

Ann Arbor Historic District Commission Submission

ECHELON Restaurant - Kresge Building
*200 SOUTH 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

12 January 2023

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: 200 S. Main St
 Hobbs+Black 22-503

Dear Jill Thatcher:

The attached HDC application outlines Douglas G. Zeif's (Shapiro Harvey L. Trust) desire to renovate the existing entryways / storefronts / windows / stone base at 200 S. Main st (formerly Mongolian BBQ / Originally S.S. Kresge CO. Stores)

The existing 2-story structure was originally constructed in 1926 in the 20th century commercial style and has undergone several exterior renovations over the years. Since its initial construction the building has shared a common basement with 204 S. Main (constructed at the same time, also for S.S. Kresge Co. Stores). Our work focuses on the ground level façade of the addressed 200 s main portion of the structure. As shown in the included historic photographs, renovations have involved the following:

- Removal of the original building cornices (pre-1945)
- Expansion of a second floor over the 204 S. Main st portion of the building (pre-1945)
- Façade unification with a maul-macotta type panel system (post-1945)
- Replacement of original storefronts (post-1945)
- New main entry added through opening of northeast building corner at sidewalk level (post-1945)
- Windows along (north) Washington street elevation infilled with Glass Block (post-1945)
- Windows along (north) Washington street elevation extended to street level (post-1945)
- EFIS cladding added, replacing Maul-macotta type panels along (east) Main st elevation (post-1945)
- Sill raised at southerly storefront (A) on (east) Main st. elevation (post-1945)
- Replacement of storefront entryway at northeast corner with aluminum framing / doors (post-1945, post-original modification)

Respecting the period of significance and the relevant size / scale / characteristics of the historic district, the current design illustrates the following proposed modifications:

- Lower sill of southerly storefront (east) Main st. elevation to align with adjacent storefronts
- Replacement of all storefront glazing and entryway doors to slimline-historic profile aluminum storefront system
- Glass Block to be removed and replaced with matching slim-line historic profile aluminum storefront system, existing historic sill to remain
- Storefront expanded along (north) Washington elevation (at northeast corner to remove narrow window
- Canopy at northeast corner to be removed
- EFIS to be patched and painted as necessary
- Failing Limestone base to be removed and matched with cast stone replacement
- Non-compliant exterior lighting along (north) Washington elevation to be removed, brick to be matched and infilled
- Maul-Macotta type paneling to be painted to Match EFIS

Sincerely,



Jonathan Pearn
 Senior Associate

Original Building



1926 photo (N015_1088_001)



1941 photo (N186_0026_002)



1949 photo (N186_0058_002)



1950 photo (N015_1129_001)



1975 photo (N017_0341_002)



September 2022 - Main Street view



December 2022 - Washington view



2022 Survey photo



2022 Survey photo



2022 Survey photo



2022 Survey photo



2022 Survey photo



2022 Survey photo



2022 Survey photo



2022 Survey photo



PHOTOS - EXISTING ELEVATION



(NORTH EAST) CORNER OF MAIN AND WASHINGTON ELEVATION



(NORTH) WASHINGTON ELEVATION

PHOTOS - EXISTING ELEVATION



(EAST) MAIN ST. ELEVATION



(WEST) ALLEY ELEVATION



(WEST) ALLEY ELEVATION

PHOTOS - EXISTING ELEVATION



(SOUTH) ALLEY ELEVATION

PHOTOS - CLOSEUP EXISTING IMPACTED FEATURES



(EAST) MAIN ST. ELEVATION STOREFRONT



(EAST) MAIN ST. ELEVATION STOREFRONT



MAIN ENTRY DOORS / STOREFRONT



(NORTH WASHINGTON ELEVATION WINDOWS)

PHOTOS - CLOSEUP EXISTING IMPACTED FEATURES



(NORTH) WASHINGTON ELEVATION WINDOWS

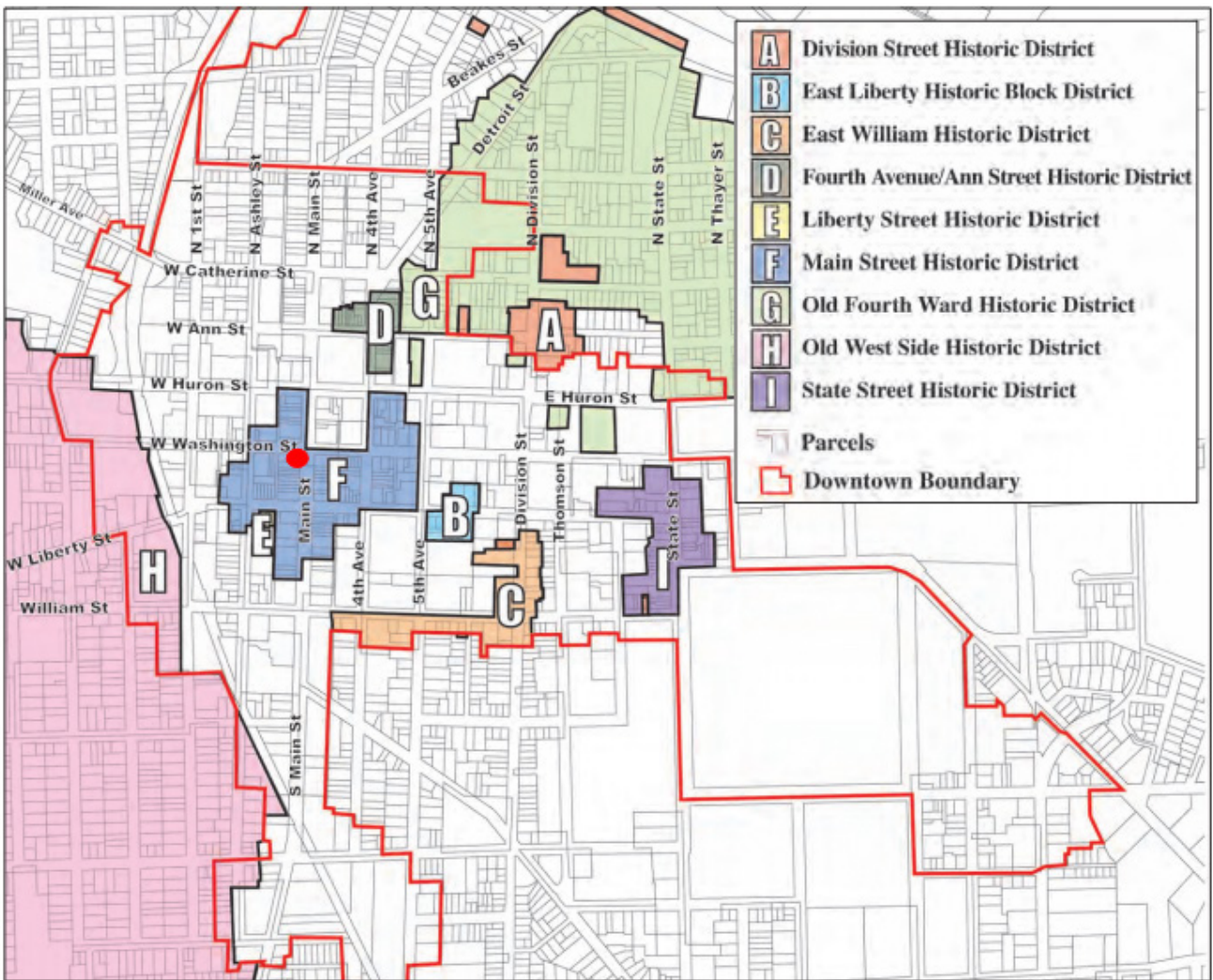
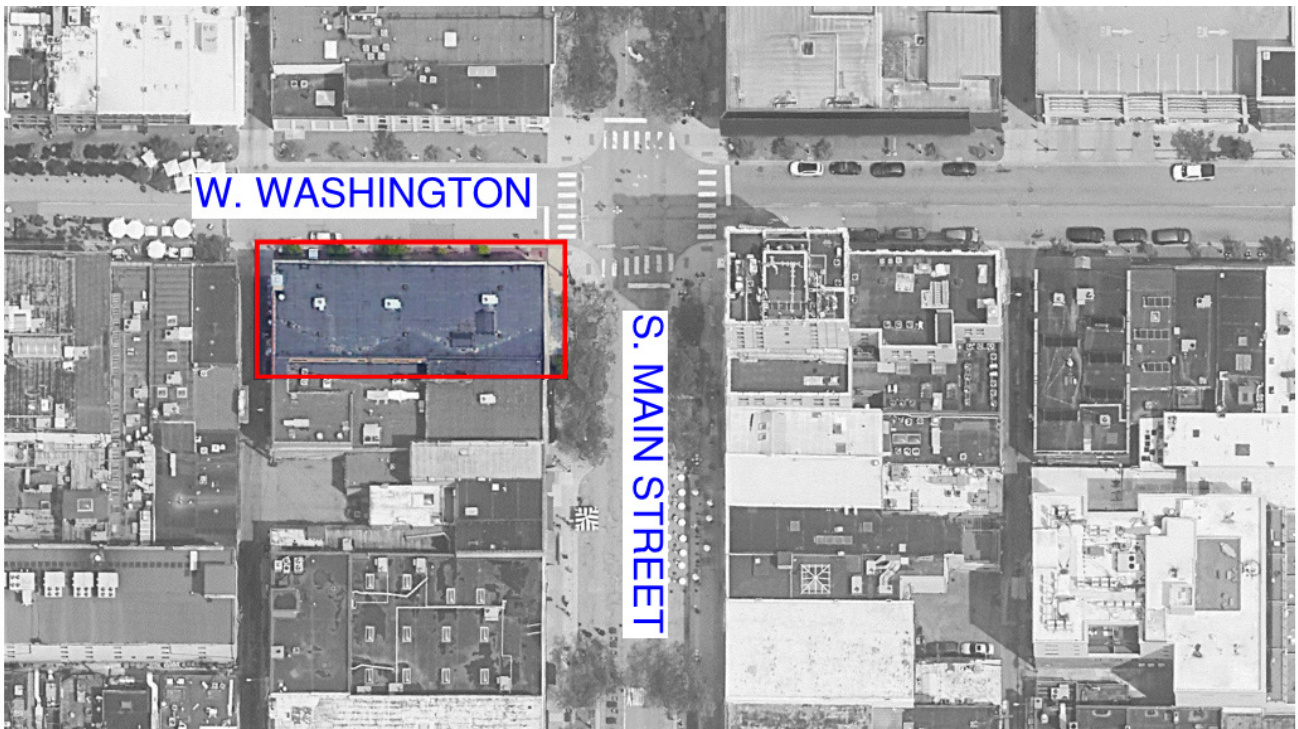


(NORTH WASHINGTON ENTRY METAL PANELS



(NORTH) WASHINGTON ENTRY STOREFRONT

SITE PLAN

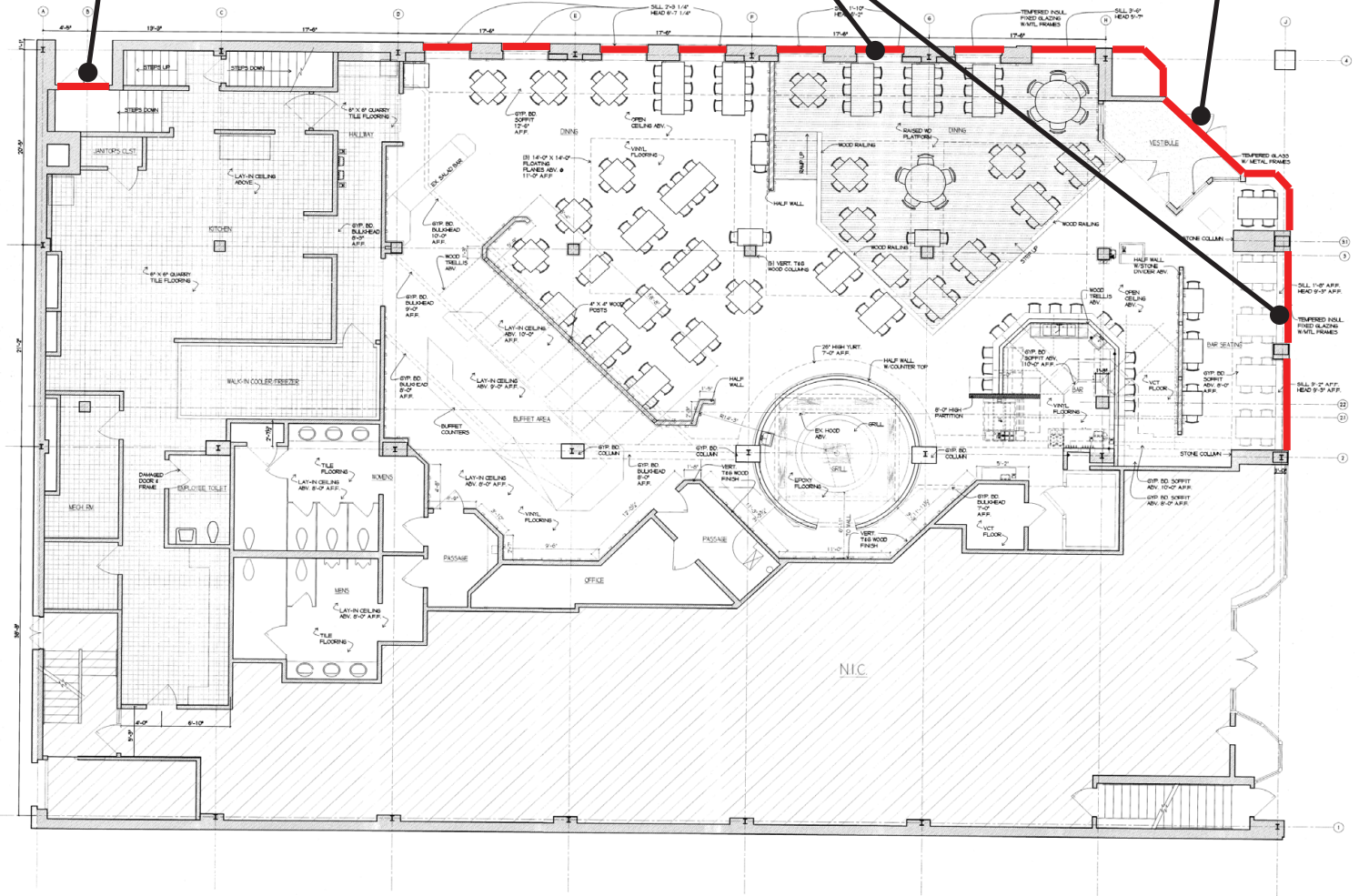


FLOOR PLAN - EXISTING MONGOLIAN BBQ FLOOR PLAN

STOREFRONT SYSTEM TO BE REPLACED

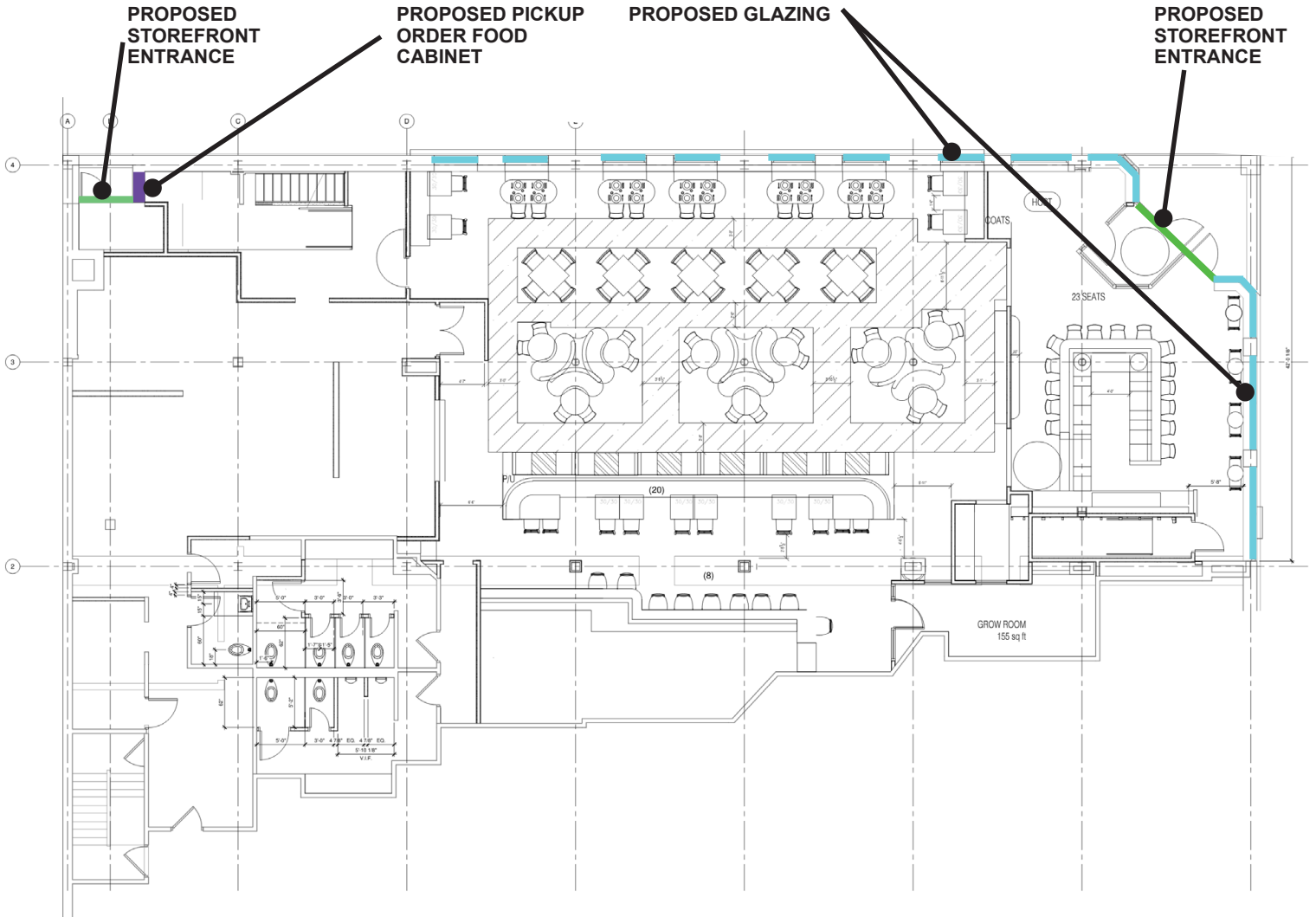
EXISTING GLAZING TO BE REPLACED - TYP. FIRST FLOOR

STOREFRONT SYSTEM TO BE REPLACED



1 EXISTING FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 NORTH

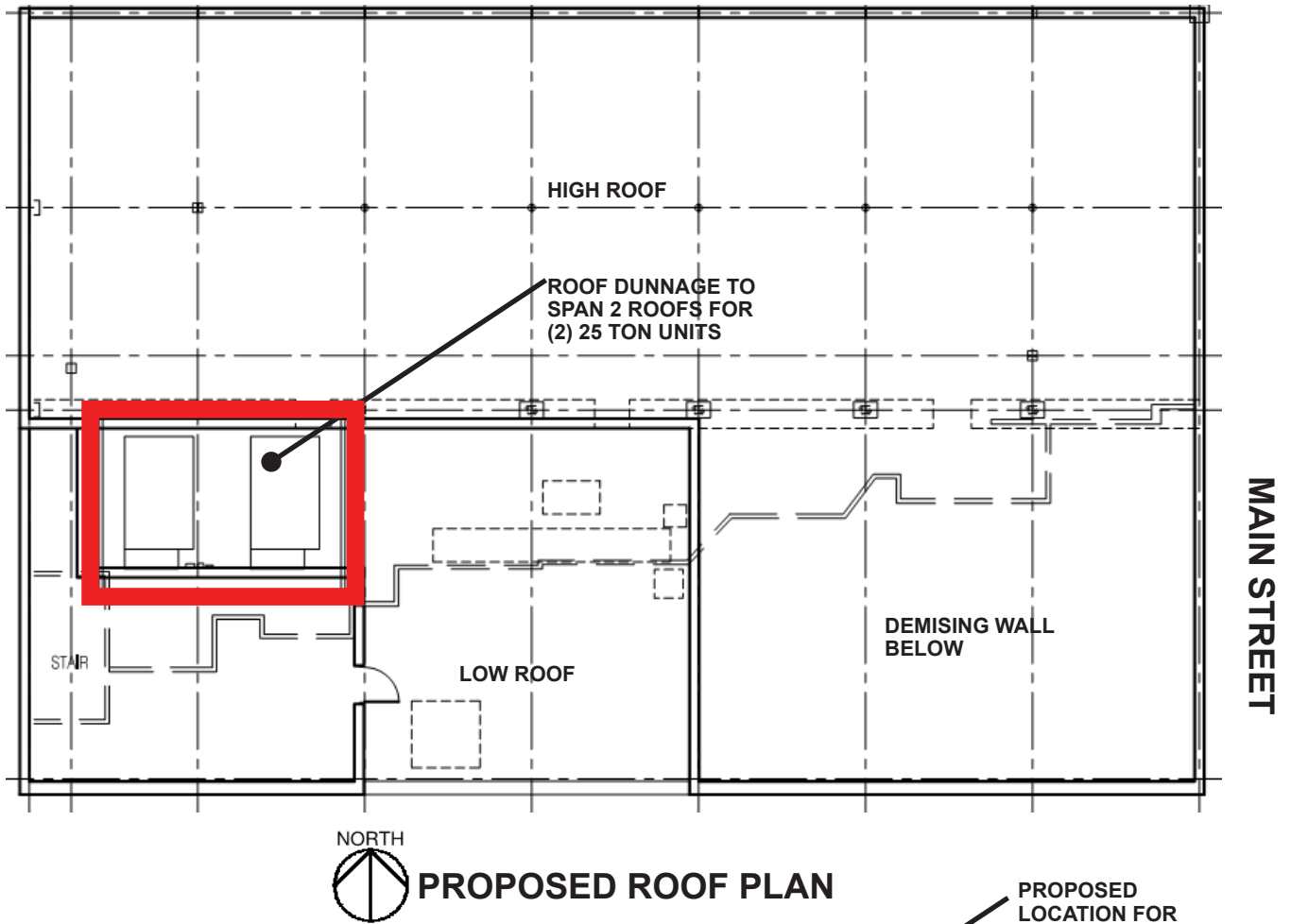
FLOOR PLAN - PROPOSED



 **1st Level Floor Plan**
SCALE - 1/4" = 1'-0"

FLOOR PLAN - PROPOSED ROOF PLAN

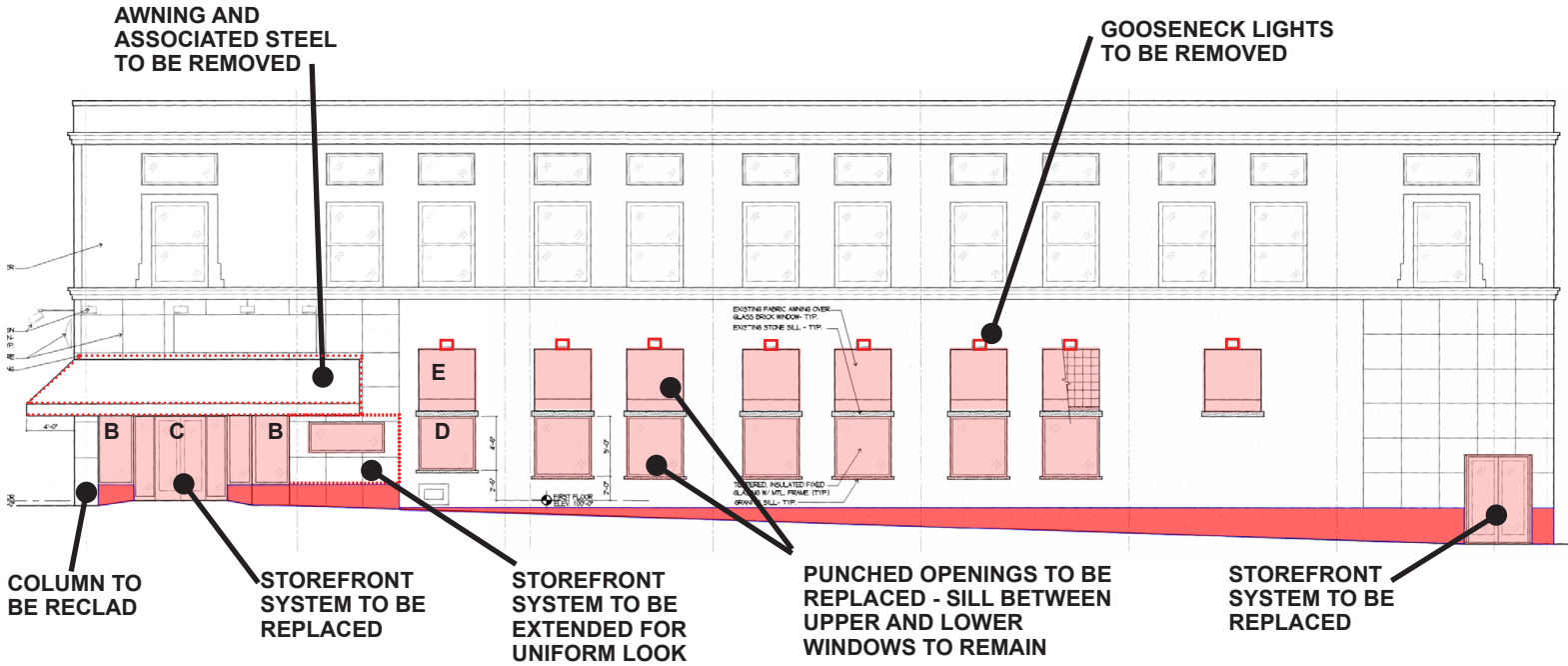
WASHINGTON



PROPOSED LOCATION FOR ROOF DUNNAGE AND RTU'S



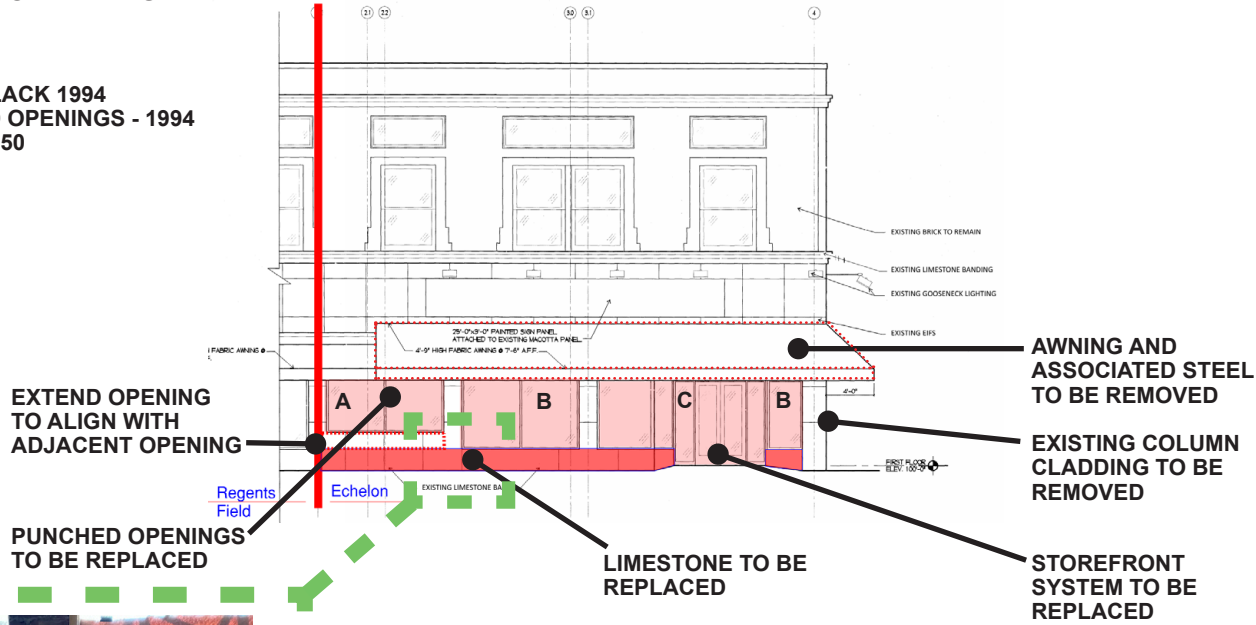
ELEVATION - EXISTING



EXISTING STOREFRONT TYPES

- A - ST. STL. - POST 1949
- B - ST. STL. - POST 1949
- C - ALUM. ENTRANCES - BLACK 1994
- D - ANOD. ALUM. PUNCHED OPENINGS - 1994
- E - GLASS BLOCK - 1939-1950

EXISTING WASHINGTON ELEVATION

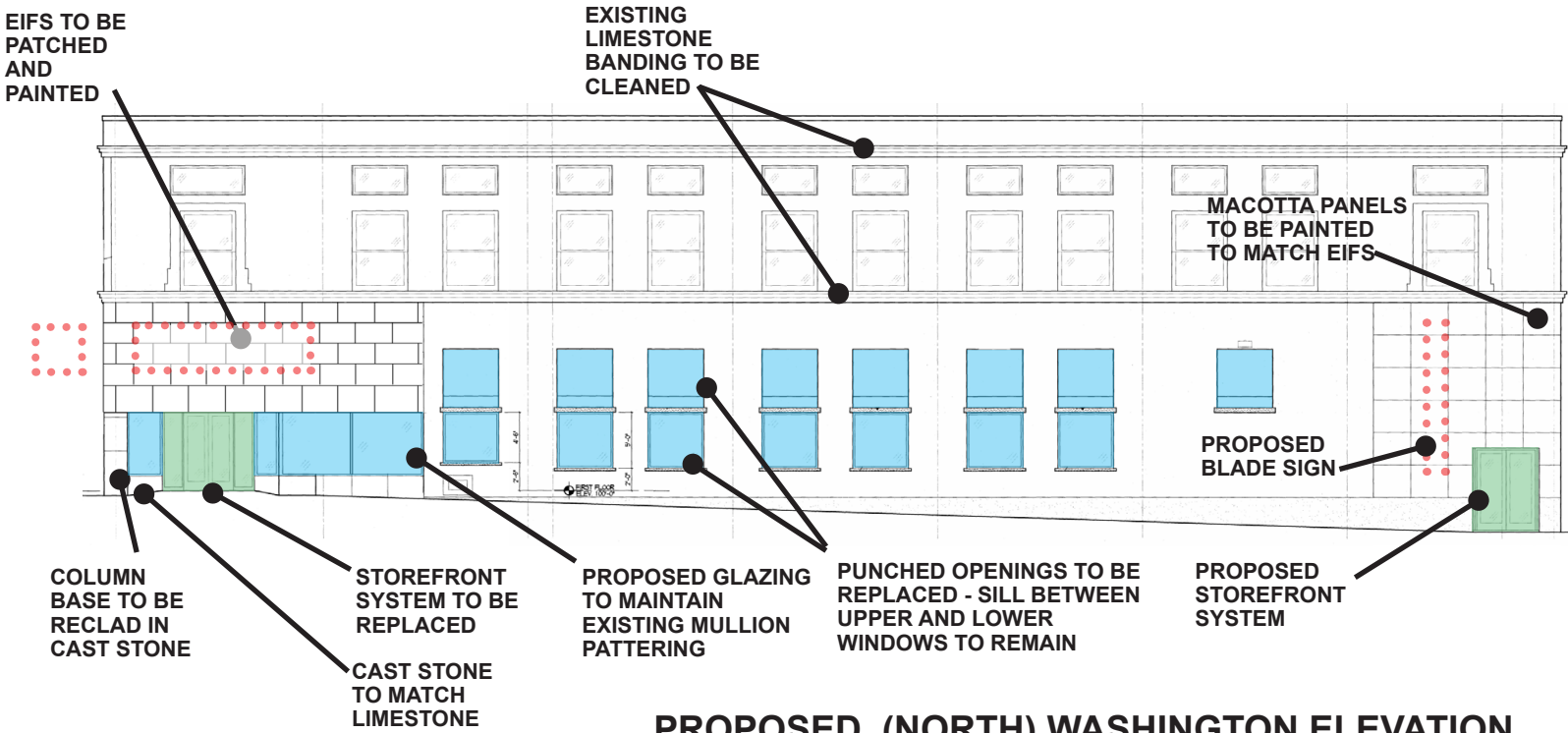


EXISTING MAIN STREET ELEVATION

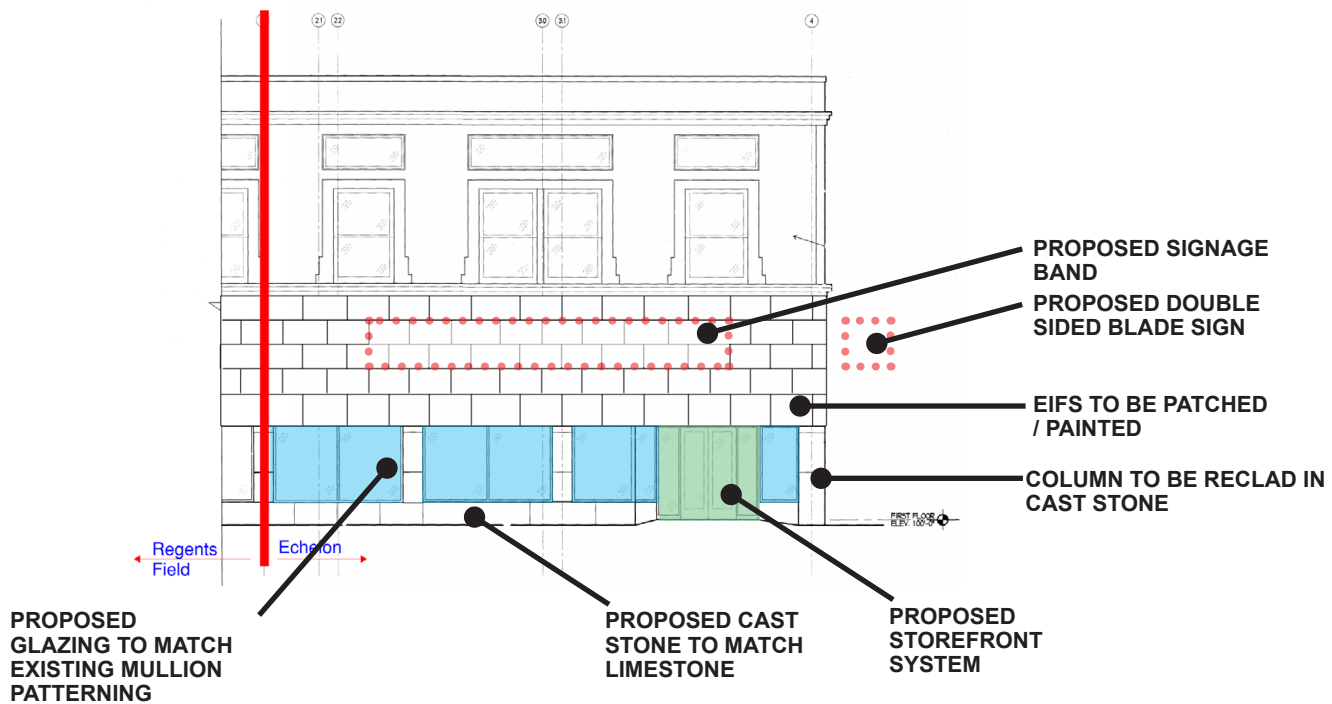


EXISTING GLAZING OPENING WAS REDUCED PREVIOUSLY

ELEVATION - PROPOSED



PROPOSED (NORTH) WASHINGTON ELEVATION



PROPOSED (EAST) MAIN STREET ELEVATION

MATERIAL - EXISTING MATERIAL



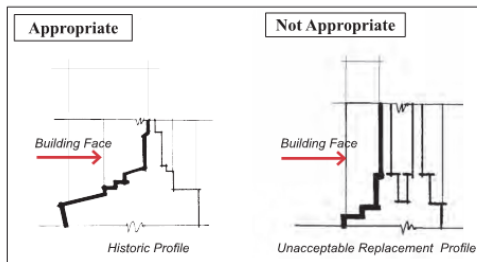
LINE OF SCOPE
MAIN / WASHINGTON ENTRANCE



REAR WASHINGTON ENTRANCE

ANN ARBOR HISTORIC DISTRICT DESIGN GUIDELINES

The Window Elements Measurements diagram included in the appendix to this Historic District Design Guidelines document may assist with the measurement of window elements for repair. Contact the Historic District Commission for a resource list of individuals and companies who may be equipped to aid in your window evaluation/repair.



When replacing a historic window, match the profile of the sash and its components as closely as possible to that of the original window.

M-1		Limestone sill and banding to remain
M-2		Brick to remain
M-3		EIFS to remain (patch and paint)
GL-1		Glazing on second floor to remain - not in scope
GL-2		Storefront to be replaced with new window system *mullion locations to remain
GL-3		Glass block to be replaced with new glazing
P-1		Mau macotta panel to remain (painted to match efis)
C-1		Limestone to be replaced with cast stone to match




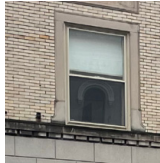
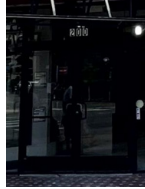
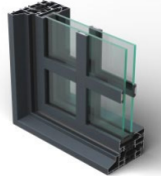
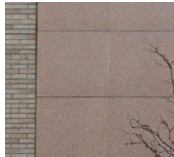
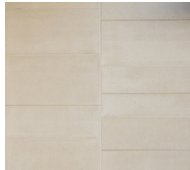
MATERIAL - PORPOSED MATERIAL



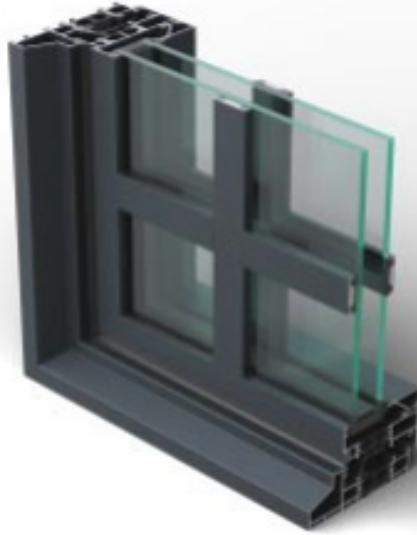
LINE OF SCOPE MAIN / WASHINGTON ENTRANCE



REAR WASHINGTON ENTRANCE

M-1		Limestone sill and banding to remain
M-2		Brick to remain
M-3		EIFS to remain (patch and paint)
GL-1		Glazing on second floor to remain - not in scope
GL-2		Storefront to be replaced with new glazing system *mullion locations to remain
GL-3		Glass block to be replaced with new glazing
P-1		Maul macotta panel to remain (painted to match efis)
C-1		Limestone to be replaced with cast stone to match

WINDOW - PROPOSED WINDOW CUT SHEET



Product Features and Benefits

- Fine sightline characteristics of steel windows providing a suitable replication for steel windows with additional benefits associated with aluminium, such as the high strength to weight ratio
- Suitable for composite and ribbon windows
- Available as a tilt before turn or turn only window
- A range of structural and coupling mullions available
- Special bevelled beads, or feature caps, add a unique sculptured appearance to the building. Ideal for heritage projects
- Concealed drainage system to enhance the building's aesthetics
- Accommodates glazing up to 64mm

GT70S Slimline Renovation Window Applications

Available in Tiltturn, Turn Before Tilt, Turn Only (In) and French Casement

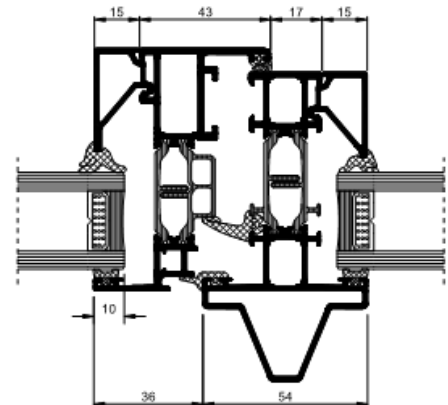
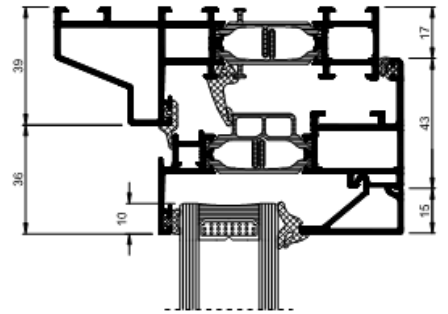
Steel Look Renovation Option

Typical Elevations

Full details can be downloaded from our website www.kawneer.co.uk

Elevation	Title	GT70S	GT70S Steel Look Renovation
	1 Tiltturn Head Detail	PMH-004	PMH-020
	2 Tiltturn Cill Detail	PMH-004	PMH-019
	3 Tiltturn Jamb Detail	PMH-005	PMH-021
	5 Fixed Light Head (Inside Glazed)	PMH-006	PMH-017
	6 Fixed Light Sill (Inside Glazed)	PMH-006	PMH-016
	7,8 Fixed Light Jamb (Inside Glazed)	PMH-007	PMH-017
	9 Tiltturn/ Fixed Light Muntin	PMH-008	PMH-022
	10 Tiltturn/ Fixed Light Transom	PMH-009	
	11 Fixed Light/ Fixed Light Muntin	PMH-014	PMH-023
	12 Fixed Light/ Fixed Light Transom	PMH-013	

Elevation	Title	GT70S	GT70S Steel Look Renovation
	13 Tiltturn/ Tiltturn Transom	PMH-010	
	14 90° Corner/ (Tiltturn/ Fixed Light)	PMH-032	PMH-031
	15 135° Corner/ (Tiltturn/ Fixed Light)	PMH-034	PMH-033
	16 Tiltturn Curtain Wall Insert - Head	PMH-078	
	17 Trickle Ventilation	PMH-030	PMH-028

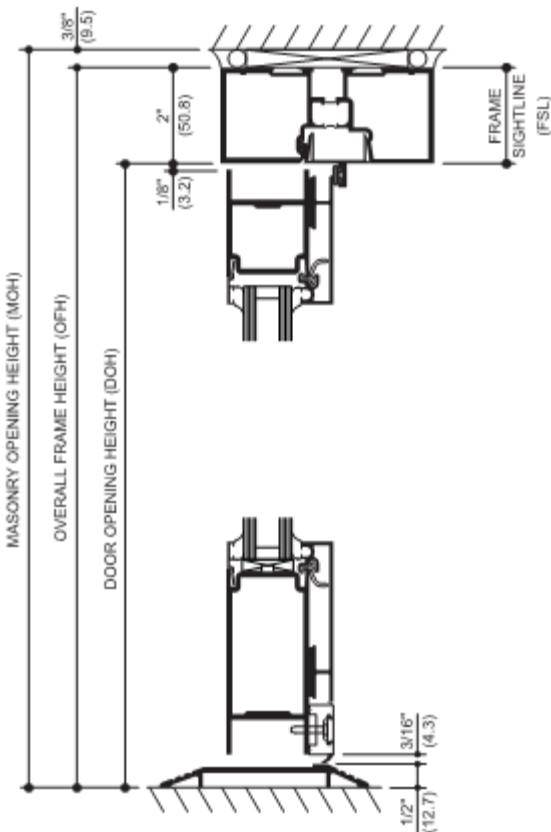


DOOR - PROPOSED DOOR CUT SHEET

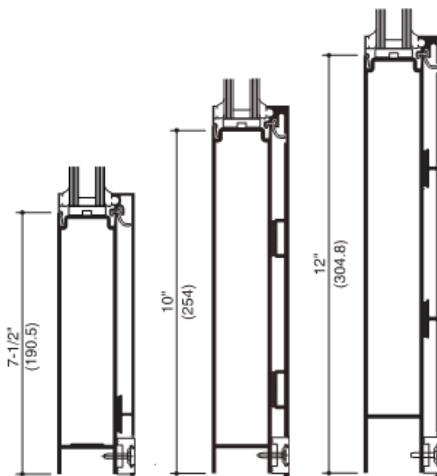


Features

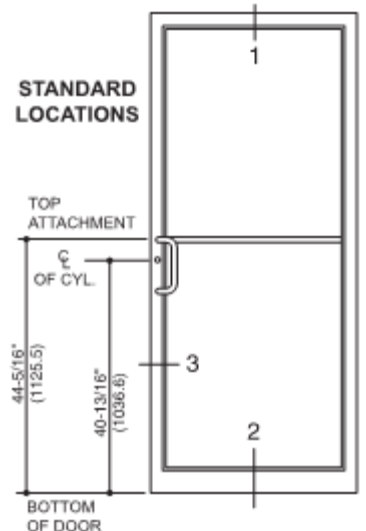
- 260 Insulclad™ has 2-11/16" (68.3) vertical stile, 2-13/16" (71.4) top and 4-7/16" (112.7) bottom rail
- 360 Insulclad™ has 4-1/16" (103.2) vertical stile, 4-1/16" (103.2) top and 7-1/16" (179.4) bottom rail
- 560 Insulclad™ has 5-9/16" (141.3) vertical stile, 5-9/16" (141.3) top and 7-1/16" (179.4) bottom rail
- Door is 2-1/4" (57.2) deep
- Dual moment welded corner construction
- Door incorporates an extruded PVC thermal break
- Single acting
- 1" (25.4) infill
- Offset pivots, butt hinges or continuous geared hinge
- MS locks or Exit Device hardware
- Surface mounted or concealed closers
- Architects Classic push/pulls
- Adjustable astragal utilizing pile weathering with polymeric fin at meeting stiles
- Polymeric bulb weatherstripping in door frames
- Permanodic™ anodized finishes in seven choices
- Painted finishes in standard and custom choices



OPTIONAL BOTTOM RAIL



260 NARROW STILE



SPECIALTY ITEMS / SMART ORDER



Ambient Smart Order Slimline Cabinets

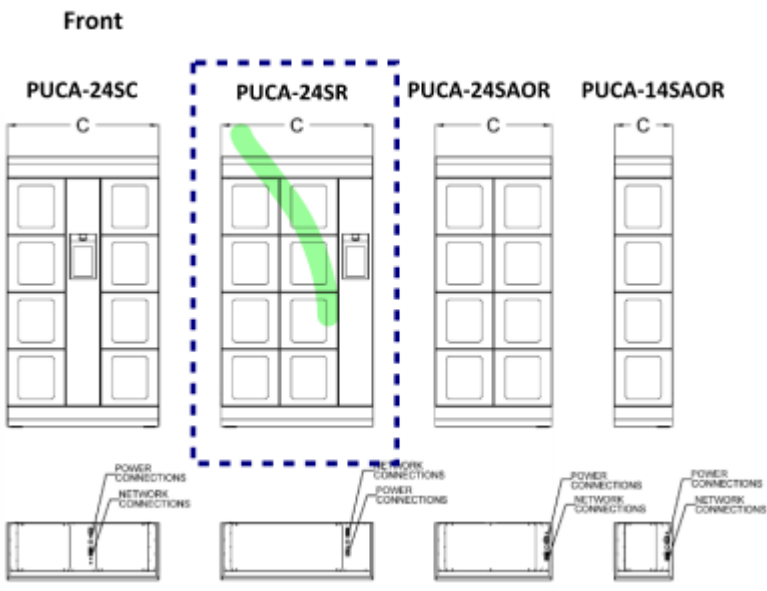


PUCA-24S shown (center)

FEATURES

- Capacitive touchscreen tablet with QR code scanner
one tablet on PUCA-24S front-access
two tablets on PUCA-24S-PT pass-through
- Tablet can be located on the right, left or in the center of the cabinet
- 14"H x 12"W x 14"D compartments with product sensors and interior lighting
- Clear pop-latch, auto-open doors; manual close
- Stainless steel construction; doors feature gray anti-microbial powder coating
- Front loading cabinets have stainless steel back

APPROX. LOCATION



FOOTPRINT / FLOOR AREA

Tenant Footprint area = 7,500 sqft (no change)
Front of house = 4,871
Back of house = 2,629