



**City of Ann Arbor**  
**Formal Minutes - Draft**  
**Historic District Commission**

301 E. Huron Street  
Ann Arbor, MI 48104  
<http://a2gov.legistar.com/Calendar.aspx>

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Thursday, April 11, 2024

7:00 PM

Larcom City Hall, 301 E Huron St, Second floor, City Council Chambers

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**This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://a2gov.org/watchCTN)**

**To speak at public comment call 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 965 3669 9762**

**A. CALL TO ORDER**

*Chairperson David Rochlen called the meeting to order at 7:00 pm stating:*

*Welcome to the Thursday, April 11, 2024, in-person and electronic (hybrid) meeting of the Ann Arbor Historic District Commission. Public comment will be via in-person, via Zoom or via telephone. To speak during any of the public comment opportunities please call 877-853-5247 (Toll Free) or 213-338-8477 and enter meeting ID 965 3669 9762 This information is also available on the published agenda, in the public notices section of the city website, and on the broadcast of this meeting on CTN channel 16, AT&T channel 99, and online at [www.a2gov.org/watchctn](http://www.a2gov.org/watchctn).*

**B. ROLL CALL**

**Present:** 5 - Chair David Rochlen, Kathryn Fortener, Benjamin Calderon, Chip Smith, and Steve Kaplan

**Absent:** 1 - Jennifer Ross

**C. APPROVAL OF AGENDA**

*The Agenda was unanimously approved as presented.*

**D. PUBLIC COMMENT - (3 Minutes per Speaker)**

*Seeing no speakers Chair Rochlen closed the Public Comment.*

FOR ZOOM PARTICIPANTS, PHONE CALLERS CAN PRESS \*9 TO RAISE HANDS AND \*6 TO UNMUTE THEIR PHONES WHEN CALLED UPON TO SPEAK.

**E. UNFINISHED BUSINESS**

**ROLL CALL**

*Commissioner Ross entered the meeting at 7:07 pm*

**Present:** 6 - Chair David Rochlen, Kathryn Fortener, Jennifer Ross, Benjamin Calderon, Chip Smith, and Steve Kaplan

**24-0551** HDC24-0014; 808 W Washington, New Driveway, OWSHD

**Attachments:** 808 W Washington Staff Report and Attachments.pdf

**STAFF PRESENTATION:**

*Historic District Coordinator and City Planner Jill Thacher presented the staff report. [See attached in agenda packet]*

**REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:**

*Commissioners Jennifer Ross and Steve Kaplan visited the site as part of their review. They reported their findings and recommendations to the Commission.*

**PUBLIC HEARING:**

*The Applicant was not present to respond to the Commission's enquiries.*

*Noting no speakers, the Chair declared the public hearing closed.*

**Moved by Commissioner Ross seconded by Commissioner Kaplan:**

**I move that the Commission issue a certificate of appropriateness for the application at 808 West Washington Street, a contributing property in the Old West Side Historic District, to widen the driveway from West Washington to 10'6", pave it with concrete and extend the driveway to 40' 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 Ann Arbor**

Historic District Design Guidelines, especially those for all new construction, residential landscape features, and paved areas, and 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 district or neighborhood setting.

**COMMISSION DISCUSSION:**

The Commission took into consideration the presented application and discussed the matter. [For a complete record of the discussion, please see available video format]

On a voice vote the vote was as follows with the Chair declaring the motion carried. Vote 5-1.

**Yeas:** 5 - Chair Rochlen, Secretary Fortener, Ross, Calderon, and Kaplan

**Nays:** 1 - Smith

**F. HEARINGS**

[24-0552](#) HDC24-0018; 1201 Gardner Ave, Move Rear Door, HHHH

**Attachments:** 1201 Gardner Staff Report and attachments.pdf

**STAFF PRESENTATION:**

*Historic District Coordinator and City Planner Jill Thacher presented the staff report. [See attached in agenda packet]*

**REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:**

*Commissioners Jennifer Ross and Steve Kaplan visited the site as part of their review. They reported their findings and recommendations to the Commission.*

**PUBLIC HEARING:**

*The Applicant was present to respond to the Commission's enquiries.*

*Noting no further speakers, the Chair declared the public hearing closed.*

**Moved by Commissioner Kaplan seconded by Commissioner Smith:**

**I move that the Commission issue a certificate of appropriateness for the application at 1201 Gardner Avenue, a contributing property in the Robert & Erma Hayden House Historic District, to relocate a rear door opening, near the garage, into a new exterior wall with a new door. 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 accessibility and entries and porches, as well as the Ann Arbor Historic District Design Guidelines, particularly as they pertain to residential porches.**

**COMMISSION DISCUSSION:**

**The Commission took into consideration the presented application and discussed the matter. [For a complete record of the discussion, please see available video format]**

**Chair Rochlen proposed the item be postponed to the following month due to questioned items by the board.**

**24-0554** HDC24-0028; 226 South Main, Rooftop Deck, MSHD

**Attachments:** 226 South Main Staff Report and attachments.pdf

**STAFF PRESENTATION:**

*Historic District Coordinator and City Planner Jill Thacher presented the staff report. [See attached in agenda packet]*

**REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:**

*Commissioners Jennifer Ross and Steve Kaplan visited the site as part of their review. They reported their findings and recommendations to the Commission.*

**PUBLIC HEARING:**

*The Applicant was present to respond to the Commission's enquiries.*

*Noting no further speakers, the Chair declared the public hearing closed.*

**Moved by Commissioner Fortener seconded by Commissioner Calderon:**

**I move that the Commission issue a certificate of appropriateness for the application at 226 South Main Street, a contributing property in the Main Street Historic District, to construct a rooftop deck, stair enclosures, kitchen/bar, and toilet room 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 Ann Arbor Historic District Design Guidelines for all additions and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 1, 2, 9 and 10 and the guidelines for alterations for the new use, additions, building site and district/neighborhood setting.**

**COMMISSION DISCUSSION:**

**The Commission took into consideration the presented application and discussed the matter. [For a complete record of the discussion, please see available video format]**

**On a voice vote the vote was as follows with the Chair declaring the motion carried. Vote 6-0.**

**Yeas: 6 - Chair Rochlen, Secretary Fortener, Ross, Calderon, Smith, and Kaplan**

**Nays: 0**

**H. APPROVAL OF MINUTES**

**[24-0555](#) March 14, 2024 HDC Meeting Minutes**

**Attachments: March 14, 2024 HDC Meeting Minutes.pdf**

**The March 14, 2024 Historic District Commission meeting minutes were unanimously approved by the Commission and forwarded to City Council.**

**I. REPORTS FROM COMMISSIONERS**

*None*

**J. ASSIGNMENTS**

**Due to scheduling conflicts with Planner Thacher the Thursday, May 9, 2024 HDC meeting was noted as cancelled.**

**24-0556** Review Committee: Monday, May 6, 2024 at 5pm, for the Thursday, May 9, 2024 Regular Meeting

**K. REPORTS FROM STAFF**

**Planner Thacher discussed the 2024 HDC Retreat**

**L. CONCERNS OF COMMISSIONERS**

*None*

**M. COMMUNICATIONS**

**24-0557** Various Communication to the HDC  
**Received and filed**

**N. ADJOURNMENT**

**The meeting was unanimously adjourned at 8:47 pm**

David Rochlen, Chairperson  
Jill Thacher, HDC Staff Coordinator/Planner

Courtney Manor, Administrative Assistant

These meetings are typically broadcast on Ann Arbor Community Television Network Comcast 16 / AT&T 99 live, and recent meetings can also be streamed online from the CTN Video On Demand page of the City's website <https://a2gov.org/watchctn>.

The complete record of this meeting is available in video format at <https://a2gov.org/watchctn>, or is available for a nominal fee by contacting CTN at (734) 794-6150.