



City of Ann Arbor

Formal Minutes - Final

Historic District Commission

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

Thursday, August 11, 2022

7:00 PM

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

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: 965 3669 9762

Join from a PC, Mac, iPad, iPhone or Android device:

<https://a2gov.zoom.us/j/96536699762?pwd=KzhoREg5eHgyUCtjV0NWY0lhUIMvQT09>

Passcode: 880017

Or join by phone:

Call: 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099

Webinar ID: 965 3669 9762

A. CALL TO ORDER

Chairperson Anna Epperson called the meeting to order at 7:00 pm, however due to technical difficulties, the meeting didn't begin until 8:00 pm when Epperson stating:

Welcome to the Thursday, August 11, 2022, in-person and electronic (hybrid) meeting of the Ann Arbor Historic District Commission. The meeting is being held in this mode 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 and the City of Ann Arbor. 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 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 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

City Planner Matt Kowalski was present and called the roll.

Historic District Commission members, Epperson, Fortener, Quijano, Rochlen, Ross, and Willis, were physically present at City Hall of Ann Arbor, 301 E Huron Street, Ann Arbor, Michigan.

Administrative Assistant Courtney Manor was also present via Zoom.

Present: 6 - David Rochlen, Jessica Quijano, Kathryn Fortener, Chair
Anna Epperson, Jennifer Ross, and Beverly K Willis

Absent: 1 - Robert White

C. APPROVAL OF AGENDA

The Agenda was unanimously approved as presented.

D. PUBLIC COMMENTARY - (3 Minutes per Speaker)

No 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

F. HEARINGS

F-1. [22-1365](#) HDC22-1144; 1017 W Liberty, Garage Doors and New Pavement; OWSHD

Attachments: 1017 W Liberty Staff Report w Attach - Garage Paving.pdf

City Planner Matt Kowalski presented the staff report. [See attached in agenda packet]

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Anna Epperson and Jennifer Ross 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 David Rochlen, that the Commission issue a certificate of appropriateness for the application at 1017 W Liberty Street, a contributing property in the Old West Side Historic District, to pave a strip between the house and driveway and replace a wood overhead garage door with a steel overhead door, as proposed. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the Ann Arbor Historic District Design Guidelines for Residential Accessory Structures 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 District/Neighborhood 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: 6 – 0

Yeas: 6 - Vice Chair Rochlen, Secretary Quijano, Fortener, Chair Epperson, Ross, and K Willis

Nays: 0

Absent: 1 - White

F-2. [22-1366](#) HDC22-1094; 436 S First, Rear Addition and Garage Addition; OWSHD

Attachments: 436 S First Staff Report - Addition to House Garage.pdf,
436 S First St addition attachments.pdf, Bruhns House
History .pdf, Bruhns House History Pictures.pdf

City Planner Matt Kowalski presented the staff report. [See attached in agenda packet]

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Anna Epperson and Jennifer Ross 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 Jennifer Ross, Seconded by David Rochlen, that the Commission issue a certificate of appropriateness for the application at 436 S First Street, a contributing property in the Old West Side Historic District, to construct a rear addition on top of and behind the existing rear wing and to replace the modern garage with a new two story garage, as proposed. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the Ann Arbor Historic District Design Guidelines for Additions and New Construction, 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 District/Neighborhood, Building Site, New Additions, and Windows.

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: 6 – 0

Yeas: 6 - Vice Chair Rochlen, Secretary Quijano, Fortener, Chair Epperson, Ross, and K Willis

Nays: 0

Absent: 1 - White

F-3. [22-1367](#) HDC22-1147; 336 S Division, New Egress Windows; OFWHD

Attachments: 336 S Division Staff Report w Attach - Egress Window in Well.pdf

City Planner Matt Kowalski presented the staff report. [See attached in agenda packet]

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Anna Epperson and Jennifer Ross 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 Kathryn Fortener, Seconded by Jessica Quijano, that the Commission issue a certificate of appropriateness for the application at 336 S Division Street, a contributing property in the Old Fourth Ward Historic District, to construct two timber egress window wells with clad wood windows on the rear elevation, 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 standards 2, 9, and 10 and the guidelines for building site, windows, and health and safety, as well as the Ann Arbor Historic District Design Guidelines.

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: 6 – 0

Yeas: 6 - Vice Chair Rochlen, Secretary Quijano, Fortener, Chair Epperson, Ross, and K Willis

Nays: 0

Absent: 1 - White

F-4. [22-1368](#) HDC22-1157; 218 N Division, Move Window; OFWHD

Attachments: 218 N Division Staff Report w Attach - Move Window.pdf

City Planner Matt Kowalski presented the staff report. [See attached in agenda packet]

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Anna Epperson and Jennifer Ross 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.

that the Commission approve the application at 218 N. Division Street, a contributing property in the Old Fourth Ward Historic District, Moved by David Rochlen, Seconded by Jennifer Ross, to move a first-floor window opening on the south elevation 38” to the west, infill the original opening, and install a new wood window. A second new wood window would replace an existing window next to the moved one, to the east. 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 1, 2, 9 and 10 and the guidelines for building site and entrances and porches and the Ann Arbor Historic District Design Guidelines for residential landscape features.

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: 5 – 1

Yeas: 5 - Vice Chair Rochlen, Fortener, Chair Epperson, Ross, and K Willis

Nays: 1 - Secretary Quijano

Absent: 1 - White

G. NEW BUSINESS

H. APPROVAL OF MINUTES

H-1. [22-1369](#) July 14, 2022 Historic District Commission Meeting Minutes

Attachments: 7-14-2022 HDC Approved Meeting Minutes.pdf

The July 14, 2022 Historic District Commission meeting minutes

were postponed to the next HDC meeting.

I. REPORTS FROM COMMISSIONERS

J. ASSIGNMENTS

- J-1. **Review Committee: Tuesday, September 6, 2022 at 5pm for the Thursday, September 8, 2022 Regular Meeting**

Commissioners Kathy Fortener and David Rochlen volunteered for the Tuesday, September 6, 2022 HDC Review Committee.

K. REPORTS FROM STAFF

- K-1. [22-1370](#) July 2022 HDC Staff Activities

Matt Kowalski thanked the Commissioners, Applicants, and all of the member of the public for their patience today as they worked through technical issues and delays with Zoom, sound and recording the meeting.

L. CONCERNS OF COMMISSIONERS

M. COMMUNICATIONS

- M-1 [22-1371](#) Various Communications to the HDC

None received.

Received and Filed

N. ADJOURNMENT

The meeting was unanimously adjourned at 9:09 pm.

Anna Epperson, Chairperson
Jill Thacher, HDC Staff Coordinator/Planner

Mia Gale, Administrative Assistant
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.