



**APPROVED MINUTES OF THE REGULAR SESSION OF THE
HISTORIC DISTRICT COMMISSION OF THE CITY OF ANN ARBOR
Thursday, November 12, 2009.**

Commissioners Present: Sarah Wallace, Diane Giannola, Patrick McCauley, Robert White, Liza Rozmarek, Kristina Glusac and Ellen Ramsburgh **(7)**

Commissioners Absent: (0)

Staff Present: Jill Thacher, Planner and Historic District Coordinator and Brenda Acquaviva, Administrative Support Specialist V, Planning and Development Services **(2)**

CALL TO ORDER: Chair Wallace called the Regular Session to order at 7:01 p.m.

ROLL CALL: Quorum satisfied.

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

A - HEARINGS

A-1 HDC09-154 – 312 SOUTH ASHLEY STREET - MSHD

BACKGROUND: This two-story brick commercial building was built in 1918 and the first occupant was Prochnow's Garage. The front façade brick, windows, and doors are modern.

A staff approval was granted in December, 2008 for the replacement of four non-original windows.

LOCATION: West side of South Ashley Street, between Liberty and William.

APPLICATION: The applicant seeks HDC approval to install a new 2.5'x 14.4' business sign.

STAFF FINDINGS:

1. The sign panel is proposed to be aluminum laminated to a solid plastic core with vinyl film lettering. The sign would be mounted with screws into mortar joints. It would be located above, and not interfere with, the decorative raised brickwork band running across the center of the building.
2. The proposed sign is compatible in exterior design, arrangement, texture, material and relationship to the remainder of the building and surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation*, in particular standards 2, 5, and 9.

Owner/Address: 308-312 Partnership, 318 S Ashley St., Ann Arbor, MI 48104

Applicant: Signs in 1 Day, Inc., 6241 Jackson Rd, Ann Arbor, MI 48103

Review Committee: Commissioners Ramsburgh and Rozmarek visited the site.

50 Commissioner Ramsburgh - The staff report is complete and the photos give a good picture of
51 the features. The sign appears to be able to be mounted properly and the sign won't obscure
52 anything and will meeting the Secretary of the Interior's Guidelines.

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54 Commissioner Rozmarek – Concurs with Commissioner Ramsburgh.

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56 **Applicant Presentation:**

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58 Tim Smith of Signs in 1 day was present to speak on behalf of the appeal. He offered to answer
59 any questions the Commission might have.

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

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63 **Audience Participation:** None.

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65 **Discussion by the Commission:**

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67 **MOTION**

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69 Moved by Commissioner Ramsburgh Seconded by Commissioner White, “**That the**
70 **Commission issue a Certificate of Appropriateness for the application at 312 S**
71 **Ashley Street, a contributing property in the Main Street Historic District, to install a**
72 **2.5' x 14.4' sign, as proposed. The proposed work is compatible in exterior design,**
73 **arrangement, texture, material and relationship to the rest of the building and the**
74 **surrounding area and meets *The Secretary of the Interior's Standards for***
75 ***Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular**
76 **standards 2, 5, and 9 and the guidelines for storefronts.”**

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

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82 **A-2 HDC09-155 – 315 SOUTH STATE STREET - SSHD**

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84 **BACKGROUND:** This two story commercial vernacular building is two storefronts wide with a
85 center stair in between to access the second floor. It was built in 1906, with G.H. Wild Co the
86 original occupant in number 311, and Earl Walker billiards in number 315. The interior burned in
87 1936 and again in 1956. The attached newspaper article from 1936 shows a photo of the rebuilt
88 storefronts, with long glass block transom windows above either storefront, a glass block-filled
89 arch over the center door, and large green tiles covering the remainder of the area above the
90 storefront windows and down the end piers and on either side of the center door. The HDC
91 approved a new storefront in 1994 including restoration of the glass block transom over 315.

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93 On November 3, 2009 a staff approval was granted to replace the non-original second floor rear
94 windows on this building. The existing windows are aluminum, some with chicken-wired glass.
95 The new windows will be the same wood double-hung that are specified in this application.

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97 **LOCATION:** East side of South State Street, between Liberty and North University.

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99 **APPLICATION:** Applicant seeks HDC approval to install a new projecting sign for 315 S State.

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STAFF FINDINGS:

1. The glass block transom and green tile from 1936 are both character defining features of this storefront. In order to prevent either of them from being obscured by a sign or potentially damaged by a sign's installation, the contractor and tenant have worked with staff to come up with a design that preserves those features. The proposed protruding sign is located at a compatible height with other signage and awnings on this block, the sign's size is not excessive, and the proposed method of installation will not damage historic materials. The business owner felt that a more traditionally located blade sign on the second story would not attract foot traffic as effectively as a first-story sign because of its height.
2. The aluminum sign is approximately 25" by 38" by 2" with aluminum pin-mounted letters spelling "Pitaya". The mounting bracket is aluminum and extends out 5 ¾" to clear the stone sill that runs the width of the building between levels. The top of the bracket would be mounted into brick mortar joints and the bottom into the wood trim above the storefront windows.
3. The proposed projecting sign at 315 South State Street is compatible in exterior design, arrangement, texture, material and relationship to the remainder of the building and surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation*, in particular standards 2, 5, and 9.

Owner/Address: George Wild & Co. Inc., 2335 Londonderry Ann Arbor, MI 48104

Applicant: Huron Sign Co/Jim Anderson PO Box 980423 Ypsilanti, MI 48198

Review Committee: Commissioners Rozmarek and Ramsburgh visited the site.

Commissioner Rozmarek – Staff's report was complete. This will be a nice addition to the storefront and is appropriate and does not negatively affect any adjacent historic features.

Commissioner Ramsburgh – Concurs with Commissioner Rozmarek.

Applicant Presentation:

Mr. Jim Henderson of Huron Sign was present to speak on behalf of the application. He agreed with staff's report and stated that the standard acceptable location did not provide enough viewing coverage.

Questions of the Applicant by the Commission:

Commissioner Ramsburgh: Do you still plan to remove the junction box off the main electrical conduit on the front of the building? (Yes, we plan to remove that).

Audience Participation: None.

Discussion by the Commission:

MOTION

Moved by Commissioner Giannola, Seconded by Commissioner White “**That the Commission issue a Certificate of Appropriateness for the application at 311-315 S State Street, a contributing property in the State Street Historic District, to install a projecting sign, as proposed. The proposed work is 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 and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 5, and 9 and the guidelines for storefronts.**

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

A-3 311-315 SOUTH STATE STREET - SSHD

BACKGROUND: This two story commercial vernacular building is two stores wide with a center stair in between to access the upstairs. It was built in 1906, with G.H. Wild Co the original occupant in 311, and Earl Walker billiards in 315. The interior burned in 1936 and again in 1956. The attached newspaper article from 1936 shows a photo of the rebuilt storefronts, with long glass block transom windows above either storefront, a glass block-filled arch over the center door, and large green tiles covering the remainder of the area above the storefront windows and down the end piers and on either side of the center door. The HDC approved a new storefront in 1994 which included restoration of the glass block transom over 315.

On November 3, 2009 a staff approval was granted to replace the non-original second floor rear windows on this building. The existing windows are aluminum, some with chicken-wired glass. The new windows will be the same wood double-hung that are specified in this application.

LOCATION: East side of South State Street, between Liberty and North University.

APPLICATION: The applicant seeks HDC approval to replace four second-story front (west) elevation windows with matching wood double-hung and transom windows.

STAFF FINDINGS:

1. Staff visited the site on September 24 and noted that the condition of the four front windows is poor. The windows have had very little maintenance over the years and much of the wood sash and sills is deteriorated beyond repair. Staff will provide a window condition survey sheet at the Review Committee.
2. The side rails (stiles) on each upper sash extend below the meeting rail in a decorative trim piece (see photo at right). This piece of trim should be re-created on the proposed replacement windows. The proposed replacement windows meet the Commission’s dimensional Guidelines for Window Evaluation, Repair, and Replacement. Staff will take a clearer photo at the Review Committee visit and include it in the meeting powerpoint.
3. With the addition of the matching sash trim, the proposed window replacements for the four second-floor west windows are compatible in exterior design, arrangement, texture, material & relationship to the remainder of the building & surrounding area and meets *The*



Secretary of the Interior's Standards for Rehabilitation, in particular standard number 6.

Owner/Address: George Wild & Co. Inc., 2335 Londonderry Ann Arbor, MI 48104

Applicant: Lovell Contractors 1681 Hull Road Mason, MI 48854

Review Committee: Commissioners Rozmarek and Ramsburgh visited the site.

Commissioner Rozmarek - Staff had a comprehensive report, but I'll add that window #3 had a top sash that was slightly bowed at the bottom. The rot allows for your thumbnail to push through and the material is powdery and flaking away. This window was also non-operable. Window #4 couldn't be opened because it was ready to fall out.

Commissioner Ramsburgh – I think that it is worth the Commission discussing whether or not the transoms should stay; I agree that the sills were very rotted and that elements of the windows were in poor condition, in particular window #4. There certainly is a lot of solid material still there, so I think it's up for discussion. I have some questions for the applicant.

Applicant Presentation: Mr. Jason Lebsek on behalf of the owners and Lovell contractors. He offered to answer any questions the Commission might have.

Questions of the Applicant by the Commission:

Commissioner Ramsburgh – You stated that these replacements would be to improve energy efficiency and that there would no longer be air conditioning units in the windows; and, if they're going to be operable, will they have screens as well, or actually operable and never opened?

Mr. Lebsek – The windows will be as the original – Functional and we will put screens in the windows. The transoms are inoperable, and that will remain the same as well. The efficiency of the building is biggest reason to do this, but as you can see, there are many others.

They will be able to save on heating and cooling resources and make the building 'greener' as well as those items pointed out by staff, but yes, they will be completely functional.

J. Thacher – I just want to be clear that these are all wood windows? (Contractor – No, they're all wood. The owner would like to have cladding on those because of a maintenance feature, but he is more than happy to accept wood windows if that is all that is acceptable.

J. Thacher – From staff's perspective, if these are approved, wood would be more appropriate since they are on the front elevation. (Contractor – Stated that the estimates they received were based on wood windows, and the owner is happy with that – it was just that cladding was brought up after the fact.)

Audience Participation: None.

Discussion by the Commission:

Commissioner Glusac – Asked Commissioner Ramsburgh to elaborate on her mention of these windows being salvageable.

250 Commissioner Ramsburgh – I don't disagree with staff, but some things can be salvaged. These
251 are single pane windows and I'm sure there seepage; they've been poorly maintained, but I think
252 with minor maintenance they would still be in good condition. I think there is still good fabric here
253 Window #4 is in bad shape and would need a lot of rebuilding, and that creates a dilemma.

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255 Commissioner Rozmarek – We did have a conversation on site about epoxying window sills.
256 We've come across this problem with National Landmark buildings. Do you replace the sills?
257 The epoxy doesn't seem to hold up well with the expansion and contraction

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259 I did try to find some information other than my field knowledge, but I didn't discover any. In my
260 professional experience, we've at least replaced the sills on other projects I've done.

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262 Commissioner McCauley – I've had experience epoxying, and it does work well sometimes.
263 We've discussed this before, and any window can be repaired, but with all the extensive
264 problems these windows are having it leads me to suggest they be replaced.

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266 Commissioner White – Concurs with Commissioner McCauley and believes all four windows
267 should be replaced.

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269 Commissioner Wallace – Based on the pictures I've seen, it seems extensive and I'm leaning in
270 favor of replacement based on what I've heard and the pictures I've seen.

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272 **MOTION**

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274 Moved by Commissioner Wallace, Seconded by Commissioner White, **“that the**
275 **Commission issue a Certificate of Appropriateness for the application at 311-315 S**
276 **State Street, a contributing property in the State Street Historic District, to replace**
277 **four second floor windows on the front elevation, provided that the decorative wood**
278 **trim piece is replicated and replaced, as proposed. The proposed work as**
279 **conditioned is compatible in exterior design, arrangement, texture, material and**
280 **relationship to the rest of the building and the surrounding area and meets *The***
281 ***Secretary of the Interior's Standards for Rehabilitation and Guidelines for***
282 ***Rehabilitating Historic Buildings*, in particular standard number 6 and the guidelines**
283 **for windows.”**

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285 **On a Voice Vote – MOTION PASSED – 1 NO, 6 YES (Application Approved)**

286 **NO – (1) Commissioner Ramsburgh**

287 **YES – (6) Commissioners White, Rozmarek, Wallace, Glusac,**

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289 **B - OLD BUSINESS – None**

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291 **C - NEW BUSINESS – None**

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

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295 **D - APPROVAL OF MINUTES –**

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297 D-1 Draft Minutes of the 2009-07-09 - **Approved as Presented.**

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299 **F - ASSIGNMENTS**

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F-1 Commissioners Giannola and Wallace – December 7, 2009 at 12:00 noon.

G - STAFF ACTIVITIES REPORT

G-1 September 2009

G-2 October 2009

H - CONCERNS OF COMMISSIONERS

I - COMMUNICATIONS

ADJOURNMENT

The Meeting was adjourned at 7:45 p.m. without objection.

A working session followed the regular session.

SUBMITTED BY: Brenda Acquaviva, Administrative Service Specialist V, Planning and Development Services.