

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 318 West Liberty Street, Application Number HDC14-014

DISTRICT: Old West Side Historic District

REPORT DATE: March 13, 2014

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, March 10, 2014

OWNER

Name: Liberty Car Wash LLC

Address: 1335 Kelley Green
Ann Arbor, MI 48108

Phone: (734) 476-7501

APPLICANT

Alex De Parry
Fifth Avenue Limited Partnership
202 East Madison
Ann Arbor, MI 48103
(734) 761-8990

BACKGROUND: The Liberty Car Wash was constructed in 1966 and replaced a 1 ½ story wood framed house that occupied the site until at least 1960 (per 1925 and 1971 Sanborn Maps and the 1960 Polk Directory).

The HDC denied an application for a similar project at its January, 2014 meeting. This is a revised application and design.

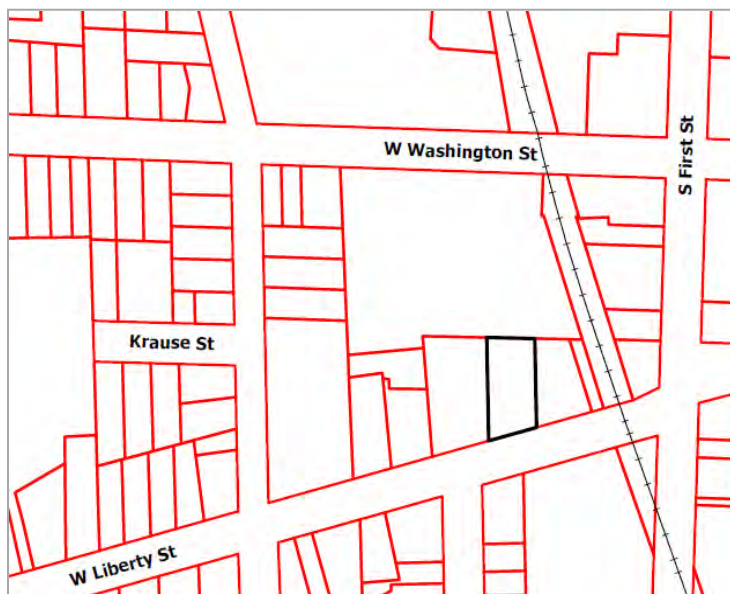
LOCATION: The building is located on the north side of West Liberty Street, between South First Street and Second Street.

APPLICATION: The applicant seeks HDC approval to demolish a non-contributing car wash and construct a four story, seven unit condominium building with parking underneath.

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.

- (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):

District/Neighborhood

Not Recommended: Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the district or neighborhood.

From the Ann Arbor Historic District Design Guidelines (other Guidelines may apply):

All New Construction

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

Designing new features so they are compatible with the historic character of the site, district, and neighborhood.

Basing the site location of new buildings on existing district setbacks, orientation, spacing and distance between adjacent buildings.

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

Designing new buildings to be compatible with, but discernible from, surrounding buildings that contribute to the overall character of the historic district in terms of height, form, size, scale, massing, proportions, and roof shape.

Not Appropriate: Introducing new construction onto a site or in a district, which is visually incompatible in terms of size, scale, design, materials, and texture or which destroys relationships on the site or the district

New Construction in Historic Residential Settings

Appropriate: Maintaining the existing spacing of front and side yard setbacks along a block as seen from the street.

Orienting the front of a house towards the street and clearly identifying the front door.

Designing a new front façade that is similar in scale and proportion to surrounding buildings that contribute to the overall character of the historic district.

Designing the spacing, placement, scale, orientation, proportion, pattern and size of window and door openings in new buildings to be compatible with surrounding historic buildings.

Selecting materials and finishes that are compatible with historic materials and finishes found in surrounding buildings that contribute to their historic character.

Not Appropriate: Paving a high percentage of a front yard area or otherwise disrupting the landscape pattern within front yard setbacks

Placing a structure outside of the existing pattern of front yard setbacks along a historic residential block

New Construction in Historic Commercial Settings

New construction should be compatible with the context of its surrounding historic district.

Maintaining the setback and alignment pattern seen on surrounding historic properties should take precedence over the setback and alignment pattern of any surrounding properties that are not historic.

Alternative building orientations should generally not be considered for new construction in historic districts.

Building massing should fit with existing historic patterns.

Buildings should not be immense in scale or greatly contrast with the existing scale on the block or in the surrounding historic district.

STAFF FINDINGS:

1. This site has high visibility, is located on a block of very significant historic residential structures constructed between 1860 and 1891, and serves as a gateway to the Old West Side Historic District and neighborhood.
2. The elevations are primarily clad in brick, with a band around the cornice and popped-out vertical window panels clad in smooth cementitious panel board (like Hardi-panel). The two sunrooms on the roof are also clad in panel board. The greater use of brick in this application than the last one is appropriate in this location near Liberty Lofts and historic brick structures along the railroad corridor.
3. The height and width of the building are appropriate for the site and neighborhood. Pushing back the fourth floor sunrooms from the front and rear elevations helps minimize the height of the building. The third floor roof height is comparable to that of the Brehm House at 326 West Liberty (the Moveable Feast building) next door. Infilling the west edge of the property to match the grade next door and placing the garages on the taller east side is appropriate given the historic residential character of properties to the west and the industrial nature of properties to the east. Each unit now has a two car tandem garage underneath, with a glass-panel garage door.

4. The front setback of the corner nearest West Liberty Street is now 36' 2". This is on a par with the established front setbacks of the three houses to the west, which have 43', 37', and 38' setbacks (to the fronts of the buildings, not the porches).
5. Concerns with the previous application have been addressed in this one. Staff believes this application meets the *Secretary of the Interior's Standards and Guidelines*, and the *Ann Arbor Historic District Design Guidelines* for new construction.

POSSIBLE MOTIONS: (Note that the motions are only suggested. 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 318 West Liberty Street, to demolish a non-contributing car wash and construct an eight-unit condominium building, as proposed. The work is generally 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 9 and 10, and the guidelines for District/Neighborhood, and the *Ann Arbor Historic District Design Guidelines*, in particular the guidelines for new construction.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 318 West Liberty in the Old West Side 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, photographs



318 West Liberty Street (2008 survey photo)



City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

301 E. Huron Street P.O. Box 8647 Ann Arbor, Michigan 48107-8647
 p 734.794.6265 f 734.994.8312 planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information	
Address of Property:	<u>318 WEST LIBERTY</u>
Historic District:	<u>OLD WEST SIDE</u>
Name of Property Owner (If different than the applicant):	<u>LIBERTY CAR WASH LLC</u>
Address of Property Owner:	<u>1335 KELLEY GREEN, ANN ARBOR 48103</u>
Daytime Phone and E-mail of Property Owner:	<u>734-476-7501</u>
Signature of Property Owner:	<u>Chuck [Signature]</u> Date: <u>2-19-14</u>
Section 2: Applicant Information	
Name of Applicant:	<u>Alex de PARRY, FIFTH AVENUE LIMITED PARTNERSHIP</u>
Address of Applicant:	<u>202 EAST MADISON ANN ARBOR MI 48104</u>
Daytime Phone:	<u>(734) 761-8990</u> Fax: <u>(734) 761-4885</u>
E-mail:	<u>alex@annarborbuilders.com</u>
Applicant's Relationship to Property:	owner architect <input type="checkbox"/> contactor <input type="checkbox"/> other <input checked="" type="checkbox"/>
Signature of applicant:	<u>[Signature]</u> Date: <u>2-19-2014</u>
Section 3: Building Use (check all that apply)	
<input type="checkbox"/> Residential	<input type="checkbox"/> Single Family <input checked="" type="checkbox"/> Multiple Family <input type="checkbox"/> Rental
<input type="checkbox"/> Commercial	<input type="checkbox"/> Institutional
Section 4: Stille-DeRossett-Hale Single State Construction Code Act (This item MUST BE INITIALED for your application to be PROCESSED)	
Public Act 169, Michigan's Local Historic Districts Act, was amended April 2004 to include the following language: "...the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed completion date, a fire alarm or smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531."	
Please initial here:	<u>AP</u>

Section 5: Description of Proposed Changes (attach additional sheets as necessary)

1. Provide a brief summary of proposed changes. SEE ATTACHMENT #1

2. Provide a description of existing conditions. SEE ATTACHMENT #1

3. What are the reasons for the proposed changes? SEE ATTACHMENT #1

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

SEE ATTACHMENT #1

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

SEE ATTACHED PHOTOS

STAFF USE ONLY

Date Submitted: _____ Application to _____ Staff or _____ HDC

Project No.: HDC Fee Paid: _____

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

Section 5: Description of Proposed Changes

1. Provide a brief summary of proposed changes.

The proposed changes at 318 West Liberty include the removal of the existing car wash and the construction of a new 7 unit multi-family residential building, a new driveway, additional retaining walls where necessary, and new landscaping.

2. Provide a description of existing conditions.

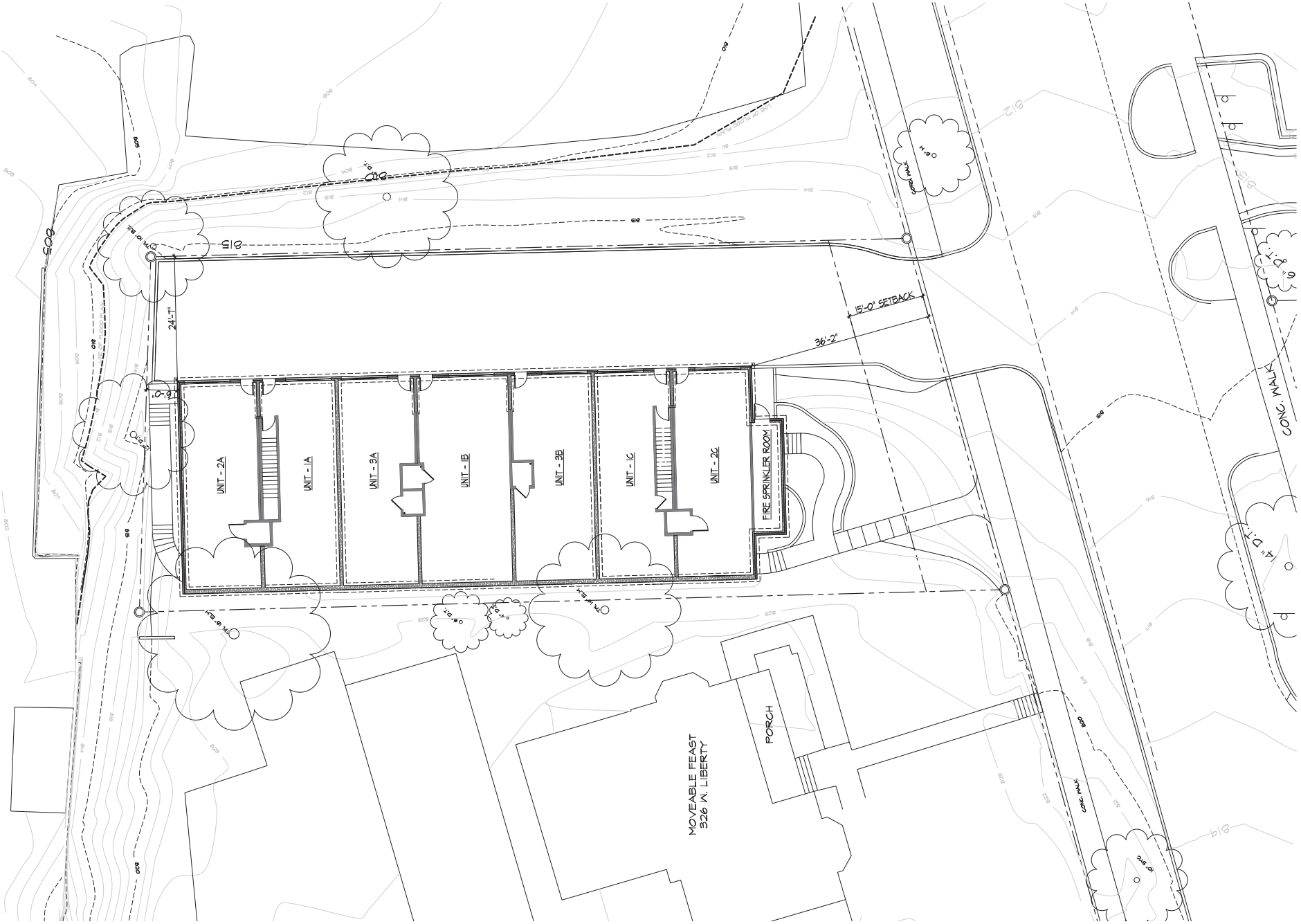
318 West Liberty is an existing car wash that was built in the 1960's. It is constructed of cinder block masonry walls and a flat asphalt roof. The massing and appearance of the proposed building will blend into the existing neighborhood which currently has Liberty Lofts to the South, downtown Ann Arbor to the East, the old City of Ann Arbor service yard to the North, and the older homes that have been converted to offices and apartments and the old church to the West. Immediately to the East of the site is the City of Ann Arbor owned surface parking lot. Immediately to the north of the site is the old City of Ann Arbor service yard. Immediately to the west is the former Movable Feast Restaurant building. Across Liberty to the south is the old gas station and the Liberty Lofts complex. The topography of the site can be described as flat with an existing 5.5 foot retaining wall on the west side of the site and a moderate slope on the adjoining city owned parking lot to the east.

3. What are the reasons for the proposed changes?

The reason for the change is to provide additional housing units in the Old West Side that appeal to persons wanting to live in downtown Ann Arbor.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

Attached are plans and elevations showing the proposed building and site. A site plan, landscape plans, floor plans, and exterior elevations are also included. There are images of a 3-D computer model showing the proposed building in its site context. Photographs showing the existing neighborhood and the existing site, as well as images of some of the proposed materials to be used at this site, are also attached.



HDC	02.21.14

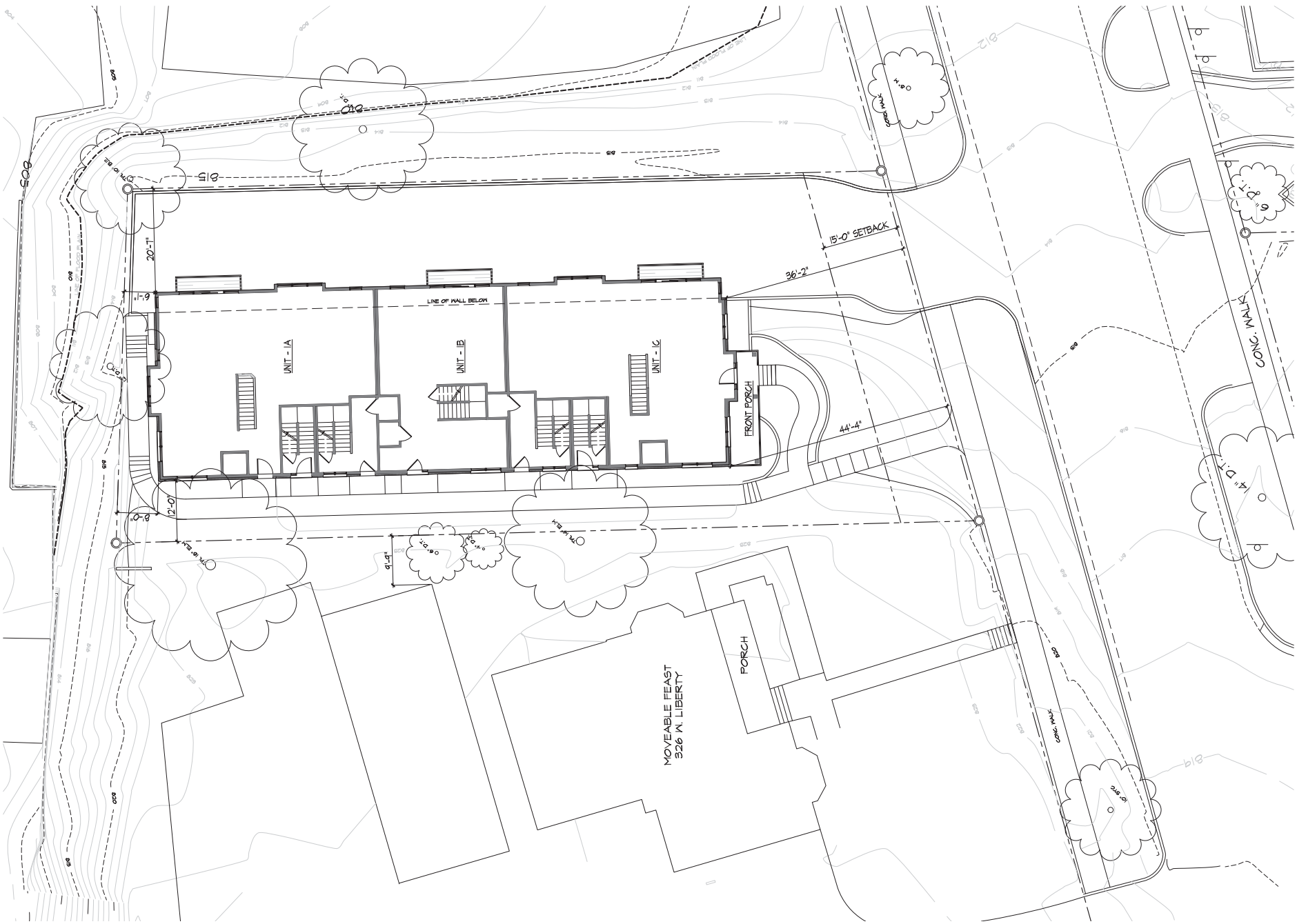
BASEMENT SITE PLAN

JBMA Project No.
213250
 ©2013

S1.0

318 W. Liberty
 Ann Arbor, MI

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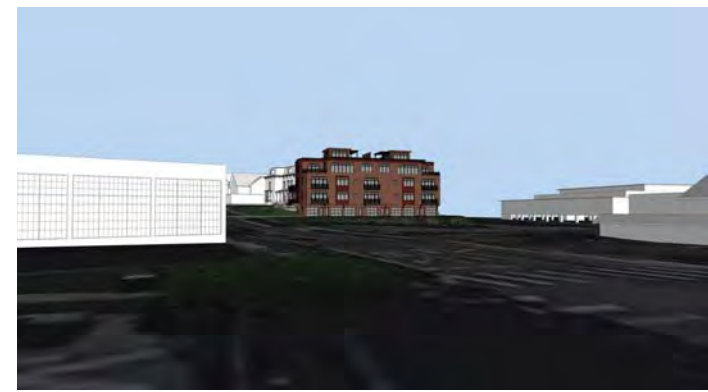
HDC	02.21.14

FIRST FLOOR SITE PLAN

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213250
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- 318 West Liberty Existing Building
- 318 West Liberty Proposed Building
- As Built Setback
- Full Building Sitaline
- Building Sitaline

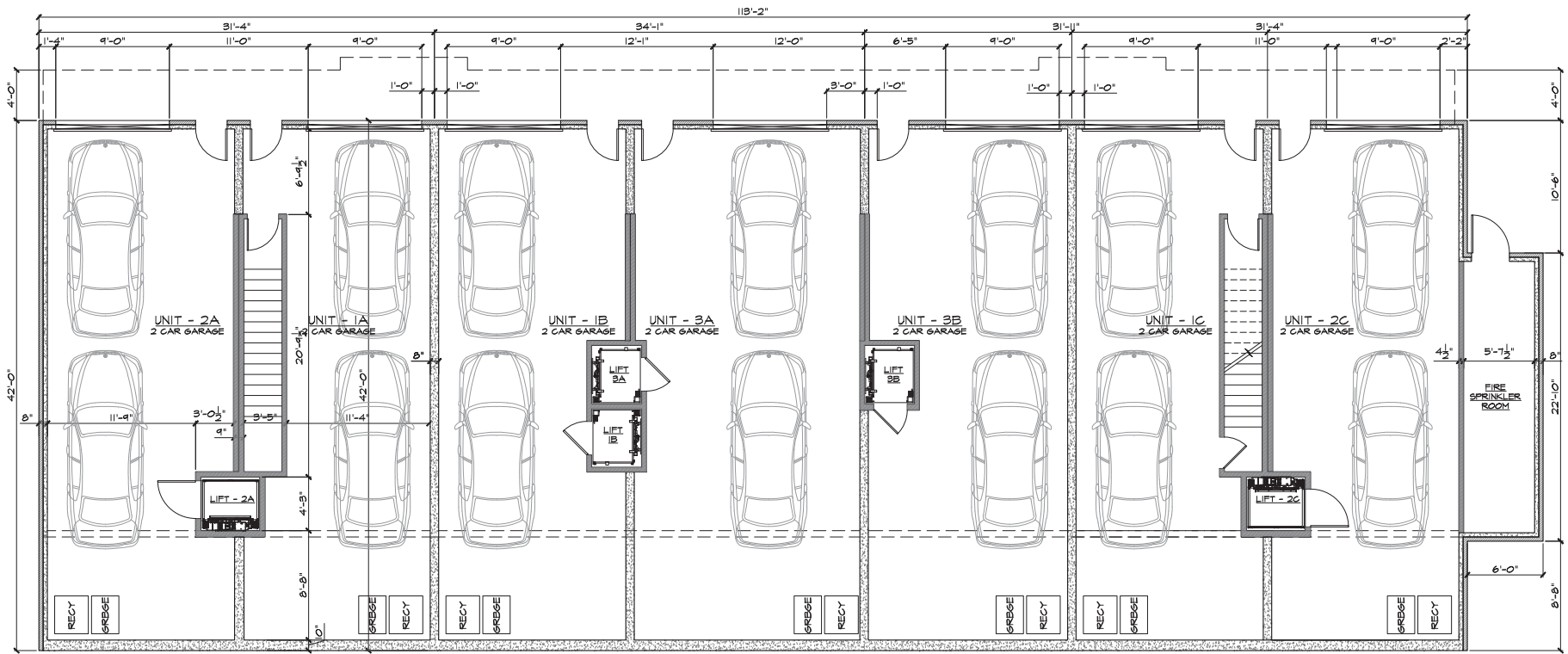


Full Building Sitaline

HMC 2023.14
 2013
 AREA CONTEXT PLAN
 213250
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S2.0

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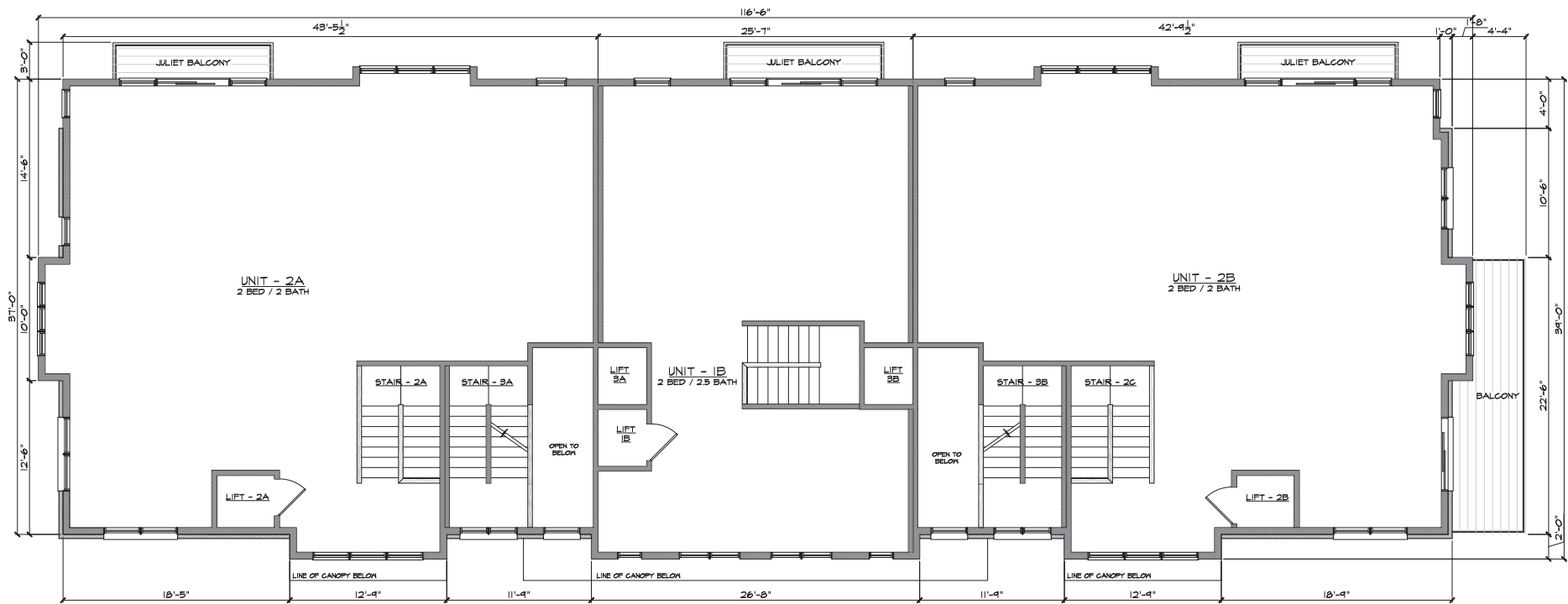
Basement Plan
 SCALE: 1/4" = 1'-0"
 5226 S.F. 6/20/13

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BASEMENT FLOOR PLAN

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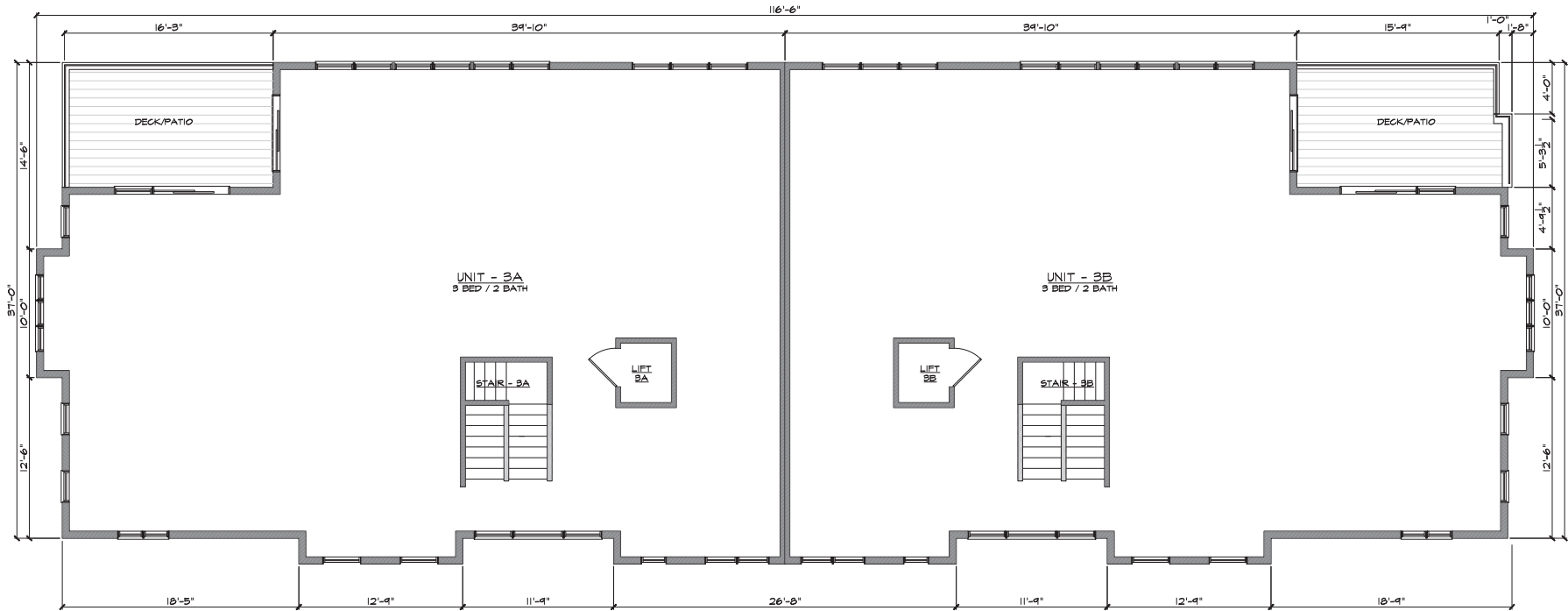
2nd Floor Plan
 SCALE: 1/4" = 1'-0"
 4628 S.F. 6/20/06

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SECOND FLOOR PLAN

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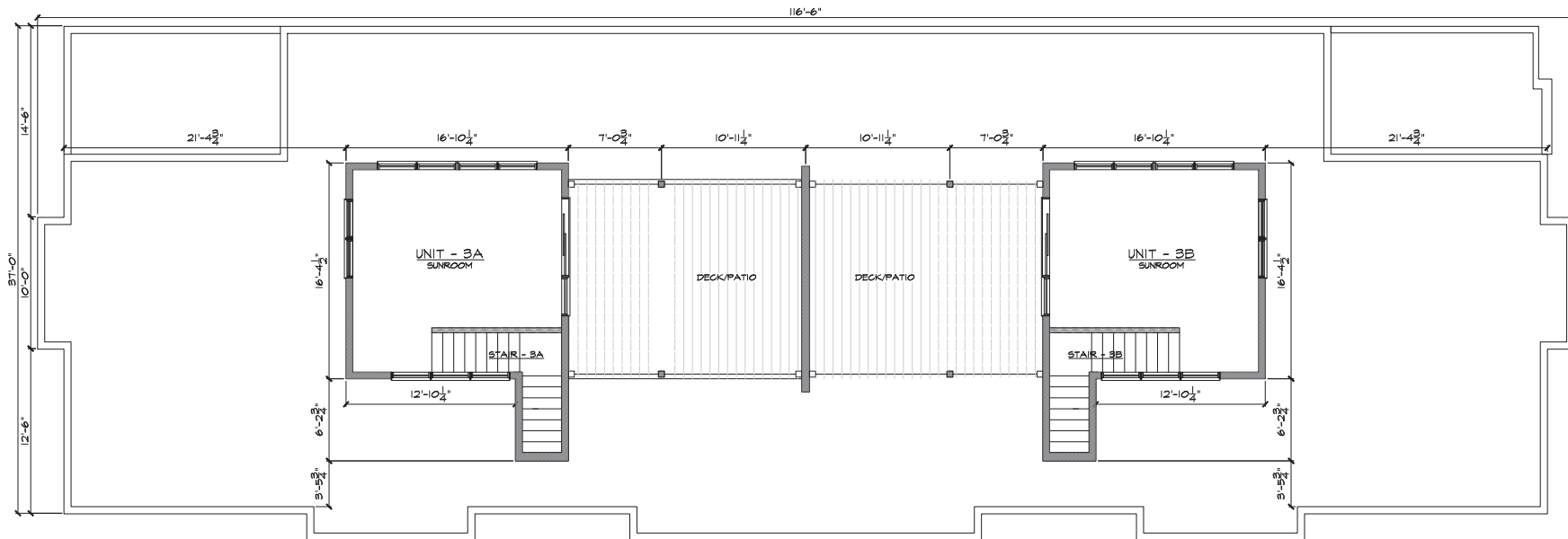
3rd Floor Plan
 SCALE: 1/4" = 1'-0"
 4828 3/F 09/2013

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THIRD FLOOR PLAN

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Penthouse Access
SCALE: 1/4" = 1'-0"



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TERRACE
PLAN

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A1.4



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 2014
 213250
 SOUTH
 ELEVATION
 A2.1

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 0 5 10


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Penthouse 10'-3"
 Roof 11'-0"
 Third 11'-0"
 Second 11'-0"
 First 11'-0"
 Basement 10'-1"
 53'-4"

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 02/21/14
 EAST
 ELEVATION
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A2.2

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A2.3
 NORTH
 ELEVATION

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44'-2"
35'-8"
8'-6"

Penthouse
10'-3"
Roof
11'-0"
Third
11'-0"
Second
11'-0"
First
11'-0"
33'-0"

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 2/23/14
 WEST
 ELEVATION
 JBM
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Bent Metal Parapet Coping

Vinyl or Aluminum Clad Windows
Similar to Anderson or Marvin

Smooth Cementitious Panel
Similar to Hardie Panel

Bent Metal Parapet Coping

Smooth Cementitious Panel and Trim
Similar to Hardie Panel

Vinyl or Aluminum Clad Windows
Similar to Anderson or Marvin

Smooth Cementitious Panel and Trim
Similar to Hardie Panel

Brick Veneer
Similar to Glen-Gery "Camden"

4" Limestone Sill

Thermally Broken Door Frame
Selected by purchaser with approval

Metal Railing - Typical
Dark Bronze

Brick Veneer
Similar to Glen-Gery "Camden"



- Bent Metal Parapet Coping
- Vinyl or Aluminum Clad Windows
Similar to Anderson or Marvin
- Smooth Cementitious Panel
Similar to Hardie Panel
- Bent Metal Parapet Coping
- Smooth Cementitious Panel and Trim
Similar to Hardie Panel
- Vinyl or Aluminum Clad Windows
Similar to Anderson or Marvin
- Smooth Cementitious Panel and Trim
Similar to Hardie Panel
- Brick Veneer
Similar to Glen-Gery "Camden"
- 4" Limestone Sill
- Metal Railing - Typical
Dark Bronze
- Metal Bracket - Typical
Dark Bronze
- Overhead Garage Door
Dark Broze with Frosted Glass Panels

HDC	02.21.14

FACADE MATERIALS

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 2023.14
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 JBM Projects
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 R1.3
 VIEW FROM
 NORTHWEST

318 W. Liberty
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 PROJECT NO.
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 LOOKING N. ON
 SECOND ST.

318 W. Liberty
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DATE: 02/21/16
NO. 1
LIBERTY
NW ON
LOOKING
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 Looking NE
 From UM
 Annex

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