



545 South Main Street
Ann Arbor, MI
February 13, 2019

Design Review Board Statements

2a. The owner will operate a new restaurant concept in the entire structure and site. The site consists of multiple buildings and sheds. The entire site will be activated and accessed from both main and Madison streets. The pavement in the middle of the site will be removed and replaced with a planted courtyard that will have games and seating in the summer and igloos, tents or perhaps small yurts in the winter. The project will provide places to re-inhabit the existing history through a new use. The project provides a chance for new experiences of the area's history and the buildings.

2b. The owner will operate a new restaurant concept in the entire structure and site. It will have the following program elements.

- Large planted outdoor area between main dining room and shed which will have 3-season dining area. The planted area will have seating, games, and in the winter will have yurts, tents or igloos to continue the activation of this space. There is a retail/takeout area that serves the courtyard.
- Main dining room in old cast-in-place concrete structure with large opening bi-fold doors, bar, private dining area, wood stove in lounge area and open kitchen.
- Second floor is in old storage area and will have two roll-up garage doors, one is already existing, which will provide views to the courtyard and surrounding urban fabric.



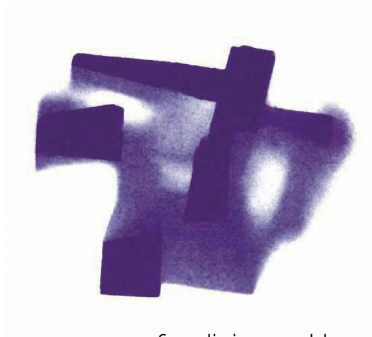
- Rooftop deck will be accessed from the second floor dining/bar area. It will be wood and have a simple galvanized and mesh guardrail to fit with the building and provide views and movement of air. Being one of the lower elevations in the area this raised deck will allow the site further visual activation of the urban fabric beyond the property lines.

3a. The site is located in the First Street district. It is one portion of the old Fingerle lumber business. For many years the main building housed the mill shop division which made doors, windows and architectural trim. There are also two classic wood framed metal clad sheds which were used to house building materials such as wood shingles, insulation and masonry supplies.

3b. The inspiration for the project comes from the district and the site. The owner has been a pioneer in the use of buildings which were seen as not traditional spaces for restaurants. They have continued this strategy of leveraging the site and history through active use of the spaces that brings community together.

3c. The project fits in quite well with the District's design guidelines. The combination of the industrial lumber yard buildings with the open green space between the buildings references both the industrial past while looking forward to reoccupying the land in a pedestrian friendly manner. The new doors, windows and siding will all be sourced locally and be handmade. The return to craft celebrates a tradition of making that existed in the buildings and area in general.

3d. The site was largely accessed by vehicles over the years. It is unique in that it has frontages on Main and Madison but there exists a large diagonal cut where the train tracks cut across the corner of the intersection. The project activates both street frontages with entrances on both sides. The paving stops at the buildings and a large open green space (courtyard) sits between the buildings with pedestrian paths running through the space. This space will be used



for dining and lawn games. The green space will also allow for drainage from the roof to be absorbed and rainwater harvesting for irrigation is proposed.

3e. The project is mostly occupying existing structures. The new elements are either added for function or to create a focal point for pedestrians. The new entry on the Madison side is set against the existing building to allow the architecture of the old structure to be seen behind while providing visual and physical access into the building. The second-floor deck space is set back from the roof edge again to allow the original cast in place concrete structure to read and give some detail to the massing. The new stair structures harken back to the industrial architecture and follow the path of the stairs similar to roofs over conveyor belts. The steel egress stair on the corner of the deck again allows the existing concrete building to be seen in the background.

3f. The buildings on the site are mostly set back from the street edge. We are adding two pedestrian access points on each side of the site. One cuts through an existing shed and includes a covered area for bicycles. Both paths connect to a patch which runs across the planted courtyard area. There are two main entries. One is under an existing shed roof with a wonderful existing transom. The other is a new entry with a patterned wood exterior. Both entries are clearly visible from the street and engage the pedestrian in different ways that are appropriate to each frontage.

In the areas that are being changed, we are adding windows and doors that create a sense of texture and movement while giving a nod back to the history of the lumber yard and millwork shop. The heavy bi-fold wood doors will have true divided lites and feel as though they could have been made in the shop that used to be in the building. In summer months the doors along the entire face open up to allow interaction between inside and outside.

The entry addition is lower than the cast-in-place existing building, allowing its mass to continue and be clear. The stair additions between the second floor and roof top deck are pitched to



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appear as extensions of the function of an old mill when there were structures built to follow the conveyor belts. The roof deck is set back from the edge of the existing cast-in-place concrete structure to allow the existing eave line and its proportion to stay intact. This also gives depth and layering to the façade.

3g.

Regards,
Tamás von Staden
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