



# City of Ann Arbor

## Formal Minutes

### Historic District Commission

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

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Thursday, February 8, 2018

7:00 PM

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

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**A**      **CALL TO ORDER**

*Chair Beeson called the meeting to order at 7:00 p.m.*

**B**      **ROLL CALL**

*Jill Thacher called the roll.*

**Present:**    7 -    Robert White, John Beeson, Evan Hall, Max Cope, David  
Rochlen, Anna Epperson, and Jessica Quijano

**C**      **APPROVAL OF AGENDA**

**The Agenda was unanimously approved as presented. On a voice  
vote, the Chair declared the motion carried.**

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

**E**      **UNFINISHED BUSINESS**

**F**      **HEARINGS**

**F-1**      **18-0219**    HDC18-012: 303 S Ashley - New Courtyard Canopy - MSHD

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

**REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:**

*Commissioners Cope and Beeson visited the site as part of their review.  
They reported their findings and recommendations to the Commission.*

**PUBLIC HEARING:**

*Damian Farrell, 359 Metty Drive, Suite 4a, Ann Arbor, Applicant, was 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 Cope, seconded by White, that the Commission issue a certificate of appropriateness for the application at 303 South Ashley Street, a contributing property in the Main Street Historic District, to add a fixed canopy with removable panels, 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 all additions, 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 building site and 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 roll call, the vote was as follows with the Chair declaring the motion carried. Vote: 6-1**

**Certificate of Appropriateness was Granted.**

**Yeas:** 6 - White, Vice Chair Beeson, Hall, Cope, Rochlen, and Epperson

**Nays:** 1 - Quijano

**F-2      18-0220      HDC18-013: 240 Crest - Rear 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 Cope and Beeson visited the site as part of their review. They reported their findings and recommendations to the Commission.*

**PUBLIC HEARING:**

*Carl O. Hueter, 1321 Franklin Blvd, Ann Arbor, Applicant and Architect, was 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 Quijano, seconded by White, that the Commission issue a certificate of appropriateness for the application at 240 Crest, a contributing property in the Old West Side Historic District, to undertake repair and restoration work, construct a two-story rear addition, add a deck between the addition and historic house, and add a saddle to the roof and garage door to the rear of the attached garage on the following conditions: addition windows are wood or wood clad, the deck is wood or imitation wood, and parking is not permitted in the backyard. The work as conditioned is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets the City of Ann Arbor Historic District Design Guidelines for All Additions, 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 New Additions, District or Neighborhood Setting, 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 roll call, the vote was as follows with the Chair declaring the motion carried. Vote: 7-0**

**Certificate of Appropriateness was Granted.**

**Yeas:** 7 - White, Vice Chair Beeson, Hall, Cope, Rochlen, Epperson, and Quijano

**Nays:** 0

**F-3      [18-0221](#)      HDC18-014: 403 W Liberty - New Door and Signs - OWSHD**

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

**REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:**

*Commissioners Cope and Beeson visited the site as part of their review. They reported their findings and recommendations to the Commission.*

**PUBLIC HEARING:**

*Carl O. Hueter, 1321 Franklin Blvd, Ann Arbor, Applicant and Architect, was 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 Hall, seconded by White, that the Commission issue a certificate of appropriateness for the application at 403 West Liberty, a contributing property in the Old West Side Historic District, to remove all fire escapes, unblock infilled windows, install several egress windows in wells, replace concrete porch steps with wood, replicate original porch skirting, construct a new rear porch and stair to an existing door, lower the non-original hump on the roof and add a skylight to it, construct a three-car carport, add pavers and a patio, and add a 30" high wrought iron fence along the two street fronts, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets the City of Ann Arbor Historic District Design Guidelines 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 District or Neighborhood Setting, Building Site, Health and Safety, 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, the vote was as follows with the Chair declaring the motion carried. Vote: 7-0**

**Certificate of Appropriateness was Granted.**

**G      NEW BUSINESS**

**H      APPROVAL OF MINUTES**

- H-1      [18-0222](#)      Minutes of the November 16, 2017, HDC Meeting  
  
                 **Unanimously postponed to the next HDC meeting.**

- H-2      [18-0223](#)      Minutes of the December 14, 2017, HDC Meeting  
  
                 **Unanimously postponed to the next HDC meeting.**

**I      REPORTS FROM COMMISSIONERS**

**J      ASSIGNMENTS**

- J-1      Review Committee: Monday, March 5, 2018 at Noon for the March 8, 2018 Regular Meeting  
  
                 **Dave Rochlen and and Jessica Quijano volunteered for the March Review Committee.**

**K      REPORTS FROM STAFF**

- K-1      [18-0224](#)      December 2017 & January 2018 HDC Staff Activities  
  
                 **Received and Filed**

**L      CONCERNS OF COMMISSIONERS**

**M      COMMUNICATIONS**

- M-1      [18-0225](#)      Various Communications to the HDC  
  
                 *John Beeson noted he would be absent for the March 2018 HDC meeting.*  
  
                 *Max Cope said he would chair the meeting.*  
  
                 **Received and Filed**

**N      ADJOURNMENT**

**The meeting was unanimously adjourned at 8:48 p.m.**

Community Television Network Channel 16 live televised public meetings are also available to watch live online from CTN's website, [www.a2gov.org/ctn](http://www.a2gov.org/ctn), on "The Meeting Place" page (<http://www.a2gov.org/livemeetings>).

The complete record of this meeting is available in video format at [www.a2gov.org/ctn](http://www.a2gov.org/ctn), or is available for a nominal fee by contacting CTN at (734) 794-6150.

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