

HUBBARD VERNOR

UPDATES

HISTORIC DISTRICT COMMISSION | SEPTEMBER, 2022

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01 REFERENCE IMAGERY



VERNOR HWY ELEVATION

PROPORTION OF FRONT FACADES

Commercial buildings along Vernor are generally wider than tall. Although the project is slightly taller than the immediate structures (by 10'), it retains a horizontal reading that is broken down into a finer grain by a series of volumes.



IMMEDIATE CONTEXT

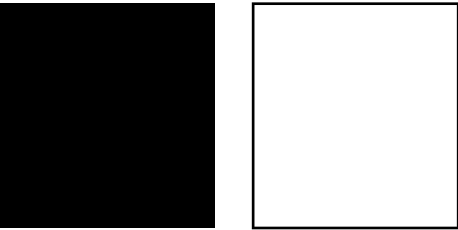


HUBBARD VERNOR SITE

PRELIMINARY PROJECT IMAGES (FOR REFERENCE)

PREVIOUS

METAL PANEL



MP-1
ATAS VersaLine
.040" Aluminum Panel
8", 10" & 12" Varied Exposures
Matte Black and Ascot White

MP-3



CURRENT

BR-1
HEBRON BRICK COMPANY
OPUS - THIN BRICK



02 ELEVATION DEVELOPMENT

All cladding materials previously depicted in the HDC presentation remain, with the exception of the following changes:

Metal panel has been replaced by dark thin brick.

BR-1
HEBRON BRICK COMPANY
OPUS - FULL WYTHE



BR-1
HEBRON BRICK COMPANY
OPUS - THIN BRICK



The proposed full wythe **dark** brick was substituted for a similar **dark** thin brick. The design team feels the new brick acheives the original aesthetic intent.

BR-2
WATSON TOWN BRICK CO.
LIMESTONE KT - FULL WYTHE



BR-2
BRICK TECH ARCHITECTURAL
MORA SILVER SMOOTH - THIN BRICK



The proposed full wythe grey brick was substituted for a similar grey thin brick. The design team feels the new brick acheives the original aesthetic intent.

BR-3
GLEN-GERY BRICK
WHITE GLAZE - FULL WYTHE



BR-3
BRICK TECH ARCHITECTURAL
EDCP GLAZED WHITE - THIN BRICK



The proposed full wythe white brick was substituted for a similar white thin brick. The design team feels the new brick acheives the original aesthetic intent.

02 ELEVATION DEVELOPMENT

SOUTH ELEVATION



PREVIOUS

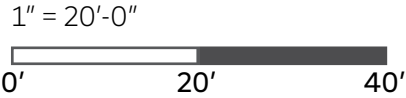


CURRENT

REDUCED AWNING

BR-3 ALTERNATE

REDUCED STOREFRONT.
BR-1 ADDED

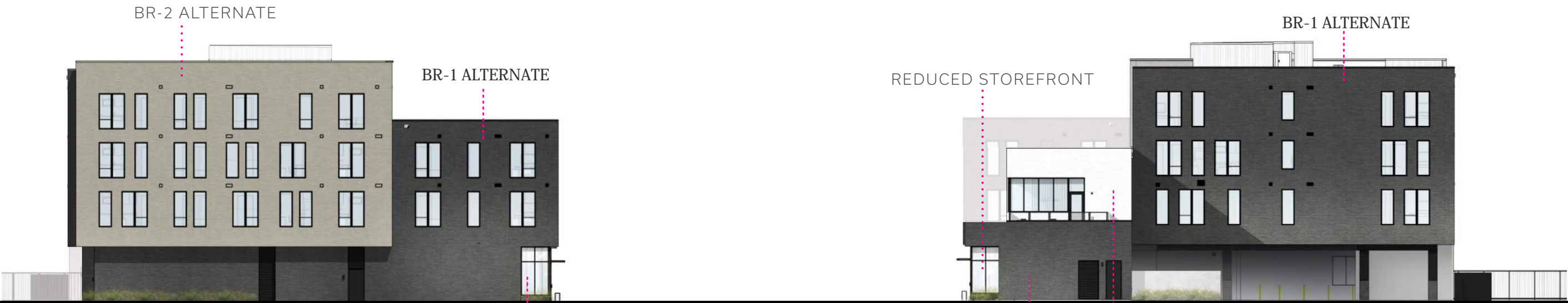


02 ELEVATION DEVELOPMENT

EAST/WEST ELEVATION



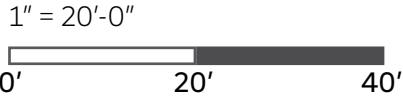
PREVIOUS



CURRENT

WEST ELEVATION

EAST ELEVATION



02 ELEVATION DEVELOPMENT

NORTH ELEVATION



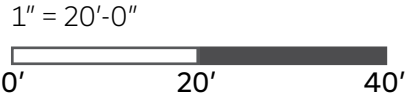
PREVIOUS



CURRENT

MP-1 REPLACED BY BR-1

BR-1 ALTERNATE



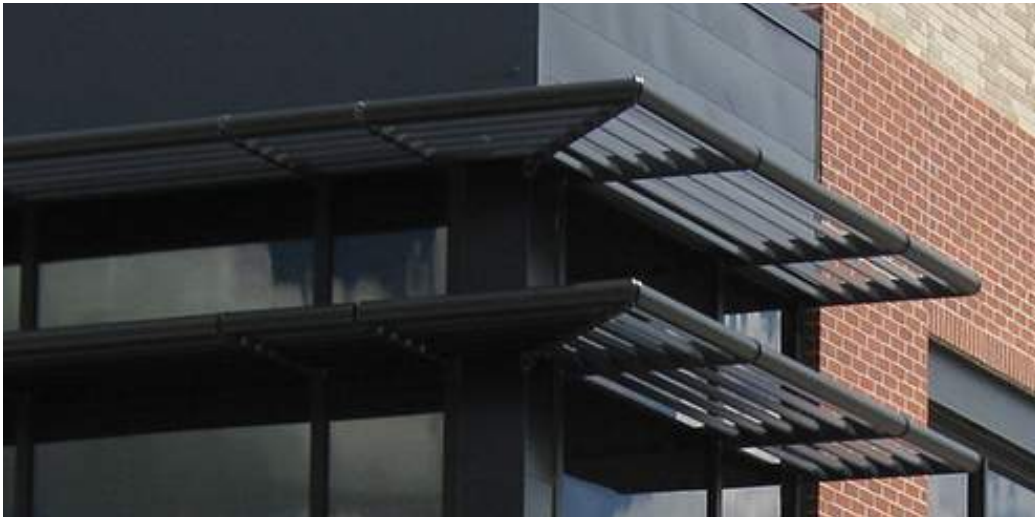
03 CANOPY DESIGN

The proposed storefront canopy aims to provide shade along the Southern facing retail entrances.

PREVIOUS



CURRENT



Prefabricated Sunshade
MANUFACTURER:
Tubelite Inc (Same manufacturer as the storefront assemblies to ensure compatibility and color matching)
Maxblock Airfoil, 35" Outrigger with 6 blades



Prefabricated Sunshade reduced to cover South facing entrances.
MANUFACTURER:
Tubelite Inc (Same manufacturer as the storefront assemblies to ensure compatibility and color matching)
Maxblock Airfoil, 35" Outrigger with 6 blades

04 BIFOLD DOORS

GLAZED BIFOLD
DOORS

PREVIOUS



CURRENT



MANUFACTURER:
LA CANTINA DOORS
ALUMINUM CLAD, THERMALLY BROKEN 4 PANEL DOOR



MANUFACTURER:
RAYNOR GARAGE DOORS
ALUMINUM SECTIONAL RAIL AND STILE DOORS



THANK YOU

VERNOR HWY
HUBBARD ST

Bagley Av

Scott St
ONLY

90 ft