# 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, February 12, 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

*Vice Chair Kaplan called the meeting to order at 7:00 PM stating:*

*Welcome to the Thursday, February 12, 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:** 5 - Jennifer Ross, Benjamin Calderon, Steve Kaplan, Sarah Nisbett, and Jenna Carter

**Absent:** 2 - Chair David Rochlen, and Chip Smith

*Others present:*
*City Planner, Mariana Melin-Corcoran*
*Associate Planner, Emma Berger*

## C. APPROVAL OF AGENDA

**The agenda was unanimously approved as presented.**

## D. PUBLIC COMMENT - (3 Minutes per Speaker)

*Seeing no speakers at this time Vice Chair Kaplan closed the Public Comment.*

## E. UNFINISHED BUSINESS

*None.*

## F. HEARINGS

**F-1.** 26-0205 HDC26-0002; 722 W Washington St, rear addition, OWSHD

***Attachments:*** 722 W Washington SR with attachments.pdf

*STAFF PRESENTATION:*
*Principal Planner, Jill Thacher presented the staff report. [See attached in agenda packet.]*

*REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:*
*Commissioner Sara Nisbett and Jenna Carter 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 Carter seconded by Commissioner Calderon**

**I move that the Commission issue a certificate of appropriateness for the application at 722 West Washington Street, a contributing property in the Old West Side Historic District, to construct a 240 square two-story addition on the rear elevation of the house 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, 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.]**

**On a voice vote the vote was as follows with the Vice Chair declaring the motion carried. Vote 5-0.**

| | | |
|---|---|---|
| **Yeas:** | 5 - | Ross, Calderon, Kaplan, Nisbett, and Carter |
| **Nays:** | 0 | |
| **Absent:** | 2 - | Chair Rochlen, and Smith |

**F-2.** **26-0207** HDC26-0005; 921 W Washington St, egress windows, porch, OWSHD

***Attachments:*** 921 W Washington SR and Attachments.pdf

*STAFF PRESENTATION:*
*Principal Planner, Jill Thacher presented the staff report. [See attached in agenda packet.]*

*REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:*
*Commissioner Sara Nisbett and Jenna Carter 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 Nisbett seconded by Commissioner Ross**

**I move that the Commission issue a certificate of appropriateness for the application at 921 E Washington Street, a contributing property in the Old West Side Historic District, to install two new basement egress windows and three new windows on the front porch; replace an existing door and raise it 14" on the east elevation; replace an existing door and lower it 18" on the south elevation; install a new window in an enlarged opening on the south elevation; and approve after-the-fact siding installation done on the front porch on the following conditions: that all non-wood siding, except on the front elevated porch is repaired or replaced with wood in matching dimensions if it is deteriorated beyond repair and that the new siding is removed from the kick plate of the bay window on the East elevation and replace it with a design in wood approved by staff. 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 windows, doors and safety codes, and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 1, 2, 9 and 10 and the guidelines for windows, neighborhood setting, entrances and porches, and health and safety.**

**Yeas:** 5 - Ross, Calderon, Kaplan, Nisbett, and Carter

**Nays:** 0

**Absent:** 2 - Chair Rochlen, and Smith

**F-3.** **26-0206** HDC26-0006; 717 W Liberty St, rear addition, new house, OWSHD

***Attachments:*** 717 W Liberty SR addition with attachments.pdf

*STAFF PRESENTATION:*
*Principal Planner, Jill Thacher presented the staff report. [See attached in agenda packet.]*

*REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:*
*Commissioner Sara Nisbett and Jenna Carter 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.]*

**For the new house:**
**Moved by Commissioner Ross seconded by Commissioner Calderon**

**I move that the Commission POSTPONE the portion of the application at 717 West Liberty Street, a contributing structure in the Old West Side Historic District, to construct a two-story house with an attached garage, to the March 12, 2026 Historic District Commission meeting.**

**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 Vice Chair declaring the motion carried. Vote 5-0.**

| | | |
|---|---|---|
| **Yeas:** | 5 - | Ross, Calderon, Kaplan, Nisbett, and Carter |
| **Nays:** | 0 | |
| **Absent:** | 2 - | Chair Rochlen, and Smith |

**For the Addition:**
**Moved by Commissioner Ross seconded by Calderon**

**I move that the Commission issue a certificate of appropriateness for the application at 717 West Liberty Street, a contributing structure in the Old West Side Historic District, to construct a**

**single-story rear addition to the historic house, rebuild an existing addition, move a rear door to the front and remove a non-historic chimney and dormer. The work as proposed is compatible in exterior design, arrangement, texture, material and relationship to the surrounding area and meets the Ann Arbor Historic District Design Guidelines for All Additions, and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 1, 2, 5, 9 and 10 and the guidelines for Building Site, District/Neighborhood, 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.]**

**On a voice vote the vote was as follows with the Chair declaring the motion carried as amended. Vote 5-0.**

| | | |
|---|---|---|
| **Yeas:** | 5 - | Ross, Calderon, Kaplan, Nisbett, and Carter |
| **Nays:** | 0 | |
| **Absent:** | 2 - | Chair Rochlen, and Smith |

## G. NEW BUSINESS

**G-1.** **26-0210** Design Guidelines Review

***Attachments:*** Memo to HDC - Chpt 4 Feb 2026.pdf, DG Updates - Chapter 4 for HDC Feb 2026 clean.pdf, DG Updates - Chapter 4 for HDC Feb 2026 track.pdf

*Commissioners reviewed the content of the chapter and discussed any proposed changes. [For a complete record of the discussion, please see available video format.]*

## H. APPROVAL OF MINUTES

**H-1.** **26-0109** Historic District Commission Meeting Minutes of January 2026

***Attachments:*** Historic District Commission Meeting Minutes of January 2026.pdf

**The January 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.** 26-0204 Review Committee: Monday, March 9, 2026 at 12pm, for the Thursday, March 12, 2026 Regular Meeting

*Commissioners Steve Kaplan and Sarah Nisbett volunteered for the Monday, March 9, 2026 HDC Review Committee.*

## K. REPORTS FROM STAFF

*City Planner Mariana Melin-Corcoran noted that Commissioners should be attentive to forthcoming communication regarding the upcoming Annual Retreat.*

## L. CONCERNS OF COMMISSIONERS

*None.*

## M. COMMUNICATIONS

**M-1** 26-0230 Various Communication to the HDC

*Received and filed.*

## N. ADJOURNMENT

*The meeting was unanimously adjourned at 8:49 pm.*

David Rochlen, Chairperson
Jill Thacher, HDC Staff Coordinator/Principal 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.