

Action Minutes  
Ann Arbor Historic District Commission  
August 12, 2010

Call to Order: 7:00 pm

Roll Call

Present: Glusac , White, Ramsburgh, Rozmarek, Giannola, Stulberg,  
McCauley

Absent: None

Approval of the Agenda

Approved

A – Hearings

**A-1 HDC10-0095 – 553 S Seventh**

**APPLICATION:** The applicant seeks HDC approval to install solar panels on the south-facing slope of the roof. The panels are each 3 feet by 5 feet, and the applicant has provided three different installation configurations. Options A and B form a rectangle near the back of the house, and Option C runs along the ridge.

**MOTION:** Moved by McCauley, seconded by White, that the Commission issue a certificate of appropriateness for 553 South Seventh Street, a contributing building in the Old West Side Historic District, to install solar panels on the roof per Option A, B, or C as proposed, on the conditions that all exterior parts of the panels closely match the color of the roof, and no part of the panels extend more than eight inches above the roof surface. As conditioned, the 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 1, 2, 5, 9, and 10 and the guidelines for roofs, mechanical equipment, and energy efficiency.

Motion to Approve – Passed – Unanimous (7 – Yes, 0 – No)

**A-2 HDC10-096 – 603 E Liberty**

**APPLICATION:** The applicant seeks HDC approval to install solar panels on the south-facing wall of the main theater, which is set back 58 feet from the front of the shops on East Liberty Street.

**MOTION:** Moved by McCauley, seconded by White, that the Commission issue a certificate of appropriateness for 603 East Liberty Street, a contributing structure in the State Street Historic District, to install solar panels on the south

wall of the theater, on the condition that no bare metal finishes are present, and that the panels be mounted through masonry joints and not masonry units. As conditioned, the 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 1, 2, 5, 9, and 10 and the guidelines for roofs and energy efficiency.

Motion to Approve – Passed – Unanimous (7 – Yes, 0 – No)

#### A-3 **HDC10-097 – 306 N Division**

**APPLICATION:** The applicant seeks HDC approval to install a canopy structure to shelter the barrier-free entrance at the north side of the sanctuary. The canopy would be a neutral taupe color with a painted black metal frame.

**MOTION:** Moved by Giannola, seconded by White, that the Commission issue a certificate of appropriateness for 306 North Division Street, a contributing structure in the Division Street Historic District, to install a canopy structure to shelter the barrier-free entrance at the north side of the sanctuary. As proposed, the 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, 9, and 10 and the guidelines for building site and entrances and porches.

Motion to Approve – Passed – Unanimous (7 – Yes, 0 – No)

#### A-4 **HDC10-098 – 615 Turner Park Court**

**APPLICATION:** The applicant seeks HDC approval to construct a single-story addition on the rear of the house, and a single car garage with an attached carport.

**MOTION:** Moved by Ramsburgh, seconded by White, that the Commission issue a certificate of appropriateness for 615 Turner Park Court, a contributing structure in the Old West Side Historic District, to construct a single-story addition on the rear of the house, and a single car garage with an attached carport. As proposed, the 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, 9, and 10 and the guidelines for new additions and building site.

Motion to Approve – Passed – Unanimous (7 – Yes, 0 – No)

**A-5 HDC10-099 – 519 Third**

**APPLICATION:** The applicant seeks HDC approval to remove non-original aluminum siding and restore the original siding, remove a one-story rear addition and construct a two-story addition, construct an enclosed rear porch, replace elements of the front porch with more appropriate designs, and install a person-door on the south side of the garage.

**MOTION:** Moved by McCauley, seconded by White, that the Commission approve with conditions the application at 519 Third Street in the Old West Side Historic District, and issue a certificate of appropriateness to remove non-original aluminum siding and restore the original siding, remove a one-story rear addition and construct a two-story addition, construct an enclosed rear porch, replace elements of the front porch with more appropriate designs, and install a person-door on the south side of the garage on the following conditions: the head and sill heights of the window on the west elevation of the new bump-out matches the head and sill heights of the window on the front elevation under the porch roof; and the fascia of the new bump-out matches (or is even with) the fascia of the front porch. As conditioned, the 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, 9, and 10 and the guidelines for new additions and building site.

Motion to Approve – Passed – (6 – Yes, 1 – No [Glusac])

**A-6 HDC10-100 – 241 E Liberty Street**

**APPLICATION:** The applicant seeks HDC approval to install, in the two western bays, new decorative awnings and storefront signage, including a large blade sign, three small blade signs, an entry-area sign, two small menu signs, a sign in the traditional sign band, and, in the east-of-center bay, future signage for all other tenants in the building.

**MOTION 1:** Moved by Ramsburgh, seconded by White, that the Commission issue a certificate of appropriateness for 241 East Liberty Street, a contributing structure in the Main Street Historic District, for the portion of the application to allow future signage for all other tenants in the building in the east-of-center storefront bay, on the condition that the materials and content of the signs be approved by staff. As conditioned, the work is compatible in exterior design, arrangement, 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 and 9 and the guidelines for storefronts.

Motion to Approve – Passed – (7 – Yes, 0 – No)

**MOTION 2:** Moved by McCauley, seconded by White, that the Commission issue a certificate of appropriateness for 241 East Liberty Street, a contributing structure in the Main Street Historic District, for the portion of the application to install a large blade sign, two small menu signs, a decorative sculptural plaque without text on the west elevation, and a sign in the traditional sign band as proposed, and storefront awnings on the condition that the awnings are contained within the storefront openings between the brick piers. As conditioned, the 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 and 9 and the guidelines for storefronts.

Motion to Approve – Passed – (7 – Yes, 0 – No)

**MOTION 3:** Moved by Rozmarek, seconded by White, that the Commission deny the portion of the application at 241 East Liberty Street, a contributing structure in the Main Street Historic District, to install three blade signs on the piers between storefronts. The blade signs are excessive and incompatible with the historic character of the building, and the work is not compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and does not meet *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2 and 9 and the guidelines for storefronts.

Motion to Approve – Passed – (7 – Yes, 0 – No)

#### A-7 **HDC10- 101 – 308 S State Street**

**APPLICATION:** The applicant seeks HDC approval to replace nineteen double-hung windows, including six vinyl and thirteen wood circa 1910 windows (per the applicant). The applicant also seeks to infill a door opening on the rear elevation of the building using brick.

**MOTION:** Moved by Giannola, seconded by White, that the issue a certificate of appropriateness for 308-310 South State, a contributing building in the State Street Historic District, to replace nineteen windows on the north and south elevations of the building with clad windows, and infill a rear door opening with brick. As proposed, the 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 standard 6 and the guidelines for windows.

Motion to Approve – Passed – (7 – Yes, 0 – No)

B – Old Business

**B-1 HDC10-082 109 Glen**

**APPLICATION:** The applicant seeks HDC approval to install three basement egress windows: two on the west (rear) and one on the north (side) elevation.

**MOTION:** Moved by Ramsburgh, seconded by White, that the Commission issue a certificate of appropriateness to replace three basement windows with egress windows that match the width of the current openings, on the condition that the south retaining wall of the window well on the south elevation is not located beyond the face of the bumpout on that elevation. As conditioned, the 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 1, 2, 5, and 9, and the guidelines for windows and health and safety.

Motion to Approve – Passed – (7 – Yes, 0 – No)

C – New Business

**C-1 Election of Vice-Chair**

**MOTION** Moved by White, seconded by Giannola, to elect Patrick McCauley as Historic District Commission Vice-Chair for the remainder of the current term.

Motion to Approve – Passed – Unanimous (7 – Yes, 0 – No)

D – Approval of Minutes - None

E – Reports from Commissioners

F – Assignments

G – Reports from Staff

H – Concerns of Commissioners

I – Communications

Adjourn: 11:00 pm