

ANN ARBOR HISTORIC DISTRICT COMMISSION**Staff Report****ADDRESS:** 315 West Mosley Street, Application Number HDC22-1060**DISTRICT:** Old West Side Historic District**REPORT DATE:** April 14, 2022**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator**REVIEW COMMITTEE DATE:** April 11, 2022

| | OWNER | APPLICANT |
|-----------------|--|------------------|
| Name: | Pat Cleary | Same |
| Address: | 315 W Mosley St Ann Arbor, MI 48103 | |
| Phone: | (440) 781-6252 | |

BACKGROUND: This two-story gable-fronter features decorative shingles and trim in the street-facing gable, a full-width hip roof porch with turned posts and decorative brackets, a cut stone foundation, and some two-over-two windows. It first appears in the 1894 City Directory as the Weigand home at 10 W Mosley (renumbered 15 W Mosley by 1897). The lot is an original platted lot that is 66' x 145' (9,570 square feet).

This house was used as a proprietary hospital at some point prior to 1945. The Vreeland Maternity Home was operated by Mrs. Velva C. Vreeland (Ann Arbor Observer, [The Private Hospital Era](#) by Grace Shackman, March 1994).

LOCATION: The site is located on the south side of West Mosley Street, west of South First Street and east of Second Street.

APPLICATION: The applicant seeks HDC approval to construct a 393 square foot rear addition.

APPLICABLE REGULATIONS: T

From the Secretary of the Interior's Standards for Rehabilitation:

- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- (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.

- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- (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.

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.

Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

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.

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

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

Guidelines for All Additions

Appropriate: Placing a new addition on a non-character-defining or inconspicuous elevation and limiting the size and scale in relationship to the historic property.

Placing new walls in a different plane from the historic structure in a subordinate position to the historic fabric.

Designing a new addition in a manner that makes clear what is historic and what is new.

Limiting the size and scale of the addition in relationship to the historic building so that it does not diminish or visually overpower the building or the district. The addition's footprint should exceed neither half of the original building's footprint nor half of the original building's total floor area.

Not Appropriate: Designing an addition that overpowers or dramatically alters the original building through size or height.

STAFF FINDINGS:

1. All of the existing house is assumed to have been present during the period of significance. The rear two-story wing was originally one story (1931 Sanborn) but the second floor was assumed to have been added by 1948 (Sanborn). Since very little construction took place during WWII, it is most probable that the second floor was built prior to 1945.
2. The house is currently 1723 square feet, and the footprint is 885 square feet. The addition would add 393 square feet. The total increase in floor area is 23% and footprint is 44%. These are within the design guideline recommendations.
3. The new addition would replace an existing modern screen porch. It would be one story, with a gable facing the rear. A small mudroom extends off the west side, toward the garage. Siding is fiber-cement with a 6" exposure. Windows are vinyl clad Jeld-Wen: triple two-over-ones facing the rear, each with a small transom, and on the east side are two single sashes with a vertical center divider. The two-lite windows are a nod to the original two-over-two windows, of which few remain. The trim matches the dimensions of the historic house but uses Windsor One or Miratec in a smooth finish.
4. Two windows on the rear elevation would be infilled with siding that matches the historic part of the house. The age of these windows is unknown: they are single-pane but do not have weights and pulleys. It is likely they are original to the second-floor addition, which was added by 1948. If removed, it appears that windows on the side elevations can be used for egress in place of these. If this were a masonry wall staff would recommend an inset in order to clearly delineate the former opening. On a lap-sided wall, staff feels that the outline resulting from infilling siding the width of the opening (not toothed-in with siding pieces of varying lengths) will serve the same purpose.
5. The addition is compatible with the historic house and differentiated by the siding material and exposure, trim material, door material (fiberglass), window cladding, and window design. Staff believes the addition is appropriately distinguished from but very compatible with the historic house, and that the work meets the 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 315 W Mosley Street, a contributing property in the Old West Side Historic District, to construct a 393 square foot rear addition, 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 Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 1, 2, 5, 9 and 10 and the guidelines for additions and building site; and the *Ann Arbor Historic District Design Guidelines* for additions.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 315 W Mosley 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





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 ithacher@a2gov.org
 Fax: 734.994.8460

| OFFICE USE ONLY | |
|-----------------|-------------|
| Permit Number | HDC# _____ |
| | BLDG# _____ |
| DATE STAMP | |
| | |

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

| | | | |
|--|----------------------|-------------------|--------------------------|
| NAME OF PROPERTY OWNER | | HISTORIC DISTRICT | |
| PROPERTY ADDRESS | | | CITY ANN ARBOR |
| ZIP CODE | DAYTIME PHONE NUMBER | EMAIL ADDRESS | |
| PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) | | CITY | STATE, ZIP |

PROPERTY OWNER'S SIGNATURE

| | | | |
|------------------|-------------------|-------------------|-------------|
| SIGN HERE | <i>Pat Cleary</i> | PRINT NAME | DATE |
|------------------|-------------------|-------------------|-------------|

APPLICANT INFORMATION

| | | | |
|--|----------|----------------|--------|
| NAME OF APPLICANT <i>(IF DIFFERENT FROM ABOVE)</i> | | | |
| ADDRESS OF APPLICANT | | | CITY |
| STATE | ZIP CODE | PHONE / CELL # | FAX No |
| EMAIL ADDRESS | | | |

APPLICANT'S SIGNATURE *(if different from Property Owner)*

| | | |
|------------------|---------------------|-------------|
| SIGN HERE | PRINT NAME X | DATE |
|------------------|---------------------|-------------|

BUILDING USE – CHECK ALL THAT APPLY

| | | | | | |
|--|---------------------------------|---------------------------------|--|-------------------------------------|--|
| <input type="checkbox"/> SINGLE FAMILY | <input type="checkbox"/> DUPLEX | <input type="checkbox"/> RENTAL | <input type="checkbox"/> MULTIPLE FAMILY | <input type="checkbox"/> COMMERCIAL | <input type="checkbox"/> INSTITUTIONAL |
|--|---------------------------------|---------------------------------|--|-------------------------------------|--|

PROPOSED WORK

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

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

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”

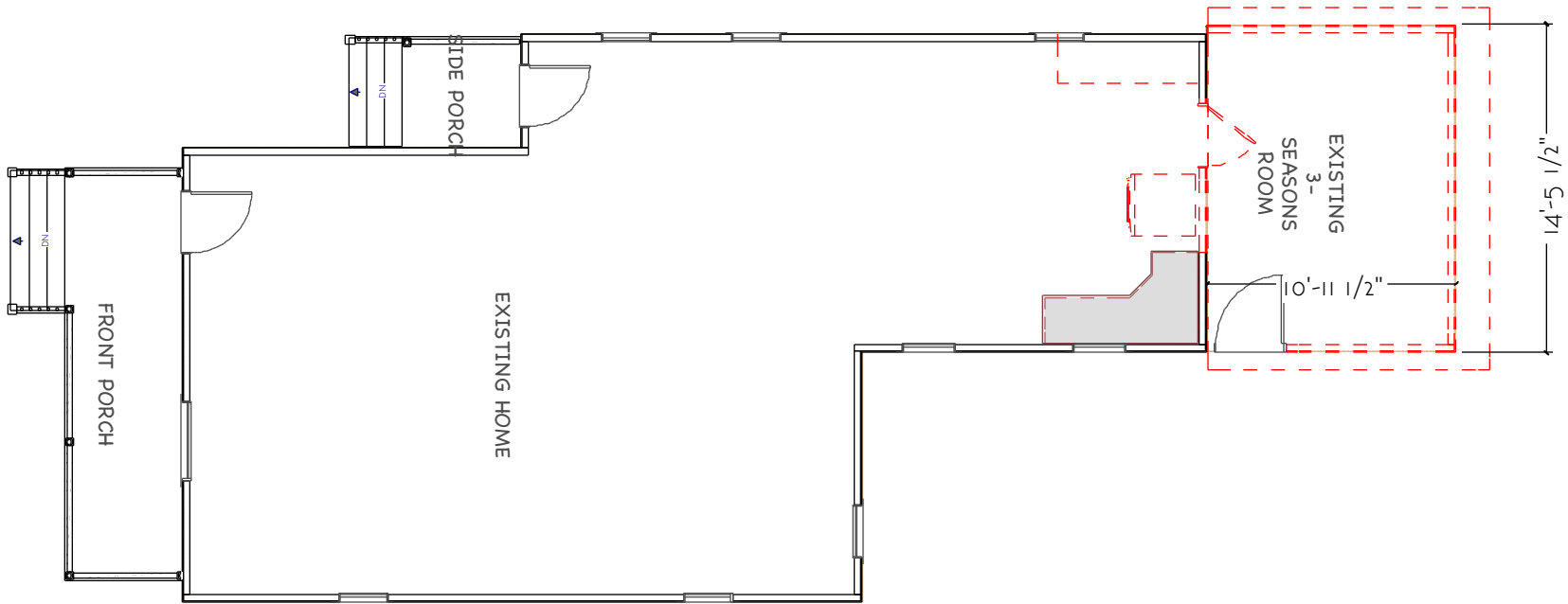
HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

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 | |



1ST FLOOR PLAN

| | |
|-------------------------|------|
| EXISTING 3-SEASONS ROOM | 157 |
| EXISTING HOME | 885 |
| TOTALS: | 1042 |

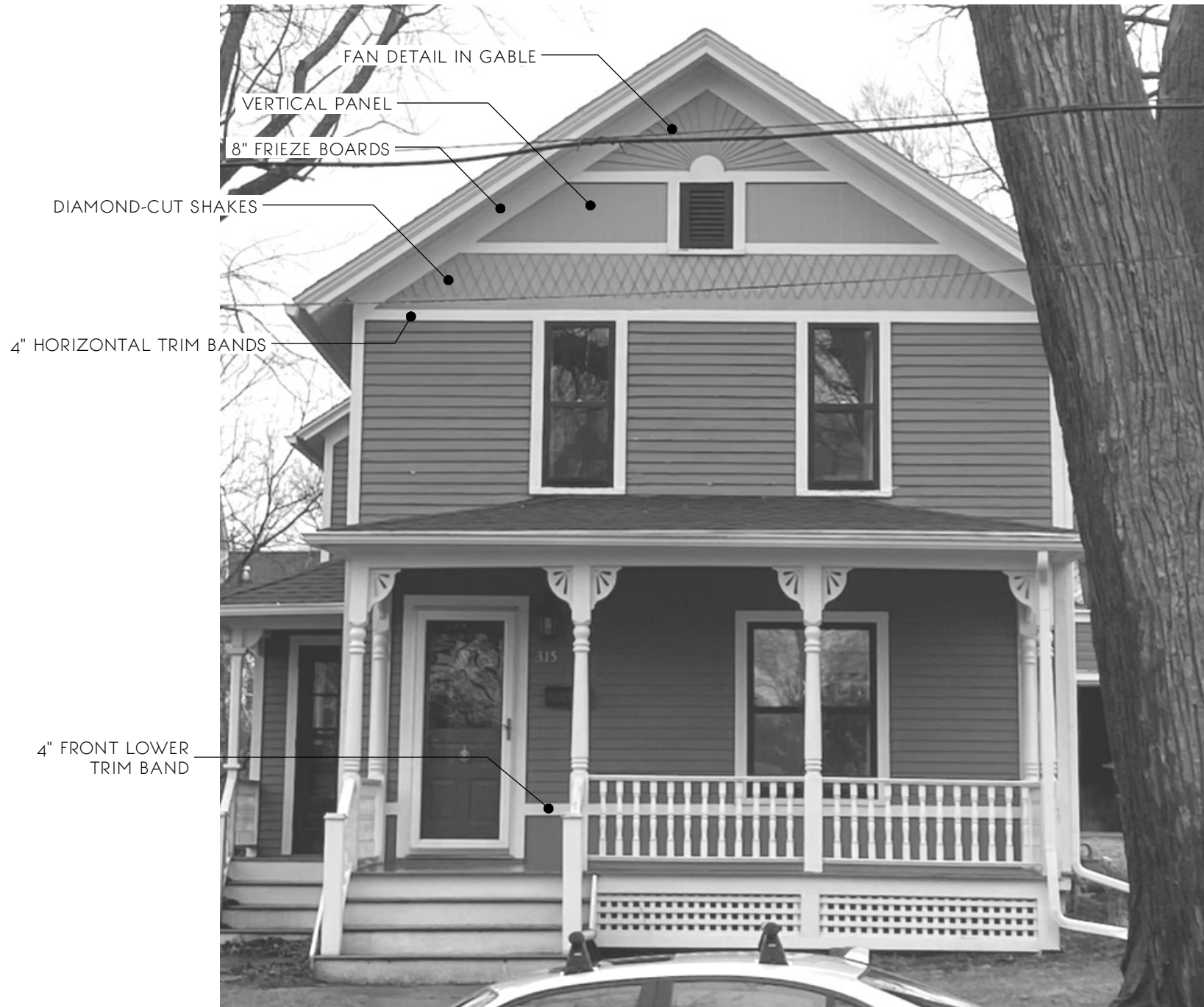


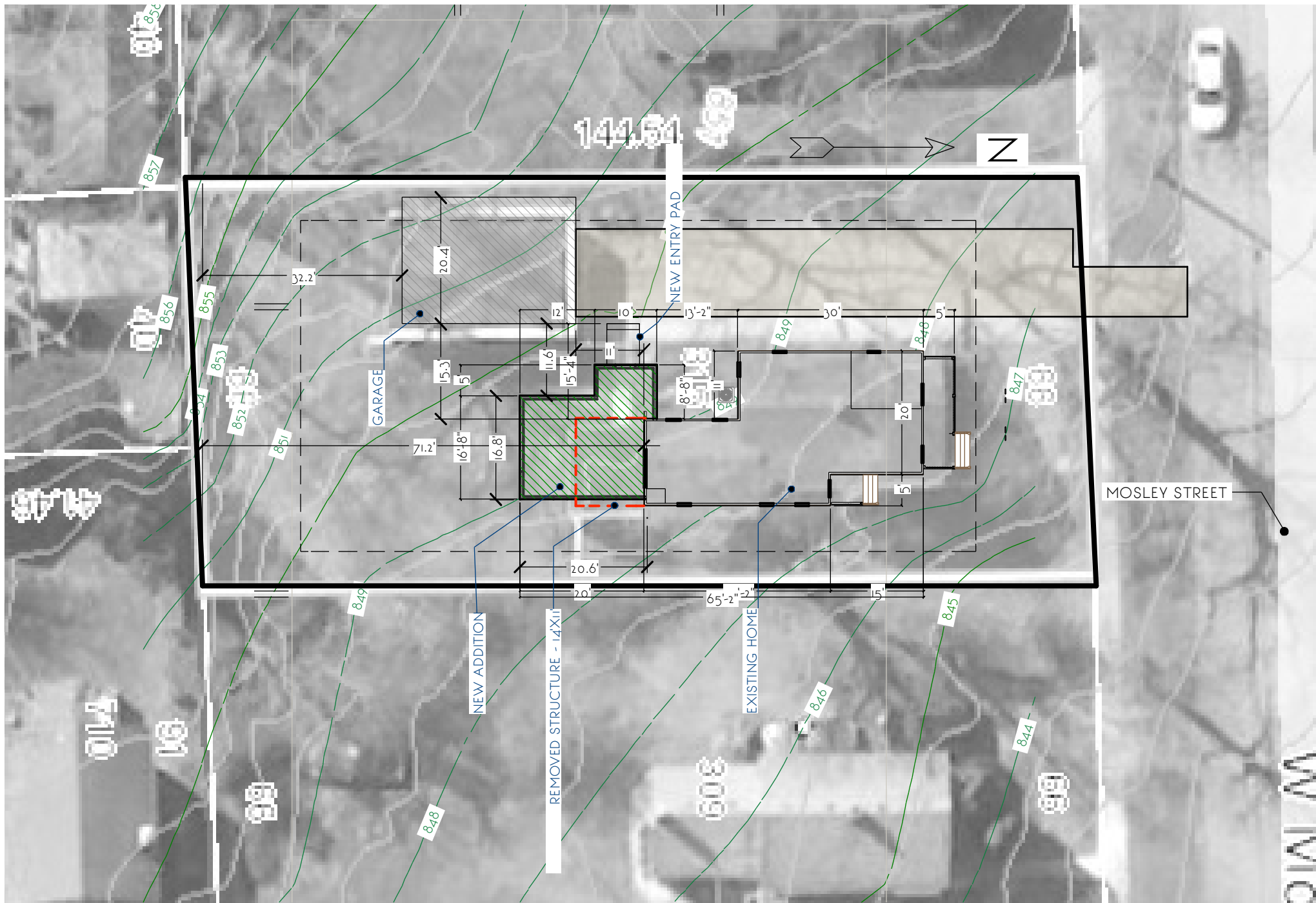
DEMO EXISTING PORCH



LEFT ELEVATION



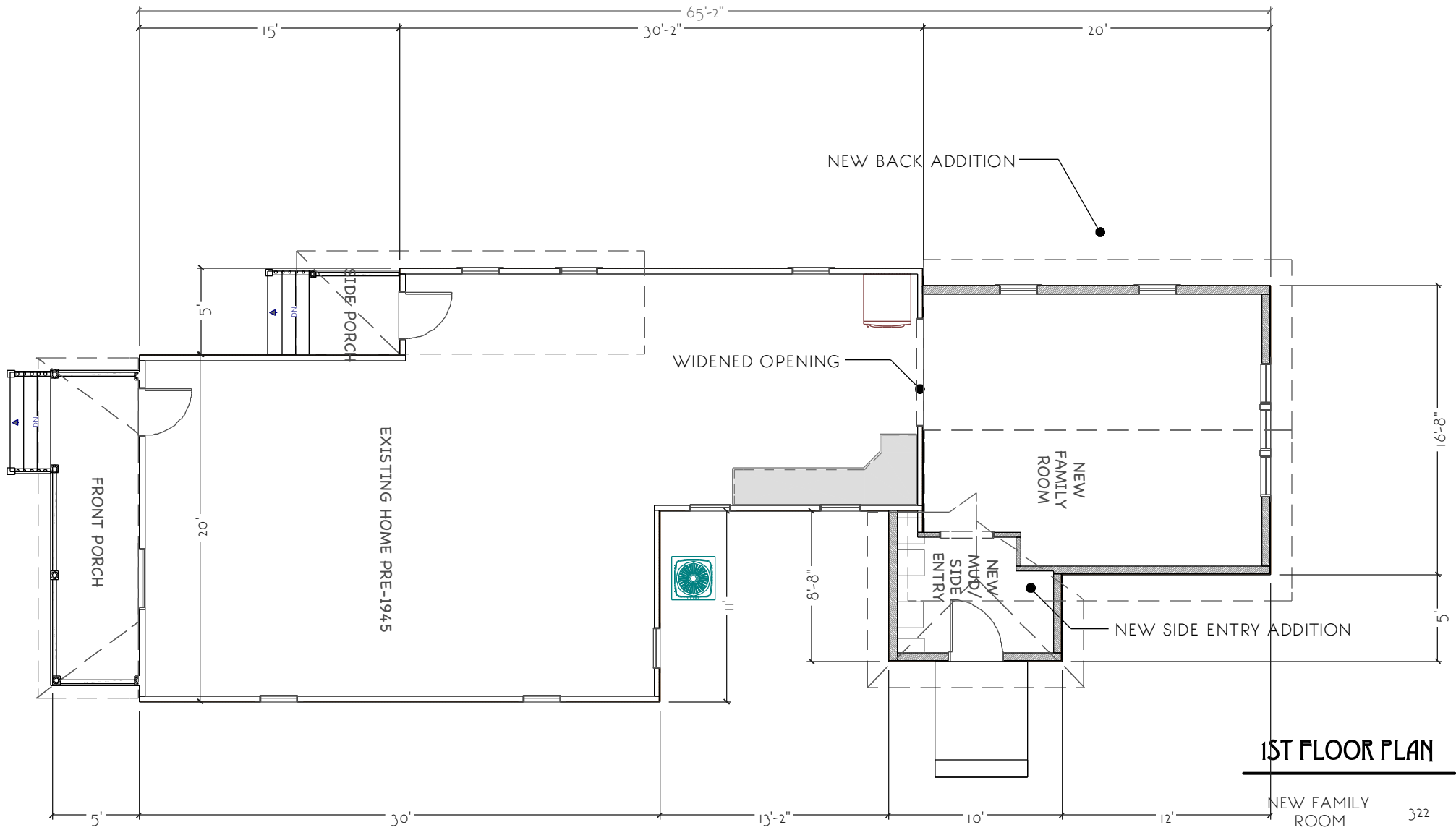




THE CLEARY ADDITION PROJECT - PROPOSED

SITE PLAN - 1:20 SCALE
 315 W. MOSLEY, ANN ARBOR





1ST FLOOR PLAN

| | |
|------------------------|------|
| NEW FAMILY ROOM | 322 |
| EXISTING HOME PRE-1945 | 885 |
| NEW MUD/SIDE ENTRY | 71 |
| TOTALS: | 1278 |

PERCENTAGE INCREASE:
 $(322+71)/885 = .444 = 44.4\%$



EXISTING DOOR -
SIDE ENTRY W/
STORM

EXISTING DOOR -
FRONT ENTRY



NEW SIDE ENTRY DOOR - STYLE AS SHOWN.
PAINTED BLACK OR RED TO MATCH EXISTING
HOUSE DOORS.

A HIPPED ROOF WAS CHOSEN
HERE, SINCE BOTH EXISTING
ENTRY DOORS ARE COVERED BY A
HIPPED ROOF



RIGHT ELEVATION

THE NEW GUTTER
HEIGHT WILL MATCH
THIS EXISTING PORCH
GUTTER

THIS TRIM BAND EXISTS INSIDE THE EXISTING
FRONT PORCH OF THE HOME, AND IS USED
AS A DEVICE TO DELINEATE BETWEEN THE
EXISTING BACK OF THE HOUSE AND THE
NEW PORTION, OF WHICH IT ENCIRCLES AT
THE HEIGHT OF THE BACK WINDOW SILL

EXISTING AC



EXISTING HOME

NEW ADDITION

BAND BOARD MATCHES EXISTING HOME

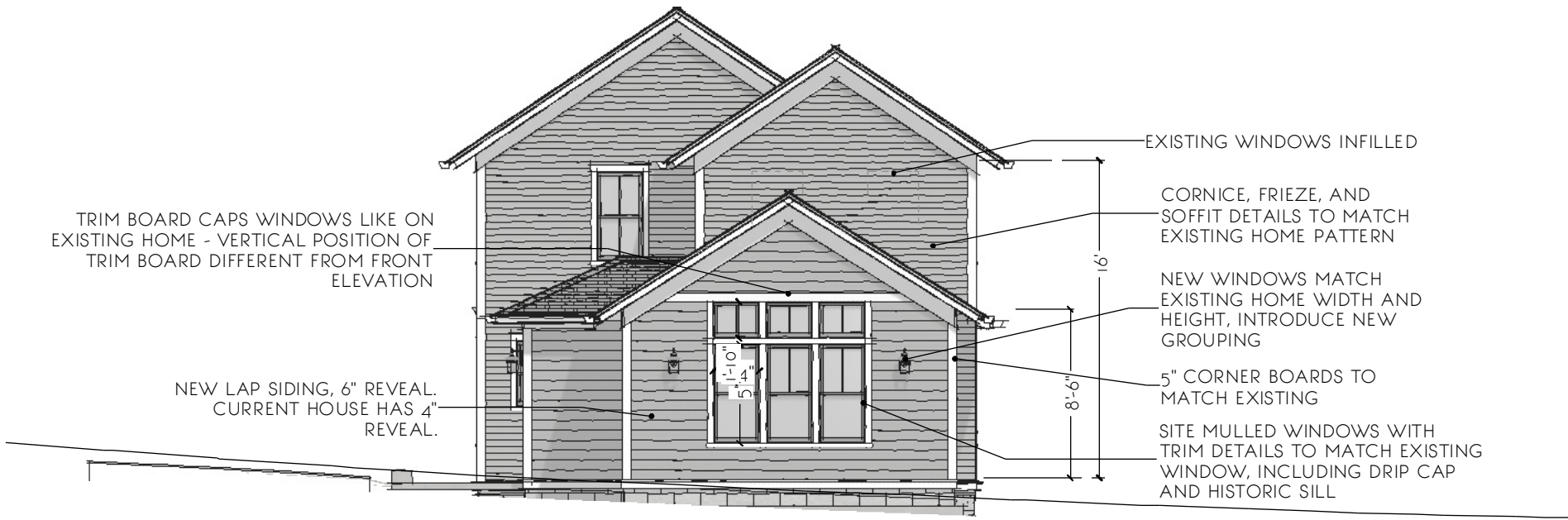
WINDOW SIZE EQUAL TO TOP-SASH OF EXISTING HOME, WITH SINGLE VERTICAL MUNTIN TO CORRELATE TO HISTORIC PATTERN

LEFT ELEVATION

THE CLEARY ADDITION PROJECT - PROPOSED

315 W. MOSLEY, ANN ARBOR





TRIM BOARD CAPS WINDOWS LIKE ON EXISTING HOME - VERTICAL POSITION OF TRIM BOARD DIFFERENT FROM FRONT ELEVATION

NEW LAP SIDING, 6" REVEAL. CURRENT HOUSE HAS 4" REVEAL.

EXISTING WINDOWS INFILLED

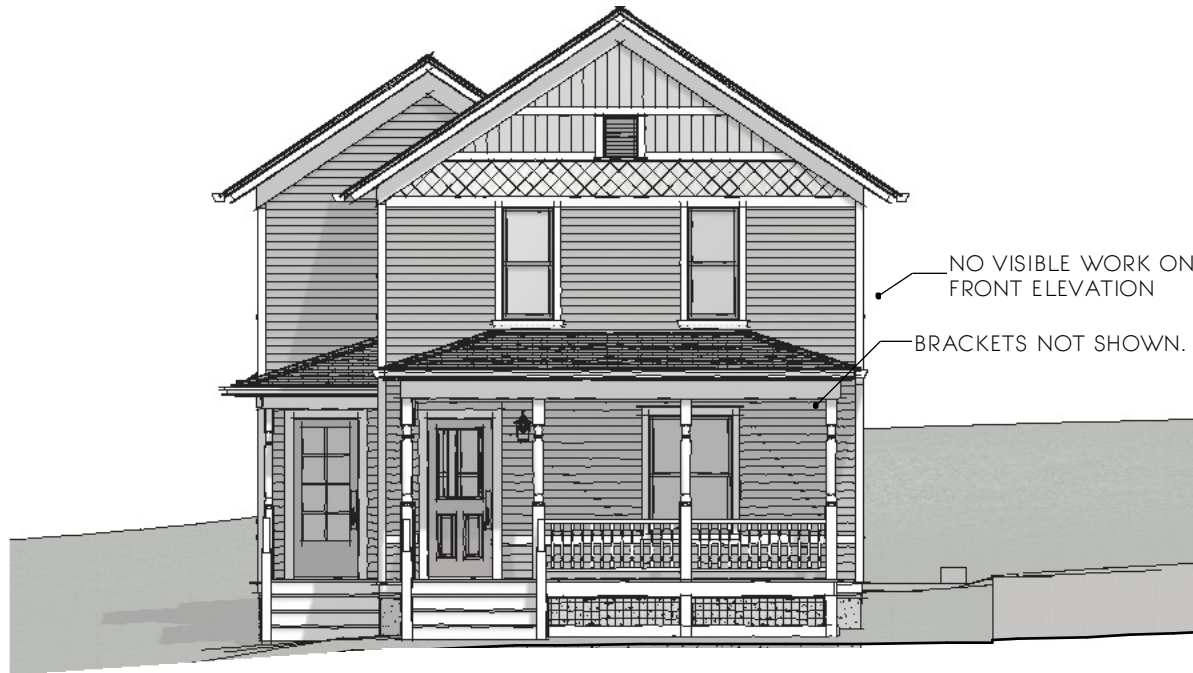
CORNICE, FRIEZE, AND SOFFIT DETAILS TO MATCH EXISTING HOME PATTERN

NEW WINDOWS MATCH EXISTING HOME WIDTH AND HEIGHT, INTRODUCE NEW GROUPING

5" CORNER BOARDS TO MATCH EXISTING

SITE MULLED WINDOWS WITH TRIM DETAILS TO MATCH EXISTING WINDOW, INCLUDING DRIP CAP AND HISTORIC SILL

BACK ELEVATION



ELEVATION - FRONT



NEW ADDITION INSET
FROM EXTERIOR WALL



THE CLEARY ADDITION PROJECT - PROPOSED

315 W. MOSLEY, ANN ARBOR





EXISTING HOME AND PORCH
REMAIN UNCHANGED



EXTENT OF VISUAL
IMPACT FOR ADDITION
FROM THIS SIDE

THE CLEARY ADDITION PROJECT - PROPOSED

315 W. MOSLEY, ANN ARBOR



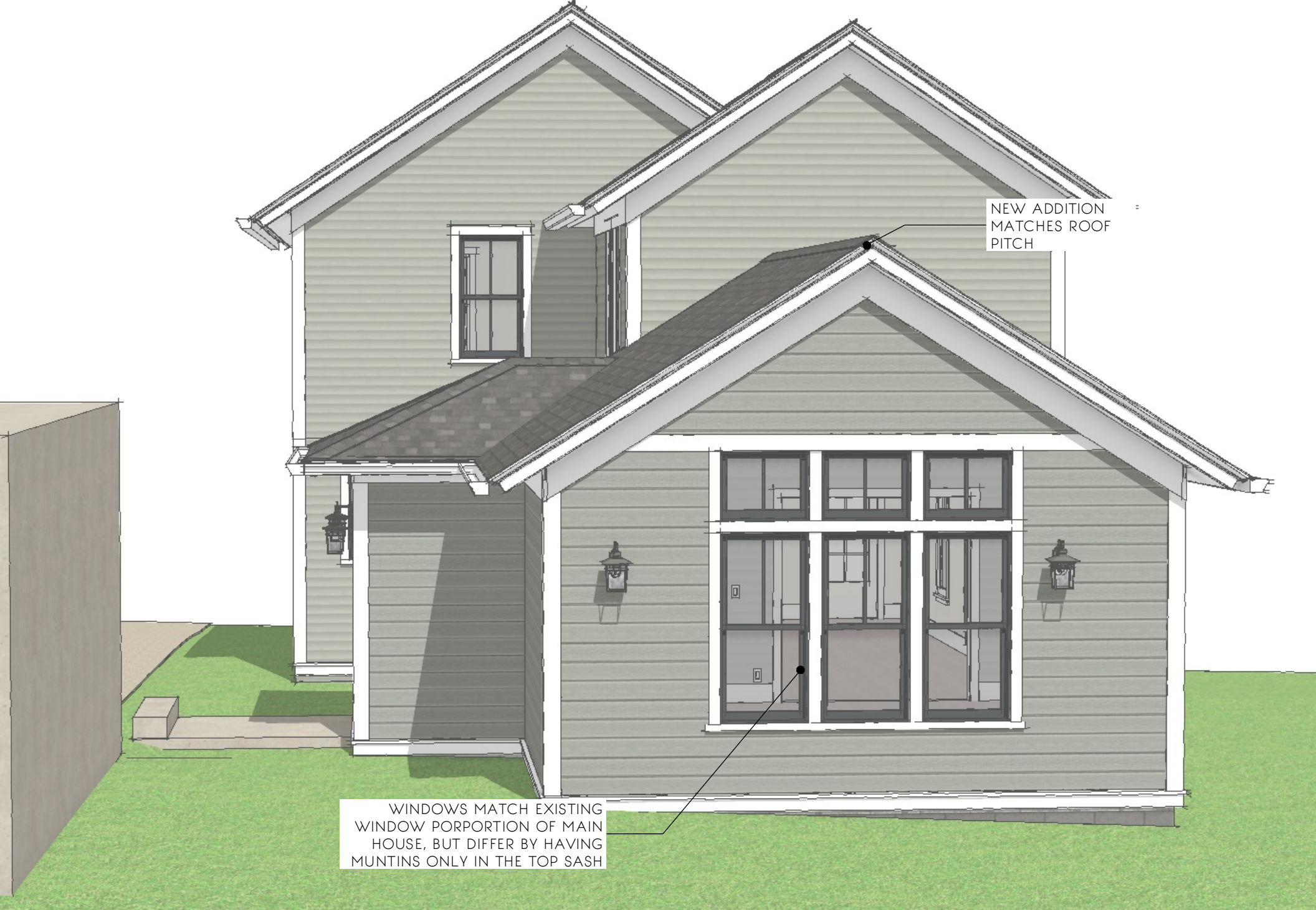


EXISTING HOME UNTOUCHED

THIS WINDOW SHOWS ORIGINAL MUNTIN PATTERN

EXISTING BACK WINDOWS TO BE REMOVED TO ALLOW FOR ROOF OF ADDITION

EXISTING PORCH TO BE REMOVED



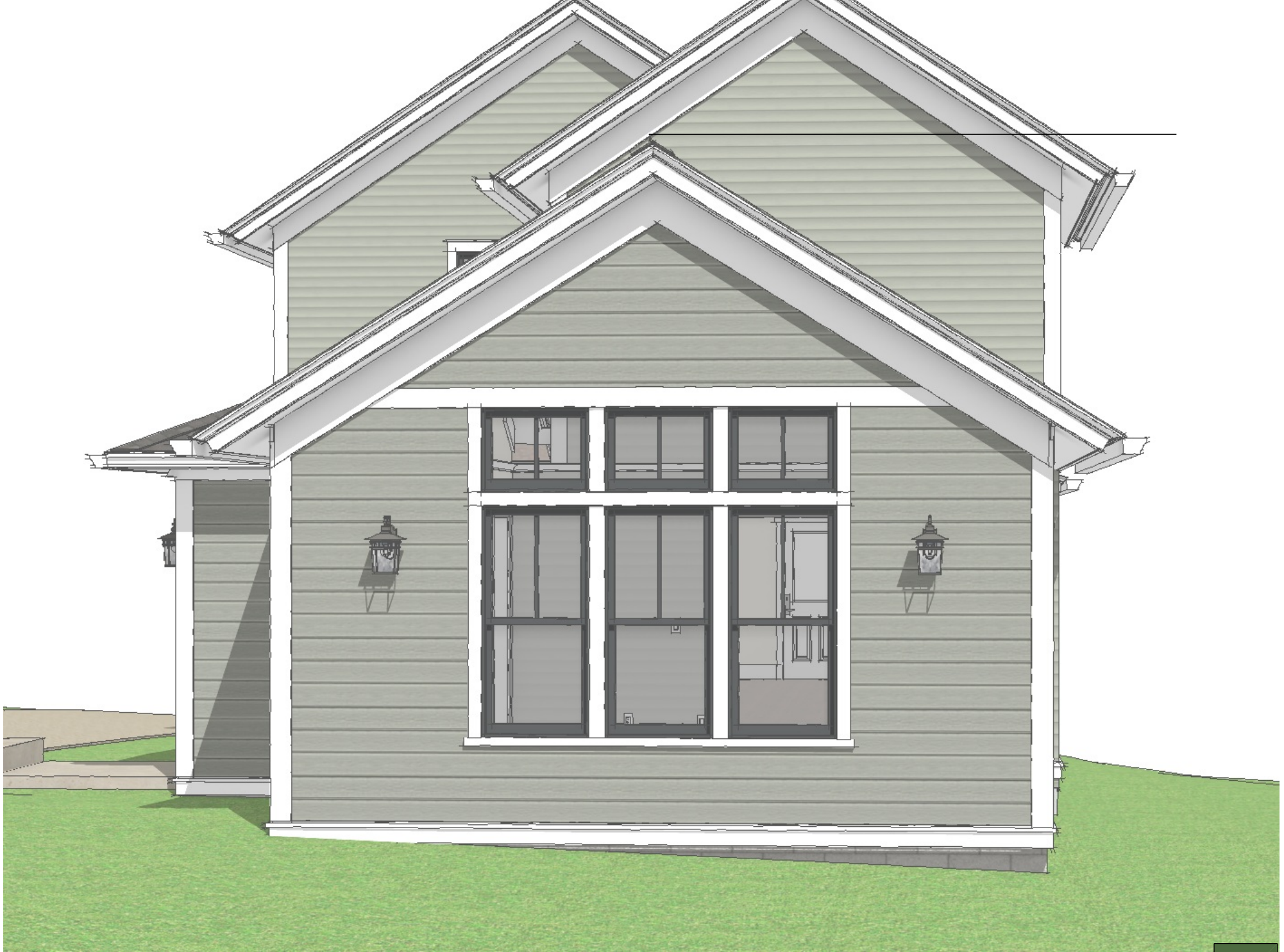
NEW ADDITION
MATCHES ROOF
PITCH

WINDOWS MATCH EXISTING
WINDOW PORPORTION OF MAIN
HOUSE, BUT DIFFER BY HAVING
MUNTINS ONLY IN THE TOP SASH



EXISTING PORCH TO BE REMOVED

EXISTING TREE
UNEFFECTED



THE CLEARY ADDITION PROJECT - PROPOSED

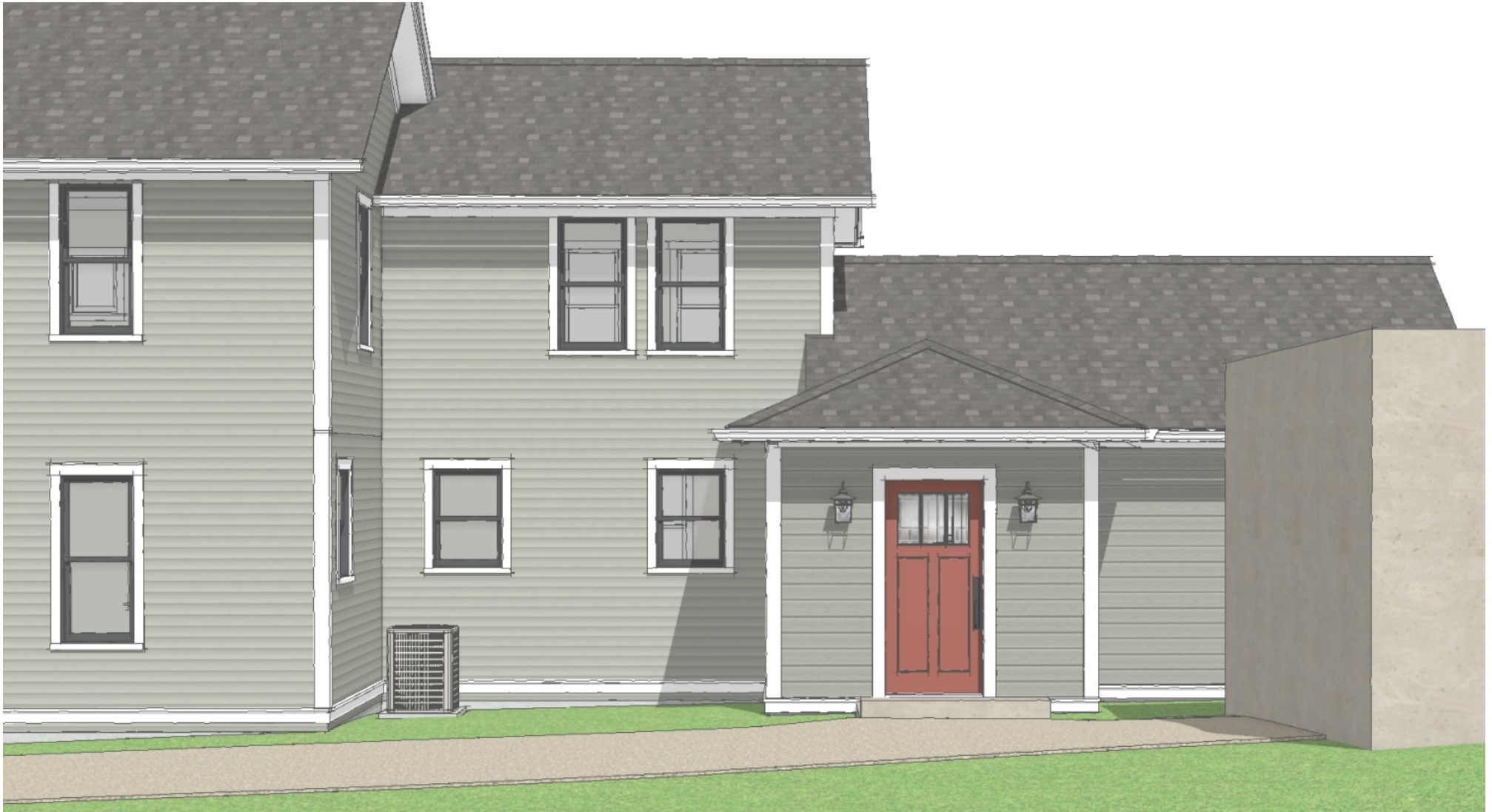
315 W. MOSLEY, ANN ARBOR





PORCH REMOVED

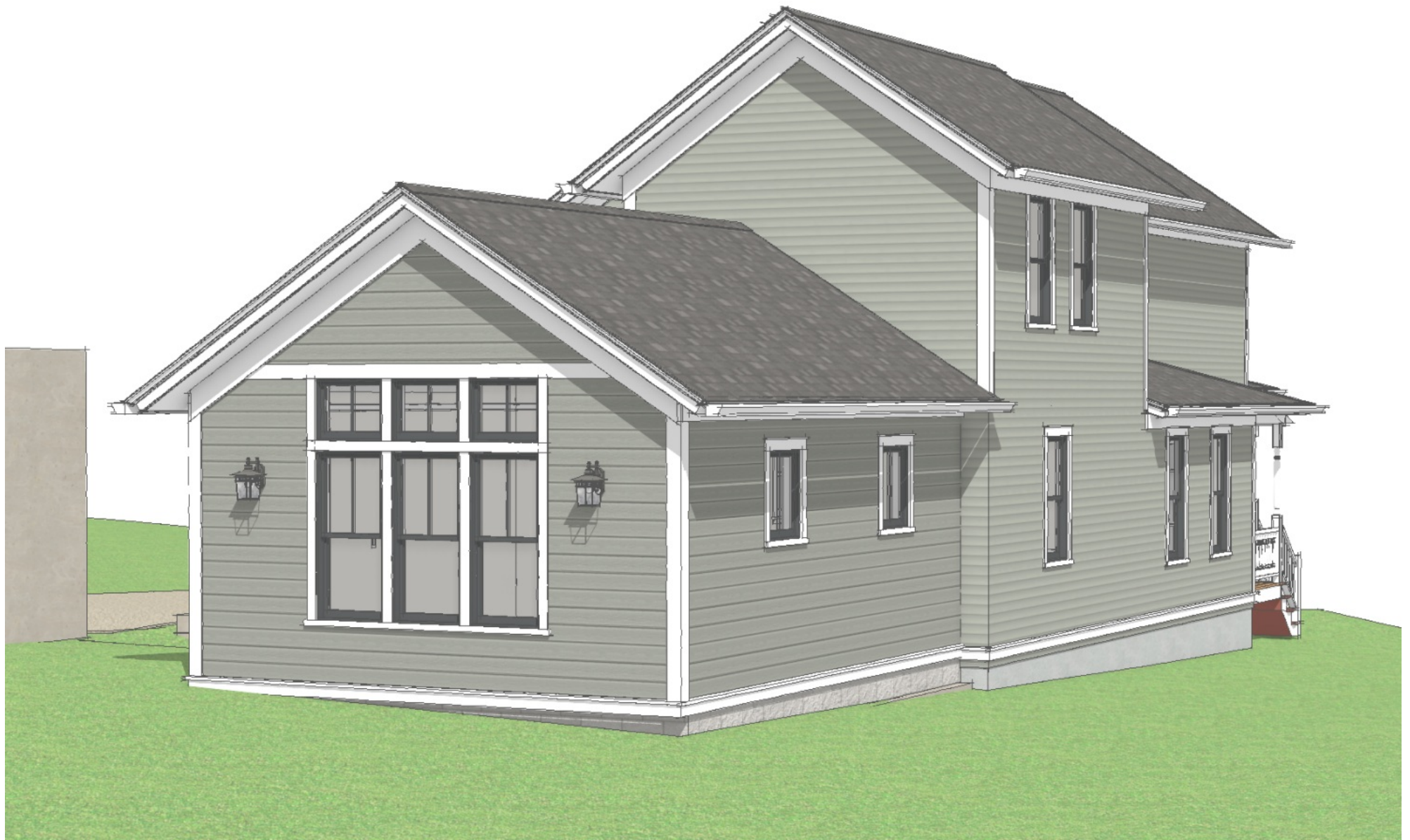
KITCHEN WINDOWS TO REMAIN



THE CLEARY ADDITION PROJECT - PROPOSED

315 W. MOSLEY, ANN ARBOR





THE CLEARY ADDITION PROJECT - PROPOSED

315 W. MOSLEY, ANN ARBOR





CLOSE-UP EXAMPLE OF OUR WINDOW MODEL - JELD-WEN SITALINE WOOD

Windows

Yes!

No!

New Windows Look Different

Wooden Window

Aluminum or vinyl windows

It is important to retain traditional wooden windows because they have distinct architectural character that can not be matched by most modern vinyl or metal replacement window units.

Solid vinyl or metal replacement windows may not be installed on historically designated houses. Because of the way they are made and operate, vinyl and metal replacement window units have a significantly different appearance than traditional double hung wooden windows and will greatly alter the way a house looks. In addition, vinyl and metal window units are not home-owner repairable, and will eventually need painting to keep them looking good.

EXTERIOR VINYL CLADDING

| | | | | | | |
|----------|--------------|-------------|----------------|-----------------|---------------|--------|
| | | | | | | |
| Sea Foam | Hunter Green | Moss | Hartford Green | Cranberry | Mesa Red | Stormy |
| | | | | | | |
| Admiral | Navy | Steele Gray | Dark Chocolate | Chestnut Bronze | Luxury Bronze | Black |