



# 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, October 8, 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 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 937 9650 7319

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

*Chairperson Evan Hall called the meeting to order at 7:00 pm, stating:*

*Welcome to the Thursday, October 8, 2020 electronic meeting of the Ann Arbor Historic District Commission. 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 213-338-8477 and enter meeting ID 937 9650 7319. 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:** 7 - John Beeson, Evan Hall, David Rochlen, Jessica Quijano, Kathryn Fortener, Anna Epperson and Bob White

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

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

vote, the Chair declared the motion carried.

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

**E. APPROVAL OF MINUTES**

**E-1**      **20-1507**      August 13, 2020, Historic District Commission Meeting Minutes

**The August 13, 2020 HDC meeting minutes were unanimously approved by the Commission and forwarded to City Council. On a voice vote, the Chair declared the motion carried.**

**E-2**      **20-1508**      September 10, 2020, Historic District Commission Meeting Minutes

**The September 10, 2020 HDC meeting minutes were unanimously approved by the Commission and forwarded to City Council. On a voice vote, the Chair declared the motion carried.**

**F. HEARINGS**

**F-1**      **20-1509**      HDC20-142 113 W Washington; Murals; MSHD

*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 David 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 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 113 West Washington Street, a contributing property**

in the Main Street Historic District, to install a removable three-part mural on the east façade of the building through mortar joints, not masonry units. 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 sites and masonry, and the Ann Arbor Historic District Design Guidelines for signs.

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

**Nays:** 0

**F-2**      **20-1510**      HDC20-144 903 West Liberty Street; Pave Driveway; OWSHD

*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 David 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 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 903 W Liberty Street, a contributing property in the Old West Side Historic District, for after-the-fact pavement of the driveway and parking spaces, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the Ann Arbor Historic District Guidelines for paved areas and landscape features, and The Secretary of the Interior's Standards for Rehabilitation, in particular standards 1, 2, and 10, and the guidelines for building site.

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

**Nays:** 0

**F-3**      [20-1511](#)      HDC20-145    519 S First; Move Windows 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 Anna Epperson and David 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 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 519 S First Street, a contributing property in the Old**

**West Side Historic District, to move a rear door, remove three windows, and install five new windows, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the Ann Arbor Historic District Guidelines for windows, and The Secretary of the Interior’s Standards for Rehabilitation, in particular standards 2, 5, 9 and 10, and the guidelines for windows, doors, and building site.**

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

**Nays:** 0

**G. UNFINISHED BUSINESS**

**H. NEW BUSINESS**

**H-1 20-1512 DTE Gas Main Renewal Project Introduction**

*An informational presentation about the DTE Gas Main Renewal Program, and its implications for applications for work within the Old West Side Historic District, was provided by Molly Luempert-Coy, Daniel Sand, and Rijn-whana Patel from DTE, plus additional DTE representatives standing by in case of questions.*

**Received and Filed**

**I. REPORTS FROM COMMISSIONERS / COMMISSION PROPOSED BUSINESS**

*None*

**J. ASSIGNMENTS**

**J-1 Review Committee: Monday, November 9, 2020 at noon for the November 12, 2020 Regular Meeting**

*Commissioners Anna Epperson and John Beeson volunteered for the November 9, 2020 HDC Review Committee meeting at noon.*

**K-1 [20-1513](#) September 2020 HDC Staff Activities**

**Received and Filed**

*HDC Nominating Committee for Annual Elections*

**Commissioner Bob White volunteered for the Election Nominating Committee.**

**K. REPORTS FROM STAFF**

**L. COMMUNICATIONS**

**L-1 [20-1514](#) Various Communications to the HDC**

**The meeting was unanimously adjourned at 8:16 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>.

Public kiosks are now installed in the lobby and basement of City Hall to allow members of the public to attend and participate in electronic meetings.

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, Chairperson  
Jill Thacher, HDC Staff Coordinator/Planner  
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