

City of Ann Arbor

301 E. Huron Street
Ann Arbor, MI 48104
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Meeting Minutes - Final

Thursday, November 14, 2019

7:00 PM

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

Historic District Commission

A CALL TO ORDER

Vice Chair Anna Epperson called the meeting to order at 7:05 pm.

B ROLL CALL

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

Present: 5 - John Beeson, David Rochlen, Anna Epperson, Jessica Quijano, and Kathryn Fortener

Absent: 2 - Robert White, and 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.

Newest Historic District Commissioner, Kathryn Fortener, introduced herself, noting her many years of service to historic preservation.

E UNFINISHED BUSINESS

F HEARINGS

F-1 19-2186 HDC19-203 208 Murray Avenue; Solar Panels on Roof; 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 Bob White visited the site as part of their review. Beeson reported their findings and recommendations to the Commission.

PUBLIC HEARING:

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

Moved by David Rochlen, seconded by Jessica Quijano, that the Commission issue a certificate of appropriateness for the application at 208 Murray Avenue, a contributing property in the Old West Side Historic District, to install a black-on-black solar array centered on the south-facing roof, 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, energy efficiency, and mechanical systems, as well as the Ann Arbor Historic District Design Guidelines, particularly as they pertain to solar installations.

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: 5-0

Certificate of Appropriateness was Granted.

Yeas: 5 - Beeson, Secretary Rochlen, Vice Chair Epperson, Quijano, and Fortener

Nays: 0

Absent: 2 - White, and Chair Hall

F-2 [19-2188](#) HDC19-205 311 South Main Street; New Projecting Business Sign; 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 Bob White 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 Chair declared the public hearing closed.

Moved by Jessica Quijano, seconded by John Beeson, that the Commission issue a certificate of appropriateness for the application at 311 South Main Street, a contributing property in the Main Street Historic District, to install a pedestrian scale sign on the front façade, 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 voice vote, the vote was as follows with the Vice Chair declaring the motion carried. Vote: 5-0

Certificate of Appropriateness was Granted.

Yeas: 5 - Beeson, Secretary Rochlen, Vice Chair Epperson, Quijano, and Fortener

Nays: 0

Absent: 2 - White, and Chair Hall

F-3 **19-2190** HDC19-211 1003 West Liberty Street; Replace Two Windows; 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 Bob White visited the site as part of their review. Beeson reported their findings and recommendations to the Commission.

PUBLIC HEARING:

Applicants were present to explain the application and to respond to enquiries from the Commission.

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

Moved by John Beeson, seconded by Jessica Quijano, that the Commission issue a certificate of appropriateness for the application at 1003 W Liberty Street, a contributing property in the Old West Side Historic District, to replace two windows with casement windows, 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 windows, district or neighborhood setting, health and safety, and building site, as well as the Ann Arbor Historic District Design Guidelines, particularly as they pertain to windows and safety codes.

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: 5-0

Certificate of Appropriateness was Granted.

Yeas: 5 - Beeson, Secretary Rochlen, Vice Chair Epperson, Quijano, and Fortener

Nays: 0

Absent: 2 - White, and Chair Hall

G NEW BUSINESS

H APPROVAL OF MINUTES

H-1 [19-2192](#) Historic District Commission Meeting Minutes of October 10, 2019

The October 10th, 2019 HDC meeting minutes were unanimously approved by the Commission. On a voice vote, the Vice Chair declared the motion carried.

I **REPORTS FROM COMMISSIONERS**

Commissioner Quijano reported that November's Cobblestone Farm meeting had been cancelled due to winter storm forecast.

J **ASSIGNMENTS**

Review Committee: Monday, December 9, 2019 at Noon for the December 12, 2019 Regular Meeting

Commissioners Anna Epperson and John Beeson volunteered for the December 2019 HDC Review Committee.

K **REPORTS FROM STAFF**

19-2193 October 2019 HDC Staff Activities

Jill Thacher reported that she is currently working on a light ordinance, that will come before the Commission before moving forward for approval.

Received and Filed

L **CONCERNS OF COMMISSION**

M **COMMUNICATIONS**

19-2194 Various Communications to the HDC

Received and Filed

N **ADJOURNMENT**

The meeting was unanimously adjourned at 7: 56 pm.

Community Television Network Channel 16 live televised public meetings are also available to watch live online from CTN's website, www.a2gov.org/ctn, on "The Meeting Place" page (<http://www.a2gov.org/livemeetings>).

The complete record of this meeting is available in video format at www.a2gov.org/ctn, 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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