ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 342 Mulholland Street, Application Number HDC12-023

DISTRICT: Old West Side Historic District

REPORT DATE: March 1, 2012

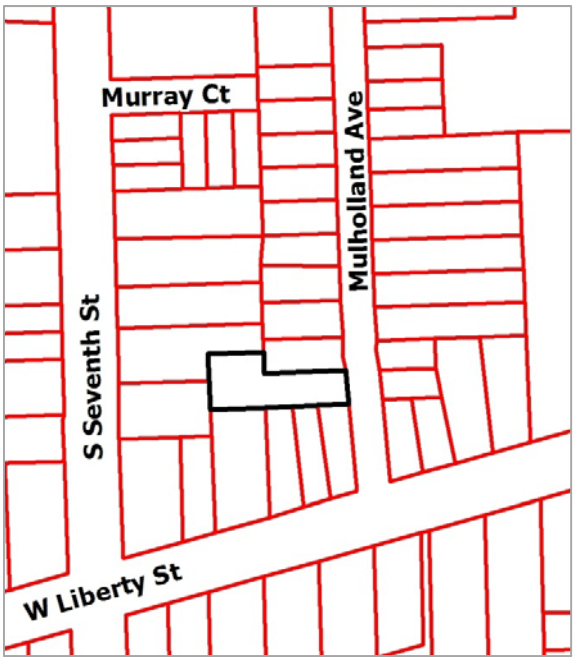
REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, March 5 for the Thursday, March 8, 2012 HDC meeting

	OWNER	**APPLICANT**
Name:	Eric & Letitia Boyd	Same
Address:	342 Mulholland Street Ann Arbor, MI 48103	
Phone:	(734) 272-1284	

BACKGROUND: This vernacular one-and-a-half story, front gable house is one of several nearly identical working class homes built on Mulholland during the period 1915 -1920. At the time the street was known as Sixth Street (its name changed in 1928). The house features a front porch with Doric columns and a low hip roof spanning the length of the eastern (front) façade, a textured concrete block foundation, and aluminum siding. The house first appears in the 1916 Polk City Directory and lists Mrs. Marie Schmid, widow of Charles Schmid, as the owner. Mrs. Schmid lived there until 1931, after which the house changed hands multiple times. In 1938, city directories list Edward and Florence Shaw as the occupants, who resided there until at least 1960. Edward worked as a teller at the Ann Arbor Bank.

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



APPLICATION: The applicant seeks HDC approval to add a rectangular shed dormer with clerestory windows on the north (side) elevation to increase the interior headroom in a bathroom. The dormer measures 13 feet 3 inches long and is approximately four feet deep, and would be clad and trimmed in cementitious composite materials. The proposed dormer has three windows that measure 24 inches wide and 18 inches high. The applicant also seeks approval to remove a skylight on the north (side) elevation that is located where the proposed dormer would be located, and a small rectangular window on the north elevation that is below the proposed dormer. Both skylight and

window are non-original and are believed to have been added in the 1950s or 1960s.

APPLICABLE REGULATIONS:

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

(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):

New Additions
Recommended: 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.

Placing a new addition on a non-character-defining elevation and limiting the size and scale in relationship to the historic building.

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

Not Recommended; 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.

Radically changing a character-defining roof shape or damaging or destroying character-defining roofing material as a result of incompatible design or improper installation techniques.

Windows

Recommended: Designing and installing additional windows on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Not Recommended: Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

Removing or radically changing windows which are important in defining the historic character of the building so that, as a result, the character is diminished.

STAFF FINDINGS:

1. The 13' 3" wide dormer is proposed on the north (side) elevation approximately 15' feet

behind the east (front) façade. The dormer roof is located several feet below the ridge height of the current roof, and its size and proportions are consistent and compatible with the rest of the house. It appears that the new dormer will not be highly conspicuous from Mulholland Street due to its location and size. The proximity of neighboring houses and the house's location on a hill also serve to make the proposed dormer less visible from the street. The proposed dormer is located on an elevation that has seen several alterations over the years, including a bay window on the first floor, a small window on the second floor above the bay window, and an addition on the rear elevation that is flush with the original side walls of the house. Because of these previous changes, this elevation's character defining features have been somewhat compromised.

2. The proposed dormer and windows are compatible in design with the existing house and its location on a side elevation with low visibility from the street is appropriate. The proposed dormer does not detract from the overall building proportions and design.

3. The new construction is differentiated from the original construction, which has aluminum clapboard siding, by the use of Hardie Plank, a cement-fiber material, and the installation of three horizontal rectangular windows. The three windows are small and do not duplicate the configuration of the house's character-defining windows. Also, the proposed roof dormer does not break the eave below it, in contrast to the wall dormer on the south side elevation that is continuous with the side elevation. This differentiates the new addition from the original dormer.

4. Removal of the non-original skylight and window is appropriate.

5. Staff recommends approval of the proposed dormer and removal of the non-original skylight and window. The proposed work is 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 9 and 10, and the guidelines for new additions and windows.

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 342 Mulholland Street, a contributing property in the Old West Side Historic District, to add a shed dormer on the north (side) elevation and remove a non-original window and skylight as proposed. The proposed work is 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 9 and 10 and the guidelines for new additions and windows.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 342 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 in 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, photo

342 Mulholland Street (February 2012 photos)


RECYCLE

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

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information

Address of Property: 342 Mulholland, Ann Arbor, MI 48103

Historic District: Old West Side

Name of Property Owner *(If different than the applicant)*:
Eric + Letitia Boyd (Applicant + Property Owner)

Address of Property Owner: 342 Mulholland, Ann Arbor, MI 48103

Daytime Phone and E-mail of Property Owner: 734-272-1284 ERICLBOYD@AOL.com

Signature of Property Owner: Eric L. Boyd *Date:* 2/15/12

Section 2: Applicant Information

Name of Applicant: Eric + Letitia Boyd

Address of Applicant: 342 Mulholland, Ann Arbor, MI 48103

Daytime Phone: (734) 272-1284 Fax:(____)_____

E-mail: ERICLBOYD@AOL.com

Applicant's Relationship to Property: ✓ owner ____ architect ____ contactor ____ other

Signature of applicant: Eric L Boyd *Date:* 2/15/12

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 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: E L B

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

1. Provide a brief summary of proposed changes.

Please see attachment

2. Provide a description of existing conditions.

Please See attachment

3. What are the reasons for the proposed changes?

Please see attachment.

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

Please see attachement.

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:

Draft HDC Application.

Eric and Letitia Boyd
342 Mulholland Street
Ann Arbor, MI 48103

1) Provide a brief summary of proposed changes.

The applicants seek to remodel one of the house's upstairs bathrooms to address issues with plumbing, water, and fixtures. This was the original house bathroom, but it was modified decades ago by previous owners. This proposed remodel includes removing a non-original window from a non-original location, removing a non-original skylight, and adding a "rectangular brow shed dormer" with clerestory windows on the north side of the property.

2) Provide a description of existing conditions.

The original house was extended to the west on the first and second floor, probably in the 50s or 60s. We believe that at or around that time, the original back bathroom window was replaced by a second door to a new room, the fixtures were relocated (but the plumbing was not completely redone), a window over the bathtub was introduced, a skylight over the bathtub was introduced, and the house was covered with aluminum siding.

The current owners removed the second door into the original back bathroom during a permitted, interior-only remodel 4 years ago that did not otherwise touch this room.

At the current time, there are drainage issues from both the sink and the tub due to non-yet-replaced galvanized and threaded pipes in the floor. The low window over the tub is not waterproof and easily damaged by attempting to use the shower. There may be water leakage issues due to the window and pipes. The bathroom is not well insulated. The fixtures (toilet, sink, and bathtub) are undersized. The bathtub faucet releases brown water when first turned on. The placement of the shower necessitates a full-grown adult to take a shower with their head in the skylight well.

3) What are the reasons for the proposed change?

The goals for the proposed change are to:

a) Replace the plumbing from the sink and the bathtub so that the drains work properly and the water is not brown and any lead pipe and solder is removed.
b) Reconfigure the tub to allow an adult to shower in non-cramped conditions and upgrade the other fixtures to standard sizes.

c) Address the problem of an unshielded non-original painted wood window placement directly in the path of water during every shower.
d) Address the placement of lights and outlets.
e) Investigate and address the quality of the roof connection between the original house and the addition.

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

As currently configured, the bathroom is 6 foot x 8 foot, with 3 undersized fixtures, one non-original window directly over the tub, and a sloping roof with a skylight over a 6 foot x 3 foot section.

We propose to add headroom over the 6 foot x 3 foot section by adding a "rectangular brow shed dormer" and then reconfiguring the fixtures. The shed dormer would be extended to include part of the hallway at the top of the stairs so that it looks symmetrical over the non-original kitchen bay window. The shed dormer would have clerestory windows that would let in light, but maintain privacy and be above the waterspray area in the shower.

The shed dormer would look different from a "typical shed dormer" on Mulholland Street (such as seen on the south side of our house) by making it a "rectangular brow shed dormer" (essentially like a pop-up trap door in the roof, rather than a dormer that connects with the north wall of the house). It would also be different from a "typical shed dormer" in that it would be longer (extending into the hallway) and have clerestory windows (which would look natural from the outside due to the continuation of the roof line across the dormer). The clerestory windows would also maintain visual privacy (in both directions) with the neighboring house to the north. The small amount of siding on the shed dormer would be hardiplank lap siding sized to match typical houses on the street and likely original to the house. The original window at the top of the stairs in the hallway would remain untouched.

It should be noted that the sloped ceiling height over our shower is about 6 inches lower than the ceiling height over the shower in other houses like ours on Mulholland. Our house is 2 feet wider than 338 Mulholland, for example. As you might then guess and as turns out to be true, the house has a 10/12 pitched roof, whereas 338 Mulholland has a 12/12 pitched roof. As such, over the course of 3 feet, you'd expect to lose about 6 inches. When we compare the measurement in our house versus 338 Mulholland, 29 inches out from the wall, we see a 5 inch difference. This makes a significant difference on headroom.

These changes are detailed in the attached plans.

5. Attach photographs of the existing property, including at least one general photo and detailed photos of the proposed work area.

Information herein deemed reliable but not guaranteed
02/13/2012 01:57 PM REAL ESTATE SUMMARY SHEET

Parcel: 8109-09-29-306-012 Owner's Name: BOYD ERIC & LETITIA

Property Address: 342 MULHOLLAND AV Map #:

Cur. Class : 401 Gov. Unit: 09 City of Ann Arbor School: 81010 Ann Arbor
Prev. Class: 401 Neighborhood: 0103 103 R4C Huron St & West Park Area

Liber/Page: 4128/435 Created: / / Split: / / Active

Description:
LOT 8 MURRAYS ADDITION ALSO PRT OF W
SEC 29 DESC AS COM SW COR MURRAYS
ADDITION TH S 74 DEG 22 MIN 00 SEC W
67.95 FT TH N 02 DEG 11 MIN 00 SEC W
136.09 FT FOR POB TH CONT N 02 DEG 11 MIN 00 SEC W 61.91 FT TH N 87 DEG 49 MIN
00 SEC E 66.09 FT TH S 02 DEG 11 MIN 00 SEC E 57.69 FT TH S 84 DEG 09 MIN 30 SEC
W 66.22 FT TO POB

Mailing Address:
342 MULHOLLAND AV
Ann Arbor MI 48103

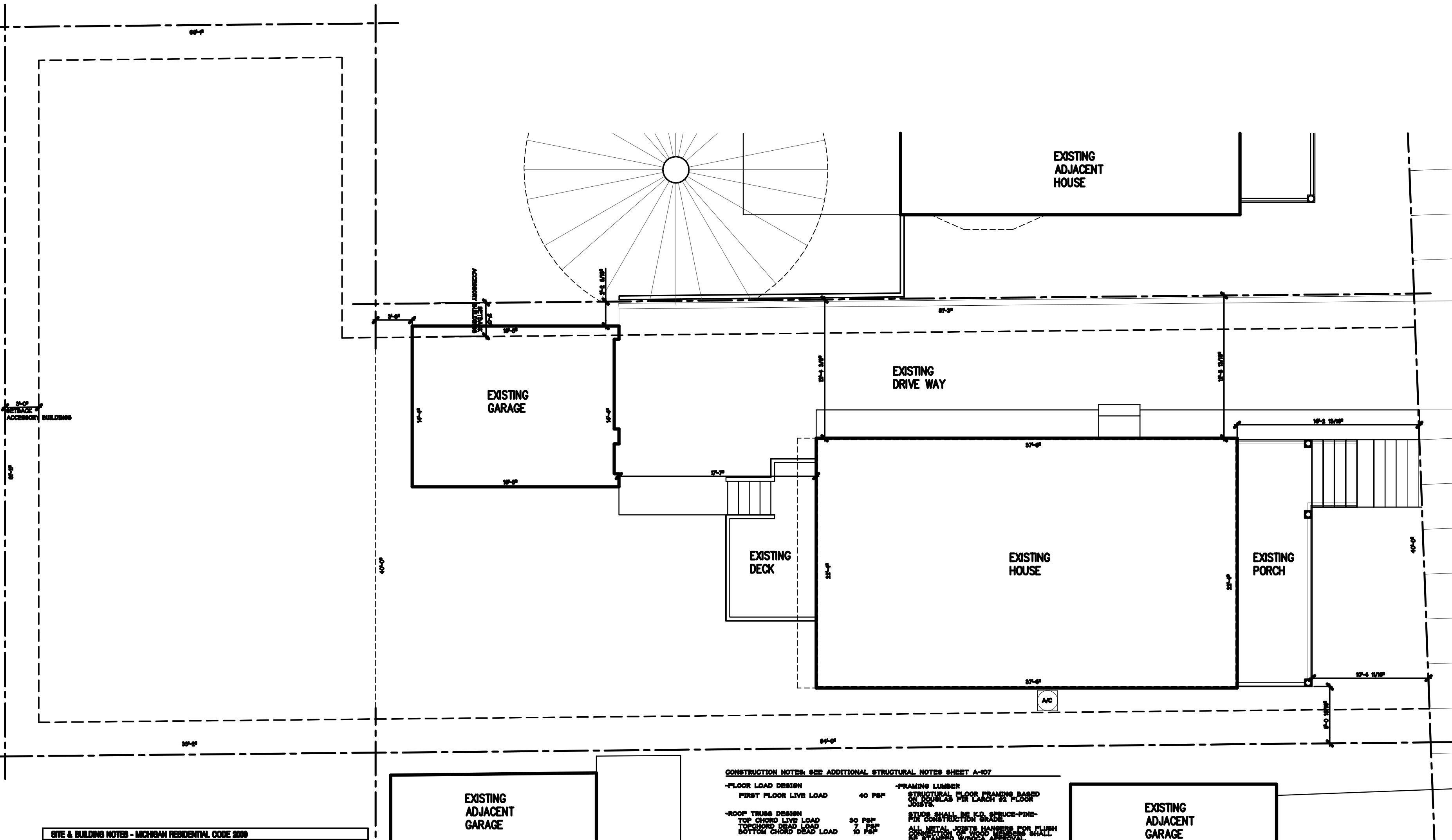
---------- Most Recent Sale Information ----------
Sold on 05/10/2002 for 355,000 by VAN LIERE ELDON N & ELIZABETH C.
Terms of Sale: Warranty Deed Liber/Page: 4128/435

---------- Most Recent Permit Information ----------
Permit BLDG09-1175 on 08/03/2009 for $1,500 category RES ADD/ALTER.

---------- Physical Property Characteristics ----------
2011 S.E.V.: 136,200 Taxable: 136,200 Lot Dimen:
2010 S.E.V.: 139,900 Taxable: 137,319 Acreage: 0.15
Zoning: R2A Land Value: 107,666 Frontage: 40.0
PRE: 100.000% Land Impr. Value: Average Depth: 160.0

---------- Improvement Data ----------
# of Residential Buildings: 1
Year Built: 1913
Occupancy: Single Family
Class: C +5
Style: 2 STORY, C-BC
Exterior: Brick/Siding
% Good (Physical): 67
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
# of Bedrooms: 4
Full Baths: 1 Half Baths: 1
Floor Area: 1,485
Ground Area: 858
Garage Area: 252
Basement Area: 836
Basement Walls:
Est. TCV: 164,651

# of Ag. Buildings: 0
Est. TCV:
Cmts:
# of Commercial Buildings: 0
Type:
Desc:
Class:
Quality:
Built: 0 Remodeled: 0
Overall Building Height: 0
Floor Area:
Sale Price/Floor Area: 0.00
Est. TCV:
Cmts:



SITE PLAN
5 / A-107
SCALE - 1/4" = 1'-0"

0 4 8

SITE & BUILDING NOTES - MICHIGAN RESIDENTIAL CODE 2009

1. SITE ZONED R2A
2. DORMER ADDITION REQUIRES HISTORIC DISTRICT APPROVAL.
3. SITE IS WITHIN HISTORIC DISTRICT.
4. SITE INFORMATION SHOWN, AS PROVIDED BY OWNER AND CITY.
5. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION AND OR CONSTRUCTION AND VERIFY EXACT LOCATION OD CISTERN.
6. CONTRACTOR SHALL PROVIDE CONSTRUCTION BARRIER, DUMPSTER AND PORT-A-JOHN PER CITY AND OWNERS REQUIREMENTS.
7. MODIFY EXISTING MECHANICAL, ELECTRICAL AND PLUMBING AS REQUIRED FOR BUILDING ADDITION. TO BE "DESIGN BUILD" BY GENERAL CONTRACTORS SUBCONTRACTORS (TYPICAL).
8. CONTRACTOR SHALL PROVIDE ALL ELECTRICAL OUTLETS, LIGHT FIXTURES AND ROOM SWITCHES PER OWNERS REQUIREMENTS (TYPICAL).

LOT COVERAGE CALCULATIONS - R2A

LOT AREA = 5,575 SF	HOUSE FOOT PRINT/ LOT COVERAGE = 868 SF
MIN. LOT WIDTH = 60 FT, LOT IS 40 FT WIDE	FIRST FLOOR AREA = 830 SF
FLOOR AREA RATIO - NOT APPLICABLE	SECOND FLOOR AREA = 868 SF
OPEN SPACE RATIO - NOT APPLICABLE	TOTAL BUILDING AREA = 1,698 SF

GENERAL NOTES

DO NOT SCALE DRAWINGS.

VERIFY ALL CONDITIONS IN FIELD. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

ALL WORK TO BE PER MBC 2009 CODE AND PER CITY ORDINANCES.

ALL WORK TO BE CONSIDERED NEW, UNLESS OTHERWISE NOTED AS EXISTING.

CONSTRUCTION NOTES: SEE ADDITIONAL STRUCTURAL NOTES SHEET A-107

-FLOOR LOAD DESIGN
FIRST FLOOR LIVE LOAD 40 PSF

-ROOF TRUSS DESIGN
TOP CHORD LIVE LOAD 30 PSF
TOPCHORD DEAD LOAD 7 PSF
BOTTOM CHORD DEAD LOAD 10 PSF

-ROOF SNOW LOAD
GROUND SNOW LOAD 30 PSF
FLAT ROOF SNOW LOAD 27 PSF
SNOW EXPOSURE FACTOR 0.9
SNOW LOAD IMPORT. FACTOR 1.0

-WIND LOADING
BASIC WIND SPEED 90 MPH
WIND LOAD IMPORT. FACTOR 1.00
WIND EXPOSURE C
WIND DESIGN PRESSURE -8.53 PSF

EARTHQUAKE LOADING
ONE FAMILY DWELLING EXCEPTED.
EFFECTIVE PEAK VELOCITRELATED
ACCELERATION Av=0.05< Av=0.15

-REINFORCED CONCRETE
FOOTINGS 3000 PSI
FOUNDATION WALLS 3000 PSI

-CONCRETE MASONRY UNIT (CMU/CONC. BLOCK)
F'm = 1,900 PSI GROUT

-FRAMING LUMBER
STRUCTURAL FLOOR FRAMING BASED ON DOUGLAS FIR LARCH #2 FLOOR JOISTS.

STUDS SHALL BE K.D. SPRUCE-PINE-FIR CONSTRUCTION GRADE.

ALL METAL JOISTS HANGERS FOR FLUSH CONNECTION OF WOOD MEMBERS SHALL BE STAMPED W/BOCA APPROVAL.

FRAMING ON PLANS ILLUSTRATES GENERAL TRUSS ARRANGEMENT ONLY. THE TRUSS MANUFACTURER SHALL PROVIDE TRUSS LAYOUTS AND CALCULATIONSFOR ALL TRUSSES AND GIRDERS.

WOOD HEADER SCHEDULE

UP TO 4'-0" OPENING (2) 2X8
4'-0" TO 8'-0" OPENING (2) 2X12
UNLESS OTHERWISE NOTED

-PROVIDE MINIMUM (2) 2X4 POST UNDER ALL HEADER BEARING POINTS UNLESS OTHERWISE NOTED.

-ALL HEADERS SHALL BE GLUED AND NAILED.

-PROVIDE KNEEWALLS AS REQUIRED TO COMPLETE ROUGH FRAMING OF BUILDING.

-STAIRWAY HANDRAIL GRIP SIZE SHALL HAVE A CIRCULAR CROSS SECTION WITH OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2"

-EACH SMOKE DETECTOR SHALL HAVE A BATTERY BACK-UP AND ALL DETECTORS SHALL BE WIRED ON THE SAME CIRCUIT SO THAT THE ACTUATION OF ANY DETECTOR WILL ACTUATE ALL THE ALARMS IN THE BUILDING.

HISTORIC 02/17/2012
DATE ISSUED

DRAWN BY
CHECKED BY

CONSULTANT

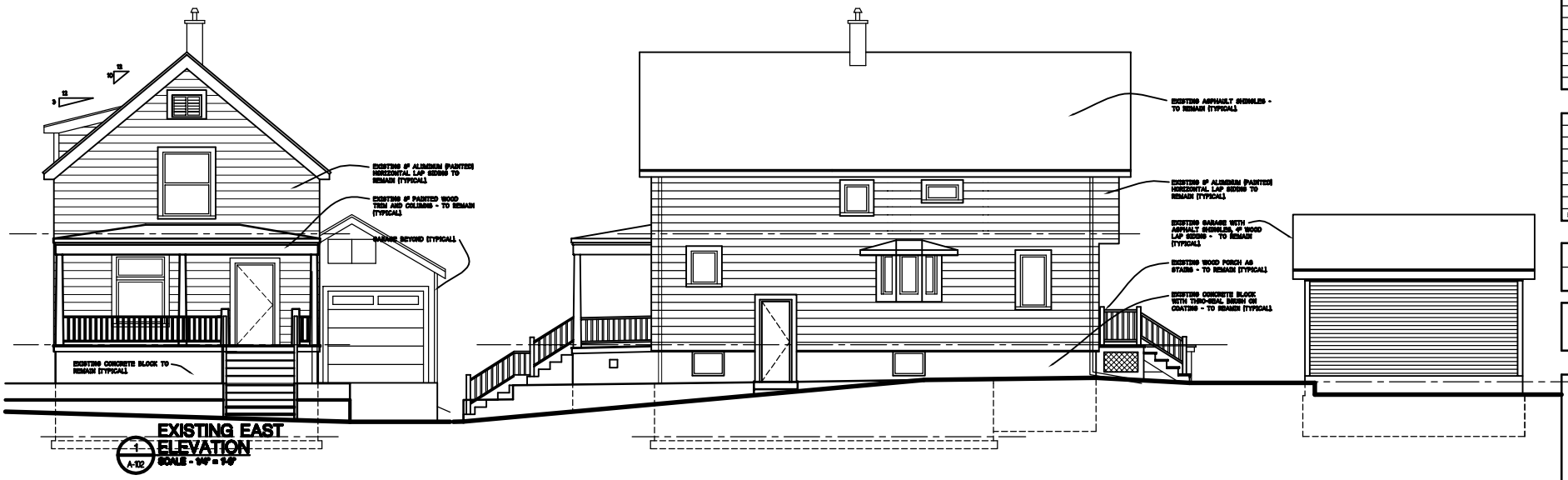
BOYD RESIDENCE
342 MULHOLLAND
ANN ARBOR, MICHIGAN
PROJECT

GEORGE KACHADOORIAN ARCHITECT PLLC
P.O. BOX 3108, ANN ARBOR, MI 48106-3108
Cell Phone: 734 276-2884
E-mail: george@kachadoorian.com
Website: www.kachadoorian.com

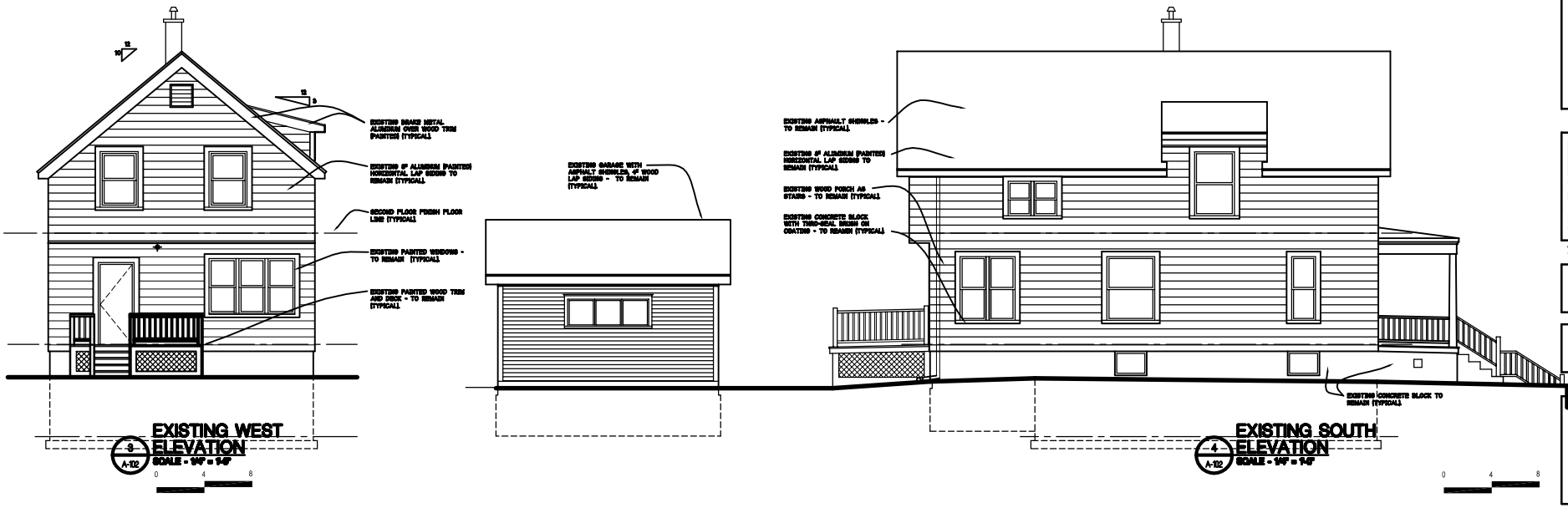
EXISTING SITE PLAN
SHEET TITLE

12-04
PROJECT NUMBER

A-100
SHEET NUMBER



EXISTING EAST ELEVATION
1 / A-102
SCALE - 1/4" = 1'-0"



EXISTING WEST ELEVATION
3 / A-102
SCALE - 1/4" = 1'-0"

EXISTING SOUTH ELEVATION
4 / A-102
SCALE - 1/4" = 1'-0"

0 4 8

HISTORIC 02/07/2012
DATE ISSUED

DRAWN BY

CHECKED BY

CONSULTANT

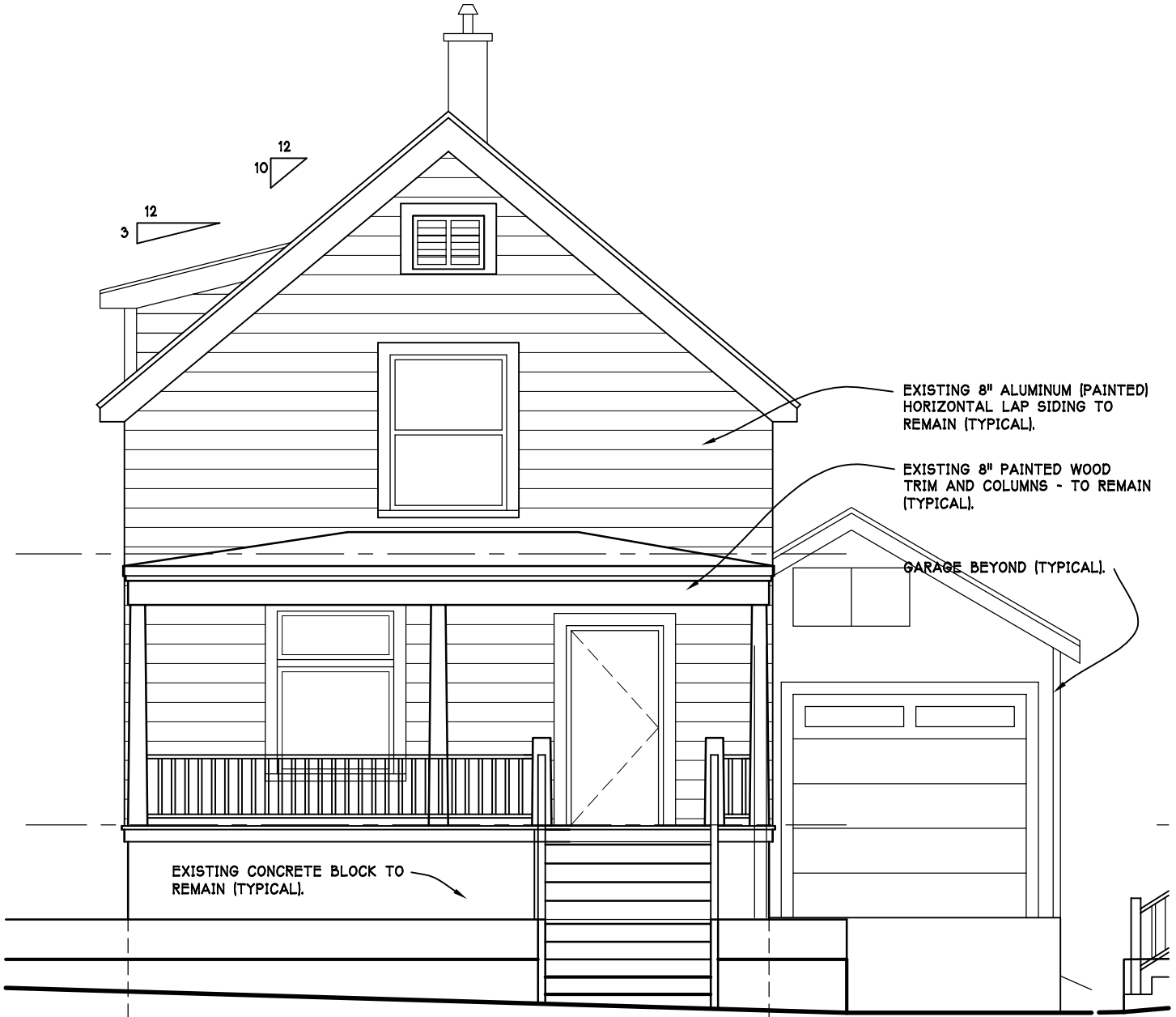
BOYD RESIDENCE
342 MULHOLLAND
ANN ARBOR, MICHIGAN
PROJECT

GEORGE KACHADOORIAN
ARCHITECT PLLC
P.O. BOX 3908, ANN ARBOR, MI 48106-3188
Cell Phone: 734.276-2884
E-mail: george@kachadoorian.com
Website: www.kachadoorian.com

EXISTING ELEVATIONS
SHEET TITLE

12-04
PROJECT NUMBER

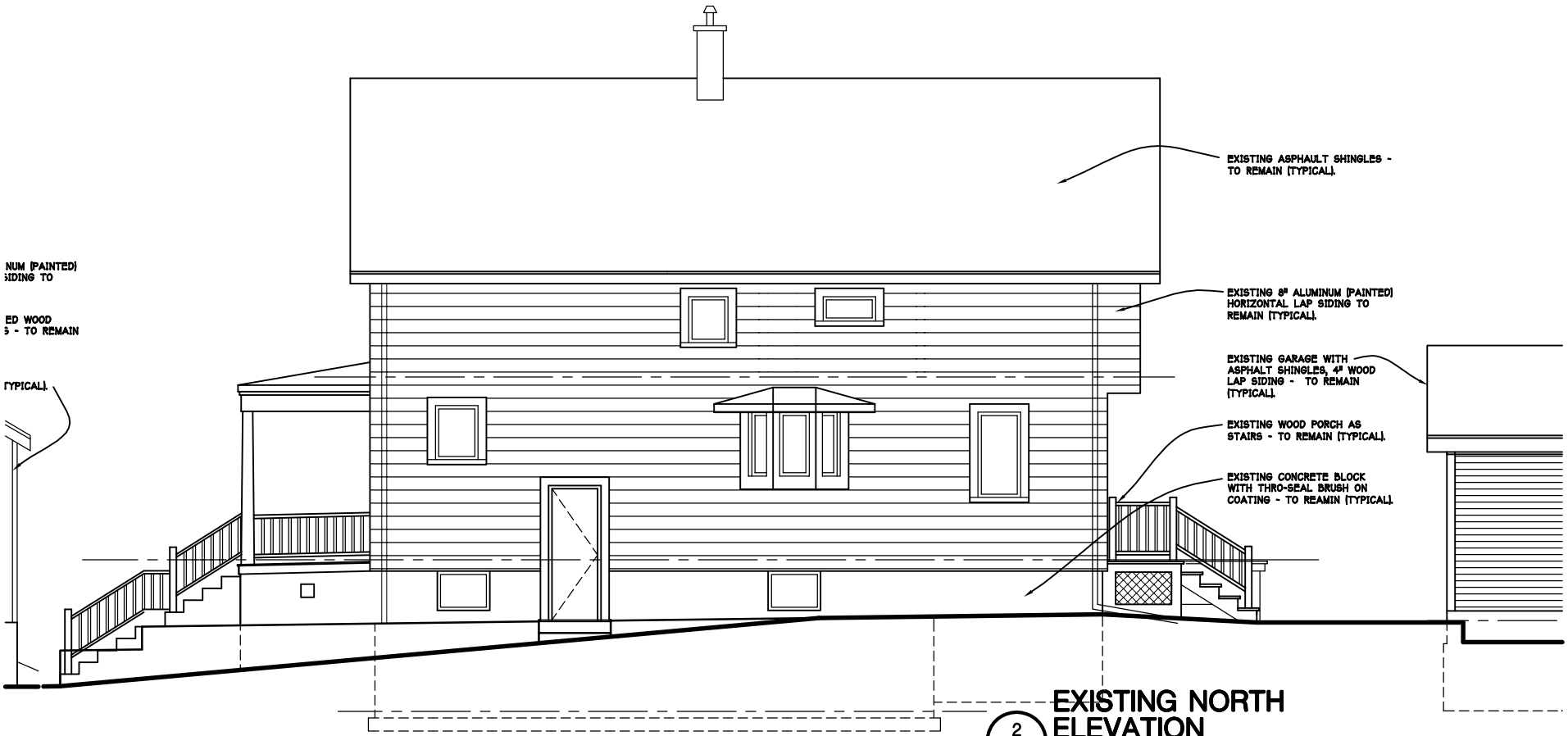
A-102
SHEET NUMBER



EXISTING EAST ELEVATION

1 / A-102

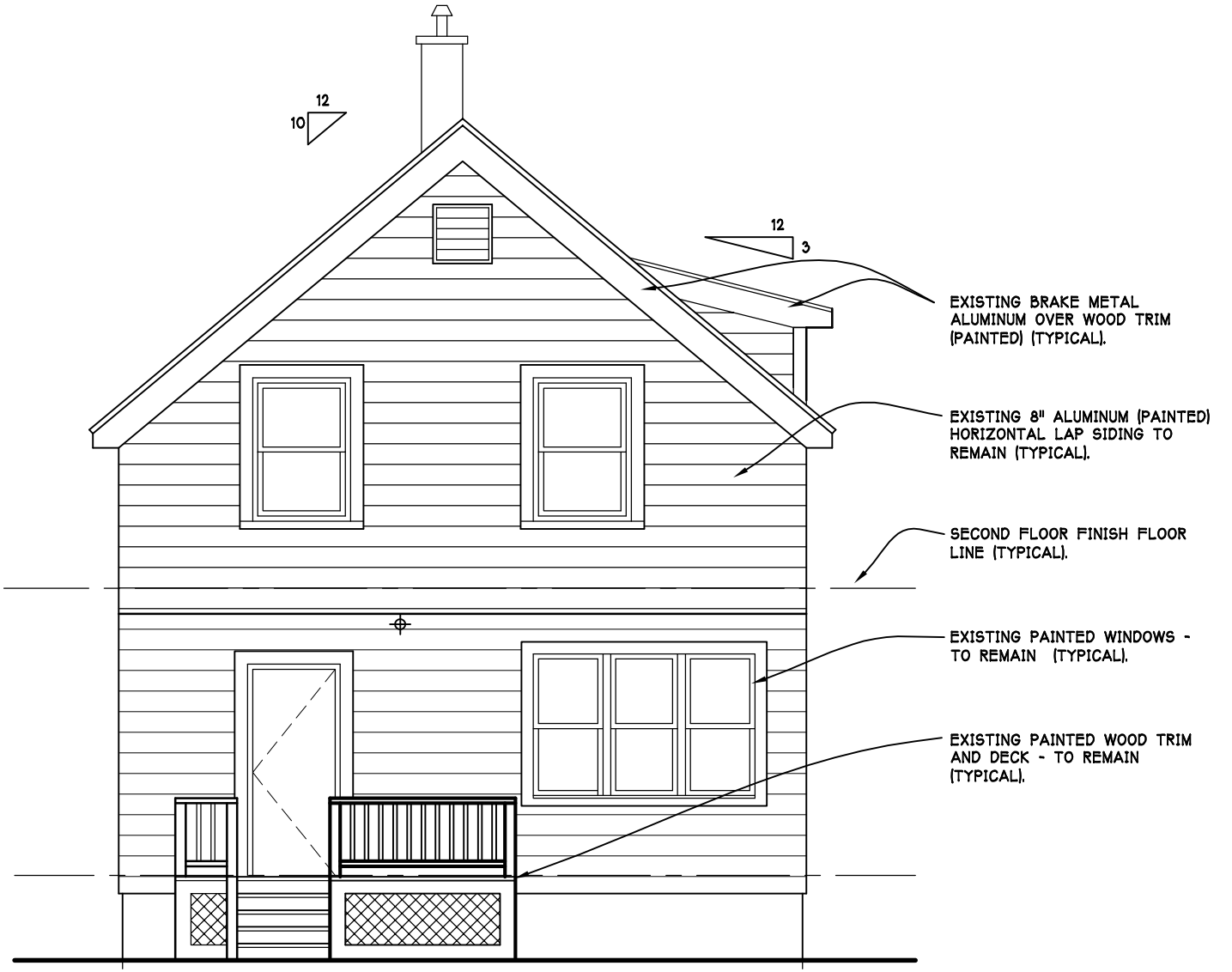
SCALE - 1/4" = 1'-0"



EXISTING NORTH ELEVATION

2 / A-102

SCALE - 1/4" = 1'-0"

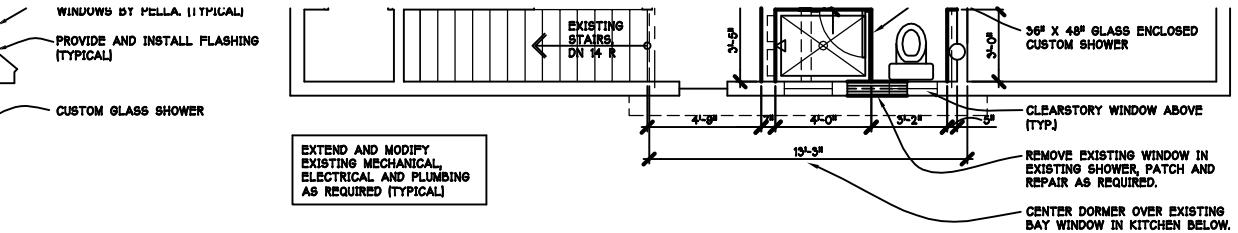


EXISTING WEST ELEVATION

3
A-102

SCALE - 1/4" = 1'-0"

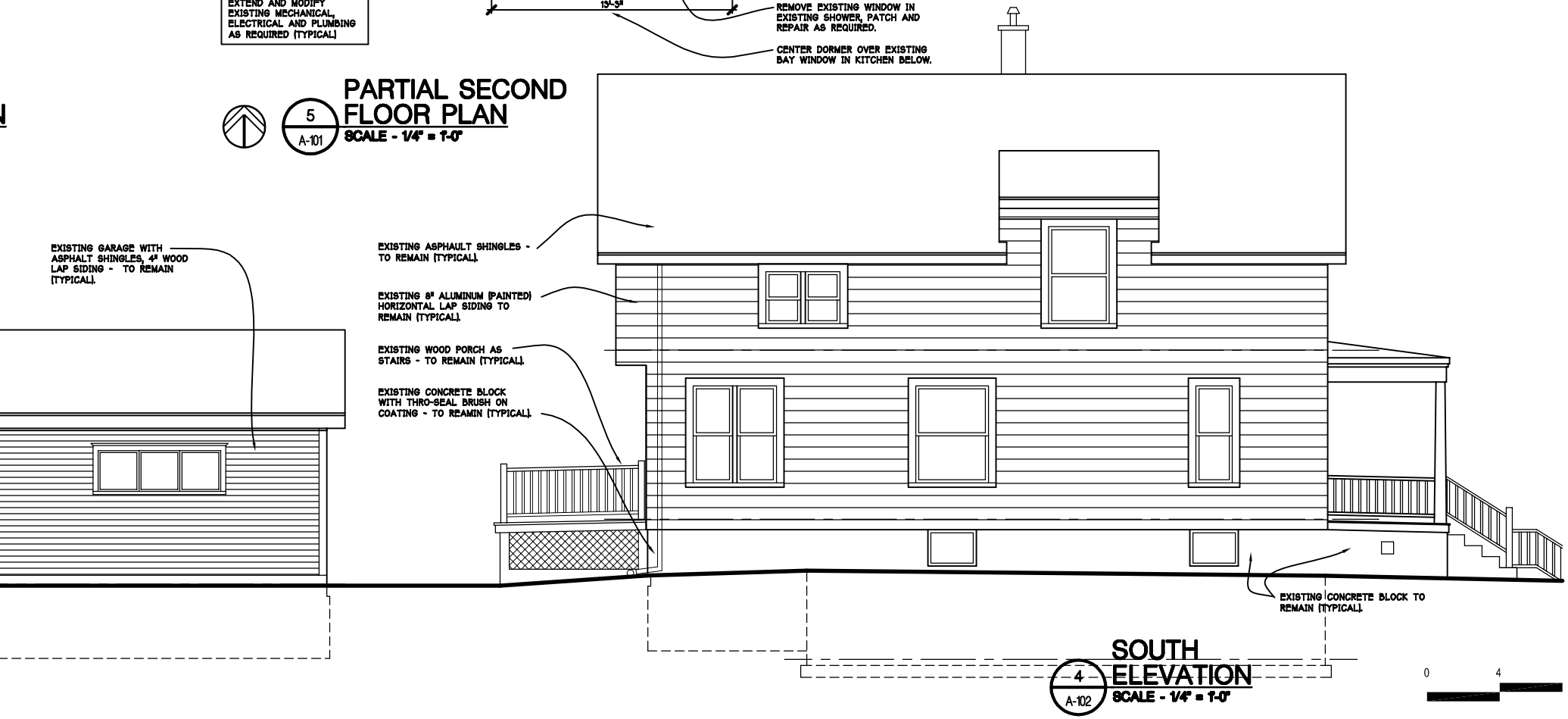
0 4 8



PARTIAL SECOND FLOOR PLAN

5 / A-101

SCALE - 1/4" = 1'-0"

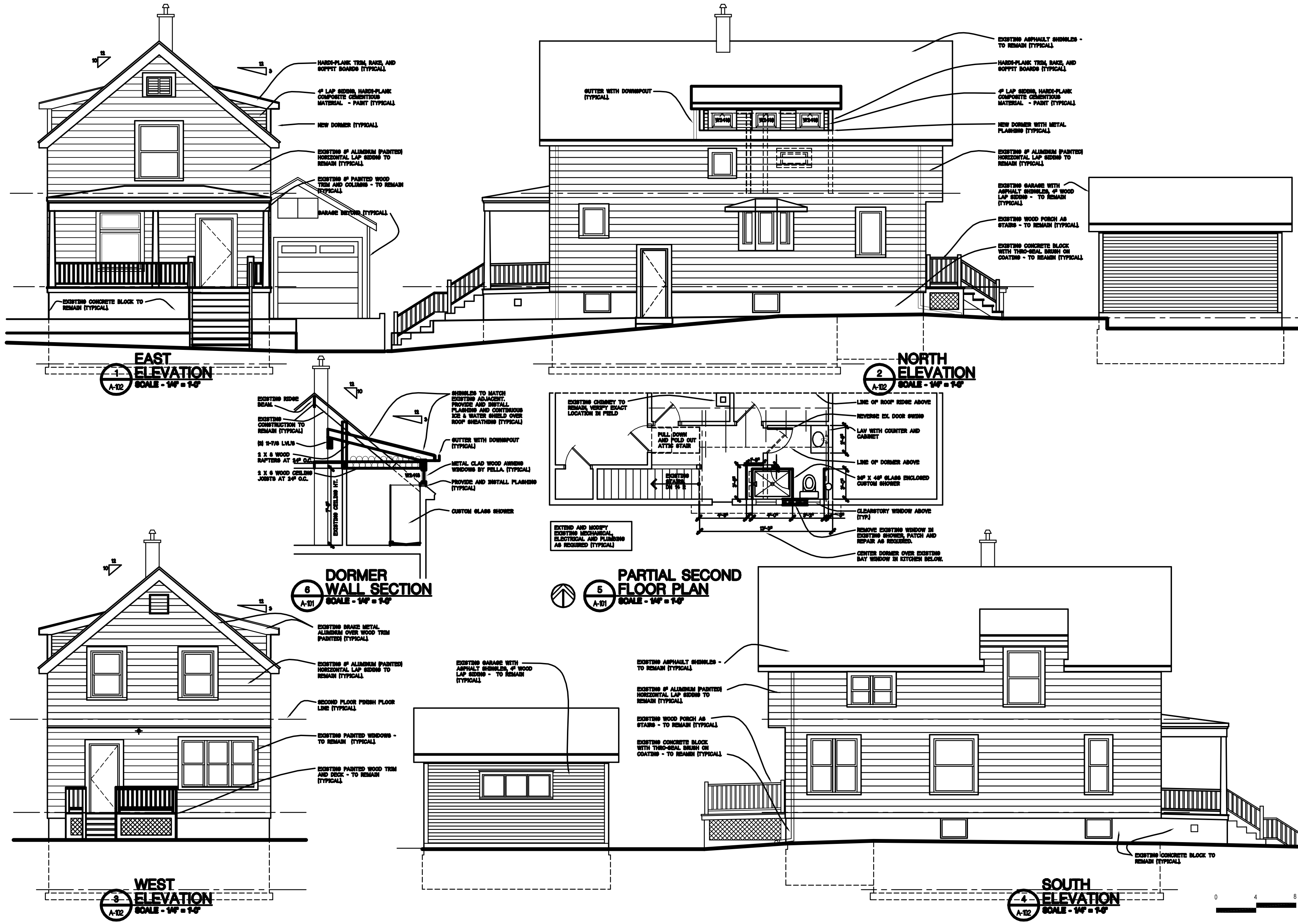


SOUTH ELEVATION

4 / A-102

SCALE - 1/4" = 1'-0"

0 4



HISTORIC 02/17/2012

DATE ISSUED

DRAWN BY

CHECKED BY

CONSULTANT

BOYD RESIDENCE

342 MULHOLLAND
ANN ARBOR, MICHIGAN

PROJECT

GEORGE
KACHADOORIAN
ARCHITECT PLLC
P.O. BOX 3108, ANN ARBOR, MI 48106-3108
Cel Phone: 734 276-2884
E-mail: george@kachadoorian.com
Website: www.kachadoorian.com

PROPOSED ELEVATIONS AND FLOOR PLAN

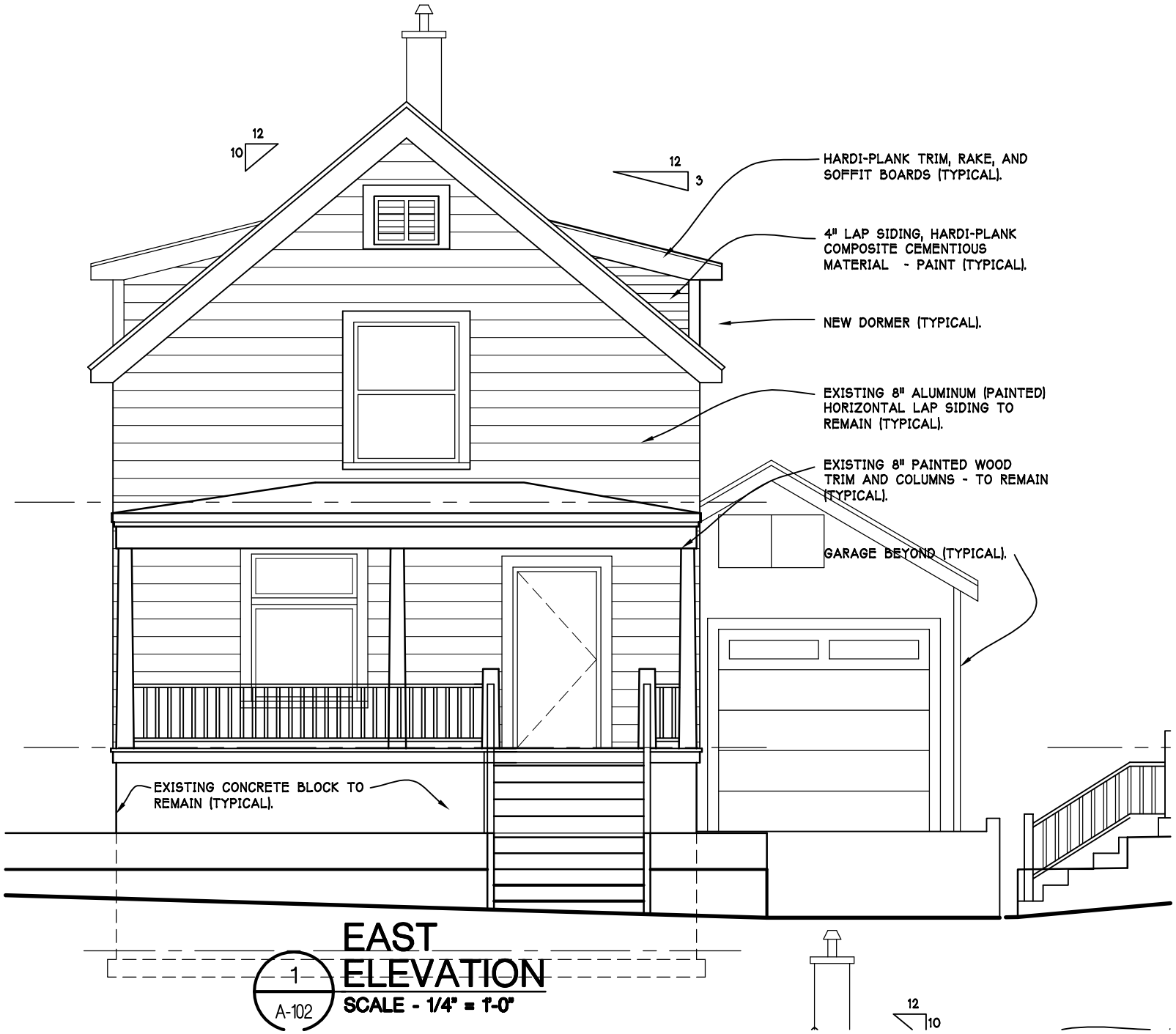
SHEET TITLE

12-04

PROJECT NUMBER

A-101

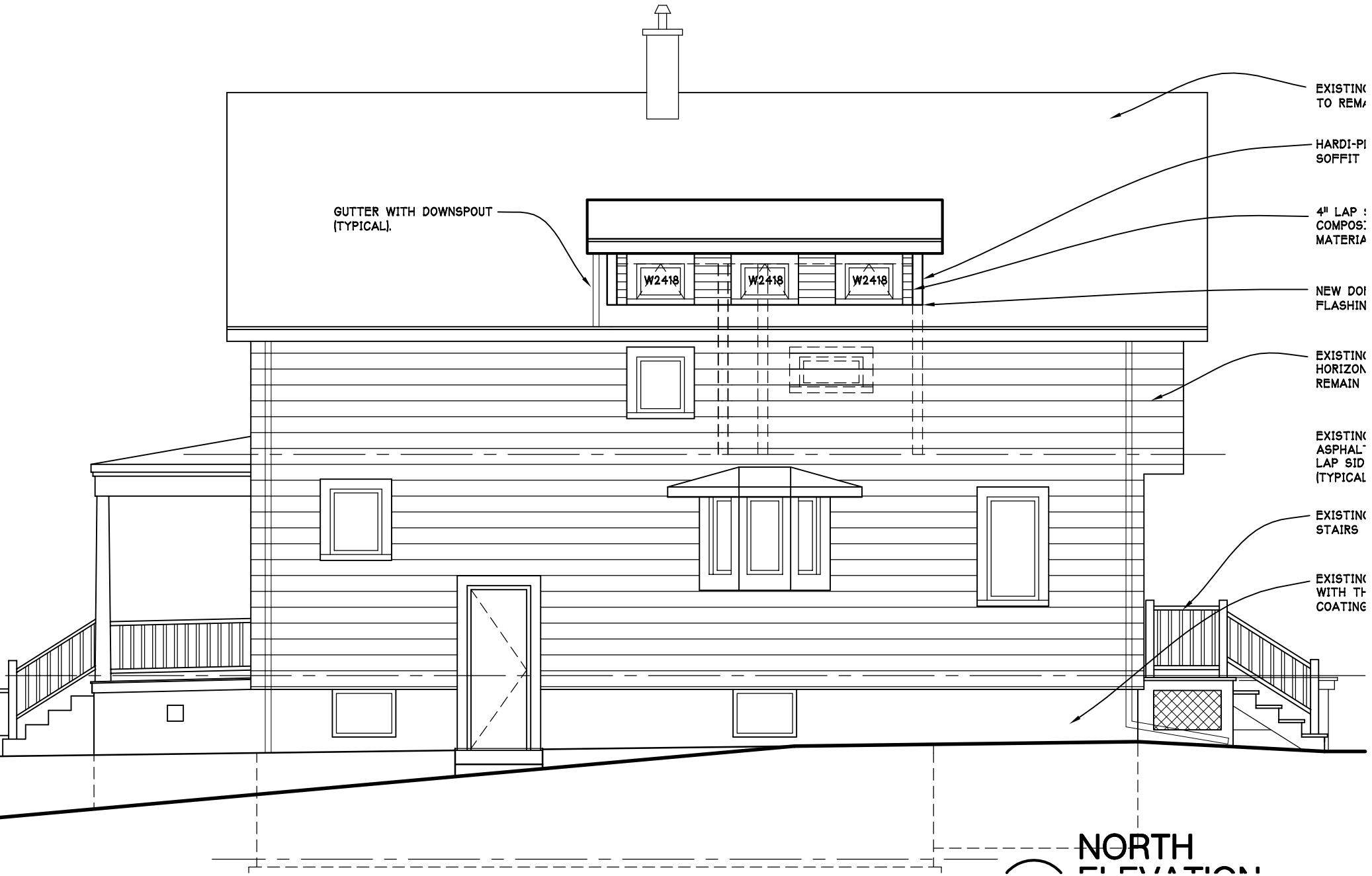
SHEET NUMBER



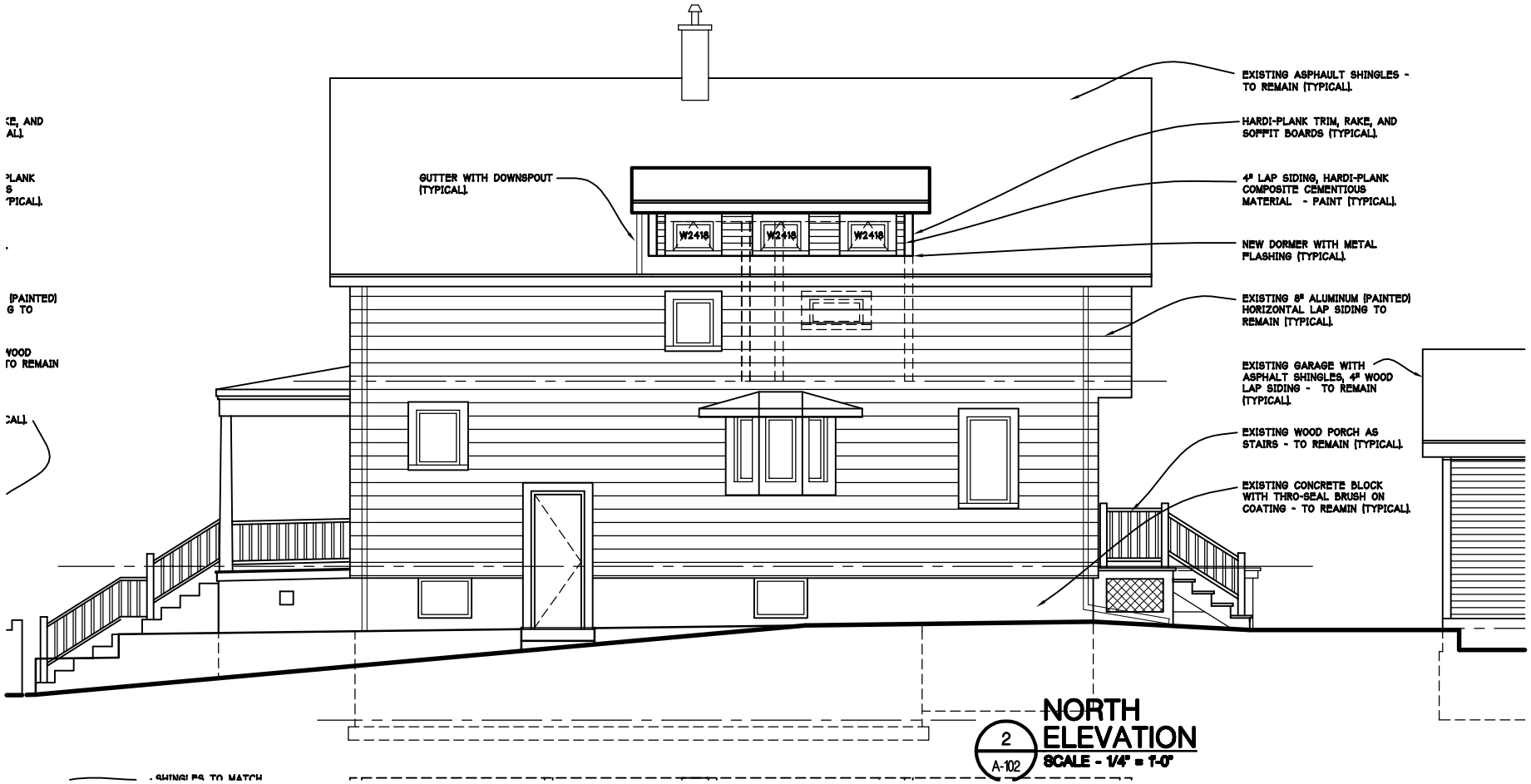
EAST ELEVATION

1 / A-102

SCALE - 1/4" = 1'-0"


GUTTER WITH DOWNSPOUT (TYPICAL).
W2418
W2418
W2418
EXISTIN TO REM
HARDI-PI SOFFIT
4" LAP : COMPOS MATERIA
NEW DOI FLASHIN
EXISTIN HORIZON REMAIN
EXISTIN ASPHAL LAP SID (TYPICAL
EXISTIN STAIRS
EXISTIN WITH TH COATING

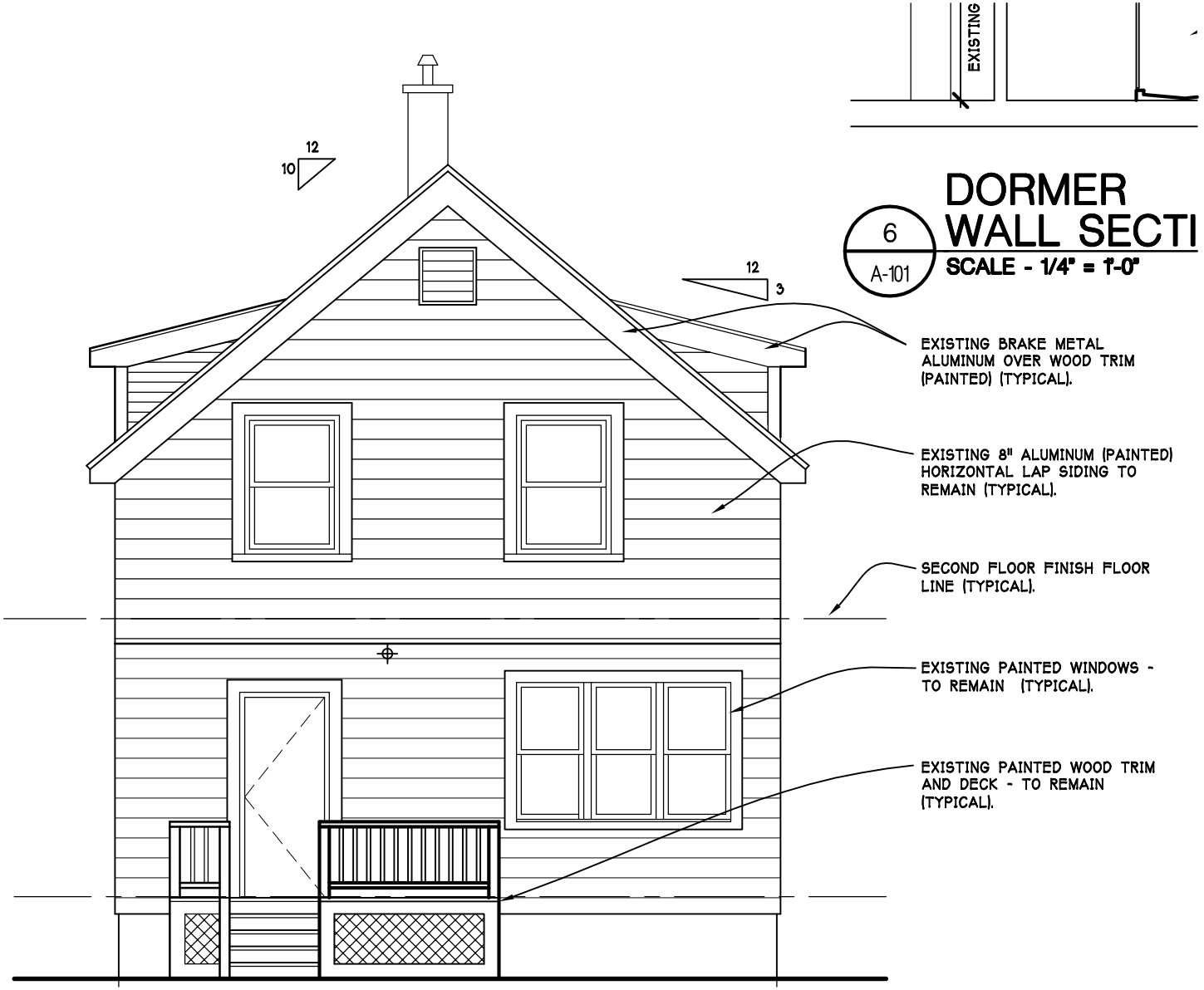
NORTH



2
A-102

NORTH ELEVATION

SCALE - 1/4" = 1'-0"



DORMER WALL SECTI

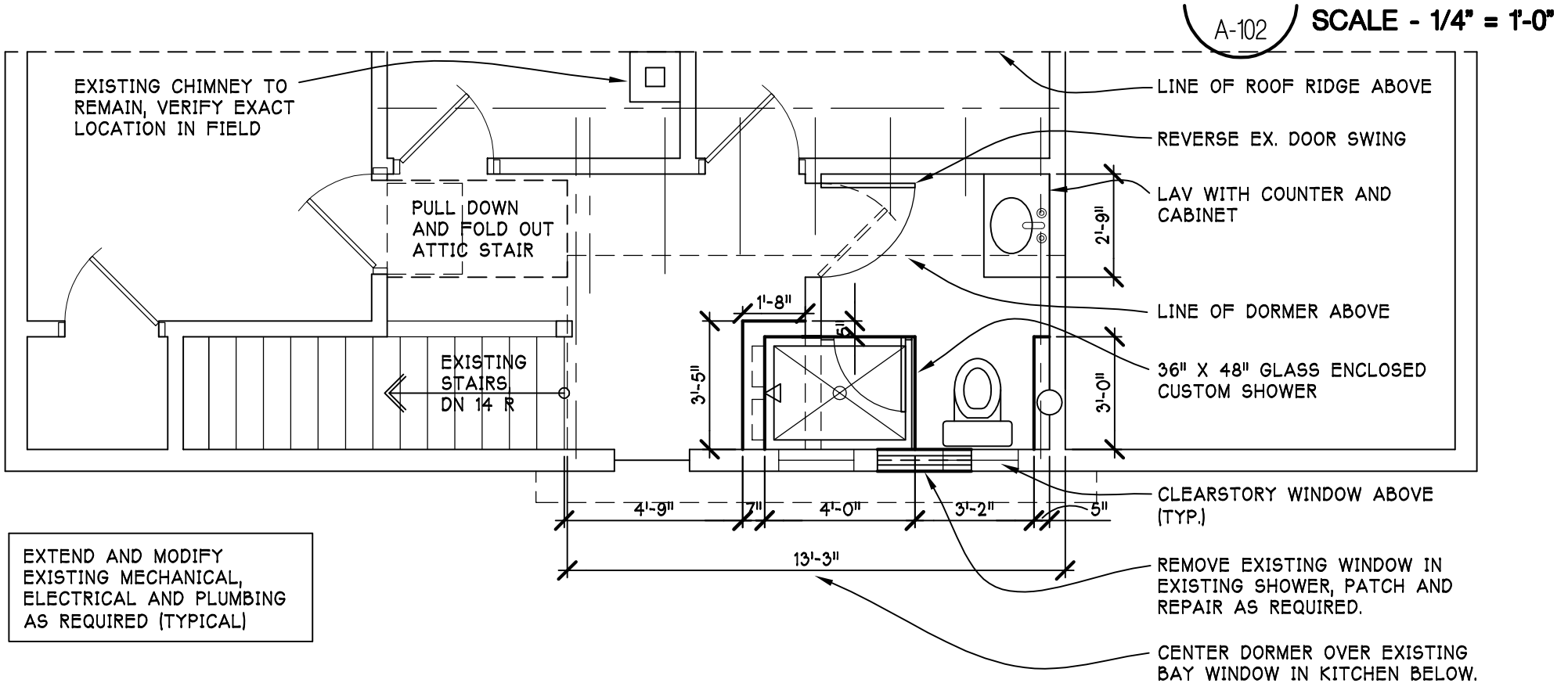
6 / A-101

SCALE - 1/4" = 1'-0"

WEST ELEVATION

3 / A-102

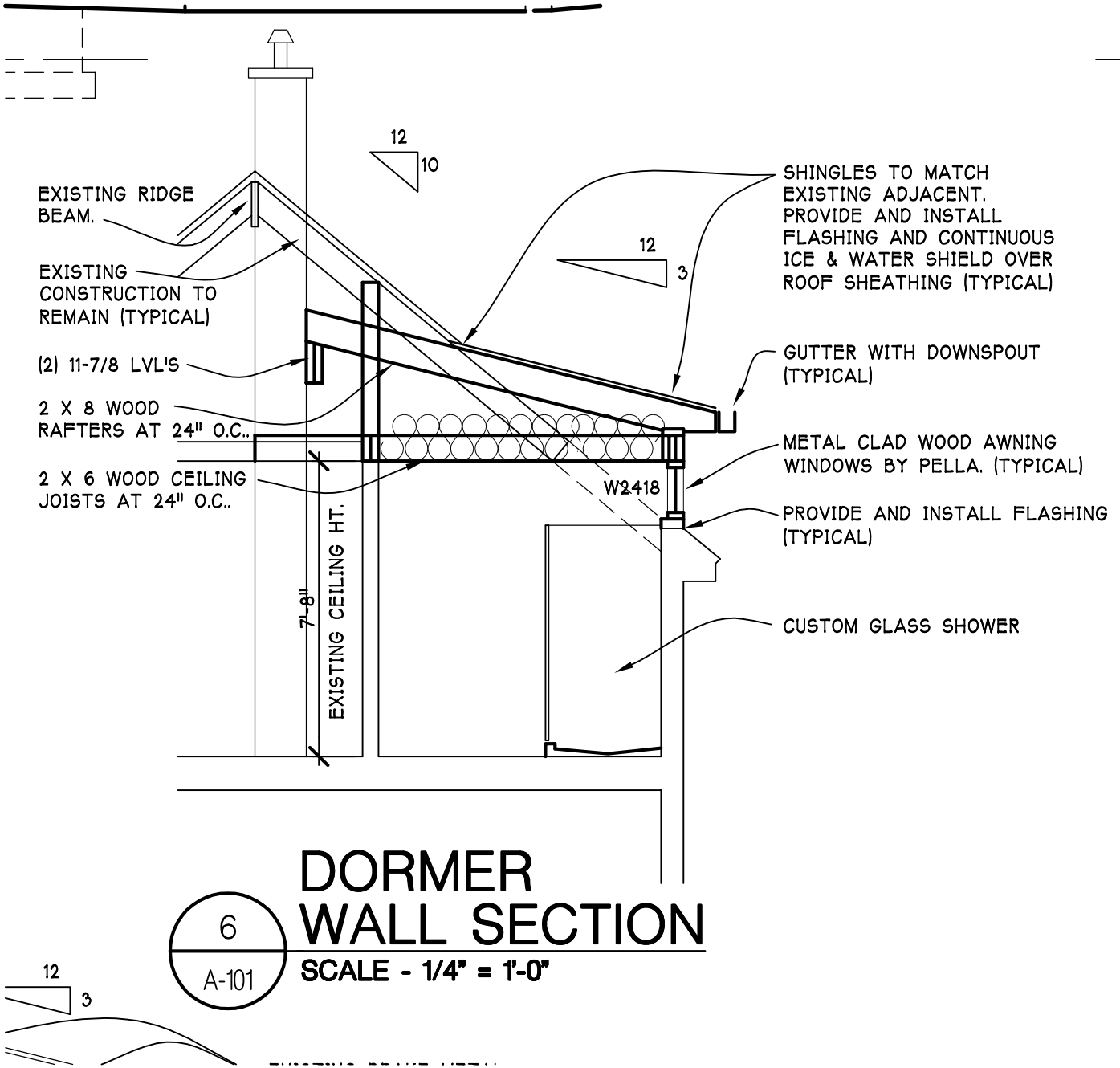
SCALE - 1/4" = 1'-0"



PARTIAL SECOND FLOOR PLAN

5
A-101

SCALE - 1/4" = 1'-0"



DORMER WALL SECTION

6
A-101

SCALE - 1/4" = 1'-0"

12
3

342 MULHOLLAND AVE. "DORMER"

BOYD RESIDENCE