



**APPROVED MINUTES OF THE REGULAR SESSION OF THE
HISTORIC DISTRICT COMMISSION OF THE CITY OF ANN ARBOR
Thursday, July 12, 2007**

Commissioners Present: Susan Wineberg, Sarah Shotwell, Michael Bruner and Robert White (4)

Commissioners Absent: Jim Henrichs & Kristina Glusac (2) - Vacancy (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 7:04 p.m.

ROLL CALL:

Quorum satisfied.

APPROVAL OF THE AGENDA:

Moved by Commissioner Wineberg, Seconded by Commissioner Shotwell **“to approve the agenda as presented.”**

On a Voice Vote – MOTION TO APPROVE - PASSED – UNANIMOUS.

A - HEARINGS

A-1 201 SOUTH MAIN STREET – MSHD

BACKGROUND: The First National Bank Building was constructed in 1929 to house the first bank chartered in Michigan under the National Bank Act of 1863. The building’s exterior features broad vertical bands of terra cotta and banks of narrow windows separated by thin terra cotta mullions which give it strong vertical lines. Gargoyles are mounted below a decorative roof cornice. The building is listed in the National Register of Historic Places.

LOCATION: The site is located at the southeast corner of South Main Street and East Washington Street.

APPLICATION: The application requests approval to co-locate three panel antenna systems and three microwave antennas on the parapet of the existing First National building and place one 3’ by 3’ utility cabinet on the roof. The antennae would be placed in pairs (one panel and one microwave dish) in three locations on the roof, provided that the six proposed antennae are located only on the penthouse walls, six feet or more from the four main exterior elevations of the building.

STAFF FINDINGS:

1. The 3' by 3' utility cabinet proposed to be installed on the roof is in an appropriate location behind the parapet and would not be visible from the street.
2. There are already at least a dozen similar antennae located on the roof or the penthouse of this building. Two antennae are mounted directly on the exterior wall of the south façade; the rest are located on either the stepped-back portion of the penthouse wall, which is about 18 feet behind the parapet, or mounted on a steel frame which sits on top of the penthouse roof at the northeast corner of the building. These antennae are clearly visible from many vantage points around downtown.
3. The south and east elevations of this building are not as elegantly finished in terms of details and materials as the street-facing elevations. Nevertheless, they are clearly character defining and would be negatively impacted by the addition of the proposed antennae. The penthouse walls that are interior to the parapet are a suitable location for antennae. Some parts of the penthouse walls are still visible from the street, but are not a character-defining feature of the building.

Owner/Address: Main/Washington Assoc., c/o First Martin, 115 Depot Street, Ann Arbor, MI 48104

Applicant: Clearwire, c/o Nokia, 38029 Schoolcraft Road, Livonia, MI 48150

Review Committee: Commissioner's Wineberg and White visited the site.

Commissioner Wineberg – Stated that this building is a defining historic building, and that it is important that it be treated accordingly. We concurred with the staff report that mounting these on the exterior of the building would negatively impact the structure, although it is a bit hard to see from the street and is currently congested with similar items.

Commissioner White – Concurs with Commissioner Wineberg.

Applicant Presentation: Ashley Schotthaefer was present on behalf of the application for Clearwire. She stated that this is not the typical antenna and/or devices used to convey cell phone signals, but would be used for high-speed Internet. They have been working with the staff report and suggestions and don't wish to compromise the historic nature of the building.

Questions by the Commission:

Commissioner Wineberg – Asked if the applicant was flexible about the positioning of the unit (Yes, they can be flexible).

Commissioner Shotwell – Are there any other options other than mounting on the exterior wall or a larger apparatus above? (We wish there were, but no, there aren't any. We went back out to the location with the architect and construction manager. Unfortunately, the existing antennae's are already mounted, and we can't interfere with their mountings and cabling. This is where we decided to take it off the side of the building and mount it on the parapet.)

Audience Participation: None.

Discussion by the Commission:**MOTION**

Moved by Commissioner Wineberg, Seconded by Commissioner Bruner, “**that the Commission issue a Certificate of Appropriateness for the application at 201 South Main Street in the Main Street Historic District to co-locate three panel-antenna systems and three microwave antennas on the parapet of the existing First National building and place one 3’ by 3’ utility cabinet on the roof with the following condition: that the six proposed antennae are located only on the penthouse walls, six feet or more from the four main exterior elevations of the building. The work as conditioned 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* standards 2, 5, and 9.”**

Commissioner’s Bruner, White and Shotwell – Stated they were in favor of the application.

Commissioner Wineberg – Was glad that the plans were revised after they received the staff report. These are removable and are not destroying any historic material, so I’m in favor of it.

On a Voice Vote – MOTION PASSED - *UNANIMOUS*

A-2 529 EAST LIBERTY STREET –SSHD

BACKGROUND: This two-story commercial building is part of the west wing of the Michigan Theater Building. It was built in 1927 in the 20th Century Romanesque style, but underwent significant alteration in the 1950s that destroyed much of its original exterior character. All of the original windows and storefronts were changed and a large aluminum signboard was added running the length of the building. The storefronts are now mainly glass, framed in mill finish silver aluminum, with a low ashlar limestone sill and a few vertical panels of dark marble. In 1993, the HDC approved the remodeling of the entrance to 529 by removing the existing single door and squared-off show window and replacing them with a double door and side window. The original occupant of this currently vacant storefront was Marilyn Shops, and the most recent occupant was Wizzywig, which moved out earlier this year.

LOCATION: The site is located on the north side of East Liberty Street, between Maynard and Thompson.

APPLICATION: The application requests approval to add an additional door to the front façade of the business in order to allow the division of the interior tenant space. The doorway would be recessed and would consist of an aluminum and glass entry door with a sidelight and transom.

STAFF FINDINGS:

1. As noted in the background above, this building’s storefronts were radically altered in the 1950s. The addition of a single additional entry along this row as proposed will not damage any character-defining features of the building.
2. The proposed recessed entry, sidelight, and transom are appropriate in design, materials, and size in relation to the rest of the building.

Owner/Address: MTBY, LLC., 607 West Avenue, #14A, Wakefield, MA 01880

Applicant: Robert Goldman/Beyond Juice, 1078 Puritan, Birmingham, MI 48009

Review Committee: Commissioners Wineberg and White.

Commissioner Wineberg stated that both she and Commissioner White concurred that this proposal would be an acceptable change to this façade.

Applicant Presentation: Rich Herres of Cornerstone Design was present to speak on behalf of the application.

Public Commentary: None.

Discussion by the Commission:

MOTION:

Moved by Commissioner Bruner, Seconded by Commissioner Wineberg, “**that the Commission issue a Certificate of Appropriateness for the application at 529 East Liberty Street in the State Street Historic District to add a recessed aluminum and glass entry door with a sidelight and transom to the front façade of the building. 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* standards 2, 5, and 9.”**

On a Voice Vote – MOTION PASSED – UNANIMOUS

A-3 512 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.

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

APPLICATION: The applicant requests HDC approval to add an exterior stairway to the rear (south) elevation of the red brick education wing. The stairwell would extend from the ground to the second floor, where a window would be enlarged into a doorway. The stair would act as the primary entrance/exit to the nursery school.

The design of the stair is similar to a portion of an earlier application that was denied by the Historic District Commission on June 14, 2007, but the materials have been changed substantially enough to allow this new application. Materials proposed include a standing seam metal roof and steel stringers, which are the same as the previous application.

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201 New to this application are vertical glass panels on the sides and a brick wall on the south
202 elevation at the foot of the stair. The brick would match that on the existing building, and the
203 wall would have an area that is recessed 2” that matches the size and visual location of an
204 existing building window that would end up behind the stairway. The stairway would have a
205 concrete pad of approximately 6’ x 9’ at the entrance.
206

207 On May 10, 2007, a portion of the earlier application was approved. It included replacement
208 of windows and installation of a 4’ high metal fence around the lawn play area.
209

210 **Owner/Address:** First Baptist Church, 512 East Huron Street, Ann Arbor, MI 48104
211

212 **Applicant:** Ann Arbor Nursery, Inc., 423 S Fourth Avenue, Ann Arbor, MI 48104
213

214 **STAFF FINDINGS:**
215

- 216 1. An additional fire-rated stairwell is necessary to operate a nursery school from the
217 church. Existing interior stairs are not fire-rated and retrofitting them is cost and design
218 prohibitive.
219
- 220 2. The stairway is proposed for the rear of the church building, though it is not an
221 inconspicuous location since it fronts East Washington Street. Some leeway may be
222 granted since this is a later addition and not the historic church proper, though the
223 additions own character must still be respected.
224
- 225 3. Staff’s most significant concern about this application is its size and scale, which has
226 not changed since the previous application. The stair will project out twenty-three feet
227 from the red-brick addition and extend well past the adjacent building wall to the west.
228 It would become a very prominent feature on this elevation of the building.
229

230 **Review Committee:** Commissioners Wineberg and White
231

232 Commissioner Wineberg – Stated that they did not visit the site, as they have been there
233 previously and conditions have not changed which would affect the application. It is my
234 understanding that the only thing in question was the material to be used. I am concerned
235 about the size of it, but not sure what else can be done to make it work.
236

237 Commissioner White – Recommends that the project be approved.
238

239 **Applicant Presentation:** Sahba L’Aal was present to speak on behalf of the application. He
240 pointed out historic information presented aerial photos to show the location and size of the
241 proposed project in relation to the current size and location of the building. There were
242 questions about the materials for strength and wind load; I have confirmed their
243 effectiveness.
244

244 **Questions by the Commission:**
245

246 Commissioner Bruner – Reviewed the information discussed by the Commission on this
247 subject from previous hearings.
248

249 **Public Commentary:** None.
250

251 **Discussion by the Commission:**

MOTION

Moved by Commissioner Wineberg, Seconded by Commissioner Shotwell, “ **that the Commission approve the application at 512 East Huron Street to build an exterior stairway on the south elevation of the building. The work is generally compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and to the surrounding area and meets *The Secretary of the Interior’s Standards for Rehabilitation* standards 2 and 9.**”

Commissioner Wineberg – I failed to mention that even though we did not visit the site this time, I do travel by it frequently, and wanted to mention that it is heavily treed, so at least in the summer, it would be difficult to see. Also, it is not directly fronting on Washington Street, as there is a large parking lot separating this from the street. That also mitigates the fact that it’s large, but I don’t see any other alternative other than changing the materials, which they’ve done, and this is why I’ll be supporting it.

Commissioner White – I’ll be supporting it as well.

Commissioner Bruner – I don’t support this application. I feel that this is very lightweight and will need structural changes to it. I think there may be some need for some diagonal elements to it for strength. Once it’s reviewed by the building department, I think there will be changes made to it that would affect its character.

Commissioner Wineberg – If that were the case, it would have to come back before us for review anyway, correct? (J. Thacher – Yes. Before permits are issued, I compare the permit with what was approved by the HDC, and if there are variations, they have to either resubmit their permit for what was approved or come back before this body for additional review.)

On a Voice Vote – MOTION TO APPROVE - *FAILED* – 2 Yes – 2 No

Commissioners Wineberg and White – Yes (2)

Commissioners Bruner and Shotwell – No (2)

Moved by Commissioner Bruner, Seconded by Commissioner Shotwell, “**to deny the application at 512 East Huron Street to build an exterior stairway on the south elevation of the building. Due to the size, scale and design, the work would be conspicuous in relationship to the existing building. The work is not generally compatible in design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and does not meet *The Secretary of the Interior’s Standards for Rehabilitation* standards 2 and 9.**”

On a Voice Vote – MOTION TO DENY - *FAILED* – 2 Yes – 2 No

Commissioners Wineberg and White – Yes (2)

Commissioners Bruner and Shotwell – No (2)

K. Kidorf – Suggested that this situation may not qualify for a motion to table, since there is no additional information that might be gained with the application as presented; the other thing you might consider is if this meets one of the four conditions for a ‘Notice to Proceed,’ where the work does not meet the Secretary of Interior’s Standards, but there is an overriding factor – either safety, deterrent to a major improvement program, a case of economic

302 *hardship, etc. At least in two of the Commissioner's minds, this does not meet the Secretary*
303 *of Interior's Standards.*

304
305 *Moved by Commissioner Wineberg, Seconded by Commissioner Bruner "to postpone this*
306 *application until the next regular session of the HDC."*

307
308 **ON A VOICE VOTE – MOTION TO TABLE – PASSED - UNANIMOUS**

309

310

311

A-4 411 WEST JEFFERSON STREET - OWSHD

312

313 **BACKGROUND:** This two-story vernacular frame house first appears in the Polk Directory in
314 1902 as the home of Martin Schaller, a "Books & News Dealer, 116 Main Street", and his wife
315 Bertha. Sometime between 1904 and 1910 the occupant became Samuel A. Spencer, a
316 painter and contractor, who lived there with his wife (first Jennie C. and later Alice) until 1936.
317 The house's rear wing appears on the 1908 Sanborn map, and is likely part of the original
318 house rather than an addition.

319

320 **LOCATION:** The property is located on the south side of West Jefferson, west of Second
321 Street and east of Third Street.

322

323 **APPLICATION:** The applicant requests HDC approval to remove one original and one non-
324 original window and replace them with a double-hung wood window in a new window
325 opening. The work is proposed on the east elevation of a single-story wing on the rear of the
326 building.

327

328 **Owner:** Aaron King, 411 West Jefferson Street, Ann Arbor, MI 48103

329

330 **Applicant/Address:** Same as above.

331

332 **STAFF FINDINGS:**

333

- 334 1. Two windows are proposed to be removed. One, with fixed glazing, is clearly not
335 original. The applicant says that the other is an original wood double-hung window.
336 Both openings would be removed and a new window would be cut into the space
337 between the two former windows. The new window would be wood, double-hung, and
338 in the application is proposed to be 35" by 38". Specific window brand information is
339 attached.
- 340
- 341 2. There is currently no stove in the kitchen of this home. The applicants outlined the
342 steps taken to try to accommodate a stove without changing the windows in their letter
343 to the Commission (attached). Their conclusion that it is not feasible, after working with
344 two different designers, led to this application.
- 345
- 346 3. Staff feels that even though one of the windows proposed for removal is original, its
347 location on the rear wing is not particularly character defining. When combined with
348 the circumstances of this house and the need to have a stove in the kitchen, staff feels
349 comfortable supporting this application if the window size is adjusted to match that of
350 an existing window on the west elevation of the house near the front porch.
- 351

352 That window appears very close in size to the proposed window, and would result in
353 more consistency and balance for the house as a whole.
354

355 **Review Committee:** Commissioners Wineberg and White
356

357 Commissioner Wineberg – We visited the site and it’s being renovated. I’m not concerned
358 with removing a non-original window, but this window is operable and has its original
359 hardware and glass. I understand their problem – there is nowhere to put the stove.
360

361 Commissioner White – I recommend approval of this project.
362

363 **Petitioner Presentation:** Aaron King and Karen McClintock were present to speak on behalf
364 of the application. We have tried to accommodate this, but there is not much to do with this
365 kitchen with so many openings in it. Mr. King emphasized that every dimension on the
366 window worksheet matches the proposed windows within a sixteenth of an inch. Viewed
367 from the outside, we believe this could be seen as an improvement, aesthetically.
368

369 **Questions by the Commission:**
370

371 Commissioner Bruner – Did you consider using the original double-hung window in another
372 location? (Ms. McClintock – Yes, a builder stated that was a possibility, but that it would be
373 more difficult and a financial hardship to put in than what we’ve proposed.)
374

375 **Public Commentary:** None.
376

377 **Discussion by the Commission:**
378

379 **MOTION**
380

381 Moved by Commissioner Wineberg, Seconded by Commissioner Bruner, “**that the**
382 **Commission approve the application at 411 West Jefferson Street in the Old West Side**
383 **Historic District, and issue a certificate of appropriateness to remove one original and**
384 **one non-original window and replace them with one double-hung window in a new**
385 **window opening on the condition that the window size matches that of the existing**
386 **second-floor window on the west elevation near the rear of the house and matches the**
387 **submitted window worksheet. The proposed work is generally compatible in exterior**
388 **design, arrangement, texture, material and relationship to the rest of the building and**
389 **to the surrounding area and meets *The Secretary of the Interior’s Standards for***
390 ***Rehabilitation* standards 2 and 9.”**
391

392 **On a Voice Vote - MOTION PASSED – UNANIMOUS**
393

394 **A-4 519 FOURTH STREET - OWSHD**
395

396 **BACKGROUND:** This simple 1½ story vernacular house with a one-story rear addition first
397 appears in the 1915 Polk directory as the home of Adolph (a carpenter) and Hazel Seitz.
398 There were three additional sets of occupants between then and 1921 (David and Regina
399 Laubengayer in 1916; John F. and C. Lydia Hagen in 1917; and Clyde and Amelia J Tessmer
400 from 1918 to 1920), when Godfrey G. and Magdalene/Lena Cook occupied the house.
401 Godfrey was a janitor and later a stock keeper for Mayer-Schairer Co., and he occupied the
402 house until 1947 or 1948.

403 **LOCATION:** The property is located on the east side of Fourth Street, south of Jefferson and
404 north of Madison.

405
406 **APPLICATION:** The applicant requests HDC approval to 1) remove an existing garage, 2)
407 add a two-story addition off the rear (east) elevation of the house, and 3) add a deck off the
408 new rear addition. The new addition would include a side door on the north elevation, and
409 exterior materials would include LP SmartSide lap siding (an engineered wood siding made
410 of wood dust and resin), aluminum clad windows and french doors, asphalt shingles to match
411 the existing, and a wood/glass side door similar in style to one on the south side of the house.
412

413 **Owner:** Robert Silbergleit and Catherine Zudak, 519 Fourth Street, Ann Arbor, MI 48103
414

415 **Address/Applicant:** Same as above.
416

417 **STAFF FINDINGS:**

- 418
- 419 1. The existing two-stall garage is not a contributing structure.
 - 420
 - 421 2. None of the existing windows in the house are original. A previous owner installed
422 double-hung vinyl replacement windows.
 - 423
 - 424 3. Staff measured the additional gross floor area as roughly 668 square feet (328
425 downstairs and 340 upstairs.) The downstairs area is slightly smaller than upstairs
426 because it incorporates the existing single-story rear addition.
427
 - 428 4. The new addition is distinguished from the old by stepping back the wall 8 inches on
429 the north elevation (excluding the bump-out, which projects 3 feet 7 inches beyond the
430 existing wall plane), and stepping back the south elevation 2 feet 1 inch. The roof ridge
431 is slightly less than a foot lower on the proposed addition.
432
 - 433 5. The footprint of the house with the proposed addition, in relation to the yard area and
434 spatial relationships with neighboring houses, is appropriate.
435
 - 436 6. The addition as proposed is too large and prominent for the scale of the house. In
437 particular, the first story bump-out containing the side entry on the north elevation
438 projects too far beyond the plane of the existing house and competes visually with the
439 bay window. If the bump-out were removed, the slightly stepped-back plane of the
440 addition would be appropriate.
441
 - 442 7. The applicants met with staff twice to review the application. At the most recent
443 meeting, staff expressed the opinions listed above. There were also other issues
444 discussed that were addressed by the applicant before this application was submitted.
445

446 **Review Committee:**

447
448 Commissioner Wineberg – We visited the site, and I agree with the staff report. I find that the
449 bump-out mitigates what the ‘stepping back’ accomplishes, which is to diminish the addition
450 and subordinate it to the main building. This loses that subordination and that visually takes
451 over and destroys the scope of the bay window as well. I’m also concerned that the garage
452 is going to be demolished and not replaced. This neighborhood is characterized by

453 driveways with garages. I'm also concerned about the demolition of the rear one-story wing.
454 Although it has a cinderblock foundation, it does look old.

455
456 Commissioner White – My opinion differs, as we're not sure that the second floor rear
457 addition was part of the original house or not. We know that it came later, but I agree with the
458 applicant that they start from that section and make that a new section.

459
460 **Petitioner Presentation:**

461
462 Robert Silbergleit and Catherine Zudak, Owners, Ms. Moore, Builder, were present to speak
463 on behalf of the application. They stated they have been working on this project for months,
464 and appreciate the work the Commission does and the improvements recently approved on a
465 neighbor's home.

466
467 They feel that they have developed an application that respects the neighborhood and the
468 Secretary of Interior's Standards. They stated that they did make many changes due to staff
469 suggestions, and feel that all the concerns raised were addressed. They stated that the
470 demolition of the garage (built in 1983) would help restore the historic appearance of the
471 home. The addition in question has a cinderblock foundation with 1980's plaster on the
472 inside. (The builder estimated 1940's to 1950's construction.)

473
474 The builder stated that they felt that removing the garage would be an improvement as it is an
475 eyesore. She also stated that they talked about moving the bump-out back, but they needed
476 a clarification as to what would be approvable if the current proposal was not acceptable.

477
478 **Public Commentary:** None.

479
480 **Discussion by the Commission:**

481
482 Commissioner Bruner – This addition is consistent with other additions in the area. The fact
483 that we've adopted a new ordinance doesn't change what is appropriate from that of the past.

484
485 Commissioner Wineberg – I don't think the motion requires standard 2, as it involves removal
486 of historic materials that characterize the property, which should be avoided.

487
488 Commissioner White – Supports the motion, as the addition is not original.

489
490 Commissioner Shotwell – While I do agree that the loss of the top portion of the back of the
491 building isn't ideal, I don't think the removal of the top portion would degrade the historic
492 character as a whole, therefore, I support the motion.

493
494 **MOTION**

495
496 Moved by Commissioner Bruner, Seconded by Commissioner Shotwell, "that the
497 **Commission approve the application at 519 Fourth Street to build a two-story**
498 **addition on the east elevation of the building. The addition is generally**
499 **compatible in exterior design, arrangement, texture, material and relationship to**
500 **the rest of the building and to the surrounding area and meets the Secretary of**
501 **the Interior's Standards for Rehabilitation, standards 2 and 9."**

502
503 **On a Voice Vote – MOTION PASSED - 2 Yes – 1 No**

504 Commissioners Shotwell, Bruner and White – Yes (3) Commissioner Wineberg – No (1)

505

506 **B - OLD BUSINESS** – None.

507

508 **C - NEW BUSINESS** – None.

509

510 **AUDIENCE PARTICIPATION/PUBLIC COMMENT**

511

512 1. **Aaron King, 411 West Jefferson Street, Ann Arbor, MI 48103** – Stated that the
513 “New Ordinance” mentioned by the Commission was not located by him in recent
514 searches of the city website (a draft edition was there). The existence of the HDC is
515 not well known. Real estate agents are not aware of the HDC, and refer to the Old
516 West Side neighborhood association as being in charge of this. They engaged a
517 builder who has been in Ann Arbor for more than twenty years and has not run across
518 this organization.

519

520 Commissioner Wineberg – Stated that the HDC has approached the Assessor’s office to add
521 the Historic District references as a line item (such as ‘Renaissance Zone,’ etc.), but the
522 answer is always ‘no’ – they didn’t want to do it. This is a problem, and realtors don’t inform
523 people.

524

525 **D - APPROVAL OF MINUTES –**

526

527 **D-1 Draft Minutes of the May 10, 2007 Regular Session**

528

529 Moved by Commissioner Wineberg, Seconded by Commissioner Shotwell, **“that the**
530 **Minutes of the May 10, 2007 Regular Session be approved as presented.”**

531

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

533

534 **D-2 Draft Minutes of the June 14, 2007 Regular Session**

535

536 Moved by Commissioner Wineberg, Seconded by Commissioner Shotwell, **“that the**
537 **Minutes of the June 14, 2007 Regular Session be approved as presented.”**

538

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

540

541 **D-3 Draft Minutes of the June 25, 2007 Special Session**

542

543 Corrections - Commissioner Bruner stated there is an extra line on page two stating **“On a**
544 **Voice Vote – Motion Approved – Unanimous”** should be stricken – this is extra text in the
545 document and relates to no motion.

546

547 Moved by Commissioner Bruner, Seconded by Commissioner Wineberg, **“that the minutes**
548 **of the June 25, 2007 Special Session be approved as amended.”**

549

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

551

552

553 **E - REPORTS FROM COMMISSIONERS** – None.

HDC – July 12, 2007

554 **F - ASSIGNMENTS –**

- 555
- 556 201 South Main Street – Commissioner Bruner
- 557 529 Liberty Street – Commissioner Wineberg
- 558 512 East Huron Street – Not Necessary – POSTPONED.
- 559 411 West Jefferson – Commissioner Bruner
- 560 519 Fourth Street – Commissioner Shotwell

561
562 **G – REVIEW COMMITTEE –**

563
564 For the August 2007 Regular Session – Commissioner’s Wineberg and White,
565 **August 5, 2007**, noon for the **August 8, 2007 HDC Meeting -**

566
567 **H – CONCERNS OF COMMISSIONERS –**

568
569 Commissioner Bruner – Stated that he thought it important that the Review Committee
570 reports show a thorough stated opinion from each Commissioner as opposed to concurring
571 each time.

572
573 **I - STAFF ACTIVITIES REPORT**

574
575 **I-1 Staff Activities Report for June** – Unavailable – Postponed until the August
576 Regular Session.

577
578 **J - CONCERNS OF COMMISSIONERS –**

579
580 J. Thacher – Stated that the Commission will be having a Closed Session to discuss
581 attorney/client privileged information during the August 2007 Regular Session.

582
583 Commissioner Wineberg – Will this eventually be discussed in public? (Commissioner White
584 – Stated that this would all have to transpire to really find out.)

585
586 Commissioner Wineberg - Asked for a list of who is monitoring what properties. (J. Thacher
587 said that it would be easiest to start from October forward (when she came on staff) – was
588 that sufficient?) My concern is that some of these that were approved may not have started
589 building – do we have rules about that?

590
591 K. Kidorf – Stated that in keeping with the new ordinance, you must get a building permit
592 within three years or the determination of appropriateness is no longer valid.

593
594 **K - COMMUNICATIONS –**

595
596 **Kempf House Renovations** – Communication from Louisa Pieper, President of the Kempf
597 House Board of Directors on ongoing renovations.

598
599 Moved by Commission Wineberg, Seconded by Commissioner Bruner, **“to adjourn the**
600 **meeting.”** *The Meeting was adjourned at 9:18 p.m.*

601
602 **SUBMITTED BY: Brenda Acquaviva, Administrative Service Specialist V, Planning and**
603 **Development Services.**