

From: Jeffrey Post
Sent: Tuesday, September 9, 2025 7:48 PM
To: Thacher, Jill ; Melin-Corcoran, Mariana ; HDC >
Subject: Regarding 317 S. Division - and Ryan Pantaleo

Dear Historic Commissioners,

My name is Jeffrey Post, a lifelong Ann Arbor resident and licensed real estate professional in Ann Arbor and the greater SE area. Over the years I've seen how careful stewardship can either strengthen or erode the character of our historic neighborhoods.

Few property owners demonstrate the level of care and commitment that Ryan Pantaleo consistently delivers. His restorations have taken some of the most neglected homes and turned them into assets that elevate their blocks. He is also an active member of the Old Fourth Ward Historic Association, reinforcing his dedication to preservation in our town.

I have reviewed the plans for 317 S Division. The design is deferential to the historic streetscape: the existing structure retains its defining features, the addition is set back and subordinate in scale, and the connecting hyphen ensures the new construction reads as secondary. I also appreciate the color scheme proposed. From the street, the addition's impact is minimal—an unusually restrained approach in D1 zoning, where oversized projects are common.

Beyond respecting architectural integrity, this project will repair a building in disrepair and deliver long-term neighborhood value. Given Ryan's proven track record, I am confident the work will be executed to the highest standard. This proposal shows how preservation and sensitive new construction can coexist. I strongly support approval. If you have any questions, feel free to contact me.

Sincerely,
Jeffrey Post