

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 301 South Main Street, Application Number HDC14-082

DISTRICT: Main Street Historic District

REPORT DATE: June 12, 2014

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: June 9, 2014

	OWNER	APPLICANT
Name:	Dr Reza Rahmani	Aaron Vermeulen
Address:	19727 Allen Road, Suite 11 Brownstown, MI 48183	302 S. State Street Ann Arbor, MI 4104
Phone:	(734) 657-3000	(734) 929-9012

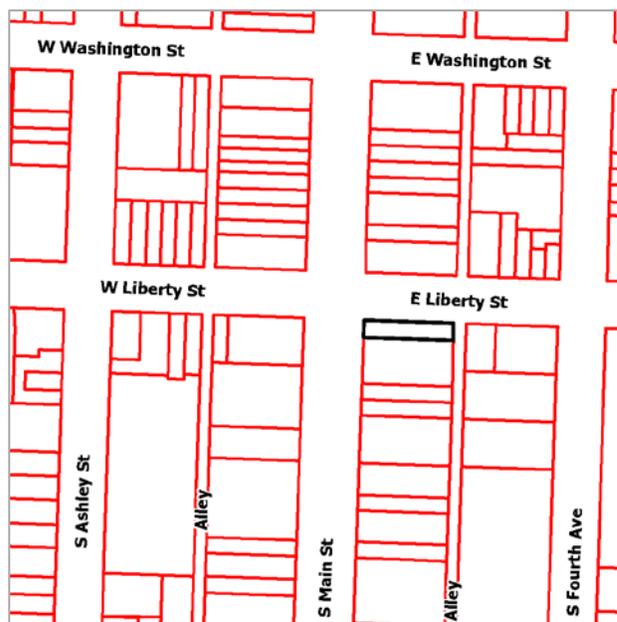
BACKGROUND: Henry Binder tore down his home to build this three-story brick commercial building, which was completed in 1871. It was then in the Italianate style with elaborate carved window hoods and a bracketed cornice. The Binder family and its eleven children lived on the second floor, and Binder's Orchestration Hall (a saloon with a large mechanical instrument) was located on the third floor. In 1877, S. and J. Baumgartner's Bakery and Grocery was located on the first floor, which was replaced by the Ann Arbor Organ Company in 1892.

A 1908 remodeling kept the same floor height and window openings (except for the three bay windows) but changed all the details to the more fashionable Roman style for the German-American Bank. From 1916 to 1986 Hutzel's Ladies Apparel occupied the main floor. In 1990 the Selo-Sheval gallery purchased the building, which they sold to the current owner in March of 2014.

The windows on the second and third floors were replaced in 1994 with vinyl windows (though the star transoms are applied wood), with the HDC's approval. Records of the dimensions of the original windows are on file.

LOCATION: The site is located on the southeast corner of South Main Street and East Liberty Street.

APPLICATION: The applicant seeks HDC approval to (1) reconstruct first floor storefront bays on the north and west elevations; (2) refurbish first floor leaded glass transom windows and replace first floor plate glass windows with leaded glass transom windows to match; (3) replace tenant lobby entrance on



the north side (4) replace the northeast storefront, apply a precast concrete base on either side of the storefront, and install a fabric canopy; (5) remove existing steel guards on east façade, create two new masonry window openings, restore a previous window opening, and enlarge an existing door opening on the east façade; (6) refurbish existing internally illuminating lantern sign on the northwest corner (7) install a new externally illuminated blade sign on the northeast corner; and (8) install three new skylights on the southwest portion of the roof, install new roof top mechanical units on the south portion of the roof, install a new screen wall on the north and east sides of the roof to shield mechanical units, and re-roof the entire building.

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.
- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- (6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

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

Storefronts

Recommended: Identifying, retaining, and preserving storefronts--and their functional and decorative features--that are important in defining the overall historic character of the building such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures. The removal of inappropriate, non-historic cladding, false mansard roofs, and other later alterations can help reveal the historic character of a storefront.

Protecting and maintaining masonry, wood, and architectural metals which comprise storefronts through appropriate treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.

Repairing storefronts by reinforcing the historic materials. Repairs will also generally include the limited replacement in kind--or with compatible substitute materials--of those extensively deteriorated or missing parts of storefronts where there are surviving prototypes such as transoms, kick plates, pilasters, or signs.

Replacing in kind an entire storefront that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence as a model. If using the same material

is not technically or economically feasible, then compatible substitute materials may be considered.

Not Recommended: Removing or radically changing storefronts--and their features--which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Stripping storefronts of historic material such as wood, cast iron, terra cotta, carrara glass, and brick.

Replacing an entire storefront when repair of materials and limited replacement of its parts are appropriate.

Using substitute material for the replacement parts that does not convey the same visual appearance as the surviving parts of the storefront or that is physically or chemically incompatible.

Removing a storefront that is un-repairable and not replacing it; or replacing it with a new storefront that does not convey the same visual appearance.

From the Ann Arbor Historic District Design Guidelines:

Storefronts

Appropriate: Protecting, maintaining and preserving storefronts and their functional and decorative features that are important in defining the overall historic character of the building such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures using recognized preservation methods

Protecting and maintaining masonry, wood, and architectural metals which comprise storefronts through appropriate treatments such as reinforcement of historic materials, cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.

Repairing storefronts as needed, which may include replacing parts that are deteriorated beyond repair or that are missing with matching or compatible substitute materials. Missing parts must be appropriately documented.

Replacing an entire storefront when repair is not possible.

Not Appropriate: Installing a new storefront that is incompatible in size and material with the historic building and district.

Removing or radically changing storefronts and their features which are important in defining the overall historic character of the building so that the character is diminished.

STAFF FINDINGS

1. *Storefront Bays.* Staff is unsure when the storefront bays were constructed. The single-paned glazing is proposed to be replaced with an appropriate narrow, steel, double-paned system. Given the deteriorating condition of the bays, staff feels this work is

appropriate. (See application photos for deterioration documentation.) The inset storefront is proposed to be removed and pulled forward, and double-doors installed. This work is not appropriate unless it can be proved that the current inset was added outside of the period of significance, and that that configuration did not exist during the period of significance. See related discussion of plate glass transoms below.

2. *Transoms.* The two leaded-glass transoms on the north elevation are proposed to be refurbished, with no material changes. This is appropriate work that does not require a Certificate of Appropriateness. The slightly larger plate-glass transom on the north elevation is proposed to be replaced with a leaded-glass transom to match the configuration of the other two. The installation date of this transom is unknown, though the 1908 photo at the end of this report shows an inset entry at the corner of Liberty and Main. When this corner was later boxed in and the columns removed, it is likely that the plate glass transoms were installed to span that corner space. The application references an HDC file photo that shows a leaded transom, but I've been unable to find that photo. Without it, staff feels that changing the transom would be inappropriately conjectural.
3. *North Lobby Entrance.* The existing lobby entrance off of East Liberty consists of an aluminum storefront system with a stone kickplate. The application proposes to infill half of the storefront with white polished stone, and widen the lobby doors from one to two. Also proposed is a satin stainless steel canopy, which would be 1'10" tall and span the width of the bay. The top of the canopy aligns with the top of the leaded-glass transoms. New lettering and tenant signage would be installed on the stone wall. Staff feels the new entrance is appropriate since it is a secondary entrance and clearly differentiated from the historic fabric of the building, yet intended to be complimentary.
4. *Northeast Storefront.* The existing storefront is modern aluminum. Staff does not have photos of what this building looked like earlier than 1973 (which seems to show the same thing as today, minus a large round awning). The proposed new storefront is in the same opening, and is aluminum with a pre-cast concrete kickplate. Concrete panels are proposed to extend to the corners of the building on either side of the storefront. Given the extremely plain nature of the first floor of the building (which appears to have bricks of different ages, which could indicate infill of earlier storefront openings), and that the precast panels could be removed in the future, and that they will help differentiate this building from the larger one that it is attached to, staff finds these changes acceptable and an improvement on the current configuration.
5. *East Façade.* The east façade currently contains a person-door and two presumably original window openings. Opening up the third floor bricked-in window opening and installing a new window is entirely appropriate. The installation of a new narrow third-floor window is appropriate since this is a secondary elevation, and the design of the window is traditional and complementary, but distinguished by a shorter stone sill and different brick arch pattern, both of which read as an addition to the building. The first floor masonry opening is correctly proportioned, located on a secondary elevation, and functional to draw light and attention to the ground level space. Removing the metal guards is completely appropriate.
6. *Existing Corner Sign.* The sign at the corner of East Liberty and South Main was installed in 1960-61. Selo-Sheval received variances from the Sign Board of Appeals to keep the non-conforming sign and change the lettered panels. Staff's understanding is that these

variances will remain in effect until the sign is removed, so no additional variances are needed to change the sign panels. The applicant is requesting to be allowed to keep the internal illumination of the sign. HDC policy is to allow internally illuminated signs to remain until the business changes. At that point, the sign may be refaced to advertise the new occupant, but may no longer be internally illuminated. While not from the period of significance for the Main Street Historic District, staff is in favor of allowing internal illumination of the sign since it has become iconic to downtown.

7. *New Blade Sign.* Staff was initially hesitant about the blade sign proposed near the east corner of the building on the second floor. After looking at different signage options for this storefront, however, staff actually prefers it to a sign over the transom, which would be very high on the wall and not necessarily proportional. The blade sign matches the height of nearby windows. If additional signage is desired, staff suggests using lettering painted or applied to the inside of the storefront window. This or other additional signage would need to be approved by the HDC.
8. *Rooftop Mechanicals, etc.* The equipment, skylights, and elevator shaft proposed to be installed on the roof will not be visible from South Main Street. The proposed aluminium screening fence will be visible from across East Liberty. It is inset 6' from the face of the building, and appears to be around 5' tall. Staff prefers the cohesive look of a screening fence to the sight of a bunch of mechanical equipment. The light color will stand out less against the light sky than a darker fence would. It spans most of the East Liberty building, and the rear part of the larger South Main building.

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 Historic District Commission issue a certificate of appropriateness for the application at 301 South Main Street, a contributing property in the Main Street Historic District, to make changes to the exterior of the building, in the configuration proposed. The work as proposed is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the *Ann Arbor Historic District Design Guidelines* and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 1, 2, 5, and 6, and both sets of guidelines for storefronts.

MOTION WORKSHEET:

I move that the Historic District Commission issue a Certificate of Appropriateness for the work at 301 South Main Street in the Main Street 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, photos

301 South Main Street

(2007)



(1908, Library of Congress 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>301 S. MAIN ST., ANN ARBOR, MI 48104</u>
Historic District:	<u>MAIN STREET</u>
Name of Property Owner (If different than the applicant):	<u>DR. REZA RAHMANI</u>
Address of Property Owner:	<u>19727 ALLEN ROAD, SUITE 11, BROWNSTOWN, MI 48183</u>
Daytime Phone and E-mail of Property Owner:	<u>734-657-3000 / irahmani@comcast.net</u>
Signature of Property Owner:	<u>[Signature]</u> Date: <u>3.21.14</u>
Section 2: Applicant Information	
Name of Applicant:	<u>AARON VERMEULEN</u>
Address of Applicant:	<u>302 S. STATE ST., ANN ARBOR, MI 48104</u>
Daytime Phone:	<u>(734) 929-9012</u> Fax: <u>(734) 929-9801</u>
E-mail:	<u>aaronv@oxstudioinc.com</u>
Applicant's Relationship to Property:	<input type="checkbox"/> owner <input checked="" type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant:	<u>[Signature]</u> Date: <u>3.22.14</u>
Section 3: Building Use (check all that apply)	
<input type="checkbox"/> Residential <input type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental <input checked="" 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 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>[Signature]</u>	

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

1. Provide a brief summary of proposed changes. _____

SEE ATTACHED SHEET

2. Provide a description of existing conditions. _____

SEE ATTACHED SHEET

3. What are the reasons for the proposed changes? _____

SEE ATTACHED SHEET

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

SEE ATTACHED SHEET

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

STAFF USE ONLY

Date Submitted: 5/23-14 Application to _____ Staff or HDC

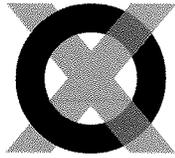
Project No.: HDC 14-082 Fee Paid: 100⁰⁰ +

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 6/12-14

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

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:



Ms. Jill Thacher
City of Ann Arbor
Historic District Commission
100 North Fifth
Ann Arbor, MI 48104

23 May, 2014

**RE: 301 S. Main St (Hutzel Building)
Ann Arbor Historic District Commission Application**

Please find enclosed the following continuation sheets for the HDC application form.

Section 5: Description of Proposed Changes

1. Provide a brief summary of proposed changes.

We are requesting approval to:

- Reconstruct the existing Level 1 storefront bays (bumpouts) on the north and west elevations with an appropriate narrow line storefront system with insulated safety glazing.
- Refurbish the existing Level 1 leaded glass transom windows and replace the existing Level 1 plate glass transom windows with leaded glass transom windows to match. (see historic HDC photo on file)
- Replace the existing tenant lobby entrance and storefront system on the north with a new storefront system and shallow canopy (within the extents of the existing storefront opening).
- Replace the north east storefront system with a new storefront system and fabric canopy.
- Apply a precast concrete base on the north east corner of the existing building to match the precast concrete base under the proposed replacement storefront.
- Remove existing steel guards on east façade, create (2) new masonry window openings, restore a previous window opening that had been bricked up, and enlarge an existing door opening on the east (alley facing) façade.
- Refurbish the existing internally illuminated lantern sign on the north west corner of the building for use by the Level 1 west tenant. Requesting approval for the sign to remain internally illuminated.
- Install a new externally illuminated blade sign on the north east corner of the building for use by the Level 1 east tenant.
- Install (3) new 2'-10" 5'-0" skylights on the south west portion of the roof. Install new roof top mechanical units on the south east portion of the roof. Install a new screen wall on the north and east sides of the roof to shield the new mechanical units from view (see attached perspective

views). Re-roof the entire building with a new insulated single ply membrane roof system.

2. Provide a description of existing conditions.

The building is in generally good condition, but the existing storefront and window systems are failing and in need of attention. The existing storefront is not safe due to over span deflection of single pane, untempered glass. The window glass has been inappropriately repaired with standard aluminum mullions. The window and transom systems are failing due to water infiltration at transom and joints.

3. What are the reasons for the proposed changes

- Restore the two missing transom units to match adjacent and original context; see photo
- Restore the corner lantern sign, although only 60 years old it retains notable department store history
- Improve safety, energy efficiency and security of existing glazing systems in context to original
- Improve building circulation and life safety with rated core and barrier free access. Entry is in original location

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

- See attached perspective comparisons between existing and proposed.
- See attached elevations, Level 1 floor plan, roof plan and enlarged details
- See attached photos of existing transom windows and Level 1 storefronts.

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

Photos are attached as part of the formal submittal.

Drawing List

HDC-1	Title Sheet	HDC Submittal	05/23/2014
HDC-2	Existing & Proposed Conditions	HDC Submittal	05/23/2014
HDC-3	Existing & Proposed Conditions	HDC Submittal	05/23/2014
HDC-4	Existing & Proposed Conditions	HDC Submittal	05/23/2014
HDC-5	Existing & Proposed Conditions	HDC Submittal	05/23/2014
HDC-6	Existing & Proposed Conditions	HDC Submittal	05/23/2014
HDC-7	Exterior Color Study	HDC Submittal	05/23/2014
HDC-8	Proposed North Elevations	HDC Submittal	05/23/2014
HDC-9	Proposed East Elevation	HDC Submittal	05/23/2014
HDC-10	Proposed West Elevation	HDC Submittal	05/23/2014
HDC-11	Level 1 & Roof Level Floor Plans	HDC Submittal	05/23/2014
HDC-12	Building Lobby Entrance	HDC Submittal	05/23/2014
HDC-13	West Tenant Entrance	HDC Submittal	05/23/2014
HDC-14	East Tenant Entrance	HDC Submittal	05/23/2014
HDC-15	Existing Leaded Glass Transoms	HDC Submittal	05/23/2014
HDC-16	Existing Plate Glass Transoms	HDC Submittal	05/23/2014
HDC-17	Existing North Narrow Storefronts	HDC Submittal	05/23/2014
HDC-18	Existing West and Secondary Entry Storefronts	HDC Submittal	05/23/2014



Original Issue Date: 05/23/2014	Reference Number: HDC-1
Latest Revision Date: 05/23/2014	Job Name: Hutz Building Development
Owner (Client): DRR	Job Address: 301 S. Main St. Ann Arbor, MI 48104
Job #: HB013	Scale factors on this sheet are accurate only if Print Scale dimension is correct: Print Scale: 1 inch = 1 foot
Sheet Title: Title Sheet	architecture construction objects P: (734) 929-9000 F: (734) 929-9001 www.oxstudioinc.com



Existing (Northwest Corner)



Proposed (Northwest Corner)

Sheet Title: Existing & Proposed Conditions	Job Name: Hutz Building Development	Latest Revision Date: 05/23/2014	Original Issue Date: 05/23/2014
	Owner (Client): DRR	Released For: HDC Submittal	Reference Number: HDC-2
Scale factors on this sheet are accurate only if Print Scale dimension is correct:	Job Address: 301 S. Main St., Ann Arbor, MI 48104	Drawing Number: HDC-2	Job #: HB013
OX STUDIO INC. architecture construction objects P: (734) 929-9000 F: (734) 929-9001 www.oxstudioinc.com	Print Scale: 1 inch =		



Existing (West Facade)



Proposed (West Facade)



Existing Entry

Original Issue Date: 05/23/2014	Latest Revision Date: 05/23/2014	Released For: HDC Submittal	Drawing Number: HDC-3	Reference Number:
Job Name: Hutz Building Development		Owner (Client): DRR		o/x Job #: HB013
Sheet Title: Existing & Proposed Conditions		Scale factors on this sheet are accurate only if Print Scale dimension is correct:		Print Scale: 1 inch =
		architecture construction objects P: (734) 929-9000 F: (734) 929-9001 www.oxstudioinc.com		

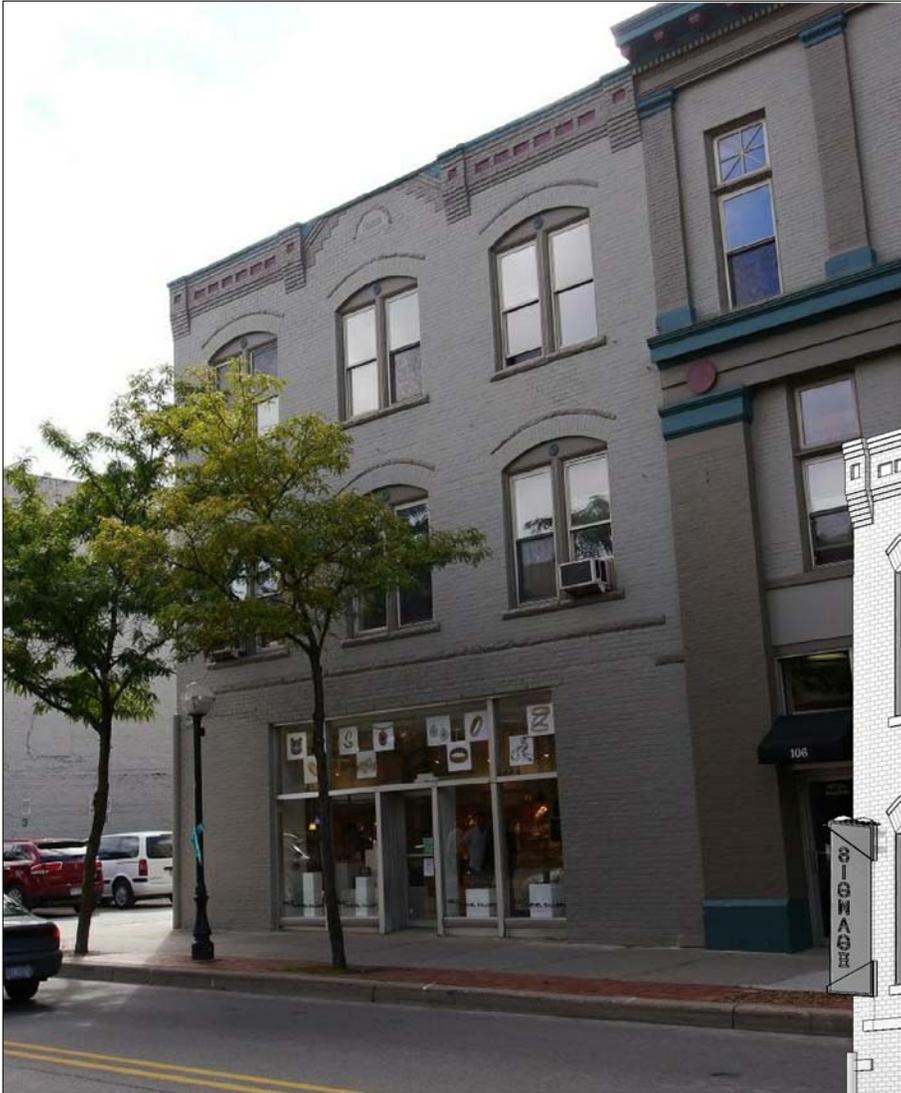


Existing (North Facade West)



Proposed (North Facade West)

Sheet Title: Existing & Proposed Conditions	Job Name: Hutzel Building Development	Latest Revision Date: 05/23/2014	Original Issue Date: 05/23/2014
	Owner (Client): DRR	Released For: HDC Submittal	Reference Number: HDC-4
Scale factors on this sheet are accurate only if Print Scale dimension is correct: Print Scale: 1 inch = 1 inch	Job Address: 301 S. Main St., Ann Arbor, MI 48104	o/x Job #: HB013	
OX STUDIO INC. architecture construction objects P: (734) 929-9000 F: (734) 929-9001 www.oastudioinc.com			



Existing (North Facade East)



Proposed (North Facade East)

Sheet Title: Existing & Proposed Conditions	Job Name: Hutzel Building Development	Latest Revision Date: 05/23/2014	Original Issue Date: 05/23/2014
	Owner (Client): DRR	Released For: HDC Submittal	Reference Number: HDC-5
Scale factors on this sheet are accurate only if Print Scale dimension is correct:	Job Address: 301 S. Main St., Ann Arbor, MI 48104	Job #: HB013	—Print Scale: 1 inch— —Scale dimension is correct:
O X STUDIO INC. architecture construction objects P: (734) 929-9000 F: (734) 929-9001 www.oxstudioinc.com			



Existing (Northeast Corner)



Proposed (Northeast Corner)

Sheet Title: Existing & Proposed Conditions		Job Name: Hutz Building Development		Latest Revision Date: 05/23/2014	Original Issue Date: 05/23/2014
		Owner (Client): DRR		Released For: HDC Submittal	
Scale factors on this sheet are accurate only if Print Scale dimension is correct:		Job Address: 301 S. Main St., Ann Arbor, MI 48104		Drawing Number: HDC-6	Reference Number:
O X STUDIO INC. architecture construction objects P: (734) 929-9000 F: (734) 929-9001 www.oastudioinc.com		Print Scale: 1 inch =		o/x Job #: HB013	



• GENERAL WALL FIELD COLOR
 BM HC-86 "KINGSFORD GRAY" (OR SIMILAR)
 TRIM AT LILLS, BANDS + WINDOW ARCHES/CORNICE
 BM HC-82 "BENNINGTON GRAY" (OR SIMILAR)
 ACCENT COLOR AT WINDOW ARCH + CORNICE
 BM-1629 "BACHELOR BLUE"

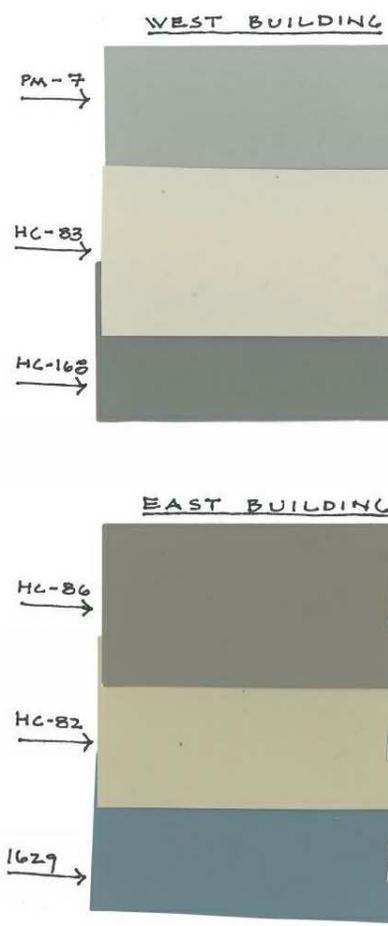
• WINDOW FRAMES - BRONZE (DARK/MEDIUM)
 SATIN SILVER ANODISED ALUMINUM FINISH ON METAL PANEL SCREEN
 GENERAL WALL FIELD COLOR
 BM PM-7 "PLATINUM GRAY" (OR SIMILAR)
 PILASTERS + PRIMARY ENTABLATURE/ELEMENTS
 BM HC-83 "GRANT BEIGE" (OR SIMILAR)

• P.C. CONCRETE (CREAM) PANELS AT BASE
 • FABRIC AWNING
 • STOREFRONT - BRONZE.

EAST BUILDING WEST BUILDING

• POLISHED STONE "CHENILLE WHITE"
 • S.S. DOOR FRAMES + CANOPY OVER
 • PLASTER BASES + VARIOUS TRIM
 • BM PAINT HC-16B "CHELSEA GRAY" (OR SIMILAR)

HUTZEL BUILDING - NORTH ELEVATION
 APPROXIMATE RENDERING OF PROPOSED COLORS + FINISHES (EXTERIOR)

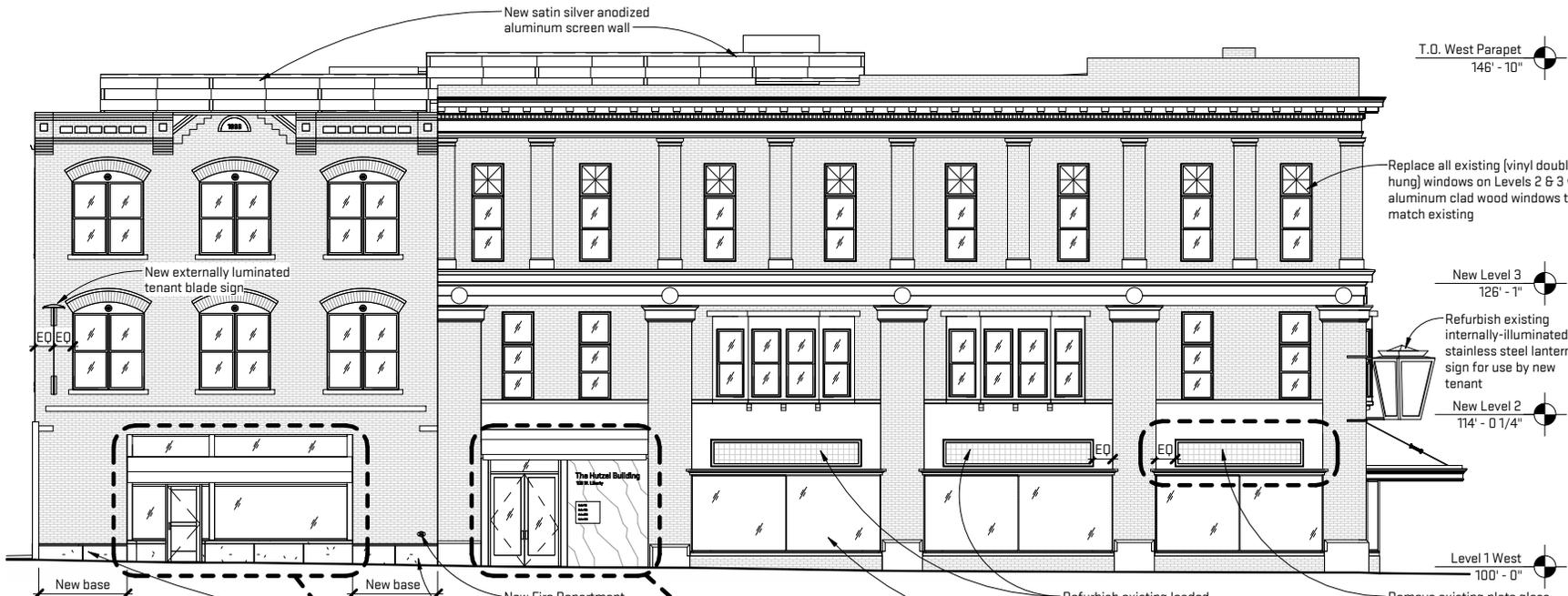


WEST BUILDING

EAST BUILDING

Original Issue Date: 05/23/2014	Latest Revision Date: 05/23/2014	Released For: HDC Submittal	Reference Number: HDC-7
Sheet Title: Exterior Color Study			
Scale factors on this sheet are accurate only if Print Scale dimension is correct: -Print Scale: 1 inch-			
architecture construction objects P: (734) 929-9000 F: (734) 929-9001 www.oxstudioinc.com			

O|X STUDIO INC
 MAY 14, 2014.



1 North Elevation
HDC-B Scale: 1/16" = 1'-0"

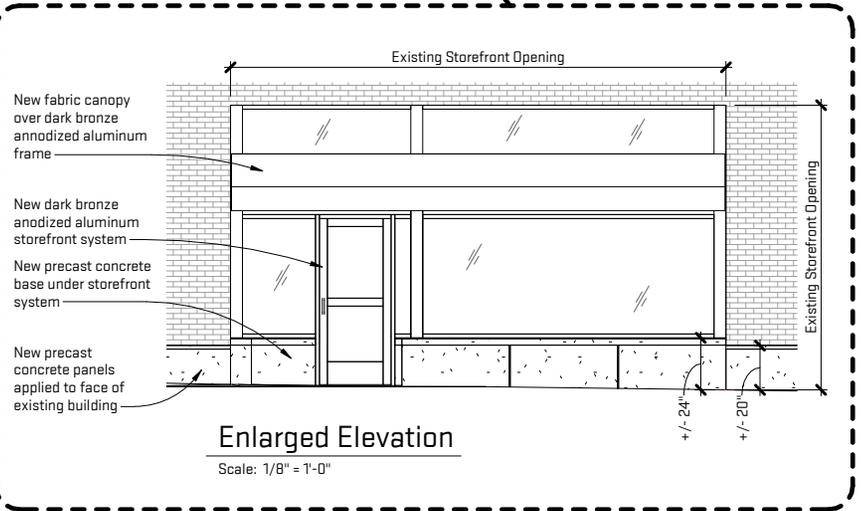
Original Issue Date: **05/23/2014**

Latest Revision Date: **05/23/2014**
Released For: **HDC Submittal**
Drawing Number: **HDC-B**

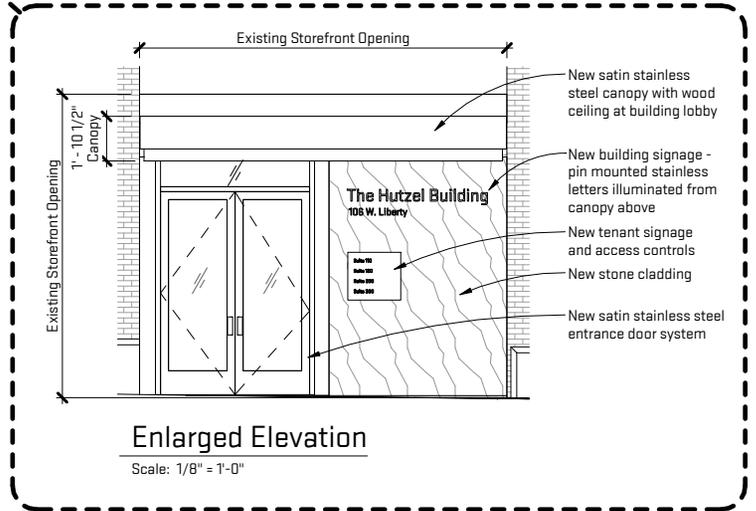
Job Name: **Hutzel Building Development**
Owner (Client): **DRR**
Job Address: **301 S. Main St., Ann Arbor, MI 48104**
o/x Job #: **HB013**

Sheet Title: **Proposed North Elevations**
Scale factors on this sheet are accurate only if Print Scale dimension is correct:

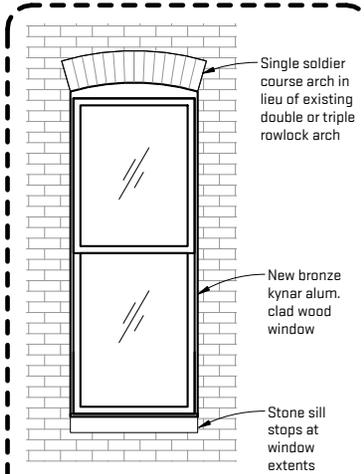
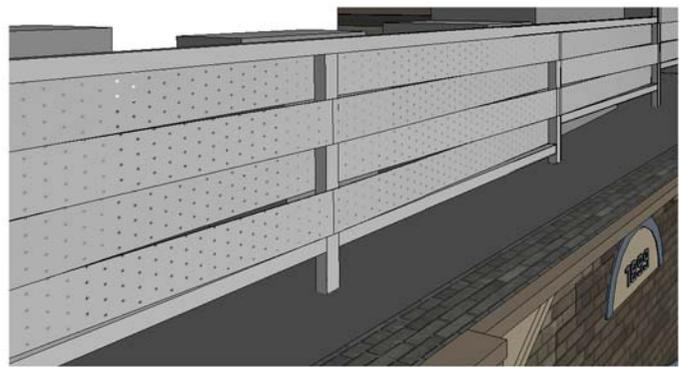
O|X STUDIO INC.
architecture | construction | objects
P: (734) 929-9000 | F: (734) 929-9001 | www.oastudioinc.com



Enlarged Elevation
Scale: 1/8" = 1'-0"

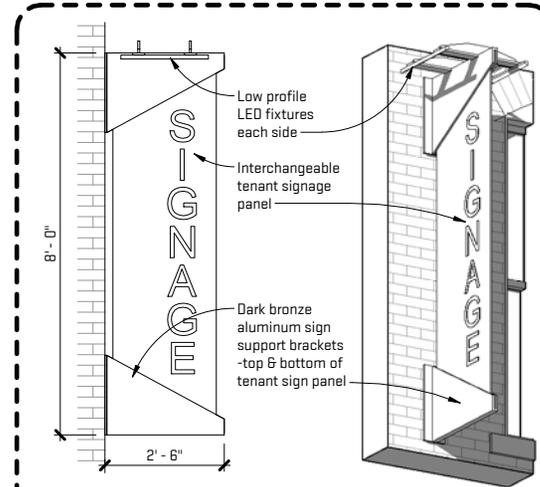


Enlarged Elevation
Scale: 1/8" = 1'-0"



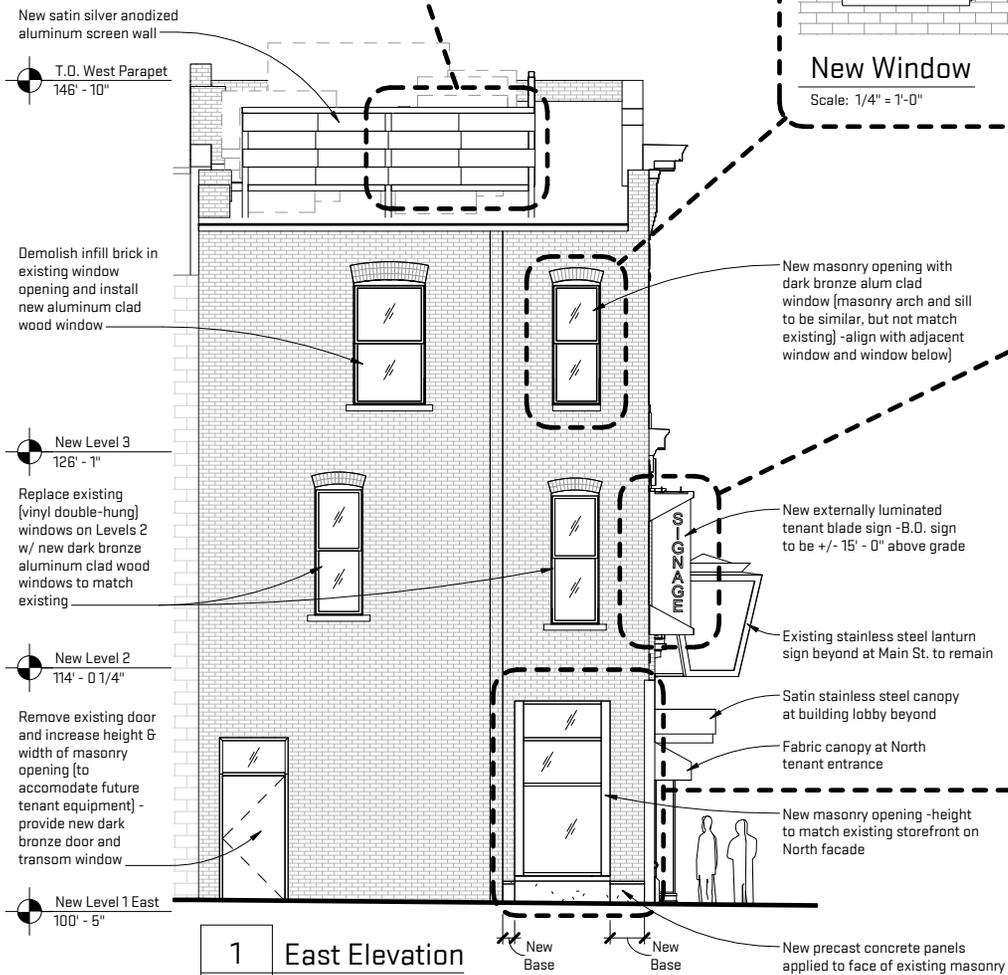
New Window

Scale: 1/4" = 1'-0"

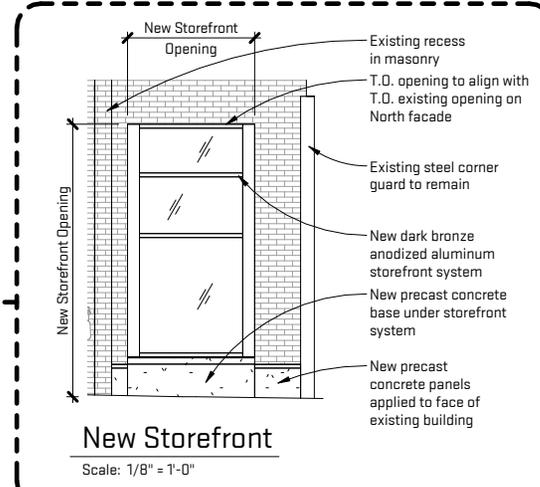


New Tenant Blade Sign

Scale: 1/4" = 1'-0"



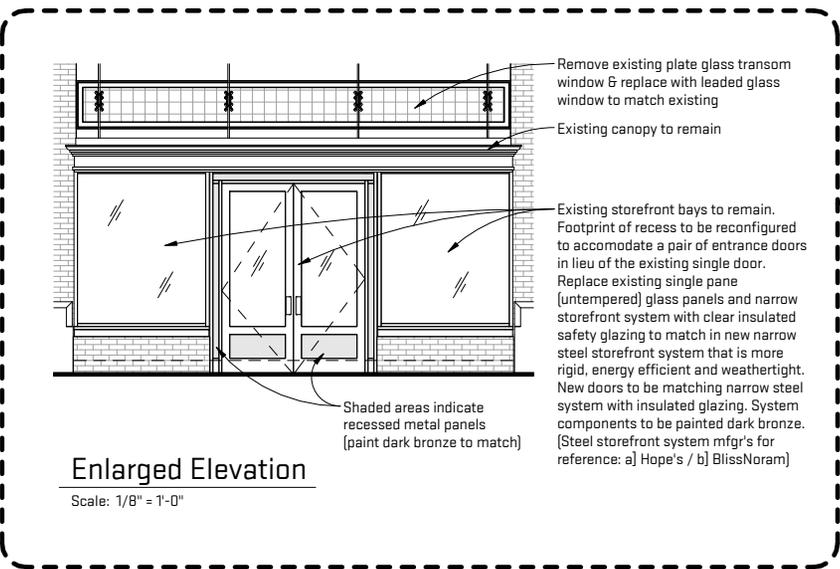
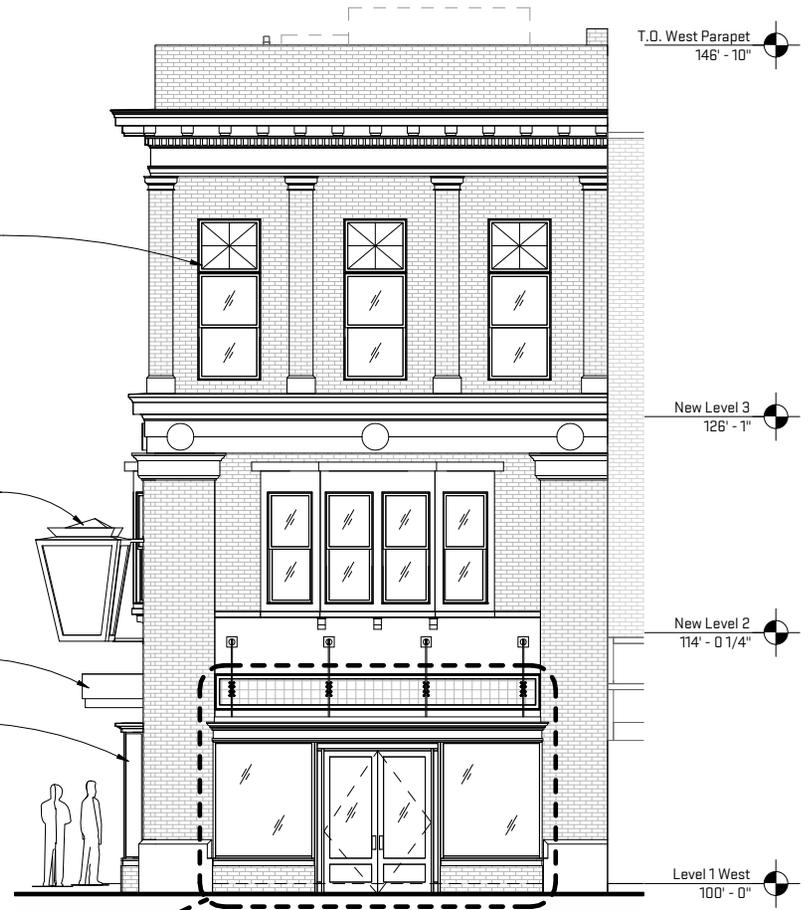
1 East Elevation
HDC-9 Scale: 3/32" = 1'-0"



New Storefront

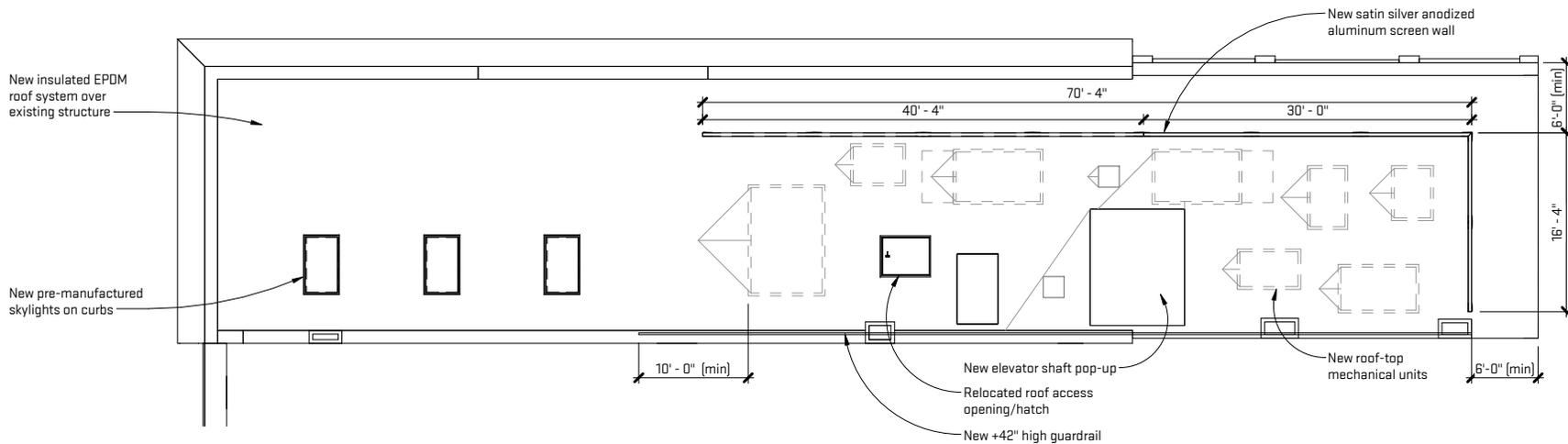
Scale: 1/8" = 1'-0"

Original Issue Date: 05/23/2014	Latest Revision Date: 05/23/2014	Released For: HDC Submittal	Reference Number: HDC-9
Proposed East Elevation			
Sheet Title:			
Scale factors on this sheet are accurate only if Print Scale dimension is correct:			
		architecture construction objects P: (734) 929-9000 F: (734) 929-9001 www.oxstudioinc.com	



1 West Elevation
HDC-10 Scale: 3/32" = 1'-0"

Original Issue Date: 05/23/2014	Latest Revision Date: 05/23/2014	Released For: HDC Submittal	Drawing Number: HDC-10	Reference Number:
Proposed West Elevation				
Sheet Title:				
Scale factors on this sheet are accurate only if Print Scale dimension is correct:				
architecture construction objects P: (734) 929-9000 F: (734) 929-9001 www.oxstudioinc.com				



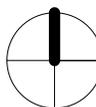
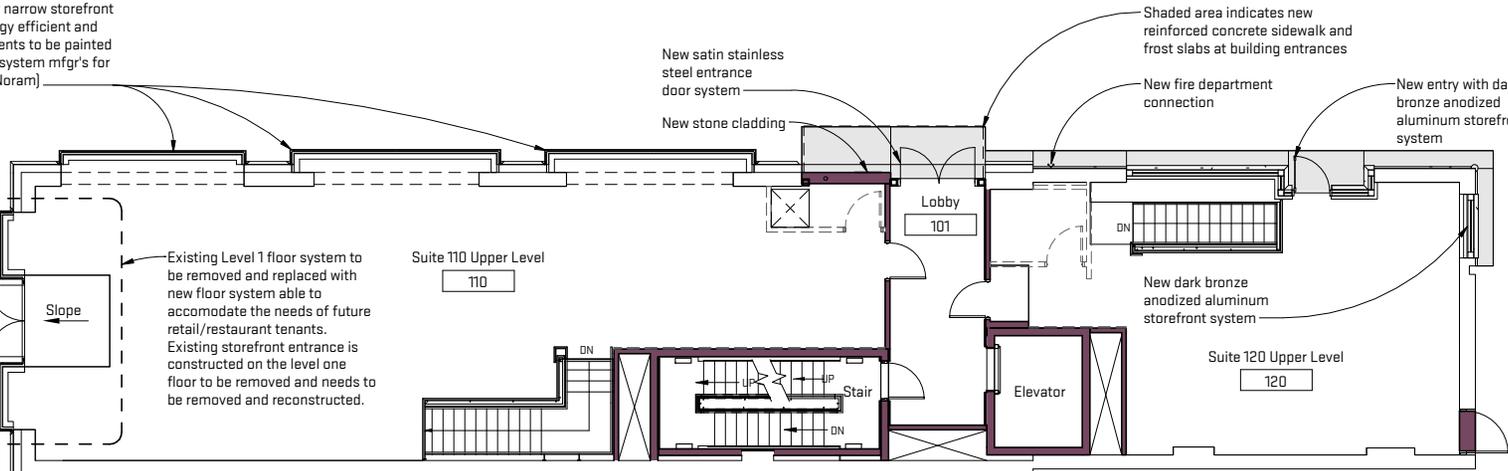
Roof New Work Plan

Scale: 1/16" = 1'-0"

Existing storefront bays to remain. Replace existing single pane (untreated) glass panels and narrow storefront system with clear insulated safety glazing to match in new narrow storefront system that is more rigid, energy efficient and weathertight. System components to be painted dark bronze. [Steel storefront system mfg's for reference: a) Hope's / b) BlissNoram]

Existing canopy (above) to remain

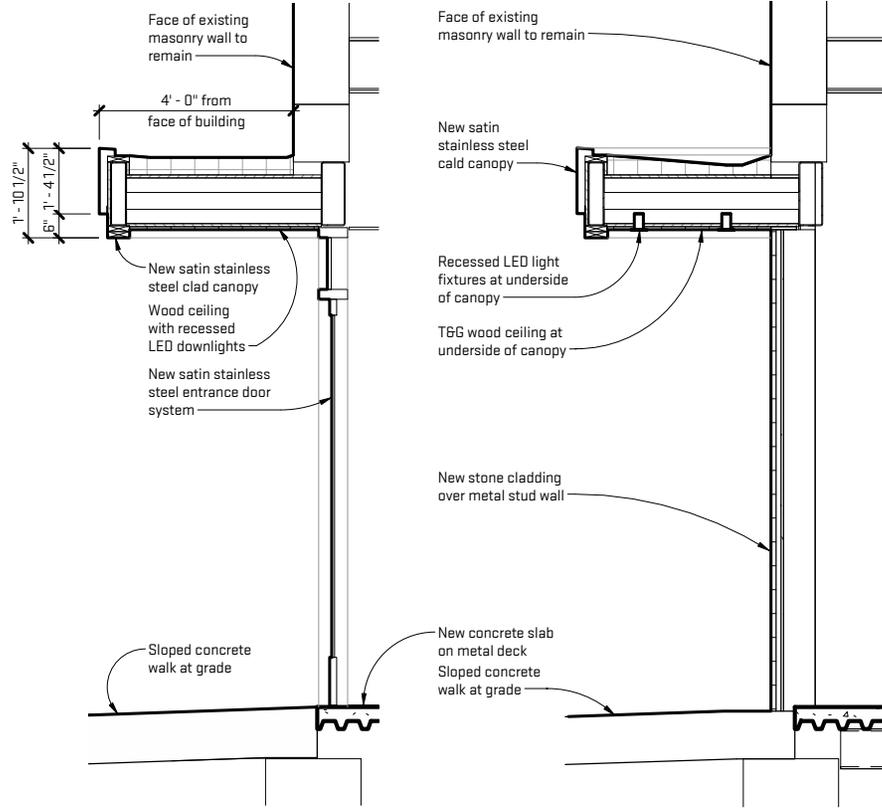
Existing storefront bumpout to remain. Footprint of recess to be reconfigured to accommodate a pair of entrance doors in lieu of the existing single door



Level 1 New Work Plan

Scale: 1/16" = 1'-0"

Original Issue Date:	05/23/2014
Latest Revision Date:	05/23/2014
Released For:	HDC Submittal
Reference Number:	HDC-11
Job Name:	Hutzel Building Development
Owner (Client):	DRR
o/x Job #:	HB013
Job Address:	301 S. Main St. Ann Arbor, MI 48104
Sheet Title:	Level 1 & Roof Level Floor Plans
Scale factors on this sheet are accurate only if Print Scale: 1 inch = 1'-0"	Print Scale: 1 inch = 1'-0"
Scale dimension is correct.	
architecture construction objects P: (734) 929-9000 F: (734) 929-9001 www.oxstudioinc.com	



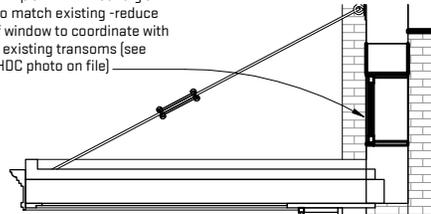
2 Building Lobby Canopy
HDC-12 Scale: 1/4" = 1'-0"

1 Building Lobby Canopy
HDC-12 Scale: 1/4" = 1'-0"

Sheet Title: Building Lobby Entrance	Job Name: Hutzel Building Development	Latest Revision Date: 05/23/2014	Original Issue Date: 05/23/2014
	Owner (Client): DRR	Released For: HDC Submittal	Reference Number: HDC-12
Scale factors on this sheet are accurate only if Print Scale dimension is correct: Print Scale: 1 inch = 1'-0"	Job Address: 301 S. Main St., Ann Arbor, MI 48104	o/x Job #: HB013	
 architecture construction objects P: (734) 929-9000 F: (734) 929-9001 www.oxstudioinc.com			



Remove existing plate glass transom window & replace with leaded glass window to match existing -reduce height of window to coordinate with adjacent existing transoms (see historic HDC photo on file)



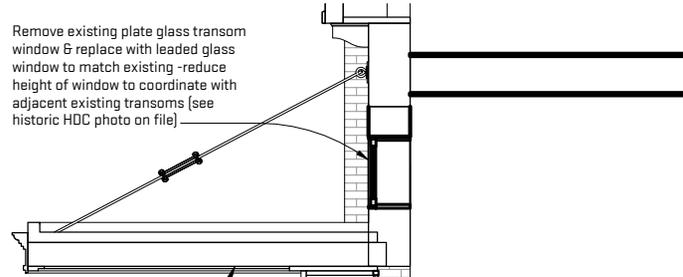
Existing storefront bays to remain. Footprint of recess to be reconfigured to accommodate a pair of entrance doors in lieu of the existing single door. Replace existing single pane (untempered) glass panels and narrow storefront system with clear insulated safety glazing to match in new narrow steel storefront system that is more rigid, energy efficient and weathertight. New doors to be matching narrow steel system with insulated glazing. System components to be painted dark bronze. [Steel storefront system mfg'r's for reference: a) Hope's / b) BlissNoram]

Sloped concrete walk at grade

Level 1 West
100' - 0"

2 Section at West Entry
HDC-13 Scale: 3/16" = 1'-0"

Remove existing plate glass transom window & replace with leaded glass window to match existing -reduce height of window to coordinate with adjacent existing transoms (see historic HDC photo on file)



Existing canopy to remain

New doors to be matching narrow steel system with insulated glazing. System components to be painted dark bronze. [Steel storefront system mfg'r's for reference: a) Hope's / b) BlissNoram]

Sloped concrete walk at grade

New Level 2
114' - 0 1/4"

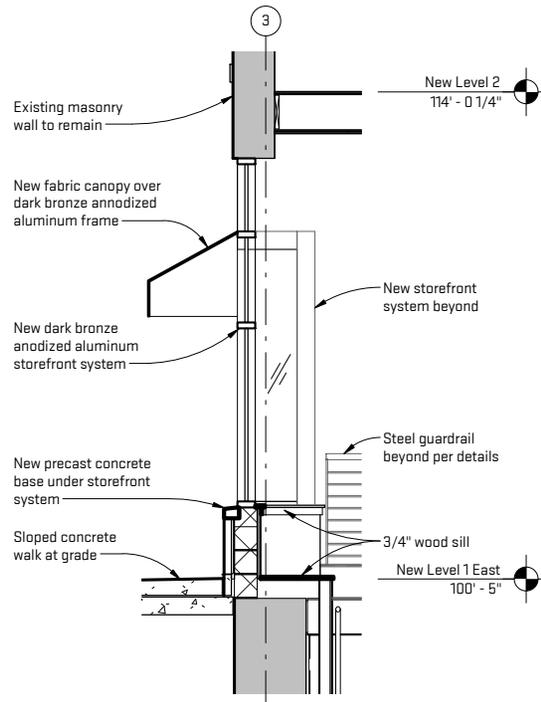
Level 1 West
100' - 0"

New sloping concrete slab on metal deck

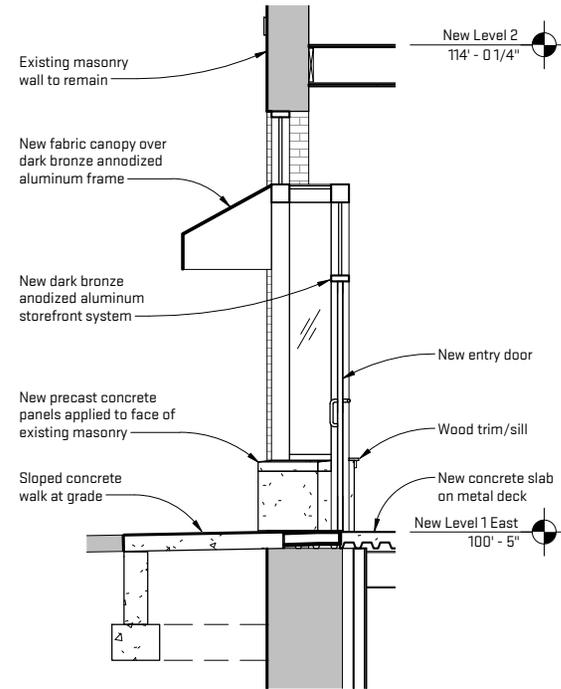
New structural steel beams

1 Section at West Entry
HDC-13 Scale: 3/16" = 1'-0"

Original Issue Date: 05/23/2014	Latest Revision Date: 05/23/2014	Released For: HDC Submittal		Reference Number: HDC-13
Job Name: Hutzel Building Development		Owner (Client): DRR	Job Address: 301 S. Main St., Ann Arbor, MI 48104	Job #: HB013
Sheet Title: West Tenant Entrance		Scale factors on this sheet are accurate only if Print Scale dimension is correct: Print Scale: 1 inch = 1 inch		
		architecture construction objects P: (734) 929-9000 F: (734) 929-9001 www.oxstudioinc.com		



2 Section at East Tenant Storefront
HDC-14 Scale: 3/16" = 1'-0"



1 Section at East Tenant Storefront
HDC-14 Scale: 3/16" = 1'-0"

Sheet Title: East Tenant Entrance		Job Name: Hutzel Building Development		Latest Revision Date: 05/23/2014	Original Issue Date: 05/23/2014
Scale factors on this sheet are accurate only if Print Scale dimension is correct: Print Scale: 1 inch = 10 feet		Owner (Client): DRR		Released For: HDC Submittal	
Job Address: 301 S. Main St., Ann Arbor, MI 48104		Job Address: Arbor, MI 48104		Drawing Number: HDC-14	
Job Address: 301 S. Main St., Ann Arbor, MI 48104		Job Address: Arbor, MI 48104		Reference Number: HDC-14	
		architecture construction objects P: (734) 929-9000 F: (734) 929-9001 www.oastudioinc.com			



 architecture construction objects P: (734) 929-9000 F: (734) 929-9001 www.oastudioinc.com	Sheet Title: Existing Leaded Glass Transoms	Job Name: Hutzel Building Development	Latest Revision Date: 05/23/2014	Original Issue Date: 05/23/2014
	Scale factors on this sheet are accurate only if Print Scale dimension is correct:	Owner (Client): DRR	Released For: HDC Submittal	Drawing Number: HDC-15
	-Print Scale: 1 inch-	Job Address: 301 S. Main St. Ann Arbor, MI 48104		



 architecture construction objects P: (734) 929-9000 F: (734) 929-9001 www.oxstudioinc.com		Sheet Title: Existing Plate Glass Transoms	Scale factors on this sheet are accurate only if Print Scale dimension is correct:
Job Name: Hutzel Building Development	Owner (Client): DRR	Job Address: 301 S. Main St. Ann Arbor, MI 48104	Job #: HB013
Latest Revision Date: 05/23/2014	Released For: HDC Submittal	Drawing Number: HDC-16	Reference Number:
Original Issue Date: 05/23/2014			



 O X STUDIO INC. architecture construction objects P: (734) 929-9000 F: (734) 929-9001 www.oastudioinc.com	Sheet Title: Existing North Narrow Storefronts		Job Name: Hutzel Building Development		Latest Revision Date: 05/23/2014		Original Issue Date: 05/23/2014	
	Scale factors on this sheet are accurate only if Print Scale dimension is correct:		Owner (Client): DRR		Released For: HDC Submittal		Reference Number: HDC-17	
		Print Scale: 1 inch =		Job Address: 301 S. Main St. Ann Arbor, MI 48104		o/x Job #: HB013		



Existing North Secondary Entrance

Existing West Entrance

Original Issue Date: 05/23/2014 Latest Revision Date: 05/23/2014		Released For: HDC Submittal Drawing Number: HDC-18 Reference Number:	
Job Name: Hutzel Building Development Owner (Client): DRR		o/x Job #: HB013 Job Address: 301 S. Main St. Ann Arbor, MI 48104	
Sheet Title: Existing West and Secondary Entry Storefronts			
Scale factors on this sheet are accurate only if Print Scale dimension is correct:			
Print Scale: 1/4" = 1'-0"		Scale dimension is correct:	
 O X STUDIO INC. architecture construction objects P: (734) 929-9000 F: (734) 929-9001 www.oastudioinc.com			