



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, May 12, 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>

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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 7:01 pm, stating:

Welcome to the Thursday, May 12, 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 COMMENTARY - (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. [22-0847](#) HDC22-1078 541 South Ashley; Solar Panels; OWSHD

Attachments: 541 S Ashley Staff Report w Attach - Solar.pdf

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 Jennifer Ross 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 541 South Ashley Street, a contributing property in the Old West Side Historic District, to install a black-on-black solar array in three sections, 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 2, 9 and 10 and the guidelines for roofs, energy efficiency, and mechanical systems, as well as the Ann Arbor Historic District Design Guidelines, particularly as they pertain to solar installations.

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-2. [22-0848](#) HDC22-1071 502 Second; Addition; OWSHD

Attachments: 502 Second Staff Report w Attach - Addition.pdf, 502 2nd St HDC Revision - 12 MAY 2022.pdf

Commissioner David Rochlen recused himself from discussion and action on the following agenda item noting a conflict of interest. He removed himself from the Council Chambers.

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 Jennifer Ross 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 Kathy Fortener, Seconded by Bob White, that the Commission issue a certificate of appropriateness for the application at 502 Second Street, a contributing property in the Old West Side Historic District, to construct a 172 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]

On a roll call vote, the vote was as follows with the Chair declaring the motion carried. Vote: 6 – 0

Yeas: 6 - Secretary Quijano, Fortener, Chair Epperson, White, Ross, and K Willis

Nays: 0

Recused: 1 - Vice Chair Rochlen

F-3. [22-0849](#) HDC22-1074 1223 Traver; Move House; BHD

Attachments: 1223 Traver Staff Report w Attach - House Move.pdf

Commissioner David Rochlen rejoined the Commission in Council Chambers.

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 Jennifer Ross 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 Kathy Fortener, Seconded by Bob White, that the Commission issue a certificate of appropriateness for the application at 1223 Traver Street, a contributing property in the Broadway Historic District, to 1) move the house four feet to the north in order to protect two silver maple trees and a black walnut tree, and 2) redesign a previously approved addition to remove a corner inset at the rear corner of the house. As proposed, the work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the Ann Arbor Historic District Design Guidelines for All Additions and Residential Landscape Features, 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 District/Neighborhood Setting, Building Site, and 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]

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-4. [22-0850](#) HDC22-1075 224 S Main; Addition; MSHD

Attachments: 224 S Main Staff Report w Attach - Addition.pdf

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 Jennifer Ross 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 Historic District Commission issue a certificate of appropriateness for the application at 224 and 226 South Main Street, a contributing property in the Main Street Historic District, to construct three additional floors to the building, install replica metal cladding on the first floor, install a new storefront at the west end of the building on the south elevation, and install a new storefront at 224 S Main. As proposed, the work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the Ann Arbor Historic District Design Guidelines for All Additions and for Additions to Commercial Structures and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 1, 2, 3, 4, 5, 6, 9 and 10 and the guidelines for additions, windows, and district/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]

Moved by Bob White, Seconded by Beverly Willis, to Postpone agenda item to the June 9, 2022 Historic District Commission meeting.

On a voice vote, the Chair declared the motion carried. Item Postponed to June 9, 2022. Vote 6-1

Yeas: 6 - Vice Chair Rochlen, Secretary Quijano, Fortener, Chair Epperson, White, and K Willis

Nays: 1 - Ross

G. NEW BUSINESS

G-1. [22-0851](#) Ann Arbor Sustainable Energy Utility Presentation

Attachments: Ann Arbor Sustainable Energy Utility Presentation.pdf

Thea Yagerlener, City of Ann Arbor Office of Sustainability and Innovation, provided a presentation on Proposed Sustainable Energy Utility (SEU).

Received and Filed

G-2. [22-0852](#) Hayden House Study Committee Preliminary Report

Attachments: Hayden House Memo & Preliminary Report 4-26-2022.pdf

Jill Thacher presented the Hayden House Study Committee's Preliminary Report, noting they continue to meet monthly.

Received and Filed

G-3. [22-0853](#) 537 Elizabeth - Application for Historic Plaque

Attachments: 537 Elizabeth Historic Marker Memo w Application.pdf

Jill Thacher, Historic Preservation Coordinator, provided a Memo and presentation on the 537 Elizabeth Street house.

Moved by Bob White, Seconded by David Rochlen, that the Ann Arbor Historic District Commission Approve the request for 537 Elizabeth to qualify for a Historic Plaque.

On a voice vote, the Chair declared the motion carried unanimously. Approval Granted. Vote 7-0

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

Nays: 0

H. APPROVAL OF MINUTES

H-1. [22-0854](#) April 14, 2022 Historic District Commission Meeting Minutes

Attachments: 4-14-2022 HDC Approved Meeting Minutes.pdf

The April 14, 2022 Historic District Commission meeting minutes were unanimously approved by the Commission and forwarded to City Council.

I. REPORTS FROM COMMISSIONERS

Commissioner Rochlen explained the Discussion on Electrification has been rescheduled due to the bad weather on the day it was to be held earlier; it is now scheduled for May 24th at 6:00 PM at The Ann Arbor Distillery.

J. ASSIGNMENTS

Review Committee: Monday, June 6, 2022 at 5pm for the June 9, 2022 Regular Meeting

Commissioners Jessica Quijano and Beverly Willis volunteered for the June 6, 2022 HDC Review Committee.

K. REPORTS FROM STAFF

K-1. [22-0855](#) April 2022 HDC Staff Activities

Jill Thacher provided a brief review of HDC applications reviewed in the past month, noting staff is still anticipating the setup of HDC reports through the department's new software, STREAM.

Received and Filed

L. CONCERNS OF COMMISSIONERS

M. COMMUNICATIONS

M-1 [22-0856](#) Various Communications to the HDC

Received and Filed

N. ADJOURNMENT

The meeting was unanimously adjourned at 9:45 pm.

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

Mia Gale, Administrative Assistant
Kristen Vander Lugt, Administrative Assistant

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.