# 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 8, 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 7:05 PM stating:*

*Welcome to the Thursday, October 8, 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

*Senior Planner, Mariana Melin-Corcoran called the roll.*

**Present:** 5 - Chair David Rochlen, Jennifer Ross, Benjamin Calderon, Sarah Nisbett, and Jenna Carter

**Absent:** 2 - Chip Smith, and Steve Kaplan

**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**

*None to report at this time.*

**F. HEARINGS**

**F-1. 26-1651** HDC26-0148; 616 South Ashley Street, egress well, gazebo, hot tub; OWSHD

***Attachments:*** 616 S Ashley SR w Attachments revised.pdf

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

*REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:*
*Commissioner Ross and Commissioner 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 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 616 South Ashley Street, a contributing property in the Old West Side Historic District, to construct a patio and pergola in the rear yard, install a hot tub in the rear yard, and install two egress windows and wells on the south elevation, and to extend the paved patio into the gravel area. 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 all new construction, new residential accessory structures, residential decks and patios, windows, and safety codes.**

**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 3-2.**

| | | |
|---|---|---|
| **Yeas:** | 3 - | Chair Rochlen, Ross, and Calderon |
| **Nays:** | 2 - | Nisbett, and Carter |
| **Absent:** | 2 - | Smith, and Kaplan |

**F-2.** **26-1655** HDC26-0149; 706 West Liberty Street, walkout egress well; OWSHD

***Attachments:*** 706 W Liberty 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 Ross and Commissioner 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 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 Carter**

**I move that the Commission issue a certificate of appropriateness for the application at 706 West Liberty Street, a contributing property in the Old West Side Historic District, to construct a stair and light well that extends 12' from the house by 15'9" wide next to the one-story addition shown on plans approved in 2025; and to add double doors, relocate an air conditioning unit and a generator, and install a brick paver path, 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 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 additions, as well as the Ann Arbor Historic District Design Guidelines, in particular the guidelines for all additions and all new construction.**

**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 5-0.**

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

**F-3.** **26-1656** HDC26-0150; 1601 Cambridge Road, rear accessory building; WHHD

***Attachments:*** 1601 Cambridge SR w Attachments revised.pdf

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

*REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:*

*Commissioner Ross and Commissioner 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 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 Nisbett**

**I move that the Commission issue a certificate of appropriateness for the application at 1601 Cambridge Road, a non-contributing property in the Washtenaw/Hill Historic District, to construct an accessory building, a partially inground pool, and a paved patio in the rear yard, on the condition that the elevation design of the accessory building matches the drawings dated 9-29-2026. 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 and district/neighborhood, as well as the Ann Arbor Historic District Design Guidelines for all new construction and new residential accessory structures.**

**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 5-0.**

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

## G. NEW BUSINESS

**G-1.** 26-1659 Nominating Committee Report and Election of Officers

*Nominating committee report is postponed to the November 2026 Historic District Commission meeting.*

**G-2.** 26-1677 City Policy Agenda Discussion

*On the City's policy agenda, commissioners discussed whether historic preservation should be included among the City's advocacy priorities. Staff explained that boards and commissions may submit recommendations to the City Council Policy Agenda Committee for consideration.*

*Commissioners expressed support for submitting a priority related to historic preservation, including continued advocacy for state and federal funding and tax credits. Staff was asked to consider developing a submission before the upcoming deadline, with the understanding that the priority could be pursued in the following year if needed.*

## H. APPROVAL OF MINUTES

**H-1.** 26-1660 September 2026 Historic District Commission Meeting Minutes

***Attachments:*** September 2026 HDC Meeting Minutes.pdf

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

## I. REPORTS FROM COMMISSIONERS

*None to report at this time.*

## J. ASSIGNMENTS

**J-1.** 26-1663 Review Committee: Monday November 9, 2026 at noon, for the Thursday, November 12, 2026 Regular Meeting

*Commissioners Jennifer Ross and Sarah Nisbett volunteered for the Monday, November 9, 2026 HDC Review Committee.*

## K. REPORTS FROM STAFF

*Senior Planner, Mariana Melin-Corcoran stated that Council is moving forward with the zoning code rewrite, which wouldn't change historic district rules but would generally affect the built environment.*

## L. CONCERNS OF COMMISSIONERS

*There are no reports at this time.*

## M. COMMUNICATIONS

**M-1.** 26-1662 Various Communication to the Commission

*Received and filed.*

## N. ADJOURNMENT

**The meeting was unanimously adjourned at 8:55 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.