

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 808 Lawrence Street Application Number HDC24-0077

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: June 13, 2024

REPORT PREPARED BY: Mariana Melin-Corcoran, Associate Planner

REVIEW COMMITTEE DATE: June 10, 2024

OWNER

Name: Lisa Hogan

Address:

Phone: (734) 368-1370

APPLICANT

James Bevilacqua
Saltbox Street Residential Design
1311 W Huron Street
Ann Arbor, MI 48103
(917) 822-0108

BACKGROUND: 808 Lawrence Street is a two-story frame house with clapboard and stucco siding, a cross-gable roof, and a covered porch with cobblestone detailing on the street-facing, north, elevation. This house first appears on the 1916 Sanborn Map. It does not appear on the prior Sanborn Map in 1908, so it dates between 1908 and 1916. On the 1916 map, the house is shown as a rectangular, two-story dwelling with a small open porch on the rear elevation and another, larger, open porch on the street-facing elevation. On the 1931 and 1948 Sanborn maps, the footprint is generally the same with an addition on the rear elevation, west of the small, rear porch. As such, this change happened during the period of significance. Additionally, the 1925 Sanborn Map shows a small, rectangular frame shed was constructed to the rear of the building, at the south edge of the parcel, between 1916 and 1925. This was demolished and a new, slightly larger garage built in the same location behind the house in the late 1990s or early 2000s.

Post-1945, the house has had limited changes, and it appears much today as it did during a mid-1970s survey of Lawrence Street.

LOCATION: The house is located on the south side of Lawrence Street, east of North Thayer Street and west of North Ingalls Street.



APPLICATION: The applicant seeks HDC approval to add an 84-square foot rear addition and a new 49-square foot porch off the south elevation of the house. The applicant proposes the demolition of an existing 35-square foot porch to construct the addition and porch.

APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for Rehabilitation

(other SOI Standards may also apply):

- (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):

Building Site

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.

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.

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: 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.

Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location,

or setting.

Roofs

Recommended: Retaining and preserving roofs—and their functional decorative features—that are important in defining the overall historic character of the building. This includes the roof's shape, decorative features such as chimneys, and roofing material.

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

All Additions

Appropriate: Locating a required addition on the least character-defining elevation and keeping it subordinate in volume to the historic building.

Placing a new addition on a non-character defining or inconspicuous elevation and limiting the size and scale in relationship to the historic property.

Locating and designing a new addition so that significant site features, including mature trees and landmark status trees, are not lost or damaged.

Designing the addition so it is compatible in terms of massing, materials, relationship of solids to voids, and proportion of openings.

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 not exceed half of the original building's footprint, or half of the original building's total floor area.

Not Appropriate: Designing an addition that requires the removal of significant building elements or site features.

Constructing an addition that significantly changes the proportion of built mass to open space on the individual site.

Additions to Historic Residential Structures

Appropriate: Placing new walls in a different plane from the historic structure in a subordinate position to the historic fabric.

Not Appropriate: Designing an addition that overpowers or dramatically alters the original building through size or height.

Historic District Design Guidelines for Roofs

Appropriate: Retaining and maintaining original historic roofing materials, roof shape, dormers, cupolas, chimneys, and built-in or decorative gutters & downspouts.

STAFF FINDINGS:

1. The 84-square foot addition would be situated at the rear of the house, at the southeast corner. It will feature a gabled roof, which is shallower than the existing gables on the house. To the south, the addition will be in line with the existing southern edge of the building. The proposed 49-square foot porch will extend farther south and will be covered by the gabled roof. At the east elevation, the addition will be inset 7 inches to preserve the original southeast corner of the house. Only a small portion of the eave of the addition's roof will be visible from the street-facing elevation.

To construct the proposed addition and porch, an existing 35-square foot porch and connecting stairs will be removed, as well as the shed roof covering the porch. Limited historic materials will be affected, all at the rear of the building.

2. The house's footprint is currently 900 square feet, all built before 1945. The proposed addition adds 84 square feet to the footprint. This constitutes a total post-1945 increase of 9%. 35 square feet of existing rear porch will be removed as part of the project. Though it is connected to the house, because the porch is exterior space, it does not count towards the footprint total.

The house's current floor area is 1,757 square feet, all built before 1945. The proposed addition adds 84 square feet to the floor area. This constitutes a total post-1945 increase of approximately 5%. Similar to the house's footprint, the existing porch to be removed does not count towards the floor area total.

3. The addition will be clad in AZEK siding and trim. (The AZEK website says "it's made from a proprietary blend of PVC and other materials".) The AZEK siding will be painted a similar color to the rest of the house, but the texture will differentiate it from the historic wood siding. The gable of the addition will feature a fiber-cement stucco panel and AZEK battens to match the design of the historic gables.

There will be two windows on the east side of the addition. These will be casement windows with vertical muntins to match the design of the historic windows. They will be slightly elongated to differentiate their size from the historic windows. New windows will be aluminum-clad wood. There will be an exterior door on the south side of the addition. This will be a half-lite, two-panel wood door.

On the new porch, the landings, treads, and risers will feature AZEK board. There is no proposed guardrail.

4. The proposed addition is discreet, small, and as inconspicuous as possible. Staff recommends approval.

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 808 Lawrence Street, a contributing property in the Old Fourth Ward Historic District, to add an 84-

square foot rear addition and a connecting 49-square foot porch. 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, 5, 9, and 10 and the guidelines for building site, additions and roofs, as well as the *Ann Arbor Historic District Design Guidelines* for all additions, residential additions, and roofs.

ATTACHMENTS: photos, drawings, materials information, 1975 historic architecture survey



808 Lawrence Street, left: front, right: rear, 2024 (courtesy of applicant)

ANN ARBOR, MICHIGAN HISTORIC ARCHITECTURE SURVEY SHEET NUMBER

SURVEY NAME SURVEY DATE 10-5-75 BY PARK & PARK

ADDRESS 808, LAWRENCE
 HISTORIC NAME CURRENT NAME
 LOCATION SECTION BLOCK PARCEL BUILDING

TYPE USE PRIMARY 1-4 SECONDARY - ORIGINAL 1-1 ZONING

No. of FLOORS 2 No. OCCUPIED 2⁽³⁾ CELLAR OCCUPIED ? YES ATTIC OCCUPIED ? -
 FRONT DIRECTION NORTH SURFACE MATERIAL WOOD & PLASTER ROOF COVERING SHINGLE

2nd 1st story 72

ITEMS TO BE GRADED - PUT A CHECK OR "X" IN THE APPROPRIATE SQUARE SPACE

STRUCTURAL CONDITION	GOOD <input checked="" type="checkbox"/>	FAIR <input type="checkbox"/>	POOR <input type="checkbox"/>	10
MAINTENANCE QUALITY	GOOD <input checked="" type="checkbox"/>	FAIR <input type="checkbox"/>	POOR <input type="checkbox"/>	10

ALTERATIONS	NONE or MINOR <input checked="" type="checkbox"/>	MODERATE <input type="checkbox"/>	EXTENSIVE <input type="checkbox"/>	15
	APPROPRIATE <input checked="" type="checkbox"/>	INAPPROPRIATE <input type="checkbox"/>	<input type="checkbox"/>	



PERIOD or STYLE	Craftsman	
DATE	ADD ⁿ	
NATIONAL IMPORT.	<input type="checkbox"/>	<input type="checkbox"/>
LOCAL EXCELLENCE	<input type="checkbox"/>	<input type="checkbox"/>
NOTABLE	<input checked="" type="checkbox"/>	25
WORTHY OF MENTION	<input type="checkbox"/>	<input type="checkbox"/>
POOR	<input type="checkbox"/>	<input type="checkbox"/>

INCIDENCE		
RARE	<input type="checkbox"/>	<input type="checkbox"/>
MODERATE	<input type="checkbox"/>	<input type="checkbox"/>
COMMON	<input checked="" type="checkbox"/>	0

TOTAL	60
CATEGORY	C

PHOTO DATE	9/77
BY	WS
ROLL 48	FRAME 18

808 Lawrence, Historic Architecture Survey, 1975



05/23/2024

HOGAN RESIDENCE
808 LAWRENCE STREET, ANN ARBOR, 48104

DESCRIPTION

HDC

1

RESIDENTIAL ADDITION & REMODEL FOR LISA & KENNETH HOGAN

808 LAWRENCE STREET, ANN ARBOR, 48104

GENERAL INFORMATION:

PARCEL #: 09-09-28-204-012
CITY OF ANN ARBOR, WASHTENAW COUNTY
MICHIGAN RESIDENTIAL CODE, 2015 EDITION
ZONING: R4C (MULTIPLE FAMILY) CONVERTS TO RIC (SINGLE FAMILY)
OCCUPANCY/USE: SINGLE-FAMILY DWELLING
HISTORIC DISTRICT: YES
WETLAND: NO
FLOODPLAIN: NO

ZONING REGULATIONS (RIC): REQUIRED

MIN. LOT AREA: 7,200 SQ FT
MIN. LOT WIDTH: 60'
MIN. FRONT YARD: 37'
MIN. SIDE YARD (ONE SIDE): 5'
MIN. SIDE YARD (TOTAL): 10'
MIN. REAR YARD: 30'
MAX. BUILDING HEIGHT: 30'

EXISTING / PROPOSED

4,792 SQ FT
37'
CONFORMS (NO CHANGE)
CONFORMS (NO CHANGE)
CONFORMS (NO CHANGE)
CONFORMS
+/- 18'-0"

PROJECT DESCRIPTION:

CHANGES TO THE EXTERIOR INCLUDE:

1. REAR MAIN LEVEL MUDROOM & BATHROOM ADDITION (6'-7" x 13'-0") THAT PRESERVES THE HISTORIC REAR CORNER OF THE ORIGINAL BUILDING & THE REAR CORNER OF THE PREVIOUS CONSTRUCTED CONTRIBUTING ADDITION. ADDITION IS SET IN 7" FROM HISTORIC BUILDING CORNERS.
2. AN EXISTING SMALL REAR ENTRY PORCH IS TO BE REMOVED

FOOTPRINT OF HISTORICAL HOME:	900 SQ FT	FOOTPRINT OF PROPOSED ADDITION:	84 SQ FT
FOOTPRINT OF EXISTING REAR PORCH TO BE REMOVED:	35 SQ FT	FOOTPRINT OF PROPOSED REAR PORCH:	49 SQ FT
FLOOR AREA OF HISTORICAL HOME:	1,757 SQ FT	FLOOR AREA OF PROPOSED ADDITION:	84 SQ FT



PHOTO OF EXISTING CONDITIONS
REAR PORCH TO BE REMOVED



EXTERIOR RENDERING
REAR OF HOUSE (PROPOSED ADDITION)



EXTERIOR RENDERING (PROPOSED ADDITION)
REAR OF HOUSE



REAR ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"



REAR ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



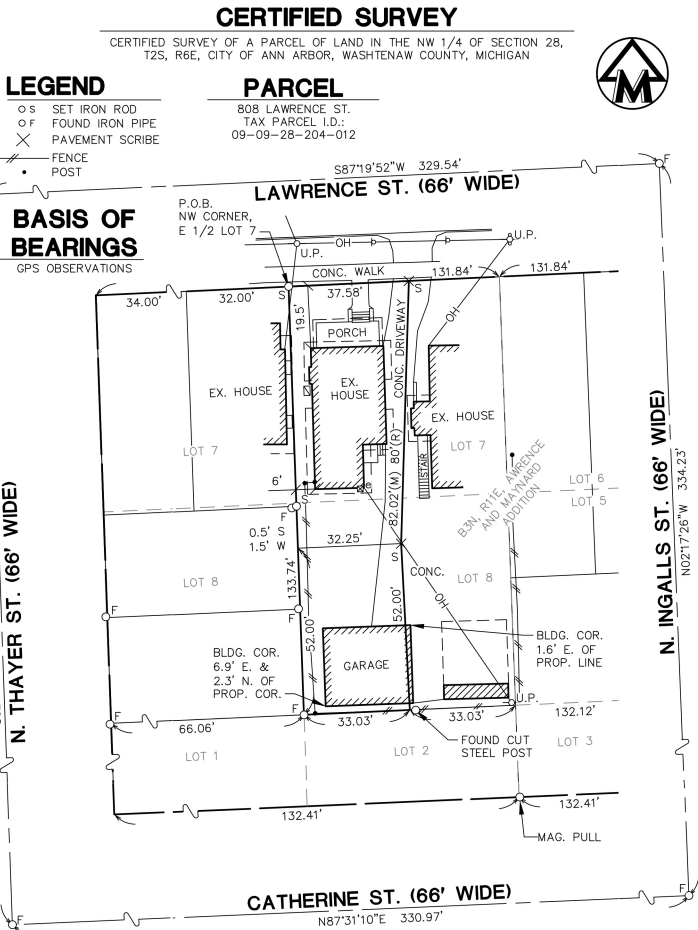
SIDE ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"



SIDE ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

PROPOSED
ADDITION

REAR PORCH TO
BE REMOVED



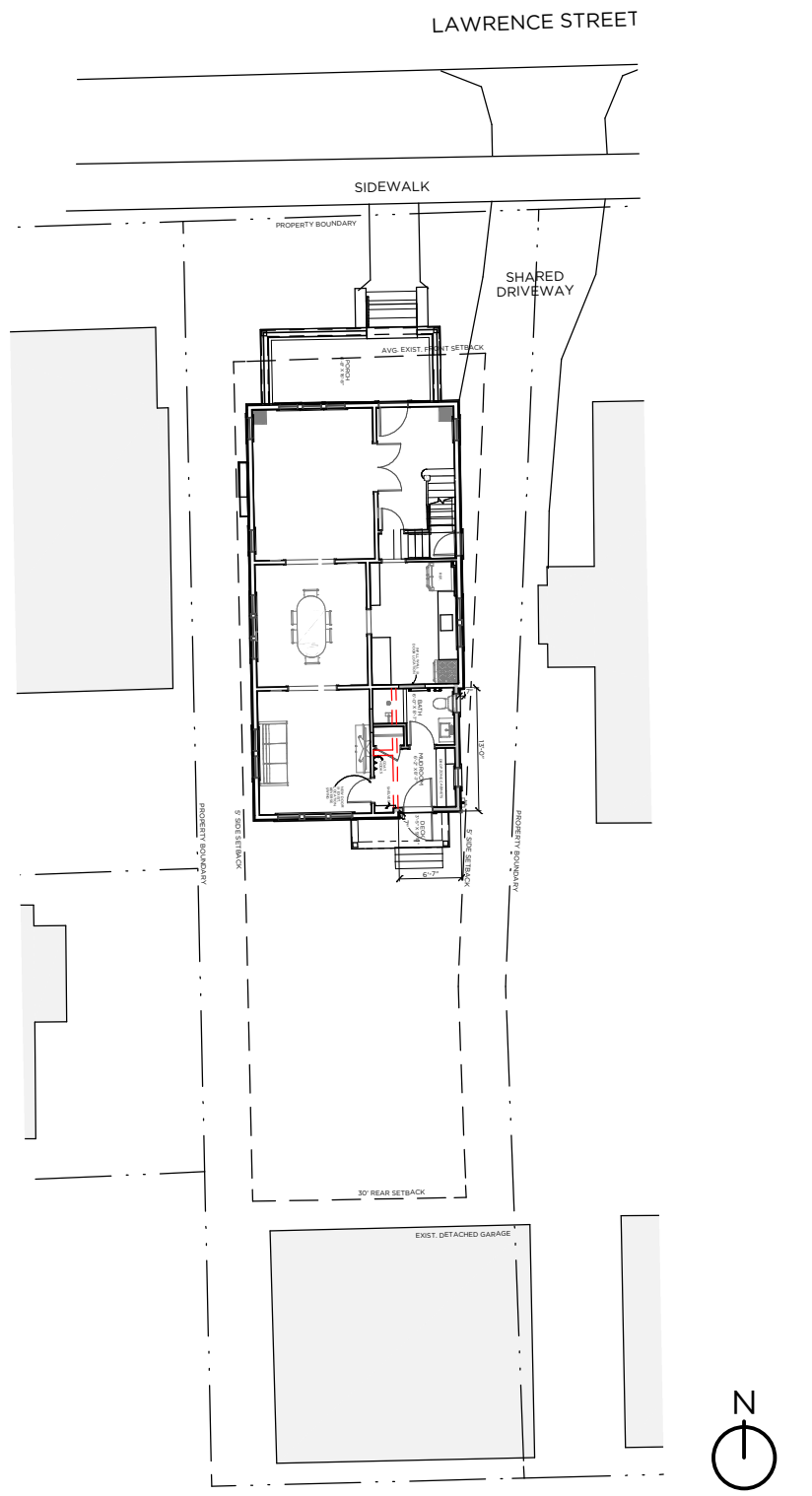
I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL HEREON DESCRIBED ON MAY 13, 2024 AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL REQUIREMENTS OF P.A. 132 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

CLIENT: BUILD AND REBUILD LLC	DATE: 5/13/2024	
JOB NO.: 24067	SHEET 1 OF 2	
SECTION: 28 TOWN: 2S RANGE: 6E	SCALE: 1in. = 30 ft.	
CITY OF ANN ARBOR	BOOK: 1105	
WASHTENAW COUNTY, MICHIGAN	BY: NPA	

MIDWESTERN CONSULTING
3815 Plaza Drive, Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com

M:\CIVIL3D_PROJ\2024\24067\SURVEY\24067_SVT.DWG

SURVEY - EXISTING
50% SCALE (1"=60')



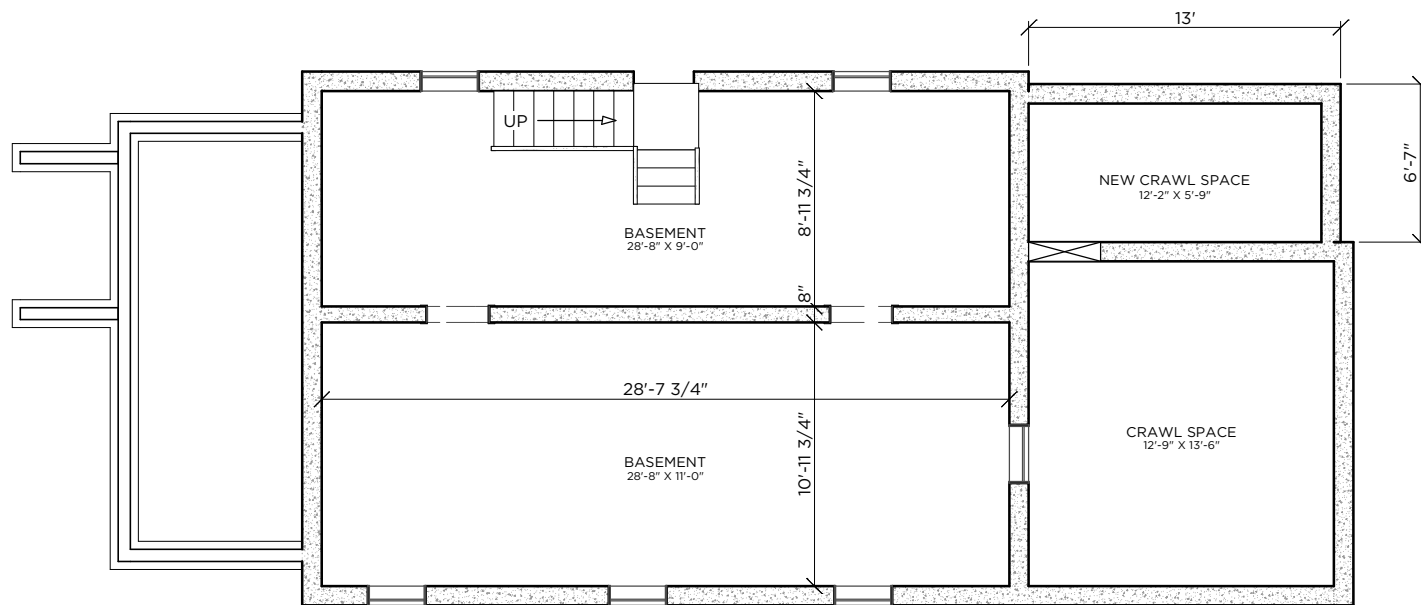
05/23/2024

HOGAN RESIDENCE
808 LAWRENCE STREET, ANN ARBOR, 48104

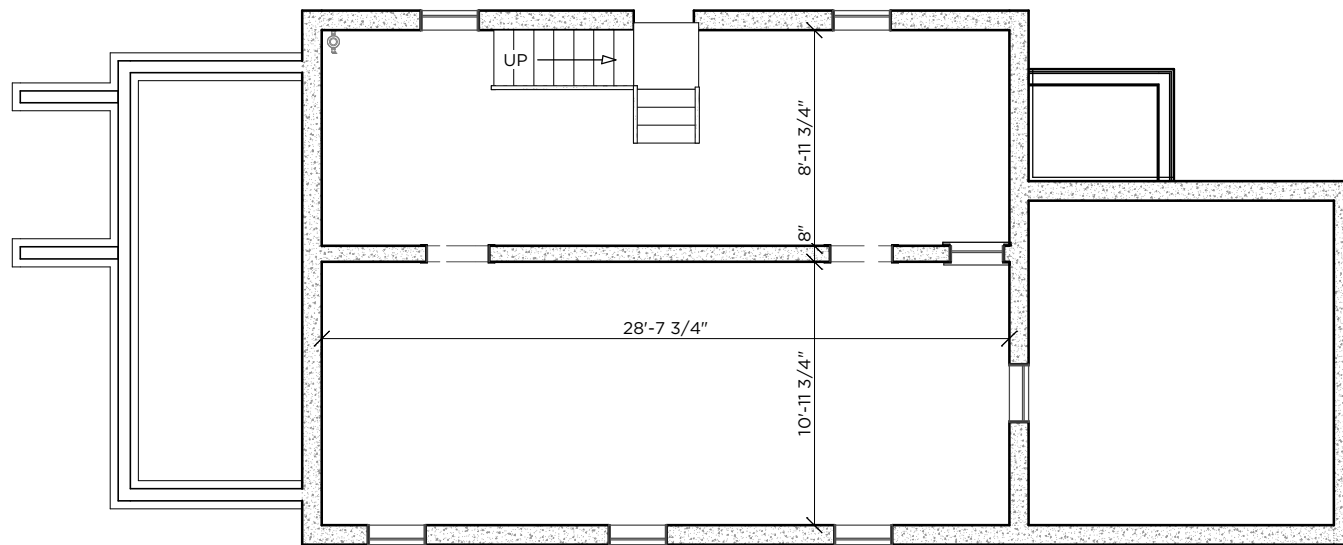
SITE PLAN

HDC

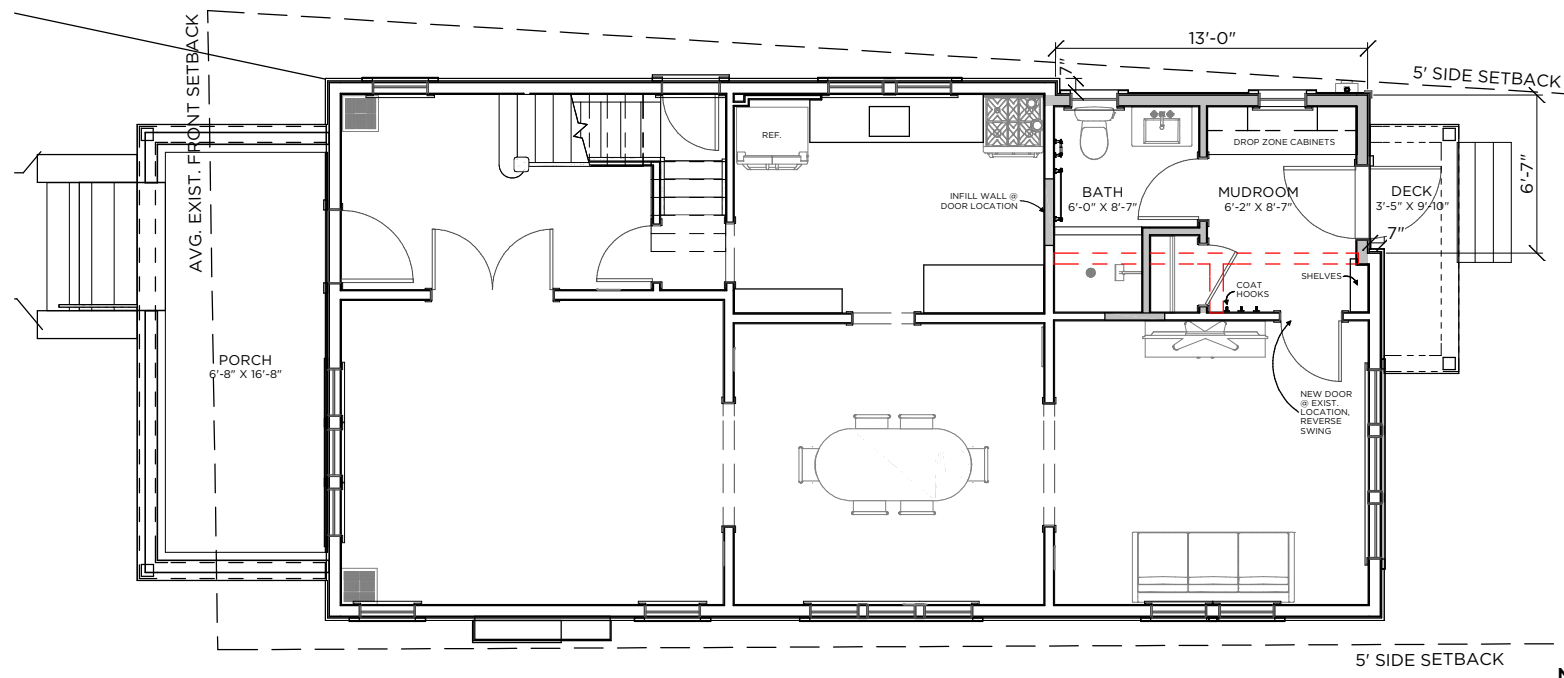
4



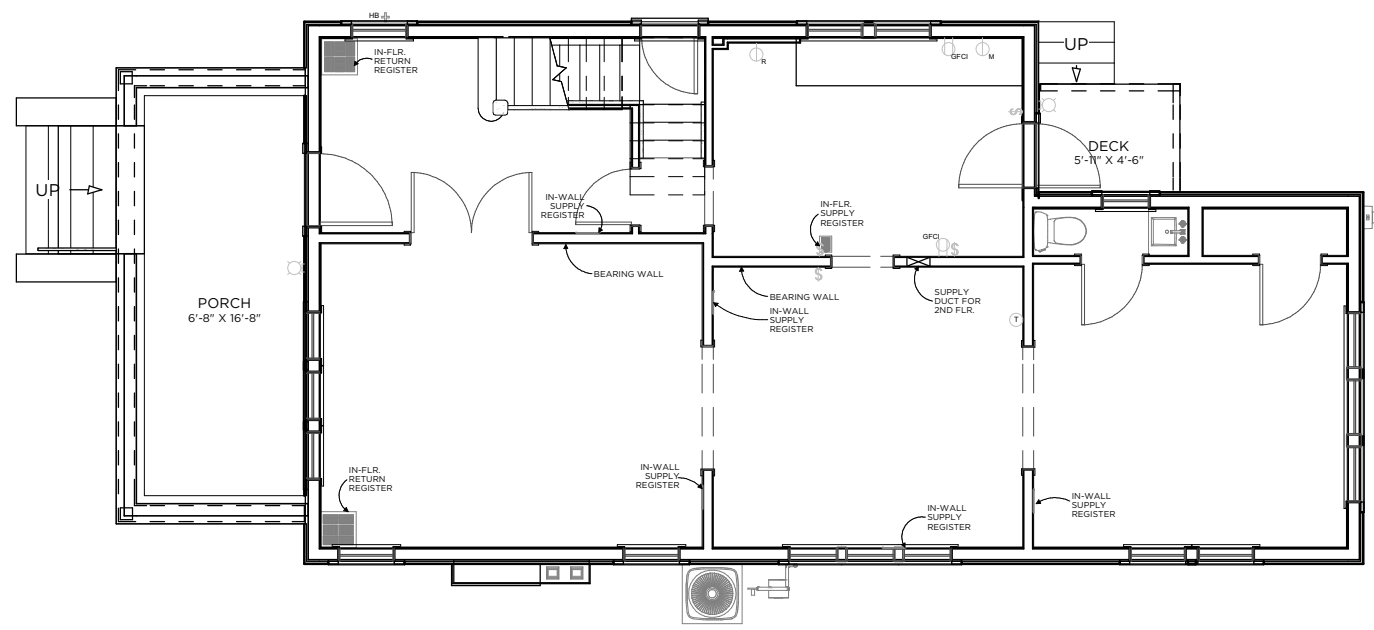
LOWER LEVEL PLAN - PROPOSED
 SCALE: 1/8" = 1'-0"



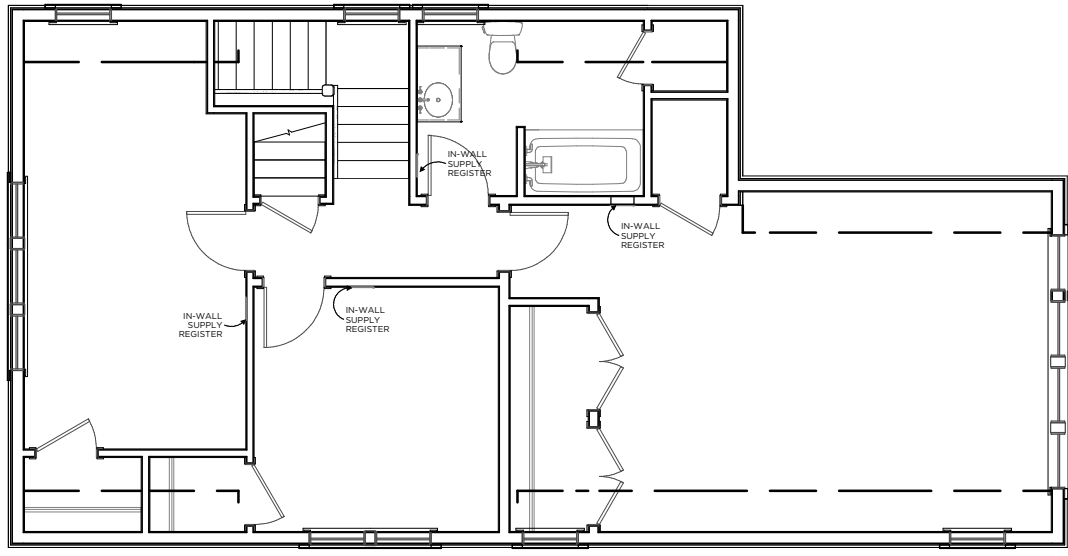
LOWER LEVEL PLAN - EXISTING
 SCALE: 1/8" = 1'-0"



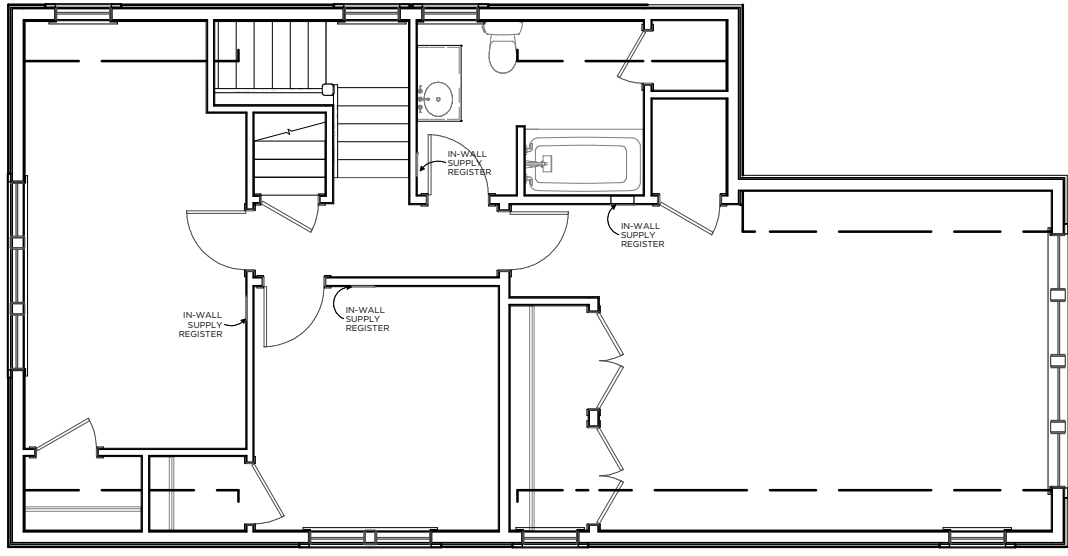
MAIN LEVEL PLAN - PROPOSED
SCALE: 1/8" = 1'-0"



MAIN LEVEL PLAN - EXISTING
SCALE: 1/8" = 1'-0"



UPPER LEVEL PLAN - PROPOSED (NO CHANGE)
SCALE: 1/8" = 1'-0"



UPPER LEVEL PLAN - EXISTING
SCALE: 1/8" = 1'-0"



NOTE: SIDING & TRIM TO BE DIFFERENT MATERIALS & DIMENSIONS FROM EXISTING

EXTERIOR VIEW OF PROPOSED ADDITION
TRIM & SIDING DETAILS



PROPOSED ADDITION
(MINIMALLY VISIBLE
FROM STREET)

EXTERIOR VIEW OF PROPOSED ADDITION
VIEW OF FRONT OF HOUSE FROM SIDEWALK



PHOTO OF EXISTING CONDITIONS
VIEW OF FRONT OF HOUSE FROM SIDEWALK

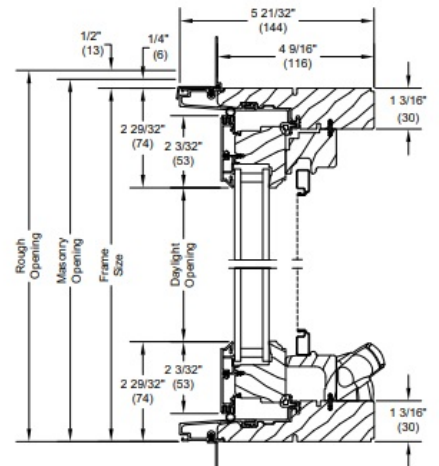


PHOTOS OF EXISTING CONDITIONS
MULTIPLE PHOTOS OF EXTERIOR

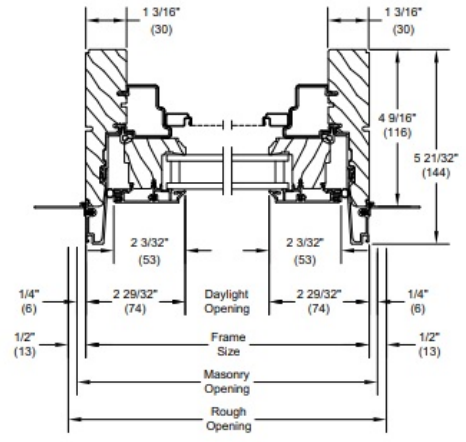
Section Details: Operating/Stationary/Picture - 1" (25) IG

Scale: 3" = 1' 0"

Operating

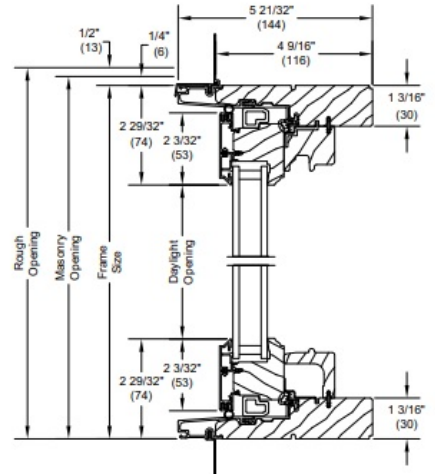


Head Jamb and Sill

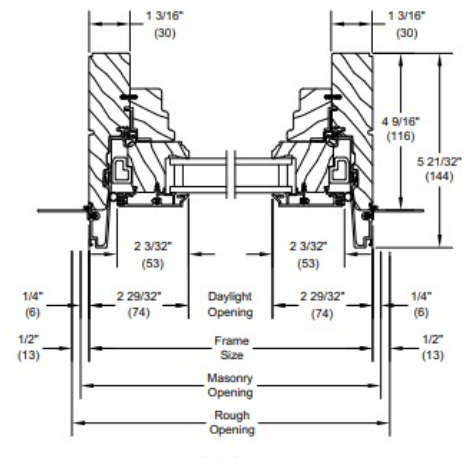


Jambs

Stationary/Picture



Head Jamb and Sill



Jambs

Simulated Divided Lite with Spacer Bar (SDLs)



Paired with SDL bars on the exterior of the glass, a spacer bar is installed between the glass, creating an even closer match to the Authentic Divided Lite look.

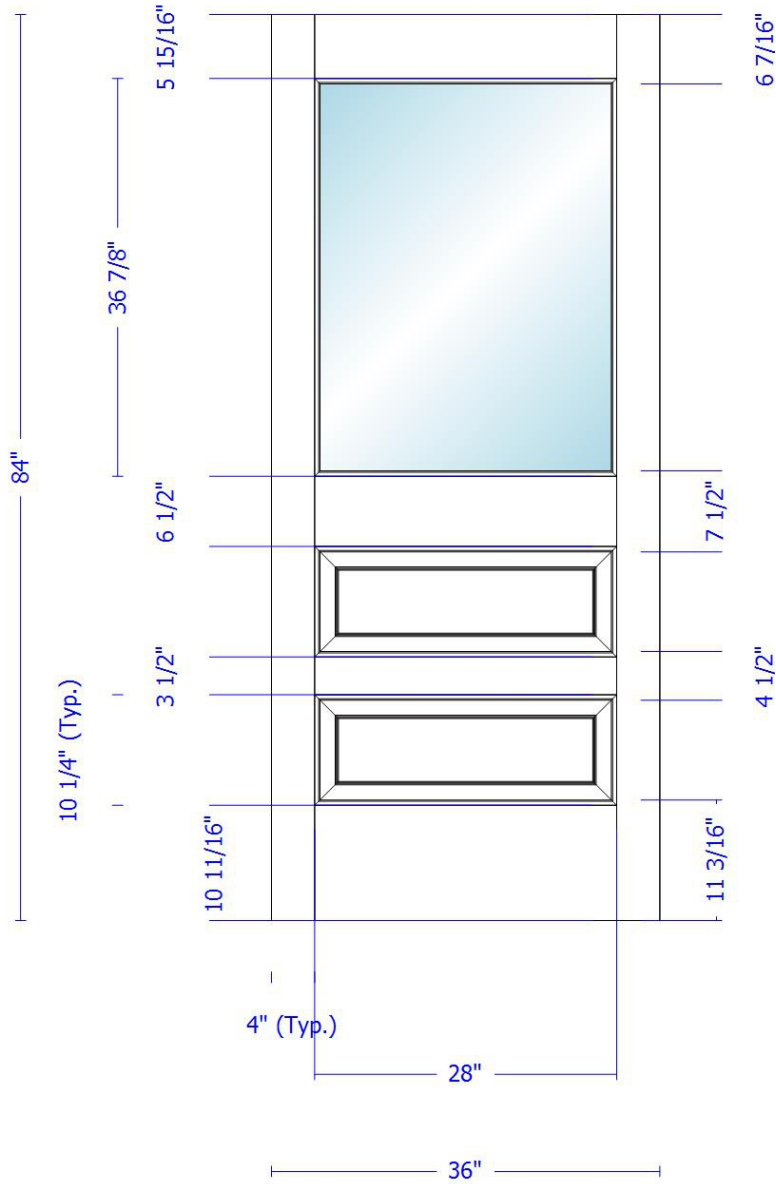
NEW WINDOWS IN ADDITION:
MARVIN ULTIMATE CASEMENTS: (2) UCA2436: 2'-0"W x 3'-11 1/8"H

- OPERABLE CASEMENTS
- WOOD INTERIOR / ALUMINUM CLAD EXTERIOR (MATCH EXISTING COLOR)
- LOCATION: DRIVEWAY SIDE ELEVATION
- DIVIDED LITES PATTERN 4x1 (SIMULATED DIVIDED LITES W/ SPACER BAR)

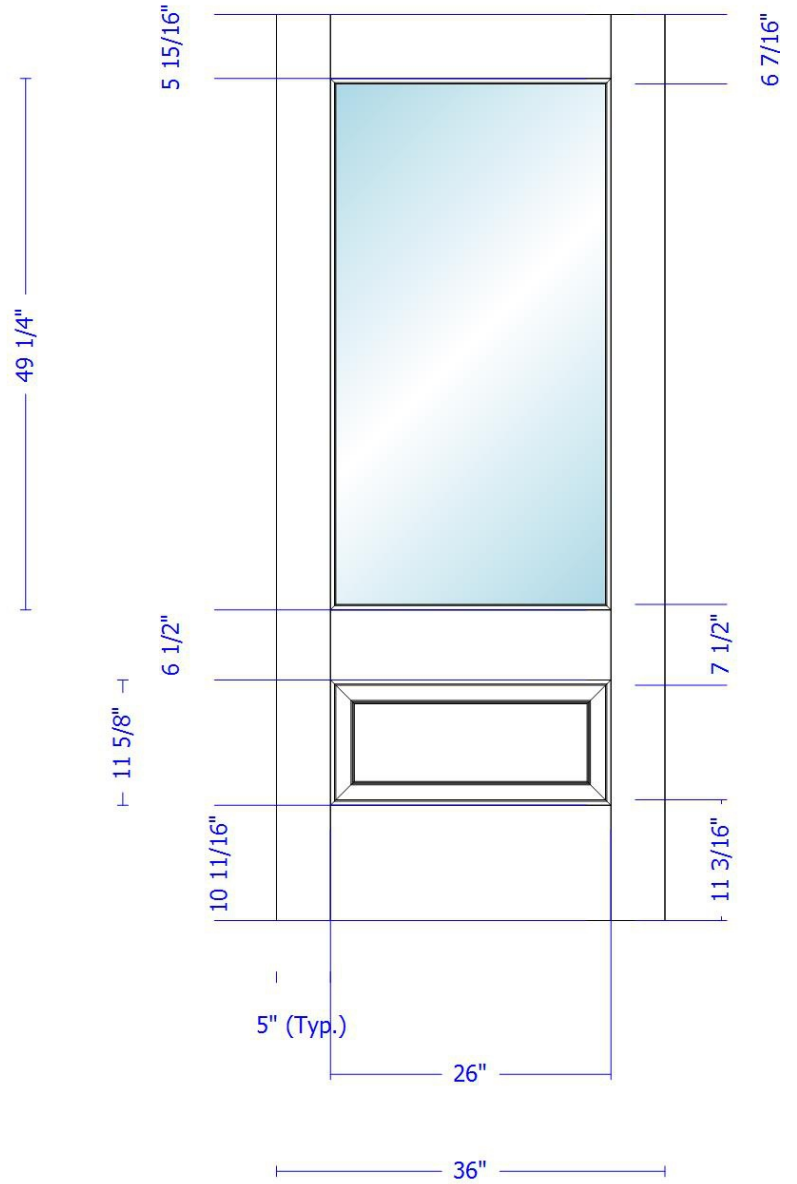
NOTE: NEW WINDOWS IN ADDITION ARE DIFFERENT IN SIZE TO EXISTING HISTORICAL CASEMENT WINDOWS

4 1/2" (Typ.)

5 1/2" (Typ.)



REAR ENTRY DOOR



SCREEN / STORM DOOR

NEW EXTERIOR DOORS IN ADDITION:
 EXTERIOR ENTRY DOOR: 1/2 LITE, 2 PANEL, RED OAK, 3'-0"W x 7'-0"H
 EXTERIOR SCREEN / STORM DOOR: 3/4 LITE, 1 PANEL, RED OAK, 3'-0"W x 7'-0"H

NEW DOORS



05/23/2024

HOGAN RESIDENCE
808 LAWRENCE STREET, ANN ARBOR, 48104

DOOR INFORMATION

HDC

13