STAFF REPORT 7-10-2019 MEETING PREPARED BY: B. CAGNEY
APPLICATION NUMBER 19-6212
ADDRESS: 1441 WOODWARD AVENUE
HISTORIC DISTRICT: LOWER WOODWARD AVENUE
APPLICANT: M1/DTW LLC
DATE OF STAFF VISIT: 07-05-2019

PROPOSAL

1441 Woodward Avenue is a storefront that operates on the ground floor of a six-story commercial building in the Lower Woodward Avenue Historic District. It is the center of the three ground floor bays inside the 1437 Woodward building, built in 1886 by William G. Malcomson as a furniture warehouse. Many of the original cast iron façade elements on the first three floors were replaced around 1958 with corrugated aluminum siding. The ground floor pilasters are made of stone inlay panels. In 2004, the building was completely rehabbed as part of the Lofts at Merchant Row project, and the storefront systems were updated. The building has maintained it's original façade elements on floors 4-6.

With the current proposal, the applicant seeks to remove the non-historic storefront windows and lower stone knee wall panel, leaving the top and side framing in place. The applicant wishes to replace these elements with a new storefront system that will allow the window sill to be lowered to the street level for a full view inside the business. The new tenant, *6 Salon*, seeks to "maintain a clear relationship to the street," "increase visibility and activity to enliven the street," and gain "as much natural light as possible during the day; lantern effect at night."

With the current proposal, the applicant is seeking the Commission's approval to complete the following work associated with the overall rehabilitation of the building as per the following project description:

Non-Historic Storefront Window Replacement

- Remove existing storefront windows, leaving top and side framing in place
- Remove lower stone knee wall inlay panel (under existing storefront windows)
- All other existing stone framework to remain
- Remove existing door, sidelite and transom

New Storefront System

- Manufacturer: Old Castle Building Envelope,
    - Series 3000 Thermal Multiplane Storefront
    - 2 x 4-1/2"
    - Black 760 Finish
    - Insulated Glass

Non-Historic Entry Door Replacement

- Replace door to match storefront system
- Manufacturer: Old Castle Building Envelope,
    - Standard -NS-212 Door and Frame
    - Black 760 Finish
    - Insulated Glass

ELEMENTS OF DESIGN

(2) *Proportion of buildings' front facades*. Proportion varies in the district, depending on the size of the building, its period of construction, and its style. All of the individual buildings that contribute to the district are taller than wide but, when taken as a whole, result in an unbroken, continuous commercial streetscape. Where individual buildings are connected to adjacent buildings at the lower levels, the proportional relationship of the facades is altered, resulting in the impression that the combined buildings appear wider than tall at the lower levels. Where buildings occur on corner lots, their visible side elevations may appear wider than tall.

(3) *Proportion of openings within the facades*. Large, square storefront windows and entrance bays line the ground floor of most buildings although many are covered with temporary boards, metal guards or gates, masking their visibility. Individual window units above the ground floor are usually taller than wide but are frequently grouped in openings that are as tall as wide or wider than tall. Typical groupings include the "Chicago-style" window composed of a large central light between two narrower lights, rows of two or three similarly sized windows, and pairs of windows. Openings containing more than three window units also exist. Transom windows above both single and grouped windows, as well as storefront windows, are common. Groupings in arched configurations exist at the upper floors or mezzanine level of some of the older buildings in the district. Double-hung sash are prevalent, with pivot windows and other single-paned types present. Windows are frequently subdivided by muntins. Non-original materials on the facades, where they exist, often obscure the original proportions of openings within the facades. Consequently, areas of voids are approximate, and originally ranged from approximately one-third to two-thirds of the front facade areas of contributing buildings.

(4) *Rhythm of solids to voids in front facades.* Openings within the facades are generally regularly arranged, horizontally by floor and vertically by bay, due to the classical stylistic derivation of most of the buildings and their steel frame and curtain wall construction.

(7) *Relationship of materials.* Building materials common to exterior surfaces in the district are limestone, brownstone, brick, cast iron and terra-cotta. Wood, cast iron, and steel surround windows, and metal spandrels are common. Modernizations tended to be in stainless steel, enameled or porcelain steel, granite, glass and steel. Metal fire escapes and decorative window grates are visible on some side elevations.

(8) *Relationship of textures*. The low relief pattern of mortar joints in brick juxtaposed with smooth masonry trim, where it exists, provides textural interest. Glazed brick, glazed terra cotta, and large glass surfaces are smooth in texture. Carved and/or molded repetitive ornamental detail in terra cotta or masonry contrasts with the surface material, providing a high degree of textural interest. Subdivided windows, patterned spandrels, and cornices with repetitive detail, where they still exist, are often areas of textural interest. In general, the district is rich in textural relationships.

(10) *Relationship of architectural details*. Architectural details generally relate to architectural styles. Late nineteenth and early twentieth century buildings exhibit roman arches, cartouches, fluted pilasters, rosettes and other classically derived details. Cornices, where they still exist, are richly ornamented with brackets and trim; where cornices have been removed, plain surfaces have replaced them. Other areas of the facade frequently ornamented are spandrels beneath windows and between arches, tops of pilasters, and string courses. Storefronts typically have apron walls and transoms.

(15) *Scale of facades and facade elements.* Individual building facades range from small in scale to large, with the majority being in the moderate range. Details within individual facades range from small to moderate in scale; the repetition of small scale detail is common. Signage is often placed above the ground floor storefront windows, often in a panel designed for such purpose, and is large in scale.

(21) *Symmetric or asymmetric appearance*. Most buildings were originally symmetrical in appearance above the first floor. Many were symmetrical on the first floor as well, depending on the position and number of storefront entrances. Multiple changes to the storefronts have resulted in the creation of increased asymmetry on the lower levels.

(22) *General environmental character*. The Lower Woodward Historic District is an architecturally significant, urban-scaled, late-nineteenth and early twentieth century commercial streetscape that, despite modernizations over time, remains intact. It represents a continuum of Detroit retailing history that maintains a unique sense of place as Detroit's main street. It also serves as a link between the Theater District and the Financial District.

RECOMMENDATION

The proposed replacement of the storefront façade appears to be appropriate because the work does not destroy any historic materials that characterize the property. The proposed design of the storefront façade and door way is consistent in style with other commercial storefronts within the same block, sans knee wall and glazing that extends to the street.

It is staff's recommendation that the Commission issue a Certificate of Appropriateness for the proposed work based on the Secretary of the Interior's Standards for Rehabilitation Number *9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

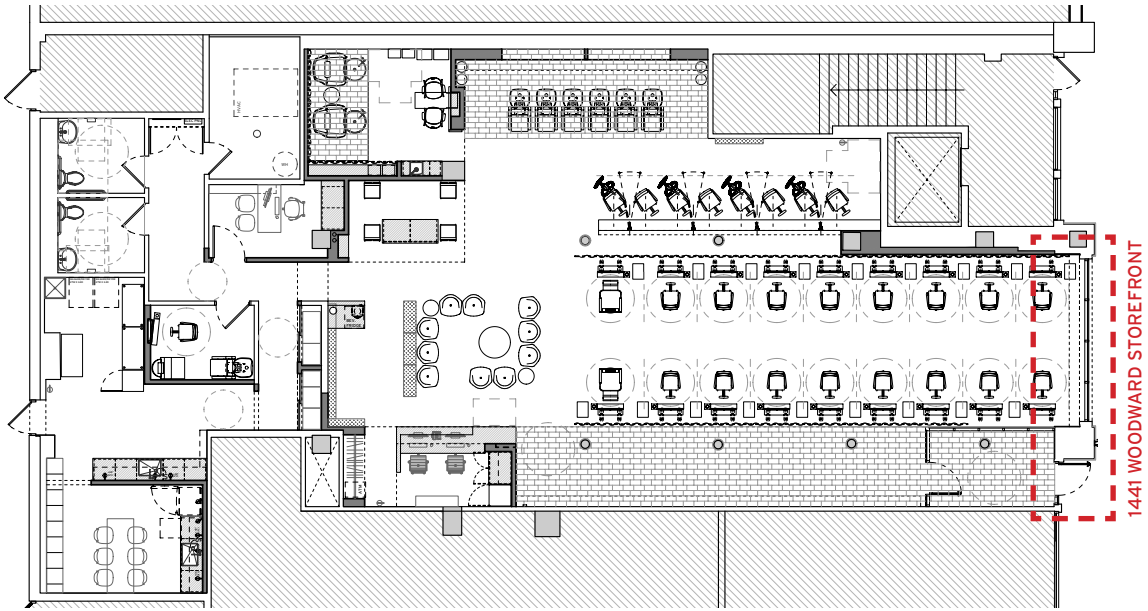
1441 Woodward,
Image of the Hippodrome from
waterwinterwonderland.com,
Date unknown

1441 Woodward, existing facade, *staff photos*

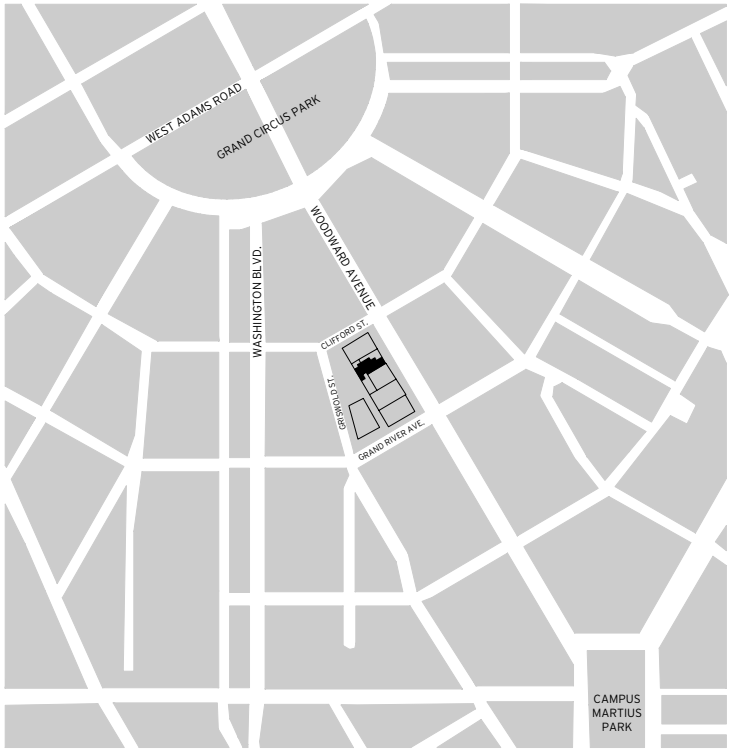
1441 Woodward,
original historic façade,
non-historic facade,
staff photos

1441 Woodward, existing non-historic façade, *staff photos*

Commercial Storefront, same block, *staff photo*



2 FLOOR PLAN
SCALE: NOT TO SCALE



1 LOCATION REFERENCE
SCALE: NOT TO SCALE

ADDRESS: 1441 Woodward Avenue

LOCAL HISTORIC DISTRICT: Lower Woodward Ave. (S. 25-2-139)

PROPOSED CHANGES: Non-historic window replacement

M1/DTW

M1/DTW LLC 1938 FRANKLIN STREET #204 DETROIT MICHIGAN 48207 USA TEL 313 874 5936 FAX 866 857 6421 M1DTW.com

TITLE	6 Salon Detroit	**DATE**	04/26/2019
DRAWN BY	KC	**PROJECT**	1901

PHOTOS OF EXISTING BUILDING

M1/DTW

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Frank & Seder Co. Building / Lofts of Merchants Row

1441 Storefront

Entrance

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DETAILED PHOTOS, AREAS OF PROPOSED WORK

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Existing green storefront at stone inlay knee wall and entry door

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DESCRIPTION OF EXISTING CONDITION
6 Salon Detroit

Existing Windows and Entry Door - 1441 Storefront

- New stone facade and pilasters
    - Original cast-iron facade has been removed from the first 3 floors
    - Around 1958, corrugated aluminum siding replaced the cast-iron facade
    - In 2004 incorporated this building into the Lofts of Merchants Row project
- Stone knee wall inlay panel (under existing storefront windows)
- Storefront with painted mullions, dark green
    - Tinted Glass
    - Single Pane, Uninsulated Glass
- Entry door with painted aluminum frame, dark green

Existing Materials and Design

1437 Woodward was built in 1886. While it is one of the few remaining cast-iron facades, the original facade only remains on floors 4-6. The ground floor pilasters are made of stone inlay panels, and have some fluting at the base. The facade is divided into three bays. The 1441 storefront occupies the middle bay on the ground floor, with the entrance located in the left bay. Each bay is divided into three windows on floors 2-6. The storefront bays on the ground floor are also divided into three, though these windows are not operable. The current window frames are approximately 9” wide, and break-up the storefront significantly. The storefront aluminum frames and entry door are painted dark green, mostly likely done in 2004 when the Lofts of Merchants Row were completed.

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DESCRIPTION OF PROJECT
6 Salon Detroit

Summary of Project

- 18 Salon Stations
- 8 Seat Color Bar
- 6 Shampoo Bowls
- 2 Pedicure Stations
- 1 Manicure Station
- 1 Private Cutting Room
- 4+ Make-Up Seats
- Staff and Laundry Area
- Office

Description of Project

Previous 6 salon's have been located in older buildings in dense downtown areas and have worked to maintain the overall historic character of the existing building frame while modifying the 'infill' portions to increase the overall visibility of the salon and activate the social spaces within and around the tenant space. Like their original location, modifying the windows to lower the sill height encourages more awareness and interaction between inside and outside, whereas the salon area becomes a lively interior 'street' that is visible from passerby's from outside. There are a number of important aspects that guide decision making, including:

—maintaining a clear relationship to the street
—ensuring the salon stations are interesting objects when viewed from any side
—increase visibility and activity to enliven the street ("hey, what's going on there?")
—as much natural light as possible during the day; glowing 'lantern effect' at night

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SCOPE OF WORK
6 Salon Detroit

Summary of Work:

Demolition

- Remove existing storefront windows, leaving top and side framing in place
- Remove lower stone knee wall inlay panel (under existing storefront windows)
- All other existing stone framework to remain
- Remove existing door, sidelite, and transom

New Storefront System

- Storefront System Specifications:
  - Manufacturer: OldCastle BuildingEnvelope
  - Profile: Series 3000 Thermal Multiplane Storefront
  - Size: 2” x 4 ½”
  - Finish: Black 760
  - Front Set
  - 1” Insulated Glass

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- Glass Specifications:
    - Transom Glass
        - 1” IGU
        - Low-iron, Acid-etched surface #2
        - Annealed
    - Storefront Glass
        - 1” IGU
        - Low-iron (Starphire)
        - Tempered

Entry Door Replacement

- Replace door to match storefront system (black anodized aluminum, narrow stile)
    - Manufacturer: OldCastle BuildingEnvelope
    - Standard-NS-212 Door and Frame
    - Size: Narrow Stile (2-⅝” with 4” bottom rail)
    - Finish: Black 760
    - 1” Insulated Glass
- Glass Specifications:
    - Door Glass, Sidelite and Transom
        - 1” IGU
        - Low-iron (Starphire)
        - Tempered (Door and Sidelite only)

Existing Storefront

Updated Storefront

M1/DTW

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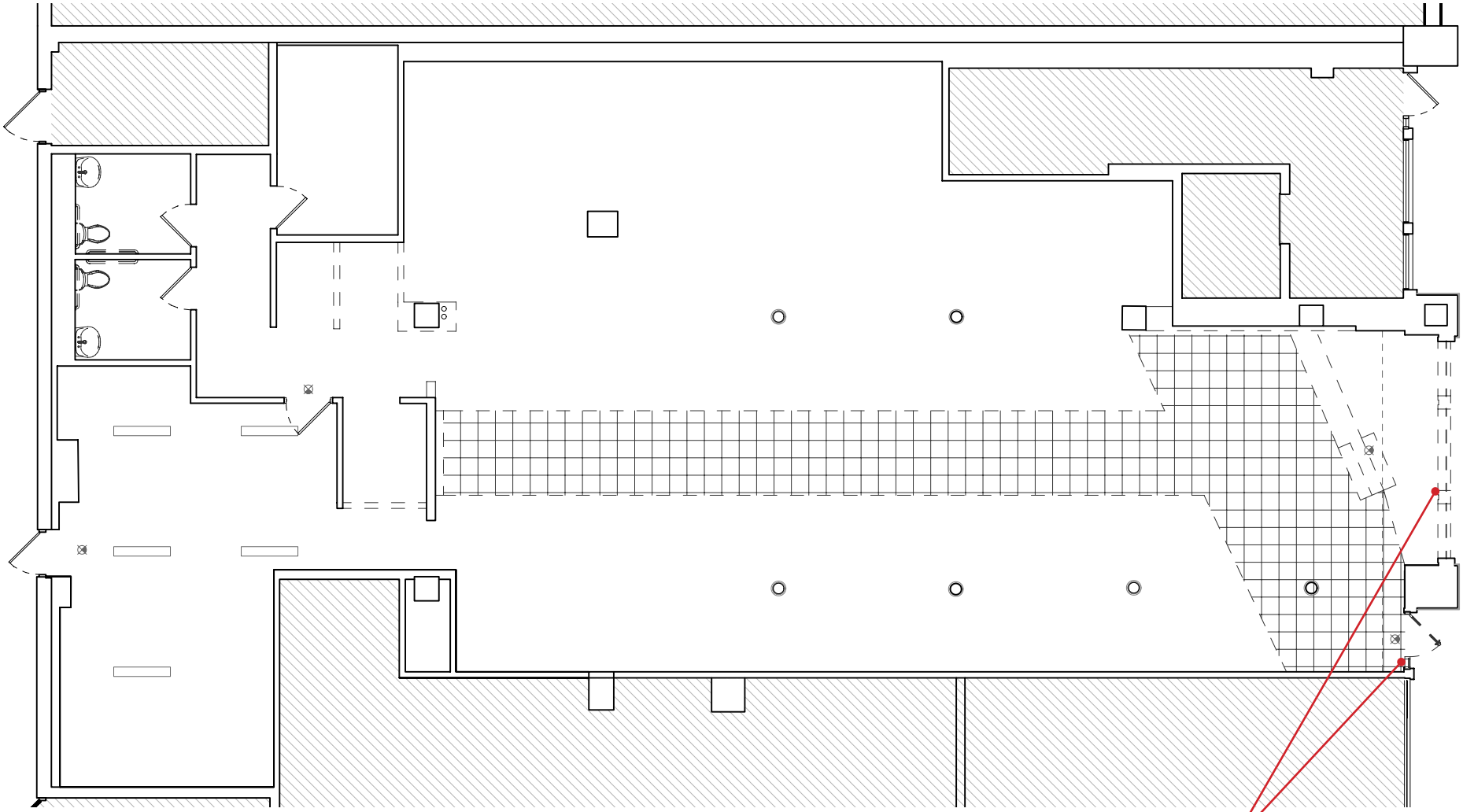

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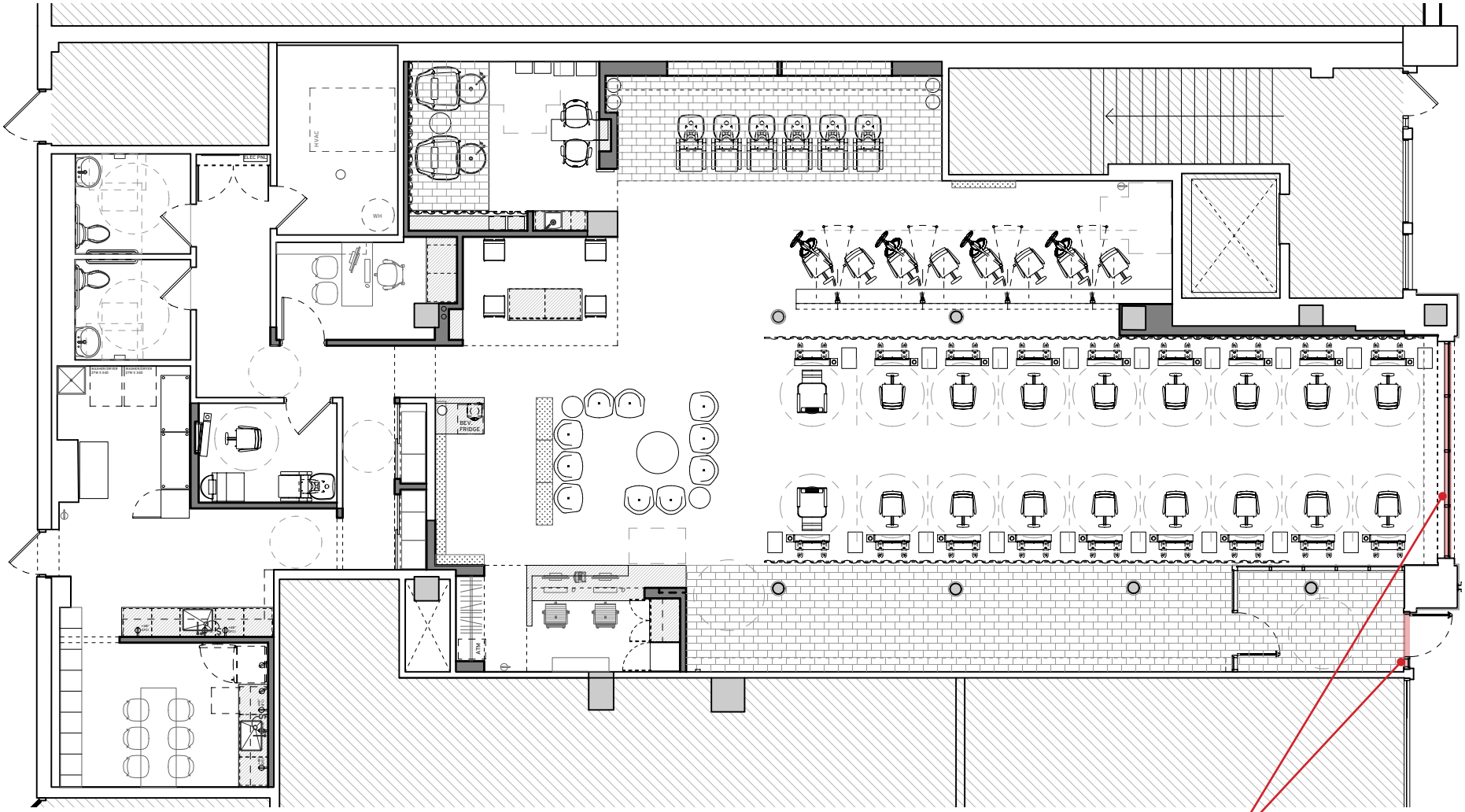

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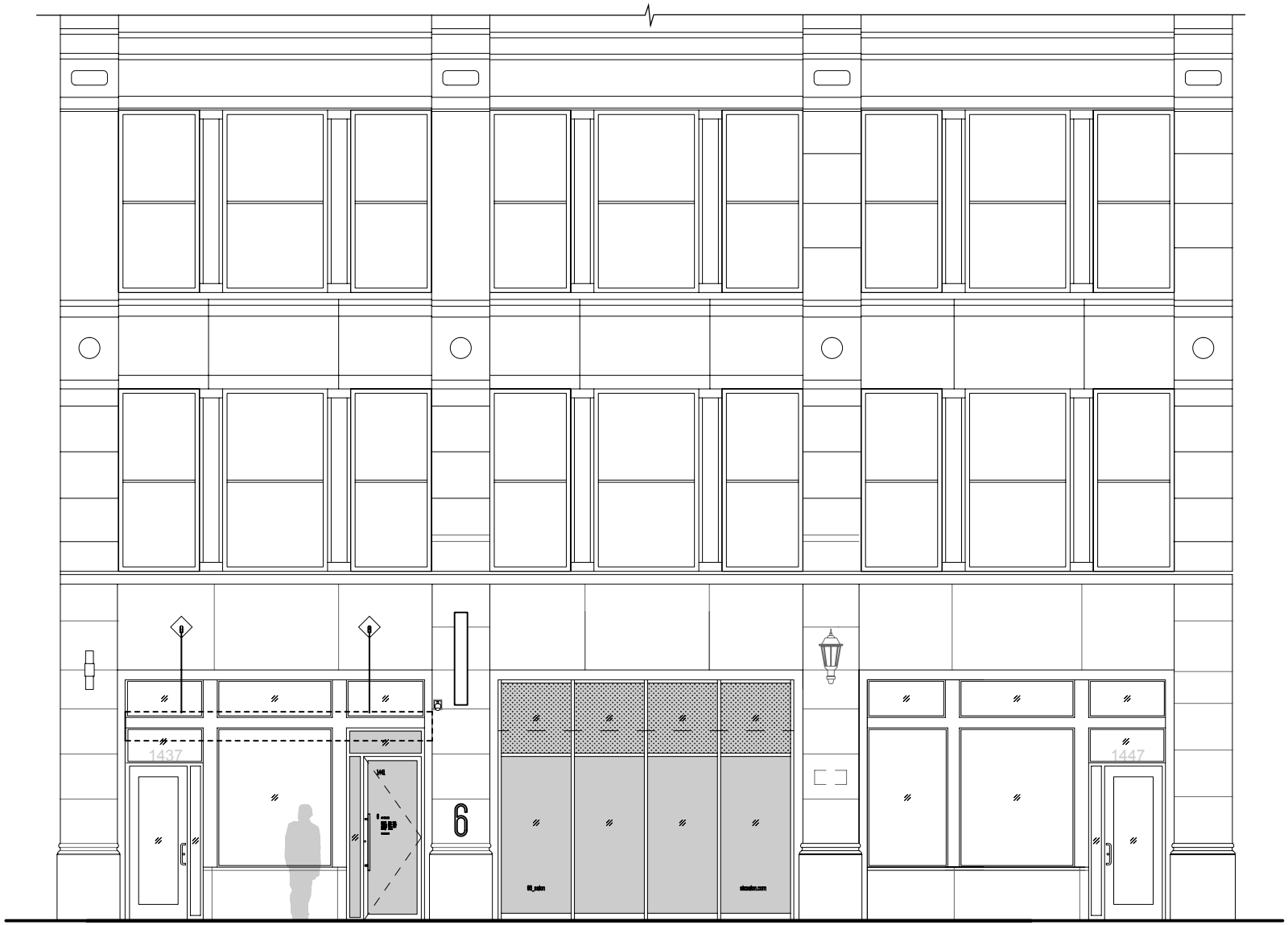

1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

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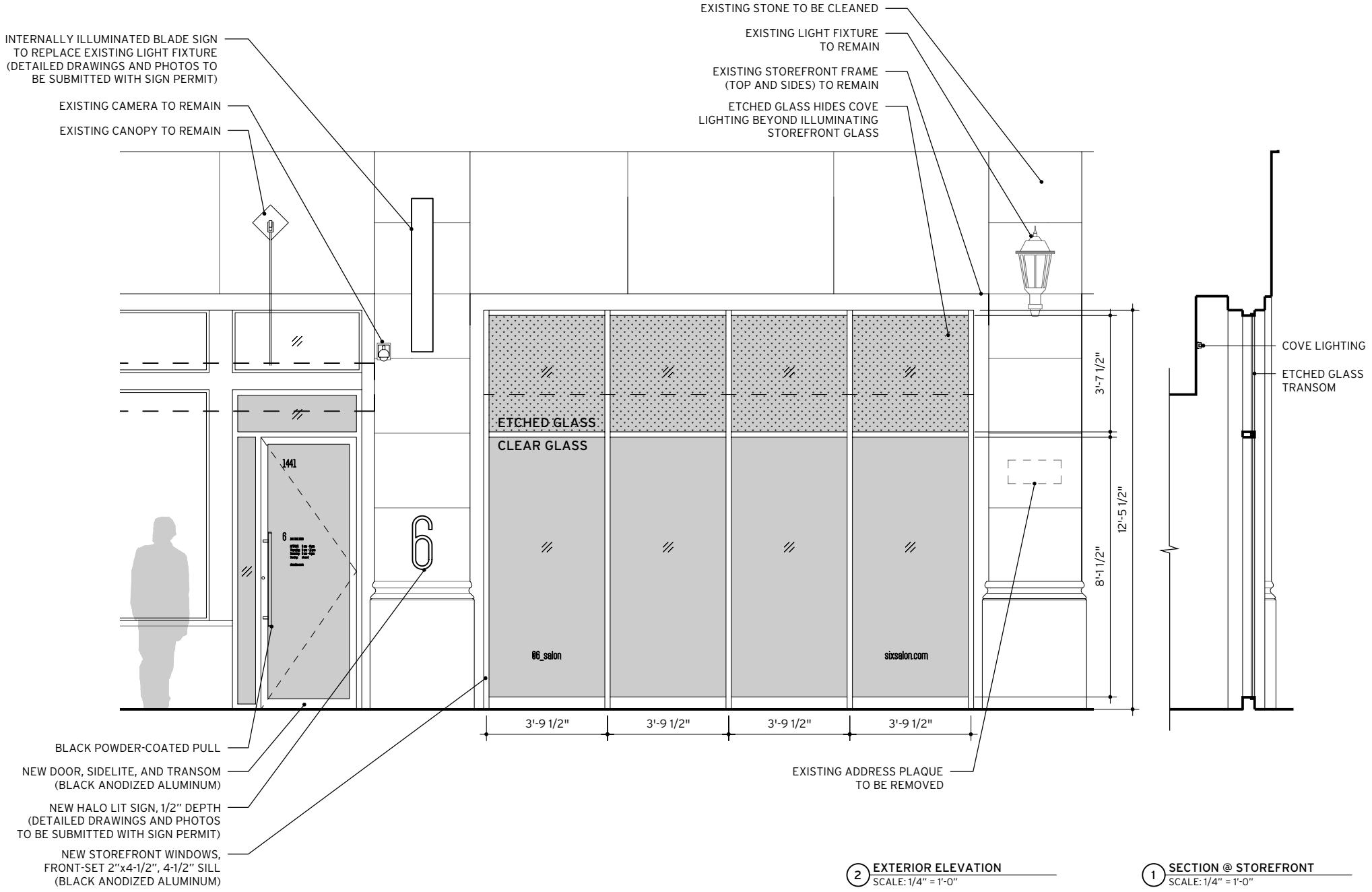

2 **EXTERIOR ELEVATION**
SCALE: 1/4" = 1'-0"

1 **SECTION @ STOREFRONT**
SCALE: 1/4" = 1'-0"

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BROCHURE / CUT SHEETS
6 Salon Detroit

1441 Woodward Avenue
April 15, 2019

Cut Sheets

- Storefront Windows
- Clear Glass
- Etched Glass
- Entry Door
- Door Hardware

Gallery of M1/DTW projects

- 6 Salon Birmingham
    - Same Storefront and Entry Door Spec
    - Same Finish (black anodized aluminum)
- 6 Salon Royal Oak
    - Same Storefront spec
    - Different Storefront Finish (clear anodized aluminum)
    - Same Etched Glass Transom

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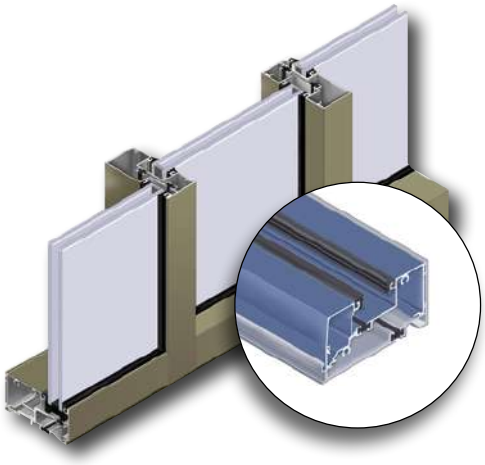
Series 3000 Thermal Multiplane—
the versatility of standard storefront systems with improved thermal performance

The Series 3000 Thermal Multiplane extends the versatility of standard storefront systems by offering **improved thermal performance** and multiple glass plane options. The Series 3000 Thermal Multiplane provides more options for head and sill anchorage, **structural silicone glazing** and a front set installation option utilizing continuous head and sill members. Designed for 1" infill, the Series 3000 Thermal Multiplane has available glazing adapters and gasket options for infills ranging from 1/4" to 1-1/8".



First Community Credit Union, St. Louis, MO
Architect: TR,i Architects

Features

- Overall system dimensions: 2" x 4-1/2"
- Front Set, Center Set, Back Set or Multi Set glazing configurations
- Optional sill receptor requires no additional anchoring of sill member
- Optional thermally broken head anchor clip
- SSG glazing with patented funnel bridge option for Front Set
- Continuous head and sill assembly option for Front Set
- Screw spline and shear block assembly
- Outside and inside glazing options Complete
- 90° and 135° corners
- High sidelite base
- Thermally broken members with polyurethane thermal breaks
- Accommodates projected and casement vents
- Factory painted Kynar 500®/Hylar 5000® finishes, meeting all provisions of AAMA 2605
- Factory anodized finishing

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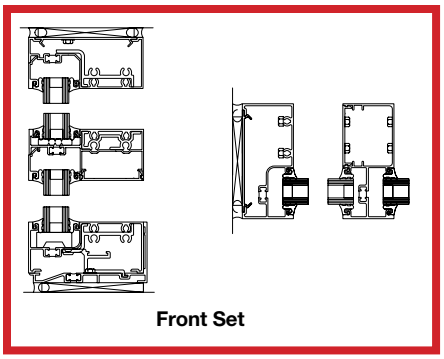
Oldcastle BuildingEnvelope®

Engineering your creativity™

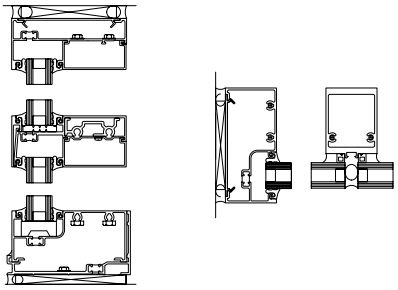
M1/DTW

M1/DTW LLC 1938 FRANKLIN STREET #204 DETROIT MICHIGAN 48207 USA TEL 313 874 5936 FAX 866 857 6421 M1DTW.com

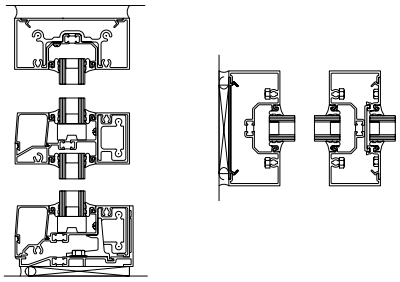
Product Details



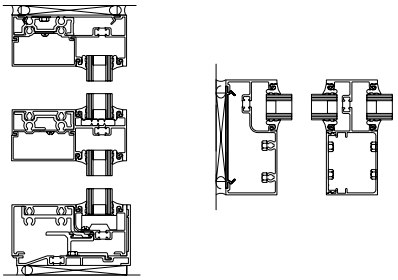
Front Set



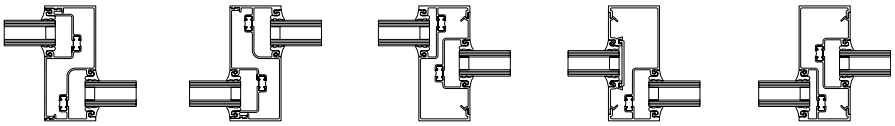
Front Set SSG



Center Set



Back Set



Multi Set

Performance

- Air Infiltration: <.06 CFM/SQ FT @ 6.24 PSF per ASTM E283
- Static Water: 10 PSF per ASTM E331
- Deflection Load: 40 PSF per ASTM E330
- Structural Load: 60 PSF per ASTM E330
- STC per ASTM E90:
  32 with clear glass (Center and Front Set)
  37 with laminated glass (Center Set)
  38 with laminated glass (Front Set)
- OITC per ASTM E90:
  26 with clear glass (Center and Front Set)
  30 with laminated glass (Center and Front Set)
- Thermal Performance per AAMA 1503
  for Low-E 1" insulating glass:
  U-factor = 0.33, CRF = 68 Captured (Front Set)
  U-factor = 0.31, CRF = 72 Captured (Front Set SSG)
  U-factor = 0.32, CRF = 63 Captured (Center Set)
- NFRC Certified and Thermal Performance Characteristics per AAMA 507

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Oldcastle BuildingEnvelope®

5005 LBJ Freeway, Suite 1050 ▪ Dallas, TX 75244
1-866-OLDCASTLE (653-2278) ▪ obe.com

VITRUM
GLASS GROUP

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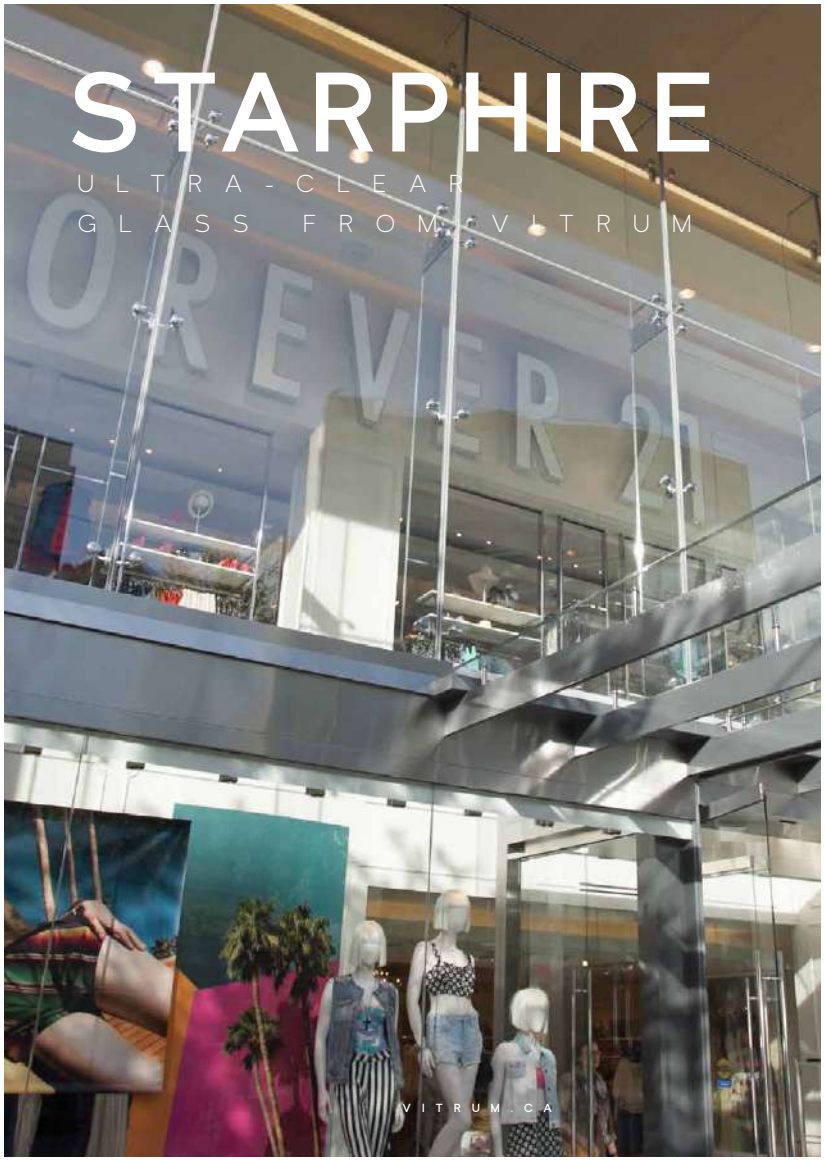
Tel 403 984 6573
Fax 403 984 6576
TF 888 391 1166



STARPHIRE ULTRA-CLEAR GLASS

M1/DTW

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HIGH-DEFINITION GLASS

THE SPARKLE OF STARPHIRE ULTRA-CLEAR GLASS

Starphire Ultra-Clear Glass is the industry's most transparent glass, thanks to a proprietary glass formulation and manufacturing process that gives this extraordinary product a jewel-like blue-edge not available from any other commercial glass product.

Starphire glass brings more light into interior spaces and provides the industry's most neutral glass product to laminate or paint. Providing designers and building occupants unmatched levels of brightness, colour fidelity, clarity and visual excitement. It's glass in high-definition.

Through Vitrum's partnership with PPG Glass we are able to exclusively offer 25 mm (1 inch) Starphire Glass to the Canadian market. No other glass fabricator in Canada has this product or the ability to fabricate it. Vitrums 25 mm Starphire glass is an ideal choice for railings, canopies, point-supported glazing systems, counter-tops and furniture.

To learn more about Starphire Ultra-Clear glass and it's unique "blue-edge" clarity, contact Vitrum at 1.888.391.1166 or visit www.vitrum.ca.

STARPHIRE
ULTRA-CLEAR GLASS

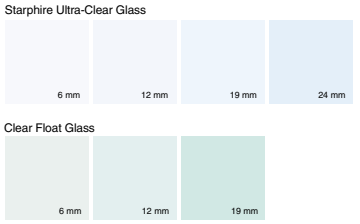
Building designs that incorporate PPG Starphire glass from Vitrum have an unmistakably clear goal: To provide a signature element that seamlessly blends the structural and environmental surroundings together. Because Starphire is available in thicknesses up to one inch and provides the highest level of transparency in the industry, it has been the glass of choice for iconic structures across the country. Starphire low iron glass can have as little as 10% of the iron content of regular glass, allowing it to transmit 91% of light, compared to 83% for regular glass. Building designers and occupants are rewarded with a clearer viewer and exceptional visible light.

Starphire is designed for a wide variety of interior and exterior applications, including storefronts, entrances, skylights, interior partitions and back painted glass products. The ultra-transparency of Starphire glass provides truer colours when applying paint or using coloured laminate interlayer's.

When beauty, clarity and functionality are the cornerstone of your design vision, accept no substitutes and choose Starphire ultra clear glass.

STARPHIRE ULTRA-CLEAR GLASS

The clarity of Starphire Ultra-Clear glass from Vitrum actually becomes more apparent as the glass gets thicker and longer, maintaining a pleasing aesthetic. The chart below illustrates how the thickness of the glass can affect the greenish hue of traditional clear float glass in comparison to Starphire glass.



M1/DTW

M1/DTW LLC 1938 FRANKLIN STREET #204 DETROIT MICHIGAN 48207 USA TEL 313 874 5936 FAX 866 857 6421 M1DTW.com

TITLE	6 Salon Detroit	**DATE**	04/26/2019
DRAWN BY	KC	**PROJECT**	1901

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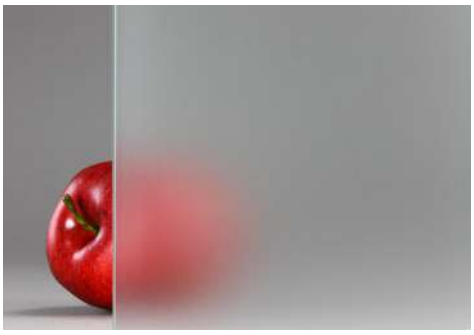
BENDHEIM

Bendheim Corporate
82 Totowa Road, Wayne, NJ 07470

Phone: 800.221.7379
info@bendheim.com

Low-Iron Etched Architectural Glass



Application:

Interior, Exterior

Composition:

Glass

Approx Dimensions:

Cut-to-size; max. size depends on glass thickness and safety option; ranges: Width: 86" (2.2m); Height: 124" (3.15m); Thickness: 1/8" (3mm), 1/4" (6mm), 3/8" (10mm), 1/2" (12mm).

Approx Weight:

Varies by thickness; ranges approx. 1.5 lb/ft□(7.5 kg/m□) to 6.5 lb/ft□(32 kg/m□) for monolithic (not laminated) glass

Safety Options:

Standard, Tempered, Laminated, Tempered_laminated

Maintenance:

Bendheim glass is easy to maintain. We suggest cleaning with warm water and a lint free cloth (terry cloth). Conventional non-abrasive glass cleaners may also be used.

Testing:

Bendheim safety glass meets the requirements for ANSI Z97.1 & the Consumer Product Safety Commission CPSC 16FR, Part 1201 – Safety Standard for Architectural Glazing Materials.

Options & Customizations:

- Mirrored or back-painted in an unlimited range of colors for wall cladding applications
- Laminated with a wide range of decorative interlayers, including transparent and translucent colors
- Laminated in combination with other etched and textured glasses
- Tempered-and-laminated form for special applications
- Larger sizes available on request

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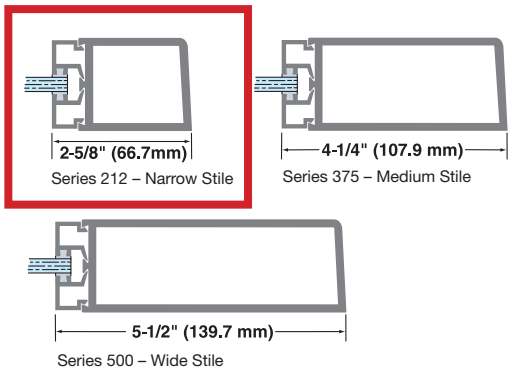
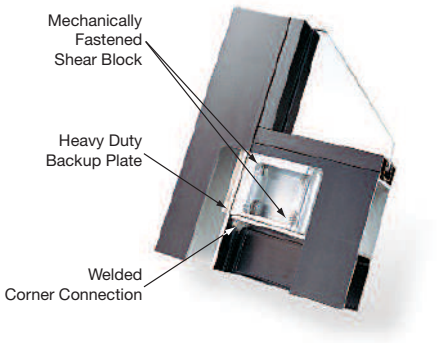
Oldcastle BuildingEnvelope™— a market leader in Standard Entrances

Oldcastle BuildingEnvelope™ offers standard, narrow, medium and wide stile entrances to **meet a broad range of traffic** requirements. All standard Oldcastle BuildingEnvelope™ entrances (3' wide) are ADA compliant and have built-in features.

Specifications

Oldcastle BuildingEnvelope™ entrances are durable and virtually maintenance free. We also offer a complete line of custom, specialty and all-glass entrances.





AT&T Park, San Francisco, CA
Architect: Populous (formerly HOK Sport)

Features

- Maximum security hook bolt locks
- 1" diameter push/pulls
- Adjustable astragal with dual weathering on pairs of doors
- Mechanically fastened shear blocks and welded corner construction
- Adaptable to virtually all hardware
- 4" to 10" one piece bottom rail options
- Glass stops with bulb gaskets
- 1/4", 3/8", 5/8" and 1" glazing options
- Adaptable to meet local building codes
- Limited lifetime warranty

Oldcastle BuildingEnvelope™ *Engineering your creativity™*

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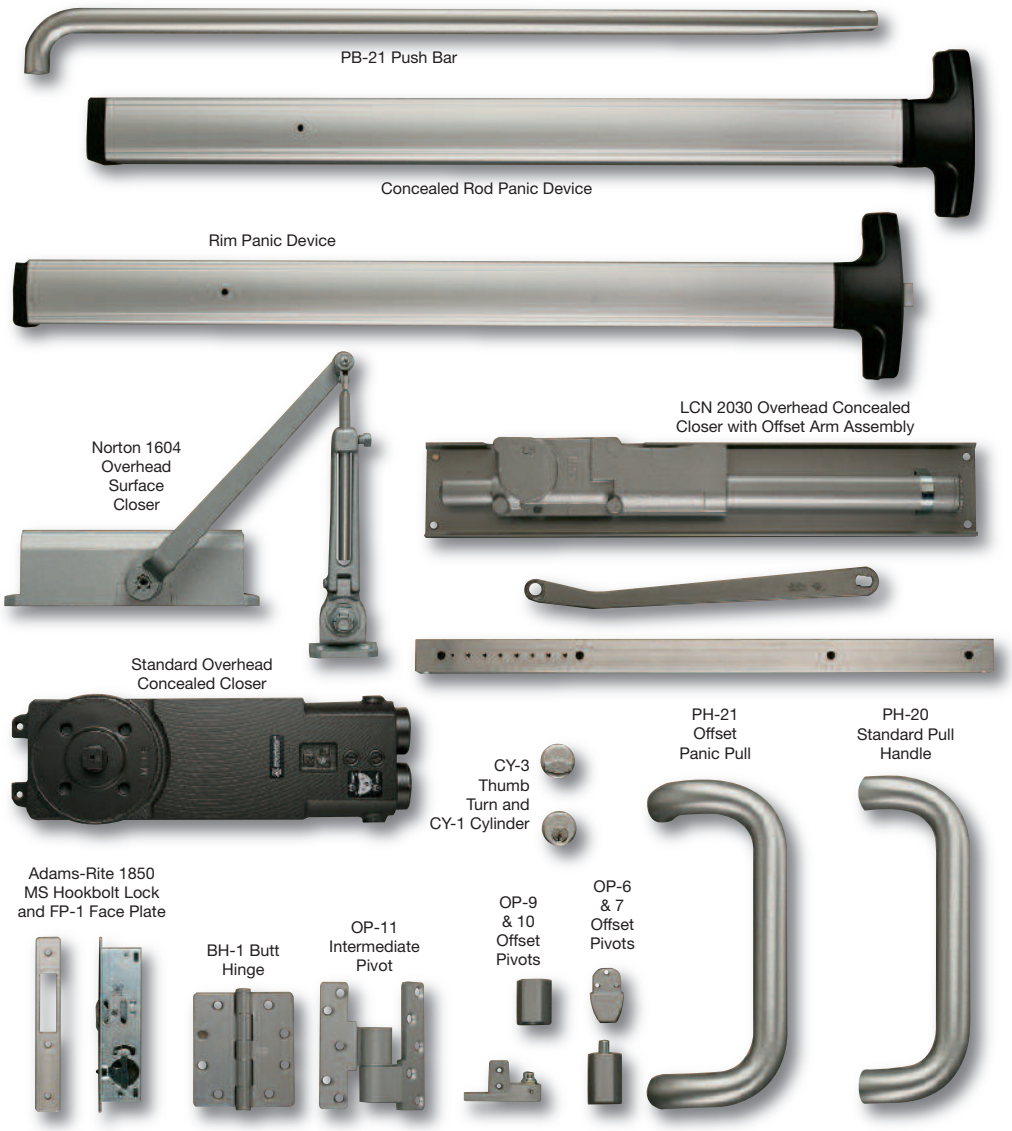
Hardware

Oldcastle BuildingEnvelope™ employs only the finest entrance door hardware available. For more information, call 866-OLDCASTLE (653-2278) or visit oldcastlebe.com.



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Maintenance of Painted and Anodized Finishes

Maintenance of Painted Finishes (continued)

AAMA Reference Publication

The American Architectural Manufacturers Association (AAMA) has published a combined specification guide to provide information on the care and maintenance of architectural finishes.

- AAMA 609 & 610-02—
  Cleaning and Maintenance
  Guide for Architectural
  Finished Aluminum

- For copies of the guide, contact:
  American Architectural Manufacturers
  Association
  1827 Walden Office Square, Suite 550
  Schaumburg, IL 60173
  Phone: 847.303.5664

Anodized Finishes

The Aluminum Association Designation System is considered the standard of the industry for standard anodized finishes. The Aluminum Association, however, lists many finishes, some of which are not often used in architectural applications. In order to keep costs down and to maintain optimum shipping schedules while still providing the finest in architectural aluminum, Oldcastle BuildingEnvelope™ currently offers seven standard finishes. For internal record keeping, a 3-digit designation has been assigned to our standard finishes.

Trade Names		Oldcastle BuildingEnvelope™	AA
CLEAR	CLASS II	204	AA-M12C22A31
CLEAR	CLASS I	215	AA-M12C22A41
BRONZE	CLASS I	740	AA-M12C22A44
BLACK	CLASS I	760	AA-M12C22A44
LIGHT BRNZ	CLASS I	700	AA-M12C22A44
MED BRNZ	CLASS I	710	AA-M12C22A44
CHAMPAGNE	CLASS I	699	AA-M12C22A44

Class I - .7 mils
Class II - .4 mils

Recommended Inspection Procedures

Building managers and owners should have an engineer or other qualified person inspect the cleaning and maintenance of anodized or painted finishes.

- It is important to check metal seams, sills, crevices and other areas that can trap dirt, cleaner or water, to be sure they are clean and dry.
- It is recommended that a final inspection be made to verify that no stains or discoloration remain on surfaces.

Cleaning, Care and Maintenance of Anodized Finishes

Architectural aluminum finishes, whether painted or anodized, require care before and during installation and periodic maintenance after installation. Although resistant to corrosion, discoloration and general wear, both types of finishes can be damaged by neglect, abuse and harsh chemicals. Also, exterior surfaces collect various amounts of dirt and soil—of course, the amount depends on the environmental conditions, the building elevation and the type of finish.

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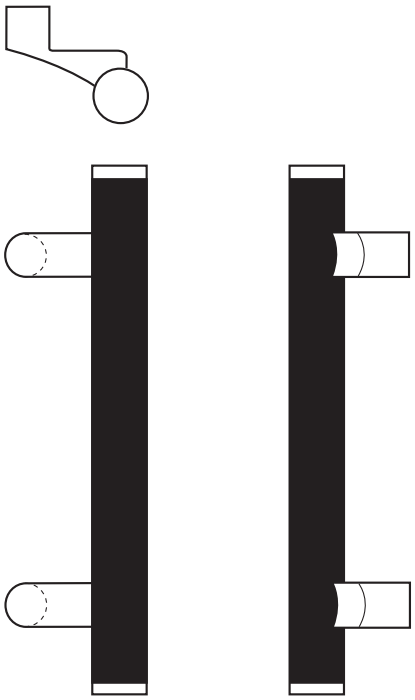
Architectural Door Accessories

ASSA ABLOY

The global leader in door opening solutions

Rockwood RM2640 - SoftTek - Offset Pull



Available Finishes:

- US3/605
- US4/606
- US10/612
- US10B/613
- US10BE/613E
- US32/629
- US32D/630

DIAMETER:
1 1/4"

CTC:
Specify

PROJECT.:
2 3/4"

Specifications:

MATERIAL:
Brass, Bronze, Stainless Steel

300 Main Street
Rockwood, Pennsylvania 15557
P: 800.458.2424 • F: 800.922.9212
www.rockwoodmfg.com • orders.rockwood@

Finishes

Description	US	ANSI/BHMA	
Polished Brass, Clear Coated	US3	605	
Satin Brass, Clear Coated	US4	606	
Satin Bronze, Clear Coated	US10	612	
Satin Oxidized Bronze, Oil Rubbed	US10B	613	
Dark Oxidized Satin Bronze, Equivalent	US10BE	613E	
Black Suede Powder Coat	BSP	-	
White Suede Powder Coat	WSP	-	
Polished Stainless Steel	US32	629	
Satin Stainless Steel	US32D	630	

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6 Salon Birmingham

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6 Salon Birmingham

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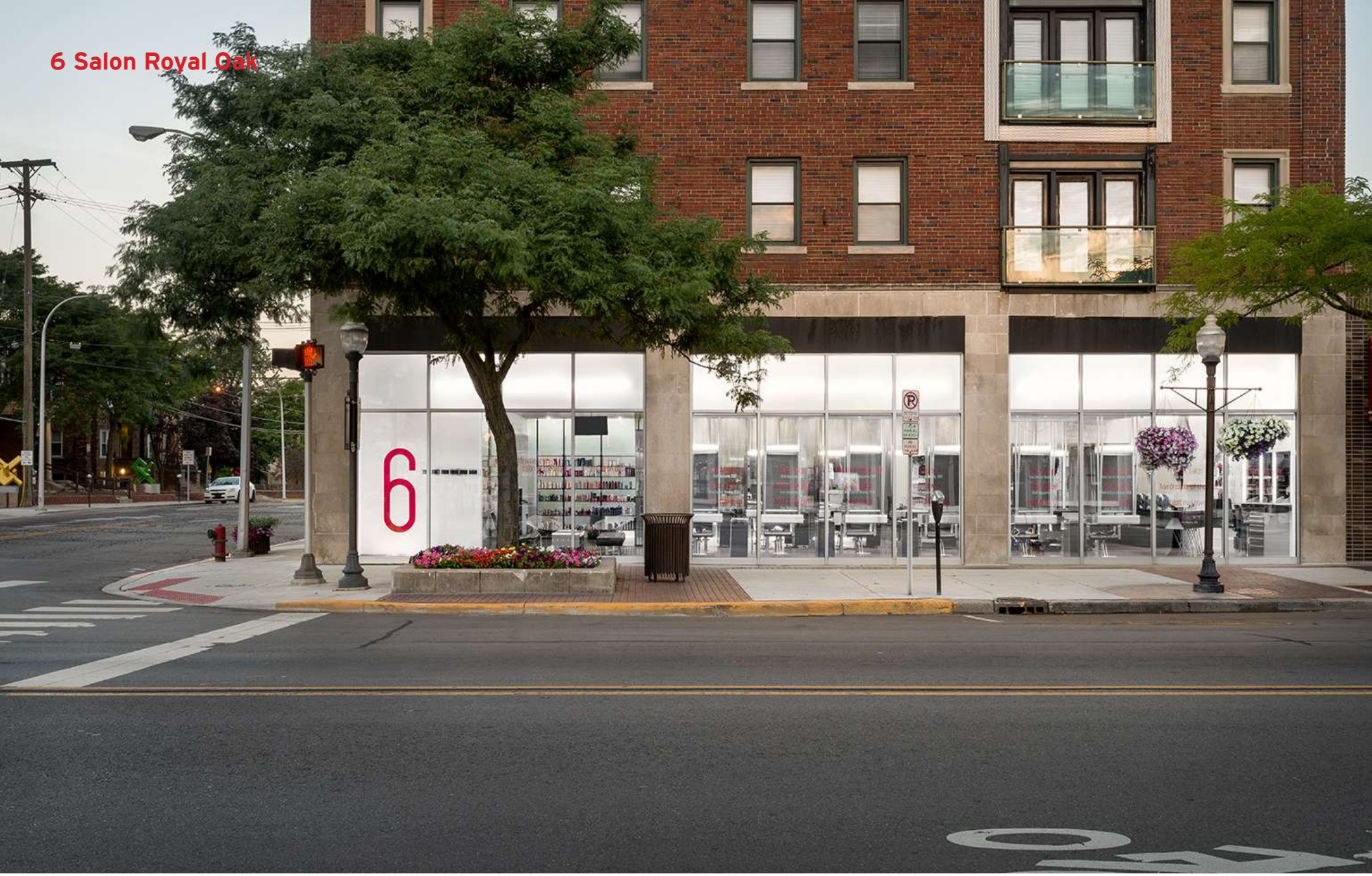
6 Salon Royal Oak



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6 Salon Royal Oak

Etched glass transom

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