

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 315 Mulholland Avenue, Application Number HDC19-088

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: June 13, 2019

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, June 10, 2019

	OWNER	APPLICANT
Name:	Andrew Herscher	Same
Address:	315 Mulholland Ave Ann Arbor, MI	
Phone:	(734) 255-8431	

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.

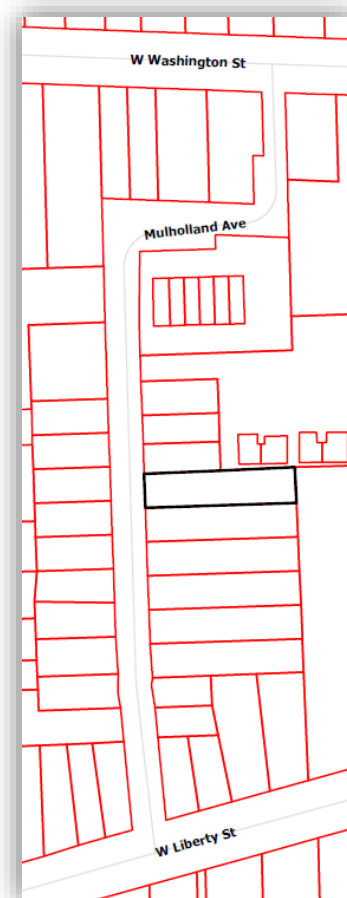
LOCATION: The house is on the east side of Mulholland, between West Washington and West Liberty Streets.

APPLICATION: The applicant seeks HDC approval to raise the roof 36", add a window in the front gable, remove a bump on the rear elevation and replace it with a new person door and window.

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.
- (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):

District or Neighborhood Setting

Not Recommended: Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

Additions/Alterations for the New Use

Recommended: Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining structures.

Roofs

Recommended: Designing and constructing a new feature when the historic feature is completely missing, such as a chimney or cupola. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Not Recommended: 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.

Introducing a new roof feature that is incompatible in size, scale, material and color.

STAFF FINDINGS:

1. The roof is proposed to be raised 36" in order to make the loft area usable. (The application does not indicate what it, or the rest of the structure, would be used for, just that it will contain habitable space.) This would increase the ridge height on the front elevation from 13' to 16'. The roof pitch would remain the same. The side walls would increase from 8'5" to 11'5".

Staff has concerns that raising the roof exacerbates the problem of the current roof shape (gable) deviating from its original shed style. The original garage massing was a rectangular box with a square façade facing the street. This proposal elongates that square into a vertical rectangle that is closer to the proportions of an OWS barn than a single-car garage.

2. The wood window proposed in the modern front gable is appropriate, since the gable is not original. The wood person door and window on the rear elevation are appropriate and

not visible from the street.

3. The siding, existing windows, and double-leaf doors would remain. A wall would be constructed to create a 12' x 2' storage space behind the double-leaf doors. The HDC has no purview over the interior space, but this seems like a lost opportunity since neither a bicycle nor a medium-sized lawn mower would fit inside easily.
4. Staff has been told anecdotally that bumpouts like the one on the back of this garage were added to small buildings as cars got longer, so the front end of a car could nose into it. This is still a practice to this day.
5. If approved by the HDC, the owner may need to apply to the Zoning Board of Appeals for permission to alter a nonconforming structure if the garage sits closer than 3' from the side lot line.
6. It is staff's opinion that raising the roof 36" changes the appearance and spatial relationships of the historic single-car garage. The new work is not differentiated from the old, and the historic integrity of the size and architectural features of the garage is compromised. The remaining work is appropriate, should the owner desire to finish the interior with no loft or a low storage loft instead of one that a person can stand up in.

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 raise the roof 36", add a window in the front gable, remove a bump on the rear elevation and replace it with a new person door and window, 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 2, 9, and 10 and the guidelines for building site and district or neighborhood setting.

ATTACHMENTS: application, drawings, photos

315 Mulholland (2008 Survey Photo)





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

APPLICATION MUST BE FILLED OUT COMPLETELY

OFFICE USE ONLY	
Permit Number	HDC# 19-088
	BLDG#
CITY OF ANN ARBOR	
RECEIVED	
MAY 24 2019	
PLANNING & DEVELOPMENT SERVICES	

PROPERTY LOCATION/OWNER INFORMATION			
NAME OF PROPERTY OWNER ANDREW HERSCHER		HISTORIC DISTRICT OLD WEST SIDE	
PROPERTY ADDRESS 315 MULHOLLAND ST.		CITY ANN ARBOR	
ZIP CODE 48103	DAYTIME PHONE NUMBER (734) 255.8431	EMAIL ADDRESS aherscherc@yahoo.com	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP

PROPERTY OWNER'S SIGNATURE		
SIGN HERE		DATE
PRINT NAME	ANDREW HERSCHER	5.24.2019

APPLICANT INFORMATION			
NAME OF APPLICANT (IF DIFFERENT FROM ABOVE)			
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	DATE
	X	

BUILDING USE - CHECK ALL THAT APPLY						
<input checked="" 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).
RENOVATE GARAGE - SEE ATTACHED PROPOSAL

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:
GARAGE IS DETERIORATED AND UNUSABLE - SEE ATTACHED PROPOSAL

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc

Proposal

The garage is currently unusable; it cannot be weatherproofed or secured from rodents. I am therefore applying for permission to renovate the garage and render it usable for both storage and habitable space. My proposed renovation will reuse the existing garage doors, existing siding when possible, and existing windows when possible.

A new window on the front façade of the garage will duplicate the size, material, and trim style of the windows on the side and rear facades of the garage (single hung, 2'-10" x 1'-4", wood construction, four lights).

A new window on the rear façade of the garage will duplicate the material and trim style of the existing windows (single hung, 6'-0" x 7'-6", wood construction, eight lights).

A new door on the rear façade of the garage will be based on the material and style of the existing garage doors (6'-8" x 3'-0", wooden construction, Shaker style panel door).

New siding will match existing 5" wood siding. New door and window casing will match existing 3" wooden door and window casing.

New roof soffit will match existing 3" wooden soffit. New roof shingles will match existing shingles or will use shingles recommend by Historic District Commission.

To render the interior loft usable, the loft floor will be rebuilt as level and the roof will be raised 36 inches while maintaining the pitch of the post-WWII era roof. The loft will be accessed by a ladder.

The interior of the garage will be divided into a storage space accessed from the front and a habitable space accessed from the rear.

The bump on the rear façade of the garage, which does not appear on any other garage on



315 Mulholland Garage Restoration

Andrew Herscher
315 Mulholland St.
Ann Arbor, MI 48103

May 24, 2019

Description and History

A garage was built at 315 Mulholland sometime between 1916 and 1925. The Sanborn Map of 1916 shows no garage on Mulholland Street; these garages appear on the Sanborn Map of 1925.



Detail, 1916 Sanborn Map



Detail, 1925 Sanborn Map

The original garage at 315 Mulholland was a 1-storey shed roof structure. Two of these original garages remain on Mulholland Street.



Garage, 308 Mulholland St.

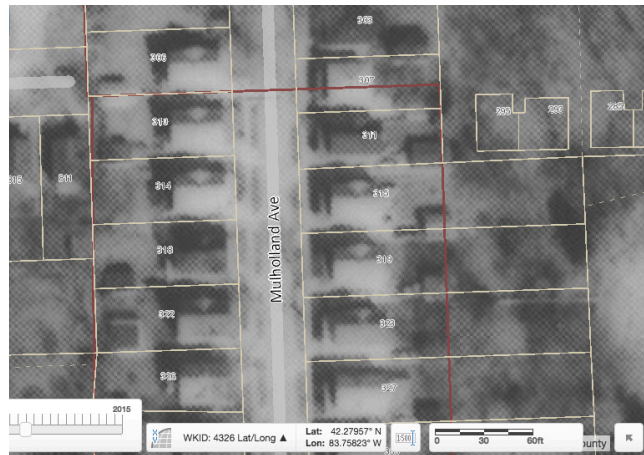


Garage, 804 Liberty St.

Judging from lumber and hardware, sometime in the 1960s, 70s, or 80s, a new pitched roof was built over the original garage at 315 Mulholland. The 1990 aerial survey of Ann Arbor clearly shows this pitched roof on the garage.



Garage, 315 Mulholland St.



Detail, 1990 Aerial Survey of Ann Arbor

When the garage was renovated, the original shed roof became the sloping floor of a low loft space; the shingles on the roof are still present on the loft floor.



Interior, 315 Mulholland St. Garage



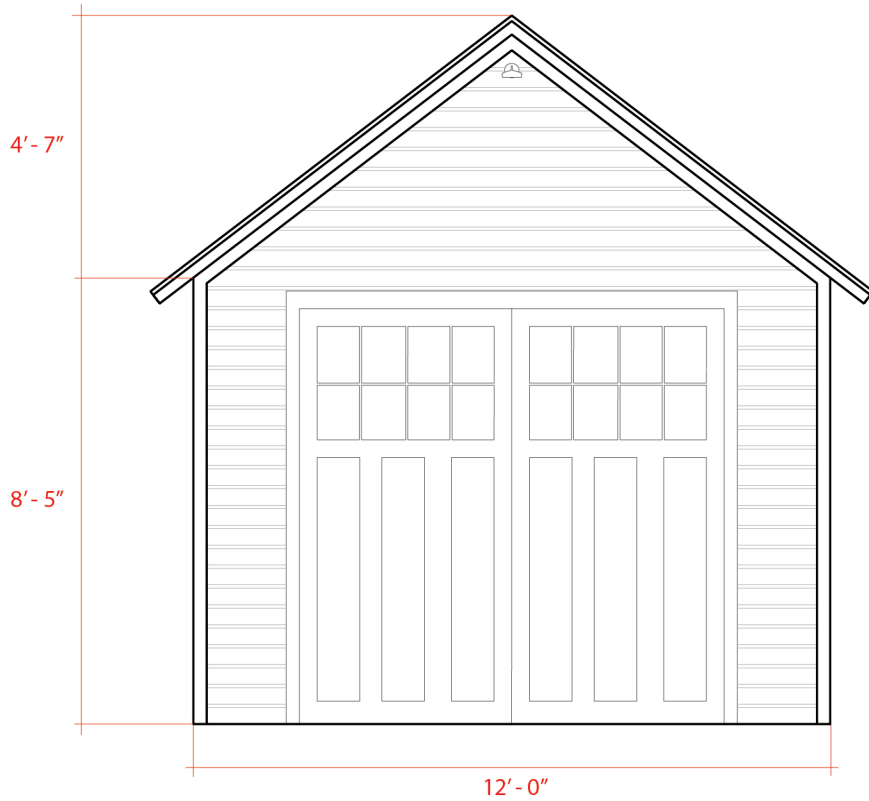
Loft, 315 Mulholland St. Garage



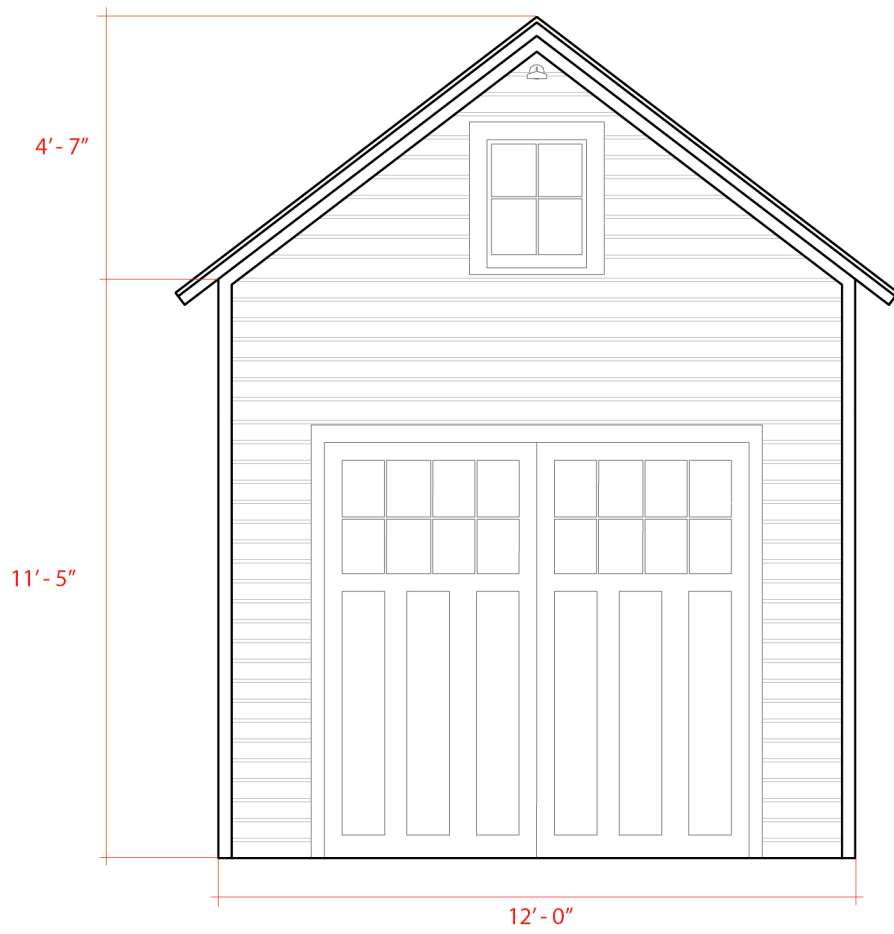
Back, 315 Mulholland St. Garage



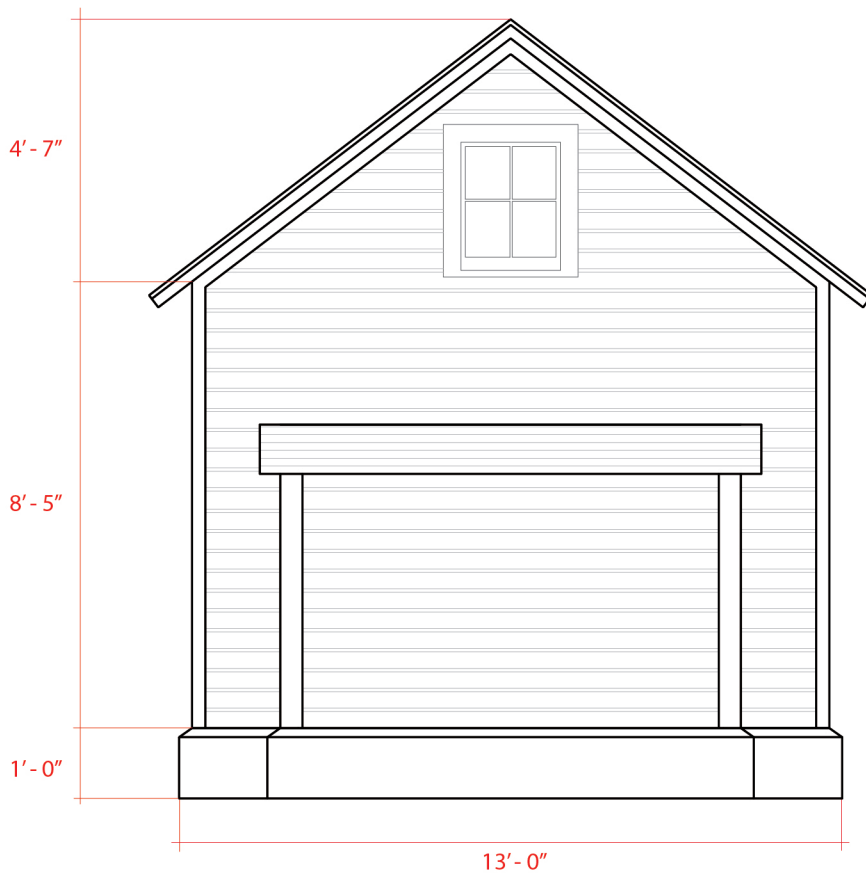
Side, 315 Mulholland St. Garage



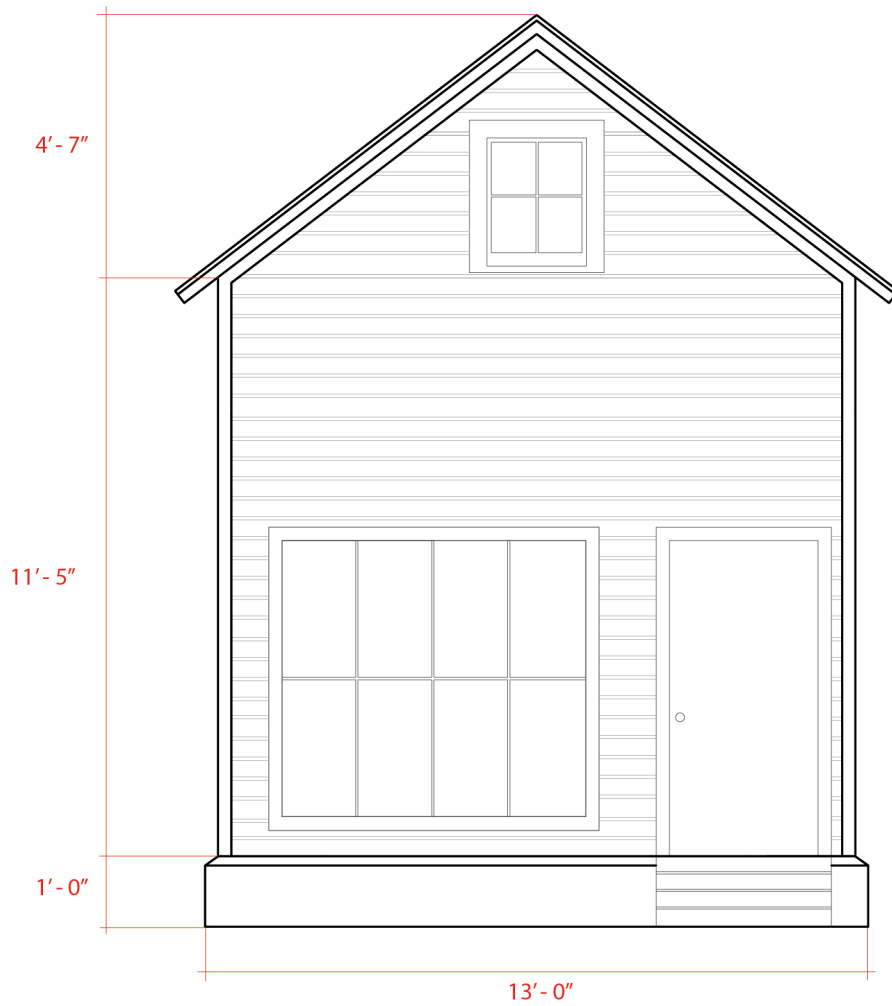
Existing Front Elevation



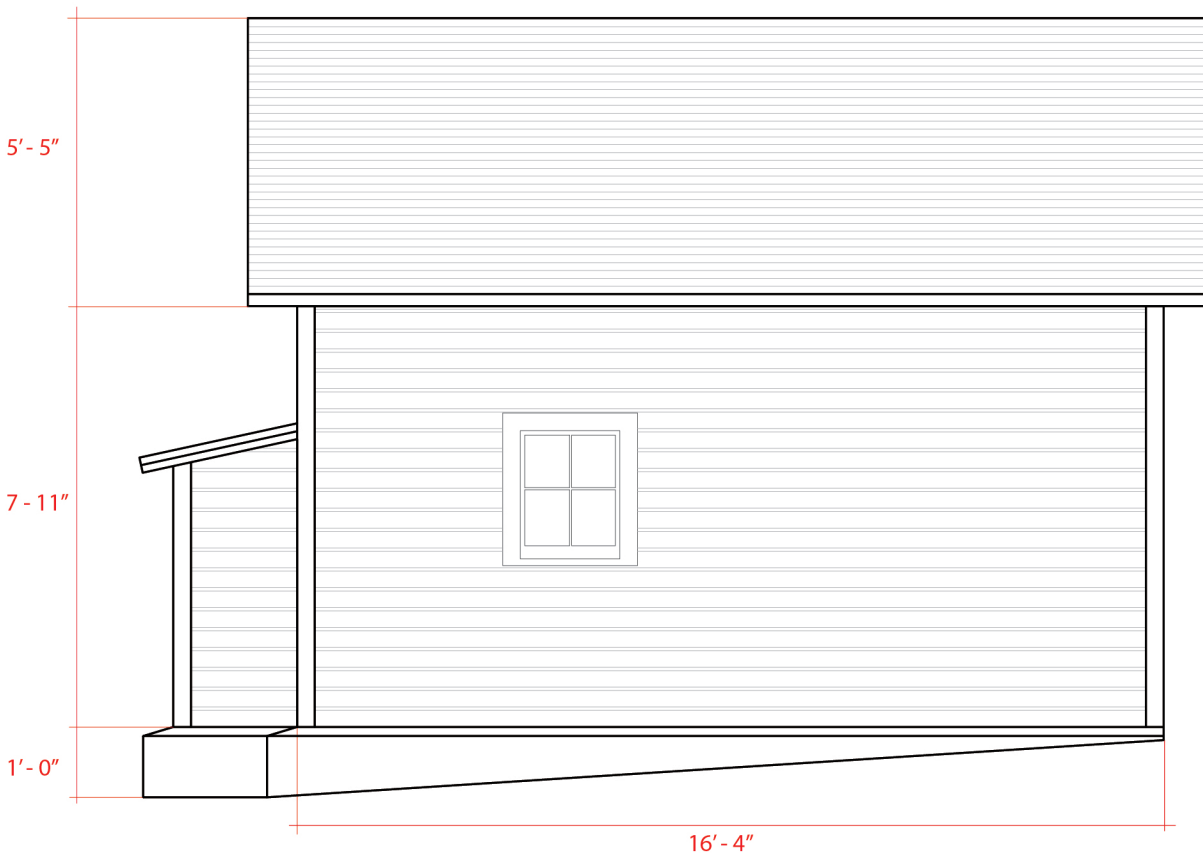
Proposed Front Elevation



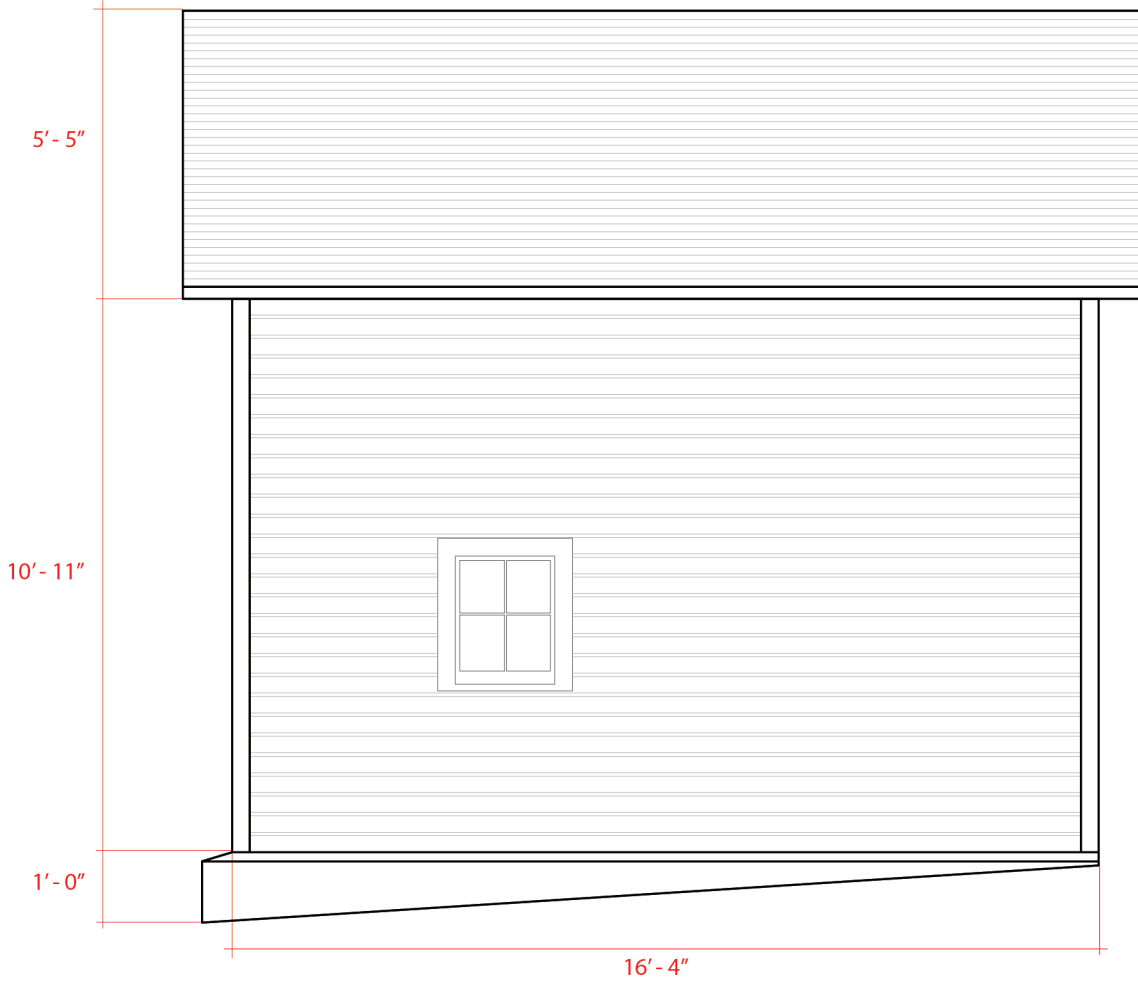
Existing Back Elevation



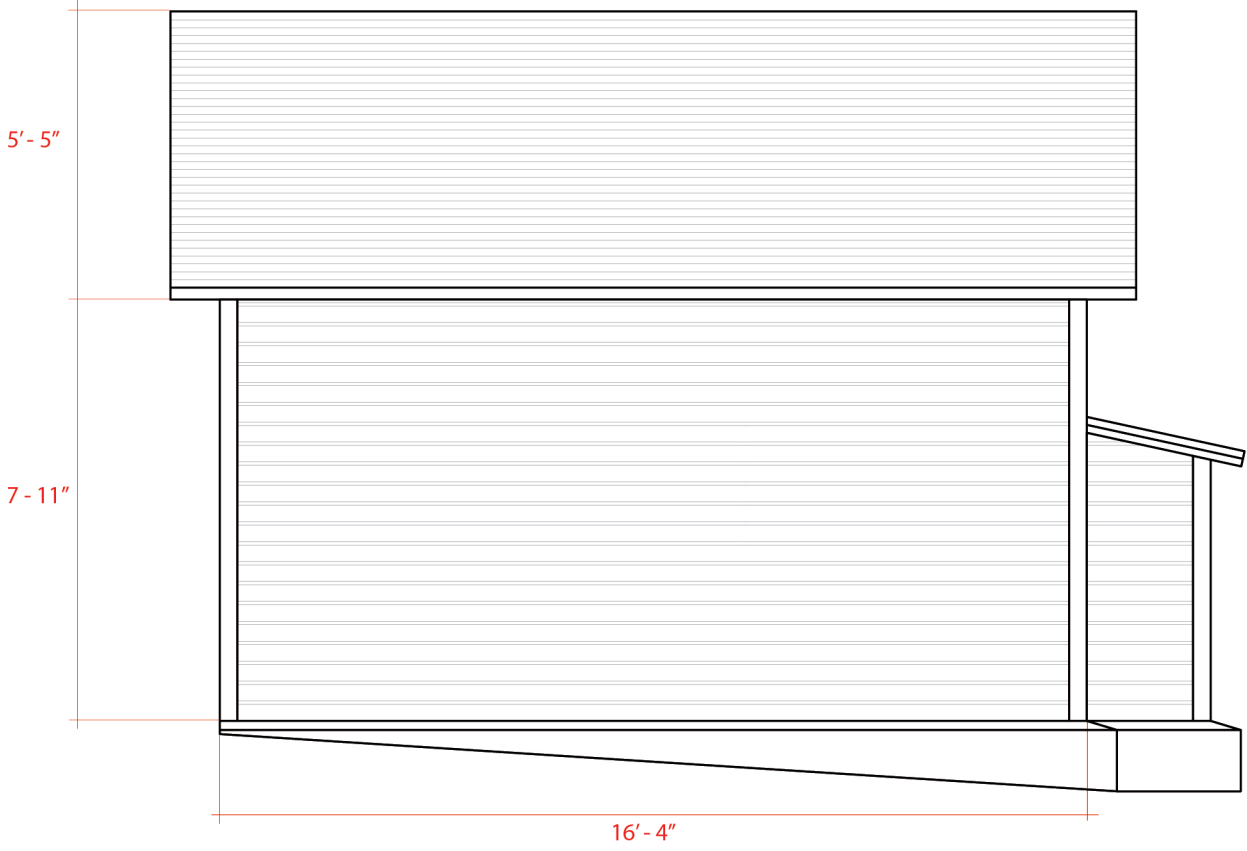
Proposed Back Elevation



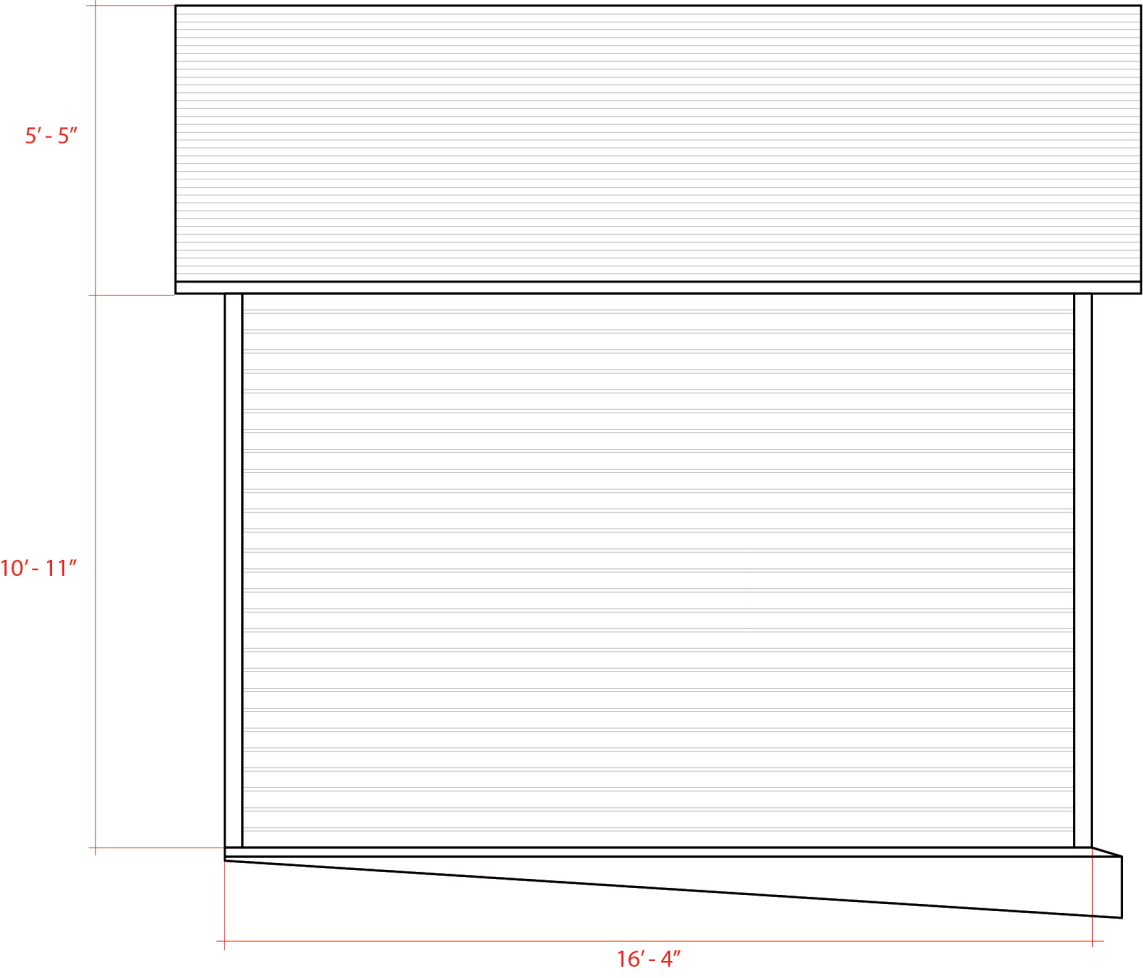
Existing Side Elevation



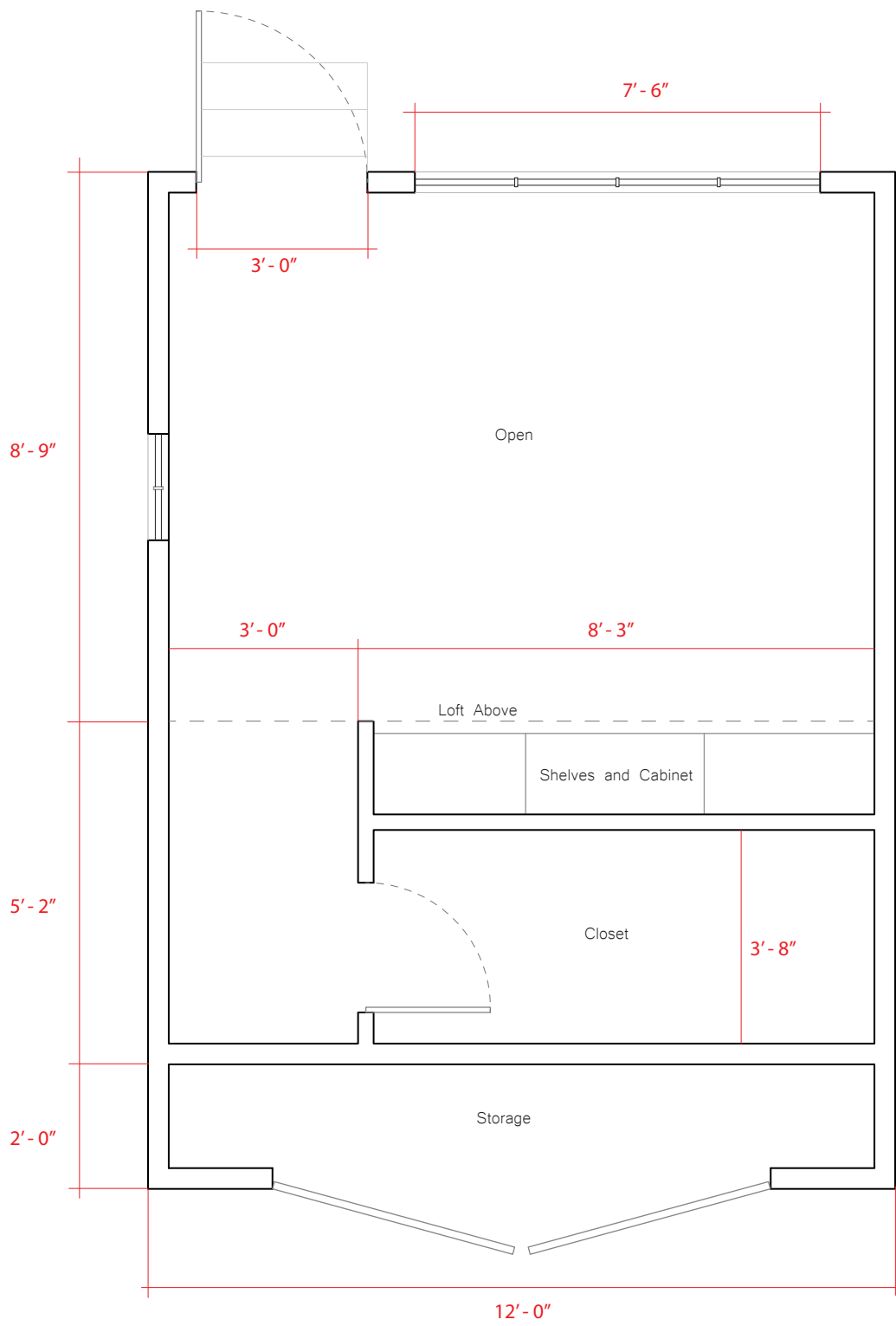
Proposed Side Elevation



Existing Side Elevation



Proposed Side Elevation



Proposed Plan