



**APPROVED MINUTES OF THE REGULAR SESSION OF THE
HISTORIC DISTRICT COMMISSION OF THE CITY OF ANN ARBOR
Thursday, July 10, 2008.**

Commissioners Present: Sarah Shotwell, Diane Giannola, Michael Bruner, Robert White, Jim Henrichs, Kristina Glusac and Ellen Ramsburgh (7)

Commissioners Absent: None.

Staff Present: Kristine Kidorf, Kidorf Preservation Consulting and Marge Piotrowski, Administrative Support Specialist IV, Planning and Development Services (2)

CALL TO ORDER: Commissioner White called the Regular Session to order at 7:06 p.m.

ROLL CALL: Quorum satisfied.

APPROVAL OF THE AGENDA: The Agenda was approved as Amended – Delete Item D-2 - May minutes are not available and Item G-1 to read 'June 2008' only.

A - HEARINGS

A-1 545 SECOND STREET - OWSHD

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

In March, 2008 an application for a casement egress window, which would replace an original double-hung window, within an existing second-floor opening was denied. Per commission discussion, the applicants are now applying for a larger double-hung window in the same location that meets egress requirements.

LOCATION: The property is located on the east side of Second Street between West Jefferson and West Madison Streets

APPLICATION: The applicant requests HDC approval to replace a second floor, double-hung, original window on the north elevation with a larger wood double-hung that would serve as an egress window and is required by code because of proposed interior work.

STAFF FINDINGS:

1. The applicant is remodeling the second floor of this house in a way that triggers a building code requirement for an egress window. The proposed wood double-hung window is large enough to meet egress requirements.
2. The applicant asked staff to note that the previously applied-for casement window would still be preferable in her opinion since it does not enlarge the opening and the existing trim could be reused. That application was denied in March, 2008.

- 52 3. The Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings are very
53 clear about the need to preserve character-defining features when complying with health
54 and safety codes. This window is very visible from the street and a character-defining
55 feature.

56
57 **Owner/Address/Applicant:** Lisa Brown, 545 Second Street, Ann Arbor, MI

58
59 **Review Committee:** Commissioners Ramsburgh and Bruner visited the site.

60
61 Commissioner Bruner found that conditions had not changed since the last visit and he supports
62 the replacement of current window with a double hung window to satisfy current health safety
63 egress requirements.

64
65 Commissioner Ramsburgh - Interested in hearing discussion after the applicant presentation.

66
67 **Applicant Presentation:**

68
69 Joe Lambert stated that the top right window (due to rehab egress requirements) in the front room
70 is the window in question. The owner is open to both options. The house is timber framed and
71 changing the size of the window is onerous. The casement is nice because you simply take out
72 the double hung, put a casement in, retain the shadow bar and maintain minimal damage to
73 house; but functionality is different because it opens out instead of up. The double hung meets
74 egress requirements and has the same functionality but cannot use the same trim. Present
75 window is not usable and is rotted with bottom sash missing. That is why the owner selected the
76 present window. Intention was to make it compatible to the Historic character of the house and
77 without making it a safety issue.

78
79 **Questions of the Applicant by the Commission:**

80
81 Commissioner Ramsburgh thought the upper window was smaller than the rear; the applicant
82 said that the upper window is actually different (narrower, but same height) than the lower
83 windows. She questioned if there is no other alternative to using the upstairs than sleeping
84 quarters; the applicant said 'no, the upper floor is dedicated to sleeping quarters'. Commissioner
85 Bruner wanted to know if applicant considered a window that matches the existing window
86 opening in width but is lower in length; the applicant said that the issue became that with the
87 beams in the ceiling as is, it can go taller, but going lower means tearing apart the house, so they
88 kept the aspect ratio.

89
90 Commissioner Bruner stated that it is his understanding that this is a 2 story framed house. The
91 applicant said that this is a timber framed house; originally a story and a half. The upstairs
92 windows would not have been there. The house was later expanded to a two story balloon
93 construction. The whole house is really a conglomerate of construction styles. Commissioner
94 Bruner questioned whether applicant was opposed to installing an egress window of equal width
95 but greater height. Joe Lambert did not feel that the owner was opposed, but wanted the house
96 livable and chose present option.

97
98 Commissioner White asked if present window met the Building Dept.'s approval; applicant said
99 'yes'. The issue is to meet the Historic Commission's approval.

100
101 **Audience Participation:** None

102 **Discussion by the Commission:**

103

104 Commissioner Ramsburgh had trouble determining if the least harmful effects are from the same
105 size or style window but enlarges the opening.

106

107 Commissioner Bruner said the casement window proposed at the last meeting was found to be
108 inappropriate; the two panes of glass are in the same plane above and below gives the illusion of
109 a double-hung, but you don't get the same depth or shadow affect of a real double-hung window.
110 Although a casement window was approved in the old West side that was approved, but in that
111 case, a large picture window was replaced with two tall narrow windows more appropriate to style
112 of house (and it was a case of picking the lesser of two evils).

113

114 Commissioner Henrichs said there are a whole variety of windows in the house already; so, this
115 has to be decided on a case by case basis. The discussion at the last meeting was that the
116 commission's judgment was that this house could bear another window of a slightly different
117 shape than going into an entirely different window type that did not exist in the era or that type of
118 house.

119

120 Commissioner Bruner said that the window could be as narrow as the present window but taller
121 or lower in geometry was a possibility that should have been explored, (the applicant's argument
122 of lesser expense for structural reasons is hard to understand), but was not addressed in the
123 present application.

124

125 **MOTION**

126

127 Moved by Commissioner Bruner, Seconded by Commissioner Giannola, **“that the**
128 **Commission issue a Certificate of appropriateness for the application at 545**
129 **Second Street to install a double hung egress window; the work is generally**
130 **compatible with the size, scale, massing and materials and meets the Secretary of**
131 **the Interior's Standards for Rehabilitation, standard number 9. “**

132

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

134

135 **A-2 808 EAST KINGSLEY - OFWHD**

136

137 **BACKGROUND:** This 2 ½ story, frame vernacular house has a side-gabled roof with centered
138 dormer over a second floor window and front door, and symmetrically placed, double-hung
139 windows. Built around 1906, the house was first occupied by William j. Conlin, vice-president of
140 Ruele, Conlin & Fiegel (a clothing and furniture company) and his wife Catherine. They resided
141 there until 1926; subsequently, it was the Schroen family residence until the early 1940s.

142

143 **LOCATION:** South side of East Kingsley, between North Thayer and North Ingalls Streets.

144

145 **APPLICATION:** The applicant is proposing to: remove a small deck and rebuild the south wall of
146 a non-original rear addition; install two new windows instead of a window and a door in that wall;
147 construct a rear light well and two slider egress windows on another rear addition; and add an
148 exterior door to the east elevation.

149

150 **STAFF FINDINGS:**

151

152 1. An existing rear enclosed porch addition is being used as habitable space, though the
153 materials and construction methods used were not intended for that level of intensity.

154 The applicant would like to rebuild the rear wall of the addition and replace the current rear
155 door, deck, and window with a pair of new aluminum-clad double-hung windows. The
156 windows are an appropriate size and type for the house.

157

158 2. The applicant seeks to convert a crawlspace under the larger rear addition into a full
159 basement. The rear light well being requested is on a non-original and non-character-
160 defining elevation. The use of vinyl slider windows is appropriate in this location.

161

162 3. The proposed new door opening on the east elevation is located on a non-original rear
163 addition. The door itself is a half-light wood door with a single panel, and is a
164 complimentary style to this house's original front door.

165

166 **Owner/Applicant Address:** Galanis Real Estate LLC, 514 N Seventh St., Ann Arbor, MI 48103

167

168 **Review Committee:** Commissioners Ramsburgh and Bruner visited the site.

169

170 Commissioner Ramsburgh felt that the staff findings were correct and that this addition would be
171 compatible and pleasing and the addition of the door would work well and the moving of the
172 electrical boxes would be an improvement; the proposal is in keeping with the Secretary of the
173 Interior's guidelines.

174

175 Commissioner Bruner concurred with Commissioner Ramsburgh

176

177 **Applicant Presentation:**

178

179 Panos Tharouniatis of Galanos Construction stated that in the front elevation of the house, the
180 porch is being changed. The porch has been approved at the staff level.

181

182 **Questions of the Applicant by the Commission:**

183

184 Commissioner Henrichs requested a floor plan of the proposed change and substantiated with
185 the applicant that the rear lower part of the house is being replaced with keeping the two rows of
186 textured concrete foundation blocks.

187

188 **Audience Participation:** None

189

190 **Discussion by the Commission:** None

191

192 **MOTION**

193

194 Moved by Commissioner Ramsburgh, Seconded by Commissioner Giannola, "**that the**
195 **Commission issue a Certificate of Appropriateness for the application at 808 E**
196 **Kingsley to remove a small deck and rebuild the south wall of a non-original rear**
197 **addition; install two new windows instead of a window and a door in that wall;**
198 **install a rear light well and two slider egress windows on another rear addition; and**
199 **add an exterior door to the east elevation, per submitted drawings. The proposed**
200 **work is generally compatible in exterior design, arrangement, texture, material and**
201 **relationship to the rest of the building and the surrounding area and meets The**
202 **Secretary of the Interior's Standards for Rehabilitation in particular standard**
203 **numbers 2, 9, and 10."**

204

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

A-3 221 EIGHTH STREET - OWSHD

BACKGROUND: This house first appears in the 1920 city directory, so the house was probably constructed in 1919. It was built for Otto C. Hack and his wife Emma. Otto was a meat cutter, first at Washington Market, then at Eschelback Market. The family lived in the house until at least 1960.

LOCATION: The building is located on the east side of Eighth, just south of West Washington.

APPLICATION: The applicant is proposing to construct a 6' by 20' gambrel roof "garden barn" at the end of the driveway. The proposed shed is one story tall and is constructed of wood.

STAFF FINDINGS:

1. The existing house has a gambrel roof with a front gable, it is aluminum siding on the first floor and shingle siding on the second floor.
2. The house currently does not have a garage at the end of the driveway that is typical for the area.
3. The proposed shed will have a gambrel roof to match the house. The shed will be 6' wide and 10' deep and will be set 3' south of the north property line. It will be one story tall and will have vertical wood siding, an asphalt shingle roof with a single door in the end.
4. By placing the shed where a garage would have been located historically, keeping it one story tall, and matching the shape of the house roof, the proposed shed is generally 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* in particular standard number 9.

Owner/Applicant Address: Chris and Dave Coverly, 211 Eighth St., A2, MI 48103

Review Committee: Commissioners Ramsburgh and Bruner visited the site.

Commissioner Ramsburgh agreed with staff that the shed is appropriate and a nice useful addition to the house and is compatible.

Commissioner Bruner mentioned that, at the edge of the rear of the driveway, there is a drop in level of grade, i.e., 2 feet lower and falls away as shown in picture. He is not opposed for this area to be a place to store bicycles and other items.

Applicant Presentation: Chris Coverly (owner) substantiated that the shed is 6' x 10'.

Questions of the Applicant by the Commission:

Commissioner Bruner asked for clarification that the shed will be on same level as the driveway. It will be framed in with the same timber as is framing the driveway; Timber retaining wall will be filled in with earth. Applicant mentioned that for convenience sake, it would be done at that level. There will be no slab, just cementing around shed to secure it. The shed comes with a plywood floor; Commissioner Bruner pointed out to the applicant that rising damp moisture could eventually destroy it; pressure treated wood or something to avoid that problem would be recommended.

258 **Audience Participation:** None

259

260 **Discussion by the Commission:**

261

262 Commissioner Bruner expressed concern re: how long the structure will sit there, complete
263 details, retaining wall, etc. should all be accurately documented/submitted with application so that
264 the applicant is not in a situation to submit a different plan/documentation to the Building Dept. for
265 permit approval.

266

267 Kristine Kidorf mentioned that the Historic Staff does review plans/documents submitted for
268 permit application along with the Plan Reviewer but that the motion could be amended, if desired,
269 that the foundation be a temporary retaining wall.

270

271 **MOTION**

272

273 Moved by Commissioner Giannola, Seconded by Commissioner Ramsburgh, “**that the**
274 **Commission issue a Certificate of Appropriateness for the application at 221 Eighth**
275 **Street in the Old West Side Historic District to construct a 10’ by 6’ gambrel roof**
276 **garden shed as proposed. The proposed work is generally compatible in exterior**
277 **design, arrangement, texture, material and relationship to the rest of the building**
278 **and the surrounding area and meets *The Secretary of the Interior’s Standards for***
279 ***Rehabilitation*, in particular standard number 9.”**

280

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

282

283

284 **A-4 502 EAST ANN STREET - OFWHD**

285

286 **BACKGROUND:** This house was built sometime between 1894 and 1897 based on the city
287 directories. A widow, Adaline B. Lathrop, lived in the house from at least 1897 until 1914 when
288 another widow, Isadore Doty moved to the house. By 1926 the house was occupied by a third
289 widow, Josephine Phillips, along with Dr. Judson Selleck and his wife Bessie. In 1930 a student
290 is listed as living at the house, and it appears that the house remained occupied by at least two
291 families after that time.

292

293 **LOCATION:** South side of E. Ann Street, between Division and State Streets.

294

295 **APPLICATION:** The applicant is proposing to replace three windows with custom wood
296 replacement windows with thermopane glass. The applicant removed the wood windows and
297 was issued a stop work order and the openings were boarded. The applicant was told by staff
298 they could re-install the removed wood windows, but the applicant installed vinyl windows
299 instead. Composite board trim has been installed around the vinyl windows. The contractor has
300 the old windows in his garage and will bring one to show the review committee.

301

302 **STAFF FINDINGS:**

303

304 1. The existing windows in the house are one-over-one double-hung wood windows.

305

306 2. The applicant has not provided photographs of the actual windows that were removed.
307 They have provided photos of other windows in the house that they claim are in similar
308 condition, and they want to come back to the Commission to apply to replace those
309 windows as well.

- 310 3. According to the windows worksheet the applicant intends to match every dimension of the
311 window. They state that the glass size is 48" wide by 20" in the upper by 40" in the lower
312 sash, but the windows do not appear to be that large. It is also not clear whether every
313 window is the same dimension.
314
- 315 4. As the applicant has not evidenced that the removed windows were deteriorated beyond
316 repair, the proposed work is not generally compatible in exterior design, arrangement,
317 texture, material and relationship to the rest of the building and the surrounding area and
318 does not meet *The Secretary of the Interior's Standards for Rehabilitation* in particular
319 standard number 6.
320
- 321 5. The old windows & exterior trim should be repaired & reinstalled to match the historic
322 windows.
323

324 **Owner/Address:** Jordon Epstein, 1707 Tudor Dr., A2, MI 48103
325

326 **Applicant:** Brent Bessey, 21543 Riverwalk Ct., Farmington Hills, MI 48336
327

328 **Review Committee:** Commissioners Ramsburgh and Bruner visited the site.
329

330 Commissioner Bruner found that work was being done w/o permit or Historic Commission
331 Review. He expressed disappointment that the parties were told to stop work and, instead,
332 continued installing vinyl windows. If the original sound windows had been inspected, they would
333 not have been allowed to be replaced.
334

335 Commissioner Ramsburgh agreed that previous windows should be repaired/put back into place.
336

337 **Applicant Presentation:** Jordan Epstein claims it was his understanding that the builder pulled
338 any necessary permits. The old windows could not be put back into place in a timely fashion. He
339 had direct orders to put something there by Jill Thatcher so there would not be an open hole.
340 Petitioner does not share the Commission's opinion that the old windows are good enough to be
341 reinstalled; they are rotted and in some cases only paint and caulk are holding them together.
342

343 **Audience Participation:** None
344

345 **Discussion by the Commission:**
346

347 Commissioner Bruner does not feel that the old windows were in decrepit shape or in pieces
348 enough not to be put back into place. A number of improvements should be made to the old
349 windows, such as draft stopping edges w/copper for air tightness and installing storm windows for
350 efficiency. He is in favor of denying this application but is open to considering a replacement
351 window milled with same exact dimensions.
352

353 Commissioner Ramsburgh sees this case as an owner purchasing a Historic District home and
354 not realizing historic district standards; she reiterated guideline #2- crucial that a window that is
355 characteristic of the house and preserves the historic character of the house and is usable is part
356 of the retention of the historic nature.
357

358 Commissioner Shotwell agreed. She can't say that the owner is not being completely truthful, but
359 because the previous windows could not be judged by what was in place, we have to go by what
360 is in the standards.
361

MOTION

Moved by Commissioner Brunner, Seconded by Commissioner Henrichs, “**that the Commission deny the application at 502 E. Ann Street in the Old Fourth Ward Historic District to install three wood replacement windows as proposed and order the removed windows and exterior trim be repaired and re-installed. The proposed work is not compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and does not meet *The Secretary of the Interior’s Standards for Rehabilitation* in particular standard number 6.**”

On a Voice Vote – MOTION TO DENY - PASSED – UNANIMOUS (Application DENIED)

A-5 242 MURRAY AVENUE - OWSHD

BACKGROUND: There are 25 houses on this one short steep block, 21 of which were built between 1909 and 1914. They are essentially all the same except for the height. As of 1991 this house was one of 11 that remained intact on the exterior. The houses all have plain clapboard with 2 large one-over-one, double-hung windows, one beside the front door. The porches have turned posts and balustrades with plain square spindles. The steps are opposite the front door. The house’s original occupant was Howard Millard, a polisher at Superior Manufacturing. The address first appears in the 1914 city directory.

LOCATION: West side of Murray Avenue, just north of Liberty.

APPLICATION: The applicant is proposing to remove a non-original 5’ by 10’ rear addition and deck and construct an 8’ by 12’ rear addition. A window on the north side of the house is proposed to be removed and replaced with a shorter window to accommodate kitchen counters.

STAFF FINDINGS:

1. The existing house has wood double-hung windows, clapboard siding, and a textured concrete block foundation. The existing deck and addition are at the rear of the house are not original and do not contribute to the historic character of the property.
2. The proposed addition is 8’ by 13’ and will still be recessed from the sides of the house. The foundation material is unknown, the exterior walls will be clad in 6” wood siding and wood trim. The addition will abut an existing double-hung rear window and will have a gable roof covered in asphalt shingles.
3. A new wood panel and glass rear door & three new wood double-hung windows will be installed in the new addition. The drawings do not show steps or a porch for the new door.
4. If the foundation wall material is differentiated from the original house foundation material, the proposed addition is generally 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* standards numbers 2 and 9.
5. The kitchen window that is proposed to be replaced with a smaller window is on the north side toward the rear of the house. The existing window is wood and appears to be original to the house & is 40” by 54” in size. The other two windows on the north elevation are different sizes, only one is double-hung.

414 According to the applicant the window is different than other windows on the street.
415

- 416 6. The proposed window is a wood, double-hung that will be 41 5/8” by 41” so it will be
417 slightly wider and 13” shorter than the existing window.
418
- 419 7. The proposed window to be replaced is a character defining feature and its replacement
420 with a smaller window is not compatible in exterior design, arrangement, texture, material
421 and relationship to the rest of the building and does not meet *The Secretary of the*
422 *Interior’s Standards for Rehabilitation* standards, particularly standard number 2.
423
- 424 8. The kitchen counter can be built in front of the window, with trim out around the window to
425 leave the exterior appearance of the window intact.
426

427 **Owner/Address:** Brian Jones, 242 Murray St., Ann Arbor, MI 48103
428

429 **Applicant:** Bill Levleit – Westside Builders, 2200 Dexter, Ann Arbor, MI 48103
430

431 **Review Committee:** Commissioners Ramsburgh and Bruner visited the site.
432

433 Commissioner Ramsburgh stated that the existing addition does not fit into the historic concept at
434 all and that the new addition will fit in nicely. She is not sure how she feels about the North side
435 window (not sure she can support it) and would like to hear the other commissioners’ discussions.
436

437 Commissioner Bruner concurs. The deck is not included in application, but reinstalling the deck
438 in its current configuration, but 3’ further west, is not objectionable. If the deck is removed in the
439 future, it will not affect/detract from the historic nature of the house.
440

441 **Applicant Presentation:** Bill Levleit of Westside Builders brought revised drawings to Jill
442 Thatcher showing the stoop with stairs going down. He is unsure as to whether the deck is going
443 to go back or not. The majority of homes on the street have had the smaller windows replaced.
444 All were as big as the one in this project; they’re way too low for the kitchen. The kitchens are
445 small in these houses and if they can get more counter space under the window.
446

447 **Questions of the Applicant by the Commission:** 448

449 Commissioner Ramsburgh has a masonry house and the kitchen window walls have had the sill
450 built up so there is a valley between the interior sill and the exterior and bottom of window
451 allowing for a sink at the appropriate level with counter.
452

453 **Audience Participation:** None
454

455 **Discussion by the Commission:** 456

457 Commissioner Ramsburgh asked that if it is voted to remove/replace the deck and the applicant
458 changes his mind about replacing the deck, is he bound by the Commission’s decision?
459

460 Commissioner Bruner said that if they change their mind, they could inform the Building Dept.
461

462 Kristine Kidorf felt that the applicant could come into the Building Dept. and state that they are
463 changing their plan and staff could approve, or the Commission could condition the approval to
464 do either the deck or steps or decide to leave it to staff. Commissioner White and Commissioner
465 Henrichs were of the opinion to leave it to administrative review by staff.

MOTION #1

Moved by Commissioner Bruner, Seconded by Commissioner Henrichs, “**that the Commission issue a certificate of appropriateness for the portion of the application at 242 Murray Street in the Old West Side Historic District to remove a non-original rear deck and addition, and construct a new rear addition and reinstall the existing deck behind the new addition (3’ further to the west) provided the following condition is met: the foundation material of the new addition is a different material than the main house foundation. The proposed work is generally 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* in particular standard numbers 2, 9 and 10.**”

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

MOTION #2

Moved by Commissioner Ramsburgh, Seconded by Commissioner Henrichs, “**that the Commission deny the portion of the application at 242 Murray Street in the Old West Side Historic District to replace the north kitchen window with a new, smaller size window in the same location. The proposed work is not compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and does not meet *The Secretary of the Interior’s Standards for Rehabilitation* in particular standard number 2.**”

On a Voice Vote – MOTION TO DENY - PASSED – (*This Portion of the Application Denied*)
(Vote: Three No, Four Yes)

A-6 541 SOUTH ASHLEY STREET - OWSHD

BACKGROUND: This stately Queen Ann with sunburst gable trim first appears in City Directories as 95 South Ashley in 1894, when it was the home of Charles A. Heath, a painter. Clement Gill (lumber business) is listed as the occupant in 1897 and 1898, and from 1901-3 Eugene Lambert (shoemaker) and his wife Helena occupied the house and had a telephone number listed there. William Armbruster (teamster and later machinist) and his wife Paulina resided at 541 S Ashley from 1910 (or possibly earlier) until 1940.

LOCATION: East side of South Ashley, between West Jefferson and West Madison.

APPLICATION: The applicant is proposing to construct a 14’ by 13’ deck off the south side of the house near the rear. A non-original eastern-facing window on the south side of the house is proposed to be removed and enlarged for a door leading to the porch.

STAFF FINDINGS:

1. The proposed window to be replaced is not original to the house. There is no evidence that the window opening is not original, however. Staff does not consider this window opening to be a character defining feature based on its location facing the rear of the house and visible only from an adjoining parking lot, and because the elevation that the window is on has been previously altered by a sizable addition.
2. The proposed door is wood, with a window on the upper half and a single panel on the lower half. Manufacturer’s specs were not provided. The drawing submitted shows a six-

518 light window, but staff believes a single-light window would be more appropriate. New trim
519 around the door should not match the front door trim exactly, so as not to confuse the
520 historic record, but should be complimentary.
521

522 3. The proposed deck is an appropriate size, and while it extends into the side yard, there is
523 adequate spacing between this house and the neighboring house, and also from the front
524 sidewalk to the deck, to minimize its impacts on the house and neighborhood.
525

526 **Owner/Applicant Address:** David Lister, 541 S. Ashley, Ann Arbor, MI 48103
527

528 **Review Committee:** Commissioners Bruner and Ramsburgh visited the site.
529

530 Commissioner Bruner states the window is not original and the doorway proposed in its place is
531 not objectionable. Decks generally affect the historic character minimally and are easily removed,
532 so are generally approvable. He is in favor of the application.
533

534 Commissioner Ramsburgh concurs with Commissioner Bruner, the staff findings are accurate,
535 and she supports the application as well.
536

537 **Applicant Presentation:** David Lister knows the window is not the original one. The current
538 opening is 28" wide and the door being proposed is 30" wide.
539

540 **Questions of the Applicant by the Commission:** None
541

542 **Audience Participation:** None
543

544 **Discussion by the Commission:**
545

546 **MOTION**
547

548 Moved by Commissioner Ramsburgh, Seconded by Commissioner Giannola, **“that the**
549 **Commission issue a certificate of appropriateness for the application at 541 South**
550 **Ashley Street in the Old West Side Historic District to remove a non-original window**
551 **and enlarge the opening for a new rear door, and construct a new deck provided the**
552 **following conditions are met: the new door and door trim are approved by staff**
553 **before installation. The proposed work is generally compatible in exterior design,**
554 **arrangement, texture, material and relationship to the rest of the building and the**
555 **surrounding area and meets *The Secretary of the Interior’s Standards for***
556 ***Rehabilitation* in particular standard numbers 2 and 9.”**
557

558 **On a Voice Vote – MOTION PASSED – *UNANIMOUS (Application Approved)***
559

560 **A-7 617 EAST HURON STREET - OFWHD**
561

562 **NOTE:** Commissioner Bruner recused himself due to conflict of interest (He is the Applicant
563 representing the owner). Commissioner Bruner leaves the room at this time.
564

565 **BACKGROUND:** This structure, Harris Hall, features classic Romanesque details: brick, stone
566 banding, round-arched windows delineated by heavy stone tops, and a roughcut fieldstone base.
567 Though the building’s original use was for Episcopal student gatherings, it was a local home for
568 the USO in 1942, and the UM band used it for a time beginning in the late 1940s.

569 The advertising firm of Buckheim & Rowland bought the building in the 1980s and during their
570 ownership, Harris Hall was listed on the National Register of Historic Places.

571
572 **LOCATION:** The building is located on the north side of East Huron Street, between Division and
573 State Streets.

574
575 **APPLICATION:** The applicant is proposing to modify a non-original sash and security screen to
576 accommodate a window air conditioner.

577
578 **STAFF FINDINGS:**

- 579
- 580 1. The window sash and security screen that are proposed to be modified are not original and
581 do not contribute to the historic character of the building. The location of the air conditioner
582 would not damage or obscure historic features.
 - 583
 - 584 2. Several other basement windows on this building have window air conditioning units
585 similar to what is proposed (see photo at right).

586
587 **Owner/Address:** Dahlmann Properties, 220 S. Thayer, A2, MI 48104

588
589 **Applicant:** Michael Bruner, 909 Gott St., A2, MI 48103

590
591 **Review Committee:** Commissioner Ramsburgh and K. Kidorf visited the site.

592
593 Commissioner Ramsburgh stated that the proposed casement window to be modified is not
594 original; the trim is different and the hinge indicates the window is later dated. The grill will be
595 modified to match the others. Staff's recommendations are appropriate and this application
596 should be approved.

597
598 **Applicant Presentation:** None. (*See *Note above*)

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600 **Questions of the Applicant by the Commission:** None.

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602 **Audience Participation:** None.

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604 **Discussion by the Commission:**

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606 **MOTION**

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608 Moved by Commissioner Giannola, Seconded by Commissioner Ramsburgh, “**that the**
609 **Commission issue a Certificate of Appropriateness for the application at 617 East**
610 **Huron Street in the Old Fourth Ward Historic District to modify a non-original sash and**
611 **security screen to accommodate a window air conditioning unit. The proposed work is**
612 **generally compatible in exterior design, arrangement, texture, material and relationship**
613 **to the rest of the building and the surrounding area and meets *The Secretary of the***
614 ***Interior's Standards for Rehabilitation*, in particular standards 2 and 10.”**

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

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618 **B - OLD BUSINESS – None.**

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620 **C - NEW BUSINESS – None**

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AUDIENCE PARTICIPATION – GENERAL (Limited to 3 Minutes per Speaker) – None.

D - APPROVAL OF MINUTES –

D-1a Draft Minutes of the April 10, 2008 Special Session.

Without objection, the April 10, 2008 Special Session Minutes were
Approved as Presented.

D-1b Draft Minutes of the April 10, 2008 Regular Session.

Without objection, the April 10, 2008 Regular Session Minutes were
Approved as Presented.

D-2 Draft Minutes of the May 8, 2008 Regular Session – **NOT AVAILABLE**

D-3 Draft Minutes of the June 12, 2008 Regular Session –

Corrections – Line 341 - “Bruner” not ***Bruder***; Line 49, “Ramsburgh,” not ***Ramsburg***

Without objection, the June 12, 2008 Regular Session Minutes were
Approved as Amended.

E - REPORTS FROM COMMISSIONERS – Commissioner Bruner was to draft a letter urging the creation of a Study Committee for the formation of a potential Historic District. He’s still working on it and it should be ready next month.

F - ASSIGNMENTS

F-1 Monitoring Assignments - July 2008 Cases:

A-1	545 Second Street	Commissioner Giannola
A-2	808 E. Kingsley Street	Commissioner Ramsburgh
A-3	221 Eighth Street	Commissioner Bruner
A-4	502 East Ann Street	<i>Application Denied – Not Necessary</i>
A-5	242 Murray Avenue	Commissioner Henrichs
A-6	541 South Ashley Street	Commissioner Bruner
A-7	617 East Huron Street	Commissioner White

Review Committee for August – Commissioners Giannola and Glusac

G - STAFF ACTIVITIES REPORT

G-1 June approval reports and monitoring reports from April were handed out by Kristine Kidorf. There were 22 applications, 19 of which were approved at the staff level, 7 by the HDC. There is a State appeal pending on the Eighth Street window replacement case that was previously denied by the HDC.

H - CONCERNS OF COMMISSIONERS

673 Commissioner Bruner - 808 E Kingsley Street has been before the HDC in the past,
674 including reviewing changes to the front porch. The third design has been approved by
675 staff and deemed appropriate, and he questioned how staff could approve this and not the
676 Commission. Kristine Kidorf said that the Commission approved (shortly after April 2007)
677 a list of items for staff to approve (one of the items being the replacement of a non original
678 porch with a replication of a historic porch or an appropriate new porch). The Commission
679 last reviewed this porch in August 2006.

680
681 **I - COMMUNICATIONS - None**

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683 **ADJOURNMENT**

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685 *The Meeting was adjourned at 8:57 p.m. without objection.*

686
687 ***SUBMITTED BY: Marge Piotrowski, Administrative Service Specialist IV, Planning and***
688 ***Development Services.***

689
690 ***Edited by B. Acquaviva, Administrative Service Specialist V, Planning and Development***
691 ***Services.***