



City of Ann Arbor
Formal Minutes
Historic District Commission

301 E. Huron Street
Ann Arbor, MI 48104
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Thursday, September 10, 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 7:00 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 presented.

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

None

E **HEARINGS**

E-1 **15-1121** HDC15-115; 332 S Main Street - Front and Rear Business Signs --
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 was granted to remove an awning, rebuild the roof, and construct a roof deck and rear emergency egress stair. A request to paint the brick quoins around the windows and door was denied.

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 install non-lit dimensional metal letters to the front and rear of 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.

(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):

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.

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.

Not Recommended:

Applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance.

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.

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.

*Not Appropriate:
Painting previously unpainted masonry.*

STAFF FINDINGS

1. Two identical signs are proposed, one on the front (South Main Street) elevation and one on the rear (facing the alley and parking lot). They consist of individually mounted aluminum letters that are threaded 3" deep into the stucco and masonry wall. The signs are 25" tall and 105" wide.

2. Typical masonry applications would require mounting through mortar joints, but since the front of the building has a parge coat of stucco or concrete, that won't be possible. Since the parge coat has historically been on the building (see 1939 photo below), staff believes that the work is acceptable since the holes can be filled in the future and easily returned to their original appearance. The rear wall of the building is part of a modern addition.

3. A previous request to paint the unique brick trim around the windows, doors, and crenellated parapet was denied by the HDC. Painting the masonry would change the character of the building and the style of the brick would make future paint removal particularly difficult. Repainting the already-painted stucco and CMU portions of the building is appropriate. Staff has explained this to the sign contractor, who will remind the property owner and business owner.

4. Staff recommends approval of the new signs. Each 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 their locations on the building are appropriate.

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

Ramsburgh reported that Commissioner Ross and her were in agreement on what they saw during the site visit. She stated that the application is quite straight forward and the staff report covers everything, particularly the advisement not to paint the brick quoins around the edges of windows and doors and elsewhere on the building.

PUBLIC HEARING:

Michael Stephens, Sign-a-Rama, 1017 Naughton, Troy, representing Kouzina, was present to respond to enquiries from the Commission.

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 332 South Main Street, a contributing structure in the Main Street Historic District, to install two signs of non lit dimensional metal letters, one on the front and one on the rear of the building. 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 2, 5, 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-2 [15-1122](#)

HDC15-149; 822 W Jefferson - New House -- OWSHD

Jill Thacher presented the following staff report:

BACKGROUND:

This vacant lot was formerly part of a larger lot that included the houses at 818 and 814 West Jefferson. It appears to have always been vacant.

In July 2015 an application for a new house was denied by the HDC. This is a new submission from the same owner.

LOCATION:

The site is located on the northeast corner of West Jefferson and South Seventh Streets.

APPLICATION:

The applicant seeks HDC approval to construct a new two-story home on the lot and remove a landmark tree.

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):

District/Neighborhood

Not Recommended:

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

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

Guidelines for All New Construction

Appropriate

Retaining site features that are important to the overall historic character

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

Designing new features so they are compatible with the historic character of the site, district, and neighborhood

Basing the site location of new buildings on existing district setbacks, orientation, spacing and distance between adjacent buildings

Designing new sidewalks, entrances, steps, porches and canopies to be consistent with the historic rhythm established in the district

Designing new buildings to be compatible with, but discernible from, surrounding buildings that contribute to the overall character of the historic district in terms of height, form, size, scale, massing, proportions, and roof shape

Not Appropriate

Introducing any new building that is out of scale or otherwise inappropriate to the setting's historic character

Introducing a new feature that is visually incompatible with or that destroys the patterns of the site or the district

Introducing new construction onto a site or in a district, which is visually incompatible in terms of size, scale, design, materials, and texture or which destroys relationships on the site or the district

*Guidelines for New Construction in Historic Residential Settings**Appropriate*

Maintaining the existing spacing of front and side yard setbacks along a block as seen from the street

Orienting the front of a house towards the street and clearly identifying the front door

Designing a new front façade that is similar in scale and proportion to surrounding buildings that contribute to the overall character of the historic district

Designing the spacing, placement, scale, orientation, proportion, pattern and size of window and door openings in new buildings to be compatible with surrounding historic buildings

Selecting materials and finishes that are compatible with historic materials and finishes found in surrounding buildings that contribute to their historic character

Placing utility connections at the rear or other locations that minimize visibility from the street

Not Appropriate

Paving a high percentage of a front yard area or otherwise disrupting the landscape pattern within front yard setbacks

Placing a structure outside of the existing pattern of front yard setbacks along a historic residential block

STAFF FINDINGS

- 1. The site is currently vacant and has been used as a garden and landscaped area for the home at 818 next door. On the center of the lot is a landmark spruce tree that would have to be removed to allow construction of a house.*
- 2. The proposed house's front setback along West Jefferson is consistent with those of other homes on the block (and is averaged, per the zoning ordinance), as is the gable-front orientation and height of the roof ridge. The front façade reflects the proportions and features of contributing structures on the block in its height, fenestration, and inset front porch.*
- 3. The lot slopes and is about seven feet higher in the front than at the back. This allows a driveway off South Seventh and a garage underneath the house.*
- 4. Materials include cladding of smooth cementitious lap siding on most of the house. Window, soffit, and other trim is "engineered". The front and*

rear porch railings and posts are wood, and the chimney is clad in brick veneer. Front and rear doors are fiberglass. Windows are triple-paned vinyl. Materials are not indicated for a 3' wide unroofed patio along the east elevation, but staff feels concrete or pavers are appropriate. A deck would not meet zoning requirements since the area is within the required side setback. In summary, staff's opinion is that the proposed materials are modern yet compatible in appearance with the surrounding district.

5. A grapevine trellis is shown along the rear property line. Staff conceptually supports this, but the design, height, and materials are not indicated and will be reviewed with the zoning compliance permit application.

6. The building reflects the scale and massing of the adjacent properties, and modern materials reflect the historic materials used on the adjacent buildings. It is staff's opinion that the proposed house is generally compatible in exterior design, arrangement, texture, material and relationship to the surrounding neighborhood and meets The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation, particularly numbers 9 and 10, and the Ann Arbor Historic District Commission Guidelines for new construction.

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

Ramsburgh reported that the staff report was very thorough and explained how the application applies to the Standards. She noted that the corner is a very visible corner and the issue of removal of existing vegetation on the site bothered her as well as Ross. She explained that the vegetation contributes to the corner quite a bit, and she asked if there was any possible way to save the beech tree that every attempt be done to do so, as it would soften the view of a new contemporary structure on that corner.

PUBLIC HEARING:

Panos Tharouniatis, 514 North Seventh 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 Beeson, seconded by White, that the Commission issue a

certificate of appropriateness for the application at 822 West Jefferson Street, a contributing property in the Old West Side Historic District, to permit the construction of a new two story residence, as proposed. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 9 and 10, and the Ann Arbor Historic District Design Guidelines, particularly those for new construction.

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 [15-1123](#) HDC15-155; 213 S Main - New Storefront and Rear Addition -- MSHD

Jill Thacher presented the following staff report:

BACKGROUND:

This three story commercial vernacular building was constructed in 1869 and the original occupant was Mann Bros. druggists. In 1908 the street front elevation was remodeled to its current appearance. It features two-over-two and one-over-one doublehung windows (with third-floor transoms) and a brick cornice with decorative brickwork. The ground-floor retail was most recently occupied by Falling Water Books & Collectibles, which closed in December 2014.

LOCATION:

The site is located on the east side of South Main Street, south of East

Washington and north of East Liberty.

APPLICATION:

The applicant seeks HDC approval to replace the recessed non-original storefront system with a new storefront system; and to construct an enclosed stair on the rear of the building, rebuild the remainder of the east wall, and change the pitch of the roof. Repainting the already-painted front elevation and restoring its six wood windows on the second and third floors are also part of the project, but do not require a certificate of appropriateness.

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):

Accessibility

Recommended:

Designing new or additional means of access that are compatible with the historic building and its setting.

Not Recommended:

Designing new or additional means of access without considering the impact on the historic property and its setting.

Storefronts

Recommended:

Designing and constructing a new storefront when the historic storefront 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 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.

District or Neighborhood Setting

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:

Design Guidelines for Storefronts

Appropriate:

Designing and constructing a new storefront when the historic storefront is completely missing. It may be an accurate restoration, using historical, pictorial, and physical documentation; or may be a new design that is compatible with the size, scale, and material of the historic building. New designs should be flush with the façade and be kept as simple as possible.

Not Appropriate:

Installing a new storefront that is incompatible in size and material with the historic building and district.

Barrier Free Accommodations, Safety Codes, and Fire Escapes

Appropriate:

When required, installing barrier free access ramps, stairways, and elevators that do not alter character-defining features of the building, keeping historic building materials intact, and that if removed in the future

keep the historic building intact.

Not Appropriate:

Installing fire escapes on the front or street side of a property.

STAFF FINDINGS

- 1. The proposed materials list includes an aluminum frame skylight, but no dimensions, drawings, or specs are included in the application. Therefore the skylight is not part of this application. A separate application may be submitted for a staff approval for a new skylight.*
- 2. The storefront system is brushed aluminum in a bronze color. The glazing is 1" insulated glass. The door to the upper floors on the north side of the storefront is proposed to remain in its current recessed location. The center door to the retail space is proposed to be moved to the south side of the storefront in an alcove. The display window would be pulled forward to be flush with the front wall of the building between the two doors. The kickplate and sign band would be finished in slate tile, and the rest of the surfaces would be aluminum.*
- 3. One of the storefront drawings indicates backlit signage, which is not appropriate. Otherwise, the size and location of the conceptual retail sign is appropriate. A separate staff approval (for non-backlit signage) will be required before a sign permit may be issued for the new tenant.*
- 4. The new rear access stair would provide a second means of egress for the second and third floors. As part of the work, the front staircase is being replaced with an elevator. The existing rear staircase does not meet code, especially from the second to the third floor. The new stair would be a three-story CMU box attached to the rear of the building, with one person door at ground level and no windows. It is the minimum footprint necessary to meet code. To make the third floor accessible from the new stair, the fairly steeply-sloping roof is proposed to be raised 8'7" at the rear to allow the necessary headroom. Access to the stair roof will be via a hatch in the third-floor ceiling, and the roof will have a minimal fence as required around mechanical equipment. No actual mechanical equipment is specified.*
- 5. The remainder of the rear wall of the building is proposed to be rebuilt at the same time the stair tower is constructed. A letter from the project engineer says this is for improved aesthetics, rather than structural reasons, but staff believes the wall and its openings have been altered*

and its historic integrity compromised over the years. Since photos of the existing conditions were not included as part of the application, the Review Committee visit will verify the extent of the changes to the rear wall, and its visibility from the alley that runs behind the building.

6. Pending verification of the changes to the rear wall, staff is generally in favor of the application and believes it meets the standards and guidelines. The storefront is modern in design but compatible. The rear stair is off a service alley not frequented by the general public, and attached to a secondary elevation. The roof changes will not be visible from the street and result in a more usable building without the need for a rooftop addition.

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

Ramsburgh reported that the building is very interesting and she felt that the proposed front first floor elevation will be much more compatible with the building itself than with the current non-original storefront. She said on the back of the building there is currently so much disrepair and filled-in, so she agreed with staff that it is no longer contributing and she felt that structurally the wall was no longer a safe wall with the 8 foot addition proposed on top. She said given that there was no longer a historical relevance she felt the staircase on the back was appropriate. She noted that they had spoken with the neighbor whose window would be covered up by the proposed addition and they are in support of filling-in the window and could thereby be opened up again if the addition was removed. She said she agreed with the thorough staff report and felt that the application meets the guidelines.

PUBLIC HEARING:

Sam Kafaei, Kafaei Building Group, 8132 Creek Bend, Ypsilanti, was present to respond to enquiries from the Commission.

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 213 South Main Street, a contributing structure in the Main Street Historic District, to replace the recessed non original storefront system with a new

storefront system; and to construct an enclosed stair on the rear of the building, rebuild the remainder of the east wall, and change the pitch of the roof, on the condition that the storefront signs are not internally illuminated. 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 Granted

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

Nays: 0

Absent: 1 - Ross

E-4 [15-1124](#) HDC15-156; 302 E Liberty - Mechanical Equipment on Roof - ELHD

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.

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 wood hanging address sign on the front porch and three AC units on the roof of the rear addition.

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):

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.

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.

Installing air conditioning units if required by the new use in such a manner that historic features are not damaged or obscured and excessive moisture is not generated that will accelerate deterioration of historic materials.

Installing heating/air conditioning units in the window frames in such a manner that the sash and frames are protected. Window installations should be considered only when all other viable heating/cooling systems would result in significant damage to historic materials.

*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.

*Mechanical Equipment**Appropriate:*

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.

STAFF FINDINGS

- 1. The building was recently sold. A law office will be occupying the first and second floors, and Ann Arbor Guitars will remain on the third floor.*
- 2. A painted wood address sign is proposed to be hung from the porch*

roof header above the front stairs. The sign is 12" x 60", simple in design, and appropriate to help drivers and pedestrians find the businesses in this building. Two existing business signs on the front wall under the porch would remain (the one for Dancing Dog Gallery was recently removed but may be replaced by a new sign with a staff approval).

3. There are currently three air conditioning window units on the building: on the second floor north elevation (facing E. Liberty) and first and third floor of the west elevation (facing S. Fifth Ave). The application proposes to remove these three window units and replace them with three new condensers to be located on the roof of the modern one-story rear addition of the building. An existing minimal guardrail required by code would be extended to the west behind the new condensers. The new cabinets would be visible from across South Fifth Avenue, but are definitely preferable to the three street-facing window AC units. See the very complete set of before and after drawings for more information.

4. Note that the south lot line for this building runs along the rear wall of the structure, making placement of the new condensers impossible on the ground behind the building. The owner is working on plans for a new accessible ramp along the east side of the building, which will preclude their placement on the ground along that side.

5. Staff recommends approval of the new sign and air conditioning condensers. The sign is an appropriate size, design, and material, and is compatible with the historic structure and neighborhood. The air conditioning condensers replace three inappropriate window units and are located at the rear of the building on top of a non-historic addition. No character-defining features of the building will be impacted, and their locations on the building are appropriate.

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

Ramsburgh said she didn't have anything to add to the staff report, noting that she felt this proposed work would be an improvement to the historical property. She said the signage was fitting in keeping the residential look of the building. She commented that she would really like to see the signage on the wall be removed and placed somewhere else so there would be a less obstructed view of the house and the materials.

PUBLIC HEARING:

Jan Hunsburger, 2000 Hogback Road, Suite 3, 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 Hall, seconded by White, that the Commission issue a certificate of appropriateness for the application at 302 East Liberty Street, a contributing structure in the East Liberty Historic District, to install a non illuminated wood sign and three air conditioning condensers, 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 mechanical equipment, 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 storefronts and mechanical systems.

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 [15-1125](#) HDC15-157; 826 W Washington - Rear Two-Story Addition - OWSHD

Jill Thacher presented the following staff report:

BACKGROUND:

This 1 ¾ story gable fronter features a full-width front porch and triple double-hung windows on the second floor of the front elevation. It was first

occupied in 1909 by Louisa Wildhack, a cashier at Mack & Co. In the nineteen-teens the Steeb's moved in, and they occupied the house until at least 1940.

LOCATION:

The site is located on the north side of West Washington Street, east of South Seventh and west of Mulholland.

APPLICATION:

The applicant seeks HDC approval to construct a two-story rear addition to the house and a small addition to the back of the garage; replace a non-original front picture window with three mullioned double-hung windows; replace the non-original front and side doors; add a small fixed canopy over the side door; replace the front porch skirting, stairs, walkway, and stair guardrails; and replace a patio behind the new addition to 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. *A small mudroom addition on the back of the house would be removed. The new addition would be two stories, tucked below the existing eaves, and feature a notched-out, covered rear entry corner with a tapered porch post similar to the ones on the front porch. All of the new windows would be double-hung, in sizes that do not replicate those on the original house. The roof design makes use of existing and new shed dormers to keep the profile low and hidden behind the original house. The addition would have a full basement with an egress window in a preformed plastic well.*

2. *The addition would be clad in fiber cement board with a 3 ¼" exposure. A new rear fireplace (of traditional proportions) would be clad in fiber cement board and batten. Windows on the addition are proposed to be vinyl-clad wood Andersen 200 and 400 series. A very complete materials schedule is attached to the application, and a window and door*

schedule is included with the drawings.

3. Per the applicant, the floor area of the existing home is 1,230 square feet. The addition would add 560 square feet, or 46% of the current floor area. [Note that the narrative doesn't match the table on the proposed site plan for this information. The larger scenario is referenced here.] The current footprint is 732 square feet, and the addition is 325 square feet, for an increase of 44%. Both are within the size limitations suggested by the Design Guidelines.

4. The current single-car garage is 20'6" x 12'10", which allows very little storage space when a car is parked inside. The garage addition would be 9' x 7'10" and located behind the structure. The rear corners of the garage would be preserved. The garage appears on Sanborn maps during the period of significance for the Old West Side Historic District and is considered by staff to be a contributing structure. The existing rear window would be relocated onto the rear wall of the addition.

5. There are four windows and a door on the back (north) elevation that would be obliterated by the addition. Only one, the larger second-floor window, looks like it could be the original size. All of the windows in the house are modern replacements. The addition would not remove or obscure any character-defining features of the house.

6. The application and attachments are very clear and complete. Staff believes the work on both structures is complementary to the structures and neighborhood, and generally meets the Ann Arbor Historic District Design Guidelines and the Secretary of the Interior's Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

Ramsburgh reported that this was an interesting site to visit and compare the proposed work with the site. She said in looking at the special relationships with the other properties on the street and looking at the property next door, even with the addition on the back, the feel of the landscaping and the rise in terrain remains the same as neighboring yards; thereby taking the topography into consideration. She felt the entry and window was appropriate as well as the placement of the rear porch providing nice spacing from the garage, and she felt the bridge to the

dormer was nicely done. She said on site, it looked like everything clearly met the guidelines and gave the house the space it needs to be a comfortable living space for a family and in keeping the special relationship with the neighboring properties and the site property.

PUBLIC HEARING:

Michael Klement, Architectural Resource LLC, 2301 Platt Road, Ann Arbor, was present to respond to enquiries from the Commission.

Pam and Mike Mazor, 1214 Foxwood Drive, Midland, owners were also present.

Mike Clark, 1838 Vinewood Blvd., Ann Arbor, contractor, was also present.

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 826 W. Washington Street, a contributing property in the Old West Side Historic District, to construct a two story rear addition to the house and a small addition to the back of the garage; replace a non original front picture window with three mullioned double hung windows; replace the non original front and side doors; add a small fixed canopy over the side door; replace the front porch skirting, stairs, walkway, and stair guardrails; and replace a patio behind the new addition to 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

F UNFINISHED BUSINESS

G NEW BUSINESS

Nominating Committee for October Election of Officers

Commissioners White and Ramsburgh volunteered for the Nominating Committee.

H APPROVAL OF MINUTES

15-1126 Minutes of the August 13, 2015 HDC Meeting

Ramsburgh noted a correction needed on Page 8, in the Review Committee's report, to read, "Ross agreed with Hall..."

The minutes as amended 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

J ASSIGNMENTS

Review Committee: Monday, October 5, 2015, at Noon for the October 8, 2015 Regular Meeting

Commissioners Ramsburgh and Beeson volunteered for the October Review Committee.

K REPORTS FROM STAFF

[15-1127](#) August 2015 HDC Staff Activities

Received and Filed

L CONCERNS OF COMMISSIONERS

M COMMUNICATIONS

[15-1128](#) Various Communications to the HDC

Received and Filed

N ADJOURNMENT

The meeting was unanimously adjourned at 9:00 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.

*Mia Gale
Recording Secretary*