



City of Ann Arbor

Formal Minutes

Historic District Commission

301 E. Huron Street
Ann Arbor, MI 48104
[http://a2gov.legistar.com/
Calendar.aspx](http://a2gov.legistar.com/Calendar.aspx)

Thursday, October 11, 2018

7:00 PM

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

A **CALL TO ORDER**

Chair John Beeson called the meeting to order at 7:04 p.m.

B **ROLL CALL**

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

Present: 7 - Robert White, John Beeson, Evan Hall, Max Cope, David Rochlen, Anna Epperson, and Jessica Quijano

C **APPROVAL OF AGENDA**

The Agenda was Approved as presented, without objection.

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

None

E **UNFINISHED BUSINESS**

E-1 **18-1714** HDC18-199; 321 Eighth - Two Story Addition - OWSHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

Rochlen reported that there is an interior entry door at grade level, which is why the location of the proposed mudroom is located at that entry point.

Beeson reported that in general the existing foundations will be used, but there will be new walls, and the gable roof will be much higher with the second floor addition.

PUBLIC HEARING:

Nick Durrie, 1240 Jewett, Unit 2B, Ann Arbor, Applicant was present to explain the revised plans 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 321 Eighth Street, a contributing property in the Old West Side Historic District, to construct a two-story rear addition on the following conditions: a staff approval is applied for and received for addition doors, and the west mudroom wall be moved east of, and at least abutting the existing east cornerboard of the bumpout wall be visible, that meet the Ann Arbor Historic District Design Guidelines. 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, District or Neighborhood Setting, Building Site, 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 voice vote, the Chair declared the motion carried. Vote: 7-0

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

Nays: 0

F HEARINGS

F-1 18-1715 HDC18-232; 408 S First - Basement Egress Window - OWSHD

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

PUBLIC HEARING:

Michael Kirchner, Architect for the project, 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 408 South First Street, a contributing property in the Old West Side Historic District, to install a new basement egress window and well, and infill another basement window with glass block, 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 voice vote, the Chair declared the motion carried. Vote: 7-0

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

Nays: 0

G NEW BUSINESS

H APPROVAL OF MINUTES

H-1 [18-1716](#) Minutes of the September 20, 2018, HDC Meeting

The Minutes were unanimously Approved by the Commission and forwarded to the City Council. On a voice vote, the Chair declared the motion carried.

I REPORTS FROM COMMISSIONERS

J ASSIGNMENTS

J-1 **Review Committee: Tuesday, November 13, 2018 at NOON for the November 15, 2018 Regular Meeting**

Commissioner Max Cope and Anna Epperson volunteered for the November HDC Review Committee.

K REPORTS FROM STAFF

K-1 [18-1717](#) September 2018 HDC Staff Activities

Received and Filed

L CONCERNS OF COMMISSIONERS

M COMMUNICATIONS

M-1 [18-1718](#) Various Communications to the HDC

Received and Filed

N ADJOURNMENT

The meeting was unanimously adjourned at 8:03 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.

John Beeson, Chairperson
Jill Thacher, HDC Staff Coordinator/Planner
mg/