



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, April 14, 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 7:05 pm, stating:

Welcome to the Thursday, April 14, 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 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.

B. ROLL CALL

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

Historic District Commission members 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: 7 - David Rochlen, Jessica Quijano, Kathryn Fortener, Chair
Anna Epperson, Robert White, Jennifer Ross, and Beverly K Willis

C. APPROVAL OF AGENDA

The Agenda was unanimously approved as presented.

D. PUBLIC COMMENT - (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. [22-0663](#) HDC22-2039 223 Buena Vista; DTE Meter; OWSHD WITHDRAWN
PUBLIC HEARING ONLY

Agenda item withdrawn by the Applicant.

PUBLIC HEARING:

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

Withdrawn

F-2. [22-0664](#) HDC22-2013 211 Crest; DTE Meter; OWSHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Anna Epperson and Beverly Willis 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.

Moved by David Rochlen, Seconded by Bob White, that the Commission issue a certificate of appropriateness for the application at 211 Crest Avenue, a contributing property in the Old West Side Historic District, to install a gas meter on the north side elevation, four feet from the northwest corner of the house, in front of the chimney, as shown in the application. As proposed, the work is compatible in exterior design, arrangement, materials, and relationship to the building and the surrounding area and meets The City of Ann Arbor Historic District Design Guidelines for mechanical equipment, 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 mechanical systems.

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: 7 – 0

Yeas: 7 - Vice Chair Rochlen, Secretary Quijano, Fortener, Chair Epperson, White, Ross, and K Willis

Nays: 0

F-3. [22-0665](#) HDC22-1060 315 W Mosley; 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 Anna Epperson and Beverly Willis 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.

Moved by Jessica Quijano, Seconded by Bob White, that the Commission issue a certificate of appropriateness for the application at 315 W Mosley Street, a contributing property in the Old West Side Historic District, to construct a 393 square foot rear addition, 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, 5, 9 and 10 and the guidelines for additions and building site; and the Ann Arbor Historic District Design Guidelines for additions.

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]

Rochlen commented that the house is unique in the way it's built because of the gable; it hits the HDC Standards well.

On a roll call vote, the vote was as follows with the Chair declaring the motion carried. Vote: 7 – 0

Yeas: 7 - Vice Chair Rochlen, Secretary Quijano, Fortener, Chair Epperson, White, Ross, and K Willis

Nays: 0

G. NEW BUSINESS

G-1 [22-0703](#) 2022 HDC Meeting Schedule

The Commission unanimously Approved their 2022 Annual HDC Meeting Calendar as Amended to not hold a November meeting due

to scheduling conflicts.

Yeas: 7 - Vice Chair Rochlen, Secretary Quijano, Fortener, Chair Epperson, White, Ross, and K Willis

Nays: 0

H. **APPROVAL OF MINUTES**

H-1 [22-0470](#) February 10, 2022 Historic District Commission Meeting Minutes

The February 10, 2022 Historic District Commission meeting minutes were unanimously approved by the Commission and forwarded to City Council.

H-2. [22-0661](#) March 10, 2022 Historic District Commission Meeting Minutes

The March 10, 2022 Historic District Commission meeting minutes were unanimously approved by the Commission and forwarded to City Council.

I. **REPORTS FROM COMMISSIONERS**

Jill Thacher provided further information about home electrification.

David Rochlen explained about an upcoming event and location.

J. **ASSIGNMENTS**

Review Committee: Monday May 9, 2022 at 5pm for the May 12, 2022 Regular Meeting

Commissioners Anna Epperson and David Rochlen volunteered for the May 9, 2022 HDC Review Committee.

K. **REPORTS FROM STAFF**

K-1. [22-0662](#) March 2022 HDC Staff Activities

Jill Thacher provided a report on the City's new permitting and project software, STREAM, explaining that all HDC applications have transitioned into the new software.

She invited everyone to the HDC Annual Retreat to be held at the Senior Center, 1320 Baldwin Ave., Main Activity Room, Ann Arbor, on Saturday, April 16, 2022, starting at 9 am till noon.

Received and Filed

L. **CONCERNS OF COMMISSIONERS**

M. **COMMUNICATIONS**

M-1 [22-0666](#) Various Communications to the HDC

Received and Filed

N. **ADJOURNMENT**

The meeting was unanimously adjourned at 7:49 pm.

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
Kristen Vander Lugt, Administrative Assistant