



City of Ann Arbor
Formal Minutes
Historic District Commission

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

Thursday, April 9, 2015

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**

Alexis DiLeo called the roll.

Staff Present: Alexis DiLeo

Present: 6 - Robert White, Ellen Ramsburgh, Patrick McCauley,
Benjamin L. Bushkuhl, John Beeson, and Jennifer Ross

Absent: 1 - Thomas Stulberg

C **APPROVAL OF AGENDA**

The agenda was unanimously Approved as presented. On a voice vote, the Vice Chair declared the motion carried.

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

Ethel Potts, 1014 Elder Blvd, Ann Arbor, requested that the Commission allow for public comment at the end of the meeting.

E **HEARINGS**

E-1 **15-0416** HDC15-029; 436 Third Street - Add Window and Skylight -- OWSHD

Tornado sirens sounded and the Commission and all present at the meeting moved to the basement taking safe cover. Meeting was postponed until 7:45 p.m.

Alexis DiLeo presented the following staff report:

BACKGROUND:

This stately Queen Ann appears to have been used as a duplex at least as early as 1894, when the house was number 40 and number 42 Third Street. Mary Baessler, widow of John, resided in 40, and Jonas Beck, a carpenter, lived in 42, per the Polk City Directory. In 1898 when addresses were renumbered it was given the single address of 436. Sometime between 1899 and 1908 a one-story wing was added to the north side of the two-story house.

What staff is calling a “carriage house” is not shown on the 1899 Sanborn map, but appears on the 1908 and 1916 Sanborn maps as a two-story barn with a one-story addition on the north end. The 1925 Sanborn shows the one-story concrete addition on the south end that was built as an ice cream factory. By 1970, the carriage house was used as a warehouse and the ice cream factory was a “detergent lab”. The one-story addition had been removed. The second floor, with its gambrel roof, was added by John Stafford in the 1980s.

In November, 2014 the HDC approved a new front porch and balcony on the shop, a dormer on the rear, a deck and entry door, new windows and skylights in existing and new openings, a paver patio, bulkhead doors, and the removal of some non-original elements.

LOCATION:

The site is located on the west side of Third Street, south of West Liberty and north of West Jefferson.

APPLICATION:

The applicant seeks HDC approval to add a new wood double-hung window in a new opening on the east elevation of the carriage house, south of the front door; and to add three flat and two tube skylights to the rear (west) facing roof.

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 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):

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:

Changing the number, location, and size or glazing pattern of windows by cutting new openings, blocking-in, or installing replacement sash which does not fit the historic opening.

STAFF FINDINGS:

- 1. The proposed double-hung window is 28" wide and 42" tall, all wood,*

and manufactured by Marvin. It matches a previously approved new window in a new opening on the other (north) side of the front door. As currently approved, the first floor of this apartment has only three windows – two double-hung and one sidelight next to the door. Staff's comments from the previous application still apply: Since the character of the carriage house has already been changed to a residential appearance, and since this is a secondary building, and since it's not visible from the street, staff finds this addition acceptable.

2. The project has been modified to eliminate the previously approved large dormer on the back (west-facing roof) of the carriage house. In its place, three skylights and two light tubes are proposed. Per the applicant, two manually operable ones are 25.5" x 37.5", one fixed skylight is 25.5" x 25.5", and the light tubes are 14" across the dome. The skylights are 8 3/8" tall (necessitating this application – staff can only approve skylights up to 6" above the roof surface), and the light tubes are around 5"- 6" tall. All face the backyard neighbor's garage and are minimally intrusive to the historic character of the structure and neighborhood. Again, the skylights will greatly augment the natural light in this unit, which won't get much from the existing second floor windows because of their locations on the north and east sides of the building.

3. Staff believes that the proposed work meets the Secretary of the Interior's Standards, the Secretary of the Interior's Guidelines for Rehabilitation, and the Ann Arbor Historic District Design Guidelines.

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioner Ramsburgh and staff visited the site.

Ramsburgh said she agreed with the staff report noting that all the skylights are facing the backyard neighbor's garage and are minimally intrusive to the historic character of the structure and neighborhood.

PUBLIC HEARING:

Tresna Taylor, 323 Mulholland Street, Ann Arbor, Architect, was present to respond to enquiries from the Commission.

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

Move by McCauley, seconded by White, that the Commission issue a certificate of appropriateness for the application at 436 Third

Street, a contributing property in the Old West Side Historic District, to add a new wood double-hung window in a new opening on the east elevation of the carriage house; and to add three flat and two tube skylights to the rear (west) facing 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 1, 2, 9 and 10 and the guidelines for windows; and the Ann Arbor Historic District Design Guidelines for windows.

COMMISSION DISCUSSION:

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 Chair declared the motion carried.

Certificate of Appropriateness was Granted.

Yeas: 6 - White, Ramsburgh, McCauley, Vice Chair Bushkuhl, Secretary Beeson, and Ross

Nays: 0

Absent: 1 - Chair Stulberg

E-2 [15-0417](#) HDC15-037; 1312 Broadway Street - Adding Dormer -- BHD

Alexis DiLeo presented the following staff report:

BACKGROUND:

This side-gabled Greek Revival cottage is included in the 1868 Polk City Directory as #56 Broadway, home of the Jones family. The 1869 directory tells us that James Jones, who resided at 56 Broadway, also ran a cooper shop at 43 Broadway. The record is unclear, but the house could date back to the 1830s. See the attached Broadway Historic District survey sheet for more information.

LOCATION:

The site is located on the south side of Broadway Street, across the street and just east of Jones Drive.

APPLICATION:

The applicant seeks HDC approval to install a new dormer on the rear 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):

Roofs**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.

Not Recommended:

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

Windows**Not Recommended:**

Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure,

damage, or destroy character-defining features.

District or Neighborhood Setting

Not Recommended:

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

From the City of Ann Arbor Design Guidelines:

Roofs

Not Appropriate: Adding chimneys, cupolas, or dormers where not appropriate.

STAFF FINDINGS:

1. This simple shed dormer is requested to allow the owner enough headroom to walk up the stairs to the second floor without hitting his head or having to duck. The sides of the dormer would be clad in shakes. The shake material is not specified, but staff's opinion is that wood or artificial (cementitious or vinyl) shakes would be appropriate for this small installation on the back of the house. The dormer would have two 36" wide x 30" tall clad wood casement windows, which are appropriate given that the rear elevation has no architecturally significant windows.

2. A stack vent would be relocated to make way for the dormer. The new location is appropriate.

3. The work is inconspicuous from the public right-of-way, and does not damage or destroy character-defining features of this very historic house. Staff finds the work compatible in exterior design, arrangement, material, and relationship to the rest of the building and the surrounding area, and finds that it meets the Secretary of the Interior's Standards and Guidelines for Rehabilitation, and the Ann Arbor Historic District Design Guidelines.

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioner Ramsburgh and staff visited the site.

Ramsburgh said she agreed with the staff report, adding that the house was small and the proposed dormer on the rear of the house would not be visible from the street and barely visible from the side elevation.

PUBLIC HEARING:

Cullen Leggett, 1312 Broadway Street, Owner, was present to respond to enquiries from the Commission.

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

Moved by Ramsburgh, seconded by White, that the Commission issue a certificate of appropriateness for the application at 1312 Broadway Street, a contributing property in the Broadway Historic District, to install a new dormer with casement windows on the rear elevation of the 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 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 9 and 10 and the guidelines for roofs and windows.

COMMISSION DISCUSSION:

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 Chair declaring the motion carried.

Certificate of Appropriateness was Granted.

Yeas: 6 - White, Ramsburgh, McCauley, Vice Chair Bushkuhl, Secretary Beeson, and Ross

Nays: 0

Absent: 1 - Chair Stulberg

E-3 [15-0418](#) HDC15-036; 301 S. Main Street - Signage/Clock -- MSHD

Alexis DiLeo 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 Orchestration 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 owners of 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 (HDC14-207); new windows, sign refurbishments, skylights, and changes to the building entrances (HDC14-082), and a roofdeck and stair enclosure (HDC14-275).

LOCATION:

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

APPLICATION:

The applicant seeks HDC approval to replace an existing projecting sign with a new projecting "Shinola" sign.

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 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 lit from external light fixtures above or below the sign.

Installing signage that is subordinate to the overall building composition.

STAFF FINDINGS

1. The proposed sign is shaped like a pocket watch that is 37 ¾" in diameter. The mounting bracket adds an additional 5 5/8", for a total of 43 ¾" extending from the wall. The sign is 12" deep. The sign is not noted as

being illuminated, and staff told the sign company that internal illumination is not appropriate, but there is reference to electrical conduit for “control and illumination” on the drawings. Therefore, staff has conditioned the proposed motion on the sign being non-illuminated.

2. The sign is proposed at an appropriate height and is a size compatible with the historic structure. Staff asked the sign company (who was handling the assembly of the application) to consider locating the sign on the south end of the South Main Street storefront and leaving and re-facing the existing three-sided sign, but the business owners declined.

3. The existing three-sided sign was erected for Hutzel’s clothing store in February of 1960, predating the sign code. In November of 1990 the Sign Board of Appeals granted a variance to allow the over-sized sign to remain (it projects 6’ from the side of the building: sign code’s maximum is 4’) and for the side panels to be replaced for a new tenant. At that time the HDC supported an application for the panels to be replaced and the sign to be retained. The sign was installed after the period of significance for the Main Street Historic District (pre-1944).

4. The three-sided sign’s non-conforming status is similar to that of the Beer Depot sign on East William Street, which fell down in 2011. That sign was also installed after the period of significance for its district. The HDC passed a resolution of support encouraging the Sign Board of Appeals to allow the sign to be reinstalled in the same location, but it could not require the sign to be put back up since it was not originally erected during the period of significance. Another example is the Fleetwood Diner sign, which was recently allowed to be replaced with a new sign. Staff only mentions this because the Fleetwood sign was included in initial discussions regarding signs of local historic significance.

5. A discussion of signs of local significance was begun in 2011 after the Beer Depot sign fell down. Though the creation of a list of non-contributing signs of local historic significance was originally discussed by the HDC in 2011, the discussion evolved into the following language, which was incorporated into the city sign ordinance in 2012 or 2013 (Chapter 61 Signs, 5:517 Appeals):

For a building or property that is designated as historic by federal, state or local government, the Zoning Board of Appeals may consider it to be a hardship or practical difficulty and may grant a variance, if the Historic District Commission has made a determination that a proposed sign is

necessary and integral to the historic character of the building or property.

Since the three-sided sign already has a variance, this language would not be applied.

6. Since the three-sided sign is non-conforming and has a variance, it may not be moved, nor may it be taken down, stored and reinstalled later.

7. The design and scale of the proposed pocket watch sign are appropriate, and the sign is compatible with the historic building and surrounding structures.

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioner Ramsburgh and staff visited the site.

Ramsburgh said she visited the site on Monday with staff and said the present sign is one that is very familiar to Ann Arbor's downtown.

PUBLIC HEARING:

Rachel Lovosz, 485 W. Milwaukee, Detroit, Project Manager, was present to respond to enquiries from the Commission.

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

Moved 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 replace an existing projecting sign with a new projecting "Shinola" pocket watch sign on the following condition: that the sign may not be internally illuminated. As conditioned, 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, in particular the guidelines for signs, and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 1, 2, 9, and 10, and the guidelines for storefronts.

COMMISSION DISCUSSION:

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 Chair declaring the motion carried.

Certificate of Appropriateness was Granted.

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

Nays: 2 - Ramsburgh, and Ross

Absent: 1 - Chair Stulberg

E-4 **15-0419** HDC15-038; 822 West Jefferson Street - New 2-Story House -- OWSHD

Alexis DiLeo presented the following staff report:

BACKGROUND:

This vacant lot was formerly part of a larger lot that included the houses at 818 and 814 West Jefferson. It appears to have always been vacant.

LOCATION:

The site is located on the northeast corner of West Jefferson and South Seventh Streets.

APPLICATION:

The applicant seeks HDC approval to construct a new two-story home on the lot and remove a landmark tree.

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.

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

Guidelines for All New Construction

New Construction in Historic Residential Settings

STAFF FINDINGS

- 1. The site is currently vacant and has been used as a garden and landscaped area for the home as 818 next door. On the center of the lot is a landmark spruce tree that would have to be removed to allow construction of a house.*
- 2. The proposed house's front setback along West Jefferson is consistent with those of other homes on the block, as is the gable-front orientation and height of the roof ridge. To make the building discernible from surrounding houses that contribute to the historic character of the Old West Side, the design incorporates an offset roof ridge and two-story stair enclosure on the east side that reflect modern architectural practices.*
- 3. The front façade reflects the proportions and features of contributing structures on the block in its height, fenestration, and inset front porch. The triple-glazed windows are casements throughout the house, with deeply inset glazing that will cast strong shadow lines.*
- 4. The west side elevation (facing South Seventh), is more modern in appearance, mainly because of the irregular size and spacing of the second floor windows. The lot slopes and is about seven feet higher in the*

front than at the back, This allows a driveway off South Seventh and a garage partially underneath the house. On top of the other part of the garage is a deck accessed from the main floor of the house, and a stairway leading down to the backyard.

5. Materials include cladding of smooth cementitious lap siding on most of the house, with the exception of the east side of the stair enclosure which is clad in tongue-and-groove vertical wood. Window, soffit, and other trim is "engineered". The front and rear porch railings and posts are wood, and the base of the front porch is clad in brick veneer. Front and rear doors are fiberglass with a single full light. Windows are triple-paned vinyl. A basement egress window and well are located near the front of the house on the west elevation. Staff feels the proposed materials are modern yet compatible in appearance with the surrounding district.

6. A landscape plan is provided that shows native plant materials and grapevine trellises along the rear property line. The landscaping is appropriate in layout and scale for the proposed house and surrounding district.

7. Both roof faces are proposed to be covered by solar panels. The panels are in three equally sized and spaced groups on the west-face. The larger east roof-face has more panels, also in three groups. Since the building is modern and the solar does not necessarily need to be hidden in a way that is appropriate on most historic homes, staff feels that silver-edged panels are acceptable (instead of black-on-black).

8. The building reflects the scale and massing of the adjacent properties, and modern materials reflect the historic materials used on the adjacent buildings. It is staff's opinion that the proposed house is generally compatible in exterior design, arrangement, texture, material and relationship to the surrounding neighborhood and meets The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation, particularly numbers 9 and 10, and the Ann Arbor Historic District Commission Guidelines for new construction.

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioner Ramsburgh and staff visited the site.

Ramsburgh said she visited the site on Monday with staff, noting that the site currently has a beautiful garden on it containing a lot of native plants and trees. She said during the site visit they noted neighboring properties

and their porches.

PUBLIC HEARING:

Panos Tharouniatis, Owner and representative of Urban Energy Works LLC., was present to respond to enquiries from the Commission and present his project.

Ethel Potts, 1014 Elder Street, said it would be nice to maintain part of the vegetation on this lovely lot, and felt it was too bad that it would be lost with the new construction.

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

Moved by Ross, seconded by White, that the Commission issue a certificate of appropriateness for the application at 822 West Jefferson Street, a contributing property in the Old West Side Historic District, to permit the construction of a 2 story residence as detailed on the submitted drawings. The proposed 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, particularly those for new construction.

COMMISSION DISCUSSION:

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

McCauley, Ramsburgh, Ross, and Beeson expressed concern with the proposed esthetics of the new house and that it would not fit into the streetscape of the historic neighborhood. They felt that it was too jarring for the Old West Side Historic District. They expressed support for the massing and size, but expressed concern with the façade facing Seventh Street. The Board felt it would be easiest to vote the application down and allow the Architect to go back to the drawing board to begin again on the placement of windows on Seventh Street. They felt the house would better fit into the neighborhood if windows were positioned all vertically or all horizontally, instead of going in both directions. They offered to stay after the meeting or set up a working session to work with the applicant to review historical guidelines for new construction.

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

Application denied.

Yeas: 0

Nays: 6 - White, Ramsburgh, McCauley, Vice Chair Bushkuhl, Secretary Beeson, and Ross

Absent: 1 - Chair Stulberg

F UNFINISHED BUSINESS

G NEW BUSINESS

- G-1 [15-0420](#)** Downtown Premium Prioritization Information and Input - Discussion with staff about a planning initiative to evaluation the Downtown Zoning Premium options. Staff will review the premium options currently offered and seek feedback on whether the premiums, especially those dealing with historic preservation, are effective, and what changes if any should be considered.

DiLeo presented the Downtown Premium Prioritization Information to the Commission.

Alexis DiLeo lead a discussion regarding the Downtown Zoning Premium Prioritization project, focusing on the Commission's opinions on how the zoning premiums could be improved. Commissioner Beeson stated that the lack of standards for receiving the historic preservation premium was a significant concern. He and the rest of the Commission would prefer that the entire historic structure be preserved to receive the historic preservation premium, and cited the "façade-ectomy" of the Bus Depot as part of the new hotel under construction at 116 West Huron Street as an example of what they do not wish to see again.

Commissioner Ramsburgh and the Commission would like to improve how premiums are employed when the sites are adjacent to historic districts. She would like more oversight and input into the design of developments when premiums are used next to historic districts by staff, the Design Review Board, and/or the Historic District Commission.

Commissioner Bushkul worried that quality design is not longer part of downtown development and suggested that premiums should be

somehow linked to approval by the Design Review Board. He felt that having a sense of permanence, and having high quality design, was very important to downtown. Other commissioners offered similar suggestions and examples. The Commission recommends offering incentives to utilize high quality materials, rewarding the use of better and sometimes more expensive materials to increase a building's lifespan and longevity with floor area premiums.

Commissioner Beeson offered many thoughts and suggestions regarding improving the green building premiums. Overall, he recommends significantly increasing the minimum requirements of green building to receive the green building premium.

DiLeo will forward the Commissioner's feedback to the consultant working on the Downtown Zoning Premium Prioritization project.

AUDIENCE PARTICIPATION:

Ethel Potts, 1014 Elder Blvd., Ann Arbor, said she felt the Design Guidelines need to be redone and strengthened. She said if the City felt something was important enough, then they should write it into the code directly, and not just offer incentives.

Douglas Botsford, 1501 Arborview Blvd, Ann Arbor, said it was important to give opportunities to those who invested long term in the community and not only to those developers who came into town to take advantage of incentives.

Received and Filed

H APPROVAL OF MINUTES

15-0422 Minutes of the March 12, 2015 HDC Meeting

The Minutes were unanimously Approved by the Commission and forwarded to the City Council. On a voice vote, the Vice Chair declared the motion carried.

I REPORTS FROM COMMISSIONERS

J ASSIGNMENTS

Review Committee: Monday, May 11, 2015, at 5:00 pm for the May 13, 2015 Regular Meeting

Commissioners Ross and Bushkuhl volunteered for the May Review Committee.

K REPORTS FROM STAFF

[15-0421](#) March 2015 HDC Staff Activities

Received and Filed

L CONCERNS OF COMMISSIONERS

M COMMUNICATIONS

[15-0423](#) Various Communications to the HDC

Received and Filed

N ADJOURNMENT

The meeting was unanimously adjourned at 10:16 p.m.

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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.

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- *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.