

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 530 Elizabeth Street, Application Number HDC21-196

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: June 10, 2021

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, June 7, 2021

OWNER

Name: St. Thomas Church
Address: 530 Elizabeth Street
 Ann Arbor, MI 48104
Phone: (734) 761-8606

APPLICANT

Lincoln Poley, Architect
 2030 Rugby Ct
 Ann Arbor, MI 48103
 (734) 665-0211

BACKGROUND: St Thomas' Catholic Church was built in the Romanesque Revival style in 1899. The St. Thomas Rectory was built next door in 1902 in the colonial revival style, with numerous significant architectural features.

LOCATION: The site is located on the east side of Elizabeth Street and the west side of North State Street between High Street and East Kingsley.

APPLICATION: The applicant seeks HDC approval to expand a Memorial Garden located in front of the church along North State Street by installing a granite field stone wall with a 6 ¼" limestone cap, L-shaped, that is 33' long parallel to North State and with an approximately 11' return on the north end. The wall varies in height between 6 ½' and around 7'.

APPLICABLE REGULATIONS

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

- (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.

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

Setting

Recommended: Retaining the historic relationship between buildings and landscape features of the setting. For example, preserving the relationship between a town common and its adjacent historic houses, municipal buildings, historic roads, and landscape features.

From the Ann Arbor Historic District Design Guidelines:

Design Guidelines for Fencing and Walls

Appropriate: Using brick or stone for new walls. Custom masonry products will be reviewed on a case-by-case basis.

STAFF FINDINGS

1. The existing 6' stone wall enclosing the Memorial Garden was built in 1993. This wall would extend the garden to the north along the east elevation of the church. A 12" gap designed between the existing wall and new wall would be infilled with vertical twisted wrought iron bars.
2. Staff's biggest concern was whether character-defining features of the east elevation of the church would be obscured by the wall, but this is not the case. There are small basement windows behind the proposed wall but staff doesn't believe obscuring them is problematic, as long as the windows remain in place.
3. The work is reversible and does not touch the historic structure. It is similar to the 1993 wall and as such will not be mistaken as historic work.
4. Staff recommends approval of the application.

POSSIBLE MOTIONS: (Note that the motion supports staff findings and 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 530 Elizabeth Street, a contributing property in the Old Fourth Ward Historic District, to build a granite field stone wall, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the *Ann Arbor Historic District Guidelines* for fencing and walls, and *The Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*, in particular standard 9 and the Guidelines for Setting.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 530 Elizabeth 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, photos, drawings

530 Elizabeth (Applicant photo, 2021)





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 ST. THOMAS CHURCH / CONTACT: MS. KATHY GRISDELA BUSINESS MANAGER		HISTORIC DISTRICT OLD FOURTH WARD	
PROPERTY ADDRESS PROPERTY ADDRESS: 515 N. STATE ST. (MAILING: 530 ELIZABETH ST.)		CITY ANN ARBOR	
ZIP CODE 48104	DAYTIME PHONE NUMBER (734) 761-8606	EMAIL ADDRESS ... kgrisdela@staz.org	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) 530 ELIZABETH STREET		CITY ANN ARBOR	STATE, ZIP MI 48104

PROPERTY OWNER'S SIGNATURE

SIGN HERE *Kathy Grisdela* PRINT NAME **Kathy Grisdela** DATE **5/19/21**

APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) LINCOLN POLEY, ARCHITECT			
ADDRESS OF APPLICANT 2030 RUGBY COURT			CITY ANN ARBOR
STATE MI	ZIP CODE 48103	PHONE / CELL # (734) 665-0211	FAX No () N/A
EMAIL ADDRESS lpoleyaia@ameritech.net			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE *Lincoln A. Poley* PRINT NAME **X LINCOLN POLEY** DATE **05-19-21**

BUILDING USE - CHECK ALL THAT APPLY

SINGLE FAMILY DUPLEX RENTAL MULTIPLE FAMILY COMMERCIAL INSTITUTIONAL

PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

*** PLEASE SEE THE ATTACHED CONTINUATION PAGE FOR: "PROPOSED WORK"**

**** ALSO, PLEASE SEE THE PDF ENTITLED "PROPOSED MEMORIAL GARDEN ADDITION - PRELIMINARY DESIGN". THIS MULTI-PAGE PDF IS AN ATTACHMENT TO THE APPLICATION.**

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

*** PLEASE SEE THE ATTACHED CONTINUATION PAGE FOR: "DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES."**

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

HISTORIC DISTRICT COMMISSION APPLICATION (St. Thomas Church, continued)

Dated: May 19, 2021

PROPOSED WORK:

The proposed work involves the expansion of the existing Memorial Garden at St. Thomas the Apostle Catholic Church. This work includes adding a stone wall, approximately six (6) feet tall, to expand the area of the existing Memorial Garden along North State Street. The wall would be constructed of rough granite field stones, matching those of the existing Memorial Garden stone wall, with matching mortar color and texture, and stone sizes and spacing. A matching limestone cap, with rusticated vertical edges (surfaces) and a smooth top, shall be installed atop the proposed garden wall. The new stone wall shall also match the existing in width, 1'-8" +/- wide.

The top of the new garden wall shall align with the top of the existing Memorial Garden wall. The new wall shall be held away from the existing wall by 12". This will assist in delineating the original garden wall (constructed in 1993) from the proposed garden wall. It will also aid in the construction of the new wall and allow for a visual and aesthetic break. A decorative and open wrought iron panel, with twisted bars is envisioned to fill the gap, while still allowing the visual break.

The stone wall shall be 'L-shaped', with the eastern wall being 32' in length, and the north leg of the wall being 11' in length, and stopping short of the church by 6'-3". This will allow for access to the Memorial Garden from the State Street entrance to the church. The existing Memorial Garden gate shall be relocated at this new north entrance to the Memorial Garden, as noted on the accompanying preliminary drawings.

The new garden space is designed to have a perimeter stone path with a large central garden area inside. The new stone walkways shall match the existing garden, reusing the stone that is currently along the east side of the church. This inner garden area is shown as preliminary in nature and is subject to redesign, based upon review and design feedback by the Church's Cemetery Committee. The interior layout of the garden space and pathways is therefore not shown in it's final configuration.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

St. Thomas the Apostle Catholic Church constructed a Memorial Garden in 1993, when the restoration/renovation and addition to the original church commenced. Since that time the Memorial Garden has been used to pay tribute to, and to pray for, departed loved ones. It is a setting in which cremains of those who have died are interred and perpetually cared for and looked after.

The original Memorial Garden was in need of additional garden space to provide areas for current and future interments, which led to plans for expanding the existing Memorial Garden. The additional garden walls help to provide a calm and peaceful enclosure for prayer, meditation, and remembrance.

The changes noted above, in the proposed work, do not connect to the existing church, and are only an extension of the existing garden walls and Memorial Garden.



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

DESCRIPTION	
STAFF REVIEW FEES	
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to building@a2gov.org.

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to "City of Ann Arbor"

HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

APPLICATION EXPIRATION

HDC applications expire three (3) years after the date of approval.

OFFICE USE ONLY

Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	

ST. THOMAS THE APOSTLE CATHOLIC CHURCH

KINGSLEY + NORTH STATE STREET. ANN ARBOR . MICHIGAN . 48104

PROPOSED MEMORIAL GARDEN ADDITION PRELIMINARY DESIGN

LINCOLN POLEY, ARCHITECT, AIA

ANN ARBOR, MICHIGAN

04.09.21

AT THE CORNER of EAST KINGSLEY STREET and NORTH STATE STREET

IMAGES: 1908 . TODAY and 1993 overhead view, prior to Memorial Garden Construction



1908: ST. THOMAS THE APOSTLE CATHOLIC CHURCH @ KINGSLEY + STATE STREET

070846 CATHOLIC CHURCH, ANN ARBOR, MICH.



1908: ST. THOMAS THE
APOSTLE CATHOLIC
CHURCH @ KINGSLEY +
STATE STREET







N State St



EARLY 1993: JUST PRIOR TO
RENOVATION + ADDITION

E Kingsley St

Elizabeth St

ST. THOMAS THE APOSTLE CATHOLIC CHURCH

AS-BUILT DRAWINGS + IMAGES

Client

ST. THOMAS THE
APOSTLE CATHOLIC
CHURCH
Ann Arbor, MI, 48104

Project

Memorial Garden
Expansion

Job Number

*

Dates

DRAWN BY: [Signature] 08 FEB 21
CHECKED BY: [Signature] 09 APR 21

Consultants

Stamp

Sheet Name

Existing Overall Site Plan

Sheet Number

SE1.00

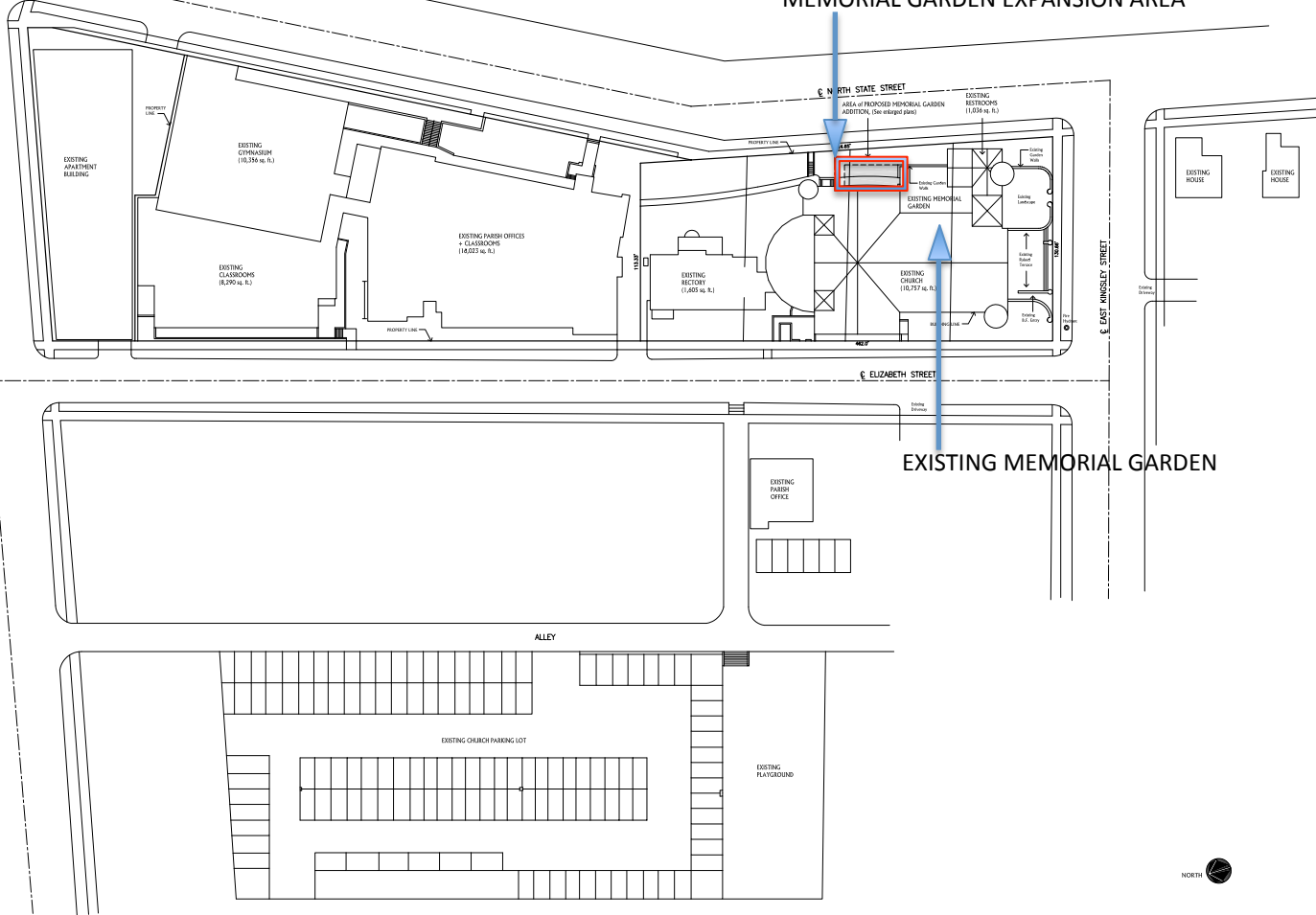
MEMORIAL GARDEN EXPANSION AREA

NORTH STATE STREET

ELIZABETH STREET

EAST WAINSCLEY STREET

W. HIGH STREET



EXISTING MEMORIAL GARDEN





Client

ST. THOMAS THE
APOSTLE CATHOLIC
CHURCH
Ann Arbor, MI 48104

Project

Memorial Garden
Expansion

Job Number

*

Dates

DATE PLO: 08.FEB.21
Preliminary Owner Review: 09.APR.21

Consultants

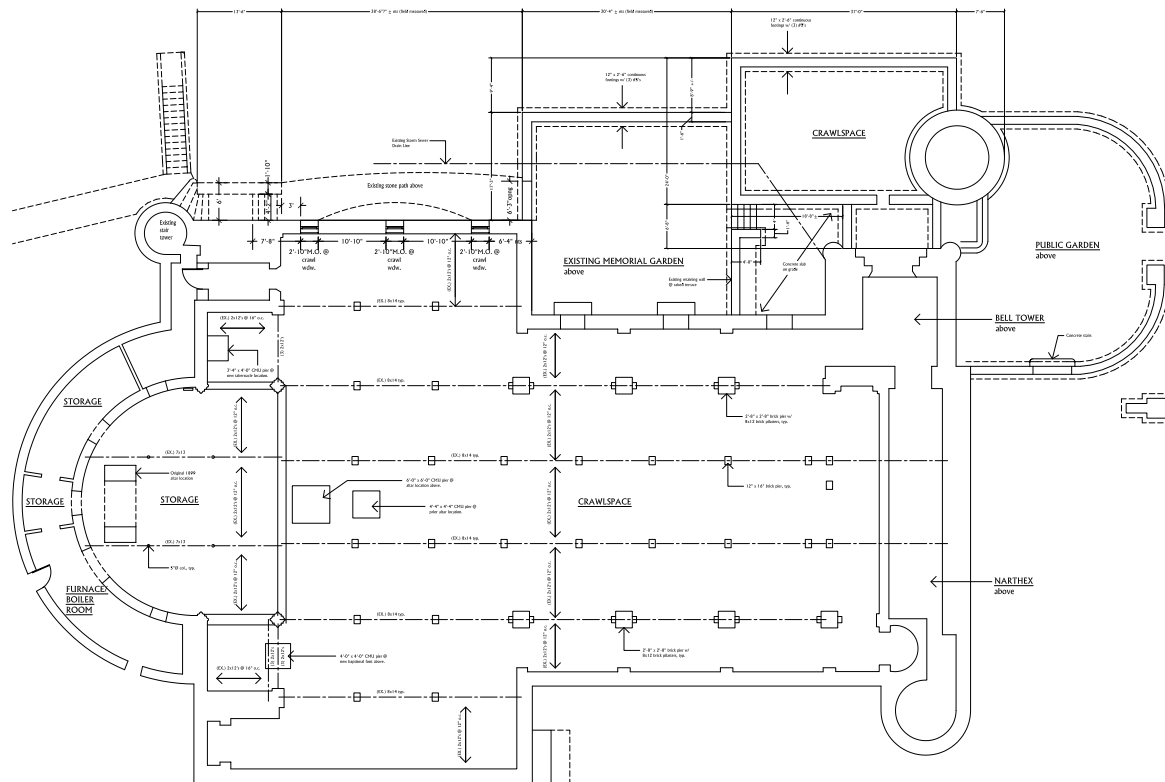
Stamp

Sheet Name

Existing Foundation
Plan

Sheet Number

AE1.00



ST. THOMAS
MEMORIAL GARDEN
2021

Lincoln A. Poley
Architect, AIA

300 Regis Court
Ann Arbor, MI
48103
Telephone: 734.665.0211

Client

ST. THOMAS THE
APOSTLE CATHOLIC
CHURCH
Ann Arbor, MI, 48104

Project

Memorial Garden
Expansion

Job Number

*

Dates

PRELIM: 08-14-21
Performance/Owner Review: 02-APR-21

Consultants

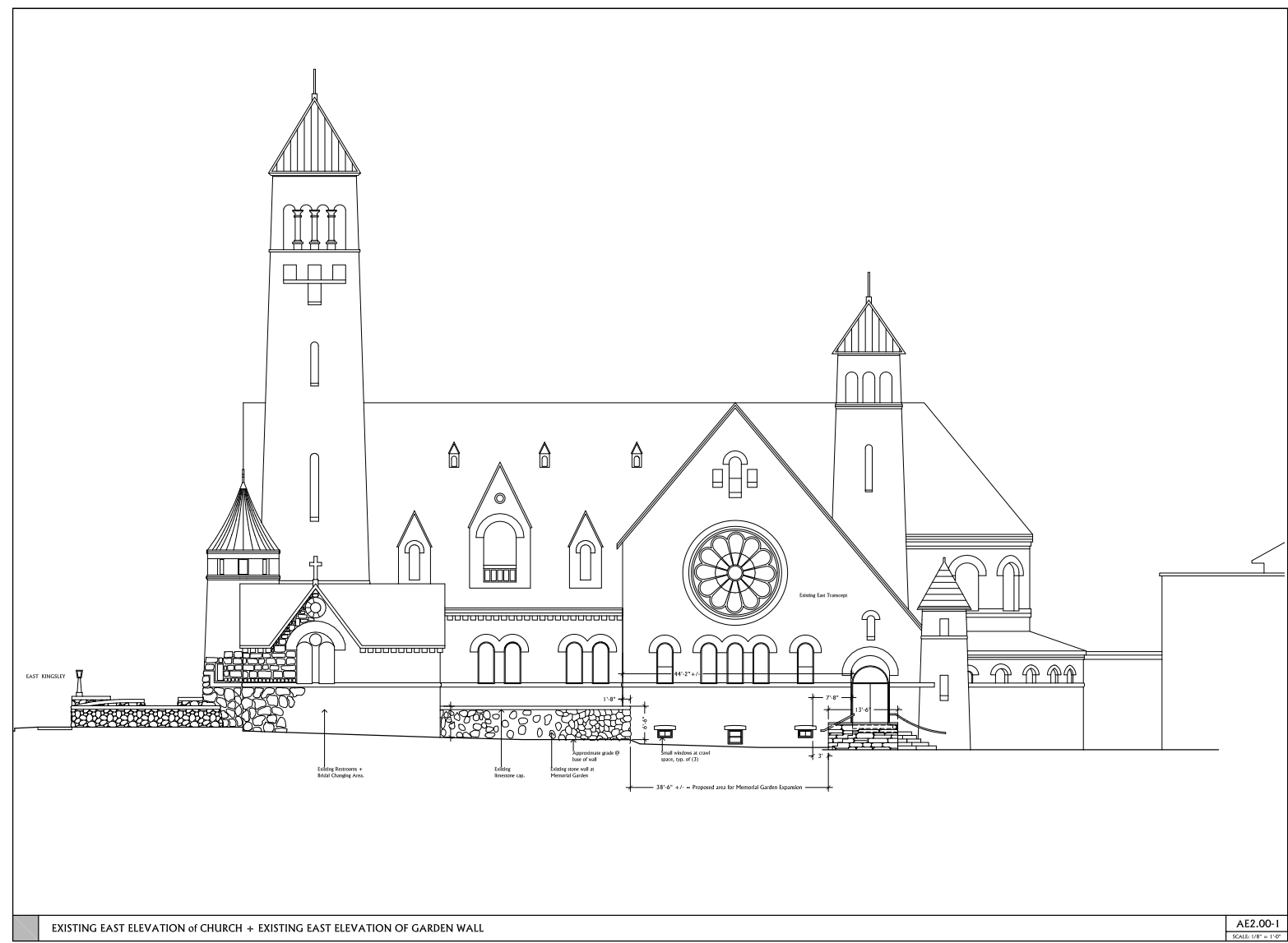
Stamp

Sheet Name

Existing East
Elevation of Church +
East Garden Wall

Sheet Number

AE2.00



EXISTING EAST ELEVATION of CHURCH + EXISTING EAST ELEVATION OF GARDEN WALL

AE2.00-1
SCALE: 1/8" = 1'-0"



EXISTING MEMORIAL GARDEN

DRAWINGS AND IMAGES SHOWING THE PROPOSED EXPANSION OF THE MEMORIAL GARDEN

ST. THOMAS THE APOSTLE CATHOLIC CHURCH: MEMORIAL GARDEN ADDITION:

PROJECT SCOPE:

There is a need for additional Memorial Garden space, and the proposed project shows how the Memorial Garden can be expanded.

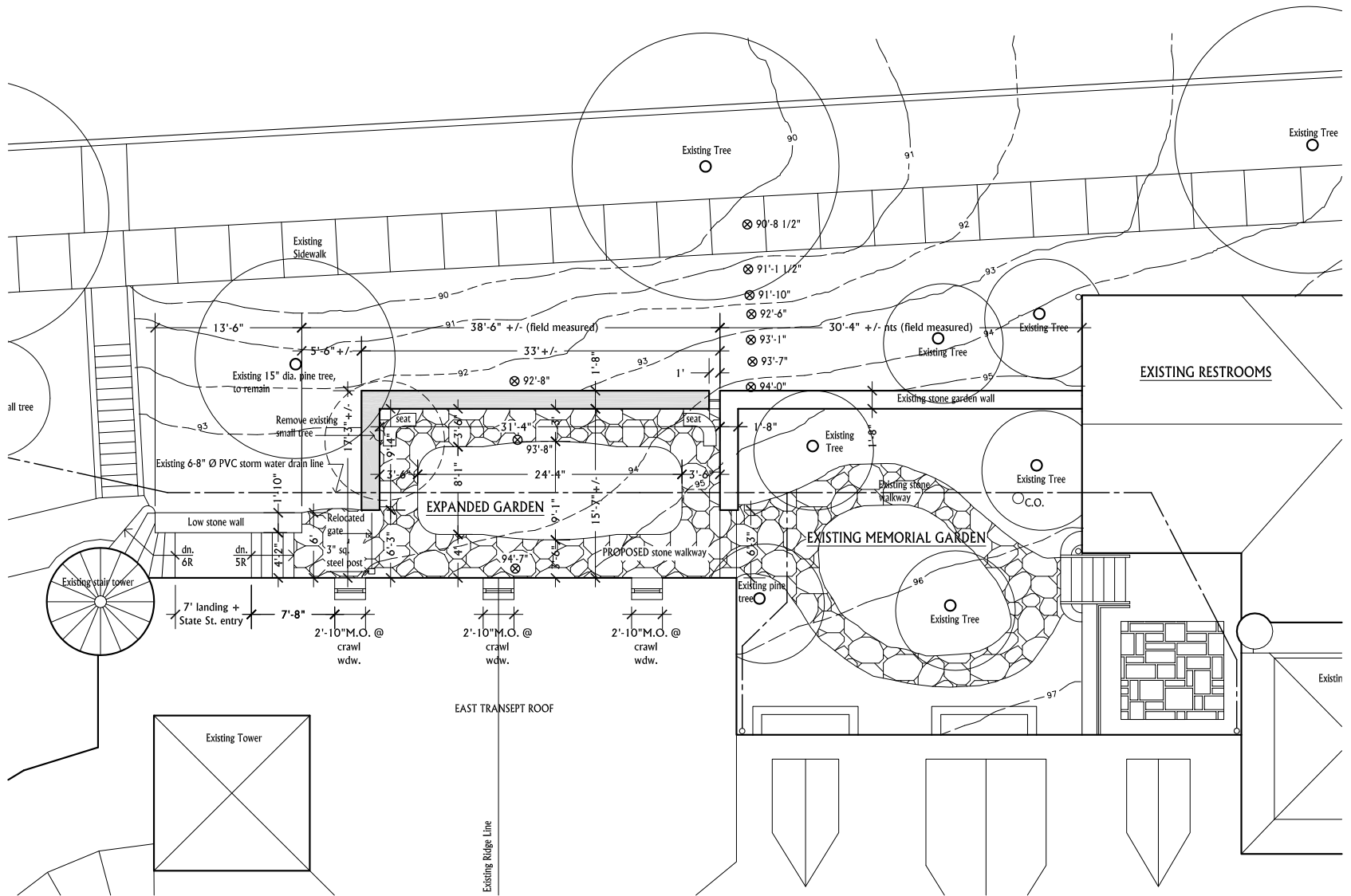
The following slides show the expansion to be north of the existing Memorial Garden. The expansion will include a granite stone wall with limestone cap. The stone and stone cap shall match the existing stone wall construction in materials and construction.

The top of the new garden wall shall align with the top of the existing garden wall. The new wall shall be held away from the existing wall by 12". This will help in delineating the original garden wall (constructed in 1993) from the proposed wall. It will also aid in the construction of the new wall and allow for a visual and aesthetic break. A decorative and open wrought iron panel, with twisted bars is envisioned to fill the gap, while still allowing the visual break.

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The following drawings are for review and comment. More detailed drawings and specifications shall be developed once the final design drawings have been approved.



Client

ST. THOMAS THE
APOSTLE CATHOLIC
CHURCH
Ann Arbor, MI, 48104

Project

Memorial Garden
Expansion

Job Number

*

Dates

DATE: 03 FEB 21
Preliminary Design Review: 03 APR 21

Consultants

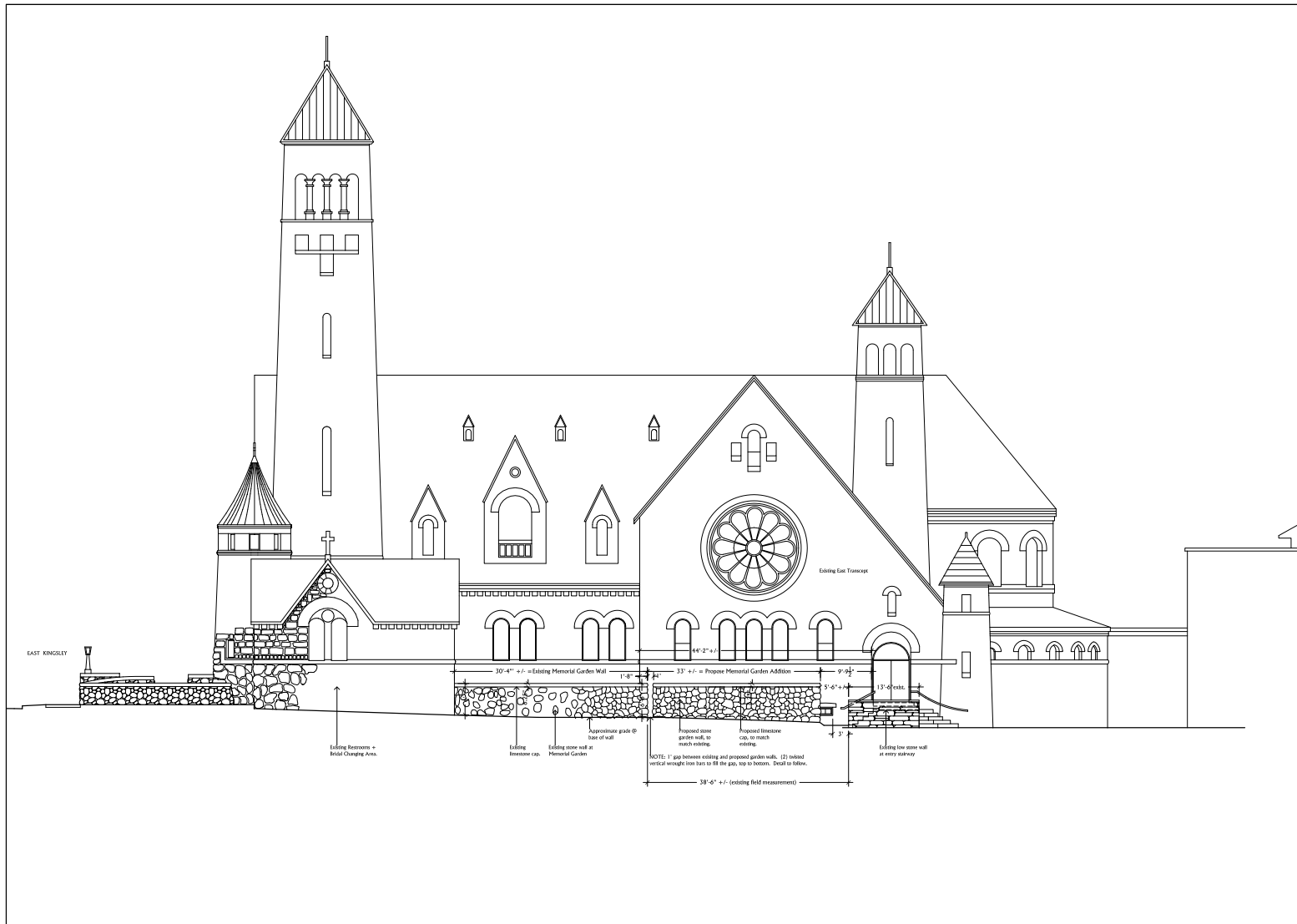
Stamp

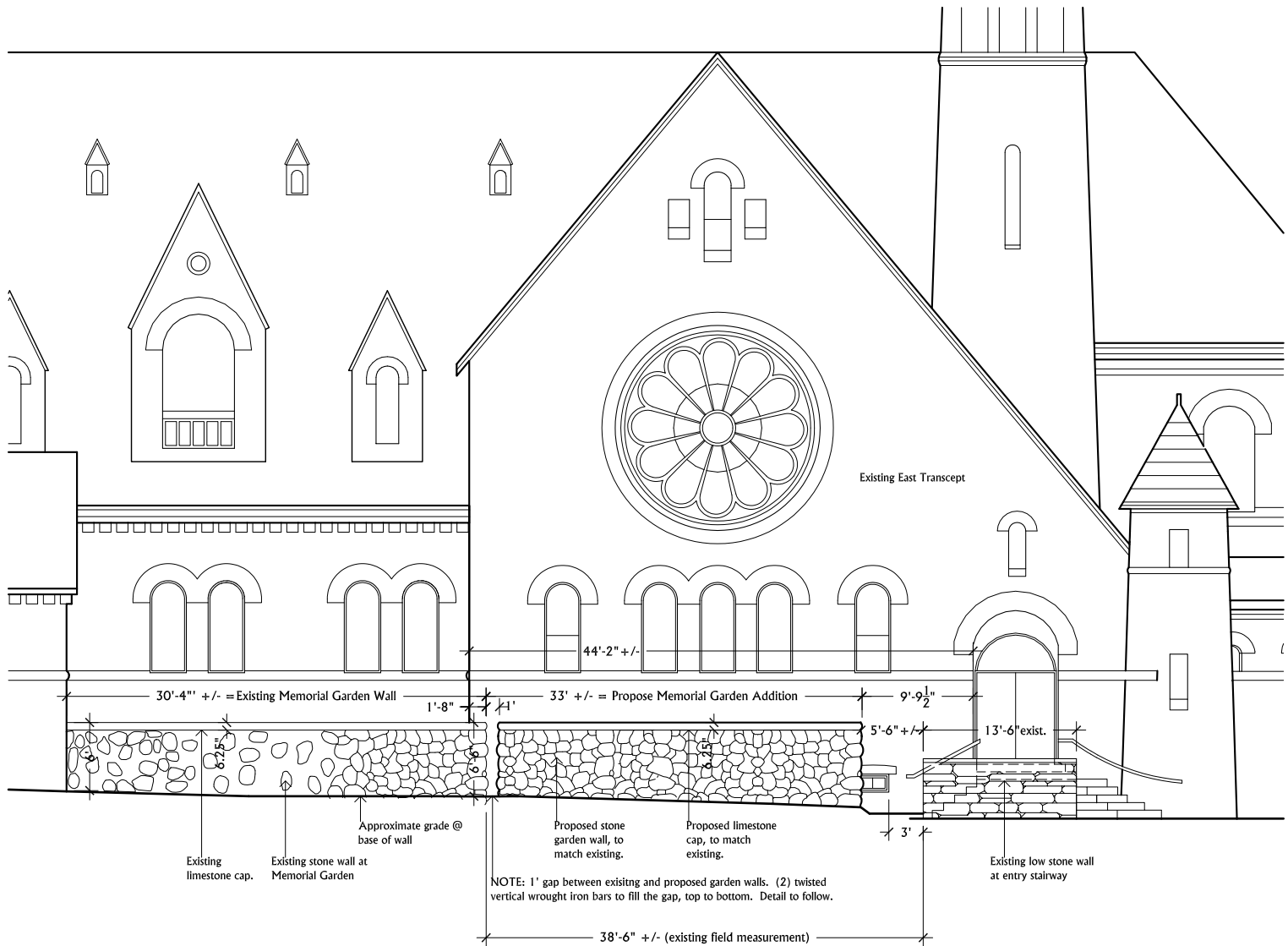
Sheet Name

East Elevation of
Church + PROPOSED
East Garden Wall

Sheet Number

A2.00







EXISTING MEMORIAL GARDEN

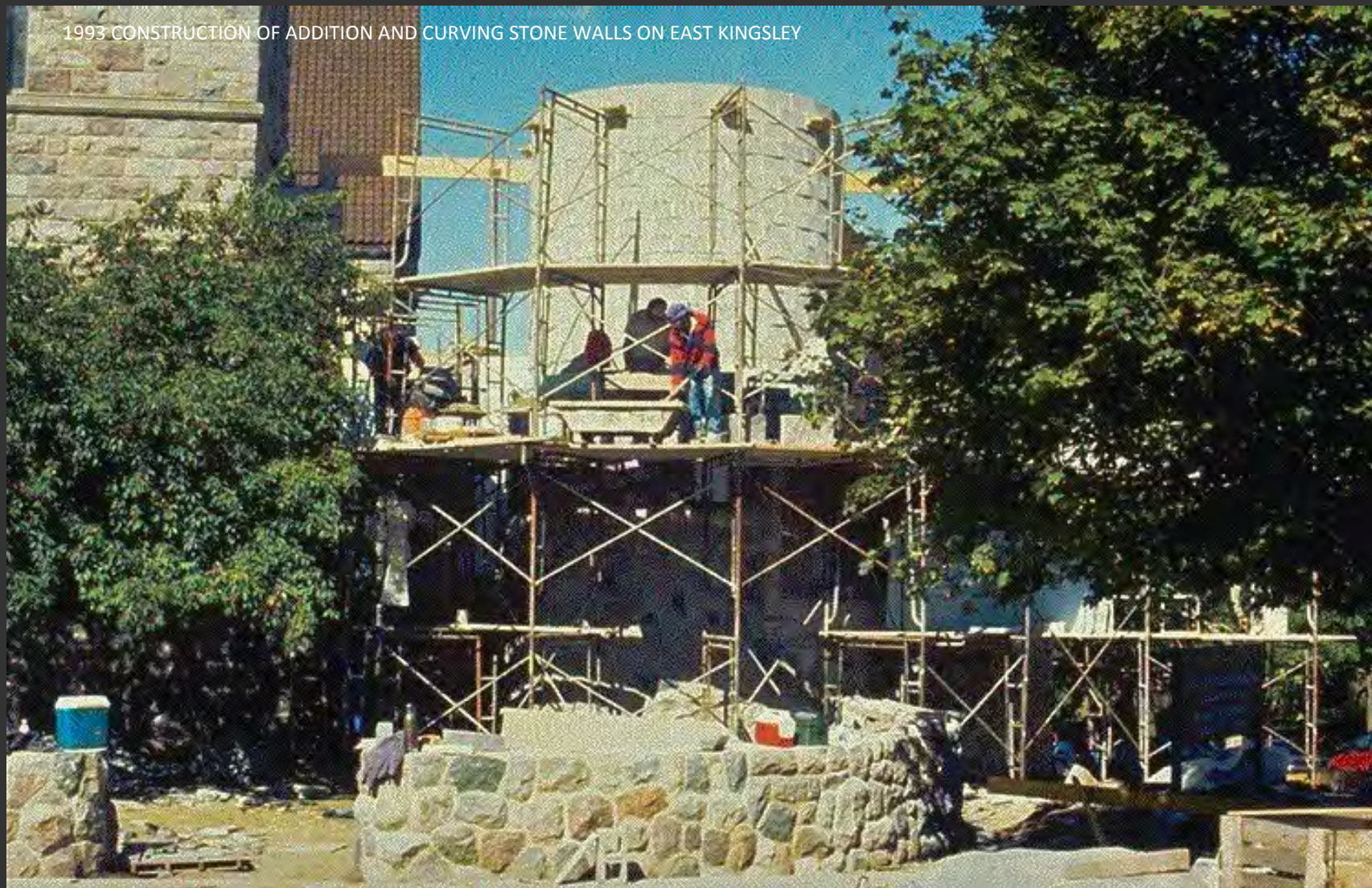
PROPOSED MEMORIAL GARDEN ADDITION

1993: CONSTRUCTION OF THE CHURCH ADDITION AND OF THE NEW MEMORIAL GARDEN

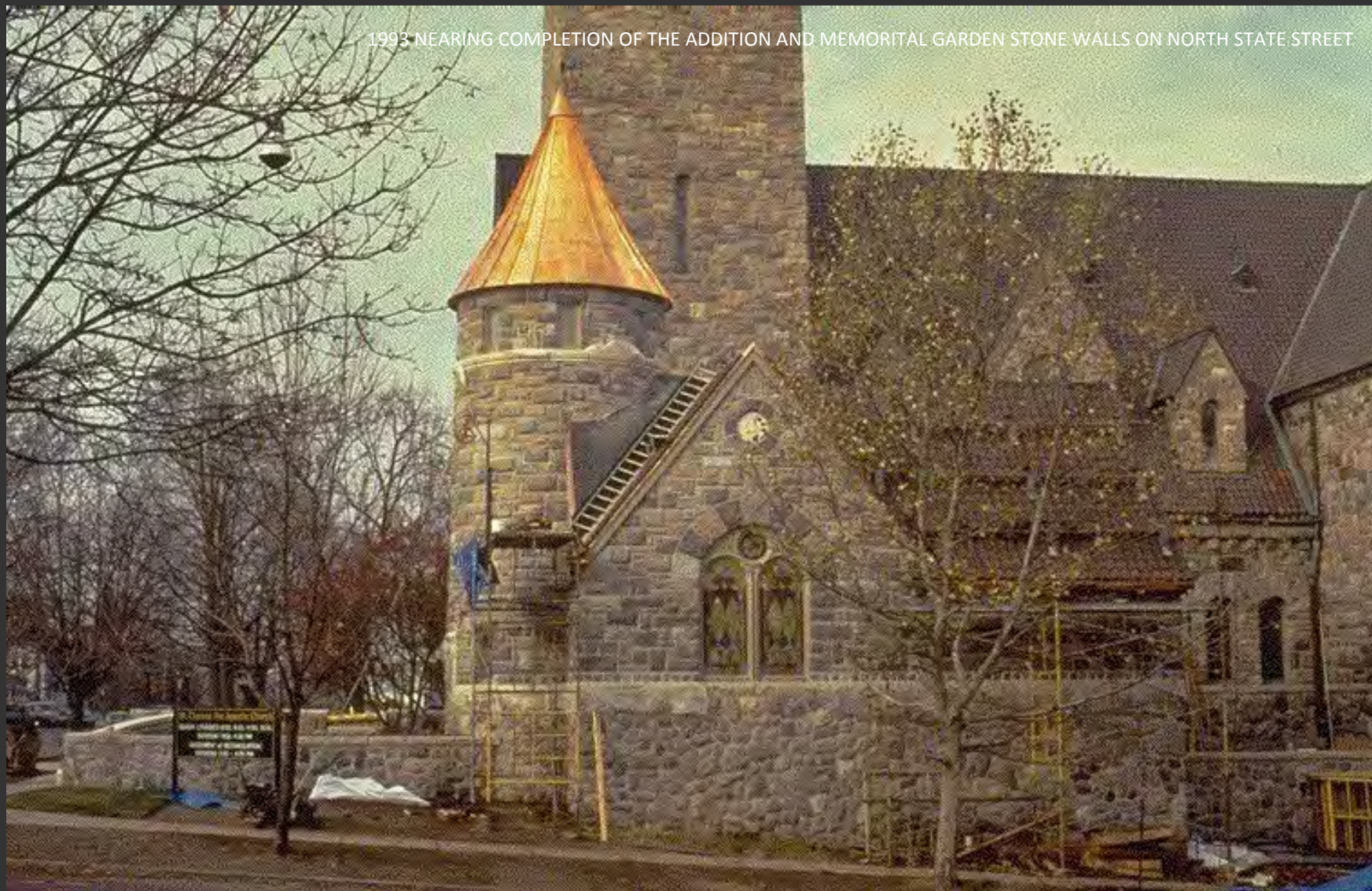
1993 STONE MASON CONSTRUCTING THE WALL BETWEEN THE NEW RESTROOM ADDITION AND THE NEW MEMORIAL GARDEN



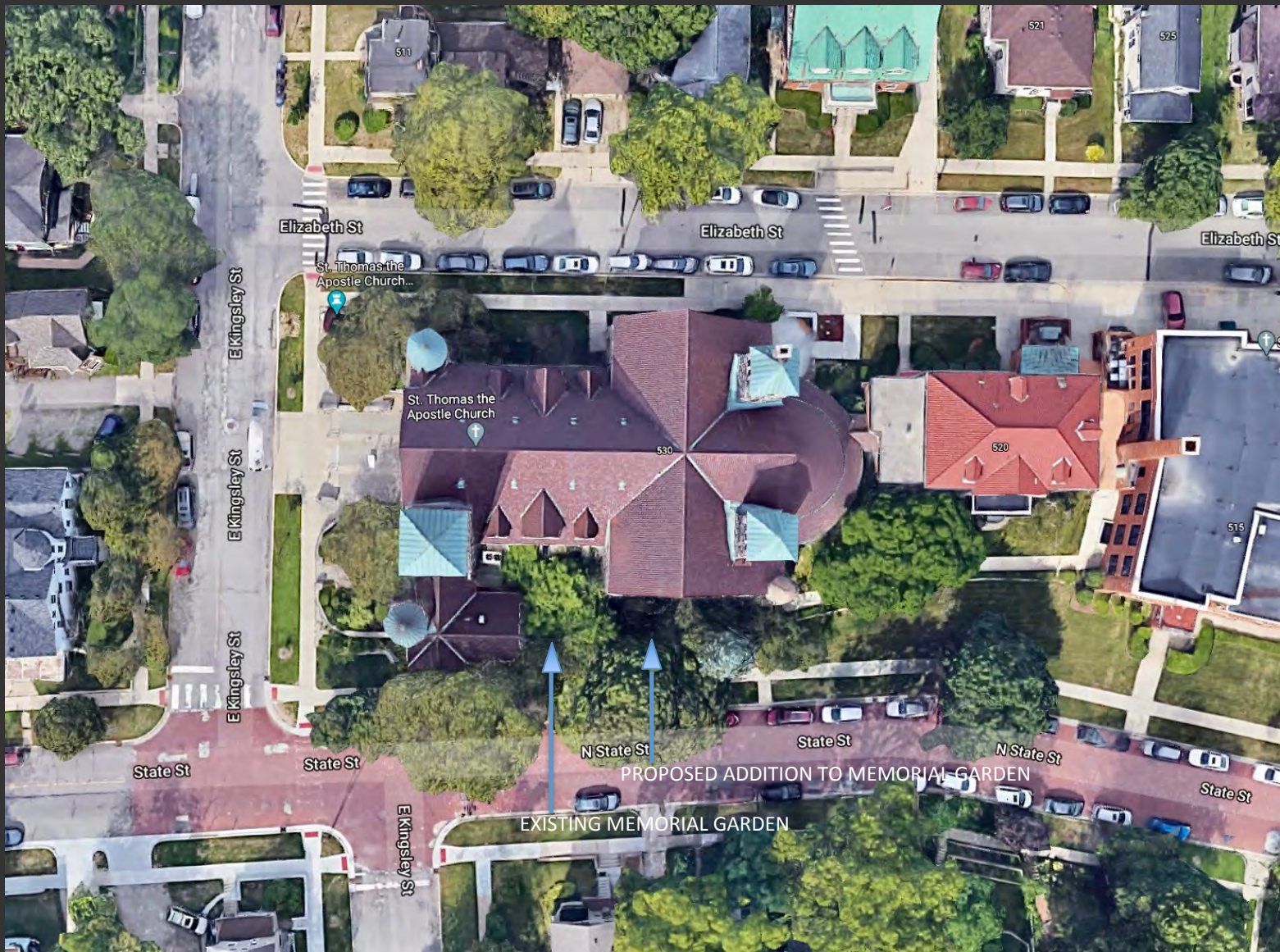
1993 CONSTRUCTION OF ADDITION AND CURVING STONE WALLS ON EAST KINGSLEY



1993 NEARING COMPLETION OF THE ADDITION AND MEMORIAL GARDEN STONE WALLS ON NORTH STATE STREET



2021: IMAGES OF THE EXISTING CONDITIONS



Elizabeth St

Elizabeth St

Elizabeth St

E Kingsley St

E Kingsley St

E Kingsley St

State St

State St

N State St

State St

N State St

State St

St. Thomas the
Apostle Church...

St. Thomas the
Apostle Church

PROPOSED ADDITION TO MEMORIAL GARDEN

EXISTING MEMORIAL GARDEN

E Kingsley St

511

521

525

530

520

515



EXISTING MEMORIAL GARDEN

AREA FOR PROPOSED ADDITION TO MEMORIAL GARDEN



EXISTING MEMORIAL GARDEN

AREA FOR PROPOSED ADDITION TO MEMORIAL GARDEN



AREA FOR PROPOSED ADDITION TO MEMORIAL GARDEN



GATE AND POST TO BE RELOCATED













AREA FOR PROPOSED ADDITION TO MEMORIAL GARDEN



LOCATION FOR GATE TO PROPOSED
MEMORIAL GARDEN ADDITION



EXISTING MEMORIAL GARDEN

PROPOSED MEMORIAL
GARDEN ADDITION



END OF SLIDES