



City of Ann Arbor

Meeting Minutes - Final

Historic District Commission

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

Thursday, January 14, 2021

7:00 PM

Electronic Meeting

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at a2gov.org/watchCTN

To speak at public comment call 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 951 9476 7203

A. **CALL TO ORDER**

Chairperson Evan Hall called the meeting to order at 7:00 pm, stating:

Welcome to the Thursday, January 14, 2021 electronic meeting of the Ann Arbor Historic District Commission. The meeting is being held electronically to protect public health and safety due to the COVID-19 virus and to comply with orders issued by the governor, the Michigan Department of Health and Human Services, and/or the Washtenaw County Health Department.

We intend to conduct this meeting similarly to an in-person meeting. However, please be patient if there are technical issues. Public comment will be via telephone only. To speak during any of the public comment opportunities please call 213-338-8477 and enter meeting ID 963 1311 6330 This information is also available on the published agenda, in the public notices section of the city website, and on the broadcast of this meeting on CTN channel 16, AT&T channel 99, and online at www.a2gov.org/watchctn.

B. **ROLL CALL**

Historic District Coordinator and City Planner Jill Thacher called the roll.

Others participating in the meeting:

Administrative Assistant, Kristen Vander Lugt

Present: 7 - John Beeson, Evan Hall, David Rochlen, Jessica Quijano, Kathryn Fortener, Anna Epperson, and Robert White

C. APPROVAL OF AGENDA

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

D. PUBLIC COMMENT - (Limited to 3 Minutes per Speaker)

E. UNFINISHED BUSINESS

E-1. [21-0067](#) HDC20-169 502 N State Street; Stair Enclosure; SSHD

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:

The Applicant was available to respond to enquiries from the Commission.

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

Stair Enclosure

Moved by David Rochlen, seconded by Bob White, that the Commission issue a certificate of appropriateness for the application at 502 North State Street, a contributing property in the Old Fourth Ward Historic District, for the prior installation of an exterior basement stair enclosure, based on the updated drawings, with all wood cladding or trim to be painted, and the wall touching the house shall be open from the front of the house to show any remaining historic materials and entire massing within the current enclosure space. The completed work is compatible in exterior design, arrangement, and material to 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 entrances and porches, additions 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]

On a roll call vote, the vote was as follows with the Chair declaring the motion carried. Vote: 7 – 0

Certificate of Appropriateness was Granted.

Yeas: 7 - Beeson, Chair Hall, Secretary Rochlen, Quijano, Fortener, Epperson, and White

Nays: 0

Front Door

Moved by Kathryn Fortener, seconded by Bob White, that the Commission finds that the replacement door built and installed without permits at 502 North State Street do(es) not qualify for a certificate of appropriateness, and that the property owner is ordered to replace the door with a door that meets the Ann Arbor Historic District Design Guidelines and receives a staff approval via a new Historic District Commission application, within 60 days.

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 vote, the vote was as follows with the Chair declaring the motion carried. Vote: 7 – 0

Yeas: 7 - Beeson, Chair Hall, Secretary Rochlen, Quijano, Fortener, Epperson, and White

Nays: 0

F. HEARINGS

- F-1. [21-0068](#) HDC21-001 231 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 Anna Epperson and Jessica Quijano visited the site as part of their review. They reported their findings and recommendations to the Commission.

PUBLIC HEARING:

The Applicant was available 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 231 S State Street, a contributing property in the State Street Historic District, to install an entry sign, a wall sign, a pedestrian scale sign, and vinyl window 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 vote, the vote was as follows with the Chair declaring the friendly amended motion carried. Vote: 7 – 0

Certificate of Appropriateness was Granted.

Yeas: 7 - Beeson, Chair Hall, Secretary Rochlen, Quijano, Fortener, Epperson, and White

Nays: 0

Canopy Sign Above Yellow Marquee Band

Moved by Jessica Quijano, seconded by Bob White, that the Commission issue a certificate of appropriateness for the application at 231 S State Street, a contributing property in the State Street Historic District, to install a canopy 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 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 vote, the vote was as follows with the Chair declaring the motion denied. Vote: 0 - 7

Yeas: 0

Nays: 7 - Beeson, Chair Hall, Secretary Rochlen, Quijano, Fortener, Epperson, and White

G. NEW BUSINESS

G-1. [21-0069](#) FY2022 Policy Agenda Items

Commissioner Beeson said it would be great to have an informational packet about the State Historic Credits, summarizing what they are, how they work and how does one apply for them.

Jill Thacher said she would follow up with SHIPO on the request.

H. APPROVAL OF MINUTES

H-1. [20-1848](#) November 12, 2020 Historic District Commission Meeting Minutes

The November 12, 2020 HDC meeting minutes were unanimously

approved and forwarded to City Council.

I. REPORTS FROM COMMISSIONERS

Evan Hall reported on the DTE Gas Meter Relocation program, noting Evan with Corby Energy had stopped by his residence and he was great to work with in helping them find an appropriate re-location for their gas meter.

J. ASSIGNMENTS

J-1. Review Committee: February 8, 2021, at noon, for the February 11, 2021 Regular Meeting

Commissioners John Beeson and Jessica Quijano volunteered for the February 8, 2021 HDC Review Committee.

K. REPORTS FROM STAFF

K-1. [21-0071](#) December 2020 HDC Staff Activities

Received and Filed

L. CONCERNS OF COMMISSIONERS

Commissioner Jessica Quijano expressed that she has not been able to attend the virtual meetings held by Cobblestone Farms Historic District but doesn't want them to feel like she's been ignoring them.

Commissioner Kathryn Fortener said she'd be happy to take on those meetings.

M. COMMUNICATIONS

M-1. [21-0073](#) Various Communications to the HDC

None received

Received and Filed

N. ADJOURNMENT

The meeting was unanimously adjourned at 8:50 pm.

Written comments may be submitted until 4:00 pm on the meeting day using the City's eComment system, which is available alongside the agenda at <http://a2gov.legistar.com/Calendar.aspx>

These meetings are typically broadcast on Ann Arbor Community Television Network Comcast 16 / AT&T 99 live, and recent meetings can also be streamed online from the CTN Video On Demand page of the City's website <https://a2gov.org/watchctn>.

Public kiosks are now installed in the lobby and basement of City Hall to allow members of the public to attend and participate in electronic meetings.

The complete record of this meeting is available in video format at <https://a2gov.org/watchctn>, or is available for a nominal fee by contacting CTN at (734) 794-6150.

Evan Hall, Chairperson
Jill Thacher, HDC Staff Coordinator/Planner
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