



# City of Ann Arbor

## Formal Minutes - Final

### Historic District Commission

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

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Thursday, September 8, 2022

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)**

**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: 965 3669 9762**

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

<https://a2gov.zoom.us/j/96536699762?pwd=KzhoREg5eHgyUCtjV0NWY0lhUIMvQT09>

Passcode: 880017

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Call: 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099

Webinar ID: 965 3669 9762

#### **A. CALL TO ORDER**

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

*Welcome to the Thursday, September 8, 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 and the City of Ann Arbor. 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 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.*

*Historic District Commission members, as noted, were physically present at City Hall of Ann Arbor, 301 E Huron Street, Ann Arbor, Michigan.*

**Present:** 6 - David Rochlen, Jessica Quijano, Kathryn Fortener, Robert White, Jennifer Ross, and Beverly K Willis

**Absent:** 1 - Chair Anna Epperson

**C. APPROVAL OF AGENDA**

**The Agenda was unanimously approved as presented.**

**D. PUBLIC COMMENT - (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**

**F. HEARINGS**

**F-1. [22-1489](#)** HDC22-1160; 208 W Liberty, New Awnings; MSHD

**Attachments:** 208 W Liberty Staff Report - Awnings.pdf, 208 W Liberty Attachments.pdf

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

**REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:**

*Commissioner Jessica Quijano 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 Vice Chair declared the public hearing closed.*

**Moved by Beverly Willis, Seconded by Bob White, that the**

Commission issue a certificate of appropriateness for the application at 208 West Liberty Street, a contributing property in the Main Street Historic District, to install six new awnings 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 9 and the guidelines for storefronts, and the Ann Arbor Historic District Design Guidelines for awnings.

*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 Vice Chair declaring the motion carried. Vote: 6 – 0**

**Certificate of Appropriateness was Granted.**

**Yeas:** 6 - Vice Chair Rochlen, Secretary Quijano, Fortener, White, Ross, and K Willis

**Nays:** 0

**Absent:** 1 - Chair Epperson

**F-2.**      [22-1490](#)      HDC22-1173; 628 S First, New Backyard Shed; OWSHD

**Attachments:**      628 S First Staff Report - Shed.pdf, 628 S First Attachments.pdf

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

**REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:**

*Commissioner Jessica Quijano and Kathy Fortener 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 Vice Chair declared the public hearing closed.*

**Moved by Kathryn Fortener, Seconded by Bob White, that the Commission issue a certificate of appropriateness for the application at 628 South First Street, a contributing property in the Old West Side Historic District, to construct a new accessory structure in the backyard as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the house 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, as well as the Ann Arbor Historic District Design Guidelines, particularly as they pertain to 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 roll call vote, the vote was as follows with the Vice Chair declaring the motion carried. Vote: 6 – 0**

**Certificate of Appropriateness was Granted.**

**Yeas:** 6 - Vice Chair Rochlen, Secretary Quijano, Fortener, White, Ross, and K Willis

**Nays:** 0

**Absent:** 1 - Chair Epperson

**F-3. [22-1491](#) HDC22-1184; 404 S First, Two Additions; OWSHD**

**Attachments:** 404 S First Staff Report - Garage and House Additions.pdf, 404 S First Attachments.pdf

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

*REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:*

*Commissioner Jessica Quijano and Kathy Fortener 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 Vice Chair declared the public hearing closed.*

**Moved by Jessica Quijano, Seconded by Bob White, that the Commission issue a certificate of appropriateness for the application at 404 South First Street, a contributing property in the Old West Side Historic District, to add a small addition on the southwest corner of the house; to add a second story above a one-car frame garage; to remove the chimney; and install a new concrete parking pad, 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 roll call vote, the vote was as follows with the Vice Chair declaring the motion denied. Vote: 1 - 5**

**Yeas:** 1 - White

**Nays:** 5 - Vice Chair Rochlen, Secretary Quijano, Fortener, Ross, and K Willis

**Absent:** 1 - Chair Epperson

**F-4.**      [22-1492](#)      HDC22-1180; 1510 Broadway, New Egress Door; BHD

**Attachments:**      1510 Broadway Staff Report - New Rear Barn Door.pdf,  
1510 Broadway Attachments.pdf

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

*REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:*

*Commissioner Jessica Quijano and Kathy Fortener visited the site as*

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*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 Vice Chair declared the public hearing closed.*

**Moved by Beverly Willis, Seconded by Bob White, that the Commission issue a certificate of appropriateness for the application at 1510 Broadway Street, a contributing property in the Broadway Historic District, to install a new wood door in a new opening on the rear elevation of the barn. 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, 5, and 9, and the guidelines for accessibility and entries and porches.**

**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 Vice Chair declaring the motion carried. Vote: 6 – 0**

**Certificate of Appropriateness was Granted.**

**Yeas:** 6 - Vice Chair Rochlen, Secretary Quijano, Fortener, White, Ross, and K Willis

**Nays:** 0

**Absent:** 1 - Chair Epperson

**G. NEW BUSINESS**

**22-1493** Annual Election of Officers Nominating Committee Appointment

**Commissioner White volunteered to be on the Nominating**

**Committee.**

**H.      APPROVAL OF MINUTES**

**H-1.**      [22-1369](#)      July 14, 2022 Historic District Commission Meeting Minutes

**Attachments:**      7-14-2022 HDC Approved Meeting Minutes.pdf

**The July 14, 2022 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, October 10 or 11, 2022 at Noon for the Thursday, October 13, 2022 Regular Meeting**

**Commissioners David Rochlen and Jennifer Ross volunteered for the October 11, 2022 HDC Review Committee.**

**K.      REPORTS FROM STAFF**

*Jill Thacher reported that unfortunately there had been vandalism at Cobblestone Farms this week; several first floor windows of the historic farm house had been smashed. The openings are currently boarded up and she is hopeful they can get a window repair person out to the site, shortly, to see what can be done.*

*The Commission expressed gratitude to have Jill Thacher back with the Commission.*

**L.      CONCERNS OF COMMISSIONERS**

**M.      COMMUNICATIONS**

**M-1.**      [22-1495](#)      Various Communications to the HDC

**Attachments:**      Gilbert - 404 S First.pdf

**Received and Filed**

**N.**     **ADJOURNMENT**

**The meeting was unanimously adjourned at 8:40 pm.**

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

Mia Gale, 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>.

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.