



City of Ann Arbor
Formal Minutes
Historic District Commission

301 E. Huron Street
Ann Arbor, MI 48104
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Thursday, January 8, 2015

7:00 PM

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

A **CALL TO ORDER**

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

B **ROLL CALL**

Jill Thacher called the roll.

Stulberg read a resolution of appreciation for Patrick McCauley which the Commission then presented to him and wished him well as he leaves the HDC.

Present: 5 - Robert White, Ellen Ramsburgh, Patrick McCauley,
Thomas Stulberg, and Benjamin L. Bushkuhl

Absent: 2 - John Beeson, and Jennifer Ross

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 **14-1735** HDC14-275; 301 South Main Street - Rooftop Addition - MSHD

Jill Thacher gave the following staff report:

BACKGROUND:

Henry Binder tore down his home to build this three-story brick commercial building, which was completed in 1871. It was then in the Italianate style with elaborate carved window hoods and a bracketed cornice. The Binder family and its eleven children lived on the second floor, and Binder's Orchestrion Hall (a saloon with a large mechanical

instrument) was located on the third floor. In 1877, S. and J. Baumgartner's Bakery and Grocery was located on the first floor, which was replaced by the Ann Arbor Organ Company in 1892.

A 1908 remodeling kept the same floor height and window openings (except for the three bay windows) but changed all the details to the more fashionable Roman style for the German-American Bank. From 1916 to 1986 Hutzel's Ladies Apparel occupied the main floor. In 1990 owners of the Selo-Sheval gallery purchased the building, which they sold to the current owner in March of 2014.

The windows on the second and third floors were replaced in 1994 with vinyl windows (though the star transoms are applied wood), with the HDC's approval. Records of the dimensions of the original windows are on file.

The applicant applied previously for several alterations to the building including storefront reconstruction (HDC14-207); new windows, sign refurbishments, skylights, and changes to the building entrances (HDC14-082). Some of this work has been completed.

LOCATION:

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

APPLICATION:

The applicant seeks HDC approval to enlarge a previously approved roofdeck (which has not yet been constructed) and redesign the rooftop stair enclosure.

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 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.

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

Alterations/Additions for the new use

Recommended:

Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Additions

Recommended:

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

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. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

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:

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.

Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.

Constructing a rooftop addition so that the historic appearance of the building is radically changed.

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.

District or Neighborhood Setting

Recommended:

Designing and constructing new additions to historic buildings when required by the new use. New work should be compatible with the historic character of the setting in terms of size, scale, design, material, color, and texture.

Not Recommended:

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

From the Ann Arbor Historic District Design Guidelines:

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.

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

Not Appropriate:

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

STAFF FINDINGS

1. *The proposed roofdeck is 360 square feet, and roughly 19' x 21', with one corner notched out for the stair enclosure. It would be constructed of Azek resurfacing pavers, with a 42" tall metal cable guardrail. The deck is set back 5' from the parapet on the north and west edges of the roof. The stair enclosure has a 4'9" x 20' footprint, and is located on the south edge of the roof, 16'7" behind the front parapet. The stair enclosure is clad in stucco Hardie Board, and the roof is nearly flat to minimize the height. The door to the stair faces west, and the north and south side elevations each feature a single window. The star-shaped muntins shown in these windows mimic the design of the third-floor windows. While the rest of the structure is unlikely to be confused with historic parts of the building, it would be best to remove the stars and keep the windows a single light, and avoid confusing the*

historic record. The sample motion provided below includes this condition.

2. Per two-dimensional drawings provided, the work will not be visible to a person standing on a corner of the Liberty/Main intersection.

3. Per the SOI Guidelines for additions, no character-defining features of the historic building are obscured, damaged, or destroyed by this proposal. The stair enclosure's height is low, and is set back from the two street frontages in order to minimize the line of sight from pedestrians on Main Street and Liberty. The materials and methods of construction clearly delineate what is historic and what is new, with the exception of the windows' mullions.

4. The design and scale of the proposed addition does not detract from the existing building and uses distinct materials to further differentiate it from the historic structure. Overall, staff feels that the historical integrity and character-defining features of the building will not be harmed. Staff recommends approval of this stair enclosure and deck proposal, on the condition that the window is a single light without muntins.

REVIEW COMMITTEES REPORT AND RECOMMENDATIONS:

Commissioners Ramsburgh and McCauley visited the site with Jill Thacher as part of their review.

Ramsburgh said she agreed with the staff report and the suggested motion that would include the condition regarding the muntins.

McCauley said he didn't particular have a problem with the muntins since he didn't feel that it was ever likely to be confused with a historical feature, but noted that it might be best to continue with their guidelines and standards on the muntins and include the condition in the motion.

PUBLIC HEARING:

Theresa Angelini, 113 East Ann Street, Ann Arbor, Architect and applicant was present and answered questions from the Commission.

Moved by Bushkuhl, seconded by White, that the Historic District Commission issue a certificate of appropriateness for the application at 301 South Main Street, a contributing property in the Main Street Historic District, to construct a roof deck and stair enclosure on the following condition: that the stair enclosure windows are a single light with no muntins. As conditioned, the work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets

the Ann Arbor Historic District Design Guidelines and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 1 and 2, and the guidelines for additions, windows, and district/neighborhood setting.

COMMISSION DISCUSSION:

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

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

Certificate of Appropriateness was Granted.

Yeas: 5 - White, Ramsburgh, McCauley, Chair Stulberg, and Vice Chair Bushkuhl

Nays: 0

Absent: 2 - Secretary Beeson, and Ross

E-2 [14-1736](#)

HDC14-279; 416 East Huron - New Wall Penetrations - OFWHD

Jill Thacher presented the following staff report:

BACKGROUND:

This stately Queen Anne appears in the 1894 Polk City Directory as number 58 East Huron, the home of Sarah C. Rettich (widow of Frederick). Mrs. Rettich lived in the house until 1917. It features a steep hipped roof with three inset gables and a corner tower with a pyramidal roof. The house's exterior has suffered from artificial shingle siding and general neglect, but its original form is largely intact.

In April, 2014 the HDC approved a request to add an egress window to the basement of the west elevation, and denied a request to enlarge two original window openings in the side gable bumpouts. In July, 2014 the HDC approved a request to add four egress skylights, six furnace vents, seven bath vents, and three air conditioning condensers. Also in July, a staff approval was issued for two doublehung windows to be placed in openings with missing windows, and in August, 2014 a staff approval was issued for reroofing.

LOCATION:

The site is located on the south side of East Huron Street, between

South Division Street and South State Street.

APPLICATION:

The applicant seeks HDC approval to install two flat dryer vents and two pvc pipe water heater vents on the tower on the northwest corner of the house.

APPLICABLE REGULATIONS:

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

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

(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:

Mechanical Systems

Recommended:

Installing a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan, the exterior elevations, and the least damage to the historic building material.

Providing adequate structural support for new mechanical equipment. Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.

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

Mechanical Equipment

Appropriate:

Installing mechanical equipment and wiring in a location so it is not visible from a public right-of-way.

Installing new air conditioning units and related mechanical equipment in such a manner that historic materials and features are not damaged or obscured.

Using screening such as vegetation and fencing around mechanical equipment.

Painting mechanical equipment to blend with the house or landscape.

Not Appropriate: Installing a new mechanical system that changes or destroys character-defining features and materials.

Cutting through architectural character-defining features to install mechanical equipment, antennas, satellite dishes, and related equipment.

STAFF FINDINGS:

1. *The owner is requesting to install two 2" pvc pipes and two 4"x4" vents on the west-facing wall of the front tower. The lower penetrations through the wall were recently made without permits. (This despite being advised in the last HDC staff report and at two meetings to figure out what HDC approvals would be necessary and apply for a certificate of appropriateness before beginning work.) The requested new vents are due to building code requirements for new water heaters and bath fans.*

2. *Previously approved vents on this house include four 2" pvc pipes extending out of the roof near the east eave; eight 2" pvc pipes extending out of the east elevation of the building; and five 4"x4" bath fan vents (three on the east elevation and two on the west). In 2014 the house was converted from six bedrooms to 18.*

3. *The staff approvals list includes the installation of mechanical equipment "provided that the equipment or work is not visible from the street or sidewalk". Given that the work is visible from the sidewalk, and that the commission previously approved a plan for wall and roof penetrations on this house, and that the tower is a significant architectural feature of the house, staff feels this application is most appropriately reviewed by the Historic District Commission.*

4. *The Historic District Commission will need to decide whether the*

work meets the SOI Guidelines and the City of Ann Arbor Historic District Design Guidelines for Mechanical Equipment.

REVIEW COMMITTEES REPORT AND RECOMMENDATIONS:

Commissioners Ramsburgh and McCauley visited the site with Jill Thacher as part of their review.

McCauley said he was torn on the application, acknowledging the need for mechanical vents but commented that the place is troublesome and the vents would be visible; he was looked towards Commission discussion on the request and if they would be a detriment to the property.

Ramsburgh said when they visited the site they ascertained that the vents would be visible from the right-of-way as well as being tack-ons, adding that the tower is a very strong architectural feature of the house.

PUBLIC HEARING:

Zaki Alawi, 414 Huntington Place, Ann Arbor, owner and applicant was present and answered questions from the Commission.

Moved by McCauley, seconded by White, that the Commission approve the application at 416 E Huron Street, a contributing property in the Old Fourth Ward Historic District, to install one 5” rectangular vent and one 3” pvc vent pipe on the back side of the tower to be located as low on the wall as is allowed by building codes, and the abandoned vent is to be removed from the west eave and the soffit and fascia board be repaired, and both vent and pipe will be painted to match 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 1, 2, and 9, and the guidelines for mechanical systems, and the Ann Arbor Historic District Design Guidelines, in particular for mechanical equipment.

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, Ramsburgh, McCauley, Chair Stulberg, and Vice Chair Bushkuhl

Nays: 0

Absent: 2 - Secretary Beeson, and Ross

E-3 [14-1737](#)

HDC14-282; 332 South Main Street - Rooftop Addition - MSHD

Jill Thacher presented the following staff report:

BACKGROUND:

This one-story brick and stucco building features two front entrance doors flanking a picture window, all with decorative quoins, and originally had a flat roof and crenellated parapet (the crenellations have since been infilled but are still very visible). It first appears in Polk City Directories in 1934 as Joe's Snappy Service (listed as 334 S Main), possibly Ann Arbor's first fast-food hamburger joint. Snappy Joe's was a small regional chain, with restaurants in Jackson, Ypsilanti, and Owosso, and a branch at 306 South Division (now the site of Liberty Plaza).

In January of 2014 a certificate of appropriateness (HDC13-232) was granted to remove an awning, rebuild the roof, and construct a roof deck and rear emergency egress stair. In September, 2014 new signage was approved, along with a new egress door in a new opening on the south side elevation (HDC14-282).

LOCATION:

The site is located on the west side of South Main Street, south of West Liberty and north of West William.

APPLICATION:

The applicant seeks HDC approval to construct a second story on the non-historic rear additions to the building.

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 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):

Alterations/Additions for the new use

Recommended:

Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Additions

Recommended:

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

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. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

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:

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.

Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.

Constructing a rooftop addition so that the historic appearance of the building is radically changed.

District or Neighborhood Setting

Recommended:

Designing and constructing new additions to historic buildings when required by the new use. New work should be compatible with the historic character of the setting in terms of size, scale, design, material, color, and texture.

Not Recommended:

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

From the Ann Arbor Historic District Design Guidelines:

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.

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

Not Appropriate:

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

STAFF FINDINGS

1. The building was constructed in three sections -- the original storefront by 1934, and two rear additions in approximately the 1960s and 1980s. The three sections are pretty easily discernible. The proposed second-story addition would be set back 49'2" from the front parapet, which is 9' past the extent of the original building. By way of comparison, the second-story will begin almost 20' past the south side bumpout on the Italianate house next door to the north.

2. The addition features solid side walls on the north and south, and the

rear would have a person door leading out to a wood egress stair. These three elevations are shown clad in hardie board siding panels. The street-facing east elevation features an aluminum wall of windows with double-leaf glass doors, with a band of hardie panels above. The same glass guardrail system used on the previous roofdeck application would be used around the slightly-enlarged roofdeck.

3. The addition would be visible from across Main Street, but is set so far back from the historic part of the building that staff believes it will in no way overpower or alter the original. Its design is simple and inconspicuous, and it should have no negative effects on the historic building or the contributing structures to the north in the Main Street Historic District.

REVIEW COMMITTEES REPORT AND RECOMMENDATIONS:

Commissioners Ramsburgh and McCauley visited the site with Jill Thacher as part of their review.

McCauley said it was good that the proposed second story would not be built over the original structure and separate enough that it would look like a separate building.

Ramsburgh said she agreed with McCauley's comments adding that the only very visible view was from across the street and the addition would fade into the background and won't detract and cloud the historic picture of the neighboring house.

PUBLIC HEARING:

Craig Borum, 679 S. Wagner Road, Ann Arbor, Architect and applicant was present and answered questions from the Commission.

Moved by Ramsburgh, seconded by White, that the Commission issue a certificate of appropriateness for the application at 332 South Main Street, a contributing structure in the Main Street Historic District, to construct a second story on the rear 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 additions, 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 additions and neighborhood setting.

COMMISSION DISCUSSION:

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

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

Certificate of Appropriateness was Granted.

Yeas: 5 - White, Ramsburgh, McCauley, Chair Stulberg, and Vice Chair Bushkuhl

Nays: 0

Absent: 2 - Secretary Beeson, and Ross

F UNFINISHED BUSINESS

G NEW BUSINESS

H APPROVAL OF MINUTES

[14-1745](#) Minutes of the December 11, 2014 HDC Meeting

The minutes were unanimously Approved by the Board. On a voice vote, the Chair declared the motion carried.

I REPORTS FROM COMMISSIONERS

J ASSIGNMENTS

Review Committee: Monday, February 9, 2015, at Noon for the February 12, 2015 Regular Meeting

Stulberg and Ramsburgh volunteered for the February Review Committee with Bushkuhl as back-up.

K REPORTS FROM STAFF

[14-1746](#) December 2014 HDC Staff Activities

Received and Filed

L **CONCERNS OF COMMISSIONERS****M** **COMMUNICATIONS**

Ramsburgh said having had Commissioner McCauley's historical knowledge and his expertise on practical historic renovating has been a great contribution to the Commission as well as the community at large. She thanked him for his time, effort, friendship, and willingness to contribute and serve the community.

The Commission agreed and thanked him.

N **ADJOURNMENT**

The meeting was unanimously adjourned at 8:30 p.m.

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