

## MEMORANDUM

To: Historic District Commission

From: Jill Thacher, Historic Preservation Coordinator

Date: September 26, 2012

Re: Changes to Draft Design Guidelines

Below is a list of pages that have been changed in the Ann Arbor Historic District Design Guidelines. These revisions reflect subcommittee work (Solar Subcommittee, Design Guidelines Subcommittee) and policies implemented by the commission since the original drafting of the guidelines in 2008.

### **Design Guidelines Changes as of September 26, 2012**

<u>Page</u>	<u>Change</u>
Credits	Updated websites to correct addresses, added Dan Bollman as a consultant. Added "Additional Information" page with information about Michigan SHPO, National Park Service, and Preservation Briefs.
Table of Contents	Renamed several architectural styles to match those in the Historic Resources section. Added Solar Panels subsection.
Intro-2	Added information about eligibility of HDC members from Section 1:191 of Chapter 8 of Title 1 of the Code of the City of Ann Arbor. Updated website addresses.
Intro-5	In the first paragraph, added the text "in conjunction with the Secretary of the Interior's Standards for Rehabilitation and Guidelines and city code.
1-9	Added the text "Art Deco emphasizes the vertical direction and was typical of the 1910s and 1920s. Art Moderne emphasizes the horizontal direction and is typical of the 1930s."

- 1-10 Changed the text used to describe Vernacular houses. It now reads “A regionally expressed type of house that spans many architectural styles and blends styles, this house always has a front-facing gable and front porch, and a steeper-pitched roof than is found in Greek Revival or Italianate. These houses, which were usually built by the homeowner or builder with locally available materials, typically had a rectangular floor plan and often incorporated decorative details from past styles.”
- 1-11 Added the text “and were rooted in the English Arts and Crafts movement.”
- 3-1 Changed the photo in the upper right side.
- 3-2 Added “and landmark status trees” to the third bullet of the “Appropriate” column.
- 3-3 Added “Placing new walls in a different plane from the historic structure in a subordinate position to the historic fabric” at the end of the “Appropriate” column.
- 3-8 Added the entire “Replacement Guidelines” section at the beginning of the page.
- 3-10 Added “Insulated glass is permitted when sash replacement is permitted” to the fourth bullet of the “Appropriate” column.  
Added “Installing a smaller replacement window within the frame of the historic window” to the “Inappropriate” column.
- 3-12 Added the entire “Synthetic Replacement Siding” page, including description, design guidelines, and graphics.
- 3-13 Added “Painting previously unpainted masonry” to the “Inappropriate” column.
- 3-19 Added porous pavers to the list of acceptable materials for paved areas in the “Appropriate” column.  
Added “and green space between the driveway and house” to the fourth bullet of the “Appropriate” column.

- 3-21 – 3-22 The entire Solar Panels section has been added. This includes the description and background information, design guidelines, and graphics.
- 4-6 Added “using aluminum or other metal awnings when evidence or documentation of historic metal awnings is not present” to the “Inappropriate” column.
- 4-8 Added “using replacement features that match the documented historic design. If no documentation exists, using a simple, plain design” to the “Appropriate” column.
- 4-10 Under the subsection “Porch Posts,” added the text “for replacement porch posts, the replacements must match the existing posts. Non-original posts may also be replaced if documentation exists that depicts the original post size, shape, and design. If no documentation exists, replacement posts must be simple in design.”
- 4-11 Replaced the bottom porch graphic with a new graphic.
- 5-9 Added “Replacing historically retractable awnings with fixed awnings” to the “Inappropriate” column.
- 5-10 Added the first paragraph, “The Ann Arbor Historic District Commission classifies signs...” and the third paragraph, “New sign designs should be coordinated with the existing buildings...”
- App-1 Included a definition for “Cladding.”
- App-5 Updated the Window Element Measurements Worksheet page with the latest version.