

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 318 West Liberty Street, Application Number HDC13-213

DISTRICT: Old West Side Historic District

REPORT DATE: December 12, 2013

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, December 9, 2013

	OWNER	APPLICANT
Name:	Liberty Car Wash LLC	Alex De Parry Fifth Avenue Limited Partnership
Address:	1335 Kelley Green Ann Arbor, MI 48108	202 East Madison Ann Arbor, MI 48103
Phone:	(734) 476-7501	(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).

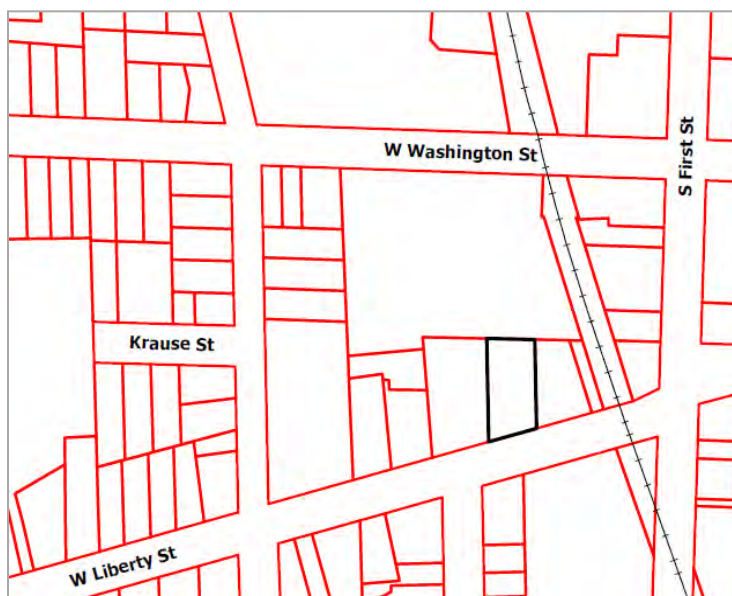
LOCATION: The building is located on the north side of West Liberty Street, between South First Street and Second Street.

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

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 will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.



- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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

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 south (front), north, and west elevations are primarily clad in brick on the first and second floors, with popped-out vertical window panels clad in smooth cementitious panel board (like Hardi-panel). The east elevation, over the parking garages, is clad all in panel board, as are all of the third and fourth floors. The use of brick is appropriate in this location near Liberty Lofts and historic brick structures along the railroad corridor. The east elevation should also be clad in brick since it is entirely visible from the street and from the West Liberty approach from downtown. Using brick or a darker stone veneer on the foundation may minimize the floating appearance caused by using lighter stone veneer on the garage face.
3. General staff comments about the design: the combination of horizontal and vertical bands of different colors and materials is visually confusing. If the building is indeed trying

to pay homage to industrial buildings along the railroad corridor, staff's opinion is that it should be clad entirely in brick, or at least on the front and sides. The small square windows on the third floor's southwest corner are out of character with the fenestration pattern of the building and add to the visual jumble.

4. 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.
5. Staff's biggest concern is about the historic relationships of buildings on this block. The existing carwash (and the house that preceded it) has a front yard setback similar to the three historic homes to the west. The proposed design pushes the front of the condo about 30' in front of this historically established setback line, which is measured perpendicular to Liberty Street. The illustrations on the next page show the established front setback on a 2010 aerial photo, an aerial showing the building superimposed, and a site drawing of the proposed building footprint. The latter two are from the application attachments.

Both the *Secretary of the Interior's Guidelines* and the *Ann Arbor Historic District Design Guidelines* directly address historic relationships between buildings, and established setbacks and alignment patterns. The front of the building needs to be moved back significantly to follow the existing pattern of front yard setbacks.

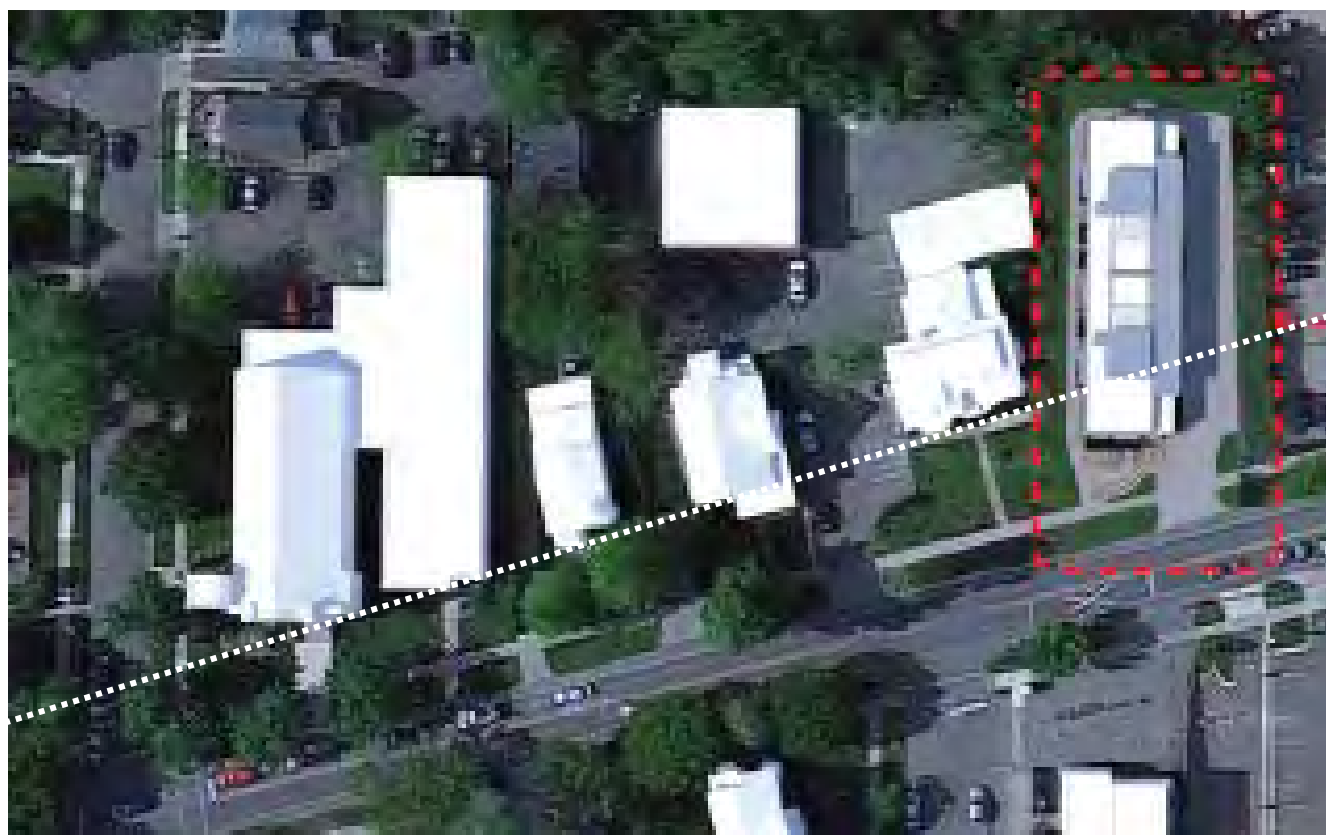
When walking or driving west on West Liberty from downtown, the Brehm House next door would be completely obscured by this building, and the front porch wouldn't be visible, until passersby are directly in front of the new condo building. By following the established front setbacks, the Brehm House will still be mostly obscured, but the front elevation will remain visible from points much farther to the east.

6. Modifications are necessary to the materials, design, and placement of the structure before it will meet the Secretary of the Interior's Standards and Guidelines and the Ann Arbor Historic District Design Guidelines. Staff does not recommend approval of this application.

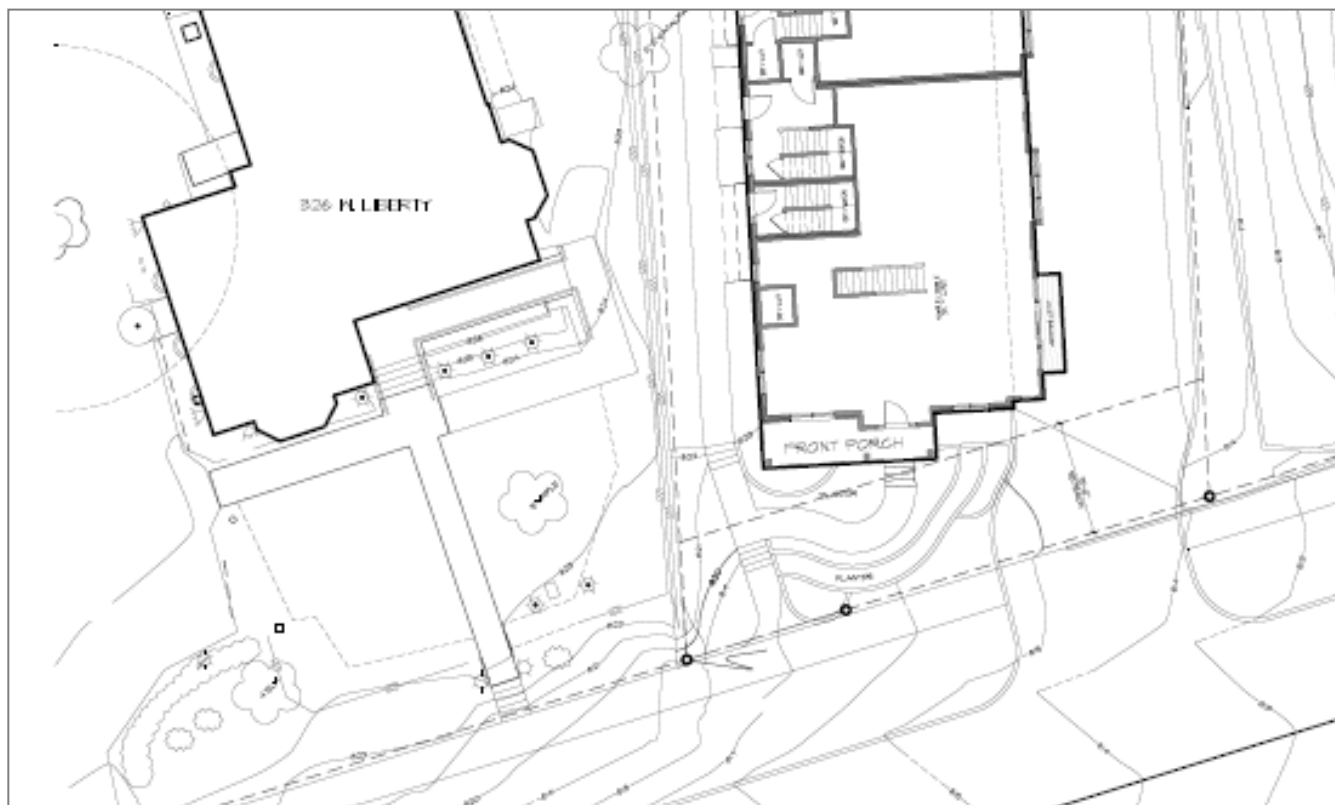
Existing front setback (carwash is on far right)



Proposed front setback



Detail of front setback



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)



2010 Aerial 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>Chad Futo</u> Date: <u>11-19-13</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</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:	<input type="checkbox"/> owner <input type="checkbox"/> architect <input type="checkbox"/> contactor <input checked="" type="checkbox"/> other
Signature of applicant:	<u>Alex De Parry</u> Date: <u>11-19-2013</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 8 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.

318 West Liberty Street
Ann Arbor, MI



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318 W. Liberty Street
Ann Arbor, MI

Cover Sheet

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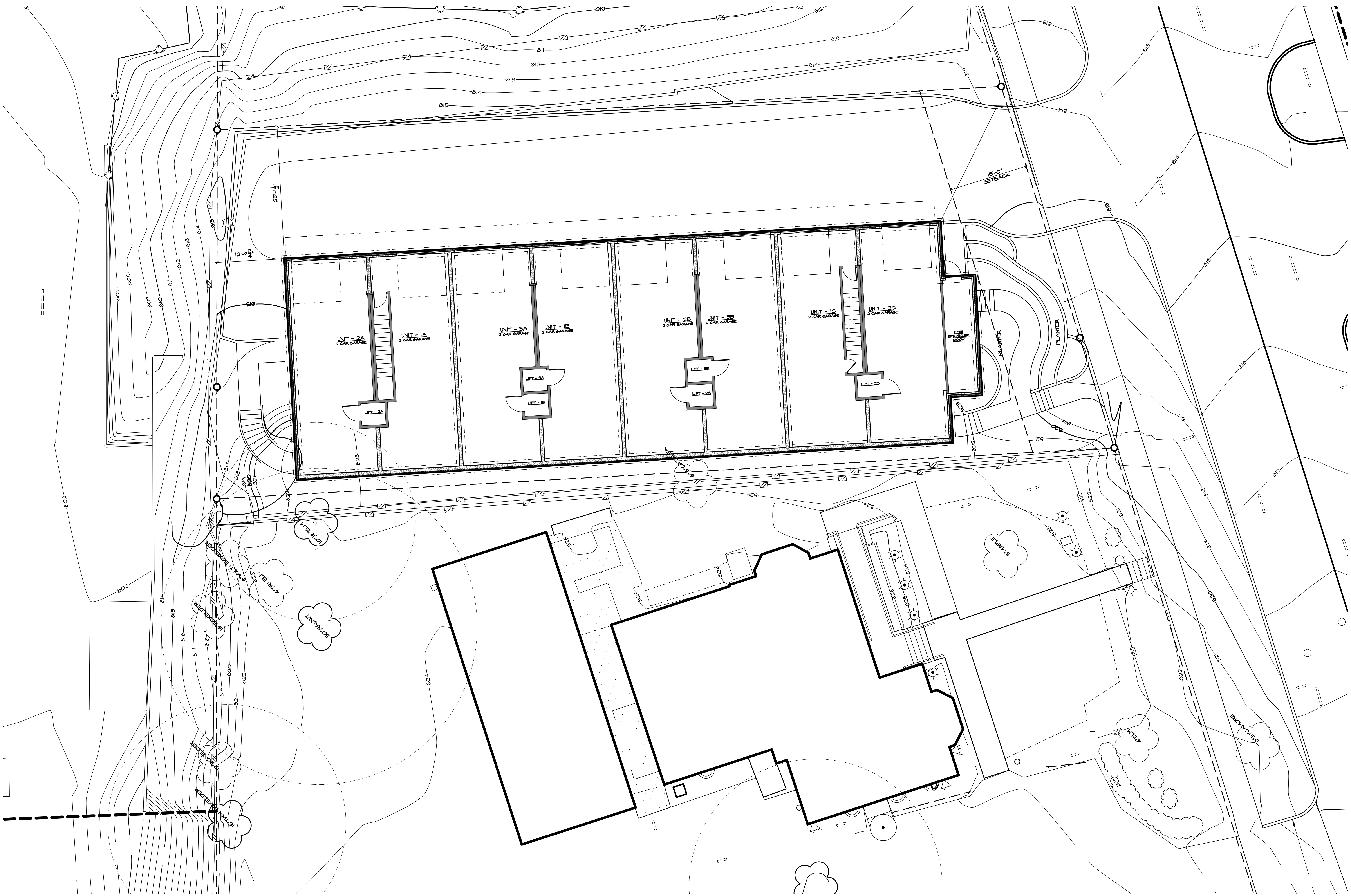
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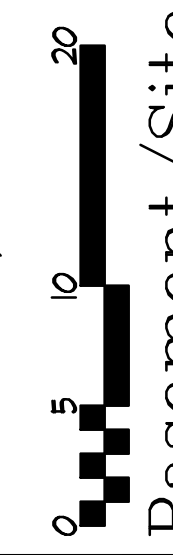
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318 W. Liberty Street
Ann Arbor, MI
Basement/Site Plan



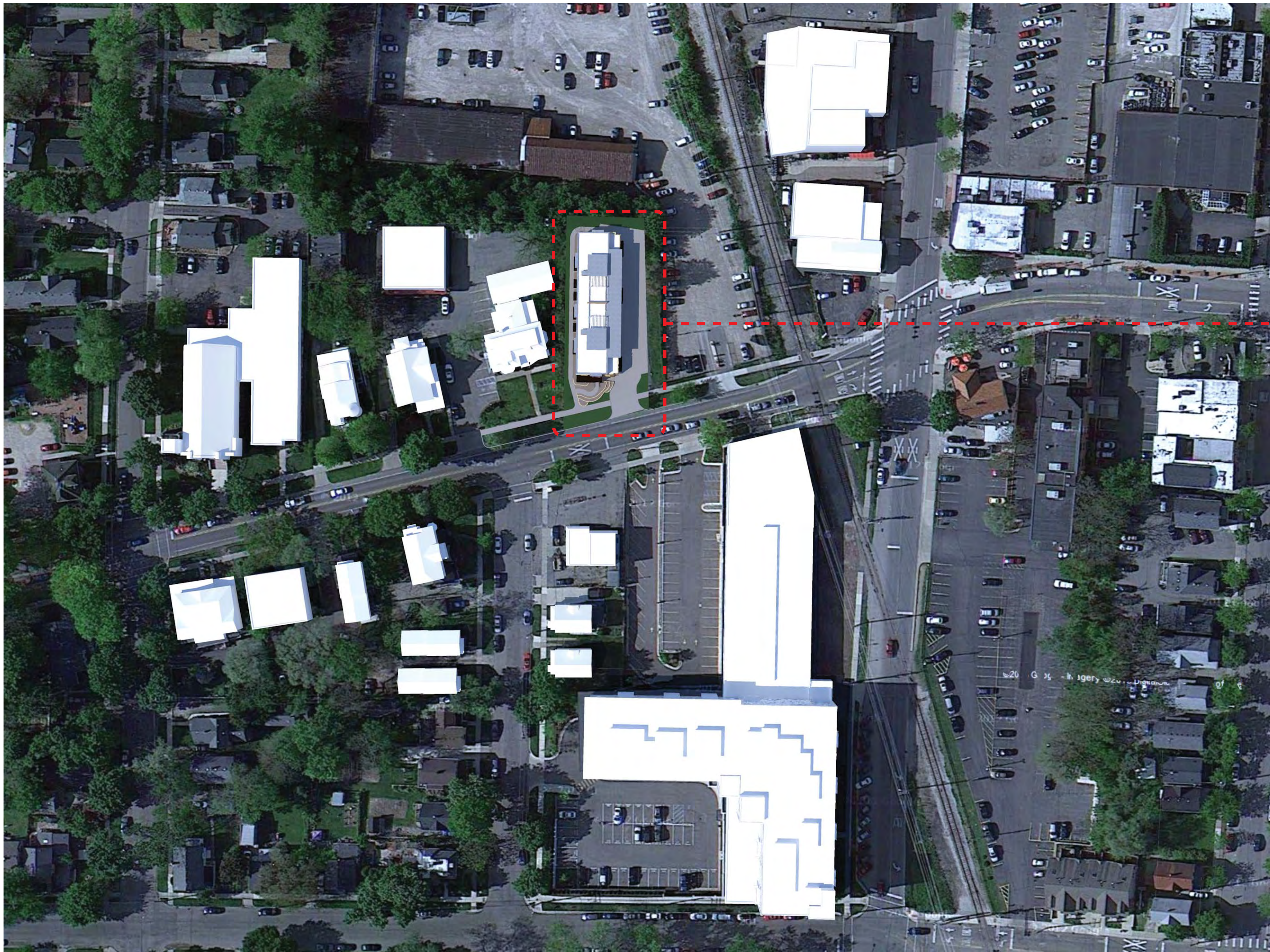
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--- 318 West Liberty
Proposed Building

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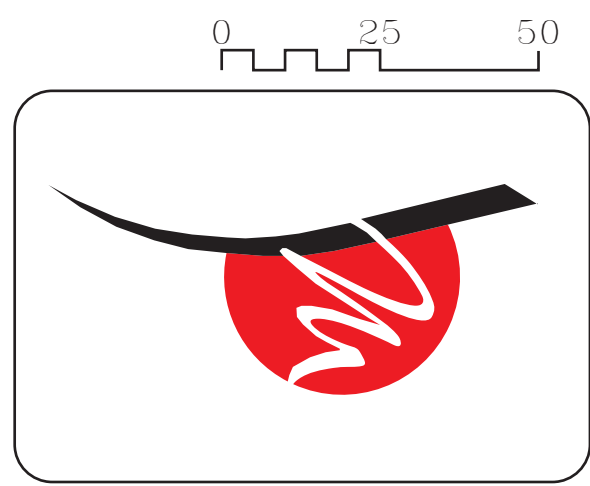
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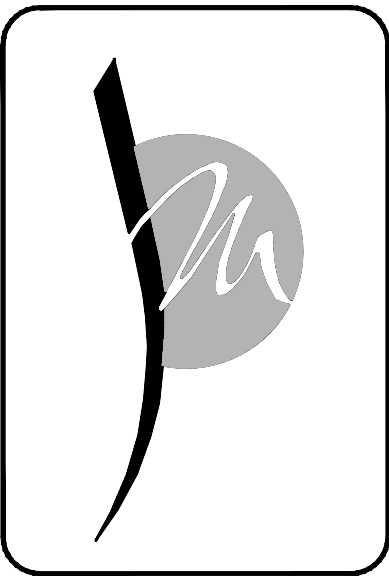
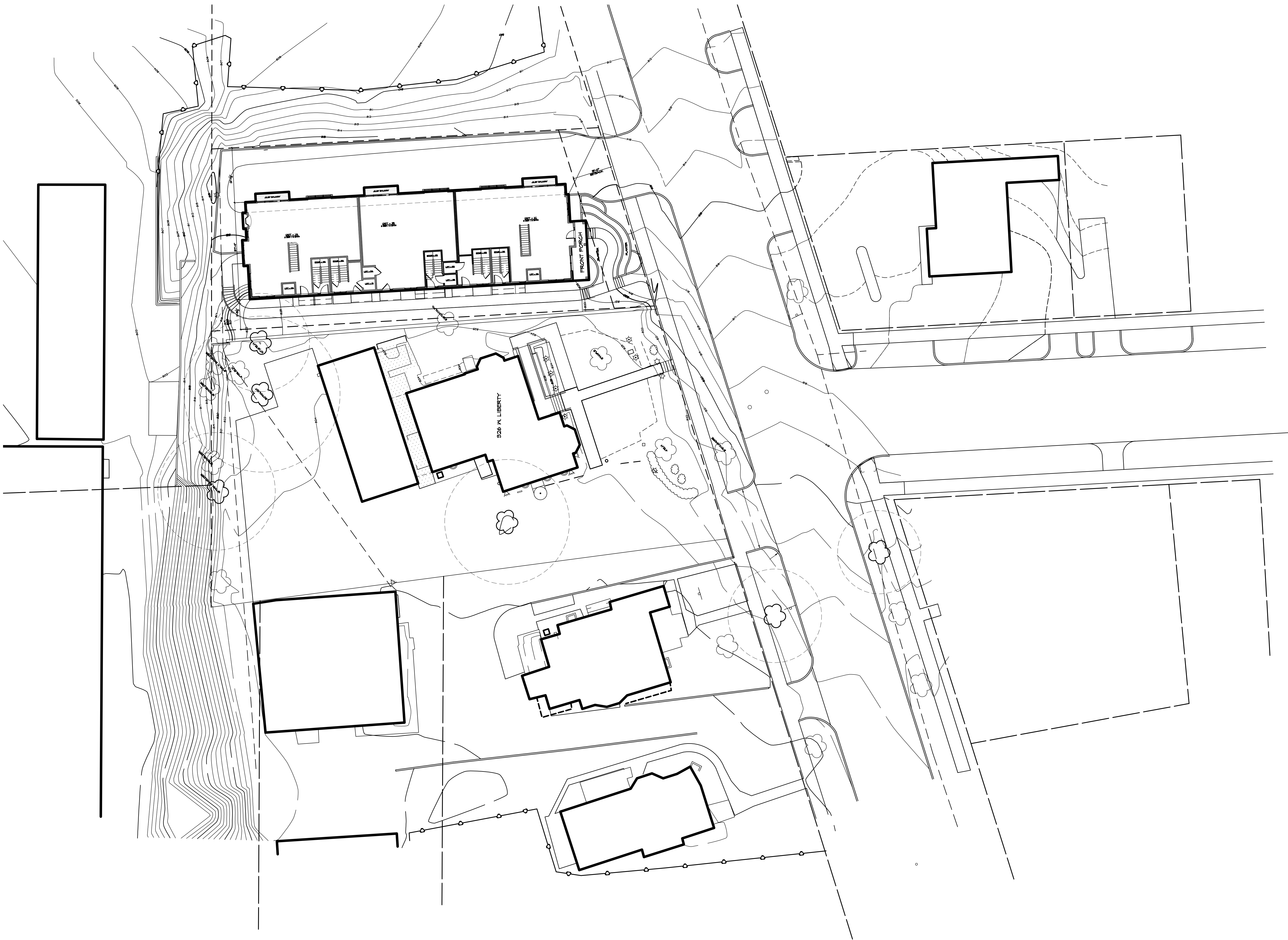
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318 W. Liberty Street
Ann Arbor, MI
Area Context Plan

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318 W. Liberty Street
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Area Site Plan



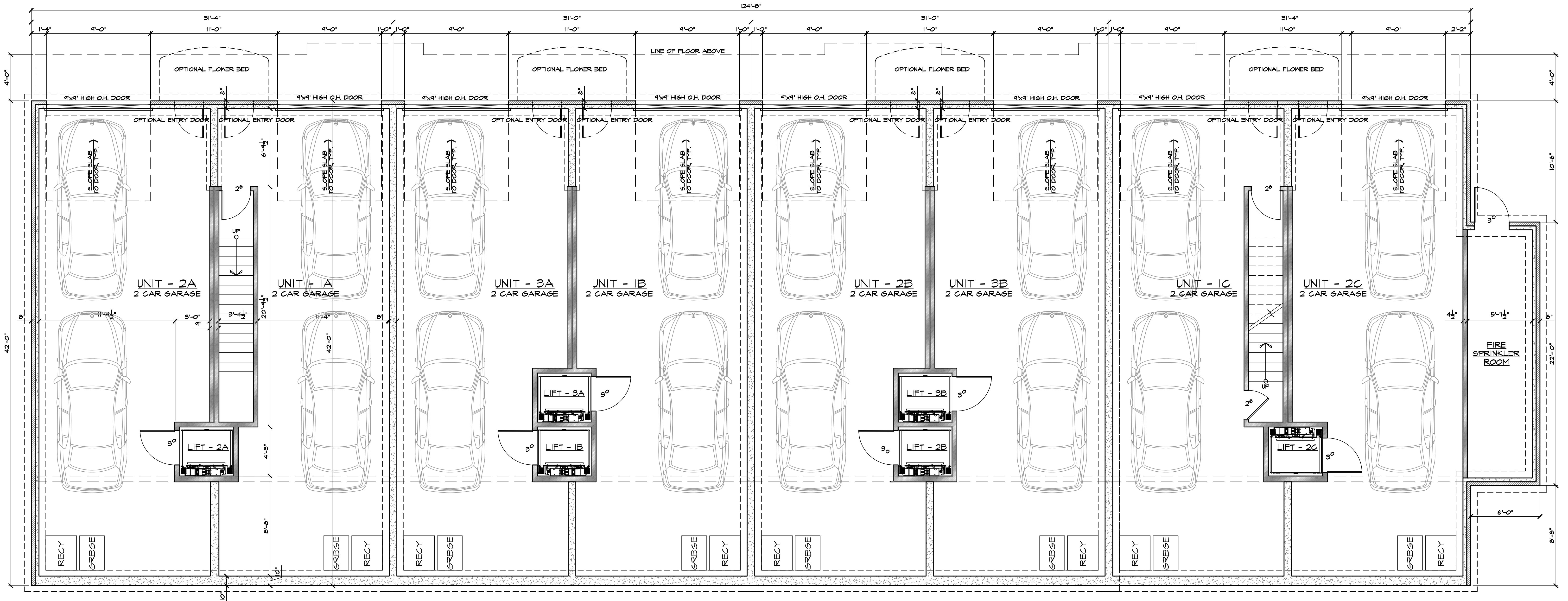
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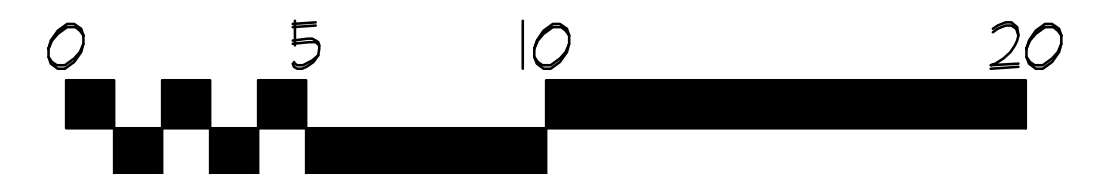
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Basement Plan 5236 S.F. 6/2013



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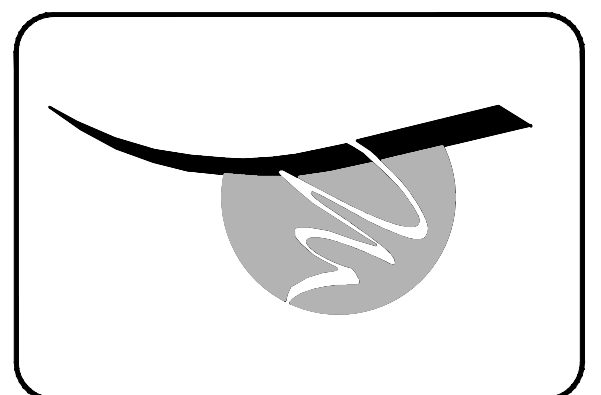
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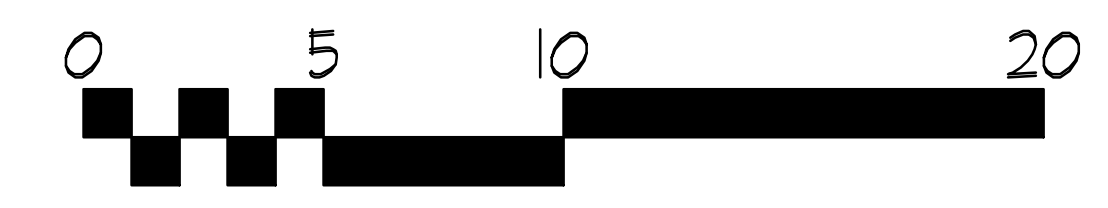
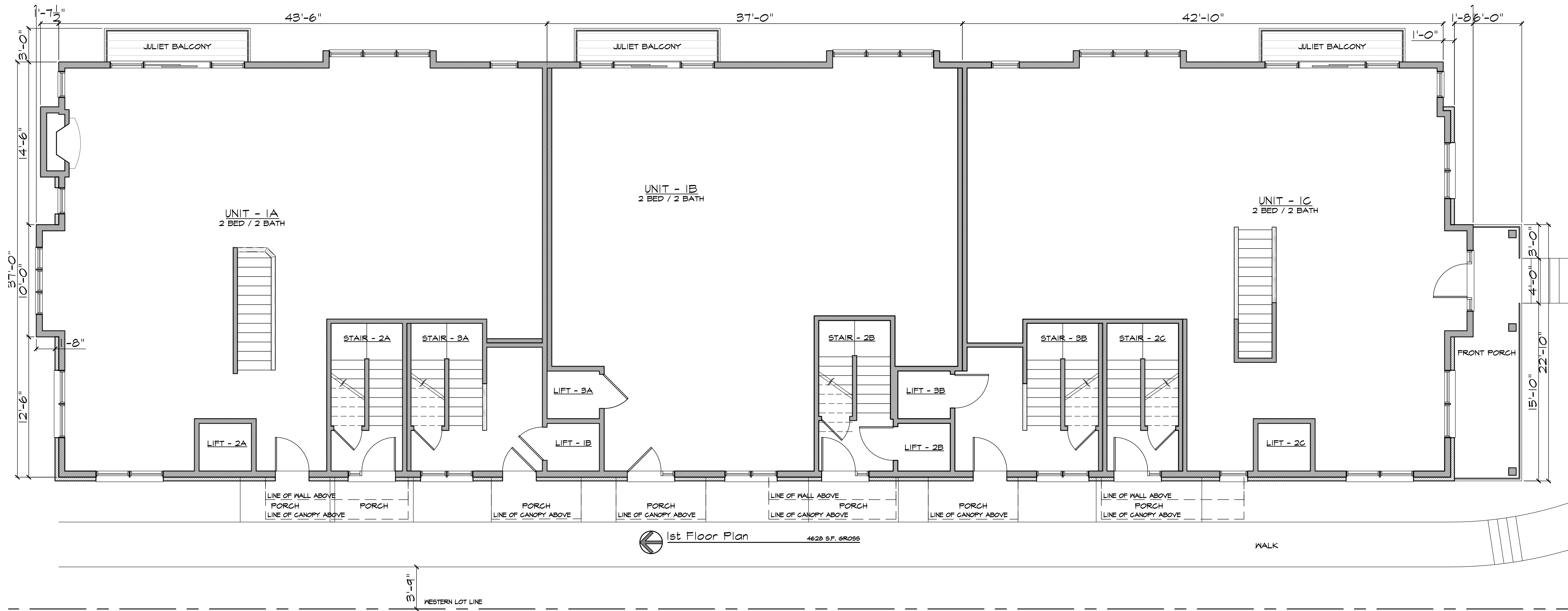
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318 W. Liberty Street
Ann Arbor, MI
Basement Plan

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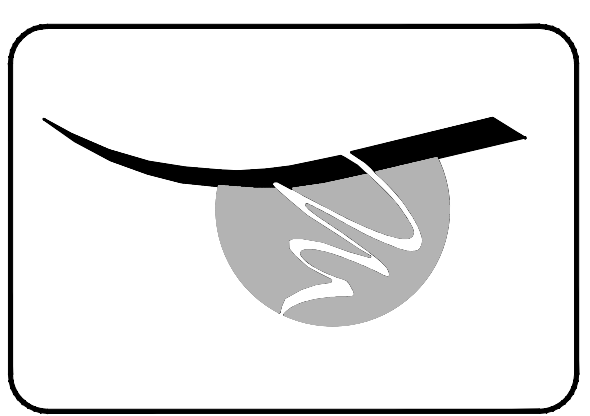
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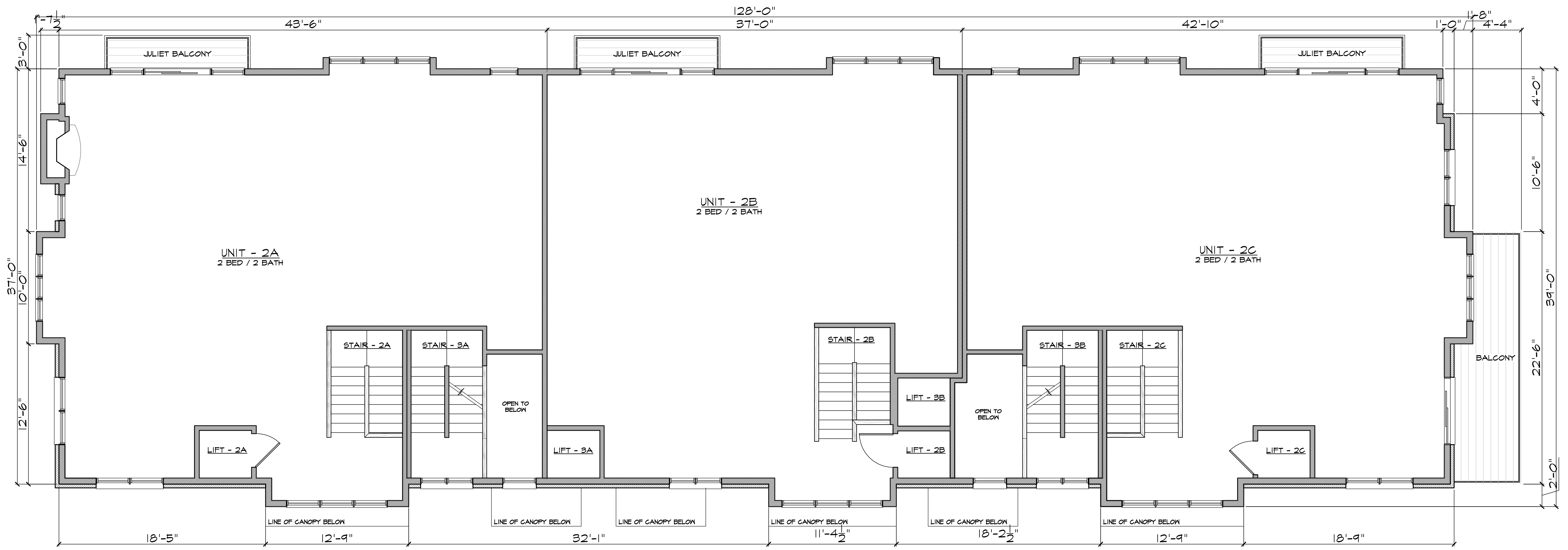
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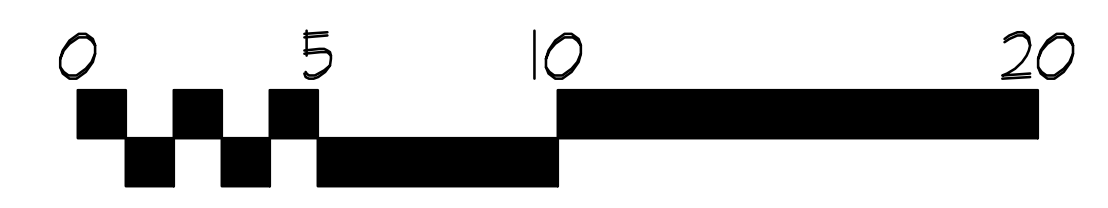
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First Floor Plan

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2nd Floor Plan 4628 S.F. GROSS



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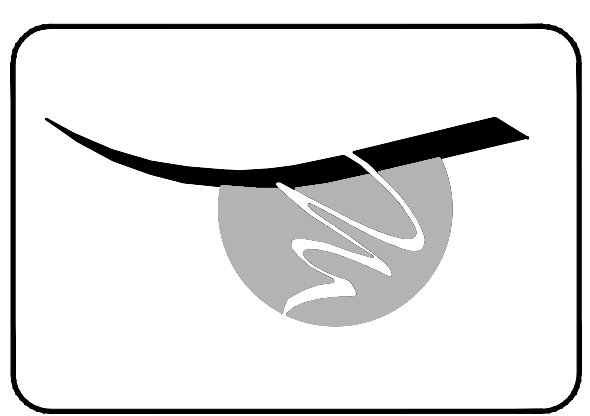
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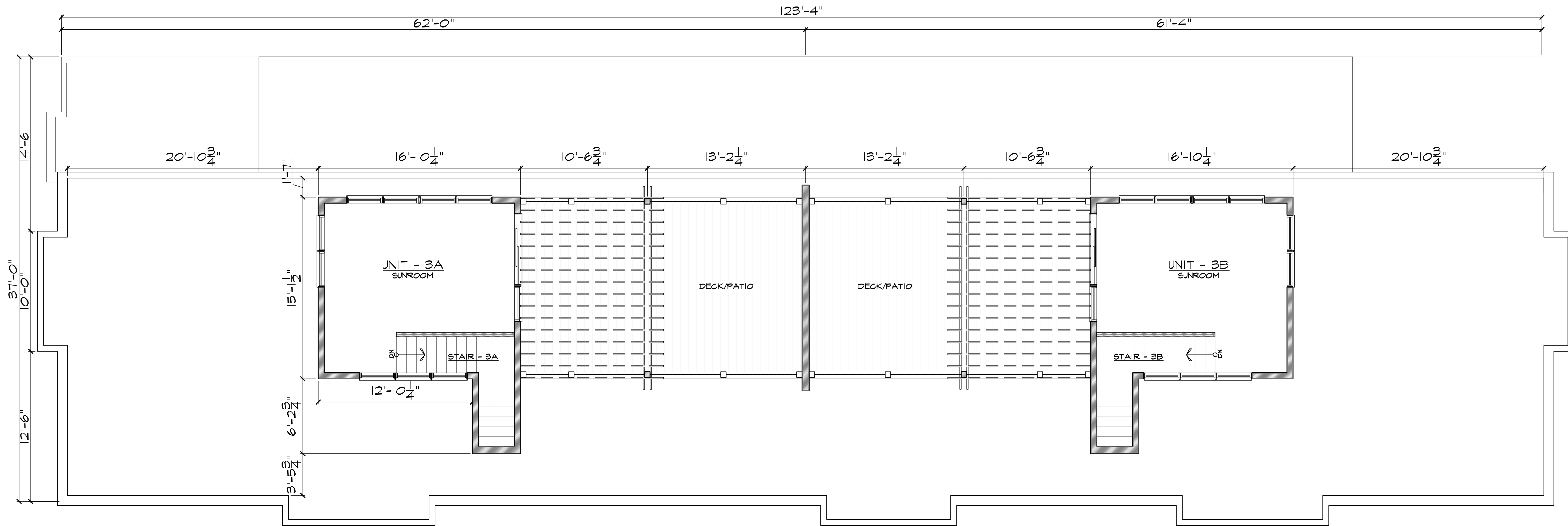
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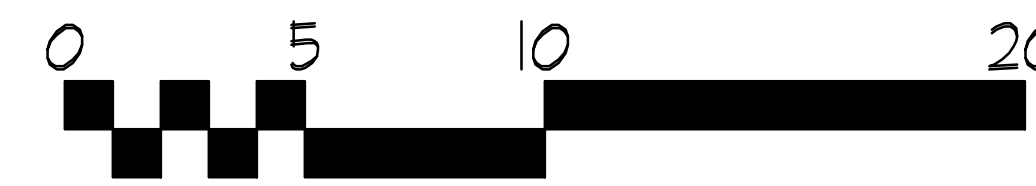
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Second Floor Plan

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 Penthouse Plan 4620 S.F. GROSS



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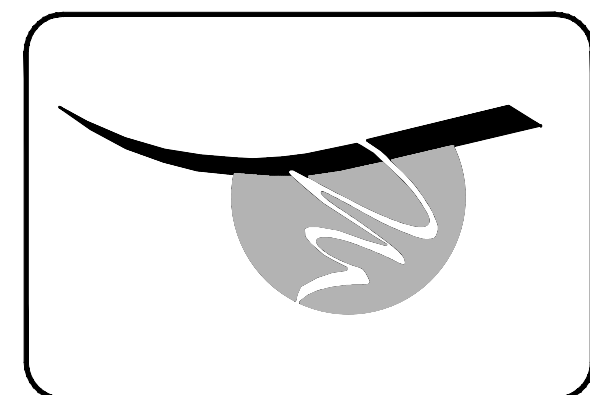
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Penthouse Plan

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South Elevation

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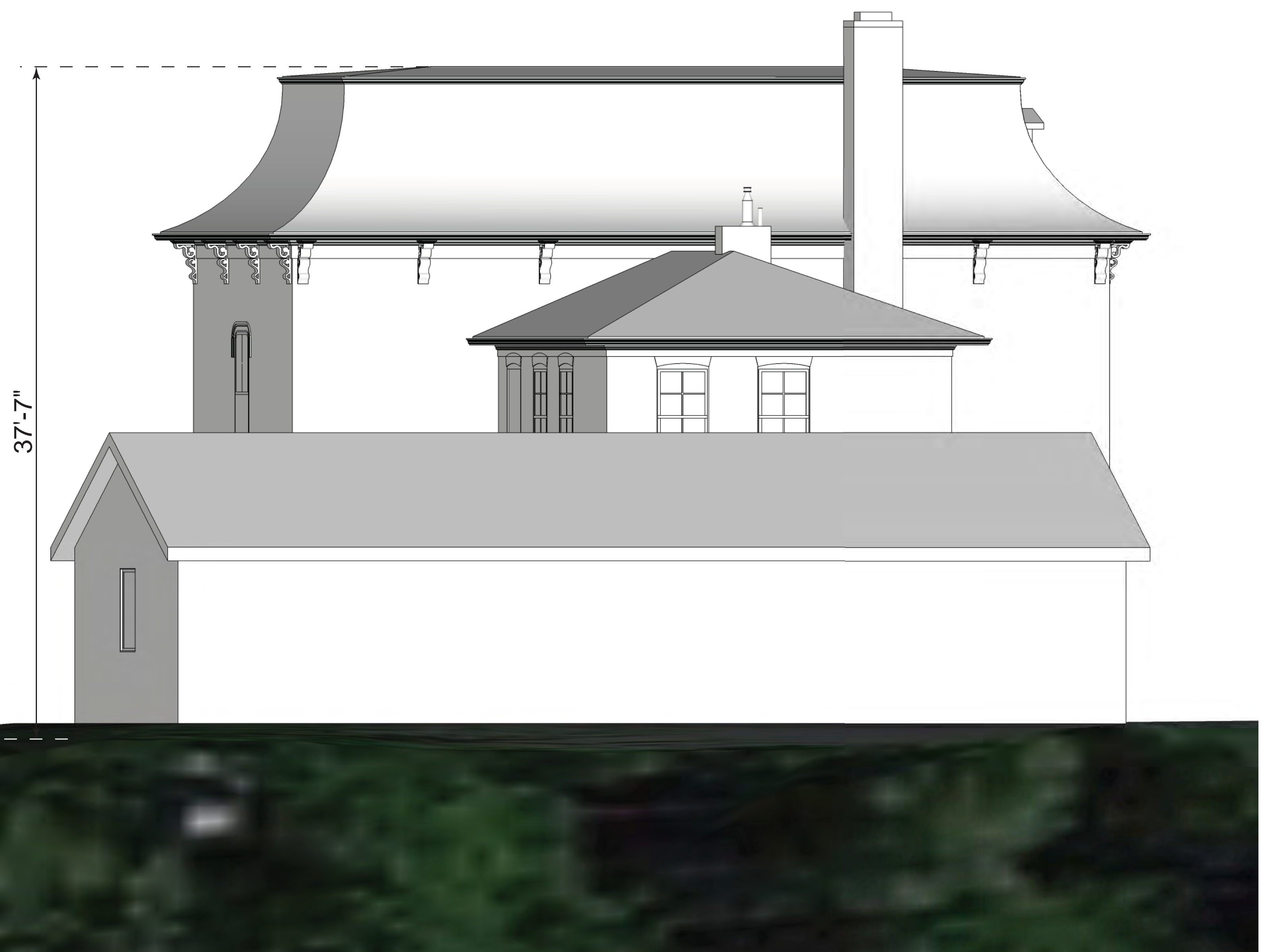
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East Elevation

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North Elevation

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West Elevation

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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
Similar to Hardie Panel

Vinyl or Aluminum Clad Windows
Similar to Anderson or Marvin

Smooth cementitious panel
Similar to Hardie Panel

Brick veneer
Similar to Glen-Gery "Camden"

4" limestone sill

Thermally broken door frame
Selected by purchaser with approval

Stone veneer on poured concrete
Similar to Arriscraft "Laurier"



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Ann Arbor, MI
Material Description

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318 W. Liberty Building

Exterior Material Descriptions:

Roof:

Parapet coping - dark brown/bronze bent metal on parapet and medium brown/leather color bent metal on roof-top sun room level

Membrane - white EPDM or Vinyl mechanically adhered

Patios - pedestal mounted prefabricated, tinted concrete, tiles, vinyl membrane or composite decking on sleepers.

Optional green roof area vegetation - "extensive" modular tray system equal to Green Grid in green-roofed areas

Walls:

Basement: Stone veneer masonry over poured concrete as shown on elevation drawings. Stone equal to Arriscraft "Laurier" Aztec Beige or Ivory

First and Second brick veneer over wood framing or with tile accents as shown on elevation drawings. Brick equal to Glen-Gery, "Camden"

First and Second floor non masonry/accent cantilevered areas: Smooth faced, non-reflective/non-shiny, cementitious panel siding equal to Hardi-panel with Hardie-trim - painted

Third floor and Roof-top sunroom/Penthouse level: Smooth faced, non-reflective/non-shiny, cementitious panel siding equal to Hardi-panel - painted

Color pallet:

East wall at 1st & 2nd floor: Benjamin Moore - Texas Leather # AC-3

Third floor and penthouse level : Benjamin Moore - Bennington gray-beige #HC-82

Accent: Benjamin Moore - Arroyo Red # 2085

Windows and door-walls: Andersen vinyl clad wood casement and awning style. Dark Bronze exterior cladding color on all levels except penthouse sunroom level where the color of the cladding is Sandtone

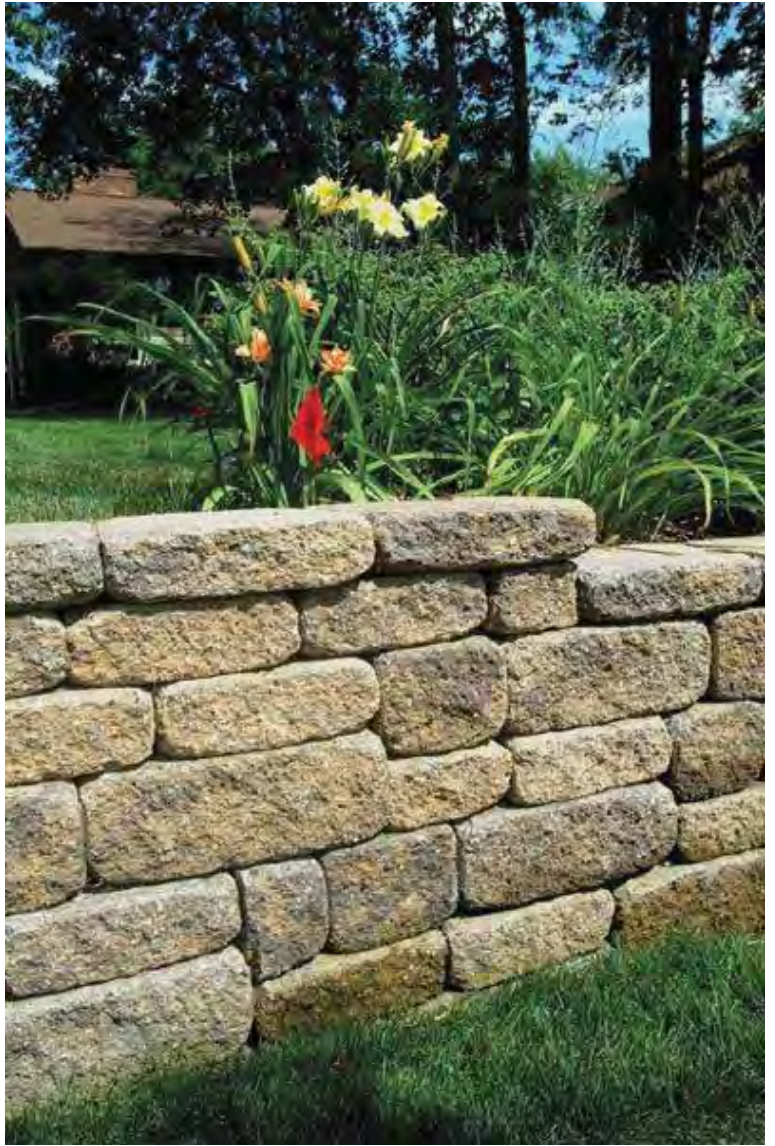
Pergola sunshade to be CVPC or fiberglass - color to match siding.

Window sills - 4" inch thick limestone sill at brick/masonry

Canopies - 8" x 1-1/2" painted steel channel perimeter rail with painted Hardie-soffit ceiling on soffit and dark bronze colored epdm membrane or coated metal roofing

Doors frames at first floor to be thermally broken dark bronze anodized aluminum or dark bronze colored vinyl clad wood with clear low-e thermo-pane/insulated fixed glazing. individual front doors of dwelling units to be selected by purchaser and approved by developer

Balconies - 6" x 1-1/4" painted steel channel perimeter rail with open steel grating stepping surface inset into channel with clip angels.



Segmental retaining walls: Segmental retaining walls along the drive will be similar to those pictured below and at right.





Green Screen: The green screen between the proposed building and the single family home to the west of the site will be similar to the one pictured above. Image to the right shows the screen before plant material has grown on the structure.





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318 W. Liberty Street
Ann Arbor, MI
Looking North on 2nd St.

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318 W. Liberty Street
Ann Arbor, MI
Looking NW on Liberty

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318 W. Liberty Street
Ann Arbor, MI
Looking NE from UM Annex

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318 W. Liberty Street
Ann Arbor, MI
View from Northwest

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LIBERTY CAR WASH

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