



City of Ann Arbor

Formal Minutes

Historic District Commission

301 E. Huron Street
Ann Arbor, MI 48104
[http://a2gov.legistar.com/
Calendar.aspx](http://a2gov.legistar.com/Calendar.aspx)

Thursday, November 15, 2018

7:00 PM

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

A **CALL TO ORDER**

Vice Chair Max Cope called the meeting to order at 7:00 p.m.

B **ROLL CALL**

Max Cope called the roll.

Present: 4 - Robert White, Max Cope, David Rochlen, and Anna Epperson

Absent: 3 - John Beeson, Evan Hall, and Jessica Quijano

C **APPROVAL OF AGENDA**

The Agenda was unanimously approved as presented.

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

None

E **UNFINISHED BUSINESS**

F **HEARINGS**

F-1 **18-1947** HDC18-249; 1301 Jones Drive - Rear Addition, Deck Replacement - BWHD

City Planner, Chris Cheng, presented the staff report. [See attached in agenda packet]

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

Commission.

PUBLIC HEARING:

*George L. Weinhagen, 5567 Point Pelee Court, Hamburg Township,
Architect for project, along with owner,*

*Abraham Marzban, 4500 Lohr Road, Ann Arbor, Applicant, were present
to explain the application and respond to enquiries from the
Commission.*

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

that the Commission issue a certificate of appropriateness for the application at 1301 Jones Drive, a non-contributing property in the Broadway Historic District, to build a 336 square foot addition on the rear of the house, and to construct a gravel parking area, on the condition that the parking area does not exceed 400 square feet, and that the parking layout is approved by staff with HDC officer assistance prior to the issuance of building permits. 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 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 additions, building site, and neighborhood or district setting; and the Ann Arbor Historic District Design Guidelines for additions, paved areas, and 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 voice vote, the vote was as follows with the Chair declaring the motion carried. Vote: 4-0

Certificate of Appropriateness was Granted.

Yeas: 4 - White, Cope, Rochlen, and Epperson

Nays: 0

Absent: 3 - Vice Chair Beeson, Hall, and Quijano

- F-2 [18-1948](#) HDC18-250; 822 W. Jefferson Street - Garden-scape in Side Year - OWSHD
City Planner, Chris Cheng, presented the staff report. [See attached in agenda packet]

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

PUBLIC HEARING:

Nathan brown, PO BOX 534, Ann Arbor, Owner and applicant, was present to explain the application and respond to enquiries from the Commission.

Mike Taft & Kate Herrington, 818 W Jefferson Street, Ann Arbor, neighbor spoke in support of the project.

Kenneth Johnson, 4281 Conifer Circle, Ann Arbor, spoke in support of the project.

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

Moved by Rochlen, seconded by White, that the Commission issue a certificate of appropriateness for the application at 822 West Jefferson Street, a noncontributing property in the Old West Side Historic District, to construct a new patio as shown in the landscape plan, except limit the size of the 'bike parking' to an 81-square foot area, and a retaining wall with a maximum height of 30-inches above the sidewalk along South Seventh Street. 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 Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 2 and 10 and the guidelines for building site; and the Ann Arbor Historic District Design Guidelines for patios.

Friendly Amendments made by Rochlen, seconded by White (included above).

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 amended motion carried. Vote: 4-0

Certificate of Appropriateness was Granted.

Yeas: 4 - White, Cope, Rochlen, and Epperson

Nays: 0

Absent: 3 - Vice Chair Beeson, Hall, and Quijano

F-3 **18-1949** HDC18-265; 263 Crest Avenue - Rear Addition - OWSHD

City Planner, Chris Cheng, presented the staff report. [See attached in agenda packet]

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

PUBLIC HEARING:

Kevin Adkins, 4545 Pontiac Trail, Ann Arbor, Architect for the project was present to explain the application and respond to enquiries from the Commission.

Marjorie Zoefert and Charles Kieffer, 263 Crest Avenue, Owners and applicants, were also present.

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

Moved by Epperson, seconded by White, that the Commission issue a certificate of appropriateness for the application at 263 Crest, a contributing property in the Old West Side Historic District, to construct a raised second-floor addition, reconfigure and expand an existing deck, and reconfigure windows on a modern addition, on the condition that all new windows are true-divided lites or have

applied interior and exterior muntins with spacers between, and are wood or clad-wood. As conditioned, 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.

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 - White, Cope, Rochlen, and Epperson

Nays: 0

Absent: 3 - Vice Chair Beeson, Hall, and Quijano

G NEW BUSINESS

H APPROVAL OF MINUTES

I REPORTS FROM COMMISSIONERS

J ASSIGNMENTS

J-1 Review Committee: Monday, December 10, 2018 at NOON for the December 13, 2018 Regular Meeting

Staff will confirm with the Commission on availability for the December HDC Review Committee.

K REPORTS FROM STAFF

K-1 [18-1950](#) October 2018 HDC Staff Activities

Received and Filed

L **CONCERNS OF COMMISSION**

M **COMMUNICATIONS**

M-1 [18-1951](#) Various Communications to the HDC

Received and Filed

N **ADJOURNMENT**

The meeting was unanimously adjourned at 9:00 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.

Max Cope, Vice Chair
Jill Thacher, HDC Staff Coordinator/Planner
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