



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, July 8, 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**

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

Welcome to the Thursday, July 8, 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.

B. **ROLL CALL**

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

Present: 7 - John Beeson, David Rochlen, Jessica Quijano, Kathryn Fortener, Chair Anna Epperson, 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. 21-1266 HDC21-142 617 W Madison; Gas Meter; OWSHD**

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners David Rochlen and Jennifer Ross 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 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 617 West Madison Street, a contributing property in the Old West Side Historic District, to install a gas meter on a front elevation, one foot north of the southwest corner of the house, as shown in the application. As proposed, the work 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 roll call vote, the vote was as follows with the Chair declaring the motion carried. Vote: 7 – 0

Certificate of Appropriateness was Granted.

Yeas: 7 - Beeson, Vice Chair Rochlen, Secretary Quijano, Fortener, Chair Epperson, White, and Ross

Nays: 0

F-2. [21-1267](#) HDC21-206 520 Sixth; Addition; OWSHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners David Rochlen and Jennifer Ross 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 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 520 Sixth Street, a contributing property in the Old West Side Historic District, to: construct a 20 square foot rear second-floor addition on a modern addition; remove a 20 square foot bump out on the north elevation; alter and add windows on the modern additions; remove a modern chimney; and replace a non-original pair of casement windows on the historic portion of the house with a single one-over-one window in the same opening; as proposed. The work 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 additions, and 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.

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: 7 – 0

Certificate of Appropriateness was Granted.

Yeas: 7 - Beeson, Vice Chair Rochlen, Secretary Quijano, Fortener, Chair Epperson, White, and Ross

Nays: 0

F-3. [21-1268](#) HDC21-195 110 E Washington; Business Sign; MSHD - POSTPONED

PUBLIC HEARING:

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

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]

F-4. [21-1269](#) HDC21-209 324 S State; Storefront & Awning; SSHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners David Rochlen and Jennifer Ross 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 Chair declared the public hearing closed.

Moved by David Rochlen, seconded by Bob White, that the Commission issue a certificate of appropriateness for the application at 322 and 324 S State Street, a contributing property in the Main Street Historic District: to replace the storefront system including the entire width of the existing storefront with a new metal storefront system; replace the canvas awning with same and include a new sign on the awning; add a window decal sign; replace the soffit behind the awning with cement board; and replace the lighting with new 4" LED recessed lighting, remove existing fluorescent tube lights, painting the exposed brick on the storefront level. The work as proposed 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 storefronts and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standard 9 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 Chair declaring the motion carried. Vote: 7 – 0

Certificate of Appropriateness was Granted.

Yeas: 7 - Beeson, Vice Chair Rochlen, Secretary Quijano, Fortener, Chair Epperson, White, and Ross

Nays: 0

F-5. [21-1270](#) HDC21-223 711 W Jefferson; Barn Modifications; OWSHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners David Rochlen and Jennifer Ross 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 Chair declared the public hearing closed.

Moved by John Beeson, seconded by Bob White, that the Commission issue a certificate of appropriateness for the application at 711 West Jefferson Street, a contributing property in the Old West Side Historic District, to alter the existing barn by adding a (new structure to enclose the existing structure by adding a rear shed dormer, altering the side and rear elevations by adding windows, sliding doors and a person door, replacing four original windows, infilling a hatch opening on the front with glass and fixing the hatch open, replacing the rafters and installing a new roof structure and roofing on the following conditions: That the exterior cladding matches the materials and dimensions of the existing wide-board cladding no less than 8" wide. As conditioned, the work is compatible in exterior design, arrangement, materials, and relationship to the structure and the surrounding area and meets the City of Ann Arbor Historic District Design Guidelines, in particular for Residential Accessory Structures and Roofs, and 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 Roofs, District or Neighborhood Setting, and Windows.

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: 4 – 3

Certificate of Appropriateness was Granted.

Yeas: 4 - Beeson, Vice Chair Rochlen, Fortener, and White

Nays: 3 - Secretary Quijano, Chair Epperson, and Ross

F-6. 21-1271 HDC21-222 630 S Ashley; Demo Building; OWSHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners David Rochlen and Jennifer Ross 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 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 630 S Ashley to demolish the non-contributing dry cleaner building and remove the soil to remediate environmental contamination. The work as proposed is appropriate for the surrounding area and meets the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standard 2 and the guidelines for District or Neighborhood Setting – Alterations or 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: 7 – 0

Certificate of Appropriateness was Granted.

Yeas: 7 - Beeson, Vice Chair Rochlen, Secretary Quijano, Fortener, Chair Epperson, White, and Ross

Nays: 0

G. NEW BUSINESS

H. APPROVAL OF MINUTES

H-1. [21-1134](#) May 13, 2021 Historic District Commission Meeting Minutes

The May 13, 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: Monday, August 9, 2021 at 5pm for the August 12, 2021 Regular Meeting

Commissioners Kathryn Fortener and Jennifer Ross volunteered for the August 9, 2021 HDC Review Committee.

K. REPORTS FROM STAFF

K-1. [21-1273](#) June 2021 HDC Staff Activities

Received and Filed

L. CONCERNS OF COMMISSIONERS

M. COMMUNICATIONS

M-1. [21-1274](#) Various Communications to the HDC

Received and Filed

N. ADJOURNMENT

The meeting was unanimously adjourned at 10:48 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
mg/

**THERE WILL BE A WORKING SESSION IMMEDIATELY FOLLOWING THE
REGULARLY SCHEDULED HDC MEETING**