



# 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, April 12, 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 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:** 5 - Robert White, John Beeson, Evan Hall, David Rochlen, and Anna Epperson

**Absent:** 2 - Max Cope, and Jessica Quijano

**C**      **APPROVAL OF AGENDA**

**The agenda was unanimously approved with the addition of G-3 under New Business; Tax Credit Resolution.**

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

*None*

**E**      **UNFINISHED BUSINESS**

**F**      **HEARINGS**

**F-1**      **[18-0594](#)**      HDC18-034; 204 E. Washington Street - New Business Sign - MSHD

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

**REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:**

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

*PUBLIC HEARING:*

*Brad Warden, Lavanway Sign Co. Inc., 22124 Telegraph Road, Southfield, 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 Epperson, seconded by White, that the Commission issue a Certificate of Appropriateness for the application at 204 E Washington Street, a contributing property in the Main Street Historic District, to install a new 72" x 24" banner 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 storefronts and 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 roll call, the vote was as follows with the Chair declaring the motion carried. Vote: 5-0**

**Certificate of Appropriateness was Granted.**

**Yeas:** 5 - White, Vice Chair Beeson, Hall, Rochlen, and Epperson

**Nays:** 0

**Absent:** 2 - Cope, and Quijano

**F-2**      [18-0595](#)      HDC18-023: 910 W. Huron Street - Basement Egress Window - OWSHD

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

*REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:*

*Commissioners Hall and White visited the site as part of their review.*

*They reported their findings and recommendations to the Commission.*

**PUBLIC HEARING:**

*Ayoub Salmusi, 910 W Huron Street, Ann Arbor, 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 Rochlen, Seconded by White, that the Commission issue a Certificate of Appropriateness for the application at 910 W Huron Street, a contributing property in the Old West Side Historic District, to install a new basement egress window in a new 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 Ann Arbor Historic District Design Guidelines, especially those for windows and safety codes, 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 windows, neighborhood setting, and health and safety.**

**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: 5-0**

**Certificate of Appropriateness was Granted.**

**Yeas:** 5 - White, Vice Chair Beeson, Hall, Rochlen, and Epperson

**Nays:** 0

**Absent:** 2 - Cope, and Quijano

- F-3**      **18-0596**      HDC18-060: 724 W. Jefferson Avenue - Addition to Garage - OWSHD  
*Historic District Coordinator and City Planner Jill Thacher presented the staff report. [See attached in agenda packet]*

**REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:**

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

**PUBLIC HEARING:**

*Melissa and Brent Richards, 724 W. Jefferson Street, Ann Arbor, owners, 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 Hall, Seconded by White, that the Commission issue a Certificate of Appropriateness for the application at 724 W Jefferson Street, a contributing property in the Old West Side Historic District, to build a 151 square foot addition on the rear of the garage, 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 additions and building site; and the Ann Arbor Historic District Design Guidelines for 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, the vote was as follows with the Chair declaring the motion carried. Vote: 5-0**

**Certificate of Appropriateness was Granted.**

**Yeas:** 5 - White, Vice Chair Beeson, Hall, Rochlen, and Epperson

**Nays:** 0

**Absent:** 2 - Cope, and Quijano

**G      NEW BUSINESS**

**G-1      18-0601      HDC Awards Committee Appointment**

*Thacher reviewed her Memo to the HDC, noting that the following*

*individuals, listed below, would like to be reappointed to the HDC Awards Committee; in addition, at least one and no more than three Historic District Commissioners must also be a member of the committee.*

*Commissioner White, nominated Commissioner Anna Epperson to the Committee, Seconded by Commissioner Cope.*

*Anna Epperson accepted the nomination.*

*Susan Wineberg  
Grace Shackman  
Ellen Ramsburgh  
Patricia Austin  
Louisa Pieper  
Tom Stulberg  
Fran Wright  
Kristi Gilbert  
Patrick McCauley*

**Moved by White, seconded by Beeson, that the HDC Awards Committee Membership, be approved as listed in memo (and below) with the addition of HDC Commissioner Anna Epperson be Appointed to the HDC Awards Committee for 2018;**

**Susan Wineberg, Grace Shackman, Ellen Ramsburgh, Patricia Austin, Louisa Pieper, Tom Stulberg, Fran Wright, Kristi Gilbert, Patrick McCauley, Anna Epperson**

**On a roll call, the vote was as follows with the Chair declaring the motion carried. Vote: 5-0**

**Yeas:** 5 - White, Vice Chair Beeson, Hall, Rochlen, and Epperson

**Nays:** 0

**Absent:** 2 - Cope, and Quijano

**G-2**      **[18-0602](#)**      2018-2019 HDC Meeting Schedule

**Moved by Rochlen, seconded by White, that the 2018-2019 HDC Meeting Schedule be Approved. On a voice vote, the Chair declared the motion carried.**

**Yeas:** 5 - White, Vice Chair Beeson, Hall, Rochlen, and Epperson

**Nays:** 0

**Absent:** 2 - Cope, and Quijano

**G-3 Tax Credit Resolution**

*Michigan Historic Preservation Network - MI Impact Resolution*

*A Resolution in Support of the Reinstatement of State Historic Tax Credits Senate Bill 469/ House Bill 5178*

*WHEREAS, the historic buildings, neighborhoods and places in Michigan villages, towns and cities distinguish each community and provide character and a sense of place that contribute significantly to the quality of life and the economic benefits enjoyed in and by each community; and*

*WHEREAS, the preservation and rehabilitation of historic buildings, places and neighborhoods contributes to the beauty, character, and economic vitality of Michigan communities; and,*

*WHEREAS, the labor-intensive nature of historic rehabilitation creates jobs and investment in local businesses and has been proven to generate more economic activity than equivalent investment in new construction; and*

*WHEREAS, demolition or destruction of historic buildings creates costs to Michigan and its communities by destroying the often-irreplaceable construction and ornamental materials of each structure and by adding significantly to landfills, whose makeup is estimated to be more than 40 percent building materials and waste; and*

*WHEREAS, development and redevelopment within established villages, townships and cities is encouraged by Governor Rick Snyder's ten-point program to "Reinvent Michigan" that includes goals to Restore Our Cities, Protect Our Environment, and Create More and Better Jobs; and*

*WHEREAS, many public policies and financial and lending practices and policies create disincentives or barriers to the preservation, renovation and rehabilitation of historic buildings and resources and create a preferential financial environment for new construction; and*

*WHEREAS, Michigan has measured the economic impacts of the former Michigan Historic Tax Credit programs between their enactment in 1999 and their elimination in 2011 and seen significant positive direct impacts on the revitalization of neighborhoods and communities, the preservation and creation of affordable and market-rate housing, the creation of skilled local jobs, and the subsequent private investment in areas surrounding tax-credit-driven revitalization projects; and*

*WHEREAS, each \$1.00 of credit issued leverages \$11.37 in direct economic impact, such that the former Michigan Historic Tax Credit programs during their twelve-year history have leveraged \$251 million in Federal historic tax credits that otherwise would not have returned to Michigan, spurred \$1.46 billion in direct rehabilitation activity, and created 36,000 jobs; and*

*WHEREAS, the Michigan Legislature is presently considering Senate Bill 469 and House Bill 5178 that would reinstate an up-to-25 percent investment tax credit for owners of historic residential and commercial properties who substantially rehabilitate their properties;*

*NOW, THEREFORE, BE IT RESOLVED that the Historic District Commission of the City of Ann Arbor endorses and supports both Senate Bill 469 and House Bill 5178 and calls upon the Michigan Legislature to pass this important legislation and Governor Snyder to sign it, in order to stimulate appropriate development and redevelopment and protect the historic character and quality of life of our communities.*

*BE IT FURTHER RESOLVED THAT a copy of this Resolution be forwarded to the Michigan Historic Preservation Network.*

**Moved by Beeson, seconded by White, that the Historic District Commission is endorsing the following resolution reinstating State tax credits:**

**Michigan Historic Preservation Network - Michigan Impact Resolution**

**A Resolution in Support of the Reinstatement of State Historic Tax Credits Senate Bill 469/ House Bill 5178**

**WHEREAS, the historic buildings, neighborhoods and places in Michigan villages, towns and cities distinguish each community and**

provide character and a sense of place that contribute significantly to the quality of life and the economic benefits enjoyed in and by each community; and

**WHEREAS**, the preservation and rehabilitation of historic buildings, places and neighborhoods contributes to the beauty, character, and economic vitality of Michigan communities; and,

**WHEREAS**, the labor-intensive nature of historic rehabilitation creates jobs and investment in local businesses and has been proven to generate more economic activity than equivalent investment in new construction; and

**WHEREAS**, demolition or destruction of historic buildings creates costs to Michigan and its communities by destroying the often-irreplaceable construction and ornamental materials of each structure and by adding significantly to landfills, whose makeup is estimated to be more than 40 percent building materials and waste; and

**WHEREAS**, development and redevelopment within established villages, townships and cities is encouraged by Governor Rick Snyder's ten-point program to "Reinvent Michigan" that includes goals to Restore Our Cities, Protect Our Environment, and Create More and Better Jobs; and

**WHEREAS**, many public policies and financial and lending practices and policies create disincentives or barriers to the preservation, renovation and rehabilitation of historic buildings and resources and create a preferential financial environment for new construction; and

**WHEREAS**, Michigan has measured the economic impacts of the former Michigan Historic Tax Credit programs between their enactment in 1999 and their elimination in 2011 and seen significant positive direct impacts on the revitalization of neighborhoods and communities, the preservation and creation of affordable and market-rate housing, the creation of skilled local jobs, and the subsequent private investment in areas surrounding tax-credit-driven revitalization projects; and

**WHEREAS**, each \$1.00 of credit issued leverages \$11.37 in direct economic impact, such that the former Michigan Historic Tax Credit

programs during their twelve-year history have leveraged \$251 million in Federal historic tax credits that otherwise would not have returned to Michigan, spurred \$1.46 billion in direct rehabilitation activity, and created 36,000 jobs; and

WHEREAS, the Michigan Legislature is presently considering Senate Bill 469 and House Bill 5178 that would reinstate an up-to-25 percent investment tax credit for owners of historic residential and commercial properties who substantially rehabilitate their properties;

NOW, THEREFORE, BE IT RESOLVED that the Historic District Commission of the City of Ann Arbor endorses and supports both Senate Bill 469 and House Bill 5178 and calls upon the Michigan Legislature to pass this important legislation and Governor Snyder to sign it, in order to stimulate appropriate development and redevelopment and protect the historic character and quality of life of our communities.

BE IT FURTHER RESOLVED THAT a copy of this Resolution be forwarded to the Michigan Historic Preservation Network.

On a voice vote the Chair declared the motion carried. Vote: 5-0

## H      APPROVAL OF MINUTES

H-1      [18-0597](#)      Historic District Commission Meeting Minutes of February 8, 2018

**The Minutes were unanimously Approved by the Commission and forwarded to the City Council. On a voice vote, the Chair declared the motion carried.**

H-2      [18-0598](#)      Historic District Commission Meeting Minutes of March 8, 2018

**The Minutes were unanimously Approved by the Commission and forwarded to the City Council. On a voice vote, the Chair declared the motion carried.**

## I      REPORTS FROM COMMISSIONERS

## J      ASSIGNMENTS

- J-1 **Review Committee: Monday, May 7, 2018 at 5:00 pm for the May 10, 2018 Regular Meeting**

**Commissioners Anna Epperson and John Beeson volunteered for the June HDC Review Committee.**

**K REPORTS FROM STAFF**

- K-1 **18-0599 March 2018 HDC Staff Activities**

**Received and Filed**

**L CONCERNS OF COMMISSIONERS**

**M COMMUNICATIONS**

- M-1 **18-0600 Various Communications to the HDC**

**Received and Filed**

**N ADJOURNMENT**

**The meeting was adjourned without objection at 8:00 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.

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