

## Preservation is Green

Preservation is in the forefront of the green movement. In terms of resources, the greenest buildings are those that are already built because rehabilitation uses less energy than new construction. It also creates more jobs by having a higher percentage of construction costs go toward labor rather than materials. Homeowners Matt and Kelly Grocuff converted their 1901 Old West Side home into a “Net-Zero” structure and attained national recognition for their efforts. They produce more energy than they consume through the use of high efficiency systems and appliances, geo-thermal heating and cooling, solar roof panels for electricity, and reconditioning of the historic wood windows.



Solar panels cover the entire southern exposure of the Grocuff roof.

## Economic Benefits of Preservation

Owning historic property in a historic district is a sound financial decision. Owners find their property values enhanced and have a greater sense of community pride and identity. Older commercial buildings often have more marketable amenities, including good location, spacious interiors, higher quality materials, and intricate detailing. In many cases, rehabilitation costs will be significantly lower than new construction.

Federal tax credits are available to owners of income-producing properties who complete approved rehabilitation work. As a result, billions of private dollars have been invested in historic districts in the last 40 years. For more information, visit the website of the National Park Service at [www.nps.gov/hps/tps/tax/incentives](http://www.nps.gov/hps/tps/tax/incentives).

## Award-Winning Design

Since 1988, the Ann Arbor Historic District Commission has been recognizing the preservation efforts of its citizens through its annual Awards Program. Awards are given for the preservation or rehabilitation of structures (special merit awards for the preservation or rehabilitation of unusual features) and centennial awards to organizations and businesses. The awards are determined by a committee of local citizens knowledgeable about local history and historic preservation.



© Brandon Bartoszek

## Ann Arbor Preservation Alliance

The Ann Arbor Preservation Alliance (AAPA) is a group of residents, academics, political activists, and design professionals who believe that preserving our historic architecture heritage is important to Ann Arbor’s character and sense of place. We advocate for preservation and work with neighborhoods to preserve their integrity and special qualities. For more information, or to get involved, email us at [historicA2@gmail.com](mailto:historicA2@gmail.com).



Printing paid for by the Ann Arbor Downtown Development Authority in recognition of the historic and aesthetic character of the downtown’s distinct commercial and residential neighborhoods.



## Historic Ann Arbor



# Ann Arbor's Heritage



Vibrant downtown streets and lively neighborhoods, laced with a rich diversity of 19th and 20th century historic buildings, provide the backdrop to the sense of place Ann Arborites love and the quality of life they enjoy.

Since 1975, when Ann Arbor's city council declared historic preservation a "public purpose," citizens have helped create historic districts and advocated for the restoration and rehabilitation of historic structures in commercial districts and residential neighborhoods. Preservation is seen as a tool to manage change. Preservation does not prohibit growth—it challenges new development to recognize a community's history.

# Ann Arbor's Historic Districts

There are 14 residential and commercial historic districts in the city. Some districts are a single building but most are large groups of contiguous properties. Each district has its own unique character and complements the overall heritage of the community.

The *Old West Side Historic District* was the first in the United States to preserve a district of modest homes. Streetscapes consisting of open front porches give the neighborhood its unique character.

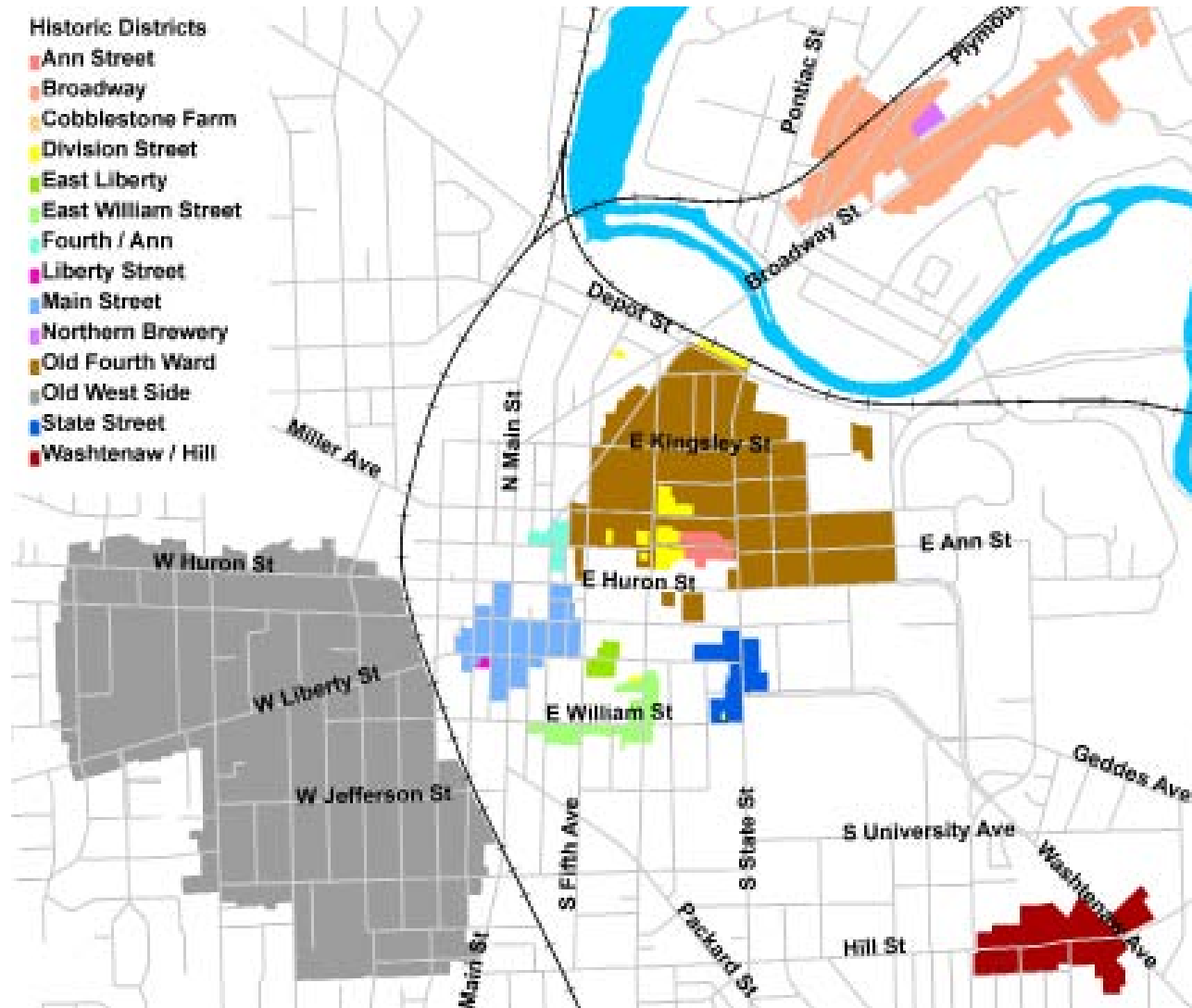
The *Old Fourth Ward Historic District* contains

churches, schools, apartment buildings, and 19th and early 20th century residences that are associated with political, educational, and business leaders of that time period.

The character of Ann Arbor's commercial areas is preserved through the *Main Street and State Street Historic Districts*. The shops and restaurants draw visitors and residents alike. In 2009, Ann Arbor's South Main Street was recognized by the American Planning Association as being one of the "Great Places in America."

## Historic Districts

- Ann Street
- Broadway
- Cobblestone Farm
- Division Street
- East Liberty
- East William Street
- Fourth / Ann
- Liberty Street
- Main Street
- Northern Brewery
- Old Fourth Ward
- Old West Side
- State Street
- Washtenaw / Hill



# Design Approval Process

The city's Historic District Commission (HDC) consists of seven members appointed by the mayor and approved by City Council. The HDC is authorized by a local ordinance to review and approve changes to properties within a historic district. It bases its decisions on the U.S. Secretary of the Interior's Standards for Rehabilitation. The HDC does NOT regulate or review painting, ordinary maintenance, or changes to the interior of a property.

For more information, or to discuss a proposed project, contact the Historic Preservation Coordinator at 734-794-6265 ext. 42608 or email [hdc@a2gov.org](mailto:hdc@a2gov.org). There is also detailed information on the city's website at [www.a2gov.org/hdc](http://www.a2gov.org/hdc). Additional information on historic preservation can be found on web sites for the State Historic Preservation Office (SHPO) or the Michigan Historic Preservation Network (MHPN).



HDC commissioners make home and business site visits to gain a better understanding of specific projects being proposed in historic districts.