



City of Ann Arbor

Formal Minutes

Design Review Board

301 E. Huron St.
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Wednesday, December 11, 2019

3:00 PM

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

A CALL TO ORDER

Chair Richard Mitchell called the meeting to order at 3:00 p.m.

B ROLL CALL

*Jeff Kahan, City of Ann Arbor City Planner called the role. Others present:
John Kotarski, Art Commission Liaison*

Present 6 - Richard (Dick) Mitchell, Tamara Burns, William Kinley,
Geoffrey M. Perkins, Gary Cooper, and Corry Buckwalter

Absent 1 - Lori Singleton

C APPROVAL OF AGENDA

Moved by Perkins, seconded by Cooper, approved unanimously as presented.

D APPROVAL OF MINUTES

D-1 [19-2350](#) Minutes of the November 13, 2019 DRB Meeting

Attachments: 11-13-2019 DRB Minutes.pdf

Moved by Cooper, seconded by Perkins, approved as presented and forwarded to the City Council.

E PUBLIC COMMENT

Sophie Grillet, explained that she is new to the Public Art Commission and discussed the Dark Skies Ordinance, and bird protection.

F REGULAR BUSINESS

- F-1 [19-2182](#) Approval of 2020 Design Review Board Meeting Schedule

Attachments: 2020 DRB Calendar with Deadlines.pdf, 2020 DRB
Calendar with Deadlines Final.pdf

Moved by Burns, seconded by Cooper to approve the Design Review Board Schedule. Approved unanimously as amended to include a November meeting.

- F-2 [19-2351](#) DR19-017; 340 E. Huron St. University of Michigan Credit Union
A proposal to renovate the southern portion of this existing building by converting the existing enclosed loading area into useable space. Proposed southeast corner façade modifications include installing large windows. 2,390 sq. ft. of new floor area is proposed within the existing building. The existing loading dock is proposed to be demolished and replaced with a pedestrian entry area with service access, resulting in a net increase of the building size by 117 sq. ft. The existing dumpster will be relocated from the loading dock area to the southwest corner of the site. The parking area will be reconfigured to accommodate new 90 degree parking spaces and additional landscaping. The site is zoned D1 (Downtown Core) and is within the Midtown Character Overlay District.

Attachments: DR19-017 Staff Report 12-11-19.pdf, DR19-017 340 E
Huron Street Application and Plans.pdf

The Design Review Board's discussion and recommendations is summarized below:

The proposed renovation and addition could take more design clues from the original building designed by Albert Kahn as well as the subsequent additions by others.

The proposed addition provides substantially more light into the building and improves access but some Board members felt that the proposal was not appropriate because it would establish a new architectural pattern for the building.

• Some Board members thought that the historic Albert Kahn façade could co-exist with a contemporary addition. That dual existence could include a restored north façade of the original building (primarily the original entry doors, which could be inoperable).

• The color of the proposed blue band is inconsistent with the colors of the established building.

• The access walk to the new addition on the south side of the building

should bring the granite vocabulary of the existing building into this walkway area including amenities.

- *Consider providing an historic marker at the south end of the proposed dumpster screen which could highlight the work of Albert Kahn.*

G COMMUNICATIONS TO THE DRB

H PUBLIC COMMENT (Three Minutes Per Speaker)

Sophie Grillet, Public Art Commission, explained that as a docent and artist she is very familiar with Albert Kahn, and discussed that the windows of his buildings were never square, and discussed and elegance of proportions. She also discussed desire for a clear entryway, and the use of sculpture in the entryway are. Grilled also discussed the important of the Dark Skies lighting ordinance.

I ADJOURNMENT

Moved by Kinley, seconded by Burns, to adjourn the meeting.

Unanimously adjourned at 4:03 p.m.

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Richard Mitchell, Chairperson of the Design Review Board
/kvl