



# 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, July 9, 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: 939 0701 0998

**A. CALL TO ORDER**

*Chairperson Evan Hall called the meeting to order at 7:06 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: 939 0701 0998. 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:*

*Kristen Vander Lugt*

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

*None*

**E. UNFINISHED BUSINESS****F. HEARINGS**

**F-1      20-1010      HDC20-094    523 Fourth Street; Garage 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 Kathy Fortener 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 Jessica Quijano, Seconded by Bob White, that the Commission issue a Certificate of Appropriateness for the application at 523 Fourth Street, a contributing property in the Old West Side Historic District, to: remove and rebuild a modern side addition; replace a non-original person door; place solar panels on the south-facing roof; and add a small shed roof addition off the rear, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the garage 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 , 9, and 10 and the guidelines for roofs and district or neighborhood setting, and the Ann Arbor Historic District Design Guidelines for solar.**

*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-2      [20-1011](#)      HDC20-095    222 S State Street; Sign; SSHD**

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

**REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:**

*Commissioners Kathy Fortener 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 not available.*

*Noting no 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 222 South State Street, a non-contributing property in the State Street Historic District, to install a new 40" by 16" business sign, 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 Ann Arbor Historic District Design Guidelines for 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.**

**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      [20-1012](#)      HDC20-096    1021 W Huron Street; Garage Alteration; OWSHD**

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

**REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:**

*Commissioners Kathy Fortener 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 1021 West Huron Street, a contributing property in the Old West Side Historic District, to modify the roofline of an existing garage, install two windows in a boarded garage bay, and install new fiber-cement siding and boral trim. The proposed work is compatible in exterior design, arrangement, materials, and relationship to the house 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 building site and neighborhood setting, as well as the Ann Arbor Historic District Design Guidelines, particularly for residential accessory structures.**

**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-4      20-1013      HDC20-097    1112 W Liberty Street - Contributing/Noncontributing Status**

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

**PUBLIC HEARING:**

*Noting no speakers, the Chair declared the public hearing closed.*

**Moved by Bob White, Seconded by Dave Rochlen, that the house at 1112 West Liberty Street in the Old West Side Historic District be classified as a non-contributing structure because of the loss of historic integrity due to additions and alterations made to the pre-1945 structure.**

**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

**G.      NEW BUSINESS**

**H. APPROVAL OF MINUTES**

H-1      [20-1014](#)      Minutes of the June 11, 2020, HDC Meeting

**Postponed to future meeting.**

**I. REPORTS FROM COMMISSIONERS**

*Quijano provided an update on repair work to fencing at Cobblestone Farm.*

**J. ASSIGNMENTS**

J-1      Review Committee: Monday, August 10, 2020 at 5pm for the August 13, 2020 Regular Meeting

**Commissioners John Beeson and Dave Rochlen volunteered for the August 10, 2020 HDC Review Committee, at noon.**

**K. REPORTS FROM STAFF**

K-1      [20-1015](#)

**Received and Filed**

**L. CONCERNS OF COMMISSIONERS****M. COMMUNICATIONS**

[20-1016](#)      Various Communications to the HDC

**Received and Filed**

**N. ADJOURNMENT**

**The meeting was unanimously adjourned at 8:23 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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