



**ANNUAL REPORT OF THE
ANN ARBOR
HISTORIC DISTRICT COMMISSION
TO THE ANN ARBOR CITY COUNCIL
FOR THE CALENDAR YEAR 2024**

Introduction

In accordance with the bylaws of the Ann Arbor Historic District Commission (HDC), 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 on Saturday, April 13, 2024. The retreat agenda included review and discussion of:

- ❑ Annual by-law review
- ❑ 2024 Work Plan
- ❑ Review of projects built in the last year
- ❑ Staff Approvals List
 - Egress Windows
 - Line Sets
 - Removal of post-1944 accessory structures

Meetings

All HDC meetings in 2024 were hybrid: applicants could attend in person at City Hall or virtually via Zoom. Public commentary was also accepted by phoning in to the meeting or by attending in person.

Certificates of Appropriateness

A total of 178 applications for Certificates of Appropriateness were decided in 2024. The Historic District Commission has delegated a number of minor activities to staff to approve on their behalf, and 138 of the 178 (or 78%) applications submitted were approved by staff. Examples of some of the 40 types of work that may be approved by staff, if the work is appropriate, include:

- Installation of most solar panels
- Replacement of non-historic windows or doors
- New or replacement business signs
- New or replacement fences
- Reconstruction of existing porches
- Replacement of deteriorated basement walls
- Replication of missing historic features, like front porches

The Commission held hearings on the other 40 applications during their regular monthly meetings. All were approved, some with conditions, and all were granted Certificates of

Appropriateness. Each of the 40 sites were visited prior to their public hearing by the HDC Review Committee, which consists of a minimum of two Commissioners and staff.

Examples of applications receiving Certificates of Appropriateness included:

- 14 residential additions and one commercial addition
- 4 accessory dwelling units in new or converted structures
- 1 new duplex home

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 2024 awards were presented during the June 3, 2024 City Council meeting to twelve award recipients in the categories of Preservation, Rehabilitation, Special Merit, and one Centennial Award. A reception for award recipients was held at the Judge Robert Wilson (Wilson-Wahr) House at 126 N Division Street following the ceremony at City Hall.

Preservation Awards

2001 Vinewood Boulevard
Presented to David and Norma Golovoy

Built in 1919, this Prairie Style house was designed by J.J. Rousseau to be his home. Rousseau, a Professor of Architecture at the University of Michigan, incorporated characteristic features of the Prairie Style such as the flat roof, projecting eaves, symmetrical arrangement of windows and doors, and the use of light-colored brick punctuated with bands of darker brick. Later, another highly regarded Professor of Romance Languages, Julio Del Toro, and his wife lived in the house for many years.



2017 Vinewood Boulevard
Presented to Lawrence and Elizabeth Jordan

This Tudor Style house was built in 1929 for Finley B. and Sally Riggs. The unusual dormers and large exterior chimney on the front contribute greatly to the beauty of the street. An 1891 article in the *AA Register* described the street as “a magnificent avenue... (carved from the old Ferdon Fruit Farm) ...and it is doubtful if it can be surpassed by anything in Detroit...” The current owners have done a wonderful job of keeping this house beautiful and enchanting to passersby.



1021 Chestnut Street
Presented to Charles and Joan Burleigh

This 1961 house, designed by acclaimed local architect Robert Metcalf, was built for Kenneth Case, a professor of physics at the University of Michigan who wrote a significant paper about the applied uses of plasma waves. Metcalf was a consummate architect in Ann Arbor during the 1950s and 1960s and was both trained at and on the faculty of the University of Michigan. Today's owners have kept this mid-century home in beautiful condition.



214 Crest Avenue
Presented to Mary Parsons

This 1914 home is a typical Old West Side house of the early twentieth century. The Dutch Revival Style house and was first occupied by Frank Marks, a mason born in Germany. The house has many original features intact, including the windows, the doors, and the garage with a two-strip driveway. It has been preserved by the current owner since 1968.



819 Avon Road
Presented to David Deromedi

This mid-century modern home was designed by George Brigham, who is widely considered the father of modern architecture in Ann Arbor. This house was built in 1950 at the height of Brigham's career for Professor Leslie White, a well-known anthropologist, and his wife Mary. The current owners have kept the interior in pristine condition and hired local architect Robert Metcalf to remodel some of the frontage, allowing us to see the true talent of Brigham.



1101 W. Liberty Street
Presented to Philip and Kimberly Hughes

This Arts and Crafts style house with matching garage was built in 1917 for Albert Lutz. Lutz was the owner of the Reliable Shoe Dealer shop on East Washington Street. The current owners purchased the property in 2011 and have kept the architecture in wonderful condition while updating the interior and mechanical systems. It is located in the Old West Side Historic District and was featured on the Old West Side Homes Tour in 2018.



1617 Cambridge Road
Presented to David Ammer and Nell Duke

This notable Arts and Crafts stucco home was built in 1917 for Dr. Murray Cowie, a well-known physician. Dr. Cowie was appointed Ann Arbor City Physician in 1897 and served as Professor of Pediatrics and Communicable Diseases at the University of Michigan. Perhaps his most significant claim to fame was urging the state to require that iodine be added to salt to prevent goiter. The current owners have wonderfully preserved this building with its unusual arched windows.



2023 Vinewood Boulevard
Presented to Bruce and Andrea Laidlaw

This wonderful mid-century modern house was built in 1951 and designed by local architect Thomas Tanner. It was built for Harry Cook, a dentist and friend of the architect, who lived in the house until the 1990s. Cook was the son of Thomas Cook, one of the two men who founded the Ann Arbor Foundry on Jones Drive, now known as the Northern Brewery and a local historic district. The current owners have maintained the house in pristine condition.



Rehabilitation Awards

503 W. Jefferson Street
Presented to Jon and Grace VanderVliet

This Queen Anne style cross-gable house was built by William Hoefft for his family in 1890. He raised his nine children in the house after his wife died of pneumonia in 1899. Both were immigrants from Germany, and William was trained as a carpenter. He was active with organizations such as the Ancient Order of United Workmen, for which he served as the 'overseer.' The current owners have lived in the house since 2013 and have removed the non-historic siding and restored original elements. It is located in the Old West Side Historic District.



1435 Broadway Street
Presented to Krystyna and Andrzej Dolata

Built in 1929, this house is a Montgomery Ward Kit House in the Colonial Revival Style. This bungalow was in sad shape before it was recently renovated with the porch and windows restored. Overgrown bushes and weeds that completely obscured the house were removed as well. It was originally built by Frank Walworth, a carpenter, and replaced an earlier house on the site that dated to 1872. The house has a clipped side-gable roof and slender Doric columns which support an elliptical arch entry. It is located in the Broadway Historic District.



Special Merit Award

403 W. Liberty Street
Presented to Janet Muhleman

This Queen Anne style brick house was built by Frederick Schleicher between 1890-1895. It has a beautiful corner bay on a lovely fieldstone foundation and decorative work in the gables. Schleicher, the owner of a grocery store on Main Street, constructed this home on the site of his family's original c. 1850 Greek Revival house. The Special Merit Award is presented for the removal of the non-historic fire escapes and the construction of period perfect porches both on the front and side elevations.



Centennial Award

Kiwanis Club of Ann Arbor

The Kiwanis Club of Ann Arbor was organized on May 13, 1921, with 60 charter members. In 2011, the club had 176 members, making it the largest Kiwanis club in Michigan. The Ann Arbor club began raising money in 1927 through their now famous Thrift Sales. First held in the Armory on Ann Street, they moved to their own building in 1968 at Washington and First streets. Funds raised through these sales support many other charitable organizations such as the Red Cross, the Ann Arbor Fire Department, the Public Library Bookmobile, the Ann Arbor Hands on Museum and Dawn Farm. These sales moved to a larger building on Staebler Road in Scio Township about ten years ago. Their motto is "Help us, Help Kids, Families and our Community" and they have done so now for one hundred years. Kudos to the Kiwanis Club.



Additional Activities

Old Fourth Ward Survey Completed

The City of Ann Arbor received a Certified Local Government grant in 2021 to resurvey the Old Fourth Ward Historic District's 372 properties. Original survey information from 1982 was very incomplete. A consultant was hired and a kickoff meeting was held in 2023. Survey work and report writing was completed in 2024 (with minor editing continuing into 2025). The completed survey information is available on the city website at www.a2gov.org/hdc under *Surveys and Reports*.

For More Information

For 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.