



Legislation Text

File #: 08-0285, **Version:** 1

An Ordinance to Amend the Code of the City of Ann Arbor by Adding a New Section which shall be Designated as Section 8:425.15 of Chapter 103 (Historic Preservation) of Title VIII of said Code to Establish the 1001-1013 Broadway Historic District (Ordinance No. ORD-08-12)

Attached for your review and approval is an ordinance to amend Chapter 103 (Historic Preservation) of Title VIII of the Code of the City of Ann Arbor by adding Section 8:425.15 to establish the 1001-1013 Broadway Historic District. The exact boundaries of the district are described in the legal description and are shown on a map at the back of the attached Proposed 1001-1013 Broadway Historic District Final Study Committee Report.

Background

On October 3, 2006, City Council created the Broadway Historic District Study Committee to study generally both sides of Broadway from south of Plymouth Road, with the final area to be determined by the Committee. On March 5, 2007, City Council appointed seven members to the committee, including four residents of the study area. The study committee term was one year and the committee was to report its findings no later than January 2008.

At Council's February 18, 2008 meeting, a resolution was passed extending the study committee's deadline until April 7, 2008 to give staff additional time to prepare the legal description and ordinance language.

Historic District Study Committee Process

The committee first met on March 28, 2007 and established a timeline to complete the work by December, 2007 in order to meet City Council's deadline. The committee then met three times in May, including one meeting that was spent touring the study area to review and discuss the boundaries of a proposed district.

The committee continued to meet in June, July, August and September, and in September adopted a preliminary report for the proposed 1001-1013 Broadway Historic District containing 1001 and 1013 Broadway, two adjacent buildings that were previously part of the Individual Historic Properties district. Upon reviewing the survey and historic data, the committee decided that these historic commercial buildings should be a district on their own because of the large amount of vacant land and non-historic buildings between them and the larger proposed residential district. As required by local and state ordinance, the preliminary report was distributed to the State Historic Preservation Office, the City Planning Commission and the Historic District Commission. The Planning Commission received the report at its October 16, 2007 meeting. The Historic District Commission discussed the report at its November 8, 2007 meeting and passed a motion accepting the report and recommending that City Council establish the 1001-1013 Broadway Historic District.

In September, postcards were sent by first-class postage to every property owner within the proposed historic district advising them of two upcoming meetings in October and November. Information about the meetings was also circulated by committee members on a Broadway neighborhood e-mail list and by distributing flyers throughout the neighborhood. A press release was issued by the City.

The first meeting was held on October 9, 2007 at Northside Elementary School. Approximately 20 people attended, including property owners outside the boundaries of the proposed historic district. Staff and committee members made presentations on the history of the proposed district, the process that the committee went through to reach its

conclusions, information about the Historic District Commission, and information about the State Historic Rehabilitation Tax Credits. Numerous handouts were distributed, including a flyer showing the proposed district, answers to frequently asked questions, and information on the Historic District Commission review process. Everyone in the audience was given a chance to ask questions that were answered by committee members and staff, as well as voice their opinion about the proposed district. The majority of opinions expressed were in support of the proposed district.

The second meeting, a formal public hearing, was held on November 14, 2007 in Council Chambers in City Hall, pursuant to Section 8:408 of Chapter 103 of the Ann Arbor City Code. About 14 people attended the meeting which was aired on CTN. A brief presentation was made by staff on the history of the district and the process of the committee. Handouts given at the October meeting were distributed again. Everyone was given an opportunity to voice their opinion about the proposed district and the overwhelming opinion was in support of the district. The property owner expressed opposition to the proposed district. The minutes of the meeting are attached. Following the formal hearings, attendees were given an opportunity to ask questions of the committee. Also in November, members of the committee and staff met with the property owner to tour the buildings and answer his questions about historic designation and rehabilitation.

On November 28, 2007, the committee met to review the final report. Despite several requests, comments had not been received from the State Historic Preservation Office in time for the meeting. The committee adopted the proposed 1001-1013 Broadway Historic District Final Report.

On December 20, 2007, staff received the comments from the State Historic Preservation Office and circulated them to the committee. The comments were generally minor and were incorporated into a revised report. Responding to these comments, the committee met again on January 30, 2008 to review and adopt a revised final report which is attached.

Recommendations

The committee recommends that Council establish the 1001-1013 Broadway Historic District with the boundaries described in the final study committee report. Establishment of this district will protect the oldest extant commercial building in Ann Arbor. Attached for your consideration is an ordinance amending Chapter 103 to establish the 1001-1013 Broadway Historic District.

Prepared by: Kristine M. Kidorf, Historic Preservation Consultant

Reviewed by: Jayne Miller, Community Services Administrator

Approved by: Roger W. Fraser, City Administrator

ORDINANCE NO. ORD-08-12

First Reading : April 7, 2008

Public Hearing : April 21, 2008

Approved:

Published:

Effective:

HISTORIC PRESERVATION (ESTABLISH THE 1001-1013 BROADWAY HISTORIC DISTRICT)

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF ANN ARBOR BY ADDING A NEW SECTION WHICH SHALL BE DESIGNATED AS SECTION 8:425.15 OF CHAPTER 103 (HISTORIC PRESERVATION) OF TITLE VIII OF SAID CODE TO ESTABLISH THE 1001-1013 BROADWAY HISTORIC DISTRICT

The City of Ann Arbor ordains:

Section 1. That Chapter 103 of Title VIII of the Code of the City of Ann Arbor be amended by adding Section 8:425.15 to create the 1001-1013 Broadway Historic District to read as follows:

8:425.15. 1001-1013 Broadway Historic District.

The boundaries of the 1001-1013 Broadway Historic District are as shown on the map on file in the office of the city clerk which is incorporated into and made a part of this chapter, and is comprised of the following described area:

Lots 1, 2, and 3 of Assessors Plat No. 33

Section 2. That this ordinance shall become effective 10 days after publication.