

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 2781 Packard Road, Application Number HDC21-234

DISTRICT: Cobblestone Farm Historic District

REPORT DATE: August 12, 2021

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

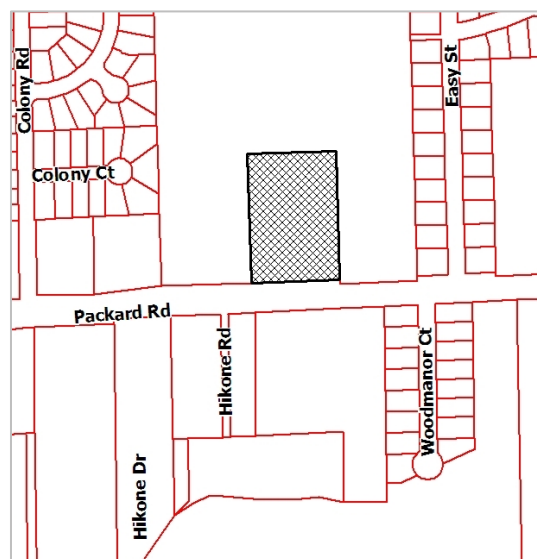
REVIEW COMMITTEE DATE: Monday, August 9, 2021

OWNER	APPLICANT
<p>Name: City of Ann Arbor Jessica Black</p> <p>Address: 301 E Huron Street Ann Arbor MI 48104</p> <p>Phone: (734) 794-6230</p>	<p>Cobblestone Farm Association Sherrill MacKay 2781 Packard Road Ann Arbor, MI 48108 (734) 276-7090</p>

BACKGROUND: The Ticknor-Campbell house is known as the Cobblestone Farm because of the unique construction technique of the cobblestone house on the property. It was built by Dr. Benajah Ticknor in 1844 in the Classic Revival style and is one of the finest of the few examples of cobblestone construction in Michigan. Together with the wooden kitchen ell in the rear, it forms an unusually fine example of a pioneer Michigan farm dwelling. There has been only one alteration to the exterior of the cobblestone house. During the Booth family tenure (1860-1880), an Italianate-style wooden front porch with bracketed columns was added to the front façade. The barn was constructed on the property in 1986 as part of the farmstead restoration after the property was acquired by the City in 1972. The barn has no historic precedent (i.e. it is not a replica of a barn that once existed at this location on the farm), though the form is in keeping with those once found on the site.

LOCATION: The site is located on the north side of Packard Road, east of Colony Road and west of Easy Street.

APPLICATION: The applicant seeks HDC approval to: install placards for a walking tour; extend a mulch path; modify and install fencing; install a kiosk; convert a woodshed into exhibit space; and install gutters on two porches. Additional work that does not require HDC approval but is shown on the application includes planting trees to screen the parking lot and restoring windows on the farmhouse.



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 shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- (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 Guidelines may apply):**Building Site – Identify, Retain, Preserve**

Recommended: Retaining the historic relationship between buildings, landscape features, and open space.

Protecting and maintaining the building and building site by providing proper drainage to assure that water does not erode foundation walls; drain toward the building; nor damage or erode the landscape.

Protecting, e.g., preserving in place important archeological resources.

District or Neighborhood Setting

Recommended: Identifying, retaining, and preserving building and landscape features which are important in defining the historic character of the setting.

From the Ann Arbor Historic District Design Guidelines (other Guidelines may apply):**All New Construction**

Appropriate: Designing new sidewalks, entrances, steps, porches and canopies to be consistent with the historic rhythm established in the district.

Residential Landscape Features

Appropriate: Introducing any new building, streetscape, or landscape feature that is out of scale or otherwise inappropriate to the district's historic character.

STAFF FINDINGS:

1. The Cobblestone Farm Association has put together a number of improvements to both help maintain the historic buildings and to enhance the visitor experience. Staff believes

that all of the proposed work is appropriate, does not intrude on the historic integrity of the site, and meets the standards and guidelines used by the HDC.

2. *Placards and mulch path extension.* A new guided walk around the farm uses placards to convey its history. The metal placards are 24" by 36" mounted on wood posts. There are eight scattered around the site, each addressing a specific topic, which are listed on the site plan drawing. The existing mulch path will be widened and extended in a logical way that does not impact historic structures or archeological sites of buildings past.
3. *Kiosks and log cabin fencing.* The existing stacked rail fencing near the log cabin will be extended and form an opening leading to the mulch path. Two kiosks are shown on the site plan, one at this mulch path trailhead and the other closer to the parking lot. The possible proposed designs are simple and appropriate.
4. *Picket fencing around archeological areas.* 337 feet of wood picket fence that matches the fence at the nearby animal barn will be used to enclose the original barn foundation and keep visitors out of that area, to preserve it for future archeological exploration.
5. *Woodshed exhibit space.* The woodshed is attached to the rear wing of the house. It is currently used for storage and contains an egress door from the second floor of the house that needs to be made more accessible than the current wall ladder allows. The proposal adds stairs to the egress door on the south wall. An existing loft on the west and north walls would be extended to allow the display of a buggy and sleigh, and freestanding walls would be used to display information without compromising historic materials.
6. *Gutters.* Half-round copper gutters to match others on the house will be installed on both rear porches (on either side of the rear wing of the house). The house has had a large amount of water damage this year due to the above-average rainfall. This work is critical to channel drainage away from the house instead of into it.
7. Other work includes window restoration, and cedar tree planting to screen the parking lot from view. These activities don't require a certificate of appropriateness, but staff appreciates their inclusion here so the project description is complete.

POSSIBLE MOTIONS: (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 2781 Packard Road, a contributing property in the Cobblestone Farm Historic District, to install placards for a walking tour; extend a mulch path; modify and install fencing; install a kiosk; convert a woodshed into exhibit space; and install gutters on two porches, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*, in particular standards 1, 2 and 10 and the guidelines for building site and district setting, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to New Construction and Residential landscape Features.

ATTACHMENTS: application, photos, descriptions and drawings

2781 Packard Road (November 2020, courtesy Google Streetview)





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 jthacher@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 City of Ann Arbor		HISTORIC DISTRICT	
PROPERTY ADDRESS 2781 Packard Street			CITY ANN ARBOR
ZIPCODE 48108	DAYTIME PHONE NUMBER (734) 794-6230	EMAIL ADDRESS jblack@a2gov.org	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) n/a		CITY n/a	STATE, ZIP n/a

PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME Jessica Black	DATE 07/27/2021
Supervisor, City of Ann Arbor Parks and Recreation		

APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) Cobblestone Farm Association			
ADDRESS OF APPLICANT 2781 Packard Street			CITY Ann Arbor
STATE MI	ZIPCODE 48108	PHONE / CELL # (734) 276-7090	FAX No () n/a
EMAIL ADDRESS cobblestonefarmassociation@gmail.com			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	PRINT NAME x Sherrill MacKay	DATE 7/22/21
Co-President, Cobblestone Farm Association		

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 type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL
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PROPOSED WORK

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

See attached.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

See attached.

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



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

DESCRIPTION	
STAFF REVIEW FEES	FEE
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	

PROPOSED PROJECTS AT COBBLESTONE FARM

SUMMARY. The City of Ann Arbor Parks and Recreation in collaboration with the Cobblestone Farm Association have planned exciting updates to the Historic District. A walking tour around the grounds is planned to highlight key information about the history of this farmstead with text and photographs.

To create the walking tour, the existing mulch path at the back of the property (near the parking lot) will be extended and information placards will be installed at discrete locations around the entire grounds. A more defined entrance to mulch path will be made at the log cabin by extending the fence line on both sides of the path and installing a welcome kiosk and map. To create more privacy at the north perimeter by the parking lot, the line of cedar trees will be extended. Picket-style fencing will also be installed around the foundation of the original basement barn to preserve the area for possible future archaeological excavation.

As a highlight on the walking tour, the woodshed adjoined to the farmhouse will be converted to exhibit space. The woodshed also serves as emergency egress from the 2nd story of the farmhouse and a stairwell will be installed as part of this project.

The farmhouse requires additional work as well. Original windows on the cobblestone section of the house are in urgent need to be restored in order to preserve historic material. Gutters need to be installed on the east and west porches to prevent additional water damage to the building and foundation.

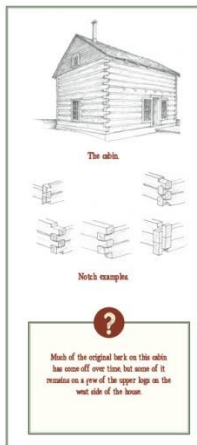
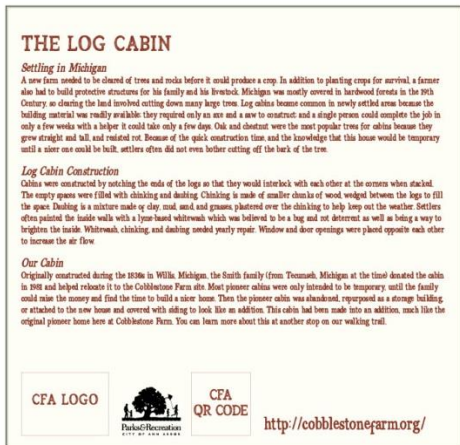
A list of the specific projects includes:

- ✓ Install placards for walking tour around grounds.
- ✓ Extend mulch path in wooded area of grounds.
- ✓ Modify fencing and install directional kiosk at east entrance of log cabin at service drive.
- ✓ Install fencing along perimeter of future archaeological area.
- ✓ Extend line of cedar trees along north perimeter fencing adjacent to parking lot.
- ✓ Convert the woodshed into exhibit space with emergency egress from 2nd story of farmhouse.
- ✓ Restoration of windows on the farmhouse.
- ✓ Install gutters on east and west porch to match existing on farmhouse.

Details for each of the proposed projects are given on the following pages. Refer to the Proposed Site Plan (Attachment 1) for the location of each project on a map of the grounds.

✓ Install Placards for Walking Tour.

Project Summary	Information placards will be installed at designated locations around the grounds at Cobblestone Farm. A total of ten placards are planned. The signage and installation will follow ADA guidance and include QR code access to additional archived information.		
Location	Throughout entire grounds. Refer to Attachment 1 (Site Map) for placard locations.		
Specifications	Viewing Surface of Placard	Type	Framed solid surface
		Material	Porcelain enameled steel, aluminum casting or equivalent
		Size	24"x36"
		Angle	Approx. 45°
		Graphics	Full Color
	Placard Post	Type	Single, straight arm post
		Material	Wood post with aluminum wrap
Height		32-40" above ground. Exact height to be determined based on ADA review.	



Example of information to be included on placard viewing surfaces. Design (font, color, placement) will vary.

Example of placard with single post and angled viewing surface.

✓ **Extend Mulch Path in Wooded Area of Grounds.**

<p>Project Summary</p>	<p>The existing mulch path, that connects the service drive to the log cabin and then continues to the animal barn, will be widened to allow for more space for visitors to walk along path. New paths will be created along the north fence of the Animal Barn and behind the log cabin.</p> <p>NOTES:</p> <ol style="list-style-type: none"> 1. No paths will be created in the grass area around the farmhouse. All of the paths will be in the north area of the grounds between the animal barn and the parking lot. 2. To prepare the grounds, the designated areas for the path will be leveled. Any potential artifacts will be saved and archived. There were no known historic structures in the areas designated for the mulch path. 	
<p>Location</p>	<p>North area of property between animal barn and parking lot. Refer to Attachment 1 for Site Map.</p>	
<p>Specifications</p>	<p>Material</p>	<p>Shredded wood chips</p>
	<p>Width of Path</p>	<p>Approx. 6ft</p>
	<p>Edging</p>	<p>No defined edging will be used</p>



Existing path that starts at the north corner of the animal barn heading toward the back (north) of the property.

✓ **Modify Fencing and Install Directional Kiosk at East Entrance of Log Cabin at Service Drive.**

<p>Project Summary</p>	<p>There is an existing path that enters the grounds of Cobblestone Farm near the Log Cabin from the service drive. See picture below. Currently, there is stacked rail fencing on the north side of the path, closest to the parking lot. This fencing will be extended to reach the path and then will be turned at ~90° to create a corner along the path. There will also be a new length of stacked rail fence installed on the south side of the path with a similar corner created to match the fencing on the opposite side.</p> <p>A directional kiosk will be installed behind the fencing at the south corner. This kiosk will display a map of the walking tour along with other general information about the site.</p>		
<p>Location</p>	<p>North east corner of property along service drive near log cabin. Refer to Attachment 1 for Site Map.</p>		
<p>Specifications</p>	<p>Fencing</p>	<p>Material</p>	<p>Wood</p>
		<p>Style</p>	<p>Stacked Rail Fence</p>
		<p>Maintain Existing Design</p>	<p>YES</p>
		<p>Dimensions</p>	<p>Same size and dimension as existing</p>
	<p>Directional Kiosk</p>	<p>Material</p>	<p>Wood or Metal</p>
		<p>Design</p>	<p>TBD; see below for possible styles</p>
		<p>Dimensions</p>	<p>No greater than 8' tall and 5' wide</p>



Location where existing stacked rail fence that will be extended and additional section of fencing will be installed to create a ~6' wide opening to path.

Examples of possible styles and material for the directional kiosk. The kiosk will be constructed with wood or metal. A map of the walking tour will be displayed.

✓ **Install Fencing along Perimeter of Future Archaeological Area.**

<p>Project Summary</p>	<p>Picket fencing will be installed along perimeter of the original basement barn foundation to preserve the area for future archaeological excavation. The fencing will be used to restrict the public from that area for safety and to maintain control of the foundation area prior to any future excavation. Gate(s) will be installed for maintenance and other required access.</p> <p>NOTES:</p> <ol style="list-style-type: none"> 1. The picket fencing will match existing fencing on the property used at the adjacent animal barn. See photo below. 2. The area to be fenced is the location of an original 19th century basement barn. Sections of the original stone and concrete foundation remain. See photo below. 	
<p>Location</p>	<p>Designated areas between animal barn and parking lot. Refer to Attachment 1 for Site Map.</p>	
<p>Specifications</p>	<p>Material</p>	<p>Wood (pine or cedar)</p>
	<p>Dimensions and Design</p>	<p>Match existing design used at adjacent animal barn</p>
	<p>Length</p>	<p>337 linear feet</p>



Existing picket fence around animal barn. Dimensions and design of new fencing will match this existing design on the property.

Area between animal barn and parking lot where new perimeter fencing will be installed. Fencing will isolate the foundation of the original basement barn, which surrounds the raised hillside in center of photo with loose stones.

✓ **Extend line of Cedar Trees along North Perimeter Fencing adjacent to Parking Lot**

<p>Project Summary</p>	<p>Additional cedar trees will be planted along the north perimeter fence of the historic district that is adjacent to the parking lot. There is currently a line of cedar trees from the log cabin until approximately halfway down the north perimeter fencing. See photo below.</p> <p>The line of cedar trees would be extended to cover the entire north perimeter fence which would visually block the parking lot from the historic district. The species of the cedar trees would be confirmed to match the existing trees.</p>	
<p>Location</p>	<p>North perimeter fence between animal barn and parking lot. Refer to Attachment 1 for Site Map.</p>	
<p>Specifications</p>	<p>Type</p>	<p>Cedar trees, species to be confirmed to match existing (possibly Northern White cedar)</p>
	<p>Placement</p>	<p>Match existing alignment and spacing of mature cedar trees</p>



Line of cedar trees starting near the log cabin along the north perimeter fence. The parking lot is located on the right of this photo.



Line of cedar trees along the north perimeter fence. The spacing and alignment of the new trees will be matched to the existing.

✓ **Convert the Woodshed into Exhibit Space with Emergency Egress from 2nd Story**

<p>Project Summary</p>	<p>The current woodshed (garage-type space connected to the farmhouse) will be converted into a modular interpretive exhibit space that would highlight the transportation and agricultural story of Cobblestone Farm. The woodshed is currently used as a storage area that is not set-up, or even safe, for visitors. This project would create the infrastructure to support a family-friendly exhibit area following ADA guidance. There will be minimal impact to the existing structure with free-standing and/or floating connections when needed to secure.</p> <ol style="list-style-type: none"> 1. Prepare the flooring and walls in the woodshed. The existing floor is exposed dirt and gravel. The floor will be leveled and additional compacted gravel will be laid. Floating walls to be installed over the original untreated wood walls to minimize impact to the original structure. 2. Extend the existing loft for exhibit space at the west and north walls of the woodshed. This loft space will be used for storage of current collections. The existing loft would be strengthened and extended. Floating display walls underneath the loft are not structural. 3. Install energy efficient, programmable lighting fixtures and outdoor compliant outlets. The current lighting fixtures and outlets in the woodshed would be upgraded and re-located as necessary. 4. Build stairwell for emergency egress from 2nd floor space in farmhouse. This is needed to be compliant with current safety codes. The exterior of the stairwell will be used as exhibit space and the spandrel used for storage.
<p>Location</p>	<p>Woodshed on north end of Farmhouse. Refer to Attachment 1 for Site Map.</p>
<p>Specifications</p>	<p>Minimize impact to existing original structures during construction by using See below for architectural drawings.</p>



Current woodshed on the east side of the farmhouse. The woodshed is currently used for storage.

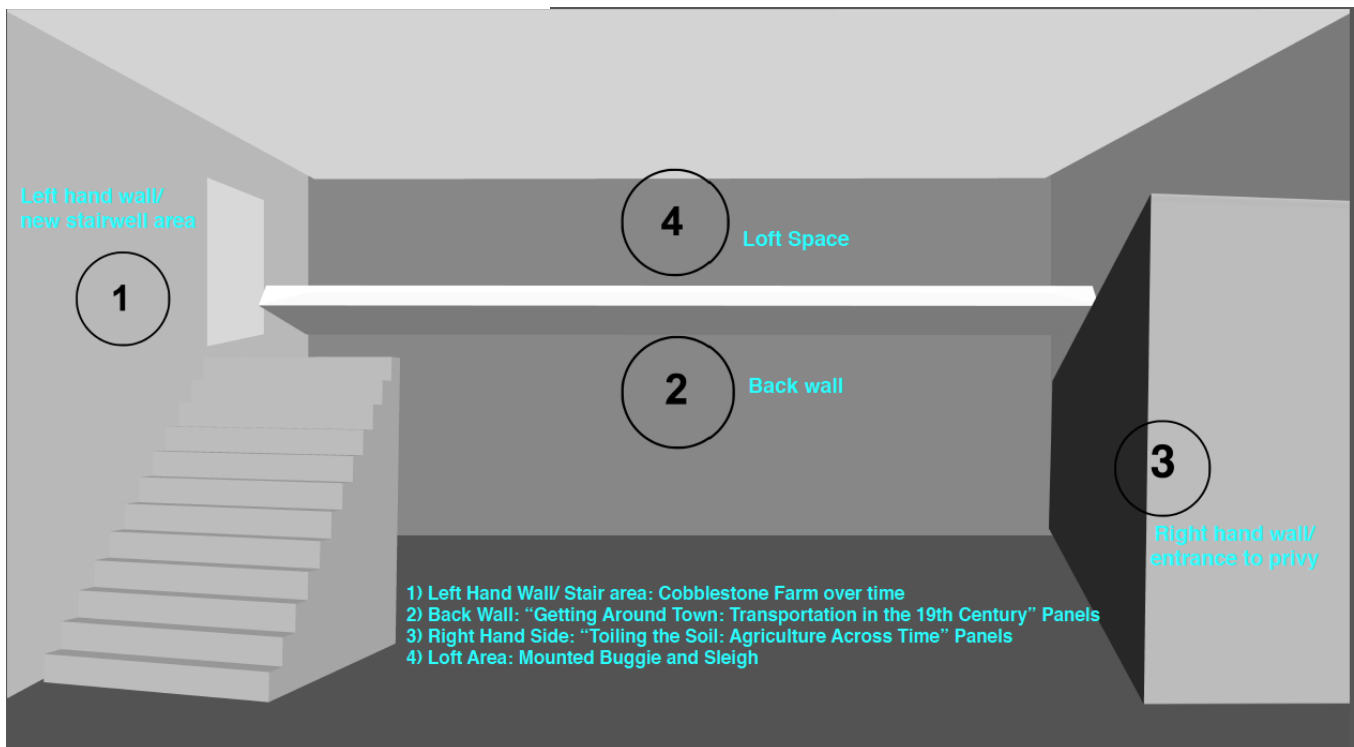


Interior of woodshed. Note the locations including emergency egress on south wall (left), privy on north wall (right) and hallway bump-out (back center).



Interior south wall of woodshed. The ladder egress will be replaced with a stairwell. The existing loft (above the hallway bump-out in photo) will be extended.

Interior north wall of woodshed. The existing loft (above the privy in photo) will be extended.

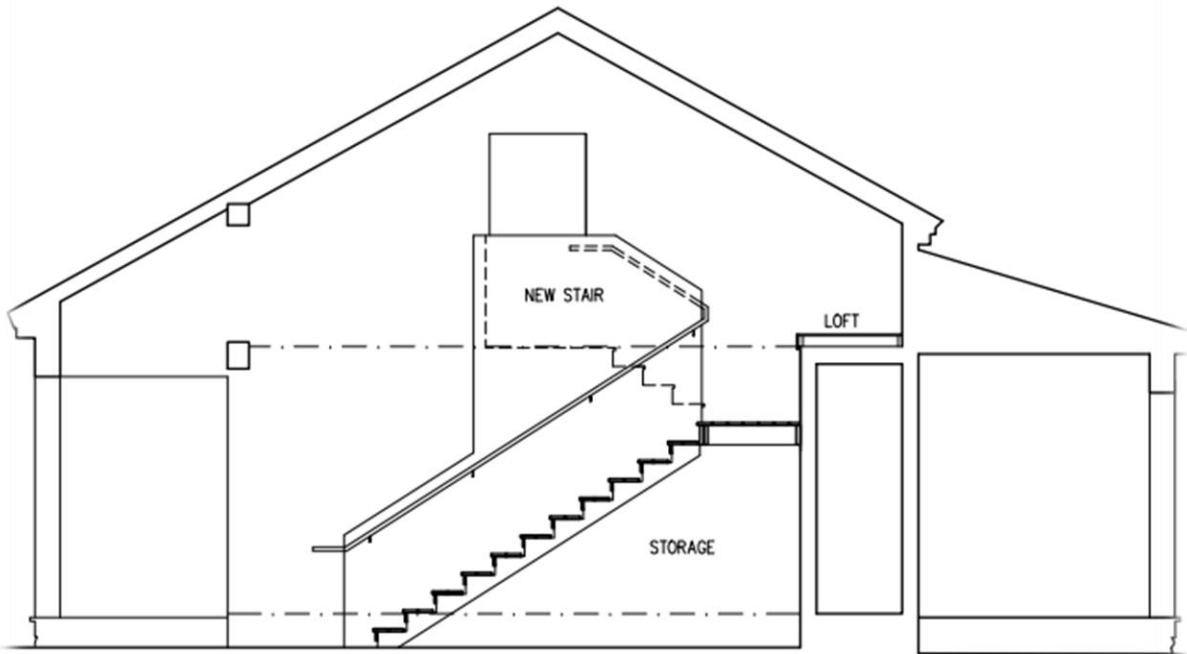


Simplified computer rendering for the woodshed conversion to exhibit space. The stairwell (1), floating exhibit walls (2, 3) and extended loft area (4) will be designed to have minimal impact to the original structure.

NOTE: There is existing loft space on the west (above the hallway bump-out; not shown on this rendering) and north walls (above the privy) of the woodshed. This project extends the existing loft.

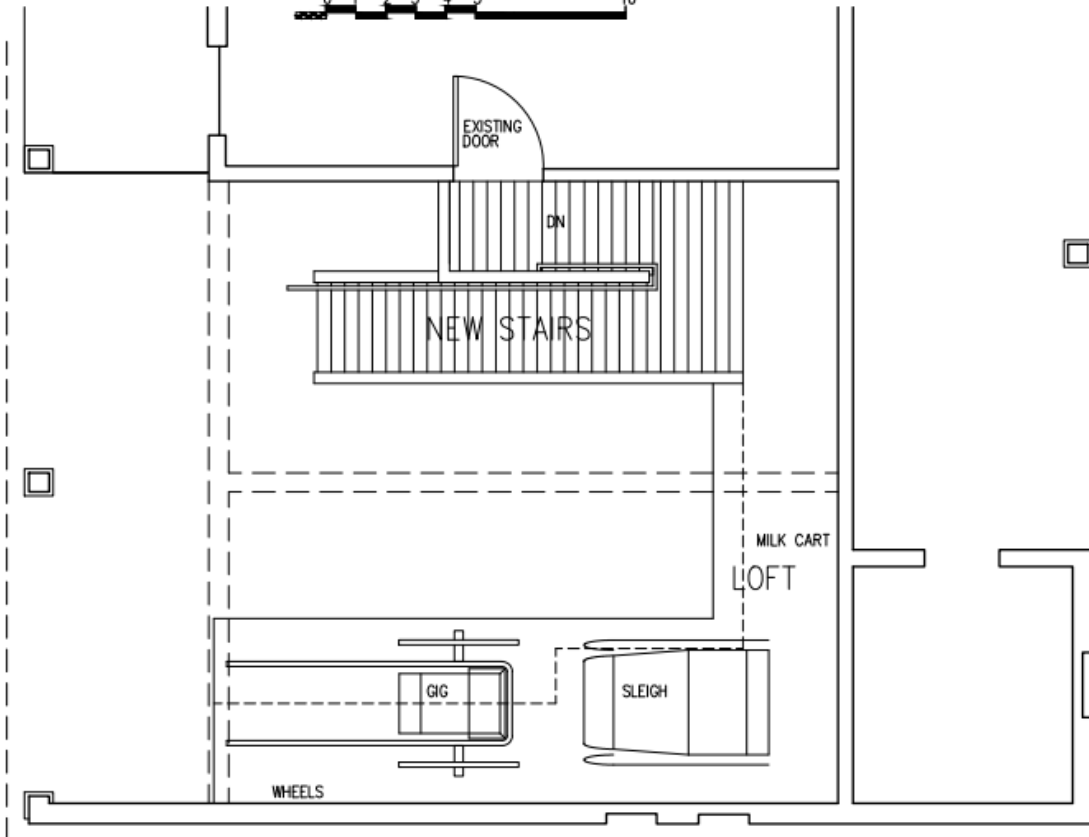
COBBLESTONE - SECTION @ EXTERIOR STAIR

2781 PACKARD ROAD ANN ARBOR, MI 1/4" = 1'-0"



COBBLESTONE WOODSHED LOFT

2781 PACKARD ROAD ANN ARBOR, MI 1/4" = 1'-0"



✓ **Restoration of the Windows on the Farmhouse**

Project Summary	<p>The original exterior windows of the farmhouse will be restored to preserve the integrity of each and prevent further deterioration. Windows will be removed and taken off-site for restoration. Plywood will be temporarily secured in each opening. Each window will be returned to original location after restoration is complete.</p> <p>Repairs will match the existing size and materials. Finishes and hardware will be replaced with duplicates as necessary. Damaged wood will be repaired with same materials. Windows will be repaired, as necessary, to the least extent possible to maintain function.</p> <p>NOTES:</p> <ol style="list-style-type: none">1. This applies to the windows in the Main house only.2. This does not apply to the windows in the first floor Kitchen Ell (including dining room, kitchen and hallway to privy) or the 2nd story dormer windows.
Location	Main two-story Farmhouse only. See below for architectural drawings.
Specifications	Standard historic restoration practice will be followed.



A representative window of the main farmhouse to be restored. Each window will be returned to its original location after restoration is complete.

- ✓ **Install gutters on east and west porch to match existing on farmhouse.**

Project Summary	<p>New gutters and downspouts will be installed on the east and west porches of the farmhouse. This should prevent further damage to the fascia and frieze on both porches. The gutters on the east porch will extend past the woodshed to the north end of the farmhouse. The gutters on the west porch will extend past the hallway and privy to the north end of the farmhouse. The downspouts will also direct water run-off away from the house foundation.</p> <p>Copper gutters and downspouts will be installed. None currently exist at those locations; however, the style will match the existing gutters and downspouts on the main stone house.</p>	
Location	<p>East and West Porches. Refer to Attachment 1 for Site Map.</p>	
Specifications	Style	Semicircular (half-round)
	Material	Copper
	Length	As necessary to extend full expanse of porch



East porch of farmhouse.

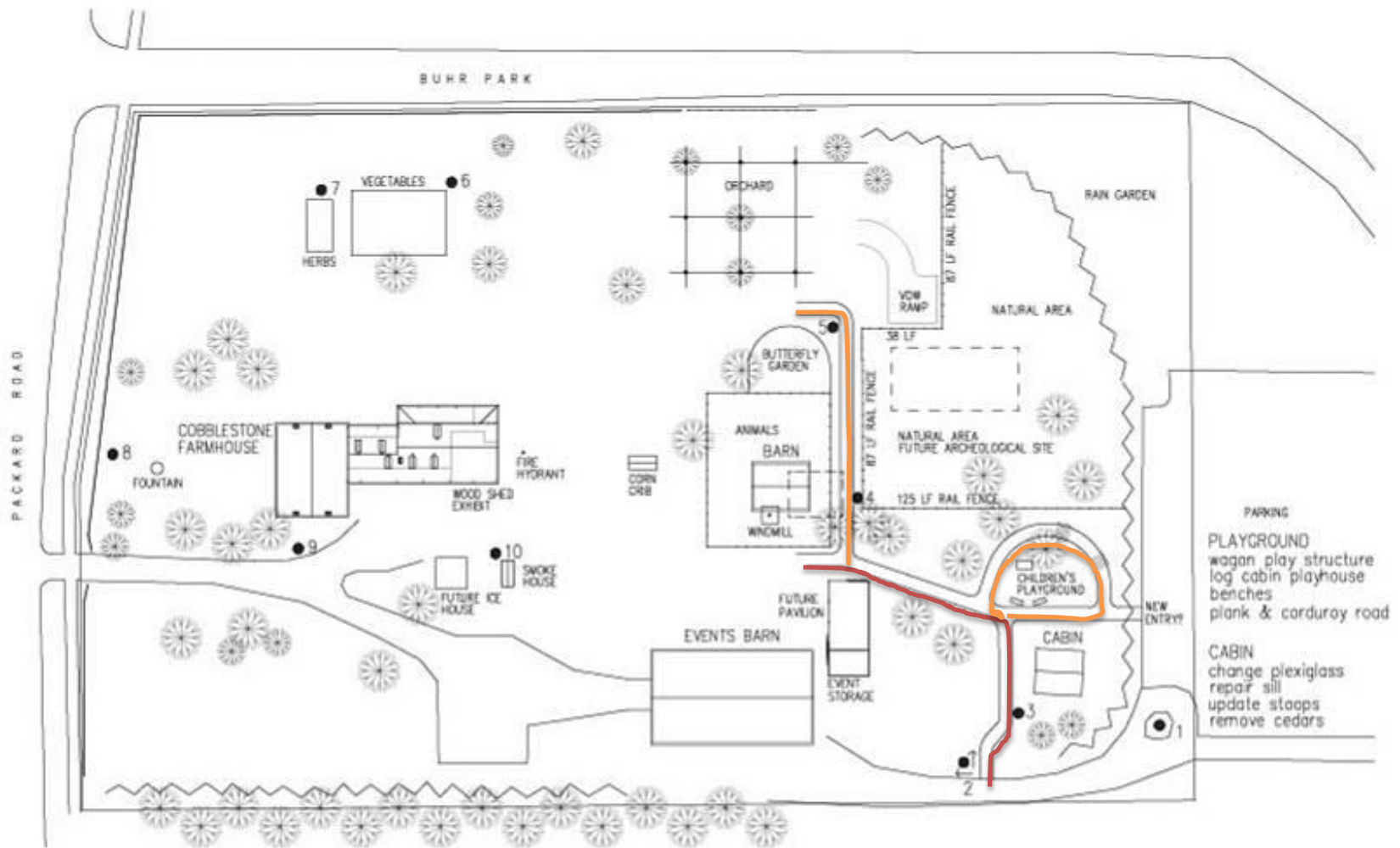


West porch of farmhouse.



View of gutters and downspout on southeast corner of farmhouse. The same semicircular (half-round) copper gutters will be installed on east and west porches.

ATTACHMENT 1. SITE MAP (Existing Walking Path in RED; Proposed Additional Paths in ORANGE)



COBBLESTONE FARM - WALKING PATH
2781 PACKARD ROAD ANN ARBOR MICHIGAN © MAY 2021

- | | |
|---|--|
| 1 ENTRY KIOSK announce museum & events center | 6 WEST PORCH PLACARD house history & porch work |
| 2 DIRECTIONAL KIOSK direct to event center & walking path | 7 GARDENS & FIELDS PLACARD history of gardens & orchards |
| 3 LOG CABIN PLACARD history & construction | 8 FARMHOUSE PLACARD cobbles & house plans & construction |
| 4 PREVIOUS BARNS PLACARD history & archeological research | 9 EAST PORCH PLACARD history |
| 5 FIELDS & BARNS PLACARD history of barns, animals & fields | 10 OUT BUILDINGS PLACARD history of barns |