



Legislation Details (With Text)

File #:	08-0126	Version:	3	Name:	02/19/08 - Broadway Historic District Study Committee Extension
Type:	Resolution	Status:		Status:	Passed
File created:	2/5/2008	In control:		In control:	City Council
On agenda:	2/19/2008	Final action:		Final action:	2/19/2008
Enactment date:	2/19/2008	Enactment #:		Enactment #:	R-08-056

Title: Resolution to Extend the Broadway Historic District Study Committee and to Require all Building Permit Applications within the Proposed Broadway Historic District and 1001-1013 Broadway Historic District to be Referred to the Historic District Commission for Review

Sponsors:

Indexes:

Code sections:

Attachments: 1. Broadway Historic District Extension-Maps.pdf, 2. Final Report Broadway District, 3. Final Report 1001-1013 Broadway

Date	Ver.	Action By	Action	Result
2/19/2008	1	City Council		
2/19/2008	1	City Council	Amended	Pass
2/19/2008	3	City Council	Approved as Amended	Pass

Resolution to Extend the Broadway Historic District Study Committee and to Require all Building Permit Applications within the Proposed Broadway Historic District and 1001-1013 Broadway Historic District to be Referred to the Historic District Commission for Review

Attached for your review and approval is a resolution to extend the time allowed for the Broadway Historic District Study Committee ("Committee") and require that applications for permits within the proposed historic districts be reviewed by the Historic District Commission. The Committee's work is complete, however additional time is required to prepare the legal description and proposed ordinance language.

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. The study committee term is one year and the Committee is to report their findings no later than January 2008.

On March 5, 2007 City Council appointed seven members to the Committee, including four residents of the study area.

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 two preliminary reports, one for a larger residential historic district containing Broadway, Traver, Moore, Jones, and Cedar Bend; and one containing the properties at 1001-1013 Broadway which were formerly locally designated as an Individual Historic Property. As required by local and state ordinance, the preliminary reports were distributed to the State Historic Preservation Office, the City Planning Commission, and the Historic District Commission.

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 also issued by the City.

The first meeting was held on October 9, 2007 at the Northside Elementary School. Approximately twenty people attended, including property owners outside the boundaries of the proposed historic districts. Staff and Committee members made presentations on the history of the proposed districts, 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, a flyer showing the proposed districts, 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 districts. The majority of opinions expressed were in support of the proposed districts.

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 fourteen 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 were again distributed to those who were not at the October meeting. Everyone was given an opportunity to voice their opinion about the proposed districts and the overwhelming opinion was in support of the districts. Following the formal hearings attendees were given an opportunity to ask questions of the Committee.

On November 28, 2007 the Committee met to review the final reports. Despite several requests, comments had not been received from the State Historic Preservation Office in time for the meeting. The Committee adopted two final reports, one for the larger residential Broadway Historic District, and one for 1001-1013 Broadway Historic District.

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 but did question the period of significance of the proposed Broadway Historic District. Responding to these comments the Committee met again on January 30, 2008 to discuss the period of significance and to review and adopt revised final reports for both districts.

Because of staff workload the final legal description and proposed ordinance language is not complete at this time.

Recommendations

The Committee requests that City Council extend the deadline of the Committee until April 7, 2008 to give staff time to complete the legal description and proposed ordinance language for Council's consideration.

Additionally, the Committee is concerned about the development pressure that the neighborhood is currently experiencing, and that additional historic properties may be demolished. Therefore the Committee requests that City Council consider implementing Section 8:410 of Chapter 103 by adopting a resolution requiring that all applications for building permits within the proposed Broadway Historic District and 1001-1013 Broadway Historic District be referred to the Historic District Commission for review with the same powers that would apply if the proposed historic district was an established historic district for a period of six months or until such time as City Council approves or rejects the establishment of the historic districts by ordinance, whichever occurs first.

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Reviewed by: Jayne Miller, Community Services Administrator

Whereas, On October 3, 2006, City Council adopted Resolution R-447-10-06 to establish the Broadway Historic District Study Committee;

Whereas, On March 5, 2007 City Council adopted Resolution R-78-3-07 to appoint members to the Broadway Historic District Study Committee;

Whereas, The Broadway Historic District Study Committee has met since March 2007 to research the history of the study

area and determine boundaries for a proposed historic district using the National Register of Historic Places criteria as required by local and state ordinance;

Whereas, The work of the Broadway Historic District Study Committee is complete and the Committee has found sufficient evidence to recommend that City Council create two separate historic districts in the study area, The Broadway Historic District and The 1001-1013 Broadway Historic District;

Whereas, The legal boundary description and draft ordinance language was unable to be completed by staff in order to comply with City Council's Resolution R-447-10-06 requiring the Broadway Historic District Study Committee report its findings to Council by January 2008;

Whereas, There is substantial evidence showing the presence of historic, architectural and cultural significance of the proposed districts; and

Whereas, These districts are threatened by development pressure and demolition or modifications not in keeping with the intent of the proposed districts;

RESOLVED, That City Council extend the deadline for the Broadway Historic District Study Committee to report its findings to City Council until April 7, 2008; and

RESOLVED, That there is a moratorium on any demolition until Council receives the report from the Historic District Study Committee.

As Amended by Ann Arbor City Council on February 19, 2008