

To: Ann Arbor Historic District Commission

Date: December 19, 2013

Re: 318 W. Liberty - Proposed Condominiums

Dear Commissioners,

Please find attached hereto revisions to the proposed residential condominiums to be located at 318 W. Liberty to replace the existing commercial use located there (car wash).

These revisions respond affirmatively to the issues raised in the staff report and for the project in that:

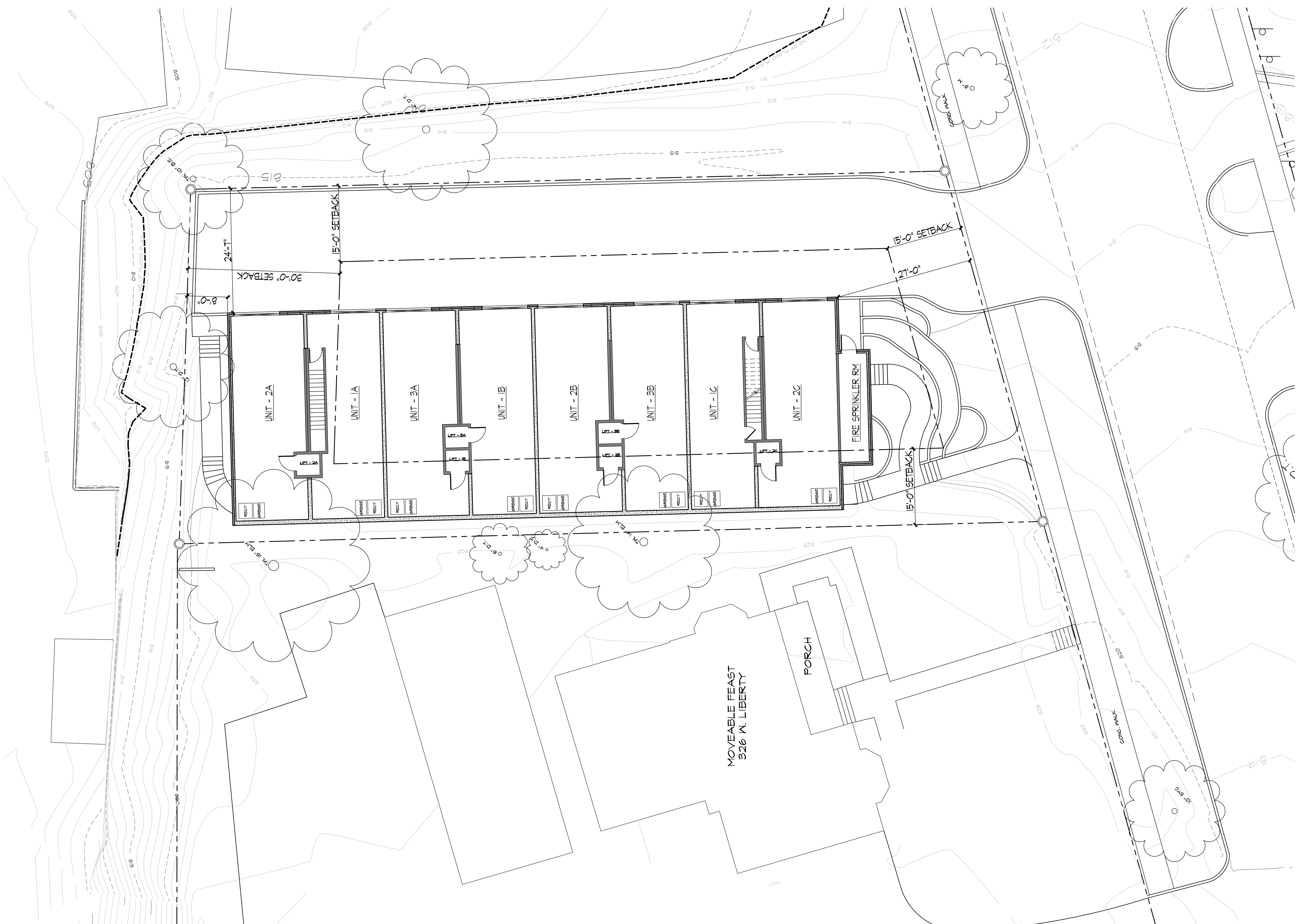
A) The front setback has been increased by ten feet through a combination of a reduction in over-all building length and a northward shift in the building location. This increases the view-shed onto the adjacent property to the west considerably as the Brehm House , or what is commonly referred to as the "Movable Feast " building will now be visible as far east as the intersection of W. Liberty and First Streets. The South-East corner of the building will have a 27' setback from W. Liberty Street and the South-West corner will have a 35' setback from W. Liberty Street.

This is keeping with the variety of existing setbacks on the north side of the block between First and Third streets (the setbacks to heated enclosed space on 402 W. Liberty is 28'-10", it is 38' feet at 408 W. Liberty and 23'-10" at St. Paul's Church - while the porch setbacks are 25'-3" at 402 and 29'-2" at 408). It is also in keeping with the variety of front setbacks in the neighborhood (403 W Liberty is set back only 15 feet from W. Liberty and the Liberty Lofts has a zero setback along W. Liberty St.). It is also in keeping with the setbacks in the district as a whole which is replete with examples of buildings set much closer to the front of their lots. Furthermore the project's front wall orientation to W. Liberty is also in keeping with the orientation of the former gas station across the street at 325 W Liberty and St. Paul's church at the west end of the north side of the block (not to mention the historic orientation of the building originally located just east of the site).

B) The location of building materials has been altered and the number proposed colors has been reduced. The base of the proposed building is now proposed to be the same brick as the first and second floors. Furthermore, the smooth faced panel siding originally proposed for the majority of the first and second floor of the east face of the building has been changed to brick matching the rest of the building. The smooth faced siding panels are now only proposed above the second floor and as accents in two rather than three colors. These colors have been chosen to harmonize with the brick color.

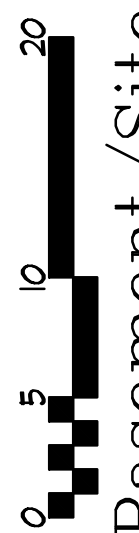
C) The small square windows previously proposed at the south face of the third floor and on the southern corner of the west facade have been replaced with windows matching the size and configuration of the other windows.

We believe that these revisions/accommodations adequately address the concerns noted in the staff report and that the project should be approved because it complies with the Secretary of the Interior's Standards as applicable to new construction in an Historic District as well as the City's Historic District Guidelines for same.



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



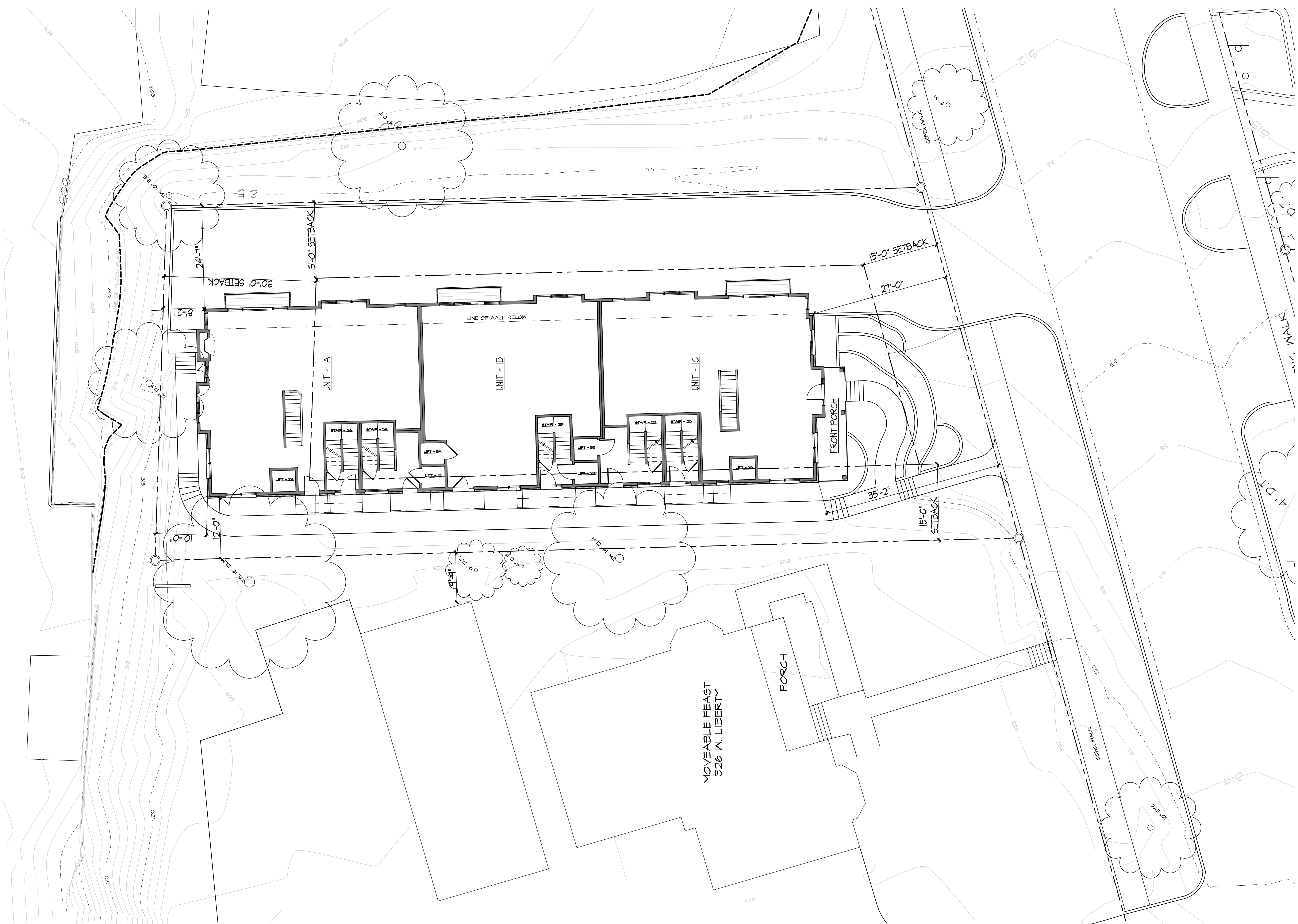
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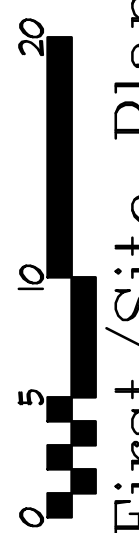
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318 W. Liberty Street
Ann Arbor, MI

 First/Site Plan

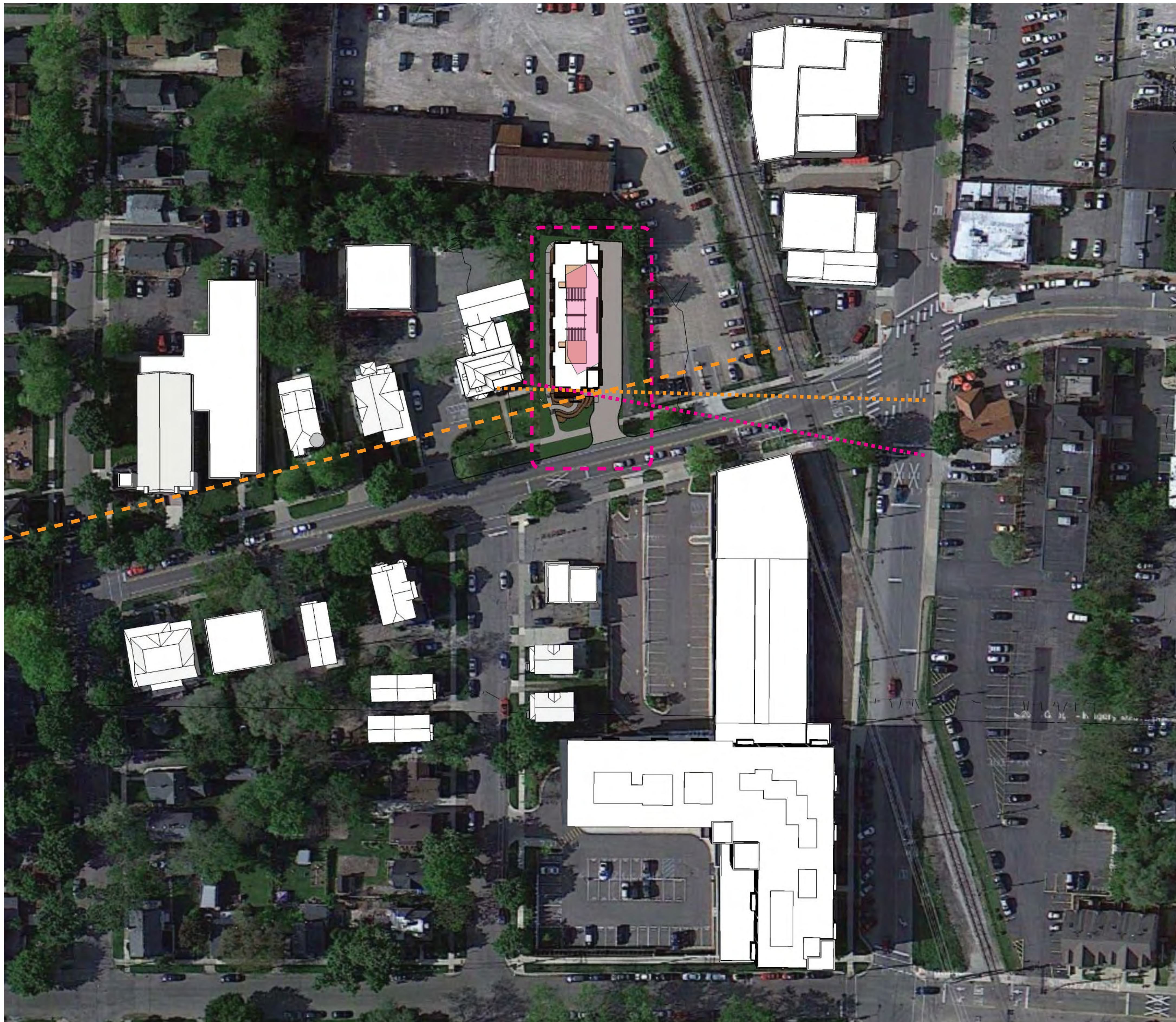
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0 25 50

- 318 West Liberty Existing Building
- 318 West Liberty Proposed Building
- Full Building Siteline
- As Built Setback
- Building Siteline



Full Building Siteline

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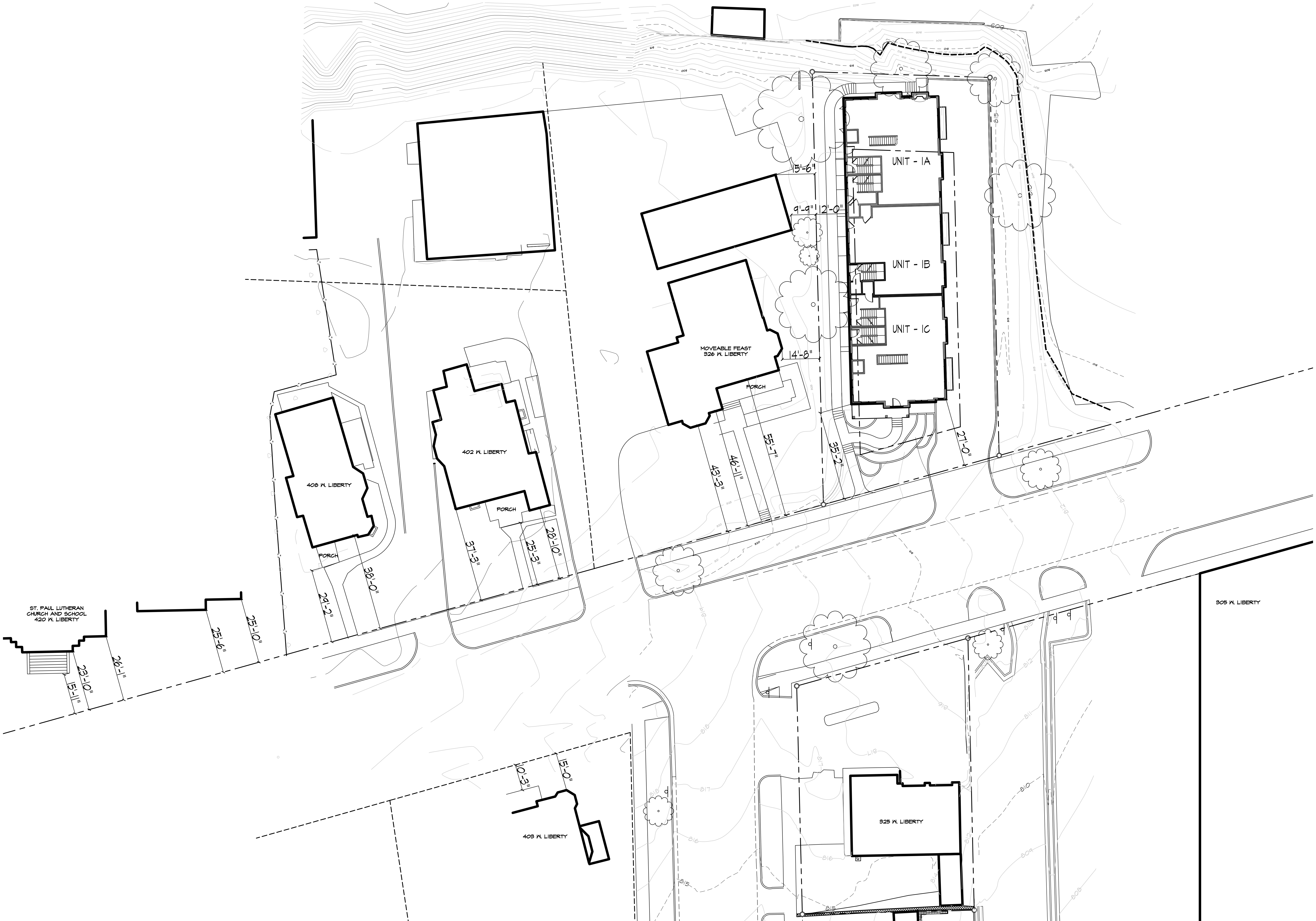
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318 W. Liberty Street
Ann Arbor, MI
Area Context Plan

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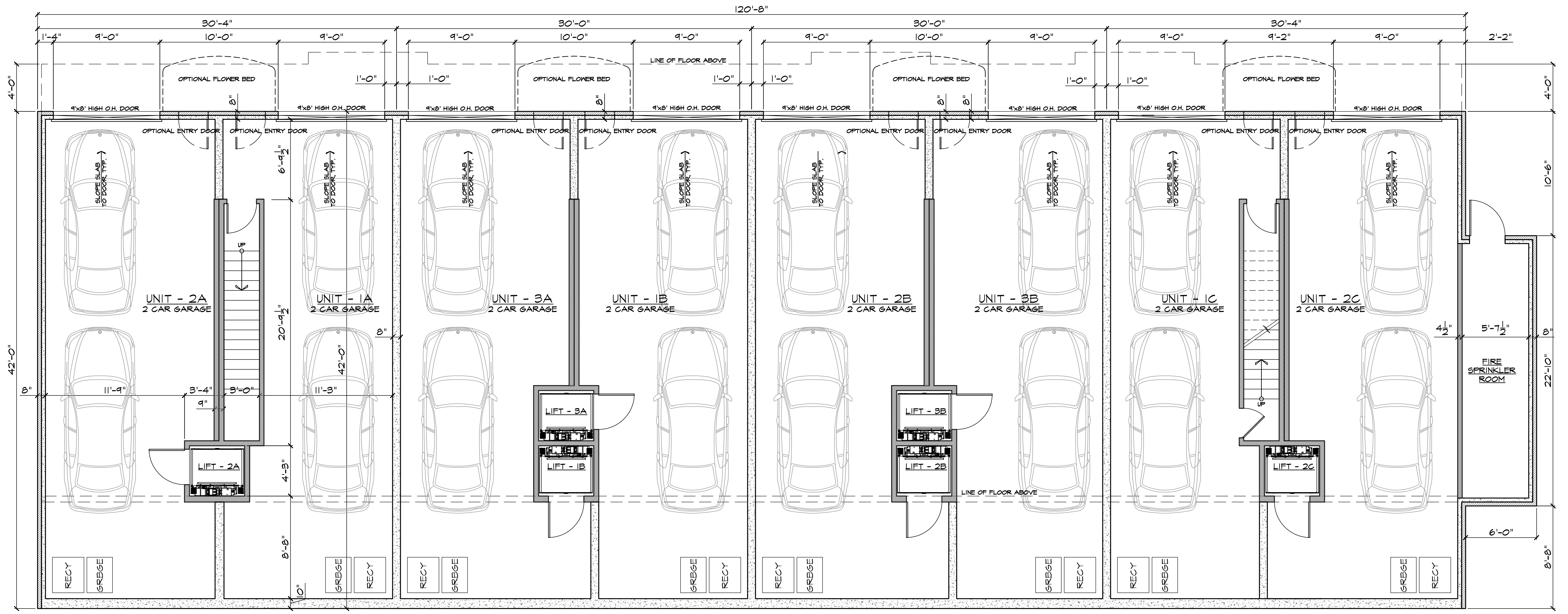
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Ann Arbor, MI
Area Site Plan

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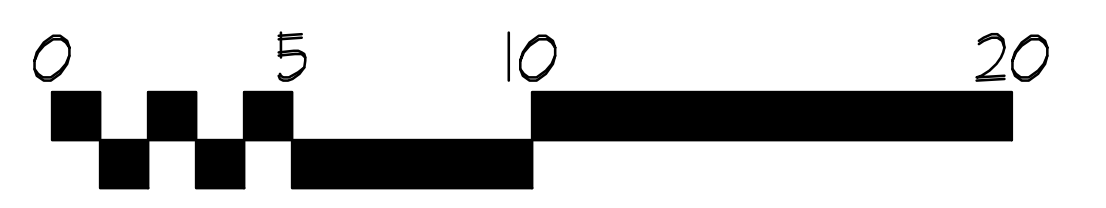
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 **Basement Plan** 5208 SF. GROSS
SCALE: 1/4" = 1'-0"



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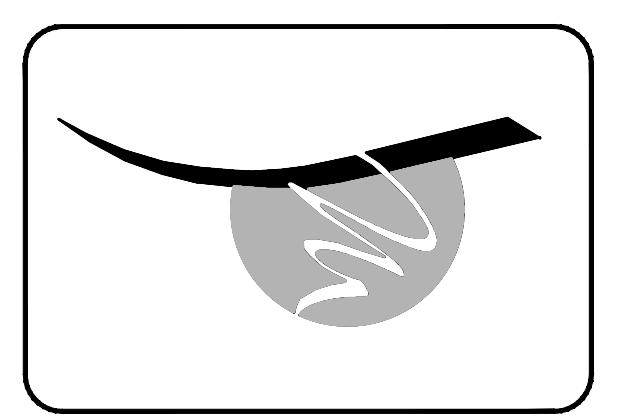
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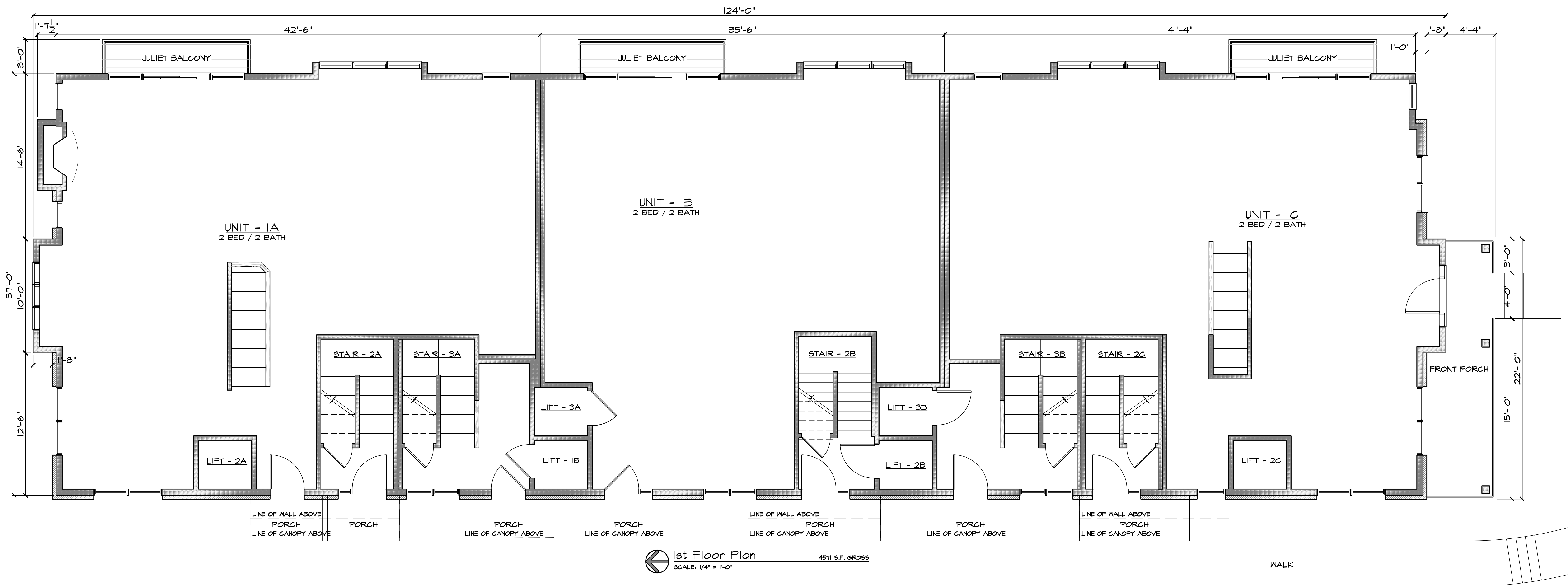
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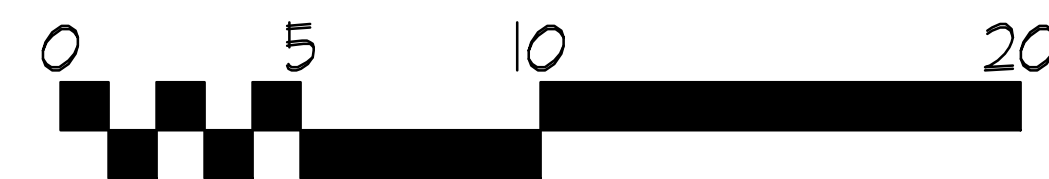
318 W. Liberty Street
Ann Arbor, MI
Basement Plan

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1st Floor Plan 4571 S.F. GROSS
 SCALE: 1/4" = 1'-0"



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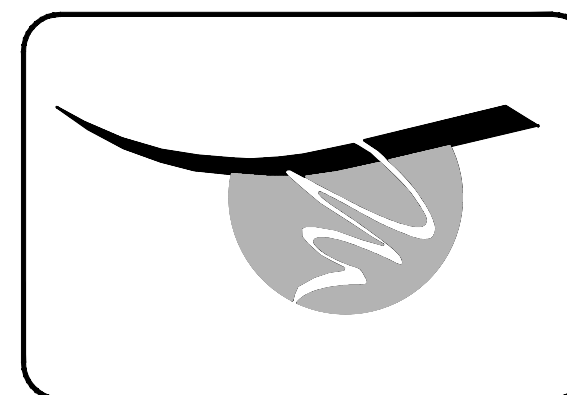
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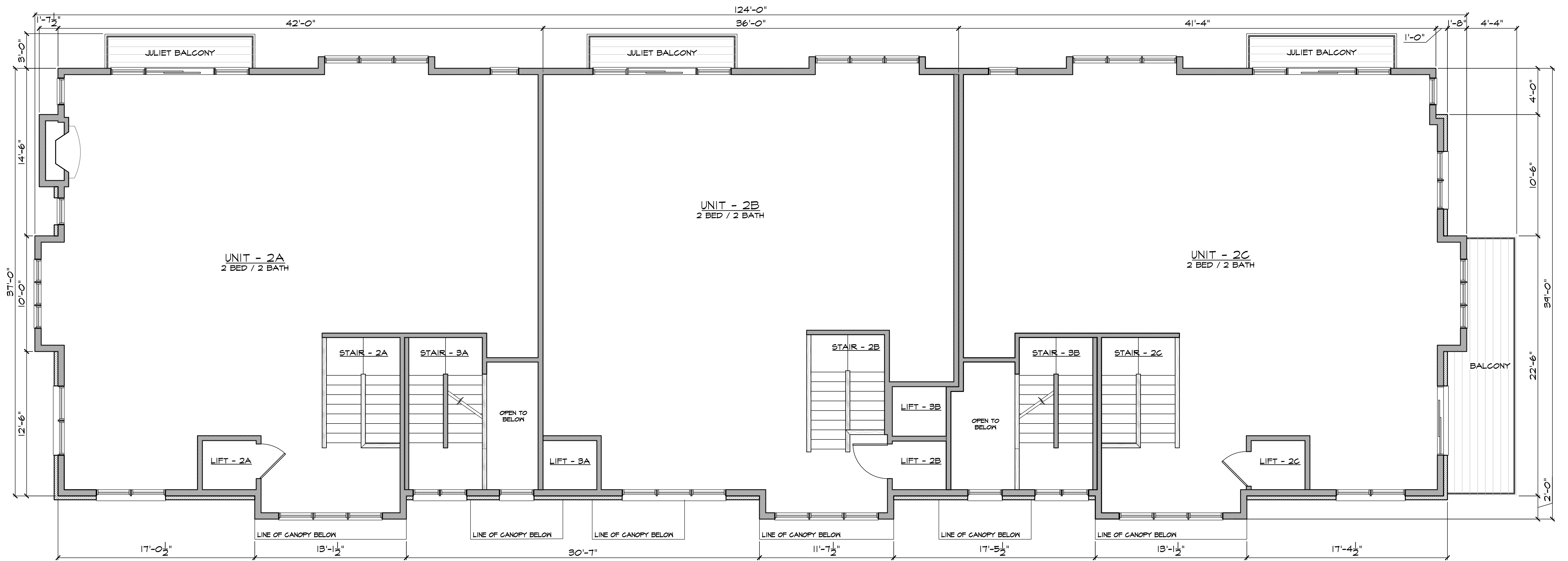
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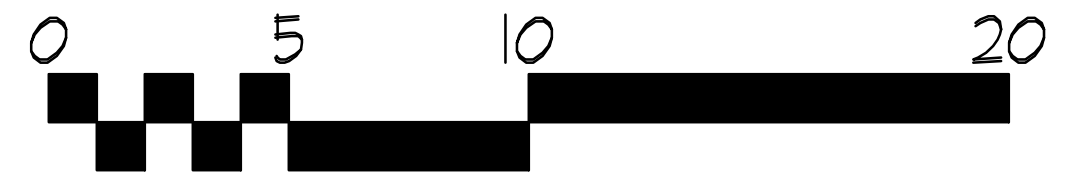
318 W. Liberty Street
 Ann Arbor, MI
 First Floor Plan

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2nd Floor Plan
 SCALE: 1/4" = 1'-0"
 4571 S.F. GROSS



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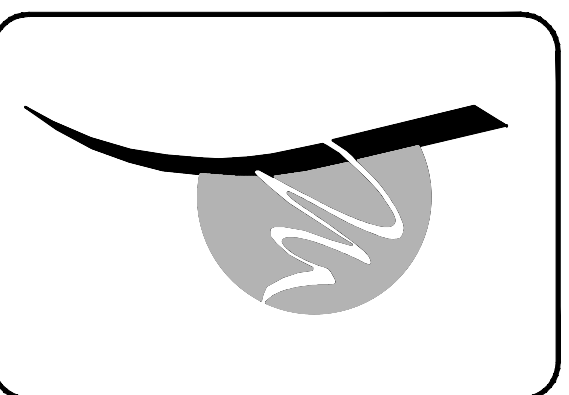
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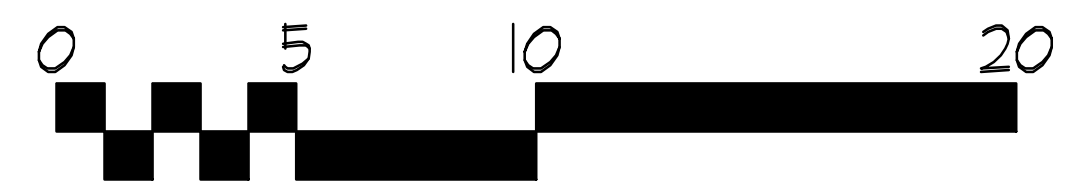
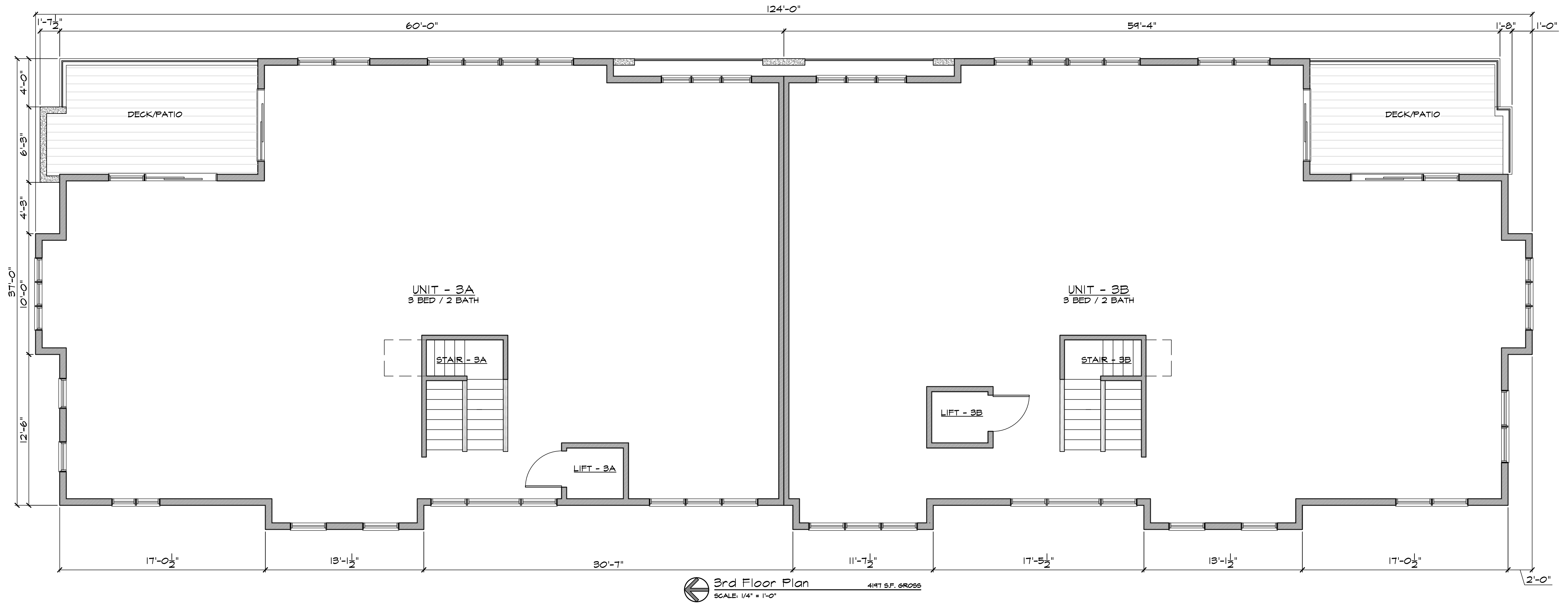
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318 W. Liberty Street
 Ann Arbor, MI
 Second Floor Plan

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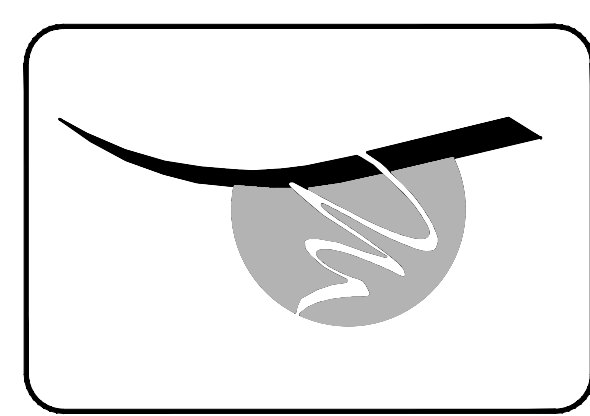
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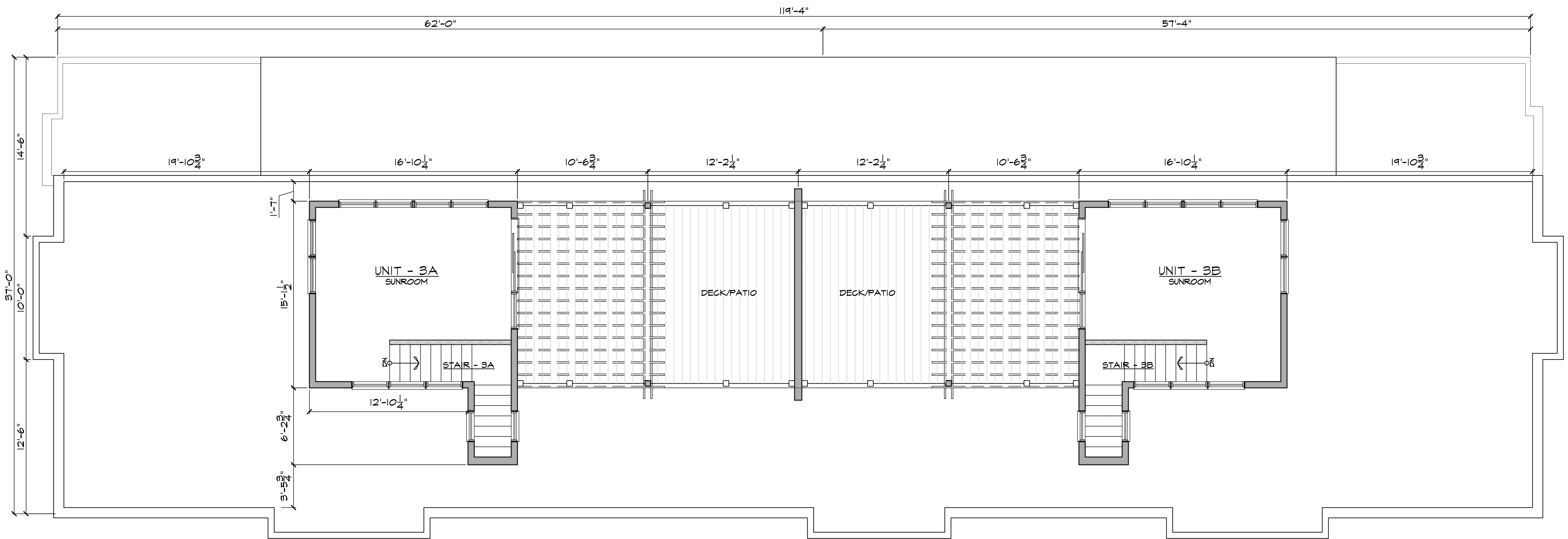
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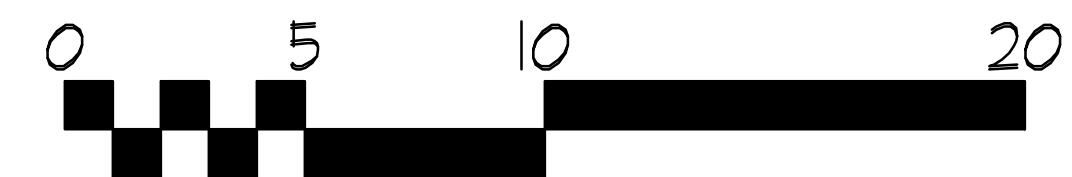
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 Ann Arbor, MI
 Third Floor Plan

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Penthouse Plan
 SCALE: 1/4" = 1'-0" 360 S.F. GROSS



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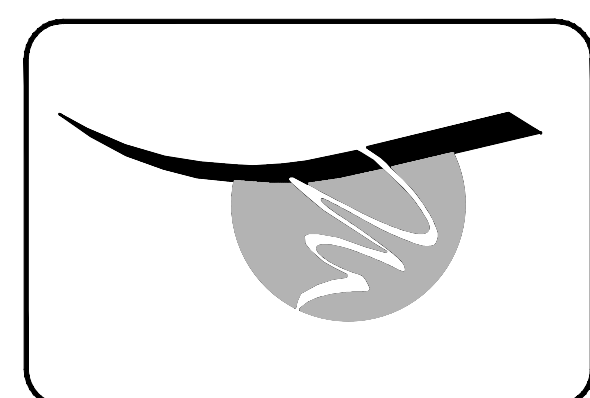
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318 W. Liberty Street
 Ann Arbor, MI
 Penthouse Plan

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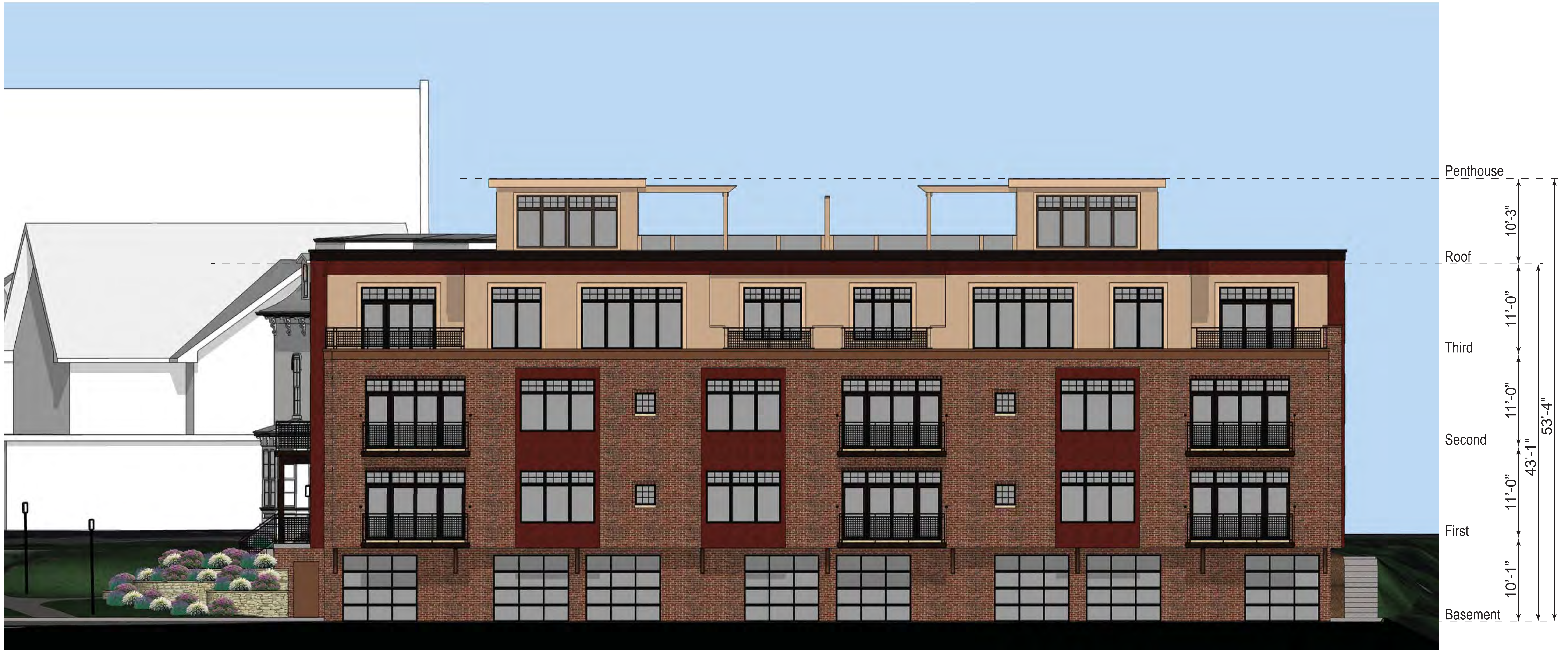
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 0 5 10
 South Elevation

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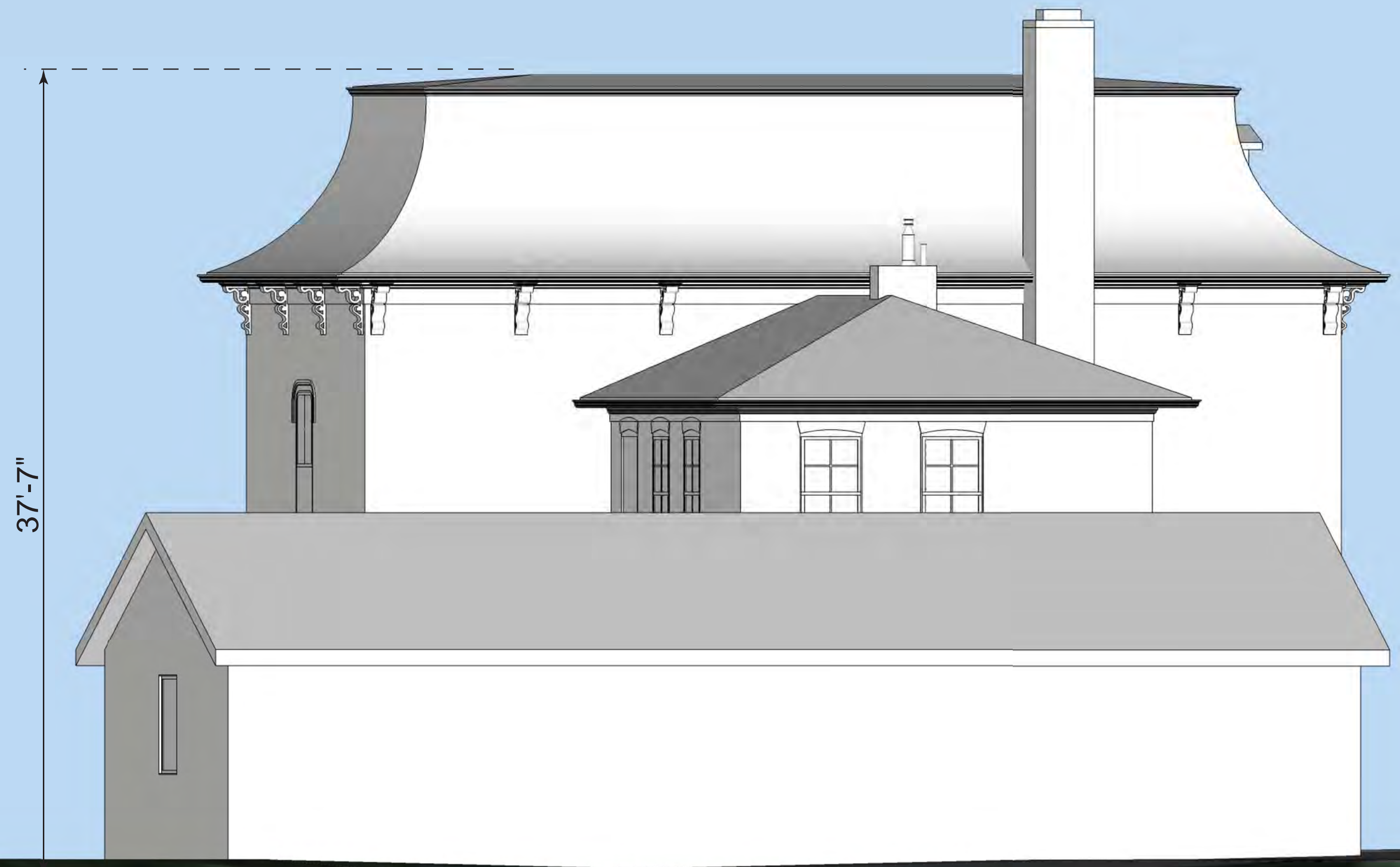
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0 5 10
East Elevation

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318 W. Liberty Street
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0 5 10
North Elevation

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

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

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12.12.13
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0 5 10
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 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"



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318 W. Liberty Street
Ann Arbor, MI

Material Description

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date 11.21.13
12.12.13
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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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