



**APPROVED MINUTES OF THE REGULAR SESSION OF THE
HISTORIC DISTRICT COMMISSION OF THE CITY OF ANN ARBOR
Thursday, November 13, 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 Brenda Acquaviva, Administrative Support Specialist V, Planning and Development Services (2)

CALL TO ORDER: Commissioner Shotwell called the Regular Session to order at 7:25 p.m.

ROLL CALL: Quorum satisfied.

APPROVAL OF THE AGENDA: The Agenda was approved without objection.

A - HEARINGS

A-1 HDC08-040 – 120 EIGHTH STREET – OWSHD – REMOVED FROM AGENDA

A-2 HDC08-035 - 600 EAST KINGSLEY STREET - OFWHD

BACKGROUND: This two-story Queen Anne was built sometime between 1880 and 1899, when it is depicted on the Sanborn Fire Insurance maps of that year. With the exception of fire escapes and side porches, the house maintains its original footprint. By 1894, when the Polk City Directories first list properties by address, the house is occupied by widows Belle K. Edson, principal of the Third Ward School, and Harriet T. Kellogg. The ladies shared a home on Lawrence Street in 1892. Between 1897 and 1901, Ellen and Honora (widow of Chester C.) moved in. Lee W. Pray, travel agent, lived here in 1910, and Frederick and Genevieve Bender lived here from before 1915 to after 1920.

LOCATION: South side of East Kingsley Street, between Division and State Streets.

APPLICATION: The applicant seeks HDC approval to extend the porch roof over entry ways and a basement unit on the side (east) elevation of the house.

STAFF FINDINGS:

1. The owner's objective is to provide weather protection over several apartment entries and over an existing basement apartment extension situated underneath an uncovered porch.
2. The owner proposes to extend an existing, vernacular shed-roofed porch along the east side elevation.
3. The proposed roof will extend 23' between two "bump-outs" in the east wall. The roof will be 8'6" deep in the largest section and will be supported by two 6"x6" wood posts that will be anchored to concrete footings. The roof will be flashed where it intersects with the existing wall. A K-style gutter will be installed along the existing and new roof.
4. The work is generally compatible in exterior design, arrangement, texture, material and relationship to the rest of the house and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation* in particular standard numbers 2, 9, and 10.

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Owner/Applicant Address: Gerhard Fritzsche, 12150 Whittaker Road, Milan, MI 48160

Review Committee: Commissioners Bruner and Ramsburgh visited the site.

Commissioner Bruner – Things were as described. The roof will plane out as they describe and to out into the small window and encounter the far wall. It's not plain from the drawings. What they're asking to do is possible.

Commissioner Ramsburgh – Stated that she doesn't understand Commissioner Bruner's concerns. If it fills in and follows the line of the existing shed roof, it would serve as weather protection for the apartment entrances and not cause any problems with the existing openings. (Commissioner Bruner stated that viewing it site, it is apparent, but the drawings aren't up to the standards in the packet).

K. Kidorf – Stated staff asked for measured drawings and this is what we received.

Applicant Presentation: Mr. Gerhard Fritzsche, owner, was present to speak on behalf of the appeal. He stated that the drawings were done by him, and although he is a licensed contractor, it has been some time since he's done drawings and is dyslexic. The roof will be done as it was presented. It is a simple design to keep the snow off and protect the doorways.

Questions of the Applicant by the Commission:

Commissioner Glusac – How do you take in account the water that will be coming down from the higher roof in the right hand corner? (There is an eaves trough that picks up on that section, and that will be extended across).

Commissioner Bruner – The area you're covering is exterior porch and it looks like there is an occupied room below that? (Yes.) Are there water problems in that room? (Yes. It has to be sealed every year.) This roof will help with that condition. (Yes.)

Commissioner Henrichs –What will the finish on the posts be? (Wrapped with 1 x.)

Audience Participation: None.

Discussion by the Commission:

Commissioner Bruner – Mentioned that regardless of the shortcoming of the drawings submitted, he believes that the application has merit, especially regarding 'Standard 10.'

MOTION

Moved by Commissioner White, Seconded by Commissioner Giannola, **“that the Commission issue a certificate of appropriateness for the application at 600 East Kingsley Street, a contributing property in the Old Fourth Ward Historic District, to extend the east side porch roof as proposed. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the house 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 (Application Approved)

A-3 HDC08-036 – 223 CREST STREET– OWSHD

BACKGROUND: This 1.5-story side-gabled bungalow was built in about 1924, when it is first listed in the Polk City Directory. It is vacant that year, but in 1925 it was the home of Earl (salesman) and Beulah Updike. By 1930 it served as the home of Agatha Steeb, widow of George I. Steeb.

LOCATION: East side of Crest Street, South side of the intersection with West Washington St.

APPLICATION: The applicant seeks HDC approval to modify the rear elevation, by removing an original door and installing windows. The applicant has submitted three options, in order of preference to the applicant: Option No. 1 consists of five adjacent casement windows; Option No. 2 adds a muntin kit to the upper portion of the casement windows to more closely resemble the existing window configuration of the house; and Option 3 is to install four double hung windows to match those kitchen windows existing on the side (north) elevation. The applicant submitted Option #4 after the application deadline, and has indicated this would now be their second choice. It is the same as Option #3 above, but uses three windows instead of four (see attachment below).

STAFF FINDINGS:

1. The owner's objective is to add as much lighting as possible to a new kitchen layout on the interior. All of the proposed changes are at the rear of the house.
2. Option #4 which removes the original rear door and installs a group of three double-hung windows is the most compatible with the house. The door is not a character defining feature and can be removed. The proposed windows are Kelly Windows, wood, four-over-one double hung windows; however they are shorter than the majority of the historic windows in the house but match those kitchen windows on the north side of the house. The opening size for the new windows is 8'4" wide by 42" tall.
3. The owner's preferred option is to remove the door and install a group of five casement windows. The opening size is 10' wide by 42" tall. This option fills most of the wall on this side of the house.
4. Provided option #4 is approved, the work is generally compatible in exterior design, arrangement, texture, material and relationship to the rest of the house and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation* in particular standard numbers 2 and 9.

Note: *K. Kidorf stated that since issuance of the HDC packet, she had received yet another proposal (or option) from the petitioner (five in total), so she gave an impromptu revised staff report:*

5. K. Kidorf – The preferred option is to install three casement windows that replicate in style (a 3 over 1) of the other windows. The original 'second choice' option asks that they have the three mullions in the middle, but they don't want to put the double hung windows in. They want to add light to their kitchen (all of the changes are at the rear of the house).

The opening for this proposed casement configuration is the same as the double-hung that staff was recommending, so they have done the wide mullions which makes the proportion of glass to wall the same as with the double hung. In staff's opinion, Option #1 is generally compatible in exterior design arrangement, texture, material and relationship to the rest of the house and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation* in particular standard numbers 2 and 9.

156 **Owner/Address:** Greg Byrkkanen, 223 Crest Street, A2, MI 48103

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158 **Applicant:** Zac Cruse, 4106 Commonwealth, Detroit, MI 48208

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

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162 Commissioner Ramsburgh – Staff’s summation of the changes that occurred as we spoke with
163 the owner is accurate as to the final choice by the homeowner. All the first floor windows on the
164 first floor are casement. The second floor are double hung sash. This is a rear elevation and the
165 existing door leads nowhere. Windows are a necessary ingredient to make this kitchen into a
166 workable area. The solution is a good compromise.

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168 Commissioner Bruner – Concurs with Commissioner Ramsburgh.

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170 **Applicant Presentation:** Greg Byrkkanen owner and Zac Cruse, applicant, were present to
171 speak on behalf of the appeal. Mr. Cruse explained the existing windows. Mr. Byrkkanen stated
172 that the windows are not proportional to the front room, and those proposed are more in line.

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

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176 **Audience Participation:** None.

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178 **Discussion by the Commission:**

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180 Commissioner Ramsburgh commented that even though the petitioner had to submit multiple
181 solutions for this project, it was helpful for everyone and a good solution.

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183 **MOTION**

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185 Moved by Commissioner White, Seconded by Commissioner Giannola, “**that the**
186 **Commission issue a certificate of appropriateness for the application at 223 Crest**
187 **Street, a contributing property in the Old West Side Historic District, to modify the**
188 **rear elevation by removing an existing exterior door and installing three casement**
189 **windows, as proposed in Option No. 1. The proposed work is compatible in exterior**
190 **design, arrangement, texture, material and relationship to the rest of the house and**
191 **the surrounding area and meets *The Secretary of the Interior’s Standards for***
192 ***Rehabilitation* in particular standard numbers 2 and 9.”**

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

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197 **A-4 HDC08-037 – 556 SECOND STREET - OWSHD**

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199 **BACKGROUND:** This two-story, frame upright house has its gable facing the street. Its
200 character-defining features include the steep gable, decorative siding, and window trim. The
201 house was the home of mason John L. Mahlke and later his widow, Ida, from sometime before
202 1894 to after 1925. The house is not depicted on the 1880 bird’s eye-view map of Ann Arbor.

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204 **LOCATION:** The site is located on the northwest corner of Second Street and Madison Streets.

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206 **APPLICATION:** The applicant seeks HDC approval to add a two-story addition to the rear and
207 side of the house, and a new one-story, 2-car garage.

STAFF FINDINGS:

1. The owner's objective is to convert this duplex rental which is a two-and-a-half story, gable front Queen Anne-style house into a single family dwelling. The existing 1 ½ car garage is actually a barn and does not have a floor that can support a car. The barn will be repaired to match the existing.
2. The house received at least 2 additions, a 1920s mudroom at the northwest corner of the house and the addition of 2 shed roofed dormers in the gable roof of the kitchen extension. A small wood deck was added to the northwest corner of the house.
3. The two casement windows which were installed in the shed roof dormer and at the first floor will be replaced with small casement windows in the dormer and double-hung windows in the first floor.
4. The 1920s mudroom and newer deck are proposed to be removed and replaced with a two story addition that extends 11' 8" to the north and is 18'6" deep. The rear wall of the addition aligns with the rear wall of the kitchen extension. The addition will have a cross gable roof with a gable facing the front and rear of the house.
5. The addition will have a combination of casement and double hung windows. The casement windows will either be square or rectangular to resemble double hung windows. There will be three basement egress windows on the north side. There will be three French doors accessing a rear deck on the west elevation with transoms above. The existing non-original kitchen door on the west elevation is proposed to be replaced with a paneled door.
6. The proposed addition will have an asphalt shingle roof, wood siding and trim, poured concrete foundation, clad wood windows, and wood entrance doors.
7. A large deck of unknown size is proposed to extend from the new addition at the first floor.
8. The applicant proposes to construct a one-story, two-car garage between the house and the barn. The garage will be placed near the northwest corner of the lot and a long concrete driveway will access the garage from Madison. An existing gravel drive and curb cut on Second Street will be removed. There is an existing gravel drive accessing the barn. The proposed garage and drive occupy about a third of the rear yard space.
9. The proposed garage is 21' by 21' feet in size, will be 12'3" to the middle of the gable roof. It will have cement board siding, poured concrete foundation, and two-car wide steel panel overhead door. The roof will be asphalt shingles.
10. The proposed addition is at the least character defining elevation of the house and is least disruptive to the corner lot views. The garage is tucked to the back corner of the lot, and because of the lot's large size there is still sufficient rear yard space to stay in character of the house/yard spacing in this part of the district. The proposed work is generally compatible in exterior design, arrangement, texture, material and relationship to the rest of the house and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation* in particular standard numbers 2, 9, and 10.

Owner/Address: Huron Contracting, 408 North First Street, A2, MI 48103

Applicant: Marc Rueter, Rueter Associates Architects, 515 Fifth St., A2, MI 48103

Review Committee: Commissioners Bruner and Ramsburgh visited the site.

Commissioner Bruner – This was as described by staff. The addition for the North side of the house is compatible for modern family life and we've approved these previously. We had conversation regarding the barn which they're restoring. They did not feel that this would be feasible for a garage.

Commissioner Ramsburgh – This is an appropriate addition for this house. She stated that she applauded the work that is going to be done.

Applicant Presentation: Mr. Marc Rueter, Architect and Owner, Tom Fitzsimmons (Huron Contracting) were present and offered to answer any questions that the Commission might have.

Questions of the Applicant by the Commission: None.

Audience Participation: None.

Discussion by the Commission:

MOTION

Moved by Commissioner Giannola, Seconded by Commissioner Glusac, “**that the Commission issue a Certificate of Appropriateness for the application at 556 Second Street, a contributing property in the OWSHD, to construct a two-story addition to the house and add a detached garage at the rear of the lot, as proposed. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the house and the surrounding area and meets The Secretary of Interior’s Standards for Rehabilitation, in particular, standard numbers 2, 9 and 10.**”

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

A-5 HDC08-038 – 537 DETROIT STREET - OFWHD

BACKGROUND: This one-and-a-half story Queen Anne cottage was built between 1897 and 1899, when it is depicted on the Sanborn Fire Insurance Map of that year. It was occupied by William H. and Mina E. Krapf. William worked as a carpenter and machine hand, and later served as foreman for Luick and Brothers Company on North Fifth Ave. (present day Kerrytown shops), a lumber and house parts company. One of William’s relatives was Herman Krapf, who owned a planing mill, sash, doors and wood turning business located next door at 529 Detroit Street (present day Treasure Mart). The Krapf mill operated from about 1878 to sometime before 1910, when it is no longer listed in the Polk City Directory. It seems likely that parts of the house at 537 Detroit were purchased from this mill.

LOCATION: West side of Detroit Street, between Madison and Mosley Streets.

APPLICATION: The applicant seeks HDC approval to demolish and rebuild the existing garage, and to replace selected windows in the house.

STAFF FINDINGS:

1. The owner’s objective is to rebuild the garage, which is currently in extremely poor condition; and to replace some of the deteriorated existing windows in the upstairs unit for security purposes. The garage has very little structural or architectural integrity left and no longer contributes to the district.
2. The applicant has not provided a site plan, floor plans, or elevations for the proposed new garage, they simply state the garage will be built in the same place in the same style.

- 312 3. Most of the windows proposed for replacement appear to be non-original to the house.
313 They are of slightly different sash sizes. Original windows included in this list are the west
314 facing kitchen window, whose sashes have separated parts and are in very poor condition,
315 and possibly one of the two front facing windows. The other front facing window appears to
316 be a replacement, as the sash profile is a little different. Like the replacement windows,
317 both of the front facing windows have mismatched sash sizes.
318

319 **Note:** *K. Kidorf stated that there had been differing information about which windows would be*
320 *replaced when they went on the Review Committee visit and she hoped that the applicant could*
321 *clear up the questions today.*
322

- 323 4. The owner will repair rather than replace two large Queen Anne-style picture windows with
324 stained glass pieces in the upper sash that are located on the first floor. In both windows,
325 the sashes have separated, so extensive repair will be needed. The owner will also keep
326 the double-hung window at the top of the stairs, as it also appears to be an original one
327 and is in repairable condition.
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- 329 5. The proposed window replacement and garage demolition is compatible in exterior design,
330 arrangement, texture, material and relationship to the remainder of the house and
331 surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation*, in
332 particular standard numbers 2, 6, 9, and 10.
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334 **Owner/Applicant/Address:** Prudence Spink, 316 West Liberty Street, Medina, OH 44256
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336 **Review Committee:** Commissioners Ramsburgh and Bruner visited the site.
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338 Commissioner Ramsburgh – Staff's report is very complete, but we have some questions in our
339 mind for the applicant. The window in the rear of the house is certainly deteriorated enough to
340 approve, I think. The smaller windows, even though not original, are not in terrible condition and
341 are repairable and I'm curious as to why the owner wants to replace them. The two windows in
342 the upper portion also are in good condition and I would like some discussion about whether to
343 grant replacement, since they are in good condition and at least one of them seems to be original.
344 I commend the owner for her willingness to restore, but we need to hear further about the window
345 replacement. This cottage has a lot of nice detail. It's a very authentic little Queen Anne cottage.
346

347 Commissioner Bruner – I agree with staff and Commissioner Ramsburgh's report, but I'm
348 concerned that the application is so nebulous as to what is and isn't being repaired or replaced
349 and the variety of rumors and opinions that we are receiving. There are no drawings, which are
350 important to indicate proposed alterations. We did visit the site. The two windows at the second
351 floor in the front are represented as being different but I noticed that the hardware in both of them
352 is identical with the window at the top of the star, which would indicate they were of the same
353 vintage and different from the period of the back windows. That's another question.
354

355 **Applicant Presentation:**
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357 Prudence Spink, owner, was present to speak on behalf of the appeal. She stated that they
358 purchased 537 Detroit St. from an estate and if they had known how faced them when they
359 purchased the house that they would have thought twice. She stated that she concurred with
360 Commission Ramsburgh that it is a wonderful home and many gems are hidden by paint,
361 muddling, and general disrepair. She stated that she was mindful of how important windows are
362 to historic integrity and that she hoped to clear up some of the questions of the Commission.

363 She apologized for not having drawings for the garage because a tree had fallen on it, making it
364 unsafe to enter and appraise. She assumed a simple replacement on the same spot would be
365 approved.
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367 **Questions of the Applicant by the Commission:**
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369 Commissioner Bruner – Once demolition occurs, you may not be able to build in the same spot
370 due to new zoning side yard setbacks. Repair is a better option than demolition. It is currently a
371 hazard, however, and I share your concern.
372

373 P. Spink – If I represent the current elevations to the Commission and the setbacks then require
374 different elevations, I'm in a double-bind. I won't know the elevations until the end of it.
375

376 K. Kidorf – You would come back to this body when you know what you're going to build.
377

378 P. Spink – The windows with stained glass will be restored if possible. The bottom part is in bad
379 repair. Those two windows define the character of the house and we want to save them. The top
380 windows rattle in the wind. I agree with Commissioner Ramsburgh they are not in as bad a
381 shape as the rest. We have some concerns about trying to get them as weather-tight as
382 possible. I'm not sure what the objection to replacing them would be. You felt we should do
383 something else with them?
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385 Commissioner Ramsburgh – I think it would be advisable to put storm windows on them rather
386 than replace them, because they are in good shape.
387

388 P. Spink – I guess good shape is relative. I'm not sure I totally agree with you about the shape
389 they are in. We would concede that they are not in as bad a shape as the rest, but we would still
390 like to replace them, mostly just visually so when you go around the side of the house the
391 windows look compatible. That's about the best answer I can give you. We are going to keep the
392 window at the top of the stair – that was a communication problem. The two behind it are in
393 pretty terrible shape. A worker broke the glass, so it's not original. I don't think there is any way
394 to save those two or the back window, which has a big gap. The north-facing bathroom window,
395 Ina said was from the 1950s. We're going to make it a rental and my understanding is the rental
396 department requires locks. It's out of kilter so it won't lock. We're trying to satisfy everybody –
397 the rental department and the Historic Commission. I think we are asking for six windows in all.
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399 Commissioner Bruner – For replacement, that would be two windows on the second floor in the
400 front, the two on the south side that are adjacent to the window at the top of the stair, one on the
401 rear, and the bathroom on the north elevation?
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403 P. Spink – Yes.
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405 Commissioner Bruner – And for repair, there's no sash replacement proposed for the stained
406 glass windows?
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408 P. Spink – My plan is to not replace them, but it depends on what the experts say. They have a
409 lot of wind coming in and they have always been closed with screwdrivers. I am also concerned
410 with security. There are a lot of homeless people that rummage in the dumpsters at the Treasure
411 Mart next door.
412

413 **Audience Participation:** None.
414

Discussion by the Commission:

Commissioner Ramsburgh – Thinks the upper two front windows should be kept as is. They are not deteriorated and should remain. – (Commissioner Bruner agrees).

MOTION #1

Moved by Commissioner Bruner, Seconded by Commissioner White, “that the Commission issue a certificate of appropriateness for the application at 537 Detroit Street, a contributing property in the Old Fourth Ward Historic District, to demolish the deteriorated, non-contributing garage, construct a new garage, and to replace selected windows, provided the following condition is met: 1) Staff reviews and approves the plans and elevations of the proposed new garage to verify the new structure is in the same location and are the same size and style as the existing. Specific windows in this application include: 2 small second floor windows on the south elevation, 2 windows on the second floor on the north elevation, 1 window at the rear, west elevation and 1 small window at the north elevation. Provided the condition is met the proposed work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the house and the surrounding area and meets *The Secretary of the Interior’s Standards for Rehabilitation* in particular standard numbers 2, 6, 9 and 10.”

AMENDMENTS for MOTION #1

Moved by Commissioner Bruner, Seconded by Commissioner Ramsburgh, to amend Motion #1 to change the verbiage as follows: “to replace the following windows: 2 small windows on the south elevation at the second floor; 1 large window at the west elevation at the second floor; one small window on the north elevation at the second floor.”

On a Voice Vote – AMENDMENT to original MOTION #1 – Approved – **UNANIMOUS**

MOTION #1 SHOWING AMENDMENTS:

Moved by Commissioner Bruner, Seconded by Commissioner White, “that the Commission issue a certificate of appropriateness for the application at 537 Detroit Street, a contributing property in the Old Fourth Ward Historic District, ~~to demolish the deteriorated, non-contributing garage, construct a new garage, and to replace selected windows, provided the following condition is met: 1) Staff reviews and approves the plans and elevations of the proposed new garage to verify the new structure is in the same location and is the same size and style as the existing. Specific windows in this application include: 2 small second floor windows on the south elevation, 2 windows on the second floor on the north elevation, 1 window at the rear, west elevation and 1 small window at the north elevation.~~ to replace the following windows: 2 small windows on the south elevation at the second floor; 1 large window at the west elevation at the second floor; one small window on the north elevation at the second floor, provided ~~the condition is met the~~ proposed work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the house and the surrounding area and meets *The Secretary of the Interior’s Standards for Rehabilitation*, standard numbers 2, 6, 9 and 10.”

FINAL MOTION #1 AS AMENDED

Moved by Commissioner Bruner, Seconded by Commissioner White, “**that the Commission issue a certificate of appropriateness for the application at 537 Detroit Street, a contributing property in the Old Fourth Ward Historic District, to replace the following windows: 2 small windows on the south elevation at the second floor; 1 large window at the west elevation at the second floor; one small window on the north elevation at the second floor. The proposed work will be compatible in exterior design, arrangement, texture, material and relationship to the rest of the house and the surrounding area and meets The Secretary of the Interior’s Standards for Rehabilitation in particular standard numbers 2, 6, 9 and 10.**”

On a Voice Vote – MOTION TO APPROVE FINAL AMENDED MOTION #1 – Approved – UNANIMOUS (The chair clarified that at this point, four of the six windows requested HAVE BEEN APPROVED).

(Further discussion by the Commission regarding lack of site plans for the possible garage issues, demolition, possible replacement and/or repair).

MOTION #2

Moved by Commissioner Bruner, Seconded by Commissioner White, “**that the Commission issue a certificate of appropriateness for the application at 537 South Detroit Street, a contributing property in the Old Fourth Ward Historic district to demolish the deteriorated, non-contributing garage, and meets The Secretary of the Interior’s Standards for Rehabilitation, in particular, Standards 2 & 6.**”

On a Voice Vote – MOTION TO DEMOLISH – Approved - UNANIMOUS

MOTION #3

Moved by Commissioner Ramsburgh, Seconded by Commissioner White, “**to deny the portion of the application at 537 South Detroit Street, a contributing property in the Old Fourth Ward Historic District, to replace the double windows on the east side or front of the house. The proposed work does not meet the Secretary of the Interior’s Standards, Number 6.**”

On a Voice Vote – MOTION TO DENY A PORTION OF THE PROPOSED APPLICATION - PASSED – UNANIMOUS (Motion to Deny two windows)

K. Kidorf – Clarified to the applicant that when they decide whether they WANT to demolish and then rebuild in another location on that property, they should contact the Historic District Coordinator to discuss the matter at staff level, then go forward with plans.

A-6 HDCO8039 – 211 THIRD STREET - OWSHD

BACKGROUND: This 1.5-story front-gabled Dutch Colonial Revival home first appears in the Polk City Directories in 1912 as the home of Andrew W. Schaible, a bartender at the Orient Café, and his wife, Rica D. By 1920 the home is owned by Glen C. Davenport, a driver for the Ann Arbor Dairy Co., and by 1923 the home is owned by August F. Schaefer and his wife Pauline. Mr. Schaefer was employed by the Ann Arbor News.

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LOCATION: East side of Third Street, between West Washington and West Liberty Streets.

APPLICATION: The applicant seeks HDC approval to demolish an existing garage and build a 1.5-story new garage.

STAFF FINDINGS:

1. The existing gable-roof garage appears to be original to the house and contributes to the historic character of the district. The garage has 3 rotted sill plates, is sliding off of its foundation, and has a bent support between the overhead doors. It is non-conforming in the side setbacks in that the minimum required is 3' and the garage is 2.5' from the side lot line.
2. The architect and contractor have determined that in order to repair the existing garage, two exterior walls would need to be removed and new sill plates installed. It also appears that the footings are inadequate and allow the garage to move seasonally with ground freeze and thaw.
3. The applicant is proposing to demolish the existing garage and construct a new one-and-a-half story tall gambrel roof garage. The proposed garage would comply with zoning requirements. It will be over twice the size of the existing garage, taking up about half of the rear yard.
4. The proposed garage is 22' by 38', have a gambrel roof to match the house that is 19' 6" at the roof midpoint. It will have a double-car-wide overhead garage door that resembles a carriage style door, the first story of the garage will have cementitious "Hardi Plank" lap siding, and the upper story will have cementitious "Hardi Shakes" shingles. Three casement windows that simulate double hung window are proposed for the gable end above the garage door. On the side elevations a set of casement windows are proposed for the center of the first floor, and two dormers each containing a set of casement windows are proposed for the roof. On the north elevation a pedestrian door is proposed for each end.
5. It is not clear whether or not the existing garage is deteriorated beyond repair based on the information provided. The review committee inspection may determine that the garage is too deteriorated and meets the standard to issue a Notice to Proceed because the garage is a hazard to the safety of the public or the occupants because of a deteriorated structural condition.
6. The proposed garage has a footprint that is the same size of the house and takes up half of the rear yard for the property. The height of the proposed garage is nearly as tall as the main house. The new garage will be placed closer to the house than the existing garage. This section of the Old West Side has smaller lots with small one-story garages. Construction of a tall and large garage is out of character for this part of the district. The proposed garage is not compatible in exterior design, arrangement, texture, material and relationship to the house and the surrounding area and does not meet *The Secretary of the Interior's Standards for Rehabilitation* in particular standard numbers 9 and 10.
7. The application can be corrected by applying to repair the garage, possibly applying to put a small addition to the rear of the garage, or if the garage is deteriorated beyond repair by applying to construct a smaller garage that is compatible in size and placement to the house and the neighborhood.

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Owner/Address: Mark Wishka, 211 Third Street, A2, MI 48103

Applicant: Kevin Kolb, Bona & Kolb Architects, 7910 Ann Arbor Street, Dexter, MI 48130

Review Committee: Commissioners Bruner and Ramsburgh visited the site.

Commissioner Bruner – The deterioration they’re basing their application on is not as severe as stated. (He spoke about the roof and its structural integrity). The sill is rotted in one location of about 3 feet in length, and is certainly appropriate as something that could be repaired. The slab was broken, but does not make the garage unusable. The applicant stated that water was draining into the garage from the drive, but that condition could be improved by creating a drainage swale in front of the garage and allowing water to drain off onto the property to the north. The claim that the garage is deteriorated beyond repair is not something I can agree with. There was an engine hoist in the garage, and this is not supported properly and could be contributing to the deterioration of the garage.

Commissioner Ramsburgh – Concurs with Commissioner Bruner. Even if we granted permission to demolish, I think the proposal for the new garage is out of scale with the site and existing house.

Applicant Presentation: Mr. Mark Wishka, owner, and Mr. Kevin Kolb, Architect, were present to speak on behalf of the appeal. Mr. Wishka stated that he has resided at this home for over 30 years. He has used this garage for his projects during that time. He has always been fortunate to have the garage. He works on cars, this is his hobby. The garage is very limited as it’s 18 x 20 feet and is not wide enough to fit two cars into it and be able to ‘exit’ the car once you’re inside the garage. He went on to say that if he works on a car, he can only put one in the garage at a time as he needs room to move to repair the vehicle. The other issue is that he is getting older and working on the floor of the garage is difficult – it’s cold, hard, broken and wet. He would like to have the room to be able to have a workshop and storage area in that garage. He stated that it would not be cost effective to repair this, and then not usable for what he wants.

Mr. Kevin Kolb stated that in addition to their narrative in the application, they have determined that the existing foundation is extremely deteriorated. Some areas are reduced to rubble. There is also a large difference in grade between Mr. Wishka’s property and the neighboring property. (He explained the extensive repairs that would be necessary to fix the current structure, as well as proposed plans and the footprint of that proposed structure).

Questions of the Applicant by the Commission:

Commissioner Bruner – Asked the applicant to clarify their report on the condition of the foundation. (The architect explained that since the first submitted report, they had hand dug the foundation to discover what the condition was).

Commissioner Henrichs – (To petitioner) – Did you discuss with any foundation contractors about repairing or replacing the foundation? (Is it a possibility? Yes, but fiscally, not a viable idea). Did you consider an addition to the garage? (Yes, we did in the first meeting we had, but the issue we had was that we would not typically recommend attaching a new structure to a structure that is in poor condition). The new will require full depth footings, and as the old is deteriorating, it will cause the addition to move as well. You never typically put good on top of bad).

Audience Participation: None.

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Discussion by the Commission:

Commissioner Bruner – Suggested many ways in which the structure could be easily repaired and/or added to. The proposed replacement garage is quite massive, and far too large for the site. Due to this, he will not support the application.

MOTION

Moved by Commissioner Glusac, Seconded by Commissioner White, “**that the Commission deny the application to demolish the existing garage and construct a new garage at 211 Third Street, a contributing property in the Old West Side Historic District. The existing garage is not deteriorated beyond repair and the proposed work is not compatible in exterior design, arrangement, texture, material and relationship to the house and the surrounding area and does not meet *The Secretary of the Interior’s Standards for Rehabilitation* in particular standard numbers 2, 5, 6, 9, and 10.**”

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

B - OLD BUSINESS –

B-1 Approve meeting dates for HDC meetings for 2009.

Moved by Commissioner Bruner, Seconded by Commissioner White, “**to approve the 2009 Schedule of Meeting dates for the Historic District Commission.**”

On a Voice Vote – MOTION TO APPROVE - PASSED – UNANIMOUS (2009 Dates Approved)

C - NEW BUSINESS –

C-1 Confirm Appointments to the annual Awards Committee.

Chair Shotwell stated the following individuals have been nominated to serve on the 2009 Awards Committee:

Ellen Ramsburgh (representing the HDC), Susan Wineberg, Elena Elkin, Fran Wright, Kristi Gilbert, Louisa Pieper, Marc Rueter, Patrick McCulley, Susan Nanadick, Tom Stulberg and Ina Hiedel-Gerdenich.”

Jill Thacher will continue to provide staff support. The Chair asked if there were any changes to the list of appointees. (No changes).

Moved by Commissioner White, Seconded by Commissioner Henrichs, “to approved the appointees to the 2009 Awards Committee as Recommended.”

On a Voice Vote – MOTION TO APPROVE – PASSED - UNANIMOUS
(The first Awards Committee meeting will take place in January of 2009).

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

D - APPROVAL OF MINUTES –

D-1 October 9, 2008 Draft Minutes - *Approved as Presented.*

E - REPORTS FROM COMMISSIONERS –

K. Kidorf – Mentioned that staff is already aware that Commissioners Henrichs and Glusac will not be able to attend the December 2008 Regular Session of the HDC. She informally polled the rest of the commission. It is imperative that the remaining five Commissioners attend or the meeting will have to be rescheduled. The rest stated they will be attending.

F - ASSIGNMENTS**F-1 Monitoring Assignments for November 2008 Approved Applications:**

SS-1	319 W. Mosely Street	Commissioner Bruner
SS-2	228 Buena Vista Avenue	Denied – No Monitor Necessary
SS-3	623 Second Street	Commissioner Bruner
SS-4	329 S. Seventh Street	(Project approved after the fact) No Monitor Necessary
SS-5	1035 W. Liberty Street	Commissioner White
A-1	120 Eighth Street	Item Removed from Agenda – No Monitor Necessary
A-2	600 E. Kingsley Street	Commissioner Glusac
A-3	223 Crest	Commissioner Ramsburgh
A-4	556 Second Street	Commissioner Bruner
A-5	537 South Detroit Street	Commissioner Ramsburgh
A-6	211 Third Street	Denied – No Monitor Necessary

F-2 Review Committee for Monday, December 8, 2008 at 12:00 p.m.

Commissioners Bruner and Shotwell

G - STAFF ACTIVITIES REPORT**G-1 Staff Activities Report for October, 2008.**

K. Kidorf – Stated that there were a total of 22 Applications. 21 of those were Approved, 1 was Denied; 15 of those Applications were approved at the staff level and 22 were reviewed/approved or denied by the HDC.

Commissioner Bruner – Asked staff the staff approved applications are monitored (K. Kidorf – Stated that there isn't a 'formal' monitoring system. When we're out, we deliberately observe most areas for compliance. B. Acquaviva – Also stated that when these projects take place, a permit of some sort is issued, and the Building Inspectors are responsible for compliance.)

H - CONCERNS OF COMMISSIONERS**I - COMMUNICATIONS****ADJOURNMENT**

The Meeting was adjourned by Chair Shotwell at 9:27 p.m. without objection.

SUBMITTED BY: B. Acquaviva, A.S.S. V, Planning and Development Services.