



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

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

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Thursday, August 17, 2023

7:00 PM

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

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**This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://a2gov.org/watchCTN)**

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

**A.**      **CALL TO ORDER**

*Technical difficulties delayed the meeting from starting on time.*

*Chairperson David Rochlen called the meeting to order at 7:15 pm stating:*

*Welcome to the Thursday, August 17 2023, in-person and electronic (hybrid) meeting of the Ann Arbor Historic District Commission. We intend to conduct this hybrid 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 965 3669 9762 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](http://www.a2gov.org/watchctn).*

**B.**      **ROLL CALL**

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

**Present:**    4 -    Chair David Rochlen, Jessica Quijano, Kathryn Fortener, and Jennifer Ross

**Absent:**    1 -    Benjamin Calderon

**C. APPROVAL OF AGENDA**

*The Agenda was unanimously approved as presented.*

**D. PUBLIC COMMENT - (3 Minutes per Speaker)**

*No comment.*

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**

**F. HEARINGS**

**F-1. [23-1349](#)** HDC23-0098; 122 S Seventh, Patios; OWSHD

**Attachments:** 122 S Seventh Staff Report - Patio Fence Screen.pdf, 122 S Seventh Attachments.pdf

**STAFF REPORT:**

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

**REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:**

*Commissioner Jennifer Ross and Staff 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 Fortener, Seconded by Quijano, that the Commission issue a certificate of appropriateness for the application at 122 South Seventh Street, a contributing property in the Old West Side Historic District, to install a decorative screen fence near the north lot line; install 40” lattice fence in several**

locations, including lattice gates and an air conditioner screen; install a new paver walk from the front porch stairs to the patio on the north side yard; replace the paver material on an existing patio and porch to match the driveway and replace existing steps with bluestone; install two wood arbors; replace metal porch posts with new square wood posts and a lattice screen on the west end; and extend the sidewalk curbs from the corner of the lot outward, 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 and 10 and the guidelines for building site; and the Ann Arbor Historic District Design Guidelines for patios.

*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: 4 – 0**

**Certificate of Appropriateness was Granted.**

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

**Nays:** 0

**Absent:** 1 - Calderon

**F-2.**      [23-1350](#)      HDC23-0122; 202 S Seventh, Rear Addition; OWSHD

**Attachments:**      202 S Seventh Staff Report - Addition.pdf, 202 S Seventh Attachments.pdf

*STAFF REPORT:*

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

*REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:*

*Commissioner Jennifer Ross and Staff 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 Quijano, Seconded by Commissioner Ross, that the Commission issue a certificate of appropriateness for the application at 202 S Seventh Street, a contributing property in the Old West Side Historic District, to replace a modern pantry and shed with a mudroom addition, on the following condition: that smooth concrete masonry units, with or without a parge coat, are used for the foundation, and that the new proposed stair landing components and guardrail on the rear are all wood. 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 1, 2, 5, 9 and 10 and the guidelines for additions and building site; and the Ann Arbor Historic District Design Guidelines for additions.**

**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: 4 – 0**

**Certificate of Appropriateness was Granted.**

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

**Nays:** 0

**Absent:** 1 - Calderon

**F-3.**      [23-1351](#)      HDC23-0136; 536 Sixth, Garage Addition and Accessory Building; OWSHD

**Attachments:** 536 Sixth Staff Report - Garage Addition Studio.pdf, 536 Sixth Attachments.pdf

*Chair David Rochlen recused himself from discussion and action on the following agenda item noting a conflict of interest. He removed himself from the Council Chambers.*

*Vice Chair Jessica Quijano took over chairing the meeting.*

**STAFF REPORT:**

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

**REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:**

*Commissioner Jennifer Ross and Staff 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 Ross, Seconded by that the Commission issue a certificate of appropriateness for the application at 536 Sixth Street, a contributing property in the Old West Side Historic District, to construct an addition to the rear elevation of the garage and to construct an additional accessory building behind the garage, 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, 5, 9, and 10 and the guidelines for additions, as well as the Ann Arbor Historic District Design Guidelines, in particular the guidelines for additions and residential accessory structures.**

**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: 4 – 0**

**Certificate of Appropriateness was Granted.**

**Yeas:** 3 - Vice Chair Quijano, Secretary Fortener, and Ross

**Nays:** 0

**Absent:** 1 - Calderon

**Recused:** 1 - Chair Rochlen

*Chair David Rochlen rejoined the Commission in Council Chambers, and took over chairing the remainder of the meeting.*

**G. NEW BUISNESS**

**H. APPROVAL OF MINUTES**

H-1. [23-1187](#) June 8, 2023 Historic District Commission Meeting Minutes

**Attachments:** 6-8-2023 HDC Approved Meeting Minutes.pdf

**Unanimously postponed to the next HDC meeting.**

H-2. [23-1352](#) July 13, 2023 Historic District Meeting Minutes

**Attachments:** 7-13-2023 HDC Approved Meeting Minutes.pdf

**Unanimously postponed to the next HDC meeting.**

**I. REPORTS FROM COMMISSIONERS**

**J. ASSIGNMENTS**

J-1. **Review Committee: Monday, September 11, 2023 at 5:00 pm, for the Thursday, September 14, 2023 Regular Meeting**

*Fortener and Ross stated they wouldn't be able to attend the September 14, 2023 meeting.*

*Jill Thacher would follow-up with the 3 additional Commissioners for their availability.*

**Approved as presented**

**K.      REPORTS FROM STAFF**

**L.      CONCERNS OF COMMISSIONERS**

*The Commission discussed public accessibility through Zoom.*

**M.      COMMUNICATIONS**

**M-1.**      [23-1353](#)      Various Communications to the HDC

*None*

**N.      ADJOURNMENT**

**The meeting was unanimously adjourned at 8:05 pm.**

David Rochlen, Chairperson  
Jill Thacher, HDC Staff Coordinator/Planner

Mia Gale, Administrative Assistant  
Courtney Manor, Administrative Assistant

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>.

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