House



picture 9: South West Corner Property Line



picture 10: South East Corner of Property Line



picture 11: Looking South through Property Line



picture 12: Looking back North to the House