

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: North Fifth Avenue and Detroit Street, Application Number HDC17-162

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: August 9, 2017

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, August 7, 2017

	OWNER	APPLICANT
Name:	City of Ann Arbor	Same
Address:	301 E Huron Street Ann Arbor, MI 48104	
Phone:	(734) 794-6000	

BACKGROUND: The commercial buildings in the area known as Kerrytown date from at least 1887 (Baumgardner's Barn at the northwest corner of Fifth Avenue and Catherine) to the present (Zingerman's addition).

LOCATION: The area under consideration is North Fifth Avenue between East Kingsley and Catherine Streets, and Detroit Street between same.

APPLICATION: The applicant seeks HDC approval to reconstruct portions of N. Fifth Ave and Detroit St. The larger project proposes utility work, sidewalk replacement, new street trees, new lighting, and reconfigured public spaces. The work that is specifically addressed with this application is the general configuration of N. Fifth Ave and Detroit Street, and the historic brick street surfaces that are proposed to be rebuilt and/or replaced.

APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for Rehabilitation:

- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.



- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):

District or Neighborhood Setting

Recommended: Identifying, retaining, and preserving buildings, and streetscape, and landscape features which are important in defining the overall historic character of the district or neighborhood. Such features can include streets, alleys, paving, walkways, street lights, signs, benches, parks and gardens, and trees.

Not Recommended: Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

Not Recommended: Destroying streetscape and landscape features by widening existing streets, changing paving material, or introducing inappropriately located new streets or parking lots.

Masonry

Recommended: Designing and installing a new masonry feature such as steps or a door pediment when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

From the City of Ann Arbor Design Guidelines:

Landscape Features

Appropriate: Retaining historic relationships between buildings, landscape features, and open spaces.

STAFF FINDINGS:

1. The project is being designed and funded jointly by the City of Ann Arbor and the Ann Arbor Downtown Development Authority. The project would address many deficiencies simultaneously, by: replacing underground infrastructure like antiquated water lines and storm sewers; improving pedestrian experiences with enhanced public spaces, new sidewalks, street trees, lighting, and ADA compliant ramps and crosswalks; and by

replacing or refurbishing street surfaces, pavement markings, bike lanes, and signage for vehicular traffic.

2. Detroit Street is surfaced in historic red brick from Catherine Street on the south end to North Division on the north. The street from a broad perspective is aesthetically and historically pleasing, and a hallmark of the Kerrytown and Old Fourth Ward neighborhoods are the brick streets still found here and on North Fourth Ave, North State Street, and Depot Street. In the project area, there are problems, however. Not all of the brick dates to the same era, and decades of surface cuts and patches of concrete or non-matching brick give parts of Detroit Street a crazy quilt effect. Portions have also settled unevenly, or have massive curbs that are difficult for pedestrians to navigate. Most of North Fifth Avenue has had asphalt poured over the historic surface, but the intersection of Detroit still has brick in a pattern that follows Detroit Street's northeast/southwest orientation.
3. No work affecting the historic bricks is proposed on Detroit Street below N. Fifth Ave, the one-way block with metered Farmer's Market and Kerrytown parking.
4. The application proposes, on Detroit from N. Fifth to Kingsley, to remove the existing bricks, clean and refurbish as many as possible, manufacture new bricks modeled after the old ones using a historic brick mold, and reinstall brick on Detroit Street in a way that reinforces Detroit's NE/SW orientation. Old bricks will be grouped together when reinstalled, likely on the north end of the Detroit project area closer to Zingerman's. It is unknown how many bricks will be reusable -- they can be difficult to extract intact -- but staff will monitor progress and work with the project team on reuse and layout issues as they arise.
5. N. Fifth Avenue between Community High School and the Farmer's Market typically has a heavy concentration of pedestrians, which multiplies on market days. The project proposes three midblock crosswalks on N. Fifth between East Kingsley and Catherine. This area will be red brick in a slightly larger extent than what is visible now. It is likely the N. Fifth Avenue bricks will be new infill ones since this area will have the most vehicular traffic. The northern portion of Detroit Street would also be reconfigured at N. Fifth to make a smaller and safer pedestrian crossing and a more logical street layout for vehicles.
6. Historic stone curbs will be extracted from the project area and reinstalled in a group, most likely along the north end of Detroit Street with the original bricks.
7. Staff believes the proposal appropriately retains the historic brick while infilling with compatible new brick, is visually compatible with the historic setting, and complements the surrounding historic district. The proposed alterations are positive and well suited to the area's historic character, and do not detract from the neighborhood or district.

MOTION

(Note that the motion is only a suggestion. The Review Committee, consisting of staff and at least two Commissioners, will meet with the applicant on site and then make a recommendation at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at North Fifth Avenue and Detroit Street, contributing properties in the Old Fourth Ward Historic District, to rebuild the brick streets using existing and new infill brick, reconfigure portions of the streets, and remove and reuse the stone curbs found in the project area, as detailed in the application. The work as proposed is compatible in exterior design, arrangement, materials, and relationship to the district and meets the *City of Ann Arbor Historic District Design Guidelines* and *The Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*, in particular standards 1, 2, 5, 9 and 10.

ATTACHMENTS: application, color renderings, engineering drawings

2015 Aerial Photo



300 Detroit (Baumgardner's Barn), c. 1887





City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information
Address of Property: <u>Fifth Avenue and Detroit Street, Between Catherine and Kingsley</u>
Historic District: <u>Old Fourth Ward</u>
Name of Property Owner (If different than the applicant): <u>City of Ann Arbor / Downtown Development Authority</u>
Address of Property Owner: <u>301 E. Huron Street, Ann Arbor, MI 48107</u>
Daytime Phone and E-mail of Property Owner: _____
Signature of Property Owner: <u>Michelle Hutchman</u> Date: <u>8/3/17</u>
Section 2: Applicant Information
Name of Applicant: <u>Robert Doyle / SmithGroupJJR</u>
Address of Applicant: <u>201 Depot Street, 2nd Floor, Ann Arbor, MI 48104</u>
Daytime Phone: (<u>734</u>) <u>548.0408</u> Fax: (<u>734</u>) <u>780.8429</u>
E-mail: <u>bob.doyle@smithgroupjjr.com</u>
Applicant's Relationship to Property: ___owner___architect___contractor___ <u>X</u> other
Signature of applicant: _____ Date: _____
Section 3: Building Use (check all that apply)
___ Residential ___ Single Family ___ Multiple Family ___ Rental <u>X</u> Commercial <u>X</u> Institutional
Section 4: Stille-DeRossett-Hale Single State Construction Code Act (This item MUST BE INITIALED for your application to be PROCESSED)
Public Act 169, Michigan's Local Historic Districts Act, was amended April 2004 to include the following language: "...the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed completion date, a fire alarm or smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531."
Please initial here: _____

Section 5: Description of Proposed Changes (attach additional sheets as necessary)

1. Provide a brief summary of proposed changes. The City of Ann Arbor and the DDA are cooperatively proposing improvements to the project area, including utility work, replacement of sidewalks, street parking, lighting and street trees, and the improvement of public space adjacent to the Farmer's market.

2. Provide a description of existing conditions. Water mains and storm sewers are antiquated, road paving is significantly deteriorated, street trees are at the end of their useful life, street lights are inefficient, and walks non-compliant to ADA.

3. What are the reasons for the proposed changes? To replace utilities, street paving and streetscape that are in poor condition.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.
Refer to plans.

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

STAFF USE ONLY

Date Submitted: _____ Application to _____ Staff or _____ HDC

Project No.: _____ **HDC** _____ Fee Paid: _____

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:



Fifth and Detroit Street Design

Ann Arbor Historic District Commission Submittal July 21, 2017



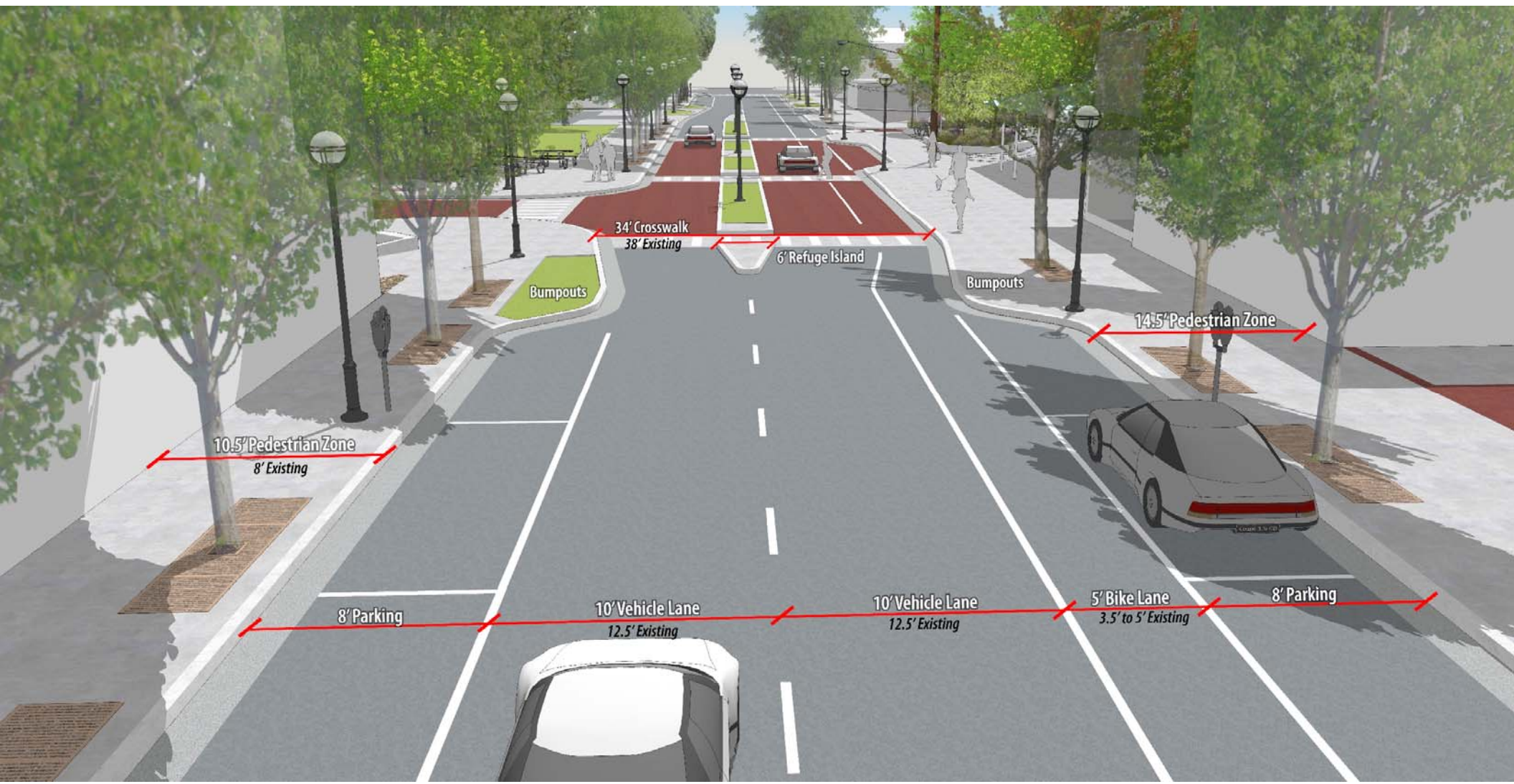
Street Configuration: Conceptual Layout



- Two-lanes with center median
- Expanded brick along 5th & Detroit to highlight pedestrian activity zone
- Larger bump-outs and pedestrian spaces at intersections



Street Configuration: Typical Dimensions



Streetscape Design: Paving & Materials

- Historic brick used to designate roadway area for Detroit Street **and** primary intersection zone.
- Brick in the south portion of Detroit Street not anticipated to be removed.
- Historic limestone curb will be salvaged and consolidated into one location as feasible.
- Brick used in limited other locations within pedestrian zone as accent material.



Streetscape Design: Trees and Landscape

- Trees placed in groups of twos in connected planting beds where feasible.
- Strategically use curbing to discourage movement through, and to contain, mulch and plant materials





- Desire to balance creation of an interior space with an engagement / openness to the adjacent sidewalks
- Provide a more defined edge along the farmer's market
- Provide a variety of seating





- Northern planter (at right in below image) is in the plaza's low point – potential to make this a rain garden for managing plaza runoff.



- Table benches aligned against seat wall to provide a flexible and larger seating area



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Plaza Design: CHS Plaza – View through seating area from west

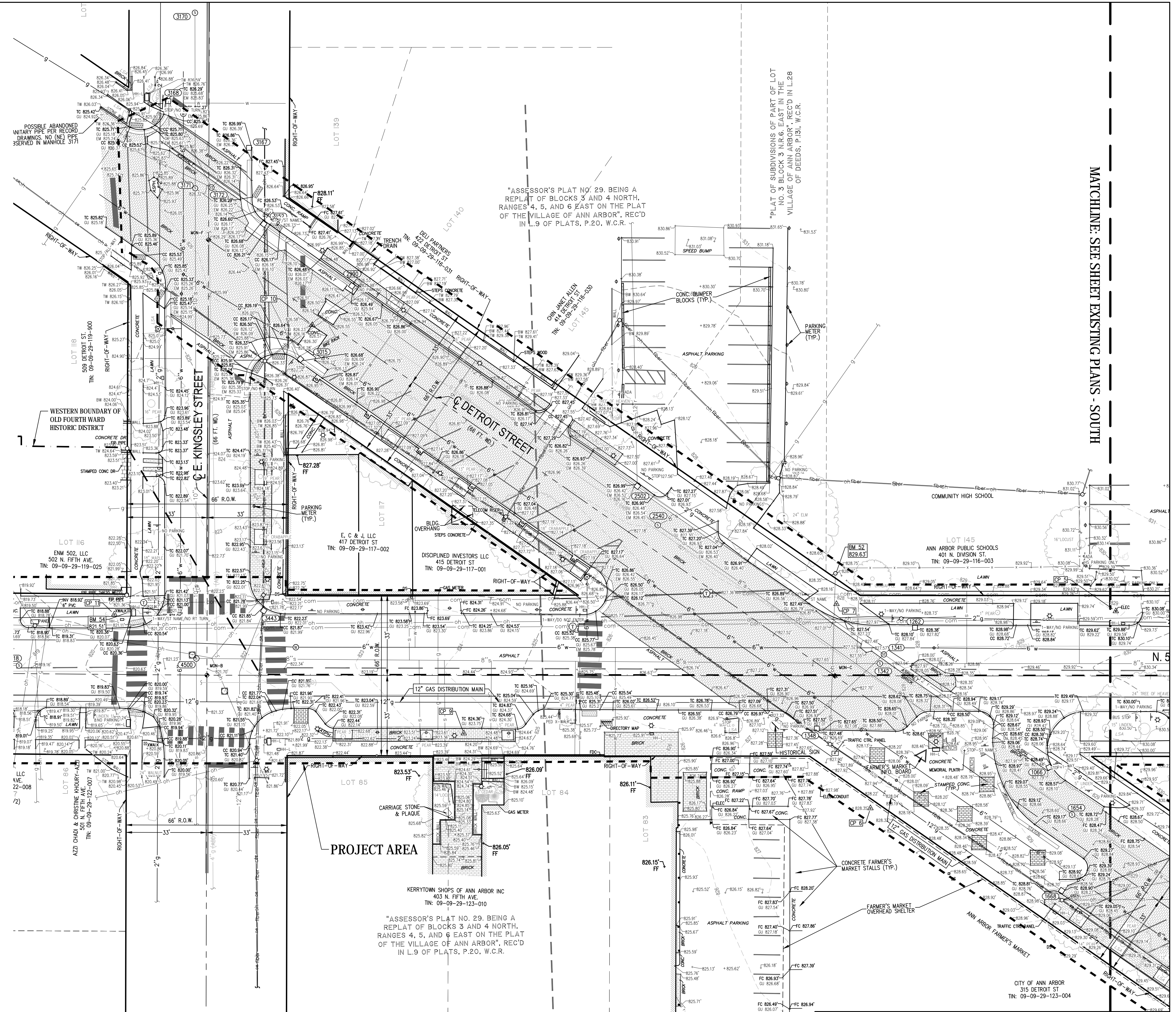
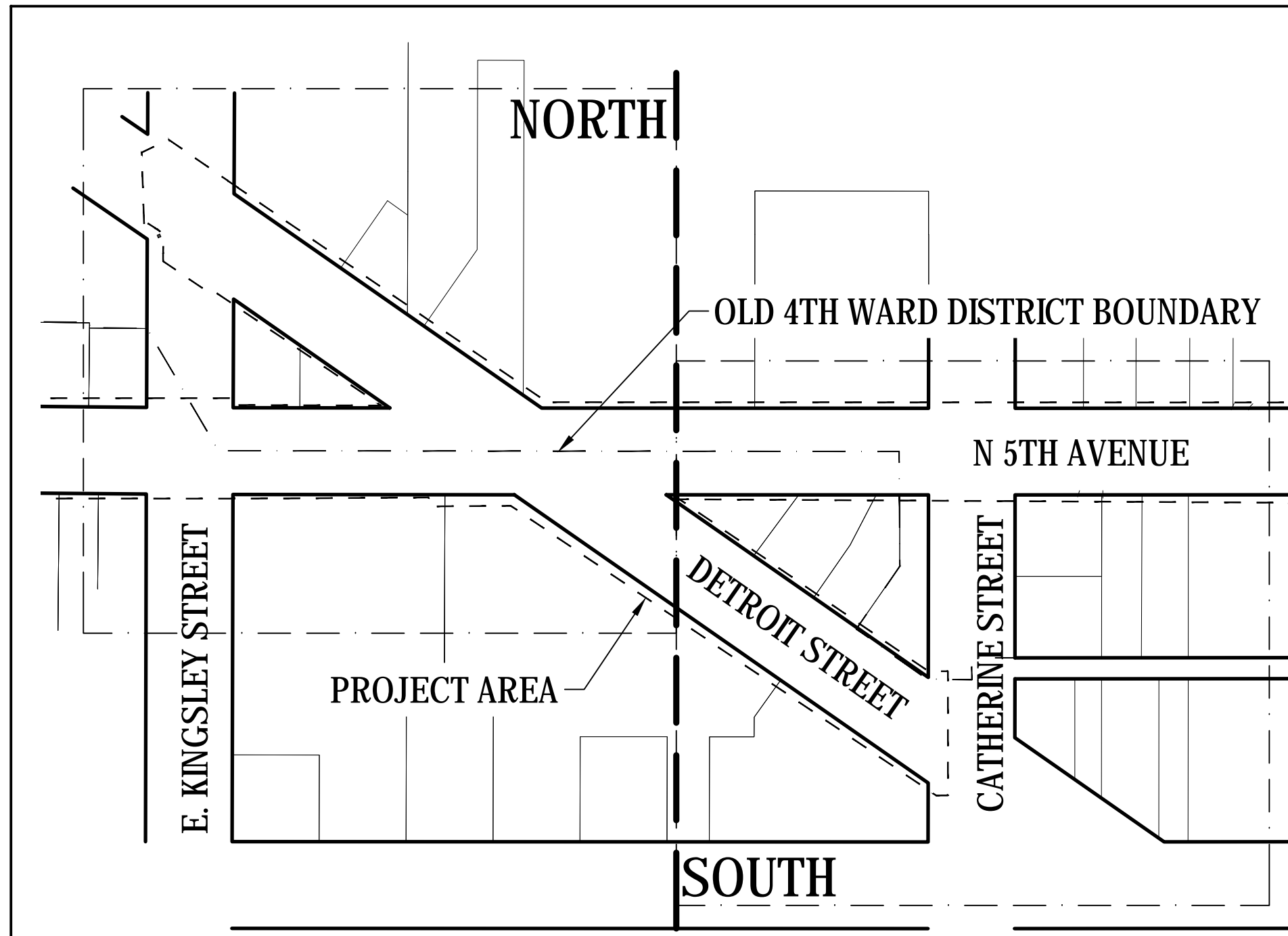


Existing 5th – Detroit Intersection



Proposed 5th – Detroit Intersection





LEGEND (SEE MASTER LEGEND ON G101 FOR ALL OTHER SYMBOLS)

- LIMITS OF CONSTRUCTION
- OLD 4TH WARD DISTRICT BOUNDARY



SEE ABOVE							
BENCH MARK	SURVEY BOOK	HDC SUBMITTAL	7-14-17				
REV. NO.	DESCRIPTION	DATE	DR. BY	CH. BY			

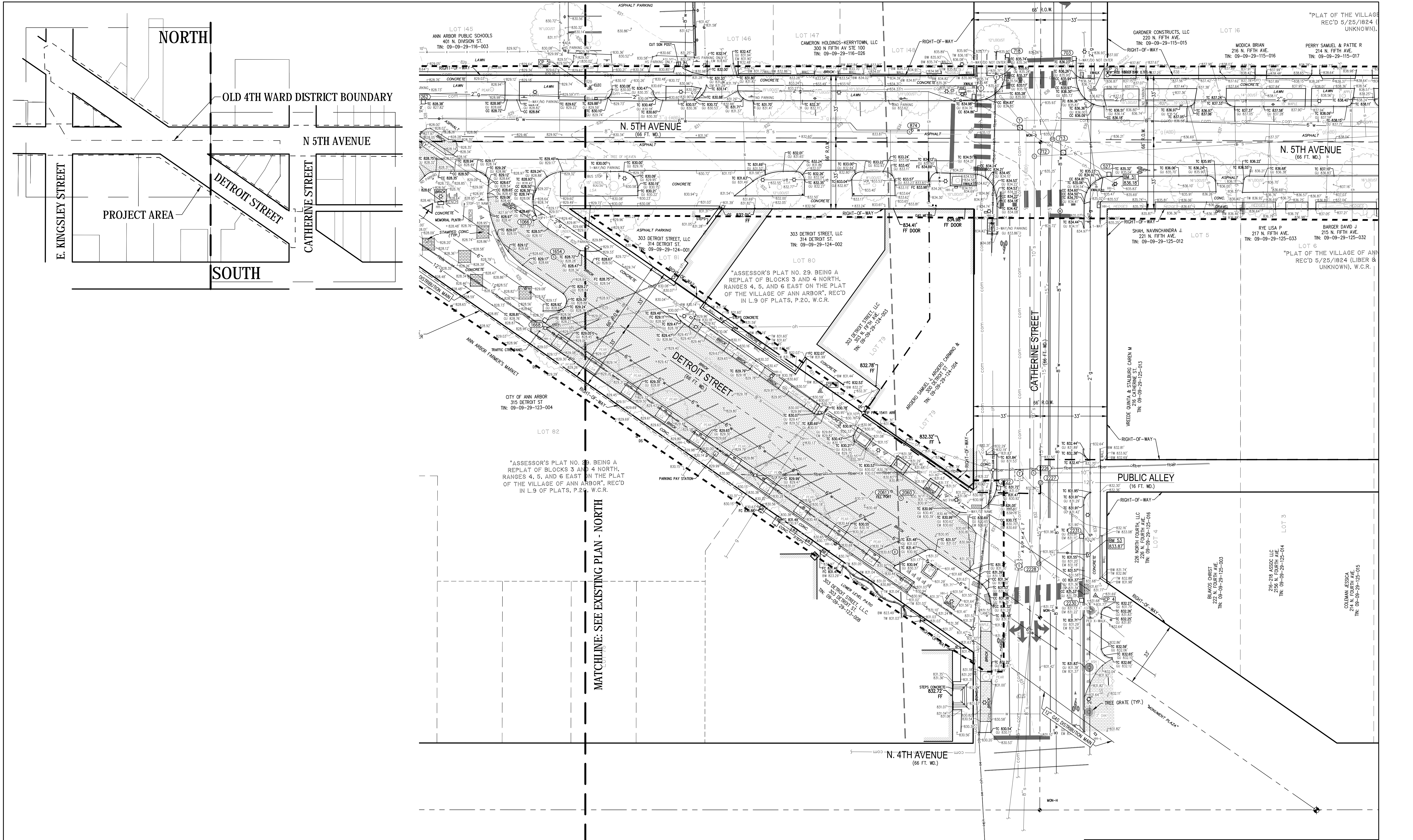
DOWNTOWN DEVELOPMENT AUTHORITY - CITY OF ANN ARBOR

SITE PLAN FOR HISTORIC DISTRICT COMMISSION REVIEW - EXISTING CONDITIONS (NORTH)

SCALE: 1"=20'

DRAWING NO. SHEET NO. 3 OF 6

APPROVED BY: _____



LEGEND (SEE MASTER LEGEND ON G101 FOR ALL OTHER SYMBOLS)

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- OLD 4TH WARD DISTRICT BOUNDARY



SEE ABOVE	BENCH MARK	SURVEY BOOK	REV. NO.	DESCRIPTION	DATE	DR. BY	CH. BY
				HDC SUBMITTAL	7-14-17		

DOWNTOWN DEVELOPMENT AUTHORITY - CITY OF ANN ARBOR

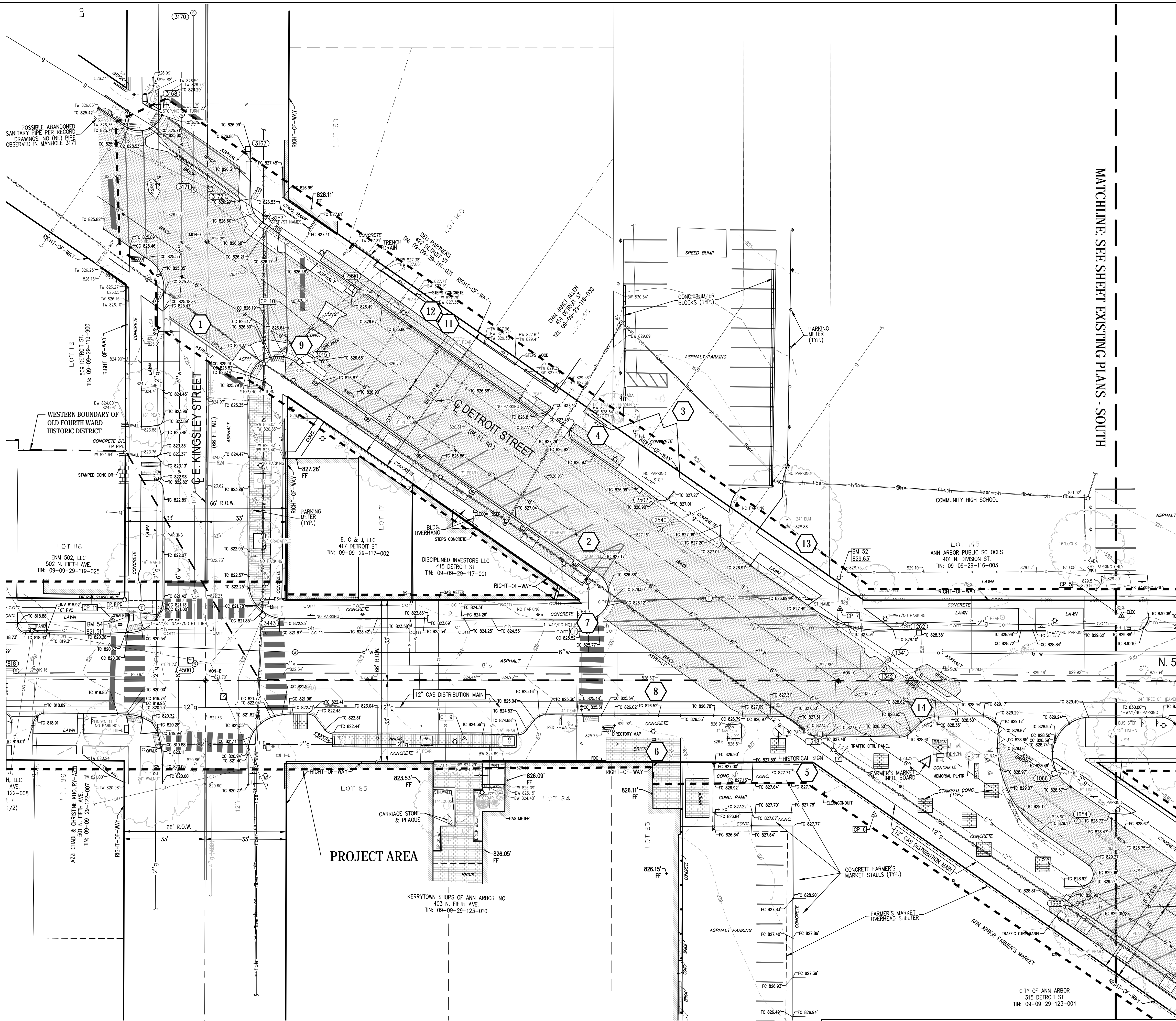
SITE PLAN FOR HISTORIC DISTRICT COMMISSION REVIEW - EXISTING CONDITIONS (SOUTH)

SCALE: 1"=20'

DRAWING NO. _____

SHEET NO. 4 OF 6

APPROVED BY: _____



MATCHLINE: SEE SHEET EXISTING PLANS - SOUTH

LEGEND (SEE MASTER LEGEND ON G101 FOR ALL OTHER SYMBOLS)

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				HDC SUBMITTAL	7-14-17		

DOWNTOWN DEVELOPMENT AUTHORITY - CITY OF ANN ARBOR

SITE PLAN FOR HISTORIC DISTRICT COMMISSION REVIEW - SITE PHOTOS (NORTH)

SCALE: 1" = 20'

DRAWING NO. _____

SHEET NO. 5 OF 6

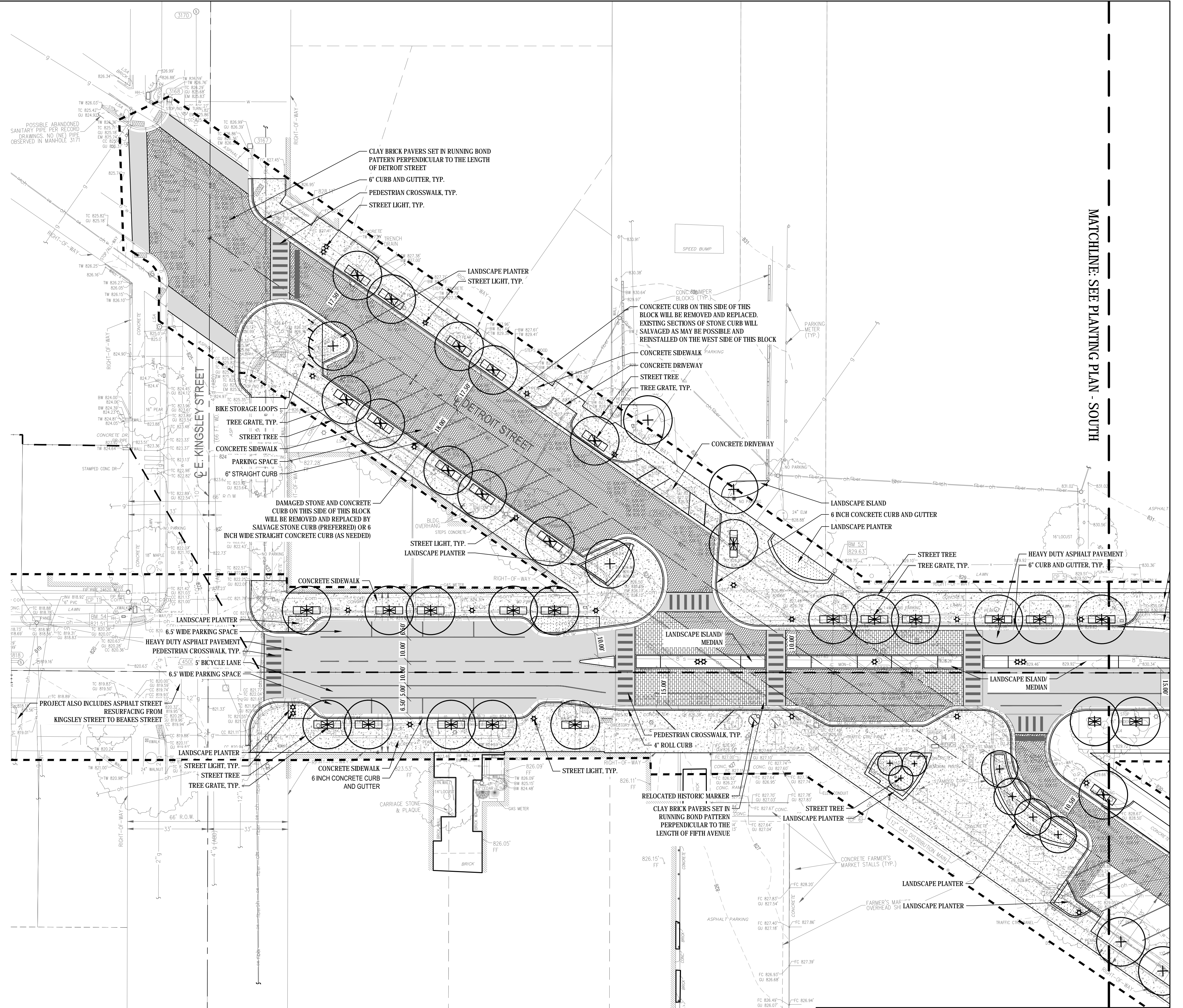
APPROVED BY: _____

PROJECT SPECIFICATIONS:

- EXISTING CLAY BRICKS WILL BE REMOVED AND SALVAGED FROM AREAS DESIGNATED FOR NEW PAVERS. BRICKS IN GOOD CONDITION WILL BE RE-USED IN A CONSOLIDATED AREA EAST OF FIFTH AVENUE. OTHER AREAS WHERE THERE IS NOT AN ADEQUATE SUPPLY OF SALVAGED BRICK WILL BE RE-BUILT WITH NEW CLAY BRICK PAVERS IN THE APPROXIMATE SIZE AND COLOR OF THE SALVAGED BRICK.
- BRICK PAVERS IN THE STREET WILL BE SET ON A CONCRETE BASE FOR SUPPORT, SIMILAR TO THE PAST RECONSTRUCTION OF FOURTH AVENUE.
- PEDESTRIAN CROSSWALKS ADJACENT TO BRICK PAVERS WILL BE CONSTRUCTED OF POURED CONCRETE.
- LANDSCAPE PLANTER WALLS AND CURBS TO BE CONSTRUCTED OF POURED CONCRETE.

GENERAL NOTES:

- STREET LIGHT LOCATIONS ARE BEING STUDIED FURTHER TO ENSURE ADEQUATE DISTRIBUTION OF LIGHT. FINAL LOCATIONS MAY VARY.
- FINAL DESIGN OF SIDEWALK IS UNDER FURTHER STUDY. MATERIALS MAY INCLUDE POURED CONCRETE, PAVERS, AND CAST IRON TREE GRATES.



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DOWNTOWN DEVELOPMENT AUTHORITY - CITY OF ANN ARBOR

SITE PLAN FOR HISTORIC DISTRICT COMMISSION REVIEW - PROPOSED (NORTH)

SCALE: 1"=20'

DRAWING NO. _____

SHEET NO. 1 OF 6

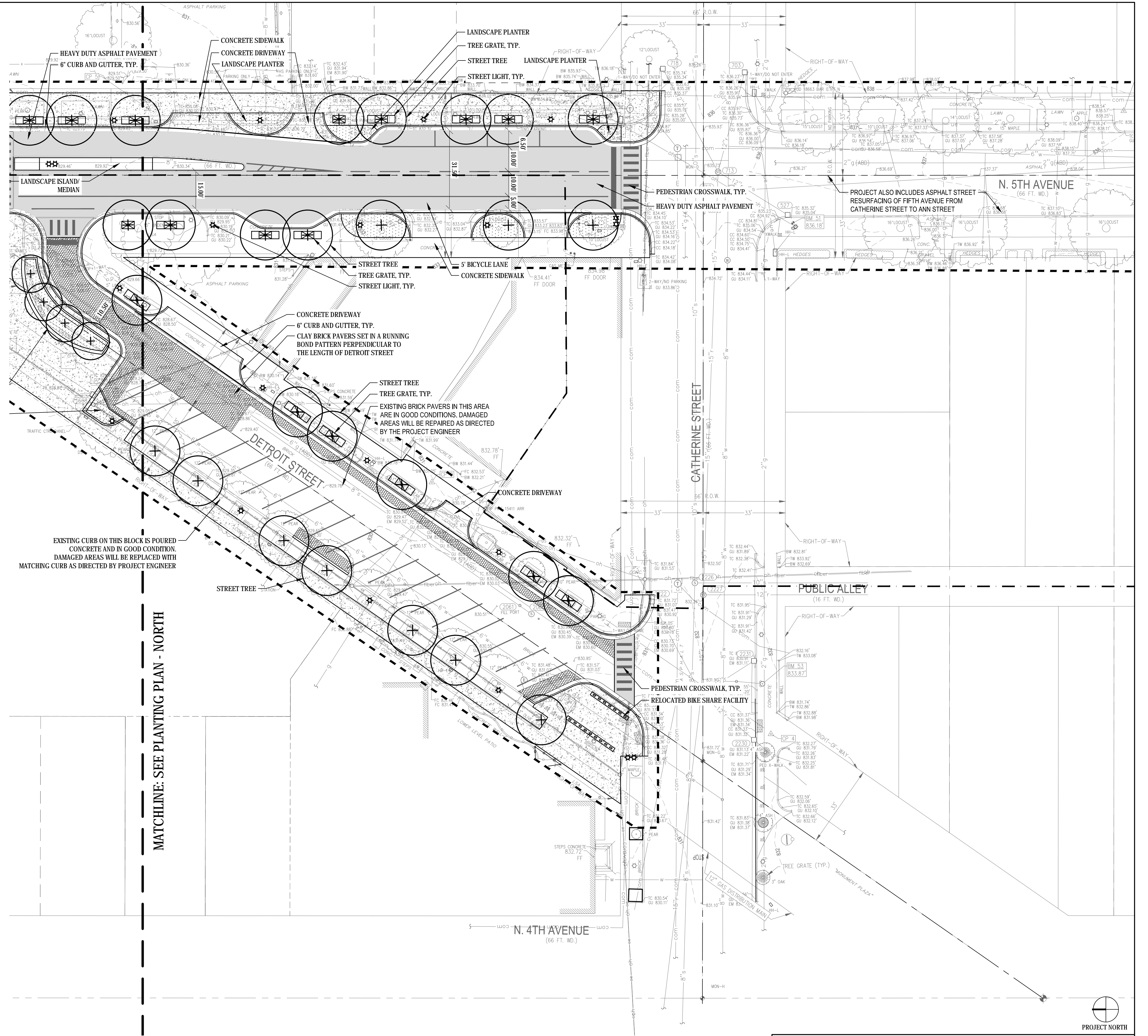
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DOWNTOWN DEVELOPMENT AUTHORITY - CITY OF ANN ARBOR

SITE PLAN FOR HISTORIC DISTRICT COMMISSION REVIEW - PROPOSED (SOUTH)

SCALE: 1"=20'

DRAWING NO. _____

SHEET NO. 2 OF 6

APPROVED BY: _____