



City of Ann Arbor
Meeting Minutes - Draft
Historic District Commission

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

Thursday, May 9, 2019

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: 4 - Robert White, John Beeson, Anna Epperson, and Jessica Quijano

Absent: 3 - Evan Hall, Max Cope, and David Rochlen

C **APPROVAL OF AGENDA**

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

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

E **UNFINISHED BUSINESS**

F **HEARINGS**

F-1 **19-0917** HDC19-051; 218 N Division Street - Covered Entry and Landscaping - OFWHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

PUBLIC HEARING:

Loch Durrant, Ventures Design, 29454 Haas Road, Wixom, 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 Jessica Quijano, seconded by Bob White, that the Commission approve the application at 218 N. Division Street, a contributing property in the Old Fourth Ward Historic District, to replace the front walkway with brick pavers; add a covered porch structure to the rear east-facing door; and add retaining walls, masonry steps, a patio, and landscaping near the rear door, 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 1, 2, 9 and 10 and the guidelines for building site and entrances and porches and the Ann Arbor Historic District Design Guidelines for residential landscape features.

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: 4-0

Certificate of Appropriateness was Granted.

Yeas: 4 - White, Chair Beeson, Epperson, and Quijano

Nays: 0

Absent: 3 - Secretary Hall, Vice Chair Cope, and Rochlen

F-2 **19-0921** HDC19-052; 616 W Madison Street - Gas Meter Relocation - OWSHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

PUBLIC HEARING:

Maureen and Mike Weinhold, 616 W. Madison 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 Anna Epperson, seconded by Bob White, that the Commission issue a certificate of appropriateness for the application at 616 West Madison Street, a contributing property in the Old West Side Historic District, to install a gas meter on the west elevation of the house, 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 mechanical equipment, 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 mechanical systems.

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: 4-0

Certificate of Appropriateness was Granted.

Yeas: 4 - White, Chair Beeson, Epperson, and Quijano

Nays: 0

Absent: 3 - Secretary Hall, Vice Chair Cope, and Rochlen

F-3 [19-0922](#) HDC19-060; 213 S Fourth Avenue - New 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 Anna Epperson and Jessica Quijano 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 Anna Epperson, seconded by Bob White, that the Commission issue a certificate of appropriateness for the application at 213 South Fourth Avenue, a contributing property in the Main Street Historic District, to install two new business signs, 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 1, 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: 4-0

Certificate of Appropriateness was Granted.

Yeas: 4 - White, Chair Beeson, Epperson, and Quijano

Nays: 0

Absent: 3 - Secretary Hall, Vice Chair Cope, and Rochlen

F-4 **19-0923** HDC19-066; 1132 W Washington Street - New Shed - OSHD

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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

PUBLIC HEARING:

Ken and Deb Carmack, 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 Jessica Quijano, seconded by Bob White, that the Commission issue a certificate of appropriateness for the application at 1132 W Washington Street, a contributing property in the Old West Side Historic District, to construct a new shed in the backyard as proposed. The work 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 and 10 and the guidelines for building site, as well as the Ann Arbor Historic District Design Guidelines, particularly as they pertain to residential accessory structures.

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: 4-0

Certificate of Appropriateness was Granted.

Yeas: 4 - White, Chair Beeson, Epperson, and Quijano

Nays: 0

Absent: 3 - Secretary Hall, Vice Chair Cope, and Rochlen

G NEW BUSINESS

- G-1** [19-0924](#) Cobblestone Farm Annual Report (George Taylor)

George Taylor, President Cobblestone Farm Association, gave a very interesting annual report of the Cobblestone Farm Association.

- G-2** [19-0925](#) Approve 2019-2020 Meeting Calendar

Moved by Bob White, seconded by Jessica Quijano, to approve the Historic District Fiscal Year 2019-2020 Meeting Calendar as presented. Without objection the Chair declared the motion carried.

H **APPROVAL OF MINUTES**

- H-1** [19-0926](#) Minutes of the April 11, 2019, HDC Meeting

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, June 10, 2019 at 5 PM for the June 13 2019 Regular Meeting**

John Beeson volunteered for the June HDC Review Committee; staff would check on availability of Dave Rochlen and Evan Hall for June 10th.

K **REPORTS FROM STAFF**

- K-1** [19-0927](#) April 2019 HDC Staff Activities

Received and Filed

L **CONCERNS OF COMMISSIONERS**

John Beeson reiterated his concerns about the retaining wall at the Seventh Avenue site as discussed at their April 11, 2019 meeting.

M COMMUNICATIONS**M-1** [19-0928](#) Various Communications to the HDC**Received and Filed****N ADJOURNMENT****The meeting was unanimously adjourned at 8:45 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
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