



City of Ann Arbor

301 E. Huron Street
Ann Arbor, MI 48104
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Meeting Minutes Historic District Commission

Thursday, December 13, 2012

7:00 PM

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

CALL TO ORDER

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

ROLL CALL

Jill Thacher called the roll.

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

APPROVAL OF AGENDA

A motion was made that the Agenda be Approved as presented. On a voice vote, the Chair declared the motion carried.

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

Ilene Tyler, 126 N Division Street, requested the Commission to consider a resolution expressing concern over the proposed project at 413 East Huron Street and asking for support of the Old Fourth Ward neighbors, that the project be more compatible with the adjacent historic district in massing and size.

HEARINGS

F-1 [12-1573](#) HDC12-212; 1040 West Liberty Street - New Basement Egress Window - OWSHD

PUBLIC HEARING:

Thacher gave the staff report.

BACKGROUND:

This one-and-a-half story vernacular house features a full-width front porch with battered square columns, large front windows with simple trim, and wood shingles on the upper story. The house first appears in the 1919 City Directory and lists Frank W Heusel, a driver for the Ann Arbor Dairy Company, and his wife, Ruth, as the first occupants. The Heusels resided there until 1975. Per the attached photos, it has been very well maintained by the current owner over the last six years.

LOCATION:

The site is located on the north side of West Liberty Street between Eighth Street and Crest Avenue.

APPLICATION: The applicant seeks HDC approval to install a new basement egress window and window well in the east elevation.

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):

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.

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 applicant states that the basement will be converted to living space, which will require a new egress window to be installed to meet city code. An existing basement window is proposed to be replaced. The window is located on the east elevation, towards the front of the house. The location is visible from the street.*
2. *The house has a foundation that is coated with stucco, which is a character-defining feature of vernacular houses if installed during the period of significance. Installation of the egress window would involve removing a portion of the foundation wall below the existing window to accommodate the egress window. Although the proposed changes would result in the loss of a small amount of the historic foundation materials, these materials are located below grade and may not be easily visible.*
3. *Egress windows are required by building code if the basement is to be used as living space. They are required in any finished space in the basement, like an office or bedroom, though not a laundry or storage room. For a single casement window, the minimum well size required by building code is 36" x 36".*
4. *The proposed egress window is a 29" x 48" casement. The contractor emailed the attached photo of a window with a rectangular well built of pressure-treated landscape timbers equivalent to what he intends to build. Since the well dimensions and window materials were not supplied, staff has made a recommendation of approval on the condition that the well equals the minimum size required by code, and that the window be all wood or clad wood. The applicant agreed to this approach. The building permit application will need to be amended to show this work, and staff will review the building permit for compatibility with any HDC approval before building permits are issued.*
5. *Converting basement space is preferred to putting an addition on a house to gain living space because of the significantly smaller impacts to the original structure. Therefore, as conditioned, staff finds the work generally compatible in exterior design, arrangement, material, and relationship to the rest of the building and the surrounding area, and finds that it meets the Secretary of the Interior's Standards and Guidelines for Rehabilitation.*

REVIEW COMMITTEE REPORT:

Stulberg and Bushkuhl visited the site as part of their review.

Bushkuhl agreed with Thacher's summary that the applicant is complying with the building code requirement and doing so in the least destructive manner to the character defining features of the house.

Thacher added that the width of the proposed window matches the width of the existing window, so the basement masonry wouldn't be affected by the window.

Stulberg agreed noting that the applicant is keeping the window to the minimum required.

AUDIENCE PARTICIPATION:

Tomas Getty, Contractor for the project, was present to respond to the Commission's enquiries.

Ramsburgh asked why the contractor was proposing a wooden window well instead of stone.

Getty said he believed it was more historically desirable and recommended to be in tune with the historic neighborhood.

Beeson questioned the contractor if an egress window was necessary in the basement if the downstairs room was not going to be used as a bedroom.

Thacher added that the Building Official had reviewed the plans and noted that an egress window was necessary in the basement.

Getty said the owners would also like the benefit of the natural light.

Motion made by Ramsburgh, Seconded by White to APPROVE WITH CONDITIONS the application at 1040 West Liberty Street, a contributing property in the Old West Side Historic District, and issue a certificate of appropriateness, to install a new basement egress window and window well on the condition that the well is no larger than the minimum required by building code, and that the window is all wood or clad wood. As conditioned, the work is compatible in exterior design, arrangement, 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 windows and health and safety.

On a voice vote, the Chair declared the motion carried.

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

Nays: 0

F-2 [12-1574](#)

HDC12-201; 607-609 East William Street - Remove Non-Original Cladding - SSHD

PUBLIC HEARING:

Thacher gave the staff report.

BACKGROUND:

This two story, brick vernacular commercial building features large, double-hung, one-over-one wood windows, set in openings with arched tops and decorative wood trim. The building also features brick corbelling below the cornice and brick pilasters. It was built in 1906. A meat market owned by Stafford B. Nickels was located at 607 E. William, and Helber Brothers grocery store was located at 609 E. William. Until recently, longtime tenants College Shoe Repair and White Market were located within the building.

In March of 2012 the HDC approved the replacement of eleven wood windows, and in October a new wall sign was approved at the staff level for 607 E William.

LOCATION:

The building is located on the north side of East William Street between Maynard Street and South State Street.

APPLICATION:

The applicant seeks HDC approval to remove the existing enamel panels on the first floor to expose the underlying brick.

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.

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

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

Storefronts**Recommended:**

Identifying, retaining, and preserving storefronts--and their functional and decorative features--that are important in defining the overall historic character of the building such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures.

The removal of inappropriate, non-historic cladding, false mansard roofs, and other later alterations can help reveal the historic character of a storefront.

Not Recommended:

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

Stripping storefront of historic material such as wood, cast iron, terra cotta, carrara glass, and brick.

STAFF FINDINGS:

1. *White Market was originally located at 607 E William. At that time, the façade of 607 E William had painted brick, with large glass transom windows and a retractable awning (see photo 1). The façade of 609 and 611 E William, which appear to have been two separate storefronts, also was brick, with a large awning covering the entrance to 609. In 1948, White Market moved next door to the combined 609 and 611 E William. At this time, the enamel panels were added to 609-611 E William. It is also likely that at this time the large plate glass windows and double-door entrance were added (see photo 2). Photo 2 also shows the arched window above the entrance to the second floor being infilled with brick. The glass transom windows at 609 and 611 were infilled with brick when the enameled steel panels were installed, and the 607 E William transom was probably bricked over shortly after, when the enamel panels were extended over this portion of the façade.*

2. *The applicant proposes removing the enameled steel panels from the building to expose the underlying brick. The panels do not fall within the period of significance*

for the State Street Historic District, and the removal of the panels would help reveal the original historic character of the façade.

3. The enamel panels are damaged and degraded in multiple areas, and the applicant stated that the panels cannot be painted. The panels appear to be attached to wooden strips, which are anchored in the brick façade. The condition of the underlying brick could not be determined at this point. The proposed motion is conditioned upon the applicant repairing whatever damage is found underneath the panels, such as selectively replacing bricks, patching holes, and repointing mortar joints using appropriate compatible materials.

4. At the Review Committee visit, staff will document the current condition of the panels and present the photos as part of the staff report at the HDC meeting.

5. The removal of the enamel panels is appropriate and would help restore the character-defining brick façade. Staff finds the work compatible in exterior design, arrangement, material, and relationship to the rest of the building and the surrounding area, and finds that it meets the Secretary of the Interior's Standards and Guidelines for Rehabilitation.

REVIEW COMMITTEE REPORT:

Stulberg and Bushkuhl visited the site as part of their review.

Stulberg reported that he believed there would be additional upkeep required with the removal of the panels.

Bushkuhl agreed with Stulberg and the staff report.

AUDIENCE PARTICIPATION:

Costas Boutsikakis, owner, was present to respond to the Commission's enquiries.

Ramsburgh asked the owner if they are prepared for necessary repairs to the brick that they might find once the cladding is removed.

Boutsikakis said they believe they will be able to repair it and do some good to the building by removing the cladding.

McCauley said he had some concerns with the application because the Commission had not received any plans of what the front of the building would look like once the cladding was removed. He asked if the windows would be replaced.

Boutsikakis said if the windows would be replaced they would look exactly the same, except that they would be insulated double pane windows. He said the brick looks to be the same behind the cladding, but they are not totally sure until they start removing the cladding. He said no one has any idea how to repair and re-position the cladding so they felt it best to restore the façade to the original brick.

Bushkuhl felt restoring the façade brick would be an improvement to the current conditions.

Motion made by Stulberg, Seconded by White, that the Commission issue a certificate of appropriateness for the application at 607-609 East William Street, a contributing property in the State Street Historic District, to remove the enamel panels on the first floor of the front elevation, on the condition that the underlying building façade be repaired as necessary using compatible

methods and materials. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 2 and 4 and the guidelines for storefronts.

COMMISSION DISCUSSION:

Ramsburgh said she was in favor of the application, noting that the panels warrant removal and restoring the façade to its original look will be an improvement to the building and the streetscape. She asked if the Commission would consider adding a phrase that the façade be restored as closely as possible to its original condition as necessary.

McCauley said he was uncomfortable with approving something that they had no idea what the final outcome might look like, since they had not been provided with proposed plans.

White commented that the windows and storefront were not from the timeframe of significance since they were from 1948 and the period ended in 1942.

Ross shared McCauley's concerns noting that the panels have been on the building longer than not, and questioned if it would be worth removing the panels and being left with heavily damaged brick.

Boutsikakis said he isn't sure how long the panels will stay on, because there are large sections that are already loose and ready to fall off. He said no one knows how they will keep them on. He said it becomes a safety issue if the wind blows them off.

Bushkuhl said that the furring strips had been the intended attachment method that had deteriorated and the panels were now left on with caulking.

McCauley asked Boutsikakis to address his concerns with the proposed façade.

Boutsikakis said he believes there is brick behind the panels that can be restored, because everywhere he has been able to look behind the panels there is brick. He added that it isn't in his best interest to create something that will look terrible or cost him large sums to fix. He said the archway needed to be redone instead of the in-filled pieces of material [cement block and mortar], and he intended to leave the brick as façade. He said he would need some guidance from the Commission on how to fasten the panels if they didn't want them removed. He said he had failed to include the window replacement on the application.

Beeson said he is comfortable with a motion that allows him to remove the panels as long as there are steps in place for the applicant to return to the Commission and show what he is proposing to do.

Stulberg said he supports the application and the project and while the removal of the panels will create a certain unknown he believes that with the proposed work they will end up with a good quality brick façade. He said he is comfortable with the applicant removing the panels and then making sure there are steps in place that will allow a staff review and approval or even Commission review if the applicant should discover problematic issues behind the brick. He said while the building is within the period of significance the panels are not.

The Commission expressed their concerns with approving unknown issues, and felt they should make the application two-fold.

Thacher asked if the window configuration would stay the same and just replace the glazing and framing, and if he would leave the three aluminum doors.

Boutsikakis said yes, and that they wouldn't be able to tell the difference.

McCauley expressed his sadness with seeing the panels go, since he felt they have gained their own historical level of significance over time from that era. He said since the Commission is not approving a restoration, but rather a removal of the panels, he couldn't support the project.

White said he supports the project.

Friendly amendment offered by Ramsburgh, accepted by Stulberg, that the Commission issue a certificate of appropriateness for the application at 607 609 East William Street, a contributing property in the State Street Historic District, to remove the enamel panels on the first floor of the front elevation, on the condition that the underlying building façade be repaired as necessary using compatible methods and materials. The applicant will then submit a definitive plan for the restoration of the façade to the historic district coordinator for staff approval; changes that go beyond staff's approval will be brought before the Commission and receive a Certificate of Appropriateness before building permits for that work are issued. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 2 and 4 and the guidelines for storefronts.

On a voice vote, the Chair declared the motion carried.

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

Nays: 2 - Chair McCauley, and Ross

F-3 [12-1575](#)

HDC12-202; 419 Detroit Street - Two New Awnings - OFWHD

PUBLIC HEARING:

Thacher gave the staff report.

BACKGROUND:

This one-story brick commercial vernacular building first appears in the 1922 Polk City Directory as the Ann Arbor Auto Top. However, the building may be older, possibly built as part of the Luick Brothers lumberyard complex. Based on Sanborn Fire Insurance maps, a frame building with the same footprint was being used as a wagon shed in 1908, and for lumber storage in 1916. In 1925 a brick building with a tile roof and cement floor was present. All three reflect the current building footprint. From 1923 to 1957 the building housed Brokaw's Service Garage and Modern Pattern and Machine Works. In 1964, both 417 and 419 Detroit are listed as The Tree, which remained at 419 Detroit until 2006. The building features a stucco exterior (applied at an unknown date) with six-over-six double hung windows

LOCATION:

The site is located at the southwest corner of the Detroit Street and Kingsley Street

intersection.

APPLICATION:

The applicant seeks HDC approval to install two new canvas awnings, one on the front and one on the rear of the building.

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.

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.

STAFF FINDINGS:

- 1. The applicant proposes installing two new triangular-shaped awnings with open ends to the building, one on the east elevation along Detroit Street, and one on the west elevation along N Fifth Avenue.*
- 2. The proposed awnings measure twenty feet wide, four feet high with an additional six inch valence below the front face of the awning, and two feet deep. The awning frame will be constructed of one inch by one inch square metal tubing. Each awning will be mounted to the building wall by two "z" brackets. If necessary, the bracket on the south end of the front elevation will be adjusted so it does not interfere with the roof of the bay window.*
- 3. The proposed awnings will be purple and contain the words "catching fireflies" in a large yellow decorative font, and "a whimsical gift gallery" in a smaller yellow serif font. Each banner will also have two drawings of a firefly. The photos provided show the building painted green and yellow. Paint colors on previously painted surfaces are not regulated by the HDC, since they are considered reversible.*
- 4. The use of awnings is an acceptable alternative to wall signage. Staff finds the work generally compatible in exterior design, arrangement, material, and relationship to the rest of the building and the surrounding area, and finds that it meets the Secretary of the Interior's Standards and Guidelines for Rehabilitation.*

REVIEW COMMITTEE REPORT:

Stulberg and Bushkuhl visited the site as part of their review.

Stulberg reported that the configuration seemed to make sense and there are similarly shaped awnings that are already in existence in the historic district.

Stulberg said given that the building is covered with stucco they are unable to specify that the attachments should be fastened through the mortar joints.

AUDIENCE PARTICIPATION:

Felix from Signature Awning Company was present to respond to the Commission's enquires. He showed samples of the proposed fabric. He said they are proposing to leave the ends open to give it the look of a retractable awning.

McCauley asked if the awning would go all the way to the end of the building.

Felix responded that it would stop about 4 inches from the end in order not to chip out the corner or the brick.

Motion made by Beeson, Seconded by White, that the Commission issue a certificate of appropriateness for the application at 419 Detroit Street, a contributing property in the Old Fourth Ward Historic District, to install two new canvas awnings. The proposed work is compatible in exterior design, arrangement, 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 storefronts.

COMMISSION DISCUSSION:

None

On a voice vote, the Chair declared the motion carried.

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

Nays: 0

F-4 [12-1576](#)

HDC12-211; 415 Detroit Street - New Windows and Canopy - OWSHD

PUBLIC HEARING:

Thacher gave the staff report.

BACKGROUND:

This two-story brick commercial vernacular building features a flatiron shape, segmented-arch fixed single-pane windows with stone sills, and a corbelled brick cornice. A brick building with a different footprint appears on this site on the 1888 and 1899 Sanborn Fire Insurance Maps, then the 1908 Sanborn shows a two story wood stable. Beginning in the 1910 City Directory, the address of the building is listed as 412 North Fifth Avenue and is part of the Luick Brothers lumberyard (now the Kerrytown shops). On the 1916 Sanborn, the current brick building appears as the Luick Brothers Glass Warehouse.

LOCATION:

The site is located at the northeast intersection of Detroit Street and North Fifth Avenue.

APPLICATION:

The applicant seeks HDC approval to (1) replace a 1970s-era clerestory window with two wood double-hung windows; (2) install a new fixed window within the recessed entryway; (3) install a new awning within the recessed entryway; and (4) install a new window in a previously infilled window 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.

(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.

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

Windows

Recommended:

Designing and installing new windows when the historic windows (frames, sash and glazing) are completely missing. The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.

Not Recommended:

Creating a false historical appearance because the replaced window is based on insufficient historical, pictorial, and physical documentation.

Introducing a new design that is incompatible with the historic character of the building.

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.

STAFF FINDINGS:

Clerestory Window

1. The applicant states that the clerestory window in the east (Detroit Street) elevation was added during the 1970s, as well as sections of brick that were added

around the window. Based on a 1974 photograph (see photo 1), there was a large plate glass window in this location with four panes and a sill that appears to match the other windows in the building. However, it could not be determined when this window was installed.

2. The applicant proposes removing the existing clerestory window and brick infill and installing two new wood double-hung windows. The windows would be directly below the two existing windows in the second floor. The proposed windows would be the same size as the existing windows, and also have brick segmental arches above them and sills to match the existing windows. The proposed windows measure six feet five-and-three-quarters inches high, and two feet five inches wide. The area between the proposed windows will be infilled with new brick to match the existing.

3. Staff feels that the replacement of the narrow horizontal window with two double-hung windows is an appropriate new treatment for the building. It has not been determined whether the former plate-glass window opening was original, or if it had previously been a doorway or other opening, or if the two vertical windows proposed by the applicant were the original configuration. Without further documentation, staff does not consider this proposed work to be a restoration, but rather an alteration that is consistent with the modern office use of the building.

Bricked over double-hung window

4. The applicant proposes installing a new wood double-hung window in the northern end of the east elevation. This area had been infilled and the rough dimensions of the infill appear to match the size of the existing windows in the second floor. Like the other proposed new windows, this window would also match the existing windows in size, shape, and features. Staff finds the restoration of a window in this location to be appropriate, given the infill pattern of the brick.

Modern entryway

5. The large triangular-shaped recessed entryway was constructed during the 1970s, as stated by the applicant. The entryway contains no materials original to the building. There is a large fixed aluminum window, opaque panel, and non-original brick in the southern portion of the entryway, and a metal doorway with wood paneling above it in the northern portion.

6. The applicant proposes installing a new fixed aluminum window in the brick section of the southern portion of the entryway. The proposed window measures six feet nine inches wide and four feet eight inches high. The width of the new window appears to be the same as the existing window above it. This new window will not impact any historic materials and is compatible with the 1970s entrance.

7. The applicant also proposes installing a new painted steel canopy above in the recessed entryway. The proposed canopy is rectangular in shape, though set at an angle to the street, and will extend over the recessed portion of the entryway and over a small portion of the sidewalk. The canopy is approximately eight feet wide and ten feet deep.

8. Staff finds the expansion of the window in the entryway to be appropriate. The proposed canopy is a modern design and is complementary to the existing angled entry area. It will serve to direct pedestrians to the building's entryway, which is currently not obvious. Staff feels that the angular placement of the canopy does not distract from the historic character of the building since it is part of an entryway that is already clearly not historic.

Recommendation

9. Staff finds the work compatible in exterior design, arrangement, material, and relationship to the rest of the building and the surrounding area, and finds that it meets the Secretary of the Interior's Standards and Guidelines for Rehabilitation.

REVIEW COMMITTEE REPORT:

Stulberg and Bushkuhl visited the site as part of their review.

Bushkuhl reported that it is very visible to see where the original window had been, and the stacked window locations.

Stulberg agreed, adding that the setting of the building was quite visible, yet the doorway was undefined.

AUDIENCE PARTICIPATION:

Dick Mitchell, architect for the project, was present to respond to the Commission's enquiries. He explained that in their research they were unable to find historical photographs of the side of the building. He reviewed the plans with the Commission.

Mike Sterns, co-owner of the building was present. He explained that with the addition of the canopy it might help to alert pedestrians that there was a brick step that juts out unexpectedly into the sidewalk. He said the step can be a trip hazard to the unsuspecting by-passers.

Motion made by Bushkuhl, Seconded by White, that the Commission issue a certificate of appropriateness for the application at 415 Detroit Street, a contributing property in the Old Fourth Ward Historic District, to (1) replace a 1970s clerestory window with two wood double hung windows; (2) install a new window in a previously infilled window opening; (3) install a new fixed window within the recessed entryway; and (4) install a new canopy within the recessed entryway. The proposed work is compatible in exterior design, arrangement, 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 windows and storefronts.

COMMISSION DISCUSSION:

McCauley said he felt the project would add a significant amount of character to the building, and was anticipating the changes.

On a voice vote, the Chair declared the motion carried.

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

Nays: 0

F-5 [12-1577](#)

HDC12-219; 317 South State Street - Replace Second Floor Windows - SSHD

PUBLIC HEARING:

Thacher gave the staff report.

BACKGROUND:

This two-story, Art Moderne brick commercial building features tapestry brick and fixed-pane ribbon windows that give the building a horizontal flow, an entrance in the southwest corner with a large curved glass display window, a sign band above the entrance with non-original brown-red tiles, a rounded southwest corner with a curved window in the second story, and an aluminum covered fluted column in the entrance. It was built in 1937 and was occupied by Kresge's department store from then until the 1980s. Michigan Book & Supply was located here from 1989 to 2012.

LOCATION:

The site is located on the northeast corner of the South State Street and North University Street intersection.

APPLICATION:

The applicant seeks HDC approval to replace 23 sections of steel windows on the second floor in 15 openings, with aluminum replicas.

APPLICABLE REGULATIONS:

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

(6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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

Windows**Recommended:**

Identifying, retaining, and preserving windows – and their functional and decorative features – that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, paneled or decorated jambs and molding, and interior and exterior shutters and blinds.

Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair may also include replacement in kind of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds.

Replacing in kind an entire window that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence to guide the new work. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Not Recommended:

Retrofitting or replacing windows rather than maintaining the sash, frame, and

glazing.

Replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate.

Removing or radically changing windows which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

STAFF FINDINGS:

1. *The steel windows proposed to be replaced are all on the second floor of the building. There are 14 single windows in two widths, each in three horizontal sections. There are 9 9-pane windows in a ribbon along the south elevation (facing North University). They are similar to the 14 single windows, with the addition of two vertical muntins on each window. The dimensions of each window type are given on the information sheet attached to the application. All windows except the corner were operable at one time, some with hoppers and some with pivots.*

2. *The muntins are applied to the interior and exterior of the glass. No interior spacer strip is proposed between the applied muntins because they are wide enough to shadow themselves. That is, someone looking up at the windows from the street will not be able to see daylight between the muntins because they are so wide.*

3. *The two sections of black tiles on the ribbon window row will remain unchanged (south elevation).*

4. *The contractor, BlackBerry Window and Door Systems, Inc., provided a window worksheet and supplemental measurements (since the worksheet is set up for doublehungs, not commercial steel windows). The dimensions listed meet the design guidelines for windows. The approximately 5" wide vertical steel panels between window sections on the ribbon windows (they look almost like a mullion) would be fabricated from aluminum and installed to match the existing.*

5. *The contractor, after inspecting the windows, reported to staff that the dimensions are non-standard and that none of his steel suppliers could match the unusually wide 3" muntin width. He was unable to identify the original manufacturer stamped on the windows themselves, and speculated that the windows may have been built locally (which, the contractor explained, would explain some non-standard patches on the windows). This is important because if the window manufacturer can be identified, replacement parts can often be tracked down or replicated. The biggest problem with restoration, according to the contractor, is that the windows need to be removed in order to do the job correctly. On the 13 single windows especially, it would not be possible to do this without destroying a substantial amount of the original material. Without a source to replicate these pieces in steel, restoration is not plausible. Aluminum may be an appropriate substitute material because it closely emulates the appearance of steel and is long lasting.*

6. *The contractor provided a letter describing the condition of the windows. He recommends replacement of all windows except the corner curved window, which is not as deteriorated, probably because it has always been a fixed window.*

7. *After visiting the site and talking on the phone to the window contractor about the*

restoration prospects of these windows, staff believes that replication of the windows in aluminum is appropriate, with the exception of the curved corner window, which is not deteriorated beyond repair and should be restored.

REVIEW COMMITTEE REPORT:

Stulberg and Bushkuhl visited the site as part of their review.

Bushkuhl said the contractor's report was helpful to the Commission and he felt the windows met the standards for window repair and restoration.

Stulberg reported that in some of the places there was no longer a top and bottom sash left, just trim that was holding them together. He said the windows were non-functional.

AUDIENCE PARTICIPATION:

Kurt Beleck, applicant and developer for project was present to respond to the Commission's enquiries. He said that they feel confident that Blackberry Window and Door Systems would be able to provide a replacement of the original steel windows.

Beeson asked if the replacement windows would be operable or fixed.

Beleck said fixed.

Beeson asked if the bands in the window and masonry would match up.

Beleck said, yes.

Discussion pursued regarding the tinting produced on windows through low-e glass coating.

Motion made by Stulberg, Seconded by White, that the Commission issue a certificate of appropriateness for the application at 317 South State Street, a contributing property in the State Street Historic District, to replace 22 of 23 steel windows with aluminum windows, as proposed, on the condition that the curved corner window is not replaced and is restored. The work as conditioned 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 standard 6 and the guidelines for windows.

COMMISSION DISCUSSION:

Ramsburgh said she had concerns with the reflective quality on low-e coated glass windows.

Frame colors were discussed.

Friendly Amendment offered by Ramsburgh, Accepted by Stulberg, to add: and if low e glass is used, a sample is submitted to staff for review and approval.

On a voice vote, the Chair declared the motion carried.

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

Nays: 1 - Ross

UNFINISHED BUSINESS

E-1 [12-1572](#) HDC12-195; 317 South State Street - New Business Sign - SSHD

PUBLIC HEARING:

Thacher gave the staff report.

BACKGROUND:

This two-story, Art Moderne brick commercial building features tapestry brick and fixed-pane ribbon windows that give the building a horizontal flow, an entrance in the southwest corner with a large curved glass display window, a sign band above the entrance with non-original brown-red tiles, a rounded southwest corner with a curved window in the second story, and an aluminum covered fluted column in the entrance. It was built in 1937 and was occupied by Kresge's department store from then until the 1980s. Michigan Book & Supply was located here from 1989 to 2012.

At the November 15, 2012 meeting, a different version of this application was considered, and the commission requested a more appropriate style of blade signs and lighting.

LOCATION:

The site is located on the northeast corner of the South State Street and North University Street intersection.

APPLICATION:

The applicant seeks HDC approval to install three fabric blade signs and install horizontal LED light strips.

APPLICABLE REGULATIONS:

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

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

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

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

Storefronts

Not Recommended: Introducing a new design that is incompatible in size, scale, material, and color; using inappropriately scaled signs and logos or other types of signs that obscure, damage, or destroy remaining character-defining features of the

historic building; using new illuminated signs.

STAFF FINDINGS:

1. *The two "Walgreens" signs in the sign band replace the former Michigan Book & Supply signs are have been approved by staff. The LED light strips above these signs have not been approved by staff; see below.*

Blade signs

2. *The three proposed blade signs are smaller than those considered last month. The signs previously considered were seven feet tall and two feet wide. The newly proposed blade signs measure six feet and one-and-seven-eighths inches high and two feet wide and are illuminated by lamps beneath eat. The signs do not project beyond the upper and lower portions of the character-defining ribbon windows.*

3. *The blade signs are fabric and lights are shown on the drawing beneath each one. No detail was provided on the uplighting. Two are located on the south elevation along North University Street, and one is located on the west elevation along South State Street. The signs will be gray in color with white text and a white, blue and green logo. The fabric signs will be attached to the building by aluminum arms that are anchored in a ten inch by ten inch aluminum mounting plate.*

4. *Staff believes that the revised blade signs, with added illumination, are inappropriate and detract from the historic character of the building, the horizontal orientation of the building, the fenestration pattern, and the decorative brickwork on the locations where they are proposed to be mounted. Further, the addition of lights only intensifies the distractive nature of the banner signs. Four canopy signs and two large wall signs have been previously approved for this location; it is staff's opinion that the business will be readily identifiable, and that the addition of blade signs would be a distraction to the character defining features of the building. Staff does not support the first motion below.*

Sign lighting

5. *The applicant seeks approval to install seven horizontal LED light strips above the "Walgreens" wall signs. Three light strips would be located on the south elevation, and four on the west elevation. Based on the submitted information, the lights are proposed to be mounted on the double row of raised bricks surrounding the maroon tiled sign band area. The light bars are 3-1/4" square, with 5" diameter round mounting plates on either end. The length of each bar is 36".*

6. *The light bars are horizontal and small in diameter, and when mounted in a row will match the length of each sign. Installing the lights in the decorative brick banding around the sign area is not appropriate unless attachments and electrical conduit are run through mortar joints only, and no penetrations are made through the masonry. Also, the color of the light bars should match the tan color of the brick in order to minimize the lights' appearance from the street. Staff supports the suggested motion below that is conditioned on the color of the light bars matching the building, and that no penetration will be made through any masonry unit.*

REVIEW COMMITTEE REPORT:

Stulberg and Bushkuhl visited the site as part of their review.

Stulberg noted that the building, itself, is very prominent and with traffic moving

slowly, signage doesn't become as crucial as if it were located on Washtenaw Avenue with traffic going 55 miles per hour. He didn't feel that the additional blade signs were necessary since there already was enough signage on the building.

Bushkuhl reported that during his review he was looking for the argument that the additional blade signs would be required, which he couldn't justify. He pointed out 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.

AUDIENCE PARTICIPATION:

Kurt Beleck, applicant and developer for project was present to respond to the Commission's enquiries.

Thacher asked Beleck for confirmation that the applicant had withdrawn the proposed up-lighting of the proposed blade signs.

Beleck said, yes. He explained that the Walgreen sign lighting would be mounted in the dark terra cotta colored tile section above the entryway, since the tiles are not original to the building and previous penetrations from signage already exists.

Beeson noted that the proposed mountings for the down-lighting were very large. He asked for possible alternatives that wouldn't have the large plate against the building wall.

The Commission suggested that the applicant inquire with the manufacturer about alternative mounting options and continue working with Thacher.

McCauley and White said they are in favor of the proposed lighting.

Motion on Blade signs

Motion made by Beeson, Seconded by McCauley, that the Commission issue a certificate of appropriateness for the portion of the application at 317 South State Street, a contributing property in the State Street Historic District, to add three new fabric blade signs as amended. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 9 and 10 and the guidelines for storefronts.

On a voice vote, the Chair declared the motion failed. Denied

Yeas: 1 - White

Nays: 6 - Ramsburgh, Chair McCauley, Vice Chair Stulberg, Secretary Bushkuhl, Beeson, and Ross

Motion on Sign lighting

Motion made by White, Seconded by Beeson, that the Commission issue a certificate of appropriateness for the application at 317 South State Street, a contributing property in the State Street Historic District, to add seven LED light strips on the condition that their color matches the tan brick building, and that no penetrations are made through masonry units in their mounting and electrifications, only through mortar joints. The work as conditioned 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 9 and 10 and the guidelines for storefronts.

Friendly amendment offered by McCauley, accepted by White, to read:

That the Commission issue a certificate of appropriateness for the application at 317 South State Street, a contributing property in the State Street Historic District, to add seven LED light strips on the condition that no penetrations are made through masonry units in their mounting and electrifications, only through mortar joints. The work as conditioned 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 9 and 10 and the guidelines for storefronts.

On a voice vote, the Chair declared the motion carried.

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

Nays: 0

[12-1458](#)

Revisions to Design Guidelines

The Commission said they were impressed by the document and found it to be very usable and informative.

McCauley noted that State Street was mislabeled on one of the maps.

The Commission thanked all the staff involved in updating the Design Guidelines.

Beeson suggested that it would be helpful if the Commission provided copies of the document to interested realtors in the City.

Stulberg volunteered to forward copies to the Realtor Board and the possibility that they might be able to provide links to the document through their new portal system.

Thacher said she would be sending out a press release about the adoption as well as forwarding the revisions to Lansing.

Motion made by Ramsburgh, Seconded by McCauley, that the Historic District Commission adopt the Revisions to the Design Guidelines, effective immediately.

On a voice vote, the Chair declared the motion carried.

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

Nays: 0

NEW BUSINESS

APPROVAL OF MINUTES

[12-1578](#) Historic District Commission Meeting Minutes of the October 11, 2012

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

[12-1579](#) Historic District Commission Meeting Minutes of the November 15, 2012

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

REPORTS FROM COMMISSIONERS

Bushkuhl reported that the renovation project of the Greyhound Station had been completed and looks great.

ASSIGNMENTS

Review Committee: Monday, January 7 at Noon for the January 10, 2013 Regular Session

McCauley and Beeson volunteered for the January Review Committee.

REPORTS FROM STAFF

[12-1580](#) November 2012 HDC Staff Activities

Thacher said that in response to the Commission's enquiry, last month, regarding solar panel installations, she said she has approved two or three since they were added to the staff approvals list.

Thacher reported on the columns at the historical property at the corner of Washtenaw and Hill Street, noting that the column was in the process of being replaced and building permits were being applied for.

Ramsburgh informed the Commission that the initials C.M., from the first resident of the house, Claude Millen, were carved into the pediment on the columns.

CONCERNS OF COMMISSIONERS

Ramsburgh asked the Commission to consider the following resolution she read, because she felt the proposed project at 413 East Huron Street, would have an adverse impact on the neighboring historical district.

Bushkuhl said he agrees with the spirit of the resolution after seeing the massing of the proposed building, but he felt he couldn't take action on the resolution since the Commission didn't have specific plans provided to them on the 413 East Huron Street.

Ross agreed with Bushkuhl and questioned the HDC purview over the project, but

stated that she liked the resolution expressing concern to the Planning Commission and reminding them of the HDC's obligation to preserve and protect historic districts.

White noted that the Commission needed to go before the City Planning Commission and City Council meetings to bring their concerns since the project is not within the HDC purview. He said he would abstain from the vote at this time.

Beeson thanked Ramsburgh for writing the resolution and said the he felt the proposed project was within their purview since it bordered their historic district and will adversely affect the district.

Beeson said he felt that it would be good for the Commission to review high rise and high density buildings on the edge of the districts at their next HDC retreat.

Stulberg expressed that he felt it would be good for the HDC to take a united stand through a resolution, as well as individually testify before the Planning Commission and City Council.

Motion made by Ramsburgh, Seconded by McCauley, to approve the resolution and forward to the City Planning Commission and City Council.

Whereas the Historic District Commission is charged with the responsibility of promoting, preserving, and protecting the historic districts in the City of Ann Arbor,

Whereas our guidelines recommend that new construction within a district be compatible with, but discernible from, surrounding buildings,

Whereas the viability of our historic districts is affected by changes on the edges of a district as well as within the district, and

Whereas the proposed development at 413 E. Huron is incompatible in scale and massing with the adjacent Old Fourth Ward Historic District and will severely and adversely impact the Old Fourth Ward Historic District.

We thereby remind the Planning Commission and City Council of our joint obligation to preserve and protect historic districts and recommend that they take all reasonable measures to ensure that this new development will enhance and improve the Old Fourth Ward Historic District rather than diminish or weaken the viability of this important district.

On a voice vote, the Chair declared the motion carried.

Yeas: 5 - Ramsburgh, Chair McCauley, Vice Chair Stulberg, Beeson, and Ross

Nays: 1 - Secretary Bushkuhl

Recused: 1 - White

COMMUNICATIONS

ADJOURNMENT

The meeting was unanimously adjourned at 10:22 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.