



# City of Ann Arbor

## Meeting Minutes - Final

### Historic District Commission

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

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Thursday, May 14, 2020

7:00 PM

Electronic Meeting

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This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://a2gov.org/watchCTN)

To speak at public comment call: 877 853 5247 or 888 788 0099 (Toll Free)  
Enter Meeting ID: 960 3562 6700

**A. CALL TO ORDER**

*Vice Chair Anna Epperson called the meeting to order at 7:03 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 - PUBLIC COMMENTARY - (3 Minutes per Speaker)**

*No audience participation.*

**E. UNFINISHED BUSINESS**

**F. HEARINGS**

**F-1. [20-0648](#) HDC20-068 122 South Seventh Street; Basement 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 Dave 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 Vice Chair declared the public hearing closed.*

**Moved by Quijano, seconded by White, that the Commission issue a certificate of appropriateness for the application at 122 S Seventh Street, a contributing property in the Old West Side Historic District, to replace a historic basement sash with a 5 ½" wider historic sash from the same basement, 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 and 9 and the guidelines for windows, district or neighborhood setting, 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

**ROLL CALL**

*Enter Chairperson Evan Hall.*

**Present:** 7 - Robert White, John Beeson, Evan Hall, David Rochlen, Anna Epperson, Jessica Quijano, and Kathryn Fortener

**F-2.**      **20-0649**      HDC20-064      1123 W Huron Street; Deck and Fence; 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 Dave 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 Vice Chair declared the public hearing closed.*

**Moved by White, seconded by Beeson, that the Commission issue a certificate of appropriateness for the application at 1123 W Huron Street, a contributing property in the Old West Side Historic District, to remove a concrete stoop on the back of the house and build a 20' x 20' deck and 80 linear feet of 8' tall wood privacy fence. The proposed 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 Residential Decks, and Fencing and Walls, and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 9 and 10 and the Guidelines for District/Neighborhood and 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]*

**On a voice vote, the vote was as follows with the Vice Chair declaring the motion carried. Vote: 7 - 0**

**Certificate of Appropriateness was Granted.**

**Yeas:** 7 - White, Beeson, Chair Hall, Secretary Rochlen, Vice Chair Epperson, Quijano, and Fortener

**Nays:** 0

**F-3.**      **20-0650**      HDC20-067      406 S Seventh; Rear 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 John Beeson and Dave 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 Vice Chair declared the public hearing closed.*

**Moved by Beeson, seconded by White, that the Commission issue a certificate of appropriateness for the application at 4406-408 S Seventh, a contributing property in the Old West Side Historic District, to expand the footprint of the rear wing of the house slightly, remove a modern second-floor addition, and construct a new second-floor on the rear wing with side-facing gables. The proposed 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 Additions, and New Construction, 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 District/Neighborhood, Building Site, New Additions, and 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: 7 - 0**

**Certificate of Appropriateness was Granted.**

**Yeas:** 7 - White, Beeson, Chair Hall, Secretary Rochlen, Vice Chair Epperson, Quijano, and Fortener

**Nays:** 0

**G.      NEW BUSINESS**

**G-1.**      **20-0405**      Addition to Staff Approvals List: Small Cell Infrastructure

*Historic District Coordinator and City Planner Jill Thacher presented the Agenda item. [See attached in agenda packet]*

**Moved by White, seconded by Beeson, that a new item be added to the staff approvals list, to read as follows: 37) Small cell wireless facilities on existing or new utility poles that do not destroy, distract from, or obscure historic character or architectural features.**

*COMMISSION DISCUSSION:*

*The Commission took into consideration the presented material 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: 7 - 0**

**Yeas:** 7 - White, Beeson, Chair Hall, Secretary Rochlen, Vice Chair Epperson, Quijano, and Fortener

**Nays:** 0

**G-2.**      **20-0651**      2020-2021 HDC Meeting Schedule

**Moved by White, seconded by Beeson, to approve the 2020-2021 HDC Meeting Schedule. On a voice vote, the vote was as follows with the Vice Chair declaring the motion carried. Vote: 7 - 0**

**Yeas:** 7 - White, Beeson, Chair Hall, Secretary Rochlen, Vice Chair Epperson, Quijano, and Fortener  
**Nays:** 0

**H. APPROVAL OF MINUTES**

**H-1. [20-0406](#)** Minutes of the February 13, 2020, HDC Meeting

**The February 13, 2020 HDC meeting minutes were unanimously approved by the Commission. On a voice vote, the Vice Chair declared the motion carried.**

**Yeas:** 6 - White, Beeson, Secretary Rochlen, Vice Chair Epperson, Quijano, and Fortener  
**Nays:** 0  
**Absent:** 1 - Chair Hall

**I. REPORTS FROM COMMISSIONERS**

**J. ASSIGNMENTS**

**J-1. Review Committee: Monday, June 8, 2020 at 5pm for the June 12, 2020 Regular Meeting**

*Commissioners Jessica Quijano and Evan Hall volunteered for the June 2020 HDC Review Committee.*

**K. REPORTS FROM STAFF**

**K-1. [20-0652](#)** February, March, April 2020 HDC Staff Activities

**Received and Filed**

**L. CONCERNS OF COMMISSIONERS**

**M. COMMUNICATIONS**

**M-1. [20-0408](#)** Various Communications to the HDC

**Received and Filed****N.     ADJOURNMENT**

**The meeting was unanimously adjourned at 8:33 pm.**

Written comments may be submitted until 4:00 pm on the meeting day using the City's eComment system, which is available alongside the agenda at <http://a2gov.legistar.com/Calendar.aspx>

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, Chair  
Jill Thacher, HDC Staff Coordinator/Planner  
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