

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 200 East Washington Street, Application Number HDC14-060

**DISTRICT:** Main Street Historic District

**REPORT DATE:** May 8, 2014

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday, May 5, 2014

<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b> Cameron Holdings, LLC	Ilene Tyler/Quinn Evans Architects
<b>Address:</b> 4121 Okemos Rd, Suite 17 Okemos, MI 48864	219 ½ N Main Street Ann Arbor, MI 4104
<b>Phone:</b> (517) 351-5400	(734) 663-5888

**BACKGROUND:** 200-202 East Washington was constructed as the Ypsi-Ann Building in 1927-28 and first occupied in 1928. The Betty Shop at 200 East Washington is prominently displayed in the 1928 City Directory. This seven-story commercial vernacular was designed by Ralph S. Gerganoff, a prolific Ypsilanti architect who designed several Ann Arbor commercial buildings, such as the Beer Depot (before it was altered almost beyond recognition), the elegant art-deco Kingsley Apartments, and St. Nicholas Greek Orthodox Church on North Main (recently demolished). The building features red tapestry brick on floors two through seven, and stone on the first floor and cornice. The architect's signature inset limestone diamonds are prominent. At some point the building became known as the Wolverine Building, and in the 1980s, the upper story windows and the East Washington Street fixed canopy were replaced and the building was renamed Washington Square.

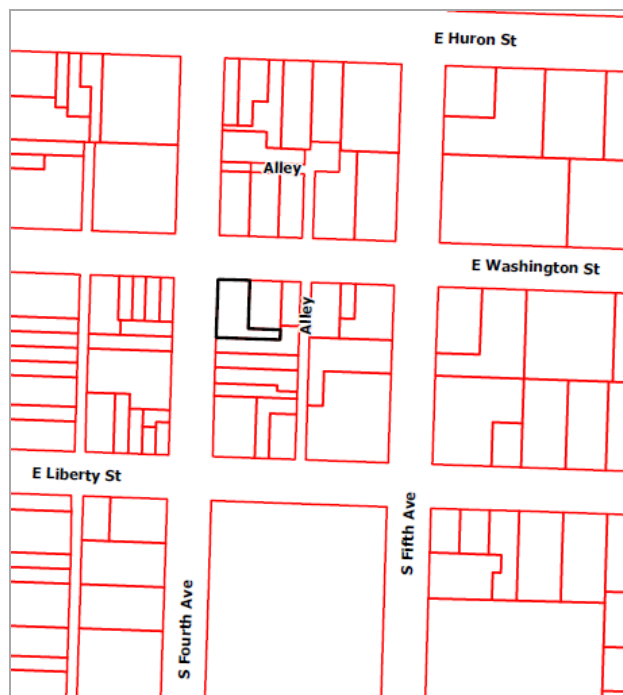
In March, 2014 the Historic District Commission denied an application to replace some of the existing storefronts with a new aluminum storefront system.

**LOCATION:** The site is located on the southeast corner of East Washington and South Fourth.

**APPLICATION:** The applicant seeks HDC approval to replace all of the storefronts with dark anodized aluminum simulating the existing wood and metal framing.

#### 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. Based on the style and appearance of its components, the existing storefront is believed to be from the period of significance (pre-1943) for the Main Street Historic District. It features plate glass set in steel, with a metal trim piece surrounding the edges. Some of the windows are divided by 2" steel muntins, but others are a single pane. Below the glazing is a wood kickplate (or bulkhead) made up of decorative panels with windows into the basement. Some of the windows still exist and function as windows, some have been painted over, and some have been boarded up.
2. Staff is pleased to report that the new owner of the building is undertaking expensive deferred maintenance not addressed by the previous owner, such as re-pointing the entire building and repairing the aging elevators .
3. Parts of the metal window framing have rusted away completely. The building manager told staff that the wood beams dividing the windows from the transoms are also heavily deteriorated. The wood kickplates, which rest on a limestone base, have shifted as a result of construction in the street, and show some signs of visible deterioration.

4. On East Washington, the east window has two large display panes, with six small windows in the kickplate. The west window is one large piece of glass with four windows in the kickplate. In the corner entry on either side is a single pane of glass plus one kickplate window. On South Fourth, the north window is one piece of glass with five windows in the kickplate, and the south window is four panes of glass with seven kickplate windows. All of the transoms contain two panes of equal size. All of the storefronts on the building are now part of the application. All of the windows have awning gutters (or hoods) that appear in the early photos and renderings of the building.
5. The application proposes the following changes: "... using dark anodized aluminum with varying profiles and offsets to simulate the existing wood and metal framing. New glass at the transoms and storefronts would be 1" thick tempered clear glass insulated units. New panels at the kickplates would be 1" thick insulation panels with a pre-finished exterior face simulating the textured glass. Tenant entrances would be changed from the current aluminum, or wood, in the case of the salon, to all new aluminum entrances. Transom panels would be changed from the current wide panes to multiple smaller panes that match historic photos from the 1930s and 40s. Storefront panels would be sized to match the original storefronts on S. Fourth and the 1940s changes evident in the historic photos. Muntin placement never matched or was centered on the punched openings of the upper floors; the storefront openings do not even align with the punched openings. Being set in limestone, we see these lower openings as a design solution separate and distinct from upper elevation design in brick."
6. Staff believes that the evidence presented by the applicant and the letter from the structural engineer are adequate proof that the storefronts have serious structural deficiencies that must be addressed. Addressing these problems will require dismantling the storefronts that exist today. If the Commission agrees with staff on this, they must determine whether the use of the original materials, wood and steel, are technically or economically feasible, and if not, whether the proposed material change to aluminum is compatible. The sample aluminum section to be provided at the May 8 meeting will be invaluable to this determination.

**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 200 East Washington Street, a contributing property in the Main Street Historic District, to replace the storefronts with new aluminum storefronts, 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 200 East Washington 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

200-202 East Washington Street (photo courtesy of Jim Rees, 2006, [www.Flickr.com](http://www.Flickr.com))


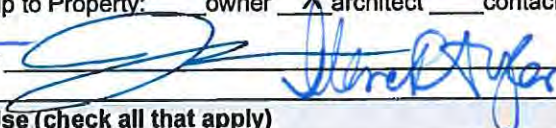




**City of Ann Arbor**  
**PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES**

301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
p. 734.794.6265 | f. 734.994.8312 | [planning@a2gov.org](mailto:planning@a2gov.org)

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

<b>Section 1: Property Being Reviewed and Ownership Information</b>
Address of Property: <u>200 East Washington Street</u>
Historic District: <u>Main Street Historic District</u>
Name of Property Owner (If different than the applicant): <u>Cameron Holdings, LLC</u>
Address of Property Owner: <u>4121 Okemos Road, Suite 17, Okemos, MI 48864</u>
Daytime Phone and E-mail of Property Owner: <u>517-351-5400 <a href="mailto:janevans@cameronholding.net">janevans@cameronholding.net</a></u>
Signature of Property Owner: <u> JE</u> Date: <u>4/18/2014</u>
<b>Section 2: Applicant Information</b>
Name of Applicant: <u>Ilene R. Tyler, FAIA, FAPT, LEED AP</u>
Address of Applicant: <u>Quinn Evans Architects, 219 1/2 N. Main St., Ann Arbor, MI 48104</u>
Daytime Phone: ( <u>734</u> ) <u>663-5888</u> Fax: ( <u>734</u> ) <u>663-5044</u>
E-mail: <u>ityler@quinnevans.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></u> Date: <u>4/18/2014</u>
<b>Section 3: Building Use (check all that apply)</b>
<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
<b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b> (This item <b>MUST BE INITIALED</b> for your application to be <b>PROCESSED</b> )
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>JE</u>

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

1. Provide a brief summary of proposed changes. See attached

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2. Provide a description of existing conditions. See attached

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3. What are the reasons for the proposed changes? See attached

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

See attached

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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: \_\_\_\_\_ Application to \_\_\_\_\_ Staff or \_\_\_\_\_ HDC

Project No.: \_\_\_\_\_ **HDC** \_\_\_\_\_ Fee Paid: \_\_\_\_\_

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_

Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial

Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:

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## Section 5: Description of Proposed Changes

### 1. Provide a brief summary of proposed changes.

The proposed scope of work includes changing all of the storefronts at the ground floor of the building frontage along East Washington Street, South Fourth Avenue, and in the alley south of the building. This work does not include changes to the tenant entrance at the east corner of the building, as this work was previously approved by the Commission, nor does it address the upper level masonry restoration currently underway.

The current materials are a mix of wood framing at the kickplate, steel angles and tees holding the glass in place, and sheet metal to form sills and covers at the old awnings. Glass used at the transoms and storefronts is single-pane, ¼” thick plate glass, and glass in some of the kickplate panels is single-pane, textured glass. Other kickplate panels are newer plywood or MDO, typically at infilled tenant entrances or at openings that never had glass, such as in the alley. Some kickplate panels are textured glass, even though the panels have been blocked up in the basement. (see photos)

The proposed changes include using dark anodized aluminum with varying profiles and offsets to simulate the existing wood and metal framing. New glass at the transoms and storefronts would be 1” thick tempered clear glass insulated units. New panels at the kickplates would be 1” thick insulation panels with a pre-finished exterior face simulating the textured glass. Tenant entrances would be changed from the current aluminum, or wood, in the case of the salon, to all new aluminum entrances.

Transom panels would be changed from the current wide panes to multiple smaller panes that match historic photos from the 1930s and 40s. Storefront panels would be sized to match the original storefronts on S. Fourth and the 1940s changes evident in the historic photos. Muntin placement never matched or was centered on the punched openings of the upper floors; the storefront openings do not even align with the punched openings. Being set in limestone, we see these lower openings as a design solution separate and distinct from upper elevation design in brick.

### 2. Provide a description of existing conditions.

202 East Washington is currently undergoing a comprehensive rehabilitation that includes exterior restoration and interior improvements. Both the exterior and interior had long been neglected and are now benefiting from the current owner’s investment in the protection of its historic integrity and the overall extended life of the building.

The storefronts are currently in a poor state of repair. Components of the seven first floor openings, including the recessed corner entrance, represent a range of vintages, none of which is entirely original to the building. Changes were made several times as tenants’ needs changed, as materials deteriorated due to weather exposure, and to provide barrier free entrance into the tenant spaces. To the best of our knowledge, the following is a compressed timeline:

- 1927-28 are the years of original construction and first episode of use. Each opening on S. Fourth had its own, centered entry to an individual tenant space. Neither of the storefront openings on E. Washington had direct entries, instead relying on entry from S. Fourth; there may have been a secondary entrance from E. Washington, as this shows up on a tenant floor plan, but no physical evidence survives to confirm that this entry ever existed. All of the openings had retractable canvas awnings mounted at the transom beam. Window panes above the transom beam were smaller, almost square, and had no relationship to the storefronts below or the punched openings above; these were sized to fit the masonry openings, which vary greatly around the building. (See copy of photo from 1931)



- Sometime around 1940, the corner tenant space was altered, opening up space behind the corner pier, and introducing a new door into the corner space. At the same time, the tenant entry at the second bay from the north corner was closed up and infilled flush with the flanking storefront glazing and kickplate. The interior partition separating these two bays was removed. These conditions existed during the period of significance, indicated as pre-1943, although an exact date of these changes from the original construction has not been confirmed. Note that in this second episode the upper transom small panes are all still in place. (see copy of photo from circa 1940)
- In the late 1970s, the original double-hung wood windows were replaced with tripartite aluminum units. At some point, the doors into Sottini's and the salon were also changed. The aluminum door and vinyl-clad transom at Sottini's may be newer than the 1970s, and the door and transom into the salon may be older, as they are wood, but neither is original or from the period of significance.

Conditions of the original storefronts, aside from questions of historic integrity, range from fair to poor.

The glazing is all single-pane and therefore a huge energy-inefficient, energy-wasting enclosure. In addition, the glass sweats from condensation, causing additional damage to interior finishes and contributes to corrosion of the steel components. Comfort, while not a huge concern to retail businesses, is still a factor, in that the single-glazed surfaces contribute to cold convection air currents near the windows.

The kickplates that are displaced along E. Washington, caused during recent road re-surfacing, present a threat to the stability of the entire infill panel. The weight of the plate glass, the transom beam, and the transom glass all sit on the lower section, currently framed in wood. While the wood itself is not rotted, it is subject to severe weathering, paint failure, and salt damage, and the wood is mostly newer, having been selectively replaced over time from past changes to the storefronts. It may be possible to salvage the wood kickplates in sections, and to reset them on a repaired foundation, but the wood itself is highly vulnerable to a repeat of deteriorating conditions and difficult to maintain.

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

The primary reason for changing the storefronts is safety. The weight of the glass on the compromised, kicked out, kickplate threatens the entire panel with collapse. In addition, the large panes of plate glass are not tempered, so that if one piece is broken, the glass will not break into sugar cubes typical of tempered glass, but will shatter and create potentially harmful long shards of very sharp glass.

The second reason for changing the storefronts is energy efficiency. The current system with single-pane glass provides no insulating value, creates cold air convection currents, and adds to the cost of heating/cooling the tenant spaces.

The third reason for changing the storefronts is improved utilization of interior space. The bulkheads enclosing the kickplates at one time provide limited daylight into the basement. Only a few of these windows still function as such. The bulkheads also covered radiators for heating the retail spaces. The mechanical system is being upgraded to a more energy-efficient forced hot and cooled air system, and the radiators will be removed. This floor area now becomes available for circulation and display all the way out to the glass; the deep ledges are difficult to use and no longer needed by the tenants.

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

Product information is provided for selected components of the aluminum storefront system and for the aluminum transom beam. A mockup of the lower kickplate and sill is being fabricated and will be brought to the hearing.

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.  
(Refer to the following images)



Rendering signed by original architect, R.S. Gerganoff, undated but circa 1930, based on the cars.



Undated photo of the northwest corner of the building, circa 1930 based on the cars, and similar to the colored rendering of the building from the same time. Note the small windows above the transom, and the four storefronts on S. Fourth, all having the same configuration.



Undated photo of the northwest corner of the building, circa 1950 based on the cars. Note the small windows above the transom, and the four storefronts on S. Fourth. By the time this photo was taken, the corner tenant space and its four openings had been modified. Although taken after the period of significance, this photo illustrates how much of the original fabric remained by c. 1950, and can be compared to extant materials in place today.



Photo taken by the applicant on March 20, 2014. The brick piers and mullions of the upper stories do not align with the storefront masonry below, and storefront window muntins also do not align with the brick masonry above. Scaffolding obscures a clear view of the storefronts and kickplates.



Easternmost storefront on E. Washington has a thinner kickplate than the others, because the sidewalk slopes up from the corner. In the proposed scheme, the stone foundation would be restored, the original number of panels, and the strong sill line are retained.

From inside the basement, all of the windows fronting on E. Washington are covered over with drywall, although they can be seen from the utility closet looking behind the drywall.



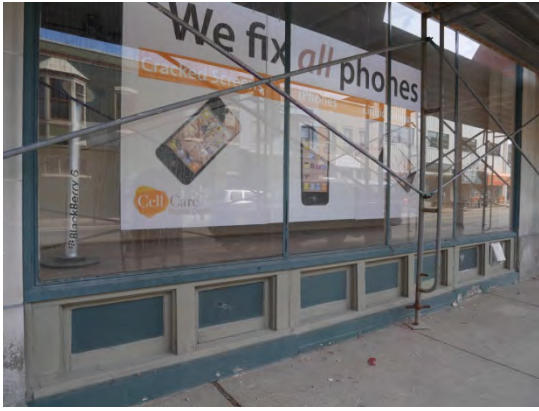
Although access is difficult, we were able to observe split and eroding foundation stone, creating genuine concern about the structural integrity of the foundation wall under all of the storefronts.

All of the perimeter foundation walls under the kickplate require extensive repairs.



Westernmost kickplate on E. Washington does not sit over its foundation. Road work vibration caused the kickplate to “kick” out, destabilizing the storefront glass and transom, all of which bear on this stone foundation.

This section is not visible from the interior.



This storefront on S. Fourth has undergone the most changes. The original angled recessed entry has been filled in with newer wood panels, and the plate glass is divided into four pieces. The outer panes align with the original storefront corners, and the infilled section is divided into two panes. This division has nothing to do with the upper brick masonry.

The proposed scheme keeps the same number of lower panels in the kickplate and uses three panes of glass for the storefront. Above the transom, the original seven panes will be restored.



The flat ceiling is under the original recessed storefront. Windows are just visible to either side. These windows are not proposed to be restored.



Southernmost storefront shows glazed sash in the kickplate, but these has been altered at the interior.



Under Sottini's and the salon the windows have been blocked up and provide no windows into the basement. Along the perimeter foundation, the rebar supporting the recessed entries is badly corroded.

The proposal is to remove the storefronts to fully restore the foundation. The new storefronts will restore the recessed entries



None of the transom glass is original. Photo from circa 1950 clearly shows the smaller panes. Even the steel frame is not original.

The proposed scheme restores the original number of panes in each opening. This creates a strong horizontal line inside the limestone surround.

The awning cover is in very poor condition.

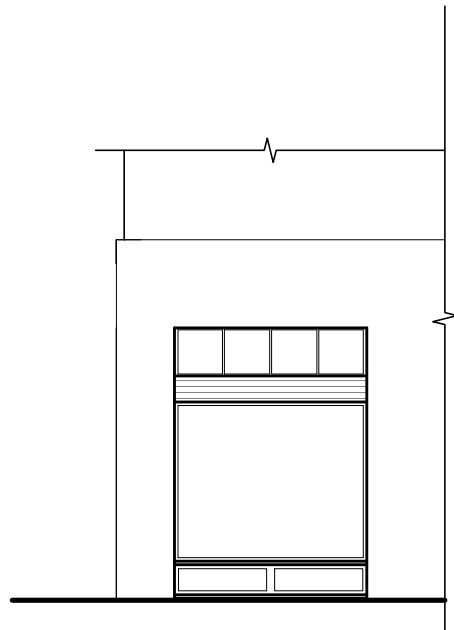
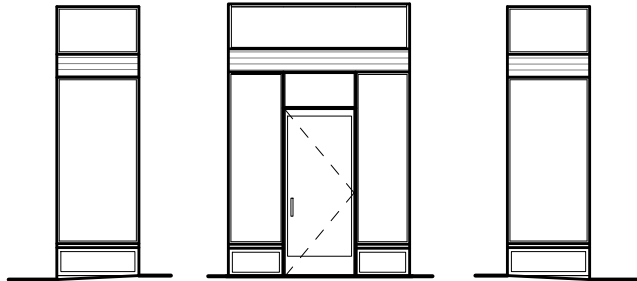
The proposed scheme replaces this with a strong horizontal transom beam in the same material as the rest of the storefront system.



The alley window is also not original material for the glazing, although the kickplate may be old enough to be from the period of significance.

The proposed scheme restores the small panes in the transom, retains a single large pane for the storefront, and replicates the kickplate in aluminum as shown in the attached drawings.





**1** North West Elevation  
 A 201 1/8" = 1'-0" REFERRED FROM:  
 Proposed aluminum corner entrance

**2** South Elevation  
 A 201 1/8" = 1'-0" REFERRED FROM:  
 Proposed aluminum storefront  
 at alley opening



**3** North Elevation  
 A 201 1/8" = 1'-0" REFERRED FROM:

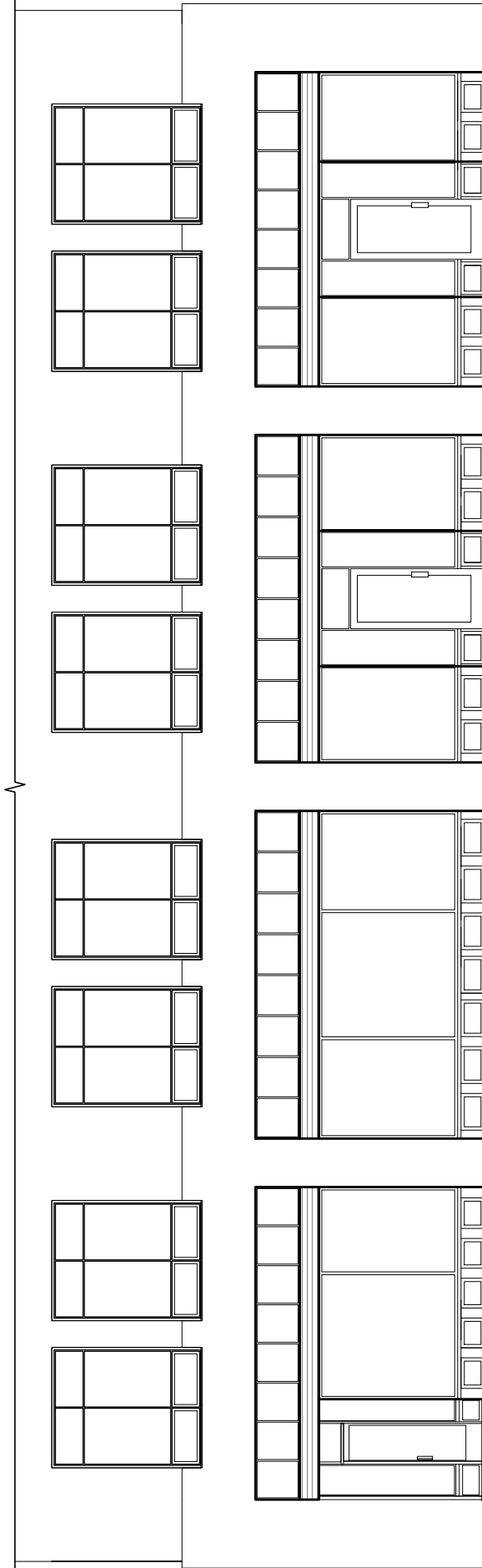
<b>QUINN EVANS ARCHITECTS</b> 219 1/2 NORTH MAIN STREET ANN ARBOR MICHIGAN 48104 (734) 663-5888	<b>EAST WASHINGTON STOREFRONTS</b>  <h2 style="text-align: center;">Elevations</h2>	31401700
Scale: 1/8" = 1'-0"		04/17/14 Sketch Number: <h1 style="text-align: center;">A 201</h1>

Existing aluminum windows  
Not part of this application

Brick

Limestone 1st floor

Proposed aluminum  
storefront system



1 West Elevation

1/8" = 1'-0" REFERRED FROM:

1

A 202

QUINN EVANS ARCHITECTS  
219 1/2 NORTH MAIN STREET  
ANN ARBOR MICHIGAN 48104  
(734) 663-5888

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

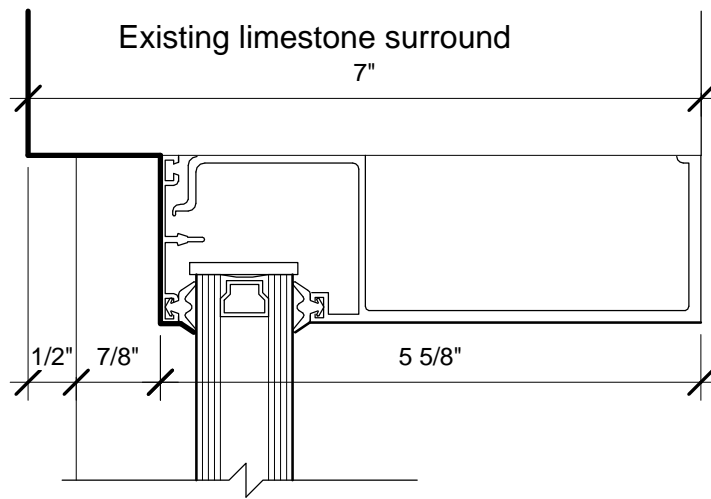
West Elevation

31401700

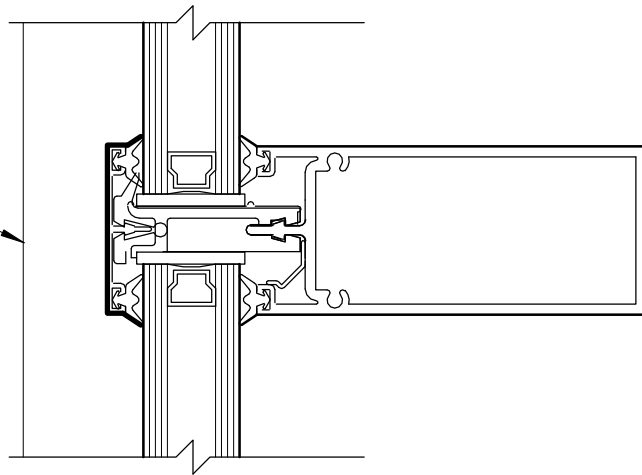
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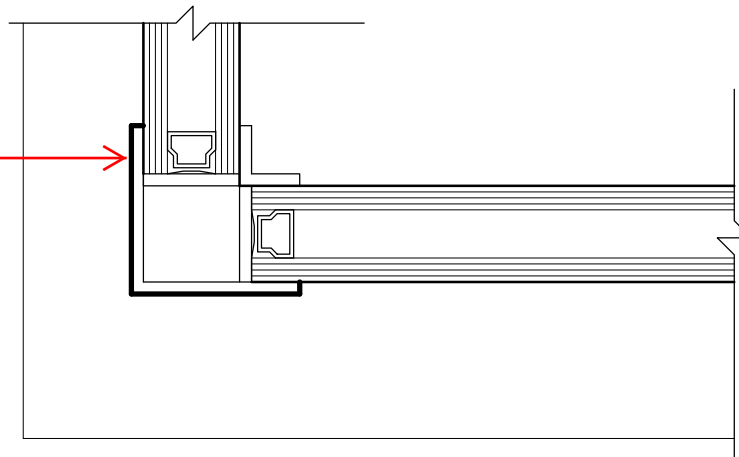
A 202



SILL COVER BELOW



1-3/4" x 1-3/4" dark bronze  
corner piece to match storefront



1 Jamb at Middle and Top  
A 203 6" = 1'-0" REFERRED FROM:

QUINN EVANS ARCHITECTS  
219 1/2 NORTH MAIN STREET  
ANN ARBOR MICHIGAN 48104  
(734) 663-5888

EAST WASHINGTON STOREFRONTS

31401700

04/17/14

Sketch Number:

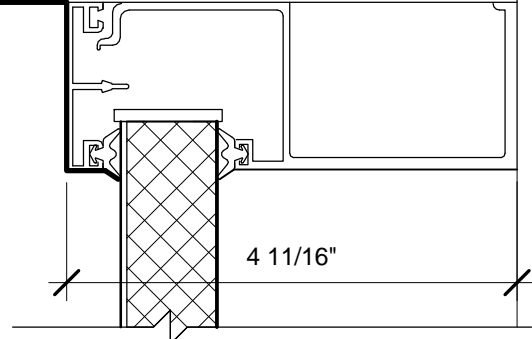
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Jamb at Middle and Top

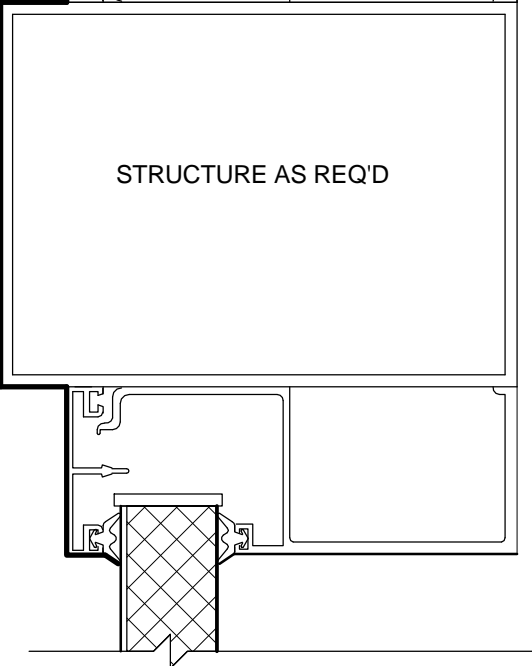
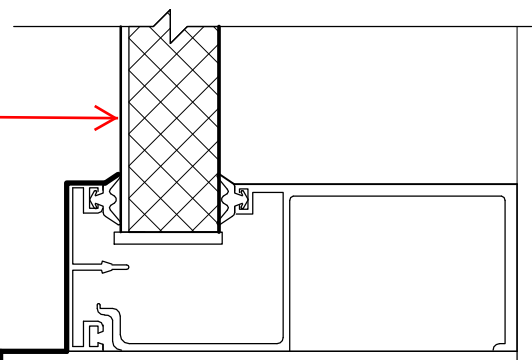
A 203

STONE

Dark bronze anodized aluminum  
4" wide to match existing wood



1" thick insulated panel with textured  
face similar to textured glass and  
color similar to aluminum storefront



STRUCTURE AS REQ'D

1 Jamb Below Sill  
 A 204 6" = 1'-0" REFERRED FROM:

QUINN EVANS ARCHITECTS  
 219 1/2 NORTH MAIN STREET  
 ANN ARBOR MICHIGAN 48104  
 (734) 663-5888

EAST WASHINGTON STOREFRONTS

31401700

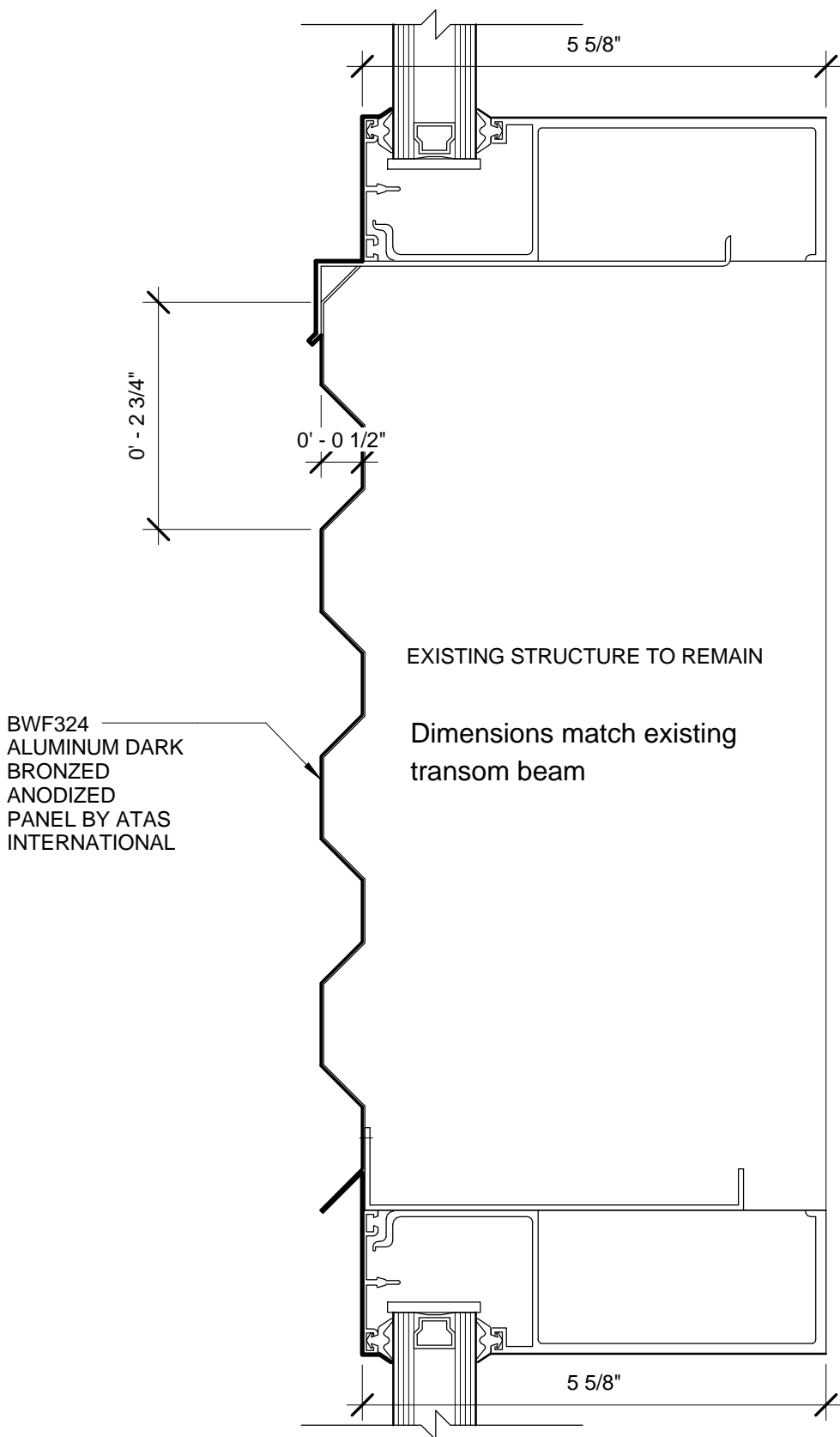
04/17/14

Sketch Number:

Scale: 6" = 1'-0"

Jamb Thru Kickplate

A 204



BWF324  
 ALUMINUM DARK  
 BRONZED  
 ANODIZED  
 PANEL BY ATAS  
 INTERNATIONAL

EXISTING STRUCTURE TO REMAIN  
 Dimensions match existing  
 transom beam

1 Transom Section  
 A 205 6" = 1'-0" REFERRED FROM:

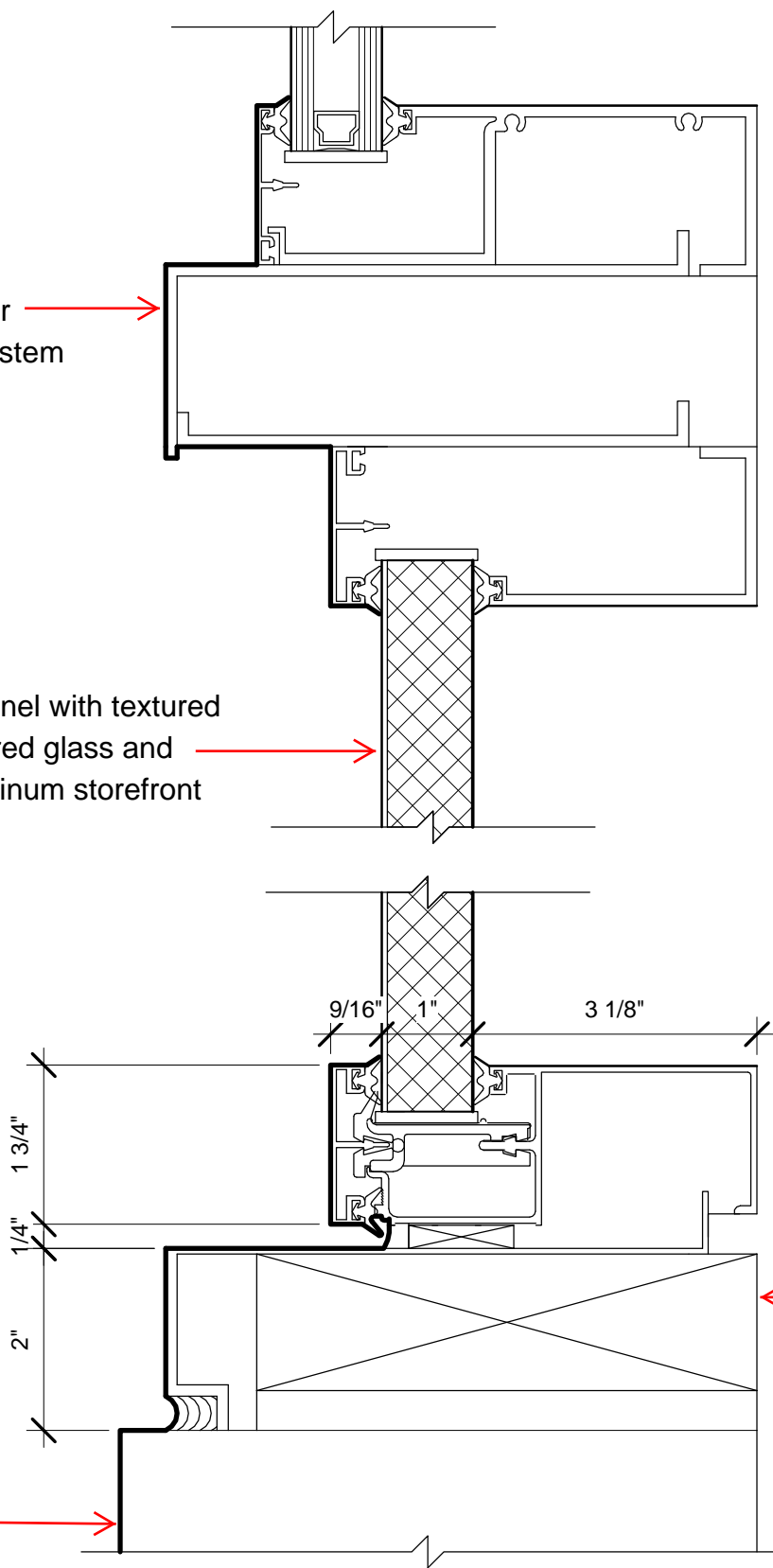
<p>QUINN EVANS ARCHITECTS          219 1/2 NORTH MAIN STREET          ANN ARBOR MICHIGAN 48104          (734) 663-5888</p>	<p>EAST WASHINGTON STOREFRONTS</p>	<p>31401700</p>
<p>Scale: 6" = 1'-0"</p>	<p>Transom Section</p>	<p>04/17/14          Sketch Number:  <b>A 205</b></p>

Continuous sill under storefront glazing system

1" thick insulated panel with textured face similar to textured glass and color similar to aluminum storefront

Wood blocking and shims, as required.

New limestone sill on restored foundation; height varies



1 Window Sill  
A 206 6" = 1'-0" REFERRED FROM:

QUINN EVANS ARCHITECTS  
219 1/2 NORTH MAIN STREET  
ANN ARBOR MICHIGAN 48104  
(734) 663-5888

EAST WASHINGTON STOREFRONTS

31401700

04/17/14




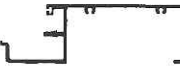








Sketch Number:

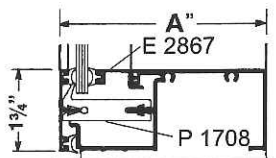
Scale: 6" = 1'-0"

Section Thru Kickplate

A 206

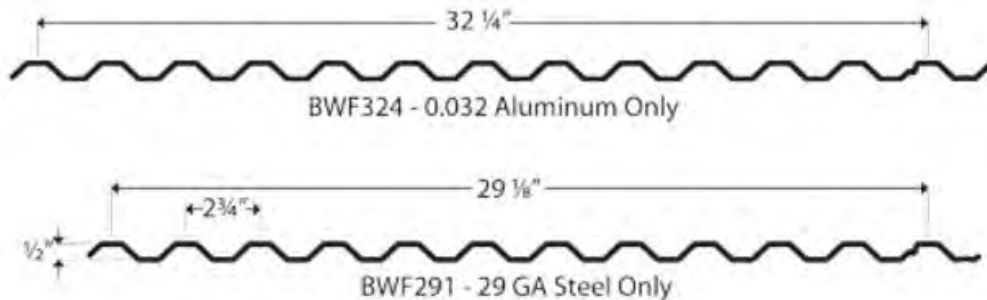
# 16.03 VersaTherm Framing System Profile Selection Chart

		1-15/16"	2-9/16"	2-15/16"	4-1/16"
<b>1-3/4"</b>	<b>Perimeters*</b>	 E-2888*	 E-3093	 E-2858*	 E-3133*
	<b>Verticals/ Horizontals</b>	 E-2874	 E-3095	 E-2860	 E-3134
<b>Faces</b>	<b>Infill/Clip</b>	<b>A"</b>	<b>A"</b>	<b>A"</b>	<b>A"</b>
 3/16" E-2857	1" - P-1708	3-1/2"	4-3/16"	4-1/2"	5-5/8"
 9/16" E-3135	1" - P-1708	3-7/8"	4-1/2"	4-7/8"	6"
 15/16" E-2871	1" - P-1708	4-1/4"	4-15/16"	5-1/4"	6-3/8"
 1-3/16" E-2859	1" - P-1708	4-1/2"	5-3/16"	5-1/2"	6-5/8"



**\*Note:** 1-3/4" perimeters are not compatible with P-1707, 1/4" glazing clip.  
Use reducer E-2867 for 1/4" infill, and all 1-3/4" verticals.

**ATAS International, Inc.**  
Metal Wall Panels



<b>SKU:</b>	BWF324 BWF291
<b>Gauge:</b>	.032 Aluminum (BWF324) 29 ga. Metallic Coated Steel (BWF291)
<b>Panel Width:</b>	32 1/4" 29 1/8"
<b>Panel Length:</b>	Cut to customer specifications with a minimum of 6'-0", maximum to 20'-0"
<b>Panel Height:</b>	1/2"
<b>Texture:</b>	Embossed (BWF291) Smooth (BWF324)
<b>Finish:</b>	KYNAR 500® PVDF or HYLAR 5000® PVDF
<b>Colors:</b>	Aluminum- Choice of 30 standard colors Steel- Choice of 7 colors: Brite Red, Char Brown, Forest Green, Mission Red, Rocky Grey, Sierra Tan and Slate Grey
<b>Anodized:</b>	Clear* Dark Bronze* (BWF324 only)
<b>Accessories:</b>	A complete line of trims available in matching colors, gauge and finish or as specified
<b>Minimum Slope:</b>	3:12

\*Subject to minimum quantities and lead time  
Inquire for availability





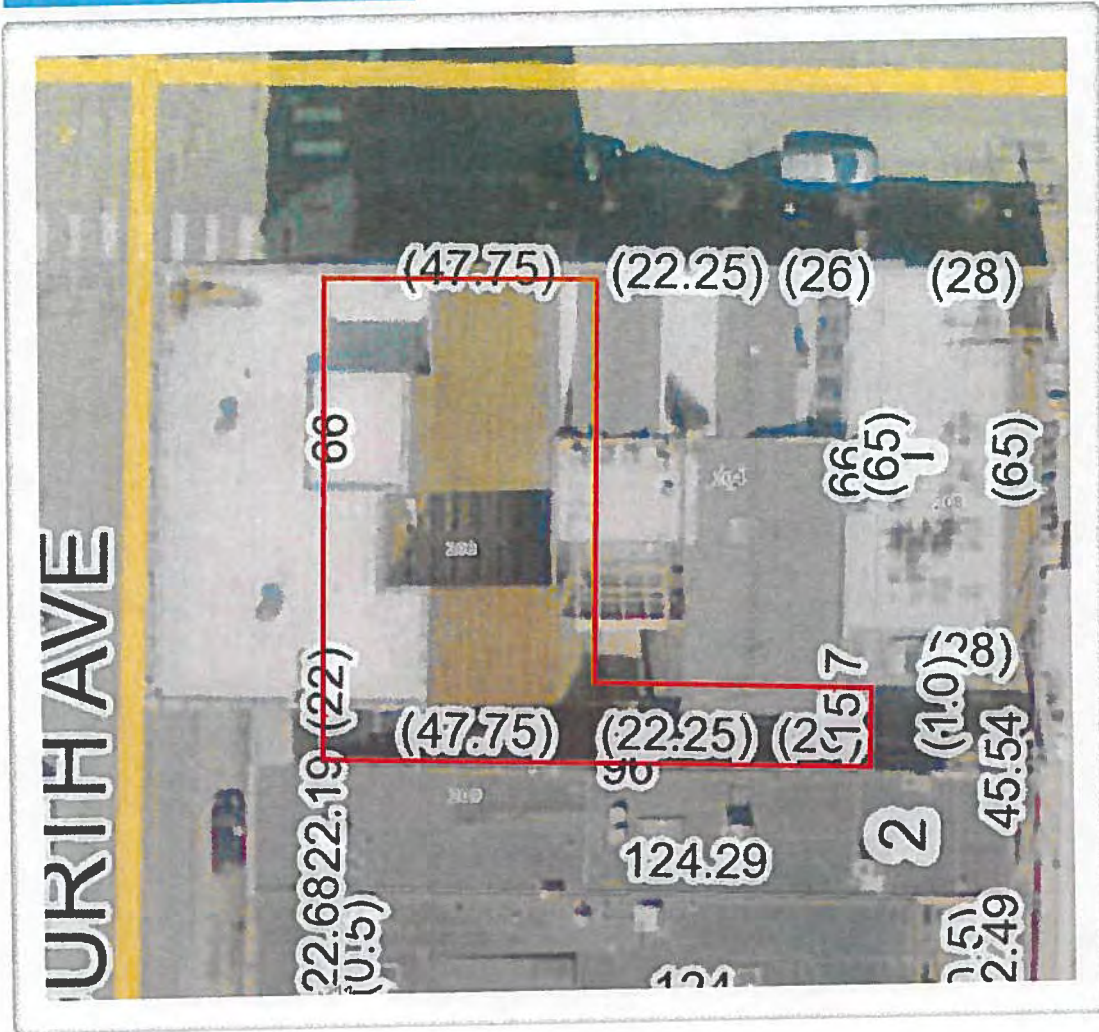
### Neighborhood Map



East Washington Street is one of the outbound conduits from the University of Michigan Central Campus, linking it to the Downtown Central Business District. Like South Main Street and South State Street, East Washington is lined with commercial buildings,



Aerial View

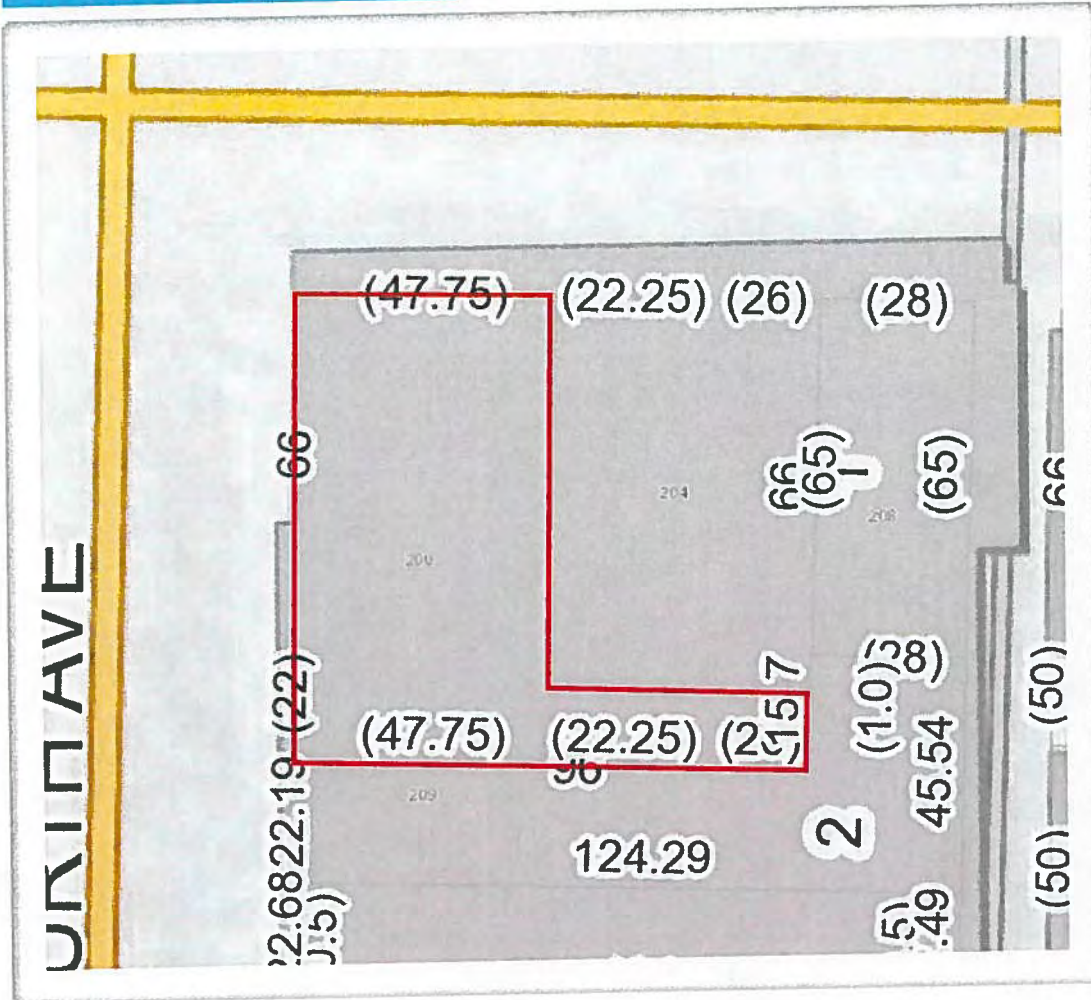


*Site Improvements* Improvements to the site are essentially limited to the building alone, as it covers the bulk of the parcel. Though the sandwich shop uses the alleyway for two stacked parking spaces, these are nonetheless subject to the typical municipal rights-of-way, so we conclude that there is no on-site parking.

*Utilities* All customary municipal utilities are available to, and service the subject site.



**Tax Plat Map**



*Access* Pedestrian access to the parcel is by way of sidewalk from either South Fourth Avenue or East Washington Street. A curb cut from South Fourth Avenue provides access to the alleyway.

*Street Improvements* There are the typical City site improvements surrounding the building, including paved roadway, sidewalks, streetlights, and concrete curb and gutter.

An aerial view of the parcel is set forth on the following page.