



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, June 11, 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 7:00 PM stating:

Welcome to the Thursday, June 11, 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, Chip Smith, Sarah Nisbett, and Jenna Carter

Absent: 1 - Steve Kaplan

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

E-1. [26-0983](#) HDC26-0028; 421 W Washington St, addition porch; OWSHD

Attachments: 421 W Washington Memo w Combined Attachments.pdf

STAFF PRESENTATION:

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

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 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 Carter

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 construct a second-story addition on the east elevation on the condition that the decking, skirting, and stairs of the porch are wood. 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 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. HEARINGS

F-1. [26-0981](#) HDC26-0064; 511 W Jefferson St, replace windows egress well; OWSHD

Attachments: 511 W Jefferson 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 Calderon visited the site as part of their review. They reported their findings and recommendations to the Commission.

PUBLIC HEARING:

The Applicants were present via Zoom 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 Calderon seconded by Commissioner Nisbett

I move that the Commission issue a certificate of appropriateness for the application at 511 West Jefferson Street, a contributing property in the Old West Side Historic District, to construct a new egress window and well material conditioned on staff approval on the west elevation near front of the house, remove and replace a rear basement window on the west elevation, and construct two new penetrations for mechanical equipment on the condition that the new windows are inset to the same plane as the current window glass. 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, safety codes, and mechanical equipment.

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 as amended carried. Vote 6-0.

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

Nays: 0

Absent: 1 - Kaplan

G. NEW BUSINESS

G-1. [26-0984](#) Staff Approvals List

Attachments: Staff approvals memo paving.pdf

Historic Preservation Coordinator and Principal Planner, Jill Thacher

presented the proposed request.

Moved by Commissioner Smith seconded by Commissioner Nisbett

The board agreed to a motion to approve the addition of driveway paving to the Staff Approvals List item to allow staff to approve driveway paving as presented.

G-2. [26-0985](#) 2026 HDC Awards Committee Members

The Awards Committee members were unanimously approved as presented.

G-3. [26-0986](#) 2026 Historic Commission Awards

Attachments: 2026 Awards Nominations for HDC.pdf

Historic Preservation Coordinator, Jill Thacher noted that the 2026 HDC Awards will be presented on July 20, 2026 at the City Council meeting. An afterparty will be hosted at the Tyler House following the meeting.

The Awards Committee nominations were unanimously approved as presented.

H. APPROVAL OF MINUTES

H-1. [26-0987](#) April 2026 Historic District Commission Meeting Minutes

Attachments: April 2026 Historic District Commission Meeting Minutes.pdf

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

H-2. [26-0988](#) May 2026 Historic District Commission Meeting Minutes

Attachments: May 14, 2026 Historic District Commission Meeting Minutes.pdf

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

I. REPORTS FROM COMMISSIONERS

There are no reports at this time.

J. ASSIGNMENTS

- J-1.** [26-0989](#) Review Committee: Monday, July 6, 2026 at 5pm, for the Thursday, July 9, 2026 Regular Meeting

Commissioners Sarah Nisbett, Steve Kaplan, and David Rochlen volunteered for the Monday, July 6, 2026 HDC Review Committee.

K. REPORTS FROM STAFF

There are no reports at this time.

L. CONCERNS OF COMMISSIONERS

Chair Rochlen inquired whether the State Historic Preservation Office (SHPO) had responded to the Commission's inquiry regarding the relocation of a historic home into a historic district. Historic Preservation Coordinator Jill Thacher stated that the Commission would receive an email with a more detailed response.

M. COMMUNICATIONS

- M-1.** [26-0990](#) Various Communication to the Historic District Commission

Filed and received.

N. ADJOURNMENT

The meeting was unanimously adjourned at 8:27 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.