



City of Ann Arbor

301 E. Huron Street
Ann Arbor, MI 48104
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Meeting Minutes Historic District Commission

Thursday, June 13, 2013

7:00 PM

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

A CALL TO ORDER

Chair McCauley called the meeting to order at 7:03 p.m.

B ROLL CALL

Jill Thacher called the roll.

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 Chair declared the motion carried.

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

E HEARINGS

E-1 [13-0723](#) HDC13-073; 538 S Ashley - New Entry Canopy and Stairs - OWSHD

Jill Thacher presented the following staff report:

BACKGROUND:

This 1 ¾ story gable-front and wing home appears in the 1892 Polk City Directory as #94 Ashley, the home of Louisa Dolle, widow of Diedrich. George Mack lived in the home from 1894 until at least 1920. The home's cut stone foundation and shallow-pitched roof with wide board trim indicate that it could be older. South Ashley did not extend this far south on the 1880 birdseye map.

LOCATION:

The site is located on the west side of South Ashley south of West Jefferson Street and north of West Madison Street.

APPLICATION:

The applicant seeks HDC approval to (1) replace the front door; (2) replace the front steps; and (3) add a new gable roof over the front door.

*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):

*Additions**Recommended:*

Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

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

Not Recommended:

Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

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.

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.

From the Ann Arbor Historic District Design Guidelines:

*Design Guidelines for Residential Doors**Appropriate:*

Replacing a missing original or non-original door with a design that matches original doors remaining on the house, or with a compatible new design and material that fits the style and period of the house and the existing opening. The Commission will review materials on a case-by-case basis.

*Design Guidelines for Residential Porches**Appropriate:*

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

Not Appropriate:

Creating a false historical appearance by adding a porch, entrance, feature, or detail that is conjectural or comes from other properties.

STAFF FINDINGS:

1. *The current front door was clearly not installed during the period of significance for the Old West Side Historic District. The front steps and stoop were constructed during the last decade. The installation of a small wood stoop, wood stairs with closed risers, and traditionally styled guardrails are all appropriate and in keeping with the character of the district.*

2. *The front facade of the house is quite flat and lacking in depth. The proposed small gable roof over the front door would help shield both pedestrians and the front door from the elements. It is unknown whether the house ever had a covered entrance. The addition of one would not detract from the historic features or overall character of the building, and would provide a basic amenity in the smallest size possible. Its simple design would not create a false historical appearance.*

3. *The proposed front door is new, and modeled after a historic, salvaged, single-light door (not from this house) that might have been found on this style of building. By constructing a new door instead of using the historic salvaged one, the question of whether the door is original to the building is eliminated, yet the style is compatible with the house and historic district.*

4. *Staff recommends approval of the application since the size, scale, design, and materials of the proposed work to the front entry are compatible with the historic character of the house and the surrounding historic resources.*

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

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

Ross said she echoes the staff report, adding that the proposed changes do not appear to be historic or character-defining features. She felt the proposed overhang roof over the front door would add a human scale to the front facade and she supported the project.

Bushkuhl agreed, adding that the proposed work is simple and reversible and he felt the plan for the door was a neat addition.

PUBLIC HEARING:

Douglas Mullkoff and Kathy Evaldson, 2789 Trillium Lane, Ann Arbor, owners of the house since a month ago, were present to answer the Commission's enquiries.

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

Motion made by Ramsburgh, Seconded by White, that the Commission issue a certificate of appropriateness for the application at 538 South Ashley Street, a contributing property in the Old West Side Historic District, to replace the non-original front door, replace the front steps and stoop, and install a small

gabled roof over the front door. The proposed work is compatible in exterior design, arrangement, material and relationship to the rest of the building and the surrounding area and meets the Ann Arbor Historic District Design Guidelines for residential doors and porches, 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 additions.

(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.

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, Chair McCauley, Secretary Bushkuhl, Beeson, and Ross

Nays: 0

Absent: 1 - Vice Chair Stulberg

E-2 [13-0724](#)

HDC13-077; 549 Fifth St - Front Yard Fence - OWSHD

BACKGROUND:

The building started out as a one-story cottage which appears on the 1925 Sanborn Map. Polk's City Directories show the first occupants as Earl H Novess, tile str [setter??], and his wife Lillie in 1926. A tile business run out of the house was called Washtenaw Tile & Fireplace Company in later Polk directories. The Novesses lived there until 1938 or 1939.

The roof was raised and the pitch changed in the late 1980s, allowing two bedrooms and a bath to be added to the second floor. The house is a contributing structure in the Old West Side Historic District, despite the alterations to the roof.

LOCATION:

The site is located on the east side of Fifth Street, just north of West Madison Street and south of West Jefferson Street

APPLICATION:

The applicant seeks HDC approval to install a 4ft picket fence with gate along the front of the property and replace damaged wire fencing at the rear of the property with new 4ft wire fencing.

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):

District/Neighborhood

Not Recommended:

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

Setting

Recommended:

Retaining the historic relationship between buildings and landscape features of the setting. For example, preserving the relationship between a town common and its adjacent historic houses, municipal buildings, historic roads, and landscape features.

From the Ann Arbor Historic District Design Guidelines:

Design Guidelines for Fencing and Walls

Appropriate:

Installing fences and walls that meet Chapter 104 of the Code of the City of Ann Arbor, and that are no higher than three (3) feet in the front yard and six (6) feet in the rear yard.

Locating new fences and walls on lot and setback lines whenever possible.

Using wood (picket or alternating board), wrought iron or metal (wrought iron style), or chain link (rear yards only) for fencing.

STAFF FINDINGS

1. The applicant is in the process of purchasing the house, and would like to install a 4' tall wood picket fence across the front of the lot to keep his dog in the yard. The fence would have 2.75" wide pickets with the same size spaces between (to achieve the maximum 50% opacity required by city fence code), and pointed tops. The wood picket fence would extend across the front of the lot with a jog around the existing single parking space, where a gate would be located.

2. *The Ann Arbor Historic District Guidelines call for fences no higher than 3' in the front yard, so staff was not able to issue an approval for this proposal.*

3. *Staff's opinion is that since the house has no backyard, and the house is located very close to the rear lot line, there isn't an alternate place to put a fence high enough to keep a dog in. Also, the picket fence will be set back to accommodate existing mature landscaping. In the rear yard, wire fencing is appropriate, and both fences will meet Chapter 104 Fence code.*

4. *Staff recommends approval of the application since the size, scale, design, and materials, of the proposed fences are compatible with the historic character of the building and would have no negative impact on the surrounding historic resources.*

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

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

Bushkuhl reported that in visiting the site he realized that a 4 foot picket fence would be appropriate and help make better use of the yard, which is their front and back yard together. He agreed with the staff report.

Ross agreed with Bushkuhl, adding that the proposed fence style, type and height seem to be appropriate with the fences on the adjacent properties.

PUBLIC HEARING:

Ryan Stanton, 520 W. Hoover Street, Ann Arbor, applicant, was present to answer the Commission's enquiries. He thanked the Commission for their work in preservation of the historic districts.

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

Motion made by Bushkuhl, Seconded by McCauley, that the Commission issue a certificate of appropriateness for the application at 549 Fifth Street, a contributing property in the Old West Side Historic District, to install a 4 foot wood picket fence across the front of the yard, and a section of 4 foot wire fence in the rear yard, as proposed. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the Ann Arbor Historic District Guidelines for fences, 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 Setting and District/Neighborhood.

(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.

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, Chair McCauley, Secretary Bushkuhl, Beeson, and Ross

Nays: 0

Absent: 1 - Vice Chair Stulberg

E-3

[13-0725](#)

HDC13-080; 556 Second St - Perimeter Wall and Fence - OWSHD

BACKGROUND:

This two-story, frame upright house has its gable facing Second Street. Character-defining features include the steep gable, decorative siding, full-width front porch, and window trim. The house was the home of mason John L. Mahlke and later his widow, Ida, from sometime before 1894 to after 1925. The house is not depicted on the 1880 bird's eye-view map of Ann Arbor.

In 2008, the HDC issued a certificate of appropriateness to add a two-story addition to the rear and side of the house, and a new one-story, 2-car garage. That work was completed.

LOCATION:

The site is located on the southwest corner of Second Street and West Madison Street.

APPLICATION:

The applicant seeks HDC approval to redesign the property's garden and landscape which will include (1) regrading the south side of the lot; (2) installing stone retaining walls with a 2 foot wood picket fence on top, the total height of which will not exceed 4feet; and (3) replacing the paving on the front walkway with stone instead of concrete.

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):

Setting

Recommended:

Retaining the historic relationship between buildings and landscape features of the setting. For example, preserving the relationship between a town common and its adjacent historic houses, municipal buildings, historic roads, and landscape features.

From the Ann Arbor Historic District Design Guidelines:

Design Guidelines for Fencing and Walls

Appropriate:

Installing fences and walls that meet Chapter 104 of the Code of the City of Ann Arbor, and that are no higher than three (3) feet in the front yard and six (6) feet in the rear yard.

Locating new fences and walls on lot and setback lines whenever possible.

Using wood (picket or alternating board), wrought iron or metal (wrought iron style), or chain link (rear yards only) for fencing.

Using brick or stone for new walls. Custom masonry products will be reviewed on a case-by-case basis.

Using hedges in place of fencing, and planting vegetation along fencing.

STAFF FINDINGS

- 1. The house's situation on a corner lot shifts much of the usable yard to the two fronts along Second and West Madison Streets. The lot currently slopes down from Madison toward the house. Minor regrading and installing the stone retaining wall would result in a more usable yard space for kids, pets, and gardening.*
- 2. The new combination retaining wall and fence would not exceed 4' tall. The base wall would be constructed of stone, with a wood picket-type fence on top. Along Second Street, the wall would extend north 26' from the face of the house, with a simple arbor over a wood gate. Extending south from the face of the house would be 18' of wall and another gate. Along West Madison, the wall would be 65' long with stone steps leading up to Madison. Along the driveway would be another 36' of wall.*
- 3. Per the Ann Arbor Historic District Guidelines, custom masonry will be reviewed on a case by case basis. Staff believes that the design of the wall and fence is traditional, yet not typical for the Old West Side. In that respect, it blends well with the historic landscape, but is less likely to be mistaken for a historic feature of the lot. The two-part design (fence atop wall) should minimize the appearance of the height of the wall and fence because of the break in the center and shortened pickets.*
- 4. The walls are located appropriately on setback and property lines (with room for vegetation in front along West Madison).*
- 5. Stone is a traditional walkway material, and replacing the concrete walk with stone is compatible and appropriate. There are still a few examples of historic stone front walks in the Old West Side Historic District.*
- 6. Staff recommends approval of the application since the size, scale, design, and materials of the proposed work are compatible with the historic character of the building and surrounding historic resources.*

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

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

Bushkuhl reported that during the site visit they were informed that the owners also plan to do additional work to the site which is not included in the currently proposed work. He felt the proposed stone wall with wooden fence would be appropriate adding that with the slope of the parcel, on one side, it will be less visible.

Ross agreed with Bushkuhl and the staff report, and expressed that the trellis might be 'a bit too much' for her liking, but it didn't stand out as incompatible with the historic fabric.

PUBLIC HEARING:

John Cullen, 556 Second Street, Ann Arbor, Designer of the proposed garden, was present and explained the project and answered the Commission's enquiries.

Sarah Handyside, owner, was present to respond to the Commission's questions.

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

Motion made by White, Seconded by McCauley, that the Commission issue a certificate of appropriateness for the application at 556 Second Street, a contributing property in the Old West Side Historic District, to regrade a portion of the yard, install a stone wall with wood fence, and pave the front walk with stone, as proposed. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the Ann Arbor Historic District Guidelines for fencing and walls, and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standard 9 and the Guidelines for Setting.

(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.

COMMISSION DISCUSSION:

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

Friendly Amendment accepted by White and McCauley, to have the motion read:

That the Commission issue a certificate of appropriateness for the application at 556 Second Street, a contributing property in the Old West Side Historic District, to regrade a portion of the yard, install a stone wall with wood fence, as proposed along Madison Street and the driveway; install a level stonewall of no more than 12 inches at the south east corner, with a wood fence, along Second Street, and pave the front walk with stone. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the Ann Arbor Historic District Guidelines for fencing and walls, and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in

particular standard 9 and the Guidelines for Setting.

(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.

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, Chair McCauley, Secretary Bushkuhl, Beeson, and Ross

Nays: 0

Absent: 1 - Vice Chair Stulberg

E-4 [13-0726](#)

HDC13-081; 303 S Main St - New Business Sign - MSHD

BACKGROUND:

This three story, brick, Italianate commercial building was constructed in 1871 and first housed Henry Binder's saloon. It was covered with a metal panel system from around 1970 until 2002, and was the home of Lucky Drugs during that era.

LOCATION:

The site is on the east side of South Main Street near the corner of East Liberty Street.

APPLICATION:

The applicant seeks HDC approval to install a non-illuminated projection sign on a metal bracket 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.

(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.

STAFF FINDINGS

- 1. The proposed sign is double sided, approximately 1' 9" x 1' 9", fabricated of aluminum, and hung from a decorative cast-iron bracket. The plans indicate that it will be installed through mortar joints of the brick building. The sign is white with black and red imagery, featuring the 10,000 Villages logo.*
- 2. The size, materials, and colors are compatible with the historic building and neighborhood, and do not negatively impact any character-defining feature of the building. The work is easily removable and reversible. The placement of the sign is generally aligned with first floor sign bands on the block, which is appropriate. The sign is not lit.*
- 3. Staff recommends approval of the application since the size, scale, design, materials, and color of the proposed sign are compatible with the historic character of the building and has no negative impact on the surrounding historic resources.*

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

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

Bushkuhl reported that the request is easy and the proposed signage is similar with neighboring signage in size, scale, format, and context.

Ross agreed with Bushkuhl and the staff report.

PUBLIC HEARING:

Wilson Hudson, Store Manager of Ten Thousand Villages, 303 South Main Street, was available to respond to the Commission's enquiry.

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

Motion made by White, Seconded by McCauley, that the Commission issue a certificate of appropriateness for the application at 303 South Main Street in the Main Street Historic District to install a projecting bracket sign, 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 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.

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, Chair McCauley, Secretary Bushkuhl, Beeson, and Ross

Nays: 0

Absent: 1 - Vice Chair Stulberg

E-5 [13-0727](#)

HDC13-082; 212-216 East Washington - New Storefronts, Signage, Door Opening - MSHD

BACKGROUND:

The Frederick Sorg Block was constructed between 1866 and 1872. 212 was built first, in 1866, for Frederick Sorg's painting business. Sorg completed 214 and 216 in 1872. All three are two-story brick Italianate commercial buildings. See the information on 216's restoration from Historic Ann Arbor at the end of this staff report. In 1942, 212 and 214 were wrapped in enameled steel panels. To accomplish this, the second floor windows were replaced and the transoms were bricked in (see photo in application packet). The cornices were missing in this photo also. The front façade of 216 was also wrapped in enamel steel panels, though exactly when is undetermined. The panels were removed from 212-214 by 1981, and in the late 1980s from 216.

LOCATION:

The site is located on the south side of East Washington Street between South Fourth Avenue and South Fifth Avenue.

APPLICATION:

The applicant seeks HDC approval to add or replace awnings, signs, cornices, lighting, doors, paint, windows and other architectural elements of the three storefronts to upgrade 212 and 214 East Washington and convert 216 East Washington into a restaurant.

*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.*

*From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):**Storefronts**Recommended:**Identifying, retaining, and preserving storefronts--and their functional and decorative features--that are important in defining the overall historic character of the building such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures. The removal of inappropriate, non-historic cladding, false mansard roofs, and other later alterations can help reveal the historic character of a storefront.**Designing and constructing a new storefront when the historic storefront is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.**Not Recommended:**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.**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 Storefronts**Appropriate:**Designing and constructing a new storefront when the historic storefront is completely missing. It may be an accurate restoration, using historical, pictorial, and physical documentation; or may be a new design that is compatible with the size, scale, and material 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.

*Design Guidelines for Commercial Awnings**Appropriate:*

Mounting a standard storefront awning so that the bottom of the fixed frame is at least 7 feet above the sidewalk, although 8 feet is preferred. Consideration should be given to the height of neighboring awnings.

Projecting the awning from the face of the building no more than 4 feet.

Attaching the awning just below the storefront cornice and fitting it within the storefront opening.

Mounting the awning or banners on masonry structures through the mortar joints and not through brick, stone, or terra cotta.

Using canvas, vinyl-coated canvas, or acrylic fabrics for awnings and banners.

Lighting awnings and banners from above.

Installing banners and awnings so they do not cover or require the removal of any historic detail.

*Design Guidelines for Signs**Appropriate:*

Installing signage that is subordinate to the overall building composition.

Mounting signage to fit within existing architectural features using the shape of the sign to help reinforce the horizontal lines of moldings and transoms seen along the street.

Installing signage in the historic sign band area of the building, typically the area above the transoms or just above the storefront.

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 compatible in size, style, material, and appearance to the historic resource and district.

Installing signage that is lit from external light fixtures above or below the sign.

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

STAFF FINDINGS:

1. The storefronts on 212 and 214 most recently housed Mahek Indian restaurant. The storefronts, doors, and second floor windows are not original. The storefront on

216 is a reproduction of the original. 214's storefront would be recessed 4'5", as would the entry door to 212. The 212 storefront would be flush with the building façade. The storefront windows would extend all the way to the steel lintel beam shown in the 1942 photos (sheet A1.0) once the aluminum and plywood spandrel panel and underlying wood infill is removed.

212 and 214 Storefronts and Doors

2. The proposed storefronts are wood with large areas of glass. They are not replicas of historic storefronts since design of the originals is unknown. They are simple and compatible with the building and the block. The storefront for 214 would eliminate the existing entry door.

3. The existing door on 212 and the door to the second floor on 214 would be replaced with a single-light door and a solid wood door, respectively. The single-light door is an appropriate replacement for a front entrance, and the solid door will afford the upstairs tenants some privacy while lessening possible confusion about which door leads to the first-floor restaurant.

212 and 214 Cornice

4. A replacement cornice is included as future work (for which a building permit would need to be pulled within three years, if approved in this application). Because the designs of the originals is unknown, the proposed replacements are simple and would not be mistaken for historic architectural features of the building.

Awnings

5. The canvas awnings on 212 and 214 are sized to cover the steel beam above the new storefront windows. The beam will be covered by a beadboard panel beneath the awnings. They must be mounted in mortar joints, not masonry units. Staff will check the drawings for this information at the building permit stage. The color of the awnings is not specified.

Signage and Mural

6. Two signs are shown on the drawings. A blade sign in the same location and length as an existing sign is located on the second floor. No detail is provided; if the sign meets the Ann Arbor Historic District Design Guidelines, a staff approval can be issued at a later date. A white, skeletal neon sign "Aventura" is proposed on the cornice of 216. No dimensions are given for the sign, though it fits between the decorative brackets of the storefront cornice.

7. The Historic District Design Guidelines are silent about the use of neon for signs. Staff generally recommends that neon be used only as an accent on blade signs because of its intensity. On this building, however, the skeletal neon design is appropriate because it doesn't obscure the detailing of the wooden cornice the way a traditional signboard would. The night simulation indicates that the intensity of the light is minimal; the neon will glow, but its light is not strong enough to cause the cornice brackets to cast a shadow. The location just above the storefront is appropriate.

8. A third sign is shown on 212 on sheet A5.0. An existing small "Mahek Indian Cuisine" sign is proposed to be replaced, though with what is not specified. This will require a staff approval at a later date.

9. A mural is also shown on A5.0. The west wall of 212, facing the alley, has a large area of white paint where graffiti was covered over. The application proposes a mural in this area. Since most of the proposed area is already painted brick, staff recommends approval. The design of the mural is unspecified, but since paint is reversible, staff is in support of a future mural as long as it does not extend beyond the area shown on the application. This work would also enliven the alley, which is likely to have more pedestrian traffic as a result of the restaurant proposing seating behind the 216 building.

Uplighting on 216

10. Two upward-facing floodlights are proposed on the second floor pilasters flanking the center window. A detail sheet is provided for the triangular lights, though the dimensions are not specified. Staff has requested a photometric plan for the floodlights, to ensure that the light is not too intense and does not stray beyond the second floor of 216 or its cornice.

Rear Elevation

11. The proposed mechanicals and ductwork proposed on the rear elevation and roof will clean up some of the existing equipment on the back of the buildings.

12. The replacement rear door and brick infill on 212 is appropriate for a non-original service entrance.

13. On 216, a non-original window in an original opening is proposed to be replaced with a wood door (that matches the one proposed for the front of 212) with a transom overhead. Since this is a secondary elevation, adding a door for the new use is appropriate. It is appropriately sized, and will allow patrons to access outdoor seating behind the building.

14. Lighting on the rear elevation would be shielded and dark-sky compliant. LED fixture information is included in the application. The fixtures would not exceed 9 1/8" tall and 6" in diameter.

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

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

Ross said that during the site visit she was struck that building 216 East Washington had been nicely renovated while the buildings next to it were in disrepair. She noted that the proposed work would improve the aesthetics of the store fronts of 214 and 212 East Washington Street, as well as the proposed work in the rear of the buildings.

Bushkuhl agreed with Ross and the staff report, adding that the proposed work will only improve the buildings.

PUBLIC HEARING:

Richard Mitchell, Mitchell and Mouat Architects, was present to answer the Commission's enquiries.

Saya Lelcay, Restaurant Owner, was present to answer the Commission's enquiries.

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

Neon Sign at 216 East Washington Street

Motion made by Beeson, Seconded by McCauley, that the Commission issue a certificate of appropriateness for the application at 216 East Washington Street, a contributing property in the Main Street Historic District, to install a neon "Aventura" business sign. The proposed 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 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 signs.

(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.

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, Chair McCauley, Secretary Bushkuhl, Beeson, and Ross

Nays: 0

Absent: 1 - Vice Chair Stulberg

Uplighting on 216 East Washington Street

Motion made by McCauley, Seconded by White, that the Commission issue a certificate of appropriateness for the application at 216 East Washington Street, a contributing property in the Main Street Historic District, to install two upward-facing floodlights on the second floor of 216. The proposed 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 for 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.

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, Chair McCauley, Secretary Bushkuhl, Beeson, and Ross

Nays: 0

Absent: 1 - Vice Chair Stulberg

All Other Work at 212, 214, and 216 East Washington Street

Motion made by Bushkuhl, Seconded by White, that the Commission issue a certificate of appropriateness for the application at 212, 214, and 216 East Washington Street, a contributing property in the Main Street Historic District, to (1) install new cornices, storefronts, and doors at 212 and 214 with the 214 cornice based on the 1874 etching and the 214 door opening containing 3 panels; (2) install three new awnings; (3) replace one sign on 212 and one blade sign on 214, that was submitted at the meeting, mounted in mortar joints, not through masonry units; (4) paint a mural on the west (alley) elevation of 212; and (5) replace one door, install a new door in place of a window, and install mechanical equipment and fixtures on the rear elevation. The proposed work as conditioned 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 for storefronts, awnings, and signs, and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 1, 2, and 9 and the 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.

(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.

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, Chair McCauley, Secretary Bushkuhl, Beeson, and Ross

Nays: 0

Absent: 1 - Vice Chair Stulberg

F UNFINISHED BUSINESS

G NEW BUSINESS

H APPROVAL OF MINUTES**H-1 13-0728 May 9, 2013 HDC Meeting Minutes**

Beeson noted that he was present at the May 2013 HDC meeting.

Thacher explained that the way the Legistar program works is that it records all members present when opening roll call is taken and when members arrive late, the record reflects a new roll call, showing the member present and their arrival time.

A motion was made by McCauley, seconded by White, that the Minutes be Approved. On a voice vote, the Chair declared the motion carried.

I REPORTS FROM COMMISSIONERS

Bushkuhl reported that he had attended a get-together of the Old Fourth Ward residents where he heard much interest in the Commission's involvement in historic preservation throughout the City.

J ASSIGNMENTS**J-1 Review Committee: Monday, July 8, at 5pm for the July 11, 2013 Regular Meeting**

Bushkuhl and Ramsburgh volunteered for the July Review Committee.

K REPORTS FROM STAFF**K-1 [13-0729](#) May 2013 HDC Staff Activities**

Thacher gave a report on the Historic District Awards ceremony held at the City Council meeting, explaining that it was a success.

Ramsburgh expressed her gratitude to Thacher for all her efforts in making the Awards ceremony such a success.

Received and Filed

L CONCERNS OF COMMISSIONERS**M COMMUNICATIONS****N ADJOURNMENT**

The meeting was unanimously adjourned at 9:44 p.m.

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.