

ANN ARBOR HISTORIC DISTRICT COMMISSION**Staff Report**

ADDRESS: 338 Mulholland Street, Application Number HDC16-159

DISTRICT: Old West Side Historic District

REPORT DATE: September 8, 2016

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Tuesday, September 6, 2016

OWNER/APPLICANT

Name: Robert & Connie Pulcipher

Address: 338 Mulholland St.
Ann Arbor, MI 48103

Phone: (734) 649-4635

BACKGROUND: 338 Mulholland Street was constructed in 1916 and first occupied by Elmer A. and Edith Fritz. Elmer was a driver for William Illi, proprietor of the Washington Bakery. This well-kept gable-fronter is clad in wood clapboard, and similar to many Mulholland Street homes, features a full-width covered front porch, one-over-one windows, and a bay window.

LOCATION: The site is located on the west side of Mulholland Street, north of West Liberty and south of West Washington.

APPLICATION: The applicant seeks HDC approval to reconstruct the front porch foundation, replace an existing two-track paved driveway with a full concrete driveway, and remove a concrete walkway along the house.

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 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):

Building Site

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

Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

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.

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

Driveways and Paved Areas

Appropriate: Retaining and maintaining historic sidewalks, walkways, driveways, and patios/terraces.

Not appropriate: Installing driveways or parking areas that are too wide or large for the building site and are out of character for the district.

Reconstructing any sidewalk, driveway, terrace, patio, and other landscape features without sufficient documentation of what the historic feature looked like.

On residential properties, retaining and maintaining existing historic driveways and curb cuts, including "two track" driveways and green space between the driveway and house.

Landscape Features

Not Appropriate: Introducing any new building, streetscape, or landscape feature that is out of scale or otherwise inappropriate to the district's historic character.

STAFF FINDINGS

1. The existing concrete two track driveway covers the first 44' of the driveway. Beyond that is full width concrete leading into the garage. The tracks are narrow and not configured correctly for modern vehicles. The rock retaining wall on the south and large curb on the north, and the narrow width of the drive, make exiting a vehicle parked on the lower 44 feet of drive challenging. The owners also have difficulty growing anything on the strip between tracks since it is so often driven over. By pouring a full concrete driveway, they will be able to improve the overall maintenance, drainage, and usability of the drive.

2. By removing the sidewalk that runs between the structure and driveway, the owners will be able to moderate the grade challenges to some degree. Concrete landing pads will be left at the top of the front walk stairs and at the home's side door.
3. The porch foundation will be reconstructed with a block material from Fendt that closely replicates the current sculpted block, and will have grout and a raised joint pattern that match the original as closely as possible.
4. Staff recommends approval of the application. The proposed work is generally compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding neighborhood and meets the *Ann Arbor Historic District Guidelines* for driveways and paved areas and landscape features, and *The Secretary of the Interior's Standards for Rehabilitation*, in particular standards 1, 2 and 10, and the guidelines for 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 338 Mulholland Street, a contributing building in the Old West Side Historic District, to install a full concrete driveway and remove a concrete walk, and replace the front porch foundation, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the *Ann Arbor Historic District Guidelines* for driveways and paved areas and landscape features, and *The Secretary of the Interior's Standards for Rehabilitation*, in particular standards 2, 9, and 10, and the guidelines for building site.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 338 Mulholland 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, photos, drawings, block detail

338 Mulholland (2008 survey photo)





City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

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

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information
Address of Property: 338 Mulholland St. _____
Historic District: Old West Side _____
Name of Property Owner (If different than the applicant): Robert Pulcipher and Connie Pulcipher _____
Address of Property Owner: 338 Mulholland St. _____
Daytime Phone and E-mail of Property Owner: 734.649.4635 pulcipher@gmail.com
Signature of Property Owner: _____ Date: _____
Section 2: Applicant Information
Name of Applicant: Robert Pulcipher _____
Address of Applicant: 338 Mulholland St. _____
Daytime Phone: (734.649.4635) _____ Fax:(NA) _____
E-mail: pulcipher@gmail.com _____
Applicant's Relationship to Property: X owner ___ architect ___ contractor ___ other
Signature of applicant: _____ Date: _____
Section 3: Building Use (check all that apply)
<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> 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: _____

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

1. Provide a brief summary of proposed changes.

New foundation walls under existing front porch. Removal of sidewalk connection on north side of house between front steps and side steps (steps and landing to side steps will remain). New concrete driveway from right-of-way to existing driveway pad at top.

2. Provide a description of existing conditions.

Foundation walls believed to be original, site-mix concrete block, are crumbling and cracked with holes. Sidewalk is unused due to its tilt toward the driveway and is dangerous to use in the winter. Walk is not needed to access lot - driveway is used, instead. Driveway is cracked in many locations. Existing "grass" strip in the middle of the driveway is damaged by car and truck tires and is unable to support turf growth due to northern orientation and frequent rutting by vehicles. Existing slope between sidewalk and driveway is very steep and unable to support plant growth.

3. What are the reasons for the proposed changes? see attached explanation.

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

Mortgage certificate with project limits; base map with removals shown; proposed plan; photos of foundation, sidewalk, driveway (photo and annotation); new concrete block photo.

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:

3. What are the reasons for the proposed changes?

1. The driveway is very narrow and constrained by a concrete retaining wall on the north and landscaped slope on the south. The tracking of our car is not aligned with the current concrete tracks in the driveway. In order to open our car doors when parked at the top of the driveway, we have to shift the car to the north when entering the driveway from the street. The tracking is directly over the existing "grass" strip. Driving on the grass strip, as we maneuver our car, causes mud ruts and dead grass. If we shifted the grass strip toward the retaining wall, we would have very little space between the strip and the wall. (see attached, annotated photo)
2. Service vehicles that parks in our driveway (there is no parking allowed on Mulholland) have to drive or park on the grass strip because of the narrow dimensions. Furthermore, if there is more than one car in the driveway, the car closest to the street needs to shift to the north (toward the retaining wall) in order to open the driver side door due to the landscaped slope. All these actions from shifting cars further degrade the grass strip.
3. The grass strip is on the north side of our house and is in shade for most of the day. Grass is unable to grow in this location and is very difficult to reestablish after cars and trucks drive through the strip. From the day we moved in (1994) the grass strip has been rutted by tire tracks and in poor condition. This does not positively add to the aesthetic value of our street. There are no viable planting alternatives that can withstand winter salts, shoveling, vehicle damage, or poor solar orientation.
4. The existing sidewalk between the house foundation and the driveway is not used because it tilts towards the driveway (dangerous in the winter) and is not needed for access to the side or back doors. We use the driveway to walk to the back of the lot. Removal of 14'-9" lf. of the sidewalk allows us to create a landscaped slope (between the foundation and the driveway) that will be less steep and able to support native plant growth. The landscaped slope will continue to the right-of-way in the area between the stairs and the driveway. Overall, stormwater management will be improved by removing impervious paving and adding plan material on the slope. The steps and landing to the side door will remain.
5. The porch foundation will be replaced with Hewn Concrete Block from Fendt to match existing reconstruction will match raised joint pattern and grout, as closely as possible.

Existing block size: 15" - 16" width (varies) x 7-3/4" ht. (measured at block face)

Proposed block size: 15-1/2" width x 7-3/4" ht. (measured at block face)

See attached photo of proposed block shown next to existing block.

MORTGAGE CERTIFICATE

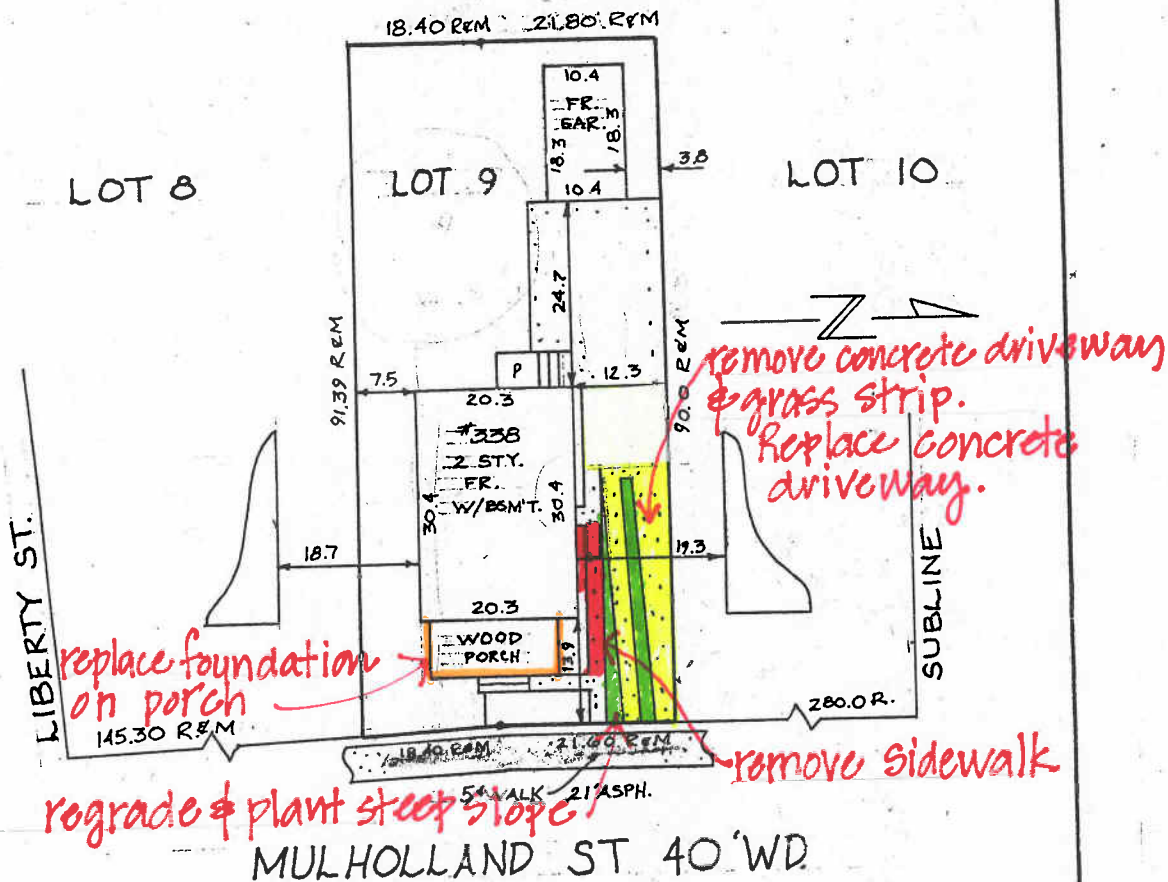
Scale: 1" = 20'

Date June 7, 1988

Final

Description:

Lot 9,
Murray's Addition to the City of Ann Arbor, Washtenaw County,
Michigan. Rec'd L. 3, P. 3 Plats, W.C.R.



CERTIFICATE

We hereby certify to Great Lakes Bancorp
Ann Arbor, Michigan
for the purpose of a mortgage made or to be made by the said _____ companies
to John F. and Sarel Z. Scheerer

that we have inspected the property herein described: that there are located entirely thereon as shown, buildings and improvements, and that said building and improvements are within the property lines and that there are no existing encroachments upon the land and property described whatsoever, except as shown. This mortgage inspection is not to be used to establish property lines, easement line, public right-of-way lines, building lines, conformity or non conformity to State, County or Local ordinances and/or codes, etc.

CERTIFIED TO ALL TITLE COMPANYS:

- | | | | |
|--------------------|---------------|--------------|---------|
| Commonwealth Land | Wayne Oakland | Great Lakes | Lawyers |
| Trans America | Stewart | Wayne County | Detroit |
| Pioneer National | St. Paul | Tri County | Chicago |
| Philip F. Greco | Master | Interstate | Paragon |
| Philip R. Seaver | Shield | America | Lincoln |
| Certified Abstract | Covenant | Heritage | Omega |
| First Fidelity | Old Colonial | Guardian | First |

CIVIL ENGINEER & LAND SURVEYORS

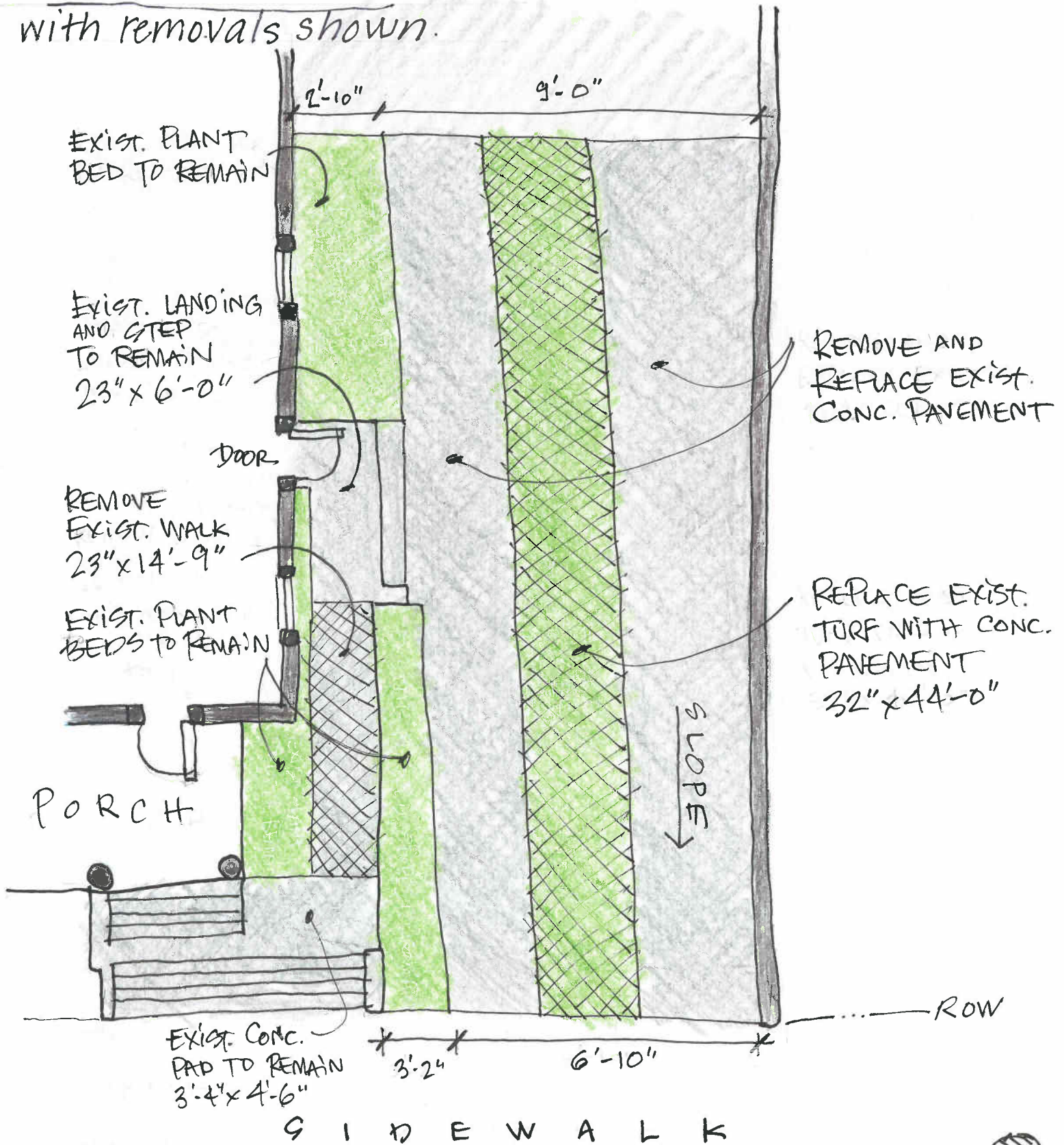
SCHRADER-PORTER & ASSOCIATES, INC.
27010 Joy Road - Redford, Michigan 48239
937-3590 937-3592

By Z. K. Schraden

PULCIPHER RESIDENCE
338 MULHOLLAND ST.

BASE MAP

with removals shown.

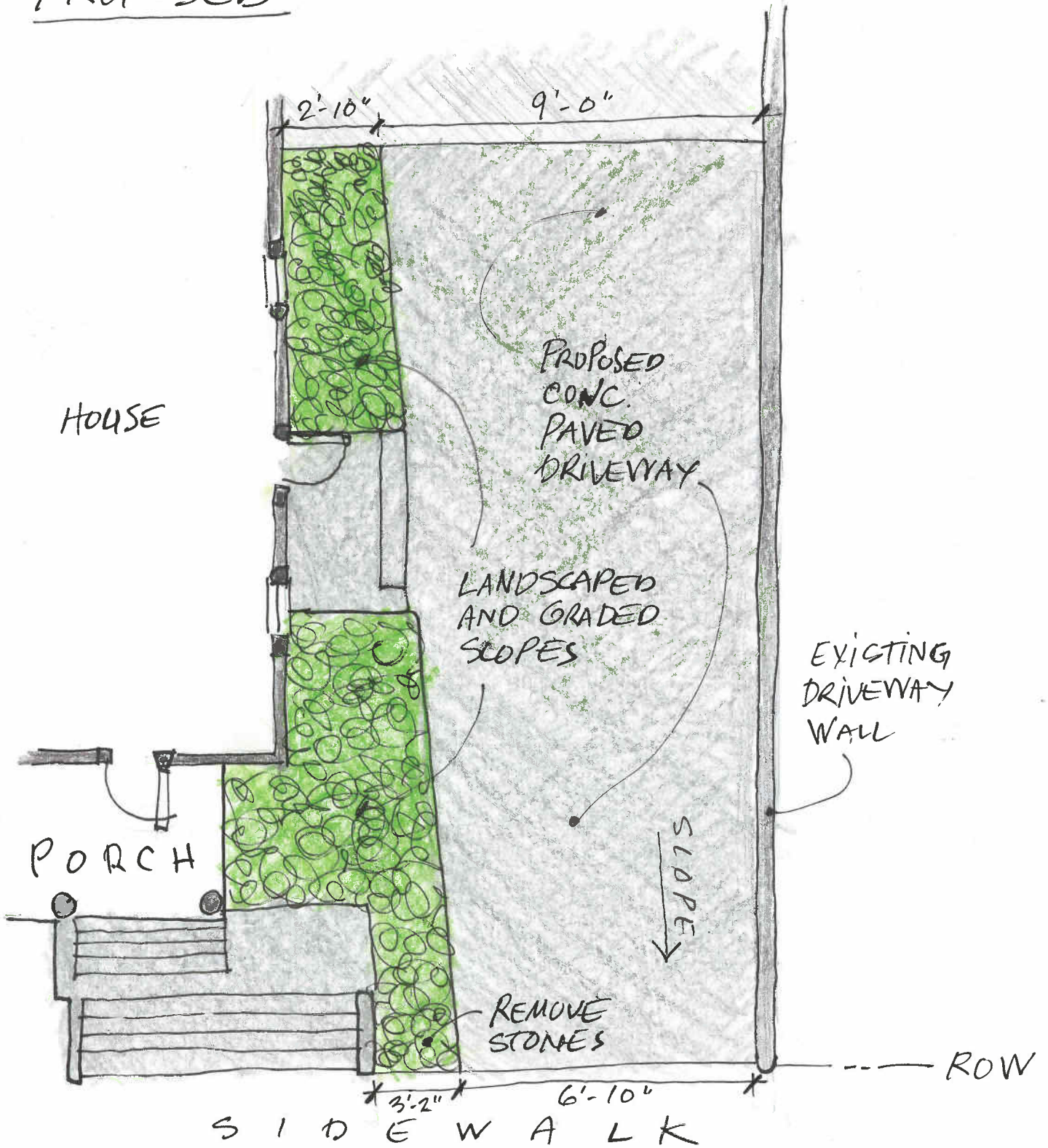


M U L H O L L A N D S T.

SCHEMATIC
NOT TO SCALE

PROPOSED


PULCIPHER RESIDENCE
338 MULHOLLAND ST.



MULHOLLAND ST.

SCHEMATIC
NOT TO SCALE





replace
foundation
walls on porch

remove sidewalk

Driveway tracks incompatible with car tracking





Porch foundation reconstruction to use “Hewn Concrete Block” from Fendt which closely matches the existing, original block. New foundation wall will match raised joint pattern and grout. See photo, below, of a sample block in front of porch foundation.

