



# 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, June 11, 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: 944 9275 4287

#### **A. CALL TO ORDER**

*Chairperson Evan Hall called the meeting to order at 7:04 pm, stating:*

*This meeting is in accordance with executive orders from the Governor to effect social distancing and mitigate the spread of the COVID-19 virus. 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 telephone only. To speak during any of the public comment opportunities please call 1-877-853-5247 and enter meeting id# 944 9275 4287. 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](http://www.a2gov.org/watchctn).*

#### **B. ROLL CALL**

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

*Others participating in the meeting:*

*Bob White, Anna Epperson, Kristen Vander Lugt*

**Present:** 4 - John Beeson, Evan Hall, David Rochlen, and Jessica Quijano

**Absent:** 1 - Kathryn Fortener

#### **C. APPROVAL OF AGENDA**

**The Agenda was unanimously approved as presented. On a voice**

vote, the Chair declared the motion carried.

**D. PUBLIC COMMENTARY - (3 Minutes per Speaker)**

**E. UNFINISHED BUSINESS**

**F. HEARINGS**

**F-1      20-0831      HDC20-079    814 West Liberty Street; 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 Jessica Quijano and Evan Hall 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 Chair declared the public hearing closed.*

**Moved by Anna Epperson, Seconded by Bob White, that the Commission issue a certificate of appropriateness for the application at 814 West Liberty, a contributing property in the Old West Side Historic District, to install five windows and move an existing exterior door onto the rear porch, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets the City of Ann Arbor Historic District Design Guidelines for All Additions and Windows, 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 New Additions, District or Neighborhood Setting, 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 roll call vote, the vote was as follows with the Chair declaring the motion carried. Vote: 6 - 0**

**Certificate of Appropriateness was Granted.**

**Yeas:** 4 - Beeson, Chair Hall, Secretary Rochlen, and Quijano

**Nays:** 0

**Absent:** 1 - Fortener

**ROLL CALL**

*Enter Commissioner Kathy Fortener at 7:30 pm.*

**Present:** 5 - John Beeson, Evan Hall, David Rochlen, Jessica Quijano, and Kathryn Fortener

**F-2      [20-0832](#)      HDC20-083    206 Crest Avenue; Above Ground Pool; OWSHD**

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

**REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:**

*Commissioners Jessica Quijano and Evan Hall 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 Chair declared the public hearing closed.*

**Moved by Bob White, Seconded by Dave Rochlen, that the Commission approve the application at 206 Crest Avenue, a contributing property in the Old West Side Historic District, to install a steel above-ground pool in the back yard, 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 10 and the guidelines for building site and the Ann Arbor Historic District Design Guidelines for residential landscape features.**

*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**

**Certificate of Appropriateness was Granted.**

**Yeas:** 5 - Beeson, Chair Hall, Secretary Rochlen, Quijano, and Fortener

**Nays:** 0

**F-3      [20-0833](#)      HDC20-082    539 Fourth Street; Deck and Door; OWSHD**

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

*REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:*

*Commissioners Jessica Quijano and Evan Hall 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 Chair declared the public hearing closed.*

**Moved by Dave Rochlen, Seconded by Bob White, that the Commission issue a certificate of appropriateness for the application at 539 Fourth Street, a contributing property in the Old West Side Historic District, to construct a deck and install a new deck with spa and pergola, move a window on the 1996 addition and replace it with a door, and replace one modern window with two side-by-side windows of the same size. As proposed, the work is**

compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets the City of Ann Arbor Historic District Design Guidelines for Residential Decks and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 1 and 10 and the guidelines for District or Neighborhood Setting and Entrances and 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 roll call vote, the vote was as follows with the Chair declaring the motion carried. Vote: 7 - 0**

**Certificate of Appropriateness was Granted.**

**Yeas:** 5 - Beeson, Chair Hall, Secretary Rochlen, Quijano, and Fortener

**Nays:** 0

**G. NEW BUSINESS**

**G-1      [20-0834](#)      1112 W Liberty Street - Contributing/Noncontributing Status**

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

***REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:***

*Commissioners Jessica Quijano and Evan Hall visited the site as part of their review. They reported their findings and recommendations to the Commission.*

*The Applicant was available to respond to enquiries from the Commission.*

**Moved by Bob White, Seconded by John Beeson, to hold a Public Hearing on the status of 1112 West Liberty Street.**

***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:** 5 - Beeson, Chair Hall, Secretary Rochlen, Quijano, and Fortener

**Nays:** 0

**H. APPROVAL OF MINUTES**

**H-1**      [20-0835](#)      Minutes of the May 14, 2020, HDC Meeting

**The May 14, 2020 HDC meeting minutes were unanimously approved by the Commission and forwarded to City Council. On a voice vote, the Vice Chair declared the motion carried.**

**I. REPORTS FROM COMMISSIONERS**

**J. ASSIGNMENTS**

**J-1**      Review Committee: Monday, July 6, 2020 at 5pm for the July 9, 2020 Regular Meeting

**Commissioners Kathy Fortener and possibly Evan Hall volunteered for the July 6th 2020 HDC Review Committee.**

**K. REPORTS FROM STAFF**

**K-1**      [20-0836](#)      May 2020 HDC Staff Activities

**Received and Filed**

**L. CONCERNS OF COMMISSIONERS**

**M. COMMUNICATIONS**

- M-1**      [20-0837](#)    Various Communications to the HDC

**Received and Filed**

**N.**      **ADJOURNMENT**

**The meeting was unanimously adjourned at 8:37 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  
mg/

**THERE WILL BE A WORKING SESSION IMMEDIATELY FOLLOWING THE  
REGULARLY SCHEDULED HDC MEETING**

- 1.**      [20-0839](#)    215 N. Main Street HDC Review

**Received and Filed**