



**ANNUAL REPORT OF THE
ANN ARBOR
HISTORIC DISTRICT COMMISSION
TO THE ANN ARBOR CITY COUNCIL
FOR THE CALENDAR YEAR 2014**

In accordance with the bylaws of the Ann Arbor Historic District Commission, an annual report is to be prepared by staff, approved by the Commission, and presented to City Council each year outlining the activities of the Historic District Commission for the previous year.

Annual Retreat

A Historic District Commissioner retreat was held March 25, 2014. The retreat agenda included review and discussion of:

- Refresher on Standards and Guidelines.
- Review of last year's projects.
- Review of the HDC bylaws.

Statistics

A total of 266 applications were received by the Commission in 2014. This is up 24% from the 215 applications received in 2013.

The Historic District Commission has delegated a number of minor activities to staff to approve on their behalf, and 203 of the 266 (or 76%) of the applications submitted for staff approval received staff Certificates of Appropriateness. Generally speaking, these are routine work activities that do not affect historic materials on a structure, like replacing a non-historic roof with the same. Other examples of some of the thirty-six kinds of work that may be approved by staff, if the work is appropriate, include:

- Replacement of non-original windows, doors, or garage doors
- Installation of external lighting on signs
- Reconstruction of existing porches
- New or replacement fences
- Replacement of walkways
- Installation of skylights on non-character defining roofs
- Installation of solar panels on non-character defining roofs
- Installation of windows and doors in new openings on non-contributing buildings
- Installation of new residential patios located at the rear of the building
- Installation of new metal chimneys that do not compromise architectural roof features

The Commission held hearings on the other 63 applications during their regular monthly meetings. Of those applications, 54 (or 86%) received Certificates of Appropriateness and five applications (or 8%) were denied. Four (4) applications (6%) were partially approved and partially denied, with a determination that some portion of the application did not meet the HDC's standards and guidelines, while other work proposed by the applications received Certificates of Appropriateness. All of the sites were visited prior to their hearing by the HDC Review Committee, which is made up of two Commissioners and staff.

The denied applications included:

- ❑ A request to replace repairable wood windows.
- ❑ A new store front with an incompatible design and materials.
- ❑ An inappropriately large addition.
- ❑ The replacement of wood deck boards with an artificial material.

Historic Preservation Awards

Each year, the Historic District Commission presents Historic Preservation Awards to property owners who have shown dedication to preservation by rehabilitating or maintaining their historic property. The Ann Arbor Historic District Commission's 2014 awards were presented during the June 16, 2014 City Council meeting. A reception for award recipients was held at the Judge Robert S. Wilson House at 126 N Division Street following the ceremony at City Hall.

For More Information

If you would like more information about the Historic District Commission or its activities, please contact Jill Thacher, Historic Preservation Coordinator, at (734) 794-6265 x42608 or email jthacher@a2gov.org.