



City of Ann Arbor

Meeting Minutes - Final

Historic District Commission

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

Thursday, February 11, 2021

7:00 PM

Electronic Meeting

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at 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: 978 6401 4515

A. **CALL TO ORDER**

Chairperson Evan Hall called the meeting to order at 7:00 pm, stating:

Welcome to the Thursday, February 11, 2021 electronic meeting of the Ann Arbor Historic District Commission.

The meeting is being held electronically to protect public health and safety due to the COVID-19 virus and to comply with orders issued by the governor, the Michigan Department of Health and Human Services, and/or the Washtenaw County Health Department.

We intend to conduct this meeting similarly to an in-person meeting. However, please be patient if there are technical issues. Public comment will be via telephone only. To speak during any of the public comment opportunities please call 877-853-5247 (Toll Free) or 213-338-8477 and enter meeting id # 978 6401 4515 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.

B. **ROLL CALL**

Historic District Coordinator and City Planner Jill Thacher called the roll.

Others participating in the meeting:

Administrative Assistant, Kristen Vander Lugt

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

C. APPROVAL OF AGENDA

The Agenda was unanimously approved as amended to remove Items F-5 and F-7 from the agenda. On a voice vote, the Chair declared the motion carried.

D. PUBLIC COMMENT - (3 Minutes per Speaker)

E. UNFINISHED BUSINESS

F. HEARINGS

F-1. 21-0258 HDC21-005 113 S Fourth Ave; New Storefront; MSHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

PUBLIC HEARING:

The Applicant was available to respond to enquiries from the Commission.

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

Moved by Jessica Quijano, seconded by Bob White, that the Commission issue a certificate of appropriateness for the application at 113 South Fourth Avenue, a contributing property in the Main Street Historic District, to modify the existing non-original storefront windows, install a new stone sill, and replace two solid-core doors with the same, 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 storefronts and windows, and The Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating

Historic Buildings, in particular standards 1, 2, and 9 and the guidelines for storefronts and building site.

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

Certificate of Appropriateness was Granted.

Yeas: 7 - Beeson, Chair Hall, Secretary Rochlen, Quijano, Fortener, Epperson, and White

Nays: 0

F-2. [21-0259](#) HDC21-006 100 S Main St; New Windows, Business Signs; MSHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

PUBLIC HEARING:

The Applicant was available to respond to enquiries from the Commission.

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

Doors and Windows/Louvers

Moved by Kathryn, seconded by Bob White, that the Commission issue a certificate of appropriateness for the application at 100 South Main Street, a contributing property in the Main Street Historic District, to replace two ground-floor windows on the north (Huron Street) elevation with new windows that include louvers for fresh air intake and exhaust and replace the east (Main Street) entrance doors, 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.

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]

Vote on Doors and Windows/Louvers:

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

Certificate of Appropriateness was Granted.

Yeas: 7 - Beeson, Chair Hall, Secretary Rochlen, Quijano, Fortener, Epperson, and White

Nays: 0

Signs

Moved by Kathryn Fortener, seconded by Bob White, that the Commission issue a certificate of appropriateness for the application at 100 South Main Street, a contributing property in the Main Street Historic District, to install three wall signs on the condition that the signs are not internally illuminated. The work as conditioned 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.

Moved by Kathryn, seconded by Bob White, to postpone signage part of application to the March 11, 2021 HDC meeting.

F-3. [21-0260](#) HDC21-017 306 N Division; New Sign; OFWHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

PUBLIC HEARING:

The Applicant was available to respond to enquiries from the Commission.

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

Moved by John Beeson, seconded by Bob White, that the Commission issue a certificate of appropriateness for the application at 306 N Division Street, a contributing property in the Old Fourth Ward Historic District, to install a new monument sign, 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 and 9 and the guidelines for building sites, and the Ann Arbor Historic District Design Guidelines for signs.

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

Certificate of Appropriateness was Granted.

Yeas: 7 - Beeson, Chair Hall, Secretary Rochlen, Quijano, Fortener, Epperson, and White

Nays: 0

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

PUBLIC HEARING:

The Applicant was available to respond to enquiries from the Commission.

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

Moved by David Rochlen, seconded by Bob White, that the Commission issue a certificate of appropriateness for the application at 231 S State Street, a contributing property in the State Street Historic District, to replace a non-original storefront beneath the marquee and install a new roof access ladder on the north elevation, on the condition that the ladder is mounted into mortar joints, 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 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.

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

Certificate of Appropriateness was Granted.

Yeas: 7 - Beeson, Chair Hall, Secretary Rochlen, Quijano, Fortener, Epperson, and White

Nays: 0

- F-5. [21-0262](#) HDC21-019 419 Ingalls; Egress Window; OFWHD

PUBLIC HEARING:

The Applicant explained that they had withdrawn their application.

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

Application Withdrawn by Applicant.

- F-6. [21-0263](#) HDC21-020 903 E Huron; Egress Windows; OFWHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

PUBLIC HEARING:

The Applicant was available to respond to enquiries from the Commission.

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

Moved by Anna Epperson, seconded by Bob White, that the Commission issue a certificate of appropriateness for the application at 903 E Huron Street, a contributing property in the Old Fourth Ward Historic District, to install two new basement egress windows in enlarged openings, 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 windows and safety codes, 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 windows, neighborhood setting, and health and safety.

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

Certificate of Appropriateness was Denied.

Yeas: 0

Nays: 7 - Beeson, Chair Hall, Secretary Rochlen, Quijano, Fortener, Epperson, and White

F-7. [21-0264](#) HDC21-021 520 Detroit; Enclose Porch; OFWHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

PUBLIC HEARING:

The Applicant was available to respond to enquiries from the Commission.

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

Moved by Jessica Quijano, seconded by Bob White, that the Commission issue a certificate of appropriateness for the application at 520 Detroit Street, a non-contributing property in the Old Fourth Ward Historic District, to enclose a recessed rear balcony, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to 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 standard 9 and the guidelines for 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 roll call vote, the vote was as follows with the Chair declaring the motion carried. Vote: 7 – 0

Certificate of Appropriateness was Granted.

Yeas: 7 - Beeson, Chair Hall, Secretary Rochlen, Quijano, Fortener, Epperson, and White

Nays: 0

F-8. [21-0265](#) HDC21-022 310 S Ashley; Chimney and Coping; MSHD

PUBLIC HEARING:

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

G. **NEW BUSINESS**

H. **APPROVAL OF MINUTES**

H-1. [21-0070](#) December 10, 2020 Historic District Commission Meeting Minutes

The December 10, 2020 HDC meeting minutes were unanimously Approved and forwarded to City Council.

I. **REPORTS FROM COMMISSIONERS**

J. **ASSIGNMENTS**

J-1. **Review Committee: Monday, March 8, 2021 at noon for the March 11, 2021 Regular Meeting**

Commissioners John Beeson and Anna Epperson volunteered for the March 11, 2021 HDC Review Committee.

K. **REPORTS FROM STAFF**

K-1. [21-0267](#) January 2021 HDC Staff Activities

Received and Filed

K-2. [21-0268](#) HDC Annual Retreat

The Commission discussed possible directions for their Annual Retreat.

L. **CONCERNS OF COMMISSIONERS**

M. **COMMUNICATIONS**

M-1. [21-0269](#) Various Communications to the HDC

None

N. **ADJOURNMENT**

The meeting was unanimously adjourned at 9:59 pm.

Written comments may be submitted until 4:00 pm on the meeting day using the City's eComment system, which is available alongside the agenda at <http://a2gov.legistar.com/Calendar.aspx>

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>.

Public kiosks are now installed in the lobby and basement of City Hall to allow members of the public to attend and participate in electronic meetings.

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.

Evan Hall, Chairperson
Jill Thacher, HDC Staff Coordinator/Planner
Mia Gale, Administrative Assistant