



City of Ann Arbor

Formal Minutes - Final

Historic District Commission

301 E. Huron Street
Ann Arbor, MI 48104
[http://a2gov.legistar.com/
Calendar.aspx](http://a2gov.legistar.com/Calendar.aspx)

Thursday, February 9, 2023

7:00 PM

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

**This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and
online at a2gov.org/watchCTN**

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or 888-788-0099 Enter Meeting ID: 965 3669 9762**

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Webinar ID: 965 3669 9762

A. CALL TO ORDER

*Chairperson Anna Epperson called the meeting to order at 7:00 pm
stating:*

*Welcome to the Thursday, February 9, 2023, in-person and electronic
(hybrid) meeting of the Ann Arbor Historic District Commission. The
meeting is being held in this mode to protect public health and safety due
to the COVID-19 virus and to comply with orders issued by the governor,
the Michigan Department of Health and Human Services and/or the
Washtenaw County Health Department and the City of Ann Arbor. 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 in-person, via Zoom or via telephone. To speak during any of
the public comment opportunities please call 877-853-5247 (Toll Free) or
213-338-8477 and enter meeting ID 965 3669 9762. 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.*

B. ROLL CALL

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

Historic District Commission members, Epperson, Fortener, Rochlen, Ross, White, and Willis, were physically present at City Hall of Ann Arbor, 301 E Huron Street, Ann Arbor, Michigan.

Present: 6 - David Rochlen, Kathryn Fortener, Chair Anna Epperson, Robert White, Jennifer Ross, and Beverly K Willis

Absent: 1 - Jessica Quijano

C. APPROVAL OF AGENDA

Approved as presented

D. PUBLIC COMMENT - (3 Minutes per Speaker)

Kitty Kahn, Old West Side Historic District, spoke in opposition to the proposed 415 W Washington Street project, its' massing and height.

Tom Stulberg, Lower Town, spoke about the charge of the HDC, and their role in reviewing the proposed 415 W Washington Street project. He praised the Commission and Staff for their knowledgeable, diligent, work.

Muffy MacKenzie, Third Street, Ann Arbor, expressed her concerns with the 415 W Washington Street proposed project and the review process. She thanked the Commission for their work.

Linda Brouwer, Third Street, Ann Arbor, spoke in opposition to the proposed height for the proposed 415 W Washington Street project and possible alternates for the site. She thanked the Commission for all their work.

Noting no further speakers, the Vice Chair declared the Public Comment closed.

FOR ZOOM PARTICIPANTS, PHONE CALLERS CAN PRESS *9 TO RAISE HANDS AND *6 TO UNMUTE THEIR PHONES WHEN CALLED UPON TO SPEAK.

E. UNFINISHED BUSINESS

F. HEARINGS

F-1. [23-0206](#) HDC23-0005; 305 S Main, Business Sign; MSHD

Attachments: 305 S Main Staff Report - Sign.pdf, 305 S Main Attachments.pdf

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Anna Epperson and Beverly Willis 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 David Rochlen, Seconded by Bob White, that the Commission issue a certificate of appropriateness for the application at 305 S Main, a contributing property in the Main Street Historic District, to install a new pedestrian scale 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 standard 9 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: 6 – 0

Certificate of Appropriateness was Granted.

Yeas: 6 - Vice Chair Rochlen, Fortener, Chair Epperson, White, Ross, and K Willis

Nays: 0

Absent: 1 - Secretary Quijano

F-2. [23-0207](#) HDC23-0007; 200 S Main, Modify Storefront; MSHD

Attachments: 200 S Main Staff Report - Modify Sorefront.pdf, 200 S Main attachments.pdf

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Anna Epperson and Beverly Willis 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 Kathy Fortener, Seconded by Bob White, that the Commission issue a certificate of appropriateness for the application at 200 South Main Street, a contributing property in the Main Street Historic District, to lower the sill on one storefront window; replace all storefront windows and entry doors with a new aluminum storefront system; replace eight glass block windows and seven fixed-sash windows on the north elevation with new aluminum windows that keep the existing sill; expand the storefront on the north/W Washington elevation to replace a narrow horizontal window; replace the storefront's failing limestone base with cast stone or limestone to match the existing color and dimensions; add rooftop dunnage and mechanical units; and paint Maul-Macotta paneling at the northwest corner of the building to match the EFIS, 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 storefronts, 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.

Moved by Kathy Fortener, Seconded by David Rochlen, to amend the motion to strike the following items:

- add a food pickup locker near the storefront at the rear of the store on W Washington,
- reclad a tiled column at the northeast corner of the first floor with cast stone,

Friendly Amendment Accepted.

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: 6 - Vice Chair Rochlen, Fortener, Chair Epperson, White, Ross, and K Willis

Nays: 0

Absent: 1 - Secretary Quijano

Moved by Kathy Fortener, Seconded by Bob White, to postpone action on the following items from this Application until the March 9, 2023 HDC meeting to allow the Applicant to provide more information to the HDC Commission:

- add a food pickup locker near the storefront at the rear of the store on W Washington,
- reclad a tiled column at the northeast corner of the first floor with cast stone

On a voice vote, the vote was as follows with the Chair declaring the motion carried. Vote: 6 – 0

Yeas: 6 - Vice Chair Rochlen, Fortener, Chair Epperson, White, Ross, and K Willis

Nays: 0

Absent: 1 - Secretary Quijano

F-3. [23-0208](#) HDC23-0008; 214 S Main, Replace Windows; MSHD

Attachments: 214 S Main Staff Report - Windows.pdf, 214 S Main attachments.pdf

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Anna Epperson and Beverly Willis 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 David Rochlen, Seconded by Bob White, that the Commission approve the application at 214 South Main Street, a noncontributing property in the Main Street Historic District, to replace seven second-floor wood windows with vinyl clad Andersen wood windows, as proposed. The Commission finds that the work meets 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 windows and the City of Ann Arbor Historic District Design Guidelines for 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: 6 - Vice Chair Rochlen, Fortener, Chair Epperson, White, Ross, and K Willis

Nays: 0

Absent: 1 - Secretary Quijano

F-4. [23-0209](#) HDC23-0009; 514 Sixth, Screen Porch; OWSHD

Attachments: 514 Sixth Staff Report - Screen Porch.pdf, 514 Sixth Plan Attachments.pdf, 514 Sixth 1 of 4 photos.pdf, 514 Sixth 2 of 4 photos.pdf, 514 Sixth 3 of 4 photos.pdf, 514 Sixth 4 of 4 photos.pdf

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Anna Epperson and Beverly Willis 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 Jennifer Ross, Seconded by Bob White, that the Commission issue a certificate of appropriateness for the application at 514 Sixth Street, a contributing property in the Old West Side Historic District, to construct a 123 square foot screen porch on the rear elevation of the house, 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 new additions, as well as the Ann Arbor Historic District Design Guidelines, particularly as they pertain to 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: 6 – 0

Certificate of Appropriateness was Granted.

Yeas: 6 - Vice Chair Rochlen, Fortener, Chair Epperson, White, Ross, and K Willis

Nays: 0

Absent: 1 - Secretary Quijano

G. NEW BUSINESS

G-1. [23-0210](#) Retreat Planning

The Commission discussed possible dates for the HDC Retreat and decided on Saturday, March 18th from 9 to 12 noon.

Jill Thacher reviewed HDC suggested topics for the Retreat.

G-2. [23-0211](#) Braun Court and Forest Plaza Discussion

Attachments: Braun Court IHP.pdf, Resolution for Braun Court.pdf

Moved by Bob White, Seconded by Kathy Fortener to Approve:

Resolution to Recommend the Creation of a Study Committee for Braun Court

Whereas Braun Court, consisting of the buildings at 313-327 Braun Court, was constructed from 1914-1918 as seven nearly identical gable-front houses with full-width front porches. They were slated for demolition in the early 1980s when a Save Braun Court campaign was undertaken by Ann Arbor citizens. By 1984 the buildings were converted to commercial use, with restaurants, bars, shops, office space and a shared paver courtyard. The buildings were previously included in the Individual Historic Properties Historic District between 1994 and 2001,

Whereas the Historic District Commission believes Braun Court

contributes to the built environment, character, and history of Kerrytown, Fourth Avenue and the Farmers' Market by virtue of its age, scale, design, materials and massing, and the Court's unique milieu – "mews" setting of narrow court running between main street and alley. Houses face court and were all alike,

Whereas the Historic District Commission believes Braun Court contributes to the social history of Ann Arbor as the center of the City's LGBTQ community from the mid-1990s to 2020, home to the Jim Toy Community Center, Aut Bar, and Common Language Bookstore, and seen nationally during a Braun Court celebration on June 26, 2015 when a Michigan couple's United States Supreme Court case made same-sex marriage legal nationwide,

Whereas historic preservation is a public purpose, and the city may regulate the construction, addition, alteration, repair, moving, excavation, and demolition of resources in historic districts within the city as provided in Chapter 103 of Ann Arbor City Code,

Whereas by resolution City Council may appoint a study committee to research and evaluate properties to determine their historic significance to the community,

Therefore the Historic District Commission respectfully requests that City Council appoint a study committee to research and document the historic significance of Braun Court, and once that study is complete, to weigh the merits of creating a local historic district there.

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 roll call vote, the vote was as follows with the Chair declaring the motion carried. Vote: 6 – 0

Yeas: 6 - Vice Chair Rochlen, Fortener, Chair Epperson, White, Ross, and K Willis

Nays: 0

Absent: 1 - Secretary Quijano

H. **APPROVAL OF MINUTES**

H-1. [23-0212](#) January 12, 2023 Historic District Commission Meeting Minutes

Attachments: 1-12-2023 HDC Approved Minutes as Amended.pdf

I. **REPORTS FROM COMMISSIONERS**

J. **ASSIGNMENTS**

J-1. **Review Committee: Monday, March 6, 2023 at 12:00 Noon for the Thursday, March 9, 2023 Regular Meeting**

Commissioners Beverly Willis and David Rochlen volunteered for the March 6th Historic District Commission Review Committee meeting at noon.

K. **REPORTS FROM STAFF**

Jill Thacher reported that the City has a new Historic District; The Hayden House Historic District. She thanked the Commission for their work on the Study Review Committee and City Council for voting to approve it.

L. **CONCERNS OF COMMISSIONERS**

David Rochlen asked when the Commission might anticipate the proposed 415 W Washington Street project could come before them.

Jill Thacher responded that it is scheduled to come before the Commission at a Working Session next month.

M. **COMMUNICATIONS**

M-1. [23-0213](#) Various Communications to the HDC

None Received.

Received and Filed

N. **ADJOURNMENT**

The meeting was unanimously adjourned at 9:18 p.m.

Anna Epperson, Chairperson
Jill Thacher, HDC Staff Coordinator/Planner

Mia Gale, Administrative Assistant

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.