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23 November 2016

Ann Arbor City Council  
c/o Ann Arbor City Clerk, Jacqueline Beaudry  
Larcom City Hall  
301 E. Huron St.  
Ann Arbor, MI 48104

**RE: First Ward City Council seat**

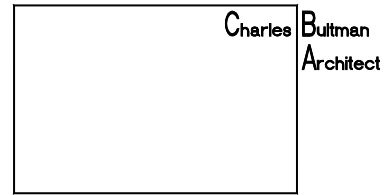
Dear City Council;

I would humbly like to offer my name up for consideration for the possible opening for a new first ward council person. I am a new resident to the ward (since September 15th) but I am not new to the city. I have lived and worked here since 1997. And yes I used the word 'here' because I am a proud Ann Arborite, despite the fact that for the last 17 years I did not live within the city limits. However as an architect I know full well that the identity of the city, as well as the issues it faces, do not begin and end at its boundary lines. I simply happened to buy a house outside of the city limits but I have always been informed and engaged with the issues the city has had to deal with.

For the last 17 years I have lived in Barton Hills. And for that whole time I served as a volunteer on the Barton Hills Maintenance Corporation board, serving as president for 10 of those years. I believe that one should give back to one's community as one can, and as a result of that belief, I volunteered to serve that community as I could for the entirety of the time I lived there. Now I live in ward one and want to offer whatever I can to make the city a better place. Hence this letter to you.

Some of you may remember me. Despite not being an 'official resident' of the city in 2012 I saw that the process to save the 415 West Washington building was falling apart and I introduced myself to that process and began picking up the pieces. Within a few months a new group was assembled who were committed to working with the old building and came up with a plan to renovate it and use it. Unfortunately from my perspective, our efforts did not result in a renovated and vibrant 415 West Washington and the building is still languishing.

These days, when I am not volunteering to save old Road Commission buildings, I work at my architecture practice. My office does high-end residential and small commercial work with a special emphasis on repurposing old, unwanted, timber frame buildings; some people call them barns. I mention this focus because it has introduced me to like minded architects, contractors, and timber framers all over the country who are involved with saving old barns. But more importantly it has engaged me with politicians and planners all over the country who are grappling with the ramifications of new and never considered uses for old structures, as well as possible new uses for agricultural land, and new code considerations as a result. I believe this exposure might be considered an asset for a local government official.



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Besides my work with old barns, I also have a diverse background within my profession. I have taught design, worked in construction, and worked on large and small building projects; with both expansive as well as tight budgets. I have done historic preservation work where some of the projects are old, beautiful, but mostly unknown, historic structures; while others are nationally significant buildings. I have also worked all across the country and beyond. And I believe this range of experiences informs my practice every day, and I believe it can contribute to my thinking as a city council member.

I am also highly involved with my professional organization, the American Institute of Architects (AIA). I have been the state director for the Huron Valley Chapter, which represents Washtenaw and four surrounding counties. As such I have served as the chapter liaison to the state component which means that I work with architects from around the state to shape our relationship with both the profession, as well as the state legislature. This latter part has me also involved with the AIA's Government Affairs Committee where I serve as one of four voting members who shape policies and lobbies on the AIA's behalf, along with our civil engineer and surveyor partners.

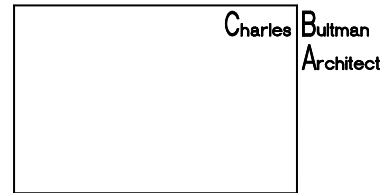
In this role I work to craft new state laws that better support the professional endeavors of the design community, as well as resist new laws that might make our state a lesser place to live; from an architect's perspective. For example, last year I was the AIA's point person to argue against HB 5232 and SB 720, which attempted to gut our historic districts. I believe we were on the same page with respect to that legislation. I also was / am the point person for HB 5000, which is an attempt to allow wedding barns in Michigan to be completely exempt from all building codes and inspections. The AIA opposes this, as do I. In this role I meet with our area's state legislators regularly to discuss my profession's thoughts about current and pending legislation.

Besides the above I am not sure what specific information I can offer that can help you with your decision as I am not sure that I definitively know what qualities one must possess to be an effective local government official... except a strong desire and passion to do a good job. That I can guarantee. I also know that Councilmember Briere is a longtime resident of Ann Arbor and a well respected councilperson. I will not fill her shoes. But what I can tell you is this, I am a hard working individual who prepares for my meetings and does my homework well. And I have had many experiences on the other side of the table, speaking to councils such as yourselves, about issues of importance to the community, as well as to individuals. I understand the role of local government; I have been a student of it most of my life.

Thank you for your time and consideration.

Sincerely,  
**Charles Bultman, architect**

Charles T. Bultman II A. I. A.



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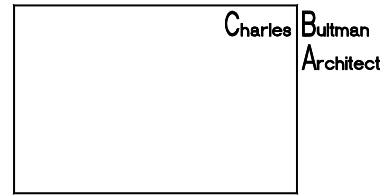
<u>Registration</u>	Michigan	# 44227
	Pennsylvania	# AR-2516
	Ohio	#1516494
	NCARB	# 51152

<u>Education</u>	B. Arch, Virginia Polytechnic Institute and State University, Blacksburg, VA
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<u>Civic and Professional Organizations</u>	American Institute of Architects (current Michigan State Director) National Council of Architectural Registration Boards National Barn Alliance (current Vice President) Michigan Barn Preservation Network Friends of Ohio Barns Michigan Historic Preservation Network Timber Framers Guild Barton Hills Maintenance Corporation, (Board member for 17 years. president for 10 years)
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<u>Honors and Awards</u>	1988 - Honorable Mention American Institute of Architects Education Honors Program for the Formulation, Implementation and Outcome of Architectural Instruction.  2016 - American Institute of Architects - Huron Valley Chapter Design Award - Idaho House  2016 - American Institute of Architects - Huron Valley Chapter Distinguished firm award  2016 - American Institute of Architects - Michigan Design Award - Idaho House  2016 - American Institute of Architects - Flint Chapter Design Award - AIA Michigan Headquarters
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<u>Professional Experience</u>	2002 - present Charles Bultman, architect Ann Arbor, MI Principal  1997 - 2001 Damian Farrell Design Group, Inc. Ann Arbor, MI Studio Manager  1994 - 1997 Sorg and Associates Washington, DC Project Manager  1994 W.H.A. Architecture & Planning Arlington, VA Project Architect	1991 - 1994 Columbia Woodworking Washington, DC Project Manager  1990 - 1991 Amos' Woodworks, Inc. Silver Springs, MD Project Manager  1989 - 1990 Thomas S. Shiner, Architect Washington, DC Project Architect  1987 - 1989 College of Architecture VPI & SU, Blacksburg, VA Instructor,
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### Selected barn projects

#### **Zingerman's Cornman Farms** – Dexter, MI

Description: Conversion of an existing farmstead of six buildings into an event / wedding facility. The existing 1834 Greek Revival farmhouse was renovated to accommodate a commercial kitchen and dining spaces. The 1837 barn was completely restored and reconstructed to be a dining room and bar. All of the other existing buildings were restored and contribute to the new use. A new goat barn and milking parlor was added to the farmstead.

#### **Moser Craig Residence** – New Sewickley PA

Description: New 3,500 sf residence built within an 1850's Midwest barn frame. The house is a 3 bedroom house which juxtaposes contrasting materials having both a traditional framed wood loft and a rusted steel loft on opposite sides of the barn.

#### **Dybevik Residence** – Northport, MI

Description: New residence built inside of an existing barn present on the site. One of the rare times a barn is found on a site with a foundation acceptable enough to work with. New two-bedroom house and loft constructed without dismantling the existing barn.

#### **Iacco Residence** – Ann Arbor, MI

Description: New residence built inside of an existing gambrel barn. The barn is to be relocated, without dis-assembly, to be a three bedroom house.

#### **Deyoung Residence** - Sun Valley, ID

Description: New western styled residence located on the edge of a vast prairie just outside of Ketchum which uses a large wagon barn for the public spaces of the house and has stone and antique wood for the majority of the interior and exterior finishes.

#### **Leonard Residence** - Manchester, VT

Description: New 3,800 sf residence built around two antique barns located just under Mount Equinox. The project includes master planning the site to add a farmhouse and a garage such that the final composition will have the appearance of a traditional New England homestead; as if it had been there forever.

#### **Margolis Residence** – North Egremont, MA

Description: New 5,600 sf residence built around two antique barns frames built into a hillside overlooking the Berkshire Mountains. The house has a 33' x 53' wagon barn as the living, dining and kitchen space and a 30' x 40' hay barn as the master bedroom.

#### **Drackett Residence** - Sun Valley, ID

Description: New 13,000 sf residence comprised of 5 antique barns. The barns are arranged to make a farmstead with complete attention to barn detailing and proportions.

#### **Drackett Residence** – Sun Valley, ID

Description: New 'Pavillion des Fetes' or Party Barn, built as an entertainment space and strategic addition to the existing barn ensemble. The pavilion is built to look and feel like a New England barn however it is built entirely of rusted steel. The barn features two massive Rumford fireplaces, retractable awnings, stained concrete floors, and an array of both new and found metal 'jewelry'.

#### **Forman Residence** – Manakin-Sabot, VA

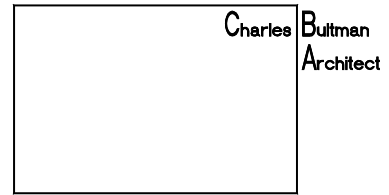
Description: New 3,400 sf residence built around two antique barns frames. A large hay barn makes up the public spaces of the house; the living and dining areas as well as the kitchen. A smaller granary barn is the master suite. The barns are located on a rolling 18-acre site in the country west of Richmond.

#### **Marvin Residence** - Madeline Island, WI

Description: New 2,400 sf summer residence built around one antique barn overlooking Lake Superior. The house includes a large screen porch and deck as well as an outdoor kitchen.

#### **Reining Residence** – Thetford, VT

Description: New backyard studio / accessory building with kitchen in a 20 foot by 30 foot antique barn



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### Selected residential projects

#### **Hayes Residence** – Saugatuck, MI

Description: Renovation of a 1860's 'Singapore' house. The project is a complete restoration of the historic façade of the house and a rebuilding of the central fireplace originally in the house. The interior is modern with a steel framed loft added to create compact sleeping spaces accessed by an alternating tread stair.

#### **Robertson Residence** – Ann Arbor, MI

Description: New five-bedroom shingle style house on a wooded site. The house is designed around a heavy timbered great room and a large kitchen which features a dramatic light shaft through the second floor, which lights the kitchen and has stained glass windows to light the second floor hall and library.

#### **Chandler Residence** – Marshall, NC

Description: New timber-framed house in the Blue Ridge Mountains of North Carolina. Inspired by old barns this new timber-framed house is to utilize old materials as the basis for a new three bedroom house.

#### **Newton Residence** – Ann Arbor, MI

Description: Renovation, addition and landscape design for a 3,000 sf house where all of the living spaces are on the north side of the house. The project is to relocate the existing garage into a new wing with living and sleeping above and to renovate the existing south-facing garage to be a sunroom. The exterior will also have an extensive renovation to define a new entry path and motor court.

#### **Alawi Residence** – Ann Arbor, MI

Description: Renovation, addition and landscape design for a 5,000 sf house. The project's goal was to breathe new life into a dark tri-level house by strategically opening up the spaces to the sun and by using natural materials and classical design elements to give the house a bright future.

#### **Alawi Residence** – Ann Arbor, MI

Description: New 3,000 sf cottage style house, 40 feet above, and overlooking Barton Pond. The house is sited on a compact, yet breathtaking, site that has a sever sloop to the water. The house is designed around a central deck that gives all of the rooms of the house access to the rear yard and expansive views of the water.

#### **Klein Residence** – West Townsend, VT

Description: New 700 sf office addition featuring a barn frame as well as the complete renovation of the original 1970's farm-like house to update and improve the circulation of the house as well as to bring the barn theme and detailing to other areas of the house.

#### **Salay / Petosky Residence** - Ann Arbor, MI

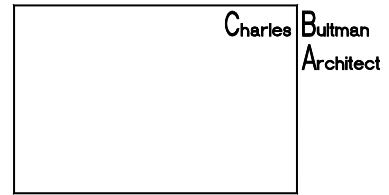
Description: New 3,100 sf residence overlooking the Huron River. This is a three bedroom house, which has a full wood shop in the basement and incorporates a silo like tower as the stair with a retreat space at the top of the tower allowing spectacular views up and down the river valley.

#### **Salvette Residence** - Ann Arbor, MI

Description: 1,000 sf addition and renovation of the kitchen as well as the existing garage to convert it into a family room. This project also included a new two-car garage.

#### **Salvette Residence** - Ann Arbor, MI

Description: A second project to remove the roof and add additional square footage to the second floor to turn one of the existing two bedrooms into a master suite with a bathroom, and to add a bath to the other bedroom. The project had to be accomplished without serious affect to the past renovation on the first floor and to not change the basic styling of the existing house.



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Selected commercial project experience – private

**Cornman Farms** - Dexter, MI

Description: Masterplan and design for new farm-to-fork event space with new kitchen in support of a rustic dining experience in an 1837 barn. The plan also renovates the existing 1834 Greek Revival house to add an educational kitchen and to provide space for intimate group dinners.

**White Arbor Bridal** - Saline, MI

Description: New bridal shop in existing retail space.

**New Pavilion for the Grosse Pointe Club** - Grosse Pointe Farms, MI

Construction Cost: \$750,000

Description: New 3,500 sq. ft. pavilion with lounge and changing facilities. Project includes landscape architect's renovations and relocation of tennis courts, paddle tennis, and pool.

**Addition and Renovation of Ann Arbor Golf and Outing** - Ann Arbor, MI

Construction Cost: \$1,100,000

Description: 1,000 sq. ft. addition and renovation of 120 year old Clubhouse's kitchen, dining room, dining porch, and terrace.

**Windjammer Marina** - Oden, MI

Construction Cost: \$9,000,000 (Approx.)

Description: This project includes the redevelopment of a current marina site to be mixed use, with 24 condominium units located above a new marina. This project also includes sales and commercial spaces.

**Ramona Park Clubhouse** - Harbor Springs, MI

Construction Cost: \$300,000

Description: A new 2000 sq. ft. clubhouse exclusively for the community of Ramona Park. Designed in the style of traditional Michigan summer architecture.

**Benefit Options** - Ann Arbor, MI

Construction Cost: \$700,000

Description: New 7,200 sq. ft. corporate headquarters in an upscale office park.

**FORMA Fine Crafts** - Ann Arbor, MI

Construction Cost: \$50,000

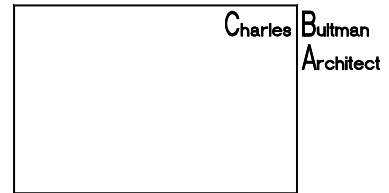
Description: New storefront, signage and interior for a small boutique style crafts store. This project included environmentally friendly finishes throughout.

**Village West** - Louisville, KY

Client: Telesis Corporation

Construction Cost: \$2,000,000

Description: Project Manager for the exterior renovation and re-roofing of 320 low-income housing units. Project included close coordination with Architect renovating the building's interior as well as the Landscape Architect.



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Selected commercial project experience – government

**Staff Diplomatic Housing @ U.S. Embassy - Kuwait City, Kuwait**

Client: Department of State, Foreign Building Operations.

Construction Cost: \$16,000,000

Description: Project Manager for the new diplomatic staff housing complex which included the first community center FBO ever built (4000 sq. ft.) and 32 townhouses (100,000 sq. ft.) for diplomatic staff.

**Miscellaneous Repairs @ The White House - Washington, DC**

Client: General Services Administration

Construction Cost: \$2,000,000

Description: Project Manager for ADA upgrades for the East and West Wings. The project also included upgrades and repairs to highly sensitive mechanical rooms and security stations.

**Cafeteria, National Museum of American History - Washington, DC**

Client: Smithsonian Institution

Construction Cost: \$2,400,000

Description: Project Manager for new 15,000 square foot cafeteria and dining room in historic museum. Project included coordination with the existing building's master plan and mechanical upgrades in progress.

**Master Plan - St. Elizabeth's Psychiatric Hospital - Washington, DC**

Client: Department of Health Services

Construction Cost: undetermined

Description: Project Manager for master plan of historic campus of approximately 100 buildings.

**Kovno Ghetto Exhibit, U. S. Holocaust Memorial Museum - Washington, DC**

Client: U.S. Holocaust Memorial Museum

Construction Cost: \$200,000

Description: Project Manager for architectural alterations for new museum exhibit. Project included close coordination with exhibit designer, artifacts curator and museum staff.

**Stairwell Renovations, National Air & Space Museum - Washington, DC**

Client: Smithsonian Institution

Construction Cost: \$1,200,000

Description: Project Manager for the renovation of the exterior stairwells and the addition of guardrails on the plaza of this historic museum.

**Child Care Center, Harold Washington SSA Center - Chicago, Illinois**

Client: Social Security Administration

Construction Cost: \$1,800,000

Description: Project Manager for new childcare center and exterior play area for 56 children. Project included the renovation of the existing building and the renovation of the existing plaza to be the play area.

**Renovation of McGuire House - Prince George's County, Maryland**

Client: P.G. County Housing Authority

Construction Cost: \$6,500,000

Description: Project Manager for renovation and hazardous material abatement for 100,000 sq. ft. – 7 story low-income housing apartment building

**Roof and Turret Renovations @ the Old Post Office - Washington, DC**

Client: General Services Administration

Construction Cost: \$300,000

Description: Project Manager for roof renovations of historic structure.

**Renovation, Georgetown Post Office - Washington, DC**

Client: U.S. Post Office

Construction Cost: \$2,400,000

Description: Project Architect for the complete historic renovation and repair of existing building and remodeling of interior of the oldest custom house in the United States to be Georgetown's Post Office.