



City of Ann Arbor

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

Thursday, April 10, 2014

7:00 PM

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

A CALL TO ORDER

Secretary Beeson called the meeting to order at 7:02 p.m.

B ROLL CALL

Alexis DiLeo called the roll.

Present: 6 - Robert White, Ellen Ramsburgh, Patrick McCauley, Benjamin L. Bushkuhl, John Beeson, and Jennifer Ross

Absent: 1 - Thomas Stulberg

C APPROVAL OF AGENDA

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

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

E HEARINGS

E-1 [14-0583](#) HDC14-036; 306-310 South Main Street - Infill Rear Door Opening, Install Window - MSHD

Alexis DiLeo presented the following staff report:

BACKGROUND:

This three-story brick commercial building at 306-310 South Main was built in 1896 and was known as the Pratt Block. The building was designed by Detroit architects Malcomson and Higgenbotham, and the original occupant was the Crescent Works Corset Factory. By 1910, Schumacher Hardware had moved into a portion of the building, and by 1914 occupied the entire building after the corset factory closed. The building features large fixed windows on the first floor and sash windows on the second and third floors, ornate terra cotta details around the windows, and a recently-restored cornice.

LOCATION:

The site is located on the west side of South Main Street, south of West Liberty Street and north of West William Street.

APPLICATION:

The applicant seeks HDC approval to install a new wood window, remove two vents, and infill two door openings on a concrete masonry unit rear addition.

APPLICABLE REGULATIONS:

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

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

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

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

Alterations/Additions for the New Use

Recommended:

Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserves the historic relationship between the building or buildings and the landscape.

Site

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):

Barrier Free Accommodations, Safety Codes and Fire Escapes

Not Appropriate:

Altering, damaging, or destroying character-defining spaces, features and finishes.

STAFF FINDINGS:

1. The application proposes several work items on the alley-facing rear elevation of a CMU addition to the back of the historic building. The age of the addition is unknown, though the elevator shaft does not appear on a 1947 aerial photo, and the addition was built after the elevator. Therefore staff concludes that the CMU addition was not constructed during the period of significance for the district.

2. The work proposed is a minimal change to a modern addition to the rear of the building. The installation of a window, removal of two vents, and the infill of two unused doorways is appropriate and does not affect the historic character of the building. Insetting the infill CMU in the door openings is not necessary since this modern addition to the building has little character that might be of future historic value.

3. *The vents being removed can be relocated with a staff approval once their future location is determined.*

4. *Staff feels that the proposed work is appropriate for this site, does not harm the historic building, and meets the Secretary of the Interior's Standards and Guidelines and the Ann Arbor Historic District Design Guidelines.*

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

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

McCauley reported that the application request is fairly simple due to the lack of historical significance to this particular part of the building. He recommended approval of the application.

Bushkuhl agreed with the staff report and McCauley noting that the work that will be done is to help meet code requirements and no character defining features will be lost. He commented that while visiting the site he noticed that while the rear service entrance is rough, there are some very nice windows on the second level.

PUBLIC HEARING:

Ed Shaffran, 306 S. Main Street, Ann Arbor, owner was present and reviewed the proposed project and was available to respond to the Commission's enquiries.

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

A motion was made by Bushkuhl, seconded by White, that the Commission issue a certificate of appropriateness for the application at 306 South Main Street, a contributing property in the Main Street Historic District, to infill two door openings with CMU, remove two vents, and add a new 24" x 32" wood window on the rear 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 Ann Arbor Historic District Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 9 and 10 and the guidelines for site and alterations/additions for the new use.

(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.

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 Secretary declaring the motion carried.

Certificate of Appropriateness Granted.

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

Nays: 0

Absent: 1 - Chair Stulberg

E-2 [14-0584](#)

HDC14-035; 120 East Liberty Street - Replace Windows, Awnings - MSHD

Alexis DiLeo presented the following staff report:

BACKGROUND:

This three-story brick commercial vernacular building was built in 1906 and is commonly known as the Pretzel Bell Building. Its original occupant was Martin Haller Furniture. The building features fixed double-pane windows, stone label molding and window sills, and a decorative brick cornice with corbelling. Sometime between 1981 and 1992 it appears that the first floor of the north (front) elevation was modified, with the window openings at 120 and 122 E Liberty decreasing in size. It appears that the sills were raised and the openings below were infilled with brick. Three windows were added and a doorway was relocated in the first floor of the east (side) elevation during this time period (see attached photos).

In 2012, the HDC issued a certificate of appropriateness to add three additional ground floor windows on the South Fourth Avenue elevation and modify the three windows on the east end of the East Liberty elevation.

LOCATION:

The building is located on the southwest corner of South Fourth Avenue and East Liberty Street.

APPLICATION:

The applicant seeks HDC approval to install new: awnings (one with a lit, painted business sign), windows in existing openings, door hardware, and cylinder downlighting.

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.

(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:

Storefronts

Not Recommended:

Introducing a new design that is incompatible in size, scale, material, and color.

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.

Using inappropriately scaled signs and logos or other types of signs that obscure, damage, or destroy remaining character-defining features of the historic building.

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

Awnings

Appropriate:

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

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

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

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

Storefronts

Appropriate:

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

Not Appropriate:

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.

Signs

Appropriate:

Installing signage that is subordinate to the overall building composition.

Not Appropriate:

Installing signs that are too large or that are made from a material that is incompatible with the historic building or district.

STAFF FINDINGS:

- 1. This building has had a series of awnings in roughly the same location and dimensions over the last decade. This new proposal improves on the previous*

awnings by featuring a loose valence flap and not wrapping around the corner of the building. The awning design is simple and appropriate, and the boxed section over the main door doubles as the principal signage for the new restaurant. The awnings extend four feet over the sidewalk, which will provide some protection from the elements to pedestrians. The three awnings over pairs of windows on South Fourth Avenue add visual interest to this elevation.

2. The aluminum-clad windows feature simulated divided lites with interior spacer bars. The ones on the east (South Fourth) elevation are double-hung two-over-one with clear glass. These windows are tall and close to the ground. The windows on the north (East Liberty) elevation are designed to look like two-over-one windows, but slide to open. All windows would be finished in a bronze exterior color, and fit within existing openings.

3. Downlighting is proposed from 7" cylinder 75 watt halogen fixtures mounted beneath the awnings. Three are proposed on the South Fourth elevation, and eight along East Liberty. Lighting awnings themselves would not be appropriate, but this form of downlighting will add interest to the storefront in a controlled manner, and the awnings will shade the fixtures and block any light from spilling up the building. The cylinders are small and unobtrusive.

4. Staff feels that the proposed work is appropriate for this site, compatible with neighboring storefronts, and meets the Secretary of the Interior's Standards and Guidelines and the Ann Arbor Historic District Design Guidelines.

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

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

Bushkuhl reported that they met with the architect on site and considered the proposed awning and the location of the awning. He noted that the awning meets the Standards and had interesting detail with scalloping that doesn't detract from anything. They also reviewed the proposed down-lighting, adding that it also met the standards and had additional questions for the architect on how the lighting would be affixed to the building. The third item they considered was the windows. He commented that they would be using the existing openings and the windows would be replacing recently installed windows. He said he looked forward to Commission discussion on the proposed dividers in the windows and was in support of the application because it met the Standards.

McCauley agreed with the staff report and the comments, adding that he felt the proposed awning would be a vast improvement over the existing awning. He pointed out that he had some reservations about the final look of having sliding windows in a storefront since one would be at a different level than the other and is not something that is typical of storefronts; however, felt that the proposed windows would fit appropriately given the previous storefront changes to the building.

PUBLIC HEARING:

Roman Bonislowski, 120 E. Liberty, Ann Arbor, architect for the project explained the details of the project and was available to respond to the Commission's enquiries. Bushkuhl asked if each of the lighting units would have holes punched through the exterior wall.

Bonislowski explained that they believed they would be able to get by with one penetration for each awning, and maximum of two on the Liberty side, adding that

they propose to use exposed conduit to minimize penetrations.

Bushkuhl added that the architect had explained that the proposed windows will be clear without a tint.

Ross asked if all the windows would be operable.

Bonislawski said yes.

Beeson asked how the proposed awning compares in size to the existing awning. He also asked about lighting for signage.

Bonislawski said the new awning will be way more open and more sensitive than the existing and will be a layered fabric awning that is softer and old looking and feeling. He said the lighting will be shielded and is the smallest and most inconspicuous way of providing lighting back onto the fabric awning [where the signage is].

Ed Shaffran, 306 S. Main Street, Ann Arbor, owner was present and 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 White that the Commission issue a certificate of appropriateness for 120 E Liberty Street, a contributing structure in the Main Street Historic District, for the application to install new awnings (one with a lit, painted business sign), windows in existing openings, door hardware, and cylinder down-lighting, as proposed. The work is generally compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 2, 5, and 9 and the guidelines for storefronts, and the Ann Arbor Historic District Design Guidelines for storefronts, awnings, and signs.

(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.

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 Secretary declaring the motion carried.

Certificate of Appropriateness Granted.

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

Nays: 0

Absent: 1 - Chair Stulberg

E-3 [14-0585](#)

HDC14-034; 525 Second Street - Demo Garage, Build New Garage - OWSHD

Alexis DiLeo presented the following staff report:

BACKGROUND:

This two-story gable-fronter was first occupied in 1908 by Andrew Neff, an assistant foreman at U of M. Mr. Neff lived in the house until at least 1950. The house is typical of the Old West Side vernacular, and features a full-width front porch with turned posts and double-hung windows. A two-story rear addition to the house was approved and constructed in 2004.

LOCATION:

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

APPLICATION:

The applicant seeks HDC approval to demolish a non-contributing garage and construct a new 1 ½ story garage with stalls for 2 cars and an office, studio, and full bath upstairs.

APPLICABLE REGULATIONS:

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

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

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

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

Building Site

Recommended:

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

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

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

Not Recommended:

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

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

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

*Residential Accessory Structures**Not Appropriate:*

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

STAFF FINDINGS:

- 1. The gross floor area (wall to wall) is approximately 563 square feet on the main floor and 445 square feet on the second floor, for a total of just over 1,000 square feet. Staff has advised the owner and applicant that if the project is constructed, it may not be used as an accessory dwelling unit (apartment, mother-in-law suite, etc.), nor may family members or guests sleep in it.*
- 2. The design of the garage is simple, with its form, board and batten wood siding, and double hung and single-light windows all reminiscent of a traditional barn.*
- 3. The proposed location on the lot is in the back corner, 3' from the side and rear property lines. The width and depth of this lot, and the placement of neighboring structures on their lots, makes this an appropriate location. A list of trees that would be removed has been submitted by the homeowner, and none of the trees meet landmark criteria. Two or all three of the species are invasive (depending on what species the mulberry is). In sum, none of the trees are regulated by the Historic District Commission.*
- 4. Staff recommends approval of the application. The existing garage is not a contributing structure. The proposed garage is large, but not inappropriately so for this particular lot's configuration. The design, materials, and location are compatible with the historic home and do not distract from it or neighboring historic resources.*

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

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

McCauley said it was interesting to see the odd location of the old garage and the proposed new garage is much more appropriate. He pointed out that the new garage will look far more like the old barn buildings in the Old West Side and will be minimally viewed and he felt it met all of the standards.

Bushkuhl added that when they were on site they met with the homeowners. He felt the garage application was very well thought-out and was very detailed with all the information the Commission needed and more, such as a tree report and a layout of the neighborhood showing that the proposed structure wouldn't feel 'out' of place with the surrounding neighborhood. He said the materials and finish will be an

improvement over the existing condition and the version that was presented at the working session. He appreciated that the design was simple and wouldn't detract from the main structure.

PUBLIC HEARING:

Marc Rueter, 515 Fifth Street, Ann Arbor, Architect for the project, thanked the Commission for their helpful input on the proposed project during the working session. He was available to respond to the Commission's enquiries.

Magnus Teig, 525 Second Street, Ann Arbor, owner, thanked the Commission for their guidance and time and further explained the application.

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

A motion was made by Bushkuhl, seconded by White, that the Commission issue a certificate of appropriateness for the application at 525 Second Street, a contributing property in the Old West Side Historic District, to demolish a garage and construct a two-car garage, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 2 and 10 and the guidelines for building site, as well as the Ann Arbor Historic District Design Guidelines, particularly as they pertain to residential accessory structures.

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

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

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

On a voice vote, the Secretary declared the motion carried.

Certificate of Appropriateness Granted.

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

Nays: 0

Absent: 1 - Chair Stulberg

E-4 [14-0586](#)

HDC14-033; 416 East Huron Street - Enlarge Two Windows, Add Egress Window - OFWHD

Alexis DiLeo presented the following staff report:

BACKGROUND:

This stately Queen Anne appears in the 1894 Polk City Directory as number 58 East Huron, the home of Sarah C. Rettich (widow of Frederick). Mrs. Rettich lived in the house until 1917. It features a steep hipped roof with three inset gables and a corner

tower with a pyramidal roof. The house's exterior has suffered from artificial shingle siding and general neglect, but its original form is largely intact.

LOCATION:

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

APPLICATION:

The applicant seeks HDC approval to replace two attic gable windows with windows in larger openings, and replace a bricked-in basement window opening with an egress window and well of wood timbers.

APPLICABLE REGULATIONS:

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

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

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

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

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

Windows

Not Recommended:

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

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

Health and Safety

Recommended:

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

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

Not Recommended:

Altering, damaging, or destroying character-defining spaces, features, and finishes

while making modifications to a building or site to comply with safety codes.

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

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

Windows

Appropriate:

If a window is completely missing, replacing it with a new window based on accurate documentation of the original or a new design compatible with the original opening and the historic character of the building. Materials other than wood will be reviewed by the Commission on a case-by-case basis.

Not Appropriate:

Removing or radically changing a window that is important in defining the overall historic character of the property.

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 building owner is converting the attic and basement to habitable space in this five-unit rental. The total number of units will remain at five.*
- 2. The owner has stated that the third-floor windows are not required for egress, but they are required for building codes relating to light and ventilation. Alternatively, this could be accomplished via skylights on the rear-facing roofs of the gables. The east gable window is currently boarded over. The west facing window has an air conditioning unit and no glazing. Both windows would be made 5/8" narrower and 12" taller, per the submitted drawings. The new trim would match the existing in material (wood) and dimensions.*
- 3. The basement egress window is the same location and width as a former window opening that is bricked shut. It would require a well that is 47 1/2" wide that extends 46" from the wall of the house. The double-hung window would be 39 1/2" wide and 59 1/2" tall, with the lower sash below ground level. The well would be constructed of landscape timbers. The location is near the rear of the house, and no visible original materials would be removed for the window. The applicant has stated that no bollards will be required. Should this prove incorrect, and the building official requires bollards to keep vehicles from driving into the well, or to keep vehicles from parking too close and blocking egress from the window, an additional application to the commission would be required.*
- 4. Staff feels that the installation of the basement egress window, without bollards, near the rear of the house is minimally intrusive on the historic structure. Enlarging the attic window openings is more complex. The east elevation lies in the shadow of the Varsity student high rise, and is only marginally visible. The west elevation is very visible, and staff feels that enlarging that opening would not meet the standards and*

guidelines that the HDC must follow. In that case, a skylight would be required to make the space inhabitable as proposed. This could be a staff approval, unless the Historic District Commission directs staff otherwise after considering this application.

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

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

Bushkuhl reported that the exterior fabric of the house looked like it had issues that needed to be addressed but during the site visit there were contractors working on the inside bringing the building to the minimum code requirements for rental housing properties. He expressed the need for bollards to be installed because one would drive right into the window well at this location, adding that he understood that would be addressed by the Building Official. He expressed that he couldn't support the replacement of the third floor east window with a larger window, since there were other options available to the applicant.

McCauley agreed with the staff report and the suggested motions, stressing that the motions should include the condition of removal of the lattice covering the existing window wells on site since it looks to be recent work and does not meet the Historic District standards or the building code and is unsightly and inappropriate.

PUBLIC HEARING:

Brad Moore, 4844 Jackson Road, Suite 150, Ann Arbor, commented that the lattice covering the window wells was not in place during the recent construction work on the neighboring Varsity Building.

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

West Gable Window

A motion was made by Bushkuhl, seconded by White, that the Commission approve the portion of the application at 416 E Huron Street, a contributing property in the Old Fourth Ward Historic District, to replace the third floor west window with a larger window, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 1, 2, and 9, and the guidelines for windows and health and safety, and the Ann Arbor Historic District Design Guidelines, in particular for windows and safety codes.

- (1) A property will be used as it was historically or given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**
- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**
- (9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize a property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

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 Secretary declaring the motion defeated.

Certificate of Appropriateness for the West Gable Window replacement was Denied.

Yeas: 0

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

Absent: 1 - Chair Stulberg

Basement Egress

A motion was made by McCauley, seconded by Bushkuhl, that the Commission approve the portion of the application at 416 E Huron Street, a contributing property in the Old Fourth Ward Historic District, to install one basement egress window and well as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 1, 2, and 9, and the guidelines for windows and health and safety, and the Ann Arbor Historic District Design Guidelines, in particular for windows and safety codes.

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

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

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

COMMISSION DISCUSSION:

The Commission questioned why the submitted plans showed six units when the applicant had stated that the occupancy would remain as a five-unit rental. They requested that the Building Official and staff look into the matter before any permits are issued for work on this house.

Ramsburgh expressed concern about taking action on something that does not meet code.

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

Certificate of Appropriateness Granted for one basement egress window and well.

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

Nays: 1 - Ramsburgh

Absent: 1 - Chair Stulberg

East Gable Window

A motion was made by McCauley, seconded by White, that the Commission approve the portion of the application at 416 E Huron Street, a contributing property in the Old Fourth Ward Historic District, to replace the third floor east window with a larger window, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 1, 2, and 9, and the guidelines for windows and health and safety, and the Ann Arbor Historic District Design Guidelines, in particular for windows and safety codes.

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

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

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

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 Secretary declaring the motion defeated.

Certificate of Appropriateness for the East Gable Window replacement was Denied.

Yeas: 0

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

Absent: 1 - Chair Stulberg

The Commission requested that if staff [Jill Thacher] had any reservations on approving a skylight that they should not hesitate to bring their concerns to the Commission.

F UNFINISHED BUSINESS

F-1 [14-0587](#) HDC14-020; 504 High Street - Replace 6 Windows - OWSHD

Alexis DiLeo presented the following Memo:

M E M O R A N D U M

*To: Historic District Commission
From: Jill Thacher, Historic Preservation Coordinator
Date: April 10, 2014
Re: Postponed Application for 504 High Street*

At the March 13, 2014 meeting, the Historic District Commission requested that a contractor from the Window Resources list assess the windows in this application to see if they are repairable or deteriorated beyond repair. The applicant, Mike Casey, called me on April 2 to let me know this had been done, and that Lorri Sipes had visited the site. A copy of her report (attached) shows that the windows are not deteriorated beyond repair. Mr. Casey indicated that he had talked to the property owner and that while they had not formally accepted Ms. Sipes' proposal yet, but that everyone was in agreement that they would be repairing the windows.

Staff advised Mr. Casey that the Commission was highly likely to deny the application based on this information, and that he did not have to attend the meeting on April 10 since he was no longer pursuing replacement. The conversation was amicable, and Mr. Casey seemed fine with the outcome.

Since the windows are repairable, staff recommends denial of the application since it does not meet the Secretary of the Interior's Standards and Guidelines and the Ann Arbor Historic District Design Guidelines. A copy of last month's staff report is attached.

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

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

McCauley reported that he felt the back window was in such bad shape that he did not feel it was repairable but was relieved that a professional had completed the assessment for the applicant.

PUBLIC HEARING:

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

A motion was made by Bushkuhl, seconded by White, that the Commission issue a certificate of appropriateness for the application at 504 High Street, a contributing property in the Old Fourth Ward Historic District, to replace seven wood windows with wood windows, 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 City of Ann Arbor Design Guidelines for Historic Districts, and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standard 6 and the guidelines for windows.

(6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing

features shall be substantiated by documentary, physical, or pictorial evidence.

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

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

Application Denied.

Yeas: 0

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

Absent: 1 - Chair Stulberg

F-2 [14-0588](#)

HDC14-015; 335 Koch Avenue - New Duplex on Vacant Lot - OWSHD

Alexis DiLeo presented the following MEMO:

M E M O R A N D U M

*To: Historic District Commission
From: Jill Thacher, Historic Preservation Coordinator
Date: April 10, 2014
Re: Revised Application for 335-355 Koch*

Revisions have been received for the postponed application at 335-355 Koch. At the March 13, 2014 Historic District Commission meeting, concerns were expressed by commissioners about the building's roofline in the sections joining the two gable-fronted units.

The roofline has been simplified and lowered on the west half, and is now similar on both halves of the house. The rear elevation from the previous proposal is on the left, and the new one is on the right [proposed elevation plans shown].

The original staff report is attached, and the standards and guidelines still apply. Staff's opinion is that the revised project meets the Secretary of the Interior's Standards and Guidelines and the Ann Arbor Historic District Design Guidelines.

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

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

McCauley said he was in favor of the revised application and it meets the standards.

Bushkuhl reported that they were able to meet with the architect on site and being able to see the steep elevations of the site helped to understand the application and associated challenges.

PUBLIC HEARING:

Brad Moore, 4844 Jackson Rd, # 150, Ann Arbor, architect, explained the revised application in detail to the Commission and was available to respond to the Commission's enquiries.

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

A motion was made by Ross, seconded by White, that the Commission issue a certificate of appropriateness for the application at 335 and 355 Koch Street, a contributing property in the Old West Side Historic District, to demolish the existing one-story garage and permit the construction of a 2-1/2 story duplex with two attached garages, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 9 and 10, and the Ann Arbor Historic District Design Guidelines, particularly as they pertain to new residential construction.

(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.

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 Secretary declaring the motion carried.

Certificate of Appropriateness Granted.

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

Nays: 0

Absent: 1 - Chair Stulberg

G NEW BUSINESS

G-1 [14-0590](#) Approval of FY2014-2015 Historic District Commission Meeting Schedule

The FY2014-2015 HDC Meeting Schedule was unanimously approved by the Commission. On a voice vote, the Secretary declared the motion carried.

H APPROVAL OF MINUTES

H-1 [14-0591](#) Historic District Commission Minutes of the March 13, 2014

A motion was made by Secretary Beeson, seconded by Ramsburgh, that the Minutes be Approved by the Commission. On a voice vote, the Secretary declared the motion carried.

I REPORTS FROM COMMISSIONERS

Ramsburgh reported that she went to the 40th Anniversary Event of The Cobblestone

Farm Association and reviewed their annual report, along with their farm market expansion.

Bushkuhl reported that the building next to the LENA restaurant, that is undergoing construction, has removed the paneling on the front of the building and found brick underneath that was in very good condition.

J ASSIGNMENTS

J-1 Review Committee: Monday, May 5, at 5:00 PM for the May 8, 2014 Regular

Commissioners Ross and Bushkuhl volunteered for the May Review Committee.

K REPORTS FROM STAFF

K-1 [14-0592](#) March 2014 HDC Staff Activities

Received and Filed

L CONCERNS OF COMMISSIONERS

Ross asked if permits are required for all work proposed in a historic district, and in such situations, as with the lattice work on the 416 E. Huron Street house, where clear violations have occurred with work done without historic approval, does the City have a process in place where they can refuse to hear a request until such violations have been corrected.

DiLeo said she would enquire of Jill Thacher, since she wasn't familiar with such aspects of enforcement in the Historic District.

Ross expressed her concerns with this particular site, given what the Review Committee saw during their visit, pointing out several irregularities that they noted on site.

M COMMUNICATIONS

M-1 [14-0593](#) Various Communications to the HDC

Received and Filed

N ADJOURNMENT

The meeting was unanimously adjourned at 9:30 p.m.

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

Live Web streaming is one more way, in addition to these listed below, to stay in

touch with Ann Arbor City Council and board and commission actions and deliberations.

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

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