

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 224 & 226 South Main Street, Application Number HDC22-1075

DISTRICT: Main Street Historic District

REPORT DATE: May 12, 2022

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: May 9, 2022

OWNER

Name: A2 Curtis LLC
Address: 103 E Liberty, Suite 207
 Ann Arbor, MI 48104
Phone: (734) 761-6163

APPLICANT

David Nims, Hobbs & Black Architects
 100 N State Street
 Ann Arbor, MI 48103
 (734) 663-4189

BACKGROUND: This one-story commercial building features enameled steel panels over brick and a deeply recessed entry door with tall glass display windows. Originally a three-story Italianate structure which dated to 1860, the dry goods arm of the Mack & Co. department store moved here in 1898. The building is listed as vacant in 1942, except for Christian Mack's insurance company on the second floor of 224. By 1942 the two upper stories had been removed and the enameled steel panels and recessed entry installed on 224 (first occupied by the Dixie Store in 1943), and the Art Moderne façade installed on 226 for Cunningham's Drugs. Cunningham's moved to this address by July 1942 (see Ann Arbor news photo at end of staff report) from their previous storefront at 216 South Main. (All occupants per Polk City Directories.)

In 2013 the HDC allowed an awning and enameled steel panels in poor condition to be removed from above the storefront at 224 S Main.

LOCATION: The site is located at the northwest corner of South Main and West Liberty.

APPLICATION: The applicant seeks HDC approval to 1) add two stories above 224 and 226 South Main, and 2) replace the 224 S Main storefront with a shallower one.



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.
- (3) Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- (4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- (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.
- (9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- (10) New additions and adjacent or related new construction will be undertaken in a 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):

Alterations/Additions for the new use

Recommended: Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Additions

Recommended: Designing new additions in a manner that makes clear what is historic and what is new.

Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

Designing additional stories, when required for the new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

Not Recommended: Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.

Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.

Constructing a rooftop addition so that the historic appearance of the building is radically changed.

Windows

Recommended: Designing and installing additional windows on rear or other-non character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

District or Neighborhood Setting

Recommended: Designing and constructing new additions to historic buildings when required by the new use. New work should be compatible with the historic character of the setting in terms of size, scale, design, material, color, and texture.

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

From the Ann Arbor Historic District Design Guidelines:

Guidelines for All Additions

Appropriate: Placing a new addition on a non-character-defining or inconspicuous elevation and limiting the size and scale in relationship to the historic property.

Designing a new addition in a manner that makes clear what is historic and what is new.

Not Appropriate: Designing an addition that overpowers or dramatically alters the original building through size or height.

Additions to Historic Commercial Structures

Appropriate: When required, designing additional stories that are set back from the front and side wall planes and are as inconspicuous as possible when viewed from the street.

Locating a rooftop addition to be inconspicuous when viewed from the street.

Not Appropriate: Designing an addition that overpowers or dramatically alters the original building through size, height, or materials.

Designing an addition that adds a full floor at the streetwall of a historic commercial building without stepping back.

From the National Park Service Preservation Brief 14:

Designing a New Exterior Addition to a Historic Building

This guidance should be applied to help in designing a compatible new addition that that will meet the *Secretary of the Interior's Standards for Rehabilitation*:

- A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building—a recessed connector can help to differentiate the new from the old.
- A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition.
- The construction materials and the color of the new addition should be harmonious with the historic building materials.
- The new addition should be smaller than the historic building—it should be subordinate in both size and design to the historic building.

The same guidance should be applied when designing a compatible **rooftop** addition, plus the following:

- A rooftop addition is generally not appropriate for a one, two or three-story building—and often is not appropriate for taller buildings.
- A rooftop addition should be minimally visible.
- Generally, a rooftop addition must be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is freestanding or highly visible.
- Generally, a rooftop addition should not be more than one story in height.
- Generally, a rooftop addition is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.

STAFF FINDINGS

1. The one-story building on this site is from the period of significance for Ann Arbor's historic districts and retains its integrity from that time. It therefore is a contributing historic structure, and its character, historic materials, and architectural features must be maintained. It is a unique example of Art Moderne architecture in Ann Arbor, of which there are few remaining examples.

Building Restoration and East Liberty Storefront

2. The application proposes to restore metal cladding in a grid pattern that matches the original 1940 building. The cladding would cover all of the currently exposed brick. Drawings showing the method of attachment through the bricks is included in the attachments. A question for the applicant is whether it is possible to install the panels through mortar joints instead of masonry units. The panels are a blue color
3. No changes are proposed to the corner storefront and main entry. The storefront display windows at the corner were previously shortened from the original and would remain in their current configuration (with metal panels below).
4. A new storefront would be installed at the west end of the building, where one previously existed. It can be seen very clearly where infill bricks have been installed both above and beside the existing door in this location. The new metal storefront is simple in design, with double doors, flanking windows and transoms. If approved, at the time of permitting the information on the lights beside the storefront would be required to make sure they conform to the City's outdoor lighting ordinance. An address sign is located above the storefront. (The address would more likely be 110 W Liberty to conform to the downtown block numbering system.)

South Main Storefront

5. The storefront at 224 S Main is proposed to be replaced with a shallower one similar to the new Liberty elevation storefront. Since this storefront is original to the c.1940 building, it should be maintained and not replaced. Replacing the storefront would not meet the Secretary of the Interior's Standards 1, 2, or 5.

Three Story Addition to Roof

6. The footprint of the pre-1945 building is 5,304 square feet. No change is proposed to the footprint of the building. The current floor area is also 5,304 SF. The proposed floor area is 13,500 SF, for an increase in floor area of 254%.
7. [Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns, from the National Park Service](#), provides guidance on new additions, including rooftop additions to commercial buildings (near the end of the document). Staff believes the proposed addition meets Preservation Brief 14 in the following ways:
 - a. The design is distinguished in design and materials from the historic building.
 - b. Construction materials are modern but harmonious with the historic building materials.
 - c. Adjacent buildings are currently taller than this one and the resulting building would be similarly-sized to adjacent buildings.
8. Staff believes the proposed addition does not meet Preservation Brief 14 in the following ways:
 - a. The addition is highly visible from the public right of way.
 - b. The addition is not subordinate in size or design to the historic building.
 - c. The addition is not minimally visible.

- d. The rooftop addition is not set back at least one full bay from the primary elevation(s).
- e. The addition is more than one story in height.

9. While the work to the exterior of the historic building is commendable, staff believes the building addition and the replacement storefront at 224 S Main are incompatible with the existing building based on the Secretary of the Interior's Standards and Guidelines, and guidance offered by the National Park Service in Preservation Brief 14 for additions.

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 224 and 226 South Main Street, a contributing property in the Main Street Historic District, to construct three additional floors to the building, install replica metal cladding on the first floor, install a new storefront at the west end of the building on the south elevation, and install a new storefront at 224 S Main. As proposed, the work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the *Ann Arbor Historic District Design Guidelines for All Additions* and for *Additions to Commercial Structures* and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 1, 2, 3, 4, 5, 6, 9 and 10 and the guidelines for additions, windows, and district/neighborhood setting.

MOTION WORKSHEET:

I move that the Historic District Commission issue a Certificate of Appropriateness for the work at 224 and 226 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

July, 1942 (image © The Ann Arbor News, via AADL Old News)



4 April 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 period of significance, the current design illustrates the following:

- Upper stories are setback from podium façade designed with contrasting vertical articulation of façade / window elements
- Podium level re-clad with engineered metal panel consistent with historic photographs provided
- Reestablished entryway at the southwest corner along liberty street
- Exposed brick to remain over north main street storefront, consistent with historic photographs provided
- North main street storefront modified, still consistent with recessed entryway.

Sincerely,



David Nims
Director of Design

Ann Arbor Historic District Commission Submission

PRETZEL BELL 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

TABLE OF CONTENT

APPLICATION

- Application letter ----- 3

PHOTOS

- Historic photos ----- 4-7
- Existing elevations ----- 8
- Site conditions ----- 9
- Closeups of architectural feature to
be removed or impacted ----- 10

HDC WORKING SESSION

----- 11

PROPOSED DEVELOPMENT RENDERING

----- 12-15

SURVEY

----- 16

SITE PLAN

----- 17

FLOOR PLAN

- Existing floor plan ----- 18
- Proposed change on existing floor
plan ----- 19
- Proposed addition floor plan ----- 20-21

ELEVATION

- East elevation ----- 22
- South elevation ----- 23
- West elevation ----- 24

MATERIAL

- Existing material ----- 25
- Proposed material ----- 26
- Metal cladding ----- 27
- Metal panel cut sheet ----- 28-38

WINDOW / DOOR

- Existing window/door vs. proposed
window/door ----- 39
- Proposed window cut sheet ----- 40-42
- Proposed door cut sheet ----- 43

FOOTPRINT/FLOOR AREA INCREASE

- Floor area increase ----- 44

HOBBS + BLACK ARCHITECTS
ARCHITECTURE | PLANNING | INTERIOR DESIGN

4 April 2022

Jill Thatcher
Historic District Coordinator
City of Ann Arbor – Planning and Development Services
301 E. Huron ST PO Box 8647
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David Nims
Director of Design

1906 photo



1920 photo



1930's photo



1939 photo



1971-1975 photo



1990 photo



2022 Survey photo



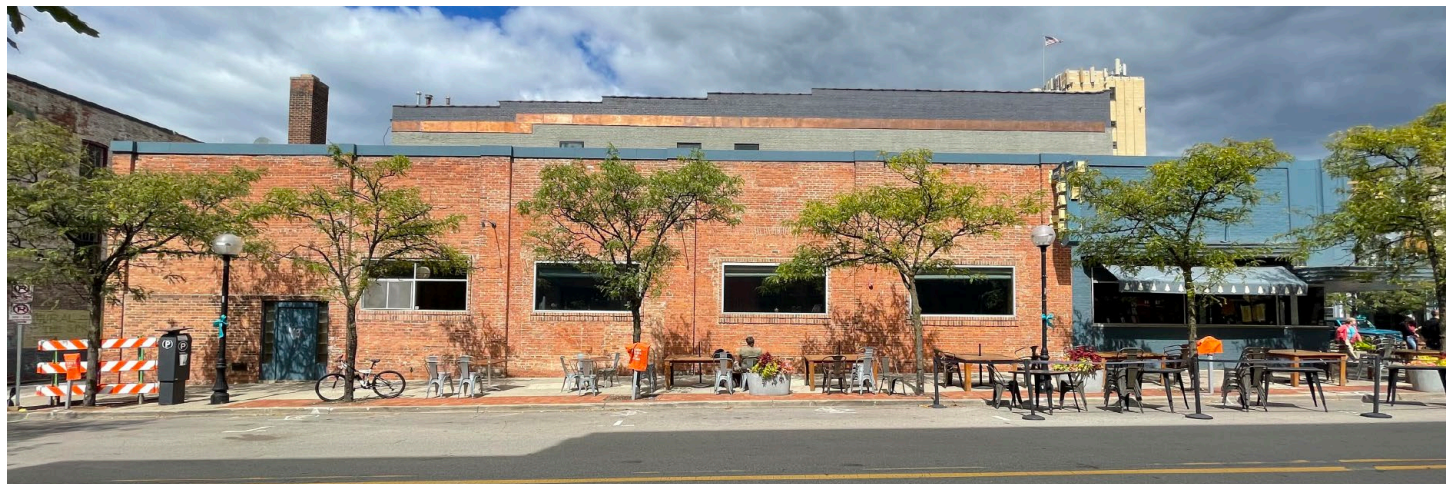
PHOTOS - EXISTING ELEVATION



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

PROPOSED DEVELOPMENT RENDERING



AERIAL VIEW

PROPOSED DEVELOPMENT RENDERING



VIEW 1

PROPOSED DEVELOPMENT RENDERING



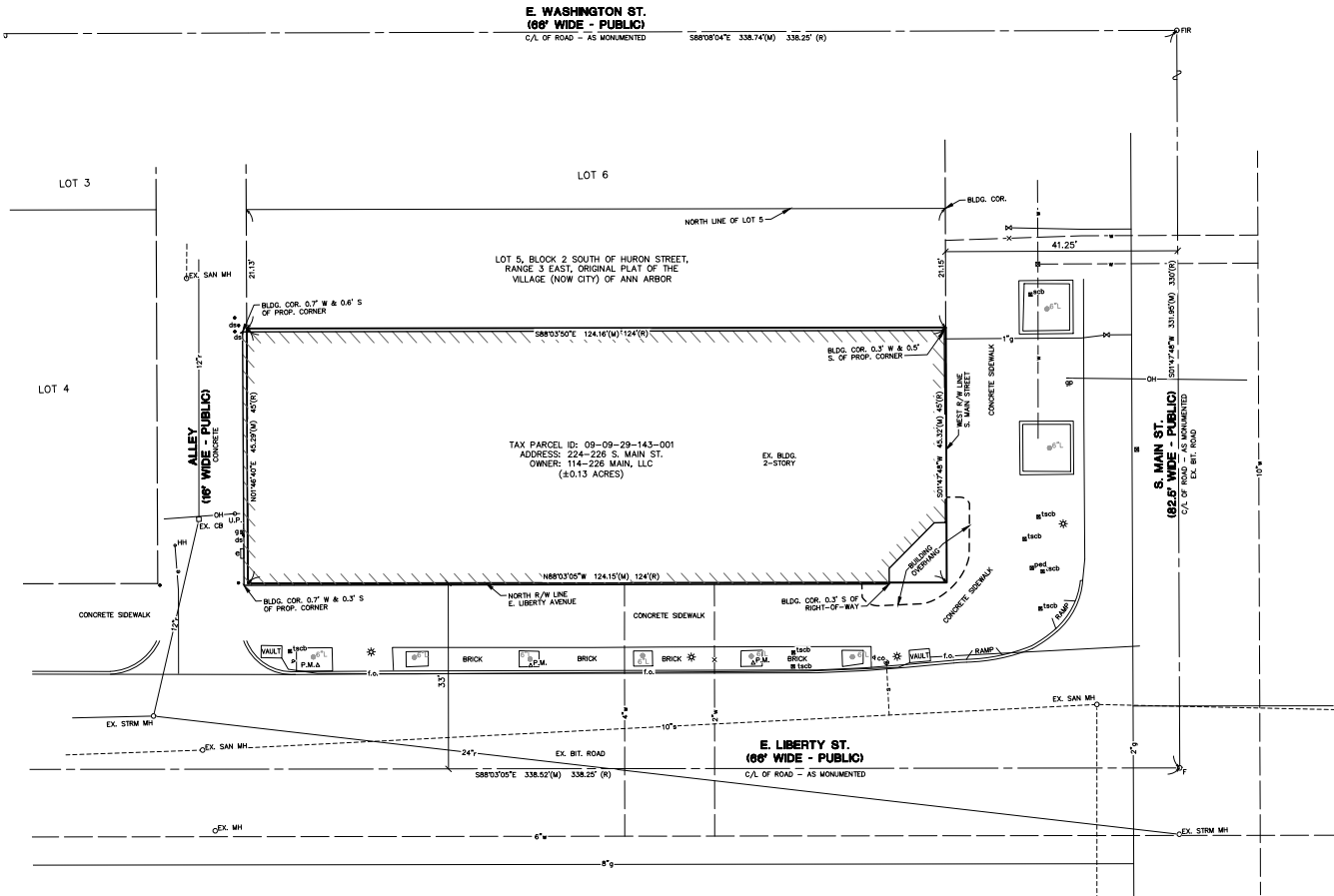
VIEW 2

PROPOSED DEVELOPMENT RENDERING



VIEW 3

SURVEY



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

LOT 5, BLOCK 2 SOUTH OF HURON STREET,
RANGE 3 EAST, ORIGINAL PLAT OF THE
VILLAGE (NOW CITY) OF ANN ARBOR

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/A. OF ROAD - AS MONUMENTED

LEGEND

⊙-⊙	U.P.	—	EXIST. UTILITY POLE
⊙	EXIST. GUY POLE	—	EXIST. OVERHEAD UTILITY LINE
⊙	EXIST. LIGHT POLE	—	EXIST. GAS VALVE
⊙	EXIST. GAS VALVE	—	EXIST. FIBER OPTIC LINE
⊙	EXIST. GAS LINE	—	EXIST. WATER MAIN
⊙	EXIST. WATER MAIN	—	EXIST. GATE VALVE IN BOX
⊙	EXIST. GATE VALVE IN WELL	—	EXIST. CURB STOP & BOX
⊙	EXIST. CURB STOP & BOX	—	EXIST. FIRE DEPARTMENT CONNECTION
⊙	EXIST. FIRE DEPARTMENT CONNECTION	—	EXIST. STORM SEWER
⊙	EXIST. STORM SEWER	—	EXIST. CATCH BASIN OR INLET
⊙	EXIST. CATCH BASIN OR INLET	—	EXIST. DOWNSPOUT
⊙	EXIST. DOWNSPOUT	—	EXIST. SANITARY SEWER
⊙	EXIST. SANITARY SEWER	—	EXIST. CLEANOUT
⊙	EXIST. CLEANOUT	—	SN
⊙	SN	—	PM
⊙	PM	—	EM
⊙	EM	—	WM
⊙	WM	—	SCB
⊙	SCB	—	GM
⊙	GM	—	PCSB
⊙	PCSB	—	TS
⊙	TS	—	ST
⊙	ST	—	FR
⊙	FR	—	IR

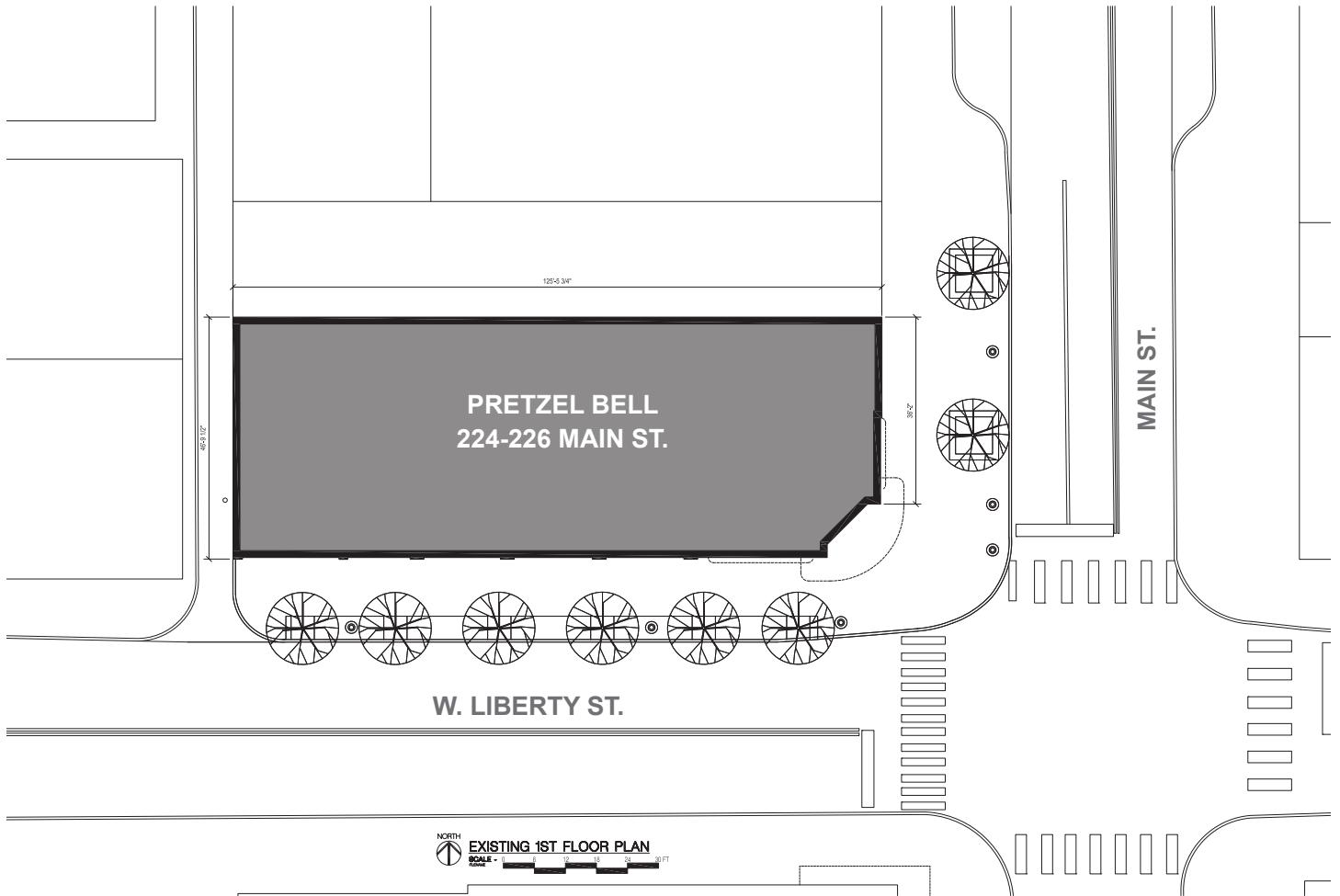
LEGAL DESCRIPTION
(Per Quit Claim Deed Liber 9287, Page 155)

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

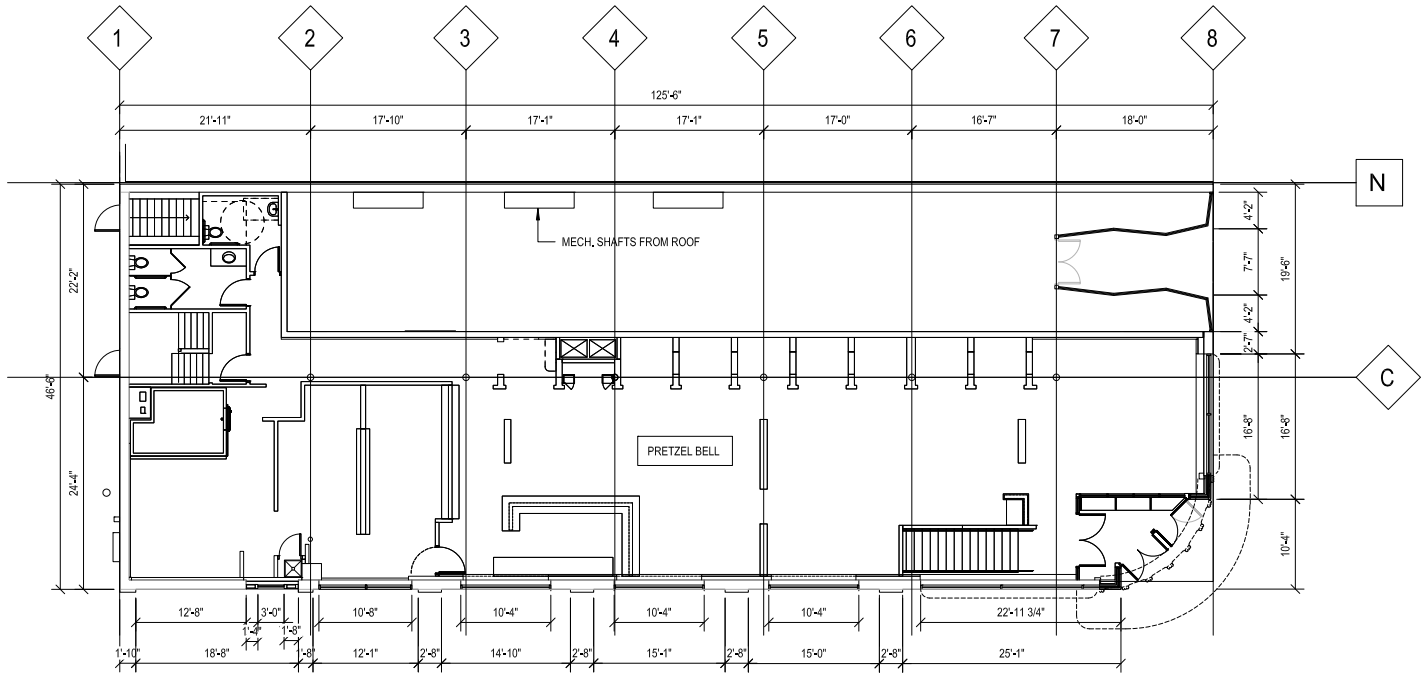
Lot 5, Block 2 South, of Huron Street, Range 3 East, excepting the North 21 feet in width thereof, Original Plat of the Village (Now City) of Ann Arbor, Washtenaw County, Michigan.

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

SITE PLAN

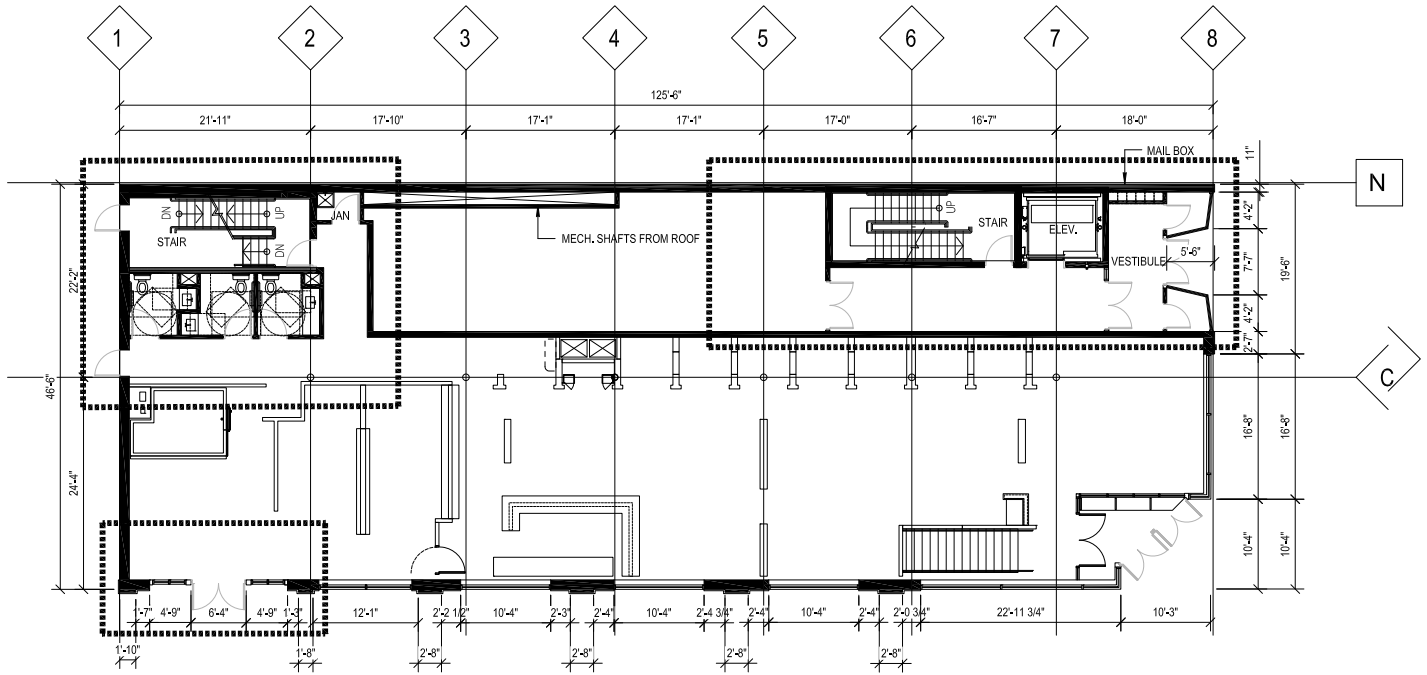


FLOOR PLAN - EXISING FLOOR PLAN



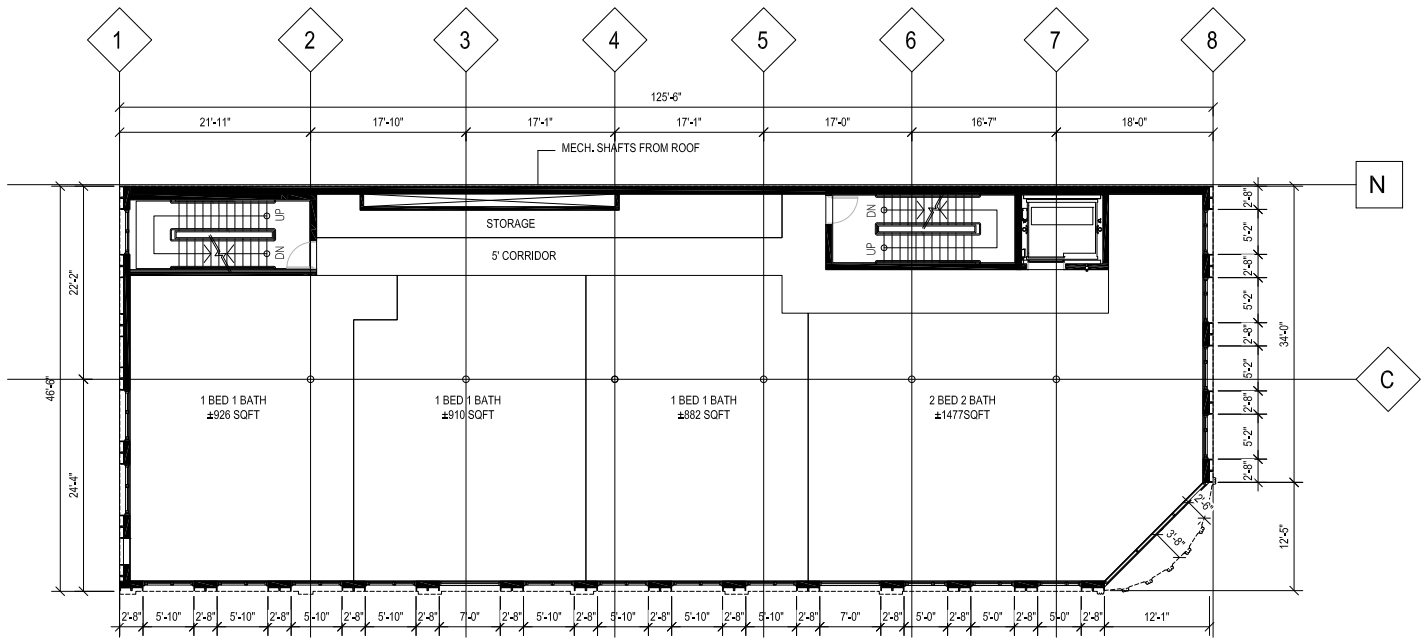
NORTH
EXISTING 1ST FLOOR PLAN
SCALE - 0 6 12 18 24 30 FT

FLOOR PLAN - PROPOSED CHANGE ON EXISTING FLOOR PLAN



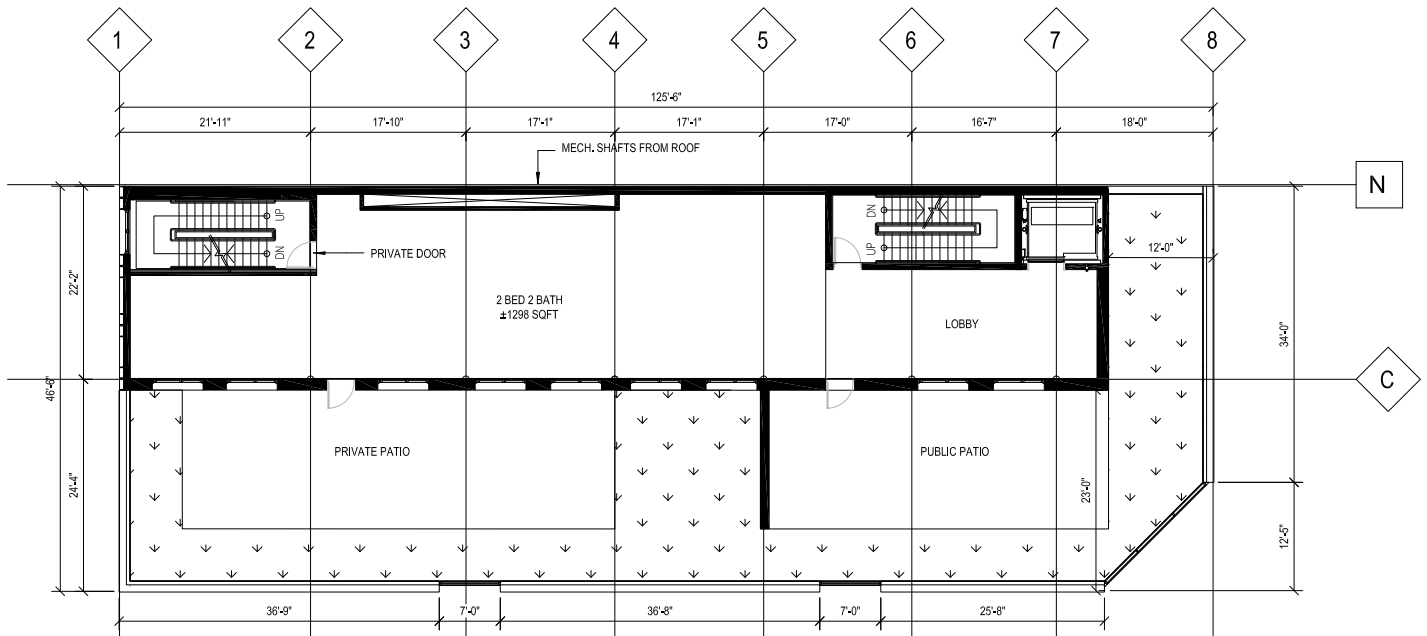
NORTH
 **PROPOSED 1ST FLOOR PLAN**
SCALE - 0 6 12 18 24 30 FT

FLOOR PLAN - PROPOSED ADDITION FLOOR PLAN



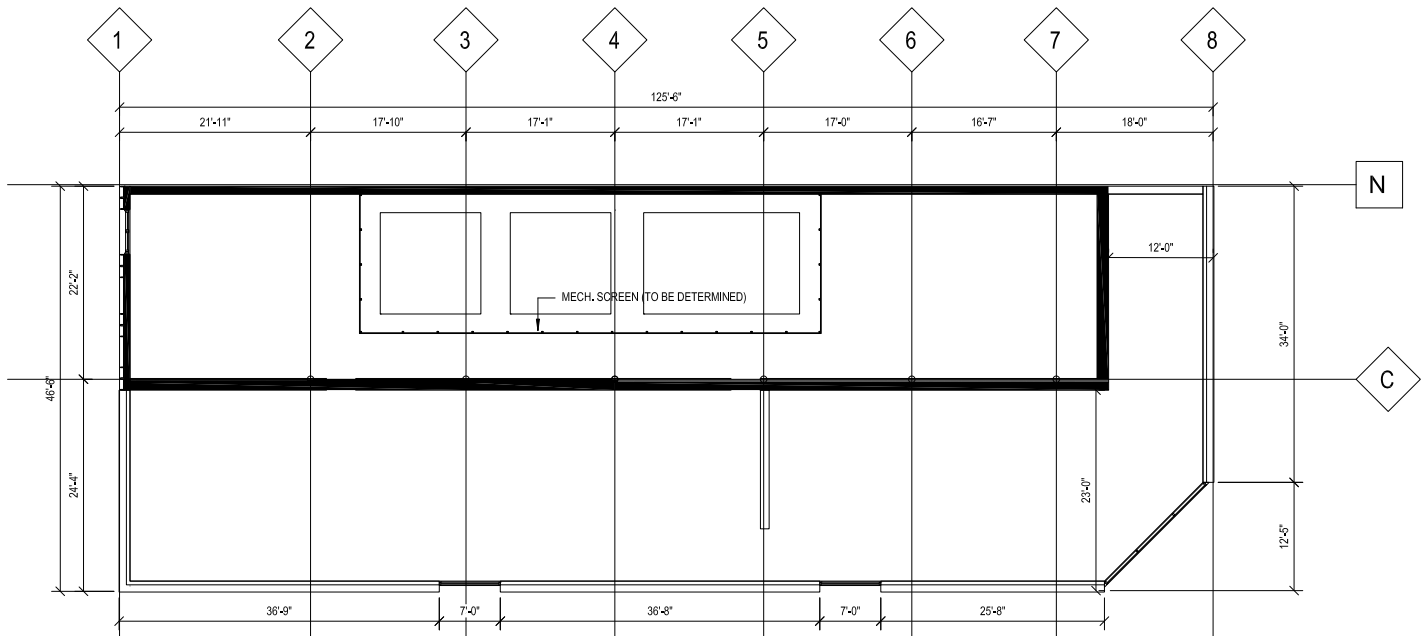
NORTH
 **PROPOSED 2ND & 3RD FLOOR PLAN**
SCALE - 0 6 12 18 24 30 FT

FLOOR PLAN - PROPOSED ADDITION FLOOR PLAN

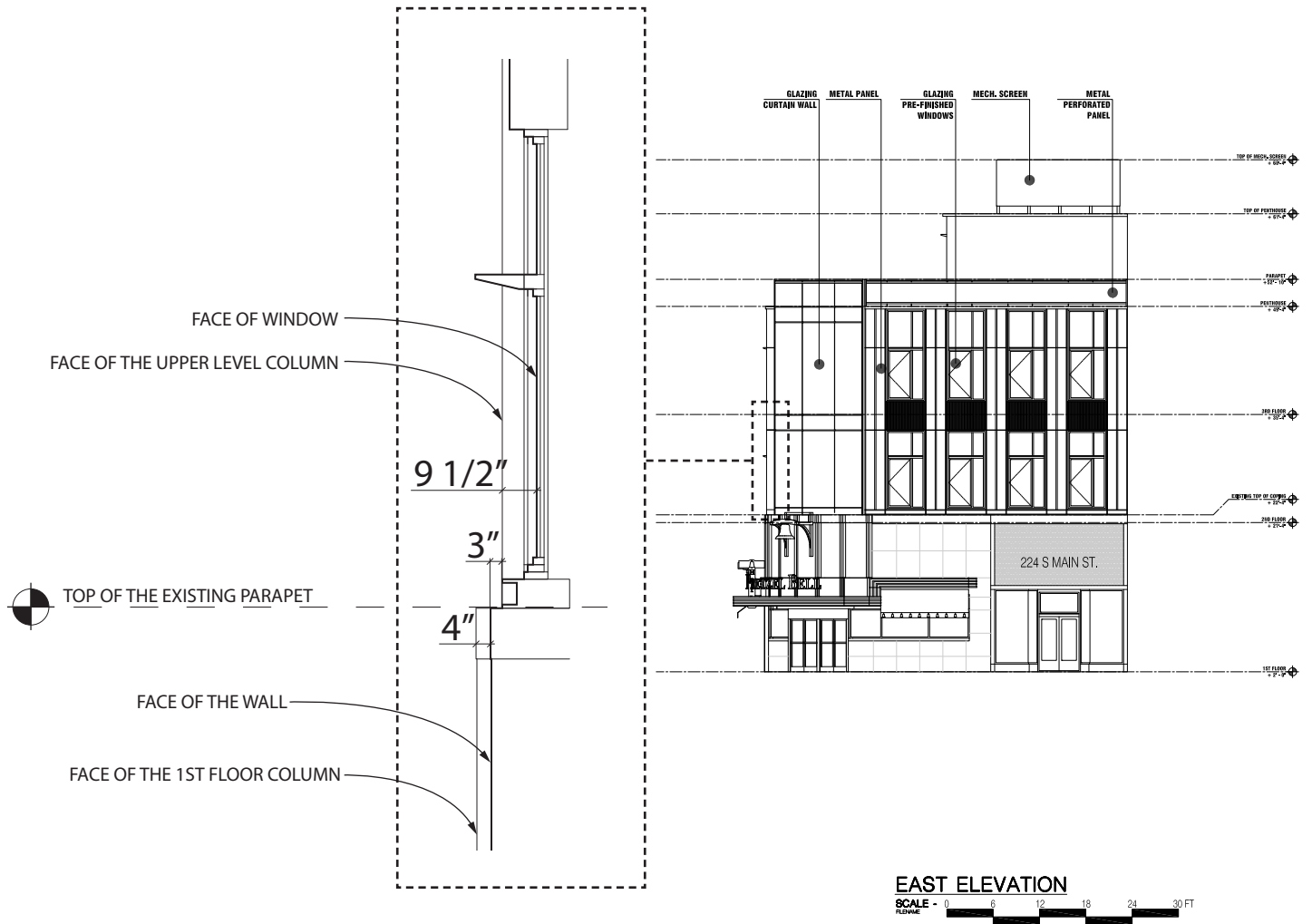


NORTH
 **PROPOSED 4TH FLOOR PLAN**
 SCALE - 0 6 12 18 24 30 FT

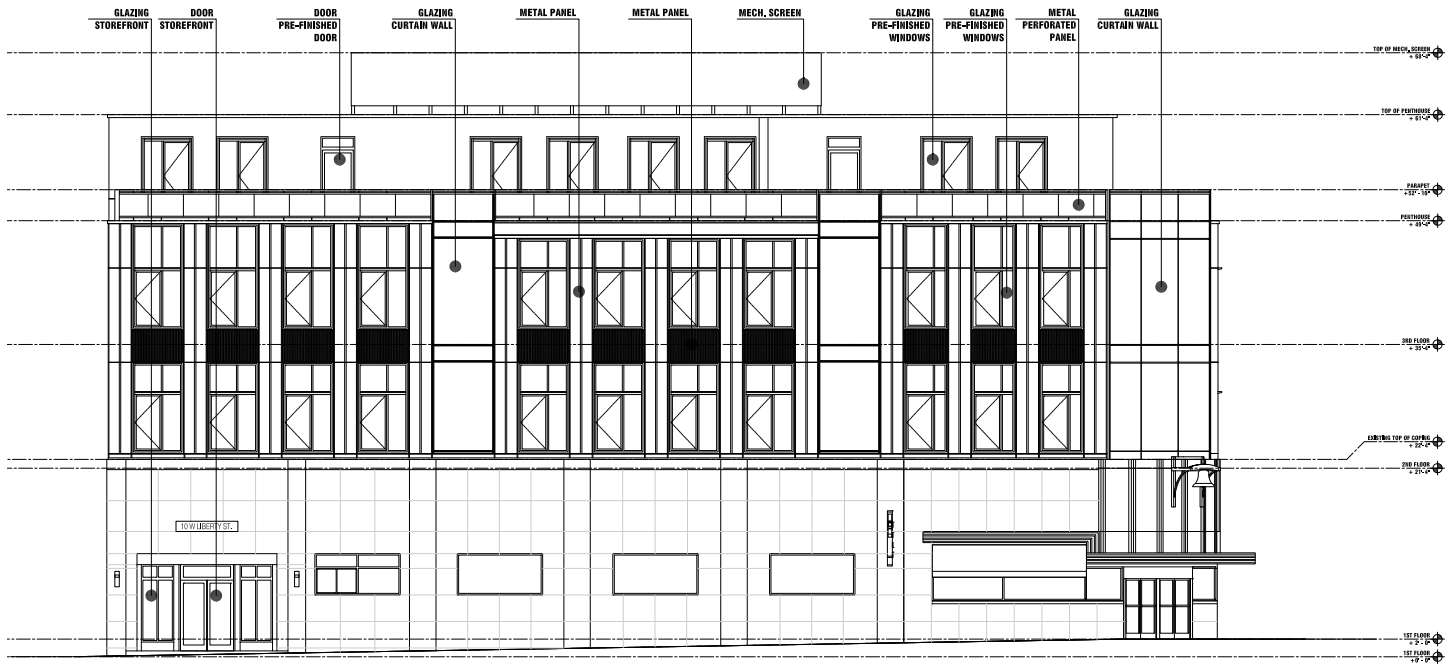
FLOOR PLAN - PROPOSED ADDITION FLOOR PLAN



ELEVATION - EAST ELEVATION

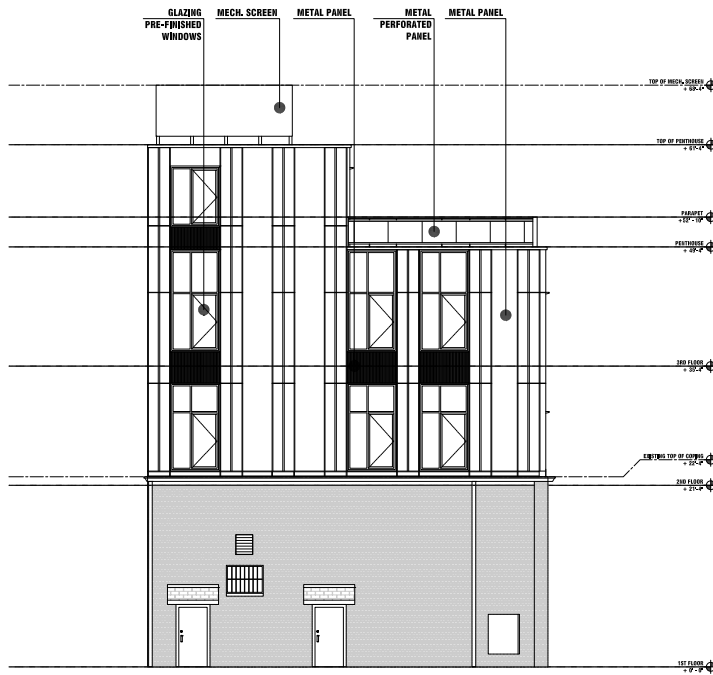


ELEVATION - SOUTH ELEVATION



SOUTH ELEVATION
SCALE - 0 6 12 18 24 30 FT
RENDER

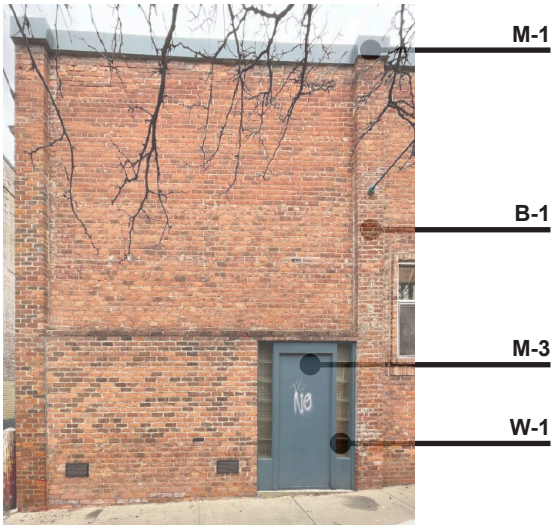
ELEVATION - WEST ELEVATION



WEST ELEVATION

SCALE - 0 6 12 18 24 30 FT
RD/MAE

MATERIAL - EXISTING MATERIAL



W LIBERTY ST. ENTRANCE



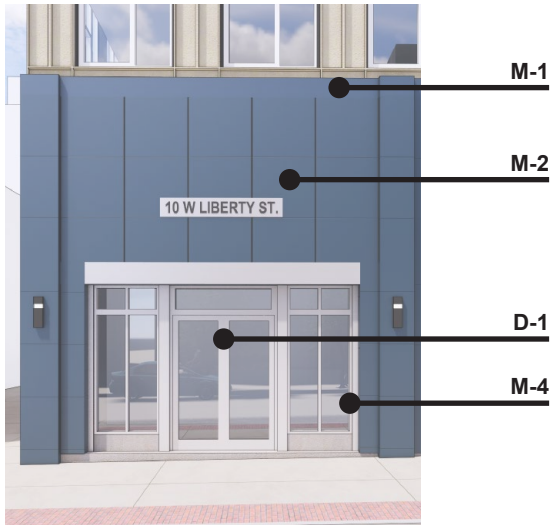
MAIN ST. ENTRANCE



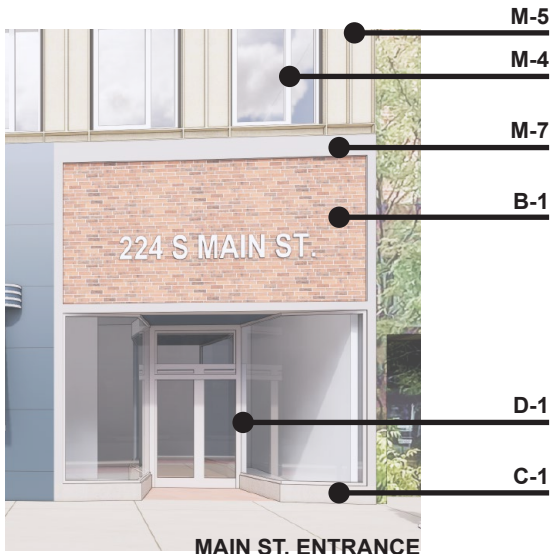
W LIBERTY ST. ENTRANCE

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

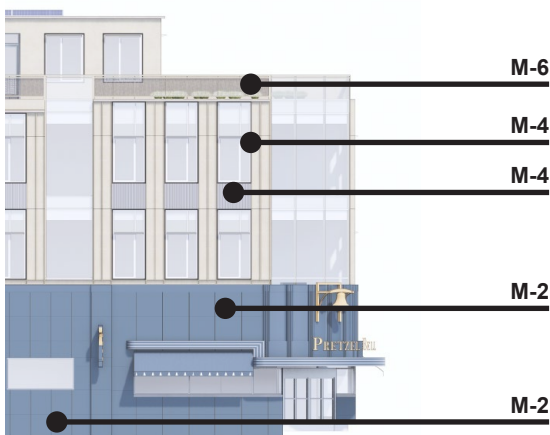
MATERIAL - PROPOSED MATERIAL



W LIBERTY ST. ENTRANCE



MAIN ST. ENTRANCE



W LIBERTY ST. ENTRANCE

M-1		Blue Metal Coping
M-2 (existing to remain)		Blue Metal Panel
D-1		Glass Door
M-4		Silver Metal Window Frame
B-1 (existing to remain)		Brick
M-5		Metal Panel
M-6		Perforated Metal Panel
M-7		Metal - Silver

DETAIL - METAL CLADDING



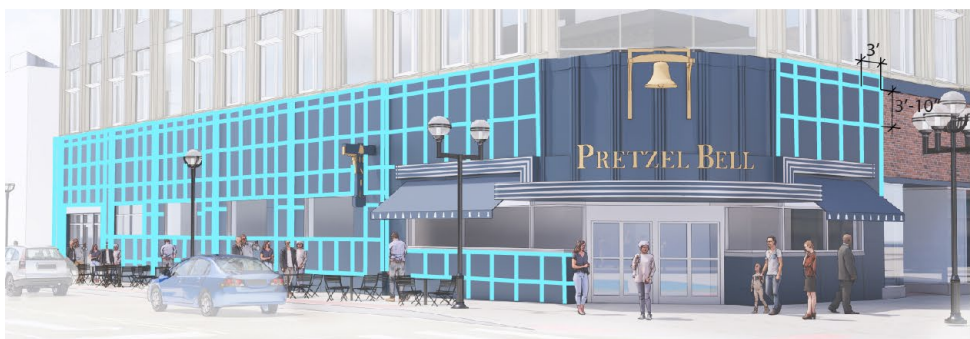
1939 IMAGE



1939 BUILDING METAL PANEL GRIDS



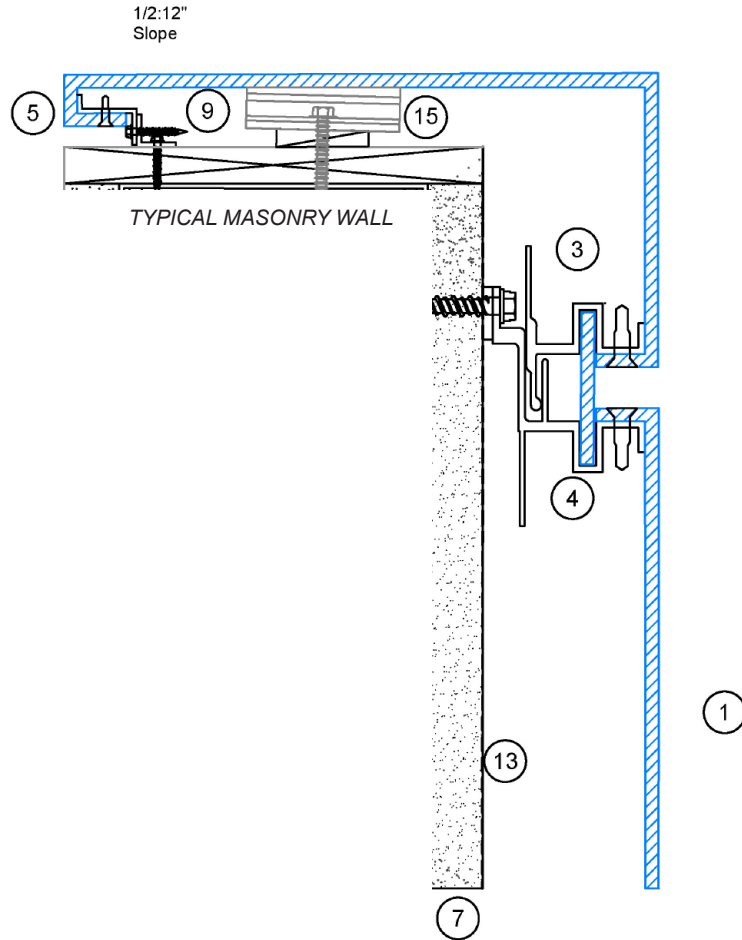
PROPOSED DESIGN



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

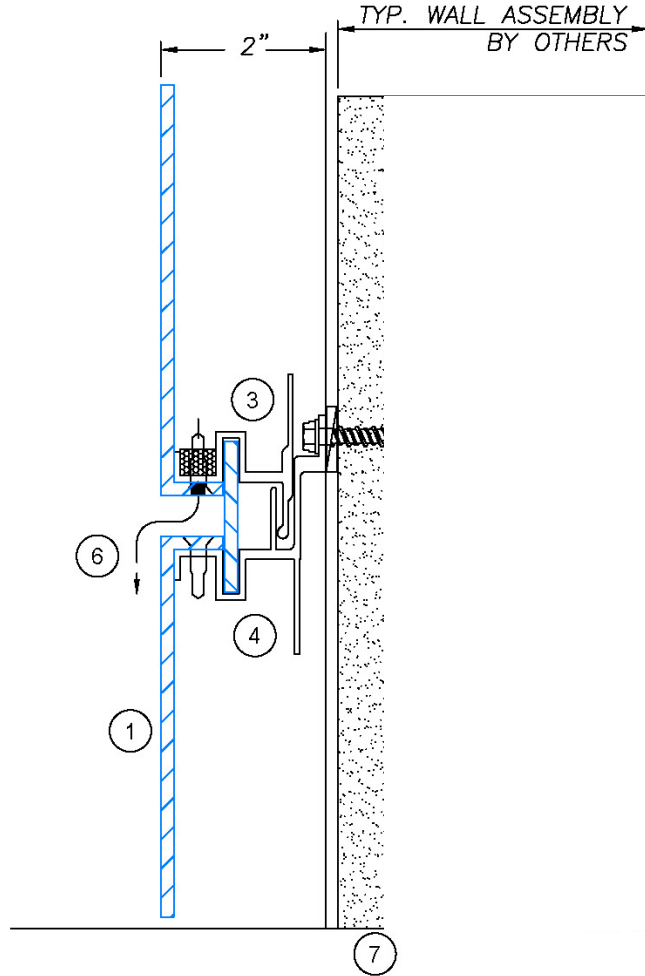
GIVING SHAPE TO GREAT IDEAS

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



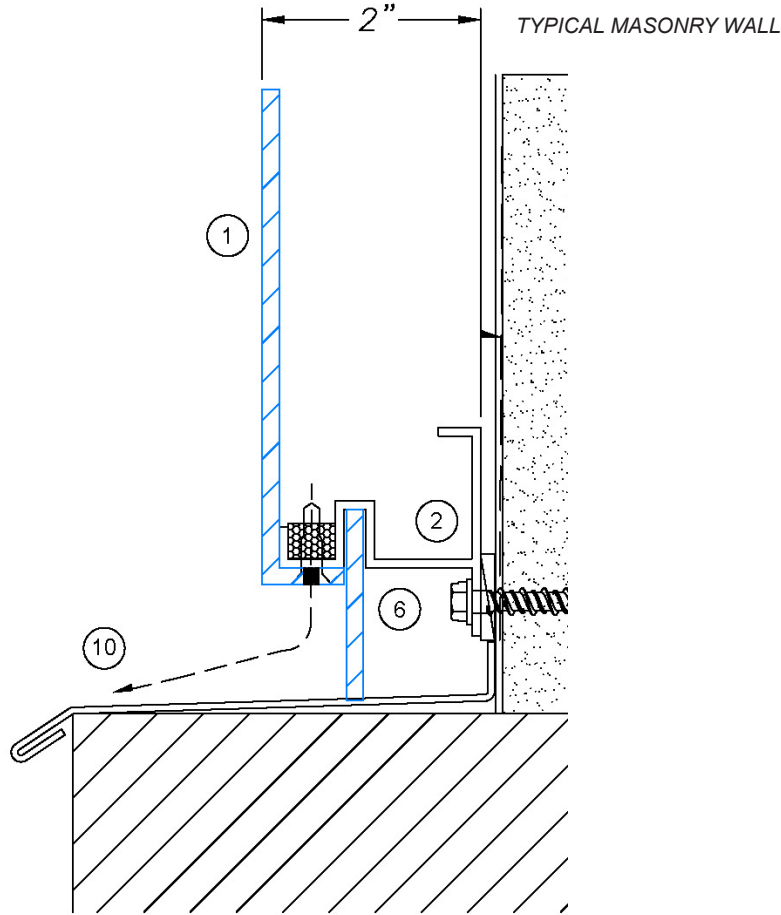
ALUCOBOND[®] PLUS
 GIVING SHAPE TO GREAT IDEAS

RAINSCREEN M&F
 ALUCOBOND PLUS

3AC 2022

TYPICAL METAL PANEL ATTACHMENT

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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

GIVING SHAPE TO GREAT IDEAS

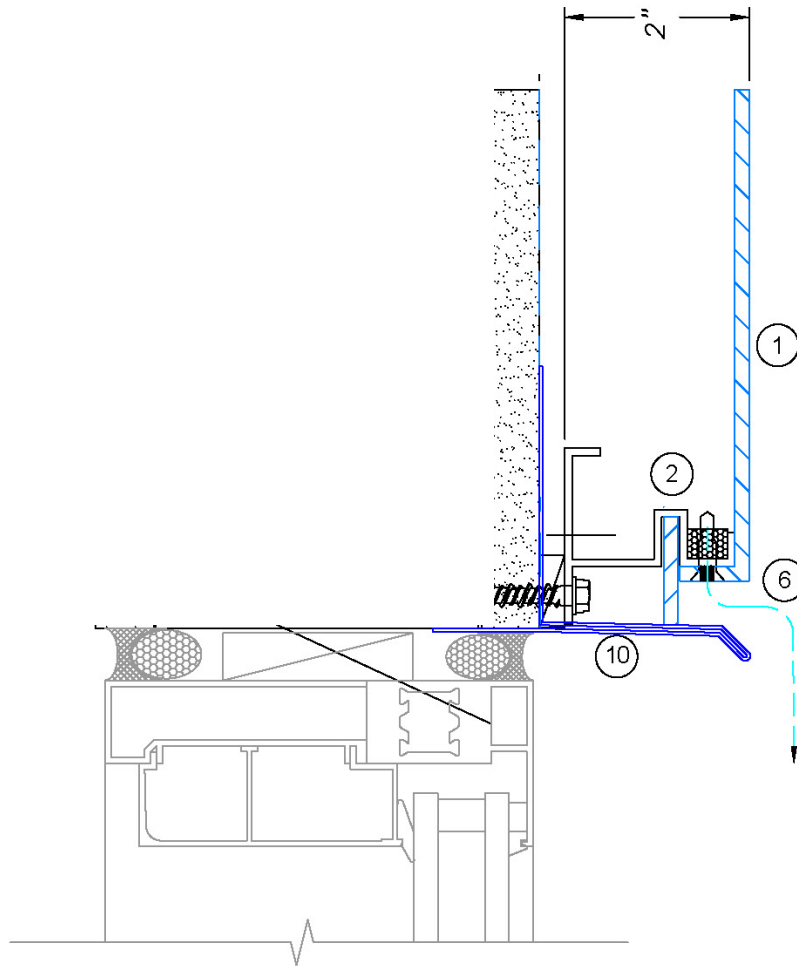
RAINSCREEN M&F
ALUCOBOND PLUS

3AC 2022

TYPICAL METAL PANEL ATTACHMENT

Disclaimer Note: 3A COMPOSITES USA, INC. DOES NOT MAKE ANY WARRANTIES, EXPRESS OR IMPLIED INCLUDING MERCHANTABILITY AND FITNESS FOR PURPOSE. THIS INFORMATION IS GIVEN TO THE BEST OF OUR KNOWLEDGE BUT WITHOUT ANY OBLIGATION ON OUR PART. WATER PROOFING OF THE WINDOW TO BE DONE BY WINDOW CONTRACTOR.

TYPICAL MASONRY WALL



6a OPTIONAL WINDOW HEAD

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



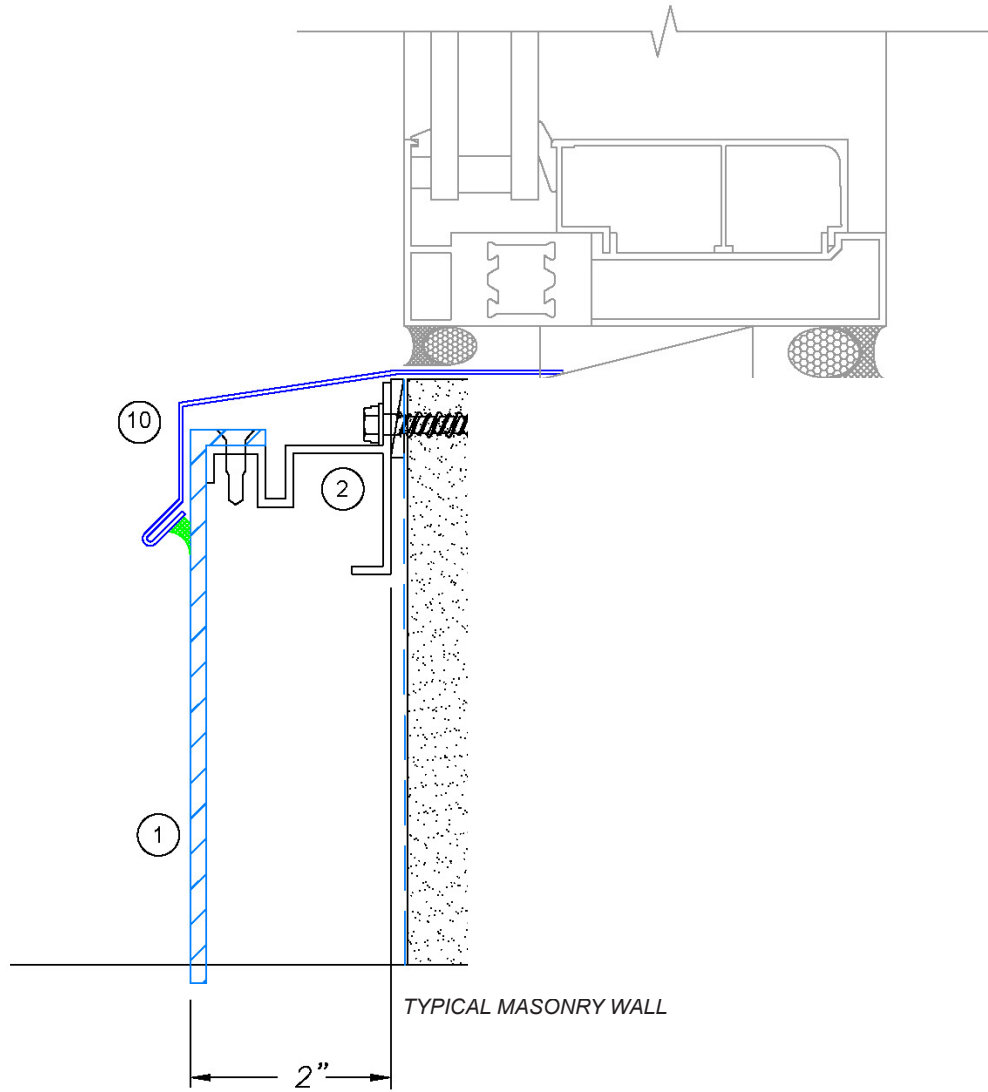
ALUCOBOND[®] PLUS
GIVING SHAPE TO GREAT IDEAS

RAINSCREEN M&F
ALUCOBOND PLUS

3AC 2022

TYPICAL METAL PANEL ATTACHMENT

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7a WINDOW SILL OPTIONAL

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



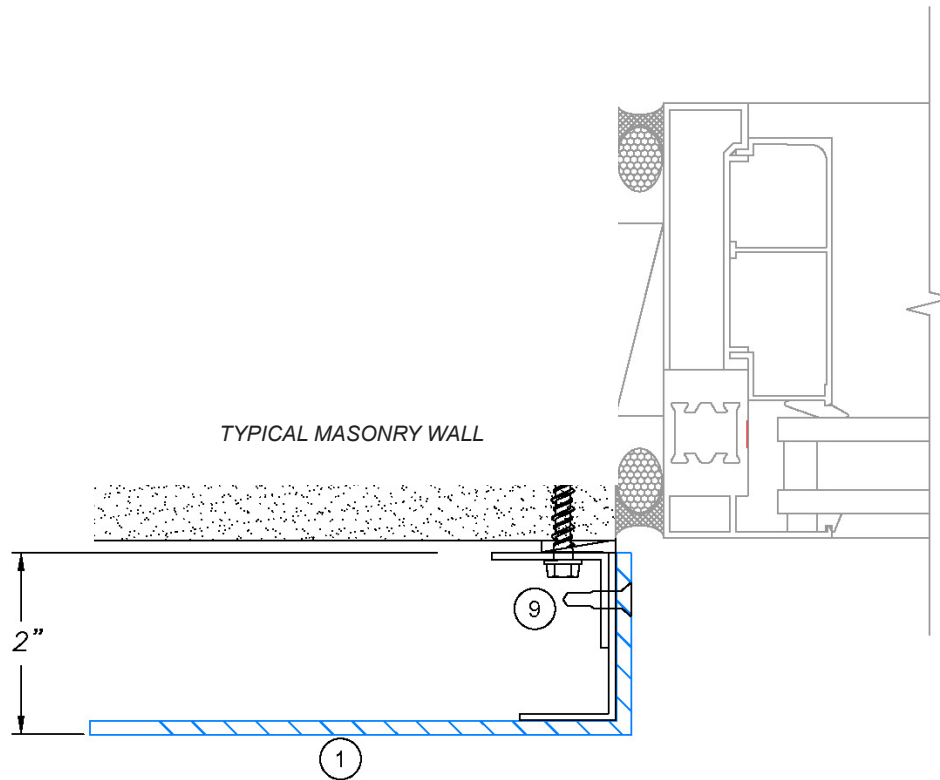
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8a WINDOW JAMB OPTIONAL DETAIL

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



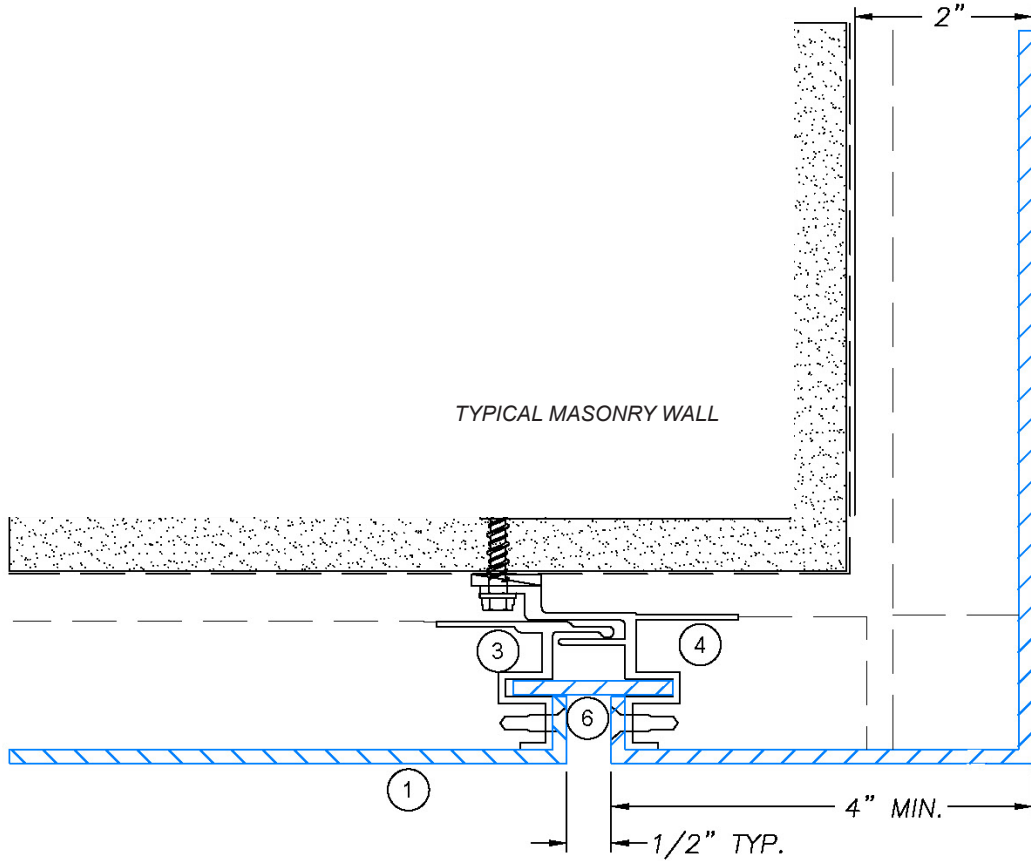
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9 OUTSIDE CORNER DETAIL

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



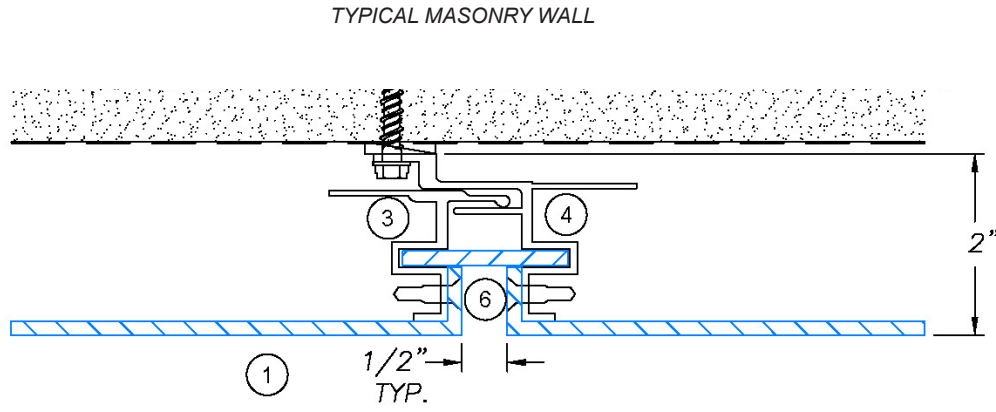
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10 VERTICAL JOINT DETAIL

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



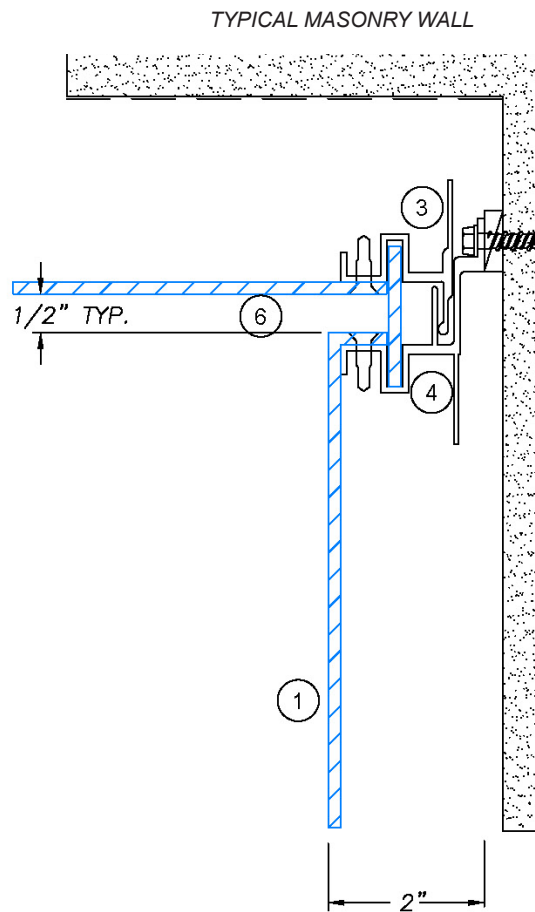
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11 INSIDE CORNER DETAIL

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



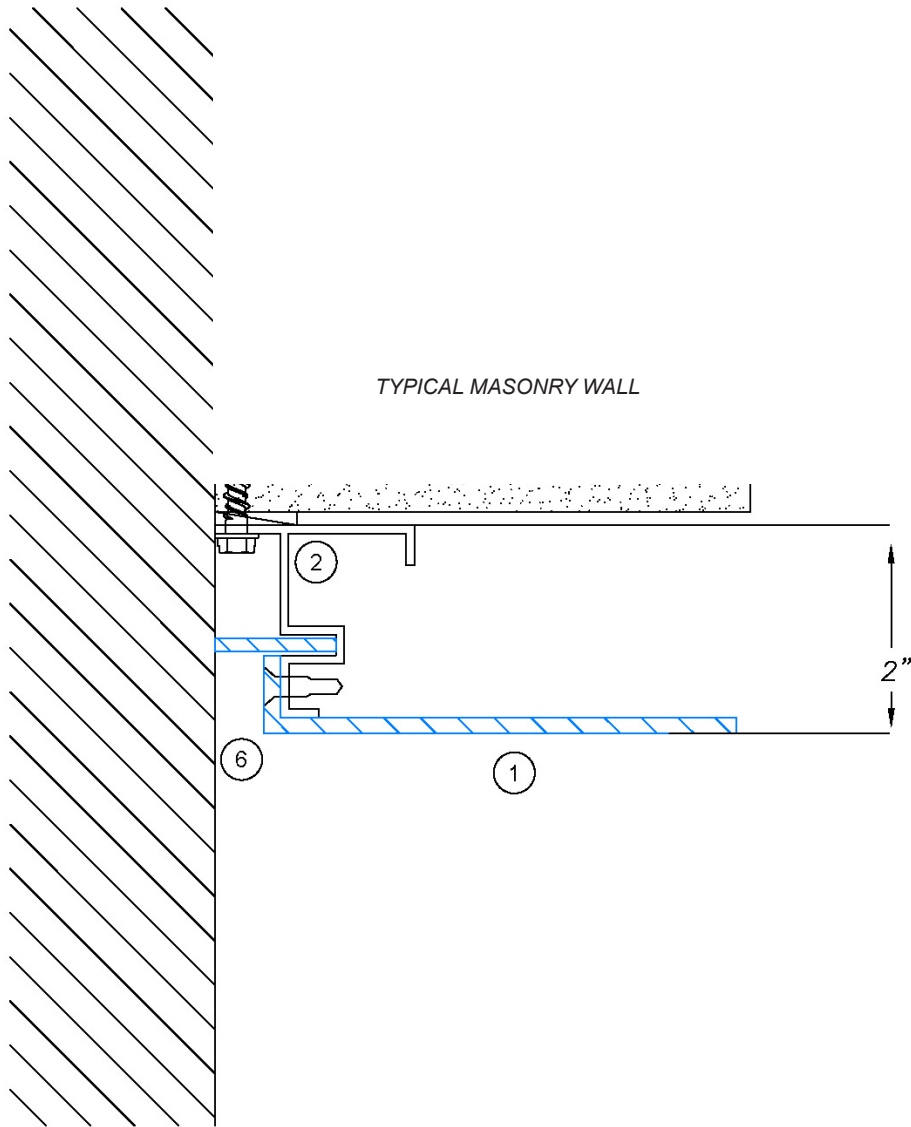
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13 ENDWALL CONDITION DETAIL

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



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

W LIBERTY ST. ENTRANCE



EXISTING WINDOW/DOOR



PROPOSED WINDOW/DOOR

MAIN ST. ENTRANCE

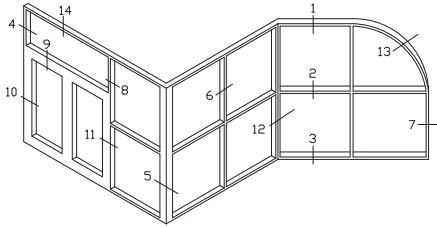


EXISTING WINDOW/DOOR

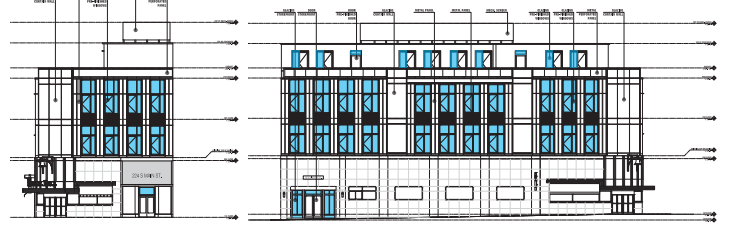


PROPOSED WINDOW/DOOR

WINDOW / DOOR - PROPOSED WINDOW CUT SHEET



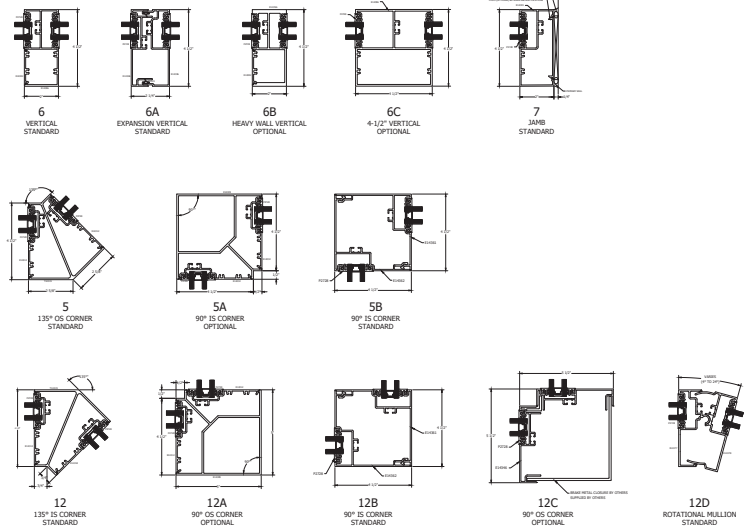
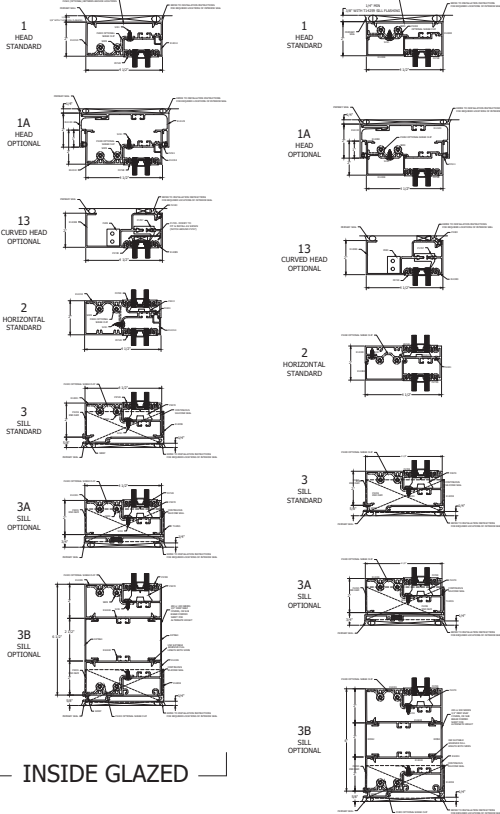
TYPICAL ELEVATION



E14000 I/O SERIES STOREFRONT INBOARD PLANE

EAST ELEVATION

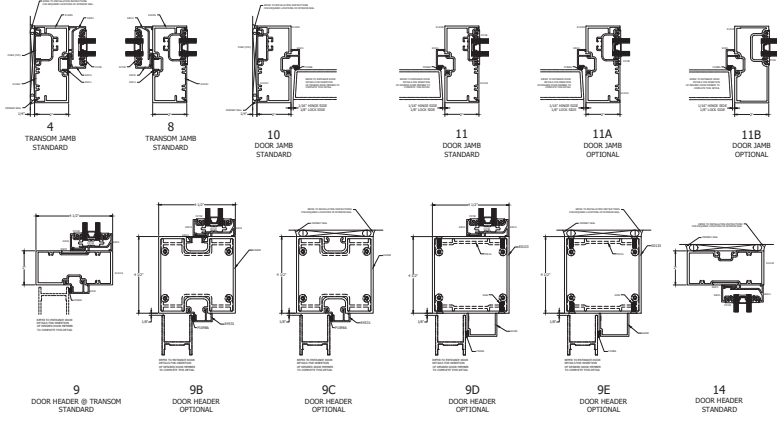
SOUTH ELEVATION



INSIDE & OUTSIDE GLAZED

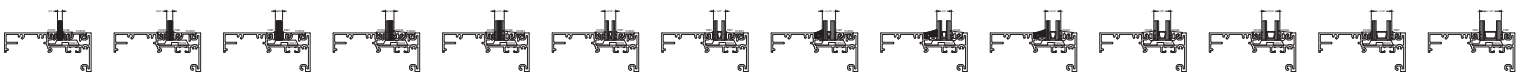
INSIDE GLAZED

OUTSIDE GLAZED

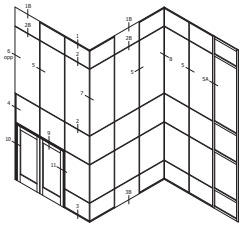


GLAZING INFILL OPTIONS

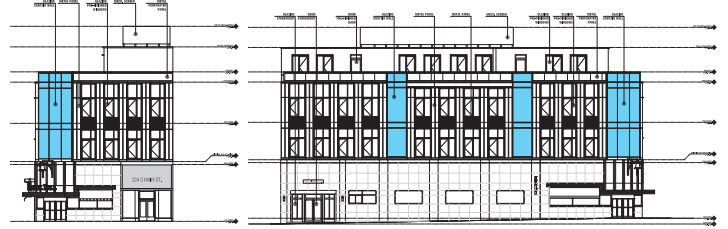
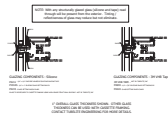
OUTSIDE GLAZED SHOWN; INSIDE GLAZED SIMILAR
GLASS SHOWN DOES NOT NECESSARILY REPRESENT FINAL CONFIGURATION.
CONSULT GLASS MANUFACTURER FOR SPECIFIC GLASS MAKE UP.



WINDOW / DOOR - PROPOSED WINDOW CUT SHEET



TYPICAL ELEVATION

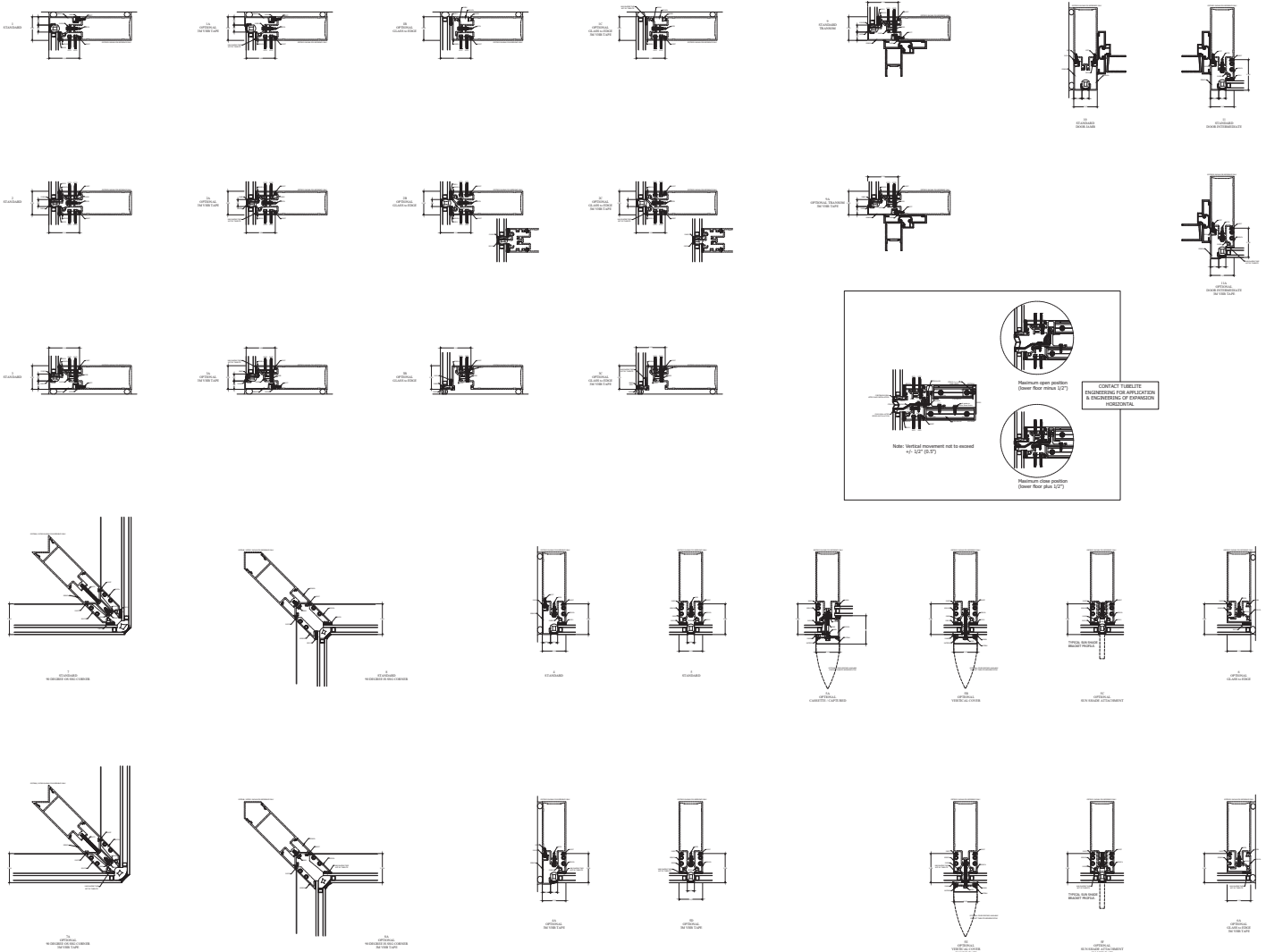


EAST ELEVATION

SOUTH ELEVATION

400 CASSETTE SERIES

400 CASSETTE SERIES on 400CW/T BACK MEMBER PERIMETER SHEET
 © Engineering ENGINEERING DRAWINGS (detail) (2022)
 400 CASSETTE SERIES

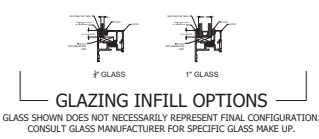
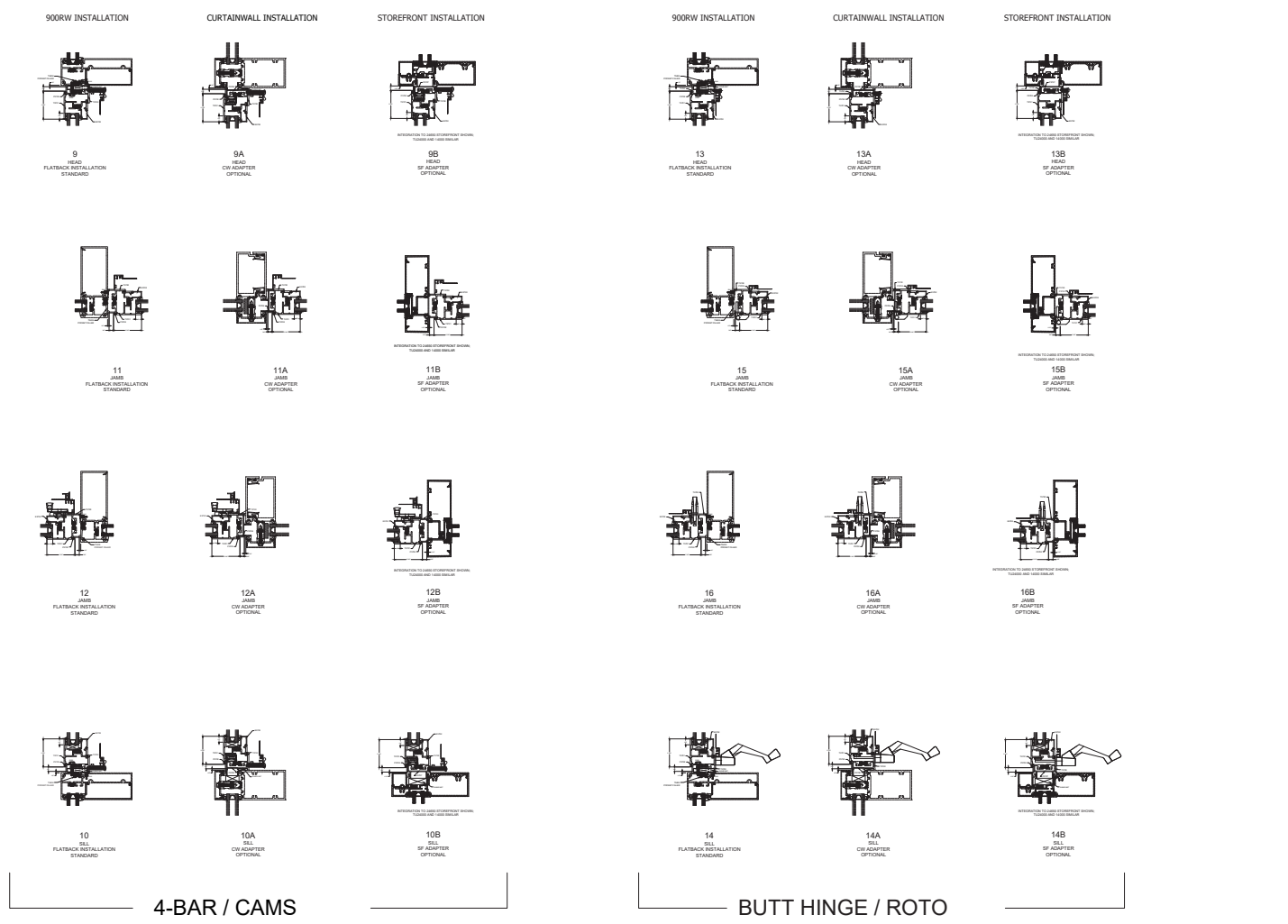
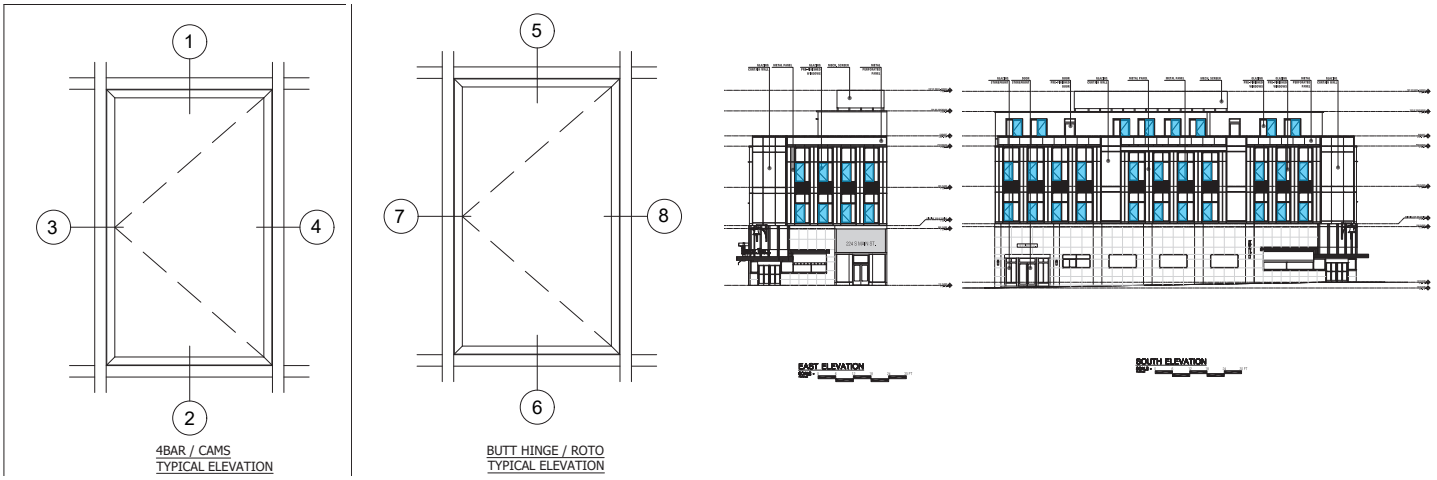


TUBELITE®
DEPENDABLE

LEADERS IN ECO-EFFICIENT STOREFRONT,
 CURTAINWALL AND ENTRANCE SYSTEMS

Last Revised: 01-08-2020

WINDOW / DOOR - PROPOSED WINDOW CUT SHEET

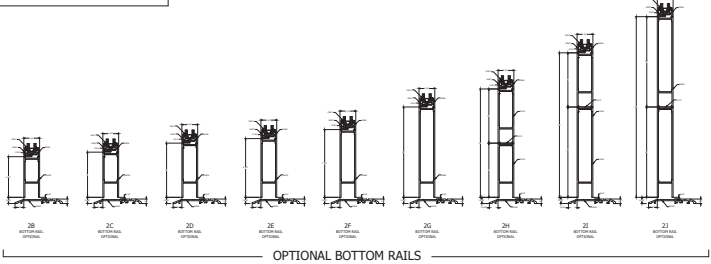
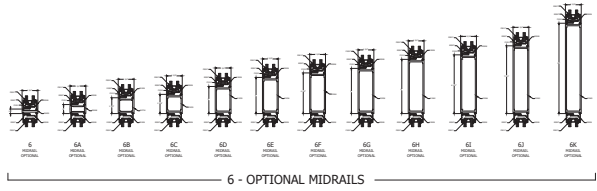
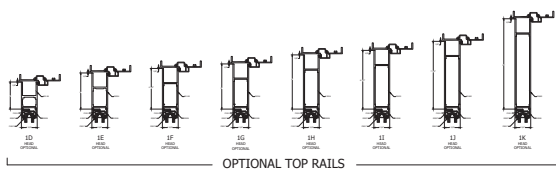
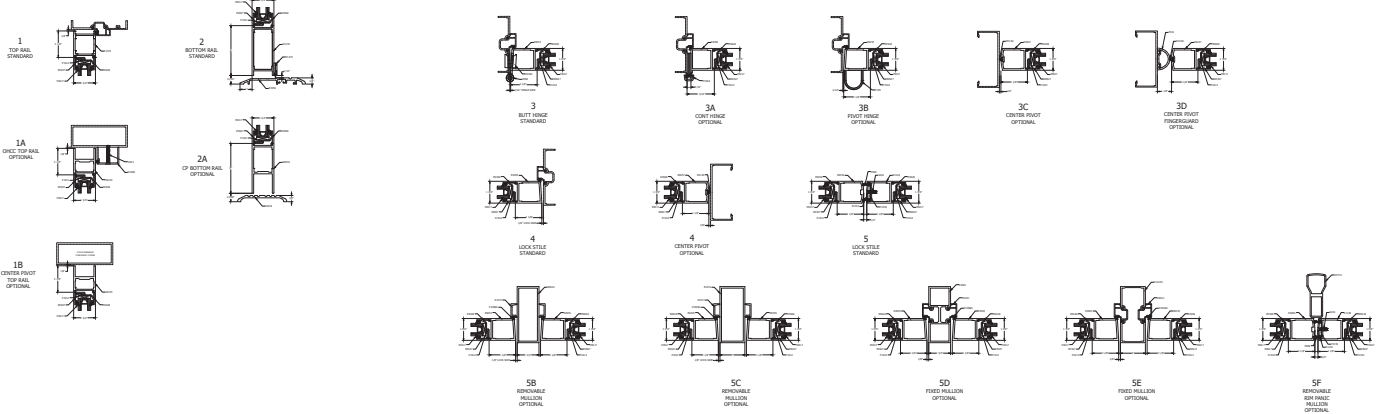
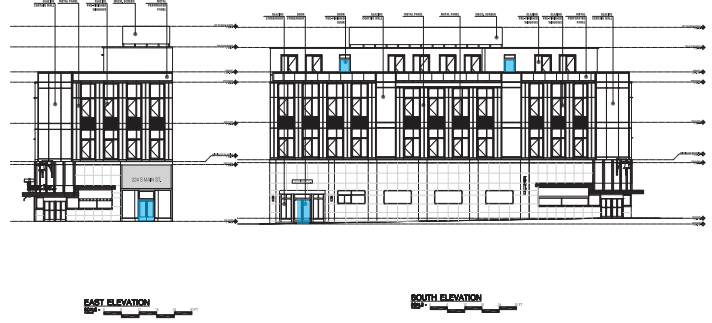
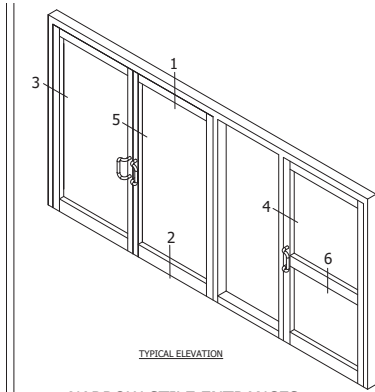


EGRESS WINDOW NOTE:
SCREENS CANNOT BE USED WITH EGRESS WINDOWS. 4-BAR HINGES AND KEEPER HANDLES ARE REQUIRED.

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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(1st floor)+5,126(basement)=10,430 sqft

New Floor Area = 45 (1st floor) +5,405x2 (2nd & 3rd floor) + 2,645 (roof top)=13,500 sqft

Proposed Floor Area = 5,304+13,500=18,804 sqft

% increase of Floor Area = 129.4%