

Action Minutes
Ann Arbor Historic District Commission
April 8, 2010

Call to Order

Roll Call

Present: Giannola, White, McCauley, Wallace; Absent: Glusac,
Rozmarek, Ramsburgh

Approval of the Agenda

Approved

A – Hearings

A-1 HDC10-027 – 417 S. Seventh

APPLICATION: The applicant seeks HDC approval to build a two-car garage with vinyl siding, metal roll-up garage doors, and a half-light door; and also to remove two of four existing surface parking spaces.

MOTION: Moved by White, seconded by Giannola, that the Commission issue a certificate of appropriateness for the application at 417 South Seventh Street, a noncontributing property in the Old West Side Historic District, to build a two-car garage on the condition that the parking spaces proposed to be removed are replaced with lawn or similar landscaping. As conditioned, the 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 and Guidelines for Rehabilitating Historic Buildings*, in particular standards 9 and 10 and the guidelines for building site and district or neighborhood setting.

Motion to Approve – Passed – Unanimous (4 – Yes, 0 – No)

A-2 HDC10-028 – 314 E. Liberty

APPLICATION: The applicant seeks HDC approval to add a ramp to the deck on the east side of the building in order to provide accessible egress for the current tenants (the Comedy Club and Seva Restaurant).

MOTION: Moved by White, seconded by McCauley, that the Commission issue a certificate of appropriateness for the application at 314 East Liberty Street, a contributing property in the Liberty Street Historic Block, to construct an additional ramp on the deck on the east side of the building. As proposed, the work is compatible in exterior design, arrangement, material, and relationship to 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 9 and 10 and the guidelines for district or neighborhood setting.

Motion to Approve – Passed – Unanimous (4 – Yes, 0 – No)

A-3 HDC10-029 – 309 S. Main

APPLICATION: The applicant seeks HDC approval to remove a sign and install a metal fire escape on the rear of the building, facing the alley.

MOTION: Moved by White, seconded by McCauley, that the Commission issue a certificate of appropriateness for the application at 309 South Main Street, a contributing property in the Main Street Historic District, to remove a sign and construct a fire escape stair on the rear of the building. As proposed, the work is compatible in exterior design, arrangement, material, and relationship to 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 9 and 10 and the guidelines for additions.

Motion to Approve – Passed – Unanimous (4 – Yes, 0 – No)

A-4 HDC10-030 – 118 N. State

APPLICATION: The applicant seeks HDC approval after-the-fact to construct an enclosure around a basement stair and to replace a vinyl window with a new vinyl window.

MOTION: Moved by Wallace, seconded by White, that the Commission issue a certificate of appropriateness for the application at 118 North State Street, a contributing property in the Old Fourth Ward Historic District, for the prior installation of a vinyl window and an exterior basement stair enclosure, with the following conditions: 1) the false muntins are removed from the windows, or the sash are replaced with single-light sash with no muntins, 2) the corrugated metal wall on the stair enclosure is replaced with a wall clad in wood siding to match that found on the door of the enclosure, and 3) the work must be done within 60 days or the Commission may seek an order from the circuit court. Staff shall determine whether the work complies with these requirements. If staff determines that the work does not comply with these requirements, the applicant must return to the Historic District Commission to request a new certificate of appropriateness. As conditioned, the work is compatible in exterior design, arrangement, and material to 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, 9 and 10 and the guidelines for additions and windows.

Motion to Approve – Passed – Unanimous (4 – Yes, 0 – No)

MOTION: Moved by Wallace, seconded by White, that the Commission issue a certificate of appropriateness for the application at 118 North State Street, a contributing property in the Old Fourth Ward Historic District, for the prior installation of replacement wood siding over a portion of the house. The work is compatible in exterior design, arrangement, and material to 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, 9 and 10 and the guidelines for additions.

Motion to Approve – Passed – Unanimous (4 – Yes, 0 – No)

A-5 HDC10-031 – 502 S. First

APPLICATION: The applicant seeks HDC approval to add a 10' x 24' addition to the 22' x 24' two-car garage.

MOTION: Moved by Giannola, seconded by White, that the Commission deny the application at 502 South First Street, a contributing property in the Old West Side Historic District, to build a 10' x 24' addition to a 22' x 24' two-car garage. The work is not compatible in exterior design, arrangement, and relationship to the historic house and the surrounding area and does not meet *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2 and 9 and the guidelines for building site and district or neighborhood setting.

Motion to Approve – Passed – (3 – Yes, 1 – No [McCauley])

A-6 HDC10-033 209 S. Ashley

APPLICATION: The applicant seeks HDC approval to add two awnings to the front of the building. Each would be 14'6" wide, 4' tall, and 3'8" deep, mounted just below the decorative stone course beneath the second floor windows.

MOTION: Moved by McCauley, seconded by White, that the Commission issue a certificate of appropriateness for the application at 209 South Ashley Street, a contributing property in the Main Street Historic District, to install two storefront awnings on the condition that the awnings are mounted through mortar joints and not through masonry units. As conditioned, the work is compatible in exterior design, arrangement, texture, material, and relationship to 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 9 and 10 and the guidelines for storefronts.

Motion to Approve – Passed – Unanimous (4 – Yes, 0 – No)

B – Old Business

B-1 Historic District Commission 2009 Annual Report

MOTION: Moved by White, seconded by Giannola, that the Commission approve the Historic District Commission 2009 Annual Report.

Motion to Approve – Passed – Unanimous (4 – Yes, 0 – No)

B-2 Preliminary Fourth and Fifth Avenues Study Committee Report

C – New Business - None

D – Approval of Minutes - None

E – Reports from Commissioners

F – Assignments

G – Reports from Staff

H – Concerns of Commissioners

I – Communications