

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 300 Detroit Street, Application Number HDC19-004

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: March 14, 2019

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: March 11, 2019

	OWNER	APPLICANT
Name:	WRE300 LLC	Protech Environmental Services Inc.
Address:	230 Huronview Blvd Ann Arbor, MI 48103	251 Jackson Plaza Ann Arbor, MI 48103
Phone:	(734) 369-2100	(734) 761-3590

BACKGROUND: This one-story brick building with its hipped roof in multi-colored tile was built as the Staebler Oil Company filling station in 1925. By 1951 it was home to Radio Cab, and by 1967 it was converted to the Ann Arbor Fish market and the front drive-through area was enclosed with white stucco, leaving the original brick columns exposed on the corners. The building became Argiero's Italian Restaurant in 1977.

In 1992, the HDC approved an application to construct a one-story addition along Catherine Street.

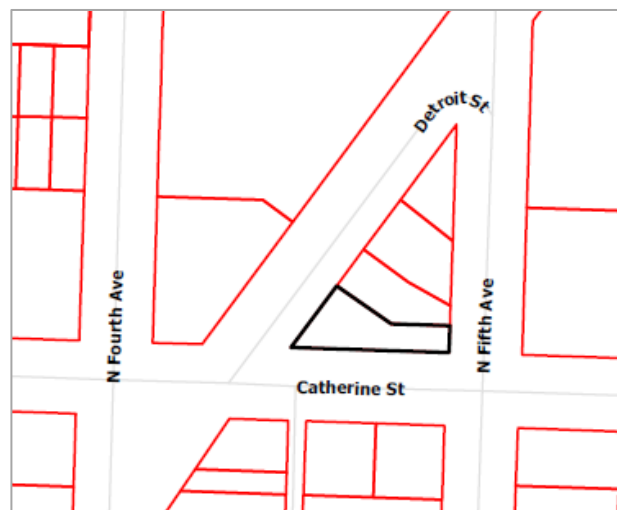
LOCATION: The site is located on the northeast corner of Catherine Street and Detroit Street.

APPLICATION: The applicant seeks after-the-fact HDC approval to install a vapor mitigation system on the front of the building, facing Detroit Street.

APPLICABLE REGULATIONS:

Ann Arbor City Code Chapter 103 § 8:421(3)

When work has been done upon a resource without a permit, and the commission finds that the work does not qualify for a certificate of appropriateness, the commission may require an owner to restore the resource to the condition the resource was in before the inappropriate work or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply with the restoration or modification requirement within a reasonable time, the commission may request for the city to seek an order from the circuit court to require the owner to restore the resource to its former



condition or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply or cannot comply with the order of the court, the commission may request for the city to enter the property and conduct work necessary to restore the resource to its former condition or modify the work so that it qualifies for a certificate of appropriateness in accordance with the court's order. The costs of the work shall be charged to the owner, and may be levied by the city as a special assessment against the property. When acting pursuant to an order of the circuit court, the city may enter a property for purposes of this section.

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

- (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.
- (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):

Mechanical Systems

Recommended: Installing a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan, the exterior elevations, and the least damage to the historic building material.

Building Site

Not Recommended: Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the site.

From the Ann Arbor Historic District Design Guidelines:

Mechanical Equipment

Appropriate: installing mechanical equipment and wiring in locations on the roof, rear elevations, or in alleys, so they are not visible from a street.

Installing vertical runs of ducts, pipes, and cables in the interior of the building in closets, service rooms, or wall cavities so they are not visible on the exterior.

Painting mechanical equipment to blend with the historic building.

STAFF FINDINGS

1. Staff received an application for staff approval of an electrical hookup from a different

contractor in late 2018. The electrical contractor stated that a vapor mitigation system had already been installed at 300 Detroit, which they had been hired to run power to. The vapor mitigation system was installed by Protech Environmental Services without applying for or obtaining permits or a Certificate of Appropriateness from the HDC.

2. Vapor mitigation (and other mechanical) units are typically a staff approval if they are not visible from the street and don't negatively impact the historic building. Since this work does not meet those criteria it requires approval by the Historic District Commission.
3. The applicant states that "chemical contaminants" are present underneath the dining patio slab, which were identified during a Baseline Environmental Assessment and Phase 2 Environmental site assessment performed by others. Staff does not take issue with the fact that mitigation is necessary, only with the manner in which the work was carried out. The applicant has chosen to seek approval from the HDC for the work completed before considering other configurations for the vapor mitigation unit.

Staff suggests the commissioners take note of the location of the black metal post supporting the canopy over the outdoor patio. Currently the PVC piping wraps around the base of that post and continues in front of it up the wall. Routing the PVC behind the post and painting it black would be much less conspicuous. Similarly, note that the historic tile roof of the building is extended by several feet by a flat roof surrounded by a low parapet. The mechanical unit for the vapor mitigation is currently mounted on the street-facing side of this parapet. If the PVC pipe is routed through that street-facing side of the parapet into the building, then out through the flat roof, the mechanical unit could be relocated behind the parapet and the piping would be inconspicuous. There may also be other ways to make the vapor mitigation unit less conspicuous and more appropriate, while meeting the manufacturer's installation specifications.

4. The work does not meet the Secretary of the Interior's Standards for Rehabilitation in the following ways:
 - (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.

The installation of the vapor mitigation unit alters the front façade of the building, and changes the character of the property along Detroit Street and when seen from other nearby streets.

- (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.

This exterior alteration is not compatible with the architectural features of the building, and compromises the property's historic integrity and the integrity of the adjacent historic districts.

5. The work does not meet the *Ann Arbor Historic District Design Guidelines* for Mechanical Equipment because it is on the exterior of the building, visible from the street.

6. Staff recommends denial of this application. The location on the front façade of a historic commercial building is inappropriate and disruptive to the building and the neighborhood. The work is visibly incompatible with the building and the historic district, and does not meet the *Secretary of the Interior's Standards for Rehabilitation*, the *Secretary of the Interior's Guidelines for Rehabilitation*, or the *Ann Arbor Historic District Design Guidelines*.

POSSIBLE MOTIONS: (Note that the motion below 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 300 Detroit Street, a contributing structure in the Old West Side Historic District, to install a vapor mitigation unit on the front of the building, as built. The work is compatible in exterior design, arrangement, materials, and relationship to the building and the surrounding area and meets *The City of Ann Arbor Historic District Design Guidelines* for mechanical equipment, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 9 and 10, and the guidelines for mechanical systems.

If the motion fails:

I move that the Commission finds that the installation of a vapor mitigation unit done without permits does not qualify for a certificate of appropriateness, and that the property owner is ordered to remove the vapor mitigation unit and restore the building to its former condition within 60 days. Further, the property owner must apply for HDC approval of any new vapor mitigation unit or equivalent work that meets the applicable Secretary of the Interior Standards, Guidelines, and City of Ann Arbor Design Guidelines.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 300 Detroit Street in the Old Fourth Ward Historic District

_____ Provided the following condition(S) is (ARE) met: 1) STATE CONDITION(s)

The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) (*circle all that apply*): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

ATTACHMENTS: application, drawings, photos, specs

300 Detroit, 1951 (AADL Old News photo)



300 Detroit Aerial View (2018 City of Ann Arbor)



300 Detroit Street (December 6, 2018 Staff Photos)





HISTORIC DISTRICT COMMISSION

PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647
 Phone: 734.794.6265 ext. 42608 ithacher@a2gov.org
 Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC# _____
	BLDG# _____
DATE STAMP	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION					
NAME OF PROPERTY OWNER WRE300 LLC		HISTORIC DISTRICT			
PROPERTY ADDRESS 300 Detroit St		CITY ANN ARBOR			
ZIP CODE 48104	DAYTIME PHONE NUMBER (734) 761-2100	EMAIL ADDRESS tyr.Herawidhialproperties.com			
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) 230 Huronview Blvd		CITY Ann Arbor	STATE, ZIP MI 48103		
PROPERTY OWNER'S SIGNATURE					
SIGN HERE		PRINT NAME	Thomas Cuite		
		DATE	12/2/19		
APPLICANT INFORMATION					
NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) Protech Environmental Services Inc.					
ADDRESS OF APPLICANT 251 Jackson Ave		CITY Ann Arbor			
STATE MI	ZIP CODE 48103	PHONE / CELL # (734) 761-3555	FAX No (734) 761-1553		
EMAIL ADDRESS hudsons@protechenvironmental.com					
APPLICANT'S SIGNATURE (if different from Property Owner)					
SIGN HERE		PRINT NAME	Kurt Hudson		
		DATE	11/3/19		
BUILDING USE - CHECK ALL THAT APPLY					
<input type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input checked="" type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL
PROPOSED WORK					
Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary). Soil vapor mitigation system installation. (See Attachments)					
DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:					
Environmental testing done at the site					

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc



PROTECH ENVIRONMENTAL SERVICES
251 Jackson Plaza, Ann Arbor MI 48103
734•761•3595 FAX 734•761•1553
www.protechenvironmental.com

01/03/2019

To: Historic District Commission
From: Kurt Hudgins, President
RE:300 Detroit St, Ann Arbor MI
Soil Vapor Mitigation System Installation

Basic Information:

During the purchase of the property a BEA and Phase 2 Environmental site assessment was performed by others at the subject site. As part of a MDEQ Due Care Plan Developed for the Lender it was determined that Soil Vapor Mitigation of the Patio area of the site was required. A sub slab test port installed in the patio area nearest to where Catherine and Detroit St meet was determined as the needed area of influence based on sub slab testing performed. The soil vapor mitigation system is installed as a safety measure to eliminate the possibility of chemical contaminants entering the patio dining area from under the concrete slab. Protech was contacted about installing the Vapor mitigation system, the owner and environmental consultant laid out what they needed to be done and the area of influence that was needed from the system.

How a Soil Vapor System work:

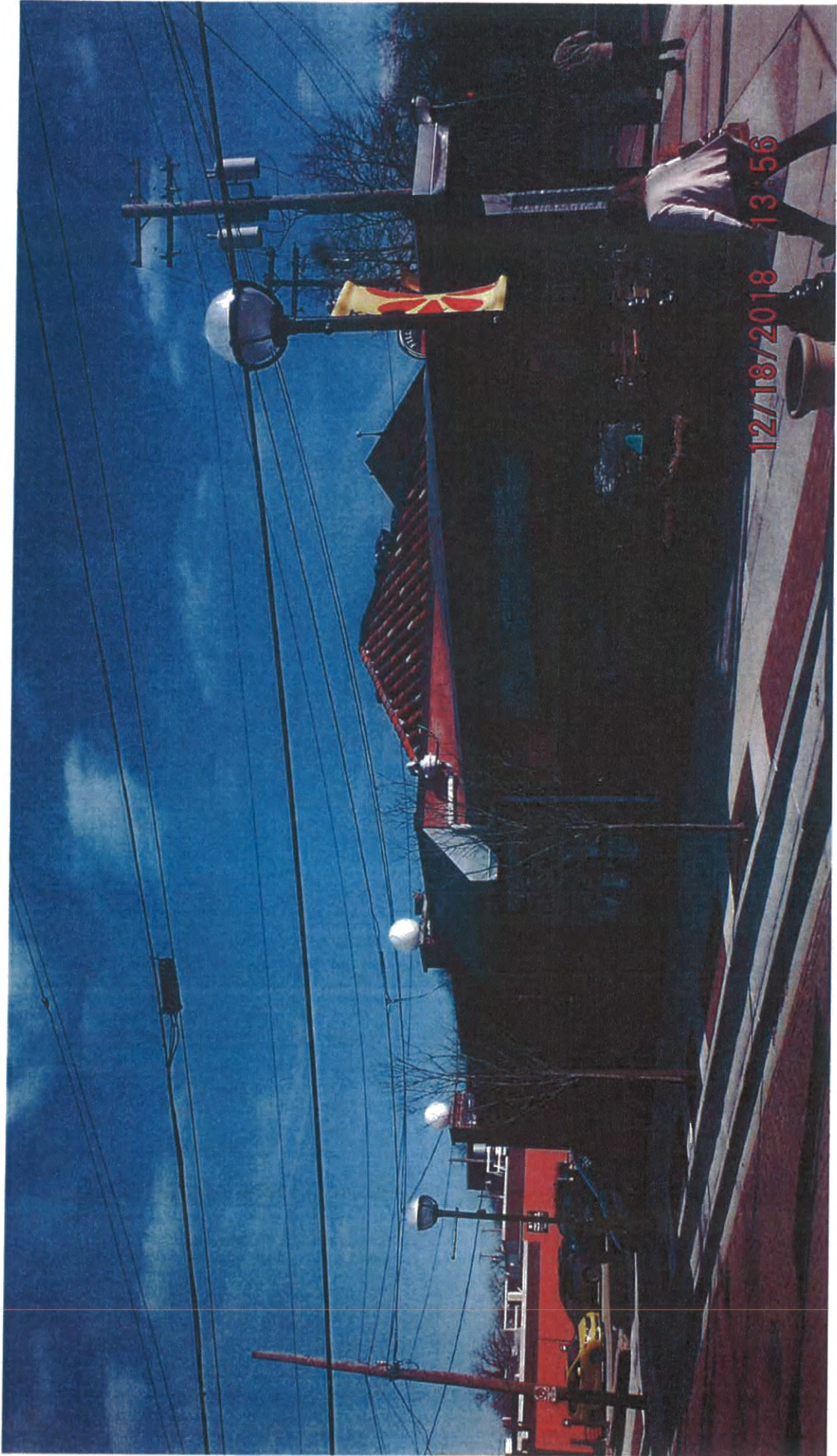
Holes are drill through the concrete slab to test for chemical contaminants; once a contaminant is detected a mitigation plan is put in place. The mitigation plan for this site is a sub slab Vapor Mitigation System. A Vapor system looks very similar to a Radon mitigation system but their operational parameters are very different. A sub slab Vapor Mitigation System operates by creating a vacuum (negative pressure) under the concrete floor, the systems are designed by taking vacuum measurements under the slab to layout exactly where the suction point needs to be placed to properly influence the pre-determined test point locations throughout the slab. This insures that the minimum required $-.02''$ WC air flow is measured at all the test point locations in the slab. Sometimes there may multiple systems or there may be three or four suction points required to meet the specified system parameters, in this case it required only one system with one suction point.

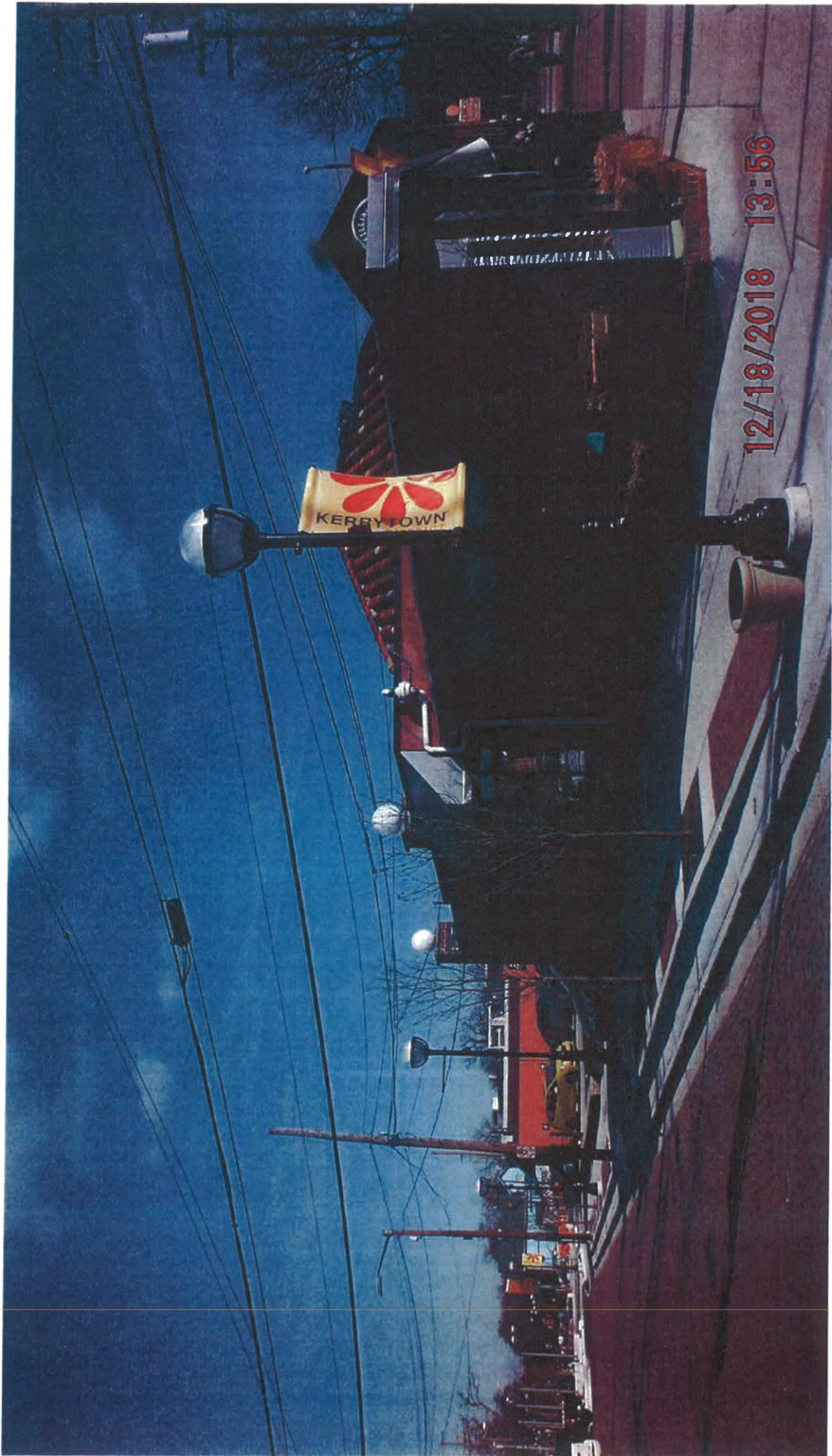
The Soil Vapor System:

The suction point of the system was installed through the concrete patio slab in order to insure sub slab communication to the test point location at the tip of the patio. The system had to be located next to the building itself to provide a stable mounting location to support the system, with the fan mounted above the patio roof line and the exhaust above the building roof. (Pictures of system attached)

The Soil Vapor System Location:

The current suction point placement got the best performance result to impact the test point near the end of the patio slab as required to provide adequate communication. The suction point could not be placed inside the building as the slab inside the building and the patio slab are two separate slabs divided by the buildings foundation footer, which will not allow sub slab air flow from the patio area to the building slab. The system was placed where it is because it was the best location to do the job it was designed for, it was not placed there for any other reason.





WEDNESDAY
MUSIC AND WINE SPECIALS
6PM - 9PM

WEDNESDAY
HOT JAZZ BRUNCH
SUNDAYS
BRUNCH 10AM - 3PM
HOT JAZZ 3PM - 8PM

OPEN

12/18/2018

