



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, March 14, 2019

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 7:00 p.m.

B **ROLL CALL**

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

Present: 6 - John Beeson, Evan Hall, Max Cope, David Rochlen, Anna Epperson, and Jessica Quijano

Absent: 1 - 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 COMMENTARY - (3 Minutes per Speaker)**

Toby Headinghouse, Architect for the proposed addition and columns for Zeta Tau Alpha Sorority, 1500 Washtenaw Avenue, Ann Arbor, presented brick samples they propose to use on the addition.

E **UNFINISHED BUSINESS**

F **HEARINGS**

F-1 **19-0467** HDC19-004; 300 Detroit - Radon Mitigation - OFWHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

PUBLIC HEARING:

Philis Engelbert, 300 Detroit Street, Ann Arbor, business owner, was present to explain the application and to respond to enquiries from the Commission.

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

Moved by Cope, seconded by Rochlen, that the Commission issue a certificate of appropriateness for the application at 300 Detroit Street, a contributing structure in the Old Fourth Ward Historic District, to install a vapor mitigation unit on the front of the building, as built, including painting the entire unit and the facade black to help disguise the unit. The work as conditioned 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 voice vote, the vote was as follows with the Chair declaring the motion carried. Vote: 6-0

Certificate of Appropriateness was Granted.

Yeas: 6 - Chair Beeson, Secretary Hall, Vice Chair Cope, Rochlen, Epperson, and Quijano

Nays: 0

Absent: 1 - White

Due to tornado warning all present were evacuated to a tornado safe area until the 'all clear' was given.

Meeting continued in the basement conference room.

F-2 **19-0468** HDC19-020; 300 Detroit - Wall Mural - OFWHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

PUBLIC HEARING:

Philis Engelbert, Detroit Street Filling Station, 300 Detroit Street, Ann Arbor, business owner, was present to explain the application and to respond to enquiries from the Commission.

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

Moved by Cope, seconded by Rochlen, that the Commission issue a certificate of appropriateness for the application at 300 Detroit Street, a contributing property in the Old Fourth Ward Historic District, to install a removable mural on the east façade of the building through mortar joints, not masonry units. The proposed 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 for signs.

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

Certificate of Appropriateness was Granted.

Yeas: 6 - Chair Beeson, Secretary Hall, Vice Chair Cope, Rochlen, Epperson, and Quijano

Nays: 0

Absent: 1 - White

F-3 [19-0470](#) HDC19-011; 122 S Seventh - Partial Foundation; Egress Windows - OWSHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

PUBLIC HEARING:

Dave Lewis, 122 S Seventh Street, Ann Arbor, owner, was present to explain the application and to respond to enquiries from the Commission.

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

Moved by Quijano, seconded by Cope, that the Commission issue a certificate of appropriateness for the application at 122 S Seventh Street, a contributing property in the Old West Side Historic District, to replace the foundation of an addition and install two egress windows in wood wells, 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 windows, district or neighborhood setting, health and safety, and building site, as well as the Ann Arbor Historic District Design Guidelines, particularly as they pertain to windows and safety codes.

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]

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

PUBLIC HEARING:

David Lewis, 122 S. Seventh Street, Ann Arbor, owner, was present to explain the application and to respond to enquiries from the Commission.

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

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

Certificate of Appropriateness was Granted.

Yeas: 6 - Chair Beeson, Secretary Hall, Vice Chair Cope, Rochlen, Epperson, and Quijano

Nays: 0

Absent: 1 - White

F-4 [19-0471](#) HDC19-027; 1550 Washtenaw - Relocate Columns - WHHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

PUBLIC HEARING:

Leah Ozment, Director of Zeta Tau Alpha, was present to explain the application and to respond to enquiries from the Commission.

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

Moved by Rochlen, seconded by Epperson, that the Commission issue a certificate of appropriateness for the application at 1550 Washtenaw Avenue, a contributing property in the Washtenaw/Hill Historic District, to relocate four columns in the front yard, on the condition: the interior width be no greater than 17 feet between tall columns, and columns will be moved an additional 2 feet back. 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 9 and the guidelines for masonry, setting, and site, as well as the Ann Arbor Historic District Design Guidelines, particularly as they pertain to masonry.

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

Certificate of Appropriateness was Granted.

Yeas: 6 - Chair Beeson, Secretary Hall, Vice Chair Cope, Rochlen, Epperson, and Quijano

Nays: 0

Absent: 1 - White

F-5 [19-0472](#) HDC19-029; 120 W Liberty - 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 Cope and Rochlen visited the site as part of their review. They reported their findings and recommendations to the Commission.

PUBLIC HEARING:

Kevin Short, Huron Sign Company, 663 Mansfield Street, Ypsilanti, applicant, was present to explain the application and to respond to enquiries from the Commission.

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

Moved by Cope, seconded by Quijano, that the Commission issue a certificate of appropriateness for the application at 120 West Liberty

Street, a contributing property in the Main Street Historic District, to install a new 36.5" by 17.4" 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 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 Chair declaring the motion carried. Vote: 6-0

Certificate of Appropriateness was Granted.

Yeas: 6 - Chair Beeson, Secretary Hall, Vice Chair Cope, Rochlen, Epperson, and Quijano

Nays: 0

Absent: 1 - White

F-6 **19-0473** HDC19-030; 212 S State - New Commercial Building - SSHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

PUBLIC HEARING:

Brad Moore, 4844 Jackson Road, Suite 150, Ann Arbor, applicant, was present to explain the application and to respond to enquiries from the Commission.

Neil from ESG Architecture and Design, Minneapolis, reviewed materials with the Commission.

Chris Johnson, CA Ventures, 1801 Michigan, Suite 104, Chicago, was also present to respond to enquiries from the Commission.

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

Move by Cope, seconded by Epperson, that the Commission issue a certificate of appropriateness for the application at 212 S State Street to construct a six-floor mixed-use building, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to adjacent and surrounding buildings and meets The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the Ann Arbor Historic District Design Guidelines, particularly as they pertain to New Construction in Historic Commercial Settings.

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]

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

PUBLIC HEARING:

Kevin Short, Huron Sign Company, 663 Mansfield Street, Ypsilanti, applicant, was present to explain the application and to respond to enquiries from the Commission.

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

On a voice vote, the vote was as follows with the Chair declaring the motion carried. Vote: 5-1

Certificate of Appropriateness was Granted.

Yeas: 5 - Chair Beeson, Secretary Hall, Vice Chair Cope, Rochlen, and Epperson

Nays: 1 - Quijano

Absent: 1 - White

G **NEW BUSINESS**

G-1 **19-0474** Draft Lighting Ordinance Presentation and Discussion

Sally Oey and Erica Briggs, gave a presentation and reviewed a draft lighting ordinance on Dark Skies.

Received and Filed

COMMISSION DISCUSSION:

The Commission discussed the matter. [For a complete record of the discussion, please see available video format]

G-2 **19-0476** Pedestrian Scale Sign Guidelines

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

Moved by Rochlen, seconded by Hall, to approve the revised Ann Arbor Historic District Sign Guidelines to include information on pedestrian scale signs, and direct staff to post this information on the city website and include pedestrian scale signage in a future update of the Ann Arbor Historic District Design Guidelines.

COMMISSION DISCUSSION:

The Commission took into consideration the presented guidelines discussed the matter. [For a complete record of the discussion, please see available video format]

On a voice vote, the vote was as follows with the Chair declaring the motion carried.

Yeas: 6 - Chair Beeson, Secretary Hall, Vice Chair Cope, Rochlen, Epperson, and Quijano

Nays: 0

Absent: 1 - White

G-3 **Annual Retreat Planning**

The Commission decided to hold their Annual HDC Retreat on April 6th from 9 am to noon.

H **APPROVAL OF MINUTES**

- H-1 [19-0478](#) January 10, 2019 Historic District Commission Meeting Minutes

Approved as amended.

I **REPORTS FROM COMMISSIONERS**

J **ASSIGNMENTS**

- J-1 **Review Committee: Monday, April 8, 2019 at 5 PM for the April 11, 2019 Regular Meeting**

Commissioners Evan Hall and John Beeson volunteered for the April 8 HDC Review Committee.

K **REPORTS FROM STAFF**

- K-1 [19-0477](#) January & February 2019 HDC Staff Activities

Received and Filed

L **CONCERNS OF COMMISSION**

M **COMMUNICATIONS**

Commissioner Quijano gave a report from Cobblestone Farms.

- M-1 [19-0479](#) Various Communication to the HDC

Received and Filed

N **ADJOURNMENT**

The meeting was unanimously adjourned at 10:45 pm., and the Commission proceeded into a Working Session.

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/

WORKING SESSION

- 1 [19-0480](#) 530 N. Division