



**APPROVED MINUTES OF THE REGULAR SESSION OF THE
HISTORIC DISTRICT COMMISSION OF THE CITY OF ANN ARBOR
Thursday, March 13, 2008.**

Commissioners Present: Diane Giannola, Michael Bruner, Ellen Ramsburgh, Robert White, Jim Henrichs and Kristina Glusac **(6)**;

Commissioners Absent: Sarah Shotwell **(1)**

Staff Present: Jill Thacher, HDC Coordinator/Planner II, Kristine Kidorf, Kidorf Preservation Consulting and Brenda Acquaviva, Administrative Support Specialist V, Planning and Development Services **(3)**

CALL TO ORDER: Commissioner White called the meeting to order at 7:00 p.m.

ROLL CALL: Quorum satisfied.

Intro 1 - Commissioner White welcomed new Commissioner Ramsburgh to the Commission.

APPROVAL OF THE AGENDA:

Coordinator Thacher asked to add item number C-1 under new business – Awards Recommendations for 2007.

The Agenda as Amended was approved without objection.

A - HEARINGS

A-1 448 SOUTH FIRST STREET - OWSHD

BACKGROUND: In March of 2003 the HDC issued a Certificate of Appropriateness (CoA) to demolish a house at 448 South First Street that was built prior to 1872. On April 10, 2003, the HDC issued a CoA for the construction of the current house, a new two-story single-family residence, which was built that same year.

LOCATION: The property is located on the west side of South First Street, two lots north of West Jefferson Street.

APPLICATION: The applicant requests HDC approval to make the following changes to the front elevation: 1) swap the locations of the front door and the south window, and move the front porch steps and rails accordingly, using all existing materials; and 2) increase the depth of the front porch by one foot using matching materials.

STAFF FINDINGS:

1. This structure is new (2003) and is therefore considered noncontributing in the Old West Side Historic District because it was built outside of the period of significance. As required by state law and local ordinance, work proposed on the exterior of noncontributing structures is reviewed to protect the integrity of the site, neighborhood and district.
2. Regarding moving the door, window, and stair, the work will be done using existing materials, so only the arrangement of the front façade features will change.

- 52
53 3. Increasing the depth of the front porch by one foot will result in a functional porch while
54 impacting the relationships between neighboring structures very little. If approved by the
55 HDC, the applicant intends to seek a variance from the Zoning Board of Appeals allowing
56 the front setback to decrease by one foot. This would need to be obtained before a
57 building permit for this portion of the work could be issued. If desired the applicant could
58 phase the work so the door and window swap occurs separately from the porch extension
59 while variances are being sought.
60
61 4. The work as proposed will not negatively impact the site, neighborhood, or historic
62 district.

63
64 **Owner/ Applicant/Address:** Timothy & Teresa Rhodes, 448 S First Street, Ann Arbor MI 48103

65
66 Review Committee: Commissioners Ramsburgh and White visited the site.

67
68 Commissioner Ramsburgh – Agrees with the staff report, and feels that the changes are
69 appropriate. The staff report is complete and covered the application well.

70
71 Commissioner White – Concurs with Commissioner Ramsburgh.

72
73 **Applicant Presentation:** Mr. Timothy Rhoades was present to speak on behalf of the appeal.

74
75 **Questions of the Applicant by the Commission:** None.

76
77 **Audience Participation:** None.

78
79 **Discussion by the Commission:**

80
81 **MOTION**

82
83 Moved by Commissioner Ramsburgh, Seconded by Commissioner Giannola, “**that the**
84 **Commission issue a Certificate of Appropriateness for the application at 448 South First**
85 **Street to: swap the locations of the front door and the window immediately south of that**
86 **door, and move the front porch steps and rails to align with the new door location, using**
87 **all existing materials; and to increase the depth of the front porch by one foot using**
88 **matching materials, all per the submitted drawings. The work as proposed is generally**
89 **compatible in exterior design, arrangement, texture, material and relationship to the rest of**
90 **the building and the surrounding area and meets *The Secretary of the Interior’s Standards***
91 ***for Rehabilitation* standard 2.”**

92
93 **On a Voice Vote – MOTION PASSED – *UNANIMOUS (Application Approved)***

94
95
96 **A-2 338 MULHOLLAND STREET - OWSHD**

97
98 **BACKGROUND:** This house was built in 1916, Elmer and Edith Fritz were the first owners.
99 Elmer was a driver, first for Washington Bakery and then for the Schumann-Hotzel Bakery.
100 They lived in the house until 1924 when G. Earl and Pauline Washington moved into the house.
101 He was an insurance agent. After 1924 there was a regular turnover of residents in the house.

102
103 **LOCATION:** The property is located on the west side of Mulholland north of Liberty.

APPLICATION: The applicant requests HDC approval to demolish an existing garage, construct a new garage, remove a rear addition and deck, construct a new rear addition with small deck and steps, install patio pavers, and replace french doors with windows on the rear.

STAFF FINDINGS: STAFF FINDINGS:

1. The existing garage is approximately 10' x 15' with a shed roof hidden behind a parapet wall with wood siding, wood swinging doors, and a two-over-one windows on the rear and side. The garage does not appear to be original to the house, it is not shown in the 1916 Sanborn map, but was probably constructed soon after, appearing in the 1925 Sanborn. It is not large enough to house a car.
2. The garage is not a character-defining feature of the property or the district, it does not carry-over any of the house's architectural features, it is a utility building.
3. The proposed new garage is 14' x 20' and is one-and-a half stories high. It will sit in about the same location as the existing garage, meet setback requirements, and have a gable-front, cementitious composite siding and trim, and asphalt roof shingles. The doors will be wood panel with windows and exposed hinges. Two swing-out wood panel attic doors will be located in the gable end. It will be compatible in size, massing, architectural features and location with the house and the district, and maintains the house and garage spacing that characterizes the district.
4. The existing rear addition (6' x 4'), deck, and French doors are not original to the house. The addition is sided with vertical siding, has a small window and a hipped roof.
5. The proposed rear addition and small deck will be 10' x 12' and located in the same place as the existing addition. The small deck will extend from the rear. Patio pavers will be installed at ground level in the location of the existing deck.
6. The new addition will have cedar siding and trim to match the house, a gable roof, a wood paneled rear door, and small awning type windows on the sides.
7. The new deck will be 7' x 3', will be constructed of wood, and will have stairs, railings, and lattice to match the front of the house.
8. The non-original French doors will be replaced with three single-hung windows with transoms above. The new overall opening will be slightly wider than the existing doors. Matching siding will be infilled below the new windows.
9. The new rear addition, small deck, patio pavers and door to window conversion will be compatible with the historic character of the house.

Owner/ Address: Connie & Rob Pulcifer, 338 Mulholland Street, Ann Arbor MI 48103

Applicant: George Kachadorian, 304 ½ S. State Street, Ann Arbor, MI 48104

Review Committee: Commissioners Ramsburgh and White visited the site.

Commissioner Ramsburgh – The neighborhood has one or two older flat-roofed garages, but most have already been changed to newer garages. This is in keeping with what has already

155 been done in the neighborhood. The addition does not overwhelm the home and is appropriate.
156 The front window with the transom over it would be much more in keeping than the French doors.
157

158 Commissioner White – Concurs with Commissioner Ramsburgh.
159

160 **Applicant Presentation:** Rob Pulcifer, owner and Architect, George Kachadoorian, architect,
161 was present speak on behalf of the application.
162

163 **Questions of the Applicant by the Commission:** None.
164

165 **Audience Participation:** None.
166

167 **Discussion by the Commission:**
168

169 Commissioner Bruner - Stated that the petitioners have the support of their neighbors and feels
170 the application is worthy of approval.
171

172 **MOTION**
173

174 Moved by Commissioner Giannola, Seconded by Commissioner Glusac, “**that the**
175 **Commission issue a Certificate of Appropriateness for the application at 338**
176 **Mulholland to demolish the existing garage, construct a new garage, remove a rear**
177 **deck and addition, construct a new rear addition with a small deck and steps, install**
178 **patio pavers and replace rear French doors with a window as proposed. The work**
179 **as proposed is generally compatible in exterior design, arrangement, texture,**
180 **material and relationship to the rest of the building and the surrounding area and**
181 **meets *The Secretary of the Interior’s Standards for Rehabilitation* standards 2, 9,**
182 **and 10.”**
183

184 **On a Voice Vote – MOTION PASSED – *UNANIMOUS (Application Approved)***
185
186

187 **A-3 545 SECOND STREET - OWSHD**
188

189 **BACKGROUND:** This two-story frame house appears in the 1894 Polk directory as 45 Second
190 Street but its construction date is unknown and it may be older. Various groceries were operated
191 out of the house from around 1920 (Jedele Grocery) through 1930 (Durain Grocery) to at least
192 1940 (Dean’s Grocery). The one-story side-wing addition is shown on the 1925 Sanborn map (as
193 543 South Second), but earlier Sanborns do not include this address in their study areas.
194

195 **LOCATION:** The property is located on the east side of Second Street between West Jefferson
196 and West Madison Streets.
197

198 **APPLICATION:** The applicant requests HDC approval to replace a second floor, double-hung,
199 original window on the north elevation with a casement egress window that is required by code
200 because of proposed interior work. The proposed egress window would fit the same opening as
201 the existing window. A false muntin bar would be installed on the exterior of the window to mimic
202 the meeting rails of the existing window.
203

204 **STAFF FINDINGS:**
205

- 206 1. The applicant is remodeling the second floor of this house in a way that triggers a building

code requirement for an egress window. She has identified a wood casement window (Weathershield C11-2444) that meets egress requirements and would fit in the opening of the existing window. The applicant also intends to install a false wood rail across the middle of the exterior of the window in the dimensions of the existing meeting rail. This would help the window imitate a one-over-one double hung like the others on this elevation. The existing exterior trim would be re-used, and the original window would be removed intact and stored in the house.

2. The Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings are very clear about the need to preserve character-defining features when complying with health and safety codes. This window is very visible from the street and a character-defining feature.
3. The applicant has tried to make this egress window as inconspicuous as possible by using the existing opening size and imitating a double-hung window with the false meeting rail.

** (Coordinator Thacher stated that the homeowner is currently out of the country, working in Japan, and she's trying to do some work on the house while she is gone. We've spent a couple of months trying to pull together enough information to present this application to the HDC. She and her friends are doing the work themselves, so there is no contractor involved. She was able to identify the wood casement window which wouldn't require the opening to be enlarged, and the false wooden rail across the middle would be made in the dimensions of the existing meeting rail. A new windows worksheet was provided to the HDC with this information.)*

Owner/ Applicant/Address: Lisa Brown, 545 Second St., Ann Arbor MI 48103

Review Committee: Commissioners Ramsburgh and White visited the site.

Commissioner Ramsburgh – When we did the site visit, we weren't sure we had all the information (window measurements). It is a very prominently visible window with character defining features. She asked for consultation with other Commissioners on replacing a 'character defining original feature' of this house. From the visitation, you can see it is an exposed elevation of the house and very prominent.

Commissioner White – Stated he approves of the egress window as long as it closely matches what is there. He stated he would err on the side of safety, and install the egress window for escape in case of fire.

(Administrative Note: Planning & Development records indicate on 12/6/07, a code complaint was filed and inspector Rick Whiting visited the site. The follow are inspector Whitings results:

Site visited - notice left. No one found working at time of visit, but work appears to be in process.

Permits are required for work described above.

Persons found working, not under permit are subject to fine and court appearance.

Building to have address visible from street.

Contact Ann Arbor building inspection division at 994-2674 to obtain permits.

Contrary to the Applicants claim that they acquired permits and then found they needed code compliant egress windows is untrue. The owner, Lisa Brown did NOT APPLY for a permit for this work until after it had been discovered that illegal work had already commenced. Ms. Brown's permit for any work is dated 12/11/08, after the inspector posting at the home.)

259 **Applicant Presentation:** Joe Lambert was present to speak on behalf of the appeal. He stated
260 that the upper floor of this home has not been habitable space for at least twenty years. There
261 were raccoons living in the space, no electricity and drywall is falling down. Most of the home
262 had to be gutted and rewired. We obtained permits for all the work.

263
264 The city building inspectors stated that because those were now bedrooms, they had to be
265 egress compliant. Mr. Lambert stated that they were previously bedrooms, but because they did
266 *new* construction, it had to be code compliant – each bedroom has to have an egress window.
267 The owner then combined the two for a master bedroom with one egress window.

268
269 **Questions of the Applicant by the Commission:**

270
271 Commissioner Bruner – (Clarified how many bedrooms and egress windows are in the home.)
272 (2 bedrooms in the main portion of the house on the second floor.) *(Discussion on the window in*
273 *question. The window is repairable, but does not meet egress code.)*

274
275 **Audience Participation:** None.

276
277 **Discussion by the Commission:**

278
279 Commissioner Bruner – Stated he would support this as it is required by code for egress. My
280 preference would be a double hung window with a lower sill – this would be more in keeping with
281 the house. He stated he would err on the side of safety.

282
283 Coordinator Thacher – Noted that the staff report is worded not in support as the Secretary of
284 Interior's Standards make it very clear that building code requirements are not necessarily a
285 reason to approve replacement of original materials. We have to work on this as a group –
286 Building, Historic, Inspection - as we are getting more and more of these types of applications.

287
288 *(Discussion by the Commission as to 'character defining features' and work that 'must' be okayed*
289 *before undertaking work – Which the owner did NOT do, since they started the work BEFORE*
290 *permits were applied for and only found by an inspector who happened to notice them working*
291 *illegally.) The Chair allowed the petitioner to speak to answer additional questions.*

292
293 Commissioner Bruner – Did you consider using a double-hung window with larger dimensions in
294 either width or height to satisfy the egress requirements? (Petitioner representative – You can't
295 go taller – per the building code. There is a minimum height from the bottom of the sill to the floor
296 (44"), and the window opening is limited. It's timber frame up to about halfway through the
297 second story, then they stretched it with other material. There is a beam very close to that. The
298 5'7" is clear space, and has to be in one pane.) HDC consensus is not to approve the window as
299 there are other alternatives like a double hung larger window.

300
301 **MOTION**

302
303 Moved by Commissioner Glusac, Seconded by Commissioner Henrich, **“that the**
304 **Commission deny the application at 545 Second Street to replace an original**
305 **window with a casement window because the work as proposed is not generally**
306 **compatible in exterior design, arrangement, texture, material and relationship to the**
307 **rest of the building and the surrounding area and does not meet *The Secretary of***
308 ***the Interior's Standards for Rehabilitation* standards 2 and 9.“**

309
310 **On a Voice Vote – MOTION PASSED – UNANIMOUS (Application Denied)**

A-4 512 EAST HURON STREET - OFWHD

BACKGROUND: The 1880 First Baptist Church has several additions: a two-story red brick education wing (by Colvin Robinson in 1950), a 1962 stucco and stone addition to that, a stone entrance on the south from the parking lot, and a wing on the north connecting all that to the Silas Douglass House at 502 East Huron next door (which was part of the 1993 Preservation Project of the Year). The church is a contributing structure in the Old Fourth Ward Historic District.

On May 10, 2007 a portion of an application was approved for the replacement of windows and installation of a 4' high metal fence around a lawn play area.

In August, 2007 the HDC approved an application to add an exterior stairway to the south elevation of the education wing.

In November, 2007 the HDC approved an application to build a wood pavilion parallel to the west property line near the southwest corner of the site.

LOCATION: The property is on the south side of East Huron Street, one lot west of State Street.

APPLICATION: The applicant requests HDC approval to cut a new door opening in the east elevation of the 1962 portion of the building that runs between the historic church and the Silas Douglass house. The door is needed for an interior open stair that is being converted to an enclosed egress stair. The new door would be a 3 foot by 7 foot hollow metal door that would be painted. In addition, a new sidewalk from the door to a retaining wall would be added, and 5 feet of the retaining wall would be removed and steps installed.

The drawings submitted also suggest that the glazing on an adjacent window would be replaced, probably to meet code for an egress stair. This is not a part of the application, and could be approved at the staff level with the correct documentation.

STAFF FINDINGS:

1. An additional fire-rated stairwell is necessary to operate a nursery school from the church. The previously approved application for an exterior stair on the south side of the education building turned out to be cost prohibitive. The Ann Arbor Nursery is therefore seeking to convert an existing interior open stair to a fire-rated egress stair. That stair would require an egress door.
2. The proposed exterior doorway is on a very unobtrusive part of the building that was constructed in 1962. It is near a secondary entrance to the building from the courtyard (the primary entrances being directly into the 1880 church from Huron Street or into the office area from Washington Street).
3. The proposed door is on a non-character-defining elevation of the building, and would not harm any character-defining features of the site or historic main church.
4. The additional concrete sidewalk and alterations to the existing low wall are minimal, located in an unobtrusive part of the site, and do not negatively impact the overall site.

Owner/ Address: First Baptist Church 512 East Huron Street Ann Arbor MI 48104

363 **Applicant:** H Scott Diels, 1414 Iroquois, Ann Arbor, MI 48104

364
365 **Review Committee:** Commissioners Ramsburgh and White visited the site.

366
367 Commissioner Ramsburgh – From the front of the building you really can't see where the new
368 door cut would be. The old portion of the church comes out far enough to hide that.

369
370 Commissioner White – Concurs with the staff report.

371
372 **Applicant Presentation:** Mr. H. Scott Diels was present speak on behalf of the application. The
373 nursery school requires two egress routes for the children. Looking at all possibilities, this was
374 the least intrusive into the fabric of the building.

375
376 **Questions of the Applicant by the Commission:**

377
378 Commissioner Bruner – This is in lieu of the stair approved last year by the HDC? (S. Diels –
379 That is correct. This would be in place of the outdoor stair.)

380
381 Commissioner Henrichs – What is the construction of the wall? (Masonry and stone, patched
382 with stone on the outside, concrete block on the inside.) Will this also be used as an entrance?
383 (Probably not. In case of emergency exit.) Are there any other hollow metal doors in this
384 building? (Yes, the 1960's portion, which is what this building is – on the far east side is a hollow
385 metal door. I saw no need to put glass in there.)

386
387 Commissioner Bruner – The play area will still be on the Washington street side? (Not sure,
388 they're talking about possibly on the Huron street side.)

389
390 Commissioner Glusac – Regarding the window that is facing Huron street (marked option 1 on
391 the plan) – 'replace glazing with tempered or laminated insulating glass, etc. Would this be
392 lowered? (No, it will be the same – new windows that were approved in 2001-02 will match that.
393 This is clear glass facing north. The option is dependent on cost.)

394
395 **Audience Participation:** None.

396
397 **Discussion by the Commission:**

398
399 Commissioner Ramsburgh – The five feet of concrete will not be needed. Does that matter?
400 (No.)

401
402 **MOTION**

403
404 Moved by Commissioner Bruner, Seconded by Commissioner Henrichs, **“that the Commission**
405 **issue a Certificate of Appropriateness for the application at 512 East Huron Street to insert**
406 **a new door opening and steel door into the east elevation of the vestibule wall, to install a**
407 **new concrete sidewalk from the door to an existing retaining wall and to remove 5 feet of**
408 **the retaining wall and install concrete steps, per the submitted drawings. The work as**
409 **proposed is generally compatible in exterior design, arrangement, texture, material and**
410 **relationship to the rest of the building and the surrounding area and meets *The Secretary***
411 ***of the Interior's Standards for Rehabilitation* standards 2 and 9.”**

412
413 **On a Voice Vote – MOTION PASSED – *UNANIMOUS (Application Approved)***

414

415 **B - OLD BUSINESS** – None.

416
417 **C - NEW BUSINESS** –

418
419 **C-1 Annual Report** – Coordinator Thacher discussed the annual report as is required
420 by the by-laws.

421
422 Moved by Commissioner Ramsburgh, Seconded by Commissioner Giannola, “**that the Annual**
423 **Report of the HDC for the 2007 year be accepted as amended.**”

424
425 **On a Voice Vote** – MOTION PASSED – **UNANIMOUS** (*The report will be passed on to City*
426 *Council for review*).

427
428
429 **C-2 Awards Recommendations** – These are the draft of the awards featured this year.
430 We are asking the Commission to endorse this list so that we can proceed and send out
431 invitations. This year’s ceremony will be at the Michigan Theatre (in the lobby.) There will
432 be a running Powerpoint presentation there as well as to City Council at their May 5th,
433 2008 meeting.

434
435 Moved by Commissioner Bruner, Seconded by Commissioner Giannola, “**that the awards**
436 **recommendations be approved.**”

437
438 **On a Voice Vote** – MOTION PASSED – **UNANIMOUS**

439
440
441 **AUDIENCE PARTICIPATION – GENERAL** – None.

442
443
444 **D - APPROVAL OF MINUTES** –

445
446 **D-1** Draft Minutes of the January 10, 2008 Regular Session. (Approved as Presented
447 without objection.)

448
449 **D-2** Draft Minutes of the February 14, 2008 Regular Session. (Commissioner
450 **Ramsburgh – not Ramsburg – Line 69** “Commissioners **White and Glusac**”, not
451 **Henrichs and Glusac** - (Approved as amended.)

452
453
454 **E - REPORTS FROM COMMISSIONERS**

455
456 Commissioner White thanked J. Thacher and K. Kidorf for the food and educational material
457 provided for the Commission’s annual retreat.

458
459
460 **F - ASSIGNMENTS** –

461
462 **Monitor:**

463
464 **F-1** 448 S. First Street - Commissioner Bruner
465 338 Mulholland Street - Commissioner Henrichs
466 512 E. Huron Street - Commissioner Glusac

- 467 **F-2** Review Committee – For the April 7, 2008 Regular Session – Commissioner’s
468 Henrichs and Giannola will meet Coordinator J. Thacher on Monday, April 10,
469 2008, tentatively at 500 p.m.

470
471 **G – STAFF ACTIVITIES REPORT**

- 472
473 **G-1 Staff Activities Report** – There were seven applications in February of 2008. Six
474 were reviewed by staff and one by the Commission, for a one hundred percent
475 approval rate.

- 476
477 **G-2 Revised By-Laws** – K. Kidorf passed out the draft by-laws for the Commission
478 review. She stated that this issue would be brought forth on the April Agenda after
479 the commission has time to look at them and finalize any possible changes.

480
481 **H - CONCERNS OF COMMISSIONERS**

482
483 Commissioner Bruner – Stated that although he did not object to the approval of the minutes from
484 January or February, as he was not present at either meeting and could not speak to their
485 accuracy. He stated that his comments are no reflection on staff and what they do to keep use
486 prepared for each meeting, as we know that staff has multiple assignments.

487
488 The comments are to be carried forth to Mark Lloyd or whomever is in charge of the departments.
489 The minutes have been consistently late, and I place this blame on inadequate man power.
490 Consistently in the last several years, the line of attention that comes to be paid for the
491 requirements of the HDC performing it’s job, except that management has not placed enough
492 person power toward getting these jobs done. While I’d like to see minutes given to us in a more
493 timely fashion for review.

494
495 **J - COMMUNICATIONS** – None.

496
497 *The Meeting was adjourned at 8:53 p.m. without objection.*

498
499 **SUBMITTED BY: Brenda Acquaviva, Administrative Service Specialist V, Planning and**
500 **Development Services.**