



City of Ann Arbor

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

Thursday, May 9, 2013

7:00 PM

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

A CALL TO ORDER

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

B ROLL CALL

Jill Thacher called the roll.

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

Absent: 2 - Patrick McCauley, and John Beeson

C APPROVAL OF AGENDA

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

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

E HEARINGS

E-1 [13-0541](#) HDC13-045; 211 East Washington Street - New Business Sign - MSHD

Jill Thacher presented the following staff report:

BACKGROUND:

This three story brick Romanesque building was constructed in 1899 for the Ann Arbor Music Company. It features round arches, tapestry brick, and stone trim. The current storefront was in place by 1992, and replaced a truly horrible one that featured no windows except arrow slits similar to those found on castle walls, which is shown in survey photos from the 1970s and 1980s.

LOCATION:

The site is on East Washington Street, between North Fourth and North Fifth Avenues. There is an alley immediately to the east of the building.

APPLICATION:

The applicant seeks HDC approval to install a projecting sign on the second floor of the front elevation, near the corner of the building next to the alley.

*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 sign is aluminum with an applied wood face and the word "Mash" on each side. The sign is 13' 5 ½" tall, 1' 10 ¼" wide, and 16" deep.

2. At least two projecting signs of similar size (Shalimar, which was a little taller, and Habana, which was a little shorter) have preceded this one in the same spot on the building, and eight bolts in mortar joints (four each for the top and bottom mounting plates) are still left on the building from the last sign. The drawings submitted do not specify whether that existing hardware can be reused for the top plate, which is in approximately the same location. The lower plate of the Mash sign is quite a bit lower than the existing hardware. Staff suggests conditioning the motion to require that those bolts be removed and the mortar joints patched if they will not be utilized for this sign. Also, no stone trim or banding may be obscured by the installation.

3. The size, materials, and colors of the Mash sign are compatible

with the historic building and neighborhood, and as conditioned, do not impact any character-defining feature of the building. The work is easily removable and reversible. The placement of the sign is generally aligned with the second floor windows, which is appropriate. The LED halo lighting is unobtrusive and minimizes the amount of light needed to make the sign visible at night.

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

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

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

Ross said she agreed with the staff report and reported that during the site visit she compared the sign with the surrounding existing signage, noting that it was compatible with the surround signs and the location and material are appropriate with the building.

White said he agreed with the staff report, and the report given by Commissioner Ross.

PUBLIC HEARING:

Kevin Short, Huron Sign Company, explained the application to the Commission, pointing out that they are doing everything to reuse the existing anchors for the proposed sign, so they will not need to make new holes in the mortar.

Ramsburgh said she was relieved to hear that the applicant plan to reuse the existing anchors.

Ross asked how far out the mast arms would extend.

Short said the sign would extend 8 to 10 inches from the building.

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

Motion made by Ramsburgh, Seconded by White, that the Commission issue a certificate of appropriateness for the application at 211 East Washington Street in the Main Street Historic District to install a projecting "Mash" sign on the second floor of the corner of the building, on the following conditions: 1) if existing mounting hardware on the building is not utilized for this sign, it must be removed and the mortar joints patched, and 2) all new mounting hardware must be installed through mortar joints, not masonry units, and no stone trim or banding may be obscured by the mounting plates. The work as conditioned 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 Vice Chair declaring the motion carried.

Certificate of Appropriateness was granted.

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

Nays: 0

Absent: 2 - Chair McCauley, and Beeson

ROLL CALL

Enter Beeson at 7:15 pm.

Present: 6 - Robert White, Ellen Ramsburgh, Thomas Stulberg, Benjamin L. Bushkuhl, John Beeson, and Jennifer Ross

Absent: 1 - Patrick McCauley

E-2

[13-0542](#)

HDC13-046; 117 South Ashley/120 West Washington Street - New Business Sign - MSHD

Jill Thacher presented the following staff report:

BACKGROUND:

This three-story brick building was constructed in 1908 with five storefronts: 114, 116, 118, and 120 West Washington, and 117 South Ashley around the corner. The building wraps around two sides of 122 West Washington (formerly the Del Rio), which was constructed much earlier. The original occupant of 117 West Ashley and 120 West Washington was M. Staebler's grocery store. A major fire in 1975 gutted half of the building and took two years to rebuild. The front facades at 118-120 W Washington and 117 S Ashley were altered to their present appearance in 1976. That half of the building was occupied for 67 years by the Old German restaurant, until 1995 when the restaurant closed and the current occupant, Grizzly Peak, moved in. (See related articles at end of staff report.)

LOCATION:

The site is near the corner of West Washington Street and South Ashley Street.

APPLICATION:

The applicant seeks HDC approval to install two signs on the South Ashley storefront: a projecting wall sign with LED halo lighting, and a wall sign that is also indirectly halo lit with LEDs. The entrance to the new Old German restaurant will be at 117 South Ashley.

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 projecting sign would be 16 3/4" x 25 5/8" x 4", made of black aluminum, with flat projecting scrolls and a flat cut beer wagon pulled by horses driving across the top. The words "Old German" in metallic gold would be halo lit using LEDs behind the letters. The total projection distance from the wall would be 4'. The wall sign would be 7'11 1/4" x 1'9" x 2" aluminum painted to match the brick color, with 16" aluminum halo-lit letters that say "Old German". Both would be mounted in the sign band above the storefront windows.

2. The original Old German restaurant had a very large wrought iron projecting sign on the second story (see photos at end of staff report). The horse and wagon motif are borrowed from the original sign.

3. The size, materials, and colors of both signs are compatible with the district and the neighborhood. The locations of the signs on the building, within the sign band, are appropriate.

4. Staff recommends approval of the application since the size, scale, design, materials, and colors of the proposed signs are compatible with the historic character of the district and have no negative impact on the surrounding historic resources.

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

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

Ross reported that during their visit they first questioned the need for two signs on the building but came to realize that it would be necessary, given the partial bump out on the front of the building that would cover the signage. She said the color and material are compatible with the existing building and the surroundings.

White said he agrees with staff and the staff report and with Commissioner Ross, and he supports the application.

PUBLIC HEARING:

Kevin Short, Huron Sign Company, said the application covered the details.

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

Motion made by Bushkuhl, Seconded by White, that the Commission issue a certificate of appropriateness for the application at 117 South Ashley Street in the Main Street Historic District to install a wall sign and a projecting sign within the sign band, 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.

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

Certificate of Appropriateness was granted.

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

Nays: 0

Absent: 1 - Chair McCauley

Jill Thacher presented the following staff report:

BACKGROUND:

This two-story gable-fronter features a full-width front porch and a concrete two-track driveway. The house's first occupant was August Behnke, a plumber, in 1913, per the Polk City Directory. Members of the Behnke family lived in the house until at least 1940.

LOCATION:

The site is located on the west side of Third Street, south of West Madison and north of West Mosley. The house backs up to Wurster Park.

APPLICATION:

The applicant seeks HDC approval to construct a second story on an existing rear one-story wing.

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.

(3) Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

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

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

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

Additions

Recommended:

Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

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

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

Not Recommended:

Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

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

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

*Building Site**Recommended:*

Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

Not Recommended:

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

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

*Guidelines for All Additions**Appropriate:*

Placing a new addition on a non-character-defining or inconspicuous elevation and limiting the size and scale in relationship to the historic property.

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

Limiting the size and scale of the addition in relationship to the historic building so that it does not diminish or visually overpower the building or the district. The addition's footprint should exceed neither half of the original building's footprint nor half of the original building's total floor area.

Not Appropriate: Designing an addition to appear older or the same age as the original building.

STAFF FINDINGS:

1. *The house has vinyl siding and vinyl wrapped window trim, soffits, corner boards, and trim boards, and most of the windows have been replaced with vinyl double-hungs. The drip-caps have been removed from the windows. 1990 survey photos show the house clad in imitation brick. Wood one-over-one double-hung windows are visible on the front and both side elevations of the house behind wood storms painted black.*

2. *The existing house, per the City Assessor, is 1,501 square feet. The addition would add 21 square feet to the first story, and 260 square feet to the second story,*

for a total of 281 square feet, or a 19% increase.

3. A small mudroom would be removed from the west elevation in the corner where the main house meets the addition. The west wall of the kitchen would be moved out 3 feet, with the resulting wall inset 10" from the corner of the original house. A second story with an additional bedroom and expanded bath would be placed on top of this new footprint.

4. Three existing wood windows on the rear kitchen wing that are presumed to be original would be removed for this project: one is on the south side of the house facing the driveway, and a pair are on the west side of the house facing the backyard. These windows have weights and pulleys, and as such are presumed to be from the period of significance for the district. The one story wing is probably an early addition to the house since the interior trim does not match that of the rest of the house.

5. The proposed west elevation is proposed to have vinyl fish-scale shingles in the gable, three vinyl-clad wood double-hung windows with divided lights in the top sash, and a vinyl-clad wood French door with divided lights. The muntins would be applied on both the exterior and interior. Staff feels that adding these elements is conjectural, since there is no evidence that the windows were not one-over-one originally (per the 1990 photo) or that there were ever fish-scales elsewhere on the house. The use of vinyl siding on the addition is consistent with the rest of the house, which probably has several layers of siding. If the commission feels that the use of vinyl shingles and vinyl-clad windows instead of wood would prevent these elements from being misread as original, the conditions should be removed from the motion suggested by staff.

6. The addition is simple and compatible in massing to the main house and neighborhood, and the massing of the addition keeps the house similar to neighboring houses in terms of the relationship of open space to structure on the lot. The addition is differentiated from the house mainly by the square awning windows on the south and north elevation of the second floor.

7. Staff believes the work as conditioned in the suggested motion below meets the Ann Arbor and the Secretary of the Interior's Guidelines and Standards for Rehabilitation.

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

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

Ross reported that the scale and massing was appropriate and with the stepping down of the roof it would be easy to tell the difference between the addition and the existing structure. They noticed that only a small notch of the new addition would be visible from the street. They felt that the fish scale siding detail would not be mistaken as a historically feature since it would be on the new addition. She said that they came to understand that the old windows were not possible for re-use in the new addition.

White said he agreed with the staff report and Ross, adding that the fish scaling details were proposed to be on the rear of the house and would not be seen from the street.

PUBLIC HEARING:

Bryan Wolff, owner and applicant was available to respond to the Commission's

questions.

Beeson asked if the owner know of any history of fish scaling on the existing house at any time.

Wolff said they were not able to find any historical records on file.

Ramsburgh asked if they had found other homes in the Old West Side that had decorative fish scale siding on the rear of the houses.

Wolff said no, he had not had an opportunity to look for this feature on the rear elevation of other houses. He said he does not disagree with the Commission on their comments regarding the fish scale siding, but would like to have this detail on the rear of their house for their own enjoyment.

Ramsburgh asked if they had considered re-using the existing windows.

Wolff explained that the windows were very chewed up and he didn't understand why they would be required to re-use windows that were not from a historical period.

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

Motion made by White, Seconded by Bushkuhl, that the Commission issue a certificate of appropriateness for the application at 620 Third Street, a contributing property in the Old West Side Historic District, to remove a mudroom, move the west wall of the rear addition, and construct a new second floor on the rear addition, on the following conditions: 1) the siding in the new rear gable matches that of the rest of the addition, and 2) the windows and French door on the west elevation do not have divided lights. 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 2, 3, 9 and 10 and the guidelines for additions and building site; and the Ann Arbor Historic District Design Guidelines for additions.

(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.

(3) Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

(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 Ramsburgh.

Friendly Amendment to return the motion back to as originally stated.

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

Certificate of Appropriateness was granted.

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

Nays: 1 - White

Absent: 1 - Chair McCauley

E-4 [13-0544](#)

HDC13-048; 829 West Washington Street - Addition - OWSHD

Jill Thacher presented the following staff report:

BACKGROUND:

This two-story Queen Anne style house features a cut stone foundation, a porch spanning half of the front elevation with elaborate turned posts and brackets, a sunburst pattern in an attic gable dormer, two cantilevered windows, and a front-facing gable with fishscale shingles, diagonal siding, and decorative bargeboard. The house first appears in the 1894 Polk Directory with the address 87 W Washington. Fred O. Marty is listed as the occupant, a clerk at HJ Brown.

In March, 2011 the HDC approved a roof alteration for a stair addition at the rear of the house.

LOCATION:

The site is located on the south side of West Washington Street, between South Seventh Street and Mulholland Avenue.

APPLICATION:

The applicant seeks HDC approval to (1) remove a non-original window near the rear of the house and restore the window opening to its original size; (2) remove an enclosed porch at the rear of the house; and (3) construct a new 111 square foot rear addition that is slightly wider than the existing rear porch.

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):

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.

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

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

Not Recommended:

Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

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

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

Building Site

Recommended:

Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

Not Recommended:

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

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

Guidelines for All Additions

Appropriate:

Placing a new addition on a non-character-defining or inconspicuous elevation and limiting the size and scale in relationship to the historic property.

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

Limiting the size and scale of the addition in relationship to the historic building so that it does not diminish or visually overpower the building or the district. The addition's footprint should exceed neither half of the original building's footprint nor half of the original building's total floor area.

Not Appropriate: Designing an addition to appear older or the same age as the original building.

STAFF FINDINGS:

1. *The applicant seeks permission to demolish a one-story enclosed rear porch that measures approximately eight feet wide by eight feet deep. The non-original porch is a simple design with no character-defining features.*

2. *The proposed one-story addition measures 13' 6" wide and 8' deep, compared to the existing porch that measures approximately 8' wide and 8' deep. The proposed addition is inset slightly on the east and west (side) elevations to distinguish it from a previous addition. The gabled roof on the proposed addition is a continuation of the roof of the older addition. The older addition was present in 1925 and may be older.*

3. *The proposed rear addition features a series of three clad wood double-hung windows on the south (rear) elevation. The proposed siding will be wood or fiber cement board. The proposed wood corner boards and trim will be painted to match existing trim. The roof will be asphalt to match the existing roof.*

4. *The addition is simple and compatible in massing to the main house and neighborhood. The addition is differentiated from the house by the slight inset from the existing addition. To further differentiate the addition, using cementitious siding would be more appropriate than wood siding.*

5. *The applicant also proposes removing two non-original double-hung windows from the existing rear addition and replacing them with two smaller windows. The applicant states that this will be done to return the windows to roughly their original configuration. The existing windows were installed during a 1991 renovation and measure 22 inches wide and 53 inches high. The proposed replacement windows measure 22 inches wide and 37 inches high. The proposed windows will be clad wood double-hung windows. The gap created by the smaller window replacements will be patched with salvaged wood siding to match the existing siding.*

6. *Staff believes the work meets the Ann Arbor and the Secretary of the Interior's guidelines, and the SOI standards for rehabilitation.*

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

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

Ross said that the scale and massing were appropriate and the addition would not be visible from the street. She said the addition is very respectful of the exiting historical portions of the home and she noted that the Review Committee was not able to find any historical features on the porch.

White said he agreed with the staff report and Ross and he approves the project.

PUBLIC HEARING:

Kevin Stansbury, 811 Miner Street, Ann Arbor, Architect for the project, was available to explain the applicant and answer the Commissions questions. He noted that the owners are looking to raise a window so they can put a counter under it, and to remove a porch that is underutilized and blocks the view to their marvelous backyard, which they will be able to enjoy with the addition of a breakfast nook with windows.

Beeson asked if the porch portion and the window was in the period of historical significance.

Thacher said the kitchen addition shows up on the 1920 Sanborn maps but the porch does not.

Bushkuhl asked about the foundation.

Stansbury said they are looking at a few different options; ICF that is parged, and under the kitchen part, possibly a hybridized deck foundation, but they won't know for sure until they are able to remove the porch and find out more about the condition of the existing foundation.

Ross asked if they had decided on the siding option yet.

Stansbury said they are leaning towards hardiboard, but won't know until the bids come back.

Donald Sleeman, 829 W Washington Street, owner, was present and said that they would like to use hardiboard to differentiate it from the existing siding that is on the kitchen.

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

Motion made by Beeson, Seconded by White, that the Commission issue a certificate of appropriateness for the application at 829 W Washington Street, a contributing property in the Old West Side Historic District, to remove a rear porch and construct a new 13'6" x 8' one story rear addition. The work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 2, 9 and 10 and the guidelines for additions and building site; and the Ann Arbor Historic District Design Guidelines for additions.

(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.

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 Vice Chair declaring the motion carried.

Certificate of Appropriateness was granted.

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

Nays: 0

Absent: 1 - Chair McCauley

E-5[13-0545](#)**HDC13-044; 209 South Main Street - Façade Lighting - MSHD**

Jill Thacher presented the following staff report:

BACKGROUND:

This three story, brick Italianate commercial style building features brick pilasters with stone trim, brick corbelling, and double-hung one-over-one windows with segmented arches on the second floor and round arches on the third floor. The front façade windows on the second and third floors also feature arched stone window hoods, and brick surrounds. The building was constructed in 1868 and Florian Muehlig is listed as the first occupant. The 1869 City Directory lists Muehlig as both an undertaker and furniture manufacturer and dealer.

In 2012, the replacement of six windows on the front elevation was approved by the Commission, and signage, including external lighting from an LED light strip, received a staff approval.

LOCATION:

The site is located on the east side of South Main Street between East Washington Street and East Liberty Street.

APPLICATION:

The applicant seeks HDC approval to install eight LED accent lights on the front façade. Each would provide a narrow band of light flanking the windows on the second and third floors.

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.

(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:

Lighting

Appropriate:

Attaching light fixtures so historic fabric is not damaged or destroyed.

When installing a new fixture where there is no historic light fixture, using a fixture that is inconspicuous or complements the style and character of the resource.

When introducing new site and street lighting using fixtures that are compatible with the scale and historic character of the district.

Not Appropriate:

Introducing flood lighting on front or side building faces. All floodlights should have shields and be aimed down.

Cutting through character-defining features to install lighting.

Illuminating building facades in residential areas with harsh floodlights.

STAFF FINDINGS

- 1. The building and Vellum restaurant owner would like to install eight LED accent lights flanking the windows on the second and third floors. Per the application, each LED light would consume 15 watts and project a narrow beam of warm white light to enhance the brick color. Each would have a 45 degree glare shield to reduce sideways and street-side spill light and glare, and each would be tilted toward the building to further reduce light spill. The light beam is designed to end at and be contained by the stone sill of the floor above.*
- 2. A lighting chart showing the level of light that would be present across the face of the building is included with the application. It shows that no light would spill over onto the window glazing, and that extremely low levels of light would be present where the neighboring buildings abut. This is important because it shows the proposed lights would not be a nuisance to occupants of neighboring buildings, or for future users of the second and third floors of this building. (Those floors are currently vacant.)*
- 3. The project's lighting designer, Gary Steffy, designed the lighting on the Glazier Building at 100 South Main. That lighting received HDC approval at the same time as the cornice replacement a few years ago. Mr. Steffy has also designed lighting for Hill*

Auditorium and a diverse range of restoration projects.

4. The Ann Arbor Historic District Design Guidelines address floodlights, but not smaller, controlled areas of light. Several downtown buildings in this area have similar types of controlled façade lighting, including the Glazier Building and 110 South Main (occupied by Vinology).

5. The light fixtures themselves are approximately 4.5" in diameter and 7" in length. Their small size would not distract from the historic building during the daytime. They should be mounted only in mortar joints, with no penetrations through masonry units.

6. Staff feels that the lighting is more unusual than lighting used strictly to emphasize architectural features of the building, but that its contained area between windows would add interest and positively accentuate this very historic downtown building. The proposal is well thought out as a means to accomplish the owner's intention of drawing more pedestrians toward this block. Staff does not feel that approval of this application would set a precedent for downtown lighting since every application and situation is considered separately.

7. Staff recommends approval of the application since the size, scale, design, and materials of the proposed light fixtures and their luminescence are compatible with the historic character of the site and have no negative impact on the surrounding historic resources.

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

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

Ross reported that in reviewing the architectural features of the second and third story and in looking at the specs of the proposed lighting fixtures, their general impression was that the fixtures are small and unobtrusive during the daytime and during the nighttime would be a small, controlled beam that would serve to highlight the beautiful architectural features of the building. She said the proposal seems well thought-out and straight forward.

White said he agreed with the staff report and Ross and approved the project.

PUBLIC HEARING:

John Roumanis, 1672 Snowberry Ridge, Ann Arbor, owner, was present to explain the application and answer the Commission's questions. He said the purpose of the lighting was to accentuate the architecture and so he enlisted Gary Steffy, the expert in lighting design. He explained that this section of Main Street is the darkest of all and the while the added lighting will not spill over onto the street, or even onto the windows it will accentuate the architecture and bring attention to that side of the street.

Beeson asked about the color and how the electrical runs would be managed.

Bushkuhl said the specs showed them to be grey.

Roumanis said it will be the least possible and they will use the same power source that lights the sign. He said the lights will be on a timer that will be installed in the basement, and the mounting would be punched through from the inside.

Ramsburgh asked if they intend to finish the window.

Roumanis explained the situation and that they have the bid and plan to finish the window.

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

Motion made by Ross, Seconded by White, that the Commission issue a certificate of appropriateness for the application at 209 South Main Street in the Main Street Historic District to install eight LED spotlights, on the condition that all installation and new penetrations for hookup are done through mortar joints, not masonry units or stone. The work as conditioned 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, particularly the guidelines for lighting, and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 2 and 10.

(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.

(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 Vice Chair declaring the motion carried.

Certificate of Appropriateness was granted.

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

Nays: 0

Absent: 1 - Chair McCauley

E-6 [13-0546](#) **HDC13-050; 514 Lawrence Street - Driveway and Fencing - OFWHD**

Jill Thacher presented the following staff report:

BACKGROUND:

This two story colonial revival home has had many alterations over its lifetime. It appears in the 1894 Polk Directory as #10 Bowery Street, the Blades home. On the 1916 Sanborn map, the main block of the house appears as only the north 2/3 of its current width, with a wider rear two-story addition. On the 1925 Sanborn, however, the main block of the house shows as its current width, which is several feet wider than the rear addition. On both maps the house had a full width front porch.

A new front porch, rear sunroom addition, new garage, and house restoration work were approved in 2011 and 2012 (see esp. HDC12-035) and a staff approval for wood picket fencing was approved in May, 2013.

LOCATION:

The site is located on the south side of Lawrence Street, east of North Division and west of North State.

APPLICATION:

The applicant seeks HDC approval to: install a wood gate with an electric opener across the driveway; pave the driveway with asphalt; and install a turnaround area in front of the garage using permeable pavers.

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.

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

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

Building Site**Recommended:**

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

Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

Not Recommended:

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

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

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

Residential Decks and Patios**Appropriate:**

Installing a patio flush with grade using stone, brick pavers, or concrete.

Ensuring that a deck or patio drains away from a historic resource.

Landscape Features

Appropriate:

Retaining and maintaining mature trees, hedges, and other historic plantings.

Not Appropriate:

Introducing any new building, streetscape, or landscape feature that is out of scale or otherwise inappropriate to the district's historic character.

STAFF FINDINGS

- 1. The 6' wood perimeter fencing has been approved by staff on a separate application that came in after this one. The applicant wanted to get the materials ordered in advance of the HDC meeting. Other work items in the application do not require a certificate of appropriateness (such as removing a section of chain link fence in the front yard), but have been included to provide a more complete plan.*
- 2. The wood gate is composed of 4' wood pickets painted white, and matches the two new sections of perimeter fencing that were approved by staff. Gate opener arms will be installed on both halves, and a small control box will be mounted on a post, out of sight of the street, behind the house.*
- 3. The 9' wide driveway maintains a landscape strip between the house and drive, which is appropriate. The 30' x 30' turnaround area has decorative permeable pavers and can double as a patio. This area is shaded by a large elm tree along the east property line, and the permeable pavers are appropriate since the turnaround area is within the drip line of the tree. The turnaround area is quite large, but certainly more contained than the current gravel backyard (which used to be entirely a parking lot), and the use of decorative pavers will help the area feel like an extension of the garden that surrounds it.*
- 4. Staff recommends approval of the application. The turnaround area is appropriate for this backyard on this block, the power gate is unobtrusive and will help eliminate pedestrian cut-throughs on the property, and the driveway paving is an appropriate width and maintains a landscape strip between the pavement and the house. The proposed work is generally compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding neighborhood and meets the Ann Arbor Historic District Guidelines for residential decks and patios and landscape features, and The Secretary of the Interior's Standards for Rehabilitation, in particular standards 2 and 10, and the guidelines for building site.*

REVIEW COMMITTEE'S REPORT AND RECOMMENDATIONS:

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

Ross said she agrees with the staff report and during their review they felt the proposed material would be compatible with the historical material, and the gates will be the same height as the fence that is very nice and appropriate.

White said he agreed with the staff report and Ross and he supports the project. He suggested that the motion reflect the proposed concrete driveway paving.

PUBLIC HEARING:

Marianne and Dan Clauw, 514 Lawrence Street, owners, were present to explain the applicant and answer the Commission's questions. She clarified that the gate would be 4 feet tall and the fence 4 feet and then step up to 6 feet in the back. She expressed her appreciation to get feedback and guidance from City staff in advance. She explained the necessity of having a turning area for the car that will allow for accessing Lawrence Street safely instead of backing out, noting the pedestrian flow as well as the vehicle traffic on their street.

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

Motion made by Beeson, Seconded by White, that the Commission issue a certificate of appropriateness for the application at 514 Lawrence, a contributing property in the Old Fourth Ward Historic District, to: install a wood gate with an electric opener across the driveway; pave the driveway with concrete; and install a turnaround area in front of the garage using permeable pavers, as proposed. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the Ann Arbor Historic District Guidelines for residential decks and patios and landscape features, and The Secretary of the Interior's Standards for Rehabilitation, in particular standards 2 and 10, and the guidelines for building site.

(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.

(10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property will 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 Vice Chair declaring the motion carried.

Certificate of Appropriateness was granted.

F UNFINISHED BUSINESS**F-1 [13-0547](#) Proposed Bylaw Amendments**

Motion made by White, Seconded by Beeson, to adopt the draft amendments to the Historic District Commission bylaws of Ann Arbor. On a voice vote, the vote was as follows with the Vice Chair declaring the motion carried.

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

Nays: 0

Absent: 1 - Chair McCauley

G **NEW BUSINESS****G-1** [13-0548](#) July 2013 - June 2014 Historic District Commission Meeting Schedule

A motion was made by White, seconded by Secretary Bushkuhl, that the 2013-2014 Historic District Commission Meeting Schedule be Approved by the Commission. On a voice vote, the Vice Chair declared the motion carried.

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

Nays: 0

Absent: 1 - Chair McCauley

H **APPROVAL OF MINUTES****H-1** [13-0549](#) Historic District Commission Meeting Minutes of April 11, 2013

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

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

Nays: 0

Absent: 1 - Chair McCauley

I **REPORTS FROM COMMISSIONERS**

Ramburgh reported on the Ann Arbor Street Exhibit that will be taking place this coming Wednesday and Thursday with guided tours starting in Kerrytown. She said the tours last for 45 minutes.

Stulberg reported that the 413 E. Huron Site plan public hearing was held this past Monday and deliberations will continue before City Council at their next meeting, this coming Monday. He encouraged people to attend the meeting and to contact their City Council representative with their thoughts and comments on this project. He thanked the public who gave their input and encouraged public participation at the Historic District Commission, City Council as well as any other committee meetings.

Ramsburgh reported that the Annual Historic District Awards Ceremony would be held on Monday, June 2, 2013 and the public was welcome to attend as well as the Commissioners.

J **ASSIGNMENTS****J-1** **Review Committee: Monday, June 10 at 5 pm for the June 13, 2013 Regular Meeting**

Bushkuhl and Ross volunteered for the June Review Committee, with Ramsburgh as reserve volunteer.

K REPORTS FROM STAFF**K-1 [13-0550](#) April 2013 HDC Staff Activities**

Received and Filed

L CONCERNS OF COMMISSIONERS**M COMMUNICATIONS****N ADJOURNMENT**

The meeting was unanimously adjourned at 8:58 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/VideOnDemand.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.