



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, April 9, 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 7:05 PM stating: Welcome to the Thursday, April 9, 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: 7 - Chair David Rochlen, Jennifer Ross, Benjamin Calderon, Chip Smith, Steve Kaplan, Sarah Nisbett, and Jenna Carter

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. [26-0582](#) HDC26-0026; 1223 Traver St, driveway; BHD

Attachments: 1223 Traver SR w attachments.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 Vice 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 1223 Traver Street, a contributing property in the Broadway Historic District, to pave a driveway as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the Ann Arbor Historic District Guidelines for paved areas and landscape features, and The Secretary of the Interior's Standards for Rehabilitation, in particular standards 1, 2, and 10, and the guidelines for 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 voice vote the vote was as follows with the Chair declaring the motion carried. Vote 7-0.

Yeas: 7 - Chair Rochlen, Ross, Calderon, Smith, Kaplan, Nisbett, and Carter

Nays: 0

F-2. [26-0581](#) HDC26-0027; 512 W Liberty St, rear addition; OWSHD

Attachments: 512 W Liberty SR w attachments.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 Vice Chair declared the public hearing closed.

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

Moved by Commissioner Ross and seconded by Commissioner Smith

I move that the Commission issue a certificate of appropriateness for the application at 512 West Liberty Street, a contributing property in the Old West Side Historic District, to construct a 361 sq ft, two-story addition on the rear elevation of the house and install new stairs, posts, and railings on the front porch as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets the City of Ann Arbor Historic District Design Guidelines for All Additions, Historic Residential Additions, and Residential Porches 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 District or Neighborhood Setting 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.]

Moved by Commissioner Ross seconded by Commissioner Smith

I move to amend the motion to add a condition that the new kitchen windows either be casement with each sash being three light simulated, divided light muttons or if they are double hung that there's an appropriately sized or appropriately dimensioned mullion. Staff should have the authority to review and approve to ensure that the new windows are appropriate to the character of the house.

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 as amended. Vote 7-0.

G. NEW BUSINESS

G-1. [26-0580](#) Annual Report

Attachments: 2025 HDC ANNUAL REPORT to CC .pdf

Historic Preservation Coordinator Jill Thacher gave a brief description of the report.

G-2. [26-0579](#) Annual Report for SHPO

Attachments: 2025 SHPO annual report.pdf

Historic Preservation Coordinator Jill Thacher gave a brief description of the report.

G-3. [26-0578](#) Awards Committee

Commissioners Sarah Nisbett and Jenna Carter volunteered for the Historic District Committee Awards Committee.

H. APPROVAL OF MINUTES

H-1. [26-0577](#) March 2026 Historic District Commission Meeting Minutes

Attachments: March 2026 Historic District Commission Meeting Minutes.pdf

The March 2026 Historic District Commission meeting minutes were unanimously approved by the Commission and forwarded to City Council.

I. REPORTS FROM COMMISSIONERS

None.

J. ASSIGNMENTS

J-1. [26-0583](#) Review Committee: Monday, May 11, 2026 at 5pm, for the Thursday, May 14, 2026 Regular Meeting

Commissioners Ben Calderon and Steve Kaplan volunteered for the Monday, May 11, 2026 HDC Review Committee.

K. REPORTS FROM STAFF

Historic Preservation Coordinator Jill Thacher informed the HDC that the staff report format has changed to improve ADA compliance.

L. CONCERNS OF COMMISSIONERS

Chair Rochlen requested that concrete driveways be added to the list of staff approvals.

M. COMMUNICATIONS**M-1. 26-0584 Various Communication to the Historic District Commission**

Received and filed.

N. ADJOURNMENT

The meeting was unanimously adjourned at 8:13 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.