

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 538 S. Ashley, Application Number HDC13-073

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** June 7, 2013

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday June 10 for the Thursday, June 13, 2013 HDC meeting

#### OWNER

**Name:** Douglas Mullkoff and Kathy Evaldson  
**Address:** 2789 Trillium Ln  
 Ann Arbor, MI 48103  
**Phone:** (734) 649-1119

#### APPLICANT

Same

**BACKGROUND:** This 1 ¾ story gable-front and wing home appears in the 1892 Polk City Directory as #94 Ashley, the home of Louisa Dolle, widow of Diedrich. George Mack lived in the home from 1894 until at least 1920. The home's cut stone foundation and shallow-pitched roof with wide board trim indicate that it could be older. South Ashley did not extend this far south on the 1880 birdseye map.

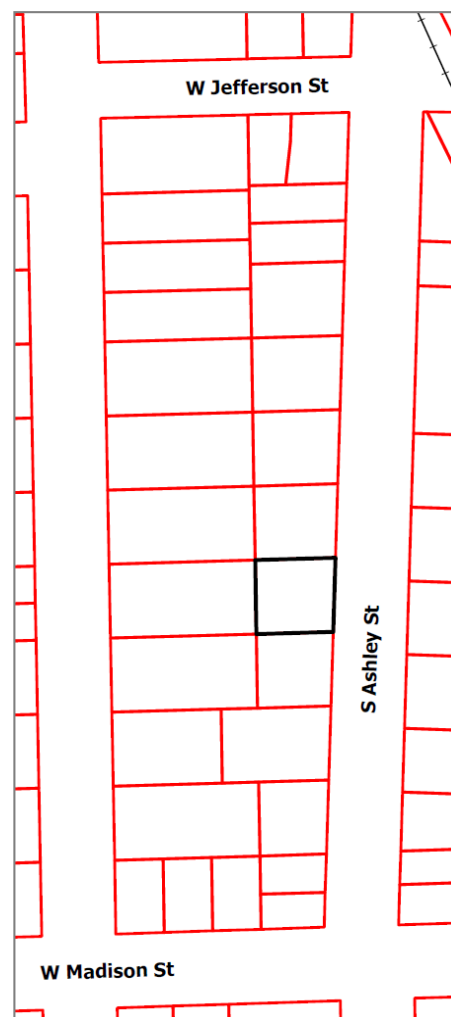
**LOCATION:** The site is located on the west side of South Ashley south of West Jefferson Street and north of West Madison Street.

**APPLICATION:** The applicant seeks HDC approval to (1) replace the front door; (2) replace the front steps; and (3) add a new gable roof over the front door.

#### 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):**

**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.

*Not Recommended:* Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.

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.

**From the Ann Arbor Historic District Design Guidelines:**

**Design Guidelines for Residential Doors**

*Appropriate:* Replacing a missing original or non-original door with a design that matches original doors remaining on the house, or with a compatible new design and material that fits the style and period of the house and the existing opening. The Commission will review materials on a case-by-case basis.

**Design Guidelines for Residential Porches**

*Appropriate:* Using replacement features that match the documented historic design. If no documentation exists, using a simple, plain design.

*Not Appropriate:* Creating a false historical appearance by adding a porch, entrance, feature, or detail that is conjectural or comes from other properties.

**STAFF FINDINGS:**

1. The current front door was clearly not installed during the period of significance for the Old West Side Historic District. The front steps and stoop were constructed during the

last decade. The installation of a small wood stoop, wood stairs with closed risers, and traditionally styled guardrails are all appropriate and in keeping with the character of the district.

2. The front facade of the house is quite flat and lacking in depth. The proposed small gable roof over the front door would help shield both pedestrians and the front door from the elements. It is unknown whether the house ever had a covered entrance. The addition of one would not detract from the historic features or overall character of the building, and would provide a basic amenity in the smallest size possible. Its simple design would not create a false historical appearance.
3. The proposed front door is new, and modeled after a historic, salvaged, single-light door (not from this house) that might have been found on this style of building. By constructing a new door instead of using the historic salvaged one, the question of whether the door is original to the building is eliminated, yet the style is compatible with the house and historic district.
4. Staff recommends approval of the application since the size, scale, design, and materials of the proposed work to the front entry are compatible with the historic character of the house and the surrounding historic resources.

**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 538 South Ashley Street, a contributing property in the Old West Side Historic District, to replace the non-original front door, replace the front steps and stoop, and install a small gabled roof over the front door. The proposed work is compatible in exterior design, arrangement, material and relationship to the rest of the building and the surrounding area and meets the *Ann Arbor Historic District Design Guidelines* for residential doors and porches, *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 additions.

#### **MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 538 S. Ashley Street in the Old West Side 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.

538 S Ashley (2009 photos)





**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](mailto:planning@a2gov.org)

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

**Section 1: Property Being Reviewed and Ownership Information**

Address of Property: 538 S. Ashley

Historic District: OLD WEST SIDE

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

DOUGLAS MULLKOFF & KATHY EVALDSON

Address of Property Owner: 2789 Trillium Ln, Ann Arbor 48103

Daytime Phone and E-mail of Property Owner: 734-649-1119 doug@kmhlaw.com

Signature of Property Owner: Kathy Evaldson Date: 5/17/2013

**Section 2: Applicant Information**

Name of Applicant: Same as above

Address of Applicant: Same

Daytime Phone: ( ) Same Fax: ( )

E-mail: Same

Applicant's Relationship to Property:  owner  architect  contractor  other

Signature of applicant: Kathy Evaldson Date: 5/17/2013

**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: KE

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

1. Provide a brief summary of proposed changes. \_\_\_\_\_

Replace front door, front steps,  
and add new gable roof over door.

2. Provide a description of existing conditions. \_\_\_\_\_

Steps are failing and not to code;  
door inappropriate for time period  
and installed incorrectly.

3. What are the reasons for the proposed changes? \_\_\_\_\_

Refurbish house to historic district  
standards and improve safety  
of front steps.

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

We chose gable over shed roof after  
consulting with Jill Thacher.

New door replicate of old door from time period.

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: 5/17/13 Application to \_\_\_\_\_ Staff or  HDC

Project No.: HDC 13-073 Fee Paid: \$100

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: 6/13-2013

Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial

Staff signature: [Signature] \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:

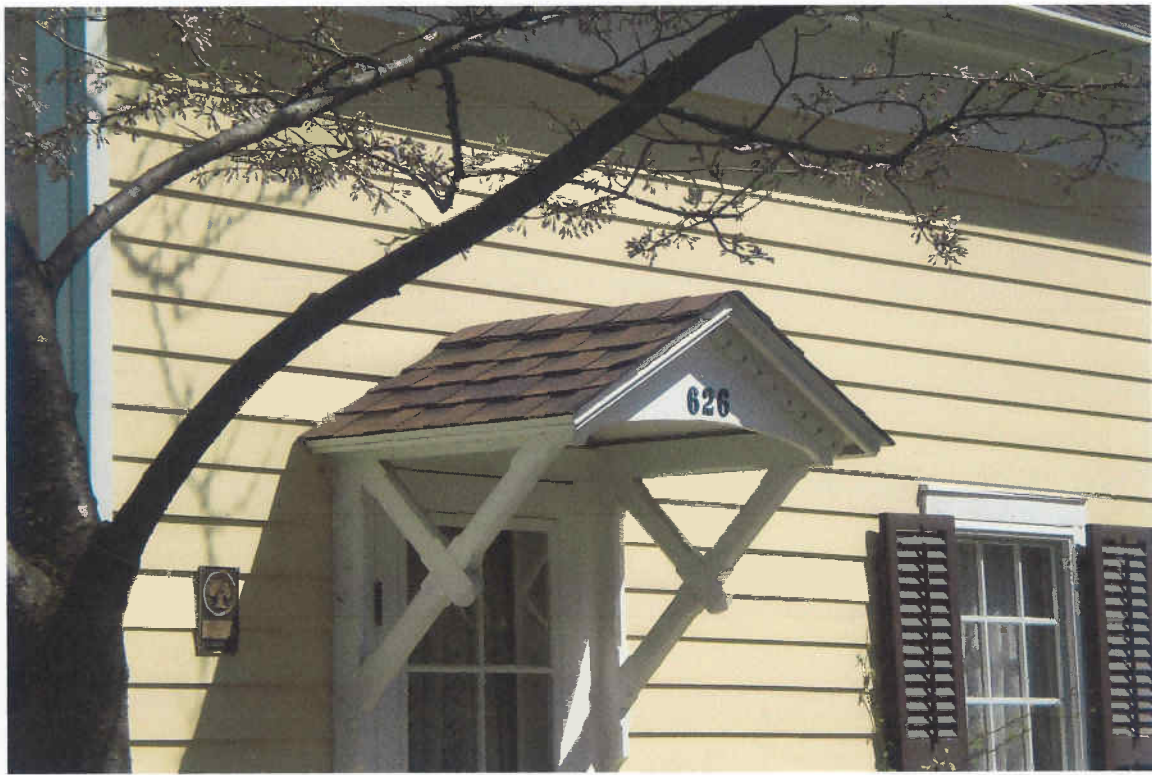


THIS IS EXISTING  
NOW. MAY - 14 - 2013

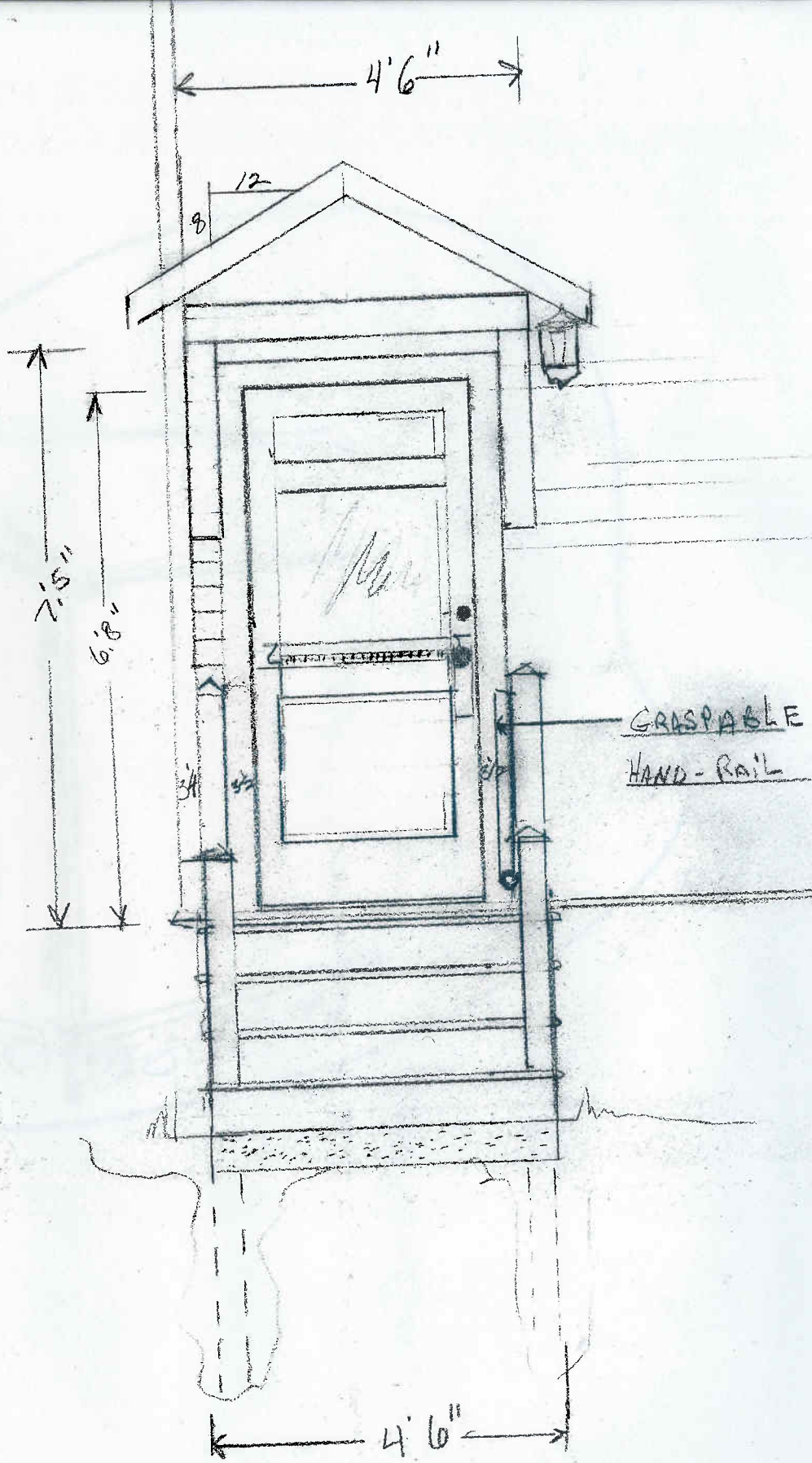


New door to look  
like this old door.

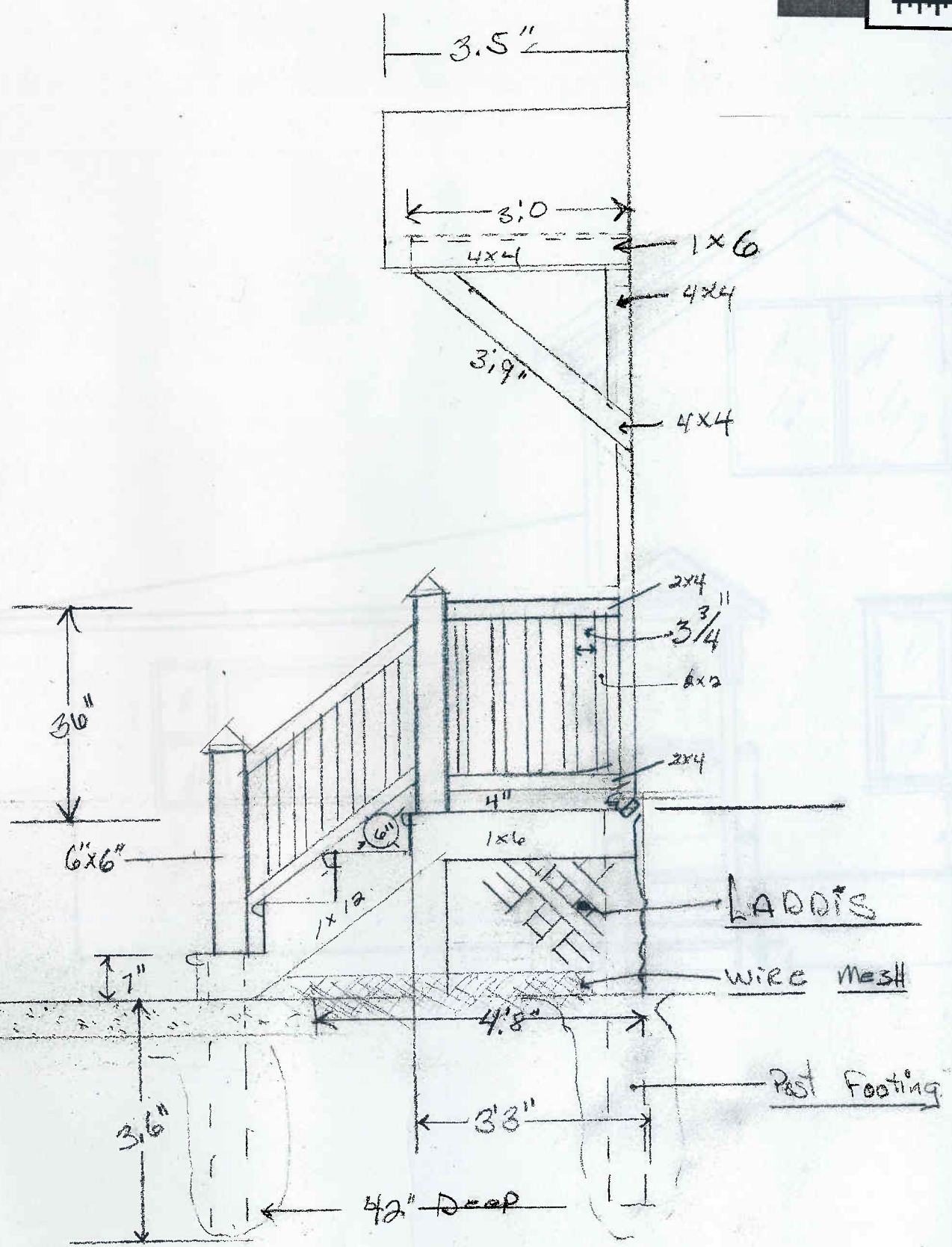




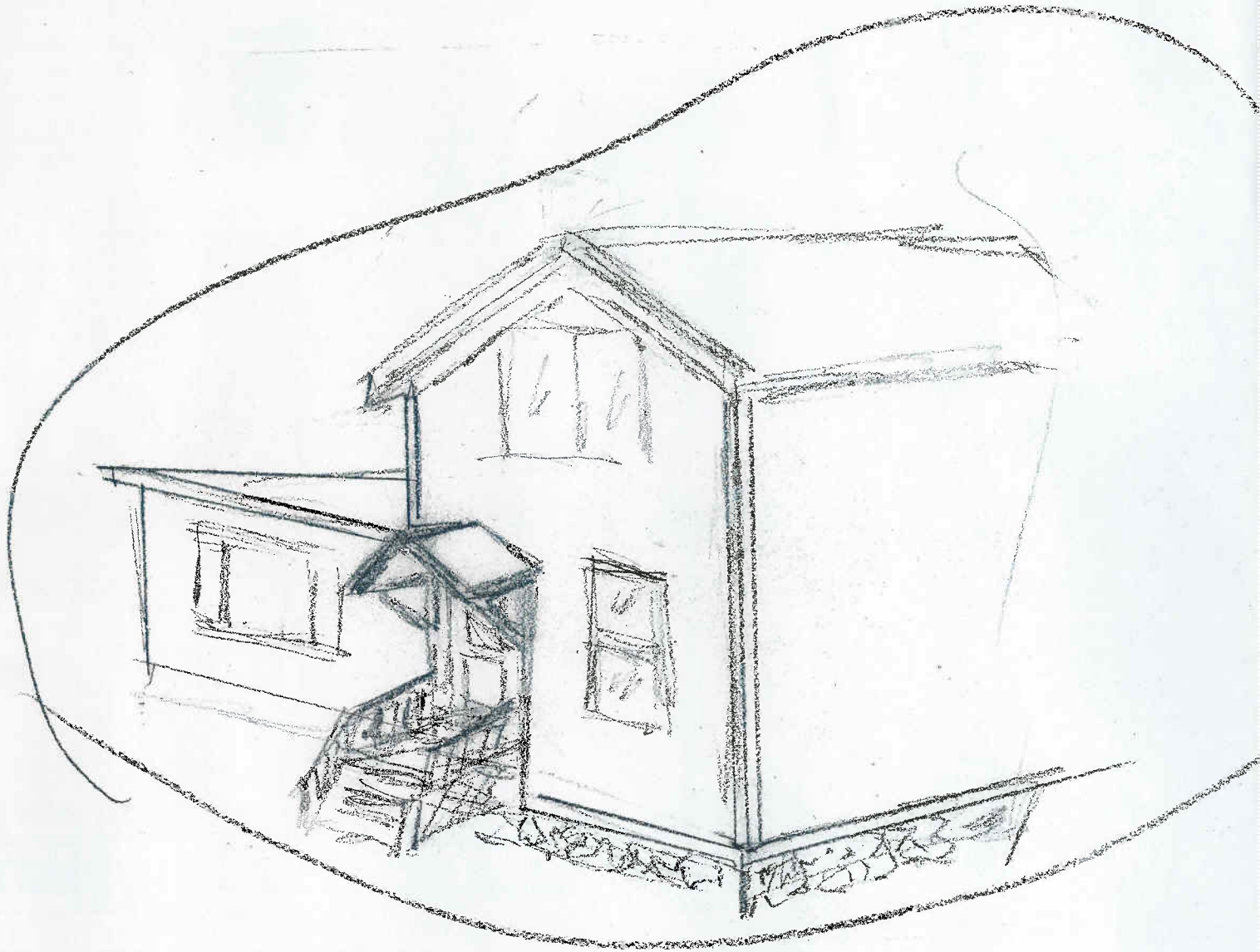
Proposed gable roof.

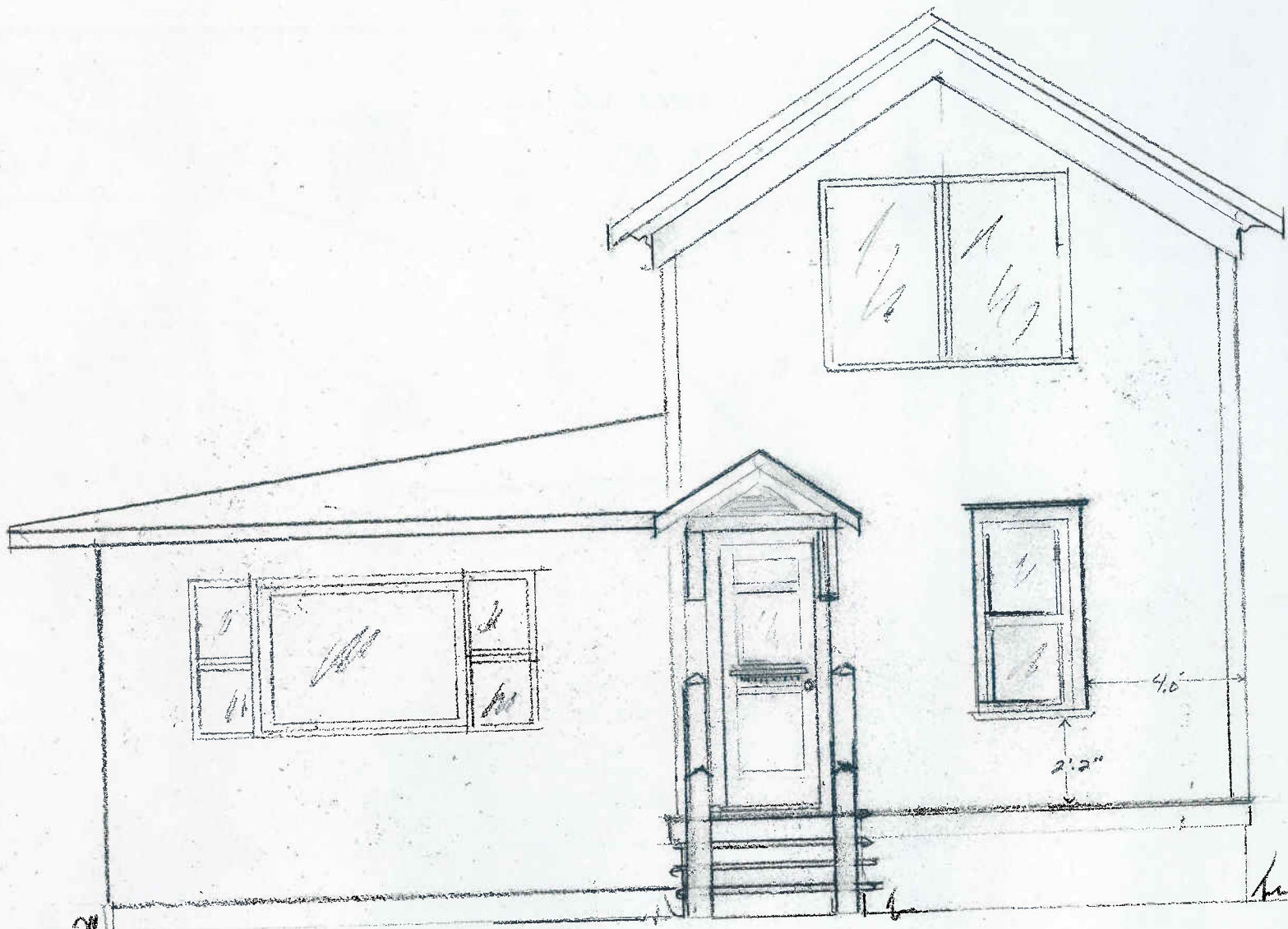


JOB: 538 ASHLEY, ANN ARBOR MI



Joe ... Ann Arbor





JOB 538 ASHLEY ANN ARBOR MI.