



City of Ann Arbor

301 E. Huron St.
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Meeting Minutes Design Review Board

Wednesday, June 19, 2013

3:30 PM

Guy C. Larcom, Jr. Municipal Building,
301 E. Huron St., Basement Conference Room

A CALL TO ORDER

Vice Chair Bill Kinley called the meeting to order at 3:35 pm

B ROLL CALL

Alexis DiLeo called the roll.

Staff Present: Alexis DiLeo

Developer and Design Team Representative: Matthew Jogan

Present 5 - Chet Hill, Richard (Dick) Mitchell, Paul Fontaine, William Kinley, and Geoffrey M. Perkins

Absent 2 - Tamara Burns, and Mary Jukuri

C APPROVAL OF AGENDA

A motion to approve the agenda was made by Perkins and seconded by Hill and unanimously approved.

D APPROVAL OF MINUTES

There were no minutes from previous meetings to approve.

E UNFINISHED BUSINESS

F NEW BUSINESS

13-0712

319 North Main Street - A project to renovate an existing 4-unit apartment building in a former single-family house. The project includes rehabilitating the front façade and original portion of the building, removing a 2-story rear addition and constructing a new 2-story rear addition. The new structure will continue the original structure's traditional building pattern and will have painted lap siding and windows matching in size and configuration to the existing windows. This site is located in the Kerrytown Character overlay zoning district.

The following report contains a summary of priority issues the Board would like the developer to consider in finalizing the design proposal. In addition, a summary of the

meeting discussion is provided for background.

Summary of Priority Issues

Examples of applicable guidelines are noted in parentheses; the full text of each referenced guideline is provided at the end of the summary. Please note that the Kerrytown Character Area guidelines also apply.

The Board concluded that the proposed development and design were in keeping with the character of its surrounding context, considering both its immediate surroundings and the Kerrytown area overall. They also concluded that the proposed development was so minor that almost all of the design guidelines were not appropriate or not applicable to this project.

Meeting Discussion Summary

The Board's regular business included discussion of 319 North Main Street, a project to renovate an existing 4-unit apartment building in a former single-family house by rehabilitating the front façade and original portion of the building, removing a rear two-story addition and constructing a new two-story rear addition. The site is located in the D2 Downtown Interface base zoning district and the Kerrytown Character overlay zoning district.

Matthew Jogan is the developer and designer of the project. He currently lives in Brooklyn, New York and works for a consulting firm based in Dearborn, Michigan. He will purchase the property and live in one of the apartment units, significantly decreasing his commuting distance to work. Jogan described the existing site conditions and his proposed design. He noted the original building was constructed in 1901 but nothing significant of the original structure remained, except its exterior walls and foundation. The building currently contains about 3,000 square feet of floor area, Jogan proposes to increase that to approximately 4,700 square feet. The proposed rear addition will be 34 feet 6 inches to the peak of the roof and is taller than the original portion of the building. He has designed a transition section to connect the original portion to the new addition which will both help to break down the massing into a more traditional module length for the character area and enable the rear addition to be parallel to the property lines because the original portion is actually situated at a slight angle relative to the side property lines.

The proposed design includes replacing the existing windows on the original portion of the building with matching new four-over-four windows but larger windows in a mix of casement and double-hung styles on the rear addition. The existing wood lap siding will be repainted in a warmer, yellow and tan color palette and the cementitious siding on the rear addition will have the same reveal as the existing siding and be painted in a cooler, gray and blue color palette. The transition section between will be painted with the darker shades in the cooler palette.

A new side porch on the north side, where none exists now, will be included as part of the rear addition. This will serve as the primary, private entrance to two of the proposed apartments. Also, a new exterior stairwell down to the basement is proposed for all residents to access a common bicycle storage room.

The Board complimented the Jogan on his design being in scale with the existing block. They also noted that the project is significantly smaller than all previous business of the Board and felt that it was actually smaller than envisioned by the Downtown Design Guidelines, therefore, most guidelines either did not apply, or were inappropriate, irrelevant or beyond the scope of the project.

The Board did, however, offer several comments, constructive criticisms and bits of advice to Jogan.

- *Consider replacing the existing landscaping, mostly yews, with things more in keeping with the style and period of the original building and block if replacements are needed.*
- *The side porch takes some of the focus off of the main entrance facing North Main Street.*
- *Regardless of size differences, the style of the new windows on the addition could coordinate better with the style of the existing windows.*
- *Since the addition has a larger scale than the existing building, consider proportionally upsizing all design elements of the rear addition – window sizes, siding reveal, trim dimensions, size of foundation blocks, etc.*
- *There are pros and cons to a post-and-lattice foundation for the side porch or a solid, block wall foundation. One offers covered storage opportunities but may be prone to raccoon or skunk attacks (if solid waste carts are stored there), the other offers more secure storage but isn't a traditional design for residential buildings of that character.*

G PUBLIC COMMENTARY (3 Minutes Maximum Speaking Time)

Ray Detter, 120 N. Division Street, Ann Arbor, stated that he appreciated the fact this design helped set the tone for appropriate new development on this block and also felt the Board must continue to review every new development in the downtown, large or small.

Ethel Potts, 1014 Elder Blvd, Ann Arbor, stated she also appreciated the proposed design but less enthusiastically as Mr. Detter. She also felt the Board must continue to review every new development in the downtown.

H ADJOURNMENT

The meeting was adjourned at 4:35 p.m.

*Prepared by: Alexis DiLeo, City Planner
June 21, 2013*

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