

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 315 Mulholland Avenue, Application Number HDC23-0042

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** April 13, 2023

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

**REVIEW COMMITTEE DATE:** Monday, April 10, 2023

#### OWNER

**Name:** Andrew Herscher  
**Address:** 315 Mulholland Ave  
 Ann Arbor, Mi 48103  
**Phone:** (734) 255-8431

#### APPLICANT

Tim Rayburn  
 18501 Grass Lake Rd  
 Manchester, MI 48158  
 (734) 417-0092

**BACKGROUND:** This 1 ¾ story gable-fronter first appears in the 1916 Polk City Directory as 315 Sixth Street, the home of J. Royal and Maude M. Sage. Royal was a carrier for the post office. Sixth Street was later renamed Mulholland. The house features a full-width front porch, wide board trim beneath the eaves, and a small wood-sided garage that was added between 1916 and 1925.

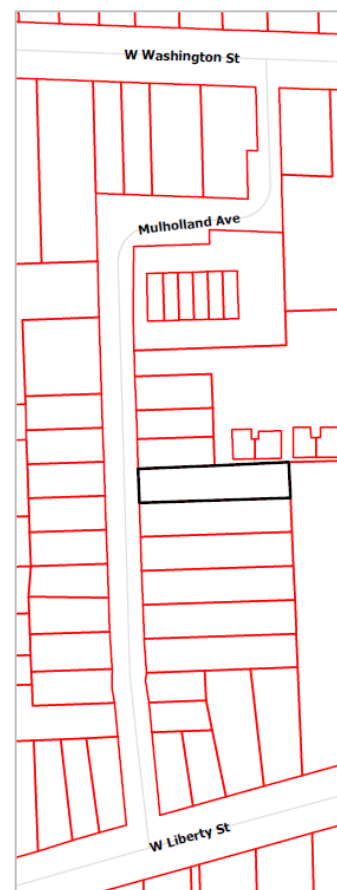
**LOCATION:** The house is on the east side of Mulholland, between West Washington and West Liberty Streets.

**APPLICATION:** The applicant seeks HDC approval to: replace four modern windows with clad windows; replace a sliding glass door with a pair of French doors; replace a modern entry door with a full lite door; remove a masonry chimney and install a new faux chimney using brick veneer; install four skylights.

#### APPLICABLE REGULATIONS:

##### 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 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.
- (3) Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of



historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- (6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- (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.

**From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):**

**Roofs**

*Recommended:* Retaining and maintaining original historic roofing materials, roof shape, dormers, cupolas, chimneys, and built-in or decorative gutters and downspouts.

Identifying, retaining, and preserving roofs—and their functional and decorative features—that are important in defining the overall historic character of the building. This includes the roof-shape, such as cupolas, cresting, chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.

*Not Recommended:* Introducing a new roof feature that is incompatible in size, scale, material and color.

Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that historic character is diminished.

**Windows – Design of Missing Features**

*Recommended:* Designing and installing new windows when the historic windows (frames, sash and glazing) are completely missing. The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.

*Not Recommended:* Introducing a new design that is not compatible with the historic character of the building.

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

**Roofs**

*Appropriate:* Retaining and maintaining original historic roofing materials, roof shape, dormers, cupolas, chimneys, and built-in or decorative gutters and downspouts.

Designing and constructing a new feature when the historic feature is completely missing, such as a chimney or cupola with an accurate restoration using historical, pictorial, and physical documentation.

*Not Appropriate:* Removing or altering historic roof features such as chimneys, dormers, cupolas, lightning rods, built-in or decorative gutters.

**Windows**

*Appropriate:* If a window is completely missing, replacing it with a new window based on accurate documentation of the original or a new design compatible with the original opening and the historic character of the building. Materials other than wood will be reviewed by the Commission on a case-by-case basis.

**STAFF FINDINGS:**

1. The proposed French doors and person door are replacing modern doors in the same openings. The three windows on the second floor are stated to be post-1945, but a close-up photo is not provided. The material of the existing windows is also not specified. If the existing windows are clad, it would be appropriate to replace them with the proposed Andersen 400 series clad windows. If the existing windows are wood, all wood windows would be more appropriate.
2. Four skylights are proposed, two on each roof surface. This work is reversible and inconspicuous.
3. The brick chimney is a character defining feature of the house. Replacing its historic scratched bricks with a faux-brick chimney would simultaneously remove historic materials while not conveying the same appearance, both of which would be inappropriate. If the commission finds that it is appropriate to remove the chimney, staff believes it should not be replaced with a faux chimney.
4. Staff's opinion is that the chimney is a character defining feature of the house since there is no evidence that it was not present during the period of significance for the historic district. Further, replacing it with a faux chimney would be inappropriate. As such, its removal would not meet Standards 1, 2, 5 or 6 or the *SOI Guidelines* for roofs or *the Ann Arbor Historic District Design Guidelines* for roofs. The remainder of the work is appropriate, if the three windows to be replaced are clad.

**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 315 Mulholland Avenue, a contributing property in the Old West Side Historic District, to replace four modern windows with clad windows; replace a sliding glass door with a pair of French doors; replace a modern entry door with a full lite door; remove a masonry chimney and install a new faux chimney using brick veneer; and install four skylights, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the garage 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, 3, 5, 6 and 9 and the guidelines for roofs and windows, and the *Ann Arbor Historic District Design Guidelines*, in particular the guidelines for roofs and windows.

**ATTACHMENTS:** letter, drawings, photos, window and door specs

315 Mulholland (2008 Survey Photo)

