

Ann Arbor Historic District Commission Submission

224-226 MAIN ST. BUILDING REDEVELOPMENT
224-226 MAIN ST.
ANN ARBOR, MI 48104

HOBBS + BLACK ARCHITECTS, INC
(734) 663-4189
100 N STATE ST.
ANN ARBOR, MI 48104

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HOBBS + BLACK ARCHITECTS
ARCHITECTURE | PLANNING | INTERIOR DESIGN

26 May 2022

Jill Thatcher
Historic District Coordinator
City of Ann Arbor – Planning and Development Services
301 E. Huron ST PO Box 8647
Ann Arbor, Michigan 48107

RE: 224-226 South Main Street
Hobbs+Black 21-004

Dear Jill Thatcher:

The attached HDC application outlines A2Curtis LLC's desire to construct additional floors above the existing 1 story building at 224-226 south main street (formerly Cunningham drugs).

The existing 1-story structure was the result of a modification to a 3-story department store constructed in 1854 (Mac Co.) that stood on the site for roughly 80+ years until Cunningham drugs renovated the property into an art modern style.

Several iterations have been developed and presented in working sessions with the HDC. The result of those meetings being to reestablish the look of the art modern 1-story structure consistent with the historic photos provided and to differentiate the upper floors from the ground level while being compatible with historic materials, features, size, scale, and proportion.

Respecting the period of significance and the relevant size / scale / characteristics of the historic district, the current design illustrates the following updates from our last meeting:

- Hyphen provided in contrasting color, separating the ground level from the upper stories
- Upper floor volume has been decreased by 2'8" to better align with context and more accurately represent the scale of the historic district.
- Upper floor cladding has been revised to reflect a color / tone that will align the volume with the traditional brick tones of the district
- Upper floor detailing at cornice has been adjusted, cornice is recessed further from the façade / window heights reduced / creating a reduced profile for the volume of the upper stories. This reduction in profile results in the mass of the upper volume being shorter than that of the existing grade level.
- Proposed modifications were removed from 224 south main storefront. No modifications proposed are now proposed.
- Plan refinements to the first floor permit the new Liberty street entrance as the upper level entry, allowing the main street entry at 224 to remain as a commercial use.
- Detailing at the southeast corner has been further refined. Glazing has been reduced

Sincerely,



David Nims
Director of Design

1906 photo



1920 photo



1930's photo



1942 photo (corrected from 1939)



1971-1975 photo



1990 photo



2022 Survey photo



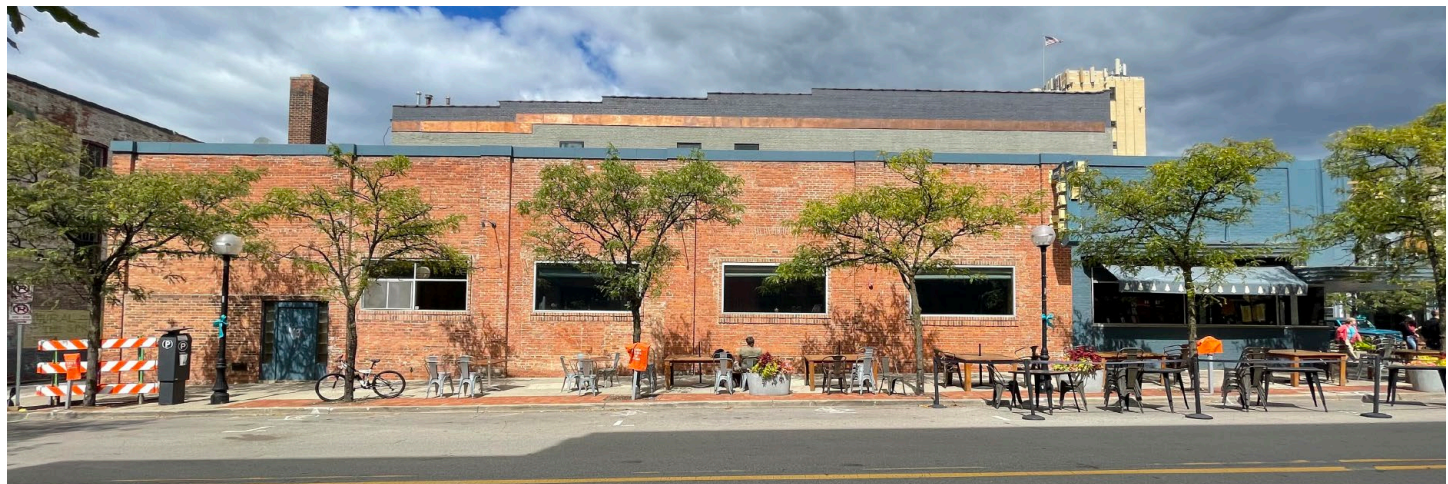
PHOTOS - EXISTING ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

PHOTOS - SITE CONDITION



SOUTHEAST VIEW



NORTHEAST VIEW

PHOTOS - EXISTING CLOSEUP FEATURE IMPACTED



W LIBERTY ST. ENTRANCE



MAIN ST. ENTRANCE



W LIBERTY ST. FACADE

HDC WORKING SESSIONS



HDC WORKING SESSION 1



HDC WORKING SESSION 2



HDC WORKING SESSION 3



HDC SUBMISSION

PROPOSED DEVELOPMENT RENDERING



AERIAL VIEW

PROPOSED DEVELOPMENT RENDERING



VIEW 1

PROPOSED DEVELOPMENT RENDERING



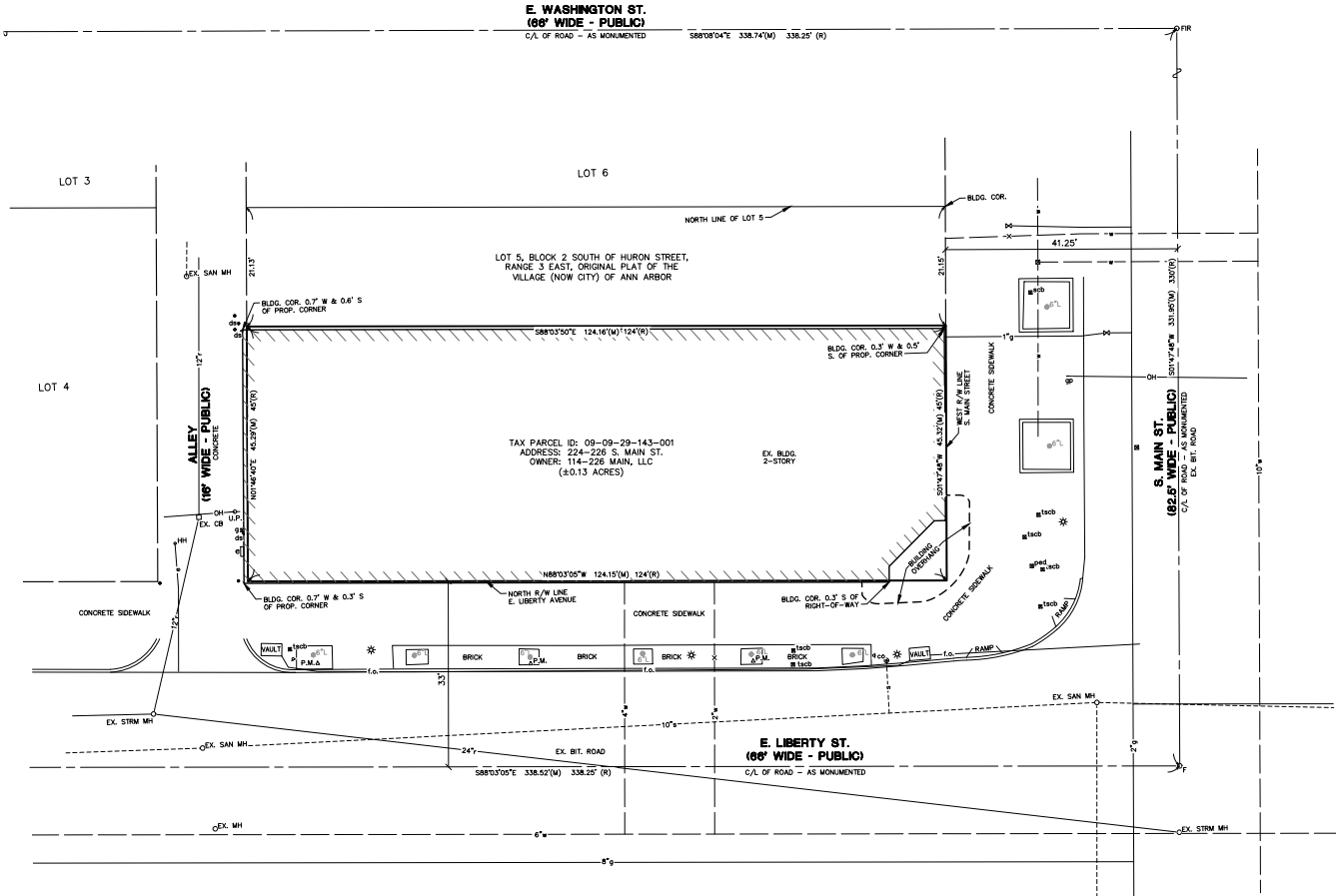
VIEW 2

PROPOSED DEVELOPMENT RENDERING



VIEW 3

SURVEY



E. WASHINGTON ST.
(88' WIDE - PUBLIC)
C/L OF ROAD - AS MONUMENTED

TAX PARCEL ID: 09-09-29-143-001
ADDRESS: 224-228 S. MAIN ST.
OWNER: 114-228 MAIN, LLC
(±0.13 ACRES)

E. LIBERTY ST.
(66' WIDE - PUBLIC)
C/L OF ROAD - AS MONUMENTED

LEGEND

⊙	U.P.	—	EXIST. UTILITY POLE
⊙	GP	—	EXIST. GUY POLE
—	OH	—	EXIST. OVERHEAD UTILITY LINE
*		—	EXIST. LIGHT POLE
—		—	EXIST. GAS VALVE
—		—	EXIST. GAS LINE
—		—	EXIST. FIBER OPTIC LINE
—		—	EXIST. WATER MAIN
—		—	EXIST. GATE VALVE IN BOX
—		—	EXIST. GATE VALVE IN WELL
—		—	EXIST. CURB STOP & BOX
—		—	EXIST. FIRE DEPARTMENT CONNECTION
—		—	EXIST. STORM SEWER
—		—	EXIST. CATCH BASIN OR INLET
—		—	EXIST. DOWNSPOUT
—		—	EXIST. SANITARY SEWER
—		—	EXIST. CLEANOUT
—		—	SIGN
—		—	PARKING METER
—		—	ELECTRIC METER
—		—	WATER METER
—		—	SPRINKLER CONTROL BOX
—		—	GAS METER
—		—	PEDESTRIAN CROSSING SIGNAL
—		—	TRAFFIC SIGNAL CONTROL BOX
—		—	POST
—		—	SINGLE TREE
—		—	FOUND IRON PIPE
—		—	FOUND IRON ROD

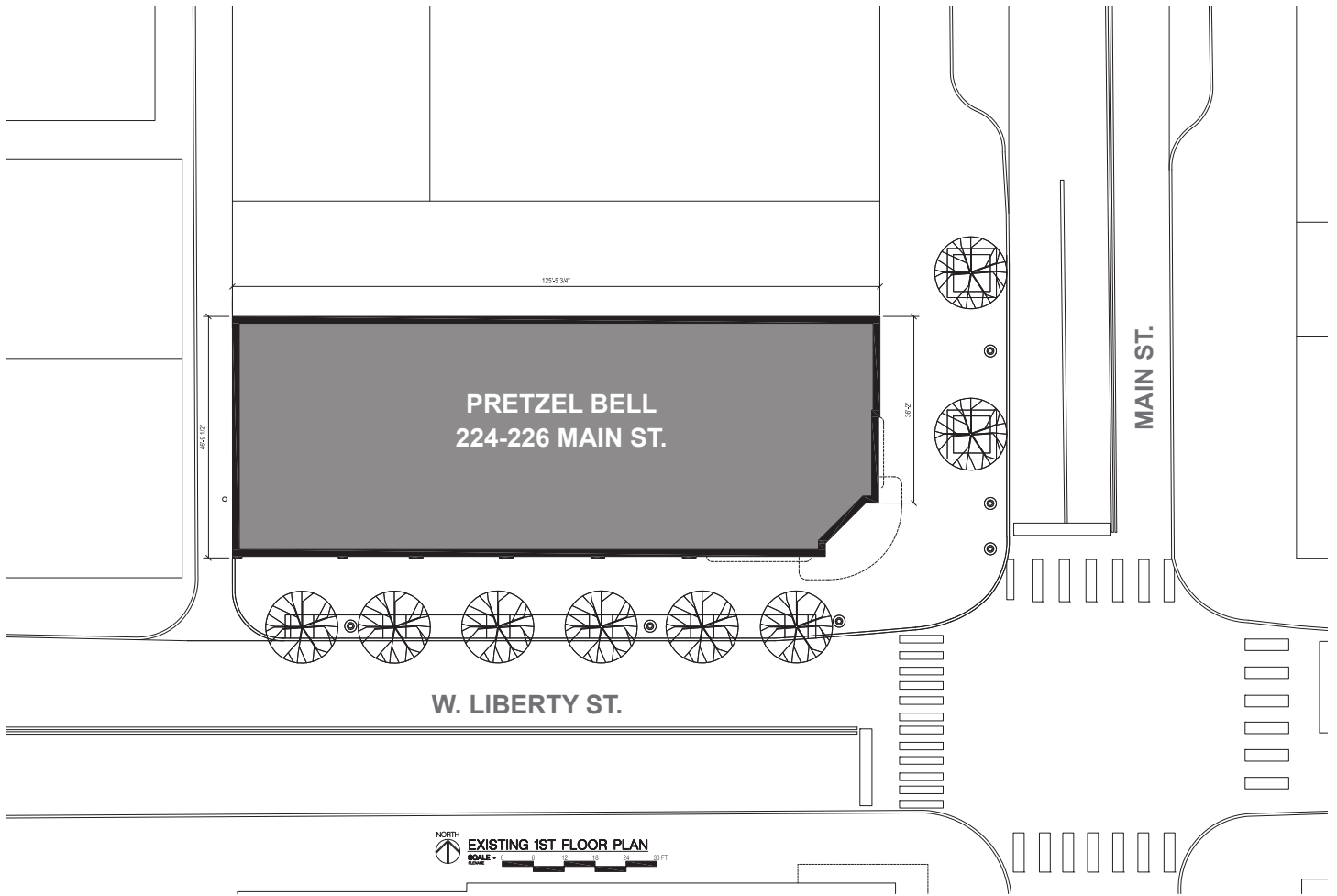
LEGAL DESCRIPTION
(Per Quit Claim Deed Liber 9287, Page 155)

The following described real property in the City of Ann Arbor, Washtenaw County, Michigan:

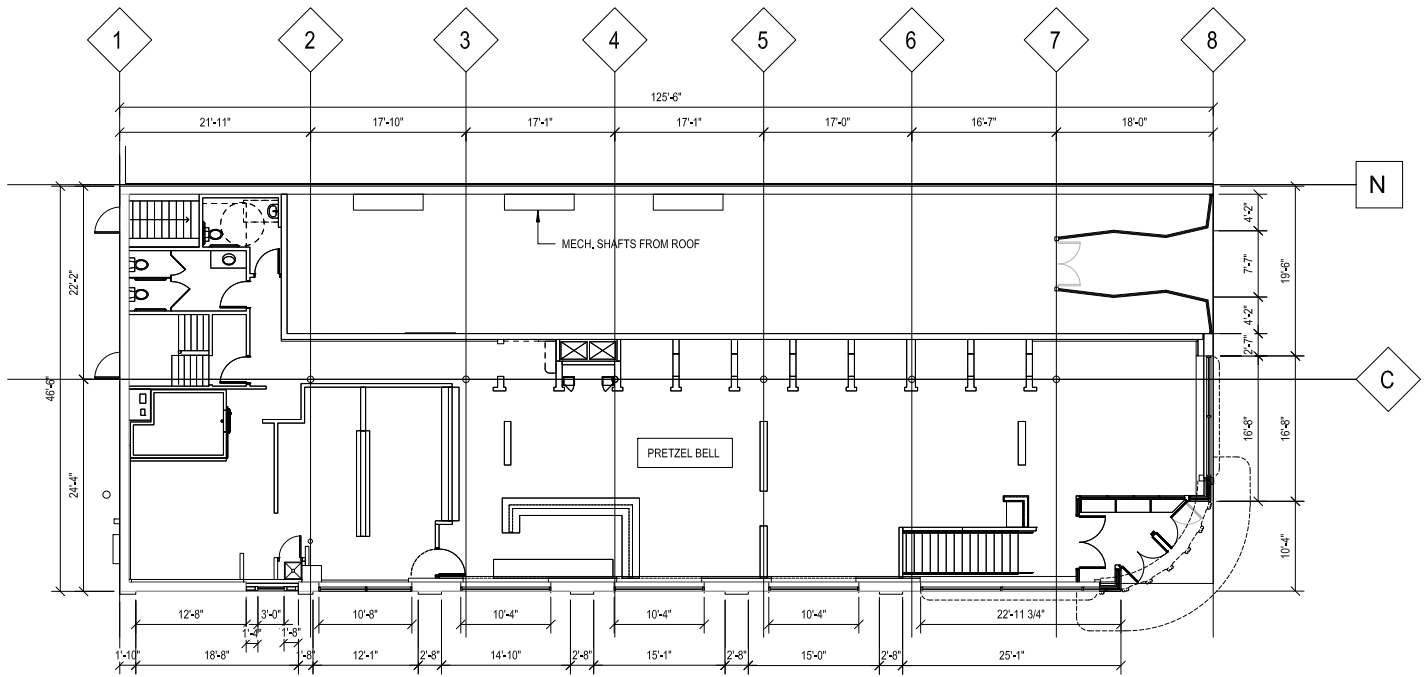
Lot 5, Block 2 South, of Huron Street, Range 3 East, excepting the North 21 feet in width thereof, Original Plat of the Village (Now City) of Ann Arbor, Washtenaw County, Michigan.

Tax ID: 09-09-29-143-001
Address: 224-228 S. Main Street, Ann Arbor, MI 48104

SITE PLAN

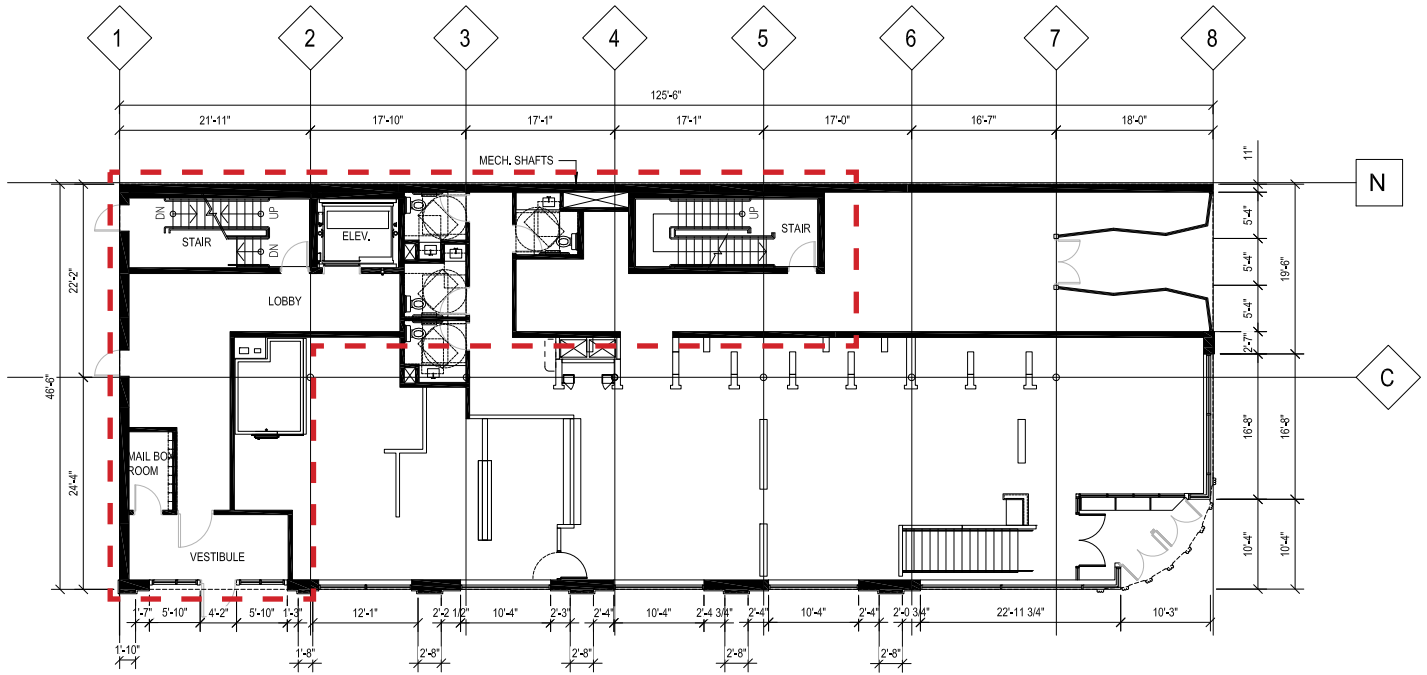


FLOOR PLAN - EXISING FLOOR PLAN



NORTH
EXISTING 1ST FLOOR PLAN
SCALE - 0 6 12 18 24 30 FT

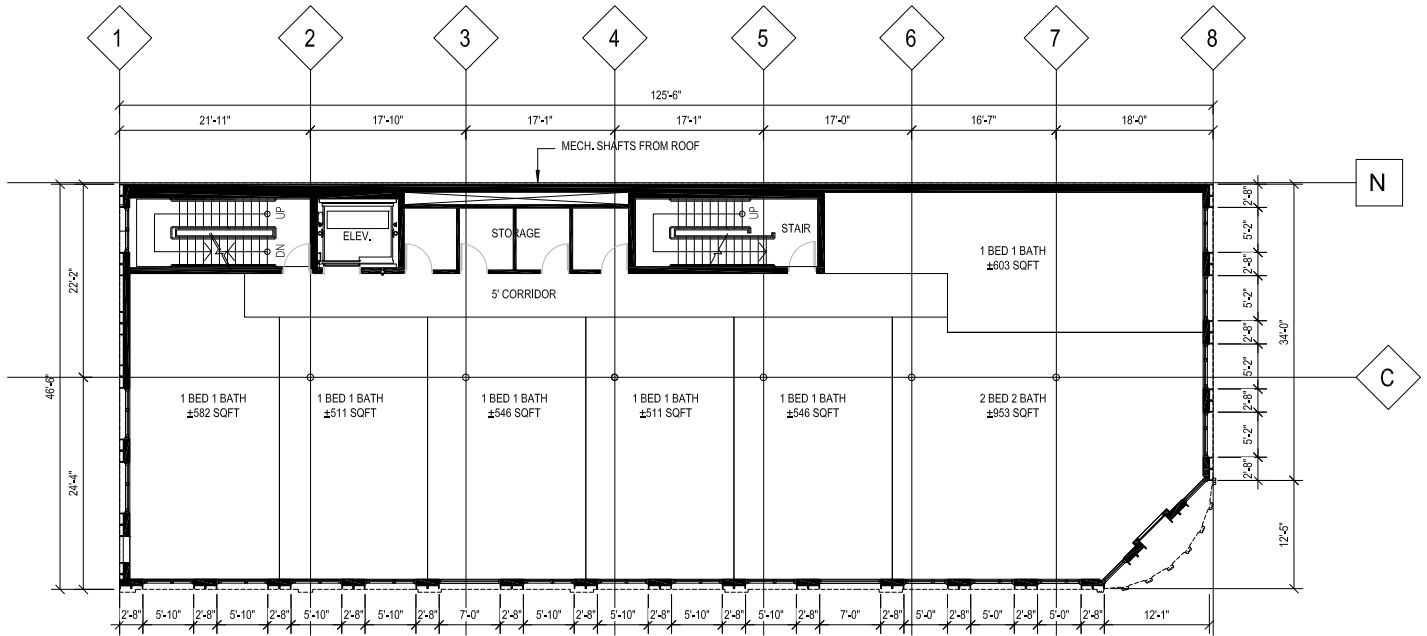
FLOOR PLAN - PROPOSED CHANGE ON EXISTING FLOOR PLAN




NORTH

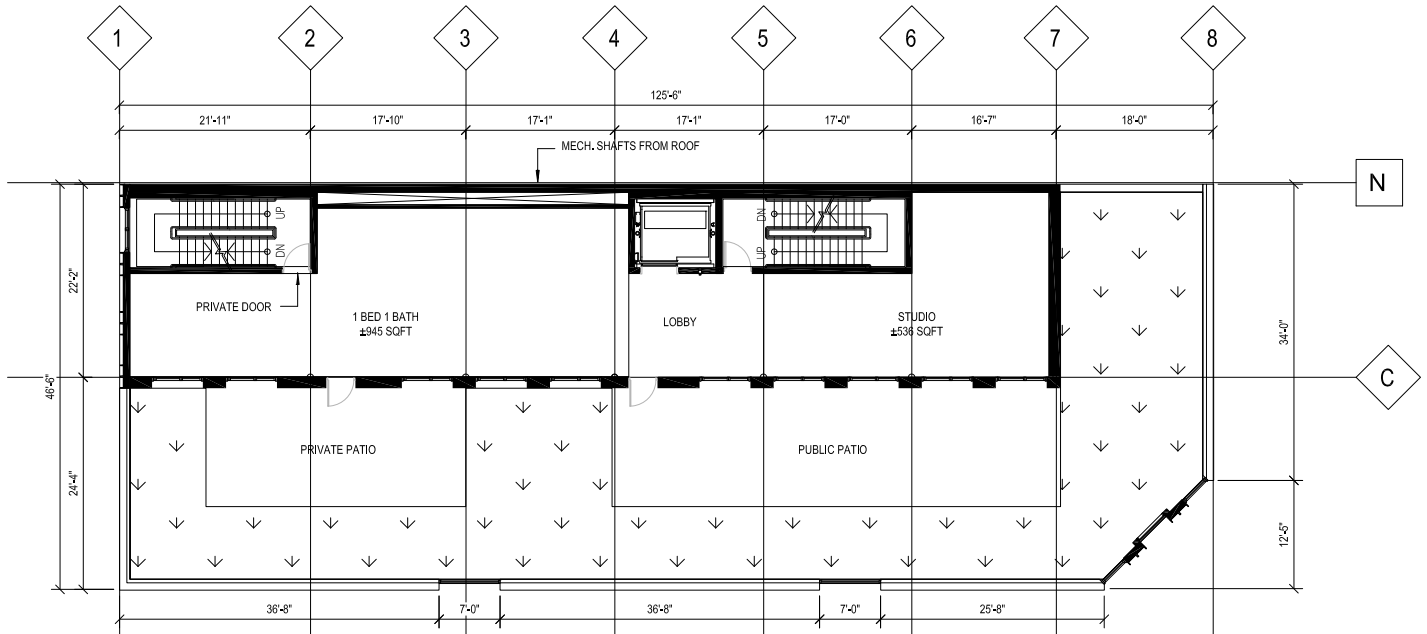
PROPOSED 1ST FLOOR PLAN
 SCALE - 0 6 12 18 24 30 FT

FLOOR PLAN - PROPOSED ADDITION FLOOR PLAN



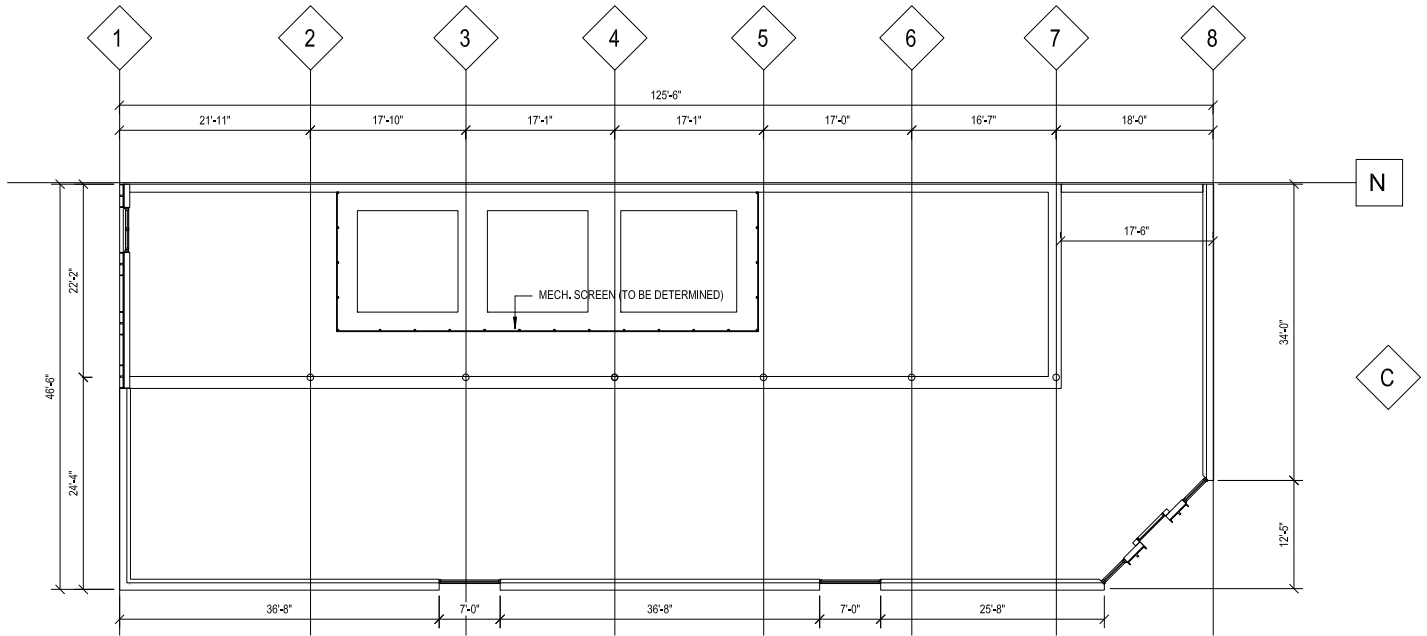
NORTH
 **PROPOSED 2ND & 3RD FLOOR PLAN**
 SCALE - 0 6 12 18 24 30 FT

FLOOR PLAN - PROPOSED ADDITION FLOOR PLAN



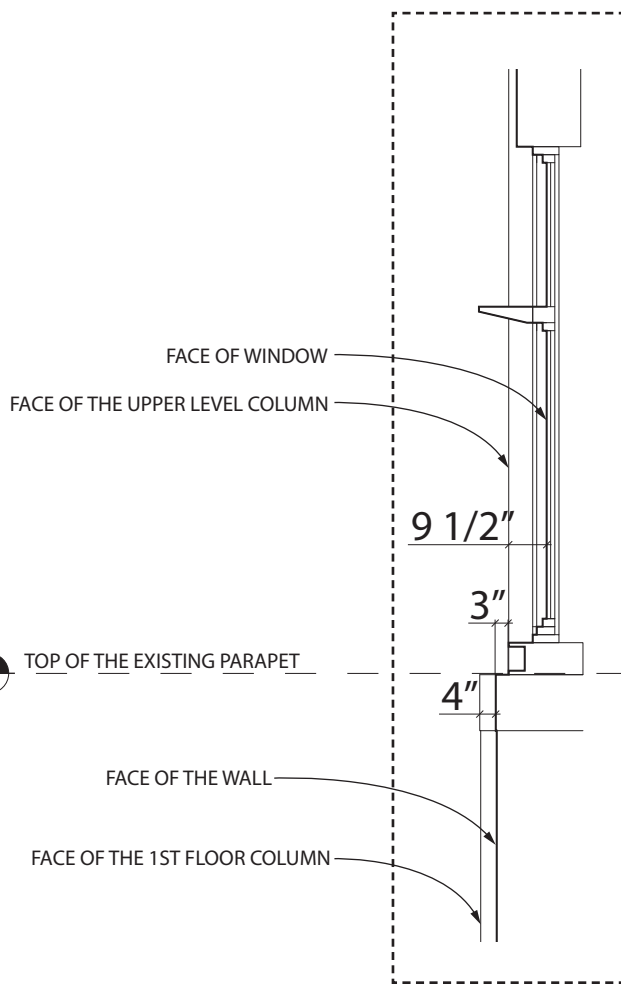
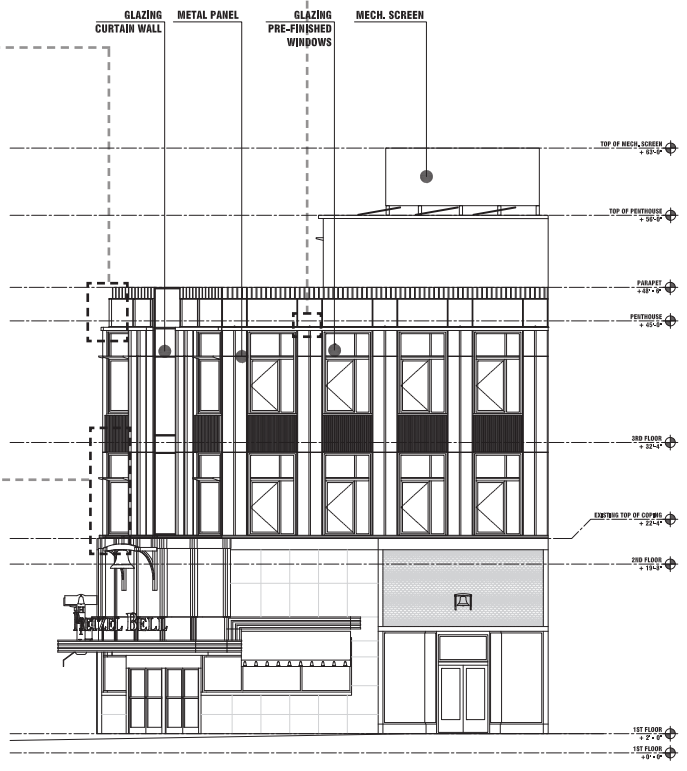
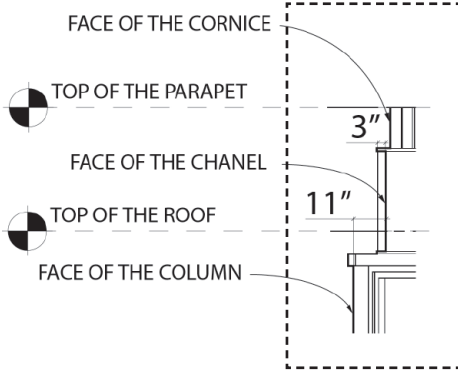
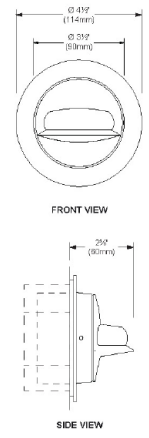
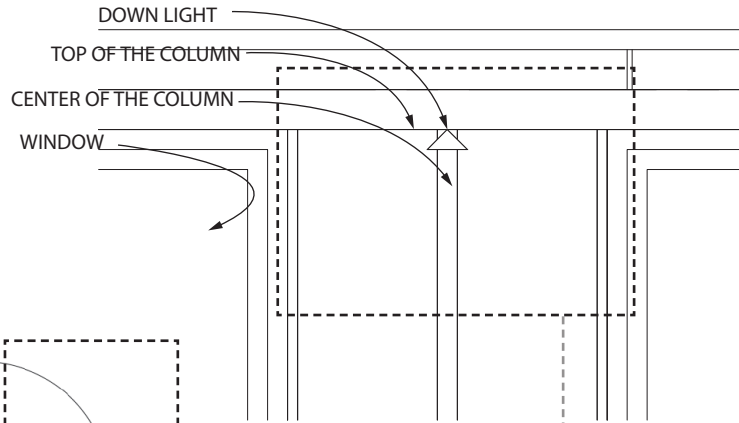
NORTH
 **PROPOSED 4TH FLOOR PLAN**
 SCALE - 0 6 12 18 24 30 FT

FLOOR PLAN - PROPOSED ADDITION ROOF PLAN

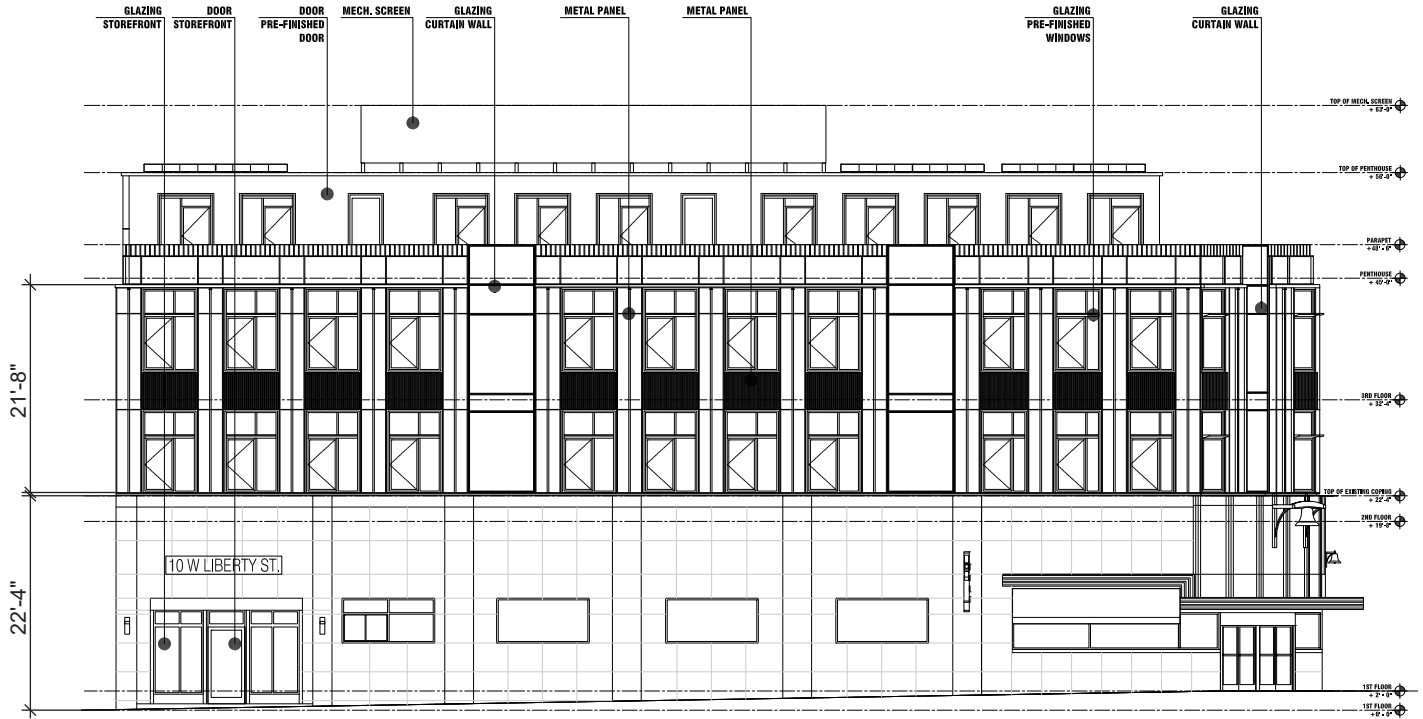


NORTH
 **PROPOSED ROOF PLAN**
 SCALE - 0 6 12 18 24 30 FT

ELEVATION - EAST ELEVATION



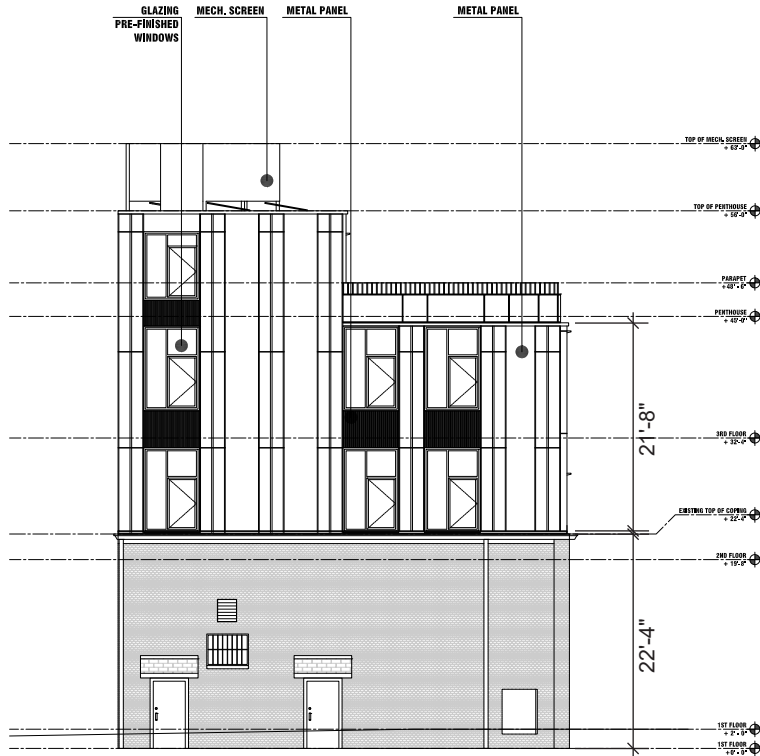
ELEVATION - SOUTH ELEVATION



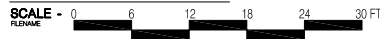
SOUTH ELEVATION

SCALE - 0 6 12 18 24 30 FT
FILENAME

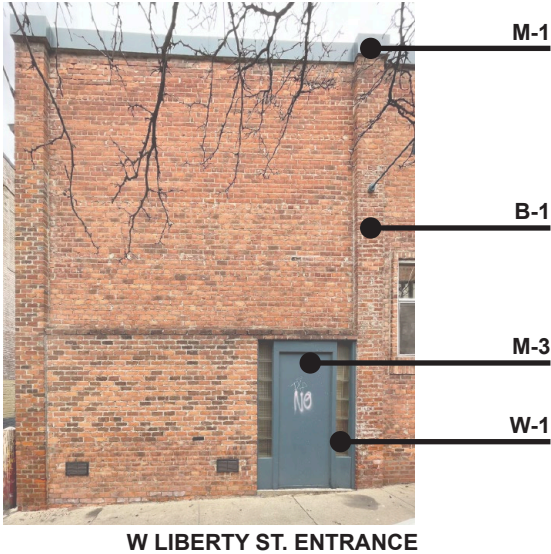
ELEVATION - WEST ELEVATION



WEST ELEVATION







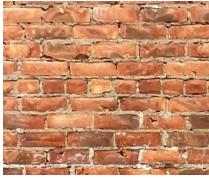



MATERIAL - EXISTING MATERIAL



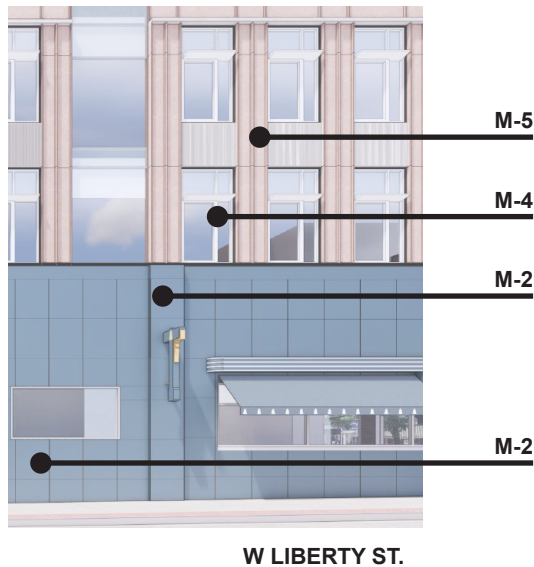
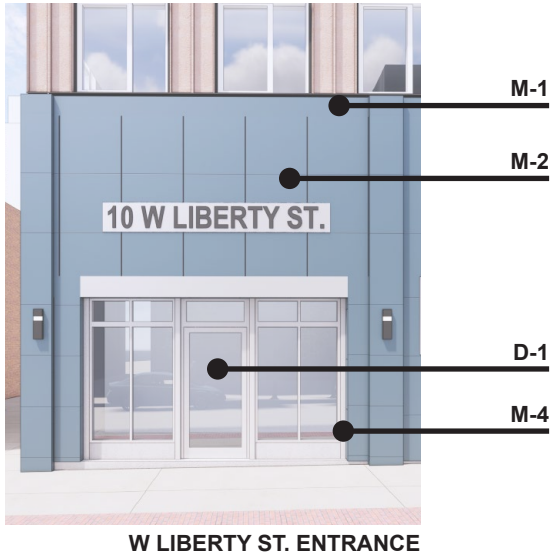
W LIBERTY ST. ENTRANCE








W LIBERTY ST. ENTRANCE

M-1		Blue Metal Coping
M-2 (existing to remain)		Blue Metal Panel
M-3		Blue Metal Door
M-4 (existing to remain)		Silver Metal Window/Door Frame
B-1 (existing to remain)		Brick
B-2		Painted Brick (Blue)
W-1		Glass Block
C-1 (repair damaged condition)		Concrete

MATERIAL - PROPOSED MATERIAL



M-1		Blue Metal Coping
M-2 (existing to remain)		Blue Metal Panel
D-1		Glass Door
M-4		Silver Metal Window Frame
M-7		Metal - Custom Color to Blend with Surrounding Brick

DETAIL - METAL CLADDING



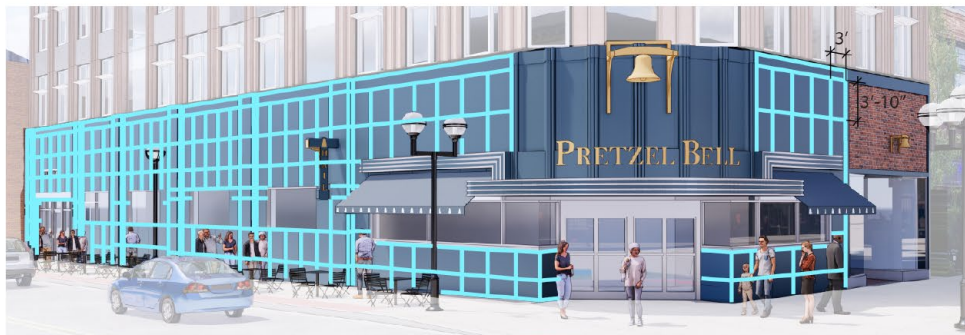
1939 IMAGE



1939 BUILDING METAL PANEL GRIDS



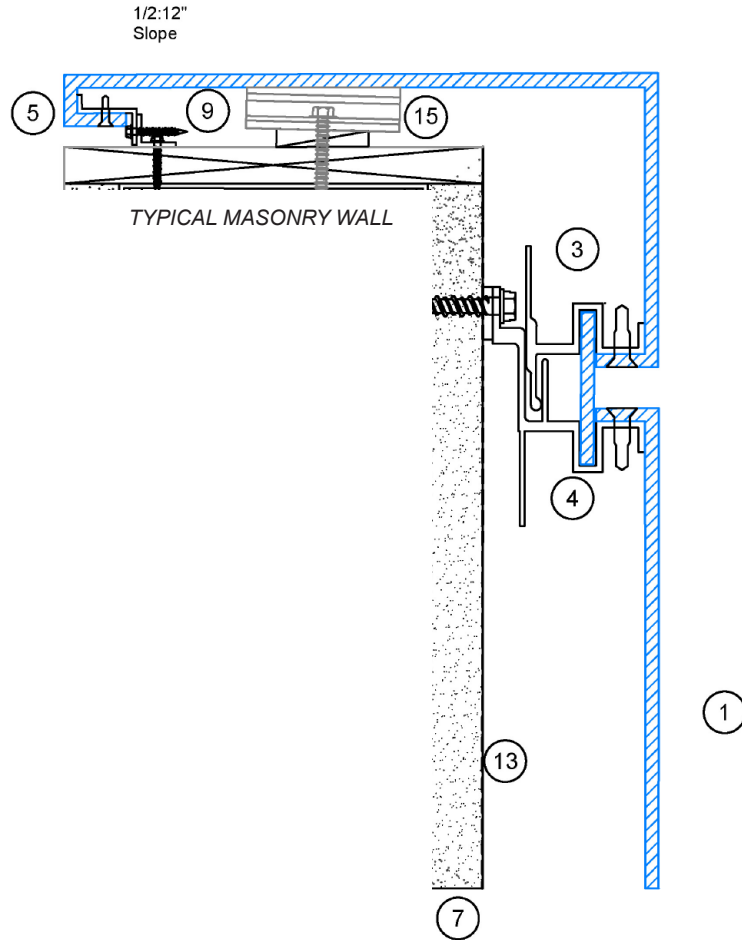
PROPOSED DESIGN



PROPOSED DESIGN METAL PANEL GRIDS

TYPICAL METAL PANEL ATTACHMENT

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1 PARAPET ALUCOBOND PLUS

- 1. ALUCOBOND Plus ACM
- 3. Male Extrusion
- 4. Female Extrusion
- 7. Exterior Sheathing by Others
- 9. Bracket by Others
- 13. Weather Membrane by Others
- 14. Roof Membrane by Others
- 15. Support Clip



ALUCOBOND[®] PLUS

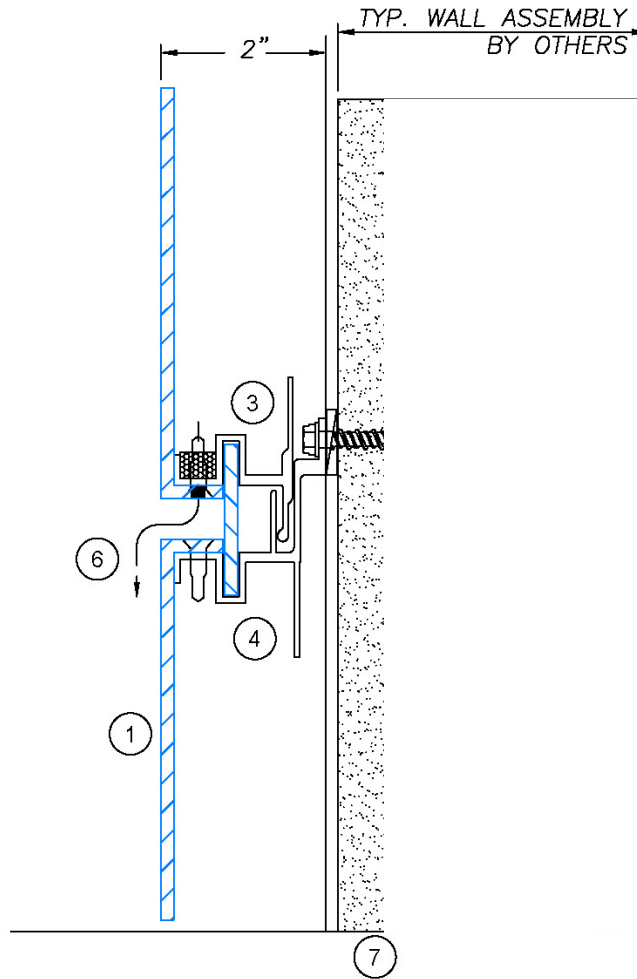
GIVING SHAPE TO GREAT IDEAS

RAINSCREEN M&F
ALUCOBOND PLUS

3AC 2022

TYPICAL METAL PANEL ATTACHMENT

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② HORIZONTAL JOINT DETAIL

- 1. ALUCOBOND Plus ACM
- 3. Male Extrusion
- 4. Female Extrusion
- 6. ACM Reveal
- 7. Exterior Sheathing by Others



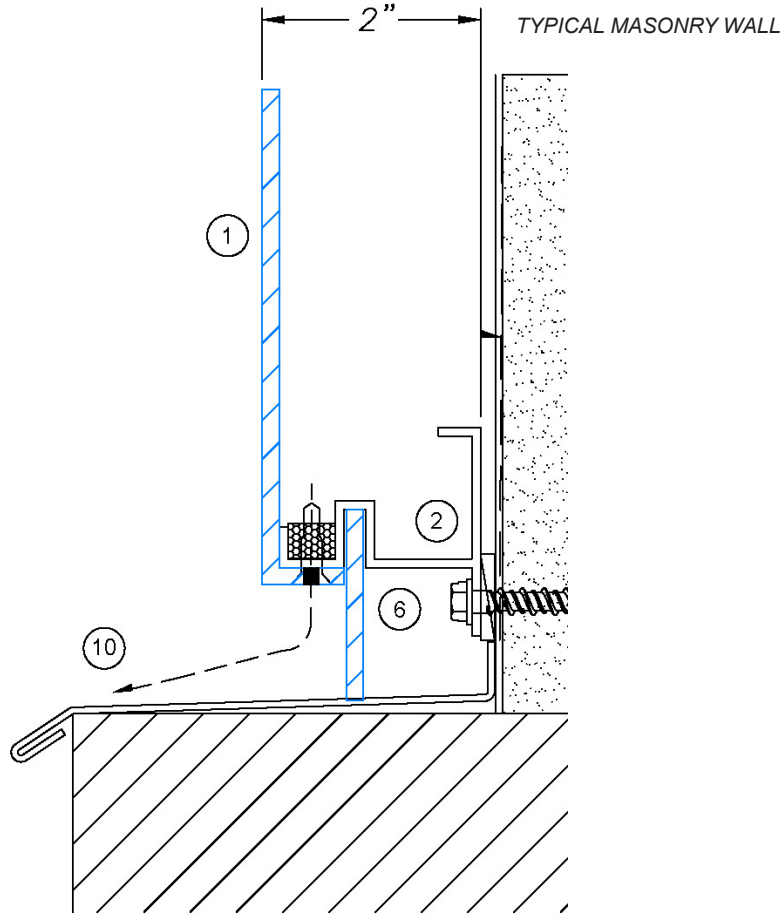
ALUCOBOND[®] PLUS
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ALUCOBOND PLUS

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4 BASE CONDITION DETAIL

- 1. ALUCOBOND Plus ACM
- 2. T Extrusion
- 6. ACM Reveal
- 7. Exterior Sheathing by Others
- 10. ALUCOBOND AXCENT



ALUCOBOND[®] PLUS

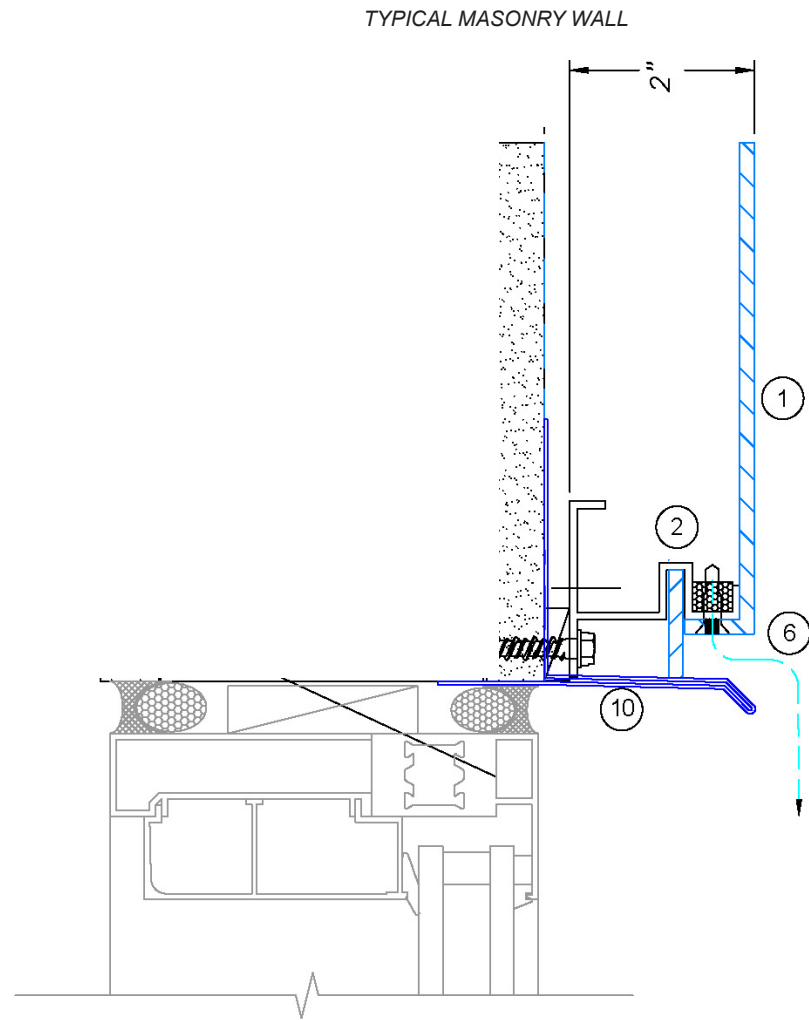
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RAINSCREEN M&F
ALUCOBOND PLUS

3AC 2022

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6a OPTIONAL WINDOW HEAD

- 1. ALUCOBOND Plus ACM
- 2. T Extrusion
- 6. ACM Reveal
- 7. Exterior Sheathing by Others
- 10. ALUCOBOND AXCENT



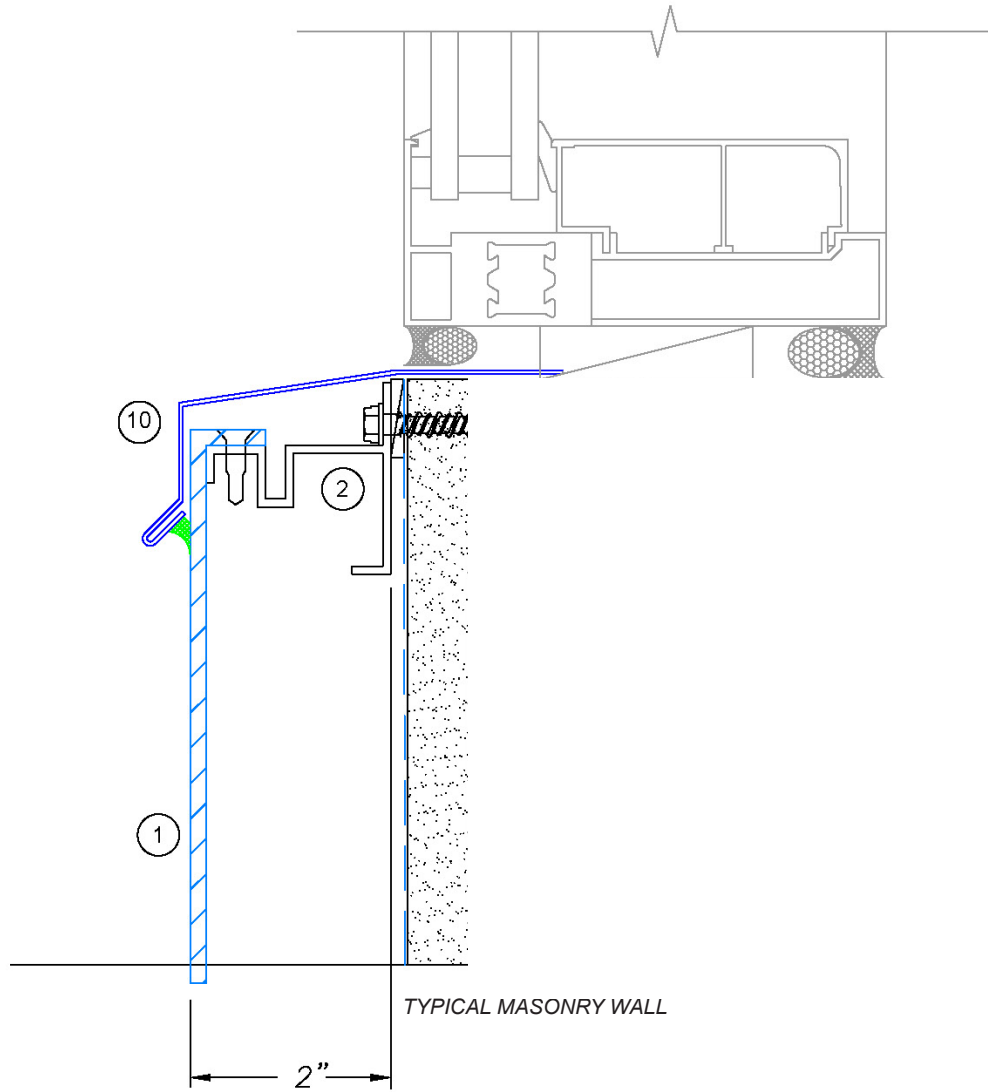
ALUCOBOND[®] PLUS
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RAINSCREEN M&F
ALUCOBOND PLUS

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7a WINDOW SILL OPTIONAL

- 1. ALUCOBOND Plus ACM
- 2. T Extrusion
- 7. Exterior Sheathing by Others
- 10. ALUCOBOND AXCENT



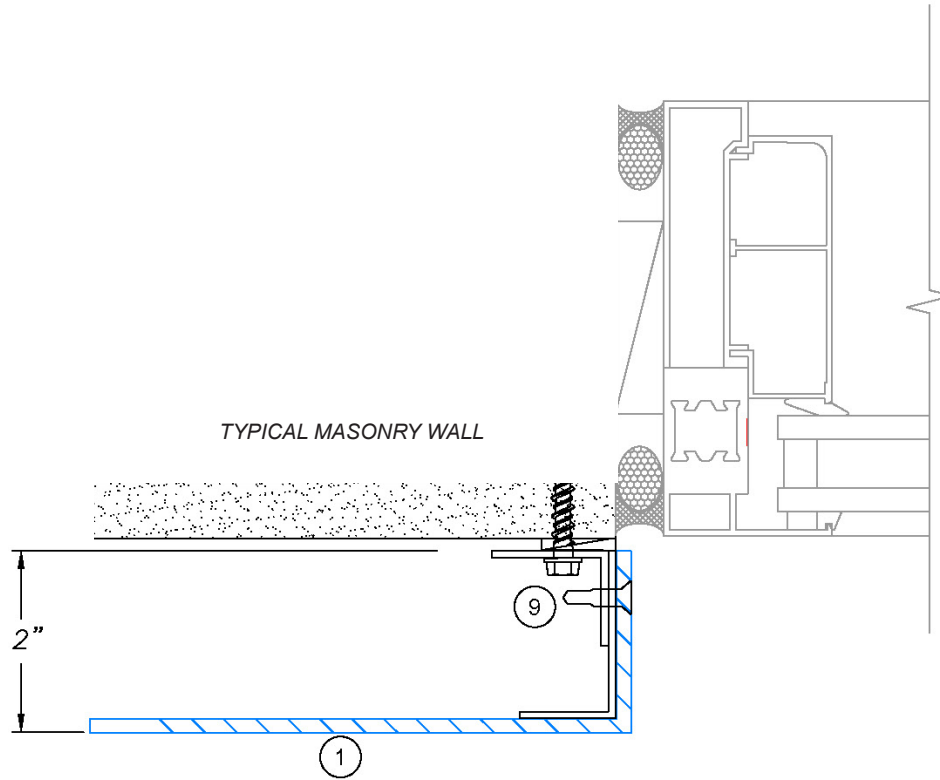
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RAINSCREEN M&F
 ALUCOBOND PLUS

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8a WINDOW JAMB OPTIONAL DETAIL

- 1. ALUCOBOND Plus ACM
- 7. Exterior Sheathing by Others
- 9. Angle by Others



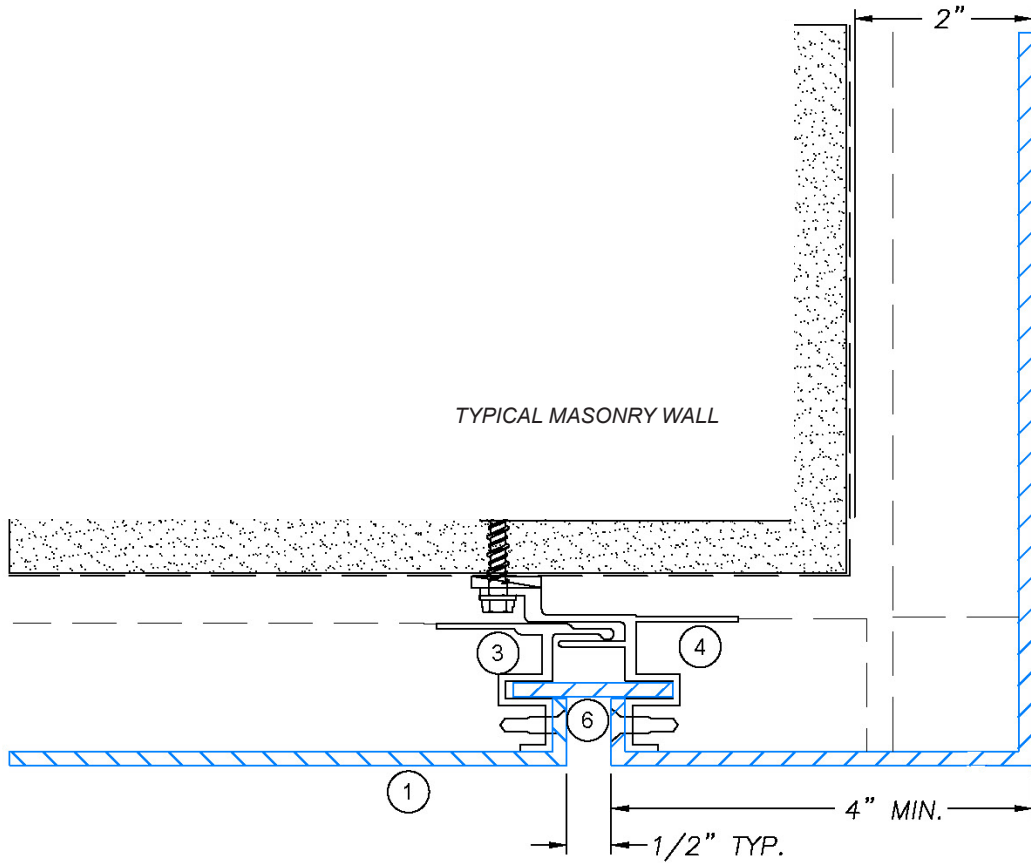
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RAINSCREEN M&F
 ALUCOBOND PLUS

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9 OUTSIDE CORNER DETAIL

- 1. ALUCOBOND Plus ACM
- 3. Male Extrusion
- 4. Female Extrusion
- 6. ACM Reveal
- 9. Spacer Bracket by others



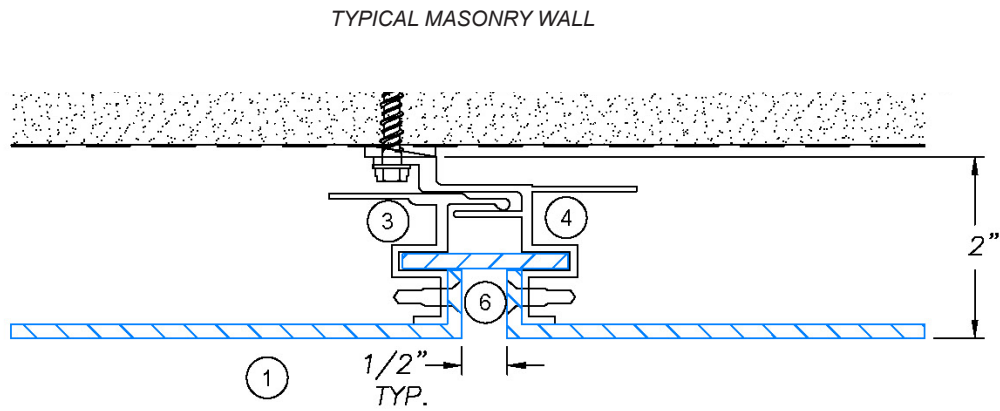
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3AC 2022

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10 VERTICAL JOINT DETAIL

- 1. ALUCOBOND Plus ACM
- 3. Male Extrusion
- 4. Female Extrusion
- 6. ACM Reveal
- 7. Exterior Sheathing by Others



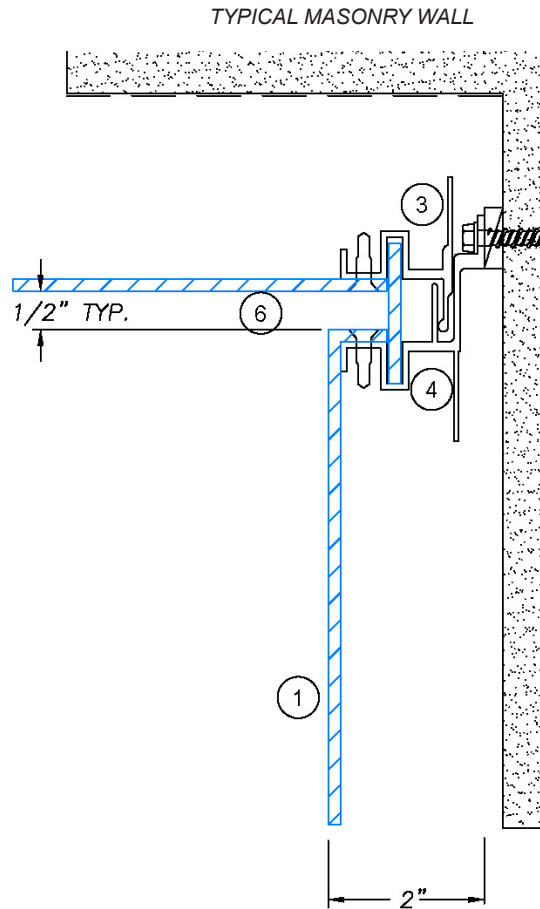
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11 INSIDE CORNER DETAIL

- 1. ALUCOBOND Plus ACM
- 3. Male Extrusion
- 4. Female Extrusion
- 6. ACM Reveal
- 7. Exterior Sheathing by Others



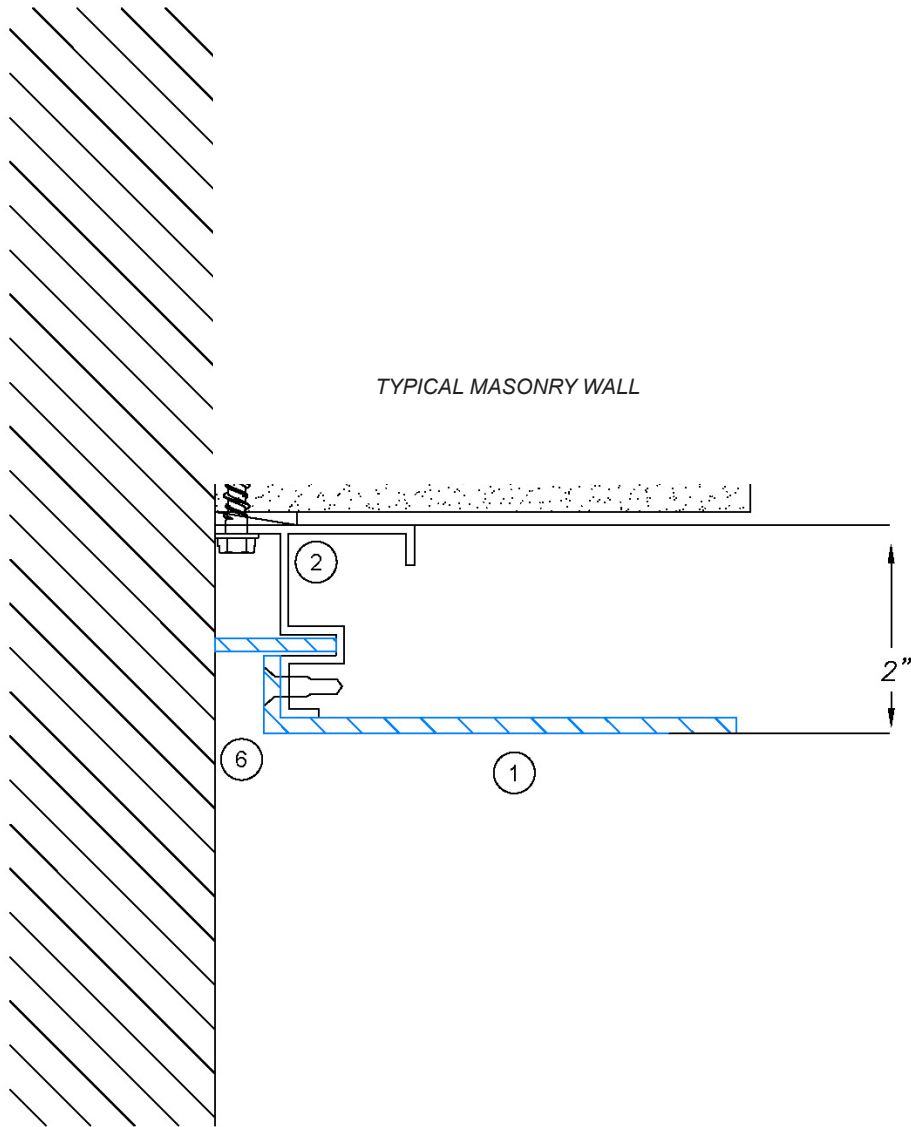
ALUCOBOND[®] PLUS
 GIVING SHAPE TO GREAT IDEAS

RAINSCREEN M&F
 ALUCOBOND PLUS

3AC 2022

TYPICAL METAL PANEL ATTACHMENT

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13 ENDWALL CONDITION DETAIL

- 1. ALUCOBOND Plus ACM
- 2. T Extrusion
- 6. ACM Reveal
- 7. Exterior Sheathing by Others



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RAINSCREEN M&F
ALUCOBOND PLUS

3AC 2022

WINDOW / DOOR - EXISTING WINDOW/DOOR VS. PROPOSED WINDOW/DOOR

W LIBERTY ST. ENTRANCE

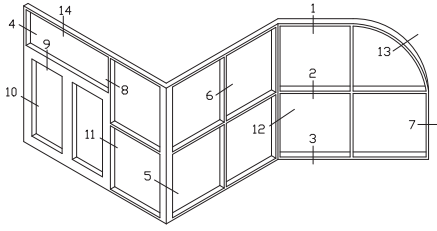


EXISTING WINDOW/DOOR



PROPOSED WINDOW/DOOR

WINDOW / DOOR - PROPOSED WINDOW CUT SHEET



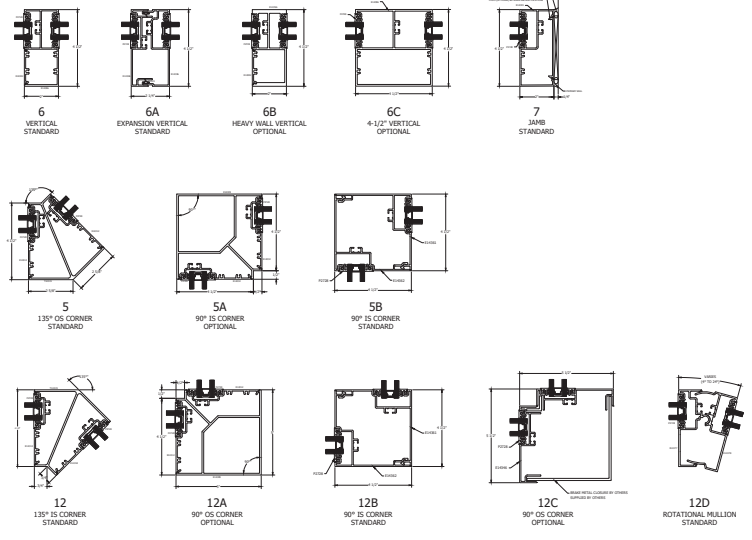
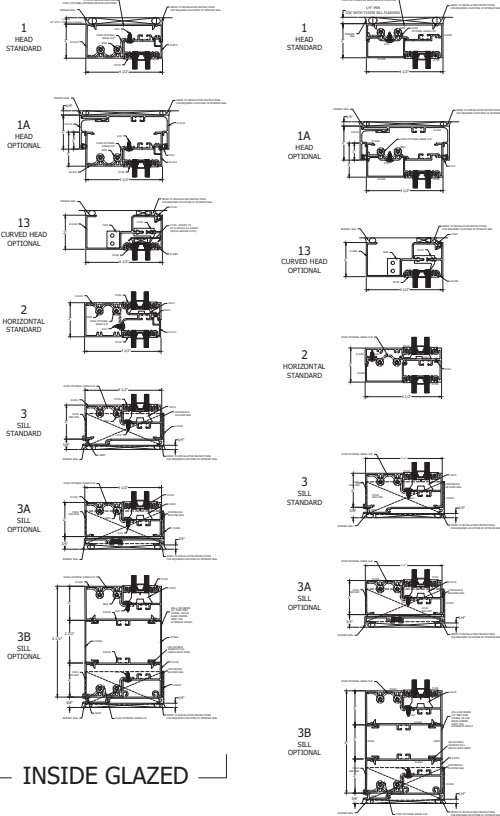
TYPICAL ELEVATION



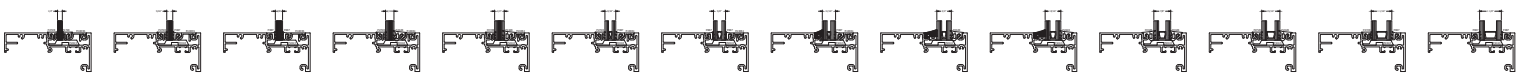
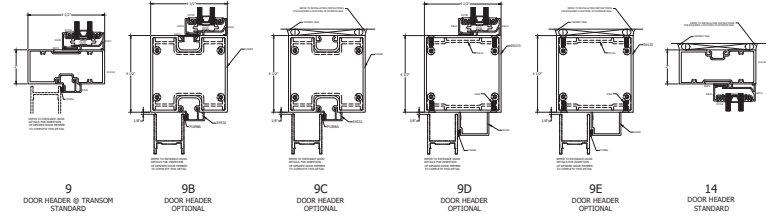
E14000 I/O SERIES STOREFRONT INBOARD PLANE

EAST ELEVATION

SOUTH ELEVATION

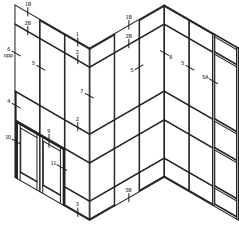


OUTSIDE GLAZED

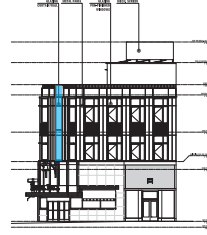
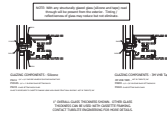


GLAZING INFILL OPTIONS
 OUTSIDE GLAZED SHOWN; INSIDE GLAZED SIMILAR
 GLASS SHOWN DOES NOT NECESSARILY REPRESENT FINAL CONFIGURATION.
 CONSULT GLASS MANUFACTURER FOR SPECIFIC GLASS MAKE UP.

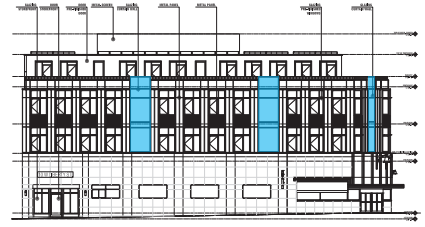
WINDOW / DOOR - PROPOSED WINDOW CUT SHEET



TYPICAL ELEVATION



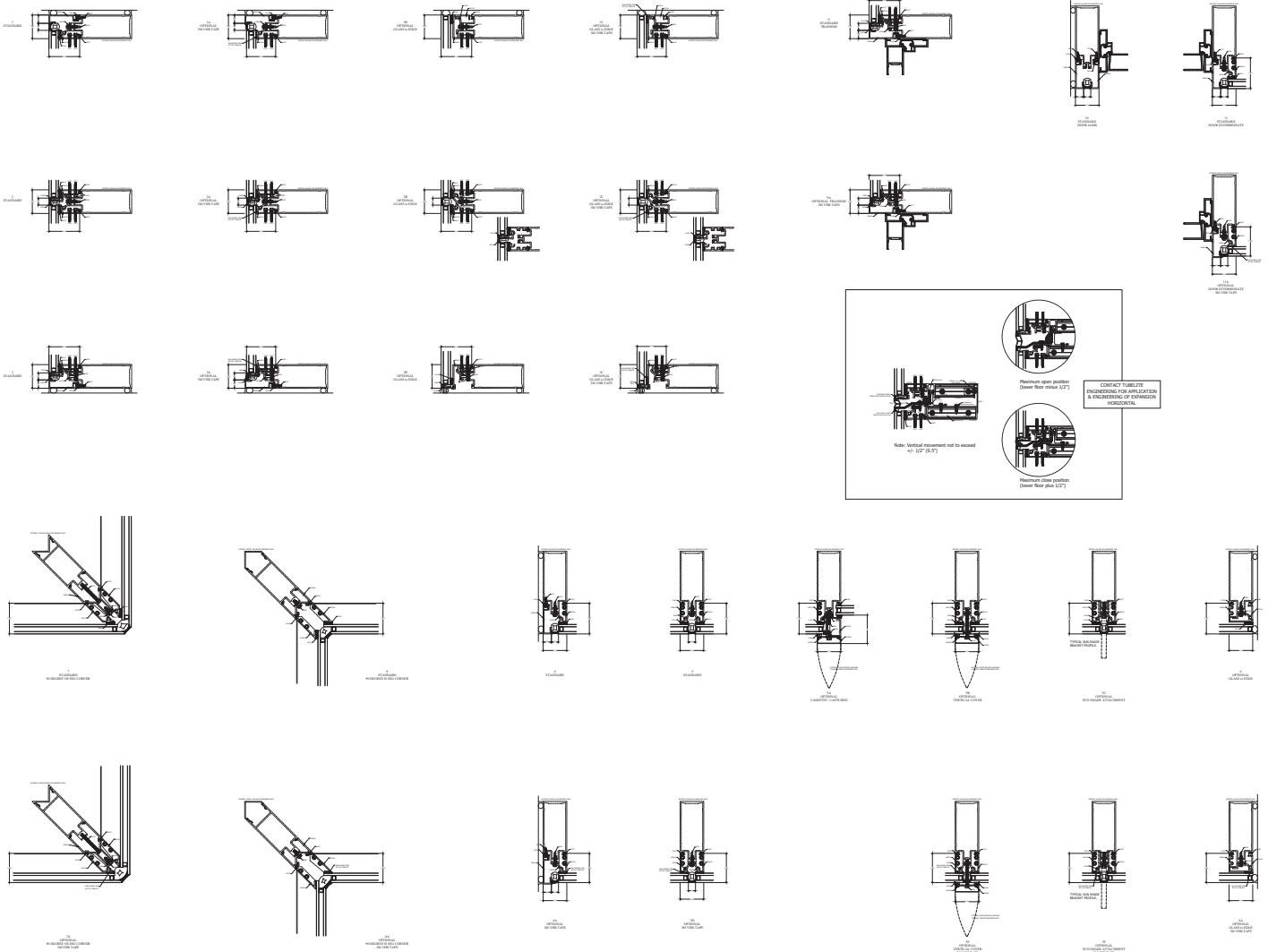
EAST ELEVATION



SOUTH ELEVATION

400 CASSETTE SERIES

400 CASSETTE SERIES on 400CW/T BACK MEMBER PERIMETER SHEET
S:\Engineering\ENGINEERING DRAWINGS\Details\400S
400 CASSETTE SERIES



Maximum open position
Open from above 1/2"

CONTACT TUBELITE
ENGINEERING FOR INSTALLATION
& ENGINEERING OF FRAMEWORK
HORIZONTAL

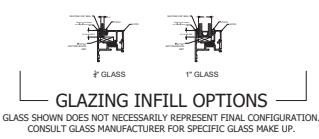
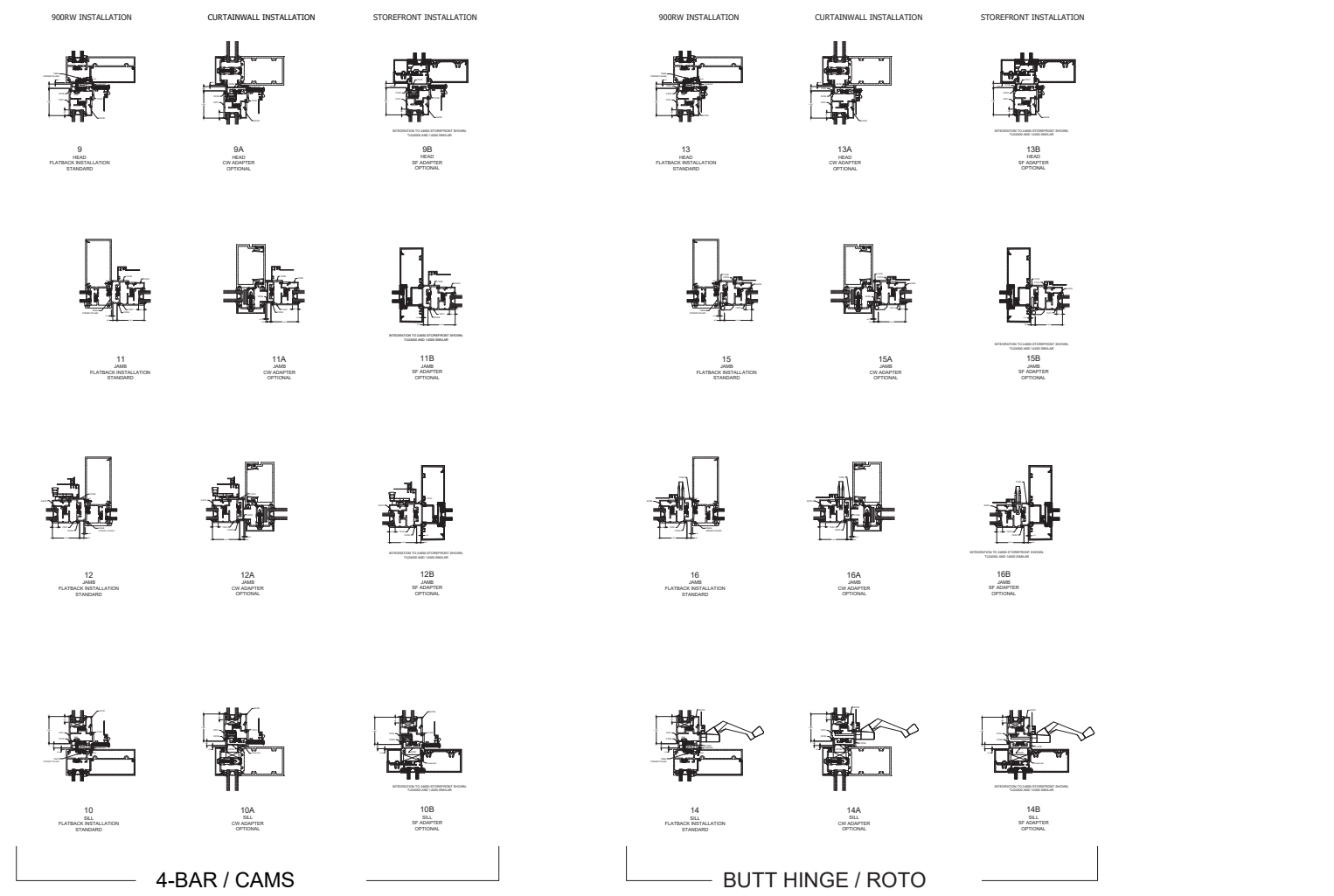
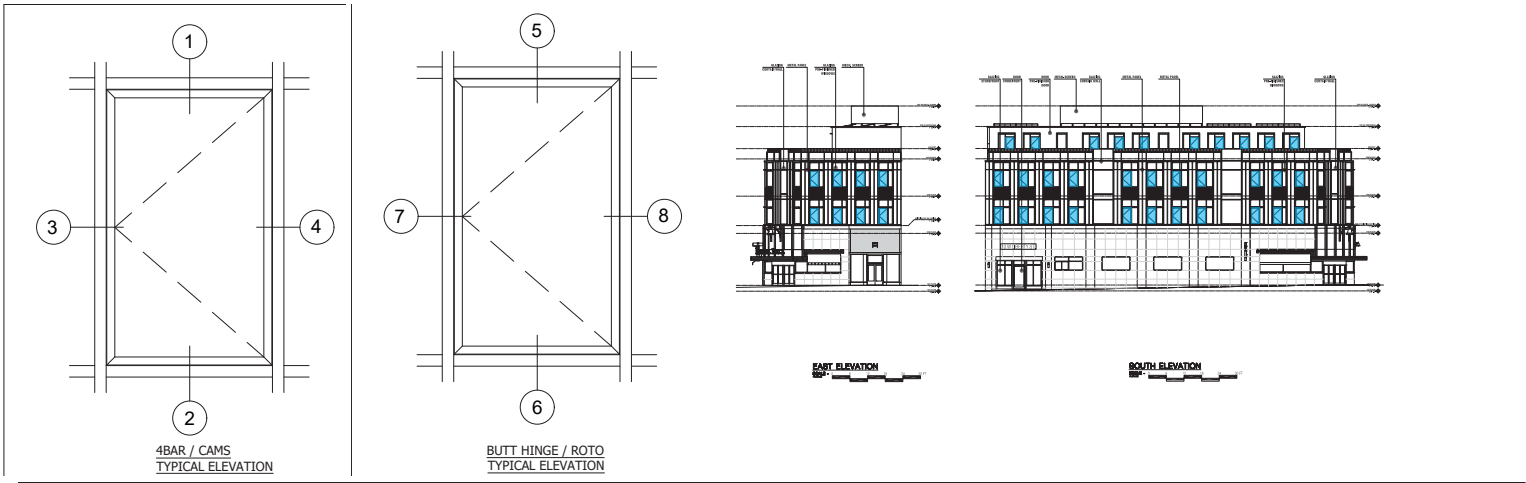
Maximum close position
Open from above 1/2"

Note: Vertical movement not to exceed
+/- 1/8" (3.2)

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DEPENDABLE
LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS

Last Revised: 01-08-2020

WINDOW / DOOR - PROPOSED WINDOW CUT SHEET

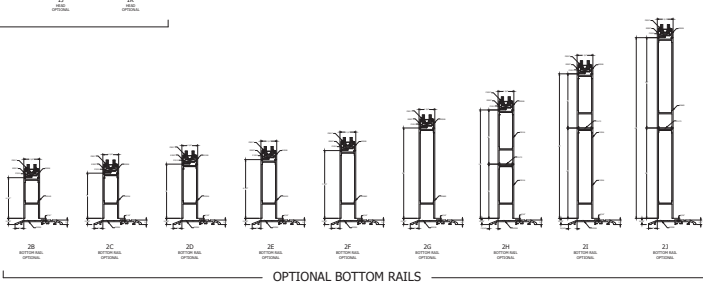
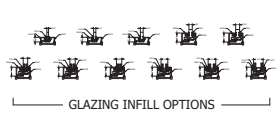
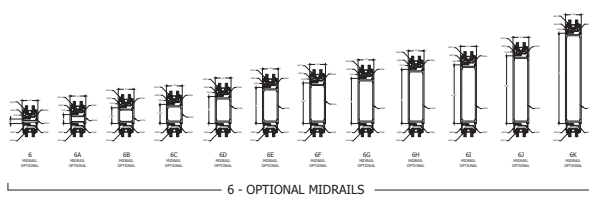
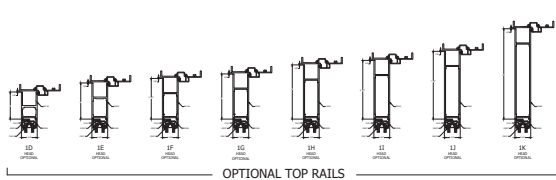
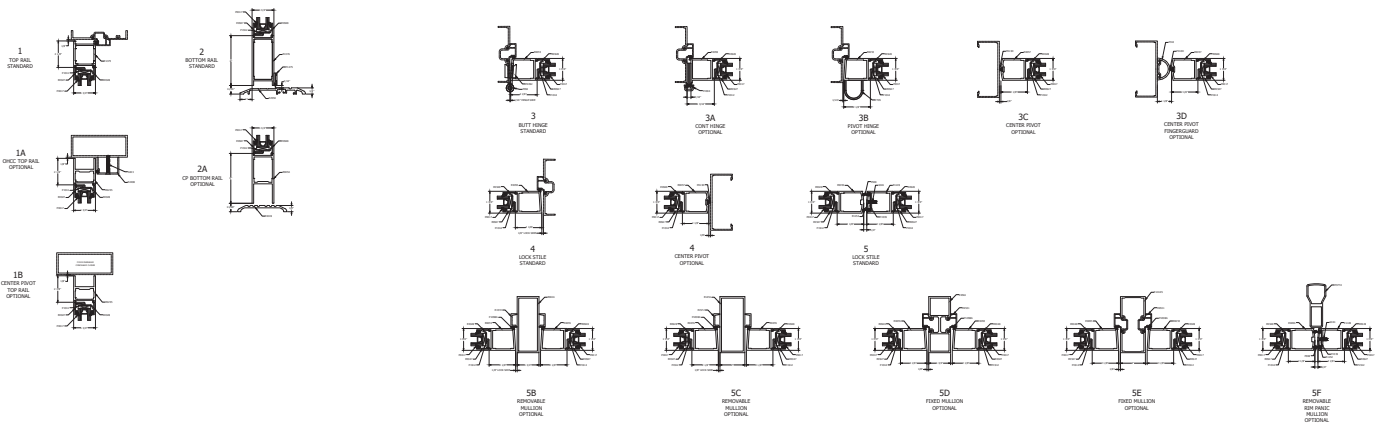
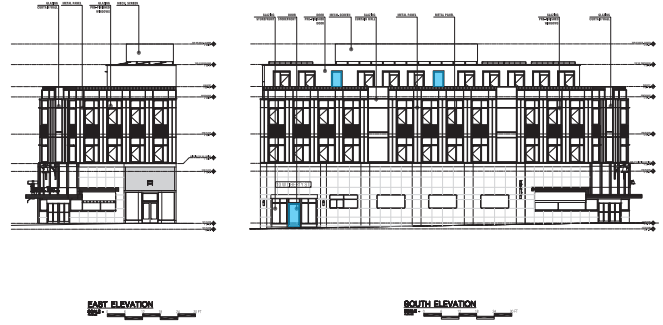
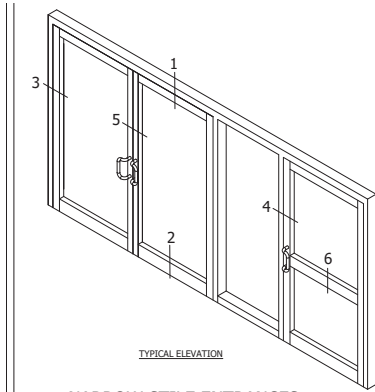


EGRESS WINDOW NOTE:
 SCREENS CANNOT BE USED WITH EGRESS WINDOWS.
 4-BAR HINGES AND KEEPER HANDLES ARE REQUIRED.

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LAST REVISED: 12/17/2020

WINDOW / DOOR - PROPOSED DOOR CUT SHEET



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 Last Revised: 10/14/2021

FOOTPRINT / FLOOR AREA INCREASE - FLOOR AREA INCREASE

Pre-1945 Footprint = 5,304 sqft (no change)

New Footprint area = 5,304 sqft (no change)

Proposed Footprint = 5,304 sqft (no change)

% increase of Footprint = 0% (no change)

Pre-1945 Floor Area =5,304 sqft

New Floor Area =13,500 sqft

% increase of Floor Area = 254% increase