

OLD FOURTH WARD NEIGHBORHOOD ASSOCIATION (OFWA) NEW STATEMENT OF THE STATE

Autumn 2016

Fall meeting, Wednesday, October 26, 7:00 PM, in the small chapel of St. Andrew's Church. 306 N. Division. Enter through the rear parking lot. We will be joined by Ann Arbor's new City Administrator, Howard Lazarus, and our City Council representatives, Sabra Briere and Sumi Kailasapathy.

RAY DETTER HONORED FOR A LIFETIME OF COMMUNITY SERVICE Christine Crockett

Once in a generation, if a community is fortunate, a citizen emerges to play a significant role in shaping community life. Ray Detter, Old Fourth Ward Association Vice-President, is that standard bearer in Ann Arbor. His tireless activism shaped Ann Arbor's future, while emphasizing that Ann Arbor's past is linked to its remarkable present. Ray's most enduring legacy will be his leadership role in the Ann Arbor Historical Street Exhibit Program (AAHSEP), a collection of kiosks and historic markers strategically placed around town. Each kiosk presents a historic photograph of its particular location, some over 100 years old, and superimposes an image over the current streetscape. Numerous plaques are also affixed to buildings and installed in planters to provide more information about historic Ann Arbor. In addition to the street exhibits, Ray spearheaded a series of guided tours for the students at Skyline and Community High Schools to be eventually offered to other residents and visitors. Plans include adding an audio component to the kiosks. For more information about the AAHSEP, go to the website, https://goo.gl/AYQFkE.

Ray has also served on numerous committees and spoken countless times at Historic District Commis-



Ray Detter speaks at the dedication of the historical markers in Lower Town

sion, Planning Commission, Downtown Development Authority and City Council meetings. He has provided input at developer presentations and helped revise zoning ordinances. The truth is that the complete list of his accomplishments goes far beyond the space limitations of this article.

Some Highlights of Downtown and the Old Fourth Ward Issues

Ray Detter

Many of us attended DDA meetings this year that helped to define a better future street design for pedestrian and auto traffic on South University. According to DDA Planner, Amber Miller, the OFW will also be asked to attend a series of meetings on shaping the future design of brick streets, sidewalks, cross walks, traffic lights in the area of N. Fifth Ave. and Detroit Streets. Our input is important! There will be a meeting in October. Downtown residents and OFW members need to be involved when the date is fixed. Stay ready also to participate in the redesign of East and West Huron from Division Street to Ashley, a project that will be designed in 2017-18 and constructed in 2019-20.

In a related development, the site plan for a new 13 story residential building spanning the mid-block from E. University. to Church Street behind the S. University row of low-rise businesses has been approved. Plans for a ten story mixed use building on the Ulrich Bookstore site at 1107 S. U. and a 4 story building on the former Pinball Pete's site at 1215 S. U. have also been submitted.

A November public vote on the future of the Library Block will not take place because of a failure of supporters to secure the required number of acceptable signatures. If City Council can round up eight affirmative votes, it can now approve a sales agreement of the property. The city is currently negotiating with CORE Spaces on a lot of conditions--including sustainability, affordability, and connectivity—a project that creates effective pedestrian linkages through this large block bounded by Liberty, William, Fifth Avenue, and Division. Stay involved in

public discussions on this issue. As 1st Ward Council Member Sabra Briere has said in her recent Newsletter: "If the Council approves a sales agreement....Core will have to go forward through a community meeting, design review board, planning staff review, other staff review, Planning Commission and City Council.

Keep in mind that the CORE spaces group will be moving ahead in 2017 on construction of its approved 12 story residential development between Sloan Plaza and The Graduate (formerly Campus Inn). Other approved downtown and near-downtown residential properties include 615 South Main, The Mark at 318 W. Liberty, and plans to replace the M Den/King's Chosen Furniture property at 313, 315 and 317 S. Main with a six-story office building--possibly moving forward as early as next year. And, remember the possible sale by Dennis Dahlmann of the former YMCA site on 4th Avenue and E. William for residential development by Habitat, a Chicago-based developer.

Wow! And that doesn't include movement forward on selection of the new site of Ann Arbor's railroad station and the "Connector" supported by UM, the City, and the DDA. It will go right down Glen and connect N. Campus and the downtown. It may go right by the Glen/Ann Hotel. I have asked a number of people what they have heard about plans for the hotel. All I hear is that "they" are still working on it. It's essential that we stay involved.



OLD FOURTH WARD

AND DOWNTOWN NEIGHBORS SPRING PARTY More than 300 OFWA members, guests, and friends from Ann Arbor city government and businesses met on June 8 in the backyards of Ray Detter and Ilene and Norm Tyler for the annual spring party. It was lovely evening filled with friends and neighbors, lively conversation, delightful food, and beautiful weather. You'll find many more photos on our Facebook page. Like us while you're there.

From Our City Council Members

ANN ARBOR TRANSPORTATION ISSUES

Sabra Briere

Years of neglect – due to lack of funding, not desire – have created a situation in Michigan where road repair gets more and more expensive, and fewer miles of roads are fixed each year.

Funding for roads starts with the State – with moneys collected when we purchase gas for our cars. Over the years, it has become clear that these dollars are not enough. Maybe it's because the tax rate is a specific number of pennies per gallon – rather than being tied to the cost of gas. Maybe it's because more and more of us have fuel efficient vehicles, and we aren't filling up as often. There could be other reasons – including the skyrocketing cost of construction. But the end result is that fewer dollars go to local governments to maintain streets and roads. Ann Arbor voters have approved a street and road millage for years. This millage, re-approved in August of this year, is added to funding from the State and the US government. And anyone who uses our streets can tell you that this millage is still not enough to fix the streets.

For the past two years, the county has imposed a half-mill millage to provide funding for street and road maintenance. The County hoped that this was a temporary measure, and that the State legislature would step forward and provide sufficient funds to address local needs. That hasn't happened. The City has used the additional dollars from the County millage to pave more miles of streets and fix more intersections.

On the ballot in November is a proposal for voters to approve that half-mill millage for the next four years. If it is approved, it will add to our property taxes. Currently, a newly purchased house, on average, costs \$327,000 with a taxable value of \$163,500. A half-mill would add about \$82 to the tax bill. Usually, the City refers to a \$200,000 average house – with a taxable value of \$100,000. If this is closer to the taxable value of your house, consider that the millage would add about \$50 per year to your taxes.

Another issue on the November ballot relates more directly to transportation. The State created a regional transit authority (RTA) for the four counties in southeastern Michigan (Wayne, Oakland, Macomb, Washtenaw). But the State did not define a way for this RTA to fund any improvements to transportation in the area. The RTA proposes several improvements to transit – from establishing bus routes that will extend to Detroit to funding commuter trains that will run to Ann Arbor. But none of this can occur unless the voters pass a millage of 1.2 mills – which would increase the taxes on that \$200,000 house (taxable value \$100,000) by \$120 per year.

Better transit could help bring more employees to Ann Arbor, and get us to Detroit and the airport. And a lack of transit could mean that more people drive more miles between here and Detroit.

In both cases – the County road millage and the RTA millage for transit – the issue is up to you. Please remember to vote on November 8, and please vote on the proposals and the non-partisan races.



THE ANN ARBOR CITY BUDGET Sumi Kailasapathy

The City operates on a two year budget cycle. There will be a budget retreat/ work session in December where staff and City Council get together and set budget priorities for the next budget period (FY 2018 - 2019). Interested citizens are welcome to observe the meeting on December 12th at 4pm at the Justice Center, 301 E Huron Street, 4th Floor. This is an opportunity for Ann Arbor residents to hear first-hand about the budget priorities that are being discussed for the next two fiscal years.

In May 2016, City Council considered amendments to the current year's budget. Here are some highlights:

During the winter of 2015-2016, the City piloted outdoor ice rinks at Allmendinger, Burns and Northside parks. There is \$60,000 in the current budget to continue this winter activity in the same three locations. Another budget amendment approved \$100,000 from the solid waste fund balance to fund a pilot project in the downtown area. This will finance food waste collection from approximately 10 downtown restaurants and 9 public school facilities. This program will begin April 1, 2017 and upon the completion of the project (when?) a report will be delivered to City Council summarizing the project.

The Deer Management Program has a total of \$110,000 allocated for the current year. Of this, \$35k is for the annual cull of approximately 100

deer, \$35k to explore non-lethal methods and \$40k is for data gathering. The data gathering is an important piece and will establish metrics, maps and trend data on deer populations and locations. Since Deer Management is an ongoing and long term project, it is important that we continue to explore all options.

In FY 2017, \$100,000 is allocated to fund new street-lights in the City. The City lifted the 2006 moratorium on new streetlights in 2015. In addition to this allocation for new streetlights, there is also funding for streetlight replacement in the amount of \$720,000 for the current year. The City Administrator has been asked to present to Council an evaluation of the potential use of "smart" street lights.

Civic engagement is welcome in the budgetary process. How can you get involved? Communicate directly with Council members, the Mayor and the City Administrator to express your priorities for the City's budget. In addition to attending the meeting in December, I would also like to take the opportunity to share some information regarding empowering citizens in the budgetary process.

The League of Women Voters, A2Ethics, and CivCity are exploring the concept of participatory budgeting (PB) as a potentially powerful way to boost civic engagement. They are joining forces to bring in city officials from Cambridge, MA to share their experience with participatory budgeting at a public forum on Thursday and Friday, September 29-30.

NETWORKING IN THE OLD FOURTH WARDJeff Crockett

Many of you have heard of the old expression, "It's not what you know; it's who you know." In fact, that saying, in light of the 21st Century information explosion, does not apply to today's world. More aptly, today (especially in Ann Arbor) it's now about <u>WHAT</u> you know <u>AND WHO</u> you know. Networking gives us access to a wider pool of information and helps nurture relationships that can impact decision making.

Toward that end, members of the Old Fourth Ward Association have been active participants in numerous civic groups over the years, including the Citizen's Advisory Committee, Citizens Zoning Revision Committee, Downtown Development Authority, Downtown Ann Arbor Street Exhibit Program, the A2D2 Task Force, Preservation Alliance, Ann Arbor Historical Foundation, the Historic District Commission, the Washtenaw County Historical Society, the Inter Cooperative Council (ICC), the People's Food Coop, the Kerrytown Council, and the Neighborhood Watch Program.

Networking in the Old Fourth Ward continued

We have frequently attended meetings and provided input to the Historic District Commission, Planning Commission and City Council. We regularly connect with the University of Michigan's Beyond The Diag Program. Through our semi-annual meetings, we have hosted forums with political candidates, members of the Historic District Commission, members of the City Council, the City Administrator, and the police department. More recently, some of us have been active participants in Nextdoor.com, an Ann Arbor neighborhood social networking site, which provides a forum for many local issues and a community bulletin board to post items for sale, items wanted, and recommendations about local service providers.

The Old Fourth Ward Association has been quietly nurturing these networks for years. The difference now is a significant increase in the number of members eager to participate. If you are reading this newsletter and looking for an opportunity to make a difference, consider becoming active in the Old Fourth Ward Association. A good place and time to start would be attendance at our next meeting, Wednesday, October 26, 7:00 PM, in the small chapel at St. Andrews Episcopal Church, 306 N. Division. Hope to see you there!

Historic Preservation Updates

ANN ARBOR PRESERVATION ALLIANCE

Ilene Tyler

The Ann Arbor Preservation Alliance was formed in 2007 with a mission to "...promote the cultural and economic benefits of preserving the historic resources of our community." Preservationists from all parts of Ann Arbor – downtown, near-downtown, and in outlying residential neighborhoods - came together with the express purpose of recognizing those resources that immeasurably enhance the quality of all of our lives. We made a commitment to address this purpose through education, advocacy, and collaboration.

Education encourages the appreciation of historic resources in our community by helping to identify them, high-lighting the benefits of preservation, and encouraging citizen participation in local preservation issues. The "Historic Ann Arbor" brochure was created by the Education Committee, and 1,000 copies printed with support of the Ann Arbor Downtown Development Authority, to educate and inform both homeowners and developers about our historic districts and the design approval process. This document will soon be updated and reprinted to meet demand for its use and distribution.

Advocacy addresses concerns for historic resources due to development activities or city action through active participation in community planning processes relating to preservation, and by making statements at public hearings or submitting written statements of record. The Advocacy Committee prepared a statement of historic significance and an assessment of its current condition for the vacant Arthur Miller house on South Division to stimulate interest in preserving the structure. City staff complemented this effort by generating an estimate of costs for moving the structure onto a new foundation.

Collaboration is an ongoing goal that requires working with interested groups toward a mutual goal of enhancing the quality of life in our community. Communication between Alliance members, neighborhood associations, the City of Ann Arbor, and the University of Michigan encourages open dialogue that strengthens our mission. For example, University Planner Sue Gott and Jim Kosteva met with Alliance Chair Ilene Tyler to review the University's priorities for development of sites they currently own. Our goal is to have them consider historic value and integrity as part of the planning process.

Meetings are held as needed, typically on Wednesday evenings at the Kempf House Museum. The Alliance can be found on Facebook and at http://tylertopics.com/ann-arbor-preservation-alliance/ or reached by email: historica2@gmail.com.

Historic District Commission Awards For 2016

Susan Wineberg

Every year in June, the Historic District Commission presents awards for excellence in preservation and rehabilitation. There are also Centennial Businesses Awards and Special Merit Awards for unusual projects. Some years there are also awards for Preservationist of the Year and Preservation Project of the Year. A property does NOT have to be in a historic district to be considered. It simply must be 50 years old. The committee feels that good architecture is good citizenship and projects such as these brighten and enrich the lives of all citizens.

The awards are determined by a subcommittee of the HDC which I chair. The current committee consists of Louisa Pieper, Grace Shackman, Fran Wright, Ellen Ramsburgh (HDC), Tom Stulberg (formerly HDC), Patricia Austin, and Patrick McCauley, and is assisted by Jill Thacher, historic preservation coordinator for the HDC.

This year the HDC presented 19 very diverse awards covering various time periods, architectural styles, building type, and neighborhood.

Rehabilitation Awards were given to projects that respect the historic character of the property. The recipients were the Clements Library, 306 Burwood, 325 W. Liberty, 529 Sixth and 1002 W. Liberty.

Centennial Awards were given to Vogel's Lock and Safe at 113 W. Washington, Moe Sports Shop at 711 N. University (please patronize these local businesses!), Martha Cook Dormitory and the Rotary Club.

The late Wystan Stevens, Ann Arbor's unofficial historian and resident of the Old Fourth Ward Historic District, was honored with a **Special Merit Award in Memoriam**. Wystan was famous for his tours of Forest Hill Cemetery, his Flickr page with hundreds of historic images, and his work as caretaker of the Kempf House in its early years. We feel his loss every day.

Another **Special Merit Award** was to the University of Michigan for moving and replanting a 250-year old burr oak tree at the Ross School of Business to make way for an addition to the school. The tree is doing quite well.

Preservation Awards were given to owners who have maintained a building's historic character for over 10 years. Awards went to 416 S. Ashley (the old Ann Arbor Railroad Depot), First Methodist church at 120 S.

State, 1 Regent Drive, 1520 Broadway, 632 S. First, 1444 W. Liberty 2659 Heather Way, and 220 N. Ingalls, the Phi Rho Sigma Fraternity located in the Old Fourth Ward Historic District. This medical fraternity was organized in 1897 and built its English Tudor stone cottage in 1928. In 1950 St. Joe's Hospital "coveted their land" and they moved the fraternity across Catherine Street to where it is now! In 1975, the fraternity became co-ed and it became an official medical society. This society has kept the house in mint condition and recently replaced all the storm windows to match the style and colors of the half timbering and mortar. Leaded glass, oriel windows and an arched doorway framed by quoins are also features of the Tudor style. The large green lawn in front adds to the grandeur of the structure and is a lovely building to walk by in any season.



Phi Rho Sigma Fraternity

HISTORIC DISTRICT COMMISSION Tom Stulberg, former HDC member

The Historic District Commission is a seven member body appointed by the Mayor and City Council, created in 1973 per the mandates of Public Act 169, Michigan's Enabling Legislation regarding local historic districts. The Historic District Commissioners are knowledgeable about preservation practices, whether or not they are professionally engaged as preservationists.

The Historic District Commission reviews applications for changes to the exteriors of buildings in historic districts, including additions, the construction of new buildings, and changes to the site and landscape. The HDC bases its decisions on the U.S. Secretary of the Interior's Standards for Rehabilitation and the Ann Arbor

Historic District Design Guidelines. Not all changes require Commission review. The city staff is authorized to approve certain minor items on behalf of the Commission. This is generally work that does not affect historic materials, or is a repair using matching materials in matching dimensions.

There are fourteen designated historic districts in Ann Arbor. Two of them are individual resource districts: Cobblestone Farm and the Northern Brewery. Six separate districts are essentially "downtown". The others are neighborhood districts, with the Old West Side being the largest and the Old Fourth Ward the next largest. Each district was originally created with its own separate ordinance and its own set of rules. They are now all governed by a single ordinance.

GETTING TO KNOW OUR NEIGHBORS BUSINESS SPOTLIGHT – THE PEOPLE'S FOOD CO-OP Elleanor Crown

The People's Food Co-op has been an Ann Arbor institution since 1971 and has occupied its present location at 216 N. Fourth Ave. since 1994. It began as a food buying club that shopped for members at Eastern Market in Detroit and it gradually increased the products it carried and the space it occupied until it reached its current size and scope. It is governed by a Board of Directors and it is partially owned by its members. Although there are benefits afforded to member-owners, anyone can shop there and take advantage of its healthy options in a location convenient to residents of the Old Fourth Ward and other downtown neighborhoods.



The Co-op specializes in bringing as many local products to market as possible. These include produce, much of which is either certified organic or grown using organic principles, dairy, eggs. cheeses, wine and beer. It offers an extensive selection of bulk products and case discounts on preordered perishable and non-perishable items. You can find prepared hot and cold foods that make a quick, tasty grab-and-go lunch or enjoy your favorite coffee drink and a treat from the Co-op bakery at Café Verde next door. The Co-op sponsors a series of free classes and events focusing on various aspects of food preparation, nutrition, and health and it carries a range of wellness products popular with Ann Arbor's alternative health providers and their patients. Customers who require vegan or gluten-free products will find a wide range of options here.

The history of the People's Food Co-op reflects many aspects of the last forty-five years of Ann Arbor history. Many of the city's citizens, past and present, have been member-owners, frequent patrons, or employees and have contributed their experiences and memories to an interesting publication, now for sale at the Co-op. Check out their website at www.peoplesfood.coop.

{Note: We plan to feature a business in our area in each edition of the Newsletter. We encourage our members to support our local businesses which add so much to our urban community. We have included notices from the business supporters of the Old Fourth Ward Association in this publication.)

Inter-Cooperative Council

Nick Coquillard, General Manager

The Inter-Cooperative Council (ICC) is a primarily student, affordable housing organization happy to have six of their properties in and adjacent to the Old Fourth Ward. Those houses welcome more than 100 students and others who live in a cooperative environment, share work, cooking, and house maintenance and contribute to the governance of their house and the ICC as a whole.

ICC members are engaged in several efforts that will have a positive impact on the OFW and its friends. OFWA member Jake Rothman continues to work on a neighborhood connection and service plan between ICC members and the OFWA community. A groundcover lawn initiative is being tested at several of our houses in and outside of the OFWA area to ensure our yards are sustainable, beautiful, and well maintained. This year Minnie's House (the purple one) will be have its exterior renovated and updated.

The ICC Alumni Program is very active after several years of relative dormancy and will hold a couple of reunions and host monthly alumni (and friends) coffees in Ann Arbor every third Thursday. In addition, the alumni team is initiating its first mentorship program, to be launched this fall (for the community coffee schedule or more information on the mentoring program, please contact Susan Caya at aoc@icc.coop).

We are so lucky to be a part of the OFW and will continue to be great neighbors who are active in the conversations happening to keep this neighborhood one of the best in the city. If you are interested in a tour or want more information, please contact me at gm@icc.coop.

You'll find more information about the ICC in the spring OFW newsletter (link on the OFW Facebook page) and at www.icc.coop.

MESSAGE FROM COMMUNITY OUTREACH REPRESENTATIVE

Jake Rothman

As the Community Outreach Rep of the OFWA and Board Member of the Inter-Cooperative Council (ICC), during the next six months I will work to increase the participation of students in Old Fourth Ward Association activities such as meetings and the Spring party and to strengthen the ties between the OFWA and the ICC. Further, I hope to improve the visibility of the OFWA in the downtown Ann Arbor business community and to forge partnerships between the student community and local businesses. I believe that improved student engagement will have a positive impact on keeping the downtown residential areas safe, clean and beautiful.

BEYOND THE DIAG

Molly Labrousse, Program Manager

Beyond the Diag is the University of Michigan program that helps off-campus students get connected to the community and resources. We strive to promote positive citizenship, well-being, and safety to our students as they navigate their college experience. Beyond the Diag is located in the Dean of Students Office and it assists students through challenging situations sometimes related to housing and roommates. We are excited to be partnered with the Old Fourth Ward Association and look forward to building relationships with the permanent residents of the neighborhood.

We are happy to announce that we have three Neighborhood Ambassadors who will be living in the Old Fourth Ward area this school year. Neighborhood Ambassadors are student employees with Beyond the Diag who organize and implement community building and educational events in their neighborhoods. They also contribute to coordinating off-campus housing fairs, representing Beyond the Diag at outreach opportunities, facilitating workshops, and writing articles for our monthly newslet-

You can get involved in the following ways:

- Learn about upcoming events in Old Fourth Ward by following us on Facebook and Twitter
 - Facebook.com/UMBeyondtheDiag
 - Twitter.com/UMBeyondtheDiag
- Attend events and connect with the Old Fourth Ward Neighborhood Ambassadors
- Subscribe to our newsletter: offcampus.umich.edu/beyond-the-diag-newsletters

We also host a listing service, offcampushousing. umich.edu, for students, faculty, staff, and community members to search for off-campus housing in Ann Arbor. If you have a certified rental property and are looking to advertise to the UM community, you can list your property there. If you are interested in converting your home to a rental property, please visit City Hall's Rental Housing Services office or website.

We look forward to continuing our partnership with the association by sharing important information, encouraging neighborhood beautification from student renters, as well as engaging with you at meetings and events.

OFWA Treasurer's Report

9 September 2016

Bethany Osbourne, Treasurer

2015 Closing Balance\$2203.72
2016
Membership revenue\$1400.00
Expenses
June party \$1328.65
Spring newsletter\$520.00
Postage \$16.33
Tax filing \$20.00
Current account balance \$1,718.74

If you have not yet paid your annual dues, we encourage you to do so before 31 December 2016.

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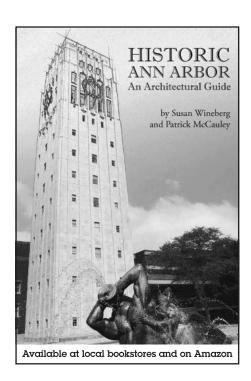
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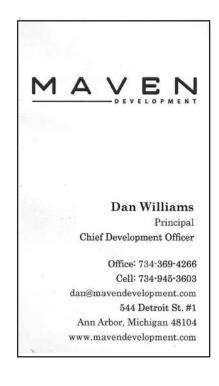
Ray Detter continued from page 1

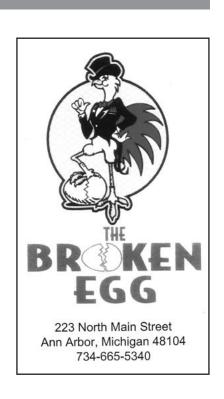
In June of 2016, some of Ray's friends, led by Norm and Ilene Tyler, felt it was time to honor Ray for his many contributions to Ann Arbor. They dubbed themselves "The Conspirators" and planned a surprise party for Ray which took place on the evening of September 14 at Zingerman's new events facility, The Greyline. That group included: Sabra Briere, Sam Bushala, Jeff and Chris Crockett, Peter Heydon, Steve Kaplan, Jean Long, Josie Parker, Louisa Pieper, Susan Pollay, Ellen Ramsburgh, Maya Savarino, Tom and Ann Schriber, Grace Shackman, and Norman and Ilene Tyler. Other contributors include WAP John and Julie Ritter (event graphics), Peter Heydon (wine), along with Mike Martin, Paul Saginaw, and Ari Weinzweig who contributed complimentary tickets and Sabra Briere, who wrote the Ray Detter Day resolution.

A Ray Detter Community Service Award has been established in Ray's name to be given each year to a Community High student who has shown "particular interest and aptitude in community service and local history." Please consider making a tax-deductible contribution to this fund. To donate, write a check made out to "Ann Arbor Historical Foundation" and send to the Ann Arbor Historical Foundation, P.O. Box 7973, Ann Arbor 48107. Thank you for your consideration.

(You can read a full account of the evening by Ryan Stanton, including links to videos of the speakers, including Ray, at http://www.mlive.com/news/ann-arbor/index.ssf/2016/09/ann_arbor_historian_honored_fo.html)







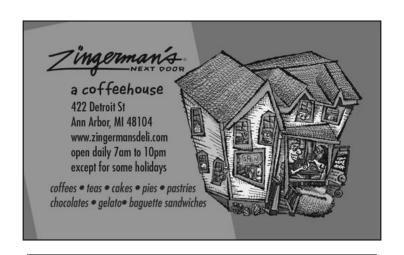
2016 Old Fourth Association Membership Dues

Individuals (\$10) Family (\$20) Business (\$50) Donor level (\$100)

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