



# City of Ann Arbor

## Formal Minutes

### Historic District Commission

301 E. Huron Street  
Ann Arbor, MI 48104  
[http://a2gov.legistar.com/  
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Thursday, November 13, 2014

7:00 PM

City Hall, 301 E. Huron Street,  
Basement Conference Rooms

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#### **A** **CALL TO ORDER**

*Chair Stulberg called the meeting to order at 7:09 p.m.*

#### **B** **ROLL CALL**

*Jill Thacher called the roll.*

**Present:** 6 - Robert White, Ellen Ramsburgh, Patrick McCauley, Thomas Stulberg, Benjamin L. Bushkuhl, and John Beeson

**Absent:** 1 - Jennifer Ross

#### **C** **APPROVAL OF AGENDA**

*Chair Stulberg noted the following addition to the agenda; The Downtown Street Design Manual.*

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

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

*Chris Crockett, President of the Old Fourth Ward Association, spoke to the Commission about two historic buildings that have been lost in the Old Fourth Ward Historic District. She said they have been destroyed by the University of Michigan without as much as a fair thee well; the Historic District Commission was not informed and neither was the Old Fourth Ward Association. She stated the houses were located at 1021 East Huron Street, at the corner of Glen and East Huron Street, and the other house the George Dock House, on Cornwell Place. She said these houses could have been saved or moved, but no one was notified of the demolition plans to which she expressed her deep dismay. She said they are very concerned about the other Queen Ann houses on Cornwell Place that are also owned by the University, one being the Cornwell Mansion itself. She said Ray Detter and herself request the Historic District Commission to make a statement, pass a resolution, about saving the historic and material heritage of Ann Arbor. She said it has been a great source of consternation that the University of Michigan has*

*been such a bad neighbor and through these demolitions they have shown their hostility to this community and it is unwarranted, when they should be good people doing good things, working cooperatively with those residing in the community. She noted that they are graduates of the University of Michigan, and they are not saying they dislike the University of Michigan but they expect a higher standard of behavior from them, which they are not showing. She said they can act more responsibly, more humanly, and in a more neighborly fashion. She said they like to think the recent moving of the big oak tree near the business school was in part facilitated by the fact that those in the Old Fourth Ward Historic District made a huge issue over the possible damage to the 300 year iconic Burr Oak tree that is in Ray Detter's backyard on Division Street. She said they want an explanation from the University on their dismissiveness of the historic neighborhoods and its residents. She said the OFW is asking the Commission to make a resolution on saving the remaining historic properties in the Old Fourth Ward District. She said they have worked for decades to improve and beautify the neighborhood but it becomes an impossible job if they are met with this kind of hostility by the biggest institution here in town. She said this is no way to treat a neighbor.*

**E**      **HEARINGS**

**E-1**      **14-1599**      HDC14-239; 241 Murray Avenue - New Shed in Backyard - OWSHD

*Jill Thacher presented the following staff report:*

**BACKGROUND:**

*This 1 ½ story home first appears in the 1911 Polk City Directory as the home of Amos Worden, a carpenter. It features a hipped-roof front porch, and the back half of the house is a single story with a saltbox or catslide roof covering all. The house next door at 245 Murray was probably built as a twin, though it has since been significantly altered.*

**LOCATION:**

*The site is located on the east side of Murray Avenue, north of West Liberty and south of West Washington.*

**APPLICATION:**

*The applicant seeks HDC approval to install a 6'x9' cedar shed in the backyard.*

*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.*

*(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.*

*Retaining the historic relationship between buildings, landscape features, and open space.*

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

*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.*

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

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

*Residential Accessory Structures*

*Not Appropriate:*

*Introducing new structures or site features that are out of scale with the*

*property or the district or are otherwise inappropriate.*

**STAFF FINDINGS:**

1. *The shed's design is simple, with cedar siding, a cedar shake roof, double-leaf doors and a window. It will be installed on a 6' x 9' concrete slab. The house has no garage or other storage buildings. The shed's proposed location on the lot meets zoning setback requirements, which are a minimum of 3' from the side and rear property line.*

2. *Staff recommends approval of the application. The design, size, location, and materials of the shed are appropriate and will not detract from the historic character of the site and surrounding neighborhood.*

**REVIEW COMMITTEES REPORT AND RECOMMENDATIONS:**

*Commissioner Ramsburgh, along with Jill Thacher visited the site as part of their review.*

*Ramsburgh said she agreed with the staff report, noting that the shed size is appropriate with the small lot size and house. She asked if the tree that is located adjacent to the shed would clear the shed.*

**PUBLIC HEARING:**

*Thomas Marshall, 241 Murray Avenue, Ann Arbor, owner, was available to respond to the Commission's enquiries. He said they were very specific in measuring for the location of the shed since they did not want to do any damage to the nearby tree. He explained that there would be a 1 1/2 foot clearance between the shed and the tree.*

**Moved by Bushkuhl, seconded by White, that the Commission issue a certificate of appropriateness for the application at 241 Murray Avenue, a contributing property in the Old West Side Historic District, to construct a shed in the backyard as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 2 and 10 and the guidelines for building site, as well as the Ann Arbor Historic District Design Guidelines, particularly as they pertain to residential accessory structures.**

**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:** 6 - White, Ramsburgh, McCauley, Chair Stulberg, Vice Chair Bushkuhl, and Secretary Beeson

**Nays:** 0

**Absent:** 1 - Ross

**E-2 [14-1600](#)**

*Jill Thacher presented the following staff report:*

**BACKGROUND:**

*This brick craftsman bungalow was built in 1927 by Michael Elbanowski. It features a large front-facing dormer and gable-roofed wing on the south; four-over-one and three-over one windows, some with stained glass; decorative eave brackets; and brick columns supporting the gabled front entry roof.*

*The retaining wall is assumed to have been built at the same time as the house. The driveway and garage appear on 1940 aerial photographs. The portion of the driveway along the stone wall appears to have been dirt until sometime between 1998 and 2002, when it was paved with asphalt.*

**LOCATION:**

*The site is located on the west side of Broadway Street, north of Laird and opposite Baits Drive.*

**APPLICATION:**

*The applicant seeks HDC approval to rebuild a portion of a retaining wall along the driveway on the north side of the lot. The wall ranges in height from 0' at the front lot line to 11' tall at the garage. The stone section to be replaced extends back 61' from the front lot line.*

**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.*

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

#### *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.*

*From the Ann Arbor Historic District Design Guidelines:*

#### *Design Guidelines for Fencing and Walls*

##### *Appropriate:*

*Using brick or stone for new walls. Custom masonry products will be reviewed on a case-by-case basis.*

#### **STAFF FINDINGS**

- 1. The property owners have been concerned about the structural integrity of the retaining wall for at least several years. They had restricted parked vehicles to the front part of the driveway in order to lessen the pressure on the taller parts of the retaining wall. Last winter proved too much for it, though, and a large section of the stone wall washed out.*
- 2. The portion of the wall to be replaced is constructed of stones set in mortar. Current building code prevents the reconstruction of the wall in the same manner. Rather than rebuilding the wall to meet engineering requirements and then facing it with stone, which the applicant has stated is prohibitively expensive, this request has been made to replace it with a modern wall of engineered block with a stamped cobblestone appearance. This is obviously a departure from the traditional look of a stone wall; thus this application has been made to the HDC instead of a request for a staff approval.*
- 3. Per the Ann Arbor Historic District Design Guidelines, custom masonry will be reviewed on a case by case basis. Though the location and dimensions of the wall will remain the same, the proposed wall would not be mistaken for a historic site feature. The wall is not visible*

*from the south, but is very visible from the north. The building to the north is a non-historic church set far back on the lot. The church driveway parallels the retaining wall.*

*4. Staff has requested cost information on the proposed wall and a new wall with stone facing. Since the reason for the material change is financial, staff will make a recommendation to the HDC after receiving this information.*

**REVIEW COMMITTEES REPORT AND RECOMMENDATIONS:**

*Commissioner Ramsburgh, along with Jill Thacher visited the site as part of their review. Stulberg also visited the site.*

*Ramsburgh said she agreed with the staff report, specifically the feasibility of trying to recreate a stone wall. She said the property is very well maintained and she felt this solution is the most practical as well as most appropriate and will work fine.*

*Stulberg said he also visited the site and added that stone walls for retaining walls is not an integral part of the structure in any way, in terms of the historical impact of the house and the current wall, as it presents a monumental task for maintenance and needs to be replaced.*

**PUBLIC HEARING:**

*James Schraeth, Avalon Second Nonprofit Housing Corporation, 1327 Jones Drive, Suite 102, Ann Arbor, along with Architect, David Esau, Cornerstone Design, 310 Depot Street, Suite 2, Ann Arbor, were available to respond to the Commission's enquiries.*

**Moved by McCauley, seconded by White, that the Commission issue a certificate of appropriateness for the application at 1675 Broadway Street, a contributing property in the Broadway Historic District, to rebuild the stone portion of the retaining wall along the driveway on the north side of the lot. 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 fencing and walls, and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standard 9 and the Guidelines for Setting.**

**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:** 6 - White, Ramsburgh, McCauley, Chair Stulberg, Vice Chair Bushkuhl, and Secretary Beeson

**Nays:** 0

**Absent:** 1 - Ross

**E-3**     [14-1601](#)

HDC14-242; 120 East Liberty Street - New Business Sign - MSHD

*Jill Thacher presented the following staff report:*

**BACKGROUND:**

*This three-story brick commercial vernacular building was built in 1906 and is commonly known as the Pretzel Bell Building. Its original occupant was Martin Haller Furniture. The building features fixed double-pane windows, stone label molding and window sills, and a decorative brick cornice with corbelling. Sometime between 1981 and 1992 it appears that the first floor of the north (front) elevation was modified, with the window openings at 120 and 122 E Liberty decreasing in size. It appears that the sills were raised and the openings below were infilled with brick. Three windows were added and a doorway was relocated in the first floor of the east (side) elevation during this time period (see attached photos).*

*In April of 2013, the HDC issued a certificate of appropriateness (CofA) for new awnings, replacement windows, downlighting, and other work for the opening of the current restaurant. In 2012, they received a CofA to add three additional ground floor windows on the South Fourth Avenue elevation and modify the three windows on the east end of the East Liberty elevation.*

**LOCATION:**

*The building is located on the southwest corner of South Fourth Avenue and East Liberty Street.*

**APPLICATION:**

*The applicant seeks HDC approval to install a projecting sign on the second floor of the northeast corner of the building (at South Fourth Avenue and East Liberty).*



*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.*

*From the Ann Arbor Historic District Design Guidelines:*

*Design Guidelines for Signs*

*Appropriate:*

*Attaching signage through masonry joints, not masonry units, or through materials that can be easily repaired, such as wood, when the signage is removed.*

*Installing signage that is lit from external light fixtures above or below the sign.*

*Installing signage that is subordinate to the overall building composition.*

*STAFF FINDINGS*

*1. Per the drawings provided, the proposed sign is 12' tall, 2 ½' wide at the top and 4' wide at the base, and 1 ½' deep. Staff was initially concerned that the sign may be too big, but a comparison to existing signs puts the scale in a better perspective. For example, the Mash sign*

at 211 East Washington is 13 ½' tall and about 2' wide, and the Tapas sign on Aventura at 212 East Washington is 12 ½' by about 3 ½' (and installed on a two-story building, not a three-story building). It may be that the large number of letters in "Mezzavino" gives the impression that the sign is taller than it really is.

2. The sign is aluminum and vinyl, with exposed neon lighting. The location on the corner of the building is very prominent, but staff feels it doesn't impact any other historic resources. Neither the Federal Building across South Fourth Avenue, nor the building to the south of this one (formerly Maude's, soon to be Ruth's Chris) are in a historic district.

3. The size, materials, and colors of the Mezzavino sign are compatible with the historic building and neighborhood, and as conditioned, do not impact any character-defining feature of the building. The work is easily removable and reversible. The placement of the sign is generally aligned with the second floor windows, which is appropriate. The LED halo lighting and neon trim is interesting without being ostentatious.

4. Staff recommends approval of the application, with the condition listed below, since the size, scale, design, materials, and color of the proposed sign are compatible with the historic character of the building and has no negative impact on the surrounding historic resources.

#### REVIEW COMMITTEES REPORT AND RECOMMENDATIONS:

Commissioner Ramsburgh, along with Jill Thacher visited the site as part of their review. Stulberg also visited the site.

Ramsburgh said she agreed with the staff report, noting that the building is big and everything on the building is rather understated currently and didn't think that the new sign would detract but add interest. She felt the proposed placement is appropriate and the size is appropriate for the size of the building.

Stulberg said he agreed adding that the existing signage is muted given the protrusions. He didn't feel the proposed signage would detract from the existing character.

#### PUBLIC HEARING:

Kevin Budgjo, 7375 Steeplechase Court, Saline, was available to respond to the Commission's enquiries.

**Moved by Ramsburgh, seconded by White, that the Commission issue a certificate of appropriateness for the application at 120 East Liberty Street in the Main Street Historic District to install a**

projecting “Mezzavino” sign on the second floor of the corner of the building, on the following condition: all new mounting hardware must be installed through mortar joints, not masonry units. The work as conditioned is compatible in exterior design, arrangement, materials, and relationship to the building 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 9 and 10, and the guidelines for Storefronts.

*COMMISSION DISCUSSION:*

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

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

**Certificate of Appropriateness was Granted.**

**Yeas:** 6 - White, Ramsburgh, McCauley, Chair Stulberg, Vice Chair Bushkuhl, and Secretary Beeson

**Nays:** 0

**Absent:** 1 - Ross

**E-4**     [14-1602](#)

HDC14-237; 436 Third Street - New Windows, Doors, Decks, Patios - OWSHD

*Jill Thacher presented the following staff report:*

**BACKGROUND:**

*This stately Queen Ann appears to have been used as a duplex at least as early as 1894, when the house was number 40 and number 42 Third Street. Mary Baessler, widow of John, resided in 40, and Jonas Beck, a carpenter, lived in 42, per the Polk City Directory. In 1898 when addresses were renumbered it was given the single address of 436. Sometime between 1899 and 1908 a one-story wing was added to the north side of the two-story house.*

*What staff is calling a “carriage house” is not shown on the 1899 Sanborn map, but appears on the 1908 and 1916 Sanborn maps as a two-story barn with a one-story addition on the north end. The 1925 Sanborn shows the one-story concrete addition on the south end that was built as an ice cream factory. By 1970, the carriage house was used as a warehouse and the ice cream factory was a “detergent lab”. The*

*one-story addition had been removed. The second floor, with its gambrel roof, was added by John Stafford in the 1980s.*

**LOCATION:**

*The site is located on the west side of Third Street, south of West Liberty and north of West Jefferson.*

**APPLICATION:**

*The applicant seeks HDC approval to 1) construct a new front porch and second floor balcony on the east elevation of the shop, and infill the second floor opening with a slider window; 2) construct a new dormer on the west (rear) elevation, and re-side the rear elevation with cementitious lap siding; 3) construct a new deck and new side door in a new opening on the north elevation of the shop; 4) construct new windows in new openings on the second floor of the south elevation and first floor east elevation of the carriage house, and replace a non-original casement window on the second floor east elevation with a pair of double-hung windows, and install a new window in an existing opening on the first floor north elevation of the carriage house; and install a new skylight and three light tubes on the commercial building roof; 5) add a large area of patio pavers between the main house and the commercial building; 6) install new bulkhead doors and extend the shop roof; and 7) remove three shed roofs, one on the north side of the building and two on the north wall of the shop.*

**APPLICABLE REGULATIONS:**

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

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

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

*(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):*

#### *Entrances and Porches*

##### *Recommended:*

*Designing and installing additional entrances or porches on secondary elevations when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character-defining elevations.*

##### *Not Recommended:*

*Cutting new entrances on a primary elevation. Altering utilitarian or service entrances so they appear to be formal entrances by adding panelled doors, fanlights, and sidelights.*

*Introducing a new entrance or porch that is incompatible in size, scale, material, and color.*

#### *Building Site*

##### *Recommended:*

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

##### *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.*

#### *Windows*

##### *Recommended:*

*Designing and installing additional windows on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.*

##### *Not Recommended:*

*Introducing a new design that is incompatible with the historic character of the building.*

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

#### *Doors*

*Not Appropriate:  
Installing a new door opening.*

#### *Windows*

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

*Changing the number, location, and size or glazing pattern of windows by cutting new openings, blocking-in, or installing replacement sash which does not fit the historic opening.*

#### *STAFF FINDINGS:*

- 1. The applicant hopes to convert a commercial structure that has been most recently used for a carpentry office, workshop, and storage into two dwelling units. Simultaneously, the main house would be converted from four units down to two, keeping the number of housing units on the site the same but permanently removing the commercial use. No alterations are proposed to the exterior of the main house at this time.*
- 2. The changes to the former ice-cream factory are appropriate. Much of the work is removing small add-ons that have no historic significance. The work on the second floor is inconspicuous (windows, skylights, roofline). The second floor sliding barn door will remain, though the opening will be infilled with a wood slider window. A new single-light wood entry door is proposed to be added near the inner corner. Since the location is inconspicuous, staff feels it is appropriate.*
- 3. On the carriage house, which is the older of the two parts of the structure, a new wood double-hung window is proposed to be installed under the front porch to the right of the front door. Since the character of the carriage house has already been changed to a residential appearance, and since this is a secondary building, and since it's not visible from the street, staff finds this addition acceptable. Replacing the large casement window in the front gable with a pair of doublehung windows is appropriate and will help improve the balance of the overall*

*balance of the front of the building. The new window on the north elevation would be installed in an existing window opening that is currently boarded over without sashes. The large dormer on the back is largely blocked from sight from neighbors' backyards because of a large garage located near the rear lot line. The new windows are proposed to be clad, since maintenance on the back of the building is more difficult because of the zero lot line in back.*

*4. The replacement porches and new deck are appropriate. Since the building has no yard behind it, a small deck tucked into the corner will not negatively affect the building and is completely reversible.*

*5. Staff believes that the proposed work meets the Secretary of the Interior's Standards, the Secretary of the Interior's Guidelines for Rehabilitation, and the Ann Arbor Historic District Design Guidelines.*

#### **REVIEW COMMITTEES REPORT AND RECOMMENDATIONS:**

*Commissioner Ramsburgh, along with Jill Thacher visited the site as part of their review. Stulberg also drove by the site.*

*Ramsburgh said she agreed with the staff report, adding that the changes that have already occurred on the site, such as the changes to the carriage house, have erased the historic character and the proposed changes don't further take away from that aspect of the building. She said currently as you go into the yard the rear structure reads as a carriage house and not as a barn, except for the gables and center beam that was once used when it was a barn. She said the ice cream factory building is already so altered that the proposed changes 'clean up' that building and make sense. She said she didn't feel that the proposed changes will negatively impact the neighboring properties.*

*Stulberg said the site is quite eclectic, when seeing how it has been altered and changed over time. He said the context of the site would not be affected since the character of the site is eclectic to begin with.*

#### **PUBLIC HEARING:**

*Damian Farrell Design Group, 359 Metty Drive 4A, Ann Arbor, Architect, was available to respond to the Commission's enquiries.*

*Ed Smith, co-owner, was also available to explain the application to the Commission.*

**Moved by Bushkuhl, seconded by White, that the Commission issue a certificate of appropriateness for the application at 436 Third Street, a contributing property in the Old West Side Historic**

District, to 1) construct a new front porch and second floor balcony on the east elevation of the shop, and infill the second floor opening with a slider window; 2) construct a new dormer on the west (rear) elevation, and re-side the rear elevation with cementitious lap siding; 3) construct a new deck and new side door in a new opening on the north elevation of the shop; 4) construct new windows in new openings on the second floor of the south elevation and first floor east elevation of the carriage house, replace a non-original casement window on the second floor east elevation with a pair of double-hung windows, install a new window in an existing opening on the first floor north elevation of the carriage house; and install a new skylight and three light tubes on the commercial building roof; 5) add a large area of patio pavers between the main house and the commercial building, under the condition that one or more simple bollards are added to prevent vehicles from parking in the backyard; 6) install new bulkhead doors and extend the shop roof; and 7) remove three shed roofs, one on the north side of the building and two on the north wall of the shop, as proposed. 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 standards 1, 2, 9 and 10 and the guidelines for additions and building site; and the Ann Arbor Historic District Design Guidelines for additions.

*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:** 6 - White, Ramsburgh, McCauley, Chair Stulberg, Vice Chair Bushkuhl, and Secretary Beeson

**Nays:** 0

**Absent:** 1 - Ross

**F UNFINISHED BUSINESS**

**G NEW BUSINESS**



G-1 Ann Arbor Downtown Street Design Manual

*Amber Miller, Downtown Development Authority, and Bob Doyle, Smith Group JJR, presented the Ann Arbor Downtown Street Design Manual.*

G-2 [14-1603](#) 614 South First Street Garage Status and Discussion of Outbuilding Standards

*Jill Thacher presented the report on the garage.*

*The members of the Commission took into consideration the presented garage status and discussed the matter.*

**Moved by Stulberg, seconded by White, that the garage at 614 South First Street is a contributing structure in the Old West Side Historic District. On a roll call, the vote was as follows with the Chair declaring the motion carried.**

**Yeas:** 6 - White, Ramsburgh, McCauley, Chair Stulberg, Vice Chair Bushkuhl, and Secretary Beeson

**Nays:** 0

**Absent:** 1 - Ross

G-3 [14-1604](#) 415 West Washington Street Status Discussion

*Jill Thacher presented the report on the buildings at 415 West Washington Street.*

*The members of the Commission took into consideration the presented buildings' status and discussed the matter. They requested to bring the item back for further discussion at the next meeting.*

G-4 [14-1605](#) Election of Officers

*White gave the Nominating Committee Report.*

**White asked for a unanimous vote to keep the existing slate of officers for the following year, as follows:**

**Chairperson: Tom Stulberg**

**Vice Chair: Ben Bushkuhl**

**Secretary: John Beeson**

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

**H**      **APPROVAL OF MINUTES**

**14-1606**      Minutes of the October 9, 2014 HDC Meeting

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

**I**      **REPORTS FROM COMMISSIONERS**

**J**      **ASSIGNMENTS**

**Review Committee: Monday, December 8, 2014, at Noon for the December 11, 2014 Regular Meeting**

*Commissioners Beeson and Stulberg volunteered for the December Review Committee, with Ramsburgh as alternate.*

**K**      **REPORTS FROM STAFF**

**14-1607**      October 2014 HDC Staff Activities

*Thacher reviewed the report with the Commission.*

**L**      **CONCERNS OF COMMISSIONERS**

*Stulberg noted the concern about the University of Michigan demolishing historic structures.*

*The Commission discussed the matter, and agreed that the City's liasion committee should review the matter with the University.*

*White noted that when historic properties are purchased by the University they are no longer in a historic district but become surrounded by historic district.*

**M**      **COMMUNICATIONS**

**14-1608**      Various Communications to the HDC

*Stulberg informed the Commission and the public that Architectural*

*Salvage was a great source for anyone looking for salvaged historical material such as slate.*

*Bushkuhl commented on the ongoing work at the Anson Brown Building.*

*Stulberg gave an update of the project, noting that the building is not in a historic district.*

**N      ADJOURNMENT**

**The meeting was unanimously adjourned at 10:23 p.m.**

**Thomas Stulberg  
Chairperson the Historic District Commission**

**Mia Gale  
Recording Secretary**

*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/VideoOnDemand.aspx](http://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](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.*