



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 13, 2020

7:00 PM

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

A **CALL TO ORDER**

Vice Chair Anna Epperson called the meeting to order at 7:00 pm.

B **ROLL CALL**

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

Present: 6 - Robert White, John Beeson, David Rochlen, Anna Epperson, Jessica Quijano, and Kathryn Fortener

Absent: 1 - Evan Hall

C **APPROVAL OF AGENDA**

The Agenda was unanimously approved as presented. On a voice vote, the Vice Chair declared the motion carried.

D **AUDIENCE PARTICIPATION - (3 Minutes per Speaker)**

No audience participation.

E **UNFINISHED BUSINESS**

F **HEARINGS**

F-1 **20-0247** HDC20-008 804 South First Street; Basement Egress Window; OWSHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

the Commission.

PUBLIC HEARING:

The Applicant was present to explain the application and to respond to enquiries from the Commission.

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

Moved by Commissioner Jessica Quijano, seconded by Commissioner Bob White, that the Commission issue a certificate of appropriateness for the application at 804 South First Avenue, a contributing property in the Old West Side Historic District, to install two new basement egress windows and wells, on the following condition: that the glass is recessed to the depth of the existing window glass. 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, especially those for windows and safety codes, 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 windows, neighborhood setting, and health and safety.

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 Vice Chair declaring the motion carried. Vote: 6 - 0

Certificate of Appropriateness was Granted.

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

Nays: 0

Absent: 1 - Chair Hall

F-2 [20-0248](#) HDC20-009 410 South Division Street; 3 Skylights; EWHD

Historic District Coordinator and City Planner Jill Thacher presented the

staff report. [See attached in agenda packet]

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

PUBLIC HEARING:

The Applicant was present to explain the application and to respond to enquiries from the Commission.

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

Moved by Commissioner David Rochlen, seconded by Commissioner Bob White, that the Commission issue a certificate of appropriateness for the application at 410 S Division Street, a contributing property in the East William Street Historic District, to install three skylights, 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, windows, and building site, as well as the Ann Arbor Historic District Design Guidelines, particularly as they pertain to windows

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 Vice Chair declaring the motion carried. Vote: 6 - 0

Certificate of Appropriateness was Granted.

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

Nays: 0

Absent: 1 - Chair Hall

F-3 **20-0249** HDC20-010 436 South Seventh Street; Window, Door, Deck, Kitchen; OWSHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

PUBLIC HEARING:

The Applicant was present to explain the application and to respond to enquiries from the Commission.

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

Moved by Commissioner John Beeson, seconded by Commissioner Bob White, that the Commission issue a certificate of appropriateness for the application at 436 South Seventh Street, a contributing property in the Old West Side Historic District, to shorten the height of an original window opening by raising the sill 6" and installing a new vinyl-clad window, and to replace a rear window and opening with a new door and opening and a small deck. The proposed 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, 5, and 9, and the guidelines for windows, accessibility, and entries and porches, as well as the Ann Arbor Historic District Design Guidelines, particularly as they pertain to residential 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 voice vote, the vote was as follows with the Vice Chair declaring the motion carried. Vote: 6 - 0

Certificate of Appropriateness was Granted.

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

Nays: 0

Absent: 1 - Chair Hall

F-4 [20-0250](#) HDC20-014 312 South Ashley Street; Storefront, Building Renovation; MSHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

PUBLIC HEARING:

The Applicant was present to explain the application and to respond to enquiries from the Commission.

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

Moved by Commissioner Kathryn Fortener, seconded by Commissioner Bob White, that the Commission issue a certificate of appropriateness for the application at 312 S Ashley Street, a contributing property in the Main Street Historic District to: 1) remove the third floor rooftop structure and replace it with a smaller stair enclosure and patio; 2) replace the upper windows on the front elevation with aluminum windows;) 3) replace the existing storefront with a new aluminum and glass storefront system; and 4) install two signs on the front elevation, on the conditions that the signs are mounted through mortar joints, not masonry units and that the railing required will be installed as far from the roof edge as allowed by safety codes. The work as conditioned 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, windows, additions 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, windows, building site, alterations for a new use, 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 voice vote, the vote was as follows with the Vice Chair declaring the amended motion carried. Vote: 6 - 0

Certificate of Appropriateness was Granted.

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

Nays: 0

Absent: 1 - Chair Hall

G NEW BUSINESS

G-1 [20-0251](#) Approve Revised Conflict of Interest Policy as Drafted by Michigan State Historic Office of Preservation

Moved by Commissioner Bob White, seconded by Commissioner John Beeson, to accept, approve, and abide by the Michigan State Historic Preservation Office Michigan State Housing Development Authority Conflict of Interest Policy for Historic Preservation Activities as presented and herein included.

COMMISSION DISCUSSION:

The Commission took into consideration the presented policy and discussed the matter. [For a complete record of the discussion, please see available video format]

On a voice vote, the Vice Chair declared the motion carried. Vote: 6-0.

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

Nays: 0

Absent: 1 - Chair Hall

G-2 [20-0252](#) Annual Retreat Scheduling

The Commission decided March 7th, 2020 would be good time for the Annual HDC Retreat, from 9 am to Noon, at the Historic Hathaway's Hideaway, 310 S. Ashley Street, Ann Arbor.

The Commission unanimously agreed to hold the Annual HDC Retreat on March 7th, 2020 from 9 am to noon.

H **APPROVAL OF MINUTES**

[20-0253](#) Minutes of the January 9, 2020, HDC Meeting

The January 9, 2020 HDC meeting minutes were unanimously approved by the Commission. On a voice vote, the Vice Chair declared the motion carried.

I **REPORTS FROM COMMISSIONERS**

J **ASSIGNMENTS**

Review Committee: Monday, March 9, 2020 at Noon for the March 12, 2020 Regular Meeting

Commissioners John Beeson and David Rochlen volunteered for the March 2020 HDC Review Committee.

K **REPORTS FROM STAFF**

[20-0254](#) January 2020 HDC Staff Activities

Received and Filed

L **CONCERNS OF COMMISSION**

M COMMUNICATIONS

20-0255 Various Communications to the HDC

Received and Filed

N ADJOURNMENT

The meeting was unanimously adjourned at 8:43 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.

Evan Hall, Chairperson
Jill Thacher, HDC Staff Coordinator/Planner
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