



# 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, July 11, 2013

7:00 PM

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

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### A CALL TO ORDER

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

### B ROLL CALL

*Jill Thacher called the roll.*

**Present:** 4 - Ellen Ramsburgh, Patrick McCauley, Benjamin L. Bushkuhl, and John Beeson

**Absent:** 3 - Robert White, Thomas Stulberg, and Jennifer Ross

### C APPROVAL OF AGENDA

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

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

### E HEARINGS

E-1 [13-0849](#) HDC13-093; 517 East Washington Street - New Sanctuary doors, storm windows, replacement windows on education wing, new stairs and sidewalk at Huron Street entrance, and new sidewalk, fencing, and pylons along west lot line - SSHD

*Jill Thacher presented the following staff report:*

#### **BACKGROUND:**

*First Baptist Church was constructed from 1878 to 1881 and was designed by architect E. E. Myer of Detroit, who also designed the Michigan and Texas State Capitols. The Gothic-style church features local granite fieldstone, tall, narrow vertical windows with Gothic arches, and large rosette windows. Several additions to the original structure have also been built: a two-story red brick education wing that was added to the rear in 1950, a stucco and stone addition to the west of the education wing that was built in 1962, a stone entrance on the south elevation, and a wing on the west elevation that connects the church to the Silas Douglass House next door.*

*An application was approved by the HDC on May 10, 2007 to replace nine second-floor windows on the education wing. In 2008, the HDC approved a new door opening on the east vestibule wall and a new sidewalk. In 2009, the HDC approved a new wall configuration, sidewalk paving, and trash screening on the East Washington*

*side of the site.*

**LOCATION:**

*The site is located on the north side of East Washington Street between South Division Street and South State Street.*

**APPLICATION:**

*The applicant seeks HDC approval to (1) replace the sanctuary doors facing Huron Street; (2) repair and repaint the existing windows and trim and install new aluminum storm windows on the vertical windows and rosette windows; (3) install new concrete stairs and handrail, and a retaining wall at the Huron Street entrance; (4) install new signage; (5) replace 21 windows on the education wing of the church; and (6) install a new sidewalk, pylons, metal fencing, and a gate along the west property line.*

*The applicant applied in June 2013 to replace the asphalt roof with a slate roof and was granted administrative approval.*

**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.*

*(6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

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

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

**Masonry**

**Recommended:**

*Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and details such as tooling and bonding patterns, coatings, and color.*

**Not Recommended:**

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

*Introducing a new masonry feature that is incompatible in size, scale, material and color.*

### 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.*

*Protecting and maintaining the wood and architectural metal which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments.*

#### *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.*

*Replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate.*

### Entrances

#### *Recommended:*

*Identifying, retaining, and preserving entrances--and their functional and decorative features--that are important in defining the overall historic character of the building such as doors, fanlights, sidelights, pilaster, entablatures, columns, balustrades, and stairs.*

### 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.*

*Repairing features of the building and site by reinforcing historic materials.*

*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.*

*Replacing an entire feature of the building or site such as a fence, walkway, or driveway when repair of materials and limited compatible replacement of deteriorated or missing parts are appropriate.*

*From the Ann Arbor Historic District Design Guidelines:*

#### *Design Guidelines for Windows*

*Appropriate: Retaining and maintaining windows in good condition. Normal maintenance will include cleaning, sash cord replacement, limited paint removal, re-caulking where necessary, and new paint to make windows fully operable.*

*Adding weather stripping and painted wood or aluminum storm/screen windows that fit the opening size to improve energy efficiency.*

*Not Appropriate: Removing or radically changing a window that is important in defining the overall historic character of the property.*

*Installing an exterior storm/screen window that is an inappropriate size and that does not blend with the existing window.*

*Design Guidelines for Masonry*

*Appropriate: Protecting, maintaining and preserving masonry features and surfaces that contribute to the overall historic character of a building and site.*

*Design Guidelines for Site Features*

*Appropriate: Retaining and maintaining historic sidewalks, walkways, driveways, and patios/terraces.*

*Design Guidelines for Entries*

*Appropriate: Replacing missing original doors with a design that matches original doors remaining on the building, or with a compatible new design that fits style and period of the building and the existing opening.*

*Design Guidelines for Signs*

*Appropriate: Installing signage that is compatible in size, style, material, and appearance to the historic resource and district.*

*Not Appropriate: Installing permanent free-standing signs.*

**STAFF FINDINGS:***Sanctuary Doors*

1. *The existing sanctuary doors are wood with a Gothic-arched window in each door. The applicant states that these were installed in the 1950s. The proposed replacements doors are wood, with inset arched panels and no windows. Based on a photograph from the late 1800s (see Photo 1), the original doors also appear to be solid with inset panels and no windows (see Photo 2). The proposed doors are an appropriate style that is complementary to the building and in the spirit of the original doors.*

*Storm Windows and Window Repair*

2. *The applicant proposes installing direct-attach storm windows to the vertical windows and rosette windows. The storm windows will have 1-inch aluminum frames that will be bronze in color. Storms are appropriate and important to the preservation of historic windows.*

3. *The applicant will also repair and paint the windows and trim as needed, as recommended in the Secretary of the Interior's Guidelines and the Ann Arbor Historic District Guidelines for Windows.*

*Concrete Stairs and Handrail on East Huron*

4. *The existing front entrance consists of a low granite retaining wall, with a short set of concrete stairs and simple metal handrail leading to the entrance of the sanctuary. Based on the photograph from the late 1800s, the retaining wall appears to have changed very little since then, and the applicant states that the retaining wall and slate sidewalk are original. The set of stairs and handrail both appear to be more recent additions. The slate would be relocated to landing areas outside of the emergency doors on the east and west elevations near East Huron.*

5. *The proposed changes include reconstructing the retaining wall around the staircase by widening the landing at the foot of the stairs, and inseting it from the sidewalk. This will involve removing several portions of the original retaining wall. The applicant states that the stone and cap removed from the retaining wall will be incorporated into the new configuration. The new configuration will include constructing four piers with granite caps that will be 36-inches tall, separated by lower sections of granite retaining wall that are 26-inches tall. The remaining portions of the original retaining wall will be repaired as necessary. Staff believes that changes to East Huron Street (mainly widening) warrants the alteration of the original wall to allow a small gathering space off of the city sidewalk.*

6. *The applicant also seeks to replace the existing concrete stairs and sidewalk. The new stairs will also be concrete, and will be wider than the existing stairs. A simple handrail will be added to each side of the new stairs. The sidewalk leading to the Sanctuary entrance will be replaced with a new concrete sidewalk.*

#### *Signage*

7. *The existing signage consists of a stone panel to the west of the Sanctuary entrance. The age of this sign is unknown, but it does not appear in the photo from the late 1800s. The applicant proposes removing this sign and replacing it with new signage above the retaining wall on the north side of the church, towards the west of the building. Details about the sign's size, materials, and design were not provided to staff at this time. If the sign's size and placement are approved by the Commission, staff will base their approval of a future sign application on this concept.*

#### *Education Wing Windows*

8. *The applicant also seeks approval to replace a total of 21 windows on the education wing that was built in the 1950s. Fourteen of these windows measure 40 inches by 65 inches, and seven windows measure 48 inches by 75 inches. The current windows are steel with single pane glazing. The replacement windows will match the ones approved by the HDC in 2007, with 5/8" insulated glass to fit the existing opening.*

#### *Sidewalk, Fencing and Gate*

9. *The applicant also proposes installing a new sidewalk, pylons, and fencing along the west lot line between the church and the Landmark high-rise development immediately to the west. The sidewalk would be 5' wide and concrete. The black metal fencing would match the one along the parking lot off East Washington Street, and detail for the ornate metal gate into the garden behind the Silas Douglass house is included with the application. The pylons are 6' tall, and faced in split-faced fieldstone with a limestone cap. They are intended to mark the location of the publicly-accessible sidewalk running from East Huron to East Washington between the two sites.*

#### *REVIEW COMMITTEE'S REPORT AND RECOMMENDATION:*

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

*Bushkuhl reported that the ongoing work on the site is coming along well and it is nice to see them investing in doing the repairs and keeping the site in good shape. He said they realize the doors are not original so that is an easy decision and the choice looks like a good one. He said he sees the proposed storm windows as an*

energy improvement and doesn't affect their main concerns. He added that the stairs and handrail replacement probably shouldn't be modified without justification. He said he had a concern if the signage would be lit. He reported that the windows in the new addition would be completing a job begun earlier. He concurred with staff comments regarding the mixed materials on the pylons since he didn't feel it was necessary to bring the neighboring building, The Varsity, into the design of it, and that it might detract from the historic character.

Ramsburgh agreed with Bushkuhl and the staff report adding that she sees a need for the reconfiguration of the sidewalk along Huron Street, explaining the church's close proximity to the street. She said she wanted to know why the slate could not be kept in the front, but had no issues with the request noting that it was in keeping with the guidelines and shows a commitment to the historic keeping as well as the new addition to the church. She said with the walkway between The Varsity Building and the church being contemporary she felt the pylons could and should reflect the materials in the church, noting that the sidewalk was a little jarring. She complimented the First Baptist Church in their diligence in maintain their building.

**PUBLIC HEARING:**

H. Scott Diels, 1414 Iroquois, Ann Arbor, Architect and Applicant, was present to explain the application, pointing out the added request to add slate to the small entrance roof on the Washington Street side.

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

**Motion made by Beeson, Seconded by McCauley, that the Commission issue a certificate of appropriateness for the application at 517 East Washington Street, a contributing property in the Old Fourth Ward Historic District, to (1) replace the sanctuary doors facing Huron Street; (2) repair and repaint the existing windows and trim and install new aluminum storm windows on the vertical windows and rosette windows; (3) install new concrete stairs and handrail, and a retaining wall at the Huron Street entrance; (4) install new signage; (5) replace 21 windows on the education wing of the church; and (6) install a new sidewalk, pylons, metal fencing, and a gate along the west property line; and (7) the roof on the small entrance on the Washington Street side be replaced with slate. The proposed 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 for windows, masonry, site features, entries, and signs, and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 2, 6 and 9 and the guidelines for masonry, windows, entrances and site.**

(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.

(6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

(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.

*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:** 4 - Ramsburgh, Chair McCauley, Secretary Bushkuhl, and Beeson

**Nays:** 0

**Absent:** 3 - White, Vice Chair Stulberg, and Ross

**E-2**     [13-0850](#)

HDC13-098; 418 South First Street - Modifications to approved garage/studio project (HDC 11-103), including slight relocation of building, elimination of cantilevered extensions on second floor, new extension on first floor, and rearrangement of windows in rear elevation. - OWSHD

*Jill Thacher presented the following staff report:*

**BACKGROUND:**

*This simple single-story cottage first appears in the 1928 Polk City Directory as the home of Gottlieb Weltz, a mason. It features a partial-width front porch and one-over-one double hung windows. The house has had at least two rear additions since 1965. The garage does not appear on the 1965 Sanborn map, and was either constructed after that date or moved to its current site.*

*The applicant received a Certificate of Appropriateness from the HDC in August 2011 to demolish the existing garage and construct a new two story tandem garage with a studio above it (HDC11-103).*

**LOCATION:**

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

**APPLICATION:**

*This application seeks to modify the application that was approved in August 2011. The applicant seeks HDC approval to (1) increase the distance between the proposed garage and the west property line, (2) remove the cantilevered extension on the south elevation, (3) extend the north cantilevered extension down to the first story level, and (4) reduce the window opening of the three series windows on the second story of the west elevation, and add a small window.*

**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 will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property will be unimpaired.*

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

#### *Building Site*

##### *Recommended:*

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

##### *Not Recommended:*

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

#### *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 Ann Arbor Historic District Design Guidelines:*

#### *Design Guidelines for New Construction*

##### *Appropriate:*

*Designing new features so they are compatible with the historic character of the site, district, and neighborhood.*

##### *Not Appropriate:*

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

#### **STAFF FINDINGS**

1. *In the previously approved application for the garage/studio, the length of the garage was listed as being 42 feet. The applicant would like to clarify that the actual measurement will be 42 feet and 4 inches.*

#### *Relocation of Garage*

2. *Previously, the applicant received approval to locate the garage three feet from the rear lot line. The applicant seeks permission to move the garage slightly further*



towards the front of the property, so that it would be five feet from the rear property line. The increased setback is required by DTE because of an existing powerline that parallels the rear lot line. A five foot setback also means the rear (west) wall will not need to be fire rated per building code. This lot and its neighbors on First Street are zoned C2B, which means that there are no setback requirements on accessory buildings, per Chapter 55 of the City Code. The garage/studio would still be located further back than the rear wall of the house's latest addition, and the new proposed location would still adequately separate it from the historic main block of the house.

#### *South Elevation Cantilevered Extension*

3. The previously approved application included a second-story cantilevered extension on the south elevation, located towards the rear of the garage. This extension would have provided a small balcony. The applicant seeks approval to eliminate this extension, making this wall area flush with the rest of the elevation. A shed dormer would still be located on this elevation. From the provided drawings, the dormer appears to be slightly longer than the previously approved dormer. It also appears to be located several feet closer to the east (front) of the garage. In place of the balcony, the applicant proposes three floor-to-ceiling windows.

#### *North Elevation Cantilevered Extension*

4. The original plan also included a cantilevered extension on the north elevation. The applicant seeks approval to eliminate this extension as well. The previously approved dormer would be retained. The series of windows would also remain.

5. The applicant proposes locating a new extension on the first floor of the north elevation, located directly beneath the originally proposed cantilevered section. This section would extend two feet beyond the main block of the garage and have a shed roof. Two of the small square windows previously approved for this elevation would be eliminated.

#### *Window Changes*

6. In the west (rear) elevation, three tall, narrow windows were previously approved in the second story. The applicant seeks to modify the window arrangement in the second story. The modifications would include retaining the three windows in the same location, but shortening them. The modifications would also include adding a small square window to the south of the three windows.

7. Staff recommends approval of the application since the size, scale, and design of the proposed alterations are compatible with the historic character of the primary structure on the lot and would have no negative impact on the surrounding historic resources.

#### *REVIEW COMMITTEE'S REPORT AND RECOMMENDATION:*

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

*Ramsburgh reported that she agreed with the staff report, pointing out that it had been very helpful to meet with the applicant and owner on site. She said she felt the proposed garage fits in very nicely with the neighborhood and the site and the modifications are an improvement to what was earlier approved by the Commission.*

*Bushkuhl agreed with Ramsburgh and the staff report, adding that getting rid of the cantilevered section and bringing it down makes the garage fit better with the*

*surrounding buildings.*

**PUBLIC HEARING:**

*Margaret Wong, 418 South First Street, Ann Arbor, owner was present to explain the application and answer enquiries from the Commission.*

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

**Motion made by Ramsburgh, Seconded by McCauley that the Commission issue a certificate of appropriateness for the application at 418 S First Street, a contributing property in the Old West Side Historic District, to (1) increase the distance between the proposed garage and the west property line, (2) remove the cantilevered extension on the south elevation, (3) extend the north cantilevered extension down to the first story level, and (4) reduce the window opening of the three series windows on the second story of the west elevation, and add a small window, as proposed. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the Ann Arbor Historic District Guidelines for new construction, 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 Building Site and District/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 will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property will be unimpaired.**

**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:** 4 - Ramsburgh, Chair McCauley, Secretary Bushkuhl, and Beeson

**Nays:** 0

**Absent:** 3 - White, Vice Chair Stulberg, and Ross

**E-3**      [13-0851](#)

HDC13-099; 218 Eighth Street - Remove current concrete porch and replace with a new wood porch. - OWSHD

*Jill Thacher presented the following staff report:*

**BACKGROUND:**

*This two-story vernacular gable-fronter features one-over-one windows and a full*

*width front porch with square battered columns. The house appears in the 1915 City Directory as the residence of Mary, William, and Emanuel Holzapfel. Emanuel is listed as a laborer, and William, a sales agent at Wolverine Soap Company. The house may be older, as the City Assessor lists the date of construction as 1913.*

**LOCATION:**

*The property is located on the west side of Eighth St, between West Washington St and West Liberty St. It abuts Slauson Middle School.*

**APPLICATION:**

*The applicant seeks HDC approval to remove the existing concrete porch and construct a new wooden porch.*

**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.*

*Guidelines for Porches*

*Appropriate:*

*Using replacement features that match the documented historic design. If no documentation exists, using a simple, plain design.*

*Not Appropriate:*

*Creating a false historical appearance by adding a porch, entrance, feature, or detail that is conjectural or comes from other properties.*

**STAFF FINDINGS:**

- 1. The existing front porch is concrete, with solid walls, wooden steps, and Craftsman-style columns. The applicant seeks approval to demolish the concrete portion of the porch and remove the existing columns. The roof will remain. The applicant states that the concrete portions of the porch are deteriorating and in need of replacement. The concrete and the Craftsman columns are clues that this porch is not original, and a letter from a neighbor who recalls an earlier wood porch being removed serves as further evidence.*
- 2. The proposed front porch is constructed of wood. The proposed decking is tongue and groove 1" by 4" IPE. The skirting is 1" by 6" western red cedar and will be infilled with custom-made western red cedar lattice. The lattice will be squares, which is more appropriate than lattice on the diagonal. The railing will also consist of western red cedar, with beveled top and bottom rails and 1.5" square balusters.*
- 3. Two proposed tall columns, one at either end of the porch, will be Turncraft Poly-Classic columns with a simple Tuscan style. These columns consist of a fiberglass-reinforced polymer. Two short columns of the same style and construction will be located at the foot of the stairs.*
- 4. The new work is distinguished by the simple, plain design. The tongue and groove IPE decking and fiberglass columns are acceptable materials since they are not replacing existing historic materials and the new porch is not replicating a historic design. Staff feels that overall design and massing are compatible with the historic house and neighborhood, and meets the Secretary of the Interior's Standards and the Ann Arbor Historic District Design Guidelines.*

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

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

*Bushkuhl agreed with the staff report, adding that at the site visit it was evident to see that the existing porch was crumbling and needed attention. He said he felt the proposed porch was a nice solution and repair of the existing situation and he supported the application.*

*Ramsburgh stated that she agreed with Bushkuhl and the staff report, noting that the replacement Perma-Cast columns would not be replacing original columns so she didn't have an issue with the proposed materials. She said almost all of the neighborhood houses had identically shaped columns, stairs and rail treatments so the proposed design would fit appropriately and she supported the proposed request.*

**PUBLIC HEARING:**

*Harold Kirchen, 340 Eighth Street, Ann Arbor, contractor was present to explain the application and answer enquiries from the Commission.*

*Rita Nelson, 218 Eighth Street, owner was present.*

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

**Motion made by Bushkuhl, Seconded by Beeson, that the Commission issue a certificate of appropriateness for the application at 218 Eighth Street, a contributing property in the Old West Side Historic District, to remove and rebuild the front porch 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, 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.*

**Friendly Amendment offered by Ramsburgh, and accepted by Bushkuhl and Beeson, to have the motion read:**

**Motion made by Bushkuhl, Seconded by Beeson, that the Commission issue a certificate of appropriateness for the application at 218 Eighth Street, a contributing property in the Old West Side Historic District, to remove and rebuild the front porch as described by staff in the Staff Report under Staff**

**Findings.** 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.

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

**Certificate of Appropriateness was granted.**

**Yeas:** 3 - Ramsburgh, Secretary Bushkuhl, and Beeson

**Nays:** 1 - Chair McCauley

**Absent:** 3 - White, Vice Chair Stulberg, and Ross

**F UNFINISHED BUSINESS**

**G NEW BUSINESS**

**H APPROVAL OF MINUTES**

**H-1 13-0852** Minutes of the June 13, 2013 HDC Meeting

The minutes were unanimously approved by the Commission. On a voice vote, the Chair declared the motion carried.

**I REPORTS FROM COMMISSIONERS**

**I-1 [13-0853](#)** Annual Report from the Cobblestone Farm Association

*George Taylor presented the Annual Report 2012 from the Cobblestone Farm Association.*

**J ASSIGNMENTS**

**J-1 Review Committee: Monday, August 12, at 5 pm for the August 15, 2013 Regular Meeting**

*Ramsburgh and Bushkuhl volunteered for the August Review Committee.*

**K REPORTS FROM STAFF****K-1 [13-0854](#) June 2013 Staff Activities**

**Received and Filed**

**L CONCERNS OF COMMISSIONERS**

*Bushkuhl reported that during the Review Committee site visits they noticed that many houses in the historic districts were better cared for than their porches. He gave some practical pointers to the public on maintaining porches.*

**M COMMUNICATIONS****N ADJOURNMENT**

**The meeting was unanimously adjourned at 8.40 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/VideOnDemand.aspx](http://www.a2gov.org/government/city_administration/communicationsoffice/ctn/Pages/VideOnDemand.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](http://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.*