



City of Ann Arbor
Formal Minutes
Historic District Commission

301 E. Huron Street
Ann Arbor, MI 48104
[http://a2gov.legistar.com/
Calendar.aspx](http://a2gov.legistar.com/Calendar.aspx)

Thursday, October 8, 2015

7:00 PM

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

A **CALL TO ORDER**

Chair Tom Stulberg called the meeting to order at 7:10 p.m.

B **ROLL CALL**

Jill Thacher called the roll.

Staff Present: Jill Thacher

Present: 6 - Robert White, Ellen Ramsburgh, Thomas Stulberg,
Benjamin L. Bushkuhl, John Beeson, and Evan Hall

Absent: 1 - Jennifer Ross

C **APPROVAL OF AGENDA**

The agenda was unanimously approved as amended.

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

E **HEARINGS**

E-1 **15-1226** HDC15-158; 537 Second - New Garage -- OWSHD

Jill Thacher presented the following staff report:

BACKGROUND:

This two-story gable-fronter features a cut stone foundation, side entry bump-out, and wrap-around front porch. It first appears in the 1898 Polk City Directory as the home of Frederick Radke, a carpenter. Radkes are listed occupying the house until at least 1940.

LOCATION:

The site is located on the east side of Second Street, south of West Jefferson and north of West Madison.

APPLICATION:

The applicant seeks HDC approval to construct a 20' x 24' garage in the backyard in the same location as an earlier garage.

APPLICABLE REGULATIONS:

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

(2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

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

(10) New additions and adjacent or related new construction 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 garage is proposed to be clad in either cementitious 4" lap siding or wood board and batten, either of which would be appropriate. The roll-up garage door on the west elevation is steel, the person door on the front is fiberglass with a half light, and the windows are Andersen 200 series vinyl-clad wood. The east elevation mirrors the west elevation minus the doors, and the north elevation has no openings.*

2. *The design of the proposed garage is simple and straightforward. The materials are appropriate and compatible with neighboring structures and the district. The location, 20' behind the house, is alongside the neighbor's large two-story garage and in the same location as an earlier garage that appears on the 1925 Sanborn Map (see also the site drawing). The lot is 66' x 132' and large enough to support a two-car, 1 ½ story garage.*

3. *Staff recommends approval of the application. The design, materials, and location are compatible with the historic home and do not distract from it or neighboring historic resources.*

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

Ramsburgh reported that she agreed with the staff report, noting that during the site visit the foundation of the previous garage was still visible. She said the alignment of the door with the garage next door, as well as garages on right and left of this lot is appropriate, and she felt it meets all the Secretary of Interior Standards.

Stulberg agreed.

PUBLIC HEARING:

Kyle Rhodes, 738 Miller, Ann Arbor, applicant was present to respond to enquiries from the Commission.

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

Moved by White, seconded by Beeson, that the Commission issue a certificate of appropriateness for the application at 537 Second Street, a contributing property in the Old West Side Historic District, to construct a two-car garagethat could be setback between 20 and 25 feet from the rear of the house. The work as proposed 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, 9, 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 Granted

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

Nays: 0

Absent: 1 - Ross

E-2 [15-1227](#) HDC15-160; 223 Third - Backyard Shed -- OWSHD

Jill Thacher presented the following staff report:

BACKGROUND:

This gable-fronter features corner returns, a stuccoed full-width front porch with round half-height columns, and wood lap siding and trim. The house is a condominium unit that is part of a larger site that includes the house next door to the south and the St. Paul Lutheran Church.

LOCATION:

The site is on the east side of Third Street, opposite Krause Street.

APPLICATION:

The applicant seeks HDC approval to construct an 8'x12' 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 cementitious lap siding with 3 1/2" exposure to match the house, wood double doors, cornice returns, and wood barn sash windows on the south and east sides. The drawings show the footprint as 8' by 10' and 8' by 12', but staff feels either size would be appropriate.*
- 2. The house has two dedicated parking spaces in the parking lot behind the house, but no garage or other exterior storage. The shed would be 3' from the property lines in the back (northeast) corner of the lot.*
- 3. Staff recommends approval of the application and believes that the design, size, location, and materials of the shed are appropriate and will not detract from the historic character of the surrounding neighborhood.*

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

Ramsburgh reported that when they visited the site it was very much the way staff described it and the proposed location for the shed is way back in the corner of the lot that backs up to the 413 Washington, the City owned lot, so it won't be disturbing any neighbors and is set back appropriately from the lot lines. She said it is a simple structure.

Stulberg added that there is no other outside storage facility on this parcel and the proposed location would be the most appropriate.

PUBLIC HEARING:

David Mieras, 223 Third Street, Ann Arbor, was present to respond to enquiries from the Commission.

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

Moved by Ramsburgh, seconded by White, that the Commission issue a certificate of appropriateness for the application at 223 Third Street, a contributing property in the Old West Side Historic District, to construct a new 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 Granted

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

Nays: 0

Absent: 1 - Ross

E-3 [15-1228](#) HDC15-164; 201 Glen - New Hotel - OFWHD ITEM WITHDAWN

PUBLIC HEARING:

Julie Ritter, 920 Catherine St, Ann Arbor, Old Fourth Ward Historic District, said developers use the height and massing of the nearby University structures as justification for their proposed tall buildings. She said a hotel will change the character of their neighborhood, even with this peninsula surrounded by University properties. She said in the evenings and weekends it gets very quiet when everyone goes home, and if a hotel goes in here it will change the character forever, of their neighborhood, with events going on in the evenings and week-ends and that will require lots of parking.

E-4 [15-1229](#) HDC15-167; 120 W Washington - New Business Sign -- MSHD

Jill Thacher presented the following staff report:

BACKGROUND:

This three-story brick building was constructed in 1908 with five storefronts: 114, 116, 118, and 120 West Washington, and 117 South Ashley around the corner. The building wraps around two sides of 122 West Washington (formerly the Del Rio), which was constructed much earlier. The original occupant of 117 West Ashley and 120 West Washington was M. Staebler's grocery store. A major fire in 1975 gutted half of the building and took two years to rebuild. The front facades at 118-120 W Washington and 117 S Ashley were altered to their present appearance in 1976. That half of the building was occupied for 67 years by the Old German restaurant, until 1995 when the restaurant closed and the current occupant, Grizzly Peak, moved in. (See related articles at end of staff report.)

LOCATION:

The site is near the corner of West Washington Street and South Ashley Street.

APPLICATION:

The applicant seeks HDC approval to install a non-illuminated blade sign in place of an existing bracket sign.

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:

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 subordinate to the overall building composition.

STAFF FINDINGS

1. *A new sign is proposed to replace an existing bracket sign. Because the proposed sign (38" wide x 44" tall) is larger than the current one (44" wide x 27" tall), it could not be considered for a staff approval.*
2. *The plans note that the sign will be mounted in mortar joints. Even though it's larger overall, the proposed sign would not project as far over the sidewalk as the current sign. The sign is mounted between two fixed brick canopies, so two aluminum arms are used to extend the sign beyond the canopies. The sign plus the arms may not exceed 4', per sign codes. The faces are wood with raised lettering and designs. No lighting is proposed on the sign.*
3. *Staff recommends approval of the new sign. It is an appropriate size, design, and material, and is compatible with the historic structure and neighborhood. No character-defining features of the building will be impacted, and the location on the building is appropriate.*

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

Ramsburgh reported that when they visited the site and saw the placement location on the building itself, this existing sign extends out further than allowed by the sign ordinance and this proposed replacement sign would correct that as it would be per the sign code.

Stulberg agreed.

PUBLIC HEARING:

Kevin Short, Huron Sign Company, 663 South Mansfield Street, Ypsilanti, was present to respond to enquiries from the Commission.

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

Moved by White, seconded by Beeson, that the Commission issue a certificate of appropriateness for the application at 120 West Washington Street, a contributing structure in the Main Street Historic District, to install a wood blade sign on the front of the building, as proposed. The work 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 for signs, and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 9 and 10, and the guidelines for 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 Granted

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

Nays: 0

Absent: 1 - Ross

E-5 [15-1230](#)

HDC15-166; 436 Third - New Siding, Door Opening - 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.

In November, 2014 the HDC approved a new front porch and balcony on the shop, a dormer on the rear, a deck and entry door, new windows and skylights in existing and new openings, a paver patio, bulkhead doors, and the removal of some non-original elements.

In April, 2015, the HDC approved a new double-hung window in a new opening on the east elevation of the carriage house, and to add three flat and two tube skylights to the rear (west) facing roof.

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: remove a rear fire-escape stair and replace the door leading to it with a double-hung wood window, install a porch light on the front porch, and install a new wood door in a new opening on the existing garage, all on the main house; and extend an existing shed roof and install beveled wood siding over the existing tongue and groove horizontal siding on the duplex building.

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.

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.

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.

Wood

Recommended:

Designing and installing a new wood feature such as a cornice or doorway when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Not Recommended:

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

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

Windows

Not Appropriate:

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.

Doors

Not Appropriate:

Installing a new door opening.

STAFF FINDINGS:

1. Removing the non-original rear egress stair and converting the non-original door opening to a window is entirely appropriate. The wood window proposed to be used is compatible with the existing structure, and its location at the midpoint of the exterior wall should distinguish it as non-original.

2. The proposed new wood door has a half-lite with two panels below. The location makes sense to give access to the backyard, garage, and interior of the house. The front porch light is an appropriate style.

3. On the duplex, the shed roof extension's proposed tie-in with the front porch roof on the carriage house is more visually appealing than the current lonely piece of shed roof. From a performance standard, extending the shed roof will help shed water from the steeply-pitched gambrel roof and keep it off the walls and away from the foundation.

4. *The existing wood siding has many gaps and cracks and was not intended to be installed horizontally (it should be a vertical siding). The building's new use as a residential duplex necessitates a siding surface that performs better than the current one. It is not known whether the existing horizontal siding dates to the period of significance, though staff suspects not since there have been many, many alterations to this building in the past. New siding could be the same pattern installed vertically, but it is staff's opinion that that would change the look and feel of the structure more than installing horizontal lap siding with the same reveal as the horizontal siding would. The new siding would be installed over the top of the existing. The applicant proposes to remove the existing trim, pack it out, and reinstall it to maintain the existing trim proportion.*

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 COMMITTEE REPORT AND RECOMMENDATIONS:

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

Commissioner Ramsburgh said it was very helpful to visit the site, to see that removing the stair on the northern side of the house would improve the look of the house as well as being able to see the lines of the house. She said replacing the door with a window would mean that they wouldn't be opening up a new space and the addition of a door on the back of the garage would be appropriate since it wouldn't be seen from the front. She said it was helpful to see a sample of what the lap siding would look like on the carriage house and reads more appropriately and helps keep the look the same and allows the original siding to remain underneath for the future. She added that wrapping the shed roof around not only helps correct a water drainage issue, but helps keep the roof line the same instead of having it at different heights. She said the front light was also appropriateness. She felt the proposed work is an improvement to the historic buildings.

Stulberg added that it was helpful to visit the site to be able to see the water damage that the existing siding is creating; he said corrective measures are needed, and the shed roof will also help with the architectural element that the two structures are from two different eras.

PUBLIC HEARING:

Clay Scott, 436 Third Street, Arbor, co-owner, was present to respond to enquiries from the Commission.

Tresna Taylor, architect for the project, was also present to respond to enquiries.

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

Moved by Beeson, 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 remove a rear fire-escape stair and replace the door leading to it with a double-hung wood window, install a porch light on the front porch, and install a new wood door in a new opening on the existing garage, all on the main house; and extend an existing shed roof and install beveled wood siding over the existing tongue and groove horizontal sheathing on the duplex building. 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 windows; and the Ann Arbor Historic District Design Guidelines for windows.

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 Granted

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

Nays: 0

Absent: 1 - Ross

E-6 [15-1231](#) HDC15-182; 442 Second - Rear Addition - OWSHD

Jill Thacher presented the following staff report:

BACKGROUND:

This house began as a small 1 ½ story Greek revival structure which appears on the 1866 birdseye map. It is listed in the 1868 City Directory as the home of carpenter John George Lutz and his wife Agatha. Their descendents lived in the house until 1925. According to later birdseye maps, the north and rear wings were added by 1880 and the two-story Queen Ann addition was added by 1890. The original porch between the two front wings appears on the 1899 Sanborn map, but its cobblestone base and short square columns indicate that it was probably remodeled in the 1920s.

In 1989 the HDC issued a certificate of appropriateness to restore the front porch which had been illegally enclosed by a previous owner, and asbestos siding was removed at around that time.

In 2010 the HDC issued a certificate of appropriateness to remove a rear addition and build a two-story rear addition, but the work was not done and the approval expired in 2013.

LOCATION:

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

APPLICATION:

The applicant seeks HDC approval to remove a modern rear addition and construct a 673 square foot, single-story rear addition with a new back deck, and add two wall dormers on the historic part of the house.

APPLICABLE REGULATIONS:

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

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

(5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be

preserved.

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

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

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

Additions

Recommended:

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

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

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

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

Not Recommended:

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

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

*Building Site**Recommended:*

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

Retaining the historic relationship between buildings and the landscape.

Not Recommended:

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

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

*Guidelines for All Additions**Appropriate:*

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

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

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

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

Not Appropriate:

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

STAFF FINDINGS:

- 1. The existing one-story rear addition is the modern reconstructed*

version of an earlier wing in the same footprint that dated back to the period of significance. The proposed addition is 673 square feet, and the pre-1944 floor area of the house was 1646 square feet, per the applicant. Per the city assessor, the current floor area is 1577 square feet.

2. The homeowner would like to remove the rear wing and build a roughly rectangular addition across the back of the house. It would be inset from the rear corners of the house, and would require the removal of a non-original chimney and bathroom window. No unique architectural features would be impacted, and the rear-facing Greek revival gable would be retained.

3. The project is similar to the previously approved addition to this house, but without the second floor component and instead proposing two wall dormers on the existing rear Greek revival wing. Staff is only tentatively supportive of the wall dormers. They certainly make a small, difficult space more usable, and aren't visible from the street, but they also alter the historic character of the Greek revival kneewall windows.

4. Materials include wood siding to match what's on the house now, a parge-coated foundation, and aluminum-clad Jeld-wen windows. Staff's opinion is that the wood siding is appropriate and will help tie the addition in to the historic house, while the design and other materials make very clear that this is a modern addition.

5. Staff believes the work is sensitive to the neighborhood and generally meets the Ann Arbor Historic District Design Guidelines and the Secretary of the Interior's Guidelines and Standards for Rehabilitation.

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

Ramsburgh reported this house is interesting in that it does reveal the different eras with the additions clearly demarcated. She said the Greek revival style house will still be visible from the backyard, the dormers that do interrupt the side and walls of the Greek revival house are not visible from the street and in order to make the house livable this addition is important. She said it was also helpful to go inside the house to see how the stairs leading to the second floor are very narrow and steep and aren't code compliant and end up in the middle of the room upstairs. She said she liked the proposed addition in that it is one story and takes its queue

from the front of the house, and she felt it meets the Secretary of the Interior's Standards and will make the house more livable for the family.

Stulberg said the house is very interesting and very nice and he too liked the way the dormers are positioned so they are not visible from the front. He said it does mean a lot to preserve the Greek revival lines and be able to appreciate that from the rear of the house. He felt it was better to add dormers than a 2 story addition to the rear of the building.

PUBLIC HEARING:

Jim Acheson, Acheson Builders, 1483 Newport Road, Ann Arbor, was present to respond to enquiries from the Commission.

Miles Putnam, 442 Second Street, Ann Arbor, owner, was also present and provided letters of support from their neighbors.

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

Moved by Bushkuhl, seconded by White, that the Commission issue a certificate of appropriateness for the application at 442 Second Street, a contributing property in the Old West Side Historic District, to remove a modern rear addition and construct a 673 square foot, single-story rear addition with a new back deck, and add two wall dormers on the historic part of the house, 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 2, 5, 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 Granted

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

Nays: 0

Absent: 1 - Ross

E-7 [15-1232](#) HDC15-183; 302 E Liberty - New Side Door Opening - ELSHD

Jill Thacher presented the following staff report:

BACKGROUND:

This Dutch colonial revival was built in 1908 and first occupied by Joseph Parker and Joe's Saloon. It features a gambrel center gable with a Palladian window and full-width front porch with Ionic columns. The building was occupied for many years by the Herb David Guitar Studio.

Numerous certificates of appropriateness have been issued for the property, most recently HDC approval in 2011 for continuous soffit vents and light-colored roofing, a staff approval in 2008 to replace failed wood siding on the west elevation, porch repairs in 2004, and a rear addition in 1995.

In September, 2015 the HDC issued a certificate of appropriateness for a new sign and new mechanical equipment on roof of the rear wing.

LOCATION:

The site is located on the southeast corner of East Liberty Street and South Fifth Avenue.

APPLICATION:

The applicant seeks HDC approval to install a new door in a new opening on the east elevation, to accommodate a new interior lift for barrier-free access.

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 paneled doors, fanlights, and sidelights.

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

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

Doors

Not Appropriate:

Installing a new door opening.

STAFF FINDINGS:

1. *The proposed door is a steel slab with wood framing painted to match the house. It would be installed near the back of the east elevation, below the fire escape. The historic side door cannot accommodate the lift because it is in a stairwell leading to the basement. A door further back is too high and would require a ramp, which there is not enough room to install along the side of the house. A change in the materials of the foundation (from stone to CMU) suggests that the proposed door is on a newer rear addition to the house. The new location of the displaced electrical meter is not indicated.*
2. *The door's location is nearly out of sight from the sidewalk. Staff's opinion is that this additional door opening will not affect the historic building, and will provide important access to those not able to navigate stairs.*
3. *Staff believes the work is compatible with the existing structure, neighboring buildings, and the surrounding historic district, and meets the Secretary of the Interior's Standards and Guidelines and the Ann Arbor Historic District Design Guidelines.*

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

Ramsburgh agreed with the staff report, and appreciated the search to make this accessible as well as have it comply with the Secretary of the Interior's guidelines. She said she felt that there should be a note made about the signage that if it is required, it be left up to staff to approve.

Stulberg felt this proposed option was the best one for the situation.

PUBLIC HEARING:

Van Hunsburger, 2000 Hogback Suite 3, Ann Arbor, architect for the project, was present to respond to enquiries from the Commission.

Matthew Krichbaum, 221 N. Main Street, Ann Arbor, owner, was also present to respond to enquiries.

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

Moved by Hall, seconded by Bushkuhl, that the Commission issue a certificate of appropriateness for the application at 302 E. Liberty Street, a contributing property in the East Liberty Historic District, install a new door in a new opening on the east elevation, to accommodate a new interior lift for barrier-free access. 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, 2, 9 and 10 and the guidelines for entrances and porches, as well as the Ann Arbor Historic District Design Guidelines, particularly as they pertain to doors.

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 Granted

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

Nays: 0

Absent: 1 - Ross

F UNFINISHED BUSINESS

G NEW BUSINESS

15-1233 Nominating Committee Report and Election of Officers

The Nominating Committee said if current officers had only served one term in their current position, they could continue serving a second term.

Commissioner White moved to nominate Stulberg as Chair, Bushkuhl as Vice Chair, and Beeson as Secretary. The motion was

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

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

Nays: 0

Absent: 1 - Ross

H APPROVAL OF MINUTES

15-1235 Minutes of the September 10, 2015 HDC Meeting

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

I REPORTS FROM COMMISSIONERS

J ASSIGNMENTS

Review Committee: Monday, November 9, 2015, at noon for the November 12, 2015 Regular Meeting

Commissioners Stulberg and Bushkuhl volunteered for the November Review Committee.

K REPORTS FROM STAFF

15-1234 September 2015 HDC Staff Activities

Commissioner White thanked Jill Thacher for all her hard work on historic reviews and research as well as guiding people in their projects of historic homes in Ann Arbor. The Commission agreed.

Received and Filed

L CONCERNS OF COMMISSIONERS

Beeson asked about the deck on Liberty Street.

Thacher said the deck had not yet been replaced and she hoped to have

an update for the Commission next month.

Ramsburgh asked how violations are most often found.

Thacher said she oftentimes sees things as she walks through the City with her husband, as well as receiving calls from concerned citizens who keep a look out over the historic districts, as well as receiving complaints from neighbors, and City rental housing inspectors who monitor and inspect rental properties every three years.

M **COMMUNICATIONS**

15-1236 Various Communications to the HDC

Received and Filed

N **ADJOURNMENT**

The meeting was unanimously adjourned at 8:56 p.m.

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

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

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

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