



City of Ann Arbor

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

Thursday, October 11, 2012

7:00 PM

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

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

C APPROVAL OF AGENDA

The Agenda was unanimously approved as presented.

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

None

E UNFINISHED BUSINESS - HEARINGS

F HEARINGS

F-1 [12-1300](#) HDC12-167; 544 Detroit Street - New Three Story Building - OFWHD

PUBLIC HEARING:

Thacher gave the staff report.

BACKGROUND:

The parcel at 544 Detroit was originally a portion of a much larger lot, which had the address 501 Detroit Street, as shown in an 1888 Sanborn Fire Insurance map. A two-story barn was located near the intersection of Detroit and Division Street. By 1892 a two-story house was built in the location of the barn with the address 537 Division Street. The first residents of 537 Division were Adam Meuth, a clerk at L C Weinmann, and his wife Louise. Ella C Meuth and Ida C Meuth are also listed as residents. The house was later demolished and the gas station that is currently located on the property was constructed in 1959. The gas station has been abandoned for over thirty years.

LOCATION:

The site is located on the south side of the Detroit Street and North Division Street intersection.

APPLICATION:

The applicant seeks HDC approval to demolish and remove an abandoned gas station building, remove the contaminated soil, and construct a new three-story brick building.

APPLICABLE REGULATIONS:

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

(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

(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 landscape features of the setting. For example, preserving the relationship between a town common and its adjacent historic houses, municipal buildings, historic roads, and landscape features.

Not Recommended:

Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the district or neighborhood.

STAFF FINDINGS:

1. *The applicant seeks approval to demolish the existing gas station and remove any contaminated soil. The non-contributing gas station has been abandoned for over thirty years and is in poor condition. It was built in 1959 and does not fall within the period of significance of the Old Fourth Ward Historic District. The majority of the property is currently used as a parking lot.*

2. *The existing building covers around 20% of the lot and the parking lot covers nearly the rest of the lot. The proposed building appears to cover approximately 75% of the lot, with the rear driveway covering around 20% of the lot. Because of the building's location at the intersection of Detroit Street and Division Street, all elevations will be visible from the sidewalk. The new building will be approximately 5,000 square feet in total. The first floor will be commercial space and covered parking. The second and third floors will be condominiums, and the third floor condominium will also have access to the roof.*

3. *The proposed three-story, brick, flatiron building has five double-hung clad windows each on the second and third floors of the east and west elevations, which parallel Detroit Street and Division Street. The first floor of the east and west elevations have large fixed sash windows. The west elevation has a French door entrance and single door near the south end of the building that is covered by a steel canopy with a wood ceiling. The east elevation also has a steel canopy over a single door and window. The narrow north elevation has a porch on the first floor and balconies on the second and third floor. The columns are steel and the railings will feature a floral motif. The south elevation features a large canopy above the first floor, where parking for four cars will be located within the building. A driveway at the rear of the south elevation will provide access to the parking spaces and will be accessed from Detroit Street. The second and third floors of the south elevation will each have four single double-hung windows and one set of paired double-hung windows. A fence will be constructed near the southern lot line and along a small portion of the east lot line.*

4. *The parapet of the building features brick corbelling that runs continuously around all elevations. The north elevation's parapet is taller, stepped, and features metalwork in the center that is the same as the balcony railings. The top of the building also features a belvedere that contains a spiral staircase for roof access from the third floor. A wood deck is located on the northern half of the roof.*

5. *The building is compatible in scale and massing to the adjacent properties. Though the proposed building is much larger than the existing non-contributing building, it is not detrimental to the district and features a design that is appropriate for the lot shape and size. The modern materials proposed (brick veneer, steel balconies, steel awnings, and clad windows) are complementary to the historic materials used on other buildings in the Old Fourth Ward Historic District.*

6. *It is staff's opinion that the removal of the existing building and proposed three-story flatiron building are generally compatible in exterior design, arrangement, texture, material and relationship to the surrounding neighborhood and meet The Secretary of the Interior's Standards for Rehabilitation, particularly numbers 1, 9 and 10.*

REVIEW COMMITTEE REPORT:

Ramsburgh and Beeson visited the site as part of their review.

Ramsburgh reported that they visited the site on Monday, meeting with the Architect and Contractor. She said the angular site is great for the proposed flat iron shaped building, which will compliment the site. She said Thacher's staff report was very thorough, adding that the gas station hasn't had a presence on the site for many years. She noted that the building takes queues from the neighboring buildings as well as some of the commercial buildings in the Kerrytown area. She said the building is simple but has some very nice detail, and the scale does not overwhelm the adjacent buildings. Ramsburgh added that because of the flat iron design she believed it will add a very unique presence and character to the historic district and is a great proposal.

Beeson added that this corner lot will add a very character defining feature to the neighborhood, with the building filling into the wedge. He agreed with Ramsburgh and said that while on site they made comparisons on the proposed height of the building to the location of existing street lighting, and found that the building will not be monstrous or too tall for the area.

AUDIENCE PARTICIPATION:

Marc Rueter, Architect for the project, and Dan Williams, Developer, were present to respond to the Commission's enquiries. Rueter said that he felt Thacher's staff report covered everything very well.

Ramsburgh asked if they had spoken with neighbors regarding the project.

Williams said they had held an informal meeting about a month ago and next week they would be sending out another postcard invitation to neighbors to attend a meeting at a public library.

Rueter said there were about a dozen people in attendance at the first meeting that was held at the Tyler's house.

Christine Crockett, Old Fourth Ward Neighborhood Association President, stated that she had met with Dan Williams during the summer to discuss his plans for developing the site, and then later she saw the plans from Rueter. She said so many in the neighborhood have wondered when someone was going to do something with this lot, and this project suits the lot. She said the neighborhood comments have been incorporated into the final design and they couldn't be more delighted. She said they are so happy that this beautiful building is the first thing people will see when they cross the Liberty Bridge and enter the Old Fourth Ward, and it will reflect the pride, rhythm and patterns that they have in their neighborhoods. She said in Kerrytown there is another flat iron building that is on the other end of the block so it will be nice to have this at the south end of the block. She said they support the project and can't wait to have it built.

A motion was made by Secretary Bushkuhl, seconded by White, that the Commission issue a certificate of appropriateness for the application at 544 Detroit Street, a contributing property in the Old Fourth Ward Historic District, to demolish the existing abandoned gas station and construct a new three story flatiron building as proposed. 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 Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 1, 9 and 10 and the guidelines for district or neighborhood setting.

COMMISSION DISCUSSION:

Stulberg said it is important to realize that this building will be noticed as it will be in a very prominent location. He said the application is excellent for any new building being built on a soon vacant lot, and needing to fit into the neighborhood, adding that it is definitely a challenge for this particular parcel given its prominence and shape. He said he feels that the applicant has done a wonderful job at addressing all the difficulty of the lot, yet reflecting the historic character of the district. He said it's not a fake old building, but a modern building with a character that fits into the district, with mixed residential and non-residential use. He said while the building is relatively large it is not out of scale for the area. He noted that project fits the neighborhood in size and scale with the exception of the one duplex neighbor to the immediate south.

White stated that he supports this project.

Ross questioned the landscaping on the proposed project, and if a plan had already been submitted.

Rueter reviewed the site plan with the Commission and said there are some overgrown junk trees growing on the adjacent lot that hang part way over on this parcel, noting that it will be a question of working with the neighboring owner to see if they can work something out to get the junk trees taken care of. He explained that they will be submitting a full landscaping plan to the Planning Commission shortly. He noted that the landscape buffer would be some type of perennial that would be low in character but they haven't worked out the details yet.

Bushkuhl said the provided list of materials was very helpful; he asked if the colors of the brick and metal trim shown on the renderings would be close to what they would use.

Rueter said they are hoping to use a salmon colored brick, but have so far been unsuccessful with finding a manufacturer for that color brick. He said they are trying to go for a brick that is similar to the Zingerman's addition that was built a few years ago or the old Zingerman's building. He said they might add some color to the mortar that will bring out the rustic bands along the bottom of the building. He said they aren't sure of the color of the metal yet, but green is a color that has been used historically with brick similar to their proposal.

On a voice vote, the Chair declared the motion carried.

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

Nays: 0

F-2 [12-1301](#)

HDC12-164; 209 South Main Street - Replace Six Wood Windows - MSHD

PUBLIC HEARING:

Thacher gave the staff report.

BACKGROUND:

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

LOCATION:

The site is located on the east side of South Main Street between East Washington Street and East Liberty Street.

APPLICATION:

The applicant seeks HDC approval to replace six wood windows in the front elevation with six new wood windows.

APPLICABLE REGULATIONS:

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

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

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

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. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, paneled or decorated jambs and molding, and interior and exterior shutters and blinds.

Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair may also include replacement in kind of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds.

Replacing in kind an entire window that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence to guide the new work. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Not Recommended:

Retrofitting or replacing windows rather than maintaining the sash, frame, and glazing.

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

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

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

STAFF FINDINGS:

1. The wood windows that are proposed to be replaced are located on the front elevation and are character-defining features of the building. There are three single-hung windows on the second floor and three single-hung windows on the third floor. The windows on the second floor have segmented arched tops, and the windows on the third floor have round arched tops.

2. A survey of current window conditions was included with the application. The windows exhibit severely damaged wood, missing sash and frame components, and missing glass.

3. *The wood windows that are proposed to replace these are wood single-hung units with dimensions nearly identical to the existing windows (see Window Worksheet Specifications). The proposed units are not likely to significantly alter the building's exterior appearance.*

4. *Staff visited the site and inspected some but not all of the windows. The ones that could be accessed appeared to be deteriorated beyond repair. Staff will make a more complete recommendation at the HDC meeting after a comprehensive review of their condition is completed at the Review Committee visit.*

REVIEW COMMITTEE REPORT:

Ramsburgh and Beeson visited the site as part of their review.

Beeson reported that the staff report was very thorough and agreed that repairing the existing windows would be nearly impossible and should therefore be replaced. He said they looked at the sashes on the third floor and saw that the wood had been neglected for many years and hadn't been protected or refinished in any way. He said that the old windows were very interesting and had many character defining features, and the sills were very detailed. He recommended that the Commission approve the application adding that the new sills should be made to last a very long time.

Ramsburgh agreed with the staff report and with Beeson's report, adding that Beeson's inspection was very thorough. She said it's a shame that you can look at the building next door, where the identical windows have been maintained and look to be in good shape and will continue to hold up if they continue to be maintained. She said the detail that is on the exterior should be very conscientiously followed, particularly when the building right next to them have identical windows.

AUDIENCE PARTICIPATION:

Angie Lane, Architect for the project, and John Roumanis, Owner of property were present to respond to the Commission's questions. Lane added that the new trim on the outside of the windows is going to be custom milled to match.

Beeson said that there were a few layers of molding on the existing windows that isn't captured on the proposed plans.

Ramsburgh asked if the interior arched part of the interior molding will be able to be saved, if they remove the exterior molding, noting that the interior casing was in pretty good shape.

Lane said she thought that it was all gone on the second floor.

Beeson agreed that it was all gone on the second floor but was all there on the third floor.

Lane said at this time there was no scope of work that included the interior, but she believed that it would remain if it was still intact.

McCauley asked if all the exterior casing would be removed and replaced with identical material.

Lane, said, yes, with wood.

Christine Crockett, spoke in support of John Roumanis and his project, explaining that they are friends and that he had called her for advice since this is his first time working on an historic building. She said she had pointed him in the direction of City staff person, Jill Thacher, noting that she gives good advice and knows what to do on historic buildings. She said Thacher together with the HDC Commission want you to have a successful project. She said the building will be a beautiful restaurant, Vellum, with the owner trying to preserve features of the interior and the exterior. Crockett said she was able to be present during the Review Committee's visit and learned a lot.

Motion made by McCauley, seconded by White, that the Commission issue a certificate of appropriateness for the application at 209 S Main Street, a contributing property in the Main Street Historic District, to replace six wood windows with new wood windows as proposed. 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 Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standard 6 and the guidelines for windows.

COMMISSION DISCUSSION:

Ross noted that the provided plans didn't match with what had been explained for the project.

Beeson agreed that the sketches didn't match how the new windows were being assembled along with what was going on in the interior of the building.

Bushkuhl asked if the details were such that they would be able to be seen from the street.

Beeson said, yes, the jamb and the head would be visible; he reviewed the plans with the Commission.

Ramsburgh asked if Pella would be able to do whatever you require of them.

Lane explained that Pella had measured each window, but the trim would be provided by a separate trade person. She said that their casing would cover any difference in dimensions.

Beeson explained that it is important that Lane double-check the measurements of the window configuration and that Pella is able to create the needed width to match the existing dimensions and glazed area as well as the profile of the existing windows.

Discussion pursued regarding the plans and the dimensions of the windows.

McCauley said that if the sash size is identical there shouldn't be a problem since it all has to fit into the same opening.

Friendly Amendment offered by Beeson, Seconded by White, that the motion read:

That the Commission issue a certificate of appropriateness for the application at 209 S Main Street, a contributing property in the Main Street Historic District, to replace six wood windows with new wood windows that match the existing dimensions and glazed area and material and profile of the existing windows. The work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets The Secretary of the Interior's Standards for Rehabilitation and Guidelines for

Rehabilitating Historic Buildings, in particular standard 6 and the guidelines for windows.

COMMISSION DISCUSSION:

Stulberg said that the important thing to make clear is that the existing windows are beyond repair and should be replaced to match the existing windows, and if there are any changes to the project that new plans be submitted to staff for a staff approval or if necessary that the applicant come back before the Commission.

Thacher said she would make a staff approval as outlined and if she had any questions she would confer with a Commissioner.

White stated that he supports the project.

Bushkuhl agreed with the need for replacing the windows and said Beeson had outlined the reasoning and situation very clearly.

McCauley thanked Beeson and the Commission for their attentive input on the project, noting that it is important to discuss the details so the end result is positive.

On a voice vote, the Chair declared the motion carried.

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

Nays: 0

F-3 [12-1302](#)

HDC12-169; 106 South Main Street - New Business Signage - MSHD

PUBLIC HEARING:

Thacher gave the staff report.

BACKGROUND:

This seven-story, Beaux-Arts commercial building features an elaborate entablature; stone escutcheons, quoins, and window trim; and fluted columns. The ornate cornice was recently restored. This contributing building in the Main Street Historic District is known as the Glazier Building. It was built in 1906 and was originally occupied by the First National Bank of Ann Arbor. The proposed new business sign is in a three story addition that was added to the southern elevation in 1908 and was first occupied by the W. Goodyear & Co. dry goods store.

In May 2012, the HDC approved the removal of the first floor infill and construction of a new storefront.

LOCATION:

The site is located on the west side of S Main Street between West Huron Street and West Washington Street.

APPLICATION:

The applicant seeks HDC approval to add a new blade sign in the sign band above the entry way. The sign will be illuminated by two small spotlights, one on each side of the proposed sign, and are attached to the sign band.

APPLICABLE REGULATIONS:

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

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

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

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

*Storefronts**Not Recommended:*

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

STAFF FINDINGS:

- 1. The proposed business sign consists of a circular high density urethane panel. The sign will be dark brown in color with gold text. The proposed sign measures two feet eight-and-one-quarter inches in diameter and will project three feet seven inches from the building. The sign will be attached to the sign band above the front entrance by a painted steel frame. In order to protect the exterior masonry the sign should be mounted through the mortar joints, which is not indicated on the provided drawings.*
- 2. The applicant proposes illuminating the sign with two small spotlights. One spotlight will be located on each side of the proposed blade sign. The spotlights should be mounted through the mortar joints to protect the masonry, which is not indicated on the provided drawings.*
- 3. The proposed business sign is appropriately scaled and its placement in the sign band of the building is appropriate. On the provided mock-up, the sign appears to be compatible in size, materials, and color to the building. The sign also appears to be well balanced and does not detract from the character defining features of the building.*
- 4. Staff recommends approval of the proposed exterior business sign. The proposed sign 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, in particular standards 9 and 10, and the guidelines for storefronts.*

REVIEW COMMITTEE REPORT:

Ramsburgh and Beeson visited the site as part of their review.

Ramsburgh reported that earlier this year the Commission had approved the infill on

this store-front, so the sign is going into new material. She said it is nice that the sign will not interfere with the decorative freeze above the doors and the sign is appropriate in size and will be a nice addition to this building.

Beeson agreed.

AUDIENCE PARTICIPATION:

Lane, Architect was present to respond to the Commission's questions.

A motion was made by Ramsburgh, seconded by White, that the Commission issue a certificate of appropriateness for the application at 106 S Main Street, a contributing property in the Main Street Historic District, to add a new exterior sign as proposed. 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 Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 9 and 10 and the guidelines for storefronts.

COMMISSION DISCUSSION:

McCauley said the application was simple and straight forward and he was very much in favor of the project.

On a voice vote, the Chair declared the motion carried.

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

Nays: 0

G NEW BUSINESS

G-1 [12-1303](#) Historic Marker Criteria

Thacher reviewed her October 1, 2012 memo with the Commission, noting that the HDC does not currently have standards for eligibility for City of Ann Arbor Historic Building markers. She said the criteria was proposed to determine if an application for a marker should be approved, and to help property owners determine if they may be eligible to apply for a marker for their building, structure, site or site feature.

COMMISSION DISCUSSION:

The Commission agreed that the following criteria be established:

- 1. The age of the building, structure, site or site feature must be 50 years or older.*
- 2. The building, structure, or site feature must be in its original location, or in its current location for at least 50 year, and must be within Ann Arbor's City limits.*
- 3. The building, structure, site or site feature has been determined by the Commission to have historic significance, contribute to the history of Ann Arbor, maintain the historic fabric of the area, or have architectural significance.*
- 4. The building, structure, site or site feature must be well maintained and/or preserved.*

5. The exterior of Historic buildings should not be extensively remodeled, altered, or reconstructed (unless significant restoration took place to return the building to its original appearance, based on documented evidence). This is especially important for the front elevation and those visible from the street.

A motion was made by Chair McCauley, seconded by White, that the HDC adopt the above criteria as amended for the City of Ann Arbor Historic Building markers in order to establish standards for use by the Historic District Commission to determine when a building, structure, site or site feature is eligible to install a historic marker.

On a voice vote, the Chair declared the motion carried.

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

Nays: 0

G-2 [12-1304](#)

1709 Pontiac Trail - Application for Historic Marker - BHD

Thacher reviewed the application for a Historic Marker for 1709 Pontiac Trail with the Commission.

The Josiah Beckley House at 1709 Pontiac Trail is estimated to have been built between 1834 and 1836, although it is possible that it was constructed even earlier. Josiah Beckley, his wife, Minerva, and two sons moved to Ann Arbor in 1827 and soon after purchased seventy-three acres of land, including the parcel where the house is currently located. Josiah Beckley died in 1843, and Minerva and their sons continued to live there for several years. The house was sold in 1847 to Warren Millard and remained in the Millard family for nearly 100 years.

The Josiah Beckley House is not currently in a historic district. However, it was included in the former Individual Historic Properties District as being significant for its history.

The two-story brick house features an entry in the center of the front façade, brick end chimneys, and metal stars on the exterior that cap the end of tie rods. There is a large addition and garage located at the rear of the house, but the front and side elevations of the 1830s-era house appear to remain largely intact and unchanged, with the possible exception of the front entryway.

Staff feels that a historic plaque is appropriate for the Josiah Beckley House, located at 1709 Pontiac Street, based on the age of the house, the house's history, and the relatively unaltered appearance of the character-defining front elevation.

A motion was made by Ramsburgh, seconded by White, that the c. 1834 Josiah Beckley House at 1709 Pontiac Trail meets the criteria for a City of Ann Arbor Historic Building marker based on its age, historic and architectural significance, and contribution to the history of Ann Arbor.

On a voice vote, the Chair declared the motion carried.

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

Nays: 0

G-3 [12-1305](#)

Distribute Revised Design Guidelines for Review

Thacher explained that as part of the last HDC bylaws revisions and approval by City Council, the HDC can now approve their own Design Guidelines and they no longer have to go on to City Council. She said staff have taken several various guidelines, [such as the solar panel guidelines and window language] that had been reviewed and established over the last few years by the Commission and incorporated them into this revised edition. She asked the Commission to review the additions and revisions and bring any concerns or discussion on the document. She said once the Commission approves the document she will forward it to the State Historic Preservation Office for them to review the changes.

McCauley said that perhaps the Commission could be ready with the document by the next HDC meeting and address any issues.

Thacher reminded the Commission that they could always make additional changes after the document is approved, since the Commission is the body who does the approving.

The Commission unanimously agreed to Postpone taking action on the Revised Design Guidelines until the November 2012 HDC Meeting.

G-4 [12-1306](#) Annual Election of Officers - Report from Nominating Committee

White gave the Nominating Committee Report.

A motion was made by White, seconded by Beeson, that the Annual Appointment of Officers be as follows;

- Chairperson: Patrick McCauley**
- Vice Chairperson: Tom Stulberg**
- Secretary: Tom Bushkuhl**

On a voice vote, the Chair declared the motion carried.

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

Nays: 0

H APPROVAL OF MINUTES

H-1 [12-1307](#) Historic District Commission Meeting Minutes of the September 13, 2012

A motion was made that the Minutes be Approved by the Commission and forwarded to the City Council and should be returned by 1/7/2013. On a voice vote, the Chair declared the motion carried.

I REPORTS FROM COMMISSIONERS

J ASSIGNMENTS

Review Committee: Tuesday, November 13 at Noon for the November 15, 2012 Regular Session

Commissioners McCauley and Stulberg volunteered for the November Review Committee.

K REPORTS FROM STAFF

[12-1308](#) September 2012 HDC Staff Activities

Thacher gave a report on her staff approvals.

Thacher reported that the City's Sustainability Framework is now open for comments, and being reviewed by various Boards and Commissions as well as neighboring jurisdictions, and will be adopted by the City as part of its Master Plan.

Received and Filed

L CONCERNS OF COMMISSIONERS

Ramsburgh brought the Commission's attention to a building that is being proposed to be submitted for review for the corner site at East Huron Street and Division Street. She said since this project is adjacent to the Old Fourth Ward Historic District it will have a very high impact on the district and therefore behoves the Commission to look carefully at the project. She said the Design Review Board will be discussing the project at their meeting next week.

Bushkuhl said that there are now two projects; Zingerman's addition and the residential house that replaced the Bessenburg Book Bindery on North Fifth Avenue, that are shaping up and worth taking a closer look at. He suggested these projects might be good topics of discussion and reviewing them at the next HDC retreat.

Beeson noted that the old brick house on North Ashley, north of Kingsley, had been demolished, making room for a new development. He said, while the house was not in an historic district, it was sad to see an interesting house disappear. He added that the house still had the hitching post in the backyard.

M COMMUNICATIONS

N ADJOURNMENT

The meeting was unanimously adjourned.

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.