

**Subject:** Recommendations for Improving the Historic Preservation Statement and a Land Use Designation in the CLUP

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**From:** Jeff Crockett

**Sent:** Tuesday, July 22, 2025 3:46 PM

**To:** Planning <Planning@a2gov.org>

**Cc:** peter osler; Christine Crockett; Julie Ritter; Lars Bjorn; Tyler, Norm (DGT); Susan Wineberg; David Kennedy; Kimberly Hudolin; Ilene R. Tyler; Steve Hudolin; Eleanor Crown; Ryan Pantaleo; betsy williams; Tom Stulberg

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My name is Jeff Crockett, and I live at 506 E. Kingsley. I would like to start with thank yous. First, I would like to thank Jill Thacher, Historic Preservation Coordinator, who has provided many years of support to residents in historic districts as they restore their homes. My wife and I have taken advantage of her expertise many times. The Old Fourth Ward Historic District Association is grateful for her guidance, and the result has been many beautifully restored homes in our community. I would also like to thank Michelle Bennett, who, with Jill, led a session on the Comprehensive Use Plan as it relates to historic preservation. As a result of that session, we took the first steps in developing a historic preservation community in Ann Arbor and, in the coming months, we intend to expand that community. Thirdly, I would like to thank Council Member Disch for her continuing support for historic preservation. Furthermore, I would like to thank Julie Ritter for the excellent letter she sent to you yesterday, suggesting changes to the historic preservation wording on page 60 of the Comprehensive Use Plan.

I support those changes. The revised statement we recommend is as follows:

“Historic district boundaries will be maintained, and development will continue to adhere to the existing standards and design guidelines approved by the Historic District Commission. The City’s fifteen historic districts are legally protected with the purpose of preserving the city’s buildings and places of cultural and historical significance for future generations, an outcome of decades of legislative actions by the city. To learn more about historic districts and Ann Arbor’s past, take the Smart Tours on the Ann Arbor District Library website at <https://aadl.org/a2st> and visit Ann Arbor’s Bicentennial website at <https://www.a2gov.org/ann-arbor-bicentennial/>.”

These changes restore the original wording of sentence one which recognizes the existing historic preservation guidelines and the Historic District Commission, which includes appointees just like you. Omitting the Historic District Commission is a serious oversight and a disservice to the volunteers serving on the Commission. The last sentence points the reader to educational resources about historical preservation. The Smart Tours, developed by Norm Tyler and Tom Stulberg, are a significant contribution to Ann Arbor, serving both as an educational and recreational resource. They include a tour of the Street Exhibits, a use of land that needs to be recognized in the CLUP. The Bicentennial website features a Bicentennial Quiz, a report summarizing Bicentennial projects, and an overview of Ann Arbor’s 200th Birthday celebration, held at Liberty Plaza, which is relevant to the Quality of Life value mentioned in the CLUP. The Bicentennial brought the Ann Arbor community together.

My second area of concern is the Transition District designation for the Old Fourth Ward Historic District. This area is currently zoned as R4C and is already the densest neighborhood in the city. Density is added each year when management companies restructure the interiors, which is not covered in the Historic District ordinance. On 530 N. Division, two non-contributing homes were replaced with a LEED-certified quadruplex development by Doug Selby. At 511 E. Ann, Ryan Pantaleo added an addition unit to the rear of his historic

rental property. A Transition District designation is an overreach for this neighborhood. The R4C designation should be maintained.

The good news is that Tom Stulberg and I have responded to an invitation made by Commissioner Norton at the last PC meeting to meet with him and Commissioner Wyche for coffee. We believe that such a meeting will represent a positive step toward the community engagement we have been asking for. Commissioner Norton, please let us know what day and time work for you both. The development of the Comprehensive Land Use Plan should not come at the expense of dividing a community. The current version of the CLUP has divided our community. We need to Pause the Plan to improve community engagement. A united community will be critical in facing the challenges that lie ahead.

Thank you for your consideration, Jeff Crockett