



City of Ann Arbor

Formal Minutes

Historic District Commission

301 E. Huron Street
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Thursday, February 9, 2017

7:00 PM

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

A **CALL TO ORDER**

Chair Bushkuhl called the meeting to order at 7:00 p.m.

B **ROLL CALL**

Jill Thacher, HDC Staff Coordinator/Planner called the roll.

Present: 6 - Robert White, Ellen Ramsburgh, Benjamin L. Bushkuhl, John Beeson, Evan Hall, and Max Cope

Absent: 1 - David Rochlen

C **APPROVAL OF AGENDA**

The agenda was unanimously approved.

D **AUDIENCE PARTICIPATION - PUBLIC COMMENTARY(3 Minutes per Speaker)**

None

E **UNFINISHED BUSINESS**

F **HEARINGS**

F-1 **17-0172** HDC17-012; 330 S Main Street - New Access Ramp - MSHD

Jill Thacher presented the staff report.

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Ben Bushkuhl and Max Cope visited the site as part of their review. They reported their findings and recommendations to the Commission.

PUBLIC HEARING:

Steven Dykstra, Hobbs & Black Architects, 100 N State Street, Ann Arbor, was present to explain the application and to respond to enquiries from the Commission.

Craig Gilbert, TCF Bank, 17440 College Parkway, Livonia, applicant, was also available to explain the application and their needs as the tenant.

Petter Beddig, 32579 Gateway Drive, Romulus, Contractor who works for TCF bank in construction, further explained the site and needs of the bank.

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

Moved by Beeson, seconded by White, that the Commission issue a certificate of appropriateness for the application at 330 South Main Street, a contributing property in the Main Street Historic District, to construct a new barrier-free ramp in front of the building. As proposed, the work is compatible in exterior design, arrangement, texture, material and relationship to the rest of 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 1, 9 and 10 and the guidelines for Entrances, and the Ann Arbor Historic District Design Guidelines for Barrier Free Accommodations.

COMMISSION DISCUSSION:

The member of the Commission took into consideration the presented application and discussed the matter.

Beeson withdrew his motion, agreed by White.

Moved by Bushkuhl, seconded by White, to postpone. On a voice vote, the Chair declared the motion carried. Vote: 6-0

Item Postponed

F-2 [17-0173](#) HDC17-011; 312 S State Street - New Storefront Windows and Sign - SSHD

Jill Thacher presented the staff report.

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Ben Bushkuhl and Max Cope visited the site as part of their review. They reported their findings and recommendations to the Commission.

PUBLIC HEARING:

Scott Robach, 150 W. Jefferson, Detroit, 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 Max, seconded by White, that the Commission issue a certificate of appropriateness for the application at 312 S. State Street, a contributing property in the State Street Historic District, to: replace the storefront display windows with an accordion window system; install a new business sign and two fabric awnings on the front façade, and install mechanical equipment on the roof, on the condition that two gooseneck lamps on the upper story are remove. The work as conditioned 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 signs, and The Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 2, 5, and 9 and the guidelines for storefronts, windows, and building site.

DISCUSSION:

The member of the Commission took into consideration the presented application and discussed the matter.

On a voice vote, the Chair declared the motion carried. Vote: 6-0

Certificate of Appropriateness Granted.

G NEW BUSINESS

G-1 Fifth/Detroit Street Update

The DDA streetscape project at Fifth and Detroit Street was presented to the Commission.

Presented

G-2 Retreat Planning

The Commission discussed possible dates and topics for the retreat.

H APPROVAL OF MINUTES

H-1 [16-1720](#) Historic District Commission Minutes of the October 20, 2016

Approved by the Commission and forwarded to the City Council due back on 3/6/2017. On a voice vote, the Chair declared the motion carried.

H-2 [16-1721](#) Historic District Commission Minutes of the November 17, 2016

Approved by the Commission and forwarded to the City Council due back on 3/6/2017. On a voice vote, the Chair declared the motion carried.

H-3 [17-0046](#) Minutes of the December 8, 2016 HDC Meeting

Approved by the Commission and forwarded to the City Council due back on 3/6/2017. On a voice vote, the Chair declared the motion carried.

I REPORTS FROM COMMISSIONERS

J ASSIGNMENTS

J-1 Review Committee: Monday, March 6, 2017, at Noon for the March 9, 2017 Regular Meeting

Commissioners Beeson and Hall volunteered for the March Review Committee, with Ramsburgh as backup.

K REPORTS FROM STAFF

K-1 [17-0174](#) January 2017 HDC Staff Activities

Received and Filed

L **CONCERNS OF COMMISSIONERS**

Beeson asked where the Broadway Historic District starts or stops.

Thacher explained the boundaries of the district.

M **COMMUNICATIONS**

M-1 [17-0175](#) Various Communications to the HDC

Received and Filed

N **ADJOURNMENT**

The meeting was unanimously adjourned at 9:02 p.m.

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>).

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Ben Bushkuhl, Chairperson
Jill Thacher, HDC Staff Coordinator/Planner
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