

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 323 Mulholland Street, Application Number HDC11-016

DISTRICT: Old West Side Historic District

REPORT DATE: April 7, 2011 for the April 14, 2011 HDC meeting

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, April 11 at 5:00pm

OWNER

APPLICANT

Name: Tresna Taylor
Address: 323 Mulholland Street
 Ann Arbor, MI 48103
Phone: (734) 709-9153

Same

BACKGROUND: This vernacular 1.5-story front-gable house is one of the first of several identical working class homes that were built on Mulholland during the period 1915-1920. At the time the street was known as Sixth Street (its name changed in 1928). According to the Polk City Directory, the first occupants were Leroy D. Johnson and his wife, Vera in 1916. Leroy worked as a chauffeur for Ernest P. Cook, owner of a livery at 114 North State Street. Stephen B. Thrasher, a carpenter, and wife Anna are listed at this address in 1918 and 1919. The first long-term tenants were Arth C. Reiff and wife Hertha (or Hattie M), who lived at the house from 1920 to 1927 and again from 1932 until the 1940s. Over the years Arth worked as a machinist and cabinetmaker at the UM, and Hertha served as an operator at the K-S Corp. The occupants of the house in the late 1920s included Theo J. and Marie Doman ("helper") and Clarence and Amanda Finkbeiner (carpenter).

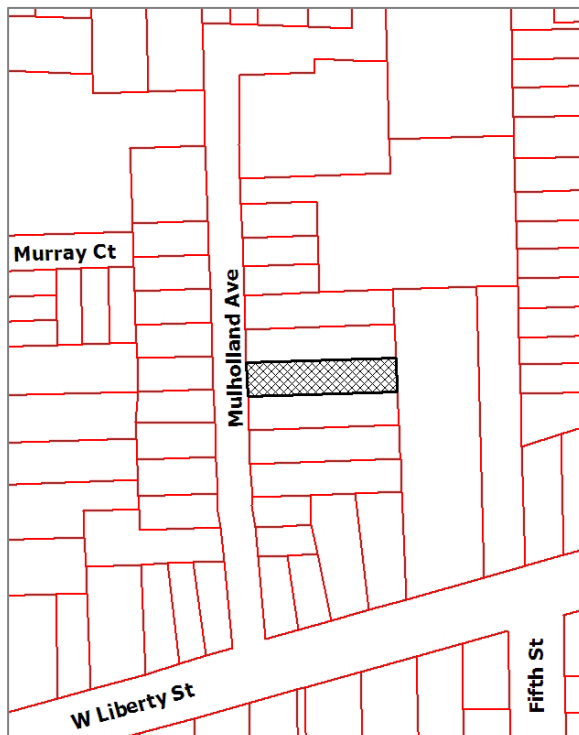
In October of 2008 a two-story rear addition was approved. That approval would expire in October of 2011. The same owners have scaled back their previous plans and submitted this new application.

LOCATION: The property is located on the east side of Mulholland Street, between West Liberty and West Washington Streets.

APPLICATION: The applicant seeks HDC approval to remove a small rear porch and construct a 10' 7" by 16' 11" screened porch on the rear elevation.

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):**Entrances and Porches**

Recommended: Designing and installing additional entrances or porches when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character-defining elevations.

Not Recommended: Installing secondary service entrances and porches that are incompatible in size and scale with the historic building or obscure, damage, or destroy character-defining features.

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.

Building Site

Recommended: Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserve the

historic relationship between a building or buildings, landscape features, and open space.

Retaining the historic relationship between buildings, landscape features, and open space.

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.

Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building site so that, as a result, the character is diminished.

STAFF FINDINGS:

1. The proposed screened porch is constructed of wood, including the skirting, railings, stairs, and tongue and groove porch flooring. The sides are stepped in from the side elevations of the house. The proportions, massing, materials, and design of the proposed screened porch are compatible with the historic house and neighborhood.
2. A screened porch is not considered habitable (finished) space and is more easily removed than a comparable addition of finished space. Staff feels that it is reasonable to allow the proposed door alterations to the rear wall of the house, to make the screened porch more accessible and allow light in, since it is this house's least character-defining elevation. Should the screened porch be removed someday, the only dimensional alteration would be the expansion of the window opening into a door. If, however, the existing door or window are found at the site visit to be unique or strongly character-defining features of the house, it may be inappropriate to remove or alter them.
3. Approval of this application would revoke the previous approval for a two-story rear addition, since it would be impossible to build both.
4. Staff finds the proposed addition to be 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 building site.

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 323 Mulholland Street, a contributing property in the Old West Side Historic District, to construct a screened porch on the rear elevation. The work is generally compatible in exterior design, arrangement, texture, material and relationship to the rest of the house 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 new additions and building site.

MOTION WORKSHEET:

I move that the Commission

___ Issue a Certificate of Appropriateness

___ Deny the Application

For the work at 323 Mulholland Street in the Old West Side Historic District

___ As proposed.

___ Provided the following condition(S) is (ARE) met: 1) 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) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

___ Is not generally compatible with the size, scale, massing and materials, and DOES NOT MEET the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 for the following reason(S): 1) REASON(s)

ATTACHMENTS: application, photos, elevations, cross-sections, materials information

323 Mulholland Street (May 2008)

