



City of Ann Arbor

Formal Minutes

Historic District Commission

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

Thursday, May 10, 2018

7:00 PM

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

A **CALL TO ORDER**

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

B **ROLL CALL**

Historic District Coordinator and City Planner 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 amended, with the addition of G-2; Modification of HDC Calendar.

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

None

E **UNFINISHED BUSINESS**

None

F **HEARINGS**

F-1 **18-0808** HDC18-027; 444 Fifth Street -Two New Window Openings - OWSHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

Commission.

PUBLIC HEARING:

Bonnie Greenspoon, Lewis Greenspoon Architects, 440 S. Main Street, Ann Arbor, Architect, was present to explain the application and respond to enquiries from the Commission. She provided a handout showing Alternate A and Alternate B for additional options.

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 444 Fifth Street, a contributing property in the Old West Side Historic District, to install two new double-hung windows on the south elevation. The work as proposed is compatible in exterior design, arrangement, materials, and relationship to the house 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 building site and windows, as well as the Ann Arbor Historic District Design Guidelines, particularly as they pertain to 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]

Moved by Beeson, seconded by White to make a friendly amendment to the motion as following:

That the Commission issue a certificate of appropriateness for the application at 444 Fifth Street, a contributing property in the Old West Side Historic District, to install two new double-hung windows on the south elevation as indicated in Alternate B that was handed out at the meeting. The work as modified at the meeting, is compatible in exterior design, arrangement, materials, and relationship to the house 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 building site and windows, as well as the Ann Arbor Historic District Design Guidelines, particularly as they pertain to windows.

Friendly Amendment accepted by Hall and White.

On a voice vote, 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-2 **18-0809** HDC18-056; 215 S. State Street - New Business Sign - SSHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

PUBLIC HEARING:

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

Moved by Rochlen, seconded by White, that the Commission issue a Certificate of Appropriateness for the application at 215 South State Street, a contributing property in the State Street Historic District, to install a new 22' x 1'4" valence sign 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 voice vote, 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 **18-0810** HDC18-073; 314 S. Main Street - New Storefront and Signage - MSHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

PUBLIC HEARING:

Mark Melchi, MAV Development, 2723 S State Street, Ann Arbor, applicant, was present to explain the application and 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 314 S. Main Street, a contributing property in the Main Street Historic District to remove an existing decorative stucco feature with lighting on the second floor and remove most of the existing storefront; and install a new storefront window and door system, a 4' fixed canopy, "Blue Llama Jazz Club" signage, and accent lighting, on the following condition: the pedestrian-scaled blade sign does not exceed 30" x 24" or 720 square inches, as amended at the meeting. The work as conditioned 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, signs and lighting, and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 1, 2, and 9 and the guidelines for storefronts 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]

Friendly Amendment accepted by Quijano and White.

On a voice vote, 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-4 [18-0811](#) HDC18-077; 1550 Washtenaw Avenue - Rear Addition and Parking - WHHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

PUBLIC HEARING:

Tobias Heddinghaus, Gray Design Group, 9 Sunnen Drive, Suite 110, St. Louis, applicant was present to explain the application and respond to enquiries from the Commission.

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

Moved by Rochlen, seconded by White, that the Commission issue a certificate of appropriateness for the application at 1550 Washtenaw Avenue, a contributing property in the Washtenaw/Hill Historic District, to: construct a rear addition, covered bicycle parking, a dumpster enclosure, and expand the front entry stoop to accommodate a new barrier-free path from the rear parking lot to the front door. The proposed work is compatible in exterior design,

arrangement, texture, material and relationship to the surrounding resources and meets the Ann Arbor Historic District Guidelines for all additions, landscape features, and paved areas, and The Secretary of the Interior's Standards for Rehabilitation, in particular standards 1, 2, 9, and 10, and the guidelines for additions/alterations for the new use, building site, district or neighborhood setting, and new 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]

Friendly Amendment accepted by Rochlen and White.

On a voice vote, 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

Moved by Rochlen, seconded by White, that the Commission issue a certificate of appropriateness for the application at 1550 Washtenaw Avenue, a contributing property in the Washtenaw/Hill Historic District, to construct a new 2-space (southwest) parking lot centered between the two landmark trees along the driveway. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the Ann Arbor Historic District Guidelines for all additions, landscape features, and paved areas, and The Secretary of the Interior's Standards for Rehabilitation, in particular standards 1, 2, 9, and 10, and the guidelines for additions/alterations for the new use, building site, district or neighborhood setting, and new 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: 7-0

Certificate of Appropriateness was Granted.

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

Nays: 0

Moved by Rochlen, seconded by White, that the Commission issue a certificate of appropriateness for the application at 1550 Washtenaw Avenue, a contributing property in the Washtenaw/Hill Historic District, to add a service door and stair on any elevation on the addition. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the Ann Arbor Historic District Guidelines for all additions, and The Secretary of the Interior's Standards for Rehabilitation, in particular standards 1, 2, 9, and 10, and the guidelines for additions/alterations for the new use, building site, district or neighborhood setting, and new 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: 7-0

Certificate of Appropriateness was Granted.

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

Nays: 0

G NEW BUSINESS

G-1 18-0812 Annual Historic District Commission Awards

Moved by White, seconded by Cope to Approve the 2018 HDC Awards List as Presented. On a voice vote the Chair declared the motion carried. Vote: 7-0

G-2 Modification of Calendar

Thacher explained that the only revision on the calendar was for the June HDC meeting to move from June 7th to June 14th, due to scheduling conflicts.

Moved by Cope, seconded by White, that the revised 2018 2019 HDC Meeting Schedule be Approved as presented. On a voice vote, the Chair declared the motion carried.

H APPROVAL OF MINUTES

H-1 [18-0814](#) Minutes of the April 12, 2018, HDC Meeting

The April minutes were unanimously postponed to the June 2018 HDC meeting.

I REPORTS FROM COMMISSIONERS

J ASSIGNMENTS

J-1 Review Committee: Monday, June 4, 2018 at 5:00 pm for the June 7, 2018 Regular Meeting

Commissioners John Beeson and Max Cope volunteered for the June HDC Review Committee.

K REPORTS FROM STAFF

K-1 [18-0813](#) April 2018 HDC Staff Activities

Received and Filed

L CONCERNS OF COMMISSIONERS

M COMMUNICATIONS

M-1 [18-0817](#) Various Communications to the HDC

George Taylor, President of Cobblestone Farm Association, provided a

presentation, as well as the 2017 Annual Report from Cobblestone Farms.

The Commission thanked Taylor for his work and dedication to the Cobblestone Farms Association.

Received and Filed

N ADJOURNMENT

The meeting was adjourned without objection at 9:45 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, 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, or is available for a nominal fee by contacting CTN at (734) 794-6150.

John Beeson, Chairperson
Jill Thacher, HDC Staff Coordinator/Planner
/mg