



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, May 14, 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, May 14, 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

Historic Preservation Coordinator and Principal Planner Jill Thacher called the roll.

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

Absent: 1 - Chip Smith

*Others present:
Senior 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. [26-0785](#) HDC26-0028; 421 W Washington St, addition porch; OWSHD

Attachments: 421 W Washington SR w Attachments.pdf

STAFF PRESENTATION:

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioner Kaplan and Commissioner Calderon 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. 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 Nisbett, seconded by Commissioner Kaplan,

That the Commission issue a Certificate of Appropriateness for the application at 421 West Washington Street, a contributing property in the Old West Side Historic District, to restore the wrap-around front porch, remove the non-original siding, and construct a two-story rear addition, subject to the conditions that 1) the decking, skirting, and stairs of the porch be wood and approved by staff before building permits may be issued, and 2) the original siding be repaired and replaced with matching materials and dimensions only where necessary.

The motion was amended to include a second-story addition on the east elevation.

Motion as amended:

For the front porch, siding, and rear addition:

I move that the Commission issue a Certificate of Appropriateness for the application at 421 West Washington Street, a contributing property in the Old West Side Historic District, to restore the wrap-around front porch, remove the non-original siding, construct a two story rear addition, and a second-story addition on the east elevation, on the conditions that 1) the decking, skirting, and stairs of the porch are wood and approved by staff before building permits may be issued and 2) the original siding is repaired and replaced with matching materials and dimensions only where necessary. As conditioned, 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 building site, new additions, entrances and porches, and wood, as well as the Ann Arbor Historic District Design Guidelines for all additions; additions to historic residential structures; and wood siding, trim, and architectural details.

Commission Discussion:

The Commission took into consideration the presented application and discussed the matter. [For a complete record of the discussion, please see the available video recording.]

Moved by Commissioner Rochlen seconded by Commissioner Kaplan

I move that the Commission POSTPONE the application at 421 West Washington Street, a contributing structure in the Old West

Side Historic District, to the June 11, 2026 Historic District Commission meeting.

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, Kaplan, Nisbett, and Carter

Nays: 0

Absent: 1 - Smith

F-2. [26-0784](#) HDC26-0030; 311 Second St, windows chimney; OWSHD

Attachments: 311 Second SR w Attachments.pdf

STAFF PRESENTATION:

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioner Kaplan and Commissioner Calderon 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. 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 Calderon

For the windows and door:

I move that the Commission issue a certificate of appropriateness for the application at 311 Second Street, a contributing property in the Old West Side Historic District, to replace five windows and a door and to install two new windows on the rear elevation. 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 windows, as well as the Ann Arbor Historic District Design Guidelines for windows and residential doors.

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, Kaplan, Nisbett, and Carter

Nays: 0

Absent: 1 - Smith

Moved by Commissioner Ross seconded by Commissioner Calderon

For the chimney:

I move that the Commission issue a certificate of appropriateness for the application at 311 Second Street, a contributing property in the Old West Side Historic District, to remove the chimney. 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 roofs, as well as the Ann Arbor Historic District Design Guidelines for roofs.

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 denied. Vote 2-4.

Yeas: 2 - Chair Rochlen, and Kaplan

Nays: 4 - Ross, Calderon, Nisbett, and Carter

Absent: 1 - Smith

F-3. [26-0783](#) HDC26-0042; 217 N Fifth Ave, egress window; OFWHD

Attachments: 217 N Fifth SR egress well.pdf

STAFF PRESENTATION:

Principal Planner, Jill Thacher presented the staff report. [See attached in agenda packet.]

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioner Kaplan and Commissioner Calderon 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. 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 Kaplan seconded by Commissioner Carter

I move that the Commission issue a certificate of appropriateness for the application at 217 North Fifth Street, a contributing property in the Old Fourth Ward Historic District, to construct a new egress window and well on the south elevation near the front of the house, on the following condition: that the width and horizontal depth of the egress well are the minimum required to span the width of the wall opening while meeting code requirements. As conditioned 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, 9 and 10 and the guidelines for building site, 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, Kaplan, Nisbett, and Carter

Nays: 0

Absent: 1 - Smith

F-4. [26-0782](#) HDC26-0043; 332 E William, pave parking; EWSHD

Attachments: 332 E William SR paving.pdf

STAFF PRESENTATION:

Principal Planner, Jill Thacher presented the staff report. [See attached in agenda packet.]

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioner Kaplan and Commissioner Calderon 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. 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 Kaplan seconded by Commissioner Nisbett

I move that the Commission issue a certificate of appropriateness for the application at 332 E William Street, a contributing property in the East William Historic District, for new work and work already begun to pave a driveway and rear parking area with concrete. 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, 5, 9 and 10 and the guidelines for district or neighborhood setting and masonry as well as the Ann Arbor Historic District Design Guidelines for 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 voice vote the vote was as follows with the Chair declaring the motion carried. **Vote 6-0.**

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

Nays: 0

Absent: 1 - Smith

F-5. [26-0781](#) HDC26-0044; 813 E Ann St, egress window, OFWHD

Attachments: 813 E Ann SR w Attachments.pdf

STAFF PRESENTATION:

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioner Kaplan and Commissioner Calderon 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. 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 Carter seconded by Commissioner Kaplan

I move that the Commission issue a certificate of appropriateness for the application at 813 East Ann Street, a contributing property in the Old Fourth Ward Historic District, to 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, 9 and 10 and the guidelines for building site, 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, Kaplan, Nisbett, and Carter

Nays: 0

Absent: 1 - Smith

G. NEW BUSINESS

G-1. [26-0780](#) Staff Approvals List

Attachments: Staff approvals memo paving.pdf

Consideration of the staff approvals list was deferred to the next month's meeting.

H. APPROVAL OF MINUTES

Staff noted that the meeting minutes were not included in the original agenda packet. Consideration of the April 9, 2026 HDC meeting minutes was postponed to the Thursday, June 11, 2026 HDC meeting.

I. REPORTS FROM COMMISSIONERS

Principal Planner Jill Thacher noted that the Awards Committee met this month and provided a brief report. Commissioner Nisbett noted that she also attended the committee meeting and provided a brief report. Mrs. Thacher stated that the awards presentation will take place on July 20, 2026.

J. ASSIGNMENTS

J-1. [26-0779](#) Review Committee: Monday, June 8, 2026 at 5pm, for the Thursday,

June 11, 2026 Regular Meeting

Commissioners Steve Kaplan and Benjamin Calderon volunteered for the Monday, June 8, 2026 HDC Review Committee.

K. REPORTS FROM STAFF

Staff reported that there were no concerns to report.

L. CONCERNS OF COMMISSIONERS

Commissioners reported that there were no concerns to report.

M. COMMUNICATIONS

Received and filed.

N. ADJOURNMENT

The meeting was unanimously adjourned at 9:23 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.