



City of Ann Arbor
Formal Minutes - Final
Historic District Commission

301 E. Huron Street
Ann Arbor, MI 48104
[http://a2gov.legistar.com/
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Thursday, July 13, 2023

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**

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Webinar ID: 965 3669 9762

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

A. CALL TO ORDER

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

*Welcome to the Thursday, July 13, 2023, in-person and electronic
(hybrid) meeting of the Ann Arbor Historic District Commission. We
intend to conduct this hybrid 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 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.*

**Chair Rochlen welcomed newest Historic District Commissioner,
Benjamin Calderon to the HDC.**

Calderon said he is looking forward to working with the

Commission and using his newly acquired Architectural degree to assist people in Ann Arbor's Historic Districts.

B. ROLL CALL

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

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

Present: 4 - Chair David Rochlen, Jessica Quijano, Jennifer Ross, and Benjamin Calderon

Absent: 1 - Kathryn Fortener

C. APPROVAL OF AGENDA

The Agenda was unanimously approved as presented.

D. AUDIENCE PARTICIPATION - PUBLIC COMMENT - (3 Minutes per Speaker)

None

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. [23-1184](#) HDC23-0056; 215-217 S Main, Five Story Building Behind Facade; MSHD

Attachments: 215 S Main Staff Report - July Rooftop Addition.pdf, Packet Window Attachments 1.pdf, Packet Attachments 2.pdf

STAFF REPORT:

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Ross and Rochlen 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 speakers, the Chair declared the public hearing closed.

Motion for Storefronts:

Moved by Ross, Seconded by Quijano, that the Commission issue a certificate of appropriateness for the portion of the application at 215-217 South Main Street, a contributing property in the Main Street Historic District, to replace the two non-original storefronts with new storefronts, 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 for storefronts, and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 1, 2, 5, 6, 9 and 10 and the guidelines for district or neighborhood setting, storefronts, masonry, and 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 unanimously Approved. Vote:4 – 0

Motion on Windows:

Moved by Quijano, Seconded by Ross, that the Commission issue a certificate of appropriateness for the portion of the application at 215-217 South Main Street, a contributing property in the Main Street Historic District, to replace the existing second and third floor windows with historic replica units (windows), 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 for windows, and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 1, 2, 5, and 6 and the guidelines for 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 voice vote, the vote was unanimously Approved. 4-0

Motion on Demolition/New Construction:

Moved by Calderon, Seconded by Ross, that the Commission issue a certificate of appropriateness for the portion of the application at 215-217 South Main Street, a contributing property in the Main Street Historic District, to demolish all but the front façade and side walls of the existing building and construct a new five story building within those three walls; 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 for additions to commercial buildings, new construction, and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 1, 2, 5, 6, 9 and 10 and the guidelines for alterations/additions for a new use, additions, district or neighborhood setting, building site, masonry, and 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 failed. 0-4

Yeas: 0

Nays: 4 - Chair Rochlen, Vice Chair Quijano, Ross, and Calderon

Absent: 1 - Secretary Fortener

F-2. [23-1185](#) HDC23-0121; 721 E Huron, Patio and Stone Wall; OFWHD

Attachments: 721 E Huron Staff Report - Patio Walls.pdf, 721 E Huron Attachments.pdf

STAFF REPORT:

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Ross and Rochlen 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 speakers, the Chair declared the public hearing closed.

Moved by Quijano, Seconded by Ross, that the Commission issue a certificate of appropriateness for the application at 721 East Huron Street, a contributing property in the Old Fourth Ward Historic District, to install a bluestone patio at the southeast corner of the site, a low masonry seating wall along East Huron and part of North Thayer, and landscaping beds 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 District or Neighborhood Setting, as well as the Ann Arbor Historic District Design Guidelines, particularly as they pertain to Residential Decks and Patios, All New Construction and New Construction in Historic Residential Settings.

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: 4 – 0

Certificate of Appropriateness was Granted.

Yeas: 4 - Chair Rochlen, Vice Chair Quijano, Ross, and Calderon

Nays: 0

Absent: 1 - Secretary Fortener

- F-3.** [23-1186](#) ~~HDC23-0122; 202 S Seventh, Rear Addition; OWSHD - POSTPONED~~
Public Hearing Only

PUBLIC HEARING:

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

Moved by Ross, Seconded by Calderon, to postpone 202 S Seventh Street Application to the next HDC meeting.

**On a voice vote, the Chair declared the motion carried. Vote: 4-0
Item Postponed.**

G. NEW BUISNESS

H. APPROVAL OF MINUTES

- H-1.** [23-1187](#) June 8, 2023 Historic District Commission Meeting Minutes

Attachments: 6-8-2023 DRAFT HDC Meeting Minutes.pdf

Postponed to the next HDC meeting.

I. REPORTS FROM COMMISSIONERS

J. ASSIGNMENTS

Review Committee: Monday, August 14, 2023 at 5:00 pm, for the Thursday, August 17, 2023 Regular Meeting

Commissioners Jennifer Ross and Benjamin Calderon volunteered for the Monday, August 14, 2023 HDC Review Committee.

K. REPORTS FROM STAFF

Jill Thacher reported on the summer rush of smaller projects requiring Staff Approvals.

L. CONCERNS OF COMMISSIONERS

M. COMMUNICATIONS

- M-1** [23-1188](#) Various Communications to the HDC
Reviewed and Filed

N. ADJOURNMENT

The meeting was unanimously adjourned at 8:38 pm.

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

Mia Gale, Administrative Assistant
Courtney Manor, Administrative Assistant

Please note it is possible that telephone or electronic public comment may encounter technical difficulties that prevent your participation. For the greatest assurance that your comments will be heard, submit them in writing ahead of the meeting or attend in person.

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.