



City of Ann Arbor

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

Thursday, March 14, 2013

7:00 PM

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

A CALL TO ORDER

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

B ROLL CALL

Jill Thacher called the roll.

Present: 5 - Ellen Ramsburgh, Patrick McCauley, Thomas Stulberg, John Beeson, and Jennifer Ross

Absent: 2 - Robert White, and Benjamin L. Bushkuhl

C APPROVAL OF AGENDA

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

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

No public speakers.

E HEARINGS

E-1 [13-0262](#) HDC13-027; 124 E. Washington Street - New Business Sign - MSHD

Jill Thacher presented the following staff report:

BACKGROUND:

This two-story, painted brick, commercial vernacular building was first occupied in 1906 by Taylor & Co., merchant tailors. It features double hung one-over-one windows, a brick cornice, and stone trim. New ground-floor display windows replaced non-original ones in 2012. The HDC gave a preservation award to the former owner, Herb Black, in 2009.

LOCATION:

The site is at the corner of East Washington Street and South Fifth Avenue.

APPLICATION:

The applicant seeks HDC approval to install an externally illuminated blade sign on the corner of the building on the second floor.

*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.

From the Ann Arbor Historic District Design Guidelines:

*Design Guidelines for 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 lit from external light fixtures above or below the sign.

Installing signage that is subordinate to the overall building composition.

STAFF FINDINGS

1. Per the drawings provided, the proposed aluminum sign is 6 feet 10 inches tall and projects 2 feet 9 inches from the building. At its widest, the sign's edge is 6 ½ inches thick. Two single mast-mounted flood light fixtures are located above the sign. The corner brackets to support the sign would be mounted through mortar joints. The sign is black and white.

2. The size, materials, and colors are compatible with the historic structure and neighborhood, and do not impact any character-defining feature of the building. It is easily removable and reversible. The placement of the sign is generally aligned with the second floor windows, which is appropriate.

3. Staff recommends approval of the application since the size, scale, design, materials, and color of the proposed sign are compatible with the historic character of the site and has no negative impact on the surrounding historic resources.

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

Commissioners Beeson and Stulberg visited the site as part of their review.

Beeson said that there was plenty of ambient street lighting that would keep the sign lit 24 hrs a day. During the review he noted that they compared the proposed signage with existing signage in the area, and it was compatible and would enhance the corner of the building.

Stulberg agreed with the lighting comments, adding that they compared projecting wall signs in the area, noting that most existing signage was an integral part of the building.

PUBLIC HEARING:

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

Motion made by Ross, Seconded by McCauley, that the Commission issue a certificate of appropriateness for the application at 124 East Washington Street in the Main Street Historic District to install a blade sign on the second floor of the corner of the building, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the building and the surrounding area and meets The City of Ann Arbor Historic District Design Guidelines, and 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.

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

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

COMMISSION DISCUSSION:

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

Friendly Amendment offered by Ross, to add: On the condition that the lighting be removed from the proposal.

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

Certificate of Appropriateness was granted.

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

Nays: 0

Absent: 2 - White, and Secretary Bushkuhl

Jill Thacher presented the following staff report:

BACKGROUND:

This Dutch Colonial Revival, two-story, brick house was built for Albert Pattengill, professor of Greek, and his wife Bessie in 1895. Mortimer and Carolyn Cooley moved into the home in 1910, and remained there until Sigma Delta Tau bought the house in 1941. The house features a side gambrel roof, double-hung windows with between six and fifteen panes in the upper sash and a single pane in the lower sash, a large flat-roofed front porch with columns supported by fieldstone piers, and decorative sidelights flanking the front door. The house was listed of the State Register of Historic Places in 1984.

LOCATION:

The site is on the north side of Hill Street, at the terminus of Olivia Avenue.

APPLICATION:

The applicant seeks HDC approval to install non-illuminated Greek letters on the west side of the building, near the front.

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.

From the Ann Arbor Historic District Design Guidelines:

Design Guidelines for Signs

Appropriate:

Installing signage that is compatible in size, style, material, and appearance to the historic resource and district.

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.

STAFF FINDINGS

1. *Per the drawings provided, the proposed aluminum sign is 4' 6" wide by 3' 4" tall and would be mounted 8' 6" off the ground. It would be painted with non-reflective paint, per the applicant.*
2. *The sign would be mounted on a section of brick wall with no architectural features. The size, materials, and colors are compatible with the historic structure and neighborhood, and do not impact any character-defining feature of the building. It is easily removable and reversible.*
3. *Staff recommends approval of the application since the size, scale, design, materials, and color of the proposed sign are compatible with the historic character of the site and has no negative impact on the surrounding historic resources.*

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

Commissioners Beeson and Stulberg visited the site as part of their review.

Stulberg noted that there is smaller existing signage above the door, under the front porch. He expressed that the proposed signage was too large and intrusive for the area.

Beeson agreed.

PUBLIC HEARING:

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

Motion made by Ramsburgh, Seconded by McCauley, that the Commission issue a certificate of appropriateness for the application at 1405 Hill Street in the Washtenaw/Hill Historic District to install Greek letters for Sigma Delta Tau on the west elevation, 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, and 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.

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

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

COMMISSION DISCUSSION:

The members of the Commission took into consideration the presented application

and discussed the matter.

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

Request was denied.

Yeas: 1 - Chair McCauley

Nays: 4 - Ramsburgh, Vice Chair Stulberg, Beeson, and Ross

Absent: 2 - White, and Secretary Bushkuhl

The complete reasons for the Commission's decision were discussed at the March 14, 2013 Commission meeting and are contained in the record.

The Commission determined that the proposed signage is not appropriate for a variety of reasons: the letters are too large, mounting a sign on the side of the building is not typical, large Greek letters are not appropriate on houses in the Washtenaw/Hill Historic District because of the houses' original single-family character, and the house has existing signage in two places that identify it as a sorority.

The proposed work does not meet 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, in particular the section on Design Guidelines for Signs.

E-3 [13-0264](#)

HDC13-028; 508 Sixth Street - Enclose Rear Porch, Rebuild Addition - OWSHD

Jill Thacher presented the following staff report:

BACKGROUND:

This 1 ¾ story wood-sided vernacular gable-fronter features one-over-one double-hung windows and a full width front porch. The original porch posts up against the house and the wide board trim beneath the eaves suggest Italianate influences. The house appears in the 1892 City Directory as 4 Sixth St, the residence of Bennett Langer, a laborer, and the house may be older. Mr. Langer lived there until at least 1930.

LOCATION:

The property is located on the west side of Sixth St, one property south of West Liberty, and north of West Madison.

APPLICATION:

The applicant seeks HDC approval to 1) enclose an existing screen porch on the south side of the house near the rear, and 2) remove a single-story rear addition and replace it with the same in a slightly larger footprint.

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):

New 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.

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

Locating the attached exterior addition at the rear or on an in-conspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

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.

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 City of Ann Arbor Design Guidelines:

Guidelines for All Additions

Appropriate:

Designing the addition so it is compatible in terms of massing, materials, relationship of solids to voids, and proportion of openings.

STAFF FINDINGS:

- 1. The 163 square foot screen porch would be enclosed by casement windows over raised wood panels. The existing roof would be retained, and the existing walls and floor removed and replaced. The floor and walls would be rebuilt on a slab. The resulting room would be year-round, habitable space.*
- 2. The existing rear addition is an unheated 15'1" by 9'9" shed with inadequate headroom, a buckling floor, and floor framing that sits directly on the soil. The age of the shed cannot be determined conclusively, but it does not appear on the 1931 Sanborn Map. That map shows the current 1 ½ story rear addition as only a single story. 1947 aerial photos show the second floor and south-facing dormer on the rear of the house (but whether the shed was there is inconclusive). The proposed replacement for the shed would be 3' deeper and thus add 28 square feet to the existing 163 square foot shed. The new addition would be clad in cement board siding with an exposure to match the existing, cement board soffits, and wood corner boards and rake. The shed roof would be raised approximately 2'2" to accommodate a code-compliant ceiling height. No architectural features would be impacted as a result of moving the shed roof higher on the rear elevation of the house.*
- 3. The enclosed porch plus the new 3' on the rear addition would add 191 square feet to this 1130 square foot house, for a 17% increase in floor area and a 3.5% increase in footprint. (The assessor already counts the shed as floor area.)*
- 4. New wood doors facing the rear of the lot would be installed on the enclosed porch and addition. Windows would be wood clad with a beige-colored finish. One square single-hung window from the existing shed would be reused on the north elevation of the new addition.*
- 5. This application proposes minimal changes to the building's footprint and massing, while resulting in a substantial amount of new year-round living space. The appearance of the screen porch will be altered by the enclosure, but staff feels the work is acceptable since the porch is near the rear of the building and not an original feature. All of the new work is distinguished by materials that are not found on the main house, and staff feels that those materials, and the overall design and massing, are compatible with the historic house and neighborhood, and meet the Secretary of the Interior's Standards and the Ann Arbor Historic District Design Guidelines.*

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

Commissioners Beeson and Stulberg visited the site as part of their review.

Stulberg agreed with the staff report, noting that the request was a minimal change to the existing footprint of the house.

Beeson agreed.

PUBLIC HEARING:

Marc M. Rueter, Rueter Associates Architects, 515 Fifth Street, was present to respond to the Commission's questions, and explain the project.

Ross asked what the proposed window material.

Rueter said they would be a vinyl clad wood window.

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

Motion made by Ramsburgh, Seconded by McCauley that the Commission issue a certificate of appropriateness for the application at 508 Sixth Street, a contributing property in the Old West Side Historic District, to enclose a screen porch and remove and rebuild a rear addition, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets the City of Ann Arbor Historic District Design Guidelines, and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 2, 9 and 10 and the guidelines for New Additions and District or Neighborhood Setting.

(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.

COMMISSION DISCUSSION:

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

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

Certificate of Appropriateness was granted.

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

Nays: 0

Absent: 2 - White, and Secretary Bushkuhl

E-4 [13-0265](#)

HDC13-029; 217 North Fifth Avenue - Two New Dormers, Remove Chimney - OFWHD

Jill Thacher presented the following staff report:

BACKGROUND:

This brick two-story gable-fronter features shingles in the front and rear gables, a wood front porch, one-over-one double hung windows, and small columns flanking the recessed attic windows in each end gable. The house was first occupied in 1900 by John and Pauline Baumgardner. John was the manager of the Ann Arbor Stone

Company at the same address, and had one of the city's few telephones installed in the house at that time. Baumgardner's Barn, a few lots down at 301 North Fifth Avenue (corner of Detroit, currently occupied by Jessica's Apothecary), was built in 1887 as part of John Baumgardner's Marble Works. The Baumgardners lived at 217 until 1913 or 1914, when the home was occupied by John Pfisterer, with Matilda C. Pfisterer, teacher at Christian Mack School, listed as a boarder. Matilda, and subsequently Emilie Pfisterer, occupied the house until 1966.

The 1908 and 1916 Sanborn Fire Insurance Maps show a small one-story enclosure (room) off the back door. It is not shown on the 1925 Sanborn.

At the February 14, 2013 HDC meeting, several work items were approved for this house, but the dormer portion of the application was denied.

LOCATION:

The house is located on North Fifth Avenue, north of East Ann Street and south of Catherine Street.

APPLICATION:

The applicant seeks HDC approval to remove the brick chimney and construct new dormers, one facing north and one facing south, in the center of the roof. The proposed dormers are lower and redesigned since the previous application for this address, and include four skylights on each.

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):

New Additions

Recommended:

Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

Not Recommended:

Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.

*Roofs**Recommended:*

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

Not Recommended: Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that the historic character is diminished.

*From the City of Ann Arbor Design Guidelines:**Guidelines for All Additions**Appropriate:*

Placing functions and services required for the new use in non-character-defining interior spaces rather than constructing a new addition.

STAFF FINDINGS:

- 1. The dormers are each 14' 5 ½" wide, and are inset about a foot from the eave edge. Each would have four rectangular 3' x 2' awning windows and four low-profile skylights that are approximately 3' x 3'. The dormers would be clad in painted wood shakes and the roof would be asphalt to match the rest of the house. The ceiling height beneath the dormer would range from 8' in the center of the attic to 5' at the dormer eave. The proposed skylights would allow additional headroom and bring light into the space.*
- 2. The city's Chief Development Officer told staff that as long as the staircase up to the attic is code-compliant, no additional means of egress would be required.*
- 3. The chimney is not currently in use for any kind of venting. Removing the chimney would provide added interior space that can be reconfigured to allow maximum use of the house without the need for an addition. The chimney is the same red brick used on the house and, while staff considers it to be a character-defining feature, it is not unique or ornate.*
- 4. Staff feels the design and size of the dormers, and their placement ten feet back from the front of the house, is appropriate for the size and style of the building and recommends approval.*

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

Commissioners Beeson and Stulberg visited the site as part of their review.

Beeson said they viewed the proposed addition site from all views and agreed with the staff report.

Stulberg agreed, adding that it was helpful to have the architect explain the application and specifics.

PUBLIC HEARING:

Kevin Stansburg, Mitchell and Mouat Architects, 113 South Fourth Avenue, was present to respond to the Commission's questions, and explain the project.

Stulberg asked if the skylights will be fixed or movable.

Stansburg said they have not made that decision yet.

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

Motion made by Stulberg, Seconded by McCauley, that the Commission issue a certificate of appropriateness for the application at 217 North Fifth Avenue, a contributing property in the Old Fourth Ward Historic District, to remove the chimney and construct two shed-roof dormers, with skylights, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets the City of Ann Arbor Historic District Design Guidelines, and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 2, 9 and 10 and the guidelines for New Additions, Roofs, and District or Neighborhood Setting.

(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.

COMMISSION DISCUSSION:

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

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

Certificate of Appropriateness was granted.

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

Nays: 0

Absent: 2 - White, and Secretary Bushkuhl

F UNFINISHED BUSINESS

G NEW BUSINESS**H APPROVAL OF MINUTES**

13-0266 Minutes of the February 14, 2013 HDC Meeting

A motion was made by Chair McCauley, seconded by Ramsburgh, that the Minutes be Approved by the Commission. On a voice vote, the Chair declared the motion carried.

I REPORTS FROM COMMISSIONERS**J ASSIGNMENTS**

Review Committee: Monday, April 8 at 5 pm for the April 11, 2013 Regular Meeting

Commissioners Ramsburgh and Ross volunteered for the April Review Committee.

K REPORTS FROM STAFF

[13-0267](#) February 2013 HDC Staff Activities

Received and Filed

L CONCERNS OF COMMISSIONERS

Stulberg read the following Historic District Commission resolution:

[13-0386](#) Whereas, The Ann Arbor Historic District Commission is charged with implementing the purposes of Chapter 103 of City Code, which include safeguarding the heritage of the City by preserving historic districts, stabilizing and improving property values in and around the districts, fostering civic beauty, strengthening the local economy, and promoting the use of historic districts for the education, pleasure, and welfare of the citizens;

Whereas, Ann Arbor City Code, Chapter 8, Section 1:191 provides that the powers and duties of the Historic District Commission include:

10. To develop preservation components in planning efforts undertaken by the City and to recommend such planning components to the Planning Commission and to the City Council;

11. To review the current zoning ordinance and recommend to the Planning Commission and the City Council any amendments appropriate for the protection and continued use of historically and

architecturally significant property, structures, and areas;

Whereas, The United States Secretary of the Interior's Standards and Guidelines for Rehabilitation, the City's Downtown Design Guidelines, the City's Historic District Design Guidelines, and the City's Sustainability Framework contain recommendations for the preservation and management of historic resources and significant natural features as well as to achieve harmonious relationships of building structures and uses, both within a site and with adjacent sites;

Whereas, recently constructed and proposed developments in high density zoning areas adjacent to lower density residential historic districts have had or threaten to have a negative impact on the historic resources and site features of the districts, including the Robert Wilson House, which is part of the Division Street Historic District and also listed on the National Register of Historic Places;

Whereas, The negative impacts to historic districts from such developments are contrary to the Secretary of the Interior's Standards and Guidelines and include diminishing historic character and spatial relationships through incompatible scale and massing, threatening historic trees, altering the historic setting, and significantly blocking historic vistas and sunlight patterns.

RESOLVED, That the Historic District Commission recommends that City Council evaluate the zoning in proximity to the City's historic districts, identify zoning that may be detrimental to those historic districts, and, if necessary, amend the zoning to minimize negative impacts upon and preserve the City's historic districts;

RESOLVED, That the Historic District Commission recommends that property owners in historic districts and the Commission be involved in the evaluation;

RESOLVED, That the Historic District Commission supports a short-term moratorium on development in the D1 zoning district adjacent to historic districts in order to protect the City's historic districts from further negative impacts while the City evaluates the zoning.

A motion was made by Ramsburgh, seconded by Beeson, that the Resolution as presented be Adopted by the Commission. On a roll call, the vote was as follows with the Chair declaring the motion carried.

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

Nays: 0

Absent: 2 - White, and Secretary Bushkuhl

M COMMUNICATIONS

[13-0268](#) Various Communications to the HDC

N ADJOURNMENT

The meeting was unanimously adjourned at 8:40 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.