

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 514 Lawrence Street, Application Number HDC12-035

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: April 2, 2012

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, April 9, 2012, for the April 12, 2012 HDC Meeting

OWNER	APPLICANT
Name: Marianne Clauw	Michael Mahon
Address: 3865 Penberton Ct Ann Arbor, MI 48105	Adaptive Building 179 Little Lake Dr Ann Arbor, MI 48103
Phone: (734) 476-0783	(734) 994-0413

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.

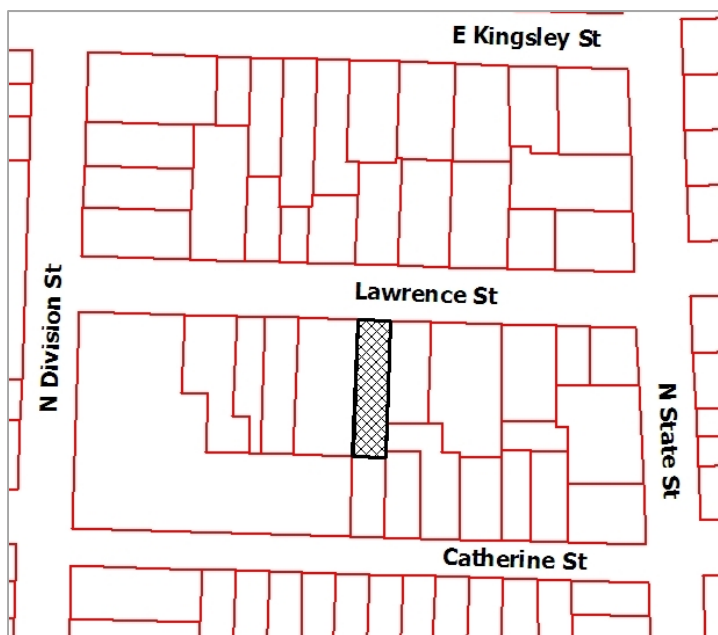
A rear sunroom addition with roof deck and trellis was previously approved by the HDC in July, 2011 (HDC 11-088).

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) modify the roof profile of the sunroom addition on the rear elevation from a flat-top walkout to a gable with a single ridge line, and 2) infill two basement windows with glass blocks.

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.
- (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.

Windows

Recommended: Identifying, retaining, and preserving windows--and their functional and decorative features--that are important in defining the overall historic character of the building.

Not Recommended: Removing or radically changing windows which are important in defining the historic character of the building so that, as a result, the character is diminished.

STAFF FINDINGS

1. The previously proposed deck on the upper floor of the sunroof featured low parapet sidewalls with a handrail above and a railing on the rear. The previous proposal also included a wood trellis structure above the deck and a pair of French doors. The new proposal replaces the upper floor deck with a gabled roof that is perpendicular to the main body of the house.
2. The new roof design is compatible in scale and massing to the existing house and does not detract from it. The addition is on a non-character defining elevation of the house. The ridgeline of the addition is well below the ridgeline of the house and will not be visible from Lawrence Street. The proposed asphalt roof is the same material as the roof on the house and the gable will be clad in the same cedar clapboards as the addition.
3. Three basement windows on the east elevation are proposed to be infilled with glass blocks. The driveway is located adjacent to these windows and is higher than the windows, resulting in water being funneled into the windows. The windows show signs of rot in the exterior and interior. This is a secondary elevation and infilling these windows will not diminish the character. The glass blocks will be slightly inset from the foundation to distinguish the openings from the foundation. Staff believes that this will keep the original openings evident.
4. Staff recommends approval of the application. The roof profile modification is appropriate in scale and massing. The window infill will not destroy character-defining features of 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 area and meets *The Secretary of the Interior's Standards for Rehabilitation*, in particular standards 2, 9 and 10, and the guidelines for new additions and windows.

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 allow the modification of the rear sunroom addition roof profile and infill of two basement windows as proposed. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources 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.

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)

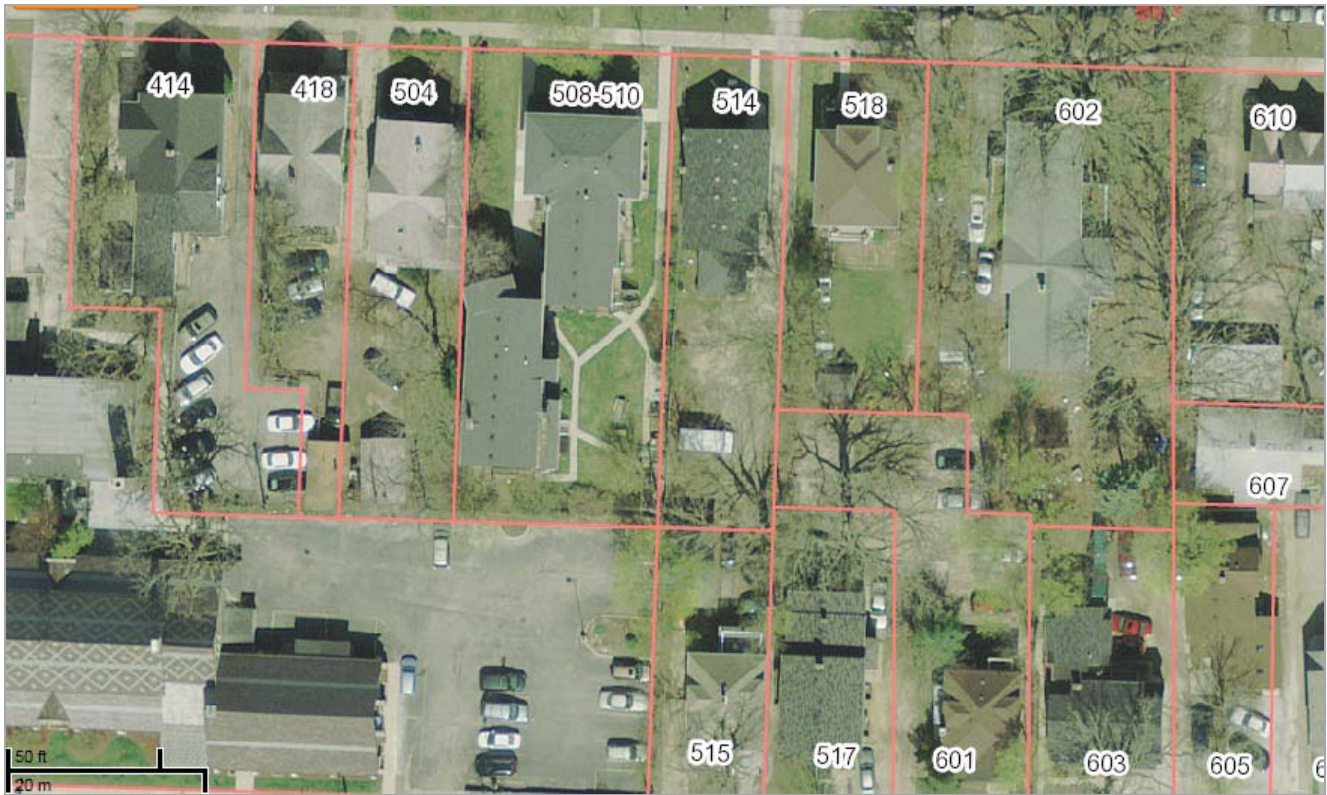
The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) (*circle all that apply*): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

ATTACHMENTS: application, 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: 514 LAWRENCE

Historic District: _____

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

MARIANNE CLAW

Address of Property Owner: _____

Daytime Phone and E-mail of Property Owner: 734-476-0183

Signature of Property Owner: _____ Date: _____

Section 2: Applicant Information

Name of Applicant: Michael Mahon / Adaptive

Address of Applicant: 179 Little Lake Dr.

Daytime Phone: (734) 994-0413 Fax: (____) _____

E-mail: MIKE@adaptivebuilding.com

Applicant's Relationship to Property: owner architect contractor other

Signature of applicant: Michael Mahon Date: 3-23-12

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: Ma

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

1. Provide a brief summary of proposed changes. Change Roof profile of Sunroom addition @ REAR ELEVATION FROM FLAT-TOP WALK-OUT TO a Gable with single Ridge line

2. Provide a description of existing conditions. Footings approved, the rear of main house not sided; awaiting approval of New design change.

3. What are the reasons for the proposed changes? OWNER PREFERENCE

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

* FALL 2011:
HDC Approved previous design for New conste. of FLAT-ROOF Sunroom Addition

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: 3/23/12 Application to _____ Staff or HDC

Project No.: HDC 12-035 Fee Paid: 100⁰⁰ c/c. 3/23-12

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 4/12/2012

Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

Remensnyder, Katie

From: Michael Mahon [mike@adaptivebuilding.com]
Sent: Thursday, March 29, 2012 1:17 PM
To: Remensnyder, Katie
Subject: Language for 514 basement windows

Basement window replacement proposal for HDC review. Windows located on east elevation (not depicted in our drawings) and # 1 window is furthest to the south/ left with #2 in middle and #3 to right/north (see photos)

Condition:

3 Existing wood hinged basement windows approx 18"w x 12"h are half burried in dirt below grade of driveway and all 3 windows showing proof of rot inside and outside. Possibly installed after 1950.

Proposal:

Glass block (to fill space) and offset by 1" inset to show dims of existing window r/o in block foundation wall for future reference.

Additional benefit: This will allow datligjt into basement and help prevent leakage of surface storm runoff into basement and allow us to grade some slope away from house without lowering driveway below the sidewalk level.

Hardship: ?

Can not lower driveway and lot is too narrow to bump driveway out and create a slope away from foundation; 9' from basement window to property line.

Mike Mahon
Adaptive Building Solutions
*sent from my iPhone





CAUTION **CAUTION** **CAUTION** **CAUTION**



CAUTION

CAUTION

CAUTION





