

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 612 Lawrence Street, Application Number HDC17-196

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: October 12, 2017

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, October 9, 2017

OWNER	APPLICANT
Name: Doug Spaly	Joe Gailunis
Address: 2338 Belgrade Notch Ann Arbor, MI 48103	416 W William Ann Arbor, MI 48103
Phone: (734) 994-0204	(734) 635-6709

BACKGROUND: This two story craftsman bungalow first appears in city directories in 1917 as the home of traveling salesman Arthur J. Foster and his wife Florence. It features stucco cladding, a full-width stuccoed porch, a stuccoed chimney on the east elevation, a steeply-pitched roof with street- and rear-facing shed dormers, exposed rafter tails, and tripled and paired windows.

The following is excerpted from an article written by Susan Wineberg for the Old Fourth Ward Neighborhood Association newsletter:

... **Dorothy Donnelly**, was a nationally recognized poet. From her 1910 bungalow house at **612 Lawrence**, she wrote poems and essays which were published in the New Yorker, the Ladies Home Journal, and the Hudson Review. She was born in Detroit, raised in Grosse Pointe, and attended UM where she won a Hopwood in 1931. Later she won Poetry Magazine's Union League Prize and the Harriet Monroe Memorial Award in addition to others. According to her obituary, she did most of her writing at her dining room table...Gwendolyn Brooks described her writing as "exquisite and shimmering snatches of pure music and beauty."

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

APPLICATION: The applicant seeks HDC approval to enlarge a pair of 9-lite casement windows on the rear elevation to meet bedroom egress requirements. The windows open onto a rear screened porch.



APPLICABLE REGULATIONS:**From the Secretary of the Interior's Standards for Rehabilitation:**

- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall 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 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 (other SOI Guidelines may also apply):**Windows**

Recommended: Designing and installing additional windows on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Not Recommended: 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.

Health and Safety

Recommended: Identifying the historic building's character-defining spaces, features, and finishes so that code-required work will not result in their damage or loss.

Complying with health and safety codes, including seismic code requirements, in such a manner that character-defining spaces, features, and finishes are preserved.

Not Recommended: Altering, damaging, or destroying character-defining spaces, features, and finishes while making modifications to a building or site to comply with safety codes.

From the City of Ann Arbor Design Guidelines:**Windows**

Not Appropriate: Changing the number, location, and size or glazing pattern of windows by cutting new openings, blocking-in, or installing replacement sash which does not fit the historic opening.

Removing or radically changing a window that is important in defining the overall historic character of the property.

Safety Codes

Not Appropriate: Altering, damaging or destroying character-defining spaces, features, and finishes.

STAFF FINDINGS:

1. The house is a single-family rental. There are two bedrooms upstairs, and the property owner desires to add a third bedroom on the main floor, which will require the installation of an egress window. There are two paired windows on the rear wall of the house that open onto a rear entry porch. The applicant proposes to increase the height of those windows, from 28" wide and 34" tall to 28" wide and 48" tall. While replacing only one of the windows would meet the egress requirements, staff feels that retaining the symmetry of the pair (and replacing both) is more desirable than having one window 14" lower than the other.
2. The house has a very shallow rear yard and no potential for expansion. Staff believes that while these nine-lite windows are architecturally interesting, their replacement is acceptable given their invisible location within the rear porch.
3. Staff feels that the proposed egress windows are appropriately located, and that the application meets Historic District Commission standards and guidelines.

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 issue a certificate of appropriateness for the application at 612 Lawrence Street, a contributing property in the Old Fourth Ward Historic District, to replace two rear windows with larger rear windows, 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 *Ann Arbor Historic District Design Guidelines*, especially those for windows and safety codes, and 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, and health and safety.



ATTACHMENTS: application, photos, drawings

612 Lawrence (September 2014, ©Google streetview)



HISTORIC DISTRICT COMMISSION

PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647
 Phone: 734.794.6265 ext. 42608 jthacher@a2gov.org
 Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC# <u>17-196</u>
	BLDG# _____
DATE STAMP	
CITY OF ANN ARBOR RECEIVED SEP 22 2017	

APPLICATION MUST BE FILLED OUT COMPLETELY

PLANNING & DEVELOPMENT SERVICES

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER <u>DOUG SPALY</u>		HISTORIC DISTRICT <u>OLD 4th WARD</u>	
PROPERTY ADDRESS <u>612 LAWRENCE</u>		CITY <u>ANN ARBOR</u>	
ZIP CODE <u>48104</u>	DAYTIME PHONE NUMBER <u>(734) 994-0204</u>	EMAIL ADDRESS <u>DOUG@SPALYGROUP.COM</u>	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) <u>2338 BELGRADE NOTCH ANN ARBOR MI 48103</u>		CITY <u>ANN ARBOR</u>	STATE, ZIP <u>MI</u>

PROPERTY OWNER'S SIGNATURE

SIGN HERE		PRINT NAME	<u>Doug Spaly</u>	DATE	<u>21 Sept 17</u>
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APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) <u>JOE GAILUNAS</u>			
ADDRESS OF APPLICANT <u>416 W WILLIAM</u>			CITY <u>ANN ARBOR</u>
STATE <u>MI</u>	ZIP CODE <u>48103</u>	PHONE / CELL # <u>(734) 635 6709</u>	FAX No <u>(734) 662 2167</u>
EMAIL ADDRESS <u>GAILUNAS@COMCAST.NET</u>			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE		PRINT NAME	<u>X JOSEPH J GAILUNAS</u>	DATE	<u>22 Sept 17</u>
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BUILDING USE - CHECK ALL THAT APPLY

<input checked="" type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input checked="" type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL
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PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

REPLACE 2 WINDOWS ATRRARE OF 1ST FLOOR TO MEET EGRESS FOR BEDROOM. REPLICATE INTERIOR + EXTERIOR TRIM.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

CURRENT WINDOWS DO NOT MEET EGRESS

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

DESCRIPTION	
STAFF REVIEW FEES	FEE
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to building@a2gov.org.

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to "City of Ann Arbor"

HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

APPLICATION EXPIRATION

HDC applications expire three (3) years after the date of approval.

OFFICE USE ONLY

Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	



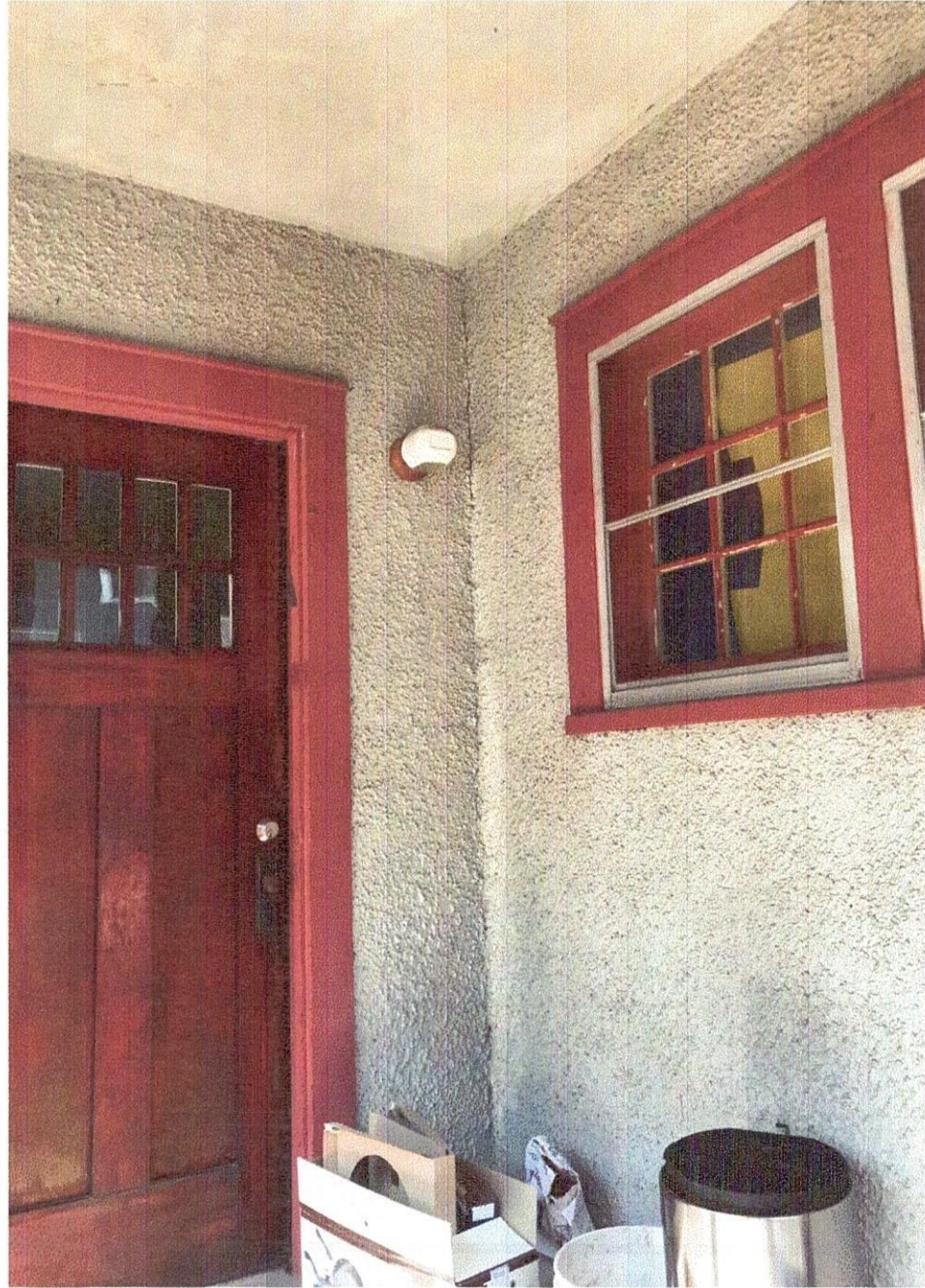


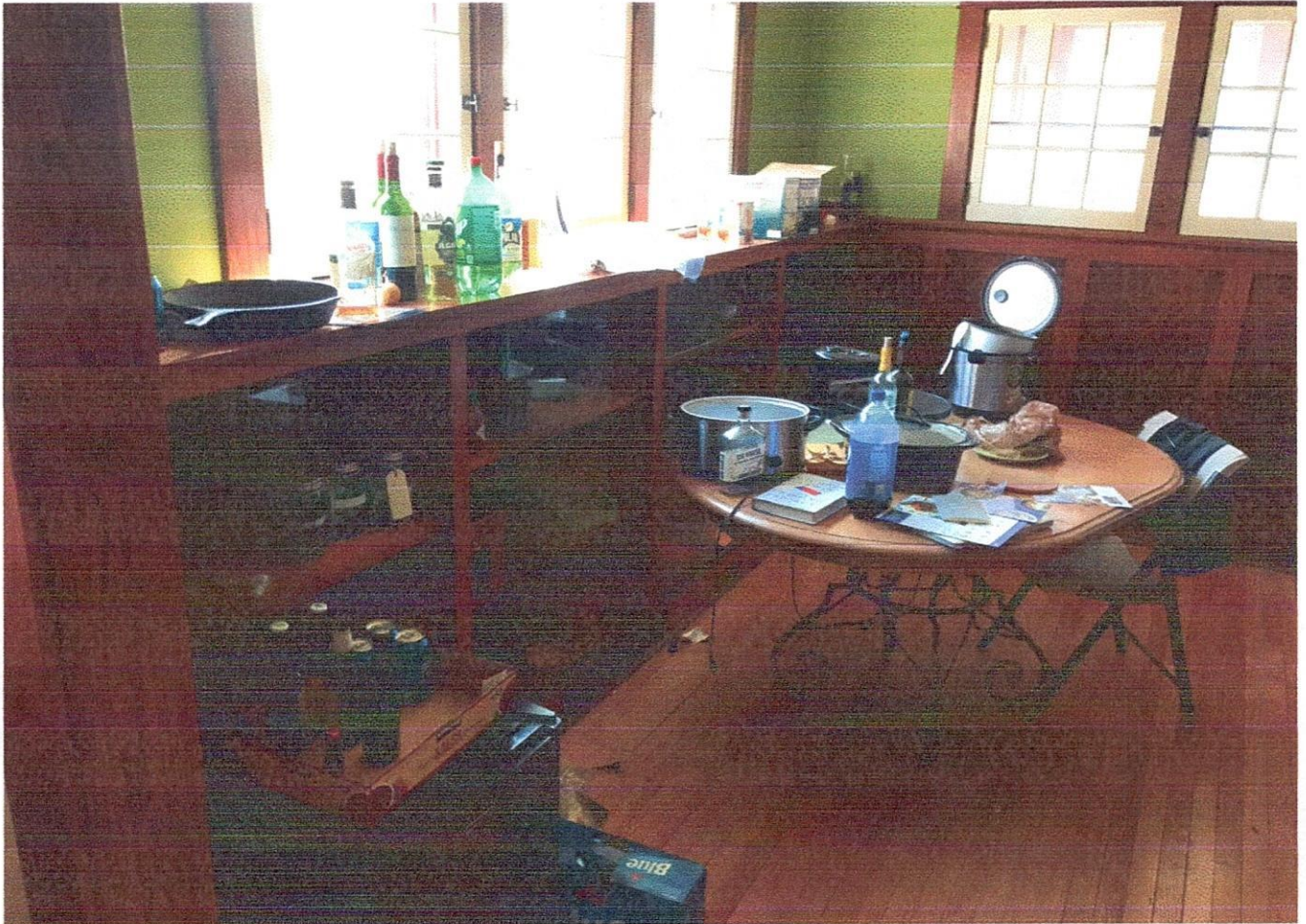
















City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — CONSTRUCTION SERVICES

Mailing: 301 E. Huron Street P.O. Box 8647 Ann Arbor, Michigan 48107-8647
Location: Larcom City Hall First Floor 301 E. Huron St. Ann Arbor, MI 48104-6120
734.794.6263 734.994.8460 building@a2gov.org

ADDITIONAL INFORMATION REQUEST

Please fill in all information below. Failure to do so will result in this Request to be placed on hold until additional information is submitted.

NOTE: All information on drawings must be clearly marked. This is usually accomplished by "bubbling-up" the change(s). Failure to do this will result in the drawings being returned for re-submittal.

CITY OF ANN ARBOR
RECEIVED
SEP 27 2017
PLANNING & DEVELOPMENT SERVICES

Date: 27 Sept 17 HDC 17196
Address: 612 LAURENCE
Permit Number (if known): HDC 17196
Contractor/Applicant: JOE GALUMIS
Contact Name: JOE GALUMIS
Contact Number: 734 635-6709
Email: GALUMIS@COMCAST.NET
Additional Cost for this work: \$1000~

Description of change (Please describe in detail what these drawings and/or information show and what has changed from the original submission):

REPLACE 2 Rear 1st Fl Bedroom windows

Did the inspector request this information? Yes No Mistake Request

OFFICE USE ONLY:
Approved by: _____ Date: _____
Official Comments: _____

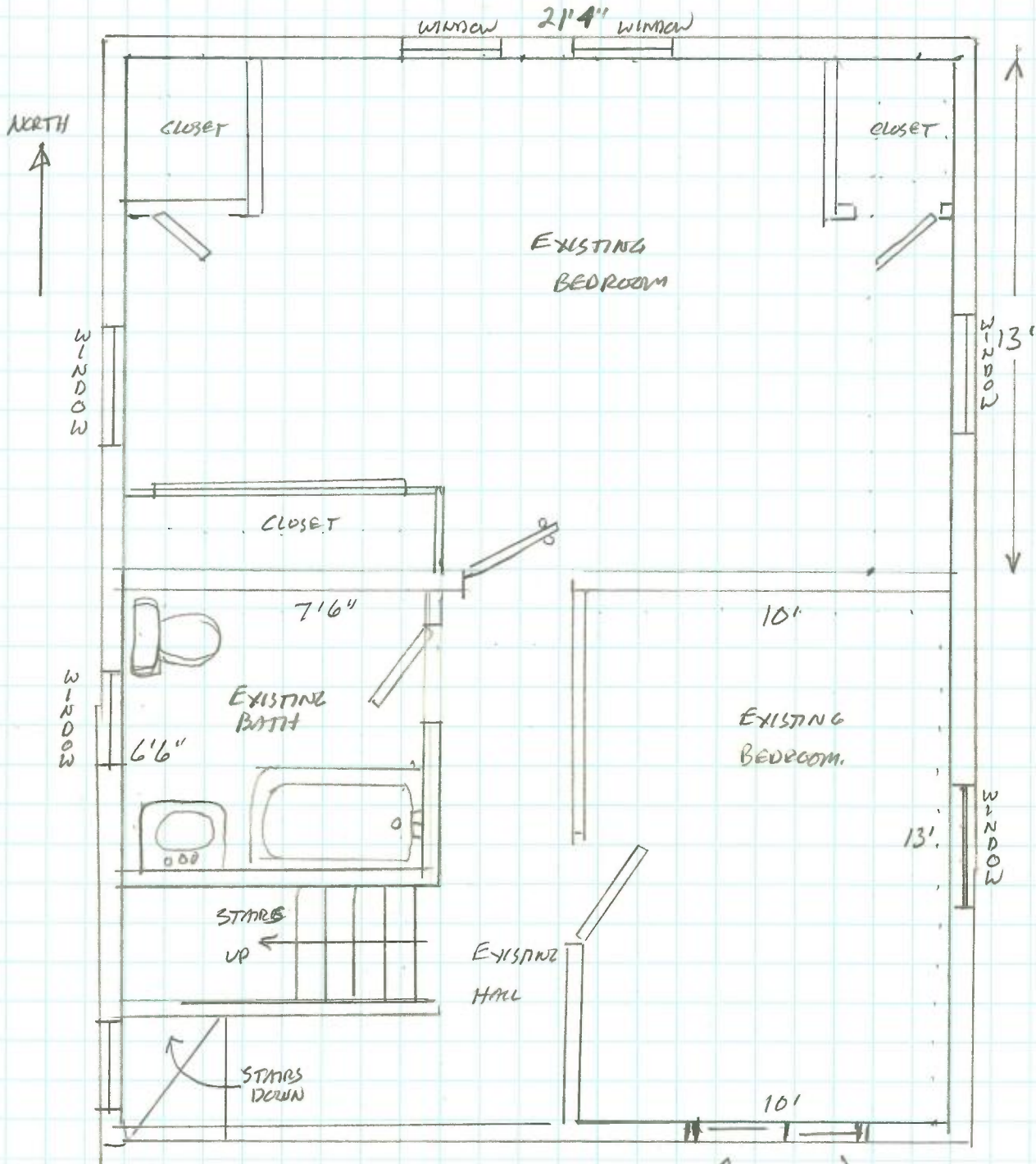
612 LAWRENCE

2ND FLOOR

22 MAR 17

JOE
GAILUNAS

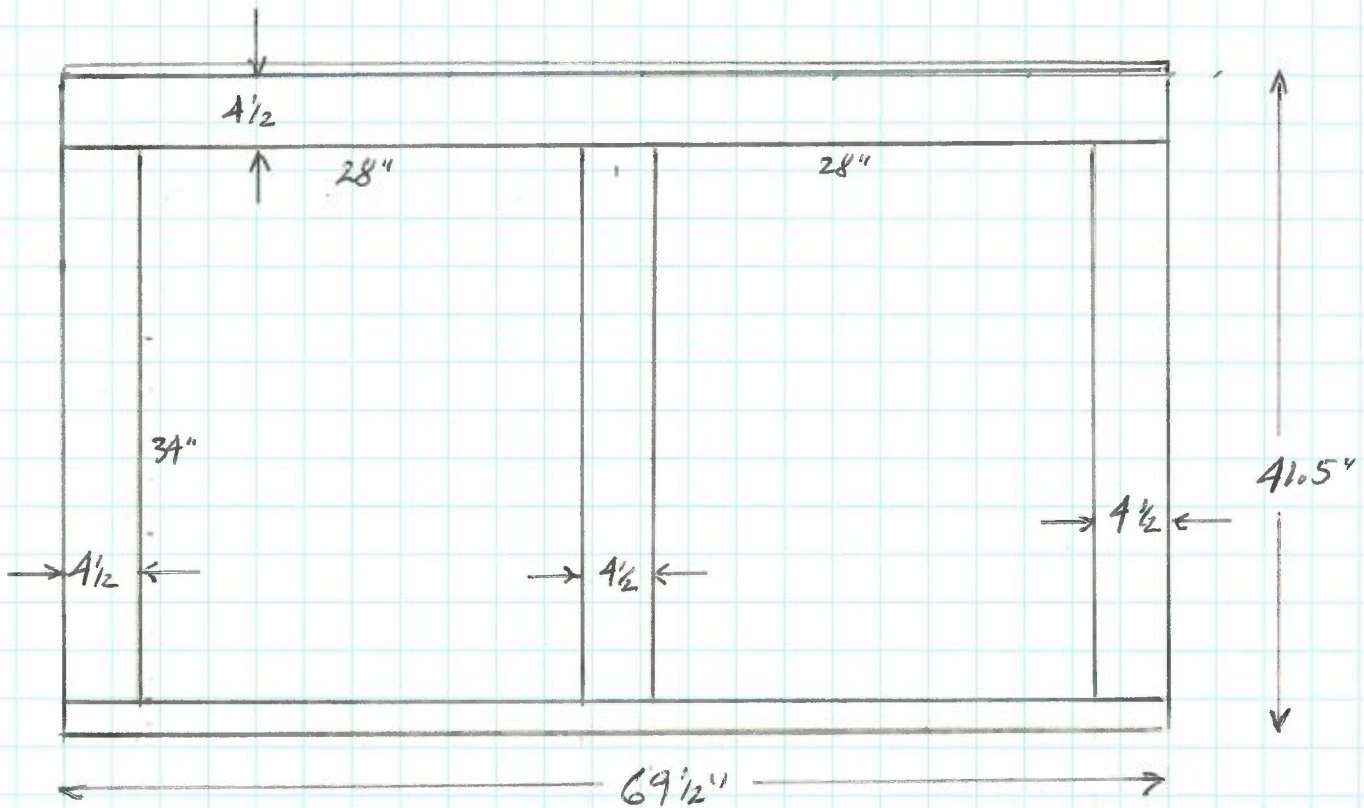
734 635
6709



PROPOSED
WINDOW
CHANGES

612 LAURENCE

JOE GALUMAS
734 635 6709



REAR 1ST FLOOR BEDROOM
EXTERIOR TRIM SIZES

PROPOSED WINDOW TO BE ANDERSEN CASEMENT
CW 14

2 1/4 3/8" WIDE
(28 3/8" wide)

X 4'0" TALL 18"

Propose to LOWER THE EXISTING WINDOWS (Both)
About 14"

NEW ANDERSEN WINDOWS TO BE VUGE CLAD EXTERIOR.
NATURAL WOOD INTERIOR - STAINED TO MATCH
PAINT EXTERIOR TO MATCH.
MAINTAIN SAME EXTERIOR TRIM MOLDINGS - SIZE - COLOR.

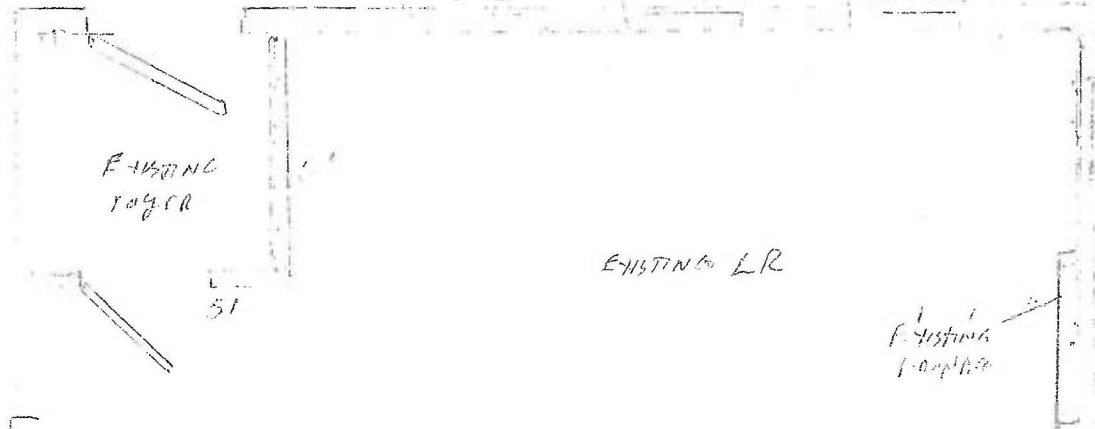
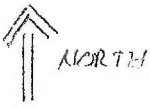
612 LAWRENCE

28 MAR 17

150' 0" 11' 11" IN
24' 0" 0" 0"

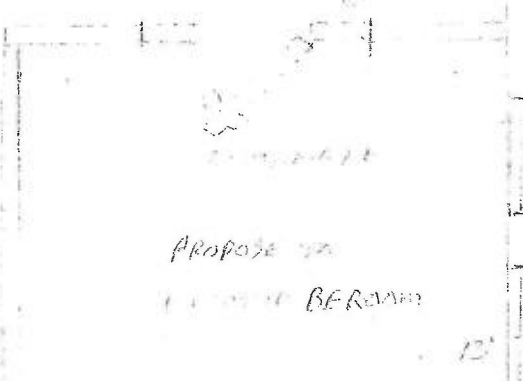
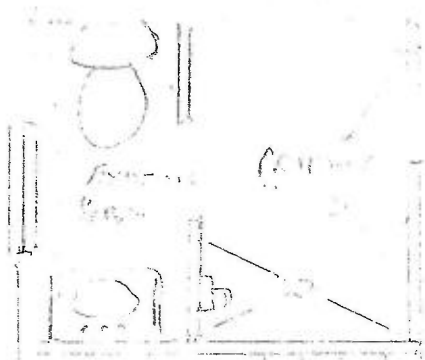
150' 0" 11' 11" IN
EXISTING
150' 0" 11' 11" IN

FRONT OF HOUSE 21'



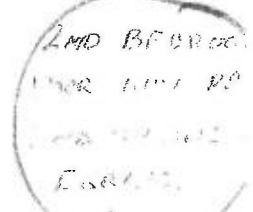
SMOKE
ALARM
PER R.I.S.
CO DET
PER R.S.I.

(EXISTING LAMP)
PROPOSED BED ROOM
& BATH

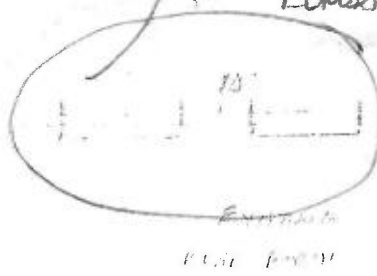


EXISTING WINDOWS
MEET 8' 0" LIMIT
4' 0" MIN.

BUT NOT 5.7 SF
FLOOR



VP Circle the
2 windows to
casement -
Egress



* Provide emergent
escape opening
in bedroom.
Down into kitchen
may not suit

EXISTING
KITCHEN

