



City of Ann Arbor

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

Thursday, July 10, 2014

7:00 PM

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

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: 6 - Ellen Ramsburgh, Patrick McCauley, Thomas Stulberg, Benjamin L. Bushkuhl, John Beeson, and Jennifer Ross

Absent: 1 - Robert White

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 [14-1028](#) HDC14-089; 112 West Madison Street - New back door opening and deck - OWSHD

Jill Thacher presented the following staff report:

BACKGROUND:

This one-and-a-half story colonial revival features a gambrel roof and full-width front porch. It first appears in the 1908 Polk City Directory as the home of Frank Martin, an engineer for Weis Manufacturing Co.

LOCATION:

The site is located on the north side of West Madison, between South Main and south Ashley Streets.

APPLICATION:

The applicant seeks HDC approval to 1) replace two porch posts with round posts that match the originals, 2) replace the porch decking, 3) remove a rear window and replace it with a door, and 4) construct a 6'x6' deck off the door.

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

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

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

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

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

Doors

Not Recommended:

Cutting new entrances on a primary elevation.

Building Site

Recommended:

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

District or Neighborhood Setting

Not Recommended:

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

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

Residential Decks and Patios

Appropriate:

Installing a deck in the rear of the property that is subordinate in proportion to the building.

Installing a deck that is free standing (self supporting) so that it does not damage historic materials.

Installing railings made of wood. Custom railing designs will be reviewed on a case-by-case basis.

Installing flooring made of wood or composite wood.

Residential Porches

Appropriate:

Replacing a porch which has deteriorated beyond repair, using physical evidence to guide the new work.

Installing a new porch and entrance on secondary elevations may be appropriate if it does not diminish the building's architectural character and the design and materials are compatible with the building and the site.

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

STAFF FINDINGS

1. *Replacing the two existing four-by-fours being used as posts with round columns is appreciated and appropriate, as is replacing the metal guardrail with a wooden one. Staff will work with the applicant on the design of an appropriate simple wood guardrail. The decking is deteriorated to a point that replacement is warranted – see photos for evidence of cracking, splitting, and buckling boards.*

2. *The applicant proposes to use a door he found in the basement of the house which he refinished and repaired. Per Sanborn maps, there used to be a back door and small porch on the house in the location where the bathroom is now. Replacing the rear window with this door is appropriate since it is likely that the door came from the back of the house originally, and even if it didn't, it is an appropriate style and compatible with the house. The window is old and most likely from the period of significance, but staff feels that making the backyard of the house more accessible is reasonable since no additional character-defining features on the back of the house will be impacted. The deck is small, fits entirely behind the house, and is not attached to the structure.*

3. *Staff believes the application meets the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the Ann Arbor Historic District Design Guidelines and recommends approval of the application.*

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

Commissioners Bushkuhl and Beeson visited the site as part of the review.

Bushkuhl said that he agrees with the staff report, and in regards to the back door he felt it was reasonable to want another entrance to the house and the location was good and not visible from the street. He liked that the proposed columns in the front would be matched the existing ones.

Beeson said the condition of the porch deck is in quite rough shape so replacing it would certainly be a benefit to the structure. He said he would like for the Commission to discuss the possibility of keeping and storing the window for possible future use. He said the deck is free-standing so he had some concerns of possible rotting that could occur between the new deck and the existing structure because it is so tight.

PUBLIC HEARING:

George Vas, Renaissance Construction, 1129 Granger, Ann Arbor, Contractor, was available to respond to the Commission's enquiries.

James Ridge, 320 Second Street, Owner, was also available to answer questions.

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

A motion was made by McCauley, Seconded by Bushkuhl, that the Commission issue a certificate of appropriateness for the application at 112 West Madison Street, a contributing structure in the Old West Side Historic District, to repair the front porch using matching materials in matching dimensions, remove a rear window and replace it with a wood door, and build a 6'x6' deck, on the condition that staff reviews the design of the front porch railing and porch posts before building permits are issued. 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 for signs, and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 2, 9 and 10, and the guidelines for doors.

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

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

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

COMMISSION DISCUSSION:

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

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

Certificate of Appropriateness was granted.

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

Nays: 0

Absent: 1 - White

E-2 [14-1007](#)

HDC14-102; 623 Second Street - Addition to garage - OWSHD

Jill Thacher presented the following staff report:

BACKGROUND:

This 1 ½ story gable fronter features wide board trim beneath the eaves, knee-wall windows on the sides, and a full width front porch. The house's construction date is not known, but it appears in the 1894 Polk City Directory as 57 Second Street, occupied by William Raab (a mason who is later listed as a driver) and his wife Lizzie. By 1910 Mrs. Stabler occupied the house.

LOCATION:

The site is located on the east side of Second Street, south of West Madison and north of West Mosley Streets.

APPLICATION:

The applicant seeks HDC approval to change the pitch of the gabled garage roof, extend the building an additional four feet toward the front (west), add two windows and move a door. The garage is a non-contributing structure from the 1950s.

APPLICABLE REGULATIONS:

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

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

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

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

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

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.

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.

District or Neighborhood Setting

Not Recommended:

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

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

Residential Accessory Structures

Not Recommended:

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 current garage door is very narrow. By moving the person door around to the side, space is made for a wider car door. Changing the roof pitch to a steeper one will allow attic storage with a pull-down access stair, and lengthening the structure by four feet from 22'4" to 26'4" makes room for garage storage (and the pull-down stair) in addition to a vehicle. Two barn sash windows that match an existing one will be added. The siding and roofing materials match the existing.*

2. *Altering an accessory building to provide better storage, instead of modifying a contributing structure, is recommended and encouraged. The modifications proposed for this building are minimal, tasteful, and will have no adverse effects on the house or surrounding historic district.*

3. *Staff believes the application meets the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the Ann Arbor Historic District Design Guidelines and recommends approval of the application.*

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

Commissioners Bushkuhl and Beeson visited the site as part of the review.

Bushkuhl said that he agrees with the staff report, and given the proximity of the houses in the neighborhood it is not that visible from the street and the proposed changes are minor changes to a non-contributing structure. He said the 12-12 roof pitch is attractive and compliments the surrounding properties.

Beeson said he agrees with Bushkuhl and the staff report, adding that the proposed project is a great way of taking an existing structure and adding a little more space to it and complimenting the house at the same time.

PUBLIC HEARING:

Attila Huth, 719 Fifth Street, Ann Arbor, Contractor, 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 Ross, Seconded by Stulberg, that the Commission issue a certificate of appropriateness for the application at 623 Second Street, a contributing structure in the Old West Side Historic District, to change the pitch of the gabled garage roof, extend the building an additional four feet toward the front (west), add two windows and move a door. As proposed, the work is compatible in exterior design, arrangement, materials, and relationship to the building and the surrounding area and meets The City of Ann Arbor Historic District Design Guidelines for accessory structures, and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 2, 9 and 10, and the guidelines for building site and district or neighborhood setting.

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

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

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

COMMISSION DISCUSSION:

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

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

Certificate of Appropriateness was Granted.

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

Nays: 0

Absent: 1 - White

E-3 [14-1009](#) HDC14-113; 218 North Division St - Metal and brick fence - OFWHD -
ITEM REMOVED FROM AGENDA
ITEM WITHDRAWN FROM AGENDA

E-4 [14-1027](#) HDC14-106; 525 Fourth Street - 2 Story Rear Addition - OWSHD

Jill Thacher presented the following staff report:

BACKGROUND:

This 1 ¾ story gable-fronter features a full-width front porch, large roof overhangs, corner eave returns, and interesting curved bargeboard trim in the front and rear gables. It first appears in the 1911 Polk City Directory as the home of Thomas Hanselmann, a carpenter for Koch Bros. Mrs. Emma Hanselmann lived here until at least 1958. The property has a large contributing barn in the rear yard.

LOCATION:

The site is located on the east side of Fourth Street, south of West Jefferson and north of West Madison Streets.

APPLICATION:

The applicant seeks HDC approval to construct a 1 ¾ -story rear addition, install a new window in a new opening on the second floor of the existing west elevation, add a small fixed triangular window at the top of the rear gable, and enlarge a window on the second floor of the front elevation.

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.

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.

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.

Safety Codes

Appropriate:

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

STAFF FINDINGS:

1. The design, massing, and materials of the addition are appropriate for the house. The addition's roof ridge is 3'8" lower than the house's, and it is inset one foot from the south wall plane. This addition incorporates design motifs from the historic house, as allowed by the SOI Guidelines for additions. The cladding is cementitious to match the exposure of the existing house. The trim matches that of the house, but staff feels that between the foundation materials, siding, and window dimensions the addition is

adequately differentiated from the original structure. A rear door partially below grade is indicated in the new basement, but no window well is shown or explanation provided on whether a well is needed.

2. The 2'8" x 5' triangular window at the top of the rear gable is appropriate only because it is buried behind the addition and replaces two non-original windows that let light into the attic. It does not cut into the wide board trim in the gable.

3. The second floor egress window on the south side elevation is necessitated by the removal of a rear-facing window for the addition. The size and location are acceptable, but staff has concerns about the use of a clad window on this main block of the house. While the window should not match the original ones on the house, it also should not be clad and should be painted to match the originals. All of the new windows are proposed to be clad in vinyl or aluminum and white in color. The proposed motion is conditioned on the use of a non-clad wood window.

4. On the second floor of the front of the house are three windows, two one-over-one on the sides of a single-lite square. The applicants would like to replace the middle window with a one-over-one to match the other two. Since no evidence (photos, framing inside the wall, etc.) has been presented that this window was originally larger, it would be conjectural to assume that it ever was. This window pattern is not unique, and may be found on other houses in the Old West Side Historic District. Staff recommends that this portion of the application be denied until adequate evidence of a different configuration is presented, at which point staff can sign off on a new application.

5. Staff believes the rest of the work as conditioned is complementary and sensitive to the house and neighborhood, and its limited size and location on the back of the house are appropriate. The work meets the Ann Arbor Historic District Design Guidelines and the Secretary of the Interior's Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

Commissioners Bushkuhl and Beeson visited the site as part of the review.

Bushkuhl said that he agrees with the staff report, and during the site visit they noticed that this lot was much larger than others of the street so there was enough room to fit the proposed addition and not have it feel cramped or awkward. He said the barn in the rear yard is a neat feature.

Beeson agreed with the staff report in that the existing house is large and would support the large proposed addition in size and scale. He said the details of the house are well kept, and commented that he had a few questions on the basement plans since they were not provided.

PUBLIC HEARING:

Marc Rueter, 515 Fifth Street, Ann Arbor, Architect, was available to respond to the Commission's enquiries and explained the plans.

Robert Fraumann, 333 Mulholland Street, Ann Arbor, Owner, was also available to respond to the Commission.

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

Addition, and side and triangular windows:

A motion was made by McCauley, Seconded by Bushkuhl, that the Commission issue a certificate of appropriateness for the portion of the application at 525 Fourth Street, a contributing property in the Old West Side Historic District, to construct a 1 ¼ -story rear addition, install a triangular fixed window in the top of the rear-facing gable, and install a new egress window in a new opening on the second floor of the existing west elevation ON THE CONDITION that the new egress window is all wood and not clad. 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 2, 9 and 10 and the guidelines for additions and building site; and the Ann Arbor Historic District Design Guidelines for additions and safety codes.

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

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

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

COMMISSION DISCUSSION:

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

Vote on Addition, and Side and Triangular Windows:

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

Certificate of Appropriateness was Granted.

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

Nays: 0

Absent: 1 - White

Front window enlargement:

A motion was made by McCauley, Seconded by Bushkuhl, that the Commission issue a certificate of appropriateness for the portion of the application at 525 Fourth Street, a contributing property in the Old West Side Historic District, to enlarge a window on the second floor of the front elevation. As proposed, the work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standard 2 and the guidelines for windows; and the Ann Arbor Historic District Design

Guidelines.

(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.

Vote on Front window enlargement:

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

Request Denied

Yeas: 0

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

Absent: 1 - White

E-5 [14-1026](#)

HDC14-107; 551 Second Street - New Studio Garage - OWSHD

Jill Thacher presented the following staff report:

BACKGROUND:

This stately 2 ½ story gable-fronter first appears in the 1910 Polk City Directory as the home of Edwin C. Noll, who was employed by the State Savings Bank. It features a full-width front porch, corner returns on the gables, and an attic dormer on the south side.

LOCATION:

The site is located on the east side of Second Street, one lot north of West Madison.

APPLICATION:

The applicant seeks HDC approval to demolish a 320 square foot pre-1943 garage and construct a new 416 square foot art studio.

APPLICABLE REGULATIONS:

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

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

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

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

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

(other SOI Guidelines may also apply):

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.

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.

District or Neighborhood Setting

Not Recommended:

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

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

New Accessory Structures

Appropriate:

Locating sheds and garages in the rear yard.

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

STAFF FINDINGS

1. *The existing garage is quite plain, but has some character-defining features, including wood novelty siding, double leaf doors, and a very low-pitched roof. The owner has attempted to maintain it over time, but paint will no longer adhere to the exterior, the concrete foundation is crumbling, and there is much water infiltration. Staff has discussed options for both reuse and replacement with the owner, contractor, and architect. It is staff's opinion that rehabilitating the shed would require replacement of most or all of the existing materials. It would also require the owner to relocate existing overhead power lines that the structure is too close to. These conditions combined make replacement of the garage with the proposed shed, in a slightly different location, acceptable to staff.*

2. *The new studio would be 16' deep and 27.5' wide. Many features of the existing garage are carried over to this design – the nearly flat roof, wood novelty siding, and double leaf door. The studio also has large windows hidden behind the double doors, which will act as shutters to shade the interior on summer days. There is also a large window on the south elevation. The north end of the building houses a restroom and utilities, and features a lower ceiling height to allow clerestory windows above it, to help light the studio. The building would be pulled 10' away from the rear property line to avoid the overhead lines.*

3. A large ramp leading down from a deck behind the house would be removed as part of the project.

4. Staff believes the design, materials, massing, and location of the new studio are appropriate for this site and compatible with the Old West Side Historic District. application meets the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the Ann Arbor Historic District Design Guidelines and recommends approval of the application.

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

Commissioners Bushkuhl and Beeson visited the site as part of the review.

Bushkuhl said that he agrees with most of the staff report, and noted that the easy part would be to modify the deck given that it is non-contributing and will clean up the backyard and make it more user friendly. He said the proposed new structure looks like it will be taking some of the ideas from the proposed contributing structure slated to be demolished. He said the question comes down to discussion if the contributing structure should be demolished, given the existing conditions of that structure. He said it would need to be discussed by the Commission.

Beeson agreed with Bushkuhl's summary and said he looked forward to the discussion on the matter.

PUBLIC HEARING:

Marc Rueter, 515 Fifth Street, Ann Arbor, Architect, was available to respond to the Commission's enquiries and explained the plans.

Jeri Jenista, 551 Second Street, Ann Arbor, was present and explained the reason for the proposed request.

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

A motion was made by Ramsburgh, Seconded by McCauley, that the Commission issue a certificate of appropriateness for the application at 551 Second Street, a contributing structure in the Old West Side Historic District, to demolish an existing contributing garage and rebuild a new studio that would be 16 feet deep by 27.5 feet wide using features of the existing garage; flat roof, wood novelty siding, double-leaf door, pulling the building 10 feet away from the property line and to remove a large ramp leading from the deck behind the house. As proposed, the work is compatible in exterior design, arrangement, materials, and relationship to the building and the surrounding area and meets The City of Ann Arbor Historic District Design Guidelines for accessory structures, and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 2, 9 and 10, and the guidelines for building site and district or neighborhood setting.

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

(9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size,

scale, and architectural features to protect the historic integrity of the property and its environment.

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

COMMISSION DISCUSSION:

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

A motion was made by McCauley, seconded by Ross, to postpone agenda item. On a roll call, the vote was as follows with the Chair declaring the motion carried.

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

Nays: 0

Absent: 1 - White

E-6 [14-1008](#)

HDC14-108; 511 South First - 1 Story Addition - OWSHD

Jill Thacher presented the following staff report:

BACKGROUND:

This simple 1 ¾ story gable-fronter features wood siding and wide board trim in the gables. It appears in the 1894 Polk City Directory as the home of Mrs. Lohrke, who occupied the house until at least 1910. In the 1916 Sanborn Map, the house had a full-width front porch and a small rear covered porch.

LOCATION:

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

APPLICATION:

The applicant seeks HDC approval to construct a 6' x 20'8" one-story rear addition with a shed roof on top of an existing concrete deck.

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. *The existing raised concrete deck is 6' by 20'8" on a block foundation with a crawlspace, and the addition would be built on top of it, spanning the width of the back of the house. The Design Guidelines recommend that additions not be flush with the sidewalls of the house and therefore act as extensions of them, but since the foundation here is already in place, inseting the new walls would result in an awkward concrete ledge at their base. The addition's hipped roof and change in foundation materials help define it as new, and at only six feet deep, should avoid the disproportionately extruded look that the guidelines are trying to avoid.*

2. *The addition would be sided in cementitious clapboard siding with wood trim and an asphalt roof. An existing rear door would be moved onto the addition and reused. Steps with wood railings lead down into the rear yard. The proposed motion adds the condition that the stairs be wood – the petitioner agreed to do this verbally, but it wasn't shown on the digital plan set. Two windows on the back of the house would be infilled to accommodate the addition. The addition would house a new bathroom and laundry room.*

3. *Staff believes the work is complementary and sensitive to the house and neighborhood, and its limited size and location on the back of the house are appropriate. The work meets the Ann Arbor Historic District Design Guidelines and the Secretary of the Interior's Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.*

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

Commissioners Bushkuhl and Beeson visited the site as part of the review.

Bushkuhl said he agrees with the staff and during the site visit they got to see the back slab over crawl space condition and said he felt it made sense for the applicant to add a bathroom and laundryroom that add functionality to the house. He said he felt it made more sense to build right to the edge rather than to inset it and then have to caulk it for snow, ice and rain infiltration over time, which could damage the structure. He said with building it to the edge you still have about 5 feet to the corner of the house on both sides so you can still see where it's at, if the addition were to be removed in the future.

Beeson agreed with Bushkuhl adding that the concrete needs a lot of work since it is falling apart, and the backyard is fairly overgrown so this new addition might encourage some upkeep of the backyard.

PUBLIC HEARING:

Scott Klaassen, 3003 Washtenaw Ave, #1E, Ann Arbor, was available to respond to the Commission's enquiries and explained the plans.

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

A motion was made by Beeson, Seconded by Bushkuhl, that the Commission issue a certificate of appropriateness for the application at 511 South First Street, a contributing property in the Old West Side Historic District, to construct a 6' x 20'8" one-story rear addition with a shed roof on top of an existing concrete deck ON THE CONDITION that the rear stairs are wood with closed risers. 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 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.

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

Certificate of Appropriateness was Granted.

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

Nays: 0

Absent: 1 - White

E-7 [14-1025](#)

HDC14-105; 804 West Liberty St - New Addition to Rear of House - OWSHD

Jill Thacher presented the following staff report:

BACKGROUND:

This 1 ¾ story gable-fronter features shingle siding on the upper story and board siding on the first floor (though it is currently covered in aluminum). There is a full-width front porch and triple window in the front gable, and a bay window on the east side elevation. The house first appears in the 1914 Polk City Directory as the home of Henry .P and Ida M. Paul. Henry was the Washtenaw County Treasurer.

Staff recently approved replacement of the structure's basement walls, which were crumbling.

LOCATION:

The site is located on the north side of West Liberty, at the northwest corner of Mulholland Avenue.

APPLICATION:

The applicant seeks HDC approval to construct a one-story rear addition with a roof deck, and replace a second floor window with a door.

APPLICABLE REGULATIONS:

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

(2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

(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.

Entrances and Porches

Recommended:

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

Not Recommended:

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

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.

Residential Decks and Patios

Appropriate:

Installing a deck in the rear of the property that is subordinate in proportion to the building.

Installing railings made of wood. Custom railing designs will be reviewed on a case-by-case basis

Installing flooring made of wood or composite wood.

STAFF FINDINGS:

1. *The rear addition is 17'10" x 15'6", or 276 square feet. It would contain a bedroom, bathroom, and laundry space, and a door to the west side yard. The addition is inset 2' from the east corner and 6" from the west corner of the back of the house. Since it is on a corner lot and the east elevation is very visible, the greater setback on that side is appropriate.*

2. *The addition would have a wood roofdeck with a wood railing (to be painted white), and a matching railing would be installed on the new stairs on the west elevation of the addition. The applicant provided railing detail, but staff suggests a modification to make the railings comply with the Ann Arbor Historic District Design Guidelines – the top and bottom rails that attach to the balusters should be on flat instead of on edge. The proposed motion includes this as a condition of approval.*

3. *The rear elevation drawing does not show the new door, though information on two different doors is provided in the packet. The #55 Countryside wood door is most appropriate given that the rear door will be visible from Mulholland.*

4. *Staff believes the rest of the work as conditioned is complementary and sensitive to the house and neighborhood, and its limited size and location on the back of the house are appropriate. The work meets the Ann Arbor Historic District Design Guidelines and the Secretary of the Interior's Guidelines, and the Secretary of the Interior's Standards for Rehabilitation. The project has been reviewed by planning staff to make sure it meets zoning requirements for setbacks.*

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

Commissioners Bushkuhl and Beeson visited the site as part of the review.

Beeson said the proposed addition is well proportioned and fitting for the rear yard. He noted the addition will cover up a small Liberty bell set in concrete, which is unique.

Bushkuhl agreed, adding that the mature trees on Mulholland will block a lot of the view from the street.

PUBLIC HEARING:

Celeste Novak, 1066 Knight Road, Ann Arbor, Architect, was available to respond to the Commission's enquiries.

Jeffrey and Patricia Lehman, 804 West Liberty Street, Ann Arbor, Owners were also available to answer questions.

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

A motion was made by Bushkuhl, Seconded by McCauley, that the Commission issue a certificate of appropriateness for the application at 804 W Liberty Street, a contributing property in the Old West Side Historic District, to construct a 1-story rear addition with a roofdeck, and install a second-floor door ON THE CONDITION that the stair and deck top and bottom rails are on flat and meet the Ann Arbor Historic District Design Guidelines and the application is modified per the July 8th, 2014 email from the architect. 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 2, 9 and 10 and the guidelines for additions, building site, and entrances; and the Ann Arbor Historic District Design Guidelines for additions and decks.

(2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

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

COMMISSION DISCUSSION:

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

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

Certificate of Appropriateness was Granted.

E-8 [14-1013](#)

HDC14-125; 601 East Liberty St. - New Storefront -- SSHD

Jill Thacher presented the following staff report:

BACKGROUND:

This two-story commercial building is part of the east wing of the Michigan Theater Building. It was built in 1927 in the 20th Century Romanesque style, though it has undergone significant alteration. The storefront is now mainly glass, framed in mill finish silver aluminum, with a low ashlar limestone sill and a few vertical panels of dark marble. The sign band area used to be a transom with leaded glass blocks. On the second floor are four deeply-inset windows flanked by Corinthian pilasters, with half-circle arches on top and inset blue and green tiles.

LOCATION:

The site is located on the north side of East Liberty Street, directly across from the intersection of East Liberty Street and Maynard Street to the south.

APPLICATION:

The applicant seeks HDC approval to install a new externally illuminated business sign, remove an awning, replace the aluminum storefront window/door system with a new aluminum system, and replace the limestone sill and green marble with yellow brick compatible with the theater 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.

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

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

Storefronts**Recommended:**

Identifying, retaining, and preserving storefronts--and their functional and decorative features--that are important in defining the overall historic character of the building such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures. The removal of inappropriate, non-historic cladding, false mansard roofs, and other later alterations can help reveal the historic character of a storefront.

Designing and constructing a new storefront when the historic storefront is completely missing. It may be an accurate restoration using historic, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Not Recommended:

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

Introducing a new design that is incompatible in size, scale, materials, and color; using inappropriately scaled signs and logos or other types of signs that obscure,

damage, or destroy remaining character-defining features of the historic building; using new illuminated signs.

From the Ann Arbor Historic District Design Guidelines:

Design Guidelines for Storefronts

Appropriate:

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

Designing and constructing a new storefront when the historic storefront is completely missing. It may be an accurate restoration using historic, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building. New designs should be flush with the façade and be kept as simple as possible.

Not Appropriate:

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

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

Design Guidelines for Signs

Appropriate:

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

Installing signage that is subordinate to the overall building composition.

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

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

STAFF FINDINGS

1. *The proposed changes to this non-original storefront are simple and should not detract from the ornate upper floor or the Michigan Theater lobby next door. The use of light-colored brick on the sill and sidewall are much more compatible than the existing limestone and green marble. The dark bronze aluminum door and 2" window framing work well with the proposed black sign band and the black marquee face next door at the theater.*

2. *There may be a glass block transom above the storefront, and staff advises the applicant to use great caution in removing the existing sign band. If any part of that transom is still extant, the new sign band must be installed in a way that does no harm to it. This condition is included in the proposed motion.*

3. *The sign is an appropriate size and design, and the lighting is accomplished by*

two small 5 ½" long fixtures on 24" arms.

4. Staff believes that the work as conditioned is complementary and appropriate for this storefront and the larger building. The work meets the Ann Arbor Historic District Design Guidelines and the Secretary of the Interior's Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

Commissioners Bushkuhl and Beeson visited the site as part of the review.

Bushkuhl said that during the site visit they were able to see the conditions and requested to see what was behind the sign band, so he thanked the applicant for providing the information. He said he was wondering about the limestone but when one stands back you notice the corrugated metal and limestone look like they were all done at the same time to paste over what was originally there, which were transoms and awnings and other neat features. He said the proposed modification is a simple modification and will be an improvement to the storefront and he hopes that future tenants will consider similar things, further to the left of the building.

Beeson said that a question during the staff visit was how much of the granite panelling would we removed and how far back. He said he believed it was clarified that it would only be the wraparound panel that would be removed. He said they also had questions about the metal panel above, that is wrapped by the pilaster, noting that the application is requesting to remove one of those panels and exposing the pilaster all the way down, exposing the brick. He said he too believed that the limestone had been replaced together when it was all redone.

PUBLIC HEARING:

Angela Lane, Momus Inc., 106 South Main Street, Architect, was available to respond to the Commission's enquiries and explained the application.

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

A motion was made by Beeson, Seconded by McCauley, that the Historic District Commission issue a certificate of appropriateness for the application at 601 East Liberty Street, a contributing property in the State Street Historic District, to make the proposed changes to the exterior of the building ON THE CONDITION that no historic materials are harmed, including behind the sign band and the mechanics of the awning and the awning guard. The work as conditioned is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the Ann Arbor Historic District Design Guidelines and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 1, 2, 5, and 9, 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.

(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.

Vote on Exterior Building Changes:

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

Certificate of Appropriateness was Granted.

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

Nays: 0

Absent: 1 - White

A motion was made by Ross, Seconded by Bushkuhl, that the Historic District Commission issue a certificate of appropriateness for the application at 601 East Liberty Street, a contributing property in the State Street Historic District, for installation of a barber pole as depicted in the submitted drawings. The work as conditioned is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the Ann Arbor Historic District Design Guidelines and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 1, 2, and 9, 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.

(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.

Vote on Barber Pole:

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

Certificate of Appropriateness was Granted.

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

Nays: 1 - Chair Stulberg

Absent: 1 - White

F UNFINISHED BUSINESS

F-1 [14-1015](#) HDC14-085; 416 East Huron Street - Returning Item - OFWHD

Jill Thacher presented the following memo:

MEMORANDUM

*To: Historic District Commission
From: Jill Thacher, Historic Preservation Coordinator
Date: July 10, 2014
Re: Additional information on 416 East Huron, HDC14-085*

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.

The Commission is currently reviewing a request to:

- 1. add four egress skylights to the roof*
- 2. convert one basement window into an egress window*
- 3. install six furnace vents (four through the roof and two through the rear elevation) and seven bath vents on the side elevations*
- 4. install three air conditioning condensers behind the house*
- 5. restore and repair all original siding*
- 6. install a new wood window in a recently uncovered opening (this will be a separate staff approval)*
- 7. remove four fan louvers, three window AC units, a 3'x4' electrical panel, four telephone boxes, and a pipe containing electrical work; and restore and repair all areas underlying this work.*

The work is proposed in order to meet City of Ann Arbor Housing Code requirements for light and ventilation, and building codes for heating, cooling, ventilation, and egress.

The property is zoned D1 (Downtown Core) and falls within both the East Huron 2 Downtown Character Overlay District and the Old Fourth Ward Historic District. Within the D1 district, a wide range of principal uses, including single, two-family, and multiple-family residential, commercial, lodging, and office are permitted.

The property's last rental housing certificate was approved in June, 2010 and allowed five apartments -- four efficiency units, each with one occupant, and one one-bedroom unit with two occupants -- and an office was located in a separate unit.

The current owner, Zaki Alawi, acquired the property in January of 2014. He has received some building permits, and applied for others that have not yet been approved, to convert the structure into six apartments – two 2-bedrooms in the basement, a 6-bedroom on the first floor, a 2-bedroom on the second floor, and two 3-bedroom units that utilize the second and third floor.

These changes would triple the occupancy from six to eighteen.

Within the D1 zoning district, no minimum lot area per dwelling unit standards exist to guide residential occupancy as there are in residential zoning districts. Rather, building size is dictated by maximum usable floor areas in percentage of lot area (floor area ratio, or FAR) and the size of each rental dwelling unit is subject to housing code. Per the zoning code, no more than 6 persons may live in a given unit, so long as the unit complies with housing code standards.

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

Commissioners Bushkuhl and Beeson visited the site as part of the review.

Beeson highlighted some of the details with the Commission. He said the additional wood trim that was put on the windows was used to help as a stop for the wood shingle and has now been taken down except that the sills have been notched, which is too bad. He said the siding aspect was a little strange to have the rough sawn side showing which provided texture that stood out. He said the electrical conduit that wraps around to the back of the building will hopefully be removed as it is an eye-sore. He said he felt the over-all condition of the building looked better than the last time they saw it, which gave him some reassurance that this resource along with the Commission's concerns were been addressed. He said he would consider that the work being done is more so repairing, instead of restoring and that the carpentry work done is more scabbed together when looking closer at the details.

Bushkuhl said that they were happy to see that a lot of their concerns had been fixed in time for their visit. He said if they trust the plans as to what will be done, and not focus so much on all the things going on at the site and around the structure, he believed one was able to stand back and see what would be a traditional rendering of the house with some of its architectural features, such as the boarded over window

PUBLIC HEARING:

Zaki Alawi, 414 Huntington Place, Ann Arbor, owner, was available to respond to the Commission's enquiries and explained the application.

Scott Klassen, 3003 Washtenaw Avenue, # 1E, Ann Arbor, contractor, was also available to answer questions.

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

A motion was made by Ramsburgh, Seconded by McCauley, that the Commission approve the application at 416 E Huron Street, a contributing property in the Old Fourth Ward Historic District, to add four egress skylights to the roof, convert one basement window into an egress window, install six furnace vents (four through the roof and two through the rear elevation) and seven bath vents on the side elevations, install three air conditioning condensers behind the house, restore and repair all original siding, install a new wood window in a recently uncovered opening (this will be a separate staff approval), remove four fan louvers, three window AC units, a 3'x4' electrical panel, four telephone boxes, and a pipe containing electrical work; and restore and repair all areas underlying this work. The work as proposed 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 mechanical systems, and the Ann Arbor Historic District Design Guidelines, in particular for mechanical equipment.

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.

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

Nays: 0

Absent: 1 - White

G **NEW BUSINESS**

H **APPROVAL OF MINUTES**

H-1 [14-1130](#) Historic District Commission Meeting Minutes of the June 12, 2014

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

I **REPORTS FROM COMMISSIONERS**

Ramsburgh reported that she had visited the Cobblestone Farms Farm Market and was pleasantly surprised to see how many folks there were in attendance as well as youth who were taking the opportunity to visit the historical Cobblestone Farmhouse. She said the farm market has added a dynamic dimension to the property.

The Commission agreed that the farm market has re-vitalized Cobblestone Farms.

J **ASSIGNMENTS**

Review Committee: Monday, August 11, 2014, at 5:00 pm for the August 14, 2014 Regular Meeting

Commissioners McCauley and Ross volunteered for the August 11th Review Committee.

K **REPORTS FROM STAFF**

K-1 [14-1011](#) June 2014 HDC Staff Activities

Received and Filed

L **CONCERNS OF COMMISSIONERS**

M **COMMUNICATIONS**

[14-1012](#) Various Communications to the HDC

 Received and Filed

N **ADJOURNMENT**

The meeting was unanimously adjourned at 10:45 p.m. On a voice vote, the Chair declared the motion carried.

Tom Stulberg
Chairperson of the Historic District Commission

Mia Gale
Recording Secretary

Working Session Immediately Following Regular Meeting

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

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

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

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