



City of Ann Arbor
Formal Minutes
Historic District Commission

301 E. Huron Street
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Thursday, August 14, 2014

7:00 PM

City Hall, 301 E. Huron Street, 2nd Flr.

A **CALL TO ORDER**

Vice Chair Bushkuhl called the meeting to order at 7:00 p.m.

B **ROLL CALL**

Jill Thacher called the roll.

Present: 5 - Robert White, Ellen Ramsburgh, Patrick McCauley,
Benjamin L. Bushkuhl, and John Beeson

Absent: 2 - Thomas Stulberg, and Jennifer Ross

C **APPROVAL OF AGENDA**

The Agenda was unanimously approved as presented. On a voice vote, the Chair declared the motion carried.

D **AUDIENCE PARTICIPATION - PUBLIC COMMENTARY - (3 Minutes per Speaker)**

E **HEARINGS**

E-1 **[14-1234](#)** HDC14-140; 202 East Washington St - New Signage Brackets - MSHD

Jill Thacher presented the following staff report:

BACKGROUND:

200-202 East Washington was constructed as the Ypsi-Ann Building in 1927-28 and first occupied in 1928. The Betty Shop at 200 East Washington is prominently displayed in the 1928 City Directory. This seven-story commercial vernacular was designed by Ralph S. Gerganoff, a prolific Ypsilanti architect who designed several Ann Arbor commercial buildings, such as the Beer Depot (before it was altered almost beyond recognition), the elegant art-deco Kingsley Apartments, and St. Nicholas Greek Orthodox Church on North Main (recently demolished). The building features red tapestry brick on floors two

through seven, and stone on the first floor and cornice. The architect's signature inset limestone diamonds are prominent. At some point the building became known as the Wolverine Building, and in the 1980s, the upper story windows and the East Washington Street fixed canopy were replaced and the building was renamed Washington Square.

In May, 2014 the Historic District Commission denied an application to replace the existing storefronts with a new aluminum storefront system.

LOCATION:

The site is on the southeast corner of East Washington Street and South Fourth Avenue.

APPLICATION:

The applicant seeks HDC approval to install four (4) 36" x 52" sign brackets, three on South Fourth Avenue and one on East Washington Street.

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 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):

Storefronts

Not Recommended:

Introducing a new design that is incompatible in size, scale, material, and color; using inappropriately scaled signs and logos or other types of signs that obscure, damage, or destroy remaining character-defining features of the historic building; using new illuminated signs.

From the Ann Arbor Historic District Design Guidelines:

Design Guidelines for Signs

Appropriate:

Attaching signage through masonry joints, not masonry units, or through materials that can be easily repaired, such as wood, when the signage is removed.

Installing signage that is subordinate to the overall building composition.

Placing signs to align with others along the commercial block face.

Attaching signage through masonry joints, not masonry units, or through materials that can be easily repaired, such as wood, when the signage is removed.

STAFF FINDINGS

- 1) The four sign brackets are 1 1/2" twisted steel with a 52" arm extending out and a 32" bracket against the wall. There is a diamond detail that picks up on the building's diamond motif, and two rings from which to hang the sign. The largest storefront at the corner would have one sign on each street, and the two smaller storefronts would each have one sign. This would be the primary signage for businesses occupying these spaces – Additional wall signs would not be allowed. This is a creative solution to the problem of where to hang signage on this building. The owner wants to prevent drilling into the stone band above the transom to mount new signs.*
- 2) The sign brackets are mounted in the brick immediately above the stone on the first floor storefronts. Staff recommends conditioning the motion to limit the size of the signs so that they are located only in front of the stonework, and do not extend beyond the end of the bracket, or in front of the transom windows. This will allow a sign that is roughly the same size as the existing Sottini's sign on the building. Also, the bracket must be mounted in mortar joints, not through the brick.*
- 3) If this application is approved, the round Sottini's sign will be re-hung from one of the new steel brackets.*
- 4) Staff recommends approval of the application. The sign brackets end the need to drill into the stone above the transom, and the signs themselves will be easy to change when tenants turn over. The bracket design is compatible and complimentary to the building, and will result in more uniform signage.*

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

Commissioners McCauley and Ross visited the site as part of their review.

McCauley said he agreed with the staff report, adding that it was interesting to see the massive amount of on-going work on the building. He said he was hopeful that the applicant would find an alternative to the storefront issue and he believed the proposed work would be good for the building and he was in favor of the request.

PUBLIC HEARING:

James Howell, Superintendent of Building Maintenance, Cameron Holdings, LLC, for the building at 202 East Washington Street, Ann Arbor, was present to explain the request and showed the Commission a sample of the signage bracket. He was available to respond to the Commission's enquiries.

Mark Chalou, asked about the size of the Sottini sign.

Noting no further public speakers, the Vice Chair declared the public hearing closed.

A motion was made by McCauley, seconded by White, that the Commission issue a certificate of appropriateness for the application at 202 East Washington Street, a contributing structure in the Main Street Historic District, to install four sign brackets on the following conditions: the brackets must be mounted through masonry joints, not masonry units; and the signs hanging from the brackets may not extend beyond the end of the bracket nor over the transom glazing. The work as conditioned is compatible in exterior design, arrangement, materials, and relationship to the building and the surrounding area and meets The City of Ann Arbor Historic District Design Guidelines for signs, and 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 storefronts.

(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.

The members of the Commission took into consideration the presented application and discussed the matter.

On a voice vote, the vote was as follows with the Vice Chair declaring the motion carried.

Certificate of Appropriateness was Granted.

Yeas: 5 - White, Ramsburgh, McCauley, Vice Chair Bushkuhl, and Secretary Beeson

Nays: 0

Absent: 2 - Chair Stulberg, and Ross

E-2 [14-1235](#) HDC14-138; 122 South Seventh St - Light Tube on Roof - OWSHD

Jill Thacher presented the following staff report:

BACKGROUND:

This two-and-a-half story gable-fronter features corner returns and a full-width brick front porch. It was first occupied in 1905 by William Alber, a machinist. The homeowner has been steadily working on the house and garage, and has received staff approvals for garage repairs, replacement of non-original windows, fencing, new wood storm windows, and skylights.

In March, 2014 the Commission approved three new skylights and a new back door. Staff approvals since 2012 have included replacement of non-original windows, restoration of a window that had been covered over, replacement of a shed, and siding and trim replacement on a non-contributing garage.

LOCATION:

The site is located on the west side of South Seventh Street, at the northwest corner of West Washington Street.

APPLICATION: *The applicant seeks HDC approval to install one flat 14 ½" by 17 ½" light tube on the south roof.*

APPLICABLE REGULATIONS:

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

(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.

(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):

Roofs

Recommended:

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's shape, such as hipped, gambrel, and mansard; decorative features 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.

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:

Introducing a new design that is incompatible with the historic character of the building.

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

*Windows**Not Appropriate:*

Removing or radically changing a window that is important in defining the overall historic character of the property.

STAFF FINDINGS:

1) An identical 14 ½" by 17 ½" light tube was recently installed on the north-facing roof. The Commission granted a certificate of appropriateness for a larger skylight (21" x 27"), but staff allowed the substitution of the smaller one. The part of the light tube that shows is flat and raised only slightly above the roof surface.

2) The window is compatible in size and design. It would not physically or visually impact any historic materials or features of the house. Staff believes the work meets the SOI Standards and Guidelines, and the Ann Arbor Historic District Design Guidelines.

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

Commissioners McCauley and Ross visited the site as part of their review.

McCauley said he agreed with the staff report and it met the standards. He said he believed the Commission needed to have a discussion on skylights and possibly tighten up the standards.

PUBLIC HEARING:

Jesse Pennisi, Westside Builders, 2200 Dexter Avenue, Ann Arbor, was available to respond to the Commission's enquiries.

Noting no further public speakers, the Vice Chair declared the public hearing closed.

A motion was made by Beeson, seconded by White, that the Commission issue a certificate of appropriateness for the application at 122 S Seventh Street, a contributing property in the Old West Side Historic District, to install one light tube on the south roof, 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 2, 9 and 10 and the guidelines for roofs, windows, and building site, as well as the Ann Arbor Historic District Design Guidelines, particularly as

they pertain to doors and windows.

(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.

(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.

The members of the Commission took into consideration the presented application and discussed the matter.

On a voice vote, the vote was as follows with the Vice Chair declaring the motion carried.

Certificate of Appropriateness was Granted.

Yeas: 5 - White, Ramsburgh, McCauley, Vice Chair Bushkuhl, and Secretary Beeson

Nays: 0

Absent: 2 - Chair Stulberg, and Ross

E-3 [14-1236](#)

HDC14-144; 220 Buena Vista Ave - Exterior Remodel of Non-Contributing House - OWSHD

Jill Thacher presented the following staff report:

BACKGROUND:

This non-contributing ranch duplex was constructed in 1956, per City Assessor's records.

LOCATION:

The site is located on the west side of Buena Vista Avenue, south of West Washington Street.

APPLICATION:

The applicant seeks HDC approval to convert a side-by-side duplex into a single-family home by doing the following work: 1) alter the windows and doors on all elevations; 2) add a small covered front porch; 3) install a standing seam metal roof; and 4) install wood tongue and groove siding over the existing asbestos siding.

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 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):

District/Neighborhood

Not Recommended:

Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the district or neighborhood.

STAFF FINDINGS

1) Since this duplex is a non-contributing structure, the general basis for review is to insure that changes are not detrimental to the Old West Side's contributing structures. In staff's opinion, this allows the owner significant flexibility to modify the exterior of the house, as long as its appearance isn't a distraction from historic homes nearby. The owner desires to make changes more aligned with the character of the historic district, including adding a front porch, changing windows from sliders to double-hung, installing wood siding, and removing one of two front doors and a side door.

2) The house's roof is a shallow hip, so will not call attention to the standing seam metal roofing. Since new windows are being installed,

applying the new wood siding over the existing will not cause problems with the way the window casing interacts with the siding. The design of the new front porch is simple, with a street-facing gable and wood posts, stairs, and decking. All of the windows are aluminum-clad wood with a black finish, and the trim and sills are wood. Clad windows are appropriate on a non-contributing structure. All but two of the windows are 6/1 double hung; two sliders remain on the north elevation.

3) *Staff believes that all of the proposed work is compatible with the neighborhood and surrounding district, and will positively affect the character of the house and its compatibility with the district.*

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

Commissioners McCauley and Ross visited the site as part of their review.

McCauley said the application was quite straight forward since it was a non-contributing property. He believed the proposed changes will make the structure more harmonious with the existing structures on the block. He said the street is rather nice with a lot of nice historic structures. He felt the improvements would contribute to the street in the proposed conversion.

PUBLIC HEARING:

Noting no public speakers, the Vice Chair declared the public hearing closed.

A motion was made by Ramsburgh, seconded by White, that the Commission issue a certificate of appropriateness for the application at and 220 Buena Vista Avenue, a non-contributing property in the Old West Side Historic District, to 1) alter the windows and doors on all elevations; 2) add a small covered front porch; 3) install a standing seam metal roof; and 4) install wood tongue and groove siding over the existing asbestos siding, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources 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 Ann Arbor Historic District Design Guidelines.

(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.

The members of the Commission took into consideration the presented application and discussed the matter.

On a voice vote, the vote was as follows with the Vice Chair declaring the motion carried.

Certificate of Appropriateness was Granted.

Yeas: 5 - White, Ramsburgh, McCauley, Vice Chair Bushkuhl, and Secretary Beeson

Nays: 0

Absent: 2 - Chair Stulberg, and Ross

E-4 [14-1237](#)

HDC14-147; 301 South Main St - Rooftop Deck and Stair Enclosure Room - MSHD

Jill Thacher presented the following staff report:

BACKGROUND:

Henry Binder tore down his home to build this three-story brick commercial building, which was completed in 1871. It was then in the Italianate style with elaborate carved window hoods and a bracketed cornice. The Binder family and its eleven children lived on the second floor, and Binder's Orchestrion Hall (a saloon with a large mechanical instrument) was located on the third floor. In 1877, S. and J. Baumgartner's Bakery and Grocery was located on the first floor, which was replaced by the Ann Arbor Organ Company in 1892.

A 1908 remodeling kept the same floor height and window openings (except for the three bay windows) but changed all the details to the more fashionable Roman style for the German-American Bank. From 1916 to 1986 Hutzel's Ladies Apparel occupied the main floor. In 1990 the Selo-Sheval gallery purchased the building, which they sold to the current owner in March of 2014.

The windows on the second and third floors were replaced in 1994 with vinyl windows (though the star transoms are applied wood), with the HDC's approval. Records of the dimensions of the original windows are on file.

The applicant applied previously for several alterations to the building including storefront reconstruction, new windows, sign refurbishments, skylights, and changes to the building entrances.

LOCATION:

The site is located on the southeast corner of South Main Street and East Liberty Street.

APPLICATION:

The applicant seeks HDC approval to (1) install a new 250 square foot roof deck and 8' x 8' roof deck access penthouse on the southwest portion of the roof in lieu of skylights previously approved by the HDC. Another request to move the front door forward was not accepted as part of the application because the Commission already made a decision on this work at an earlier meeting. The application also requests that staff be given the discretion to approve a replacement for the bay window systems. The previously approved window system is cost prohibitive. This is not an action item, since no specific work is being requested, but may be discussed at the meeting at the Commission's discretion.

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.*
- (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.*

From the Secretary of the Interior's Guidelines for Rehabilitating Historic

Buildings (other SOI Guidelines may also apply):

Alterations/Additions 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 features.

Additions

Recommended:

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

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. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

Designing additional stories, when required for the new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

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.

Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.

Constructing a rooftop addition so that the historic appearance of the building is radically changed.

District or Neighborhood Setting

Recommended:

Designing and constructing new additions to historic buildings when required by the new use. New work should be compatible with the

historic character of the setting in terms of size, scale, design, material, color, and texture.

Not Recommended:

Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

From the Ann Arbor Historic District Design Guidelines:

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.

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

Not Appropriate:

Designing an addition that overpowers or dramatically alters the original building through size or height.

STAFF FINDINGS

- 1. The proposed roofdeck is 250 square feet, and roughly 18' x 20', though irregularly shaped. It would be constructed of pressure treated wood, with a wood bench enclosing the north and west edges. The bench would be 8'5" from the west (front) parapet, and 5' from the north (side) parapet. The south and east sides would have a 42" minimum guardrail or screenwall. The stair enclosure has an 8' x 8' footprint, and is located on the south edge of the roof, 29'9" back from the front parapet. The north and east elevations are largely glazing, and the remainder is grey vertical fiber cement siding and trim. The roof is nearly flat to minimize the height.*
- 2. Per two-dimensional drawings provided, the work will not be visible at all to a person standing in the center of the Liberty/Main intersection.*
- 3. Per the SOI Guidelines for additions, no character-defining features of the historic building are obscured, damaged, or destroyed by this proposal. The stair enclosure's height is low, and is set back from the two street frontages in order to minimize the line of sight from pedestrians on Main Street and Liberty. The materials and methods of construction clearly delineate what is historic and what is new. The design is contemporary.*

4. *The design and scale of the proposed addition does not detract from the existing building and uses distinct materials to further differentiate it from the historic structure. Overall, staff feels that the historical integrity and character-defining features of the building will not be harmed. Staff recommends approval of the stair enclosure and deck as proposed.*

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

Commissioners McCauley and Ross visited the site as part of their review.

McCauley said he agreed with the staff report, noting that the changes probably won't be seen from the pedestrian perspective, and maybe only from the top of other buildings on Main Street. He said he supported the approval of the application.

PUBLIC HEARING:

Aaron Vermeulen, 302 South State Street, Ann Arbor, Architect, was available to respond to the Commission's enquiries.

Noting no further public speakers, the Vice Chair declared the public hearing closed.

A motion was made by McCauley, seconded by White, that the Historic District Commission issue a certificate of appropriateness for the application at 301 South Main Street, a contributing property in the Main Street Historic District, to construct a roof deck and stair enclosure in the configuration proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the Ann Arbor Historic District Design Guidelines and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 1, 2, 5, and 6, and the guidelines for additions and district/neighborhood setting.

(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.

(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.

The members of the Commission took into consideration the presented application and discussed the matter.

On a voice vote, the vote was as follows with the Vice Chair declaring the motion carried.

Certificate of Appropriateness was Granted.

Yeas: 5 - White, Ramsburgh, McCauley, Vice Chair Bushkuhl, and Secretary Beeson

Nays: 0

Absent: 2 - Chair Stulberg, and Ross

E-5 [14-1238](#)

HDC14-145; 454 Second St - Remove Shed Pantry, Add stoop - OWSHD

Jill Thacher presented the following staff report:

BACKGROUND:

Mr. and Mrs. Walz occupied this Queen Anne home in 1894, then known as 30 Second Street. It features a cut stone foundation, elaborate gable trim, three bay windows, a full width front porch, and a wide side porch facing Jefferson on the rear 1 ½ story wing. The 1899 Sanborn Map shows a much smaller front porch facing second, and no bay window facing Jefferson.

LOCATION:

The site is located on northwest corner of Second Street and West Jefferson Street.

APPLICATION:

The applicant seeks HDC approval to remove a shed addition, renovate

an existing door and add a storm door; and construct a new wood stoop and stairs from the door.

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 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):

Entrances and Porches

Recommended:

Designing and installing additional entrances or porches on secondary elevations when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character-defining elevations.

Not Recommended:

Introducing a new entrance or porch that is incompatible in size, scale, material, and color.

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.

District or Neighborhood Setting

Not Recommended:

Removing or radically changing those features of the setting which are important in defining the historic character.

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

*Residential Porches**Appropriate:*

Using replacement features that match the documented historic design. If no documentation exists, using a simple, plain design.

STAFF FINDINGS

1) *The shed does not appear on Sanborn maps, nor does any sort of porch or stoop in this location. Staff's best guess is that it was added on in the 1970s or 80s, though the materials could be older. The shed sits on a concrete slab and encloses an exterior door, and the house's siding is still intact inside the shed. Removing it should be straightforward, and there appears to be minimal damage to the main house structure.*

2) *Once the shed is removed, a wood storm door (to match the one on the front door) will be installed, and a 4' x 6' wood landing and stairs on top of the existing slab will allow access to the back yard. Since it's unknown how long the door has been there, or what it previously led out to, this simple stoop design is appropriate.*

3) *Staff recommends approval of this application. Removing the shed from the side of the house is appropriate and enhances the historic character of the house.*

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

Commissioners McCauley and Ross visited the site as part of their review.

McCauley said this house is an incredible house, and possibly one of the nicest Queen Ann style homes in the Old West Side or in town. He said the lean-to structure seems out of place and looks like it was tacked on by a previous homeowner but since it was not on the Sanborn maps it wasn't that old. He was in favor of the application.

PUBLIC HEARING:

David and Lauryn Rochlen, owners, were available to respond to the

Commission's enquiries.

Noting no further public speakers, the Vice Chair declared the public hearing closed.

A motion was made by Ramsburgh, seconded by White, that the Commission issue a certificate of appropriateness for the application at 454 Second Street, a contributing structure in the Old West Side Historic District, to remove a shed addition, renovate an existing door and add a storm door; and construct a new wood stoop and stairs from the door, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the building and the surrounding area and meets The City of Ann Arbor Historic District Design Guidelines for porches, and 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 entrances and porches, building site, and neighborhood setting.

(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 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.

The members of the Commission took into consideration the presented application and discussed the matter.

On a voice vote, the vote was as follows with the Vice Chair declaring the motion carried.

Certificate of Appropriateness was Granted.

Yeas: 5 - White, Ramsburgh, McCauley, Vice Chair Bushkuhl, and Secretary Beeson

Nays: 0

Absent: 2 - Chair Stulberg, and Ross

- E-6 [14-1239](#) HDC14-146; 217 S Seventh St - Roof Shingle Replacement with Metal Roof - OWSHD

Jill Thacher presented the following staff report:

BACKGROUND:

This 1 ¾ story gable-fronter features a full-width front porch and cut stone foundation. This address first appears in City Directories in 1903 as the home of renter George Rustine, an engineer, and his wife Alice C. The Rustines probably also lived there in 1902, when they are listed as living in a house with no address on the same block. In 1910, Herman C. Steinke, a painter, and his wife lived there. In 1914 the owner was Philip Gauss, Jr., and the Gauss family continued to live at the address until 1947.

The house was purchased by the current owners in 2006, and they have removed asphalt siding and repaired the original wood clapboards, repaired the original wood windows throughout the house and installed new storms, installed a geothermal heating /cooling/hot water system, insulated the attic and walls, installed solar panels, and performed numerous other energy efficiency activities.

LOCATION:

The house is located on the east side of South Seventh Street, south of West Washington Street and north of West Liberty Street.

APPLICATION:

The owners are proposing to use replace existing asphalt shingles with metal shingles.

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 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):

Roofs

Recommended:

Identifying, retaining and preserving roofs – and their functional and decorative features – that are important in defining the overall character of the building. This includes the roof's shape, such as hipped, gambrel, and mansard; decorative features, such as cupolas, cresting chimneys, and weather vanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.

If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

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):

Roofs

Appropriate:

Retaining and maintaining original historic roofing materials, roof shape, dormers, chimneys, and build-in or decorative gutters & downspouts.

Replacing historic roofing material that is deteriorated beyond repair with matching materials. If using the original is not technically feasible, then compatible substitute materials may be considered.

STAFF FINDINGS

- 1) *The homeowners are attempting to convert their house (which is*

already net zero energy) to net zero water with help from the U-M College of Engineering BLUElab Living Building Challenge Team. This will require capture of rainwater off the house. The homeowners had the current asphalt shingles tested and they found high levels of lead leaking into the captured rainwater. They propose to replace the asphalt shingles on the north roof face and the rear addition with Matterhorn steel shakes. The south roof face would remain as is, completely covered by solar panels. Removal of the panels, replacement of the roof, and reinstallation of the panels is cost prohibitive.

2) The steel shake system comes in four natural-looking tan/brown/gray colors. In staff's opinion, these steel shakes have come a long way in the last decade when molded steel roofs had a much less wood-like appearance. No one will mistake this steel roof for wood shakes, but they wouldn't mistake an asphalt roof for wood, either.

3) Staff's opinion is that steel shakes are a compatible substitute material on this house. No character-defining features or original materials will be compromised by the work, and the work is reversible. Staff believes the application meets the SOI Standards and Guidelines, and the Ann Arbor Historic District Design Guidelines.

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

Commissioner McCauley and Ross visited the site as part of their review.

McCauley said the report on lead in shingles was disturbing and he was interested to see what the proposed roof will look like when completed, given that it is a new material to be used in the historic district. He said he was in favor of the application and felt it would look as good as the shingles that were currently on the roof. He felt it would be a good guide for the Historic District Commission in moving forward with discussions on new materials in the Historic District Commission.

PUBLIC HEARING:

Matthew Grocoff, owners were available to respond to the Commission's enquiries.

Devki Desai, Project Manager with UM BLUElab Living Building Challenge team was present and explained the project.

Noting no further public speakers, the Vice Chair declared the public hearing closed.

A motion was made by McCauley, seconded by White, that the

Commission issue a certificate of appropriateness for the application at 217 South Seventh Street, a contributing property in the Old West Side Historic District, to replace asphalt shingles with metal shingles, 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 9 and 10 and the guidelines for roofs and building site, as well as the Ann Arbor Historic District Design Guidelines, particularly as they pertain to roofs.

(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.

The members of the Commission took into consideration the presented application and discussed the matter.

On a voice vote, the vote was as follows with the Vice Chair declaring the motion carried.

Certificate of Appropriateness was Granted.

Yeas: 5 - White, Ramsburgh, McCauley, Vice Chair Bushkuhl, and Secretary Beeson

Nays: 0

Absent: 2 - Chair Stulberg, and Ross

E-7 **14-1240**

HDC14-148; 418 South First St - Metal Roof on Garage/Studio - OWSHD

Jill Thacher presented the following staff report:

BACKGROUND:

This simple single-story cottage first appears in the 1928 Polk City Directory as the home of Gottlieb Weltz, a mason. It features a partial-width front porch and one-over-one double hung windows. The

house has had at least two rear additions since 1965. The garage does not appear on the 1965 Sanborn map, and was either constructed after that date or moved to its current site.

The applicant received a Certificate of Appropriateness from the HDC in August 2011 to demolish the existing garage and construct a new two story tandem garage with a studio above it (HDC11-103).

The applicant also received a Certificate of Appropriateness in July 2013 to modify the design of the garage/studio (HDC13-098), and a Certificate of Appropriateness in February 2014 to install solar panels onto the previously approved garage (HDC14-009).

LOCATION:

The site is located on the west side of South First Street, south of West William and north of West Jefferson.

APPLICATION:

The owners are seeking HDC approval to do the following work to a non-contributing structure: (1) replace existing asphalt shingles with standing seam steel roofing; (2) replace the person door at the east side of the south elevation with a window; and (3) add one square window to the second floor south elevation.

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 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):

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.

STAFF FINDINGS:

1) The homeowners desire a long-lasting steel roof that will outlive their solar panel installation and avoid the lead and arsenic runoff caused by asphalt shingles. Solar panels previously approved by the Commission would be clamped directly to the standing seams on the roof of the new garage/studio. The roof color is a very light steel grey with a clear finish, as illustrated by two photos in the application. The light color is more reflective and lowers air conditioning costs.

2) Since this is a new structure, the use of a metal roof is appropriate. The color is acceptable, and the roof does not affect the integrity of the historic home on the site, or neighboring historic structures.

3) The two proposed windows on the south elevation are an appropriate design and scale.

4) Staff recommends approval since the application meets the SOI Standards and Guidelines, and the Ann Arbor Historic District Design Guidelines.

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

Commissioners McCauley and Ross visited the site as part of their review.

McCauley said he was in favor of the application and agrees with the staff report, adding that the window changes are minimal and it is a non-contributing building. He said the building is very tall and that was his only concern, and the Commission might need to think about this issue in the future.

PUBLIC HEARING:

Margaret Wong, owner and Architect, was available to respond to the Commission's enquiries.

Noting no further public speakers, the Vice Chair declared the public hearing closed.

A motion was made by Ramsburgh, seconded by White, that the Commission issue a certificate of appropriateness for the application at 418 South First Street, a contributing property in the Old West Side Historic District, to (1) replace existing asphalt shingles with standing seam steel roofing; (2) replace the person door at the east side of the south elevation with a window; and (3) add one square window to the second floor south elevation, 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 9 and 10 and the guidelines for building site, as well as the Ann Arbor Historic District Design Guidelines.

(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.

The members of the Commission took into consideration the presented application and discussed the matter.

On a voice vote, the vote was as follows with the Vice Chair declaring the motion carried.

Certificate of Appropriateness was Granted.

Yeas: 5 - White, Ramsburgh, McCauley, Vice Chair Bushkuhl, and Secretary Beeson

Nays: 0

Absent: 2 - Chair Stulberg, and Ross

E-8 [14-1241](#)

HDC14-150; 611 East Liberty St - New Sign-'Salads Up' - SSHD

Jill Thacher presented the following staff report:

BACKGROUND:

This single-story, brick, modern commercial building was constructed in 1949. The Budget Shop occupied the space from 1949 until at least the early 1980s.

LOCATION:

The site is located on the north side of East Liberty Street, west of South State Street.

APPLICATION:

The applicant seeks HDC approval to install new signage and lighting to the storefront.

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.

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

Storefronts**Not Recommended:**

Introducing a new design that is incompatible in size, scale, materials, and color; using inappropriately scaled signs and logos or other types of signs that obscure, damage, or destroy remaining character-defining features of the historic building; using new illuminated signs.

From the Ann Arbor Historic District Design Guidelines:

Design Guidelines for Storefronts**Appropriate:**

Designing and constructing a new storefront when the historic storefront is completely missing. It may be an accurate restoration using historic, pictorial, and physical documentation; or be a new design that is

compatible with the size, scale, material, and color of the historic building. New designs should be flush with the façade and be kept as simple as possible.

Not Appropriate:

Installing a new storefront that is incompatible in size and material with the historic building and district.

Removing or radically changing storefronts and their features which are important in defining the overall historic character of the building so that the character is diminished.

Design Guidelines for Signs

Appropriate:

Attaching signage through masonry joints, not masonry units, or through materials that can be easily repaired, such as wood, when the signage is removed.

Installing signage that is subordinate to the overall building composition.

Placing signs to align with others along the commercial block face.

STAFF FINDINGS

- 1) This building is a non-contributing structure in the State Street Historic District. For many years the occupying businesses have had only an awning showing advertising.*
- 2) The Salads Up wall sign consists of individual aluminum pin mounted letters. The sign artist has indicated to staff that he can hit the mortar joints with the pins. A round, aluminum, 2' diameter projecting sign is also proposed to draw the attention of pedestrians.*
- 3) Lighting via orange-finished angled barn lights is attractive and acceptable as a design feature of the storefront since it is a non-contributing structure and will not detract from any historic structures.*
- 4) Staff believes that the design of the signage is simple, compatible, and appropriate with the State Street Historic District.*

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

McCauley said he can understand the desire of the applicant to want to spruce up the building and bring some attention to it. He said during their

site visit, Commissioner Ross expressed concern about the goose neck lighting, noting that it is something they have been very hesitant over on several applications. He said his thoughts on this application is that it is a non-contributing structure and there is not a whole lot going on with the building, so he didn't have a problem with it on this application, since it was not detracting from anything. He said the masonry on the building is in bad shape considering that the building is not from the 1849, but 1949. He said it must be a soft brick, given that it is falling apart. He said he felt the mural was completely appropriate and he thought it should be included in the motion to cover that whole side of the building. He felt it would be a nice contribution to the character of the block since this building is not contributing a lot on the street. He said he was in favor of the application, adding that he was interested to hear what the Commission had to say about the goose neck lighting. He said given that there was not much architectural character on the building he didn't feel anything would be lost or that it would detract from anything.

PUBLIC HEARING:

Mark Chalou, Chalou Designs, 3458 East Pineview Drive, Dexter, Applicant, was available to respond to the Commission's enquiries.

Noting no further public speakers, the Vice Chair declared the public hearing closed.

A motion was made by Beeson, seconded by White that the Historic District Commission issue a certificate of appropriateness for the application at 611 East Liberty Street, a contributing property in the State Street Historic District, to install signage, as well as a mural along the west wall, on the following conditions; The blade sign maximum is 28 inches in diameter, and the goose neck lighting above the blade sign will be reduced to 10 inch fixtures. The work as conditioned is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the Ann Arbor Historic District Design Guidelines for signs and storefronts, and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standard 9, and the guidelines for storefronts.

(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.

The members of the Commission took into consideration the presented application and discussed the matter.

On a voice vote, the vote was as follows with the Vice Chair declaring the amended motion carried.

Certificate of Appropriateness was Granted.

Yeas: 5 - White, Ramsburgh, McCauley, Vice Chair Bushkuhl, and Secretary Beeson

Nays: 0

Absent: 2 - Chair Stulberg, and Ross

E-9 [14-1242](#)

HDC14-151; 300 South Ashley St - New Sign-‘Fleetwood Diner’ - MSHD

Jill Thacher presented the following staff report:

BACKGROUND:

The Dag-Wood Diner was shipped as a kit from the Dag-Wood Diner Company in Toledo and opened in 1949. It was originally clad in pale yellow enameled-steel panels, which were covered by the current stainless steel in the late 1990s. Mark Hodesh bought the Dag-Wood in 1971 and renamed it the Fleetwood, which it has been called for the last 43 years.

LOCATION:

The site is on the southwest corner of South Ashley Street and East Liberty Street.

APPLICATION:

The applicant seeks HDC approval to add a new sign and a fence to screen mechanical equipment on the roof.

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.

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

Storefronts

Not Recommended:

Introducing a new design that is incompatible in size, scale, material, and color; using inappropriately scaled signs and logos or other types of signs that obscure, damage, or destroy remaining character-defining features of the historic building; using new illuminated signs.

From the Ann Arbor Historic District Design Guidelines:

Signs

Appropriate:

Installing signage that is subordinate to the overall building composition.

Placing signs to align with others along the commercial block face.

STAFF FINDINGS

- 1) The diner is a non-contributing structure in the Main Street Historic District since it was built outside of the pre-1943 period of significance. The stainless steel cladding added in the 1990s was allowed by the Commission mainly because of this.*
- 2) The existing sign is a wood-framed lightbox sitting directly upon the roof of the structure which has been there since the 1971 name change. The proposed sign and screening fence would have feet attached to the roof to give 4" of clearance.*
- 3) The sign is big – 16'8" wide and just over 4' tall (without the two neon strips at the top), which is slightly wider (9") than the existing sign. It will be mounted at an angle, not straight across the front edge of the building, in order to make it more visible from Main Street. The letters, arrow, and top bars are neon, and two LED spotlights sit on the roof and illuminate the Coca-Cola emblems.*
- 4) The stainless steel screen is the same height as the sign and will hide the many pieces of ductwork and mechanical equipment on the roof that were not present or required when the diner first opened.*
- 5) Staff recommends approval of the application. The sign is large, but so is the existing sign. The screen will hide modern equipment on the roof and result in less distraction from the rest of the building. The work will not negatively impact surrounding historic resources.*

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

Commissioners McCauley and Ross visited the site as part of their review.

McCauley said he agreed with the staff report. He said he would be partly sad to see the old sign go because it had been there for so long, but the new sign is complimentary and fits the style of the diner and he was in favor of the application.

PUBLIC HEARING:

Mark Chalou, Chalou Designs, 3458 East Pineview Drive, Dexter, Applicant, was available to respond to the Commission's enquiries.

Noting no further public speakers, the Vice Chair declared the public hearing closed.

A motion was made by Beeson, seconded by White, that the Commission issue a certificate of appropriateness for the application at 300 South Ashley Street, a non-contributing structure in the Main Street Historic District, to replace the existing sign with a new one and to add a screening fence on the roof, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the building and the surrounding area and meets The City of Ann Arbor Historic District Design Guidelines for signs, and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standard 9 and the guidelines for storefronts.

(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.

The members of the Commission took into consideration the presented application and discussed the matter.

On a voice vote, the vote was as follows with the Vice Chair declaring the motion carried.

Certificate of Appropriateness was Granted.

Yeas: 5 - White, Ramsburgh, McCauley, Vice Chair Bushkuhl, and Secretary Beeson

Nays: 0

Absent: 2 - Chair Stulberg, and Ross

E-10 [14-1243](#) HDC14-152; 309 South State St - Replace Storefront Windows - SSHD

Jill Thacher presented the following staff report:

BACKGROUND:

The 1910 two-story brick commercial building at 307 and 309 South State Street has Beaux-Arts arches, stone trim, wide pilasters, and significant window keystones. It appears that a large cornice was removed and bricked over. The building was first occupied by Huston Brothers Billiards, Bowling, and Cigars. The brothers were Corwin, Irvin, and Roscoe Huston. In the late nineteen-teens, Corwin was a national champion at amateur billiards.

LOCATION:

The site is located on the east side of South State Street, north of North University Avenue and south of East Liberty Street.

APPLICATION:

The applicant seeks HDC approval to replace the wood mullioned storefront windows with an aluminum window system to match the storefront at 307 (the other half of the building).

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.*

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

Storefronts

Not Recommended:

Removing or radically changing storefronts--and their features--which

are important in defining the overall historic character of the building so that, as a result, the character is diminished.

From the Ann Arbor Historic District Design Guidelines:

Storefronts

Not Appropriate:

Installing a new storefront that is incompatible in size and material with the historic building and district.

Removing or radically changing storefronts and their features which are important in defining the overall historic character of the building so that the character is diminished.

STAFF FINDINGS

- 1. The age of the current storefront window system is unknown, but it was not there in 1976 (see photo at end of staff report). The business owner would like glass without mullions in order to maximize merchandise visibility.*
- 2. Since the current window system is clearly modern, its replacement with a simple aluminum system to match the building's other storefront is appropriate. The proposed framing has a 1 3/4" reveal on the stiles and rails and is a bronze anodized color.*
- 3. Staff believes the work is appropriate and does not detract from the historic character of the building.*

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

Commissioners McCauley and Ross visited the site as part of their review.

McCauley said the application is a straight forward application and he agreed with the staff report that the proposed work should be approved.

PUBLIC HEARING:

Kate Dverksen, Owner of Verbena, was available to respond to the Commission's enquiries.

Noting no further public speakers, the Vice Chair declared the public hearing closed.

A motion was made by Ramsburgh, seconded by White, that the

Historic District Commission issue a certificate of appropriateness for the application at 309 South State Street, a contributing property in the State Street Historic District, to install a new storefront window system, 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 Design Guidelines and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 1, 2, 5, and 6, and both sets of guidelines for storefronts.

(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.

(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.

The members of the Commission took into consideration the presented application and discussed the matter.

On a voice vote, the vote was as follows with the Vice Chair declaring the motion carried.

Certificate of Appropriateness was Granted.

Yeas: 5 - White, Ramsburgh, McCauley, Vice Chair Bushkuhl, and Secretary Beeson

Nays: 0

Absent: 2 - Chair Stulberg, and Ross

F UNFINISHED BUSINESS

F-1 [14-1244](#) HDC14-107; 551 Second St - New Studio/Garage - OWSHD

Jill Thacher presented the following Memo:

M E M O R A N D U M

To: Historic District Commission

From: Jill Thacher, Historic Preservation Coordinator

Date: August 14, 2014

Re: Additional information for 551 Second Street shed application

The project architect has included an itemized cost estimate to move and repair the garage. The subtotal is \$29,000 plus 50% for overhead and profit, for a total of \$43,500. This does not include finishing the interior for an art studio, only rehabilitating the existing structure.

Also included is a suggested evaluation method for accessory building applications. Staff has not fully reviewed the memo yet, but appreciates the effort made to help address the issue. The Commission may discuss this at the meeting at their discretion.

The original staff report is attached, and the standards and guidelines still apply. Staff's opinion is that the project meets the Secretary of the Interior's Standards and Guidelines and the Ann Arbor Historic District Design Guidelines.

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

Commissioners McCauley and Ross visited the site as part of their review.

McCauley said he felt the two main points to consider were the condition of the building and the position of the building and whether or not it was feasible to move it to a location that was appropriate.

PUBLIC HEARING:

Marc Rueter, Rueter Associates Architects, 515 Fifth Street, Ann Arbor, was available to respond to the Commission's enquiries.

Jerri Jenista, Owner, was available to respond to the Commission's enquiries.

Noting no further public speakers, the Vice Chair declared the public hearing closed.

A motion was made by Beeson, seconded by White, that the

Commission issue a certificate of appropriateness for the application at 551 Second Street, a contributing structure in the Old West Side Historic District, to demolish a 320 square foot garage and construct a new 416 square foot art studio. As proposed, the work is compatible in exterior design, arrangement, materials, and relationship to the building and the surrounding area and meets The City of Ann Arbor Historic District Design Guidelines for accessory structures, and 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.

(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 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.

The members of the Commission took into consideration the presented application and discussed the matter.

On a voice vote, the vote was as follows with the Vice Chair declaring the amended motion carried.

Certificate of Appropriateness was Granted.

Yeas: 4 - White, Ramsburgh, Vice Chair Bushkuhl, and Secretary Beeson

Nays: 1 - McCauley

Absent: 2 - Chair Stulberg, and Ross

G NEW BUSINESS

H APPROVAL OF MINUTES

[14-1245](#) Historic District Commission Meeting Minutes of the July 10, 2014

The Minutes were unanimously Approved by the Commission. On a voice vote, the Vice Chair declared the motion carried.

I REPORTS FROM COMMISSIONERS

J ASSIGNMENTS

Review Committee: Monday, September 8, 2014, at 5:00 pm for the September 11, 2014 Regular Meeting

McCauley volunteered for the September Review Committee with Bushkuhl as back-up. Thacher would check with Ross on her availability.

K REPORTS FROM STAFF

[14-1246](#) July 2014 HDC Staff Activities

Received and Filed

L CONCERNS OF COMMISSIONERS

M COMMUNICATIONS

[14-1247](#) Various Communications to the HDC

Received and Filed

N ADJOURNMENT

The meeting was unanimously adjourned at 10:22 p.m. On a voice vote, the Chair declared the motion carried.

Ben Bushkuhl
Vice Chairperson of the Historic District Commission

Mia Gale
Recording Secretary

Community Television Network Channel 16 live televised public meetings are also available to watch live online from CTN's website, www.a2gov.org/ctn, on "The Meeting Place" page (<http://www.a2gov.org/livemeetings>).

Live Web streaming is one more way, in addition to these listed below, to stay in touch with Ann Arbor City Council and board and commission actions and deliberations.

- *Video on Demand: Replay public meetings at your convenience online at www.a2gov.org/government/city_administration/communicationsoffice/ctn/Pages/VideoOnDemand.aspx*
- *Cable: Watch CTN Channel 16 public meeting programming via Comcast Cable channel 16.*

The complete record of this meeting is available in video format at www.a2gov.org/ctn, on "The Meeting Place" page (<http://www.a2gov.org/livemeetings>), or is available for a nominal fee by contacting CTN at (734) 794-6150.