

Whereas, The Ann Arbor Historic District Commission is charged with implementing the purposes of Chapter 103 of City Code, which include safeguarding the heritage of the City by preserving historic districts, stabilizing and improving property values in and around the districts, fostering civic beauty, strengthening the local economy, and promoting the use of historic districts for the education, pleasure, and welfare of the citizens;

Whereas, Ann Arbor City Code, Chapter 8, Section 1:191 provides that the powers and duties of the Historic District Commission include:

10. To develop preservation components in planning efforts undertaken by the City and to recommend such planning components to the Planning Commission and to the City Council;
11. To review the current zoning ordinance and recommend to the Planning Commission and the City Council any amendments appropriate for the protection and continued use of historically and architecturally significant property, structures, and areas;

Whereas, The United States Secretary of the Interior's Standards and Guidelines for Rehabilitation, the City's Downtown Design Guidelines, and the City's Historic District Design Guidelines contain recommendations for the preservation and management of historic resources and significant natural features as well as to achieve harmonious relationships of building structures and uses, both within a site and with adjacent sites;

Whereas, recently constructed and proposed developments in high density zoning areas adjacent to lower density historically residential historic districts have had or threaten to have a negative impact on the historic resources and site features of the East Liberty Historic Block, Division Street and East William Street Historic Districts, including the Kempf House Museum, which is part of the Division Street Historic District and also listed on the National Register of Historic Places;

Whereas, The negative impacts to historic districts from such developments are contrary to the Secretary of the Interior's Standards and Guidelines and include diminishing historic character and spatial relationships through incompatible scale and massing, altering the historic setting, and significantly blocking historic vistas and sunlight patterns; and

Whereas, the proposed CORE Spaces project on the Library Lot is of a scale and massing that, given its proximity, would likely have impacts on the East Liberty Historic Block, Division Street and East William Street Historic Districts;

RESOLVED, That the Historic District Commission recommends that the CORE Spaces development team for The Collective on 5th submit an impact study on the surrounding historic districts to the Historic District Commission including reference to guidelines for infill developments in the United States Secretary of the Interior's Standards and Guidelines for Rehabilitation, the City's Downtown Design Guidelines, and the City's Historic District Design Guidelines.

RESOLVED, That the Historic District Commission recommends that the Planning Commission and City Council evaluate the zoning in proximity to the City's historic districts, identify zoning that may be detrimental to those historic districts, and, if necessary, amend the zoning to minimize negative impacts upon and preserve the City's historic districts;

RESOLVED, That the Historic District Commission recommends that property owners in historic districts and the Commission be involved in the zoning evaluation.