

Action Minutes
Ann Arbor Historic District Commission
July 8, 2010

Call to Order

Roll Call

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

Approval of the Agenda

Approved

A – Hearings

A-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.

The applicant requested that Commission deliberation be postponed pending changes to the application. The Commission postponed discussion and action to the August regular meeting.

A-2 HDC10-083 308 S State

APPLICATION: The applicant seeks HDC approval to replace six wood double-hung windows and one transom window on the rear (west) elevation, four of which are on the second floor and three on the third floor, with one fixed and six aluminum-clad double-hung windows.

MOTION: Moved by McCauley, seconded by White, that the Commission issue a certificate of appropriateness for 308-310 South State, a contributing building in the State Street Historic District, to replace seven windows on the west elevation of the building with clad windows on the condition that the applicant uses windows that meet the *Guidelines for Window Evaluation, Repair, and Replacement* and receives a staff approval for the new windows. 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 standard 6 and the guidelines for windows.

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

A-3 HDC10-085 623 Second

APPLICATION: The applicant seeks HDC approval to install a brick chimney on the south elevation of the house.

MOTION: Moved by White, seconded by McCauley, that the Commission issue a certificate of appropriateness to install a chimney on the south elevation of the house, per the application and drawings submitted at the meeting, on the condition that the applicant get a staff approval for the brick before pulling permits. 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 and 9 and the guidelines for new additions and masonry.

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

A-4 HDC10-086 303 N Division Street

APPLICATION: The applicant seeks HDC approval to replace 11 six-over-six wood windows on the east (front), north, and south (Catherine Street) elevations.

MOTION: Moved by McCauley, seconded by White, that the Commission deny the application at 303 North Division Street in the Old Fourth Ward District as proposed because the windows are repairable and the work is not generally compatible in size, scale, massing and materials with the building and does not meet the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 4 and 6 and the guidelines for windows.

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

A-5 HDC10-087 514 E Ann

APPLICATION: The applicant seeks HDC approval to change the roof pitch on the rear addition from an 8/12 slope to a 12/12 slope. The new slope would match the roof pitch of the main block of the house, but the roof would remain lower than the original ridge and rear-facing gable.

MOTION: Moved by Glusac, seconded by White, that the Commission issue a certificate of appropriateness to change the roof pitch on the rear addition from an 8/12 slope to a 12/12 slope, on the condition that the brackets and trim elements are retained. 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 new building site and district or neighborhood setting.

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

B – Old Business - None

C – New Business

C-1 Historic Marker Application

MOTION Moved by White, seconded by McCauley, to approve the application for a Historic Marker at 707 W Liberty.

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

C-2 Programmatic Agreement with Washtenaw County

MOTION: Moved by Ramsburgh, seconded by White, to give concurrence to the *Interdepartmental Agreement between the Office of Community Development and the Economic Development and Energy Department.*

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

C-3 Election of Chair for remainder of current term

MOTION: Moved by White, seconded by McCauley, to elect Ellen Ramsburgh as Historic District Commission Chair for the remainder of the current term.

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

D – Approval of Minutes - None

E – Reports from Commissioners

F – Assignments

G – Reports from Staff

H – Concerns of Commissioners

I – Communications