



# City of Ann Arbor

## Meeting Minutes - Final

### Historic District Commission

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

---

Thursday, January 10, 2019

7:00 PM

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

---

**A CALL TO ORDER**

*Chairperson John Beeson called the meeting to order at 7:00 p.m.*

**B ROLL CALL**

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

**Present:** 5 - Robert White, John Beeson, David Rochlen, Anna  
Epperson, and Jessica Quijano

**Absent:** 2 - Evan Hall, and Max Cope

**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**

*None*

**F HEARINGS**

**F-1 [19-0029](#) HDC18-277; 618 S. Ashley Street - Attic Dormer, Install Rear Deck-  
OWSHD**

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

**REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:**

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

*Commission.*

**PUBLIC HEARING:**

*Andrew Stumpff, 618 South Ashley, Ann Arbor, co-owner, was present to respond to enquiries of the Commission.*

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

**Moved by Dave Rochlen, seconded by Bob White, that the Commission issue a certificate of appropriateness for the application at 618 S Ashley Street, a contributing property in the Old West Side Historic District, to construct a gable dormer on the south roof of the house, install two skylights on the north roof; construct a second-floor deck off the back of the house; replace the rear elevation attic window with a larger one from the second floor; and install a full-lite wood door in place of the second floor window, leading to the new deck. The work as proposed 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, in particular the guidelines for roofs and windows, and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 9 and 10 and the guidelines for roofs, windows, porches, and neighborhood.**

**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, the vote was as follows with the Chair declaring the motion carried. Vote: 5-0**

**Certificate of Appropriateness was Granted.**

**Yeas:** 5 - White, Vice Chair Beeson, Rochlen, Epperson, and Quijano

**Nays:** 0

**Absent:** 2 - Hall, and Cope

**F-2**      **19-0030**      HDC18-278; 503 W Jefferson Street - Rear Second Floor 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 Epperson and Beeson visited the site as part of their review. They reported their findings and recommendations to the Commission.*

*PUBLIC HEARING:*

*Grace and Jon Vandervliet, 503 West Jefferson, Ann Arbor, owner and applicants were present to respond to the enquiries of 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 503 W. Jefferson, a contributing property in the Old West Side Historic District, to construct a maximum 295 square feet of new floor area on the first and second floors, replace a portion of the basement foundation, construct a basement egress window, new patio, and person door on the garage, and other related work, on the following condition: that the character defining feature of the top most south gable at the south elevation is left intact. The work as conditioned 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 roll call, the vote was as follows with the Chair declaring the motion carried. Vote: 4-0**

**Certificate of Appropriateness was Granted.**

**Yeas: 4 - White, Vice Chair Beeson, Epperson, and Quijano**

**Nays:** 0

**Absent:** 2 - Hall, and Cope

**Recused:** 1 - Rochlen

**F-3**      **19-0031**      HDC18-280; 208 W Liberty Street - New Business Sign - MSHD

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

**REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:**

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

**PUBLIC HEARING:**

*Mark Chalou, 3458 East Pineview Drive, Dexter, applicant, were present to respond to the enquiries of the Commission.*

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

**Moved by Dave Rochlen, seconded by Bob White, that the Commission issue a certificate of appropriateness for the application at 208 W Liberty Street, a contributing property in the Main Street Historic District, to install a new 44" by 20" business sign, on the following conditions: that the sign be mounted through mortar joints, not masonry units, and that it is the only business signage on the front elevation of the building. 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 storefronts and 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, the vote was as follows with the Chair declaring the motion carried. Vote: 5-0**

**Certificate of Appropriateness was Granted.**

**Yeas:** 5 - White, Vice Chair Beeson, Rochlen, Epperson, and Quijano

**Nays:** 0

**Absent:** 2 - Hall, and Cope

**G NEW BUSINESS**

*None*

**H APPROVAL OF MINUTES**

**19-0079** Historic District Commission Meeting Minutes of December 13, 2018

*Commissioner Beeson made note that he was present at the meeting, but arrived late.*

*Please see second Roll Call during the meeting for Beeson's arrival.*

**The Minutes were Approved as amended and forwarded to City Council. On a voice vote, the Chair declared the motion carried.**

**I REPORTS FROM COMMISSIONERS**

**J ASSIGNMENTS**

**J-1 Review Committee: Monday, February 11, 2019 at NOON for the February 14, 2019 Regular Meeting**

*Staff will verify with Commissioners Max Cope and Evan Hall if they are able to volunteer for the February HDC Review Committee; back-up Commissioners John Beeson and Anna Epperson might be able to cover the month of February.*

**K REPORTS FROM STAFF**

**K-1 19-0032 December 2018 HDC Staff Activities**

**Received and Filed**

**L CONCERNS OF COMMISSIONERS**

**M COMMUNICATIONS**

**M-1**     [19-0033](#)     Various Communications to the HDC

**Received and Filed**

**N ADJOURNMENT**

**Without objection, the meeting was adjourned at 8:50 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](http://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](http://www.a2gov.org/ctn), or is available for a nominal fee by contacting CTN at (734) 794-6150.

/mg