



# City of Ann Arbor

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

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Thursday, June 12, 2014

7:00 PM

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

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### A CALL TO ORDER

*Chair Stulberg called the meeting to order at 7:00 p.m.*

### B ROLL CALL

*Jill Thacher called the roll.*

**Present:** 5 - Robert White, Ellen Ramsburgh, Thomas Stulberg, Benjamin L. Bushkuhl, and John Beeson

**Absent:** 2 - Patrick McCauley, and Jennifer Ross

### C APPROVAL OF AGENDA

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

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

### E HEARINGS

#### E-1 [14-0925](#) HDC14-063; 211 South Fourth Ave - New Business Sign - MSHD

*Jill Thacher presented the following staff report:*

#### **BACKGROUND:**

*This two-story commercial vernacular building was constructed in 1899 as the Robison & Co. Carriage Livery Room. It features a narrow brick cornice and inset tile diamonds above the second-floor windows. The windows and storefront have been altered since the 1989 study committee report, though staff believes they were not original at that time.*

#### **LOCATION:**

*The site is on the east side of South Fourth Avenue, south of East Washington Street and north of East Liberty Street.*

#### **APPLICATION:**

*The applicant seeks HDC approval to install a 2' x 2' wood sign with a metal bracket and a 6' x 1' sign in the signband.*

*APPLICABLE REGULATIONS:*

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

*(9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

*(10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

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

*Storefronts*

*Not Recommended:*

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

*From the Ann Arbor Historic District Design Guidelines:*

*Design Guidelines for Signs*

*Appropriate:*

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

*Installing signage that is subordinate to the overall building composition.*

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

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

*STAFF FINDINGS*

*1. Two signs are proposed. One is wood, 2' x 2' square, hanging from a square 1" steel arm that is mounted to the brick column through the mortar joints. The sign is stained natural wood with routed letters that say "Dear Golden Vintage". It would be mounted at the same height as the Pura Vida bracket sign two doors down. The wall sign is 1' x 6' and fits within the sign band above the storefront. It would be a dibond (aluminum composite) board with vinyl decal lettering styled to match the bracket sign.*

*2. Staff recommends approval of the application. The size and location of both signs is appropriate, as are the means of attachment. Neither sign is illuminated. They are compatible with the building and the district, and do not obscure character-defining features.*

*REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:*

*Commissioner White visited the site as part of the review.*

*He agreed with the staff report noting that the proposed sign meets all the standards and guidelines.*

**PUBLIC HEARING:**

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

**A motion was made by Beeson, Seconded by White, that the Commission issue a certificate of appropriateness for the application at 211 South Fourth Avenue, a contributing structure in the Main Street Historic District, to install a wall sign and a 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:** 5 - White, Ramsburgh, Chair Stulberg, Vice Chair Bushkuhl, and Secretary Beeson

**Nays:** 0

**Absent:** 2 - McCauley, and Ross

**E-2**     [14-0926](#)

HDC14-072; 1341 Traver Rd - New Shed and Fence - BHD

*Jill Thacher presented the following staff report:*

**BACKGROUND:**

*This two-story colonial revival home was first occupied by Lauren and Elaine Jedele in 1940. Lauren was a bookkeeper for Swift & Co. The house features a center entry with a simple shed roof and symmetrical fenestration.*

**LOCATION:**

*The site is located on the west side of Traver Road, south of Pear Street.*

**APPLICATION:**

*The applicant seeks HDC approval to place a 10' x 8' x 9' potting shed on the southwest corner of the lot and install 48" tall fencing around a garden and along the front of the lot.*

**APPLICABLE REGULATIONS:**

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

*(2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

*(10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property will be unimpaired.*

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

**Building Site**

**Recommended:**

*Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserve the historic relationship between a building or buildings, landscape features, and open space.*

*Retaining the historic relationship between buildings, landscape features, and open space.*

*Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.*

**Not Recommended:**

*Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the site.*

*Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building site so that, as a result, the character is diminished.*

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

**Residential Accessory Structures**

**Not Appropriate:**

*Introducing new structures or site features that are out of scale with the property or the district or are otherwise inappropriate.*

**Fences**

*Appropriate:*

*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.*

*Installing custom designs which will be reviewed on a case-by-case basis.*

*Not Appropriate:*

*Installing fences or walls over three (3) feet in height in the front yard and over six (6) feet in height in the rear yard.*

**STAFF FINDINGS:**

- 1. The shed's design is simple and modern, with a partial glass greenhouse wall. It is a reasonable size, and would be located near the side lot line and driveway, around 30' from the house. The lot is rectangular and wider than it is deep.*
- 2. The owners have requested a 48" ornamental wire or wood picket fence around a garden plot near the shed, and a 48" wood picket fence along the front lot line. The Ann Arbor Historic District Design Guidelines suggest limiting the height of front fences to 36". The increased height around the garden fence is intended to help keep deer out, and the front yard fence height is to keep their dog in. The ornamental wire fence is a design that has been used in Ann Arbor's historic districts since well into their period of significance. Ornamental wire fence would be very complimentary as an installation around the proposed garden plot on this lot. There is existing old wire fence along the tree line in front of the garden area, but it is in poor condition. The width of the lot and spacing between homes and the trees and brush that would remain between the fence and the street for a portion of the front make the 4' height acceptable. On a differently configured lot this might not be the case.*
- 3. Staff believes the design, location, and materials of the shed will not detract from the historic character of the site and surrounding neighborhood, and that the proposed fencing is appropriate in style and height for this particular installation.*

**REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:**

*Commissioner White visited the site as part of the review.*

*White stated that the proposed fence and shed met the Ann Arbor guidelines as well as the Secretary of the Interior's guidelines. He supported the project, adding that the proposed fence and shed was appropriate.*

**PUBLIC HEARING:**

*Tracy de Peralta, 1341 Traver Road, owner, was present to respond to the Commission's enquiries.*

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

**A motion was made by Ramsburgh, Seconded by White, that the Commission issue a certificate of appropriateness for the application at 1341 Traver Road, a contributing property in the Broadway Historic District, to construct a potting shed and fence, as proposed. The portion of the fence surrounding the garden may be either wood picket or ornamental wire. The work is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets The Secretary of the Interior's Standards for**

Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 2 and 10 and the guidelines for building site, as well as the Ann Arbor Historic District Design Guidelines, particularly as they pertain to residential accessory structures and fences.

(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.

(10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property will be unimpaired.

*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:** 5 - White, Ramsburgh, Chair Stulberg, Vice Chair Bushkuhl, and Secretary Beeson

**Nays:** 0

**Absent:** 2 - McCauley, and Ross

**E-3**     [14-0927](#)

HDC14-075; 312 South Division St - New Shed - DSHD

*Jill Thacher presented the following staff report:*

**BACKGROUND:**

*In 1853 this house was built for Henry DeWitt Bennett who was postmaster and later Secretary and Steward of the University of Michigan. When he retired in 1856, the Noble family next door bought the house and rented it to Reuben and Pauline Kempf, who purchased the house in 1890. The Kempfs owned the house until Pauline's death in 1953, when neighbors purchased the house. They sold it to the City of Ann Arbor in 1969, and the house is now a museum interpreting the life and work of a German-American family in 1890s Ann Arbor.*

*The home is a classic example of a Greek Revival gable-fronted temple. It features a pedimented portico with four square columns, clapboard siding, wide board trim below the eaves, and frieze windows in the upper floor. It has been listed on the National Register of Historic Places since 1973.*

**LOCATION:**

*The site is located on the west side of South Division Street, south of Liberty Plaza and East Liberty Street, and north of Library Lane.*

**APPLICATION:**

*The applicant seeks HDC approval to construct a 6'5.5" x 7'1.5" wood framed, wood sided garden shed with a wood shingled roof in the back yard of the site.*

*APPLICABLE REGULATIONS:*

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

*(2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

*(10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property will be unimpaired.*

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

*Building Site**Recommended:*

*Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserve the historic relationship between a building or buildings, landscape features, and open space.*

*Retaining the historic relationship between buildings, landscape features, and open space.*

*Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.*

*Not Recommended:*

*Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the site.*

*Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building site so that, as a result, the character is diminished.*

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

*Residential Accessory Structures**Not Appropriate:*

*Introducing new structures or site features that are out of scale with the property or the district or are otherwise inappropriate.*

*STAFF FINDINGS:*

*1. The proposed shed is for the storage of garden tools and features wood board and batten siding and wood shingles. It is small and inconspicuously located near the back of the lot. The shed is compatible with the site and the district.*

*2. Staff recommend approval of the application, which it finds to be in keeping with the Secretary of the Interior's Standards and Guidelines, and the Ann Arbor Historic District Design Guidelines.*

*REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:*

*Commissioner White visited the site as part of the review.*

*White said the Secretary of the Interior's Standards for Rehabilitation had been met as well as the Ann Arbor Historic District Design Guidelines for the proposed shed.*

*PUBLIC HEARING:*

*Ann Dilcher, 2079 South Seventh Street, Ann Arbor, Immediate Past President of the Kempf House Museum was available to respond to the Commission's enquiries.*

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

**A motion was made by Bushkuhl, Seconded by White, that the Commission issue a certificate of appropriateness for the application at 312 South Division Street, a contributing property in the Division Street Historic District, to construct a garden shed, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 2 and 10 and the guidelines for building site, as well as the Ann Arbor Historic District Design Guidelines, particularly as they pertain to residential accessory structures.**

**(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.**

**(10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property will be unimpaired.**

*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:** 5 - White, Ramsburgh, Chair Stulberg, Vice Chair Bushkuhl, and Secretary Beeson

**Nays:** 0

**Absent:** 2 - McCauley, and Ross

**E-4**     [14-0928](#)

HDC14-076; 717 West Liberty St - Rear Addition and Garage - OWSHD

*Jill Thacher presented the following staff report:*

*BACKGROUND:*

*The city assessor's records say this house was constructed in 1864. It features end gables, wide board trim under the eaves, and very old six-over-six windows. It appears on the 1880 Birdseye Map of Ann Arbor minus the rear additions, with two windows and a center door facing south.*

**LOCATION:**

*The site is located on the south side of West Liberty Street, east of South Seventh Street and west of South Fifth Street.*

**APPLICATION:**

*The applicant seeks HDC approval to demolish a rear addition and construct a new 1 ½ story addition and large cement patio with habitable space below, and a new 1 ½ story garage.*

**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.*

*(5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

*(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.*

*Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building.*

*Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.*

*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.*

*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.*

*Building Site**Recommended:*

*Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.*

*Retaining the historic relationship between buildings and the landscape.*

*Not Recommended:*

*Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.*

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

*Guidelines for All Additions**Appropriate:*

*Placing a new addition on a non-character-defining or inconspicuous elevation and limiting the size and scale in relationship to the historic property.*

*Placing new walls in a different plane from the historic structure in a subordinate position to the historic fabric.*

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

*Limiting the size and scale of the addition in relationship to the historic building so that it does not diminish or visually overpower the building or the district. The addition's footprint should exceed neither half of the original building's footprint nor half of the original building's total floor area.*

*Not Appropriate:*

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

*STAFF FINDINGS:*

*1. This Old West Side gem has not been inhabited for decades. It was purchased several years ago by the current owner, who also owns 715 West Liberty next door. It is situated on a larger-than-average lot (11,000+ square feet) which slopes down steeply behind the house to the Bach Elementary Big Playground. A portion of the site is in the floodplain, but not where construction is proposed.*

*2. Two rear additions are proposed to be removed. One is pre-1925 and shown on that year's Sanborn in the application materials. The other is post WWII. The early addition has been compromised by replacement siding, windows, doors, and cement infill between the brick foundation piers. While its general form may contribute to the character of the house and district, its historic integrity is gone for the most part.*

3. The existing house is 1052 square feet. The project would increase the area of the house by an additional 716 square feet above grade, and around 1,635 square feet below the house and patio (dimensions were not shown on the site plan, so this is staff's best estimate). The footprint would be increased by 43% if the extended below-patio living space is not counted, or 200% if it is counted.

4. Additional space is found in the garage, with parking for one car on the main floor and storage on the second floor and in the basement.

5. The proposed addition to the house is a few inches taller than the existing house's ridge, with a connector element that is a few inches shorter than that ridge. The addition would be clad in cementitious clapboard siding with a 4" reveal, and the garage would be clad in vertical cementitious planks with cedar battens. This material, plus the fenestration pattern are distinct from the original. The one historic window on the rear elevation has been preserved by this design.

6. The addition is set behind the house at a slight angle because of the configuration of the lot lines. From the street, looking straight on, the addition hides behind the house. Either side view reveals a longer addition, especially from the east where the additional walkout space is above the grade. From the rear, a 56 foot wide wall that is around 8 feet tall spans the property. The garage sits atop one end of it, and the cement patio sits on the rest. This rear view of the property is the most problematic. The lot's historic spaces are severely impacted by the massive garage/patio wall.

7. Staff commends the project architect's efforts to hide the additional floor space behind the hill, but the historic relationship between buildings and the landscape are compromised by the large patio and rear walkout structure that increases the building's footprint by 200% and dramatically alters the original building's size. Staff feels the project does not meet the Secretary of the Interior's Standards and Guidelines and the Ann Arbor Historic District Design Guidelines.

#### REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

Commissioner White visited the site as part of the review.

White said he agreed with the staff report, noting that plans need to show how the rear terrace and ground level construction would be camouflaged with bushes and landscaping, since as it is currently shown the project overwhelms the house.

#### PUBLIC HEARING:

Marc Rueter, Rueter Associates Architects, 515 Fifth Street, Ann Arbor, explained the application.

Michael Bielby, 605 North Fifth Avenue, Ann Arbor, owner, was available to respond to the Commission's enquiries.

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

**A motion was made by Bushkuhl, Seconded by White that the Commission issue a certificate of appropriateness for the application at 717 West Liberty Street, a contributing property in the Old West Side Historic District, to demolish a rear addition, construct a new two tiered addition, and add a new garage, as proposed. As proposed, the work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets The Secretary of the Interior's Standards for**

**Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 2, 5, 9 and 10 and the guidelines for additions and building site; and the Ann Arbor Historic District Design 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.**

**(5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**

**(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.*

*The Commission expressed the importance to maintain the character of the structure on the site and the proposed lower level would be very exposed and would harm the context of the historic structure. Doubling the massing on the site would not be sympathetic to the historic structure; the new two-tiered addition interferes with how the site is read and is overpowering. They felt that the owner might be prioritizing their rental business plan rather than the historic integrity of the structure, and that the house may not be able to be turned into a large house, but can be used as a functional small house. They felt that the project did not meet the Secretary of the Interior's Standards and Guidelines and the Ann Arbor Historic District Design Guidelines.*

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

**Request was denied.**

**Yeas:** 1 - White

**Nays:** 4 - Ramsburgh, Chair Stulberg, Vice Chair Bushkuhl, and Secretary Beeson

**Absent:** 2 - McCauley, and Ross

**E-5**     [14-0929](#)

HDC14-077; 517-535 West William - New Window Opening - OWSHD

*Jill Thacher presented the following staff report:*

**BACKGROUND:**

*The Argus Building was constructed as the Michigan Furniture Company in 1906. The largest section of the building is a four-story, flat-roofed factory with jack-arch*

windows and brick details at the corner of West William and Fourth Streets. The building also has a three-story red-brick section, and two-story and single-story concrete wings. The concrete sections are believed to have been constructed during the 1940s.

In August, 2013 the HDC approved the installation of six new windows in new openings on the former cafeteria of the building.

**LOCATION:**

The site is located on the south side of West William Street, east of Fourth Street and west of Third Street.

**APPLICATION:**

The applicant seeks HDC approval to install one 4' x 4' aluminum framed window in an exterior block masonry wall.

**APPLICABLE REGULATIONS**

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

(1) A property will be used as it was historically or 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 will not destroy historic materials, features, and spatial relationships that characterize a property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

*From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings:*

**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:**

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

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

**STAFF FINDINGS:**

1. *The portion of the building where the window is proposed to be installed, off Fourth Street, was added to the building in the 1940s as a service area for the Argus cafeteria. The wall is concrete block and does not contain character-defining features. The window to be installed is similar to one around the corner on the same addition. The application is very thorough and provides complete information on the installation.*

2. *Staff recommends approval. The design and placement of the window are appropriate. The window will not detract from any historic features of the building or the district.*

**REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:**

*Commissioner White visited the site as part of the review.*

*White said he agreed with the staff report, and that the project met the Secretary of the Interior's Standards for Rehabilitation as well as the Ann Arbor Historic District Design Guidelines. He supported the application.*

**PUBLIC HEARING:**

*Rich Henes, Cornerstone Design, 310 Deport Street, Ann Arbor, was available to respond to the Commission's enquiries.*

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

**A motion was made by Bushkuhl, Seconded by White, that the Commission approve the application at 517-535 West William Street, a contributing property in the Old West Side Historic District, to install a window as proposed. 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 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 windows.**

**(1) A property will be used as it was historically or 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.**

**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:** 5 - White, Ramsburgh, Chair Stulberg, Vice Chair Bushkuhl, and Secretary Beeson

**Nays:** 0

**Absent:** 2 - McCauley, and Ross

**E-6**     [14-0930](#)

HDC14-079; 509 Detroit St # 1 - Basement Egress Window - OFWHD

*Jill Thacher presented the following staff report:*

**BACKGROUND:**

*This two-story Queen Anne house first appears in the 1894 City Directory as the residence of Katherine Hartmann and her daughter Sophie, who was a dressmaker. The house changed ownership many times in the following years, with postman Albert Mayer and his wife Nellie residing there the longest, from 1910 until the late 1920s. The house exhibits many typical Queen Anne characteristics, including a square tower on the south elevation, a front gabled roof with a sunburst motif, and fish-scale siding. The house also features a full-width front porch with a fieldstone foundation and large double-hung windows.*

*Removal of a rear enclosed porch and a new rear addition were approved in July of 2012. That work has not yet begun.*

**LOCATION:**

*The site is located on the northeast side of Detroit Street between East Kingsley Street and High Street.*

**APPLICATION:**

*The applicant seeks HDC approval to install a basement egress window in the northern basement wall.*

**APPLICABLE REGULATIONS**

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

*(1) A property will be used as it was historically or 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 will not destroy historic materials, features, and spatial relationships that characterize a property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

*From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings:*

### *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:*

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

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

### *Health and Safety*

#### *Recommended:*

*Identifying the historic building's character-defining spaces, features, and finishes so that code-required work will not result in their damage or loss.  
Complying with health and safety codes, including seismic code requirements, in such a manner that character-defining spaces, features, and finishes are preserved.*

#### *Not Recommended:*

*Altering, damaging, or destroying character-defining spaces, features, and finishes while making modifications to a building or site to comply with safety codes.*

*Making changes to historic buildings without first exploring equivalent health and safety systems, methods, or devices that may be less damaging to historic spaces, features, and finishes.*

### *STAFF FINDINGS:*

- 1. The pair of basement windows is proposed to be located on the north side of the existing house, near the back, below a single-story bump out. The design would be a pair vinyl-clad wood windows that match basement egress windows approved for the new addition and located near the proposed windows. The driveway will be located on the other (south) side of the house, so the proposed window would not interfere with its functioning. The well would be 7'4" wide, extend out 4'2" from the face of the wall, and would be approximately two-and-a-half feet deep. The well would be constructed of landscape timbers. The work would allow a large interior room to be subdivided into two usable spaces.*
- 2. The basement wall in this location is constructed of cut stone block that is around a foot thick, so the windows will be significantly recessed from the plane of the wall. The cut stone is a character-defining feature of the building. There is a non-original doorway next to the proposed window location that will be removed per the 2012 certificate of appropriateness. The owner proposes to infill the foundation in the location of the door using stone salvaged from the egress window opening and from the back of the house (where it will be removed for the addition).*
- 3. The best location for a new egress window would be where the door is currently located. Though the result would be a narrower window than what's proposed in this application, no stone would have to be removed. The interior floorplan would need to*

*be modified to extend into this space. The second-best approach, if utilizing the door opening is not possible, would be to move the stone as described above.*

**REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:**

*Commissioner White visited the site as part of the review.*

*White said he agreed with the staff report's recommendations and felt that the project met the required guidelines. He noted the HDC Commission had received a letter of support from neighbor Eleanore Pollack, 515 Detroit Street, Ann Arbor.*

**PUBLIC HEARING:**

*David Santacroce, 601 N. Fifth Avenue, Ann Arbor, was present and explained the application and was available to respond to the Commission's enquiries.*

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

**A motion was made by Ramsburgh, Seconded by White, that the Commission approve the application at 509 Detroit Street, a contributing property in the Old Fourth Ward Historic District, to install a pair of basement egress windows in a new opening, on the following two conditions: the stone block removed from the location of the opening is reused to infill the non original doorway immediately to the east and the top row of cut stone foundation will be retained over the window opening. As conditioned, 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, and 9, and the guidelines for windows and health and safety.**

- (1) A property will be used as it was historically or 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.**

**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:** 5 - White, Ramsburgh, Chair Stulberg, Vice Chair Bushkuhl, and Secretary Beeson

**Nays:** 0

**Absent:** 2 - McCauley, and Ross

**E-7**     [14-0931](#)

HDC14-080; 544 Detroit St - Small Rooftop Addition and Pergola - OFWHD

*Jill Thacher presented the following staff report:*

**BACKGROUND:**

*The parcel at 544 Detroit was originally a portion of a much larger lot, which had the address 501 Detroit Street, as shown in an 1888 Sanborn Fire Insurance map. A two-story barn was located near the intersection of Detroit and Division Street. By 1892 a two-story house was built in the location of the barn with the address 537 Division Street. The first residents of 537 Division were Adam Meuth, a clerk at L C Weinmann, and his wife Louise. Ella C Meuth and Ida C Meuth are also listed as residents. The house was later demolished and the gas station that is currently located on the property was constructed in 1959. The gas station has been abandoned for over thirty years.*

*A new 3-story building was approved by the HDC in October of 2012. Construction has not yet begun.*

**LOCATION:**

*The site is located on the south side of the Detroit Street and North Division Street intersection.*

**APPLICATION:**

*The applicant seeks HDC approval to increase the size of a previously approved penthouse by an additional 60 square feet and to add a removable metal frame fabric shade structure on the roof.*

**APPLICABLE REGULATIONS:**

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

*(9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

*(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 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.*

*Not Recommended:*

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

**STAFF FINDINGS:**

1. *Increasing the size of the penthouse will have no negative effects on the previously approved building or the surrounding historic district. The shade structure is removable and only minimally visible from the street and sidewalk. Staff recommends approval of this small modification to the prior plan because it meets the applicable standards and guidelines.*

**REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:**

*Commissioner White visited the site as part of the review.*

*White said he agreed with the staff report, and that the project met the Secretary of the Interior's Standards for Rehabilitation as well as the Ann Arbor Historic District Design Guidelines. He supported the application.*

**PUBLIC HEARING:**

*Marc Rueter, Rueter Associates Architects, 515 Fifth Street, Ann Arbor, explained the application.*

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

**A motion was made by Beeson, Seconded by White, that the Commission issue a certificate of appropriateness for the application at 544 Detroit Street, a contributing property in the Old Fourth Ward Historic District, to increase the size of the previously approved penthouse and add a removable metal frame fabric shade as proposed. 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 Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 9 and 10 and the guidelines for district or neighborhood 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.**

**(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:** 5 - White, Ramsburgh, Chair Stulberg, Vice Chair Bushkuhl, and Secretary Beeson

**Nays:** 0

**Absent:** 2 - McCauley, and Ross

**E-8**     [14-0932](#)

HDC14-081; 303 South Ashley - Two Business Signs, New Front Door - MSHD

*Jill Thacher presented the following staff report:*

**BACKGROUND:**

*The rear stuccoed part of this building is the 1920s era Staebler Filling Station. The front brick portion is an addition that probably dates to the 1980s.*

**LOCATION:**

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

**APPLICATION:**

*The applicant seeks HDC approval to install two signs, a 22" x 40" blade sign constructed of wood, and a 33.5" x 60" monument style sign also constructed of wood to be placed on the northwest corner of the site. Both signs would be illuminated with LED lamps. The applicant also seeks to replace the current door on the north side with a custom wooden door.*

**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.*

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

*Not Appropriate:*

*Installing permanent free-standing signs.*

**STAFF FINDINGS**

- 1. The proposed wood door is located on the modern addition to the building and would replace an aluminum door. No historic features would be impacted by the new door, which also features the business name.*
- 2. The wood bracket sign is 22" x 40", or just over six square feet. This is larger than average for a typical pedestrian-oriented sign, but since the building is set back from the public sidewalk and the sign is on the modern addition, staff feels the size is appropriate. The stained cedar sign board with pin-mounted aluminum letters is a compatible design. The bracket sign must be mounted in mortar joints, not through the masonry units.*
- 3. The ground sign is 33 ½" x 60", mounted 30" off the ground in a raised planting bed. The bed appears to be about two feet above the sidewalk, which puts the top of this sign at about seven feet above the sidewalk. A free-standing sign is not appropriate in the Main Street Historic District, which is supported by the City of Ann Arbor Historic District Design Guidelines. A sign mounted on the face of the building, perhaps above the display window or between the window and the front door, would be more appropriate.*
- 4. Staff recommends approval of the new front door and the bracket sign, because they are compatible in design and placement, and do not detract from the contributing historic structures nearby. Staff recommends denial of the large free-standing sign, which is not a traditional or appropriate style for the district, and detracts from the character of the Main Street Historic District.*

**REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:**

*Commissioner White visited the site as part of the review.*

*White said he agreed with the staff report, and was in support of two bracket signs but was not in support of the large free-standing sign.*

**PUBLIC HEARING:**

*Samuel Short, President of The Beer Grotto, 8059 Main Street, Dexter, presented revised proposed signage and was available to respond to the Commission's enquiries.*

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

**Free Standing Sign:**

A motion was made by Bushkuhl, Seconded by White, that the Commission issue a certificate of appropriateness for the portion of the application at 303 South Ashley Street, a contributing structure in the Main Street Historic District, to install a free standing 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 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. They reiterated that free-standing monument signs are not appropriate in a historic district where foot traffic is primary and would detract from the character of the Main Street Historic District.*

**FREE-STANDING SIGN:**

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

Request was denied.

Yeas: 0

Nays: 5 - White, Ramsburgh, Chair Stulberg, Vice Chair Bushkuhl, and Secretary Beeson

Absent: 2 - McCauley, and Ross

*COMMISSION DISCUSSION:*

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

**Door and Bracket Sign:**

A motion was made by Bushkuhl, Seconded by White, that the Commission issue a certificate of appropriateness for the portion of the application at 303 South Ashley Street, a contributing structure in the Main Street Historic District, to install a new door as proposed, and two bracket signs on the following conditions: the signs must be mounted through masonry joints. As conditioned, 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 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.

**DOOR and BRACKET SIGN:**

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

**Certificate of Appropriateness was granted.**

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

**Nays:** 0

**Absent:** 2 - McCauley, and Ross

*Meeting Break*

**E-9**     [14-0933](#)

HDC14-082; 301 South Main St - Three New Storefronts, New Windows - MSHD

*Jill Thacher presented the following staff report:*

**BACKGROUND:**

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

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

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

**LOCATION:**

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

Street.

**APPLICATION:**

*The applicant seeks HDC approval to (1) reconstruct first floor storefront bays on the north and west elevations; (2) refurbish first floor leaded glass transom windows and replace first floor plate glass windows with leaded glass transom windows to match; (3) replace tenant lobby entrance on the north side (4) replace the northeast storefront, apply a precast concrete base on either side of the storefront, and install a fabric canopy; (5) remove existing steel guards on east façade, create two new masonry window openings, restore a previous window opening, and enlarge an existing door opening on the east façade; (6) refurbish existing internally illuminating lantern sign on the northwest corner (7) install a new externally illuminated blade sign on the northeast corner; and (8) install three new skylights on the southwest portion of the roof, install new roof top mechanical units on the south portion of the roof, install a new screen wall on the north and east sides of the roof to shield mechanical units, and re-roof the entire building.*

**APPLICABLE REGULATIONS**

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

*(1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

*(2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

*(5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

*(6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

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

**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.*

*Protecting and maintaining masonry, wood, and architectural metals which comprise storefronts through appropriate treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.*

*Repairing storefronts by reinforcing the historic materials. Repairs will also generally include the limited replacement in kind--or with compatible substitute materials--of*

*those extensively deteriorated or missing parts of storefronts where there are surviving prototypes such as transoms, kick plates, pilasters, or signs.*

*Replacing in kind an entire storefront that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence as a model. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.*

*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.*

*Stripping storefronts of historic material such as wood, cast iron, terra cotta, carrara glass, and brick.*

*Replacing an entire storefront when repair of materials and limited replacement of its parts are appropriate.*

*Using substitute material for the replacement parts that does not convey the same visual appearance as the surviving parts of the storefront or that is physically or chemically incompatible.*

*Removing a storefront that is un-repairable and not replacing it; or replacing it with a new storefront that does not convey the same visual appearance.*

*From the Ann Arbor Historic District Design Guidelines:*

*Storefronts*

*Appropriate:*

*Protecting, maintaining 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 using recognized preservation methods*

*Protecting and maintaining masonry, wood, and architectural metals which comprise storefronts through appropriate treatments such as reinforcement of historic materials, cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.*

*Repairing storefronts as needed, which may include replacing parts that are deteriorated beyond repair or that are missing with matching or compatible substitute materials. Missing parts must be appropriately documented.*

*Replacing an entire storefront when repair is not possible.*

*Not Appropriate:*

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

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

*STAFF FINDINGS*

1. *Storefront Bays.* Staff is unsure when the storefront bays were constructed. The single-paned glazing is proposed to be replaced with an appropriate narrow, steel, double-paned system. Given the deteriorating condition of the bays, staff feels this work is appropriate. (See application photos for deterioration documentation.) The inset storefront is proposed to be removed and pulled forward, and double-doors installed. This work is not appropriate unless it can be proved that the current inset was added outside of the period of significance, and that that configuration did not exist during the period of significance. See related discussion of plate glass transoms below.

2. *Transoms.* The two leaded-glass transoms on the north elevation are proposed to be refurbished, with no material changes. This is appropriate work that does not require a Certificate of Appropriateness. The slightly larger plate-glass transom on the north elevation is proposed to be replaced with a leaded-glass transom to match the configuration of the other two. The installation date of this transom is unknown, though the 1908 photo at the end of this report shows an inset entry at the corner of Liberty and Main. When this corner was later boxed in and the columns removed, it is likely that the plate glass transoms were installed to span that corner space. The application references an HDC file photo that shows a leaded transom, but I've been unable to find that photo. Without it, staff feels that changing the transom would be inappropriately conjectural.

3. *North Lobby Entrance.* The existing lobby entrance off of East Liberty consists of an aluminum storefront system with a stone kickplate. The application proposes to infill half of the storefront with white polished stone, and widen the lobby doors from one to two. Also proposed is a satin stainless steel canopy, which would be 1'10" tall and span the width of the bay. The top of the canopy aligns with the top of the leaded-glass transoms. New lettering and tenant signage would be installed on the stone wall. Staff feels the new entrance is appropriate since it is a secondary entrance and clearly differentiated from the historic fabric of the building, yet intended to be complimentary.

4. *Northeast Storefront.* The existing storefront is modern aluminum. Staff does not have photos of what this building looked like earlier than 1973 (which seems to show the same thing as today, minus a large round awning). The proposed new storefront is in the same opening, and is aluminum with a pre-cast concrete kickplate. Concrete panels are proposed to extend to the corners of the building on either side of the storefront. Given the extremely plain nature of the first floor of the building (which appears to have bricks of different ages, which could indicate infill of earlier storefront openings), and that the precast panels could be removed in the future, and that they will help differentiate this building from the larger one that it is attached to, staff finds these changes acceptable and an improvement on the current configuration.

5. *East Façade.* The east façade currently contains a person-door and two presumably original window openings. Opening up the third floor bricked-in window opening and installing a new window is entirely appropriate. The installation of a new narrow third-floor window is appropriate since this is a secondary elevation, and the design of the window is traditional and complementary, but distinguished by a shorter stone sill and different brick arch pattern, both of which read as an addition to the building. The first floor masonry opening is correctly proportioned, located on a secondary elevation, and functional to draw light and attention to the ground level space. Removing the metal guards is completely appropriate.

6. *Existing Corner Sign.* The sign at the corner of East Liberty and South Main was installed in 1960-61. Selo-Sheval received variances from the Sign Board of Appeals

to keep the non-conforming sign and change the lettered panels. Staff's understanding is that these variances will remain in effect until the sign is removed, so no additional variances are needed to change the sign panels. The applicant is requesting to be allowed to keep the internal illumination of the sign. HDC policy is to allow internally illuminated signs to remain until the business changes. At that point, the sign may be refaced to advertise the new occupant, but may no longer be internally illuminated. While not from the period of significance for the Main Street Historic District, staff is in favor of allowing internal illumination of the sign since it has become iconic to downtown.

7. *New Blade Sign.* Staff was initially hesitant about the blade sign proposed near the east corner of the building on the second floor. After looking at different signage options for this storefront, however, staff actually prefers it to a sign over the transom, which would be very high on the wall and not necessarily proportional. The blade sign matches the height of nearby windows. If additional signage is desired, staff suggests using lettering painted or applied to the inside of the storefront window. This or other additional signage would need to be approved by the HDC.

8. *Rooftop Mechanicals, etc.* The equipment, skylights, and elevator shaft proposed to be installed on the roof will not be visible from South Main Street. The proposed aluminum screening fence will be visible from across East Liberty. It is inset 6' from the face of the building, and appears to be around 5' tall. Staff prefers the cohesive look of a screening fence to the sight of a bunch of mechanical equipment. The light color will stand out less against the light sky than a darker fence would. It spans most of the East Liberty building, and the rear part of the larger South Main building.

#### REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

Commissioner White visited the site as part of the review.

White said he agreed with the staff report.

#### PUBLIC HEARING:

Aaron Vermeulen and Jon Bocorowicz, O/X Studio, 302 S. State Street, Ann Arbor, explained the application, showed samples and was available to respond to the Commission's enquiries.

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

#### MOTION 1:

##### Revisions to the Main Street Storefront Bay

A motion was made by Bushkuhl, Seconded by White, that the Historic District Commission issue a certificate of appropriateness for a portion of the application at 301 South Main Street, a contributing property in the Main Street Historic District, to include revisions to the Main Street storefront bay as proposed. The work as proposed is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the Ann Arbor Historic District Design Guidelines and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 1, 2, 5, and 6, and both sets of guidelines for storefronts.

(1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

(2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

(5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

(6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

*COMMISSION DISCUSSION:*

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

**Vote on:**

**Revisions to the Main Street Storefront Bay**

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

**Request was denied.**

**Yeas:** 1 - Vice Chair Bushkuhl

**Nays:** 4 - White, Ramsburgh, Chair Stulberg, and Secretary Beeson

**Absent:** 2 - McCauley, and Ross

**MOTION 2:**

**North Lobby Entrance, The Northeast Storefront, the East Façade, the Existing Corner Sign, the New Blade Sign, and the Rooftop Mechanical Units**

A motion was made by Bushkuhl, Seconded by White, that the Historic District Commission issue a certificate of appropriateness for a portion of the application at 301 South Main Street, a contributing property in the Main Street Historic District, to include the North Lobby Entrance, The Northeast Storefront, the East Façade, the Existing Corner Sign, the New Blade Sign, and the Rooftop Mechanical Units. The work as proposed is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the Ann Arbor Historic District Design Guidelines and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 1, 2, 5, and 6, and both sets of guidelines for storefronts.

(1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

(2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

(5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

(6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

*COMMISSION DISCUSSION:*

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

**Vote on:**

**North Lobby Entrance, The Northeast Storefront, the East Façade, the Existing Corner Sign, the New Blade Sign, and the Rooftop Mechanical Units**

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

**Certificate of Appropriateness was granted.**

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

**Nays:** 0

**Absent:** 2 - McCauley, and Ross

**MOTION 3:**

**Roof Top Mechanical Screens**

A motion was made by Bushkuhl, Seconded by White, that the Historic District Commission issue a certificate of appropriateness for a portion of the application at 301 South Main Street, a contributing property in the Main Street Historic District, to include the roof top mechanical screens. This work is compatible, provided that it meets the height required for safety, and is lower than the height proposed, in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the Ann Arbor Historic District Design Guidelines and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 1, 2, 5, and 6, and both sets of guidelines for storefronts.

(1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

(2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

(5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

(6) Deteriorated historic features will be repaired rather than replaced. Where

the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

*COMMISSION DISCUSSION:*

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

**Vote on  
Roof Top Mechanical Screens**

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

**Certificate of Appropriateness was granted.**

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

**Nays:** 0

**Absent:** 2 - McCauley, and Ross

**MOTION 4:  
Modifications to the Transoms**

**A motion was made by Bushkuhl, Seconded by White, that the Historic District Commission issue a certificate of appropriateness for a portion of the application at 301 South Main Street, a contributing property in the Main Street Historic District, to include the modifications to the transoms, on the condition that the existing opening size is retained. The work as proposed is compatible, in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the Ann Arbor Historic District Design Guidelines and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 1, 2, 5, and 6, and both sets of guidelines for storefronts.**

**(1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**

**(2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**

**(5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**

**(6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**

*COMMISSION DISCUSSION:*

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

**Vote on**

**Modifications to the Transoms**

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

**Certificate of Appropriateness was granted.**

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

**Nays:** 0

**Absent:** 2 - McCauley, and Ross

**MOTION 5:**

**Main Street Storefront**

**A motion was made by Bushkuhl, Seconded by Beeson, that the Historic District Commission issue a certificate of appropriateness for a portion of the application at 301 South Main Street, a contributing property in the Main Street Historic District, the portion of the work limited to the Main Street storefront, maintaining the same setback (at the glass return) but with the doors meeting the corner, approximately 7 feet. This work as proposed is compatible, in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the Ann Arbor Historic District Design Guidelines and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 1, 2, 5, and 6, and both sets of guidelines for storefronts.**

**(1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**

**(2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**

**(5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**

**(6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**

**COMMISSION DISCUSSION:**

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

**Vote on**

**Main Street Storefront**

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

**Certificate of Appropriateness was granted.**

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

**Nays:** 0

**Absent:** 2 - McCauley, and Ross

**MOTION 6:**

**Rooftop Skylights, Elevator Shaft, and Reroofing of the Building**

A motion was made by Bushkuhl, Seconded by White, that the Historic District Commission issue a certificate of appropriateness for a portion of the application at 301 South Main Street, a contributing property in the Main Street Historic District, a portion of the work to include the rooftop skylights, elevator shaft, and reroofing of the building. This work as proposed is compatible, in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the Ann Arbor Historic District Design Guidelines and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 1, 2, 5, and 6, and both sets of guidelines for storefronts.

(1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

(2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

(5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

(6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

*COMMISSION DISCUSSION:*

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

**Vote on**

**Rooftop Skylights, Elevator Shaft, and Reroofing of the Building**

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

**Certificate of Appropriateness was granted.**

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

Nays: 0

Absent: 2 - McCauley, and Ross

**E-10** [14-0934](#)

HDC14-085; 416 East Huron St - Install 4 Skylights, Basement Egress Window, Condensers - OFWHD

*Jill Thacher presented the following staff report:*

**BACKGROUND:**

*This stately Queen Anne appears in the 1894 Polk City Directory as number 58 East Huron, the home of Sarah C. Rettich (widow of Frederick). Mrs. Rettich lived in the house until 1917. It features a steep hipped roof with three inset gables and a corner tower with a pyramidal roof. The house's exterior has suffered from artificial shingle siding and general neglect, but its original form is largely intact.*

*In April, 2014 the HDC approved a request to add an egress window to the basement of the west elevation, and denied a request to enlarge two original window openings in the side gable bumpouts.*

**LOCATION:**

*The site is located on the south side of East Huron Street, between South Division Street and South State Street. It is next door to the Varsity student apartment complex.*

**APPLICATION:**

*The applicant seeks HDC approval to install three air conditioning condensers and furnace vents, install four egress windows on the third floor, and to enlarge a window in the basement.*

**APPLICABLE REGULATIONS:**

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

*(1) A property will be used as it was historically or given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

*(2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

*(5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

*(9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize a property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

*(10) New additions and adjacent or related new construction will be undertaken in a 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:*

#### *Windows*

##### *Not Recommended:*

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

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

#### *Health and Safety*

##### *Recommended:*

*Identifying the historic building's character-defining spaces, features, and finishes so that code-required work will not result in their damage or loss.*

*Complying with health and safety codes, including seismic code requirements, in such a manner that character-defining spaces, features, and finishes are preserved.*

##### *Not Recommended:*

*Altering, damaging, or destroying character-defining spaces, features, and finishes while making modifications to a building or site to comply with safety codes.*

*Making changes to historic buildings without first exploring equivalent health and safety systems, methods, or devices that may be less damaging to historic spaces, features, and finishes.*

#### *Mechanical Systems*

##### *Recommended:*

*Installing a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan, the exterior elevations, and the least damage to the historic building material.*

*Providing adequate structural support for new mechanical equipment. Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.*

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

#### *Safety Codes*

##### *Appropriate:*

*Complying with barrier free and safety codes in a manner that ensures the preservation of character-defining features.*

#### *Mechanical Equipment*

##### *Appropriate:*

*Installing mechanical equipment and wiring in a location so it is not visible from a public right-of-way.*

*Installing new air conditioning units and related mechanical equipment in such a manner that historic materials and features are not damaged or obscured.*

*Using screening such as vegetation and fencing around mechanical equipment.*

*Painting mechanical equipment to blend with the house or landscape.*

*Not Appropriate:*

*Installing a new mechanical system that changes or destroys character-defining features and materials.*

*Cutting through architectural character-defining features to install mechanical equipment, antennas, satellite dishes, and related equipment.*

**STAFF FINDINGS:**

- 1. In this formerly single-family house, staff counted 18 bedrooms in six apartments on four levels on the drawings submitted for building permits and this HDC application. At its rental housing inspection in 2010, the house was certified for four efficiency apartments and one one-bedroom, with a total of six maximum occupants in the structure.*
- 2. The owner is requesting to install three new air conditioning condensers along the east side of the building; four 2" pvc pipes extending out of the roof near the east eave; eight 2" pvc pipes extending out of the east elevation of the building; five 4"x4" bath fan vents (three on the east elevation and two on the west); four 30"x58" skylights; and one basement egress window to replace an existing window on the east elevation.*
- 3. The egress window would be located near the back of the building and the width would match the width of the existing opening. One other egress window was previously approved by the Commission at the rear of the west elevation. The drawings supplied are contradictory and staff has requested revised drawings to clarify the size and well materials. If this egress window matches the one previously approved, it is an appropriate location for an egress window since it is near the rear of the house and probably not visible from the public right of way. If approved by the Commission, it is staff's opinion that no additional basement egress windows should be approved in the future unless they are on the rear elevation of the building.*
- 4. The skylights would be located on rear-facing roof surfaces, two on the side-gabled bumpouts and two on rear roof surfaces. They are required for egress since the attic is being converted to five bedrooms. One skylight already exists near the front of the house facing the street.*
- 5. The venting changes requested are due to building code requirements for furnaces, kitchens, and bath fans. The extensive remodeling occurring inside the building has triggered these code requirements. The owner has begun interior-only remodeling, but now is faced with required HDC approvals for related new penetrations through the walls and roof. In the future, staff advises the owner to figure out what HDC approvals will be necessary, and apply for a certificate of appropriateness, before beginning any interior work.*
- 6. The house is clad in large non-original shingles. If the Commission were to consider approving any new wall penetrations, the condition and design of the original cladding underneath the current shingles should be investigated before any new penetrations are made through the walls. Queen Anne homes are known for fancy shingle work and other decorative features like banding and patterning in the siding. The owner should provide evidence of what lies beneath the non-original*

siding so that the Commission knows no architectural features are being compromised.

7. The Commission should also consider the house's location next to the Varsity student high-rise next door. This looming structure certainly detracts from the Old Fourth Ward Historic District and this house. Some of the requested changes to the east side of the house may be acceptable given this unique condition.

8. The work proposed does not meet several of the Secretary of the Interior's Standards. For example, Standard 1 says:

(1) A property will be used as it was historically or given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The property's historic use was as a single-family house. While the new use is still residential, converting it to housing for 18 people is much more intense. The required changes considered individually may be small, but collectively, seventeen vents on the side elevations and roof, and three air conditioning condensers, are not a "minimal change".

Further, Standard 2 says:

(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.

Staff collectively considers these seventeen vents and three condensers to be a negative alteration of the features of the house. Standard 9 says:

(9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize a property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Pairs of PVC pipes extending out the side wall of the house and multiple other vents are not compatible with the historic materials, features, size, scale, and proportions of this historic Queen Anne house.

9. The work also does not meet the City of Ann Arbor Historic District Design Guidelines for Mechanical Equipment. The vents in particular detract from the historic integrity of the house.

10. In order to correct the application, staff suggests reducing the number of vents and condensers required, and reconfiguring vents to go through non-character-defining portions of the roof and rear elevation.

#### REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

Commissioner White visited the site as part of the review.

White said he agreed with the staff report, adding that he has been looking at historic houses for a long time and this house is a total disaster. He said the work on-going has been done without HDC approval and without building permits. He was interested in hearing what the owner had to say about the situation.

*PUBLIC HEARING:*

*Zaki Alawi, 414 Huntington Place, Ann Arbor, spoke about his proposed plans for the house. Paper copies had not been provided in time for the Commission's review prior to the meeting.*

*Scott Klaassen, 9244 Crane Road, Ypsilanti, Building contractor for the project was available to respond to the Commission's enquiries.*

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

**Basement Egress Window**

**A motion was made by Beeson, Seconded by White, that the Commission approve the portion of the application at 416 E Huron Street, a contributing property in the Old Fourth Ward Historic District, to install one basement egress window and well, 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, 5, 9, and 10 and the guidelines for windows and health and safety, and the Ann Arbor Historic District Design Guidelines, in particular for windows and safety codes.**

**(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.**

**(5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**

**(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. They expressed the need for the applicant to provide all proposed work, plans, and explanations to staff before the submittal deadline.*

**Motion made by Beeson, Seconded by White to withdraw motion. On a voice vote, the Chair declared the motion carried.**

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

**Nays:** 0

**Absent:** 2 - McCauley, and Ross

**A motion was made by Beeson, seconded by White that the application be Postponed until the July 2014 HDC meeting.**

*COMMISSION DISCUSSION:*

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

**On a voice vote, the Chair declared the motion carried.**

**Item Postponed**

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

**Nays:** 0

**Absent:** 2 - McCauley, and Ross

*Alawi asked permission to explore what is under the siding on the house.*

*The Commission said that he should work with staff this request.*

**F UNFINISHED BUSINESS**

**G NEW BUSINESS**

**H APPROVAL OF MINUTES**

**H-1** [14-0935](#) Minutes of the May 8, 2014 HDC Meeting

**The minutes were unanimously approved. On a voice vote, the Chair declared the motion carried.**

**I REPORTS FROM COMMISSIONERS**

*White reported that he had attended a Michigan Historic Preservation Network conference where he went to a seminar on A2 Modern that looked at 'modern' historic homes in Ann Arbor. He said the City should take a stronger role to monitor and document these treasures right here in our town.*

*Ramsburgh reminded the Commission that the Historic Awards presentation is Monday night at the City Council meeting and following the ceremony there will be a reception at the Tyler's house.*

*Bushkuhl reported that he attended the Cobblestone Farm Association meeting on Monday night, where they spoke about their newly opened Farm Market that has been a great success. The opening day they had 25 vendors and over 600 attendees.*

**J ASSIGNMENTS**

**Review Committee: Monday, July 7, 2014, at 5:00 pm for the July 10, 2014 Regular Meeting**

*Beeson and Bushkuhl volunteered for the July Review Committee.*

**K      REPORTS FROM STAFF**

**K-1**      [14-0936](#)              May 2014 HDC Staff Activities

Received and Filed

**L      CONCERNS OF COMMISSIONERS****M      COMMUNICATIONS**

[14-0937](#)              Various Communications to the HDC

Received and Filed

**N      ADJOURNMENT**

**The meeting was unanimously adjourned at 12:45 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](http://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/VideOnDemand.aspx](http://www.a2gov.org/government/city_administration/communicationsoffice/ctn/Pages/VideOnDemand.aspx)*
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*The complete record of this meeting is available in video format at [www.a2gov.org/ctn](http://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.*