



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, October 9, 2025

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 7:03 PM stating:

Welcome to the Thursday, October 9, 2025, 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.

B. ROLL CALL

Historic Preservation Coordinator and Principal Planner Jill Thacher called the roll

Present: 4 - Chair David Rochlen, Benjamin Calderon, Steve Kaplan, and Sarah Nisbett

Absent: 3 - Jennifer Ross, Chip Smith, and Jenna Carter

Others present:

Historic Preservation Coordinator and Principal Planner, Jill Thacher

C. APPROVAL OF AGENDA

The agenda was unanimously approved as presented.

D. PUBLIC COMMENT - (3 Minutes per Speaker)

Seeing no speakers Chair Rochlen closed the Public Comment.

E. UNFINISHED BUSINESS

None.

F. HEARINGS

F-1. 25-1723 HDC25-0147; 514 Sixth Street, ADU addition; OWSHD

Attachments: 514 Sixth SR w Attachments.PDF

STAFF PRESENTATION:

Historic Preservation Coordinator and Principal Planner, Jill Thacher presented the staff report. [See attached in agenda packet]

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Nisbett and Rocheln visited the site as part of their review. They reported their findings and recommendations to the Commission.

The applicant was present in person to respond to the Commission's enquiries.

PUBLIC HEARING:

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 Kaplan

I move that the Commission issue a certificate of appropriateness for the application at 514 Sixth Street, a contributing property in the Old West Side Historic District, to add a second floor and a two-story addition to a non-contributing garage, as proposed. 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 Ann Arbor Historic District Design Guidelines, especially those for residential accessory structures, 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 building site and district or neighborhood setting.

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 3-1.

Yeas: 3 - Chair Rochlen, Calderon, and Kaplan

Nays: 1 - Nisbett

Absent: 3 - Ross, Smith, and Carter

G. NEW BUSINESS

- G-1.** [25-1724](#) Report from the nominating committee and election of officers
Postponed to the Thursday, November 13, 2025 HDC Meeting.

H. APPROVAL OF MINUTES

- H-1.** [25-1726](#) September 11, 2025 HDC Meeting Minutes
Postponed to the Thursday, November 13, 2025 HDC Meeting.

I. REPORTS FROM COMMISSIONERS

J. ASSIGNMENTS

- J-1.** [25-1725](#) Review Committee: Monday, November 10, 2025, at 12pm, for the Thursday, November 13, 2025, Regular Meeting

Commissioner Sarah Nisbett and Commissioner Steve Kaplan volunteered for the Monday, November 10, 2025 HDC Review Committee.

K. REPORTS FROM STAFF

K-1. 25-1727 Annual Retreat

Historic Preservation Coordinator and Principal Planner, Jill Thacher proposed the Annual Retreat be held after the Thursday, November 13, 2025 HDC meeting.

Historic Preservation Coordinator and Principal Planner, Jill Thacher also noted that Design Guidelines for ADU's may need to be reconsidered.

L. CONCERNS OF COMMISSIONERS

None.

M. COMMUNICATIONS

M-1. 25-1732 Various Communication to the HDC

Received and filed.

N. ADJOURNMENT

The meeting was unanimously adjourned at 8:19 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.

