



**APPROVED MINUTES OF THE SPECIAL 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 IV, Planning and Development Services (2)

**CALL TO ORDER:** Commissioner Shotwell called the Special Session to order at 6:03 p.m.

**ROLL CALL:** Quorum satisfied.

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

**SPECIAL SESSION - HEARINGS**

**SS-1 HDC08-026 – 319 W. MOSLEY STREET - OWSHD**

**BACKGROUND:** This simple, two-story vernacular front-gabled house first appears in the 1903 City Directory as the home of machine hand John Walz and his wife Pauline. The building has clapboard siding, one-over-one double-hung windows, and the original full front porch with turned posts and spindles in the railing, carved brackets, and a newel post.

**LOCATION:** South side of West Mosley Street, between First and Third Streets.

**APPLICATION:** The applicant requests HDC approval to reduce the size of the window opening above the bay on the west elevation. The window as currently configured is situated immediately above the roof of the bay, leaving little room for adequate weather protection.

**STAFF FINDINGS:**

1. The window in question is situated on the side elevation of the house, and is by itself not a character-defining feature. The lower portion of the window above the bay is not readily visible on the exterior due to the projection of the bay below.
2. The current and previous owners have tried unsuccessfully to mitigate the leakage problem by applying flashing over the existing window sill.
3. The bay roof is relatively shallow in pitch and in poor condition. The owner plans to reroof the bay as part of the scope of this project.
4. The proposed new window is appropriate for the house, and matches the windows used in a recent rear addition.
5. The proposed scope of work is compatible in exterior design, arrangement, texture, material and relationship to the remainder of the house and surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation*, in particular standard number 2.

46  
47 **Owner/Applicant/Address:** Michael & Lucy Miller, 319 West Mosley St, A2, MI 48103  
48

49 **Review Committee:** Commissioners Ramsburgh and Bruner visited the site.  
50

51 Commissioner Ramsburgh – This is very straightforward. This is obviously an area that will  
52 continue to cause problems if left as it is. We also received an additional narrative outlining the  
53 problem. This is not a character defining feature, meets the Standards and I recommend approval.  
54

55 Commissioner Bruner – Concurs with Commissioner Ramsburgh. He added that the roof has  
56 layers of previous patching and is a sea of asphalt patch and repair material. There is a roof vent  
57 located there that is also not original and may be contributing to the leakage problem as well.  
58

59 **Applicant Presentation:** Mr. Mike Miller, owner, was present to speak on behalf of the application.  
60 They agreed with the evaluation of the Review Committee and stated they have repeated  
61 problems.  
62

63 **Questions of the Applicant by the Commission:**  
64

65 Commissioner Bruner – What type of material do you propose to use to re-roof? (Applicant –  
66 Same type – asphalt). Commissioner Bruner advised the owners that when they do construction,  
67 they might consider not installing the same type of ventilator, or none at all.  
68

69 **Audience Participation:** None.  
70

71 **Discussion by the Commission:**  
72

73 Commissioner Bruner – Your application states that you're re-roofing the bay as well? (Yes).  
74 What type of material? (Asphalt, but whatever they use for flat roofing. Neighborhood Roofing  
75 stated that this is a commonly used material.  
76

77 K. Glusac – (To staff) – Is the roofing job going to be handled administratively? (Yes).  
78

79 **MOTION**  
80

81 Moved by Commissioner White, Seconded by Commissioner Henrichs, **“that the**  
82 **Commission issue a Certificate of Appropriateness for the application at 319 W.**  
83 **Mosley Street, a contributing property in the Old West Side Historic District, to reduce**  
84 **the opening size of the window above the bay on the west elevation, as proposed.**  
85 **The proposed work is compatible in exterior design, arrangement, texture, material**  
86 **and relationship to the rest of the house and the surrounding area and meets *The***  
87 ***Secretary of Interior’s Standards for Rehabilitation* in particular standard number 2.”**  
88

89 **On a Voice Vote – MOTION PASSED – *UNANIMOUS (Application Approved)***  
90

91  
92 **SS-2      HDC08-031 – 228 BUENA VISTA - OWSHD**  
93

94 **BACKGROUND:** This one-and-a-half story frame bungalow first appears in the 1928 City  
95 Directory as the home of Walter E. Mast, a driver for the Ann Arbor Dairy Company, and his wife,  
96 Mae. The side-gable house has a steeply sloping roof with a front-facing shed-roof dormer  
97 containing three original adjacent double hung (6/1) windows. The owner sought HDC approval in

98 April 2002 to replace these windows. The application was denied at the time because it was felt  
99 that the windows were not deteriorated beyond repair.

100  
101 **LOCATION:** The site is located on the west side of Buena Vista Ave., between West Washington  
102 Street to the north and the sharp bend of Buena Vista to the west where it T's into Crest Ave.

103  
104 **APPLICATION:** The applicant seeks HDC approval to replace three original double hung windows  
105 in the front facing dormer with wood composite windows. The sashes are to have the

106  
107 **STAFF FINDINGS:**

- 108  
109 1. The applicant proposes to replace 3 original wood windows in the front of the house at the  
110 second floor with Renewal by Anderson Fibrex windows. The owner states that the existing  
111 windows are warped, leaking air, and are not able to be repaired. There are existing storm  
112 windows. The existing exterior trim will remain intact.  
113  
114 2. The proposed replacement windows will be six over one in configuration and will have a  
115 glass size that is 2" larger in width and about 1/8" smaller in height. The muntin size is  
116 about 1/8" larger. The window will have thermopane glass and a Full Divided Light Grille  
117 which has an exterior Fibrex grille with a "contemporary" profile. There will be an aluminum  
118 spacer between the glass, and an interior wood grille. It is not clear whether the proposed  
119 muntin profile will match the historic profile.  
120  
121 3. Based on the photographs provided by the applicant, it does not appear that the existing  
122 windows are deteriorated beyond repair. They will need to be examined more closely by the  
123 review committee; however the joints and wood appear to be intact.  
124  
125 4. The work is not compatible in exterior design, arrangement, texture, material and  
126 relationship to the rest of the house and the surrounding area and does not meet *The*  
127 *Secretary of the Interior's Standards for Rehabilitation* in particular standard number 6.  
128

129 **Owner/Address:** Hallie Levine, 228 Buena Vista Ave. Ann Arbor, MI 48103

130  
131 **Applicant:** Renewal by Anderson, 37720 Amrhein Dr, Livonia, MI 48150

132  
133 **Review Committee:** Commissioners Bruner and Ramsburgh visited the site.

134  
135 Commissioner Bruner – The windows are as described in the staff report. We were able to operate  
136 most of those, but some are loose in the frame which is an easy fix. The windows are not  
137 deteriorated to the point where we would allow that.

138  
139 Commissioner Ramsburgh – Concurs with Commissioner Bruner and stated that the windows are  
140 in relatively good condition and repairable, so she will not support the application.

141  
142 **Applicant Presentation:** David Winkler with Renewal by Anderson. was present to speak behalf  
143 of the application. The situation is that the windows are leaking air. Aluminum, copper, flashings  
144 will still leak air, it won't last forever. There will be issues of chipping, rotting, etc. on wood  
145 windows. This is the wood composite window (he showed a sample of the product). Anderson  
146 has gone to extensive lengths to make windows that match especially those in a Historic District.  
147 (He outlined the other amenities of the window product and offered to answer any questions that  
148 the Commission might have.

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

Commissioner Bruner – (To petitioner) What kind of material is “Fibrex?” (Petitioner – It is a wood composite composed of 40 % fibers and 60 % Chlorinated Polyvinyl Chloride (CPVC), it’s made mostly of wood. This material will not degrade. Chlorination strengthens the PVC and it gives off no gasses and does not require paint. (Outside).

Commissioner Glusac – Has the owner attempted to restore these windows at all since the 2002 application? (Petitioner does not know for certain.)

**Audience Participation:** None.

**Discussion by the Commission:**

Commissioner Ramsburgh – These windows do not appear to have been repaired since the last application in 2002. At least one or two of the cords were broken, and that’s a relatively easy repair; there are storms on the windows and it appeared that the windows could be better fitted within the frame and that with simple modifications could be made fairly weather tight. There really was no evidence of rot.

**MOTION**

Moved by Commissioner Ramsburgh, Seconded by Commissioner Bruner, “**that the Commission deny the application at 228 Buena Vista Ave., a contributing property in the Old West Side Historic District, to replace three 6/1 double hung windows in the front dormer with new Renewal by Anderson windows, as proposed. The existing windows are not deteriorated and the proposed work is not 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 number 2 and 6.**”

**On a Voice Vote – MOTION TO DENY PASSED – 6 YES to 1 NO (Application DENIED)**

**YES – (6) – Commissioners Bruner, Giannola, Henrichs, Glusac, Shotwell and Ramsburgh  
NO (1) – Commissioner White**

**SS-3      HDC08-032 – 623 SECOND STREET - OWSHD**

**BACKGROUND:** This one-and-a-half story, vernacular frame house has a front-facing gable and a shed-roofed dormer on its south (side) elevation. The house appears in the 1894 Polk directory as #57 Second Street, home of Wilhelm Raab, a driver and laborer. A snap-shot review of subsequent owners and their professions indicates that the house was home to members of the working class (dates refer to Polk Directories checked): Wilhelm Raab (1894 until death in 1909, son Wm. F. boarded in 1910 & worked as a bartender), Lizzie Staebler (1910, 1911), Charles and Matilda Wiese (engineer, 1915, 1920), John Steeb (“prsmn”, 1925), John W. and Mabel Selle (painter, 1930), and Edward F. and Rose Strief (employee at Good Eats Restaurant, 1935).

**LOCATION:** East side of Second Street, between Madison and Mosley Streets.

199 **APPLICATION:** The applicant seeks HDC approval to modify the roof of the existing dormer on  
200 the south elevation from a shed roof to a gable roof configuration.  
201

202 **STAFF FINDINGS:**

- 203 1. The owner's objective is to increase the amount of interior space by modifying the shape of  
204 the roof of the shed dormer. The existing window is to remain. All exterior detailing, such  
205 as trim, siding, and eave details are to match those on the main portion of the house.  
206
- 207 2. The existing shed roof dormer is not a character defining feature. The top of the proposed  
208 gable dormer roof will be one foot below the ridge of the main roof.  
209
- 210 3. The work is generally compatible in exterior design, arrangement, texture, material and  
211 relationship to the rest of the house and the surrounding area and meets *The Secretary of*  
212 *the Interior's Standards for Rehabilitation* in particular standard number 2 and 9.  
213

214 **Owner/Applicant/Address:** Donald & Paula Thomas, 623 Second Street, A2, MI 48103  
215

216 **Review Committee:** Commissioners Ramsburgh and Bruner visited the site.  
217

218 Commissioner Ramsburgh - This application won't infringe on any character defining features.  
219

220 Commissioner Bruner – Concurs with Commissioner Ramsburgh. The dormer is appropriate.  
221

222 **Applicant Presentation:** No one was present to speak on behalf of the appeal.  
223

224 **Questions of the Applicant by the Commission:** (None. No one present).  
225

226 **Audience Participation:** None.  
227

228 **Discussion by the Commission:**  
229

230 **MOTION**

231  
232 Moved by Commissioner Giannola, Seconded by Commissioner White, **“that the Commission**  
233 **issue a certificate of appropriateness for the application at 623 Second Street, a**  
234 **contributing property in the OWS Historic District, to modify the roof configuration of the**  
235 **dormer on the south elevation from that of a shed roof to that of a gable roof, as proposed.**  
236 **The proposed work is compatible in exterior design, arrangement, texture, material and**  
237 **relationship to the rest of the house and the surrounding area and meets *The Secretary of***  
238 ***the Interior's Standards for Rehabilitation* in particular standard numbers 2 and 9.”**  
239

240 **On a Voice Vote – MOTION PASSED – *UNANIMOUS (Application Approved)***  
241

242  
243 **SS-4 HDB08-033 – 329 SOUTH SEVENTH- OFWHD**  
244

245 **BACKGROUND:** This one-and-a-half story, vernacular frame house has a front-facing gable with a  
246 wrap-around porch that ends at a side-facing gabled wing. It was built sometime between 1883  
247 and 1894, when it is listed in the Polk City Directory. In that year, it was the home of laborer  
248 George Web(b)er. By 1897 until after 1920, the Phillip (Katherine) Gauss family lived here. Phillip  
249 served as a machine hand during some of those years. The couple was joined by several  
250 boarders during the years, all with the same last name and presumably their grown children.

251  
252 **LOCATION:** East side of South Seventh Street, between Murray Court and West Liberty Street.  
253

254 **APPLICATION:** The applicant seeks HDC approval to modify the size of the front porch columns  
255 and railing to allow for larger columns to support the porch roof. The work has already been  
256 completed as the applicant thought she would not need HDC approval.  
257

258 **STAFF FINDINGS:**  
259

- 260 1. The owner's objective was to repair the rotten floorboards and the bottoms of support  
261 columns on the front porch. An application by a contractor to replace only the floor decking  
262 was approved by staff in July. Subsequently, the owner changed contractors. It was then  
263 decided that the existing porch columns were insufficient to support the load of the porch  
264 roof, so the porch columns were replaced with columns similar in design but larger in  
265 dimension, all without approval by staff or the HDC. The wider columns necessitated  
266 shorter sections of railing to be placed between the columns.
- 267 2. Historic architectural detailing revealed underneath the current siding and the manner in  
268 which the porch was attached to the house suggests that the front porch is not original to  
269 the house. The columns are not decorative in nature and are not character defining  
270 features.
- 271 3. The proposed scope of work is compatible in exterior design, arrangement, texture, material  
272 and relationship to the remainder of the house and surrounding area and meets *The*  
273 *Secretary of the Interior's Standards for Rehabilitation*, in particular standards no. 2 and 6.  
274

275 **Owner/Applicant/Address:** Alene Blomquist, 329 S. Seventh Street, A2, MI 48103  
276

277 **Review Committee:** Commissioners Bruner and Ramsburgh visited the site.  
278

279 Commissioner Bruner – The porch columns were replaced without review by staff or the  
280 Commission. These are a bit more 'stout' than they appear in the photo's taken prior to the  
281 construction, but aren't that much different that they are out of line with the character of the house.  
282 I agree with staff that this can be approved 'after the fact.'  
283

284 Commissioner Ramsburgh – Concurs with Commissioner Bruner.  
285

286 **Applicant Presentation:** Alene Blomquist, owner of this property was present to speak on behalf  
287 of the application. She stated that she doesn't normally do things ahead of time, (without HDC  
288 approval), but stated that the roof that was replaced was 'toe nailed' to the house, and was not  
289 original to the house. Six years ago, the roof separated from the home while the roofers were  
290 installing the new roof, and I realized that the work done on this roof was substandard. Our goal  
291 was to 'clad' them with new board, but they were hollow inside. She stated because the pillars that  
292 existed had no posts inside, and the wood was fracturing, they had to act quickly.  
293

294 **Questions of the Applicant by the Commission:**  
295

296 Commissioner Henrichs – To clarify, were the original columns removed and replaced or were they  
297 clad with what is currently in place? (Owner – The original were completely removed and replaced  
298 because they were hollow and crumbling).  
299

300 Commissioner Bruner – The beam overhead was hollow as well? (Yes). Those were replaced  
301 with new boxed columns? (Yes, but with a beam inside). It has a new, solid 4 x 4 column inside.  
302 (Yes. It was important to have better support).

303 **Audience Participation:** None.

304  
305 **Discussion by the Commission:**

306  
307 Commissioner Henrichs – Stated that he grudgingly supports the motion put forth, as on one hand  
308 the HDC doesn't want to support this kind of activity or behavior on the part of applicants to do  
309 work first and come in later for approval; on the other hand, the departure from the Standards  
310 doesn't seem severe enough to warrant not approving it. The scale and massing is kind of off for  
311 this house – it's kind of heave and clumsy. It's not bad enough to make them replace it.

312  
313 **MOTION**

314  
315 Moved by Commissioner White, Seconded by Commissioner Ramsburgh, “**that the**  
316 **Commission issue a certificate of appropriateness for the application at 329 South**  
317 **Seventh Street, a contributing property in the Old West Side Historic District, to**  
318 **modify the front porch column dimensions and replace the railing between the**  
319 **columns, as proposed. The proposed work is compatible in exterior design,**  
320 **arrangement, texture, material and relationship to the rest of the house and the**  
321 **surrounding area and meets *The Secretary of the Interior's Standards for***  
322 ***Rehabilitation*, in particular standard number 2 and 6.”**

323  
324 **On a Voice Vote – MOTION PASSED – *UNANIMOUS (Application Approved)***

325  
326  
327 **SS-5                    HDC08-034 – 1035 WEST LIBERTY STREET - OWSHD**

328  
329 **BACKGROUND:** This two-story side-gable stucco bungalow exhibits some detailing reminiscent of  
330 the Craftsman style. It has an enclosed rear porch that appears to have been extended at a later  
331 time. The house was built around 1919, when it is first listed in the Polk City Directory. It was  
332 occupied by Ferdinand and Anna Schlesinger, who had lived at 1025 West Liberty in the year  
333 before. Ferdinand was Treasurer of the Stanger Furniture Company. The family lived in the house  
334 until sometime after 1935. By 1940, Charles, an instructor in the School of Music at the University  
335 of Michigan, and his wife, Cordelia, lived in the house.

336  
337 **LOCATION:** South side of West Liberty Street, between Eighth Street and Eberwhite Blvd.

338  
339 **APPLICATION:** The applicant seeks HDC approval to modify the roof of the existing enclosed  
340 porch attached to the rear of the house, and to replace one window on the south elevation of the  
341 porch with a door and steps.

342  
343 **STAFF FINDINGS:**

- 344  
345 1. The owner's objective is to improve roof drainage and improve access to the back yard.  
346 The enclosed porch appears to have been added in two separate stages to the house, as  
347 suggested by the difference in roof pitch and window styles between the two portions. The  
348 existing windows and doors are not character defining features of the house.
- 349 2. The proposed gable roof will be covered with asphalt shingles; it will have 8" wood siding  
350 and a vent in the gable end. It will not cover any existing openings in the house. Flashing  
351 will be installed where the roof intersects the house wall.

- 352 3. The proposed new door is a wood door with three panels at the bottom and light at the top,  
353 it matches the existing door on the rear porch. The proposed steps are precast concrete  
354 steps to match the existing steps.  
355
- 356 4. The work is generally compatible in exterior design, arrangement, texture, material and  
357 relationship to the rest of the house and the surrounding area and meets *The Secretary of*  
358 *the Interior's Standards for Rehabilitation* in particular standard numbers 2 and 9.  
359

360 **Owner/Address:** Linn and Deb Day, 1035 W. Liberty Street, A2, MI 48103  
361

362 **Applicant:** Kevin Stansbury, 801 Miner Street, A2, MI 48103  
363

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

366 Commissioner Ramsburgh – This porch is obviously an ‘add on’ later in the homes history; the  
367 gable roof is an appropriate addition. None of the work concerned involves character defining  
368 features. The door and steps will be compatible with what is existing.  
369

370 Commissioner Bruner – When we visited the site, we discovered that the house is made of clay tile  
371 and not masonry. There was very little cracking in the stucco. Removing stucco from that gives  
372 me pause as to how you will attach something to that. It's brittle and fragile, and I'm not inclined to  
373 favor this, possibly something the architect could shed some light on.  
374

375 **Applicant Presentation:** Kevin Stansbury, applicant, was present to speak on behalf of the  
376 appeal. He said that prior to what was just brought forth by the review committee; he felt that this  
377 was a straightforward application. He said that the application is primarily to replace a roof that  
378 leaks over time, but the leaking doesn't occur at the interface of the roof and stucco, and they don't  
379 believe the porch is original, so they know it was done successfully in the past and in taking the  
380 roof apart, we can learn how it was done and replicate that.  
381

382 Not having had Commissioner Bruner's concerns ahead of time, I don't have an exact detail on  
383 how we'll do it; only that it is do-able. I would have suggested a material that tucks the flashing up  
384 under the roof and have stucco applied to match. That is the detail that is currently on the house.  
385 I do still think that this is a fairly straightforward application.  
386

387 **Questions of the Applicant by the Commission:**  
388

389 Commissioner Bruner – (Asked questions about the submitted floor plans and gives suggestions).  
390 He disagrees with the method and plan for this application, and suggested other ways to do the  
391 proposed work.  
392

393 **Audience Participation:** None.  
394

395 **Discussion by the Commission:**  
396

397 Commissioner Henrichs – I'll be in support of this motion and the project as submitted. It's in  
398 keeping with the scale and massing of the house. How the roof ties in to the existing building is  
399 something that can be worked out and doesn't warrant not approving the application.  
400

401 Commissioner White – Concurs with Commissioner Henrichs.

402  
403 **MOTION**  
404

405 Moved by Commissioner White, Seconded by Commissioner Henrichs, “**that the**  
406 **Commission issue a certificate of appropriateness for the application at 1035 West**  
407 **Liberty Street, a contributing property in the Old West Side Historic District, to modify**  
408 **the roof configuration of the rear porch and to replace one window with an exterior**  
409 **door and steps, as proposed. The proposed work is compatible in exterior design,**  
410 **arrangement, texture, material and relationship to the rest of the house and the**  
411 **surrounding area and meets *The Secretary of the Interior’s Standards for***  
412 ***Rehabilitation* in particular standard numbers 2 and 9.”**  
413

414 **On a Voice Vote – MOTION PASSED – 6 YES to 1 NO - (*Application Approved*)**  
415

416 YES (6) – Commissioners Glusac, White, Giannola, Shotwell, Ramsburgh and Henrichs.

417 No (1) – Commissioner Bruner  
418

419 **ADJOURNMENT**  
420

421 *The Meeting was adjourned at 7:10 p.m. without objection. The Commission took a ten minute*  
422 *break between 7:10 p.m. and 7:25 p.m., when the Regular Session begins.*  
423

424 *A Regular Session followed the conclusion of the Special Session.*  
425

426 ***SUBMITTED BY: Brenda Acquaviva, Administrative Service Specialist IV, Planning and***  
427 ***Development Services.***