



City of Ann Arbor

Formal Minutes

Historic District Commission

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

Thursday, December 14, 2017

7:00 PM

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

A **CALL TO ORDER**

Chair Beeson called the meeting to order at 7:00 p.m.

B **ROLL CALL**

Jill Thacher called the roll.

Present: 7 - Robert White, John Beeson, Evan Hall, Max Cope, David Rochlen, Anna Epperson, and Jessica Quijano

C **APPROVAL OF AGENDA**

The Agenda was unanimously approved as presented. On a voice vote, the Chair declared the motion carried.

D **AUDIENCE PARTICIPATION - PUBLIC COMMENTARY - (3 Minutes per Speaker)**

None

E **UNFINISHED BUSINESS**

E-1 **17-1813** Elections

Commissioners Rochlen and White were on the Nominating Committee for the HDC Elections.

Commissioner White provided the Nominating report.

Moved by White, seconded by Cope, that David Beeson be elected to the position Historic District Commission Chairperson, and

that Max Cope be elected to the position of Historic District Commission Vice Chairperson, and

that Evan Hall be elected to the position of the Historic District

Commission Secretary.

On a roll call, the vote was as follows with the Chair declaring the motion carried.

Yeas: 7 - White, Vice Chair Beeson, Hall, Cope, Rochlen, Epperson, and Quijano

Nays: 0

F HEARINGS

F-1 17-1958 HDC17-248; 225 S State Street - Two New Signs -- SSHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Beeson and Epperson visited the site as part of their review. They reported their findings and recommendations to the Commission.

PUBLIC HEARING:

Mark Chalou, 3458 E. Pineview Driv, Dexter, applicant, was present to explain the application and to respond to enquiries from the Commission.

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

Moved by Cope, seconded by White, that the Commission issue a certificate of appropriateness for the application at 225 S. State Street, a contributing property in the State Street Historic District, to add two signs to the State Theatre on the ground floor, 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 signs, 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 storefronts.

On a roll call, the vote was as follows with the Chair declaring the

motion carried. Vote: 7-0

Certificate of Appropriateness was Granted.

Yeas: 7 - White, Vice Chair Beeson, Hall, Cope, Rochlen, Epperson, and Quijano

Nays: 0

F-2 **17-1959** HDC17-243 ; 801 W Liberty Street - Rear Addition - OWSHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Beeson and Epperson visited the site as part of their review. They reported their findings and recommendations to the Commission.

PUBLIC HEARING:

Bonnie Greenspan, 440 S. Main Street, Ann Arbor, representing the applicant, was present to explain the application and to respond to enquiries from the Commission.

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

Moved by Hall, seconded by White, that the Commission issue a certificate of appropriateness for the application at 801 West Liberty Street, a contributing property in the Old West Side Historic District, to remove a rear porch and replace it with a single story addition, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets the City of 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 2, 9 and 10 and the guidelines for New Additions and District or Neighborhood Setting.

On a roll call, the vote was as follows with the Chair declaring the motion carried. Vote: 7-0

Certificate of Appropriateness was Granted.

Yeas: 7 - White, Vice Chair Beeson, Hall, Cope, Rochlen, Epperson, and Quijano

Nays: 0

F-3 [17-1960](#) HDC17-257 ; 611 E William Street - New Door and Signs - EWHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Beeson and Epperson visited the site as part of their review. They reported their findings and recommendations to the Commission.

PUBLIC HEARING:

Barton Bryant of ASK Services, 42180 Ford Road, Suite 101, Plymouth, applicant, was present to explain the application and to respond to enquiries from the Commission.

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

Moved by Quijano, seconded by White, that the Commission issue a certificate of appropriateness for the application at 611 East William Street, a contributing property in the East William Historic District, to replace the front door with a door that meets building codes but is similar to the original, and install three signs. 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 1, 2, 9 and 10 and the guidelines for safety codes, as well as the Ann Arbor Historic District Design Guidelines, particularly as they pertain to commercial entries and signs.

On a roll call, the vote was as follows with the Chair declaring the motion carried. Vote: 7-0

Certificate of Appropriateness was Granted.

Yeas: 7 - White, Vice Chair Beeson, Hall, Cope, Rochlen, Epperson, and Quijano

Nays: 0

F-4 [17-1961](#) HDC17-247; 1435 Broadway - Restoration/Move Windows/Infill Openings - BHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Beeson and Epperson visited the site as part of their review. They reported their findings and recommendations to the Commission.

PUBLIC HEARING:

Bob Murray, 1435 Broadway, 6101 Riverwood Drive, Ypsilanti, applicant, was present to explain the application and to respond to enquiries from the Commission.

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

Moved by Cope, seconded by White, that the Commission issue a certificate of appropriateness for the application at 1435 Broadway Street, a contributing property in the Broadway Historic District, to: 1) repair the front porch, 2) install half-round gutters, 3) remove an exterior stair enclosure on the north elevation, 4) convert a modern sun porch on the rear elevation to a laundry and mud room, 5) remove a rear basement window and install it on the north elevation in a new opening, 6) remove a kitchen window on the north elevation and replace it with a shorter window that is currently on the rear elevation, and infill that opening, 7) expand the rear-facing dormer by 2' 4" and install one awning window in it, 8) on the rear elevation, infill two window openings and one door opening, install glass block in a basement window, and install an egress window in another basement window, 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 1, 2, 3, 5, 9 and 10, and the guidelines for additions and windows, and the Ann Arbor Historic District Design Guidelines for porches, additions, decks, doors, and windows.

On a roll call, the vote was as follows with the Chair declaring the

motion carried. Vote: 7-0

Certificate of Appropriateness was Granted.

Yeas: 7 - White, Vice Chair Beeson, Hall, Cope, Rochlen, Epperson, and Quijano

Nays: 0

G NEW BUSINESS

G-1 [17-1962](#) Appoint Cobblestone Farm Representative

Max Cope volunteered to be the Cobblestone Farm Representative.

Moved by White, seconded by Beeson, to appoint Max Cope as the Cobblestone Farm Representative.

On a roll call, the vote was as follows with the Chair declaring the motion carried. Vote: 7-0

Yeas: 7 - White, Vice Chair Beeson, Hall, Cope, Rochlen, Epperson, and Quijano

Nays: 0

H APPROVAL OF MINUTES

H-1 [17-1963](#) Minutes of the October 12, 2017, HDC Meeting

The Minutes were unanimously approved and forwarded to Council.

I REPORTS FROM COMMISSIONERS

J ASSIGNMENTS

J-1 **Review Committee: Monday, January 8, 2018 at Noon for the January 11, 2018 Regular Meeting**

Commissioners Cope and Beeson volunteered for the January 11, 2018 HDC Review Committee.

K REPORTS FROM STAFF

K-1 [17-1965](#) November 2017 HDC Staff Activities
Received and Filed

L **CONCERNS OF COMMISSIONS**

M **COMMUNICATIONS**

M-1 [17-1966](#) Various Communications to the HDC
Received and Filed

N **ADJOURNMENT**

The meeting was unanimously adjourned at 8:45 p.m.

Community Television Network Channel 16 live televised public meetings are also available to watch live online from CTN's website, www.a2gov.org/ctn, on "The Meeting Place" page (<http://www.a2gov.org/livemeetings>).

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

John Beeson, Vice Chairperson
Jill Thacher, HDC Staff Coordinator/Planner
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