



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 10, 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: 978 6401 4515

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

<https://a2gov.zoom.us/j/97864014515?pwd=MXRoU3U0U1FKa3ZwSExKbmpmR1BvUT09>
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Call: 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099
Webinar ID: 978 6401 4515

A. CALL TO ORDER

Chairperson Anna Epperson called the meeting to order at 7:00 pm, stating:

Welcome to the Thursday, February 10, 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. 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.

She welcomed Beverly Willis, newest Historic District Commission

member to join the Commission. Epperson asked her to introduce herself.

Beverly Willis said she has lived in the City of Ann Arbor for 48 years, and loves local history. She is a graphic and exhibit designer, originally from Washington D.C., and graduated from the University of Michigan School of Art. Currently she serves as the Administrator for the Washtenaw County Historical Society, at the Museum on Main Street. She also serves on the Boards of The Ann Arbor Historical Foundation, Serafina Ideation, and the African American Cultural and Historical Museum of Washtenaw County. She said she is really happy to be here and is looking forward to working with everyone.

B. ROLL CALL

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

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

Administrative Assistant Kristen Vander Lugt, was present via Zoom.

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

Absent: 1 - Jessica Quijano

C. APPROVAL OF AGENDA

The Agenda was unanimously approved as presented.

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

Tom Stulberg, Traver Street, mentioned he was a former HDC member; he welcomed Beverly Willis to the HDC and reminded everyone that next year will be the centennial celebration of the City. He spoke about 415 W Washington Street, saying he and others are keeping an eye on it and aren't necessarily happy with the direction it is going, saying the City is getting an entitlement. He said he was troubled that the site received an approved PUD Area Plan based on plans showing location, height, and massing, but not design details. He mentioned a third party had provided plans showing boxes (to demonstrate massing, height, and location) while he felt, in his opinion, it should be in the HDC's purview to be doing

this.

Seeing no other callers or speakers the Chair closed the Public Comment.

E. UNFINISHED BUSINESS

F. HEARINGS

F-1. [22-0273](#) HDC22-019 404 S First; Stair Guardrails; OWSHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Kathy Fortener and David 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 further speakers, the Chair declared the public hearing closed.

Moved by Commissioner Kathy Fortener, seconded by Commissioner Bob White, that the Commission issue a certificate of appropriateness for the application at 404 South First Street, a contributing property in the Old West Side Historic District, to install two sets of aluminum guardrails with graspable handrails at stairs leading to the front porch of the house, as amended in the application. 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, 9 and 10 and the guidelines for new additions, as well as the Ann Arbor Historic District Design Guidelines, particularly as they pertain to porches.

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, Fortener, Chair Epperson, White, Ross, and K Willis

Nays: 0

Absent: 1 - Secretary Quijano

- F-2.** [22-0274](#) HDC22-023 524 S First; Rear Addition; OWSHD
Public Hearing Only - No Discussion

Jill Thacher explained that the following two applications had been received while she was out sick, and due to timing of public hearing publishing, the items were placed on the agenda before she had time to review them for completeness. Since the Public Hearings had been advertised as such, the Commission must hold the Public Hearing.

PUBLIC HEARING:

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

- F-3.** [22-0275](#) HDC22-024 301 N Fifth Ave; Replace Windows; OFWHD
Public Hearing Only - No Discussion

PUBLIC HEARING:

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

G. **NEW BUSINESS**

- G-1.** [22-0276](#) Election of Officers

Commissioner Bob White provided the Nominating Committee Report.

He stated the HDC's previous Chairperson Evan Hall left his position on June 21, 2021, after which Commissioner Anna Epperson was elected to fill the Chairperson position, making this her first term.

He asked if there were any further nominations from the Floor.

Seeing none, he confirmed the nominations.

Seeing no objections to the following nominations, the following Officers were appointed:

Anna Epperson as Chairperson,

David Rochlen as Vice Chairperson,

Jessica Quijano as Secretary.

H. APPROVAL OF MINUTES

H-1. [22-0277](#) January 13, 2022 Historic District Commission Meeting Minutes

Thacher explained that due to the current on-going Legistar software glitch, it would be best to postpone the minutes to the next HDC meeting.

The January 13, 2022 HDC meeting minutes were unanimously postponed to the next HDC meeting.

I. REPORTS FROM COMMISSIONERS

J. ASSIGNMENTS

J-1. Review Committee: Monday, March 7, 2022 at Noon for the March 10, 2022 Regular Meeting

Commissioners Anna Epperson and Jennifer Ross volunteered for the March 7, 2022 HDC Review Committee.

K. REPORTS FROM STAFF

K-1. [22-0278](#) January 2022 HDC Staff Activities

Received and Filed

L. CONCERNS OF COMMISSIONERS

M. COMMUNICATIONS

M-1. [22-0279](#) Various Communications to the HDC

Received and Filed

N. ADJOURNMENT

The meeting was unanimously adjourned at 7:29 pm.

**THERE WILL BE A WORKING SESSION IMMEDIATELY FOLLOWING THE
REGULARLY SCHEDULED HDC MEETING**

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.

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

Mia Gale, Administrative Assistant