



Michigan State Historic Preservation Office
 Certified Local Government Program
 CLG 2025 Annual Report

1. CLG BASIC INFORMATION	
CERTIFIED LOCAL GOVERNMENT City of Ann Arbor	
CHIEF ELECTED OFFICIAL Mayor Christopher Taylor	
CLG CONTACT PERSON (official person on file with National Park Service) Jill Thacher	TITLE City Planner/Historic Preservation Coordinator
MAILING ADDRESS PO Box 8647	
EMAIL jthacher@a2gov.org	TELEPHONE 734-794-6265 x42608
CLG/HISTORIC DISTRICT COMMISSION WEBSITE (if applicable) www.a2gov.org/hdc	

2. HISTORIC DISTRICT ORDINANCE AND PRESERVATION PLANNING	
A. DID THE CLG KEEP ITS HISTORIC DISTRICT ORDINANCE IN EFFECT FOR THE ENTIRE YEAR? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (if no, briefly explain)	
B. DID THE CLG ADOPT OR AMEND/REVISE/MODIFY ANY OF THE FOLLOWING DURING THE YEAR? (Provide a link or attach any documents for which you select yes)	
HISTORIC DISTRICT ORDINANCE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	PRESERVATION PLAN (including master plan component) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
HDC BYLAWS OR RULES OF PROCEDURE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	DESIGN GUIDELINES (under PA 169, guidelines must be approved by SHPO) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
COA APPLICATION/REQUIREMENTS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	SURVEY PLAN <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
OTHER PRESERVATION-RELATED REGULATIONS/PROCEDURES (e.g., blight ordinances, demolition ordinances, downtown design standards, etc.) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

3. HISTORIC DISTRICT COMMISSION			
A. PROVIDE THE NAME AND TITLE FOR THE COMMUNITY'S STAFF LIAISON TO THE HDC Jill Thacher, City Planner/Historic Preservation Coordinator			
B. DOES THE HDC USE AN ON-CALL PRESERVATION SPECIALIST (e.g., architect, historian, etc.)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (if yes, provide name/title)			
C. IDENTIFY CURRENT HISTORIC DISTRICT COMMISSION MEMBERS. (Submit a <u>resume</u> or <u>Attachment A</u> for each NEW commissioner appointed during the year)			
NAME	ROLE (e.g., chair, vice-chair, etc.)	TERM STARTED	TERM ENDS
David Rochlen	Chair	06/01/2025	05/31/2028
Steve Kaplan	Vice Chair	10/16/2023	06/01/2026
Ben Calderon	Secretary	06/21/2023	05/31/2026
Jennifer Ross		06/01/2024	05/31/2027
Chip Smith		10/16/2023	06/01/2026
Jenna Carter		09/11/2025	05/31/2028
Sarah Nisbett		09/11/2025	05/31/2026

D. DOES THE HDC INCLUDE AT LEAST ONE MEMBER WHO IS A QUALIFIED PRESERVATION PROFESSIONAL? YES NO
 If you answer no, briefly identify how the CLG sought to identify qualified professionals (architects, historians, architectural historians, archaeologists, etc.) to fill vacancies AND submit a copy of related announcements, advertisements, or other means used to seek qualified members.

E. ARE THERE CURRENTLY ANY HDC VACANCIES?
 YES NO If yes, how many?

F. DID NEW COMMISSIONERS RECEIVE TRAINING MATERIALS AND INFORMATION ON THE LOCAL HISTORIC DISTRICT ORDINANCE?
 YES NO NOT APPLICABLE

G. DID AT LEAST ONE COMMISSIONER AND/OR STAFF PERSON PARTICIPATE IN TRAINING (e.g., conferences, webinars, and in-person workshops)?
 YES NO If yes, identify the training and participants below. If no, briefly explain why no one participated in training.

NAME OF TRAINING	PROVIDER	ATTENDEES
Pattern Book Homes	MHPN	Jill Thacher
Creating and Updating Historic Design Guidelines	National Alliance of Preservation Commissions	Jill Thacher
From Advocacy to Adaptive Reuse: Saving Sleeping Bear Heritage		Jill Thacher

H. WHEN ARE YOUR HDC'S REGULARLY SCHEDULED MEETINGS? (e.g., first Wednesday of each month)
 Second Thursday of the month

I. IDENTIFY THE MONTHS IN WHICH YOUR HDC MET AT LEAST ONCE.

MONTH	MEETING HELD?	QUORUM PRESENT?	MINUTES ON WEBSITE?*	MONTH	MEETING HELD?	QUORUM PRESENT?	MINUTES ON WEBSITE?*
January 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	July 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
February 2025	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	August 2025	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
March 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	September 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
April 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	October 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
May 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	November 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
June 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	December 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

*if not available on your website, submit minutes for at least two meetings

J. PROVIDE INFORMATION ON DESIGN REVIEW APPLICATIONS RECEIVED FOR REVIEW DURING THE YEAR.

APPLICATION TOTALS	RESULTS OF REVIEWS
# OF APPLICATIONS RECEIVED: 179	# OF CERTIFICATES OF APPROPRIATENESS ISSUED: 178
# OF APPLICATIONS REVIEWED BY STAFF ONLY: 150	# OF DENIALS ISSUED: 1
# OF APPLICATIONS REVIEWED BY THE HDC: 29	# OF NOTICES TO PROCEED ISSUED: 0
WERE ANY HDC DECISIONS APPEALED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (if yes, complete the information below)	
# OF HDC DECISIONS APPEALED:	
# OF DECISIONS OVERTURNED:	
# OF DECISIONS AFFIRMED:	

4. INVENTORY AND DESIGNATION

A. IDENTIFY NEW SURVEY PLANS, PROGRESS ON EXISTING PLANS, AND/OR CHANGES TO EXISTING SURVEY PLANS, INCLUDING CHANGES IN PRIORITIES OR PROCESSES.

Survey activity included continuing to find and correct errors on the Old Fourth Ward Historic District Survey that was completed by a consultant in 2024. When all corrections are made, we will submit a copy to the SHPO. It is an ongoing process. This was our only survey work in 2025.

B. DID THE CLG ACTIVELY WORK ON OR COMPLETE HISTORIC RESOURCE SURVEYS? YES NO

If yes, identify them below. If the survey was completed but data and reports were not previously provided to SHPO, submit a copy with this report. Use additional sheets if necessary to capture all surveys in progress or completed.

NAME OF SURVEY	HOW MANY RESOURCES?	SURVEY PROVIDED TO SHPO?
		<input type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> YES <input type="checkbox"/> NO

C. DOES THE CLG HAVE SURVEYS TENTATIVELY PLANNED FOR NEXT YEAR? YES NO

If yes, briefly identify them, including the reason for the survey (e.g., part of work plan, development pressure, considering designation, etc.). If no, identify future survey goals that may be of interest.

D. WAS ANY MUNICIPAL-SPONSORED ARCHAEOLOGICAL SURVEY COMPLETED DURING THE YEAR? YES NO

If yes, identify them below.

NAME OF SURVEY	SHPO CONTACTED PRIOR TO WORK?	FOLLOWED STATE STANDARDS?
	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO

E. DID THE CLG ENGAGE IN LOCAL HISTORIC DISTRICT DESIGNATION ACTIVITIES DURING THE YEAR? YES NO

If yes, identify them below. If associated reports were not previously provided to SHPO, submit a copy with this report. Use additional sheets if necessary.

DISTRICT NAME	STATUS AND ACTION	REPORT PROVIDED TO SHPO?
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO

		<input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	
F. DO YOU KNOW OF ANY NATIONAL REGISTER OR LOCAL DISTRICT PROPERTIES THAT WERE MOVED OR DEMOLISHED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If yes, briefly identify them below.			
NAME/ADDRESS OF PROPERTY		NAME OF DISTRICT (IF APPLICABLE)	
1009 Cornwell Place (owned by the University of Michigan)		Old Fourth Ward Historic District	

5. PUBLIC PARTICIPATION		
A. WERE ALL HDC MEETINGS HELD IN ACCORDANCE WITH THE OPEN MEETINGS ACT, P.A. 267 OF 1976? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (if no, briefly explain)		
B. WAS INFORMATION ABOUT THE HDC, ITS MEETINGS, AND ITS ACTIVITIES MAINTAINED ON THE LOCAL GOVERNMENT'S WEBSITE? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
C. BEYOND A WEBSITE, HOW DOES THE HDC PROVIDE INFORMATION ABOUT MEETINGS AND ACTIVITIES TO THE PUBLIC? <input type="checkbox"/> Mailings <input checked="" type="checkbox"/> Newspapers <input checked="" type="checkbox"/> Posting at Municipal Building <input type="checkbox"/> On-site Project Signs <input type="checkbox"/> Direct Email <input type="checkbox"/> Door Fliers <input type="checkbox"/> Email List/Listserv <input checked="" type="checkbox"/> Local Access Channels <input type="checkbox"/> Community Events <input checked="" type="checkbox"/> Other Website		
D. DID THE CLG/HDC PROVIDE, SPONSOR, OR PARTICIPATE IN PUBLIC EDUCATIONAL ACTIVITIES (e.g., walking tours, lectures, Preservation Month activities, historical marker programs) OR FORMAL TRAINING ON HISTORIC PRESERVATION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If yes, identify the activities below. SHPO encourages sharing photos so we can highlight your efforts! Use additional sheets if necessary.		
ACTIVITY	SPONSORING ORGANIZATION	DATE

6. CLG/HISTORIC PRESERVATION GOALS		
A. BRIEFLY DESCRIBE IF/HOW YOU MET THE GOALS IDENTIFIED IN YOUR LAST ANNUAL REPORT.		
GOAL	DID YOU MEET THIS GOAL?	IF YES, DESCRIBE HOW IT WAS MET. IF NO, DESCRIBE WHY IT WAS NOT MET.
Review the Historic District Design Guidelines and incorporate new Design Guidelines	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Making steady progress!
Incorporate changes to the Ann Arbor preservation website to make it more user friendly and informative	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Changes have been made. Work will continue to be done -- it is never ending.
	<input type="checkbox"/> YES <input type="checkbox"/> NO	
	<input type="checkbox"/> YES <input type="checkbox"/> NO	
B. BRIEFLY DESCRIBE YOUR TOP GOALS FOR NEXT YEAR (2026). EACH CLG MUST IDENTIFY AT LEAST ONE GOAL.		
GOAL	IS THIS A MULTI-YEAR GOAL?	DO YOU NEED SHPO ASSISTANCE TO MEET THIS GOAL? IF SO, BRIEFLY DESCRIBE.
Review the Historic District Design Guidelines and incorporate new Design Guidelines	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Not at this time.
	<input type="checkbox"/> YES <input type="checkbox"/> NO	
	<input type="checkbox"/> YES <input type="checkbox"/> NO	

YES NO

7. MISCELLANEOUS INFORMATION

A. SHPO HAS A NEW CLG COORDINATOR. WHAT IS ONE THING YOU WOULD LIKE THE NEW COORDINATOR TO UNDERSTAND ABOUT YOUR COMMUNITY AND LOCAL PRESERVATION ACTIVITIES/NEEDS?

Preservation vs. Housing continues to heat up in Ann Arbor. Preservation is viewed by many as eliteist and conflicting with the need for additional housing of all types.

B. WHAT ACCOMPLISHMENT/ACHIEVEMENT/EVENT FROM 2025 IS YOUR CLG/HDC MOST PROUD OF? OR IS THERE A PRESERVATION SUCCESS STORY FROM YOUR COMMUNITY THAT YOU WOULD LIKE TO HIGHLIGHT? **SHPO encourages sharing photos!**
We filled two Commissioner seats that were open for far too long.

C. DESCRIBE ANY PROBLEMS, ISSUES, OR CHALLENGES (e.g., economic, political, operational) ENCOUNTERED IN THE LOCAL PRESERVATION PROGRAM IN 2025.
See A above.

D. WHAT ARE THE MOST CRITICAL PRESERVATION ISSUES/NEEDS FACING YOUR COMMUNITY?
Same as last year: Some members of the community have identified historic districts as impediments to affordable housing. Property values are extremely high in Ann Arbor and our districts are all close to downtown. They feel that protecting low-rise buildings and single-family homes close-in reduces opportunities for less-expensive, higher density buildings.

E. DID YOUR COMMUNITY RECEIVE ANY PRESERVATION GRANTS (other than CLG grants) IN 2025?
 YES NO (If yes, briefly identify them below.)

F. DID YOUR COMMUNITY HAVE ANY LOCAL INCENTIVE/GRANT/LOAN PROGRAMS (e.g., façade grant programs, DDA programs, low-interest loans, abatements, etc.) AVAILABLE FOR HISTORIC PROPERTIES IN 2025? YES NO (If yes, briefly identify them below.)

NAME OF PROGRAM	# OF PROPERTIES BENEFITED

G. DO YOU HAVE ANY UPCOMING PROJECTS YOU WOULD LIKE TO DISCUSS FOR A POTENTIAL CLG GRANT APPLICATION? YES NO

H. IF REIMBURSEMENT WERE AVAILABLE FOR SOME OF THE COSTS TO ATTEND THE MHPN STATEWIDE PRESERVAION CONFERENCE OR BIENNIAL NATIONAL ALLIANCE OF PRESERVATION COMMISSIONS CONFERENCE, WOULD YOU BE INTERESTED? YES NO

I. IS THERE ANYTHING ELSE YOU WOULD LIKE TO SHARE WITH SHPO?