



City of Ann Arbor
Formal Minutes
Historic District Commission

301 E. Huron Street
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Thursday, September 11, 2014

7:00 PM

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

A **CALL TO ORDER**

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

B **ROLL CALL**

Jill Thacher called the roll.

Present: 5 - Robert White, Patrick McCauley, Thomas Stulberg, John Beeson, and Jennifer Ross

Absent: 2 - Ellen Ramsburgh, and Benjamin L. Bushkuhl

C **APPROVAL OF AGENDA**

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

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

E **HEARINGS**

- E-1** **[14-1354](#)** HDC14-174; 1113 West Liberty Street - One Story Rear Addition - OWSHD
Commissioner McCauley recused himself from discussion and taking action due to a financial involvement with the owner. He left the room.

Jill Thacher presented the following staff report:

BACKGROUND:

This 2 ½ story home is clad in glazed brick and sports a clay tile roof. It was constructed in 1917 as a spec home, and Mrs. Tillie C. Klais (widow of Charles) was the first occupant. It was originally numbered 1213 West Liberty. The home also features a full-width stone front porch and six-over-one double-hung windows.

LOCATION:

The site is located on the south side of West Liberty, between Eberwhite Boulevard and Crest Avenue.

APPLICATION:

The applicant seeks HDC approval to remove a rear partially-enclosed porch and replace it with a one-story rear addition that contains access to the basement stairs, a pantry, and half bath.

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.

(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.

Designing a new addition so that the size and scale in relation to the historic property are out of proportion.

STAFF FINDINGS:

- 1. Attached to the rear of the house is a shed-roofed porch that is open on the rear-facing side. It may have been fully enclosed at one time (which would help explain the west-facing door on the side of the porch). The porch appears on the 1925 Sanborn map.*
- 2. The homeowners are requesting to remove this porch and construct a single-story addition across the back of the house. The addition is 20' wide and ranges from 8' to 14' deep. The addition would be slightly inset from the southwest corner of the house, and slightly overshoot the southeast corner. The design of the one-story addition is modern and distinct from the remainder of the house. It would be clad in horizontal wood siding with wood double-hung windows. Some of those windows are six-over-one double hungs, similar in style to the historic windows on the house, but this is not problematic since the addition is clearly modern. Those windows have applied interior and exterior muntins. Two rear door openings would be incorporated into the addition (and obscured by it). The existing rear door would be restored and re-used on the addition, with three fixed clerestory windows above it.*
- 3. The location of the addition is appropriate and subordinate to the existing house. It is on an inconspicuous elevation, and does not negatively impact the relationship between this building, neighboring buildings, and the landscape.*
- 4. 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'S REPORT AND RECOMMENDATIONS:

Commissioners Ross and McCauley visited the site as part of their review.

Ross said she supports staff's recommendation and characterization of the project. She said the enclosed rear porch did not seem to have any character defining features or architectural features that would be lost by its removal. She said the new addition seems to be well placed and she didn't believe it would be visible from the right-of way. She said it is small in comparison to the home itself and the use of the material will clearly mark it as a new addition and be subordinate to the beautiful brick of the house itself. She said it is a well-planned and tasteful addition and she supports the application.

PUBLIC HEARING:

Dick Mitchell, 1113 West Liberty, Ann Arbor, owner, was present to respond to the Commission's enquiries.

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

A motion was made by Beeson, seconded by White, that the Commission issue a certificate of appropriateness for the application at 1113 W Liberty Street, a contributing property in the Old West Side Historic District, to construct a one-story rear addition, 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, 9 and 10 and the guidelines for additions and building site; and the Ann Arbor Historic District Design Guidelines for additions.

(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.

COMMISSION DISCUSSION:

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

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

Certificate of Appropriateness was Granted.

Yeas: 4 - White, Chair Stulberg, Secretary Beeson, and Ross

Nays: 0

Absent: 2 - Ramsburgh, and Vice Chair Bushkuhl

Recused: 1 - McCauley

E-2 [14-1355](#) HDC14-175; 1530 Hill Street - Second Story Rear Addition - WHHD

Jill Thacher presented the following staff report:

BACKGROUND:

The Baldwin/Hall House was most likely built in 1847 when Deacon J.D. Baldwin moved to Ann Arbor from New York. (Baldwin's maternal grandfather participated in the Boston Tea Party. While dressed as an Indian, he threw tea overboard from the ship in Boston Harbor.) The house originally sat on 154 acres of farmland on which Baldwin grew treefruit and berries. In 1876 he sold the house and 80 acres to Israel and Olivia Hall, who later subdivided it. The house was originally pink brick, which was stuccoed by the time the Halls purchased it. Mrs. Hall added the fireplaces and sloped roof porches, and remodeled the front entry. The daughter of one of the Hall children, Elizabeth (Mrs. J.R.) Hayden, lived in the house until her death in the 1980s.

Many changes were made to the house over time, including the addition of the two-car garage prior to 1916 (per Sanborn). In 1986, a new owner extensively remodeled the house, removing most of the interior plaster, fireplaces, and wood trim. Windows were added and removed, several doors were replaced with French doors, and the chimneys and a rear side porch were removed. The walled courtyard and second-floor balcony on the west side were added between 1986 and 1999. The essential form of the house, however, with two two-story sections and a one-story side wing, remains unchanged from the 1916 Sanborn.

The previous owner received a Rehabilitation Award from the Historic District Commission in 2008. Some of the work included repairing the scored stucco exterior and rehabilitating original windows.

LOCATION:

The site is located at the southwest corner of Washtenaw Avenue and Hill Street.

APPLICATION:

The applicant seeks HDC approval to construct a rear addition on top of the single-story garage, move an existing window, and add a new person door in a new opening.

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 materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will 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.

Designing additional stories, when required for the new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

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.

Doors

Not Recommended:

Cutting new entrances on a primary elevation.

Masonry

Recommended:

Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps,

and columns; and details such as tooling and bonding patterns, coatings, and color.

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.

Designing a new addition so that the size and scale in relation to the historic property are out of proportion.

Masonry walls, trim, and foundations

Appropriate:

Retaining original masonry and mortar whenever possible without the application of any surface treatment.

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

STAFF FINDINGS:

1. The proposed addition sits on top of the attached two-car garage. The south wall over the garage currently has three double-hung windows. The single window on the left was enlarged in the 1980s

remodel, though it is not known whether the enlargement was a brand new opening or to restore it to its original size. The other two windows are paired and have been previously replaced. The application proposes to move one of these windows around the corner to the east side of the house.

2. The design of the addition is a simple box with a balcony on the east elevation, bumpout on the south, and four-foot cantilever over the garage on the west. The addition follows the plane of the south and the east (inset from the original house about 2") garage elevations. Materials (scored stucco, a copper roof on the rear bumpout, wood balcony on the east elevation) match those on the house. Staff assumes the shutters on the new east window are fixed, not operational.

3. The addition is distinguished from the house by a slightly lower roofline, stone trim band that aligns with the current second floor windows, exterior walls that are not as thick as the existing, and unique window sizes. The addition will result in a 27'6" longer second floor. Staff was initially concerned about the addition having a bowling-alley-like effect on the east elevation (the addition will be less noticeable on the west side from Hill Street). The stepped down roofline, parapet trim band, and balcony all help solve that problem, and since there are a couple of steps down into the addition, the tops of the windows and French doors are lower than those on the existing house.

4. The house is 3,290 square feet per the city assessor. The addition is approximately 710 square feet and would contain two new bedrooms and a full bath.

5. The new person door on the south (rear) garage wall is appropriate. This wall previously had two windows that were removed after 1986. Moving the south window to the east elevation is acceptable since the size and style matches the others on that wall and the spacing is appropriate. (The center one of the three windows on the second floor east elevation was enlarged in the 1980s.)

6. 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'S REPORT AND RECOMMENDATIONS:

Commissioners Ross and McCauley visited the site as part of their review.

Ross said the 3-D renderings provided make the proposed addition look

larger than what they are proposing in comparison to the existing house. She said the proposed addition mirrors the house too good to the extent that she asked if it would be hard to differentiate between the old and the new. She said after speaking with the Architect she learned that the new will be wood-framed and the depth of the window openings will be different, which assured her that one would be able to tell the difference. She said it was a well designed and thoughtful addition.

McCauley said he agreed with Ross and the staff report, adding that he couldn't think of another way to differentiate the addition from the old since the new is to be built on top of the old. He said he had some concern with mimicking on the proposed porch roof, but felt that the application met the standards and he was in support of the application.

PUBLIC HEARING:

Martin Clark and Steven Varnum, Giraffe Design Build, LLC, Designer and Architect for the project were present to explain the application and respond to the Commission's enquiries.

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

A motion was made by McCauley, seconded by White, that the Commission issue a certificate of appropriateness for the application at 1530 Hill Street, a contributing property in the Washtenaw Hill Historic District, to construct a rear addition on top of the attached garage, and add a new door in a new opening, on the condition that the roof of the east porch is hipped and the decorative brackets are distinguished from the original porch's brackets. 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, building site, doors, and masonry; and the Ann Arbor Historic District Design Guidelines for additions and masonry.

(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 materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will 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.

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: 5 - White, McCauley, Chair Stulberg, Secretary Beeson, and Ross

Nays: 0

Absent: 2 - Ramsburgh, and Vice Chair Bushkuhl

E-3 [14-1356](#)

HDC14-176; 534 North State Street - New Basement Door - OFWHD

Jill Thacher presented the following staff report:

BACKGROUND:

This unique 1 ½ story house features a stuccoed, arched front porch, a hipped roof, and a hipped wall dormer centered on each of the four elevations. It first appears in the 1909 City Directory, and from 1910-1914 the occupant was Willard Burriss. He was a forwarding clerk at the post office.

LOCATION:

The site is located on the east side of North State Street, south of Depot and north of East Kingsley.

APPLICATION:

The applicant seeks HDC approval to modify a basement egress window

into a door and enlarge the well.

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 will not destroy historic materials, features, and spatial relationships that characterize a property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings:

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:

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

Doors

Not Recommended:

Cutting new entrances on a primary elevation.

Health and Safety

Recommended:

Identifying the historic building's character-defining spaces, features, and finishes so that code-required work will not result in their damage or loss.

Complying with health and safety codes, including seismic code requirements, in such a manner that character-defining spaces, features, and finishes are preserved.

Not Recommended:

Altering, damaging, or destroying character-defining spaces, features, and finishes while making modifications to a building or site to comply with safety codes.

Making changes to historic buildings without first exploring equivalent health and safety systems, methods, or devices that may be less damaging to historic spaces, features, and finishes.

STAFF FINDINGS:

- 1. The new owners discovered upon move-in that it is impossible to remove the old washer and dryer from the basement because the stairs were reconfigured at some point. Rather than remodel the interior basement stairs, the owners would like to enlarge an existing egress window opening on the south side into an egress door. Staff reviewed other possible locations closer to the rear of the house, but none were satisfactory. The rear basement window is too close to an existing underground cistern, and the other window on the south elevation has mechanical equipment on the inside of the wall. The north elevation drops off steeply from a very thick concrete slab that makes it unsuitable for a new well.*
- 2. The egress window opening is currently 30" wide and approximately 30" tall. The window well is 32" wide and 33" from the wall, and approximately 20" deep. The proposed steel door would be 36" wide and 6'8" tall, with a single full-height lite. The enlarged well would be 44" wide, extend 42" from the house, and be deep enough to accommodate the door. Eight steps would climb up along the side of the house, toward the rear. The new well would be constructed of 6" x 6" landscaping timbers. A 1" steel handrail would be mounted on the side of the steps away from the house.*
- 3. Staff feels that the installation of the door is a needed amenity and minimally intrusive on the historic structure. The window is not original, has already been enlarged, and already has a well. No significant historic materials will be lost, and since the house is on a hill above the sidewalk, the work should not be visible from the street. Therefore, staff believes the proposal meets the Secretary of the Interior's Standards and Guidelines, and the Ann Arbor Historic District Design Guidelines and recommends approval.*

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

Commissioners Ross and McCauley visited the site as part of their

review.

McCauley said he agreed with the staff report, adding that no historic fabric will be affected or lost and the changes will help make the house more liveable and makes the basement space more useful and hopefully safer for the occupants. He said he supports the application because he believes it meets our standards.

Ross agreed with McCauley and the staff report.

PUBLIC HEARING:

Lincoln Poley, 234 Nickels Arcade, Ann Arbor, Architect and applicant was present to explain the application and respond to the Commission's enquiries.

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

A motion was made by Beeson, seconded by White, that the Commission approve the application at 534 North State Street, a contributing property in the Old Fourth Ward Historic District, to replace one basement egress window with a door and enlarged well, 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 and 9, and the guidelines for entrances, doors, and health and safety.

(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 will not destroy historic materials, features, and spatial relationships that characterize a property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

COMMISSION DISCUSSION:

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

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

Certificate of Appropriateness was Granted.

Yeas: 5 - White, McCauley, Chair Stulberg, Secretary Beeson, and Ross

Nays: 0

Absent: 2 - Ramsburgh, and Vice Chair Bushkuhl

E-4 [14-1360](#) HDC14-178; 449 Second Street - One Story Rear Addition - OWSHD

Jill Thacher presented the following staff report:

BACKGROUND:

This one-and-three-quarter story Greek Revival cottage appears in the 1894 City Directory without an occupant, and Gottlieb Gross, a laborer, lived there in 1897. The 1880 birdseye map (right) shows a structure similar to the main house block that exists today (without the side or rear wings). It is presumed to be the same house. By 1908 (per Sanborn) the one-story wing had been added to the south side, equal in depth to the main house. Sometime after 1970 (also per Sanborn) the one-story wing was extruded back and wrapped around the rear of the house, and a three-season porch was added.

LOCATION:

The site is located on the east side of Second Street, one lot north of West Jefferson.

APPLICATION:

The applicant seeks HDC approval to construct a one-story addition on the rear of the building with a deck behind it; remove a non-original window on the modern portion of the south elevation and install a new window opening nearby; install a new door opening near the back of the south elevation; and install new windows and doors on an existing rear three-season porch.

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.

(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.

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:

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

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):

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.

Designing a new addition so that the size and scale in relation to the historic property are out of proportion.

STAFF FINDINGS:

1. *The applicant seeks permission to construct a 13'6" x 13' one-story rear addition on the back of the house. Staff originally had reservations about adding on to this house, which has been nearly doubled in size since the end of the period of significance. However, the addition's location between the existing rear addition and enclosed porch, and the low-roofed design, mean there will be very little impact on the historic part of the house. The application steps in the addition from the rear corner of the house and mimics the rear-facing gable of the porch. The addition is closest to the driveway and garage of the house to the north, and should not negatively impact it.*

2. *Materials for the addition include wood siding and trim to match the existing, and clad wood doors (cladding material not specified) and windows. A composite deck in the backyard would match the 13' width and extend out 10'.*

3. *The changes to the rear enclosed porch include replacing the double-hung windows and removing the south-facing door and replacing it with a pair of east-facing doors into the backyard. The porch is a modern addition, and these changes are appropriate and make the space more usable.*

4. *An existing window on the modern portion of the south-facing wall would be removed and relocated next to the existing kitchen window. The new window would match the size and design of the kitchen window. This change facilitates better space utilization on the interior. Since the window being removed is on a modern addition, and its replacement is proportionate with an existing window, this work is appropriate.*

5. *A new door is proposed near the back of the house on the south elevation, along the driveway. This is an appropriate location for a*

secondary door, and gives more convenient access to the house than the current rear door (which would remain, but is accessed via the rear porch). Since no historic features are impacted and the design of the wood door is compatible with the house, this work is appropriate.

6. 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'S REPORT AND RECOMMENDATIONS:

Commissioners Ross and McCauley visited the site as part of their review.

McCauley agreed with the staff report, adding that the street is a very nice one and makes the neighborhood special through the nice streetscape and the well preserved homes. He said the proposed addition is very tastefully done and meets our standards and doesn't affect the historic part of the house and hopefully makes the house more functional for the owners. He supported the application.

Ross agreed with McCauley, adding that one will not be able to see the addition from the right-of-way and is properly scaled and is subordinate to the original house as well as the non-historic additions. She said the additional alterations proposed will also not take away from the historic character of the house. She said it was a well thought out application and she supported the request.

PUBLIC HEARING:

Yvonne Wertenberger, DesignWorks Architecture, LLC., 1125 Newport Road, Ann Arbor, Architect for the project was available to respond to the Commission's enquiries.

Matthew Kerrigan, 449 Second Street, Ann Arbor, owner, was also present to respond to enquiries.

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

A motion was made by McCauley, seconded by Beeson, that the Commission issue a certificate of appropriateness for the application at 449 Second Street, a contributing property in the Old West Side Historic District, to construct a one-story rear addition, 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, 9 and 10 and the guidelines for additions and building site; and the Ann Arbor Historic District Design Guidelines for additions.

(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.

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: 5 - White, McCauley, Chair Stulberg, Secretary Beeson, and Ross

Nays: 0

Absent: 2 - Ramsburgh, and Vice Chair Bushkuhl

F UNFINISHED BUSINESS

G NEW BUSINESS

H APPROVAL OF MINUTES

14-1357 Minutes of the August 14, 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, October 6, 2014, at Noon for the October 9, 2014 Regular Meeting

Commissioners Stulberg and Beeson volunteered for the October Review Committee.

K **REPORTS FROM STAFF**

14-1358 August 2014 HDC Staff Activities

Thacher reported that due to scheduled renovations of the Council Chambers during the months of November and December, the HDC meetings will be held in the basement conference room.

Received and Filed

L **CONCERNS OF COMMISSIONERS**

Beeson asked Thacher to share communication regarding the Washington Square Building located at Fourth Avenue and Washington Street.

Thacher said the owners have finally reached a way to install an aluminium storefront system with a wood exterior, so everything from the window-sills down will be wood on the exterior with metal supporting it from behind. She said she has been working a lot with the Building Official on this matter, since they found a mess once they got behind the masonry. She said a lot of the masonry came down in chunks and will end up being replicated and will look great when it is completed. She said a staff approval for the work was given and can be found on-line via etrakit.

Stulberg brought up the issue of including corner lots in historic districts in the future when creating historic districts; he pointed to the house at the corner of Pear and Traver that is not in the historic district and has installed an extensive fence, right next door to a modest fence on a historic property. He said at least it looks like they had coordinated with

matching the fence styles.

M COMMUNICATIONS

14-1359 Various Communications to the HDC

Received and Filed

N ADJOURNMENT

The meeting was unanimously adjourned at 8:40 p.m. On a voice vote, the Chair declared the motion carried.

**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, 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.