



City of Ann Arbor

Formal Minutes - Draft

Historic District Commission

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

Thursday, January 8, 2026

7:00 PM

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

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: 965 3669 9762

A. CALL TO ORDER

Chair Rochlen called the meeting to order at 7:01 PM stating:

Welcome to the Thursday, January 8, 2026, in-person and electronic (hybrid) meeting of the Ann Arbor Historic District Commission. Public comment will be via in-person, via Zoom or via telephone. To speak during any of the public comment opportunities please call 877-853-5247 (Toll Free) or 213-338-8477 and enter meeting ID 965 3669 9762. 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.

Here's an overview of the sequence of events for each hearing on the agenda. First, Planning Services staff will deliver their report followed by a report from this month's review committee commissioners. Then, the applicant will provide their presentation and answer any questions from the commissioners. At that point, the hearing will be open to the public comment. Following public comment, the commission will make a motion and discuss the application. Finally, the approval from a majority of commissioners present will be required for a certificate of appropriateness to be granted.

B. ROLL CALL

City Planner, Mariana Melin-Corcoran called the roll.

Present: 6 - Chair David Rochlen, Jennifer Ross, Benjamin Calderon, Chip Smith, Sarah Nisbett, and Jenna Carter

Absent: 1 - Steve Kaplan

Others present:

City Planner, Mariana Melin-Corcoran

C. APPROVAL OF AGENDA

The agenda was unanimously approved as presented.

D. PUBLIC COMMENT - (3 Minutes per Speaker)

Seeing no speakers at this time Chair Rochlen closed the Public Comment.

E. UNFINISHED BUSINESS

None.

F. HEARINGS

F-1. 26-0024 HDC25-0185; 808 W Washington St, egress window, dormer, OWSHD

Attachments: 808 W Washington SR w Attachments.pdf

STAFF PRESENTATION:

City Planner, Mariana Melin-Corcoran presented the staff report. [See attached in agenda packet.]

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioner David Rochlen and Jenna Carter visited the site as part of their review. They reported their findings and recommendations to the Commission.

PUBLIC HEARING:

The Applicant was present in person to respond to the Commission's inquiries. Noting no speakers, the Chair declared the public hearing closed.

[For a complete record of the discussion, please see available video format.]

Moved by Commissioner Ross seconded by Commissioner Smith

I move that the Commission issue a certificate of appropriateness for the application at 808 West Washington Street, a contributing property in the Old West Side Historic District, to construct 8.5ft wide dormer on the west elevation and construct a new egress window and well on the east elevation near front of the house. 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, roofs, windows and health and safety, as well as the Ann Arbor Historic District Design Guidelines for windows and safety codes.

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 6-0.

Yeas: 6 - Chair Rochlen, Ross, Calderon, Smith, Nisbett, and Carter

Nays: 0

Absent: 1 - Kaplan

F-2. [26-0027](#) HDC25-0186; 113 Eighth St, addition, new house, OWSHD

Attachments: 113 Eighth SR w Attachments.pdf

STAFF PRESENTATION:

City Planner, Mariana Melin-Corcoran presented the staff report. [See attached in agenda packet.]

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioner David Rochlen and Jenna Carter visited the site as part of their review. They reported their findings and recommendations to the Commission.

PUBLIC HEARING:

The Applicant was present in person to respond to the Commission's inquires. Mark Higgins, 808 W Washington Street, noted that he supports this project and plans on sending his children to this childcare facility. Seeing no additional speakers, the Chair declared the public hearing closed.

[For a complete record of the discussion, please see available video format.]

For the Preschool Addition:

Moved by Commissioner Carter seconded by Commissioner Calderon

I move that the Commission issue a certificate of appropriateness for the application at 113 Eighth Street, a lot with two contributing structures in the Old West Side Historic District, to construct a single-story rear addition. The work as proposed is compatible in exterior design, arrangement, texture, material and relationship to the surrounding area and meets the Ann Arbor Historic District Design Guidelines for All Additions, and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 1, 9 and 10 and the guidelines for Building Site, District/Neighborhood, 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 6-0.

Yeas: 6 - Chair Rochlen, Ross, Calderon, Smith, Nisbett, and Carter

Nays: 0

Absent: 1 - Kaplan

For the New House:

Moved by Commissioner Carter seconded by Commissioner Nisbett

I move that the Commission issue a certificate of appropriateness for the application at 113 Eighth Street, a lot with two contributing structures in the Old West Side Historic District, to construct two-story house with an attached garage and pave a new driveway on the following condition: that all windows with divided lites use muntins applied to the exterior and interior of the glass, and a corresponding spacer between the glass. The work as conditioned is compatible in exterior design, arrangement, texture, material and relationship to the surrounding area and meets the Ann Arbor Historic District Design Guidelines for All New Construction, and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 9 and 10 and the guidelines for Building Site and District/Neighborhood.

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 5-1.

Yeas: 5 - Chair Rochlen, Calderon, Smith, Nisbett, and Carter

Nays: 1 - Ross

Absent: 1 - Kaplan

G. NEW BUSINESS

None.

H. APPROVAL OF MINUTES

H-1. [26-0023](#) December 11, 2025 HDC Meeting Minutes

Attachments: FINAL 12-11-2025 HDC Meeting Minutes.pdf

The December 11, 2025 Historic District Commission meeting minutes were unanimously approved by the Commission and

forwarded to City Council.

I. REPORTS FROM COMMISSIONERS

Commissioner Nisbett recommended "A Field Guide to American Houses" by Virginia McAlester, a book that is relevant to the meeting's conversation. The commissioner also wanted to note that it is a good reference tool to learn about the visual vernacular that we live in.

J. ASSIGNMENTS

- J-1. [26-0025](#)** Review Committee: Monday, February 9, 2026 at 12pm, for the Thursday, February 12, 2026 Regular Meeting

Commissioner Jenna Carter and Commissioner Sara Nisbett volunteered for the Monday, February 9, 2026 HDC Review Committee.

K. REPORTS FROM STAFF

None.

L. CONCERNS OF COMMISSIONERS

None.

M. COMMUNICATIONS

- M-1. [26-0026](#)** Various Communication to the HDC

Received and filed.

N. ADJOURNMENT

The meeting was unanimously adjourned at 8:58 PM.

David Rochlen, Chairperson
Jill Thacher, HDC Staff Coordinator/Planner

Brittany Alexander, Administrative Assistant

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>.

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.