



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, March 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**

Chair Rochlen called the meeting to order at 7:00 PM stating: Welcome to the Thursday, March 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 - Chair David Rochlen, Benjamin Calderon, Steve Kaplan, Sarah Nisbett, and Jenna Carter

Absent: 2 - Jennifer Ross, and Chip Smith

*Others present:
City 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. [26-0371](#) HDC26-0006; 717 W Liberty St, new house, OWSHD

Attachments: 717 W Liberty new house SR w Attachments updated.pdf

STAFF PRESENTATION:

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

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioner Kaplan and Chair Rochlen 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 Kaplan seconded by Commissioner Calderon

I move that the Commission issue a certificate of appropriateness for the portion of the application at 717 West Liberty Street, which

contains a contributing structure in the Old West Side Historic District, to construct a two-story house with an attached garage and pave a new driveway. As proposed, the work 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 New Construction, New Construction in Residential Settings, and Paved Areas; 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 Building Site and District/Neighborhood.

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 denied. Vote 1-4.

Yeas: 1 - Kaplan

Nays: 4 - Chair Rochlen, Calderon, Nisbett, and Carter

Absent: 2 - Ross, and Smith

F. HEARINGS

None.

G. NEW BUSINESS

G-1. [26-0372](#) Design Guidelines Review

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. [26-0373](#) Historic District Committee Meeting Minutes of February 2026

Attachments: Historic District Committee Meeting Minutes of February 2026.pdf

The February 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. [26-0374](#) Review Committee: Monday, April 6, 2026 at 5pm, for the Thursday, April 9, 2026 Regular Meeting
Commissioners Steve Kaplan and Ben Calderon volunteered for the Monday, April 6, 2026 HDC Review Committee.

K. REPORTS FROM STAFF

Principal Planner Jill Thacher announced that the Annual Retreat will be held on Saturday, March 21, 2026. The Commission discussed potential topics for the retreat.

L. CONCERNS OF COMMISSIONERS

None.

M. COMMUNICATIONS

- M-1. [26-0375](#) Various Communication to the HDC
Attachments: Gage Letter of Support HDC26-0006 Letter.pdf
Received and filed.

N. ADJOURNMENT

The meeting was unanimously adjourned at 8:13 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>.

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