



City of Ann Arbor
Formal Minutes
Historic District Commission

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

Thursday, January 12, 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: 5 - Robert White, Ellen Ramsburgh, Benjamin L. Bushkuhl, John Beeson, and Max Cope

Absent: 1 - Evan Hall

C **APPROVAL OF AGENDA**

The agenda was unanimously approved, with the addition of Election for HDC Secretary to the Board.

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

None

E **UNFINISHED BUSINESS**

The Commission thanked Tom Stulberg for his six years of service on the Commission, and presented him with a Resolution of Appreciation that was read by Chair Bushkuhl.

F **HEARINGS**

F-1 **17-0043** HDC16-302; 112 West Washington - New Business Sign - MSHD

Jill Thacher presented the staff report.

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

PUBLIC HEARING:

Mark Chalou, Chalou Designs, 3458 East Pineview, Dexter, was present to explain the application and materials and to respond to enquiries from the Commission.

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

Moved by Cope. seconded by White, that the Historic District Commission issue a Certificate of Appropriateness for the application at 112 West Washington Street, a contributing property in the Main Street Historic District, to install a new business sign as amended at the meeting. The work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the Ann Arbor Historic District Design Guidelines, in particular the 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 member of the Commission took into consideration the presented application and discussed the matter.

On a roll call, the vote was as follows with the Chair declaring the motion carried. Vote: 4-1

Certificate of Appreciation was Granted.

Yeas: 4 - White, Bushkuhl, Vice Chair Beeson, and Cope

Nays: 1 - Ramsburgh

Absent: 1 - Hall

F-2 **[17-0044](#)** HDC17-002; 539 South First - Revise Rear Addition Drawings - OWSHD

Jill Thacher presented the staff report.

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

No return visits to the site were made prior to this meeting.

PUBLIC HEARING:

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

Moved by Ramsburgh, seconded by White, that the Commission approve the application at 539 South First Street, a contributing property in the Old West Side Historic District, to construct a new rear addition, 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 2, 5, 9 and 10 and the guidelines for additions and building site; and the Ann Arbor Historic District Design Guidelines for additions.

COMMISSION DISCUSSION:

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

On a roll call, the vote was as follows with the Chair declaring the motion carried. Vote: 5-0

Certificate of Appropriateness was Granted.

Yeas: 5 - White, Ramsburgh, Bushkuhl, Vice Chair Beeson, and Cope

Nays: 0

Absent: 1 - Hall

G NEW BUSINESS

G-1 17-0045 HDC16-281; 1137 Traver Street- Historic Building Marker - BHD

Jill Thacher presented the staff report.

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners John Beeson and Max Cope visited the site as part of their review. They reported their findings and recommendations to the

Commission.

PUBLIC HEARING:

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

Moved by Bushkuhl, seconded by White, that the circa 1860s Charles and Linda Waite House at 1137 Traver meets the criteria for a City of Ann Arbor Historic Building marker based on its age, historic and architectural significance, and contribution to the history of Ann Arbor.

COMMISSION DISCUSSION:

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

On a roll call, the vote was as follows with the Chair declaring the motion defeated. Vote: 0-5

Application Denied.

Yeas: 0

Nays: 5 - White, Ramsburgh, Bushkuhl, Vice Chair Beeson, and Cope

Absent: 1 - Hall

H APPROVAL OF MINUTES

H-1 **16-1493** Historic District Commission Meeting Minutes of September 8, 2016

The minutes were unanimously Approved by the Commission and forwarded to the City Council and should be returned by 3/6/2017.

On a voice vote, the Chair declared the motion carried.

I REPORTS FROM COMMISSIONERS

Chair Bushkuhl reported that he had visited the State Capital and he highly recommended the tour he had taken to others interested in visiting our Capital.

J ASSIGNMENTS

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

Commissioners Cope and Bushkuhl volunteered for the February Review Committee with Ramsburgh as backup.

K REPORTS FROM STAFF

K-1 [17-0049](#) December 2016 HDC Staff Activities

Received and Filed

K-2 [17-0050](#) Design Guidelines Update for Residential Signs

Received and Filed

L CONCERNS OF COMMISSIONERS

M COMMUNICATIONS

M-1 [17-0051](#) Various Communications to the HDC

Moved by White, seconded by Beeson, to nominated Max Cope to Secretary of the Historic District Commission.

Max Cope accepted the nomination.

On a roll call, the vote was as follows with the Chair declaring the motion carried. Vote: 5-0

Max Cope voted in as Secretary of the Historic District Commission.

Yeas: 5 - White, Ramsburgh, Bushkuhl, Vice Chair Beeson, and Cope

Nays: 0

Absent: 1 - Hall

N ADJOURNMENT

The meeting was unanimously adjourned at 8:25 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>).

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.

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