



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, November 12, 2020

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: 963 1311 6330

A. CALL TO ORDER

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

Welcome to the Thursday, November 12, 2020 electronic meeting of the Ann Arbor Historic District Commission. The meeting is being held electronically to protect public health and safety due to the COVID19 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 213-338-8477 and enter meeting ID 963 1311 6330 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:

Kristen Vander Lugt

Present: 7 - John Beeson, Anna Epperson, Evan Hall, David Rochlen, Jessica Quijano, Kathryn Fortener, and Robert 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. UNFINISHED BUSINESS

F. HEARINGS

F-1. 20-1691 HDC20-157 603 E William; New Door and Sign; EWHD

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 John Beeson 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.

Door

Moved by David Rochlen, seconded by Bob White, that the Commission issue a certificate of appropriateness for the portion of the application at 603 E William Street, a contributing property in the East William Historic District to replace a wood door, frame, and transom with a steel door, frame, and transom in matching dimensions. The transom window shall be flush with the exterior of the adjacent transom window, conditional to approval of drawings to be provided after site measurements have taken place. 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 The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 1, 2, 6 and 9 and the guidelines for storefronts 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]

VOTE ON DOOR

On a roll call vote, the vote was as follows with the Chair declaring the amended motion carried. Vote: 7 – 0

Certificate of Appropriateness was Granted for door.

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

Nays: 0

Sign

Moved by David Rochlen, seconded by Bob White, that the Commission issue a certificate of appropriateness for the portion of the application at 603 E William Street, a contributing property in the East William Historic District, to install a second-floor blade sign mounted through mortar joints, 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 signs, and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 1, 2 and 9 and the guidelines for storefronts 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]

Moved by David Rochlen, seconded by Bob White, to postpone the sign portion of application to the next HDC meeting, to allow the

applicant to provide proposed signage that is smaller and more appropriate in size and location.

On a roll call vote, the vote was as follows with the Chair declaring the motion carried. Vote: 7 – 0

Sign portion postponed till December 10, 2020 HDC meeting.

F-2. [20-1692](#) HDC20-166 309 S Main; New 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 Anna Epperson and John Beeson 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 309 South Main Street, a contributing property in the Main Street Historic District, to install a new 17" x 12' wall sign and a 2'6" by 1'10" by 3" 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 standards 2, 9 and 10, 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: 7 – 0

Certificate of Appropriateness was Granted.

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

Nays: 0

F-3. [20-1693](#) HDC20-165 313 S Seventh; New Solar Panels; 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 John Beeson 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 313 South Seventh Street, a contributing property in the Old West Side Historic District, to install a black-on-black solar array on the south-facing roof, 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 roofs, energy efficiency, and mechanical systems, as well as the Ann Arbor Historic District Design Guidelines, particularly as they pertain to solar installations.

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, Vice Chair Epperson, Fortener, Chair Hall, Quijano, Secretary Rochlen, and White

Nays: 0

F-4. [20-1694](#) HDC20-135 614 S Ashley; Rear Addition; 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 John Beeson 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 614 S Ashley, a contributing property in the Old West Side Historic District, to construct a second story addition over parking at the rear of the house. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the Ann Arbor Historic District Design Guidelines for Additions and New Construction, 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 District/Neighborhood, Building Site, New Additions, and 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: 7 – 0

Certificate of Appropriateness was Granted.

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

Nays: 0

G. NEW BUSINESS

G-1. 20-1695 210 S Main Historic Marker

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

Applicant Mark Wilfong was available to respond to enquiries from the Commission.

Moved by Bob White, seconded by John Beeson, that the 1860 commercial building at 210 South Main Street 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 Commission took into consideration the presented application and discussed the matter. [For a complete record of the discussion, please see available video format]

The motion was unanimously approved.

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

Nays: 0

H. APPROVAL OF MINUTES

H-1. 20-1696 October 8, 2020, Historic District Commission Meeting Minutes

Unanimously postponed until the next HDC meeting.

I. REPORTS FROM COMMISSIONERS

Jessica Quijano noted that the State Senate was to hearing today on the State Historic Tax Credits and she asked if anyone had heard any news or follow-up on the topic.

No one had further details.

I-2. ANNUAL VOTE OF OFFICERS

ANNUAL ELECTION OF OFFICERS

Commissioner White provided the Nominating Report.

Moved by Bob White, seconded by John Beeson, to keep the same slate of HDC Officers;

Evan Hall as Historic District Commission Chairperson, and

Anna Epperson as Historic District Commission Vice Chairperson, and

Dave Rochlen as Historic District Commission Secretary.

The Nominees accepted their nominations and the Commission thanked them and Staff for their service.

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

Nays: 0

J. ASSIGNMENTS

J-1. Review Committee: Monday, December 7, 2020 at noon for the December 10, 2020

Commissioners John Beeson and David Rochlen volunteered for the December 7, 2020 HDC Review Committee meeting at noon.

K. REPORTS FROM STAFF

K-1. [20-1697](#) October 2020 HDC Staff Activities

Received and Filed

L. **CONCERNS OF COMMISSIONERS**

M. **COMMUNICATIONS**

M-1 [20-1698](#) Various Communications to the HDC

Received and Filed

N. **ADJOURNMENT**

The meeting was unanimously adjourned at 9:41 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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