

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 510 Lawrence Street, Application Number HDC17-032

DISTRICT: Old West Side Historic District

REPORT DATE: April 20, 2017

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, April 17, 2017

OWNER

Name: Michigan Rentals/Zaki Alawi
Address: 414 Huntington
 Ann Arbor, MI
Phone: (734) 327-0529

APPLICANT

Rob Fowler
 5550 Fox Run
 Saline, MI 48176
 (734) 476-4851

BACKGROUND: Per Polk City Directories, Katherine Seabolt, music teacher, occupied the house in 1894. It was built as a colonial revival with sidelights flanking the front door. The original roof shape is unknown. The rear wing was present by 1916. A third floor was added to the entire structure sometime between the early 1970s (per Sanborn) and 1987 (per site plan records). The shutters were added in the 1990s.

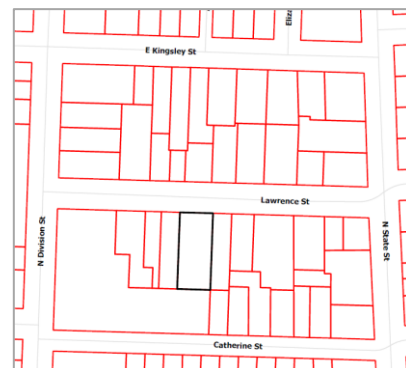
LOCATION: The site is located on the south side of Lawrence Street, between North Division and North State.

APPLICATION: The applicant seeks HDC approval to replace two double-hung windows with casement windows to meet egress requirements in two bedrooms.

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 will not destroy historic materials, features, and spatial relationships that characterize a property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the



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:

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 that are important in defining the historic character of the building so that, as a result, the character is diminished.

Introducing a new design that is incompatible with the historic character of the building.

District or Neighborhood Setting

Not Recommended: Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

Removing or radically changing those features of the setting which are important in defining the historic character.

Doors

Not Recommended: Cutting new entrances on a primary elevation.

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.

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

Residential Porches

Appropriate: Installing a new porch and entrance on secondary elevations may be appropriate if it does not diminish the building's architectural character and the design and materials are compatible with the building and the site.

STAFF FINDINGS:

1. The vinyl window proposed to be removed and replaced with a full-lite fiberglass door is on the south elevation of the house. Though the window is not original, the opening is. An existing window well not used for egress would be filled in and replaced with a stoop, and

an air conditioning unit may need to be shifted a couple of feet back. The work would not be visible from the street or right-of-way, and a sidewalk along the east side of the house already exists for access.

2. This apartment building contains one efficiency, one one-bedroom, one three-bedroom, and two six-bedroom units. The maximum occupancy of the building is 18. The building appears to have been constructed as a single-family house, but a third floor and very large rear wing were added some time before 1987. Though included in the Old Fourth Ward Historic District as a contributing structure, staff would argue that the building does not contribute to the character of the district, though some of its features are compatible.
3. The HDC application states that interior alterations require fire suppression if more than one tenant shares a common entry, which a city building inspector has confirmed. It also says that the current water supply is not adequate for suppression. If the HDC's decision rests on whether suppression is possible or not, staff suggests requesting more documentation on the water situation and what would be required to suppress the building, which staff would have reviewed by the building official. There are very few situations in the City of Ann Arbor where residential suppression is not possible using existing water infrastructure.
4. Staff feels that altering the window into a door is acceptable since the work would not be visible from the street and the building has already lost its architectural integrity due to past changes. The work will be minimally visible from the public right of way, on the least character-defining side of the building. Therefore, staff believes the proposal meets the *Secretary of the Interior's Standards and Guidelines*, and the *Ann Arbor Historic District Design Guidelines* and recommends approval on the condition that the opening is bricked in with at least a 1" recess to maintain a visual record of the opening.
5. The motion below states that the building is non-contributing. If the Commissioner making a motion disagrees, the motion should be changed back to "contributing property".

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 approve the application at 510 Lawrence, a non-contributing property in the Old Fourth Ward Historic District, to remove a vinyl first-floor window on the south elevation and replace it with a full-lite door, on the following condition: that the window opening is bricked in with a minimum 1" recess from the face of the wall to maintain a visual record of the opening location. The work as conditioned 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, 9 and 10, and the guidelines for windows, neighborhood setting, doors, and building site, and the *Ann Arbor Historic Guidelines* for porches.

ATTACHMENTS: application, drawings, door information

510 Lawrence (2014 Google Streetview)





HDC 17-032
3/3/17

City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING
SERVICES

301 E. Huron Street P.O. Box 8647 Ann Arbor, Michigan 48107-8647
734.794.6265 734.994.8312 planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information

Address of Property: 510 Lawrence

Historic District: _____

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

MI Rental

Address of Property Owner: 414 Huntington Ann Arbor

Daytime Phone and E-mail of Property Owner: 734-327-0529

Signature of Property Owner: [Signature] Date: 3/1/17

Section 2: Applicant Information

Name of Applicant: Rob Fowler

Address of Applicant: 5550 Fo Run Saline, MI 48176

Daytime Phone: (734) 476-4851 Fax: ()

E-mail: rfowler17@comcast.net

Applicant's Relationship to Property: owner architect ☒ contractor other

Signature of applicant: [Signature] Date: 3/1/17

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 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: ZA

#8091

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

1. Provide a brief summary of proposed changes. Change rear window of Apartment 1
to exterior door. EXISTING WINDOW & NEW DOOR TO REPLACE IT
ARE 100% NOT VISIBLE FROM THE STREET.
EXISTING WINDOW IS NOT HISTORIC/ORIGINAL MATERIAL.
PROPOSED DOOR IS FULL GLASS FIBERGLASS. APPLICANT IS
OPEN FOR ALTERNATE SUGGESTIONS.
2. Provide a description of existing conditions. Existing vinyl slider window
Apartment 1 entry door is in common corridor
3. What are the reasons for the proposed changes? Level 2 Alterations require that building be
fire suppressed if more than one tenant shares common entry. Current water supply is not adequate
for suppression. Cost of new main and the changes to interior and exterior make suppression
prohibitive. New door would be invisible from street
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: _____

