

**Subject:** 805 Oxford Rd demolition

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**From:** David Patterson

**Sent:** Monday, April 6, 2026 12:35 PM

**To:** Manor, Courtney <CManor@a2gov.org>; Planning <Planning@a2gov.org>; Melin-Corcoran, Mariana <MMelin-Corcoran@a2gov.org>;

**Cc:** sparrish; Liza Levina; Chris Baron; Nikki Patterson; jag

**Subject:** Re: 805 Oxford Rd demolition

RE: SEU25-0001-805 Oxford

I'm writing again to **formally object to the destruction of the historic property at 805 Oxford Rd and proposed 75-person dormitory.**

In addition to the concerns I shared below, approval of the special exception use application would have a significant detrimental impact on surrounding neighbors and property owners, including:

- The removal of **42 trees**, including nearly 20 landmark trees, is excessive. In addition to the adverse environmental impact of destroying these old growth trees, this canopy provides a noise buffer from the traffic of Washtenaw and the ongoing fraternity parties on Oxford Street
- The proposed **10,000 square foot parking lot** is well above average compared to existing student housing and does not promote carbon-neutral transit options. We already consistently have traffic problems and parking violations, including drivers who plow through the Angell crosswalk at Hill & Oxford street during school hours
- With an expanded capacity for 75 students, the 3-story dormitory will be **4x larger than the demolished historic house**. It has also come to my attention that the previous owner, Diana Johnston, believed she was selling with a condition of no major construction on the property
- No sustainability features and allowing the installation of a commercial gas range is inconsistent with A 2 Zero and other state priorities of the City of Ann Arbor (other new developments are held to a different standard)

As a taxpayer and property owner, it is very disappointing and concerning to hear that this is being recommended for approval when it's so inconsistent with many of our community's values and priorities.

David Patterson  
1942 Cambridge Rd

On Tue, May 13, 2025 at 2:08 PM Manor, Courtney <[CManor@a2gov.org](mailto:CManor@a2gov.org)> wrote:

Good afternoon David,

We will add you to our Interested Parties list. Additionally, you may receive automatic updates with future meeting and agenda information by signing up for GovDelivery notices [here](#).

Thank you.

**Courtney Manor**

Administrative Assistant, Planning Services

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**From:** David Patterson

**Sent:** Monday, May 12, 2025 3:58 PM

**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>

**Cc:**

**Subject:** 805 Oxford Rd demolition

Hi,

I wanted to reach out to express my concerns about the proposed demolition of the single family residence at 805 Oxford Rd. While the property is zoned R2B, it has not been used as student housing for nearly 30 years.

Additionally, the 19th century Dutch Colonial Revival has historical and architectural significance as the only remaining home in Oxbridge built before the 1900s (c 1896) and was first owned by UM physiology professor Dr. [Warren Lombard](#) and his wife Caroline.

The existing home's footprint (6100 square feet above grade with 2400 in the lower level) would be more than adequate for a Greek house but likely not the 60 students they are proposing. As parents with young children, we've already had ongoing neighborhood issues with traffic/speeding, illegal parking, extensive trash from parties (including broken glass on sidewalks), and noise violations due to student parties on Oxford.

Please notify me if this project is placed on an upcoming City Planning Commission agenda. I'm also copying our neighborhood association leadership as an FYI.

Thanks,  
David

1942 Cambridge Rd, Ann Arbor, MI 48104