



City of Ann Arbor
Formal Minutes
Historic District Commission

301 E. Huron Street
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Thursday, July 9, 2015

7:00 PM

Larcom City Hall, 301 E Huron St,
Second floor, City Council Chambers

A **CALL TO ORDER**

Vice Chair Bushkuhl called the meeting to order at 7:00 p.m.

B **ROLL CALL**

Jill Thacher called the roll.

Staff Present: Jill Thacher

Present: 4 - Ellen Ramsburgh, Benjamin L. Bushkuhl, Jennifer Ross,
and Evan Hall

Absent: 3 - Robert White, Thomas Stulberg, and John Beeson

C **APPROVAL OF AGENDA**

The agenda was unanimously approved. On a voice vote, the Vice Chair declared the motion carried.

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

E **HEARINGS**

E-1 **[15-0840](#)** HDC15-103; 326 West Liberty Street - Second Floor Addition on Rear Wing -- OWSHD

Jill Thacher presented the following staff report:

BACKGROUND:

This asymmetrical, two-story brick house with a concave mansard roof, dormers, and bay windows on the south and east sides, is in the Second Empire style, which is extremely rare in Ann Arbor. The house was built in 1870 for the owner of the Western Brewery, Peter Brehm, and was subsequently the Odd Fellows Hall, the Moveable Feast, Daniel's on

Liberty, and office and salon space. A two-story barn appears at the back of the lot on early Sanborn maps, but was removed by 1931. The existing rear concrete block addition was constructed between 1984 and 1990. The entire building is currently used as office space.

On August 7, 2006 the HDC approved a two-story addition on top of the concrete block "bakehouse" (now garage) behind the historic structure. A site plan reflecting this was approved by City Council in September, 2008 but the addition was never constructed.

In September, 2013 the HDC issued a Certificate of Appropriateness to the current owners for restoration work and exterior alterations including skylights, egress doors, alteration of a contemporary kitchen addition, and more. This work has been completed.

LOCATION:

The site is located on the north side of West Liberty, between First and Third Streets.

APPLICATION:

The applicant seeks HDC approval to add a 2,109 square foot second-story addition on top of the rear garage wing.

APPLICABLE REGULATIONS:

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

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

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

(5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

(9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work

shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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

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

Additions

Recommended:

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

Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building.

Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

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

Designing additional stories, when required for the new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

Not Recommended:

Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.

*Building Site**Recommended:*

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

Retaining the historic relationship between buildings and the landscape.

Not Recommended:

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

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

*Guidelines for All Additions**Appropriate:*

Placing a new addition on a non-character-defining or inconspicuous elevation and limiting the size and scale in relationship to the historic property.

Placing new walls in a different plane from the historic structure in a subordinate position to the historic fabric.

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

Limiting the size and scale of the addition in relationship to the historic building so that it does not diminish or visually overpower the building or the district. The addition's footprint should exceed neither half of the original building's footprint nor half of the original building's total floor area.

Not Appropriate:

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

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

STAFF FINDINGS:

1. *The structure is currently 4,969 square feet, per assessor records. This application proposes to add 2,109 additional square feet.*

2. *Cladding on the addition is cementitious horizontal board and batten, with same installed vertically in the two end gables. The trim would also be cementitious. The end walls of the dormers are cedar shake. Windows are wood, with applied interior and exterior wood muntins and internal spacers to simulate divided lights. Windows are casement or awning. The existing first floor CMU is re-clad with fieldstone veneer. Staff has requested more information from the petitioner on the new exterior doors.*

3. *The proposed addition is taller than the red brick wing on the rear of the house, but not as tall as the mansard roof on the main house block. The dormers running the length of the addition serve the function of flattening out the roof profile, which makes it more compatible with the mansard roof.*

4. *The addition is distinct from the house and uses modern materials and dissimilar window sizes. The addition will be visible from the street, but the condos to the east are quite close and the addition is behind the house on the west. The addition is large, but does not feel inappropriate given the large lot size and the scale of the buildings on either side.*

5. *Staff feels the work is compatible with the rest of the building and the surrounding neighborhood, and finds that it meets the Secretary of the Interior's Standards and Guidelines for Rehabilitation as well as the Ann Arbor Historic District Design Guidelines.*

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Ramsburgh and Ross visited the site as part of their review.

Ross said the staff report was precise and the proposed addition appears to her as not actually an addition since it is not attached to the house, but would be coming off a non-contributing building, built recently. She said the setting of the house is not as it was historically, with residential neighbors, but is surrounded by a parking lot. She said the proposed addition would barely be seen from the sidewalk.

Ramsburgh agreed that the staff report was very thorough, and she was

relieved that the current garage and addition is not connected to the house. She expressed concern with the scale of the proposed addition in the height as well as the dormers of the roofline. She felt that the project diminishes the Brehm House somewhat but given the site in the rear having lost its historical relevance she was uncertain of her support for the proposed project.

Ross agreed that she had some issues with the dormers as well, but given the unique context of this property and given that it is not surrounded by other historical residential homes, she felt it was acceptable.

PUBLIC HEARING:

Robb Borroughs, O/X Studio, 302 S. State Street, Ann Arbor, applicant, was present to respond to enquires from the Commission.

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

Moved by Ramsburgh, seconded by Bushkuhl, that the Commission issue a certificate of appropriateness for the application at 326 W Liberty Street, a contributing property in the Old West Side Historic District, to add a 2,109 square foot second story addition on top of the rear garage wing, as proposed. 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 for additions, and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 1, 2, 5, 9, and 10 and the guidelines for additions and building site.

COMMISSION DISCUSSION:

Thacher explained that in order for the project to be approved, given absentee Commissioners, it would need a unanimous HDC vote, and the proposed project would require the applicant to go through the revised site plan process since they are adding floor space, requiring City Council approval.

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

Ramsburgh noted that if the Commission is considering the addition as

touching the Brehm House it would be impacting a contributing property. She said the proposed addition would be large in massing in comparison to the Brehm House, and if it were only 1 story above she wouldn't have an issue with it, but she was troubled with the 3-story carriage house. She explained that she felt the proposed sizing of the addition was too large and would detract from the historic resource and she couldn't support it.

Bushkuhl explained that the primary concern from the Commission was the dormer issue and the feel from the edge when viewing the 3-story addition. He felt this might be one of the issues not meeting the required standards.

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

Request Denied.

Yeas: 2 - Vice Chair Bushkuhl, and Ross

Nays: 2 - Ramsburgh, and Hall

Absent: 3 - White, Chair Stulberg, and Secretary Beeson

E-2 [15-0841](#) HDC15-102; 1335 Hill Street - Replace Rear Addition with New Addition -- WHHD

Jill Thacher presented the following staff report:

BACKGROUND:

See the attached description of the 1894 Farwell Wilson House from Historic Ann Arbor: An Architectural Guide by Susan Wineberg and Patrick McCauley.

LOCATION:

The site is located on the north side of Hill Street, opposite Olivia Avenue.

APPLICATION:

The applicant seeks HDC approval to demolish an existing rear addition, construct a new 2 ½ story rear addition, and install a new planter and sign in the front yard.

APPLICABLE REGULATIONS:

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

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

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

(5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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

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

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

Additions

Recommended:

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

Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building.

Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

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

Designing additional stories, when required for the new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

Not Recommended:

Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.

Building Site

Recommended:

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

Retaining the historic relationship between buildings and the landscape.

Not Recommended:

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

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

Guidelines for All Additions

Appropriate:

Placing a new addition on a non-character-defining or inconspicuous elevation and limiting the size and scale in relationship to the historic property.

Placing new walls in a different plane from the historic structure in a subordinate position to the historic fabric.

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

Limiting the size and scale of the addition in relationship to the historic building so that it does not diminish or visually overpower the building or the district. The addition's footprint should exceed neither half of the original building's footprint nor half of the original building's total floor area.

Not Appropriate:

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

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

STAFF FINDINGS:

1. *The structure is currently 3,774 gross square feet, per the architect, with another 1,197 square feet in the basement, per the assessor. The footprint of the historic part of the home is around 1200 square feet, plus about 200 square feet in the current addition (which is 400 square feet total) that would be removed to make way for the new addition.*

The proposed addition is 851 square feet in the basement, first floor is 927 gross square feet, second floor 865 square feet, and third floor 584 square feet.

2. *All siding and trim on the historic house is wood, and in the true Queen Anne fashion of varying shapes and sizes. Cladding on the proposed addition is 5" exposed James Hardie smooth siding with mitered corners and James Hardie smooth trim.*

3. *The ridge height of the roof connection on the back gable is dropped two feet below that of the main house for approximately four feet, then steps up one foot. This connection is distinct and appropriate. On the rear elevation, the east and west walls are stepped in a foot from the historic rear corners of the house. The west elevation has a series of steel walkways for access to three different apartments.*

4. *The addition is distinct from the house and uses modern materials and dissimilar window sizes. More information on windows and doors has been requested by staff. Staff has some lingering concerns about the*

overall large size of the addition and would have also preferred an enclosed stair system. Nevertheless, the addition is an improvement over what's there now.

5. The planter in the front is approximately 7' across, and the metal fence portion has about a 5' diameter. Staff has requested more information on the size of the sign, and has conditioned the proposed motion on a maximum 24" diameter for the sign and attainment of a separate staff approval once materials and details are submitted for permits.

6. Staff feels the work is compatible with the rest of the building and the surrounding neighborhood, and if the windows and doors are wood or clad, finds that it meets the Secretary of the Interior's Standards and Guidelines for Rehabilitation as well as the Ann Arbor Historic District Design Guidelines.

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Ramsburgh and Ross visited the site as part of their review.

Ramsburgh reported that the proposed addition is a large addition to the historic house, with the context of being in the Washtenaw Hill Historic District which has a number of original historic homes that have been enlarged and turned into group housing, sorority or fraternity housing. She expressed the proposed use fit the context of the surrounding district and buildings and would benefit the continued use of the building as a Jewish Resource Center.

Ross said she had more issues with this proposed addition than she did with the previous application, since this addition is intended to be built directly onto the rear of the historic house. She agreed with the staff report and Ramsburgh in comparing the house to the surrounding neighborhood.

PUBLIC HEARING:

Harold Remlinger, Design Team Plus, LLC, 975 East Maple Road, Suite 210, Birmingham, Architect, was present to respond to enquires from the Commission.

Noting no further public speakers, the Vice Chair declared the public

hearing closed.

Moved by Ross, seconded by Bushkuhl, that the Commission issue a certificate of appropriateness for the application at 1335 Hill Street, a contributing property in the Washtenaw Hill Historic District, to remove a rear addition, construct a new 2 ½ story rear addition, install a sign and planting bed in the front yard, and other proposed work on the following condition; that the sign does not exceed 24” in diameter and receives a separate staff approval prior to the issuance of sign permits; replace the non-original siding on the west corner of the north elevation with original siding displaced by the new addition; to execute the exterior repairs recommended on page 16 of the inspection report, dated 12/16/2014 and as provided by the applicant; to add to the casement windows a check-rail to simulate double-hungs. The work as conditioned 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 for additions, and The Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 1, 2, 5, 9, and 10 and the guidelines for additions and building site.

COMMISSION DISCUSSION:

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

Ross expressed concern that the proposed addition was too large.

Applicant provided an independent inspection report, dated 12/16/2014, to the Commission. The following list of items from the report on pages 16-17 were referenced and included in the Commission's motion:

RECOMMENDED REPAIRS/ITEMS NOT OPERATING

- 1) Trees and vegetation need to be trimmed away from the house.*
- 2) Roof appeared to be nearing end of its useful life; budget to replace soon (see above).*
- 3) Gutters and fascia (wood behind gutters) were damaged and in need of repairs and/or replacement.
Inside of gutters were full of debris and need to be cleaned. Gutters were overflowing. Gutters were leaking; recommend repair and/or*

replacement as needed. Maintain downspout discharge away from the house.

4) Wood siding had some damage and was in need of repair or replacement. Window sills need to be scraped, caulked and painted.

5) The insulation in all three accessible portions of the attic may be covered with a mold-like substance. Some of the black may also be the result of filtering, which is when air escapes through gaps and is filtered through the insulation causing it to darken. Recommend evaluation and any necessary remediation by qualified contractor.

6) Sheathing, examined from the attic, had some water damage, repair as needed. Attic insulation was marginal and should be upgraded. Attic ventilation was insufficient and should be improved.

7) There was water damage on the ceiling of the north bedroom of the second floor. Repair as necessary.

8) Many of the windows in the house did not operate with normal effort, and most of the pulleys and ropes (counterbalances) were not functional.

9) Fieldstone foundation walls, which have been covered with a coat of concrete, appear to be deteriorating in several areas and may require repair. Recommend further evaluation by a qualified contractor or licensed engineer.

10) The brick wall running through the center (north-south) of the basement appears to be the primary support for the main girder. The brick wall has been broken in areas to allow duct work to pass through, and the bricks in the wall are spalling behind the coat of concrete applied to the same. The main girder in the downstairs bathroom shower, for example, does not appear to be properly supported. Floor joists as viewed from the basement are rotated, cracked, bulged, and improperly notched. Recommend full evaluation of basement structure by a qualified contractor or licensed structural engineer.

MAJOR CONCERNS

Item(s) that have failed or have potential of failing soon.

1) There are signs of possible mold-like substances in the attic, behind

the shower walls, behind the basement drywall and between the center sheets of basement drywall. The basement ceiling has been painted over in white. Recommend a full evaluation and any necessary remediation by qualified environmental contractor (see above).

2) Many of the gutters are rusted, leaking, filled with debris, and otherwise damaged. Recommend full evaluation of gutters and downspouts and any necessary repairs/maintenance.

3) The roof is nearing the end of its useful life. Recommend evaluation of the same by qualified roofing contractor and budgeting to replace (see above).

4) The foundation and basement structure should be evaluated by a qualified foundation/basement contractor or a licensed structural engineer (see above).

Please read complete report attached to this file.

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

Certificate of Appropriateness was Granted.

Yeas: 4 - Ramsburgh, Vice Chair Bushkuhl, Ross, and Hall

Nays: 0

Absent: 3 - White, Chair Stulberg, and Secretary Beeson

E-3 [15-0842](#) HDC15-098; 325 West Liberty Street - Front Greenhouse Addition -- OWSHD

Jill Thacher presented the following staff report:

BACKGROUND:

This block (Liberty/Second/William/First) had a mix of industrial and residential uses from at least 1880, when a tannery and several houses were located here. In 1925 there were five houses, a lodge/club room, and an auto parts manufacturer that covered less than one-eighth of the block. By 1931 the King-Seeley Corporation (manufacturers at that time of liquid depth gauges) had nearly doubled the size of the plant and removed the lodge, though the houses remained. By 1966 the block looked similar to the way it did when the Liberty Lofts project was approved in 2004-5, with a very large manufacturing building, the service station, and the houses at

307 and 311 Second.

The service station at 325 West Liberty first appears in City Directories in 1938 as the Silkworth Oil Company filling station. Prior to this there had been a house on the site, at least as early as 1880.

The service station was closed in 2008. In 2009 the HDC awarded a Certificate of Appropriateness to demolish the non-contributing structure. That work was not performed, and in 2014 the current business opened, the Argus Farm Stop.

Argus Farm Stop received an HDC award for Adaptive Reuse in June of 2015.

LOCATION:

The site is located at the southeast corner of West Liberty Street and Second Street.

APPLICATION:

The applicant seeks HDC approval to construct a greenhouse addition on the front of the building and add two business signs.

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):

District or Neighborhood Setting

Recommended:

Retaining the historic relationship between buildings, and streetscape and landscape features such as a town square comprised of row houses and stores surrounding a communal park or open space.

Removing nonsignificant buildings, additions, or streetscape and landscape features which detract from the historic character of the district or the neighborhood.

*Additions**Recommended:*

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.

Not Recommended:

Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.

*Building Site**Recommended:*

Retaining the historic relationship between buildings and the landscape.

*Storefronts**Not Recommended:*

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

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

*Guidelines for All Additions**Appropriate:*

Limiting the size and scale of the addition in relationship to the historic

building so that it does not diminish or visually overpower the building or the district. The addition's footprint should exceed neither half of the original building's footprint nor half of the original building's total floor area.

Not Appropriate:

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

Design Guidelines for Signs

Appropriate:

Installing signage that is subordinate to the overall building composition.

STAFF FINDINGS:

- 1. The structure is currently 1,270 square feet, per assessor records. This application proposes to add approximately 552 additional square feet on the front of the building. The addition is a triple-paned glass greenhouse, and would be connected via the existing roll-up door (which would remain) on the east side of the front façade. The framing is bronze-colored aluminum, and there are operable ridge vents and an exhaust fan. The west elevation has two additional roll-up doors and a person door. "Decorative cresting and finial" are listed in the specs but not shown.*
- 2. A wall sign is proposed on the street-facing north end of the building and is barn-shaped. The other is a bracket sign with changeable faces that advertise what produce is currently available. Both are reclaimed barn wood with painted faces.*
- 3. The parking and driveway areas shown in the attachments will be formalized via the site plan process. Three parking spaces (one of them barrier free) are proposed.*
- 4. As a non-contributing structure, staff's greatest concern is the addition's impact on the surrounding historic structures and neighborhood. The addition is very compatible with Liberty Lofts' restored industrial building and the wing to the east that is currently used as art gallery space. It features steel-framed, multi-paned windows. The addition should have no affect on the buildings immediately south on Second Street, and will not be visible to them.*

5. *Staff feels the work is compatible with the surrounding neighborhood and finds that it meets the Secretary of the Interior's Standards and Guidelines for Rehabilitation as well as the Ann Arbor Historic District Design Guidelines. The Argus Farm Market has been embraced by the community and neighborhood, and staff appreciates their transformation of a neighborhood eyesore into an attractive and vibrant business.*

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Ramsburgh and Ross visited the site as part of their review.

Ross reported that she supports the staff report, expressing that it is a great project and compatible with the building itself and the adjacent surrounding fabric. She said even with a non-contributing building it is great that the applicant took care to insure that the addition is still compatible with the district. She liked that the applicant would be retaining the vintage roll-up doors.

Ramsburgh agreed, noting it was nice to see a contributing addition on a non-contributing building.

PUBLIC HEARING:

Bill Brinkerhoff, 1011 Lincoln Avenue, Ann Arbor, Co-owner, was present to respond to enquires from the Commission.

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

Moved by Ramsburgh, seconded by Ross, that the Commission issue a certificate of appropriateness for the application at 325 W Liberty Street, a non contributing property in the Old West Side Historic District, to add a 552 square foot greenhouse addition and two business signs, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the surrounding area and meets the City of Ann Arbor Historic District Design Guidelines for additions and 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 neighborhood setting, additions, building site, and storefronts.

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 Vice Chair declaring the motion carried.

Certificate of Appropriateness was Granted.

Yeas: 4 - Ramsburgh, Vice Chair Bushkuhl, Ross, and Hall

Nays: 0

Absent: 3 - White, Chair Stulberg, and Secretary Beeson

F UNFINISHED BUSINESS

G NEW BUSINESS

H APPROVAL OF MINUTES

15-0843 Minutes from the June 11, 2015 HDC Meeting

Postponed to the next Historic District Commission meeting.

I REPORTS FROM COMMISSIONERS

J ASSIGNMENTS

Review Committee: Monday, August 10, 2015, at 5:00 pm for the August 13, 2015 Regular Meeting

Commissioners Hall and Ross volunteered for the August Review Committee.

K REPORTS FROM STAFF

15-0844 June 2015 HDC Staff Activities

Received and Filed

L **CONCERNS OF COMMISSIONERS**

Ramsburgh provided the game code for the Ann Arbor District Library Summer Game.

Ross brought concerns about the light fixtures installed in the soffits at 326 West Liberty as well as a camera.

Thacher said she had spoken with the owner who had explained that they had installed the lights in an attempt to deter graffiti from being sprayed on the walls. She said the issue should be discussed by the Commission when the applicants return before the Commission.

Thacher informed the Commission that The Glen project would be coming before the HDC at a working session following the regular Commission meeting.

M **COMMUNICATIONS**

15-0845 Various Communications to the HDC

Received and Filed

N **ADJOURNMENT**

The meeting was unanimously adjourned at 9:10 p.m.

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

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

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

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