

7/14/2020

**CERTIFICATE OF APPROPRIATENESS**

John Biggar  
350 Madison, 4<sup>th</sup> Floor  
Detroit, MI 48226

**RE: Application Number 20-6777; 1441 Brooklyn Street, Corktown Historic District**

Dear Mr. Biggar,

At the regularly scheduled meeting held virtually on July 8, 2020, the Detroit Historic District Commission (“Commission”) reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205, MSA 5-3407(5)(10) and Section 21-2-73 of the 2019 Detroit City Code; the Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of July 14, 2020.

The following proposed work meets the defined elements of design for the historic district and the Secretary of the Interior’s Standards for Rehabilitation and guidelines for rehabilitating historic buildings (36 CFR Part 67).

- **Perform a general rehabilitation of the building including new windows throughout the building. The scope of work includes:**
  - Remove existing glass block and brick infill and any existing windows at original openings and replace with new aluminum storefront window systems (color: brown anodized) in the majority of the structural frame openings. See drawings for locations. Storefront systems will be fixed with no operable windows. Mullion and muntin (externally applied) pattern to match the configuration of the original windows.
  - Repair and repoint existing masonry, cornice, and concrete structural frame as necessary.
  - Repaint building in light “battleship” gray to match existing.
  - Replace existing roofing surface with new EPDM roof membrane.
  - Install (15) new mechanical condenser units centered on the east half of the roof. Existing parapet wall to hide condenser units.
  - Signage on Brooklyn Street (east) elevation which reads “ON HAND SINCE 1912” and “KAUL GLOVE CO.” is to remain.
  - Remove existing awning and door at northernmost bay of Brooklyn Street (east) elevation and replace with new aluminum storefront entry door (color: brown anodized) and frame with clear safety glass and new structural steel canopy. Canopy to attach to face of existing masonry with 10” x 10” steel plates and ¾” rods. It is to be 15’-2” wide by 4’-0” deep and painted to match brown anodized color of storefront system. (3) recessed downlights are included in the canopy.
  - Install (3) new roll-up steel doors at alley (south) elevation.
  - Install new hollow metal door and frame, painted to match brown anodized color of storefronts, at alley (south) elevation.
  - Repair existing doors at freight elevator/loading dock at alley (south) elevation.
  - Remove existing metal canopy over loading dock at alley (south) elevation.
  - This COA does not include any landscaping or site work.

**With the following conditions:**

- Any cleaning of the masonry is to be done using the gentlest means possible. In the areas where repointing is necessary, mortar should match existing historic mortar in color, texture, strength, and joint tooling. If replacement of masonry is required due to severe deterioration, the replacement masonry is to match the existing in material, size, color, and texture.
- All masonry surfaces to be repainted should be repainted with a non-waterproof, breathable paint (i.e. silicate/mineral paint).
- The applicant shall provide HDC staff with the final paint specifications prior to initiating the work and staff

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226  
PHONE 313-224-1762

shall be afforded the opportunity to review and approve this submission prior to the issuance of the permit.

Please retain this COA for your files. You should now proceed to obtain a building permit from the City of Detroit Buildings, Safety, Engineering and Environmental Department. It is important to note that approval by the Detroit Historic District Commission does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.

For the Commission:

A handwritten signature in black ink, appearing to read "Ann Phillips", written over a horizontal line.

Ann Phillips

Staff

Detroit Historic District Commission

# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

CITY OF DETROIT  
PLANNING & DEVELOPMENT DEPARTMENT  
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: June 19th, 2020

## PROPERTY INFORMATION

ADDRESS: 1414 Brooklyn AKA: Kaul Glove Building

HISTORIC DISTRICT: Corktown

SCOPE OF WORK: (Check ALL that apply)

<input checked="" type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/ Deck	<input type="checkbox"/> Landscape/Fence/ Tree/Park	<input checked="" type="checkbox"/> General Rehab
<input type="checkbox"/> New Construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Addition	<input type="checkbox"/> Other: _____	

## APPLICANT IDENTIFICATION

Property Owner/ Homeowner     Contractor     Tenant or Business Occupant     Architect/Engineer/ Consultant

NAME: John P. Biggar COMPANY NAME: Integrity Building Group

ADDRESS: 350 Madison, 4th Floor CITY: Detroit STATE: MI ZIP: 48226

PHONE: 313-549-2790 MOBILE: 313-549-2790 EMAIL: jpb@ware-house.com

## PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

**\*PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB\***

- Completed Building Permit Application** (highlighted portions only)
- ePLANS Permit Number** (only applicable if you've already applied for permits through ePLANS)
- Photographs** of ALL sides of existing building or site
- Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions** (including materials and design)
- Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work** (formatted as bulleted list)
- Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

### NOTE:

Based on the scope of work, additional documentation may be required.

See [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc) for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

**SUBMIT COMPLETED REQUESTS TO [HDC@DETROITMI.GOV](mailto:HDC@DETROITMI.GOV)**



350 Madison Street, 4<sup>th</sup> Floor • Detroit, Michigan 48226  
info@ibgdetroit.com • (313) 549-2790

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### Description of Existing Conditions:

The existing building was built in 1917.

The building occupies the entire parcel being 80' wide x 50' deep.

It is 4-stories tall + basement, standing approximately 50' above the sidewalk.

The building structure is an exposed, cast-in-place concrete structural frame on the exterior. The interior structure is a two-way structural slab supported by (8) "martini glass" shaped concrete columns on each floor in (2) column lines. The building is a classic examples of the "fire-proof" construction when began to appear in that time period.

The building originally had (6) courses of masonry brick at the floor level of each floor with a concrete window sill capping the brick masonry. The balance of the opening between the structural frame, approximately 80% of the opening, was windows, from the window sill to the underside of the structural concrete frame for each floor above.

At some point in the building's history, the windows were removed, additional courses of brick masonry were installed atop the concrete window sill. The balance of the opening was filled with (7) courses of glass block typically with some opening being entirely filled with concrete block. In both the glass block and the concrete block masonry, a number of small awning windows have been installed.

The building was originally heated by steam and some remnants of the steam radiators exist throughout the building. On some floors, small gas-fired furnaces with limited ductwork have been installed.

The electrical service entered into the building off the alley to an electrical room at the 2<sup>nd</sup> Floor.

The Alley elevation has service doors for loading/off-loading along the alley and the service elevator connecting all the floors including the basement also has a door which opens directly onto the alley.

One pedestrian entrance exists on Brooklyn Street and a second entrance exists off the alley between the loading doors.

#### **This COA has been issued with the following conditions:**

- Any cleaning of the masonry is to be done using the gentlest means possible. In the areas where repointing is necessary, mortar should match existing historic mortar in color, texture, strength, and joint tooling. If replacement of masonry is required due to severe deterioration, the replacement masonry is to match the existing in material, size, color, and texture.
- All masonry surfaces to be repainted should be repainted with a non-waterproof, breathable paint (i.e. silicate/mineral paint).
- The applicant shall provide HDC staff with the final paint specifications prior to initiating the work and staff shall be afforded the opportunity to review and approve this submission prior to the issuance of the permit.



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### Description of the Project:

The building is being converted from its former factory use to commercial office space.

For the building exterior, the brick infill and glass block which was added into the structural frame openings will be removed. New storefront glass in aluminum frames, brown anodized, with applied muntins will be installed in all the structural frame openings.

The original brick masonry courses at the floor level will be tuck-pointed and repaired.

Any damage to the concrete structural frame will be repaired.

The entire building will be repainted in the light "battleship" gray which currently exists on the building.

On the interior, new mechanical, electrical and plumbing systems, will be installed throughout the building. Additionally, a fire sprinkler systems and fire detection and alarm/notification system will also be installed.

The concrete floor will be polished.

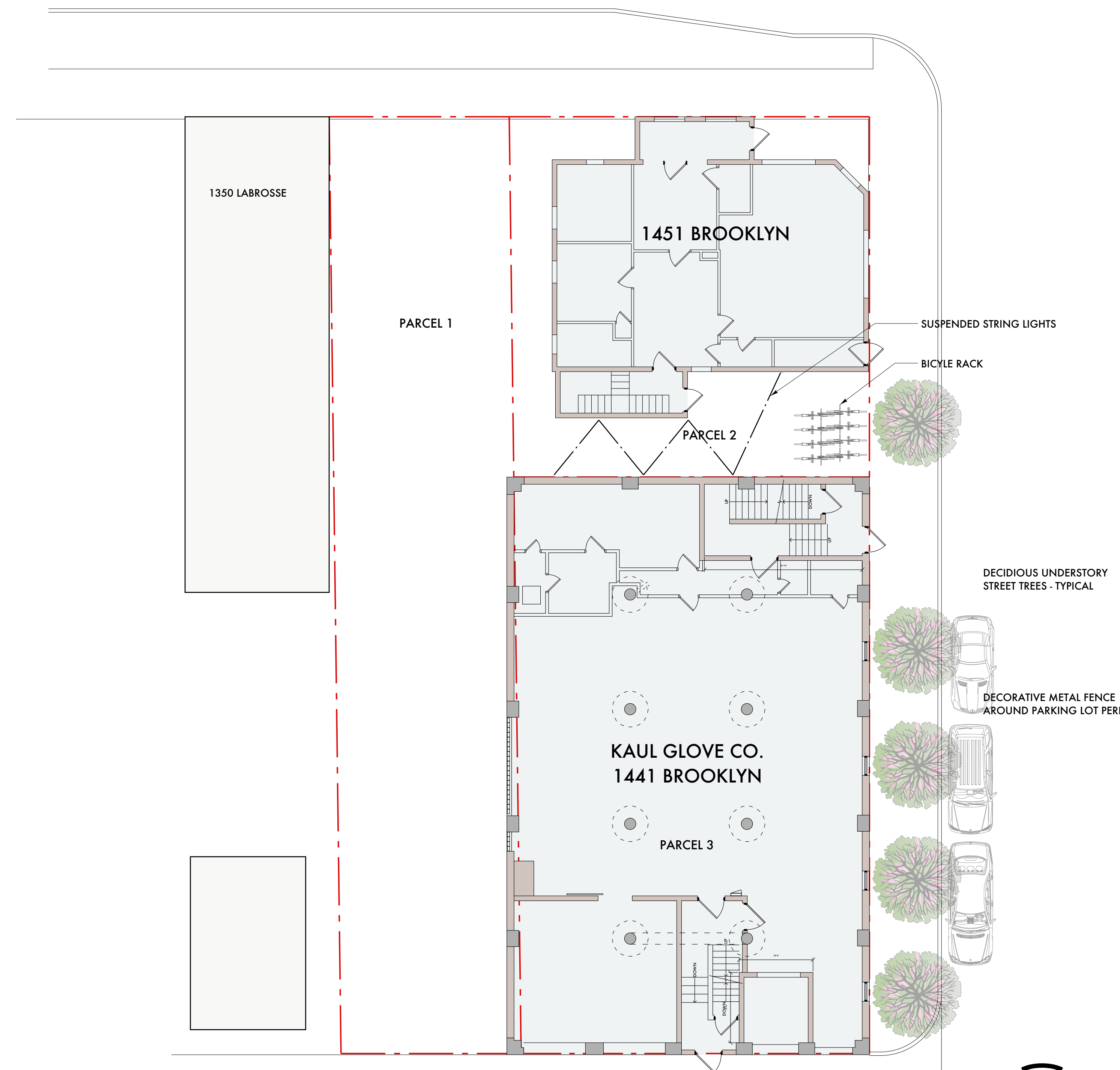
Minimal new walls will be constructed, primarily around the toilet and service core areas only.

**This COA has been issued with the following conditions:**

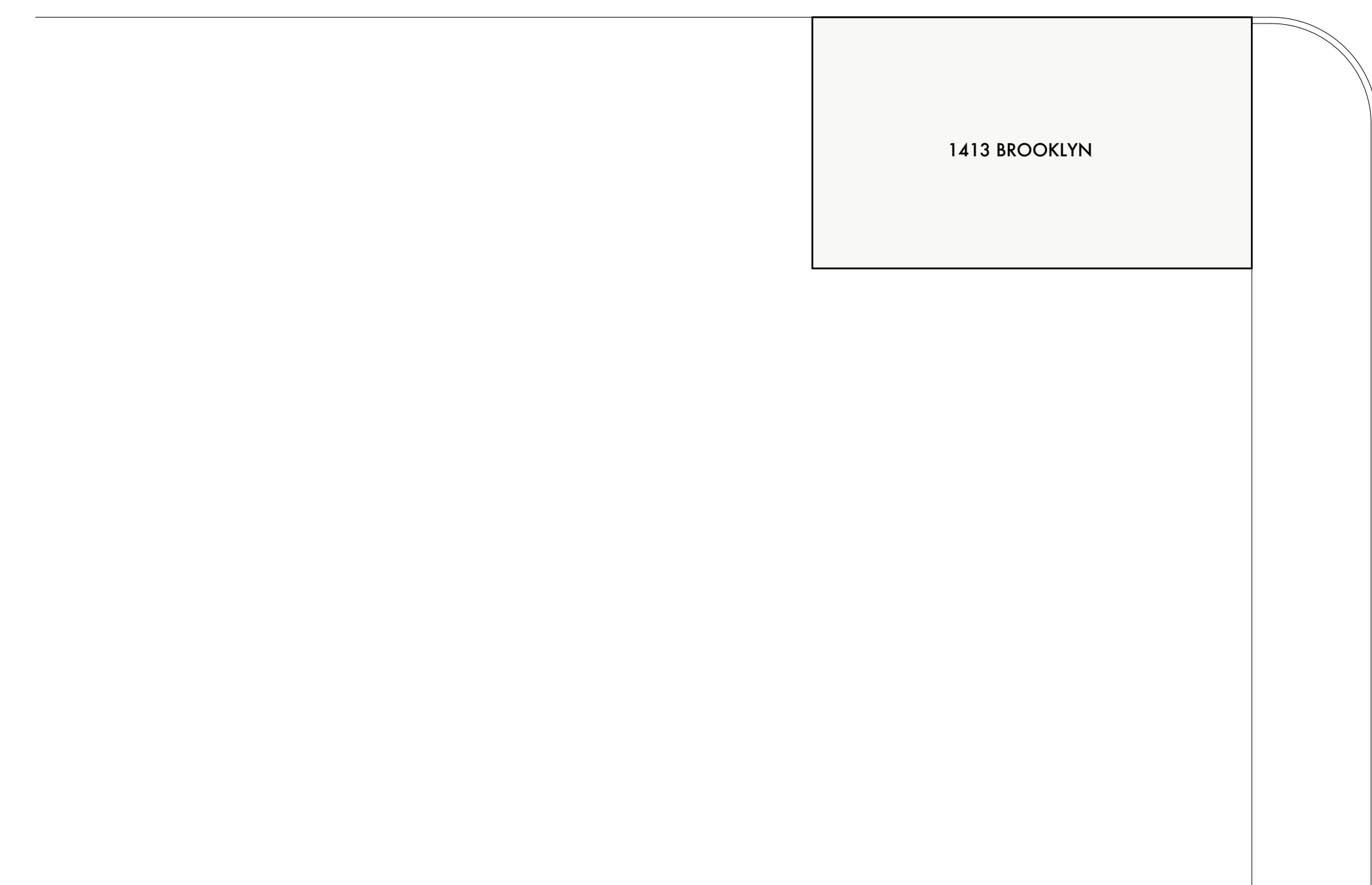
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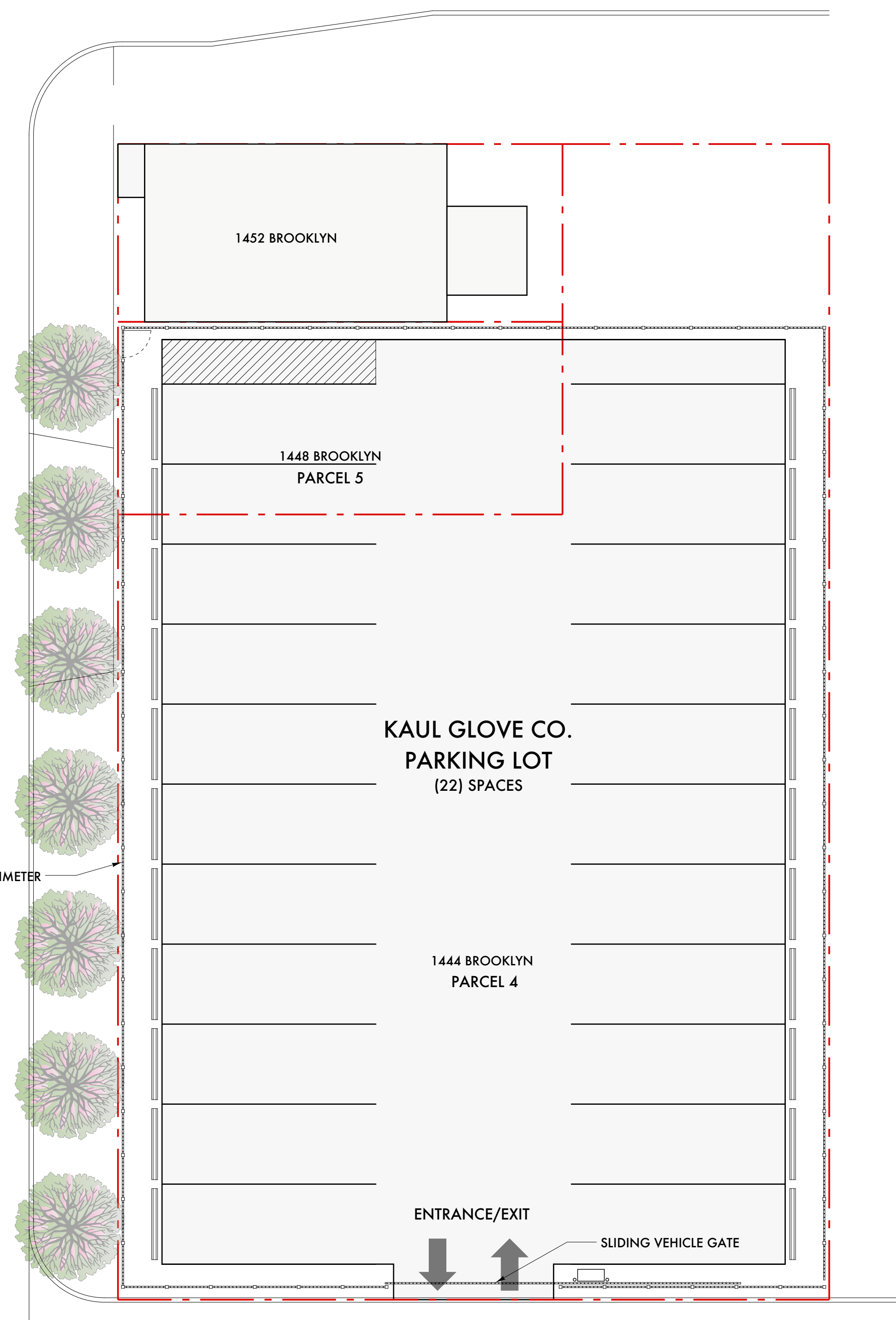
# LABROSSE AVENUE (60' WIDE)



OPEN ALLEY (20' WIDE)



BROOKLYN AVENUE (50' WIDE)



OPEN ALLEY (20' WIDE)

MURPHY PARK

**LEGAL DESCRIPTIONS:**

LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MI, DESCRIBED AS FOLLOWS:

PARCEL 1:  
EAST ONE-HALF OF LOT 2 OF BLOCK 60, OF COL D BAKER FARM, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 17 OF DEEDS, PAGES 272 AND 273 AND IN LIBER 25 OF DEEDS, PAGE 424 OF WAYNE COUNTY RECORDS.

PARCEL 2:  
NORTH 50 FEET OF LOT 1 OF BLOCK 60, OF COL D BAKER FARM, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 17 OF DEEDS, PAGES 272 AND 273 AND IN LIBER 25 OF DEEDS, PAGE 424 OF WAYNE COUNTY RECORDS.

PARCEL 3:  
THE SOUTH 80 FEET OF LOT 1 OF BLOCK 60, OF COL D BAKER FARM, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 17 OF DEEDS, PAGES 272 AND 273 AND IN LIBER 25 OF DEEDS, PAGE 424 OF WAYNE COUNTY RECORDS.

PARCEL 4:  
WEST 30 FEET OF LOT 6 AND SOUTH 86.66 FEET OF LOT 7 OF BLOCK 54 OF SUBDIVISION OF LABROSSE FARM SOUTH OF CHICAGO ROAD, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 13 OF DEEDS, PAGES 85 THROUGH 88 OF WAYNE COUNTY RECORDS.

PARCEL 5:  
SOUTH ONE-HALF OF THE NORTH ONE-THIRD OF LOT 7 OF BLOCK 54 OF SUBDIVISION OF LABROSSE FARM SOUTH OF CHICAGO ROAD, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 13 OF DEEDS, PAGES 85 THROUGH 88 OF WAYNE COUNTY RECORDS.

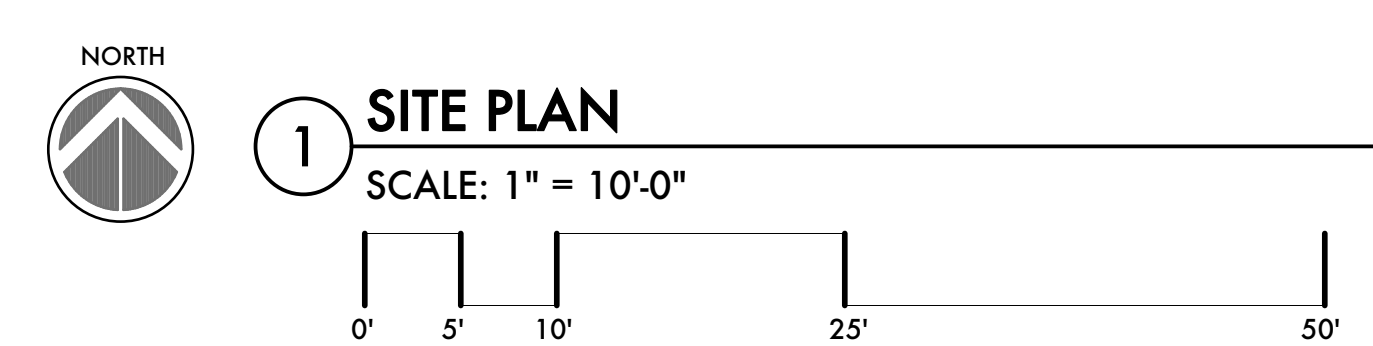
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Permits	
06/19/20	BZA Submission
06/18/20	Historic Commission Review
06/08/20	Owner Review
Date:	Issued For:
<b>Kaul Glove Building Renovation &amp; Adaptive Reuse</b>	
1441 Brooklyn Detroit, Michigan 48226	
<b>studiozONE : DETROIT</b>	
architectural urban interior	DESIGN
330 Madison Avenue 4th Floor Detroit, Michigan 48226	studiozonedetroit.com 313.549.2790 [p] jgb@ware-house.com

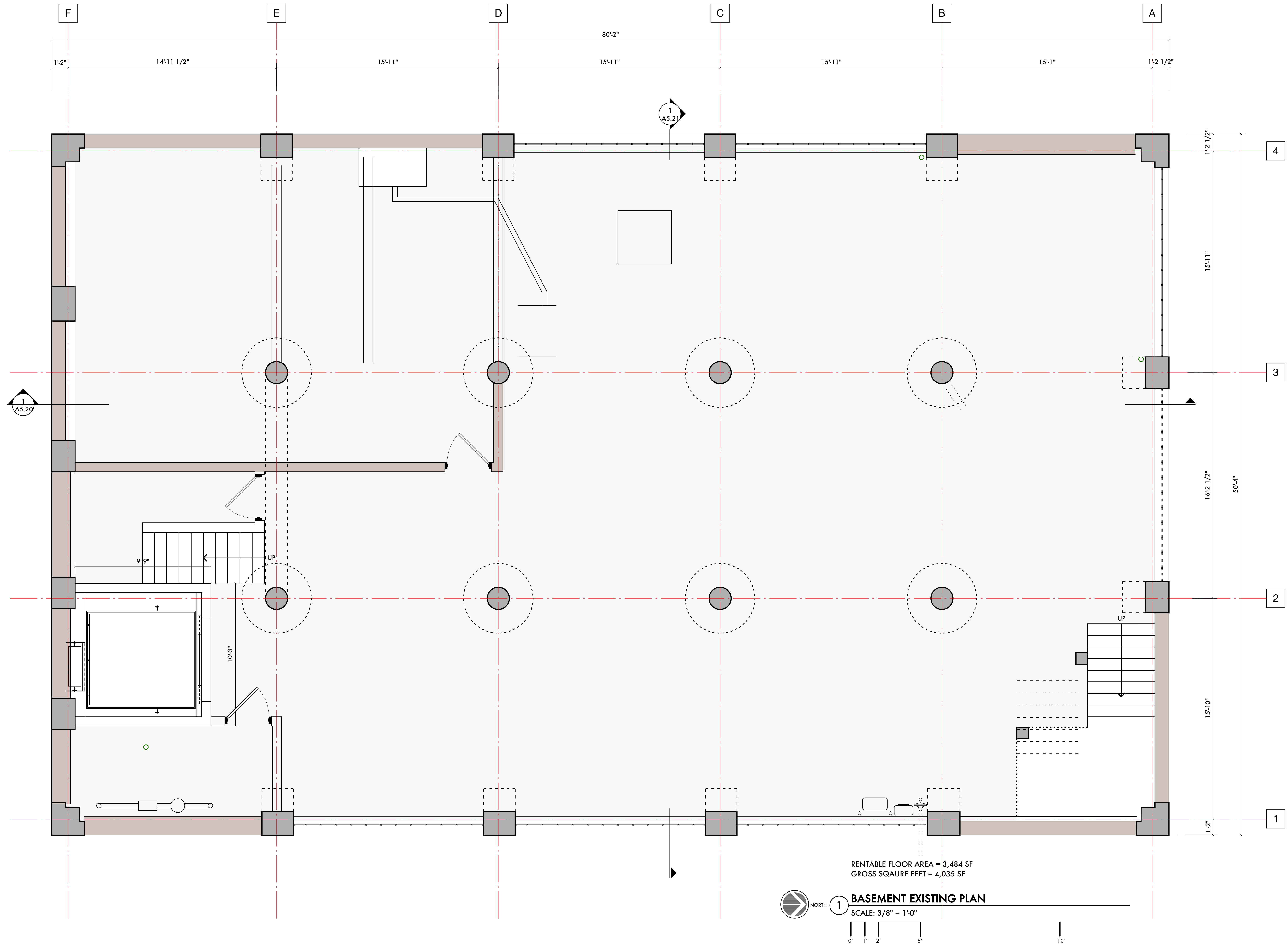
Project Number: 2019-  
Sheet Title:  
**SITE PLAN**



Sheet Number:  
**A2.00**  
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Permits	
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06/18/20	Historic Commission Review
-	Owner Review
Date:	Issued For:
<b>Kaul Glove Building</b>	
Renovation & Adaptive Reuse	
1441 Brooklyn	
Detroit, Michigan 48226	
<b>studioONE : DETROIT</b>	
architectural	DESIGN
urban	interior
350 Madison Avenue	studioonedetroit.com
4th Floor	313.549.2790 (p)
Detroit, Michigan 48226	john@warehouse.com

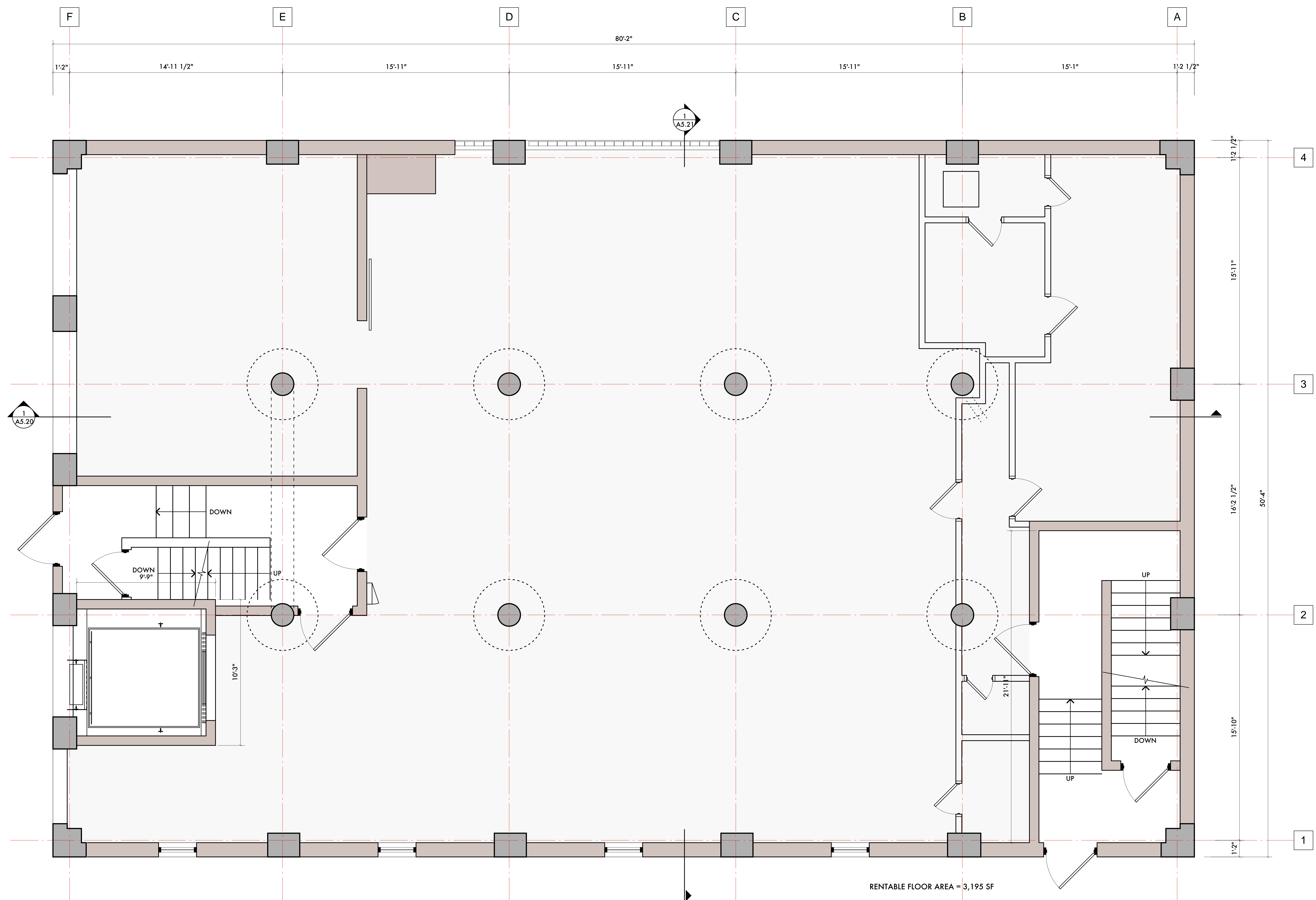
Project Number: 2019-  
 Sheet Title:  
**EXISTING BASEMENT FLOOR PLAN**

Sheet Number:  
**A3.00**  
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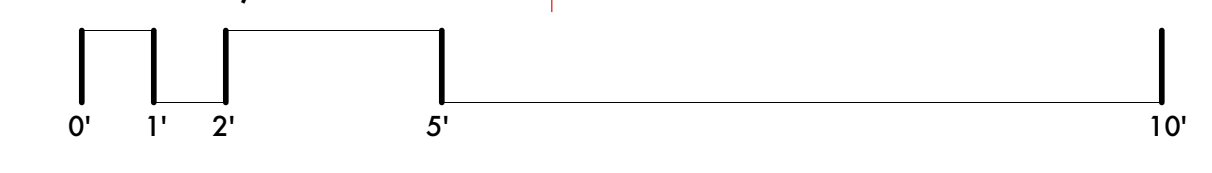


Permits	
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06/18/20	Historic Commission Review
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Date:	Issued For:
<b>Kaul Glove Building</b>	
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1441 Brooklyn	
Detroit, Michigan 48226	
<b>studiozONE : DETROIT</b>	
architectural	DESIGN
urban	interior
350 Madison Avenue	studiozonedetroit.com
4th Floor	313.549.2790 (t)
Detroit, Michigan 48226	jb@ware.house.com

Project Number: 2019-  
Sheet Title:  
**EXISTING 1ST FLOOR PLAN**

Sheet Number:  
**A3.01**  
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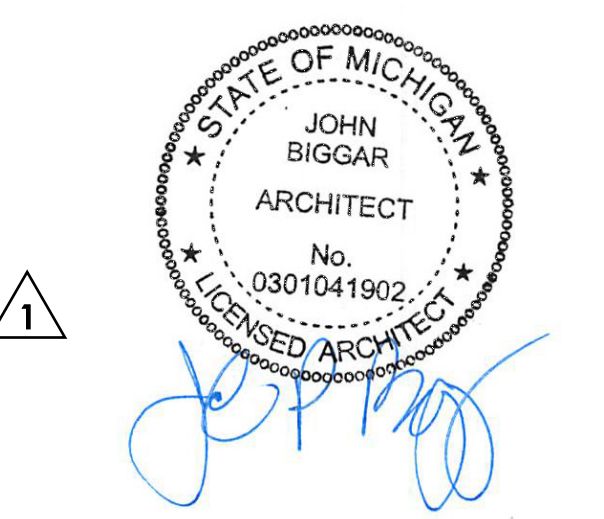
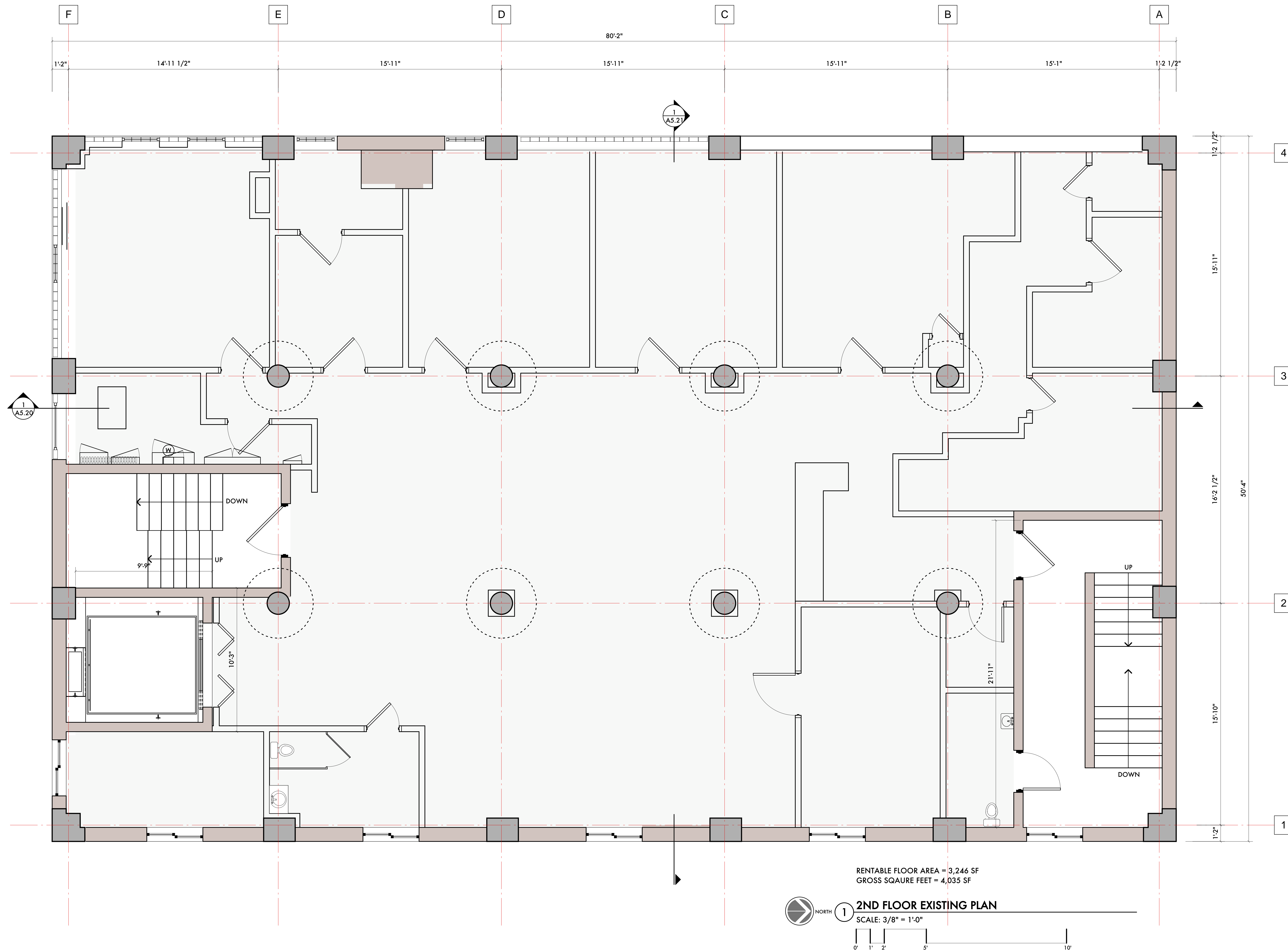
**1ST FLOOR EXISTING PLAN**  
SCALE: 3/8" = 1'-0"





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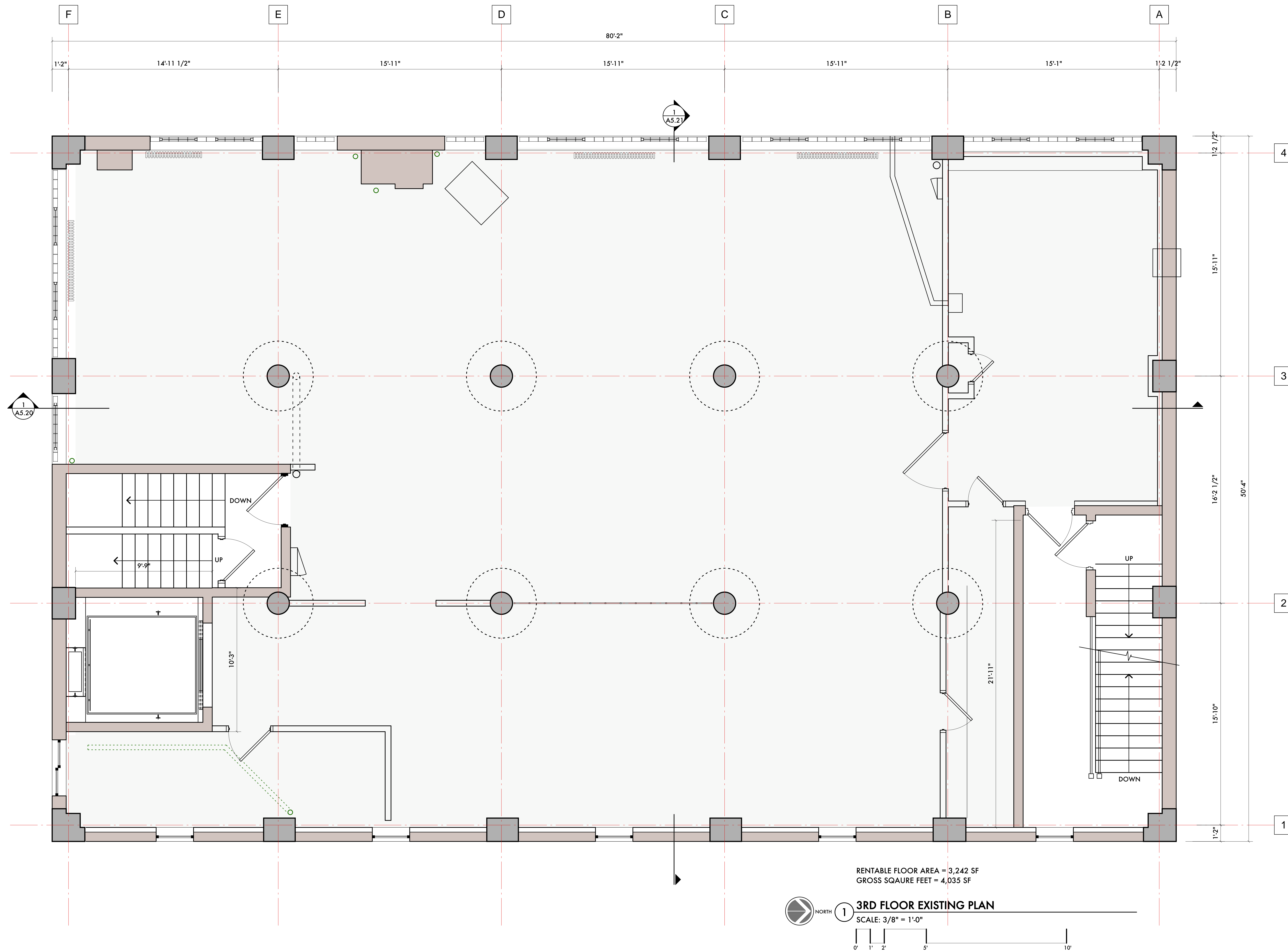
Permits	
06/19/20	BZA Application
06/18/20	Historic Commission Review
-	Owner Review
Date:	Issued For:
<b>Kaul Glove Building</b>	
Renovation & Adaptive Reuse	
1441 Brooklyn	
Detroit, Michigan 48226	
<b>studioONE : DETROIT</b>	
architectural	DESIGN
urban	interior
330 Madison Avenue	studiosonedetroit.com
4th Floor	313.549.2790 (p)
Detroit, Michigan 48226	john@ware.house.com

Project Number: 2020-03  
 Sheet Title:  
**EXISTING 2ND FLOOR PLAN**

Sheet Number:  
**A3.02**  
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STATE OF MICHIGAN  
 JOHN BIGGAR  
 ARCHITECT  
 No. 0301041902  
 LICENSED ARCHITECT

Permits  
 06/19/20 BZA Application  
 06/18/20 Historic Commission Review  
 Owner Review  
 Date: Issued For:

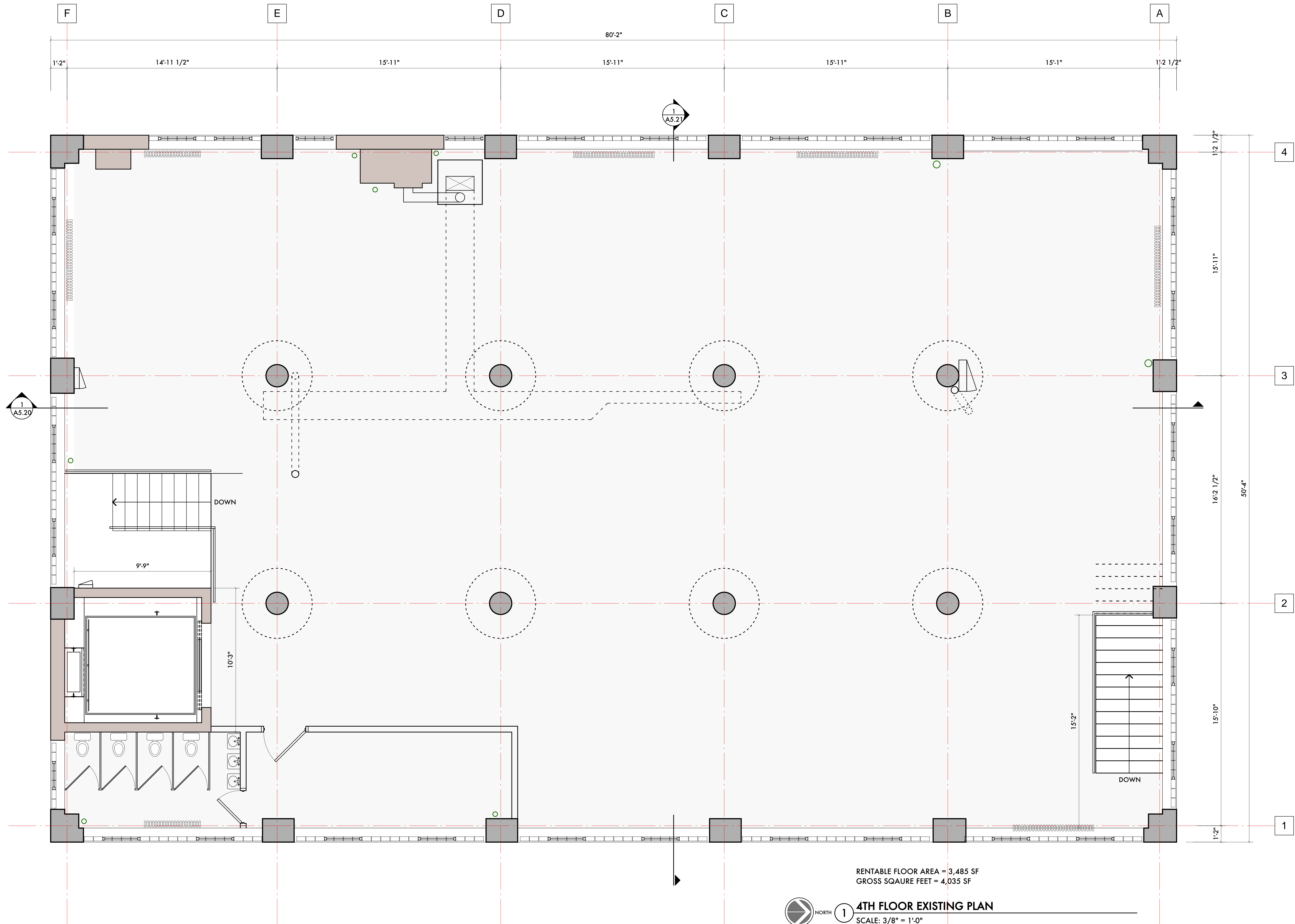
**Kaul Glove Building  
 Renovation & Adaptive Reuse**  
 1441 Brooklyn  
 Detroit, Michigan 48226

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 architectural | urban | interior DESIGN  
 350 Madison Avenue  
 4th Floor  
 Detroit, Michigan 48226  
 studiozonedetroit.com  
 313.549.2790 (t)  
 jgb@ware.house.com

Project Number: 2020-03  
 Sheet Title:  
**EXISTING 3RD  
 FLOOR PLAN**  
 Sheet Number:  
**A3.03**  
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RENTABLE FLOOR AREA = 3,485 SF  
GROSS SQAURE FEET = 4,035 SF

**4TH FLOOR EXISTING PLAN**  
SCALE: 3/8" = 1'-0"



Permits	
06/19/20	BZA Application
06/18/20	Historic Commission Review
-	Owner Review
Date:	Issued For:
<b>Kaul Glove Building</b>	
Renovation & Adaptive Reuse	
1441 Brooklyn	
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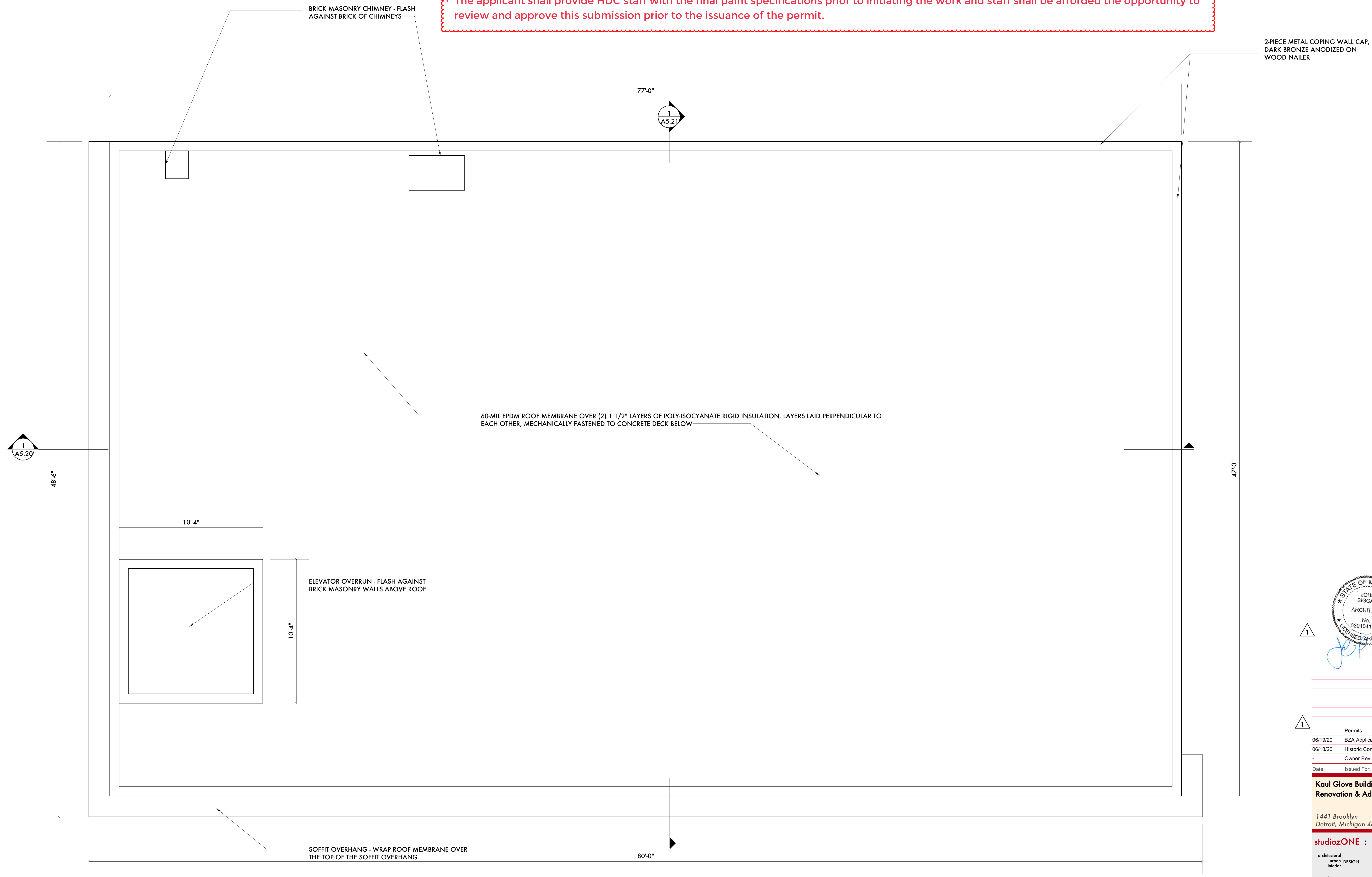
Project Number: 2020-03  
Sheet Title:  
**EXISTING 4TH FLOOR PLAN**

Sheet Number:  
**A3.04**



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Permits	
06/19/20	BZA Application
06/18/20	Historic Commission Review
-	Owner Review
Date:	Issued For:

**Kaul Glove Building**  
**Renovation & Adaptive Reuse**  
 1441 Brooklyn  
 Detroit, Michigan 48226

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 architectural | urban | interior DESIGN  
 350 Madison Avenue Detroit, Michigan 48226  
 4th Floor 313.249.2770 voice  
 info@www.studiozonedetroit.com 313.872.5038 fax

Project Number: 2020-03  
 Sheet Title:

**EXISTING ROOF PLAN**

Sheet Number:  
**A3.05**

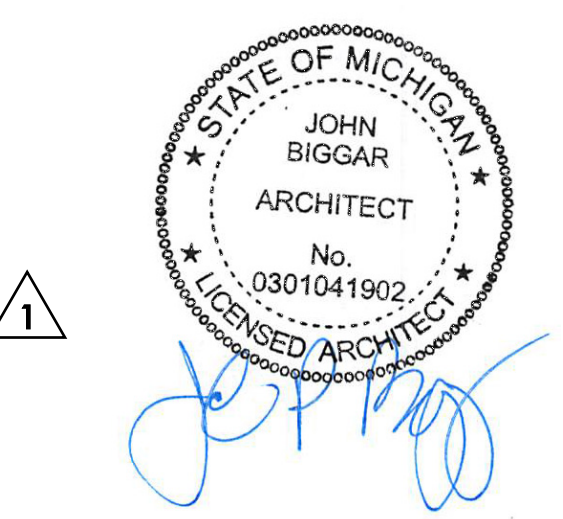
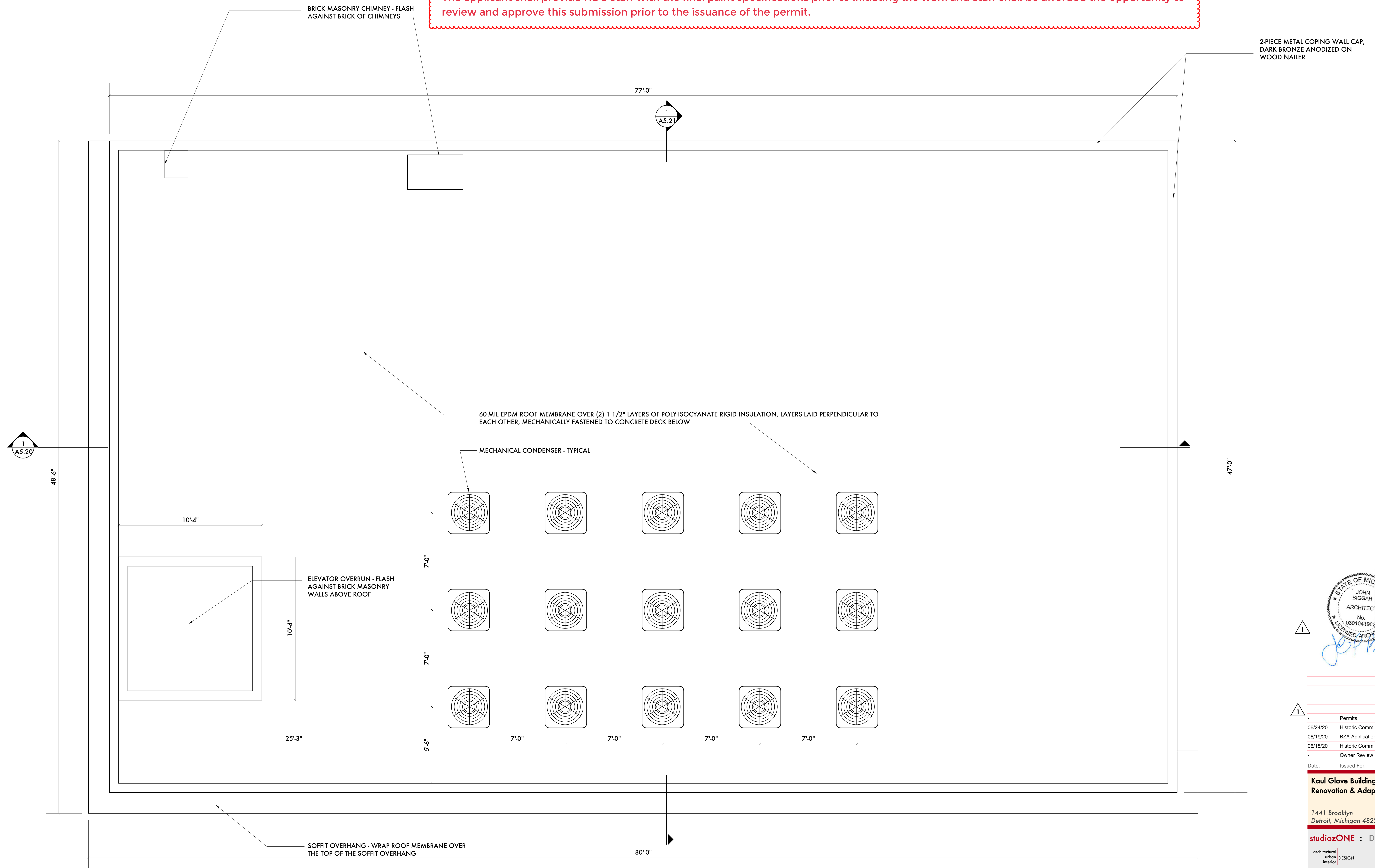
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**1 ROOF EXISTING PLAN**  
 SCALE: 1/8" = 1'-0"  
 0' 1' 2' 5' 10' 20'



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Date	Issued For:
06/24/20	Historic Commission Review
06/19/20	BZA Application
06/18/20	Historic Commission Review
-	Owner Review

**Kaul Glove Building  
Renovation & Adaptive Reuse**  
1441 Brooklyn  
Detroit, Michigan 48226

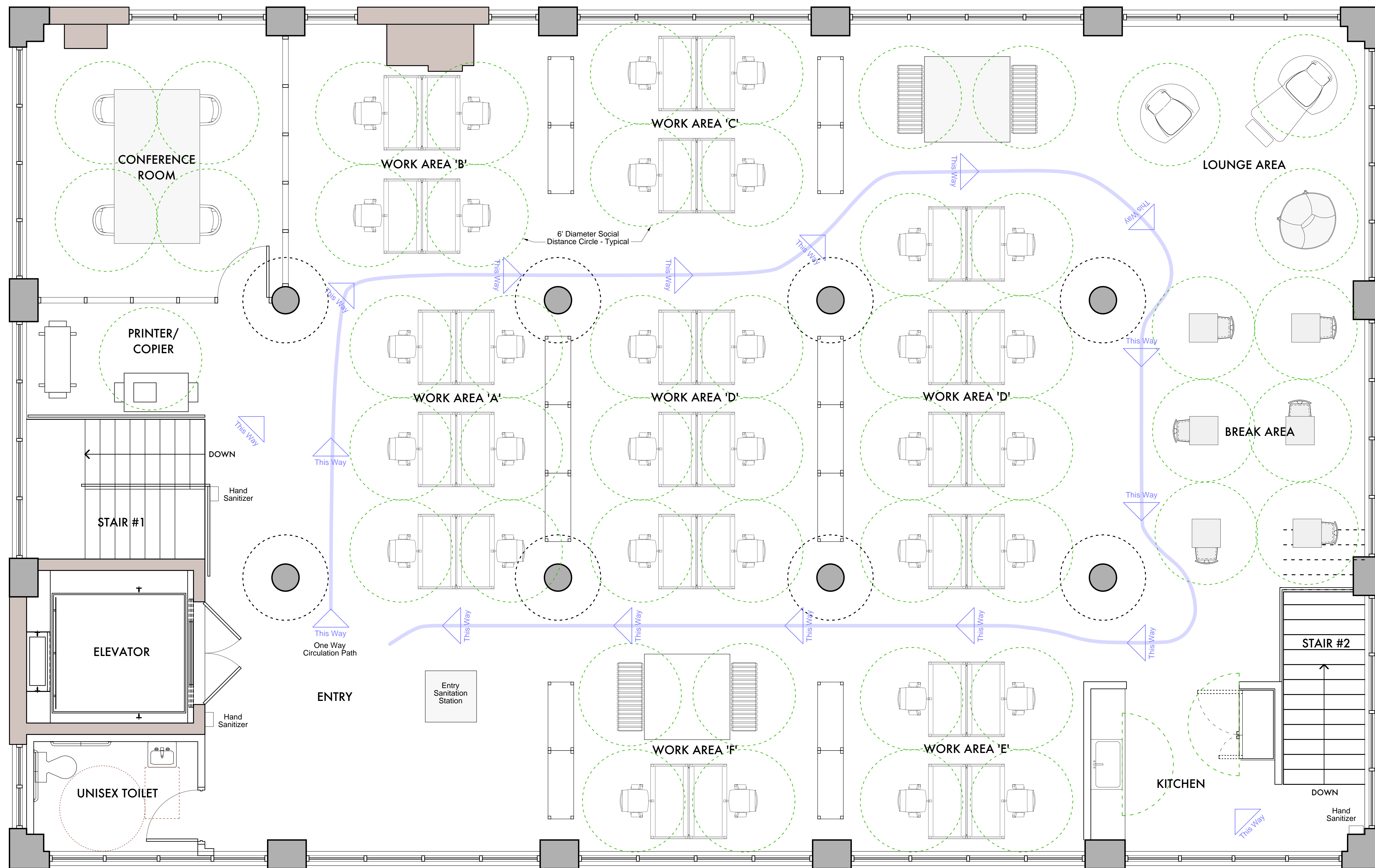
**studiozONE : DETROIT**  
architectural | urban | interior DESIGN

350 Madison Avenue Detroit, Michigan 48226  
4th Floor 313.249.2770 voice  
http://www.studiozonedetroit.com 313.872.5038 fax

**1 ROOF EXISTING PLAN**  
SCALE: 1/8" = 1'-0"  
0' 1' 2' 5' 10' 20'

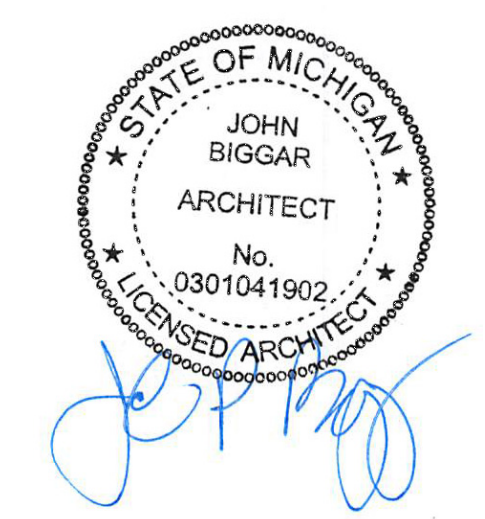
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**4TH FLOOR AREA = 3,498 SF**  
**CODE OCCUPANT LOAD = 17.49 PERSONS**

**1 4TH FLOOR PLAN**  
 SCALE: 3/8" = 1'-0"



Permits	
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1441 Brooklyn	
Detroit, Michigan 48226	
<b>studioONE : DETROIT</b>	
architectural	DESIGN
urban	
interior	
330 Madison Avenue	studiosonedetroit.com
4th Floor	313.549.2790 (t)
Detroit, Michigan 48226	jb@warehouse.com

Project Number: 2020-03

Sheet Title:  
**4TH FLOOR PLAN**

Sheet Number:

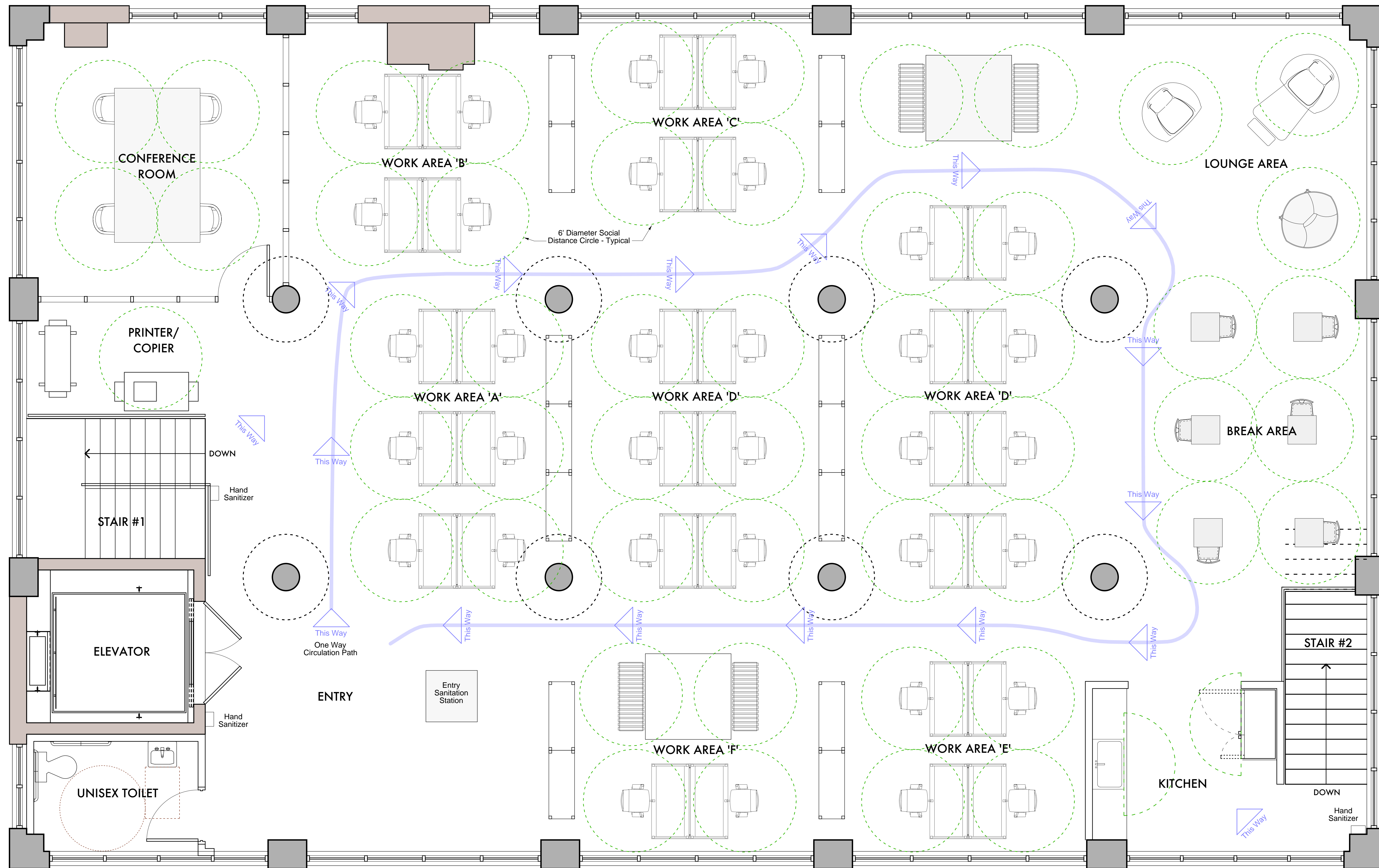
**A3.14**

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**This COA has been issued with the following conditions:**

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**4TH FLOOR AREA = 3,498 SF**  
**CODE OCCUPANT LOAD = 17.49 PERSONS**

**1 4TH FLOOR PLAN**  
 SCALE: 3/8" = 1'-0"



Permits	
06/24/20	Historic Commission Review
06/19/20	BZA Submission
06/18/20	Historic Commission Review
06/08/20	Owner Review
Date:	Issued For:
<b>Kaul Glove Building</b>	
Renovation & Adaptive Reuse	
1441 Brooklyn	
Detroit, Michigan 48226	
<b>studioONE : DETROIT</b>	
architectural	DESIGN
urban	interior
330 Madison Avenue	studiosonedetroit.com
4th Floor	313.549.2790 (t)
Detroit, Michigan 48226	jb@warehouse.com

Project Number: 2020-03

Sheet Title:  
**4TH FLOOR PLAN**

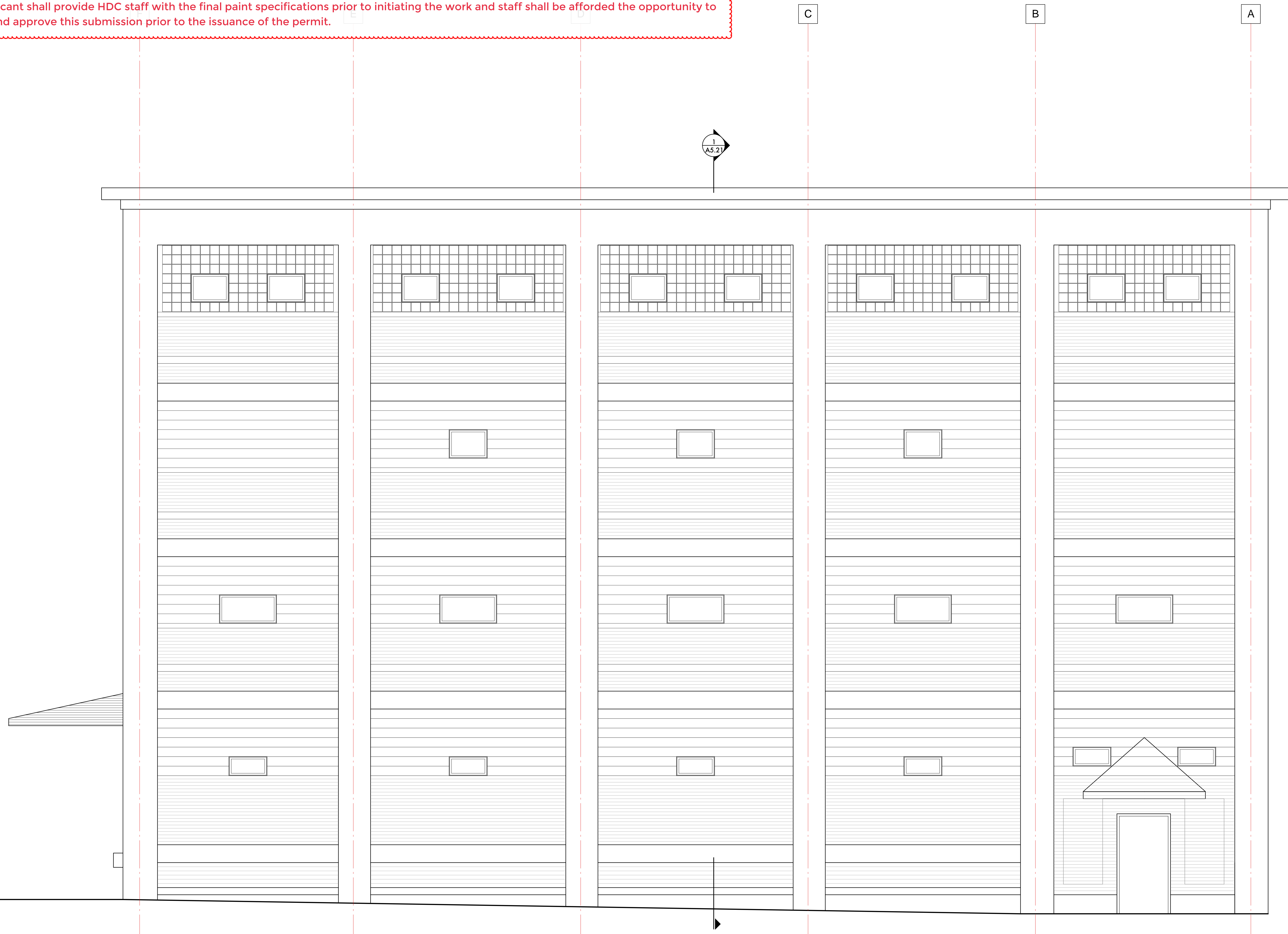
Sheet Number:

**A3.14**

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**A** **BROOKLYN ELEVATION (EAST)**  
 SCALE: 3/8" = 1 - 0"  
 0' 1' 2' 4' 10' 16'



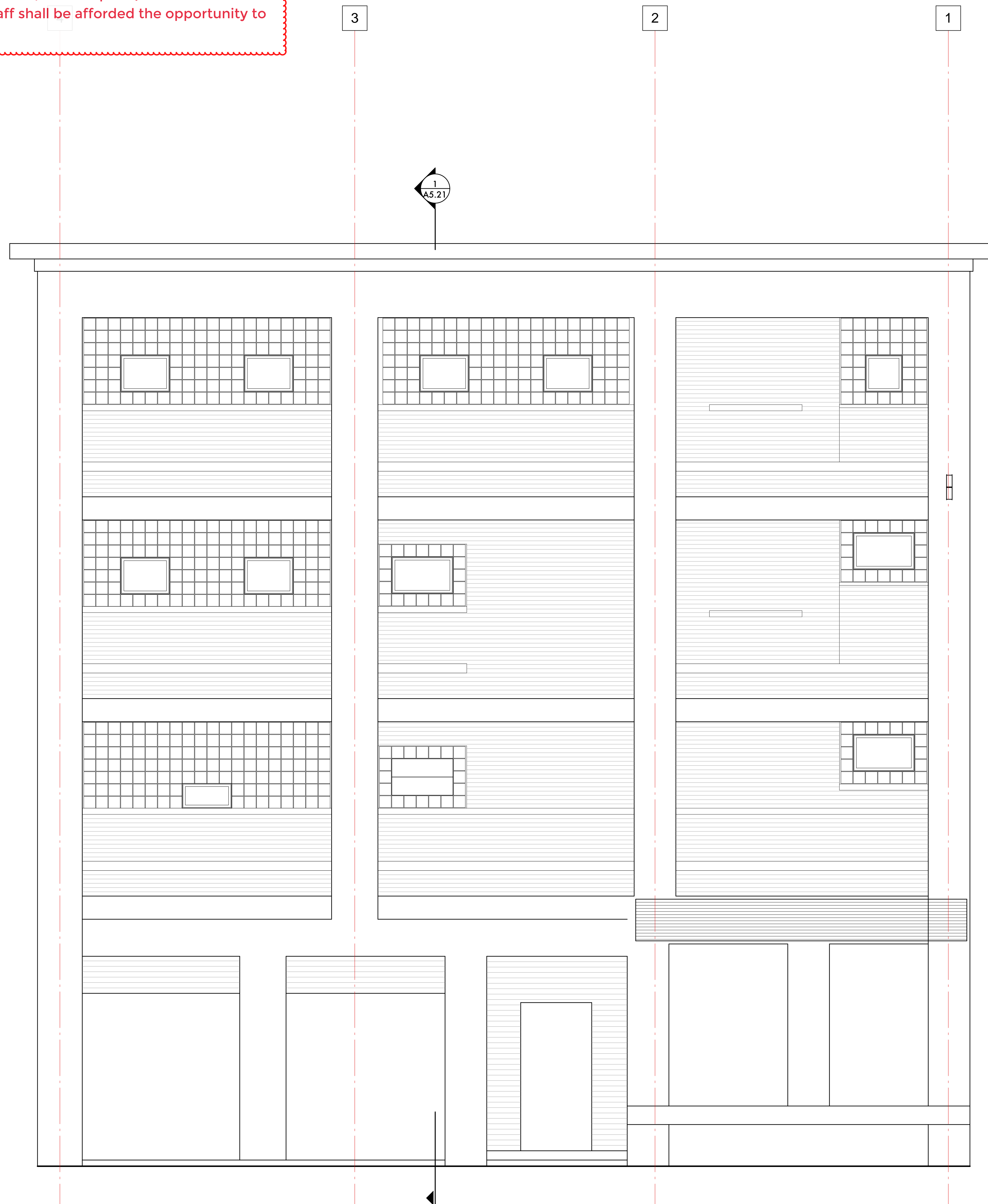
Permits	
06 18 20	Historic Commission Review
06 08 20	Owner Review
Date:	Issued For:
<b>Kaul Glove Building</b>	
<b>Renovation &amp; Adaptive Reuse</b>	
1441 Brooklyn	
Detroit, Michigan 48226	
<b>studiozONE : DETROIT</b>	
architectural	DESIGN
urban interior	
350 Madison Avenue	
4th Floor	
Detroit, Michigan 48226	
studiozonedetroit.com	
313.549.2790 (t)	
jgb@ware.house.com	

Project Number: 2019-  
 Sheet Title:  
**EXISTING ELEVATIONS**



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**B ALLEY ELEVATION (SOUTH)**  
SCALE: 3/8" = 1'-0"



Permits	
06.18.20	Historic Commission Review
06.08.20	Owner Review
Date:	Issued For:

**Kaul Glove Building**  
**Renovation & Adaptive Reuse**  
1441 Brooklyn  
Detroit, Michigan 48226

**studiozONE : DETROIT**  
architectural | urban | DESIGN  
interior

350 Madison Avenue  
4th Floor  
Detroit, Michigan 48226  
studiozonedetroit.com  
313.247.2790 [p]  
jpb@studioz.com

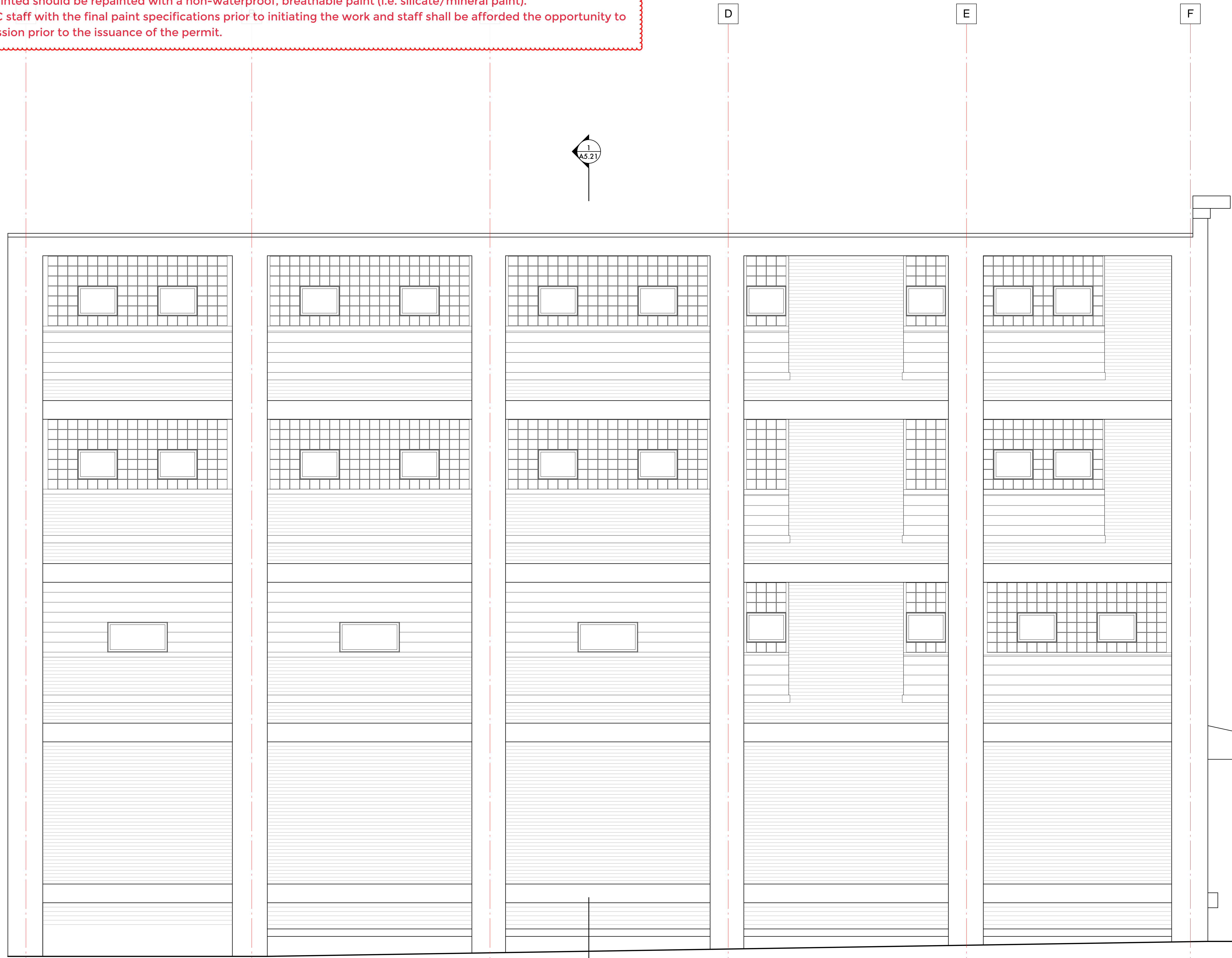
Project Number: 2019-

Sheet Title:  
**EXISTING ELEVATIONS**

Sheet Number:  
**A5.01**

**This COA has been issued with the following conditions:**

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Permits	
06 18 20	Historic Commission Review
06 08 20	Owner Review
Date:	Issued For:
<b>Kaul Glove Building</b>	
<b>Renovation &amp; Adaptive Reuse</b>	
1441 Brooklyn	
Detroit, Michigan 48226	
<b>studioONE : DETROIT</b>	
architectural	urban
DESIGN	interiors
350 Madison Avenue	studiosonedetroit.com
4th Floor	313.549.2790 (t)
Detroit, Michigan 48226	jgb@ware-house.com

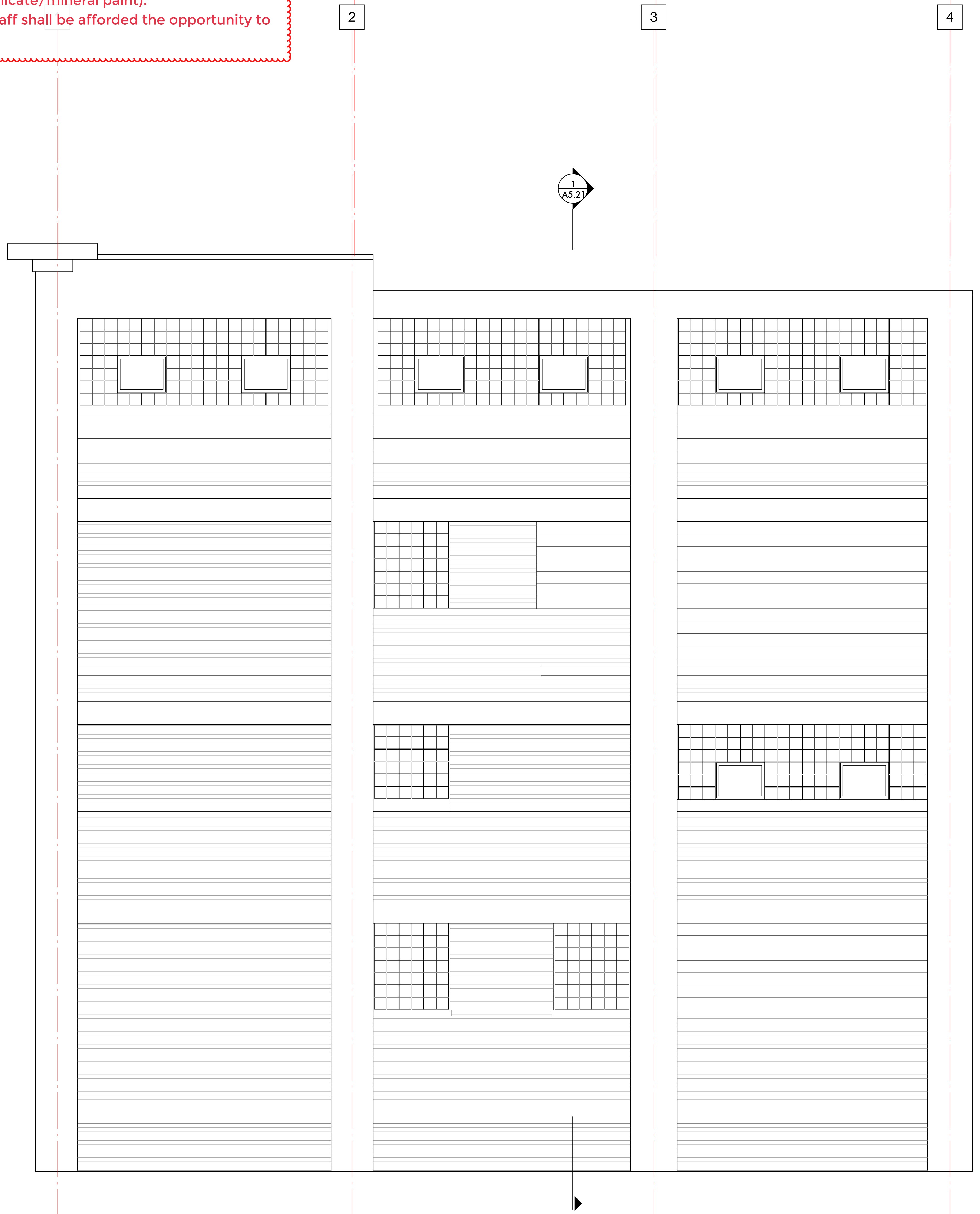
**C WEST ELEVATION**  
 SCALE: 3/8" = 1 - 0"  
 0' 1' 2' 4' 10' 16'

Sheet Title:  
**EXISTING ELEVATIONS**

Sheet Number:  
**A5.02**  
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**D NORTH ELEVATION**  
 SCALE: 3/8" = 1 - 0"



-	Permits
06 18 20	Historic Commission Review
06 08 20	Owner Review
Date:	Issued For:
<b>Kaul Glove Building Renovation &amp; Adaptive Reuse</b>	
1441 Brooklyn Detroit, Michigan 48226	
<b>studiozONE : DETROIT</b>	
architectural   urban DESIGN interior	studiozonedetroit.com 313 547 2790 (t) jpk@morehouse.com
150 Madison Avenue 4th Floor Detroit, Michigan 48226	

Project Number: 2019-  
 Sheet Title:  
**EXISTING  
 ELEVATIONS**  
 Sheet Number:  
**A5.03**  
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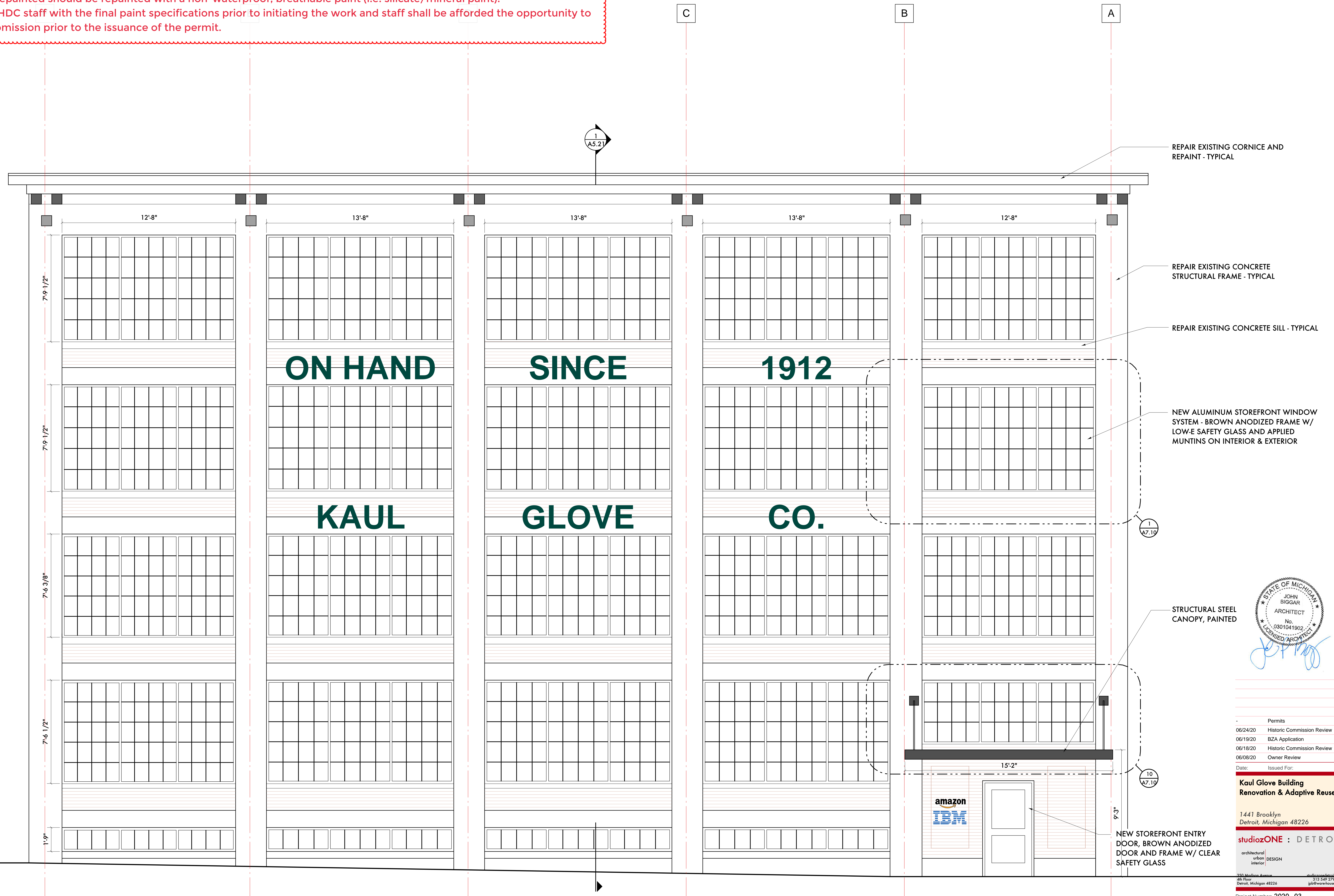


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**GENERAL NOTES:**

- STOREFRONT SYSTEM: TUBELITE, TU24000 STOREFRONT SERIES
- FINISH: ANODIZED
- COLOR: DARK BRONZE
- OPERABLE UNITS: NONE



Date	Issued For:
06/24/20	Historic Commission Review
06/19/20	BZA Application
06/18/20	Historic Commission Review
06/08/20	Owner Review

Date: Issued For:

**Kaul Glove Building  
Renovation & Adaptive Reuse**

1441 Brooklyn  
Detroit, Michigan 48226

**studioONE : DETROIT**  
architectural  
urban  
interior DESIGN

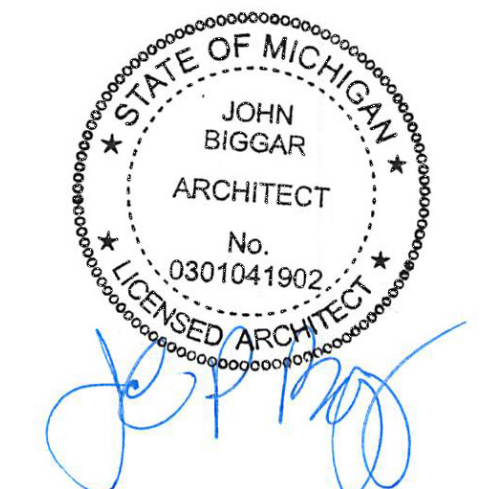
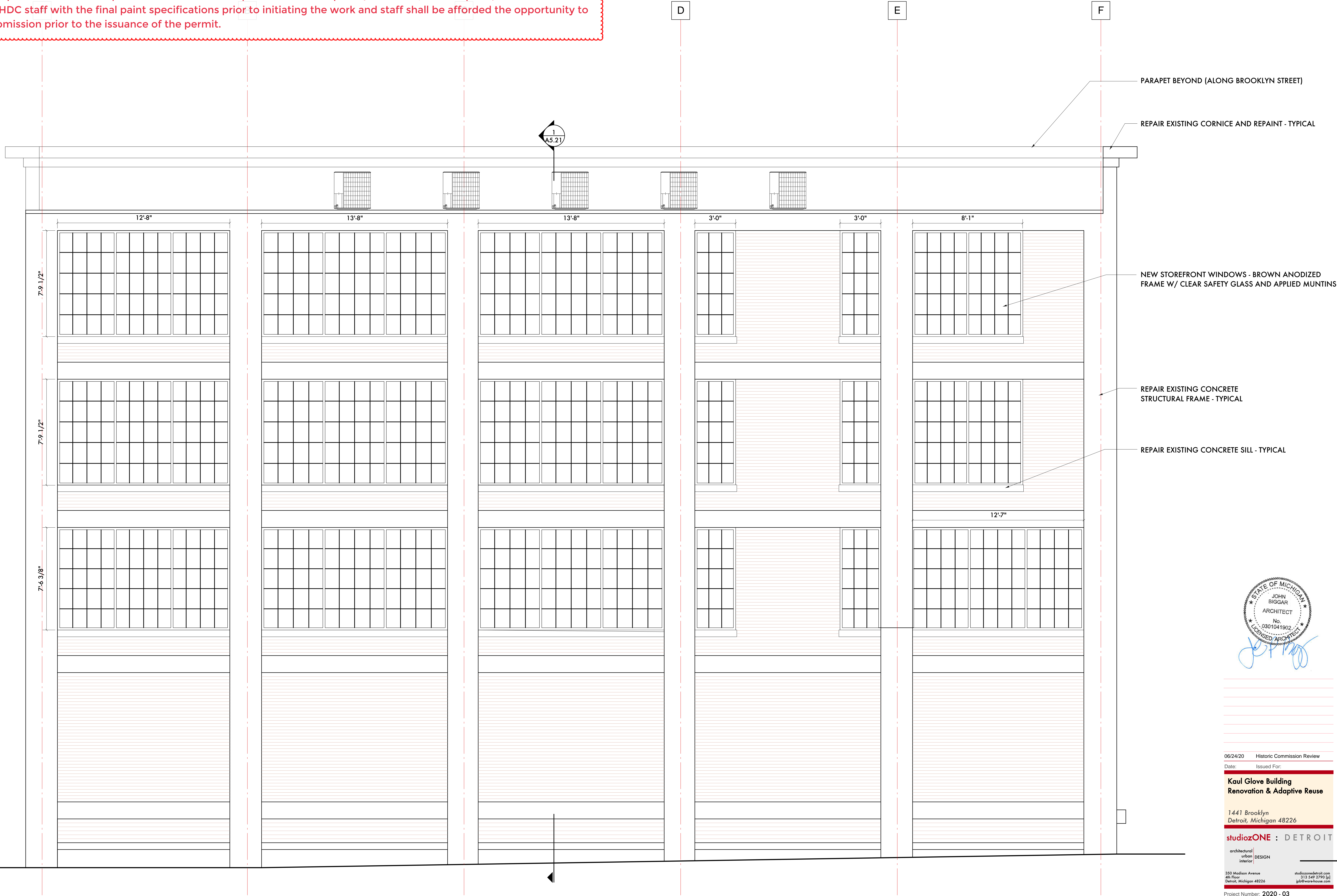
130 Madison Avenue  
4th Floor  
Detroit, Michigan 48226  
313.349.2760 [F]  
jpb@studioone.com

**A BROOKLYN ELEVATION (EAST)**  
SCALE: 3/8" = 1 - 0"  
0' 1' 2' 4' 10' 16'



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06/24/20 Historic Commission Review  
 Date: Issued For:  
**Kaul Glove Building**  
**Renovation & Adaptive Reuse**  
 1441 Brooklyn  
 Detroit, Michigan 48226  
**studiozONE : DETROIT**  
 architectural | urban DESIGN | interior  
 350 Madison Avenue 4th Floor Detroit, Michigan 48226  
 studiozonedetroit.com 313.547.2700 (x)  
 jpb@warnehouse.com  
 Project Number: 2020 - 03  
 Sheet Title:

**C WEST ELEVATION**  
 SCALE: 3/8" = 1 - 0"  
 0' 1' 2' 4' 10' 16'

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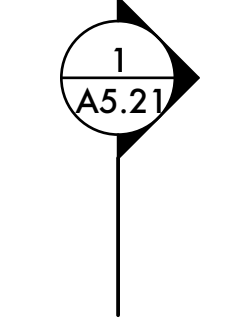
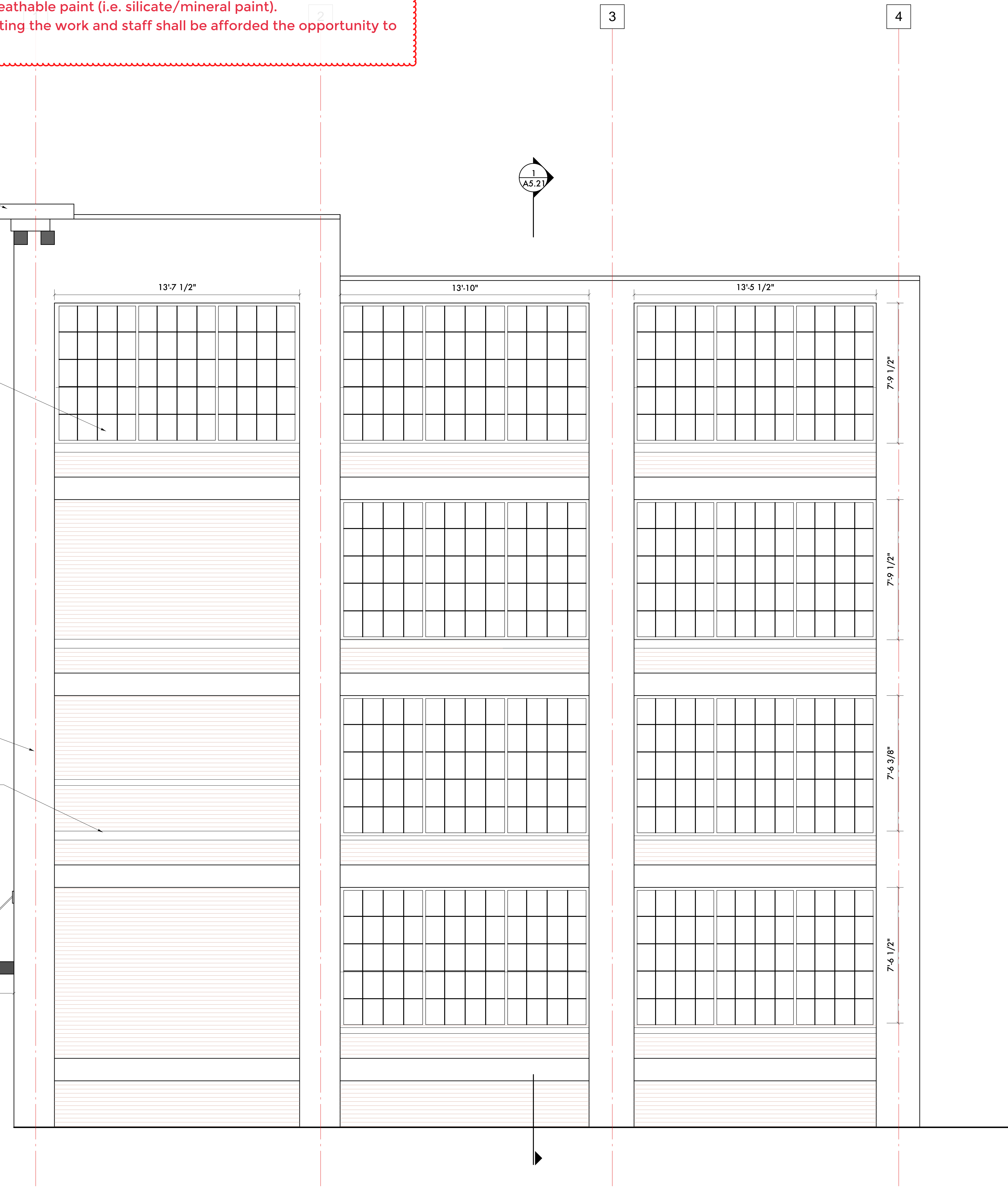
REPAIR EXISTING CORNICE  
AND REPAINT - TYPICAL

NEW ALUMINUM STOREFRONT WINDOW SYSTEM -  
BROWN ANODIZED FRAME W/ LOW-E SAFETY GLASS  
AND APPLIED MUNTINS ON INTERIOR & EXTERIOR

REPAIR EXISTING CONCRETE  
STRUCTURAL FRAME - TYPICAL

REPAIR EXISTING CONCRETE SILL - TYPICAL

4'-0"



**D NORTH ELEVATION**

SCALE: 3/8" = 1'-0"



06/24/20 Historic Commission Review  
Date: Issued For:

**Kaul Glove Building  
Renovation & Adaptive Reuse**  
1441 Brooklyn  
Detroit, Michigan 48226

**studioONE : DETROIT**  
architectural  
urban  
interior DESIGN

350 Madison Avenue studioonedetroit.com  
4th Floor 313.549.2790 [p]  
Detroit, Michigan 48226 jgb@www.studioone.com

Project Number: 2020 - 03

Sheet Title:  
**ELEVATIONS**

Sheet Number:  
**A5.12**

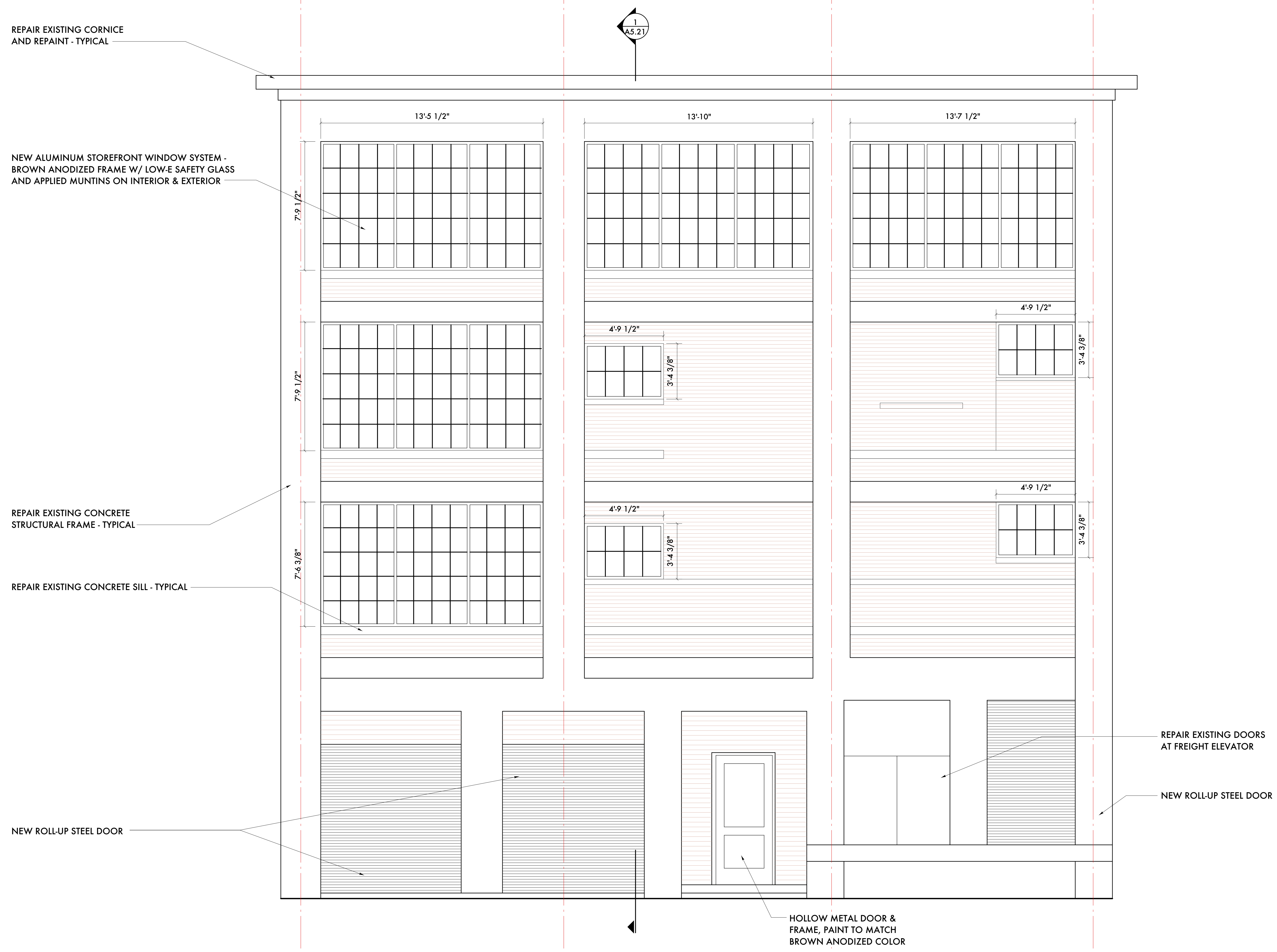
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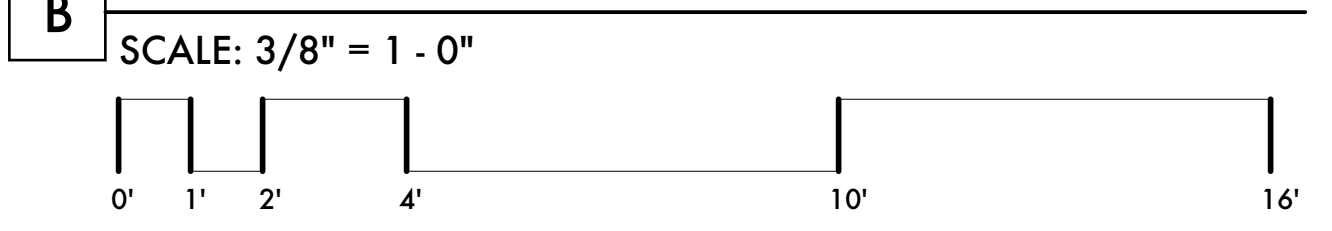
**GENERAL NOTES:**

STOREFRONT SYSTEM: TUBELITE, TU24000 STOREFRONT SERIES  
 FINISH: ANODIZED  
 COLOR: DARK BRONZE  
 OPERABLE UNITS: NONE



HOLLOW METAL DOOR & FRAME, PAINT TO MATCH BROWN ANODIZED COLOR

**B ALLEY ELEVATION (SOUTH)**



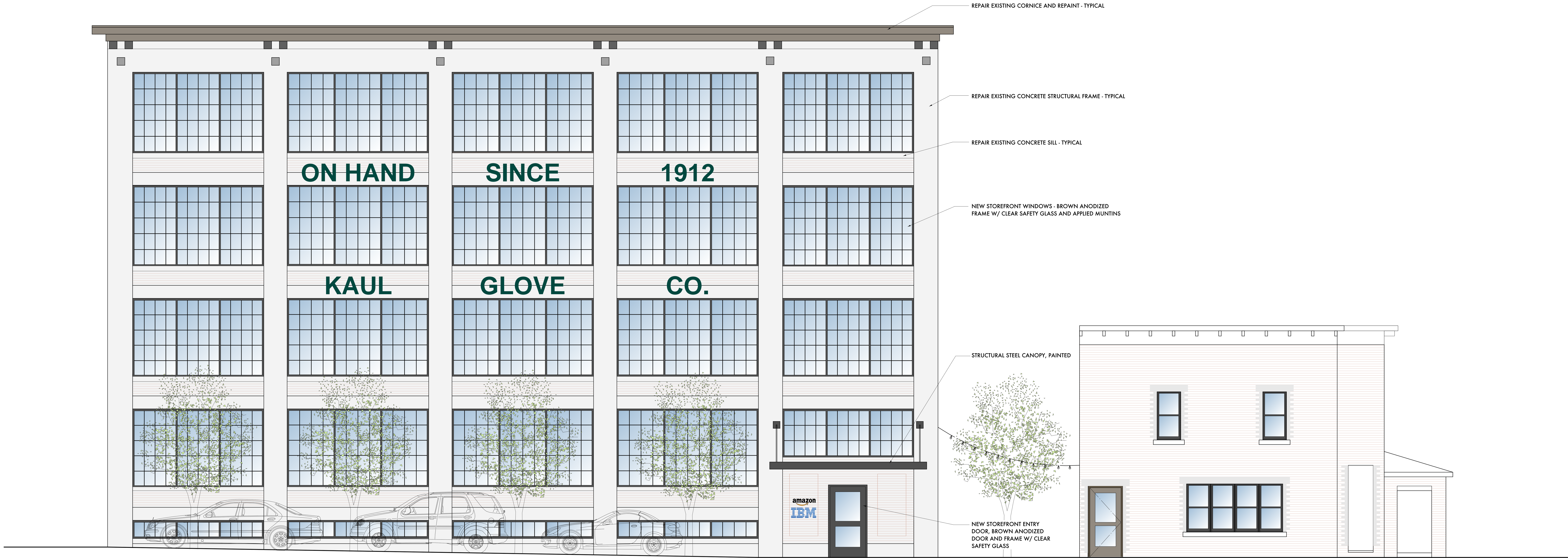
06/24/20 Historic Commission Review  
 Date: Issued For:  
**Kaul Glove Building**  
 Renovation & Adaptive Reuse  
 1441 Brooklyn  
 Detroit, Michigan 48226  
**studiozONE : DETROIT**  
 architectural urban interior DESIGN  
 350 Madison Avenue  
 4th Floor  
 Detroit, Michigan 48226  
 studiozonedetroit.com  
 313.240.2760 | 313.240.2760 | jpb@worn-house.com

Project Number: 2020 - 03  
 Sheet Title:  
**ELEVATIONS**



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**A** BROOKLYN ELEVATION (EAST)  
 SCALE: 3/8" = 1'-0"  
 0' 1' 2' 4' 10' 16'

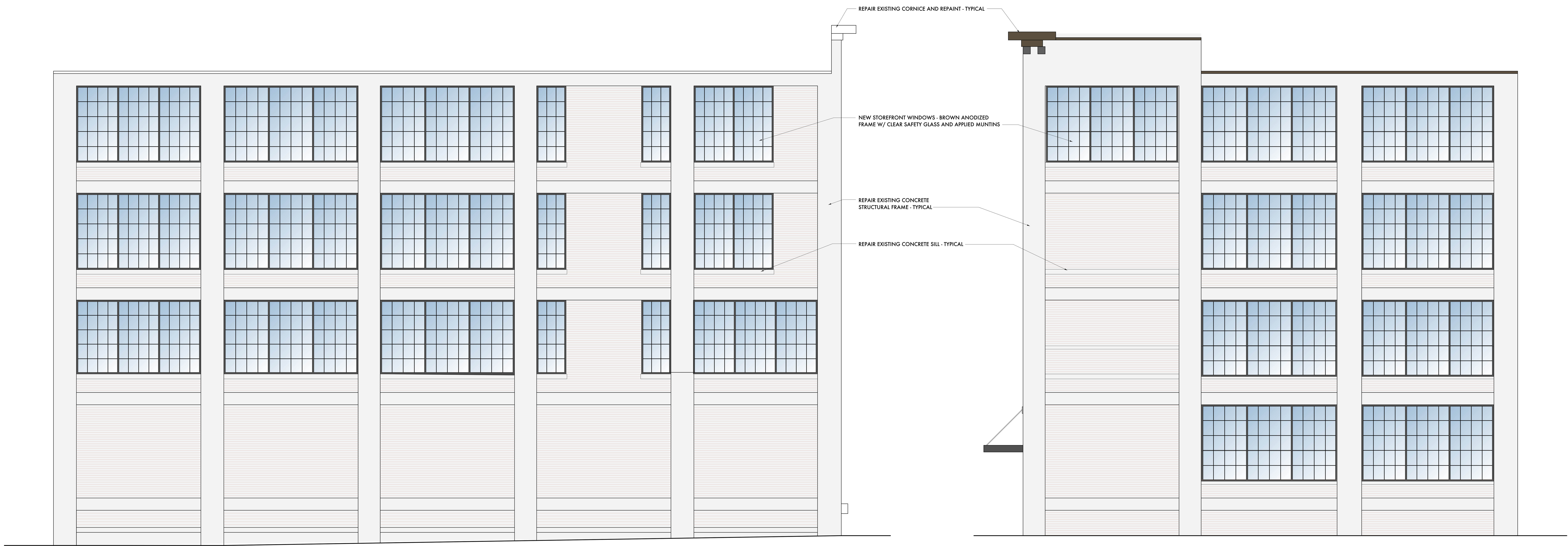


Permits	
06/19/20	BZA Application
06/18/20	Historic Commission Review
06/08/20	Owner Review
Date:	Issued For:
<b>Kaul Glove Building Renovation &amp; Adaptive Reuse</b>	
1441 Brooklyn Detroit, Michigan 48226	
<b>studioONE : DETROIT</b>	
architectural urban interior	DESIGN
350 Madison Avenue 4th Floor Detroit, Michigan 48226	studioonedetroit.com 313.549.2790 (t) jbiggar@studioone.com
Project Number: 2020 - 03	
Sheet Title: <b>ELEVATIONS</b>	
Sheet Number: <b>A5.10</b>	
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**C WEST ELEVATION**  
 SCALE: 3/8" = 1'-0"  
 0' 1' 2' 4' 10' 16'

**D NORTH ELEVATION**  
 SCALE: 3/8" = 1'-0"  
 0' 1' 2' 4' 10' 16'







# TU24000 Series Storefront

*Dual cavity pour and debridge ultra-thermal barrier*

Tubelite's most popular thermally broken storefront line has been expanded and enhanced with an additional P&D thermal break. The TU24000 Series has the same 2" x 4-1/2" profile as the T14000 system, and offers standard screw-spline or shear block connections.

TU24000 Dual cavity pour and debridge ultra-thermal barrier storefront is recommended for use on ground floor storefront or protected low-rise applications. Framing has 1/2" bite for use with glass or panels up to 1" thick. Verticals can be steel-reinforced for high performance against strong windloads. Tubelite 3700 Series operable windows can be glazed into the storefront framing pocket for natural ventilation. Framing is compatible with Tubelite's Medium and Wide Stile Therml=Block™ Doors.

Our TU24000 Series Storefront products are subjected to thorough testing by an independent laboratory, ensuring that you get the highest quality storefront framing products that the industry has to offer.

**Therml=Block**  
HIGH-PERFORMANCE THERMAL FRAMING



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**400TU High Performance Thermal Curtainwall**

Wilmington Gardens, Salt Lake City, UT  
Photographer: Cache Valley Photographers

ALSO  
USED  
WITH

**Thermal Entrances**

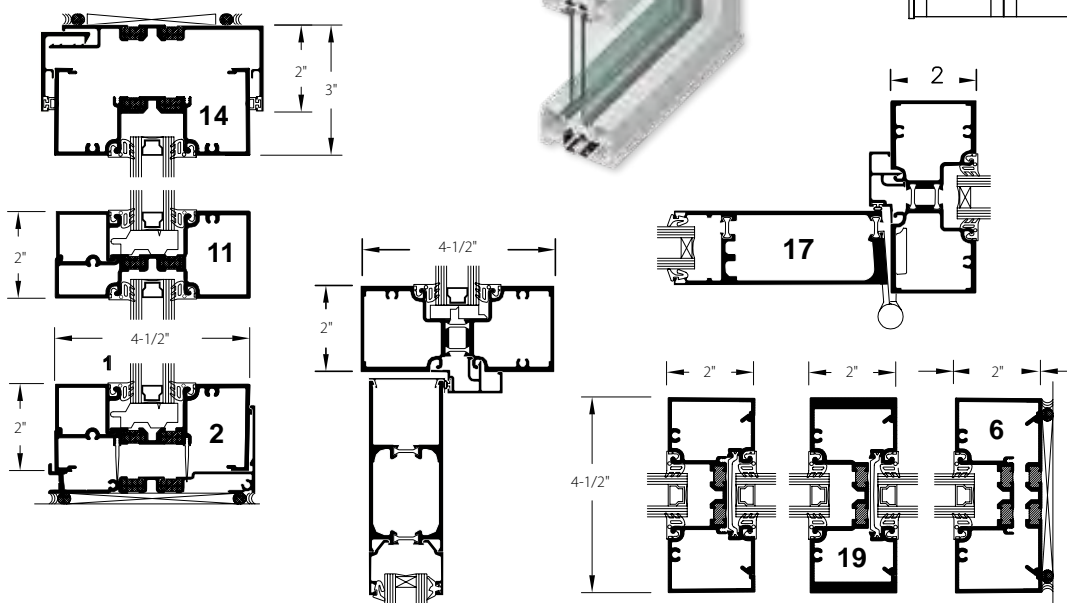
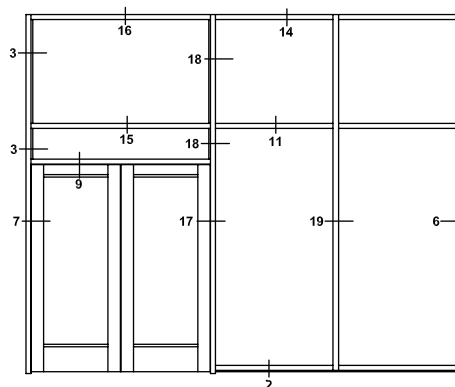
**TUBELITE**<sup>®</sup>  
**DEPENDABLE**

LEADERS IN ECO-EFFICIENT STOREFRONT,  
CURTAINWALL AND ENTRANCE SYSTEMS

# TU24000 Series Storefront

Dual cavity pour and debridge ultra-thermal barrier

**Thermal-Block**  
HIGH-PERFORMANCE THERMAL FRAMING



### System Features:

- Standard 2" (50.8mm) sight line on verticals and horizontals
- 4-1/2" (114.3mm) system depth
- Dual cavity pour and debridge ultra-thermal barrier for maximum thermal performance with Azon's Lance® mechanical lock
- EPDM wedge type gaskets for 1" glass or panel thickness
- Glass centered in the system depth

### Optional Features:

- Screw-spline or shear block connections
- Steel reinforcing if required
- Easily integrates with standard or thermal doors
- 7 anodized and 19 painted standard finishes

### TU24000 Series Product Specifications

**Application:** Low and mid-rise commercial buildings requiring high energy and condensation resistance performance

**Description:** 2" x 4-1/2" dual thermal barrier center set storefront system, screw spline or shear block connections, exterior or interior glazed

Face Width:	Overall Depths:	Glass:	Air Infiltration:	Water Infiltration:	Structural:	U-Factor**:	CRF:	Acoustics:
2"	4-1/2"	1" std. (1/8" to 1-1/8")	0.06 CFM / Ft.2 @ 6.24 PSF	12 PSF - Static 12 PSF - Dynamic	30 PSF - Design 45 PSF - Overload	0.31 - Thermally Broken	69 <sub>f</sub> 68 <sub>g</sub>	STC 37 OITC 31

\*\* U-Factor per NFRC 100. Refer to the U-Value table at: [www.tubeliteinc.com/products/storefront/thermalblock-tu24000/](http://www.tubeliteinc.com/products/storefront/thermalblock-tu24000/)

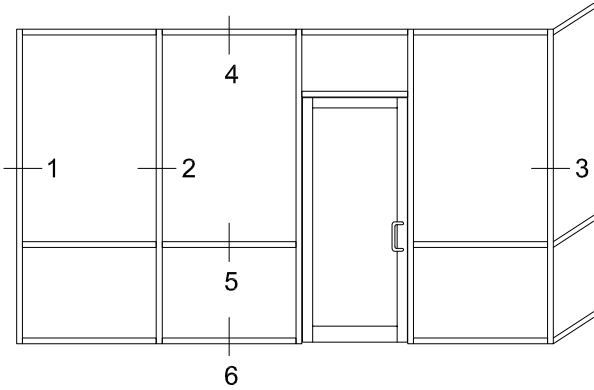
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LEADERS IN ECO-EFFICIENT STOREFRONT,  
CURTAINWALL AND ENTRANCE SYSTEMS

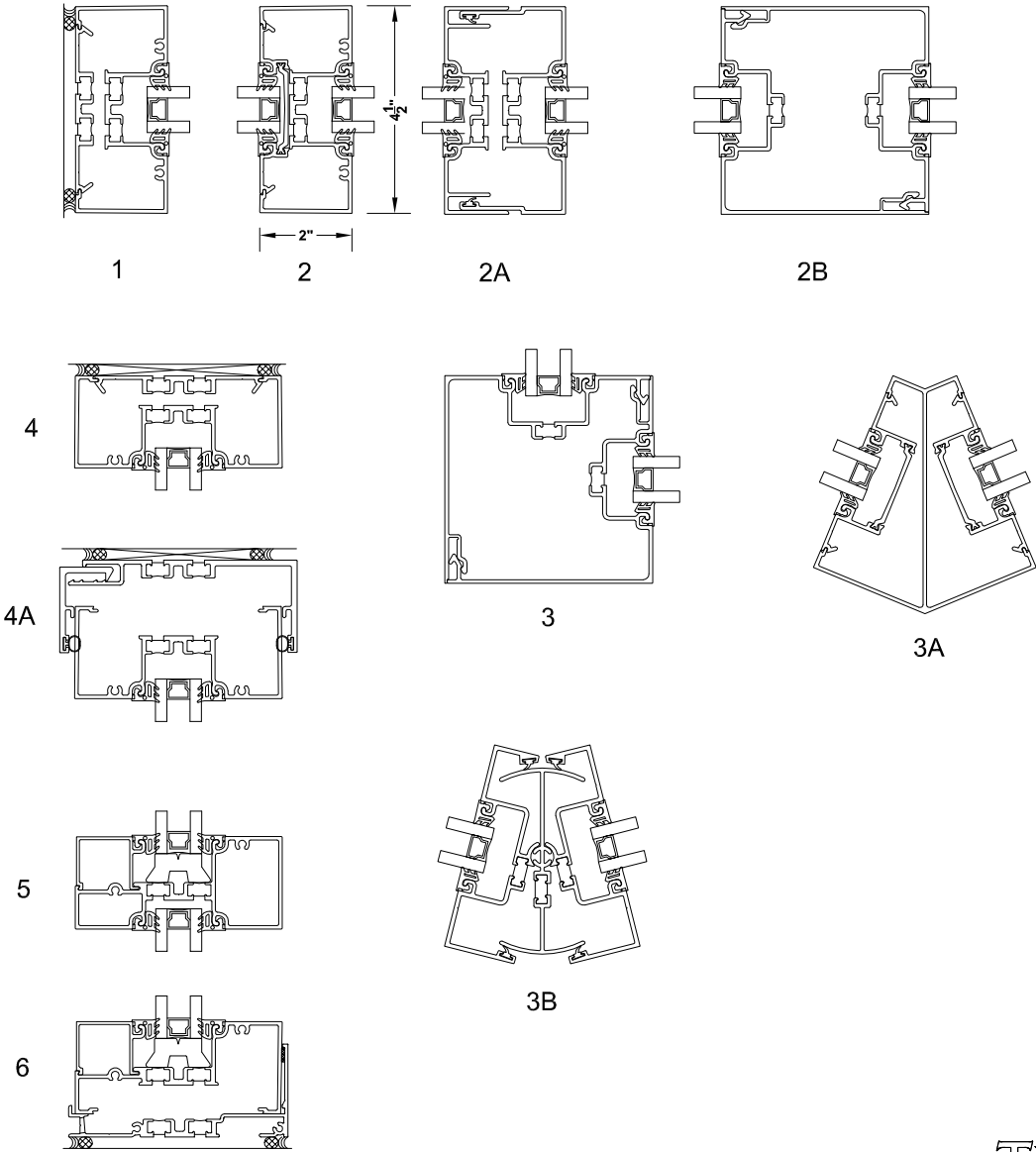




Tubelite reserves the right to change system configuration without prior notice when deemed necessary for product improvements.

Laws and building & safety codes governing the design and use of glazed entrance, window and curtain wall systems vary widely. Tubelite does not control the selection of product configurations, operating hardware or glazing materials, and assumes no responsibility thereof.

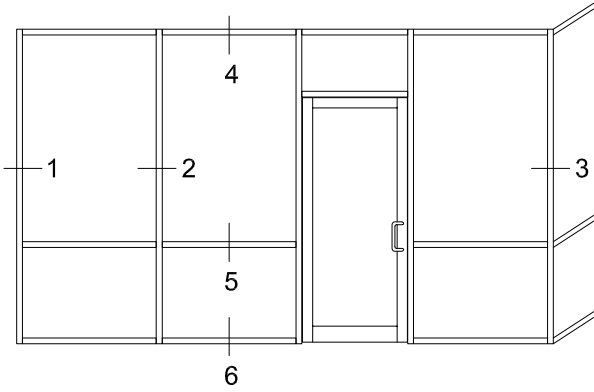
Outside Set Standard Details  
1/4 scale



**This COA has been issued with the following conditions:**

June 2020

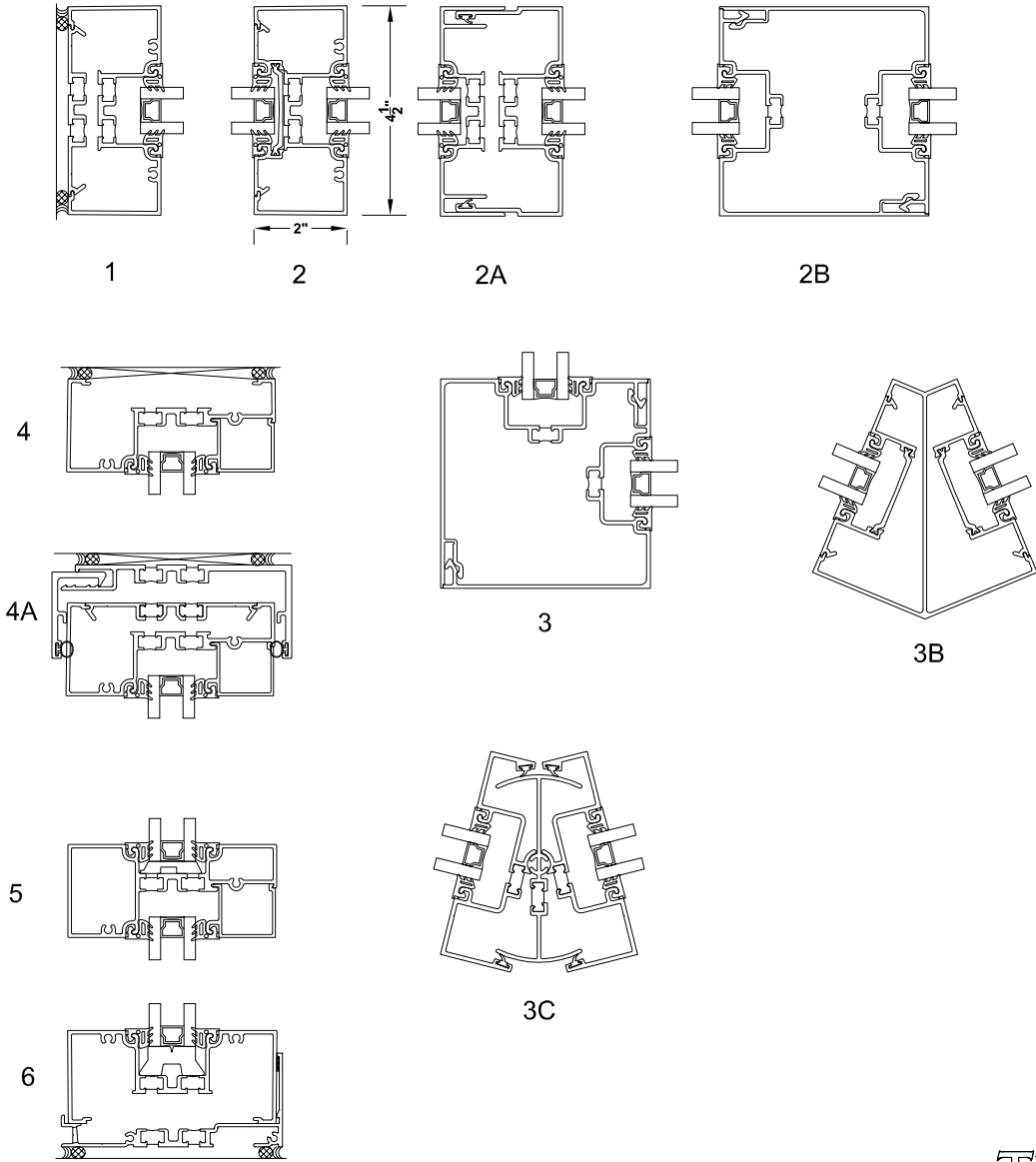
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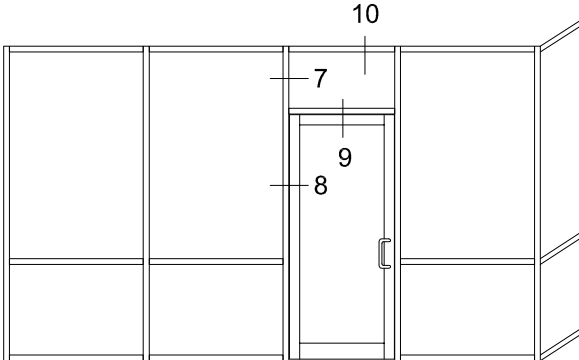
Inside Set Standard Details  
1/4 scale



This COA has been issued with the following conditions: June 2020

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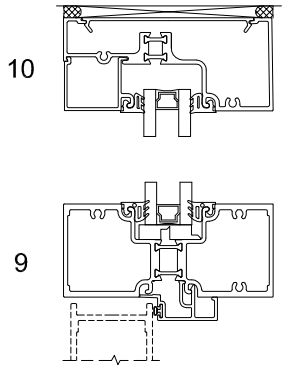
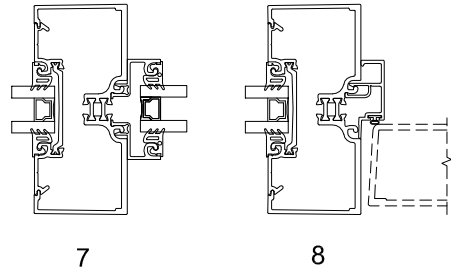




Tubelite reserves the right to change system configuration without prior notice when deemed necessary for product improvements.

Laws and building & safety codes governing the design and use of glazed entrance, window and curtain wall systems vary widely. Tubelite does not control the selection of product configurations, operating hardware or glazing materials, and assumes no responsibility thereof.

Door and Transom Standard Details  
1/4 scale



This COA has been issued with the following conditions: June 2020

- Any cleaning of the masonry is to be done using the gentlest means possible. In the areas where repointing is necessary, mortar should match existing historic mortar in color, texture, strength, and joint tooling. If replacement of masonry is required due to severe deterioration, the replacement masonry is to match the existing in material, size, color, and texture.
- All masonry surfaces to be repainted should be repainted with a non-waterproof, breathable paint (i.e. silicate/mineral paint).
- The applicant shall provide HDC staff with the final paint specifications prior to initiating the work and staff shall be afforded the opportunity to review and approve this submission prior to the issuance of the permit.