
From: Gracia Nicolaescu <gracia.nicola@gmail.com>
Sent: Wednesday, September 10, 2025 12:27 PM
To: Jill Thacher; Mariana Melin-Corcoran
Subject: 317 S Division Letter of Support

Hello,

My name is Gracia Nicolaescu, and I am the owner residing at 327 E Ann Street. This house has been in our family for 30+ years. I have known Ryan Pantaleo as a neighbor for several years, ever since he purchased 331 E Ann Street, right next door.

The restoration work Ryan completed at 331 E Ann has been nothing short of transformative. His attention to detail, respect for the historic character, and consistent communication (as a neighbor) throughout the process have made it more enjoyable to live on this block. The home is now an asset to the neighborhood, and I have personally appreciated how he has approached preservation with both care and quality.

Ryan has also shared with me his plans for 317 S Division. As someone who frequents downtown Ann Arbor, I believe this is a fantastic restoration project—one that could become the crown jewel of the street for years to come. I am also familiar with his other work in the neighborhood, including properties at 603 E Ann and 511 E Ann. These homes, once among the most deteriorated on the street, are now some of its most beautiful examples of restoration. Based on this proven track record, I have every confidence that 317 S Division will be executed to the same high standard.

Regarding the proposed addition, I appreciate how the design clearly distinguishes between old and new while striking a balance between thoughtfully adding density and honoring the historic streetscape. It is sensitive to its context and in keeping with the values of our historic district.

For these reasons, I wholeheartedly support Ryan's project at 317 S Division and hope the Commission views it favorably. Thank you.

Sincerely,

Gracia Nicolaescu
327 E Ann Street