



# City of Ann Arbor

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

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Thursday, November 14, 2013

7:00 PM

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

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### A CALL TO ORDER

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

### B ROLL CALL

*Stulberg called the roll.*

**Present:** 7 - Robert White, Ellen Ramsburgh, Patrick McCauley, Thomas Stulberg, Benjamin L. Bushkuhl, John Beeson, and Jennifer Ross

### C APPROVAL OF AGENDA

*Stulberg asked if there were any changes to the agenda.*

*Thacher explained that item E-4 had been administratively withdrawn today, since the Building Official determined that the proposed project could not meet the Building code, and Item G-1 was being postponed to the December 2013 HDC meeting.*

**The amended agenda was unanimously approved with changes.**

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

### E HEARINGS

#### E-1 [13-1406](#) HDC13-186; 829 West Washington Street - Construct a New Freestanding Deck - OWSHD

*Jill Thacher presented the following staff report:*

#### **BACKGROUND:**

*This two-story Queen Anne style house features a cut stone foundation, a porch spanning half of the front elevation with elaborate turned posts and brackets, a sunburst pattern in an attic gable dormer, two cantilevered windows, and a front-facing gable with fish scale shingles, diagonal siding, and decorative bargeboard. The house first appears in the 1894 Polk Directory with the address 87 W Washington. Fred O. Martty is listed as the occupant, a clerk at HJ Brown.*

*In March, 2011 the HDC approved a roof alteration for a stair addition at the rear of the house. In May, 2013 the HDC approved a rear addition to replace an existing rear addition.*

#### **LOCATION:**

*The site is located on the south side of West Washington Street, between South Seventh Street and Mulholland Avenue.*

**APPLICATION:**

*The applicant seeks HDC approval to construct a free standing cedar deck behind the rear of the house.*

**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):*

*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.*

**STAFF FINDINGS:**

- 1. The proposed cedar deck is located off the back of the rear addition to the house*

and features a wood and cable guardrail and two sets of stairs, one facing the rear yard and one connecting to an existing walkway. The structure is 14' x 18' and the deck is 30" off the ground, allowing the back door to open directly onto the deck.

2. The deck is free standing and located behind the house, at least 90' from the sidewalk. Though a small portion of the eastern side of the deck will be visible from the street, it is set so far back that the design of the cable and wood guardrail is acceptable and may even call less attention to itself than a traditional wood picket guardrail because of its increased transparency.

3. Staff recommends approval of the application since the deck is appropriately designed, scaled and removable. The work is compatible in exterior design, arrangement, material and relationship to the rest of the site and the surrounding area 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 White visited the site as part of their review.

Bushkuhl reported that he agreed with the staff report and in visiting the site found the proposed location of the deck to be appropriate adding that the interesting details of the cable system on the railing was nice. He said given the 90 foot setback location he didn't believe it would be very visible from the street, and he liked the proposed project.

White agreed with staff and Bushkuhl, adding that he supported the project.

**PUBLIC HEARING:**

Donald Sleeman, owner was present to answer the Commission's enquiries.

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

**A motion was made by McCauley, seconded by White, that the Commission issue a certificate of appropriateness for the application at 829 W Washington Street, a contributing property in the Old West Side Historic District, to construct a wood deck off the rear addition of the house as detailed in the applicant's submittal. The work is compatible in exterior design, arrangement, material, and relationship to the building and the surrounding area and meets The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 9 and 10 and the Ann Arbor Historic District Design Guidelines.**

**(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:** 7 - White, Ramsburgh, McCauley, Chair Stulberg, Vice Chair Bushkuhl, Secretary Beeson, and Ross

**Nays:** 0

**E-2**     [13-1407](#)

HDC13-189; 215 Eighth Street - New Shed in Rear Yard - OWSHD

*Jill Thacher presented the following staff report:*

**BACKGROUND:**

*This two-story gable-fronter features a full-width front porch with a shed roof and a bay window on the south side elevation. The house first appears in Polk City Directories as the home of Edna and Alfred Eschelbach, a plater, in 1918. In 1919, Alice and Oscar Scherdt, a laborer, are listed as the occupants, and Oscar remained in the house until at least 1951.*

**LOCATION:**

*The site is located on the east side of Eighth Street, south of West Washington Street and north of West Liberty Street.*

**APPLICATION:**

*The applicant seeks HDC approval to build a small storage behind the house.*

**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 that features, spaces, and spatial relationships that characterize a property will be avoided.*

*(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 preserves the historic relationship between the building or buildings and the landscape.*

**Not Recommended:**

*Introducing new construction onto the building site which is visually incompatible in*

*terms of size, scale, design, materials, color, and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.*

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

*Residential Landscape Features*

*Introducing any new building, streetscape, or landscape feature that is out of scale or otherwise inappropriate to the district's historic character.*

**STAFF FINDINGS:**

1. *The proposed prefabricated shed is wood framed with an asphalt roof, engineered wood siding, and galvanized steel floor joists. It will be installed on a concrete pad. The shed measures 6'x10', and is 9'3" tall with a 4/12 roof pitch. It will be located in the rear yard, ten feet behind the house, and used for general storage. The shed will not have any negative visual impact on the historic house on the site and will not be visible from the street.*

2. *Staff recommends approval of the proposed shed and finds it to be compatible in size, scale, design, texture, material and relationship to the rest of the site and the surrounding area and meets The Secretary of the Interior's Standards for Rehabilitation, in particular standards 2 and 10, and the guidelines for building site, and the Ann Arbor Historic District Design Guidelines.*

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

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

*Bushkuhl said in visiting the site he felt the location seemed to be appropriate and the proposed shed size is small in comparison with the house. He said the materials are appropriate being painted wood with a shingled roof.*

*White added that he agreed with staff and the staff report and Bushkuhl and he supported the project.*

**PUBLIC HEARING:**

*Phil Vierte, with Tuffshed, Inc., speaking on behalf of the owner, was present to answer the Commission's enquiries.*

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

**A motion was made by Ramsburgh, seconded by White, that the Commission approve the application at 215 Eighth Street, a contributing property in the Old West Side Historic District, to build a new storage shed as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 2 and 10 and the guidelines for building site, and the Ann Arbor Historic District Design Guidelines for residential landscape features.**

**(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 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:** 7 - White, Ramsburgh, McCauley, Chair Stulberg, Vice Chair Bushkuhl, Secretary Beeson, and Ross

**Nays:** 0

**E-3**      [13-1408](#)

HDC13-194; 514 West Madison Street - Shorten Kitchen Window and New Dormer - OWSHD

*Jill Thacher presented the following staff report:*

**BACKGROUND:**

*This brick, two-story, mansard-roofed home appears in the 1894 and 1897 Polk City Directories with no named occupant, and in 1898 as the home of Emily and John Bonien, a laborer. Their last name is listed later as Bonnin (1910) and eventually, in 1920, as Bonin (at which point John is listed as the “assistant in charge of surveying instrument room, U of M”). It features a full-width front porch with a shallow mansard roof that is adorned with arrow and round wood shingles (arranged to form two rows of full circles). The base of the porch is rusticated block and the decking and stairs are poured concrete. The one-over-one double-hung windows are topped with shallow brick arches. The front and side elevations of the mansard roof feature small dormer windows with stylized pediments.*

*On May 11, 2012 a fire caused extensive burn damage to the second floor and attic, and smoke and water damage throughout the house. The applicant has been working with staff since that time to accurately and sensitively repair exterior damage to the house, as well as to restore a number of original finishes and features of the house that had been modified or obscured over the years.*

**LOCATION:**

*The site is located on the north side of West Madison Street, west of Third Street and east of Fourth Street.*

**APPLICATION:**

*The applicant seeks HDC approval to install a new dormer on the rear elevation of the third-floor attic for emergency egress, and shorten a first-floor kitchen window on the east side elevation of the 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):*

#### *Roofs*

##### *Recommended:*

*Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.*

##### *Not Recommended:*

*Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that the historic character is diminished.*

#### *Windows*

##### *Recommended:*

*Identifying, retaining, and preserving windows--and their functional and decorative features--that are important in defining the overall historic character of the building.*

##### *Not Recommended:*

*Removing or radically changing windows which are important in defining the historic character of the building so that, as a result, the character is diminished.*

*Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.*

#### *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.*

#### *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 City of Ann Arbor Design Guidelines:*

*Guidelines for All Additions*

*Appropriate: Placing functions and services required for the new use in non-character-defining interior spaces rather than constructing a new addition.*

**STAFF FINDINGS:**

1. *The third floor (attic) egress window would be added to the rear elevation and set into the mansard roof. There are three other dormers in the attic, but they are not large enough to retrofit with a new egress window, per the applicant. Considering that the existing dormers are character-defining features of the house, it is preferable to leave them alone anyway. Constructing a new dormer on the back elevation of the roof is appropriate, and matching the style of the existing dormers is acceptable since the overall dimensions will not match the originals – specifically, the new window, and its surrounding dormer, will be 2” shorter and 5” wider than the existing ones.*

2. *The kitchen window would be shortened 18” by raising and reusing the existing sill and infilling the area below it with matching brick. The applicant has indicated a willingness to inset the brick infill slightly and not tooth the new bricks in, in order to leave a record of the original height of the window. The internal configuration of the small kitchen is challenging, with five doors on the four kitchen walls plus this window. Shortening this window in order to gain space for a counter and sink is a reasonable modification in staff’s eyes, given its location under a porch roof near the back of the house. Insetting the brick to leave a record of the original window height is appropriate, and the proposed new window matches the other Andersen replacement windows on the house that were necessitated by the fire.*

3. *Staff finds the work compatible in exterior design, arrangement, material, and relationship to the rest of the building and the surrounding area, and finds that it meets the Secretary of the Interior’s Standards and Guidelines for Rehabilitation.*

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

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

*Bushkuhl reported that the owners have done some really nice work on the restoration so far with adding detail. He said his question was whether the proposed detail should match what was existing on the house or differentiate from the historic details. He said the proposed location was the best in being able to use the space.*

*White said he likes the proposed project and how they plan on making the window fit as needed.*

**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 514 West Madison Street, a contributing property in the Old West Side Historic District, to install a new dormer on the rear elevation of the third-floor attic, and shorten a first-floor kitchen window on the east side elevation of the rear addition, 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 roofs, windows, health and safety, and district or neighborhood setting.

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

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

COMMISSION DISCUSSION:

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

*Jimi L. Haswell, Contractor, arrived during the discussion to answer the Commission’s enquiries. She thanked Jill Thacher for all her help and thoughtful assistance on this project.*

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

**Certificate of Appropriateness was granted.**

**Yeas:** 7 - White, Ramsburgh, McCauley, Chair Stulberg, Vice Chair Bushkuhl, Secretary Beeson, and Ross

**Nays:** 0

**E-4**      [13-1409](#)      HDC13-188; 209 Buena Vista - New Pergola and Hot Tub - OWSHD

*Thacher explained that the Building Official had determined today that the proposed project could not meet the Building code.*

**This application was administratively withdrawn.**

COMMISSION DISCUSSION:

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

**E-5**      [13-1410](#)      HDC13-201; 436 Second Street - Rooftop Solar Panels - OWSHD

*Jill Thacher presented the following staff report:*

BACKGROUND:

*This handsome two-story gable-fronter first appears in the 1896 Polk City Directory as number 24 Second Street, the home of Louis Boes, a teacher. It features a full-width wrap-around front porch, with decorative octagon shingles and wide board trim in the front gable.*

LOCATION:

*The site is located on the west side of Second Street, south of West William and north of West Jefferson.*

**APPLICATION:**

*The applicant seeks HDC approval to install a 22' x 13'3" solar array on the south-facing roof of the rear addition.*

**APPLICABLE REGULATIONS:**

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

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

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

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

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

**Roofs**

**Recommended:**

*Identifying, retaining, and preserving roofs--and their functional and decorative features--that are important in defining the overall historic character of the building.*

**Not Recommended:**

*Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that the historic character is diminished.*

**Energy Efficiency**

**Recommended:**

*Placing a new addition that may be necessary to increase energy efficiency on non-character-defining elevations.*

**Not Recommended:**

*Designing a new addition which obscures, damages, or destroys character-defining features.*

**Mechanical Equipment**

**Recommended:**

*Providing adequate structural support for new mechanical equipment.*

**Not Recommended:**

*Failing to consider the weight and design of new mechanical equipment so that, as a result, historic structural members or finished surfaces are weakened or cracked.*

*Installing a new mechanical system so that character-defining structural or interior features are radically changed, damaged, or destroyed.*

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

*Solar*

*Appropriate:*

*Mounting solar panels at grade or on ground pole mountings. In the absence of an appropriate ground-based mounting location, panels should be mounted on side or rear facing roof surfaces.*

*Installing mechanical and service equipment on the roof related to the solar units and their related devices so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.*

*For sloped roof installations, mounting solar panels parallel to and within 8" of roof surface.*

*Not Appropriate:*

*Mounting solar panels and their related devices on primary elevations or roofs that face the primary elevation or in planes that are highly visible from the street view. This location has the highest impact on the historic character of the historic building and all other options should be thoroughly explored.*

*Any other alteration or installation procedure that will cause irreversible changes to historic features or materials.*

**STAFF FINDINGS:**

- 1. The application proposes to add an array of solar panels to the roof of the house's rear addition. The addition's roof is dropped slightly below the original rake. The panels would nearly completely cover the addition's roof, extending up to the ridge (but not above it) and down to two feet from the eave. The array is 22' wide and 13'3" tall. The top surface of the panels would be 5.75 inches above, and parallel to, the roof's surface.*
- 2. The application requests black modules with silver framing. An email attached to the application explains that black modules with black framing provide 7.5% less energy at a cost of approximately \$1,200 more for this installation. Because the applicant is trying to restrict the panels to the rear addition of the house, and that addition is more than 50' from the sidewalk, staff's opinion is that the silver-framed modules will not be a visual distraction from the historic structure the way they might be if located closer to the street.*
- 3. Staff believes that the materials and design of the solar panels are compatible with the existing structure, neighboring buildings, and the surrounding historic district, and meet both the Secretary of the Interior's Standards and the Ann Arbor Historic District Design Guidelines.*

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

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

*Bushkuhl said they had a good view of the proposed location with the leaves off the*

trees. He said the proposed configuration meets the standards, adding that the black on silver color might be something the Commission wants to discuss.

*PUBLIC HEARING:*

*John Wakeman, Contractor with Sur Energy, was present on behalf of the owner to answer 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 436 Second Street, a contributing property in the Old West Side Historic District, to install a solar array on the south-facing roof of the rear addition, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 2, 9 and 10 and the guidelines for roofs, energy efficiency, and mechanical systems, as well as the Ann Arbor Historic District Design Guidelines, particularly as they pertain to solar installations.**

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

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

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

*COMMISSION DISCUSSION:*

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

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

**Certificate of Appropriateness was granted.**

**Yeas:** 7 - White, Ramsburgh, McCauley, Chair Stulberg, Vice Chair Bushkuhl, Secretary Beeson, and Ross

**Nays:** 0

**E-6**     [13-1411](#)

HDC13-190; 209 South Main Street - New Business Sign - MSHD

*Jill Thacher presented the following staff report:*

*BACKGROUND:*

*This three story, brick Italianate commercial style building features brick pilasters with*

stone trim, brick corbelling, and double-hung one-over-one windows with segmented arches on the second floor and round arches on the third floor. The front façade windows on the second and third floors also feature arched stone window hoods, and brick surrounds. The building was constructed in 1868 and Florian Muehlig is listed as the first occupant. The 1869 City Directory lists Muehlig as both an undertaker and furniture manufacturer and dealer.

In 2012, the replacement of six windows on the front elevation was approved by the Commission, and signage, including external lighting from an LED light strip, received a staff approval. In May of 2013, exterior façade lighting was approved by the Commission.

**LOCATION:**

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

**APPLICATION:**

The applicant seeks HDC approval to install a 36" x 42" aluminum projecting sign and bracket with a downward-facing light strip on the south edge of the storefront.

**APPLICABLE REGULATIONS:**

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

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

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

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

**Storefronts**

**Not Recommended:**

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

*From the Ann Arbor Historic District Design Guidelines:*

**Design Guidelines for Signs**

**Appropriate:**

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

Installing signage that is subordinate to the overall building composition.

*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 sign uses an appropriate size, design, and materials, and is compatible with the historic structure and neighborhood. It will aid pedestrians in locating the business, and is easily removable and reversible. No character-defining features of the building will be impacted.*
- 2. ½" wide LED light tapes with a black exterior finish and red light are proposed to be mounted along the bottom edges of a cover plate mounted on top of the 2" square arm of the sign bracket, shining downward on the sign. Staff will provide more information on the lighting at the meeting.*
- 3. The proposed location for this sign, on the stone column on the south corner of the building and storefront, is the appropriate one. It maintains the pattern of other bracket signs on the block, and is a natural signage location on the building (as described in the Ann Arbor Historic District Design Guidelines.)*
- 4. Staff recommends approval of the application on the condition that the sign is mounted through masonry joints or on the wooden sign band at a height that is similar to neighboring bracket signs.*

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

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

*Bushkuhl said he agrees with the staff report noting that the proposed project is quite straight forward.*

*White added that he agrees with Bushkuhl and the staff report.*

#### PUBLIC HEARING:

*John Roumanis, owner, was present to answer the Commission's enquiries.*

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

**A motion was made by McCauley, seconded by White, that the Commission issue a certificate of appropriateness for the application at 209 South Main Street, a contributing structure in the Main Street Historic District, to install a bracket sign, on the following conditions: the sign must be mounted through masonry joints or on the wooden sign band, at a height that is similar to neighboring bracket signs. 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 9 and 10, and the guidelines for storefronts.**

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

and its environment.

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

*COMMISSION DISCUSSION:*

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

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

**Certificate of Appropriateness was granted.**

**Yeas:** 7 - White, Ramsburgh, McCauley, Chair Stulberg, Vice Chair Bushkuhl, Secretary Beeson, and Ross

**Nays:** 0

**E-7**     [13-1412](#)

HDC13-193; 233 South State Street - Add Elevator, Windows - SSHD

*Jill Thacher presented the following staff report:*

*BACKGROUND:*

*Construction began on the art deco State Theater in 1940, and it opened in 1942. The theater was designed by C. Howard Crane, who was also the architect for the Fox Theater in Detroit. The first floor was originally clad in red vitrolite structural glass panels. In the late 1970s the interior was divided into four screening rooms, and in 1989 the first floor was converted to retail use. The second floor remains a two-screen film theater. In 1990 the yellow and red neon-embossed marquee was restored by Hogarth Management, who received a Special Merit Award from the Ann Arbor Historic District Commission for the work. The State Theater marquee is an Ann Arbor icon.*

*LOCATION:*

*The site is located on South State Street, at the terminus of East Liberty Street.*

*APPLICATION:*

*The applicant seeks HDC approval to construct an elevator addition on the south elevation that would be clad in metal panels; install a new glass and aluminum storefront with decorative cast stone panels on the south entry to the building; install skylights on the roof; remove louvered vent panels on the north and south elevations, near the front of the building; install four new 8' x 15' aluminum windows on the south elevation; install three new 8' x 15' aluminum windows and two new 8' x 5'1" aluminum windows on the north elevation; infill two existing emergency egress door openings on the north elevation, install one new steel egress door in a new opening, and replace a fire escape stair with a new one in a new configuration.*

*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 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):*

#### *Windows*

##### *Recommended:*

*Designing and installing additional windows on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.*

##### *Not Recommended:*

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

#### *Additions*

##### *Recommended:*

*Consider 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.*

*In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.*

*Placing new additions such as balconies and greenhouses on non-character-defining elevations and limiting and size and scale in relationship to the historic building.*

##### *Not Recommended:*

*Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.*

#### *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):*

*Additions*

*Appropriate:*

*Locating a required addition on the least character-defining elevation and keeping it subordinate in volume to the historic building.*

*Placing a new addition on the rear or inconspicuous elevations and limiting the size and scale in relationship to the historic property.*

*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.*

*Designing the addition so it is compatible in terms of massing, materials, relationship of solids to voids, and proportion of openings.*

*Not Appropriate:*

*Attaching an addition so that the character-defining features of the property are obscured, damaged or destroyed.*

*Designing a new addition so that the size and scale in relation to the historic property are out of proportion.*

*Additions to Historic Commercial Properties*

*Not Appropriate:*

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

*Windows*

*Not Appropriate:*

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

*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.*

**STAFF FINDINGS:**

*Elevator Addition*

1. *The proposed elevator addition is set back approximately 38' from the front of the building. The addition would be 37' tall, 11' wide (when viewed from the south), and extend out 8' from the side of the building (when viewed from the front or rear). The height of the addition does not exceed that of the striped columns flanking the neon "STATE" sign above the marquee. The metal cladding is distinguished from the brick structure without being a distraction. Because of the alley doorwall connecting the theater to the building occupied by Chipotle to the south, the addition will only be viewable from across South State Street on the south side of East Liberty. Staff believes the elevator addition is inconspicuous and appropriately located on a non-character-defining elevation, set back from the front of the building.*

*Storefront*

2. *The current storefront for the theater is non-original aluminum and glass. The proposed replacement consists of a "decorative door", material not specified, with sidelights. To the right (south) of the door is a sort of bulkhead that curves inward toward the existing door. This curved section was originally a straight bevel that aligned with the bevel of the striped column flanking the sign above the marquee. The application proposes a corner with no bevel, and decorative horizontal cast stone panels. Though a return to the beveled corner would be preferable, staff believes the design is appropriate and will distinguish the entryway from the retail store next door and the original structure in a compatible manner.*

*Windows*

3. *The proposed windows on the south elevation will be completely hidden from view by the elevator addition. The windows on the north elevation will be visible from both sides of East Liberty Street just to the north of the theater. Situated on an otherwise blank brick wall, staff believes these windows are proportioned correctly on a non-character-defining elevation, and compatible in design and materials.*

*Other work*

4. *Reworking the emergency exit doors and fire escape stairs is acceptable on the non-character-defining north elevation. Infilling the louvered vents (that are causing rust stains on the brick) on the north and south elevations is appropriate since they are no longer necessary for the building's mechanical system. It is not known whether those vents are original to the building. The skylights will be invisible to the pedestrian and therefore are acceptable.*

5. *For the reasons outlined above, staff recommends approval of the application and believes it 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 White visited the site as part of their review.*

*Bushkuhl reported that while on their site visit they were able to see the building from the State Street elevation as well as from the alley way, noting that it is a large*

*building. He said he felt the proposed addition of windows was a neat idea with an interesting design and being semi-industrial which would be appropriate for the alley. He felt the elevator addition would be slightly visible when looking from across the street but he felt the proposed location would fit in nicely along with the existing. He said he was unsure of the proposed materials for the storefront when entering and going upstairs, noting that they truly distinguished themselves from the existing and was interested in hearing what the Commission had to say on that matter.*

*White said he agreed with the staff report and stressed that the addition of an elevator made it accessible to everyone and he approved the project.*

**PUBLIC HEARING:**

*Thom Phillips, Hobbs and Black Architects, representing the owners was present to answer the Commission's enquiries.*

*Russ Collins, Executive Director of the Michigan Theatre, was also present and provided historic information on the theatre.*

*Jim Chacowe, co-owner, was also present to answer the Commission's questions.*

*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 233 South State Street, a contributing property in the State Street Historic District, to construct an elevator addition on the south elevation; install a new glass and aluminum storefront on the south entry to the building; install skylights on the roof; remove louvered vent panels on the north and south elevations; install four new windows on the south elevation and five on the north, in new openings; and infill two door openings on the north elevation, install one new steel egress door in a new opening, and replace a fire escape stair, as detailed in the application. 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 standards 1, 2, 9, and 10 and the guidelines for windows, additions, and health and safety.**

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

COMMISSION DISCUSSION:

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

Thacher explained that December 2, 2013 was the deadline for submittal of any material for the December HDC meeting.

**Friendly Amendment to motion was made by Bushkuhl, seconded by White, that the Application be Postponed. On a roll call, the vote was as follows with the Chair declaring the motion carried.**

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

**Nays:** 1 - Ramsburgh

**E-8**      [13-1413](#)

HDC13-202; 1034 West Liberty Street - Replace Slate Roof - OWSHD

Jill Thacher presented the following staff report:

BACKGROUND:

*This one-and-three-quarter story bungalow features a stuccoed first floor and shingles on the second floor, a cross-gabled roof plan, and a full-width stuccoed front porch with knee-walls flanking the front stairs. It first appears in Polk City Directories in 1919 as the home of Lucy and George L. Haarer. George was a partner at Lindenschmitt, Apfel & Co. clothiers, hatters and furnishers, at 209 South Main.*

LOCATION:

*The house is located on the north side of West Liberty Street, east of Eberwhite Boulevard and west of Eighth Street. It backs up to Slauson Middle School.*

APPLICATION:

*The applicant seeks a certificate of appropriateness to replace a slate roof with an asphalt roof*

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.*

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

Roofs

*Recommended:*

*Identifying, retaining, and preserving roofs--and their functional and decorative features--that are important in defining the overall historic character of the building.*

*This includes the roof's shape, such as hipped, gambrel, and mansard; decorative features, such as cupolas, cresting chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.*

*Replacing in kind an entire feature of the roof that is to deteriorated to repair, using the physical evidence as a model to reproduce the feature.*

*If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.*

*Not Recommended:*

*Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.*

*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.*

*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):*

*Roofs**Appropriate:*

*Retaining and maintaining original historic roofing materials, roof shape, dormers, cupolas, chimneys, and built-in or decorative gutters & downspouts.*

*Repairing historic roofing materials such as tile, slate, or metal by replacing only the deteriorated portions with exactly matching materials, and replacing deteriorated flashing to match the existing.*

*Replacing historic roofing material that is deteriorated beyond repair with matching materials. If using the original is not technically feasible, then compatible substitute materials may be considered.*

*Not Appropriate:*

*Replacing historic roofing materials that are repairable.*

*STAFF FINDINGS:*

*1. This slate roof is believed to be original to the 1919 house. The life expectancy of a slate roof depends on proper installation, maintenance over time, and the type of slate used. Pennsylvania slate has a life expectancy of 40 to 60 years, as do some*

types of colored slate from the northeastern USA. Properly maintained Vermont slate, on the other hand, can last indefinitely. Where this home's slate is from is not known.

2. The applicants have provided excellent photo documentation and descriptions of the roof's condition, and have provided cost estimates for repair (\$15-\$20,000 plus additional annual maintenance costs) and replacement (\$45-\$50,000). Staff has no doubt that the roof is in need of serious repair, and fears that taking up the slates to replace the deteriorated galvanized steel valleys would result in the loss of most of the original material. These particular slates are a residential grade that is not as thick as those found on larger structures like churches and university buildings, and may not withstand being removed and reinstalled. Given the likelihood that there is already water damage to the structure holding up the roof, staff's opinion is that the entire roof should be approached, not just the valleys that need immediate attention.

3. Both the Secretary of the Interior's Guidelines and the Ann Arbor Historic District Guidelines state that if replacing the roof with matching materials is not technically feasible, compatible substitute materials may be considered. The definition of "technically" must be interpreted by the Commission. The SOI Guidelines also give consideration to whether replacement is economically feasible.

4. The roof is proposed to be replaced with asphalt. Staff asked the applicant to consider artificial slates, but after hear from him and researching materials available, staff has not found an imitation slate product that actually looks like slate, instead of looking cheap or like plastic or too uniform. It is also considerably more expensive than asphalt, and sometimes is as much as replacement slate.

5. The roof is highly visible and has a large surface area, but the slates do not call attention to themselves. Though interesting, it is in no way showy. Staff considers the slate roof to be a unique and character defining feature of the house, but feels that spending \$45,000+ on the roof is not justified or economically feasible for this particular 1,300 square foot bungalow. Staff supports the suggested motion below.

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

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

Bushkuhl said in visiting the site they also walked up and down and street looking at neighboring houses and did not see any others with slate roofs. He said there are some neighboring houses that have recently had new roofs installed with high grade architectural shingles that look very nice. He said he felt that if this roof was repaired it wouldn't look as nice as replacement with shingles. He said when walking and driving past you would see it but the existing slate color was not one that stood out as a contrast with the house or the surroundings.

White agreed, adding that \$50,000 for replacing a slate roof was a lot to ask for, when a shingled roof would do the job.

#### PUBLIC HEARING:

Armen Hratchian, owner, was present to answer the Commission's enquiries.

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

**A motion was made by McCauley seconded by White, that the Commission issue a certificate of appropriateness for the application at 1034 West Liberty Street, a contributing property in the Old West Side Historic District, to replace a slate roof with an asphalt roof, as proposed, provided that the Commission**

approves the material and design of the new roof. 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 roofs and building site, as well as the Ann Arbor Historic District Design Guidelines, particularly as they pertain to roofs.

(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.

COMMISSION DISCUSSION:

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

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

Certificate of Appropriateness was granted.

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

Nays: 1 - Ross

F UNFINISHED BUSINESS

F-1 [13-1414](#) HDC13-176; 717 West Huron Street - Install Screens on Side Porch - OWSHD

Jill Thacher presented the following Memorandum to the Commission:

MEMORANDUM

To: Historic District Commission  
From: Jill Thacher, Historic Preservation Coordinator  
Date: November 14, 2013  
Re: 717 West Huron Street, Application Number HDC13-176

Staff contacted the applicant with a list of questions from the October 10, 2013 HDC meeting. The applicant requested to postpone the application, but under state law the Commission must act within 60 days. As a result, the following new information was submitted.

- The beams will be built new and stronger.
- Rails will be the existing porch rails, reinstalled in front of all the windows.

The October staff report is attached for reference.

BACKGROUND:

This stately tudor first appears in the 1906 Polk City Directory as the home of Titus and Eda Hutzel. Titus was the co-owner of Hutzel & Co. Plumbing and Heating, and superintendent of the Ann Arbor Water Company. Titus lived in the home until 1943

or 1944. It features a stone foundation, front bay window, wood siding and trim, and decorative stucco in the gables and around some of the windows.

**LOCATION:**

*The property is located on the south side of West Huron Street, west of Third Street and east of Seventh Street.*

**APPLICATION:**

*The applicant seeks HDC approval to screen in an existing porch using sliding patio door screens, and install transom windows above the screens, on the east side of the house.*

**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):*

**New Additions**

**Recommended:**

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

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

*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. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.*

**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.*

*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 City of Ann Arbor Design Guidelines:*

*Guidelines for All Additions*

*Appropriate:*

*Designing the addition so it is compatible in terms of massing, materials, relationship of solids to voids, and proportion of openings.*

**STAFF FINDINGS:**

1. *The date of construction of the existing side porch is unknown, though the current wood porch structure is not believed to have been built during the period of significance for the Old West Side. A single-story wing of the house is present in this location on 1925 and 1931 Sanborn maps, and on the update to the 1931 map (which stretches to around 1970). It is not known why the single-story wing was replaced with an open porch, but staff believes the stone foundation is original. As such, the porch is treated as a modern addition, with the exception of the stone foundation, which is a character-defining feature of the house.*

2. *A hundred years ago, screening in a porch allowed more utilization of the space, especially for sleeping at night. Screening mesh was often stapled to large wooden frames that were hung from the porch's ceiling or headers on hooks and could be easily removed at times of the year when bugs were not an issue.*

3. *The use of modern screen patio doors with tempered-glass transoms is a unique idea. It would allow the homeowner to open the screens like sliders on low-insect days. The design of the divided transoms echoes the vertical faux-half timbering found on all elevations of the house. Staff's initial fears about using fiberglass-framed screens and windows were allayed when it became clear that the porch is not original to the house. The porch is visible from the street*

4. *The building code requires a guardrail on screened porches. The existing guardrail would be removed while the screens are installed, then reinstalled onto the posts outside of the screens. The posts are a simple square design.*

5. *No information is given on the style of the proposed screen door on the east side of the porch. Staff recommends requiring a staff approval for this work.*

6. *This application proposes no changes to the building's footprint, massing, or character-defining foundation, while resulting in a space that is usable more days of the year. The appearance of the open porch will be altered by the screens and transoms, but staff feels the work is acceptable since the porch is not an original feature of the house. The new work is distinguished by modern materials, and staff feels that those materials, and the overall design, are compatible with the historic house and neighborhood, and meet the Secretary of the Interior's Standards and the Ann Arbor Historic District Design Guidelines.*

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

*No new site visit occurred.*

**PUBLIC HEARING:**

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

**Motion made by Bushkuhl, seconded by White, that the Commission issue a certificate of appropriateness for the application at 717 West Huron Street, a contributing property in the Old West Side Historic District, to install sliding glass doors and glass transoms on the side porch on the condition that the design of the new glass doors are reviewed and approved by staff prior to the issuance of building permits. As conditioned, the work is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets the City of Ann Arbor Historic District Design Guidelines, and The Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 2, 9 and 10 and the guidelines for New Additions 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 failed.**

**Certificate of Appropriateness was denied.**

**Yeas: 0**

**Nays: 7 - White, Ramsburgh, McCauley, Chair Stulberg, Vice Chair Bushkuhl, Secretary Beeson, and Ross**

**G NEW BUSINESS**

**G-1 [13-1415](#) Street Exhibit Program Annual Report**

**This agenda item was postponed to the December 2013 Historic District Commission meeting.**

**H      APPROVAL OF MINUTES**

**H-1      13-1416      Minutes of the October 10, 2013 HDC Meeting**

**The minutes were unanimously approved by the Commission and forwarded to City Council. On a voice vote, the Chair declared the motion carried.**

**I      REPORTS FROM COMMISSIONERS**

*Beeson reported that his neighbor's house, at 518 Hiscock, caught on fire and was extensively damaged and will take a long time to restore.*

**J      ASSIGNMENTS**

**Review Committee: Monday, December 9, at Noon for the December 12, 2013 Meeting**

*Commissioners Stulberg and Ramsburgh volunteered for the November Review Committee, with Beeson as back-up volunteer.*

**K      REPORTS FROM STAFF**

**K-1      [13-1417](#)      October 2013 HDC Staff Activities**

**Received and Filed**

**L      CONCERNS OF COMMISSIONERS**

**M      COMMUNICATIONS**

**[13-1423](#)      Correspondence to the Historic District Commission**

**Received and Filed**

**N      ADJOURNMENT**

**The meeting was unanimously adjourned at 11:12 p.m.**

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

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

- *Video on Demand: Replay public meetings at your convenience online at [www.a2gov.org/government/city\\_administration/communicationsoffice/ctn/Pages/Vid](http://www.a2gov.org/government/city_administration/communicationsoffice/ctn/Pages/Vid)*

*eoOnDemand.aspx*

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