



**APPROVED MINUTES OF THE REGULAR SESSION OF THE  
HISTORIC DISTRICT COMMISSION OF THE CITY OF ANN ARBOR  
Thursday, March 13, 2008.**

**Commissioners Present:** Diane Giannola, Michael Bruner, Ellen Ramsburgh, Robert White, Jim Henrichs and Kristina Glusac **(6)**;

**Commissioners Absent:** Sarah Shotwell **(1)**

**Staff Present:** Jill Thacher, HDC Coordinator/Planner II, Kristine Kidorf, Kidorf Preservation Consulting and Brenda Acquaviva, Administrative Support Specialist V, Planning and Development Services **(3)**

**CALL TO ORDER:** Commissioner White called the meeting to order at 7:00 p.m.

**ROLL CALL:** Quorum satisfied.

Intro 1 - Commissioner White welcomed new Commissioner Ramsburgh to the Commission.

**APPROVAL OF THE AGENDA:**

Coordinator Thacher asked to add item number C-1 under new business – Awards Recommendations for 2007.

***The Agenda as Amended was approved without objection.***

**A - HEARINGS**

**A-1      448 SOUTH FIRST STREET - OWSHD**

**BACKGROUND:** In March of 2003 the HDC issued a Certificate of Appropriateness (CoA) to demolish a house at 448 South First Street that was built prior to 1872. On April 10, 2003, the HDC issued a CoA for the construction of the current house, a new two-story single-family residence, which was built that same year.

**LOCATION:** The property is located on the west side of South First Street, two lots north of West Jefferson Street.

**APPLICATION:** The applicant requests HDC approval to make the following changes to the front elevation: 1) swap the locations of the front door and the south window, and move the front porch steps and rails accordingly, using all existing materials; and 2) increase the depth of the front porch by one foot using matching materials.

**STAFF FINDINGS:**

1. This structure is new (2003) and is therefore considered noncontributing in the Old West Side Historic District because it was built outside of the period of significance. As required by state law and local ordinance, work proposed on the exterior of noncontributing structures is reviewed to protect the integrity of the site, neighborhood and district.
2. Regarding moving the door, window, and stair, the work will be done using existing materials, so only the arrangement of the front façade features will change.

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- 3. Increasing the depth of the front porch by one foot will result in a functional porch while impacting the relationships between neighboring structures very little. If approved by the HDC, the applicant intends to seek a variance from the Zoning Board of Appeals allowing the front setback to decrease by one foot. This would need to be obtained before a building permit for this portion of the work could be issued. If desired the applicant could phase the work so the door and window swap occurs separately from the porch extension while variances are being sought.
- 4. The work as proposed will not negatively impact the site, neighborhood, or historic district.

**Owner/ Applicant/Address:** Timothy & Teresa Rhodes, 448 S First Street, Ann Arbor MI 48103

Review Committee: Commissioners Ramsburgh and White visited the site.

Commissioner Ramsburgh – Agrees with the staff report, and feels that the changes are appropriate. The staff report is complete and covered the application well.

Commissioner White – Concurs with Commissioner Ramsburgh.

**Applicant Presentation:** Mr. Timothy Rhoades was present to speak on behalf of the appeal.

**Questions of the Applicant by the Commission:** None.

**Audience Participation:** None.

**Discussion by the Commission:**

**MOTION**

Moved by Commissioner Ramsburgh, Seconded by Commissioner Giannola, “**that the Commission issue a Certificate of Appropriateness for the application at 448 South First Street to: swap the locations of the front door and the window immediately south of that door, and move the front porch steps and rails to align with the new door location, using all existing materials; and to increase the depth of the front porch by one foot using matching materials, all per the submitted drawings. The work as proposed 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* standard 2.”**

**On a Voice Vote – MOTION PASSED – *UNANIMOUS (Application Approved)***

**A-2      338 MULHOLLAND STREET - OWSHD**

**BACKGROUND:** This house was built in 1916, Elmer and Edith Fritz were the first owners. Elmer was a driver, first for Washington Bakery and then for the Schumann-Hotzel Bakery. They lived in the house until 1924 when G. Earl and Pauline Washington moved into the house. He was an insurance agent. After 1924 there was a regular turnover of residents in the house.

**LOCATION:** The property is located on the west side of Mulholland north of Liberty.

HDC – February 14, 2008

- 3 -

**APPLICATION:** The applicant requests HDC approval to demolish an existing garage, construct a new garage, remove a rear addition and deck, construct a new rear addition with small deck and steps, install patio pavers, and replace french doors with windows on the rear.

**STAFF FINDINGS: STAFF FINDINGS:**

1. The existing garage is approximately 10' x 15' with a shed roof hidden behind a parapet wall with wood siding, wood swinging doors, and a two-over-one windows on the rear and side. The garage does not appear to be original to the house, it is not shown in the 1916 Sanborn map, but was probably constructed soon after, appearing in the 1925 Sanborn. It is not large enough to house a car.
2. The garage is not a character-defining feature of the property or the district, it does not carry-over any of the house's architectural features, it is a utility building.
3. The proposed new garage is 14' x 20' and is one-and-a half stories high. It will sit in about the same location as the existing garage, meet setback requirements, and have a gable-front, cementitious composite siding and trim, and asphalt roof shingles. The doors will be wood panel with windows and exposed hinges. Two swing-out wood panel attic doors will be located in the gable end. It will be compatible in size, massing, architectural features and location with the house and the district, and maintains the house and garage spacing that characterizes the district.
4. The existing rear addition (6' x 4'), deck, and French doors are not original to the house. The addition is sided with vertical siding, has a small window and a hipped roof.
5. The proposed rear addition and small deck will be 10' x 12' and located in the same place as the existing addition. The small deck will extend from the rear. Patio pavers will be installed at ground level in the location of the existing deck.
6. The new addition will have cedar siding and trim to match the house, a gable roof, a wood paneled rear door, and small awning type windows on the sides.
7. The new deck will be 7' x 3', will be constructed of wood, and will have stairs, railings, and lattice to match the front of the house.
8. The non-original French doors will be replaced with three single-hung windows with transoms above. The new overall opening will be slightly wider than the existing doors. Matching siding will be infilled below the new windows.
9. The new rear addition, small deck, patio pavers and door to window conversion will be compatible with the historic character of the house.

**Owner/ Address:** Connie & Rob Pulcifer, 338 Mulholland Street, Ann Arbor MI 48103

**Applicant:** George Kachadorian, 304 ½ S. State Street, Ann Arbor, MI 48104

**Review Committee:** Commissioners Ramsburgh and White visited the site.

Commissioner Ramsburgh – The neighborhood has one or two older flat-roofed garages, but most have already been changed to newer garages. This is in keeping with what has already

HDC – February 14, 2008

- 4 -

155 been done in the neighborhood. The addition does not overwhelm the home and is appropriate.  
156 The front window with the transom over it would be much more in keeping than the French doors.  
157

158 Commissioner White – Concurs with Commissioner Ramsburgh.  
159

160 **Applicant Presentation:** Rob Pulcifer, owner and Architect, George Kachadoorian, architect,  
161 was present speak on behalf of the application.  
162

163 **Questions of the Applicant by the Commission:** None.  
164

165 **Audience Participation:** None.  
166

167 **Discussion by the Commission:**  
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169 Commissioner Bruner - Stated that the petitioners have the support of their neighbors and feels  
170 the application is worthy of approval.  
171

172 **MOTION**  
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174 Moved by Commissioner Giannola, Seconded by Commissioner Glusac, “**that the**  
175 **Commission issue a Certificate of Appropriateness for the application at 338**  
176 **Mulholland to demolish the existing garage, construct a new garage, remove a rear**  
177 **deck and addition, construct a new rear addition with a small deck and steps, install**  
178 **patio pavers and replace rear French doors with a window as proposed. The work**  
179 **as proposed is generally compatible in exterior design, arrangement, texture,**  
180 **material and relationship to the rest of the building and the surrounding area and**  
181 **meets *The Secretary of the Interior’s Standards for Rehabilitation* standards 2, 9,**  
182 **and 10.”**  
183

184 **On a Voice Vote – MOTION PASSED – *UNANIMOUS (Application Approved)***  
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187 **A-3 545 SECOND STREET - OWSHD**  
188

189 **BACKGROUND:** This two-story frame house appears in the 1894 Polk directory as 45 Second  
190 Street but its construction date is unknown and it may be older. Various groceries were operated  
191 out of the house from around 1920 (Jedele Grocery) through 1930 (Durain Grocery) to at least  
192 1940 (Dean’s Grocery). The one-story side-wing addition is shown on the 1925 Sanborn map (as  
193 543 South Second), but earlier Sanborns do not include this address in their study areas.  
194

195 **LOCATION:** The property is located on the east side of Second Street between West Jefferson  
196 and West Madison Streets.  
197

198 **APPLICATION:** The applicant requests HDC approval to replace a second floor, double-hung,  
199 original window on the north elevation with a casement egress window that is required by code  
200 because of proposed interior work. The proposed egress window would fit the same opening as  
201 the existing window. A false muntin bar would be installed on the exterior of the window to mimic  
202 the meeting rails of the existing window.  
203

204 **STAFF FINDINGS:**  
205

206 1. The applicant is remodeling the second floor of this house in a way that triggers a building

HDC – February 14, 2008

- 5 -

code requirement for an egress window. She has identified a wood casement window (Weathershield C11-2444) that meets egress requirements and would fit in the opening of the existing window. The applicant also intends to install a false wood rail across the middle of the exterior of the window in the dimensions of the existing meeting rail. This would help the window imitate a one-over-one double hung like the others on this elevation. The existing exterior trim would be re-used, and the original window would be removed intact and stored in the house.

2. The Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings are very clear about the need to preserve character-defining features when complying with health and safety codes. This window is very visible from the street and a character-defining feature.
3. The applicant has tried to make this egress window as inconspicuous as possible by using the existing opening size and imitating a double-hung window with the false meeting rail.

*\* (Coordinator Thacher stated that the homeowner is currently out of the country, working in Japan, and she's trying to do some work on the house while she is gone. We've spent a couple of months trying to pull together enough information to present this application to the HDC. She and her friends are doing the work themselves, so there is no contractor involved. She was able to identify the wood casement window which wouldn't require the opening to be enlarged, and the false wooden rail across the middle would be made in the dimensions of the existing meeting rail. A new windows worksheet was provided to the HDC with this information.)*

**Owner/ Applicant/Address:** Lisa Brown, 545 Second St., Ann Arbor MI 48103

**Review Committee:** Commissioners Ramsburgh and White visited the site.

Commissioner Ramsburgh – When we did the site visit, we weren't sure we had all the information (window measurements). It is a very prominently visible window with character defining features. She asked for consultation with other Commissioners on replacing a 'character defining original feature' of this house. From the visitation, you can see it is an exposed elevation of the house and very prominent.

Commissioner White – Stated he approves of the egress window as long as it closely matches what is there. He stated he would err on the side of safety, and install the egress window for escape in case of fire.

*(Administrative Note: Planning & Development records indicate on 12/6/07, a code complaint was filed and inspector Rick Whiting visited the site. The follow are inspector Whitings results:*

***Site visited - notice left. No one found working at time of visit, but work appears to be in process.***

***Permits are required for work described above.***

***Persons found working, not under permit are subject to fine and court appearance.***

***Building to have address visible from street.***

***Contact Ann Arbor building inspection division at 994-2674 to obtain permits.***

*Contrary to the Applicants claim that they acquired permits and then found they needed code compliant egress windows is untrue. The owner, Lisa Brown did NOT APPLY for a permit for this work until after it had been discovered that illegal work had already commenced. Ms. Brown's permit for any work is dated 12/11/08, after the inspector posting at the home.)*

HDC – February 14, 2008

- 6 -

259 **Applicant Presentation:** Joe Lambert was present to speak on behalf of the appeal. He stated  
 260 that the upper floor of this home has not been habitable space for at least twenty years. There  
 261 were raccoons living in the space, no electricity and drywall is falling down. Most of the home  
 262 had to be gutted and rewired. We obtained permits for all the work.

263  
 264 The city building inspectors stated that because those were now bedrooms, they had to be  
 265 egress compliant. Mr. Lambert stated that they were previously bedrooms, but because they did  
 266 *new* construction, it had to be code compliant – each bedroom has to have an egress window.  
 267 The owner then combined the two for a master bedroom with one egress window.

268  
 269 **Questions of the Applicant by the Commission:**

270  
 271 Commissioner Bruner – (Clarified how many bedrooms and egress windows are in the home.)  
 272 (2 bedrooms in the main portion of the house on the second floor.) *(Discussion on the window in*  
 273 *question. The window is repairable, but does not meet egress code.)*

274  
 275 **Audience Participation:** None.

276  
 277 **Discussion by the Commission:**

278  
 279 Commissioner Bruner – Stated he would support this as it is required by code for egress. My  
 280 preference would be a double hung window with a lower sill – this would be more in keeping with  
 281 the house. He stated he would err on the side of safety.

282  
 283 Coordinator Thacher – Noted that the staff report is worded not in support as the Secretary of  
 284 Interior's Standards make it very clear that building code requirements are not necessarily a  
 285 reason to approve replacement of original materials. We have to work on this as a group –  
 286 Building, Historic, Inspection - as we are getting more and more of these types of applications.

287  
 288 *(Discussion by the Commission as to 'character defining features' and work that 'must' be okayed*  
 289 *before undertaking work – Which the owner did NOT do, since they started the work BEFORE*  
 290 *permits were applied for and only found by an inspector who happened to notice them working*  
 291 *illegally.) The Chair allowed the petitioner to speak to answer additional questions.*

292  
 293 Commissioner Bruner – Did you consider using a double-hung window with larger dimensions in  
 294 either width or height to satisfy the egress requirements? (Petitioner representative – You can't  
 295 go taller – per the building code. There is a minimum height from the bottom of the sill to the floor  
 296 (44"), and the window opening is limited. It's timber frame up to about halfway through the  
 297 second story, then they stretched it with other material. There is a beam very close to that. The  
 298 5'7" is clear space, and has to be in one pane.) HDC consensus is not to approve the window as  
 299 there are other alternatives like a double hung larger window.

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 301 **MOTION**

302  
 303 Moved by Commissioner Glusac, Seconded by Commissioner Henrich, **“that the**  
 304 **Commission deny the application at 545 Second Street to replace an original**  
 305 **window with a casement window because the work as proposed is not generally**  
 306 **compatible in exterior design, arrangement, texture, material and relationship to the**  
 307 **rest of the building and the surrounding area and does not meet *The Secretary of***  
 308 ***the Interior's Standards for Rehabilitation* standards 2 and 9.“**

309  
 310 **On a Voice Vote – MOTION PASSED – UNANIMOUS (Application Denied)**

**A-4      512 EAST HURON STREET - OFWHD**

**BACKGROUND:** The 1880 First Baptist Church has several additions: a two-story red brick education wing (by Colvin Robinson in 1950), a 1962 stucco and stone addition to that, a stone entrance on the south from the parking lot, and a wing on the north connecting all that to the Silas Douglass House at 502 East Huron next door (which was part of the 1993 Preservation Project of the Year). The church is a contributing structure in the Old Fourth Ward Historic District.

On May 10, 2007 a portion of an application was approved for the replacement of windows and installation of a 4' high metal fence around a lawn play area.

In August, 2007 the HDC approved an application to add an exterior stairway to the south elevation of the education wing.

In November, 2007 the HDC approved an application to build a wood pavilion parallel to the west property line near the southwest corner of the site.

**LOCATION:** The property is on the south side of East Huron Street, one lot west of State Street.

**APPLICATION:** The applicant requests HDC approval to cut a new door opening in the east elevation of the 1962 portion of the building that runs between the historic church and the Silas Douglass house. The door is needed for an interior open stair that is being converted to an enclosed egress stair. The new door would be a 3 foot by 7 foot hollow metal door that would be painted. In addition, a new sidewalk from the door to a retaining wall would be added, and 5 feet of the retaining wall would be removed and steps installed.

The drawings submitted also suggest that the glazing on an adjacent window would be replaced, probably to meet code for an egress stair. This is not a part of the application, and could be approved at the staff level with the correct documentation.

**STAFF FINDINGS:**

1. An additional fire-rated stairwell is necessary to operate a nursery school from the church. The previously approved application for an exterior stair on the south side of the education building turned out to be cost prohibitive. The Ann Arbor Nursery is therefore seeking to convert an existing interior open stair to a fire-rated egress stair. That stair would require an egress door.
2. The proposed exterior doorway is on a very unobtrusive part of the building that was constructed in 1962. It is near a secondary entrance to the building from the courtyard (the primary entrances being directly into the 1880 church from Huron Street or into the office area from Washington Street).
3. The proposed door is on a non-character-defining elevation of the building, and would not harm any character-defining features of the site or historic main church.
4. The additional concrete sidewalk and alterations to the existing low wall are minimal, located in an unobtrusive part of the site, and do not negatively impact the overall site.

**Owner/ Address:** First Baptist Church 512 East Huron Street Ann Arbor MI 48104

HDC – February 14, 2008

363 **Applicant:** H Scott Diels, 1414 Iroquois, Ann Arbor, MI 48104

364  
365 **Review Committee:** Commissioners Ramsburgh and White visited the site.

366  
367 Commissioner Ramsburgh – From the front of the building you really can't see where the new  
368 door cut would be. The old portion of the church comes out far enough to hide that.

369  
370 Commissioner White – Concurs with the staff report.

371  
372 **Applicant Presentation:** Mr. H. Scott Diels was present speak on behalf of the application. The  
373 nursery school requires two egress routes for the children. Looking at all possibilities, this was  
374 the least intrusive into the fabric of the building.

375  
376 **Questions of the Applicant by the Commission:**

377  
378 Commissioner Bruner – This is in lieu of the stair approved last year by the HDC? (S. Diels –  
379 That is correct. This would be in place of the outdoor stair.)

380  
381 Commissioner Henrichs – What is the construction of the wall? (Masonry and stone, patched  
382 with stone on the outside, concrete block on the inside.) Will this also be used as an entrance?  
383 (Probably not. In case of emergency exit.) Are there any other hollow metal doors in this  
384 building? (Yes, the 1960's portion, which is what this building is – on the far east side is a hollow  
385 metal door. I saw no need to put glass in there.)

386  
387 Commissioner Bruner – The play area will still be on the Washington street side? (Not sure,  
388 they're talking about possibly on the Huron street side.)

389  
390 Commissioner Glusac – Regarding the window that is facing Huron street (marked option 1 on  
391 the plan) – 'replace glazing with tempered or laminated insulating glass, etc. Would this be  
392 lowered? (No, it will be the same – new windows that were approved in 2001-02 will match that.  
393 This is clear glass facing north. The option is dependent on cost.)

394  
395 **Audience Participation:** None.

396  
397 **Discussion by the Commission:**

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399 Commissioner Ramsburgh – The five feet of concrete will not be needed. Does that matter?  
400 (No.)

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402 **MOTION**

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404 Moved by Commissioner Bruner, Seconded by Commissioner Henrichs, "that the Commission  
405 issue a Certificate of Appropriateness for the application at 512 East Huron Street to insert  
406 a new door opening and steel door into the east elevation of the vestibule wall, to install a  
407 new concrete sidewalk from the door to an existing retaining wall and to remove 5 feet of  
408 the retaining wall and install concrete steps, per the submitted drawings. The work as  
409 proposed is generally compatible in exterior design, arrangement, texture, material and  
410 relationship to the rest of the building and the surrounding area and meets *The Secretary  
411 of the Interior's Standards for Rehabilitation* standards 2 and 9."

412  
413 **On a Voice Vote – MOTION PASSED – UNANIMOUS (Application Approved)**

414



HDC – February 14, 2008

- 9 -

**B - OLD BUSINESS – None.**

**C - NEW BUSINESS –**

**C-1 Annual Report** – Coordinator Thacher discussed the annual report as is required by the by-laws.

Moved by Commissioner Ramsburgh, Seconded by Commissioner Giannola, **“that the Annual Report of the HDC for the 2007 year be accepted as amended.”**

**On a Voice Vote** – MOTION PASSED – **UNANIMOUS** (*The report will be passed on to City Council for review*).

**C-2 Awards Recommendations** – These are the draft of the awards featured this year. We are asking the Commission to endorse this list so that we can proceed and send out invitations. This year’s ceremony will be at the Michigan Theatre (in the lobby.) There will be a running Powerpoint presentation there as well as to City Council at their May 5<sup>th</sup>, 2008 meeting.

Moved by Commissioner Bruner, Seconded by Commissioner Giannola, **“that the awards recommendations be approved.”**

**On a Voice Vote** – MOTION PASSED – **UNANIMOUS**

**AUDIENCE PARTICIPATION – GENERAL – None.**

**D - APPROVAL OF MINUTES –**

**D-1** Draft Minutes of the January 10, 2008 Regular Session. (Approved as Presented without objection.)

**D-2** Draft Minutes of the February 14, 2008 Regular Session. (Commissioner Ramsburgh – not Ramsburg – Line 69 “Commissioners White and Glusac”, not Henrichs and Glusac - (Approved as amended.)

**E - REPORTS FROM COMMISSIONERS**

Commissioner White thanked J. Thacher and K. Kidorf for the food and educational material provided for the Commission’s annual retreat.

**F - ASSIGNMENTS –**

**Monitor:**

<b>F-1</b>	448 S. First Street -	Commissioner Bruner
	338 Mulholland Street -	Commissioner Henrichs
	512 E. Huron Street -	Commissioner Glusac

HDC – February 14, 2008

- 10 -

- 467 **F-2** Review Committee – For the April 7, 2008 Regular Session – Commissioner’s  
468 Henrichs and Giannola will meet Coordinator J. Thacher on Monday, April 10,  
469 2008, tentatively at 500 p.m.

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471 **G – STAFF ACTIVITIES REPORT**

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473 **G-1 Staff Activities Report** – There were seven applications in February of 2008. Six  
474 were reviewed by staff and one by the Commission, for a one hundred percent  
475 approval rate.

- 476  
477 **G-2 Revised By-Laws** – K. Kidorf passed out the draft by-laws for the Commission  
478 review. She stated that this issue would be brought forth on the April Agenda after  
479 the commission has time to look at them and finalize any possible changes.

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481 **H - CONCERNS OF COMMISSIONERS**

482  
483 Commissioner Bruner – Stated that although he did not object to the approval of the minutes from  
484 January or February, as he was not present at either meeting and could not speak to their  
485 accuracy. He stated that his comments are no reflection on staff and what they do to keep use  
486 prepared for each meeting, as we know that staff has multiple assignments.

487  
488 The comments are to be carried forth to Mark Lloyd or whomever is in charge of the departments.  
489 The minutes have been consistently late, and I place this blame on inadequate man power.  
490 Consistently in the last several years, the line of attention that comes to be paid for the  
491 requirements of the HDC performing it’s job, except that management has not placed enough  
492 person power toward getting these jobs done. While I’d like to see minutes given to us in a more  
493 timely fashion for review.

494  
495 **J - COMMUNICATIONS** – None.

496  
497 *The Meeting was adjourned at 8:53 p.m. without objection.*

498  
499 **SUBMITTED BY: Brenda Acquaviva, Administrative Service Specialist V, Planning and**  
500 **Development Services.**