



**APPROVED MINUTES OF THE REGULAR SESSION OF THE
HISTORIC DISTRICT COMMISSION OF THE CITY OF ANN ARBOR
Thursday, October 11, 2007**

Commissioners Present: Susan Wineberg, Sarah Shotwell, Michael Bruner, Jim Henrichs, Kristina Glusac and Robert White **(6)**

Commissioners Absent: Vacancy **(1)**

Staff Present: Jill Thacher, HDC Coordinator/Planner II, Kristine Kidorf, Kidorf Preservation Consulting and Brenda Acquaviva, Administrative Support Specialist V, Planning and Development Services **(3)**

CALL TO ORDER:

Commissioner White called the meeting to order at 7:00 p.m. Commissioner White extended a warm welcome to the Holland Historic District Commission who are visiting the city of Ann Arbor and touring its historic districts as guests of the A2 HDC.

ROLL CALL:

Quorum satisfied.

APPROVAL OF THE AGENDA:

Moved by Commissioner Wineberg, Seconded by Commissioner Shotwell **“to approve the agenda as presented.”**

On a Voice Vote – MOTION TO APPROVE - *PASSED* - *UNANIMOUS*

A - HEARINGS

A-1 430 SOUTH FIRST STREET - OWSHD

BACKGROUND: This 1 ¾ story, front-gabled house is distinguished by its full-width stone porch. It first appears in the Polk Directory in 1922 as vacant. In 1923, Henry and Mary E. Diegel lived there. From 1924 through 1939, Mrs. Caroline (Carrie) Baumgartner, widow of William, occupied the house. Vinyl siding was added around 1990.

LOCATION: The site is located on the west side of South First, between West William and West Jefferson Streets.

APPLICATION: The applicant seeks HDC approval to 1) replace fourteen original double hung wood windows with aluminum-clad Pella architect series double hung windows. The trim would stay intact on eleven windows, and three in the back of the house would have new aluminum exterior trim which matches the existing siding. Also, 2) replace the concrete steps that lead up from the front sidewalk in the right of way to a walkway leading to the front porch. The stairs would be widened to 36 inches from the current approximately 30 inches in order to meet code.

STAFF FINDINGS:

1. There are eight different sizes of windows, and window worksheets were provided for each. On all of them, the width of the glass would be reduced either 1¼ inches or 1½ inches, and the height either ¼ inch or ½ inch. This is in keeping with the requirement that the glass size remains within 90% of the original in all directions. The remaining measurements are reported as no change from the existing.
2. The applicant is applying for replacement windows because of lead hazards associated with the existing painted windows. Staff has explained that this is not among the criteria for acceptable window replacement, and has provided the applicant with the Guidelines for Window Evaluation, Repair and Replacement, and a web address for Preservation Brief 37: Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing (<http://www.nps.gov/history/hps/tps/briefs/brief37.htm>).
3. Replacing the front concrete steps with new concrete steps that meet code but are similar in materials and stringer size will not unduly alter this character-defining feature of the front yard. The applicant wishes to reuse the existing handrail.

Owner/Address: Jacqueline Courteau and Paul Graham, 430 S First St, Ann Arbor, MI 48103

Applicant: Cardea Construction Co., 210 Little Lake Drive #12, Ann Arbor, MI 48103

Review Committee: Commissioners Bruner and Henrichs visited the site.

Commissioner Bruner – The windows were as described as in the staff report and do not warrant replacement, and I would not be in favor of that. The stairs are decrepit and need replacement.

Commissioner Henrichs – I would agree that the stairs would not affect the architecture of the house or the site. It would be an improvement to replace the stairs; however, the windows do not seem to be in a poor enough condition to warrant replacing them. They do need a lot of maintenance and repair work – they’ve been neglected, but they don’t seem to warrant replacement.

Applicant Presentation: Jacqueline Courteau, co-owner, was present to speak on behalf of the appeal. She stated that their primary concern is different from what the HDC has considered in the last three years – the lead paint issue. When they started doing interior renovation, they had it tested for lead to make it safe for their children. They found extensive problems and have gone to great lengths to deal with a lot of those in the interior paint and exterior porch paint.

The lead levels, particularly in the bedrooms and the kitchen are one hundred to one hundred fifty times the recommended levels. We looked at the Preservation Brief that Ms. Thacher recommended, and have several questions. That brief is put out by the National Parks Service, which is dedicated to making historic buildings available to the public, but doesn’t address residential housing. I’m not sure that we can compare buildings that people visit for a couple of hours versus homes that children live in. The second concern is that that Brief rates lead dust as ‘high’ in their ratings, and friction surfaces much lower, but my risk assessor and other literature I’ve examined suggests that the whole issue with friction surfaces (and the reason why you can’t use lead encapsulating techniques), is that you’re generating a lot of dust, and we cannot fully deal with the paint issues, so we’ll continue to generate a lot of lead dust.

102 The Brief also allows for a lot of other replacements – the baseboards, the sashes – it doesn't
103 seem to us that they fully excluded those as ways to deal with lead paint, so long as the
104 replacements are similar to what is called for. A final concern was that we are interested in
105 making our home as energy efficient as possible, so we had an energy audit done recently that
106 suggested window replacement. While we value our historic house, history is one of our values,
107 and health and environmental sustainability are other values. She thanked the Commission for
108 its consideration.

109
110 **Questions of the Applicant by the Commission:**

111
112 Commissioner Wineberg – How long have you lived in this home? (Thirteen years).

113
114 Commissioner Glusac (To Coordinator) – For the stair component of the application, what
115 happens to the handrail? (The applicant wants to keep the handrail as long as it's allowed by
116 code). What is it made of? (It's metal pipe).

117
118 **Audience Participation:** None.

119
120 **Discussion by the Commission:**

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122 Commissioner Wineberg – Glad to see that they're keeping the pipe handrail. Those are
123 distinctive and appropriate for the house.

124
125 Commissioner Bruner – I feel it is appropriate to grant approval for the stair.

126
127 **MOTION #1**

128
129 Moved by Commissioner Bruner, Seconded by Commissioner Shotwell, “**that the**
130 **Commission issue a certificate of appropriateness for the portion of the**
131 **application at 430 South First Street in the Old West Side Historic District to**
132 **replace an existing concrete stairway that leads from the public right of way to the**
133 **front porch with a new concrete stairway, ON THE CONDITION that the new**
134 **concrete stringers match the width of the existing stringers. The work as proposed**
135 **is generally compatible in exterior design, arrangement, texture, material and**
136 **relationship to the rest of the building and to the surrounding area and meets the**
137 **Secretary of the Interior's Standards for Rehabilitation standards 2 and 6.”**

138
139 **On a Voice Vote – MOTION PASSED – UNANIMOUS (Application Approved)**

140
141 Commissioner Bruner – Lead paint is not required by law in Michigan to be mitigated or
142 removed. It can be encapsulated in additional layers of paint. The highest danger with lead
143 paint is ‘mouthable’ surfaces or areas where it can be chewed and ingested by children, so
144 lower on the list is ‘dust.’ Any paint that was applied to the jambs on surfaces that might move
145 up and down and generate dust can be removed with paint removal techniques by the
146 homeowner. I would suggest that if there is lead paint on the windows, it's probably also on the
147 baseboards, the door jambs, the moldings and other items within the house that have been
148 painted in the last fifty years, and that should be as strong a concern as replacing the windows.

149
150 Commissioner Shotwell – A comment on the “National Trust” Briefs and the petitioner's
151 comment that the guides are used more for commercial and historic museum type buildings.
152 The National Parks Service guides are to govern buildings whether they are lived in full time or
153 for museums or landmark buildings.

MOTION #2

Moved by Commissioner Bruner, Seconded by Commissioner Shotwell, “**that the Commission deny the portion of the application at 430 South First Street in the Old West Side Historic District to replace 14 original double-hung windows with aluminum clad double-hung windows. The windows are important in defining the overall historic character of the building, and the work does not meet *The Secretary of the Interior’s Standards for Rehabilitation standards 2, 5 and 6.***”

On a Voice Vote – MOTION TO APPROVE - PASSED – UNANIMOUS (Application Denied)

A-2 415 WEST WASHINGTON STREET - OWSHD

BACKGROUND: This 2-story brick industrial building with limestone façade treatment, including piers dividing the building into multiple bays, is articulated with a regular fenestration pattern of multi-light steel sash industrial window units. An operable awning window is centered in each unit. Built for the Michigan Milling Company Cooperage in 1907, the building served the Washtenaw County Road Commission for many years before becoming the Operations Center for the City’s Parks and Recreation Department.

On May 12, 2005 a Certificate of Appropriateness was issued to replace three front-façade steel windows with steel window units equivalent to the existing.

LOCATION: The site is located on the south side of West Washington, immediately west of the railroad tracks and across the street from the Y.

APPLICATION: The applicant seeks HDC approval to 1) board up all of the windows on the site’s structures with wood boards that are painted to match the building and include black painted grid lines to mimic the panes of the current windows; 2) install 10-foot tall chain link fencing abutting the building along the interior courtyard to further secure the building from entry; 3) reinstall a curb cut onto West Liberty Street; 4) install four 100-watt high-pressure sodium cobra head lights on black fiberglass poles that are similar to existing ones on the site near Liberty Street; and 4) resurface the parking areas with recycled crushed concrete, add yellow bumper blocks, and install parking gates on each entrance.

STAFF FINDINGS:

1. All City of Ann Arbor staff that were in this building have moved out, as of the end of September. The City is planning to mothball the building for as long as several years, pending a request for proposals and acceptance of a project for the site. The City, in conjunction with the Downtown Development Authority, plans to secure the building and use the existing parking area for paid parking. This involves installing parking gates, bumper blocks to delineate spaces, and a crushed concrete surface. The gates would be very similar to those at the Y across the street.
2. To mothball the building, the windows will be boarded up with plywood panels and painted to match the building color plus black gridlines to mimic the existing panes. The boarding will protect the existing windows intact. No drilling will be done into bricks or frames. Exterior 10-foot chain link fencing will be installed close to the building where necessary. The site is currently fenced around the perimeter.

- 205 3. Interior ventilation will be accomplished by running two existing exhaust fans on timers on
206 alternating days. Interior doors will be propped open or removed to allow air circulation.
- 207 4. A formerly existing curb cut leading from the north side of the site onto West Liberty
208 Street is proposed to be reinstalled for more effective traffic circulation.
- 209 5. Allowing parking on the site will keep activity around the building and help deter
210 vandalism, as will the additional proposed lighting.

211
212 **Owner/Address:** City of Ann Arbor, 100 N Fifth Ave., Ann Arbor, MI 48107

213
214 **Applicant:** Mike Bergren, Wheeler Service Center, 4251 Stone School Rd., A2, MI 48108

215
216 **Review Committee:** Commissioners Bruner and Henrichs visited the site.

217
218 Commissioner Henrichs – The parking lot will provide some very much needed parking in the
219 downtown area. The staff report covered the information thoroughly. My recommendation is to
220 view this application favorably.

221
222 Commissioner Bruner – Concurs with Commissioner Henrichs.

223
224 **Applicant Presentation:** Mike Bergren, City of Ann Arbor and Susan Pollay, Downtown
225 Development Authority were present to speak on behalf of the application.

226
227 Mr. Bergren stated that they do regular walk-throughs to make certain nothing has been
228 compromised. The heat has been turned off, the plumbing drained and they are working with
229 the Fire Department in case they have to do technical rescues.

230
231 Ms. Pollay stated that with the new parking spaces, personnel from their parking system will be
232 visiting frequently and observing the site.

233
234 **Questions of the Applicant by the Commission:**

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236 Commissioner Wineberg – Did you have problems with vandalism when the building was being
237 used? (M. Bergren – Yes we did. It is a target. We’ve painted it four times since we moved out
238 a month ago, and the last site visit we did we found four broken windows. This is why we
239 brought someone in sooner to board up some of the windows). So the boards are going to be
240 painted to look like windows? (Everything facing the street sides we will paint and there are
241 security lights around the building and the lot).

242
243 Commissioner Henrichs – This is in preparation for selling the building? (M. Bergren – I can’t
244 speak to that other than to say that the Request for Proposals (RFP) is going out for ‘use’).

245
246 Commissioner Bruner – This parcel has been under some discussion. The Greenway
247 Taskforce looked into suggestions for its use. One of its suggestions was that parking no longer
248 be located in the floodway, which represents a significant part of this parcel. You’re going to
249 continue to allow parking? (S. Pollay – This is only temporary. There is no intention from the
250 DDA to keep it ‘active’ in the future, including parking. It’s intended to keep extra eyes on the
251 property). The commissioner expressed his views on possible floodway problems.

252
253 Commissioner Wineberg – Will this be a twenty-four hour lot? (S. Pollay – Yes, this would
254 increase the way to make it safer on a 24/7 basis).

255 **Public Commentary:** Coordinator Thacher – Stated that she had passed out an email
256 correspondence regarding this application.

257
258 **Discussion by the Commission:**

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260 Commissioner Wineberg – Stated that the City should be commended on mothballing this site
261 appropriately and parking will be helpful in relieving congestion from the parking at the YMCA.

262
263 Commissioner Bruner – In response to the email public commentary that we received, this
264 persons concern was that the building not be boarded up – that this makes it appear to be more
265 dangerous. While at the site, Mr. Bergren was convincing with his argument to board up the
266 building, especially with what happened to the building where the YMCA is now (during its
267 vacancy, it was vandalized, broken into, etc.) and it was expensive for the Police Department to
268 maintain order in. I would have to say that it's a positive to do this. (He suggested that the
269 money to be spent on painting 'grids' on the windows was probably not needed).

270
271 Commissioner Henrichs – I don't have a problem with them painting a 'grid' on the boards as a
272 bit of interest. I think that people will realize that they're not really windows, but will at least
273 convey some interest in the property.

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275 **MOTION**

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277 Moved by Commissioner Wineberg, Seconded by Commissioner Bruner," **that the**
278 **Commission issue a Certificate of Appropriateness for the application at 415 West**
279 **Washington Street in the Old West Side Historic District to 1) board up all of the**
280 **windows on the site's structures with wood boards that are painted to match the**
281 **building and include black painted grid lines to mimic the panes of the current**
282 **windows; 2) install 10-foot tall chain link fencing abutting the building along the**
283 **interior courtyard where necessary for security; 3) reinstall a curb cut onto West**
284 **Liberty Street; 4) install four 100-watt high-pressure sodium cobra head lights on**
285 **black fiberglass poles; and 5) resurface the parking areas with recycled crushed**
286 **concrete, add yellow bumper blocks, and install parking gates on each entrance.**
287 **The work is generally compatible in exterior design, arrangement, texture, material**
288 **and relationship to the rest of the building and the surrounding area and meets**
289 ***The Secretary of the Interior's Standards for Rehabilitation standards 1, 2, and 5.***

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291 **On a Voice Vote – MOTION PASSED – *UNANIMOUS (Application Approved)***

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294 **A-3 211 EAST WASHINGTON STREET - MSHD**

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296 **BACKGROUND:** This three-story brick Romanesque building was constructed in 1899. The
297 original occupant was the Ann Arbor Music Company, which sold pianos, sheet music,
298 gramophones, and other musical goods. At some point, the first floor storefront was bricked over
299 almost completely (see attached 1981 photo). By 1988 the storefront had been altered again, to
300 its current configuration with arch-topped door and window openings. Shalimar restaurant
301 recently vacated the space, and Café Habana is the new occupant.

302
303 **LOCATION:** The site is located on the north side of East Washington, between North Fourth
304 Avenue and North Fifth Avenue.

305

APPLICATION: The applicant seeks HDC approval to (1) install a new sign projecting from the south elevation on the second floor near the southeastern corner of the building, and (2) install three new fabric awnings over the front windows and entrance to 209 East Washington. The sign would be 7 feet 8 5/8 inches tall and project out 4 feet from the building. The sign would replace one that is twice as tall at the same location. The awnings would each be 7 feet 4 inches wide, 4 feet 8 inches tall, and project out 3 feet 5 inches from the front of the building.

STAFF FINDINGS:

1. The sign would be aluminum with neon trim and letters spelling “Habana”. It would replace a Shalimar sign that was in the same location, though it was roughly twice as tall.
2. The proposed sign and awnings are compatible in size, scale, materials, and color with the existing and surrounding buildings.

Owner/Address: 205-207 E Washington LLC, 116 W Washington St., Suite F, A2, MI 48104

Applicant: Huron Sign Co., PO Box 980423 Ypsilanti, MI 48198

Review Committee: Commissioner’s Bruner and Henrichs visited the site.

Commissioners Bruner and Henrichs – Both in favor of the application.

Applicant Presentation: Mr. Kevin Short of Huron Sign Co., was present to speak on behalf of the application. Previous signs that were there were not historic either, so they took a design from “Historic Cuba” and designed this one.

Questions of the Applicant by the Commission:

Commissioner Wineberg – Why is it smaller than the other sign? (Petitioner – They felt they didn’t need such a large sign and it would look better on the building). Is there going to be any lettering on the awning? (There will be numerals for the address.)

Public Commentary: None.

Discussion by the Commission:

MOTION

Moved by Commissioner Shotwell, Seconded by Commissioner Wineberg, “**that the Commission issue a Certificate of Appropriateness for the application at 211 East Washington Street in the Main Street Historic District to (1) install a new sign projecting from the south elevation on the second floor near the southeastern corner of the building, and (2) install three new fabric awnings over the front windows and entrance to 209 East Washington. The work is generally compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets *The Secretary of the Interior’s Standards for Rehabilitation* standards 2 and 9.**”

On a Voice Vote – MOTION PASSED – UNANIMOUS (Application Approved)

A-4 252 CREST AVENUE - OWSHD

BACKGROUND: A building known as Sperry's Diner & Restaurant occupied this site in 1933, and by 1940 it was the Swiss Garment Cleaning Company, which remained until 1965. By 1967 it was the Fifth Forum Theater. In 1999 the building was clad in modern pressed metal, and in February of 2004 the HDC approved the installation of an aluminum storefront double door system on the east elevation.

LOCATION: The site is located on the west side of South Fifth Avenue, between East Washington and East Liberty.

APPLICATION: The applicant seeks HDC approval to remove two non-original storefront windows and replace them with new glass and bronze-colored aluminum windows.

Owner/Address: Carol Brown, 252 Crest Avenue, A2, MI 48103

Applicant: Joe Brown, 252 Crest Avenue, A2, MI 48103

BACKGROUND: This 1 ¼ story gable front house features second-story wood shakes and a full-width stucco porch. Its first occupants in 1918 were George W. Lutz, a post office carrier, and his wife Mary B. The Lutzs later opened a sporting goods store at 113 W Washington. They both occupied the house until 1965, and Mary lived there in 1966. The next occupant was Erwin F. Lutz, who occupied the house until at least 1979.

LOCATION: The site is located on the west side of Crest Avenue, between West Washington and Bemidji Drive.

APPLICATION: The applicant seeks HDC approval to install a new egress window and window well on the south elevation near the front of the house.

Review Committee: Commissioners Bruner and Henrichs visited the site.

Commissioner Henrichs – We questioned why this window is needed, but were told if there is habitable space that it's necessary; but if it's not needed, it's not in keeping with the design and scale of the house. There is a fundamental question there that would determine how we proceed.

Coordinator Thacher – Stated that the Building Official was consulted, and he stated that any 'finished' space in the basement has to have an egress window.

Commissioner Henrichs – If it's required by code, then I think the way they're handling it is the best way they can. We have seen other examples of this where egress windows are 'cut up' into the siding of the house (which isn't recommended), but in this case, they're maintaining the head and going down, so if the window is needed, this is the best way possible.

Commissioner Bruner – Concurs with Commissioner Henrichs.

Applicant Presentation: Joe Brown was present to speak on behalf of the appeal. He stated that this was the best option possible, because they did finish the space in the basement (habitable space) and the egress window is necessary.

Questions to the Applicant by the Commission: None.

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Public Commentary: None.

Discussion by the Commission:

MOTION #1

Moved by Commissioner Bruner, Seconded by Commissioner Wineberg, “**that that the Commission issue a Certificate of Appropriateness for the application at 252 Crest Avenue in the Old West Side Historic District to install a new egress window and window well on the south elevation near the front of the house. The work is generally compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets *The Secretary of the Interior’s Standards for Rehabilitation* standards 2 and 9.”**

On a Voice Vote – MOTION TO APPROVE – *UNANIMOUS (Application Approved).*

A-5 209 SOUTH ASHLEY STREET – OWSHD

BACKGROUND: This two-story commercial vernacular building was built in 1918. The original occupant was the Staebler & Son Garage. The first floor was occupied by the Firefly Club until recently, and now Vie Fitness and Spa is expanding from the second floor into the first.

LOCATION: The site is located on the east side of South Ashley Street, between East Liberty and East Washington.

APPLICATION: The applicant seeks HDC approval to make an existing entry alcove shallower by moving a recessed door and sidelights approximately four feet closer to the street, and in doing so eliminate two side doors that currently line the alcove.

Owner: Cooperative Investments, 121 West Washington Street, A2, MI 48104

Applicant/Address: Tom Garthwaite, 824 Packard Avenue, A2, MI 48104

STAFF FINDINGS:

1. The alcove that is proposed to be modified is not original to the structure. Moving the door and sidelights four feet closer to the street and eliminating the aluminum doors on either side of the alcove will not negatively impact the historic character of the building.

Review Committee: Commissioners Bruner and Henrichs visited the site.

Commissioner Bruner – Since the Building Department will not allow the door to swing out over the entry, we have no objection to the changes necessary to accomplish compliance. The storefront is not historic but of recent vintage, and I support this change.

Commissioner Henrichs – I support the application.

Petitioner Presentation: Mr. Tom Garthwaite, co-owner was present to speak on behalf of the appeal. He stated they are actually reducing the amount of aluminum doors by pulling the entrance forward. The service entrance won’t be closed off, but won’t be used.

462 **Questions of the Applicant by the Commission:** None.

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464 **Public Commentary:** None.

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466 **Discussion by the Commission:**

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468 **MOTION**

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470 Moved by Commissioner Bruner, Seconded by Commissioner Wineberg, “**that the**
471 **Commission issue a Certificate of Appropriateness for the application at 209 South**
472 **Ashley Street in the Main Street Historic District to make an existing non-original**
473 **entry alcove shallower by moving a recessed door and sidelights approximately**
474 **four feet west, and eliminate two side doors in the alcove. The work is generally**
475 **compatible in exterior design, arrangement, texture, material and relationship to**
476 **the rest of the building and the surrounding area and meets *The Secretary of the***
477 ***Interior’s Standards for Rehabilitation* standards 2 and 9.”**

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479 **On a Voice Vote – MOTION PASSED – *UNANIMOUS (Application Approved)***

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482 **A-6 205-207 EAST WASHINGTON STREET – OWSHD**

483 (Note: In conjunction with Item B-1)

484
485 **BACKGROUND:** The Sudworth Building is a three-story brick Romanesque building built circa
486 1895. It features multiple recessed brick arches and stone trim. The first occupant was the
487 Allmendinger Music Store. In 1965 the first floor was renovated and the stone piers were
488 covered with 2 x 2 ceramic tile, an aluminum-framed glass storefront, an 8’ cantilevered canopy,
489 and enameled steel panels covering the masonry above the canopy. At the September 13, 2007
490 meeting item B-1 was tabled pending further information.

491
492 **LOCATION:** The site is located on the north side of East Washington Street, between North
493 Fourth Avenue and North Fifth Avenue.

494
495 **APPLICATION:** The applicant seeks HDC approval to remove existing non-original metal
496 panels and install transom windows on either side of the half-round window on the center of the
497 building.

498
499 **Owner:** 205-207 E Washington LLC, 116 W Washington St., Suite F, A2, MI 48104

500
501 **Address/Applicant:** Bradley Cambridge, Quinn Evans Arch., 219 ½ N Main St, A2, MI 48104

502
503 **STAFF FINDINGS:**

- 504
505 1. The new windows would be located in the top half of the historic window opening. The
506 bottom half is blocked by the canopy that was added in 1965.
- 507
508 2. Staff would prefer to see fewer panes (possibly two or four on each side that align
509 with the second floor windows, instead of 13). The insulated glass in painted wood
510 frames is appropriate.

511
512 **Review Committee:** Commissioners Henrichs and Bruner visited the site.

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514 Commissioner Henrichs: As staff mentioned, this is a continuation of an application from last
515 month. This application concerns removing the grey metal panels above the canopy and
516 replacing with new smaller light windows and exposing an existing steel or cast iron beam
517 above them. In general, I would be in support of this application.

518
519 Commissioner Bruner – Concurs with Commissioner Henrichs and the staff report (which
520 prefers that there would be fewer transom windows). The historic pictures we saw had fewer
521 windows.

522
523 **Petitioner Presentation:** Mr. Bradley Cambridge of Quinn Evans Architects was present to
524 speak on behalf of the appeal. He presented the appeal and addressed the issue of the amount
525 of divisions of the mullions. He brought sketches of the proposed windows for the HDC. The
526 steel beam in question will be exposed and painted.

527
528 **Questions of the Applicant:** None.

529
530 **Public Commentary:** None.

531
532 **Discussion by the Commission:**

533
534 Commissioner Wineberg – Stated that she likes the proposed configuration of the windows.

535
536 Commissioner Henrichs – Concurs with Commissioner Wineberg.

537
538 Commissioner White – Supports the application.

539
540 **MOTION**

541
542 Moved by Commissioner Wineberg, Seconded by Commissioner Shotwell, “**that the**
543 **Commission issue a certificate of appropriateness for the application at 205-207**
544 **East Washington in the Main Street Historic District to remove existing non-**
545 **original metal panels and install transom windows above the existing canopy. The**
546 **work as proposed is generally compatible in exterior design, arrangement, texture,**
547 **material and relationship to the rest of the building and to the surrounding area**
548 **and meets the Secretary of the Interior’s Standards for Rehabilitation standards 2**
549 **and 9.”**

550
551 **On a Voice Vote – MOTION PASSED – *UNANIMOUS (Application Approved)***

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553
554 **B - OLD BUSINESS –**

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556 **B-1 205-207 EAST WASHINGTON STREET – MSHD**

557 (Note: In conjunction with Item A-6)

558
559 **BACKGROUND:** At the September 13, 2007 meeting this item was tabled pending further
560 information.

561
562 **APPLICATION:** The applicant seeks HDC approval to replace the underside of the canopy.
563 The existing painted plywood ceiling and recessed lighting under the canopy will be replaced
564 with new tongue and groove bead board decking, painted, and new recessed lighting added.

566 **Petitioner Presentation:** Mr. Bradley Cambridge of Quinn Evans Architects was present to
567 speak on behalf of the appeal. He stated that this is the tongue-in-groove decking underneath,
568 there are existing plywood panels with exposed joints. There would be a light in front of each
569 window pane and door plane.

570
571 **Questions of the Applicant:**

572
573 Commissioner Bruner – Will the decking be painted? (Yes – the underside of the decking will
574 be painted).

575
576 Commissioner Wineberg – Stated that this is a great improvement over the existing.

577
578 **MOTION**

579
580 Moved by Commissioner Bruner, Seconded by Commissioner Wineberg, “**that the**
581 **Commission issue a certificate of appropriateness for the application at 205-207**
582 **East Washington to replace the underside of the canopy with tongue and groove**
583 **bead board decking (to be painted) and new recessed lighting. The work as**
584 **proposed is generally compatible in exterior design, arrangement, texture, material**
585 **and relationship to the rest of the building and to the surrounding area and meets**
586 **the Secretary of the Interior’s Standards for Rehabilitation standard 2.”**

587
588 **On a Voice Vote – MOTION PASSED – *UNANIMOUS (Application Approved)***

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591 **B-2 Resolution to Change the November Meeting Date from November 7th to**
592 **November 8th.**

593
594 **MOTION**

595
596 Moved by Commissioner Shotwell, Seconded by Commissioner Henrichs, “**to accept the**
597 **forementioned date changes.”**

598
599 **On a Voice Vote – MOTION PASSED – *UNANIMOUS***

600
601
602 **C - NEW BUSINESS –**

603
604 **C-1 Appoint a Nominating Committee for October for Officer Nominations.**

605
606 Commissioner White asked the Nominating Committee (Commissioners Bruner and Glusac) to
607 present their Nominations.

608
609 Commissioner Glusac – Explained that through email correspondence, the Committee received
610 responses from the Commissioners. The vote revealed that there is support to maintain the
611 current Officer positions.

612
613 Commissioner Bruner – There is also concern among the Commissioners for a change in
614 leadership and stated that that the vote was basically split. Commissioner Bruner stated that he
615 wants to remove his name from the current slate as Secretary, that office is open, as are all
616 offices up for nomination. (Commissioner Shotwell volunteers to fill the Secretarial Duties).

617

618 K. Kidorf – Stated that the position of Secretary entails basically ‘at will’ duties, and that the
619 Commission may want to amend their by-laws to eliminate that position. Commissioner White
620 opened the floor for nominations. Commissioner’s Bruner and White nominated themselves for
621 Chair. Commissioner Glusac has been nominated by the Committee for Vice-Chair and
622 Commissioner Shotwell for Secretary.

623
624 Commissioner White – Conducted the vote for Officers. The vote was as follows:

625
626 **CHAIR** - Mike Bruner – (Yes) – Commissioners Henrichs, Glusac and Bruner (3)
627 Bob White – (Yes) – Commissioners Wineberg, Shotwell and White (3)

628
629 *(*The by-laws state that there must be four votes for an officer to be elected).*

630
631 **VICE CHAIR** – Christina Glusac (sole nominee) – Elected.

632
633 **SECRETARY** – Sarah Shotwell (sole nominee) – Elected.

634
635 Since the vote was tied and the Commission does not have a full compliment of Commissioners
636 (there is one vacant position), the Commission proposed the following motion:

637
638 **MOTION**

639
640 Moved by Commissioner Henrichs, Seconded by Commissioner Glusac – **“to postpone
641 Elections for Chair until the November Regular Session.”**

642
643 **On a Voice Vote – MOTION TO POSTPONE - PASSED - UNANIMOUS**

644
645
646 **C-2 Schedule of Dates for the 2008 HDC Meetings**

647
648 **C-3 Awards Committee – Nominations and Reappointments –**

649
650 Commissioner Wineberg presented the HDC with the following information:

651
652 New Nominations: McCauley and Elkin

653
654 Reappointments: Wineberg, Gilbert, Pieper, Reuter, Wright, Stulberg, Bruner and Shackman.

655
656 **MOTION**

657
658 Moved by Commissioner Wineberg, Seconded by Commissioner Shotwell, **“that the HDC
659 accept the nominations and reappointments of the Awards Committee.”**

660
661 **On a Voice Vote – MOTION PASSED - UNANIMOUS**

662
663 **D - APPROVAL OF MINUTES –**

664
665 **D-1 Draft Minutes of the July 12, 2007 Regular Session –**

666
667 **D-2 Draft Minutes of the August 9, 2007 –**

668
669 **D-3 Draft Minutes of the September 13, 2007 minutes –**

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Line #1472 – “we have no old photo’s” (No apostrophe) – (same line states) ...but ones we “took” (not “too”).

MOTION

Moved by Commissioner Wineberg, Seconded by Commissioner Shotwell, “**that the Minutes of the July 12, August 9 and September 12, 2007 Regular Sessions be accepted as amended and presented.**”

On a Voice Vote – MOTION TO APPROVED - PASSED - UNANIMOUS

E - REPORTS FROM COMMISSIONERS –

Commissioner Bruner – Asked about the visit from the Historic District from Holland Michigan.

Coordinator Thacher gave a brief recap of the tour and visit with the Holland Commission.

Commissioner Wineberg asked Commissioner Bruner if he could give a progress report on the Broadway Study Committee – Commissioner Bruner stated that the Committee held an open public meeting to cover information about the BSC and its goals. The Committee is now proposing two districts: One is a Residential District (going up Broadway and includes Crest Street and others at the top – homes from 1830 to 1940). The second one is made up of two Commercial structures.

K. Kidorf – Stated that there will be another Public Hearing on the proposed Broadway Districts at 7:00 p.m. in City Council Chambers on November 14, 2007. She invited the HDC to submit comments on the BSC Report so that it could be added into the next HDC agenda.

F - ASSIGNMENTS –

(From the September Meeting)

220 South Main	–	Commissioner White
120 West Washington	–	Commissioner Bruner
210 South Fifth Street	–	Commissioner Glusac
823 West Washington	–	Commissioner – NOT NEEDED
517 Second Street	–	Commissioner Bruner
205-207 East Washington Street	–	Commissioner Bruner
452 Third Street	–	Commissioner Shotwell
521 West Jefferson	–	Commissioner Bruner
1012 West Liberty	--	Commissioner Bruner
516 Detroit Street	-	Commissioner White
1131 West Washington	-	Commissioner Bruner

(For the October Meeting)

430 South First Street	-	Commissioner Bruner
415 West Washington Street	-	Commissioner Bruner
211 East Washington Street	-	Commissioner Bruner
252 Crest Avenue	-	Commissioner Bruner
209 South Ashley Street	-	Commissioner White
205-207 East Washington	–	Assigned (above) to Commissioner Bruner

722 **G – REVIEW COMMITTEE –**

723
724 For the November 8, 2007 Regular Session – Commissioner’s Shotwell and Bruner will meet
725 Coordinator J. Thacher on Monday, November 5, 2007, at 12:00 p.m.

726
727 **H – CONCERNS OF COMMISSIONERS –**

728
729 Appointment of a Commissioner to fill the Commission vacant seat. Staff has made City
730 Administration aware of the need to appoint someone.

731
732 Commissioner Bruner suggested that landscape plans (not involving the destruction of mature
733 trees, etc.) be approved administratively. Coordinator Thacher suggested that there are also
734 other items that could be approved administratively. She offered to draw up information for
735 these items to present at the November meeting.

736
737 **I - STAFF ACTIVITIES REPORT**

738
739 **I-1 Staff Activities Report for August** – There were twenty applications: ten were
740 approved by staff, nine by the HDC. Ninety five percent of those were approved.
741 We’ve added the HDC Monitor lists to this to help us keep track.

742
743 **I-2 Staff Activities Report for September** – Not available at time of meeting, but J.
744 Thatcher reported that there were twenty three applications; eleven were
745 reviewed by staff and twelve went to the HDC. Eighty seven percent were
746 approved.

747
748 **J - COMMUNICATIONS** – None.

749
750 Moved by Commissioner White **“to adjourn the meeting.”** *The Meeting was adjourned at*
751 *9:15 p.m. without objection.*

752
753 **SUBMITTED BY: Brenda Acquaviva, Administrative Service Specialist V, Planning and**
754 **Development Services.**

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