



City of Ann Arbor

Formal Minutes

Historic District Commission

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

Thursday, June 9, 2016

7:00 PM

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

A. CALL TO ORDER

Chair Bushkuhl called the meeting to order at 7:05 p.m.

B. ROLL CALL

Jill Thacher called the roll.

Staff Present: Jill Thacher

Present: 7 - Robert White, Ellen Ramsburgh, Thomas Stulberg, Benjamin L. Bushkuhl, John Beeson, Jennifer Ross, and Evan Hall

C. APPROVAL OF AGENDA

The agenda was unanimously approved with the Agenda items G moved to follow Agenda item D.

D. AUDIENCE PARTICIPATION - (3 Minutes per Speaker)

G. NEW BUSINESS

G-1 Community High Multimedia Storytelling Presentation

The presentation was given to the HDC Commission followed by a Resolution from Mayor Christopher Taylor on behalf of the City of Ann Arbor, read by Chair Bushkuhl, and presented to Community High.

G-2 Fifth & Detroit Street Project Introduction

Amber Miller, Downtown Development Authority, presented the joint project between the DDA and the City of Ann Arbor.

The Commission provided their comments on the proposed project.

E. HEARINGS

- E-1** [16-0869](#) HDC16-078; 320 South Seventh - New Egress Window -- OWSHD
Jill Thacher presented the staff report. See attached in agenda packet.

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

Hall reported that the project meets the standards and guidelines and he agreed with the staff report.

Ross noted that the work was completed and appears to meet our guidelines.

PUBLIC HEARING:

Noting no 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 320 S. Seventh Street, a contributing property in the Old West Side Historic District, to add a basement egress window on the west elevation, 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 Ann Arbor Historic District Design Guidelines, especially those for windows, and 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 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. Vote: 7-0

Certificate of Appropriateness Granted

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

Nays: 0

E-2 [16-0870](#) HDC16-090; 539 South First - Rear Addition - OWSHD

Jill Thacher presented the staff report. See attached in agenda packet.

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

Hall reported that he agrees with the staff report, and while the roof surface might seem large, he felt the drawing is misleading, because one would not be able to see much of the roof section. He felt the addition was well designed and while it was unfortunate they would lose the window in the brick, it would be stepping back and one wouldn't see a lot of it.

Ross agreed, adding that she felt the 2-story addition was respecting the historic house and as the rendering depicts one wouldn't be able to see much of the addition from the street, and she supports the proposal.

PUBLIC HEARING:

Sonia Schmerl, owner, and Michael Bruner, architect and applicant, were present to respond to enquires from the Commission.

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

Moved by Ramsburgh, seconded by White, that the Commission approve the application at 539 South First Street, a contributing property in the Old West Side Historic District, to construct a new rear addition, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the rest of 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, 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. Vote: 7-0

Certificate of Appropriateness Granted

On a voice vote, the vote was as follows, with the Chair declaring the motion carried. Vote: 7-0

Certificate of Appropriateness Granted

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

Nays: 0

F. UNFINISHED BUSINESS

H. APPROVAL OF MINUTES

H-1 16-0871 Minutes of the May 12, 2016 HDC Meeting

Ramsburgh noted spelling mistakes on page 4 as well as a mislabeled word repeated throughout the minutes.

The amended minutes were unanimously Approved by the Commission and forwarded to the City Council. On a voice vote, the Chair declared the motion carried.

I. REPORTS FROM COMMISSIONERS

Ramsburgh reported that on Monday night, City Council held the Historic District Commission Award Committee's Historic Preservation and Rehabilitation Awards. She said the presentation was very interesting and the Mayor made some very nice comments about it and the following reception for the Honorees was well attended. She said it's a nice opportunity to recognize people for stewardship, rehabilitation and centennial awards and a memorial award. She directed the Commission and the public to a nice article on Ann Arbor.Com.

J. ASSIGNMENTS

J-1 Review Committee: Monday, July 11, 2016, at 5pm for the July 14, 2016 Regular Meeting

Commissioners Stulberg and Bushkuhl volunteered for the July Review Committee, with Ramsburgh as a backup.

Beeson noted that he would be away during the July HDC meeting.

K. REPORTS FROM STAFF

K-1 [16-0872](#) May 2016 HDC Staff Activities

Received and Filed

L. CONCERNS OF COMMISSIONERS

M. COMMUNICATIONS

M-1 [16-0873](#) Various Communications to the HDC

Received and Filed

N. ADJOURNMENT

The meeting was unanimously adjourned at 8:26 p.m.

Working Session Immediately Following Regular Meeting

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.

