



# 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)

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Thursday, August 16, 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:** 7 - Robert White, John Beeson, Evan Hall, Max Cope, David Rochlen, Anna Epperson, and Jessica Quijano

**C**      **APPROVAL OF AGENDA**

**The agenda was approved as presented without objection.**

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

*None*

**E**      **UNFINISHED BUSINESS**

*None*

**F**      **HEARINGS**

**F-1**      **18-1386**      HDC18-149; 500 S Seventh - Move Rear Entry Door -- OWSHD

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

**REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:**

*Commissioner Cope with Thacher visited the site as part of the review. Cope reported their findings and recommendations to the Commission.*

*PUBLIC HEARING:*

*Chad Weiler and Ann-Marie Clark, Forward Design Build, 6087 Jackson Rd. S-100, Ann Arbor, Applicants, were 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 Cope, seconded by White, that the Commission issue a certificate of appropriateness for the application at 500 South Seventh Street, a contributing property in the Old West Side Historic District, to move a rear door and infill the original opening, and install three mechanical vents. The proposed 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, and 9, and the guidelines for accessibility and entries and porches, as well as the Ann Arbor Historic District Design Guidelines, particularly as they pertain to residential porches.**

*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-2**      **18-1388**      HDC18-167; 1113 W Liberty Street - 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:*

*Commissioner Cope with Thacher visited the site as part of the review. Cope reported their findings and recommendations to the Commission.*

*PUBLIC HEARING:*

*Richard Mitchell, 1113 W. Liberty Street, Ann Arbor, owner and 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 Hall, seconded by White, that the Commission issue a certificate of appropriateness for the application at 1113 W Liberty Street, a contributing property in the Old West Side Historic District, to construct a one-story rear addition, 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, 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 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      [18-1389](#)      Sign Ordinance Update**

*City Planner, Chris Cheng, provided an update to the Commission.*

*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]*

**Received and Filed**

**H      APPROVAL OF MINUTES**

**H-1      [18-1391](#)      Minutes of the May 10, 2018, HDC Meeting**

**Without objection the Minutes were Approved, as presented, by the Commission and forwarded to the City Council.**

**H-2      [18-1392](#)      Minutes of the June 14, 2018, HDC Meeting**

**Without objection the Minutes were Approved, as presented, by the Commission and forwarded to the City Council.**

**H-3      [18-1393](#)      Minutes of the July 12, 2018, HDC Meeting**

**Without objection the Minutes were Approved, as presented, by the Commission and forwarded to the City Council.**

**I      REPORTS FROM COMMISSIONERS / COMMISSION PROPOSED BUSINESS**

*Commissioner Cope explained that his schedule will no longer permit him to serve as the HDC Commissioner to the Cobblestone Farm Association.*

*The Commission thanked him for his service, noting they are now looking for another volunteer to take Cope's position on the Cobblestone Farm Association.*

*Cope said he will continue working with them on a voluntary basis, and he had really enjoyed his time serving with them.*

**J      ASSIGNMENTS**

**J-1      Review Committee: Monday, September 10, 2018 at 5:00 pm for the September 13, 2018 Regular Meeting**

**Commissioners Max Cope and Anna Epperson volunteered for the**

**September HDC Review Committee.**

**K      REPORTS FROM STAFF**

**K-1**      [18-1390](#)      July 2018 HDC Staff Activities

*Thacher reported that the work at 114 N. Division to return the parking area back to its historic condition was completed.*

**Received and Filed**

**L      CONCERNS OF COMMISSIONERS**

**M      COMMUNICATIONS**

**M-1**      [18-1394](#)      Various Communications to the HDC

**Received and Filed**

**N      ADJOURNMENT**

**The meeting was adjourned without objection at 8:23 p.m.**

**WORKING SESSION IMMEDIATELY TO FOLLOW REGULAR MEETING**

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  
/mg