



City of Ann Arbor
Formal Minutes - Final
Historic District Commission

301 E. Huron Street
Ann Arbor, MI 48104
[http://a2gov.legistar.com/
Calendar.aspx](http://a2gov.legistar.com/Calendar.aspx)

Thursday, March 9, 2023

7:00 PM

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

**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: 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, March 9, 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 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.*

B. **ROLL CALL**

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

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

Present: 4 - David Rochlen, Kathryn Fortener, Jennifer Ross, and Beverly K Willis

Absent: 3 - Jessica Quijano, Chair Anna Epperson, and Robert White

C. APPROVAL OF AGENDA

The Agenda was unanimously approved as presented.

D. PUBLIC COMMENT - (3 Minutes per Speaker)

Kitty Kahn, Old West Side Historic District, spoke in opposition to the proposed height, scale, and massing for the 415 W Washington Street zoning and/or future project.

Tom Stulberg, Lower Town, spoke in opposition to the 415 W Washington Street application for a Planned Unit Development (PUD).

Noting no further speakers, the Vice Chair declared the Public Comment closed.

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. [23-0361](#) HDC23-0020; 543 Detroit, Two Rear Additions; OFWHD

Attachments: 543 Detroit Staff Report - Rear Additions.pdf, 543 Detroit Attach.pdf

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Beverly Willis and David Rochlen visited the site as part of their review. They reported their findings and recommendations to the Commission.

PUBLIC HEARING:

Applicants were present to explain the application and to respond to enquiries from the Commission.

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

Moved by Jennifer Ross, Seconded by Beverly Willis, that the Commission issue a certificate of appropriateness for the application at 543 Detroit Street, a contributing property in the Old Fourth Ward Historic District, to construct a lower level walkout addition with a roofdeck and a bumpout off the rear elevation, and to add a powder room window on the rear elevation and a gas fireplace direct vent on the north side elevation, 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 Design Guidelines for windows 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 additions, building site 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 voice vote, the vote was as follows with the Chair declaring the motion carried. Vote: 4 – 0

Certificate of Appropriateness was Granted.

Yeas: 4 - Vice Chair Rochlen, Fortener, Ross, and K Willis

Nays: 0

Absent: 3 - Secretary Quijano, Chair Epperson, and White

- F-2. [23-0362](#) ~~HDC23-0023; 634 Turner Park Court, Replace Windows; OWSHD - Incomplete~~

PUBLIC HEARING ONLY:

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

Agenda Item Withdrawn, given incomplete Application.

- F-3. [23-0363](#) HDC23-0025; 226 S Seventh, Screen Porch & Garage; OWSHD

Attachments: 226 S Seventh Staff Report-Screen Porch and Gar.pdf, 226 S Seventh Narrative and Photos.pdf, 226 S Seventh Drawings.pdf

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Beverly Willis and David Rochlen visited the site as part of their review. They reported their findings and recommendations to the Commission.

PUBLIC HEARING:

Applicants were present to explain the application and to respond to enquiries from the Commission.

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

Moved by Kathy Fortener, Seconded by Jennifer Ross, that the Commission issue a certificate of appropriateness for the application at 226 South Seventh Street, a contributing property in the Old West Side Historic District, to construct a screen porch and mud room on the back of the house, a small shed dormer on the north-facing roof, and a two-story garage in the rear yard; and to install two new sliding glass doors, 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 residential accessory structures, 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 additions, building site and district or 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]

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 - Vice Chair Rochlen, Fortener, Ross, and K Willis

Nays: 0

Absent: 3 - Secretary Quijano, Chair Epperson, and White

F-4. [23-0364](#) HDC23-0026; 804 Third, Modify Windows & Deck; OWSHD

Attachments: 804 Third Staff Report-Deck Windows.pdf, 804 Third Attach.pdf

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Beverly Willis and David Rochlen visited the site as part of their review. They reported their findings and recommendations to the Commission.

PUBLIC HEARING:

Applicants were present to explain the application and to respond to enquiries from the Commission.

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

Moved by Jennifer Ross, Seconded by Kathy Fortener, that the Commission issue a certificate of appropriateness for the application at 804 Third Street, a contributing property in the Old West Side Historic District, to make the following modifications to the north addition: remove a central mulled window unit and add two equally spaced double-hung windows on the east elevation; remove three horizontal glass block windows and replace with two

double hung windows on the north elevation; remove all large picture windows and replace them with a mulled triple unit and a pair of French doors leading to a new 19' x 12'2" deep deck with a railing to match the existing rear porch and two coach lights on the west elevation, 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 standard 9 and the guidelines for building site and windows, as well as the Ann Arbor Historic District Design Guidelines, in particular the guidelines for residential decks.

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 - Vice Chair Rochlen, Fortener, Ross, and K Willis

Nays: 0

Absent: 3 - Secretary Quijano, Chair Epperson, and White

F-5. **[23-0365](#)** HDC23-0027; 208 S Seventh, Rear Addition; OWSHD

Attachments: 208 S Seventh Staff Report-Addition.pdf,
 230303_CARSON_REVISED HDC
 APPLICATION_SMALLER FILE.pdf

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Beverly Willis and David Rochlen visited the site as part of their review. They reported their findings and recommendations to the Commission.

PUBLIC HEARING:

Applicants were present to explain the application and to respond to enquiries from the Commission.

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

that the Commission issue a certificate of appropriateness for the application at 208 South Seventh Street, a contributing property in the Old West Side Historic District, to construct a 1 ¾ story addition with a deck to the back of the house, add an egress window on the second floor of the north elevation, and install a mini-split 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 building site and additions, as well as the Ann Arbor Historic District Design Guidelines, in particular the guidelines 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 voice vote, the vote was as follows with the Chair declaring the motion carried. Vote: 4 – 0

Certificate of Appropriateness was Granted.

Yeas: 4 - Vice Chair Rochlen, Fortener, Ross, and K Willis

Nays: 0

Absent: 3 - Secretary Quijano, Chair Epperson, and White

G. NEW BUSINESS

H. APPROVAL OF MINUTES

I. REPORTS FROM COMMISSIONERS

J. ASSIGNMENTS

- J-1. Review Committee: Monday, April 10, 2023 at 12:00 Noon for the Thursday, April 13, 2023 Regular Meeting**

Commissioners Kathy Fortener and David Rochlen volunteered for the April 10th Historic District Commission Review Committee meeting at noon.

K. REPORTS FROM STAFF

- K-1. Retreat Reminder March 18, 2023**

Jill Thacher invited the Commission to their Annual Retreat, to be held at City Hall, in the 1st floor conference room, south from 9 - 12 am.

L. CONCERNS OF COMMISSIONERS**M. COMMUNICATIONS**

- M-1. [23-0367](#) Various Communications to the HDC**

Received and Filed

N. ADJOURNMENT

The meeting was unanimously adjourned at 8:26 p.m.

David Rochlen, Vice 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.

SPECIAL WORKING SESSION IMMEDIATELY FOLLOWING REGULAR MEETING