



City of Ann Arbor

Meeting Minutes - Final

Historic District Commission

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

Thursday, May 13, 2021

7:00 PM

Electronic Meeting

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at 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: 978 6401 4515

A. **CALL TO ORDER**

Vice Chairperson Anna Epperson called the meeting to order at 7:01 pm, stating:

Welcome to the Thursday, May 13, 2021 electronic meeting of the Ann Arbor Historic District Commission.

The meeting is being held electronically 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.

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 877-853-5247 (Toll Free) or 213-338-8477 and enter meeting id # 978 6401 4515 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.

Others participating in the meeting:

Administrative Assistant, Kristen VanderLugt.

Present: 5 - John Beeson, David Rochlen, Jessica Quijano, Anna Epperson, and Robert White

Absent: 2 - Evan Hall, and Kathryn Fortener

C. APPROVAL OF AGENDA

The Agenda was unanimously approved as presented. On a voice vote and a show of hands, the Chair declared the motion carried.

D. PUBLIC COMMENTARY - (3 Minutes per Speaker)

None

E. UNFINISHED BUSINESS

None

F. HEARINGS

F-1. [21-0932](#) HDC21-155 122 W Washington; 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 Kathryn Fortener and John Beeson visited the site as part of their review. Beeson 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 122 West Washington Street, a contributing property in the Main Street Historic District to reface a projecting sign on the corner of the building, with the following condition: that the oval

BREW PUB portion of the sign is not illuminated. 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 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: 5 – 0

Certificate of Appropriateness was Granted.

Yeas: 5 - Beeson, Secretary Rochlen, Quijano, Epperson, and White

Nays: 0

Absent: 2 - Chair Hall, and Fortener

F-2. [21-0933](#) HDC21-156 112-114 W Liberty; Roof and egress stair; MSHD

Vice Chairperson Anna Epperson recused herself from the hearing of this agenda item, explaining that she has worked on the project.

Secretary Dave Rochlin took over the Chairing of the meeting.

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Kathryn Fortener and John Beeson visited the site as part of their review. Beeson 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 112 and 114 West Liberty Street, a contributing property in the Main Street Historic District, to: rebuild the third-floor roof 1'10 ½" higher; rebuild the third-floor north wall with new openings; add a 35 square foot stair enclosure; and add a steel walkway across the second floor roof to a steel fire escape stair leading to the rear of the building. 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 1, 2, 9 and 10 and the guidelines for additions, health and safety, windows, and roofs, as well as the Ann Arbor Historic District Design Guidelines, particularly as they pertain to additions, safety codes, and fire escapes.

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: 4 – 0

Certificate of Appropriateness was Granted.

Yeas: 4 - Beeson, Secretary Rochlen, Quijano, and White

Nays: 0

Absent: 2 - Chair Hall, and Fortener

Recused: 1 - Epperson

F-3. [21-0934](#) HDC21-157 1117 W Washington; Basement egress window; OWSHD

Secretary Dave Rochlin called Vice Chair Anna Epperson back into the meeting, and she took back the Chairing of the meeting.

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Kathryn Fortener and John Beeson visited the site as part of their review. Beeson 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 Dave Rochlen, seconded by Bob White, that the Commission issue a certificate of appropriateness for the application at 1117 W Washington Street, a contributing property in the Old West Side Historic District, to enlarge a basement window opening and install a basement egress window and well with an acrylic cap, 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, especially those for windows and safety codes, 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 windows, neighborhood setting, and health and safety.

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: 5 – 0

Certificate of Appropriateness was Granted.

Yeas: 5 - Beeson, Secretary Rochlen, Quijano, Epperson, and White

Nays: 0

Absent: 2 - Chair Hall, and Fortener

F-4. 21-0935 HDC21-130 519 Sixth; New Meter; OWSHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Kathryn Fortener and John Beeson visited the site as part of their review. Beeson 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 John Beeson, seconded by Bob White, that the Commission issue a certificate of appropriateness for the application at 519 Sixth Street, a contributing property in the Old West Side Historic District, to install a gas meter on the south side elevation, three feet from the southwest corner of the house, as shown in the application. As proposed, the work is compatible in exterior design, arrangement, materials, and relationship to the building and the surrounding area and meets The City of Ann Arbor Historic District Design Guidelines for mechanical equipment, and 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 mechanical systems.

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: 5 – 0

Certificate of Appropriateness was Granted.

Yeas: 5 - Beeson, Secretary Rochlen, Quijano, Epperson, and White

Nays: 0

Absent: 2 - Chair Hall, and Fortener

F-5. [21-0936](#) HDC21-147 533 Second; New Meter; OWSHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Kathryn Fortener and John Beeson visited the site as part of their review. Beeson 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 Dave Rochlen, seconded by Bob White, that the Commission issue a certificate of appropriateness for the application at 533 Second Street, a contributing property in the Old West Side Historic District, to install a gas meter on the north (side) elevation, five feet from the front corner of the house, as shown in the application. As proposed, the work is compatible in exterior design, arrangement, materials, and relationship to the building and the surrounding area and meets The City of Ann Arbor Historic District Design Guidelines for mechanical equipment, and 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 mechanical systems.

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: 5 – 0

Certificate of Appropriateness was Granted.

Yeas: 5 - Beeson, Secretary Rochlen, Quijano, Epperson, and White

Nays: 0

Absent: 2 - Chair Hall, and Fortener

F-6. [21-0937](#) HDC21-152 637 Fifth; New Meter; OWSHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Kathryn Fortener and John Beeson visited the site as part of their review. Beeson 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 637 Fifth Street, a contributing property in the Old West Side Historic District, to install a gas meter on the south elevation, one foot from the southwest (front) corner of the house, as shown in the application. As proposed, the work is compatible in exterior design, arrangement, materials, and relationship to the building and the surrounding area and meets The City of Ann Arbor Historic District Design Guidelines for mechanical equipment, and 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 mechanical systems.

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: 5 – 0

Certificate of Appropriateness was Granted.

Yeas: 5 - Beeson, Secretary Rochlen, Quijano, Epperson, and White

Nays: 0

Absent: 2 - Chair Hall, and Fortener

F-7. [21-0938](#) HDC21-153 1005 W Liberty; New Meter; OWSHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Kathryn Fortener and John Beeson visited the site as part of their review. Beeson 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 Dave Rochlen, seconded by Bob White, that the Commission issue a certificate of appropriateness for the application at 1005 West Liberty Street, a contributing property in the Old West Side Historic District, to install a gas meter on the west elevation of the house as shown in the application. As proposed, the work is compatible in exterior design, arrangement, materials, and relationship to the building and the surrounding area and meets The City of Ann Arbor Historic District Design Guidelines for mechanical equipment, and 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 mechanical systems.

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: 5 – 0

Certificate of Appropriateness was Granted.

Yeas: 5 - Beeson, Secretary Rochlen, Quijano, Epperson, and White

Nays: 0

Absent: 2 - Chair Hall, and Fortener

F-8. [21-0939](#) HDC21-154 603 Turner Park Ct; New Meter; OWSHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Kathryn Fortener and John Beeson visited the site as part of their review. Beeson 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 Anna Epperson, seconded by Bob White, that the Commission issue a certificate of appropriateness for the application at 603 Turner Park Court, a contributing property in the Old West Side Historic District, to install a bank of gas meters on the east (side) elevation, 10' from the northeast (front) corner of the house, as shown in the application. As proposed, the work is compatible in exterior design, arrangement, materials, and relationship to the building and the surrounding area and meets The City of Ann Arbor Historic District Design Guidelines for mechanical equipment, and 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 mechanical systems.

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: 5 – 0

Certificate of Appropriateness was Granted.

Yeas: 5 - Beeson, Secretary Rochlen, Quijano, Epperson, and White

Nays: 0

Absent: 2 - Chair Hall, and Fortener

G. NEW BUSINESS

H. APPROVAL OF MINUTES

H-1. [21-0680](#) March 11, 2021 Historic District Commission Meeting Minutes

The March 11, 2021 HDC meeting minutes were unanimously Approved and forwarded to City Council.

H-2. [21-0940](#) April 8, 2021 Historic District Commission Meeting Minutes

Postponed to the Historic District Commission 6/10/2021 meeting.

I. REPORTS FROM COMMISSIONERS

J. ASSIGNMENTS

J-1. **Review Committee: Monday, June 7, 2021 at 5pm for the June 10, 2021 Regular Meeting**

Commissioners Anna Epperson and John Beeson volunteered for the June 7, 2021 HDC Review Committee.

K. REPORTS FROM STAFF

K-1. [21-0941](#) April 2021 HDC Staff Activities

Received and Filed

L. CONCERNS OF COMMISSIONERS

Dave Rochlen enquired about window egress wells and the current standards for their review.

Jill Thacher said she'd go back to the notes from the HDC Retreat where the subject was discussed, noting that if there were any proposed changes to the standards, they would first have to be approved by the Commission, then City Council, then SHIPHO.

1113 W. Washington Street, the house near Slauson School, is undergoing a front porch remodel; he doesn't remember seeing an application for that address.

Jill Thacher said she'd follow up on any work at the site.

M. COMMUNICATIONS

M-1. [21-0942](#) Various Communications to the HDC

Received and Filed

N. ADJOURNMENT

The meeting was unanimously adjourned at 8:58 pm.

Evan Hall, Chairperson
Jill Thacher, HDC Staff Coordinator/Planner
mg/

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.