



City of Ann Arbor

Formal Minutes

Historic District Commission

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

Thursday, August 12, 2021

7:00 PM

Electronic Meeting

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

A. **CALL TO ORDER**

Vice Chairperson David Rochlen, called the meeting to order at 7:05 pm. stating:

Welcome to the Thursday, August 12, 2021 electronic meeting of the Ann Arbor Historic District Commission.

The meeting is being held electronically 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 telephone only. 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.

The Commission noted several areas of the City had lost power due to storms in the area, resulting in Jessica Quijano and Anna Epperson needing to call in to join the meeting.

B. **ROLL CALL**

City Planner Alexis DiLeo called the roll.

All Historic District Commission members, present via Zoom, stated they were in Ann Arbor, Michigan.

Present: 4 - David Rochlen, Jessica Quijano, Kathryn Fortener, and Chair Anna Epperson

Absent: 3 - John Beeson, Robert White, and Jennifer Ross

C. APPROVAL OF AGENDA

The Agenda was unanimously approved as presented

D. AUDIENCE PARTICIPATION - PUBLIC COMMENTARY - (3 Minutes per Speaker)

None

E. UNFINISHED BUSINESS

F. HEARINGS

F-1. [21-1475](#) HDC21-195 110 E Washington; Business Sign; MSHD

City Planner, Alexis DiLeo, presented the staff report.

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners 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 present to respond to the Commission’s enquiries.

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

Moved by Commissioner Kathryn Fortener, seconded by Commissioner Jessica Quijano, that the Commission issue a certificate of appropriateness for the application at 110 East Washington Street, a contributing property in the Main Street Historic District, to install a new pedestrian scale sign on an existing bracket, 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 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 vote, the vote was as follows with the Vice Chair declaring the motion carried. Vote: 4 - 0

Certificate of Appropriateness was Granted.

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

Nays: 0

Absent: 3 - Beeson, White, and Ross

F-2. [21-1476](#) HDC21-210 514 S First; Patio and Landscaping; OWSHD

City Planner, Alexis DiLeo, presented the staff report.

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners 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 present to respond to the Commission’s enquiries.

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

Moved by Commissioner Jessica Quijano, seconded by Anna Epperson, that the Commission issue a certificate of appropriateness for the application at 514 S First Street, a contributing property in the Old West Side Historic District, to install a 275 square foot backyard patio; add brick on both sides and the

center of the two-track driveway; construct a 6' tall wood vertical slat fence along the west and south property lines and across the side yard to the house; and install four 4' wide x 8' tall wood trellis panels, 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 Guidelines for paved areas and landscape features, and The Secretary of the Interior's Standards for Rehabilitation, in particular standards 1, 2, and 10, and the guidelines for building site.

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: 4 - 0

Certificate of Appropriateness was Granted.

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

Nays: 0

Absent: 3 - Beeson, White, and Ross

F-3. [21-1477](#) HDC21-231 239 Murray; Solar Array; OWSHD

City Planner, Alexis DiLeo, presented the staff report.

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Jessica Quijano and Kathy Fortener visited the site as part of their review. They reported their findings and recommendations to the Commission.

PUBLIC HEARING:

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

Moved by Commissioner Anna Epperson, seconded by Commissioner Jessica Quijano, that the Commission issue a certificate of appropriateness for the application at 239 Murray Avenue, a contributing property in the Old West Side Historic

District, to install a black-on-black solar array on the south-facing and west-facing roofs, 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 roofs, energy efficiency, and mechanical systems, as well as the Ann Arbor Historic District Design Guidelines, particularly as they pertain to solar installations.

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: 4 - 0

Certificate of Appropriateness was Granted.

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

Nays: 0

Absent: 3 - Beeson, White, and Ross

- F-4.** [21-1478](#) HDC21-234 2781 Packard; Cobblestone Farm improvements; CFHD
City Planner, Alexis DiLeo, presented the staff report.

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners 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 present to respond to the Commission's enquiries.

Ellen Ramsburgh, former HDC Member and current Cobblestone Farm board-member provided a report on the proposed project as well as a tribute to George Taylor, who was instrumental and actively involved in

the planning of this project, up until the evening of his passing.

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

Moved by Commissioner Kathryn Fortener, seconded by Commissioner Jessica Quijano, that the Commission issue a certificate of appropriateness for the application at 2781 Packard Road, a contributing property in the Cobblestone Farm Historic District, to install placards for a walking tour; extend a mulch path; modify and install fencing; install a kiosk; convert a woodshed into exhibit space; and install gutters on two porches, 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 1, 2 and 10 and the guidelines for building site and district setting, as well as the Ann Arbor Historic District Design Guidelines, particularly as they pertain to New Construction and Residential landscape Features.

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: 4 - 0

Certificate of Appropriateness was Granted.

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

Nays: 0

Absent: 3 - Beeson, White, and Ross

F-5. [21-1479](#) HDC21-238 529 Detroit; Addition and Site Work; OFWHD

City Planner, Alexis DiLeo, presented the staff report.

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners 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 Applicants, design, and engineering team, were present to respond to the Commission's enquiries.

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

Moved by Commissioner Kathryn Fortener, seconded by Commissioner Anna Epperson, that the Historic District Commission issue a certificate of appropriateness for the portion of the application at 529 Detroit Street, a contributing property in the Old Fourth Ward Historic District, to do the following work, with conditions: restore the exterior of the main building including recreating the historic cornice and barn door openings and replacing non-original windows with aluminum clad wood windows that match the original opening sizes; demolish the sheds on the north side; pave and formalize the parking lot; clad the rear stair addition and office addition with metal siding; construct a new second floor on top of the office addition; and construct a new two-story stair/lobby addition on the north side of the building on the condition that the new stair/lobby roof does not exceed 1/3 of the height of the current tower roof and is approved by the officers of the Historic District Commission before the site plan application is submitted to the City. The work as conditioned is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the Ann Arbor Historic District Design Guidelines, especially those for all addition, 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 alterations for a new use, additions, windows, and district/neighborhood setting.

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]

A friendly amendment was offered as follows:

FRIENDLY AMENDMENT:

Moved by Commissioner Kathryn Fortener, seconded by Commissioner Jessica Quijano, to make a friendly amendment to the motion, that the Historic District Commission issue a certificate of appropriateness for the portion of the application at 529 Detroit Street, a contributing property in the Old Fourth Ward Historic District, to do the following work, with conditions: restore the exterior of the main building including recreating the historic cornice and barn door openings and replacing non-original windows with aluminum clad wood windows that match the original opening sizes; demolish the sheds on the north side; pave and formalize the parking lot; clad the rear stair addition and office addition with metal siding; construct a new second floor on top of the office addition; and construct a new two-story stair/lobby addition on the north side of the building on the condition 'that a new redesign of the new stair/lobby roof to be below the parapet of the historic building' is approved by the officers of the Historic District Commission before the site plan application is submitted to the City. The work as conditioned is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the Ann Arbor Historic District Design Guidelines, especially those for all addition, 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 alterations for a new use, additions, windows, and district/neighborhood setting.

COMMISSION DISCUSSION ON FRIENDLY AMENDMENT:

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 amended motion carried. Vote: 4 - 0

Certificate of Appropriateness was Granted.

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

Nays: 0

Absent: 3 - Beeson, White, and Ross

F-6. [21-1480](#) HDC21-240 621 E William; Exterior Lighting; SSHD

Commissioner Anna Epperson recused herself from the meeting during the public hearing.

Due to the lack of a quorum the application could not be heard at this meeting.

City Planner, Alexis DiLeo, presented the request and address, noting the application would return before the Commission at their next meeting.

A public hearing was held to allow any public comments to be received by the Commission.

PUBLIC HEARING:

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

Postponed to Next meeting with a Quorum.

G. **NEW BUSINESS**

H. **APPROVAL OF MINUTES**

H-1. [21-1272](#) June 10, 2021 Historic District Commission Meeting Minutes

The June 10, 2021 Historic District Commission meeting minutes were unanimously approved by the Commission and forwarded to City Council.

H-2. [21-1481](#) July 8, 2021 Historic District Commission Meeting Minutes

The July 8, 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: Tuesday, September 7, 2021 at 5pm for the September 9, 2021 Regular Meeting

Commissioners Kathryn Fortener and Jennifer Ross volunteered for the September 7, 2021 HDC Review Committee.

K. REPORTS FROM STAFF

K-1. [21-1482](#) July 2021 HDC Staff Activities

Received and Filed

L. CONCERNS OF COMMISSIONERS

M. COMMUNICATIONS

M-1. [21-1483](#) Various Communications to the HDC

Received and Filed

N. ADJOURNMENT

The meeting was unanimously adjourned at 9:50 pm.

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>.

Public kiosks are now installed in the lobby and basement of City Hall to allow members of the public to attend and participate in electronic meetings.

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