



**City of Ann Arbor**  
**Formal Minutes**  
**Historic District Commission**

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

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Thursday, October 12, 2017

7:00 PM

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

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**A**      **CALL TO ORDER**

*Vice Chairperson Beeson called the meeting to order at 7:02 p.m.*

**B**      **ROLL CALL**

*Historic District Coordinator and City Planner Jill Thacher called the roll.*

**Present:** 6 - Robert White, John Beeson, Evan Hall, Max Cope, David Rochlen, and Anna Epperson

**C**      **APPROVAL OF AGENDA**

*The agenda was unanimously approved as presented. Item F-6 is located at 812 W. Washington Street.*

**Approved as presented**

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

*None*

**E**      **UNFINISHED BUSINESS**

*None*

**F**      **HEARINGS**

**F-1**      **[17-1597](#)**      HDC17-203; 312 S State Street - New Business Sign -- SSHD

*Jill Thacher presented the staff report. [See attached in agenda packet]*

**REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:**

*Commissioners Anna Epperson 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, Suite 1300, Detroit, applicant, was present to explain the application and 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 Commission issue a certificate of appropriateness for the application at 312 S. State Street, a contributing property in the State Street Historic District, to install a new 30" by 20" business 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 storefronts and 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 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, the vote was as follows with the Vice Chair declaring the motion carried. Vote: 6-0**

**Certificate of Appropriateness was Granted.**

**Yeas:** 6 - White, Vice Chair Beeson, Hall, Cope, Rochlen, and Epperson

**Nays:** 0

**F-2**      **[17-1598](#)**      HDC17-195; 511 Elizabeth Street - Basement Egress Window -- OFWHD

*Jill Thacher presented the staff report. [See attached in agenda packet]*

**REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:**

*Commissioners Anna Epperson and Max Cope visited the site as part of*

*their review. They reported their findings and recommendations to the Commission.*

**PUBLIC HEARING:**

*Joe Gailunas, 416 W. William, Ann Arbor, applicant, was present to explain the application and 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 Commission issue a certificate of appropriateness for the application at 511 Elizabeth Street, a contributing property in the Old Fourth Ward Historic District, to replace one north basement window, with an egress window, on the north side, 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 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]*

*The applicant agreed to save the window that is proposed to be removed.*

**On a roll call, the vote was as follows with the Vice Chair declaring the motion carried. Vote: 6-0**

**Certificate of Appropriateness was Granted.**

**Yeas:** 6 - White, Vice Chair Beeson, Hall, Cope, Rochlen, and Epperson

**Nays:** 0

**F-3**      [17-1599](#)      HDC17-196; 612 Lawrence Street - Alter Rear Windows - OFWHD.

*Jill Thacher presented the staff report. [See attached in agenda packet]*

*REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:*

*Commissioners Anna Epperson and Max Cope visited the site as part of their review. They reported their findings and recommendations to the Commission.*

*PUBLIC HEARING:*

*Joe Gailunas, 416 W. William, Ann Arbor, applicant, was present to explain the application and respond to enquiries from the Commission.*

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

**Moved by Evan Hall, seconded by White that the Commission issue a certificate of appropriateness for the application at 612 Lawrence Street, a contributing property in the Old Fourth Ward Historic District, to replace two rear windows with larger rear windows, 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 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, the vote was as follows with the Vice Chair declaring the motion carried. Vote: 6-0**

**Certificate of Appropriateness was Granted.**

**Yeas:** 6 - White, Vice Chair Beeson, Hall, Cope, Rochlen, and Epperson

**Nays:** 0

**F-4**      **[17-1600](#)**      HDC17-197; 1147 Traver Road - Rear Addition - BHD

*Jill Thacher presented the staff report. [See attached in agenda packet]*

*REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:*

*Commissioners Anna Epperson and Max Cope visited the site as part of their review. They reported their findings and recommendations to the Commission.*

*PUBLIC HEARING:*

*Scott Bowers, 1147 Traver Road, Ann Arbor, owner, was present to explain the application and 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 Commission issue a certificate of appropriateness for the application at 1147 Traver Road, a contributing property in the Broadway Historic District, to construct a rear addition and remove vinyl siding, on the following condition: that 5-inch cementitious lap siding is installed with the smooth side out, creating a new door opening on the north elevation, and a concrete front porch on the front, the addition at the south west corner of the house may protrude up to 6 inches. The work as conditioned is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets the City of Ann Arbor Historic District Design Guidelines for All Additions, 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 New Additions and District or Neighborhood Setting.**

*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, the vote was as follows with the Vice Chair declaring the motion carried. Vote: 6-0**

**Certificate of Appropriateness was Granted.**

**Yeas:** 6 - White, Vice Chair Beeson, Hall, Cope, Rochlen, and Epperson

**Nays:** 0

F-5      [17-1601](#)      HDC17-204; 332 E William Street - Egress Windows - EWHD

*Jill Thacher presented the staff report. [See attached in agenda packet]*

**REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:**

*Commissioners Anna Epperson and Max Cope visited the site as part of their review. They reported their findings and recommendations to the Commission.*

**PUBLIC HEARING:**

*Jeffrey Gallatin, 409 S. Division, Ann Arbor, owner and applicant, along with Scott Diels, Architect, 1414 Iroquois Place, Ann Arbor, owner, were present to explain the application and respond to enquiries from the Commission.*

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

**Moved by Rochlen, seconded by White, that the Commission issue a certificate of appropriateness for the application at 332 East William Street, a contributing property in the East William Historic District, to install nine new windows in enlarged or new openings. 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 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, the vote was as follows with the Vice Chair declaring the motion carried. Vote: 6-0**

**Certificate of Appropriateness was Granted.**

**Yeas:** 6 - White, Vice Chair Beeson, Hall, Cope, Rochlen, and Epperson

Nays: 0

F-6      [17-1602](#)      HDC17-205; 712 W Washington Street - Patios & Paths - OWSHD

*Jill Thacher presented the staff report. [See attached in agenda packet]*

**REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:**

*Commissioners Anna Epperson and Max Cope visited the site as part of their review. They reported their findings and recommendations to the Commission.*

**PUBLIC HEARING:**

*Nadine Hubbs, 812 West Washington Street, Ann Arbor, owner, was present to explain the application and respond to enquiries from the Commission.*

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

**Moved by Epperson, seconded by White, that the Commission issue a certificate of appropriateness for the application at 812 W Washington Street, a contributing property in the Old West Side Historic District, to remove 192 square feet of hardscape and construct 324 square feet of new patio and walks using concrete pavers and stone, on the condition that the existing patio on the west remains and may be widened with pavers or concrete. As conditioned, 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 site; and the Ann Arbor Historic District Design Guidelines for patios.**

**Moved by Cope, seconded by Beeson, that the existing walkway from the front to the back remain as is and may be widened with pavers or concrete.**

**Amendment approved unanimously.**

**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, the vote was as follows with the Vice Chair declaring the motion carried. Vote: 6-0**

**Certificate of Appropriateness was Granted.**

**Yeas:** 6 - White, Vice Chair Beeson, Hall, Cope, Rochlen, and Epperson

**Nays:** 0

**G      NEW BUSINESS**

**G-1      17-1607    Addition to the Staff Approval List**

**Moved by Cope, seconded by White, that item 17 from the Staff Approvals List be amended, as proposed, effective immediately.**

**17) The removal of dead, diseased or damaged historic trees/plantings extant from the period of significance with a written statement from a professional service or arborist confirming that the historic trees/plantings are dead, diseased, or damaged.**

**On a voice vote, the vote passed unanimously. Vote: 6-0**

**Yeas:** 6 - White, Vice Chair Beeson, Hall, Cope, Rochlen, and Epperson

**Nays:** 0

**H      APPROVAL OF MINUTES**

**H-1      17-1603    Minutes of the August 9, 2017, HDC Meeting**

**Without objection, the minutes were unanimously approved and forwarded to Council.**

**I      REPORTS FROM COMMISSIONERS**

**J      ASSIGNMENTS**



**J-1 Review Committee: Monday, November 13, 2017, at Noon for the November 16, 2017 Regular Meeting**

*John Beeson and David Rochlen volunteered for the November HDC Review Committee.*

**J-2 Volunteers for Nominating Committee**

*Bob White and David Rochlen volunteered for the Nominating Committee*

**K REPORTS FROM STAFF**

**K-1**      [17-1604](#)    August 2017 HDC Staff Activities

**Received and Filed**

**K-2**      [17-1605](#)    September 2017 HDC Staff Activities

**Received and Filed**

**L CONCERNS OF COMMISSIONERS**

*Beeson brought concerns of neglect for the blue house on Liberty where the entrance borders the walkway to the Barr School.*

**Moved by Cope, seconded by Beeson to be the “Special Committee” to review situation and write report. Commission approved unanimously.**

**M COMMUNICATIONS**

**M-1**      [17-1606](#)    Various Communications to the HDC

**Received and Filed**

**N ADJOURNMENT**

**Without objection, the meeting was adjourned at 9:20 p.m.**

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The complete record of this meeting is available in video format at [www.a2gov.org/ctn](http://www.a2gov.org/ctn), or is available for a nominal fee by contacting CTN at (734) 794-6150.

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