



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 13, 2022

7:00 PM

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

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

Join from a PC, Mac, iPad, iPhone or Android device:

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Call: 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099
Webinar ID: 978 6401 4515

A. CALL TO ORDER

Vice Chairperson David Rochlen called the meeting to order at 7:00 pm, stating:

Welcome to the Thursday, January 13, 2022 in-person and electronic (hybrid) meeting of the Ann Arbor Historic District Commission. The meeting is being held in this mode 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 in-person, via Zoom or via telephone. 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.

Historic District Commission members, Rochlen, Quijano, Fortener, and White, were physically present at City Hall of Ann Arbor, 301 E Huron Street, Ann Arbor, Michigan.

City Planner, Alexis DiLeo, was present via Zoom.

Present: 4 - David Rochlen, Jessica Quijano, Kathryn Fortener, and Robert White

Absent: 3 - Chair Anna Epperson, Jennifer Ross, and Beverly K Willis

C. APPROVAL OF AGENDA

The Agenda was unanimously approved as presented.

D. AUDIENCE PARTICIPATION - (3 Minutes per Speaker)

None

FOR ZOOM PARTICIPANTS, PHONE CALLERS CAN PRESS *9 TO RAISE HANDS AND *6 TO UNMUTE THEIR PHONES WHEN CALLED UPON TO SPEAK.

E. UNFINISHED BUSINESS

E-1. [22-0077](#) HDC21-337 113 W Washington; Public Art; MSHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Kathy Fortener and David Rochlen 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 Commissioner Kathy Fortener, seconded by Commissioner Bob White, that the Commission issue a certificate of appropriateness for the application in the alley between 113 West Washington Street and 200 South Main, both contributing properties in the Main Street Historic District, to install nine banner rods on brackets mounted on a continuous ledger on the east, and a matching ledger on the west wall that would be broken by the window (not in front of the window), as described in mortar joints, on the following conditions: that all hardware is removed and the mortar joints repaired with an appropriate mortar match when the exhibit ends in a year. 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 sites and masonry, and the Ann Arbor Historic District Design Guidelines.

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 amended motion carried. Vote: 4 – 0

Yeas: 4 - Vice Chair Rochlen, Secretary Quijano, Fortener, and White

Nays: 0

Absent: 3 - Chair Epperson, Ross, and K Willis

E-2. [22-0078](#) HDC21-338 120 W Washington; Public Art; MSHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Kathy Fortener and David Rochlen 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 Commissioner Jessica Quijano, seconded by Commissioner Bob White, that the Commission issue a certificate of appropriateness for the application at 112 West Washington Street and 126 South Main, both contributing properties in the Main Street Historic District, to install four fabric panels on wires mounted through mortar joints, not masonry units, stretched across the alley on the following conditions: that all hardware is removed and the mortar joints repaired with an appropriate mortar match when the exhibit ends in a year. 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 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 sites and masonry, and the Ann Arbor Historic District Design Guidelines.

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

Yeas: 4 - Vice Chair Rochlen, Secretary Quijano, Fortener, and White

Nays: 0

Absent: 3 - Chair Epperson, Ross, and K Willis

E-3. [22-0079](#) HDC21-297 112-114 W Liberty; Public Art; MSHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Kathy Fortener and David Rochlen 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 Commissioner Kathy Fortener, seconded by Commissioner Bob White, that the Commission issue a certificate of appropriateness for the application at 112 West Liberty Street, a contributing property in the Main Street Historic District, to paint a portion of the west elevation with the exception of the front wall, the width of the parapet, and install approximately 50 aluminum bars, mounted in mortar joints, and foil decals on the wall and pavement, on the following conditions: that existing mortar joint deficiencies are repaired with an appropriate mortar match before being painted; that windows and sills remain unpainted; and that all decals and hardware are removed and those mortar joints repaired with an appropriate mortar match when the exhibit ends in a year. 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 sites and masonry, and the Ann Arbor Historic District Design Guidelines.

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 amended motion carried. Vote: 4 – 0

Yeas: 4 - Vice Chair Rochlen, Secretary Quijano, Fortener, and White

Nays: 0

Absent: 3 - Chair Epperson, Ross, and K Willis

F. HEARINGS

F-1. 22-0080 HDC21-257 811 Catherine; Replace windows; OFWHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Kathy Fortener and David Rochlen 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 Commissioner Jessica Quijano, seconded by Commissioner Bob White, that the Commission approve the application at 811 Catherine Street, a contributing property in the Old Fourth Ward Historic District, to replace nine windows with replica wood windows, as proposed. The Commission finds that the replacement of the original windows was inappropriate because it did not meet The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standard number 6 and the guidelines for windows and energy retrofitting. The owner shall remove the replacement windows and install replica wood windows within eight months of this decision date.

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

Yeas: 4 - Vice Chair Rochlen, Secretary Quijano, Fortener, and White

Nays: 0

Absent: 3 - Chair Epperson, Ross, and K Willis

F-2. [22-0081](#) HDC21-347 301 N Fifth; Business Sign; OFWHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Kathy Fortener and David Rochlen 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 Commissioner Kathy Fortener, seconded by Commissioner Bob White, that the Commission issue a certificate of appropriateness for the application at 301 N Fifth Avenue, a contributing property in the Old Fourth Ward Historic District, to install a new neon business sign, mounted in 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 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: 4 – 0

Yeas: 4 - Vice Chair Rochlen, Secretary Quijano, Fortener, and White

Nays: 0

Absent: 3 - Chair Epperson, Ross, and K Willis

F-3. [22-0082](#) HDC22-001 1026 W Liberty; 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 Kathy Fortener and David Rochlen 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 Commissioner Jessica Quijano, seconded by Commissioner Bob White, that the Commission issue a certificate of appropriateness for the application at 1026 West Liberty Street, a contributing property in the Old West Side Historic District, to construct a two-story rear addition, replace concrete front stairs and railings with wood, infill a side door on the east elevation, and install a new window in a new opening on the first floor east elevation on the condition that the door infill is recessed 2". As conditioned, 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: 4 – 0

Yeas: 4 - Vice Chair Rochlen, Secretary Quijano, Fortener, and White

Nays: 0

Absent: 3 - Chair Epperson, Ross, and K Willis

F-4. [22-0083](#) HDC22-006 1223 Traver; Foundation and addition; BHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Kathy Fortener and David Rochlen 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 Commissioner Kathy Fortener, seconded by Commissioner Bob White, that the Commission issue a certificate of appropriateness for the application at 1223 Traver Street, a contributing property in the Broadway Historic District, to replace and raise the house’s foundation 16” above grade with a parged finish; install two glass block windows, one in a new opening; install three egress windows with wells on a modern addition; and construct a 150 square foot addition to enclose stairs to access the expanded basement. As proposed, 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 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: 4 – 0

Yeas: 4 - Vice Chair Rochlen, Secretary Quijano, Fortener, and White

Nays: 0

Absent: 3 - Chair Epperson, Ross, and K Willis

G. NEW BUSINESS

G-1. [22-0084](#) Election of Officers

The Commission unanimously accepted Bob White to lead the Nominating Committee. He will provide the report at the following meeting.

H. APPROVAL OF MINUTES

H-1. [22-0085](#) December 9, 2021 Historic District Commission Meeting Minutes

The December 9, 2021 Historic District Commission meeting minutes were unanimously approved by the Commission and forwarded to City Council.

I. REPORTS FROM COMMISSIONERS

J. ASSIGNMENTS

J-1. Review Committee: Monday, February 7, 2022 at Noon for the February 10, 2022 Regular Meeting

Commissioners Kathy Fortener volunteered for the February 7, 2022 HDC Review Committee.

Jill Thacher said she would check with Commissioners Jennifer Ross and

Anna Epperson if either would be able to join.

K. REPORTS FROM STAFF

K-1. [22-0086](#) December 2021 HDC Staff Activities

Received and Filed

L. CONCERNS OF COMMISSIONERS

M. COMMUNICATIONS

M-1. [22-0087](#) Various Communications to the HDC

Received and Filed

N. ADJOURNMENT

The meeting was unanimously adjourned at 9:23 pm.

**THERE WILL BE A WORKING SESSION IMMEDIATELY FOLLOWING THE
REGULARLY SCHEDULED HDC MEETING**

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>.

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.

Anna Epperson, Chairperson
Jill Thacher, HDC Staff Coordinator/Planner

Mia Gale, Administrative Assistant