

Historical Architectural Review Board COA Preliminary Review Sheet

HDC-2025-00017

Address: 627 Liberty Street

District: Old Fairgrounds Historic District

Owner: Lewnesruch LLC

Applicant: Peter Lewnes

Proposal: Window replacement, front door replacement, installation of rear dormer, parking pad, and fence.

Building Description: 627 Liberty is a two story brick row home built in 1880, featuring a symmetrical façade, 2/2 windows with flat lintels and trim, and a transom over the doorway. There is a dentilated cornice and gable roof with a single pedimented central dormer.

Project Description:

The proposed work includes work on the primary and secondary façade as follows:

- **Front Door:** Replacement of the previously replaced front door with a salvaged ½ to ¾ lite historic wood door, with no change to the configuration of the entrance, and the addition of a full view bronze storm door (see example photo)
- **Front Elevation Masonry:** Remove paint in a historically appropriate manner and repoint where necessary with historically appropriate mortar.
- **Four Front Window Replacement:** Replace four existing windows with Lansing Majesty 1/1 aluminum clad wood windows, tan or bronze in color. The windows are at the end of their life expectancy and are falling apart structurally.
- **Rear Windows:** Remove rear second floor bathroom window and infill with brick, due to interior modifications. Replace other rear second floor window in a new configuration due to interior modifications, reducing the height of the window opening.
- **New Rear Dormer:** Install a new rear dormer; a shed dormer to extend the full length of the roofline, held 10" from either side, and clad in cement board siding or cedar shake. 2 to 4 aluminum clad wood 1/1 windows are proposed for the dormer. Due to the location of stairs at the interior, a narrower dormer is infeasible. Half round galvanized gutters and downspouts are proposed.
- **New Wood Fence and Parking Pad:** Proposed rear parking pad with a new wood stockade fence.



Existing Front Elevation (Applicant)



Rear of Property (Google Maps, October 2014)

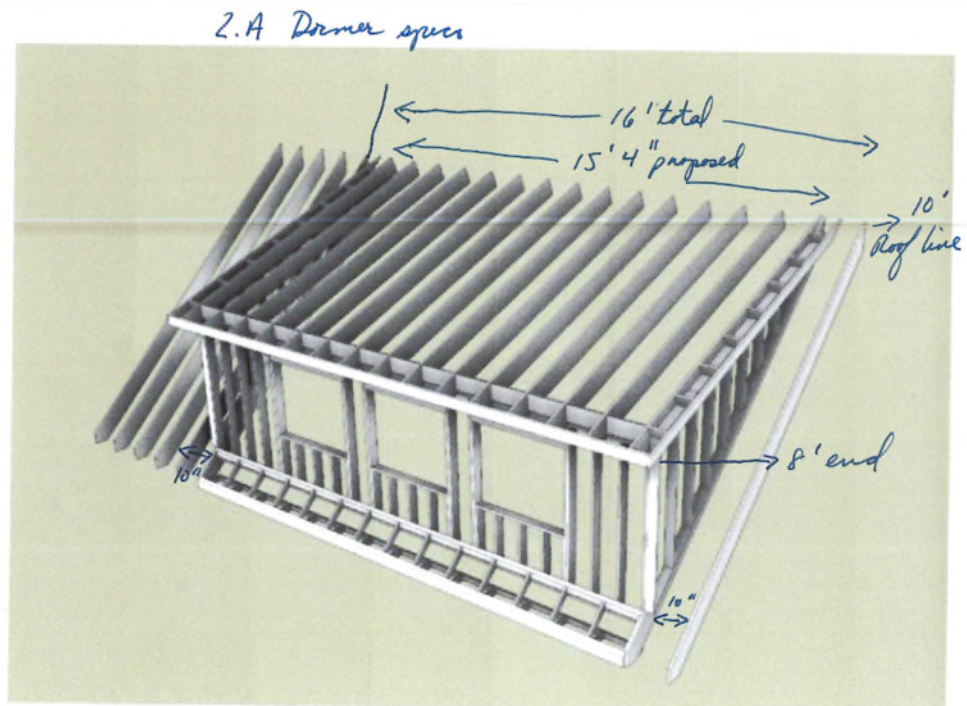
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Example front entry door and storm (Applicant)



Rear of Property, Fence (Google Maps, October 2014)



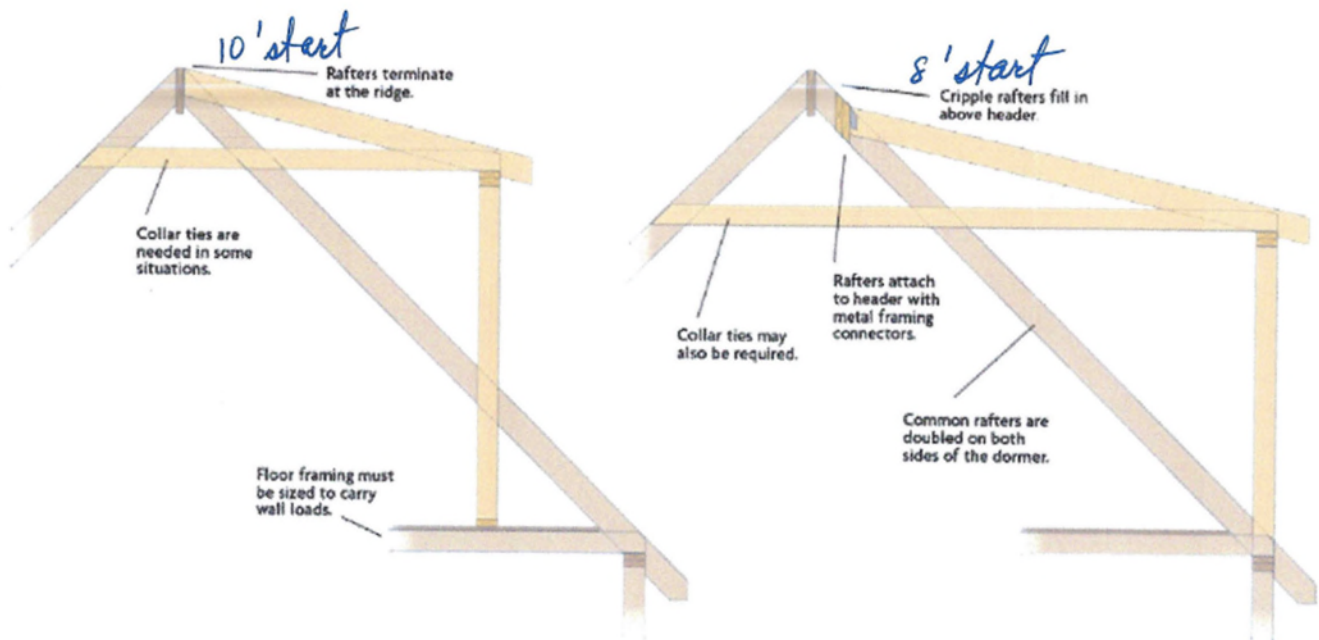
Proposed rear shed dormer (Applicant)

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Example of similar intended shed dormers (Applicant)

*2. A Framing for roof heights
and starting points*



Example dormer framing heights (Applicant)

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2.C
Existing
Bathroom



Existing bathroom configuration (Applicant)

2.C
Proposed
(shower)



Proposed bathroom configuration, with infill window (Applicant)

2.C Kitchen Window Example



Example kitchen window configuration (Applicant)

Applicable Guidelines:

Section 3.3 - Masonry

Section 3.5 – Windows

Section 3.6 – Doors

Section 3.12 – Fences and Streetscape Features

Section 4.1 – Additions to Existing Buildings

Observations & Comments:

- **Front Door:** Replacement of the previously replaced front door with a salvaged $\frac{1}{2}$ to $\frac{3}{4}$ lite historic wood door, with no change to the configuration of the entrance, and the addition of a full view bronze storm door is appropriate per the guidelines.
- **Front Elevation Masonry:** Removing non-historic coatings would reinstate a more historic condition. It may be unknown what type of coating, how many layers there are, and the condition of the brick underneath. Performing a test area first to confirm the appropriate approach for removal, and testing verify the brick is sound after removal of coating(s) would be an appropriate first step before undertaking removal across the full façade. Depending on the results of that test, the brick may be in a good condition to remove all the coating, or it there is deterioration or instability caused by the removal, the existing coating may remain. It is recommended to use the gentlest means possible (water cleaning methods), avoiding high pressure cleaning and acid-based cleaners. Alkaline paint removers and organic solvent paint removers can assist in removing paint. For more information, the applicant can refer to the National Parks Service Preservation Briefs, indicated on Pg. 55 of the Guidelines.
- **Four Front Window Replacement:** While aluminum clad wood is an appropriate material for replacement windows, it would be helpful to review evidence that the current windows require replacement and cannot be repaired. From available imagery it appears that the windows may be original and are in a two-over-two

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configuration. If windows are to be replaced and not repaired, replacement windows are to match the original as closely as possible in material, size, type, operation, profile, and appearance.

- **Rear Windows:** From available imagery, the rear windows appear to be original, with original intact lintels and sills. Per 3.5.11, “if creating new openings or infilling existing ones is necessary for a project such as an adaptive reuse, locate openings on side or rear facades.” While these windows are located on a secondary façade, given the high degree of integrity of the rear second floor, it would be helpful to understand if options were explored to retain the windows while created the desired interior environment. To both infill and reconfigure existing historic windows would create adverse effects on the historic integrity of the building.
- **New Rear Dormer:** Staff reference 4.1.9, “dormer additions should not overwhelm the historic roof and should be scaled to preserve the predominance of the original roof form. New dormers are inappropriately large if they span from end to end of the original roof or if they reach from eave to ridge, or if they occupy the majority of the roof slope’s area. New dormers on primary façade are rarely appropriate” and 4.1.26 “Design new dormers to be compatible with the existing architectural style and window pattern of the main building. Locate new dormers on rear or side roof slopes to reduce visibility.”
 - A dormer addition at the rear of the building is an appropriate location. There would be some visibility from Park Street, and from Pratt Street at the rear, but may not be highly visible.
 - The proposed dormer does occupy a majority of the rear roof. It would be helpful to understand if it is possible to further reduce the overall width of the dormer, understanding that an existing interior stair is a limiting factor.
 - The proposal indicates 2-4 windows in the dormer. In keeping with the rhythm of the building, it would be appropriate to retain one or two windows.
 - The proposed half round gutters and downspouts are appropriate. Per 3.1.42, paint gutters and downspouts to blend in with the building exterior.
- Install a new rear dormer; a shed dormer to extend the full length of the roofline, held 10” from either side, and clad in cement board siding or cedar shake. 2 to 4 aluminum clad wood 1/1 windows are proposed for the dormer. Due to the location of stairs at the interior, a narrower dormer is infeasible. Half round galvanized gutters and downspouts are proposed.
- **New Wood Fence and Parking Pad:** More information would be helpful to understand the style and height of the proposed fence. In general, a wood fence is appropriate. Product information and/or example images would be helpful.

Staff Recommendation: Items regarding work at the rear of the building warrant further discussion with the applicant.

- **Front Door:** Proposal is appropriate per the Guidelines.
- **Front Elevation Masonry:** Removing non-historic paints and coating from brick is appropriate. Staff recommend applicant tests a select area for paint/coating removal and test the condition of brick masonry prior to undertaking paint/coating removal from the full surface of the façade. The test area should use the gentlest means possible to remove the coatings. If the resulting condition of the brick cannot support removal of the existing coating, it is appropriate for the existing coating to remain in place.
- **Four Front Window Replacement:** More information regarding the existing condition of the windows would be helpful to understand if the windows are beyond repair.
- **Rear Windows:** To both infill and reconfigure existing historic windows would create adverse effects on the historic integrity of the building; it would be helpful to understand if other options that retain the windows have been explored.
- **New Rear Dormer:** As proposed, the dormer occupies a majority of the rear roof. It would be helpful to understand if the scale of the dormer can be reduced. That discussion will help inform the appropriate approach to fenestration.
- **New Wood Fence and Parking Pad:** More information would be helpful to understand the extent, style, and height of fence.

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Presenters:

- Ms. Baade presented the application.
- Peter Lunes represented the application.

Discussion: Mr. Lunes noted that the two rear window openings that he had proposed to be removed/reconfigured will remain, and he will adjust the interior layout to accommodate their locations. He noted that all of the windows will need to be replaced, and that he photographed their condition. The window in the front dormer was previously replaced. The fence at the rear would match the existing wood fence, which Mr. Huber said is appropriate.

The dormer will be further designed by a design professional, but Mr. Lunes wanted to confirm that the intent and approach to the design is appropriate before proceeding. A staircase in the middle of the room in the attic is a constraint on the configuration of the dormer, but the proposed rear dormer would provide more functionality to the layout of the building. Mr. Lunes noted that the windows on the dormer would be 1/1 aluminum clad wood, which Mr. Huber noted that that would be appropriate, and that replacement windows on the rest of the building should be 2/2 aluminum clad wood to match the original in configuration. Applicant to provide more information on condition of windows proposed to be replaced.

Mr. Lunes clarified that the existing front roof slope is asphalt and the existing dormer is slate, and both are to be retained. The current rear roof slope is asphalt shingle. Mr. Lunes offered to use cedar shake, fiber cement, or wood clapboard for the sides of the proposed rear dormer. Mr. Huber suggested that fiber cement would be the most appropriate, since the other materials do not appear to have been used on the building historically. Mr. Huber also noted that GAF Slateline or 3-tab shingles would be appropriate for the dormer roof. The HARB discussed the overall size of the proposed dormer; while it is wider than typical dormers, its location on a rear façade and limited visibility from major rights-of-way does not create a negative impact on the streetscape.

Actions: Mr. Encelewski moved to approve the application presented on April 7, 2025, for the proposed rear dormer and window modifications at 627 Liberty Street with the following conditions agreed to by the applicant following sections of the Guidelines for historic Districts: Chapter 3, 3.3-Masonry, 3.5-Windows, 3.6-Doors, 3.12-Fences and Streetscape Features, and 4.1-Additions to Existing Buildings and find no circumstances unique to the property:

- Wood railings are painted
- Replacement windows are 2/2 double hung windows at original window locations

Mr. Hart seconded the motion, which carried with unanimous support and no abstentions.