



# 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, January 12, 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:

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Passcode: 880017

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Webinar ID: 965 3669 9762

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

*Chairperson Anna Epperson called the meeting to order at 7:00 pm stating:*

*Welcome to the Thursday, January 12, 2023, 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 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](http://www.a2gov.org/watchctn).*

#### **B. ROLL CALL**

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

*Historic District Commission members, Epperson, Fortener, Ross, White, and Willis, were physically present at City Hall of Ann Arbor, 301 E Huron Street, Ann Arbor, Michigan.*

**Present:** 5 - Kathryn Fortener, Chair Anna Epperson, Robert White, Jennifer Ross, and Beverly K Willis

**Absent:** 2 - David Rochlen, and Jessica Quijano

**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. [23-0021](#)** HDC22-1227; 1017 W Liberty, Garage Door; OWSHD

**Attachments:** 1017 W Liberty SR garage doors.pdf, HDC Garage Door #2.pdf

***REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:***

*Commissioner Kathy Fortener 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 Kathy Fortener, Seconded by Bob White, that the Commission issue a certificate of appropriateness for the application at 1017 W Liberty Street, a contributing property in the Old West Side Historic District, to convert the two garage doors into one opening, 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 building site and district or neighborhood setting; and the Ann Arbor Historic District Design Guidelines for 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 Chair declaring the motion carried. Vote: 5 – 0**

**Certificate of Appropriateness was Granted.**

**Yeas:** 5 - Fortener, Chair Epperson, White, Ross, and K Willis

**Nays:** 0

**Absent:** 2 - Vice Chair Rochlen, and Secretary Quijano

**F-2.**      [23-0022](#)    ~~HDC22-1260; 1653 Broadway, Window and Door Replacement; BHD-  
WITHDRAWN~~

**Withdrawn**

**ROLL CALL**

*Chairperson Anna Epperson, recused herself from discussion of 511 E Ann Street, and left Council Chambers.*

*Secretary Bob White took over Chairing the meeting.*

**Present:** 4 - Kathryn Fortener, Robert White, Jennifer Ross, and Beverly K Willis

**Absent:** 3 - David Rochlen, Jessica Quijano, and Chair Anna Epperson

F-3. [23-0023](#) HDC22-1261; 511 E Ann, Rear Addition; OFWHD

**Attachments:** 511 E Ann SR rear addition.pdf, 221220 HAR22\_Historic District Commission.pdf

*REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:*

*Commissioner Kathy Fortener 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 Kathy Fortener, Seconded by Bob White, that the Commission issue a certificate of appropriateness for the application at 511 East Ann Street, a contributing property in the Old Fourth Ward Historic District, to do the following work: Construct a two-story rear addition; Replace a portion of the foundation; Install a timber egress well and new egress window on the rear wing; Replace the asphalt shingle roof and the metal front porch roof with matching materials; Remove a chimney from the rear wing; Demolish a non-contributing rear porch; Install new wood shutters on the front elevation; Install aluminum storm windows; Fill in a window well on the east elevation; Remove and replace portions of the non-historic fencing; Install three new gravel parking spaces in the northeast corner of the rear yard; Install a new walkway to the rear door; And add two air conditioning condensers behind the main house block, as proposed. This 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, 5, 6, 9, and 10 and the guidelines for additions and building site, as well as the Ann Arbor Historic District Design Guideline for all 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 roll call vote, the vote was as follows with the Chair declaring the motion carried. Vote: 3 – 1**

**Certificate of Appropriateness was Granted.**

**Yeas:** 3 - Fortener, White, and K Willis

**Nays:** 1 - Ross

**Absent:** 3 - Vice Chair Rochlen, Secretary Quijano, and Chair Epperson

**ROLL CALL**

*Jill Thacher exited the Chambers to locate Chairperson Anna Epperson.*

*Chair Epperson returned to continue Chairing the remainder of the meeting.*

**Present:** 5 - Kathryn Fortener, Chair Anna Epperson, Robert White, Jennifer Ross, and Beverly K Willis

**Absent:** 2 - David Rochlen, and Jessica Quijano

**F-4.**      [23-0024](#)    ~~HDC22-1258; 1530 Hill, Radon System; WHHD- WITHDRAWN~~

**Withdrawn**

**G.**      **NEW BUSINESS**

**G-1.**      [23-0044](#)    Additions to Staff Approvals List

**Attachments:**    G-1 Staff Approvals Amendment Memo solardocx.pdf

*Historic District Coordinator and City Planner Jill Thacher provided a report of solar panel applications.*

**Moved by Jennifer Ross, Seconded by Bob White, that item 33 on the staff approvals list be amended to read as follows: 33) Installation of new solar panels on non-character defining roof surfaces not visible from the street, or installation of black-on-black panels on side facing roof surfaces that are visible from the street.**

**COMMISSION DISCUSSION:**

*The Commission took into consideration the presented material 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: 5 - 0**

**Yeas:** 5 - Fortener, Chair Epperson, White, Ross, and K Willis

**Nays:** 0

**Absent:** 2 - Vice Chair Rochlen, and Secretary Quijano

**G-2.**     [23-0045](#)   Braun Court History

**Attachments:**   Braun Court History Memo.pdf

*Historic District Coordinator and City Planner Jill Thacher provided a report of Braun Court.*

*Commissioners requested Thacher to work with them on composing a request to go to City Council, asking for a Study Committee to be established for creating a Braun Court Historic District, as they feel the area is very significant to Ann Arbor and its history of events.*

*They also asked for more information to be provided to the Commission on the S. Forest site being discussed for demolition and redevelopment, given that it was once in a Historic District.*

**H.**     **APPROVAL OF MINUTES**

**H-1.**     [23-0025](#)   December 8, 2022 Historic District Commission Meeting Minutes

**Attachments:**   12-8-2022 HDC Approved Minutes.pdf

**The December 8, 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, February 6, 2023 at 12:00 Noon for the Thursday, February 9, 2023 Regular Meeting**

*Beverly Willis and Anna Epperson volunteered for the February 9th HDC Review Committee, meeting at noon.*

**K. REPORTS FROM STAFF**

**L. CONCERNS OF COMMISSIONERS**

**M. COMMUNICATIONS**

**M-1. 23-0026 Various Communications to the HDC**

*None*

**N. ADJOURNMENT**

**The meeting was unanimously adjourned at 8:20 p.m.**

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.