STAFF REPORT: JULY 8, 2020 MEETING PREPARED BY: B. CAGNEY
APPLICATION NUMBER: 20-6770
ADDRESS: 1225 WOODWARD AKA *THE FOWLER BUILDING*
HISTORIC DISTRICT: LOWER WOODWARD AVENUE
APPLICANT: CASSANDRA TALLEY / KRAEMER DESIGN GROUP
PROPERTY OWNER: BEDROCK, LLC.
SCOPE OF WORK: REHAB BUILDING, REPLACE WINDOWS, STOREFRONT SYSTEM
PROVISIONAL COMPLETE DATE: 6-22-2020
DATE OF STAFF SITE VISIT: 7-1-2020

Front of 1225 Woodward, Staff Photo (East Elevation)

Existing Conditions

The 8-1/2 story commercial structure, known as "The Fowler Building" was built in 1911. Only the East and West facades are visible, as the directly adjacent buildings to the north and south form a complete street wall that stretches the entire block. The building was designed by Detroit architecture firm Donaldson & Meier for *Kline's Ladies Wear* which occupied the building until 1958. The east façade (facing Woodward Ave.) features a white terra cotta cladding that vertically separates three bays of double hung windows. The windows are clad in dark metal surrounds with dark spandrels, deemphasizing the windows, allowing the white terra cotta to elegantly display the verticality of the building. In 1940, the original divided entrances, storefronts and canopy were removed and updated by the iconic industrial designer, Raymond Loewy. This design was exemplary of the art deco era: a streamlined canopy clad in bronze stretches across the façade; a secondary, curvilinear canopy underneath the primary canopy was also added, featuring cove lighting to attract the interest of people walking down the street; large, curved bronze panels with integrated curved glass showcases guided pedestrians into the recessed front entryway; large storefront windows sans mullions offered Detroiters an uninterrupted view of the latest trends in Ladies Wear. The rest of the first floor façade was clad in a "pink and grey flecked granite."

The applicant asserts, based on photographic documentation that the storefront windows from 1940 may have been large plate glass (or two panels with an invisible seam) with no dividing muntins. On both sides of the first floor storefront windows, a small display window was added as a way to showcase items available for purchase inside. The mezzanine level features patterned glass block windows. The architectural details, including windows, from the second floor up have remained essentially as they were constructed in 1911 with the notable exception of the cornice, which was removed in 1958 and never replaced. The applicant has provided additional details about the history of the building in the existing conditions report.

The building has been vacant since 2002, when the last of several occupying retail businesses closed. The applicant asserts that the current storefront system was installed post-1954, as a photo from that year shows the 1940's renovation intact. Today, a non-historic travertine cladding on each side of the entrance covers the radial entryway and a generic storefront doorway has eliminated the recessed entrance. The showcase windows are covered in black plywood. The brass canopy was painted by a previous owner at a date unknown. The applicant states that the granite facade is in fair condition in most areas, despite salt damage and minor damage due to physical impacts. The applicant states the terra cotta in most areas is in fair condition, but above the eighth –floor windows "the condition is poor with significant cracking found on nearly every unit."

The existing windows on the Woodward façade are in various levels of deterioration. The applicant has provided an analysis from Blackberry Windows. The applicant states that the glass block windows on the mezzanine level are in fair condition with some units cracked and broken. The windows on the second floor feature three large format wood casement units, each with a single large fixed pane of glass, flanked by two (2) 4/10 casement windows on either side- the central pane of glass currently missing on each window. The applicant states that these windows are in "fair-to-good" condition. The windows on the third through eighth floor are three (3) sets of three (3) windows per floor. The applicant states that the original windows were a proprietary pivot-sash, double-hung window that are no longer in production. Each window unit contains a 1/1 double-hung wood sash. The window frames and trim are bronze-clad and painted green. The applicant states that the frames and trim are in good condition, while the wood sashes "are showing signs of severe fatigue at the joinery despite traditional reinforcing at the sash corners and meeting rails and have numerous rotting components."
The windows on the west side (alley side) are 3/3 double hung, hollow metal, cold-rolled steel windows. The applicant states that these windows are in poor condition, with evidence of corrosion on all exterior elements and many windows with broken or missing glass panes as well as joinery failure on the bottom sash rails and meeting rails.

HDC digital archives records do not indicate that any Certificate of Appropriateness have been issued since the record database was created; due to COVID restrictions, staff is unable to access the physical archives of records.

Proposed Exterior Modification

The applicant proposes to rehabilitate the building using photographic documentation of Raymond Loewy's 1940's era design.

Façade Rehabilitation Work:

- Replace damaged or missing terra cotta and brick units as necessary
    1. Loose or displaced units to be reset
    2. Salvaged brick and terra cotta will be reused where possible

3. New units will be created to match the existing in size profile, color and finish

- Clean existing Terra cotta, brick and caps using gentlest means necessary (all sides)
- Repoint terra cotta and brick as needed, reset loose units
    1. Mortar to match existing color, texture, compressive strength, joint width and joint profile of existing historic terra cotta.
- Clean granite and repair, where possible using gentlest means necessary
- Replace deteriorated granite directly beneath store front windows with new granite to match as closely as possible
- Remove plywood coving and install new matching granite at the location of the former display cases
    1. Granite to be recessed from primary face 1" to represent original masonry opening

Storefronts Restoration Work:

- Remove current storefront window and door units
- Install new butt-glazed insulated glass units to replicate the original "monolithic" glazing on the two main storefront windows
    1. Storefront windows to utilize structural silicone glazing as a dividing "mullion to achieve the look of the original glass
    2. Storefront frames will be edged in brass with a "champagne brass finish"
- Remove travertine cladding at each side of entrance and replace with curved brass panels

Canopy Rehabilitation Work:

- Rehab based on historic photos:
    1. Install new blackened steel hanger rods with new anodized escutcheon over existing tieback anchors where rods meet building, painted to match canopy
    2. Bronze canopy fascia cladding will be repaired, cleaned and paint removed
        - Paint to be removed by gentlest means possible to avoid damaging bronze
        - Where bronze is damaged beyond repair, new pieces will be used to patch the canopy
        - All salvaged bronzed will be utilized before new bronze is installed
    3. Roof of canopy to be replaced with new EPDM roofing material and drainage system
    4. Curved "secondary" plaster canopy will be repaired with new skim coat and painted white
        - Existing curved bronze bracket will be cleaned and repaired
        - New concealed lighting will be added to illuminate behind the curvilinear piece
        - Recessed lighting will be added to underside of canopy

Window Replacement – East Facade

- Mezzanine level – Retain and repair existing patterned glass block windows
    1. Mortar to be cleaned and repointed as necessary
        - The applicant also notes as an alternate option: Provide new glass block designed to match the character and appearance of the existing assembly
    2. Perimeter metal frame to be repaired, prepped, primed and finished to match storefront finish
- Second floor - Repair casements, transom sashes and master frames
    1. Restoration includes remove deteriorated finishes, prep, prime and paint all exposed surfaces.
    2. Flanking casement windows and transoms to be fixed in place
    3. Replace large, central glass pane with (2) insulated glass units installed with a structural silicone butt-glazed joint

- Third through eighth floor – Clean and Repair window frames and trim
    1. Remove deteriorated finishes, clean, prep, prime and paint existing spandrels, mullions and surrounds. Damaged elements to be repaired, where elements are missing or beyond repair, element will be replaced with a compatible material and finished to match existing
    2. Replace sash with metal clad windows with fixed operation

Window Replacement – West Facade

- First Floor –Remove all window units and infill with brick for "back of house tenant areas"
    1. Brick to be inset 1" and sills to remain
- Second through eighth floor: Replace all windows with Blackberry aluminum replica window units as proposed

Cornice Replacement

- A new cornice will be constructed from glass-fiber reinforced plastic
    1. The proposed cornice will be recreated based on historic photos and will be similar in proportion and design to the original based on historic photos
- Existing "Fowler Building" Sign to remain
- Repair brick parapet

Fire Escape Replacement

- Replace existing steel fire escape in-kind with new fire escape, painted black
    1. Provide new counterbalanced fire escape stairway
    2. Repair connections to building
    3. Repair concrete spandrels

Façade Lighting

- New exterior lighting is proposed to highlight building features
    1. Lighting locations *may* include:
        - Uplighting on canopy roof
        - Concealed lighting on small shelf under canopy
        - water table lighting
        - cornice lighting

Future Signage Locations

- New signage for a future tenant (undetermined) to be placed in the locations as was existing in historic photograph
    1. Mounted to building facade, center between second and third floor
    2. Hanging from canopy, at sides and center

Door Replacement

- Replace all exterior doors on west façade with new metal doors
    1. First floor door (non-historic) to be removed, the opening expanded to accommodate new metal double door
    2. Second through eighth floors to be replaced with new metal doors

Roof

- Remove existing black rubber roof membrane and replace with new EPDM roofing material in black
- Add new HVAC and mechanical units behind existing penthouses at NW corner of roof

1. A sightline study was provided
2. Final rooftop equipment cutsheets and layouts were not available at this time

Penthouse rehabilitation

- Penthouses to be inspected, repaired and repointed
- Water tower on top of southern penthouse to be painted (color unspecified)

Staff Observations:

- The applicant is proposing the rehabilitation of 1225 Woodward Avenue to be consistent with the 1940's expression of the building. Although it is not clear when the current storefront system was installed, it is possible that some of the elements of the current storefront, such as the travertine may now be of historic age. However, it is staff's opinion that the removal of these items will not result in the loss of any of the building's character defining details as this feature was not present in the 1911 or 1940's design. It is also staff's opinion that the rehabilitation of the façade based on photographic documentation of the 1940's design will also generate a more positive pedestrian experience than the existing storefront system.
- It is staff's opinion that the proposed replacement window sashes, while not matching the existing operation, are a very close replacement to the existing measurements. The installation of which, will not result in the loss of any character defining details.

Issues:

- **Final lighting plan not complete:** Staff will need to approve a final lighting plan prior to issuing a COA for this workscope.
- **Signage Undetermined:** It is staffs opinion that the proposed locations for signage is fine, however future tenant will need to submit a signage application and review prior to the issuance of a COA for this workscope.
- **Lack of specs:** Staff will need to review final specs for fire escape, west elevation replacement doorways, please provide a sample of replacement granite, brass paneling.
- **Masonry Cleaning:** Staff would like more information regarding the cleaning process. While the applicant states that many elements on the building will be cleaned by "gentlest means necessary," HDC guidelines require a detailed written description of the cleaning technique to be used, including:
    1. An exact description of the cleaning agent to be applied. If a chemical cleaner is proposed, then the proper nomenclature of the chemical must be specified (in addition to brand name). The pressure and/or method in which the cleaning agent will be applied must be specified.
    2. If a rinse is called for, a description of the rinse, and the pressure and/or method in which the rinse will be applied, must be specified.
    3. Pressure specification are to be expressed in pounds per square inch (PSI) exerted at the nozzle of the instrument (wand).
    4. An exact description and location of the exterior materials that are to be cleaned and photos of the existing condition are required. This description should include an analysis of the existing condition of the exterior materials to be cleaned (i.e. cracked, spalling, open joints, patched, etc.).
    5. A test patch, located on a small area (maximum of 9 sq. feet in an inconspicuous spot, is required to be performed prior to processing of an application for masonry cleaning. This test patch is required regardless of the cleaning technique being proposed. Approval of a building permit application can only be obtained after this test area has been inspected by the

Commission's staff, and the cleaning technique has been found to be non-detrimental to the structure.

Recommendations:
It is staff's opinion that the rehabilitation of the Fowler Building as proposed is appropriate and will not result in the loss of any character defining materials or details. Staff recommends that the Commission issue a Certificate of Appropriateness based on Secretary of the Interior's Standards for Rehabilitation number 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

…with the following conditions prior to the issuance of a COA:

1. The applicant shall provide a final lighting plan.
2. The applicant shall provide a final rooftop plan and specs for all new equipment installed on the roof.
3. All future signage (independent of location) be reviewed by HDC staff as a separate application.
4. Applicant submit specs for fire escape, replacement doors.
5. Applicant submit samples of proposed brass paneling and replacement granite.
6. Applicant will expand on masonry cleaning techniques and will submit test patches of masonry and terra cotta.

June 18, 2020

City of Detroit
Ms. Jennifer Ross
Historic District Commission
2 Woodward Ave., Suite 800
Detroit, MI 48226

RE: 1225 Woodward –The Fowler Building

Dear Ms. Ross,

Kraemer Design Group, LLC (KDG) is writing on behalf of Woodward Acquisition Company, LLC to the Historic District Commission regarding the building at 1225 Woodward (known as the Fowler Building). This project will rehabilitate the building for new office and retail space. The exterior rehabilitation plan includes terra cotta repairs, granite repairs, recreate the missing cornice, window repair and replacement, rehabilitating the 1940 Raymond Loewy designed storefront and canopy while providing complimentary design elements to enhance Loewy's design, fire escape repairs, rooftop and penthouse repairs, and exterior door replacements. The following is a detailed description of each exterior feature proposed to be rehabilitated.

Built in 1911 the Fowler Building is an eight-and-a-half stories tall commercial building located on Woodward Avenue. It is adjacent to 1219 Woodward (the Traver-Bird Building) on the south, and 1241 Woodward (Heyn's Department Store) on the north. The Fowler Building has a white glazed terra cotta exterior on the Woodward facade (above the storefront level). The structure is composed of three vertical bays of ribbon windows containing a three-part vertical double-hung windows in each ribbon. Dark metal window surrounds and dark spandrels allow the windows to recess and emphasize the white terra cotta skeleton.

Called a skyscraper in 1910 when it opened, the building was designed by the Detroit architectural firm of Donaldson & Meier. The Fowler Building housed Kline's Ladies Wear from 1911, when it opened, until 1958. In 1940, Kline's renovated its storefront and entirely replaced the original materials of the divided storefront with a recessed street-front entry that had streamlined details and new cove lighting.

The storefront that was added to the building in 1940 was designed by one of the most significant industrial designers in history. Despite having made substantial contributions to modern design, Raymond Loewy is rather unknown today but his contributions to modern design are undeniable: He revolutionized the design of the 1934 Coldspot refrigerator, taking it from a box on legs to the modern unit, set directly on the ground, still in use today; designed the iconic blue, white and chrome Air Force One livery; and designed the Shell and Exxon logos still in use today. Because this 1940 storefront was designed by such a significant designer and falls within the Period of Significance for the Lower Woodward Avenue Historic District, we have used the 1940 era design of the building as a guide for the rehabilitation of the façade as opposed to the original 1911 design.

After Kline's was closed, the building was purchased and became a Franklin Simon store, also specializing in ladies wear. When Franklin Simon closed in 1977 the building housed another retailer, Pam's. The building finally housed AJ Beauty Supply before it too closed in 2002. The building has been vacant since that time.

Brick, Glazed Terra Cotta, and Granite

The east façade of the building is primarily clad in white glazed terra cotta which is in fair condition in most areas with cracking, crazing, puncture holes, and missing pieces present. The terra cotta located above the eighth-floor windows is in poor condition with significant cracking found on nearly every unit.

The east façade also has pink and grey flecked granite at the first floor. This granite is not original but rather was added during the 1940 renovation of the façade. The granite is in fair condition in most areas, although the granite located directly below the storefront windows is in poor condition due to salt damage and physical impacts. Two openings in the granite at each end of the storefront, originally intended as display cases, have been boarded over with plywood. Further description of this condition is in the storefront description below.

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Flanking either side of the main entrance is travertine cladding installed sometime after the 1940 storefront renovation, outside the period of significance of the Lower Woodward Ave Historic District and replacing the original curved metal cladding at that location. Further description of this condition is in the storefront description below.

The alley façade (west) is faced in common brick in fair condition. Several areas are cracked and spalled. Overall, the brick is in fair condition. There is also brick found on the east façade where the cornice used to be located. This brick is in fair condition with some cracking and missing mortar. The portion of the south façade that rises above the adjacent building is red brick, in fair condition.

All terra cotta, granite and, brick is to be inspected for damage. Damaged or missing terra cotta and brick units will be replaced or repaired as necessary and loose or displaced units to be reset. Any salvaged brick and terra cotta will be reused where replacements are needed before new units are created. If new units are necessary, they will be created to match the existing in size, profile, color and finish. Terra cotta and brick is to be cleaned using the gentlest means possible to achieved desired effect. Terra cotta and brick will be repointed as needed and any loose or displaced units reset. Re-pointed mortar will match the color, texture, compressive strength, joint width and joint profile of the existing historic terra cotta.

The granite will be inspected, cleaned, and repaired; however, it is anticipated that the granite located directly beneath the storefront windows will be replaced with new matching granite due to the deteriorated conditions in this area. Replacement stone will match the historic stone as closely as possible. New matching granite will also be installed at the two former display cases at each end of the first-floor storefront, recessed from the primary face of granite one inch to represent the original masonry opening at the display cases. The remaining granite is to be cleaned using the gentlest means possible to achieve desired effect.

The travertine jambs at the main entrance will be removed and replaced as described in the next section.

1940 Raymond Loewy Designed Canopy, Storefront, Entrance

The original 1911 storefront was removed and replaced in 1940 with a streamline moderne style storefront, canopy and entrance designed by the preeminent industrial designer, Raymond Loewy. The storefront windows, doors, and travertine cladding at either side of the entry doors currently located on the east façade are not original nor are they remnants of the 1940 design, but rather, were replacement units installed sometime after 1954—see the attached photo from 1954 showing the 1940 design. The 1940 storefront windows were very large plate glass (or two panels with an invisible seam) with no dividing mullion whereas the current storefront windows are smaller glazed units with mullions. The original 1940 storefront doors were recessed and were located on either side of a centrally placed, curved display case which is no longer extant. The current storefront window and door units are in poor condition with failed seals, corroded frames, and historically inappropriate glazing.

The existing non-historic storefront windows and doors will be removed in their entirety. Historic photographs have been used to design a new storefront that compliments the historic character of the façade without appearing falsely historic. Specifically, the new design includes butt-glazed insulated glass units to replicate the original large monolithic glazing on the two main storefront windows. and a deep recessed entry vestibule has been created to echo the 1940 design. Two sets of double doors will be located on the north and south walls of the recessed vestibule with the northern doors leading into a lobby for the office tenants on the upper floors and the southern doors leading into the first-floor tenant space. The large storefront windows will utilize structural silicone glazing as a dividing "mullion" to achieve the look of extra-large format glass. The storefront window frames will be edged in brass with a champagne brass finish to evoke the historic bronze finish. Additionally, the non-historic travertine column cladding on either side of the entry doors will be removed and replaced with curved champaign brass metal panels to evoke the original curved display cases at these locations. The new storefront system is designed to be appropriately compatible with the remnants of the 1940s design as well as the building as a whole.

The canopy features a large bronze rectangular canopy with a smaller, decorative, curved bracket tucked underneath the larger canopy, also made of bronze. The canopy itself is anchored to the building by tension chains. The underside of the larger canopy is composed of curved plaster that gracefully spans the joint between the canopy and the building. Historically, this curved plaster area was lit up with lights—please see the historic photos. Currently the bronze remains mostly intact and the canopy, overall, is in fair condition although the entire thing was painted black by a prior owner.

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The canopy will be repaired, and rehabilitation based upon the historic photos. New blackened steel hanger rods will be installed, and new anodized aluminum rosette plates will be installed where the hanger rods meet the face of the building. The bronze canopy cladding will be inspected, repaired, cleaned and the paint will be removed. All of the non-historic black paint will be removed using the gentlest means possible to avoid damaging the bronze. Where the bronze is damaged beyond repair new bronze pieces will be used to patch the canopy, however all existing bronze will be utilized before new bronze is installed.

The curved plaster found underneath the canopy will be repaired with a new skim coat and will be painted white. New lights will be added to illuminate the curved plaster feature—the light fixtures and wiring will be concealed behind the smaller, decorative curved bracket piece. This small curved bronze bracket will be cleaned and repaired. New recessed lighting will also be added to the underside of the canopy. The roof of the canopy will be replaced with new EPDM roofing.

Windows – Primary Facade

At the east façade, the mezzanine level currently features patterned glass block windows in fair condition with some units broken and cracked. The mezzanine glass block windows will be retained and repaired.

The second-floor windows on the east facade features three large format wood casement window units with each unit featuring a single large central fixed pane, flanked by two four-over-ten casement windows on either side—the large single fixed pane is missing on each window. Overall, the second-floor windows are in fair-to-good condition. The casement and transom sashes will be repaired as will the master frames. The huge center pane is larger than most glass manufacturers produce in an insulated glass (IGU) product therefore it is proposed that two smaller IGUs be installed with a structural silicone butt-glazed joint running vertically to replicate the look of the original monolithic glass panel.

Finally, on the east façade, on floors three through eight, there are three sets of three windows per floor. Each window is a proprietary pivot sash double hung window from the era that is no longer in production. (see attached report for more detail on the window type) The window frames and associated trim are bronze-clad and painted green. The window units are composed of one-over-one double hung wood sashes. The window sashes are not metal clad like the surrounding frames and trim.

Based on field observations and the attached window report, the window frames and trim, likely due to their protective metal cladding, are in good condition, and in need of minor repairs and cleaning. The double hung window sashes, on the other hand, are showing signs of severe fatigue at the joinery despite additional reinforcing at the sash corners and meetings rails and have numerous rotting components.

The steel reinforcing angles at the corners of the sashes and continuous reinforcement bars along the meeting rail appear to be original. This observation stems from the fact that the steel components appear to have been carefully recessed into the sash components and not roughly cut in over time. It is rare to these kinds of reinforcement components as part of the original window installation (it is common to them added after the fact, especially after decades of wear) and were likely added because the window sashes themselves are very large for this type of window, and would have been at the edge of structural capacity. These limitations are apparent in the noticeable warping and deflection of the sash components, especially at the meeting rails.

The pivot/hung operability of these sashes results in many more joints between the various wood sash components than a simple hung window would have, and rot has set in at these joints over time, as evident in the photos taken from the exterior. Within these joints lie the metal pivot hardware which has also corroded over time.

Because of the unique character of these proprietary windows, replacement hardware for these window components is generally not available. Moreover, given the deterioration of the sash components and structural limitations and deflection of the original sashes, it is not recommended that these sashes be restored (especially with the additional weight of new IGUs), and instead this project proposes to restore the frames and replace the wood sashes with new metal clad wood sashes that match the size and profiles of the original wood sashes. The new window sashes shall be fixed in place. See attached replacement window details.

Windows – Alley Facade

The windows on the alley façade are three-over-three double hung hollow metal, cold-rolled steel windows. These windows are in poor condition with evidence of corrosion on all exterior elements with many missing and broken

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panes and joinery failure on the bottom sash rails and meeting rails. Because hollow metal windows corrode from the inside-out, and because corrosion is now visible on the exterior of these units, the structural integrity of these windows are deficient. The units on floors two through eight will be removed and replaced with thermally broken aluminum replica units. The units on the first floor will be removed and infilled with brick to allow for back of house tenant areas. The infilled brick will be inset 1" and the sills will remain to provide evidence of the historic window locations. The proposed window details are attached.

Please see the attached referenced Blackberry Window reports which document these conditions.

Cornice

The cornice on the building was removed in 1958 and was never replaced. On the east façade, just below the parapet, where the cornice used to be located, is approximately fifteen courses of white brick in fair condition. A new glass-fiber reinforced plastic (GFRP) cornice is proposed along the primary façade. The newly constructed cornice will be recreated based on historic photos and will be similar in proportion and design to the original cornice. Please see the attached cornice details and historic photo references.

Fire Escape

A single steel fire escape runs from the roof to the second level at the alley. The fire escape is black metal and is in poor condition with extensive corrosion, signs of rust, and damaged/missing components. The fire escape is to be removed and replaced with a new unit that will be used as a means of egress from the building. Connections to the building shall be repaired as necessary to ensure structural stability. It will be repainted black.

Façade Lighting

Exterior building lighting will be provided and designed to highlight building features. Lighting locations may include up lights on canopy roof, concealed lighting on small shelf under the canopy, water table lighting, and cornice lighting. Final lighting cut sheets are not yet available and will be provided to staff for review once ready.

Signage

Currently there is no signage on the building beyond a very faded painted sign on the south façade, near the roof—the paint is very nearly invisible but there are good historic photos of this old signage. Historically, during the 1940 era, the building had applied signage above the second-floor windows, centered under the canopy over the entry doors, and at hanging below each end of the canopy.

Pursuant to historic precedence—see attached photo from 1954—it is proposed that future tenant signage will be reinstated on the building centered above the middle bay of the second-floor windows, under the canopy just above the main entrance, and at either end of the canopy itself. The painted sign on the south façade will not be reinstated. If these general areas are approved, final signage drawings (including size, color and design) will be submitted for staff approval before installation.

Doors

On the first floor of the alley (west façade), there is one exterior metal door in fair condition. On floors two through eight there are two exterior doors on each floor that lead out onto the fire escape. Some of these doors are modern replacements and some are original metal units. Overall, they are in poor condition. The first-floor exterior door is not historic and will be removed and replaced with a new metal double door unit. The exterior doors on floors two through eight will be removed and replaced with new metal units as well. See Storefront section for description of new main entrance doors on east façade.

Roof and Penthouses

The flexible black rubber membrane appears to be in fair condition. The roofing will be removed and replaced with a new black EPDM roofing material. Mechanical units will be added to the roof in an inconspicuous location behind the existing penthouses at the NW corner of the roof. This location was selected so that the units will not be visible from

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the street within a one block radius—please see attached sightline study. Final rooftop equipment cutsheets and layouts are not yet available.

There are two penthouses: one on the north side and one at the southwest. Both penthouses are composed of brick and a parge coat that covers, presumably, brick or CMU. The penthouses are in poor condition. These penthouses will be inspected, repaired, and repointed. The parge coat will be repaired as well. There is a large water tower on the southern penthouse, and it will remain in place and will be repainted.

The items listed above provide a synopsis of the proposed scope of work for the rehabilitation of the Fowler Building. Further detail is provided in the attached drawings, renderings, reports, and photos. Please contact me if you have further questions.

Sincerely,

Kraemer Design Group, LLC

Brian Rebain, RA, NCARB
Principal

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Figure #1: Exterior, Looking West. 5/31/19

Fowler Building
1225 Woodward, Detroit MI

Exterior #2: Exterior, Looking Southwest. 10/15/2019

Fowler Building

1225 Woodward, Detroit MI

Figure #3: Exterior, Looking Northwest. 10/15/19

Fowler Building

1225 Woodward, Detroit MI

Figure #4: Exterior, Looking up. 7/17/19

Figure #5: Exterior, Looking West. 7/17/19

Figure #6: Exterior, Looking West. 10/15/19

Figure #7: Exterior, Looking Up. 10/15/19

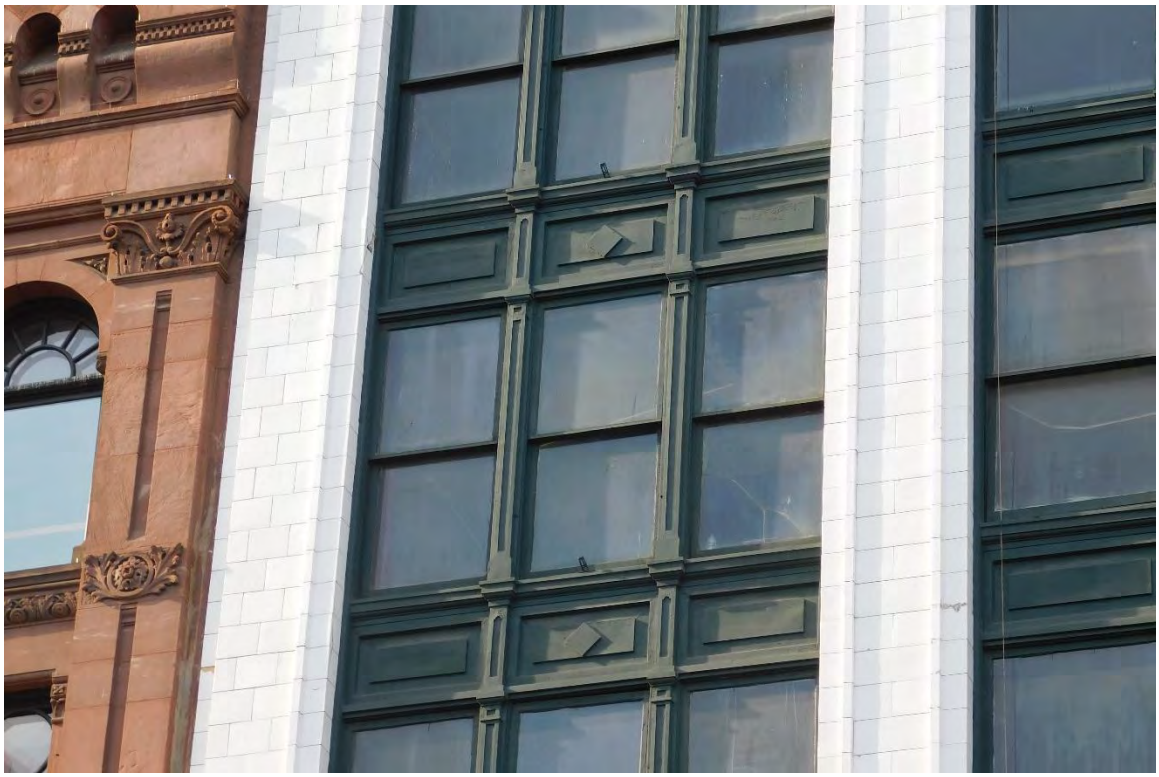

Figure #8: Exterior, Looking West. 10/15/19

Figure #9: Exterior, Looking West.. 10/15/19

Figure #10: Exterior, Detail, Looking Up. 10/15/19

Figure #11: Exterior, Looking Up. 10/15/19

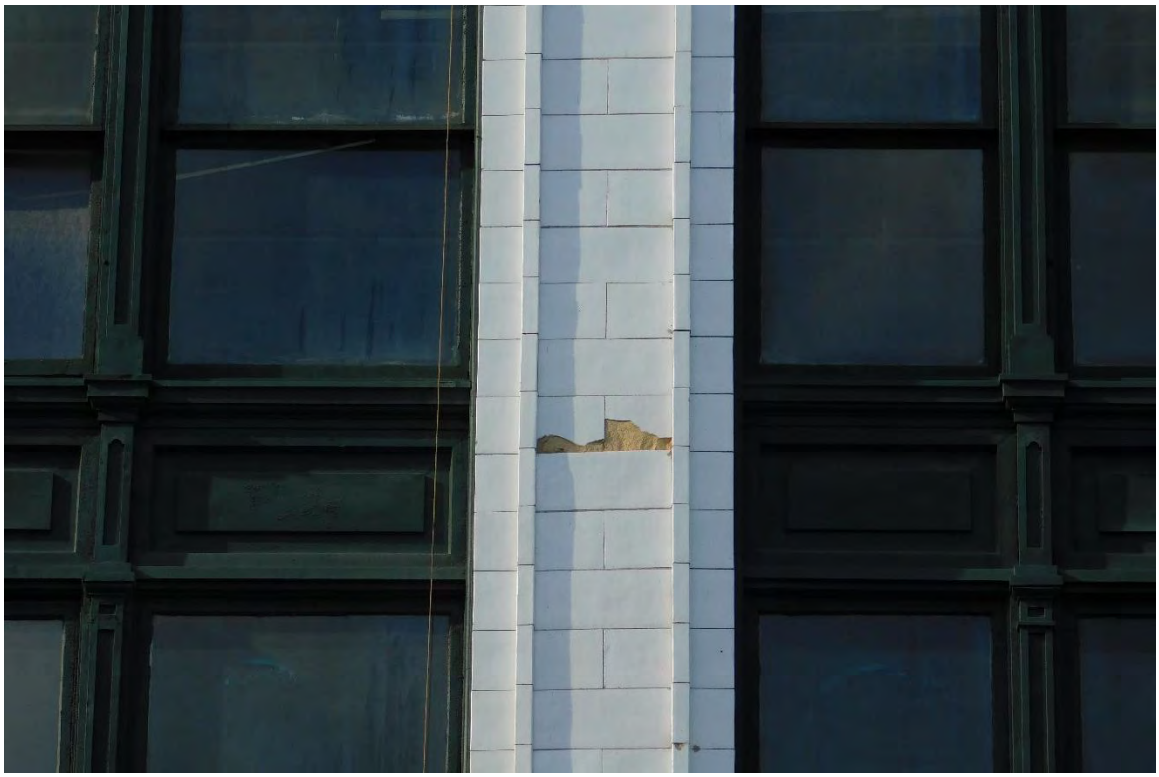

Figure #12: Exterior, Detail, Looking West. 10/15/19

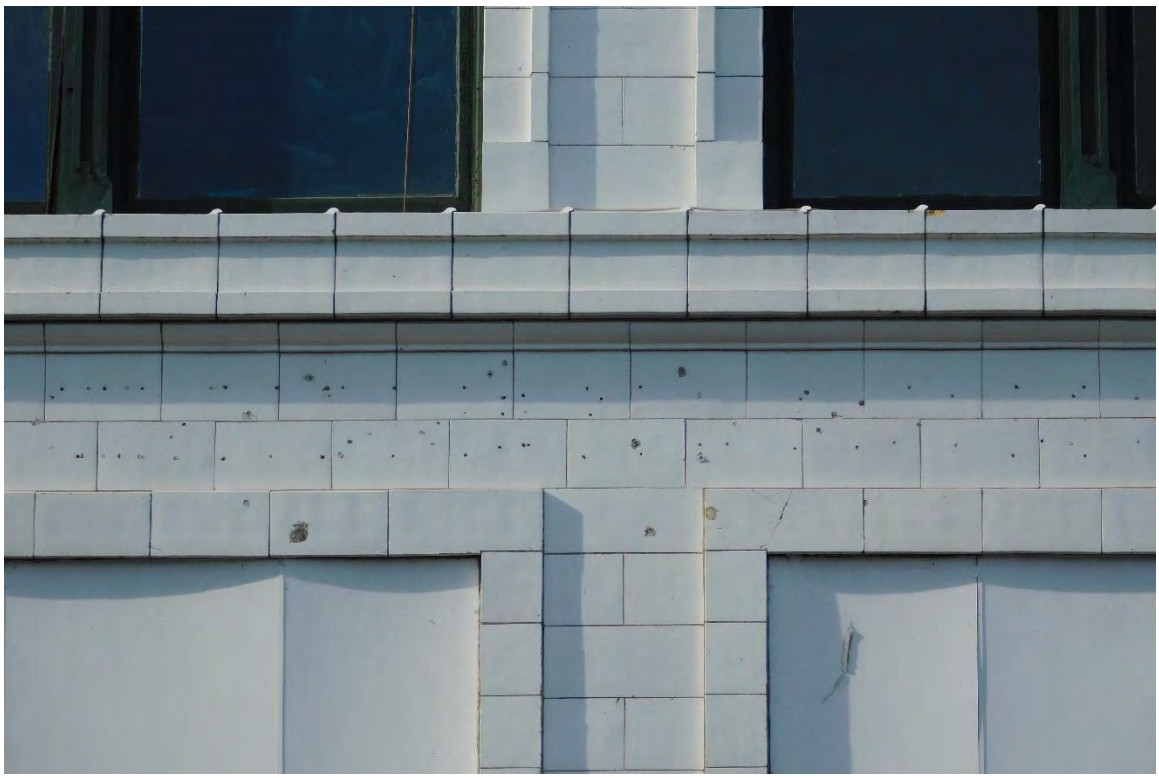

Figure #13: Exterior, Detail, Looking West. 10/15/19

Figure #14: Exterior, Detail, Looking West. 10/15/19

Figure #15: Exterior, Detail, Looking West. 10/15/19

Figure #16: Exterior, Looking Southwest. 7/17/19

Figure #17: Exterior, Looking Southwest. 7/17/19

Figure #18: Exterior, Looking Up. 7/17/19

Figure #19: Exterior, Looking Northwest. 7/17/19

Figure #20: Exterior, Detail, Looking West. 10/15/19

Figure #21: Exterior, Canopy, Looking up. 10/15/19

Figure #22: Exterior, Canopy, Looking Up. 10/15/19

Figure #23: Exterior, Canopy Detail, Looking North. 10/15/19

Figure #24: Exterior, Canopy Detail, Looking North. 10/15/19

Figure #25: Exterior, Canopy, Looking North. 10/15/19

Figure #26: Exterior, Canopy, Looking Northwest. 7/17/19

Figure #27: Exterior, Canopy Detail of Plaster Underside, Looking Up. 7/17/19

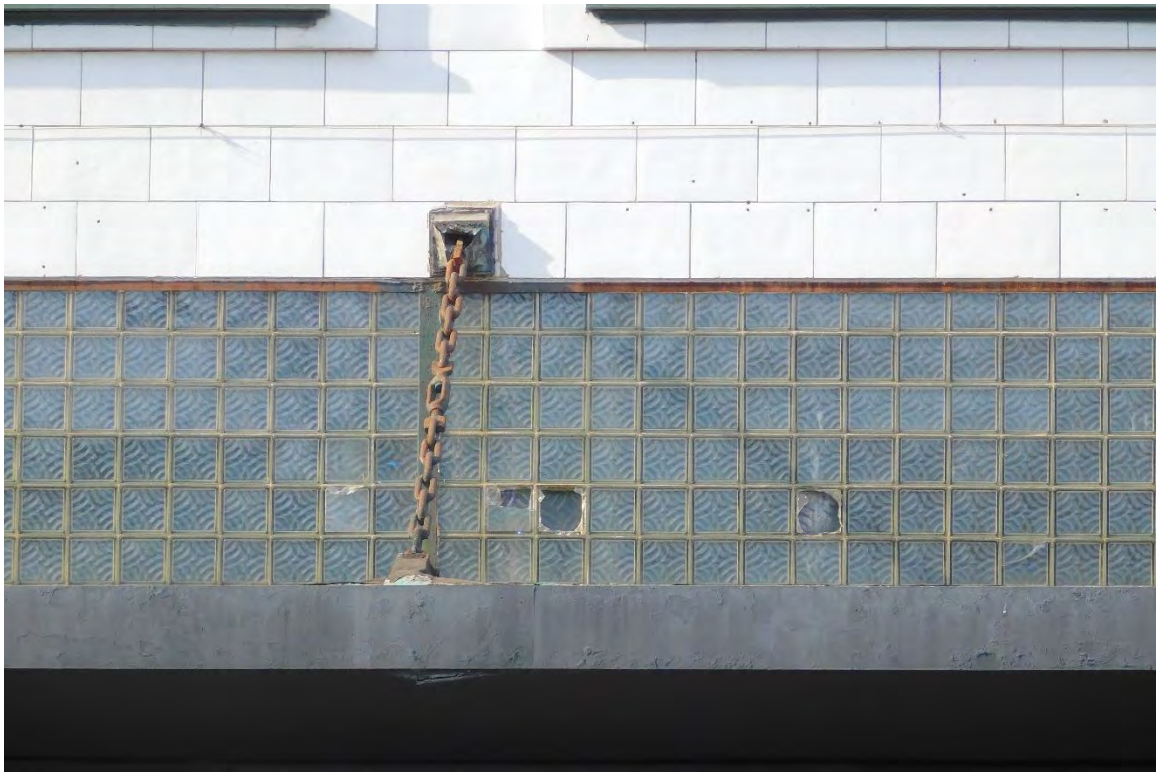

Figure #28: Exterior, Mezzanine Glass Block, Looking West. 10/15/19

Figure #29: Exterior, Storefront and Canopy Detail, Looking Northwest. 10/15/19

Figure #30: Exterior, Looking Northwest. 10/15/19

Figure #31: Exterior, Alley, Looking North. 10/15/19

Figure #32: Exterior, Alley and West Façade, Looking Southeast. 10/15/19

Figure #33: Exterior, Alley, Looking Up. 5/31/19

Figure #34: Exterior, Alley, Looking Northeast. 5/31/19

Figure #35: Exterior, Alley Façade, Looking Northeast. 10/15/19

Figure #36: Exterior, Alley Façade Window, Looking East. 10/15/19

Figure #37: Exterior, Alley Façade Knee Wall, Looking Down. 10/15/19

Figure #38: Exterior, Alley Façade, Looking Up. 10/15/19

Figure #39: Exterior, Alley Façade Door. 10/15/19

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Figure #40: Exterior, Alley façade windows, Looking East. 10/15/19

Figure #41: Exterior, Alley Façade, Looking Up. 10/15/19

Figure #42: Exterior, Alley Façade, Looking Southeast. 10/15/19

Figure #43: Exterior, Alley Façade, Looking East. 10/15/19

Figure #44: Exterior, Fire Escape, Looking Up. 10/15/19

Figure #45: Exterior, Fire Escape, Looking Up. 10/15/19

Figure #46: Exterior, Alley Façade, Looking Up. 10/15/19

Figure #47: Exterior, Alley Façade and Fire Escape, Looking Up. 10/15/19

Figure #48: Interior, 1st Floor Storefront, Looking Northeast. 10/15/19

Figure #49: Interior, 1st Floor Storefront, Looking Up. 10/15/19

Figure #50: Interior, 1st Floor Storefront Window into Vestibule, Looking South. 10/15/19

Figure #51: Interior, Mezzanine Windows, Looking Northeast. 5/31/19

Figure #52: Interior, Mezzanine Glass Block, Looking Northeast. 10/15/19

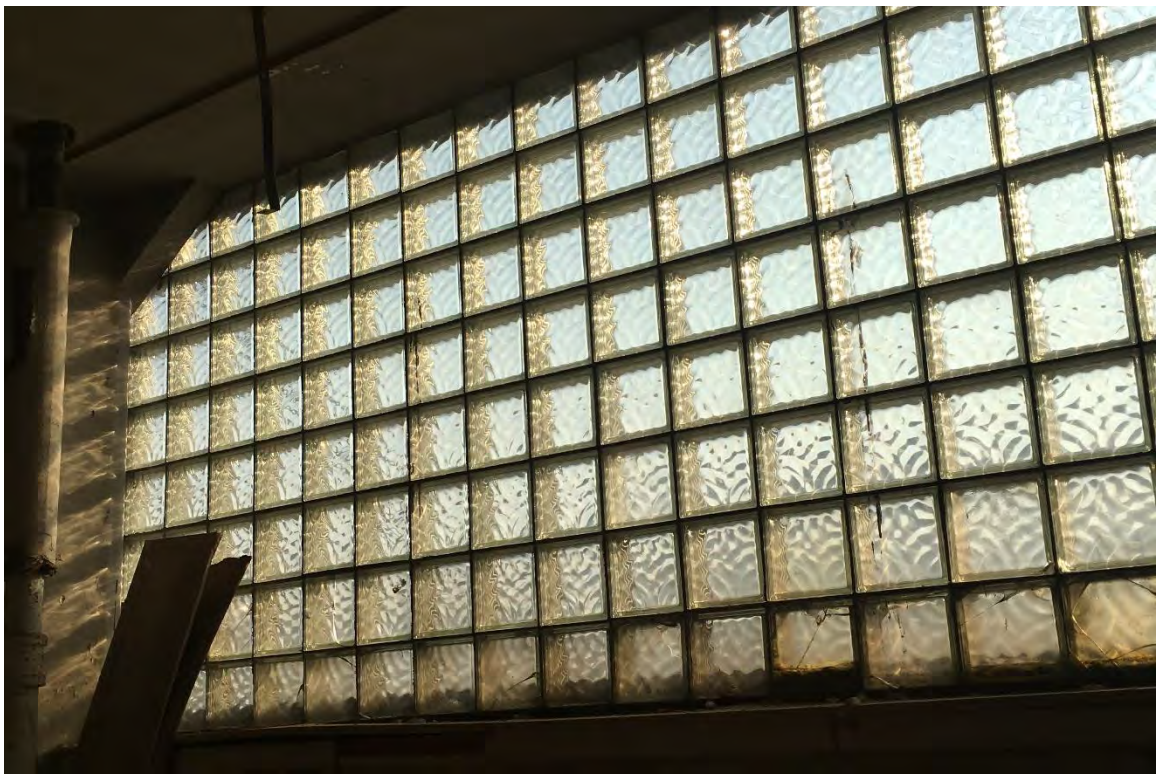

Figure #53: Interior, Mezzanine Glass Block, Looking 10/15/19

Figure #54: Interior, 2nd floor, Looking East. 10/15/19

Figure #55: Interior, 2nd floor, Looking East. 7/17/19

Figure #56: Interior, 2nd floor, Looking East. 10/15/19

Figure #57: Interior, 2nd floor, Window Detail. 10/15/19

Figure #58: Interior, 2nd floor, Looking West. 7/17/19

Figure #59: Interior, 2nd floor, Window Detail. 10/15/19

Figure #60: Interior, 3rd floor, Window Detail, Looking Northeast. 5/31/19

Figure #61: Interior, 3rd Floor, Looking East. 10/15/19

Figure #62: Interior, 3rd Floor, Window Detail. 10/15/19

Figure #63: Interior, 3rd Floor, Window Detail. 10/15/19

Figure #64: Interior, 3rd Floor, Window Detail. 10/15/19

Figure #65: Interior, 3rd floor, Window Detail. 10/15/19

Figure #66: Interior, 3rd floor, Window Detail. 7/17/19

Figure #67: Interior, 3rd floor, Window Detail. 5/31/19

Figure #68: Interior, 4th floor, Looking Northeast. 5/31/19

Figure #69: Interior, 4th floor, Window Detail. 10/15/19

Figure #70: Interior, 4th floor, Looking East. 10/15/19

Figure #71: Interior, 4th floor, Window Detail. 10/15/19

Figure #72: Interior, 4th floor, Window Detail. 10/15/19

Figure #73: Interior, 5th floor, Window Detail, Looking East. 10/15/19

Figure #74: Interior, 5th floor, Looking southeast. 7/17/19

Figure #75: Interior, 5th floor, Window Detail, Looking Down. 10/15/19

Figure #76: Interior, 6th floor, Looking Northeast. 7/17/19

Figure #77: Interior, 6th floor, Window Detail, Looking Down. 10/15/19

Figure #78: Interior, 7th floor, Window Detail. 10/15/19

Figure #79: Interior, 7th floor, Looking Down. 10/15/19

Figure #80: Interior, 8th floor, Looking Southeast. 10/15/19

Figure #81: Interior, 8th floor, Window Detail. 10/15/19

Figure #82: Interior, 8th floor, Looking West. 10/15/19

Figure #83: Interior, 8th floor, Window Detail. 10/15/19

Figure #84: Exterior, Roof, Looking North.7/17/19

Figure #85: Exterior, Roof, Looking East. 7/17/19

Figure #86: Exterior, Roof, Looking East. 7/17/19

Figure #87: Exterior, Rooftop with Penthouses. 2013

Figure #88: Exterior, Water tower, Looking up. 6/12/20

Figure #89: Exterior, Roof and Penthouse, Looking Northwest. 6/12/20

Figure #90: Exterior, Penthouse and Roof, Looking West. 6/12/20

Figure #91: Exterior – 1920s

Fowler Building
1225 Woodward, Detroit MI

Figure #92: Exterior – lightened for detail - 1920s

Fowler Building
1225 Woodward, Detroit MI

Figure #93: Cornice detail zoomed in from previous photo #92 – 1920s

Figure #94: Old storefront zoom from previous photo #92 - 1920s

Fowler Building

1225 Woodward, Detroit MI

Figure #95: Exterior – Date Unknown

Fowler Building
1225 Woodward, Detroit MI

THE MODERN NEW FRONT ON A WOODWARD STORE

THE NEW STREAMLINED ENTRANCE AND DISPLAY WINDOWS UNDER A GLEAMING NEW MARQUEE AT KLINES
. . . the first step in a complete remodeling announced by General Manager C. Louis Maas . . .

Figure #96: Exterior photograph - Loewy Design - 1940

Called Most Modern Store Front in the Country

ARCHITECT'S SKETCH OF KLINE'S STORE FACADE AS IT WILL APPEAR
Work on it is due to be completed late in August

Work on what its architects say will be the most modern store front in the United States was begun last week at Kline's, 1225 Woodward.

Created principally of glass and bronze, it will combine appearance with utility. Two entrances, in place of the present single entrance, will be provided, and windows will be arranged to utilize maximum space. Indirect lighting will augment daylight, and the new marquee will conform to the altered architecture.

Raymond Loewy, a New York architect, devised the plan for display windows, entrances and facade. The work is being done by F. H. Martin Co., of Detroit, and is due to be completed late in August.

In addition to the exterior work, slight changes will be made on each of the eight floors to facilitate the display of merchandise, C. Louis Maas, general manager, said.

Figure #97: Exterior rendering - Loewy Design - 1940

Figure #98: Exterior – Loewy Storefront - 1954

Fowler Building
1225 Woodward, Detroit MI

Figure #99: Exterior zoom of prior photograph #98 - 1954

Figure #100: Canopy detail – 1950s

Exterior of Kline's Women's Fashions, 1958. Kline's was founded by Eugene B. Kline in 1911 at 1225 Woodward Avenue. With a streamlined entrance and display windows under a gleaming marquee, it was called the most modern store in the country in 1940. Merchandise was housed on eight floors. In 1958, Kline's was acquired by City Specialty Stores, operators of Franklin Simon Stores. Many shoppers found outstanding bargains during Downtown Detroit Days in the famous Franklin Simon Attic on the sixth floor. The store closed in 1977 and was succeeded by Pam's Fashions and later a beauty supply store. (Courtesy Central Business District Foundation.)

Figure #101: Exterior - 1958

Fowler Building

1225 Woodward, Detroit MI

FOWLER BUILDING

Bedrock Management Services, LLC
1225 Woodward Ave, Detroit, MI, 48226

HISTORIC DISTRICT COMMISSION REVIEW SET
06.17.2020

DRAWING INDEX

HISTORIC DRAWINGS		
Sheet Number	Sheet Name	Sheet Issue Date
H000	COVER	06/17/20
H100	GROUND FLOOR AND TYP. UPPER FLOOR PLANS	06/17/20
H200	EXTERIOR ELEVATIONS	06/17/20
H201	EXTERIOR ELEVATIONS	06/17/20
H500	EXTERIOR SECTIONS	06/17/20
H601	WINDOW DETAILS - TYPE A1	06/17/20
H603	WINDOW DETAILS TYPE A3 & A4	06/17/20
HS100	SITE PLAN/ROOF PLAN	06/17/20

C O D E DATA

CODES OF JURISDICTION

1. 2015 MICHIGAN REHAB CODE FOR BUILDINGS,
   2015 MICHIGAN BUILDING CODE (AS REF. BY MRCEB)
2. 2015 MICHIGAN PLUMBING CODE
3. 2015 MICHIGAN MECHANICAL CODE
4. 2014 NATIONAL ELECTRICAL CODE (NEC)
(WITH 2011 MICHIGAN ELECTRICAL CODE
5. AMERICANS WITH DISABILITY ACT -
ACCESSIBILITY GUIDELINES (ADAAG)

BUILDING DATA

9 STORIES (8 ABOVE GRADE)

HEIGHT: 113'

TOTAL GROSS SQUARE FOOTAGE: 51,675 SF

USE GROUP: B (BUSINESS) & M (MERCANTILE)

CONSTRUCTION TYPE:

FIRE SUPPRESSION TYPE : FULLY SPRINKLERED

PROJECT TEAM

ARCHITECT:
QUINN EVANS ARCHITECTS
4219 WOODWARD AVE., SUITE 301
DETROIT, MI 48201
313.462.2550

STRUCTURAL ENGINEER:
IMEG / DESAI-NASR
6765 DALY RD
WEST BLOOMFIELD TWP, MI 48322
248.932.2010

MEP ENGINEER:
POTAPA - VAN HOOSEAR
47810 VAN DYKE AVE
SHELBY CHARTER TWP, MI 48317
586.997.0922

OWNER:
BEDROCK MANAGEMENT SERVICES, LLC
630 WOODWARD AVE
DETROIT, MI 48226
313.310.8744

HISTORIC TAX CREDIT CONSULTANT:
KRAEMER DESIGN GROUP, INC
1420 BROADWAY ST
DETROIT, MI 48226
313.965.3399

SIGNAGE CONSULTANT:
NICOLSON ASSOCAITES
40 W HOWARD ST, SUITE 309
PONTIAC, MI 48342
248.930.3723

VICINITY MAPS

LOCATION MAP N

QUINN EVANS
4219 WOODWARD AVE
SUITE 301
DETROIT, MI 48201
v 313.462.2550
QUINNEVANS.COM

NOT FOR CONSTRUCTION

FOWLER BUILDING

Bedrock Management Services, LLC

1225 Woodward Ave, Detroit, MI, 48226

No.	Date	Description

PROJECT MANAGER: Checker
DRAWN BY: Author

QEA No.42019690

HDC REVIEW SET
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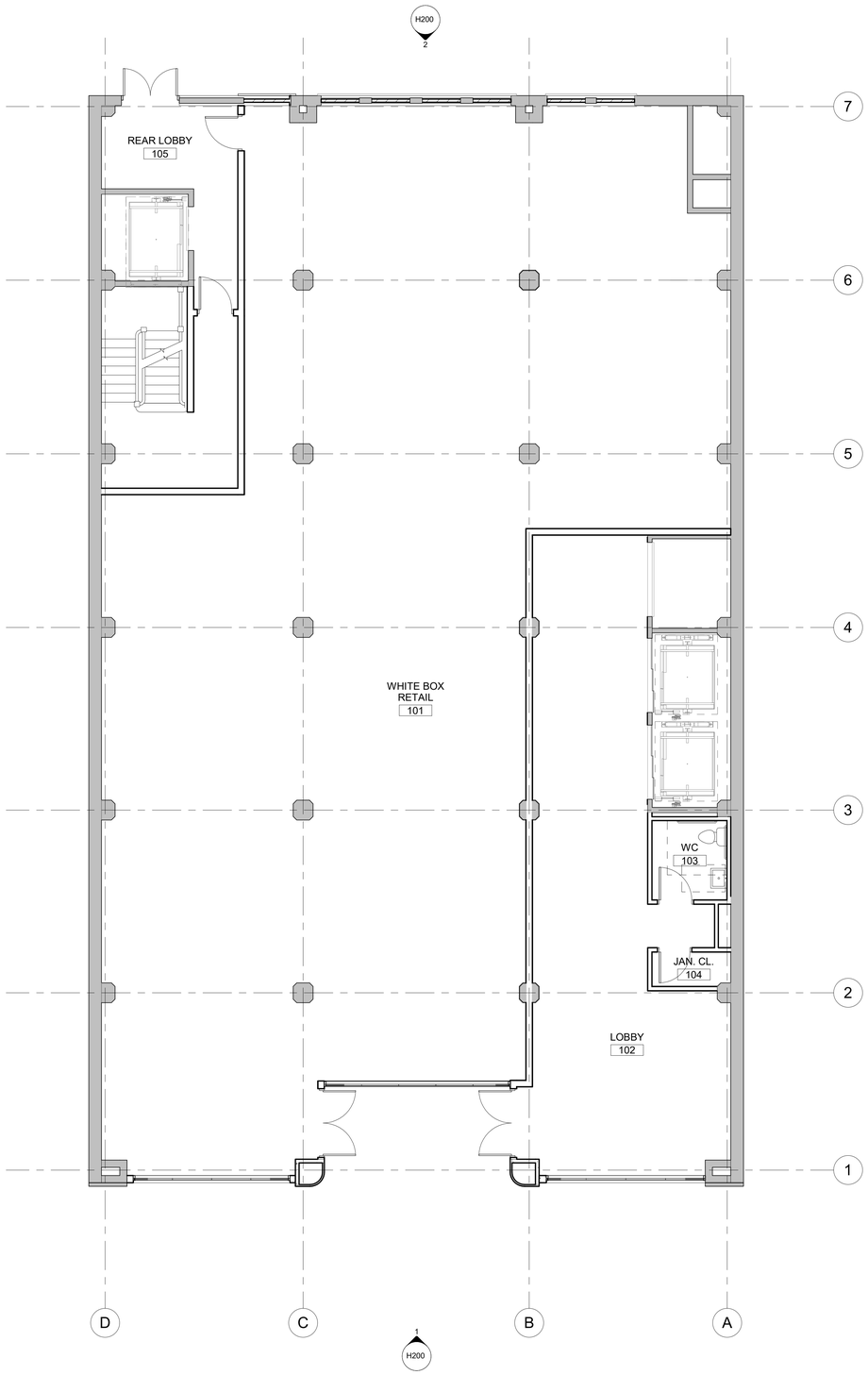
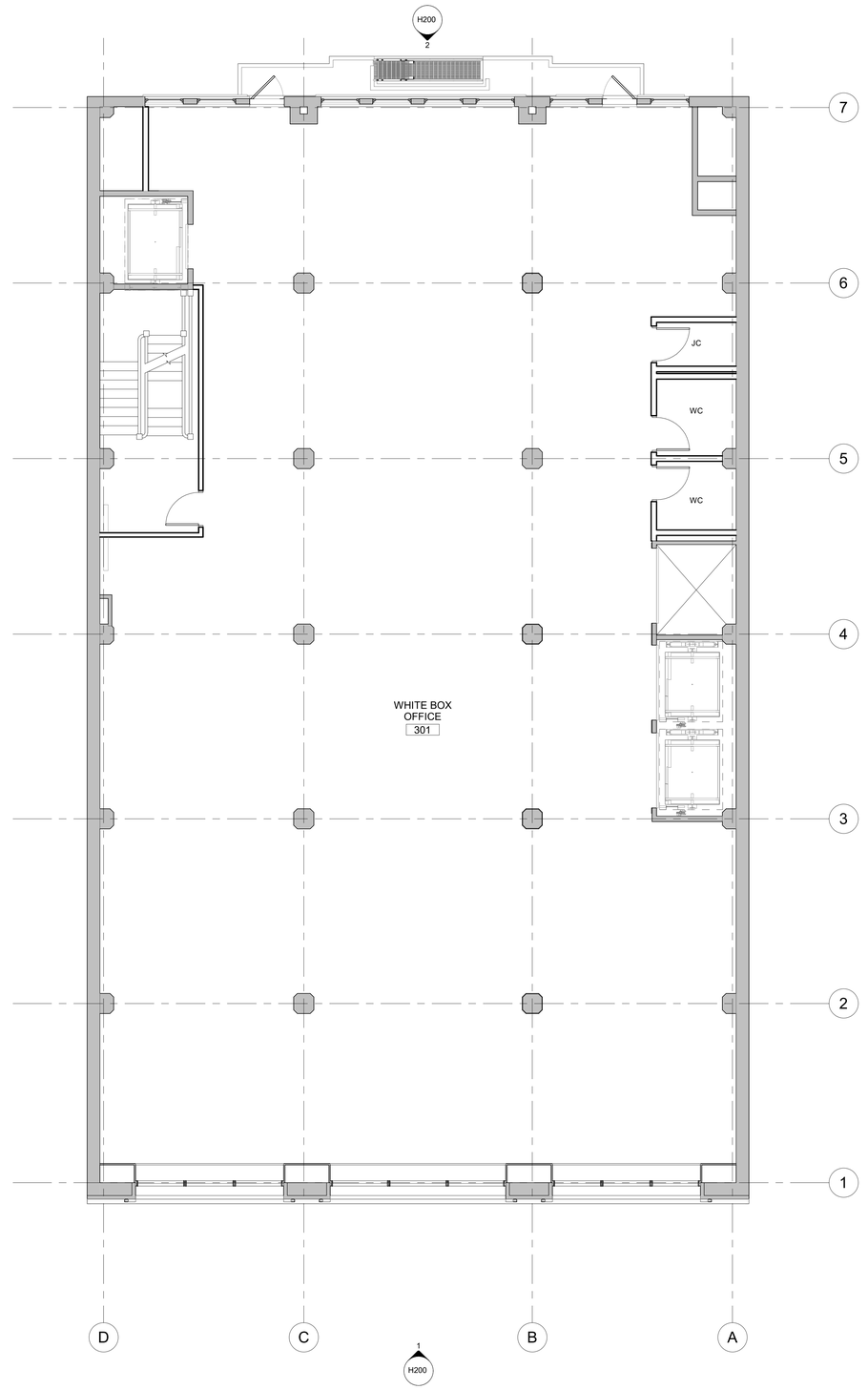
COVER

H000



1 H100 01 FIRST FLOOR PLAN_HISTORIC
3/16" = 1'-0"



2 H100 03 THIRD FLOOR AND TYP. UPPER FLOOR PLAN_HISTORIC
3/16" = 1'-0"

GENERAL NOTES

1. TREAT EXISTING MATERIALS AS IRREPLACEABLE. DO NOT REMOVE, ALTER, DISFIGURE, OR OTHERWISE DAMAGE EXISTING BUILDINGS, MATERIALS, ELEMENTS, OR FINISHES UNLESS SPECIFICALLY INDICATED HEREIN OR DIRECTED BY THE ARCHITECT. PROVIDE TEMPORARY PROTECTION FOR EXISTING CONSTRUCTION TO REMAIN FROM DAMAGE DURING CONSTRUCTION ACTIVITIES.

2. EXISTING DRAWINGS ARE BASED ON LIMITED FIELD INVESTIGATION. VARYING AND HIDDEN CONDITIONS MAY EXIST. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND MEASUREMENTS. NOTIFY THE ARCHITECT REGARDING ANY DISCREPANCY BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS PRIOR TO COMMENCING WORK.

3. NOTIFY ARCHITECT AND OWNER IF REMOVAL OF EXISTING ELEMENTS WILL RESULT IN UNSTABLE CONDITIONS OF EXISTING STRUCTURES TO REMAIN. PROVIDE TEMPORARY SHORING AND BRACING AS REQUIRED.

WHITE BOX

ALL UTILITIES TO BE BROUGHT TO WHITE BOX SPACES (HVAC, ELECTRICAL, IT, ETC). DISTRIBUTION WITHIN SPACES TO OCCUR AS PART OF TENANT BUILD OUT.

TEMPORARY LIGHTING WILL BE PROVIDED UNTIL PERMANENT TENANT LIGHTING IS IN PLACE.

THE BUILDING WILL BE FULLY SPRINKLED

EXISTING STAIRS AND ELEVATORS WILL BE RESTORED AND UTILIZED FOR EGRESS AND ACCESS THROUGHOUT THE BUILDING. NEW ELEVATOR CARS AND MACHINES WILL BE PROVIDED.

GROUND FLOOR:

THE GROUND FLOOR AND BASEMENT WILL BE DEVELOPED TO A WHITE BOX LEVEL.

THE EXISTING PLASTER FINISHES COVERING WALLS, BEAMS, COLUMNS AND CEILINGS ARE DETERIORATED OR MISSING THROUGHOUT THE FIRST FLOOR. DAMAGED AND DELAMINATED PLASTER WILL BE CAREFULLY REMOVED. ALL SOUND PLASTER WILL BE RETAINED.

EXISTING TERRAZZO FLOORING IN RECESSED ENTRY WILL BE RETAINED AND REPAIRED.

ALL FINISH WORK WILL OCCUR AS PART OF THE TENANT BUILD OUT, WITH THE EXCEPTION OF THE LOBBY WHICH WILL INCLUDE REPAIR OF THE PLASTER FINISHES.

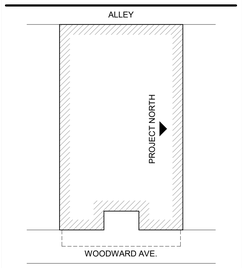
TYPICAL OFFICE FLOOR:

FLOORS 2 - 8 WILL BE DEVELOPED TO A WHITE BOX LEVEL AS PART OF THIS PROJECT.

THE EXISTING PLASTER FINISH COVERING WALLS, BEAMS, COLUMNS AND CEILINGS ARE DETERIORATED OR MISSING THROUGHOUT THE BUILDING. DAMAGED AND DELAMINATED PLASTER WILL BE REMOVED. SOUND PLASTER TO REMAIN. ALL SURFACES PREVIOUSLY COVERED IN PLASTER WILL BE FURRED OUT AND COVERED IN GYPSUM WALL BOARD.

FLOORS WILL BE PREPARED TO RECEIVE A NEW FINISH.

KEY PLAN:



QUINN EVANS
4219 WOODWARD AVE
SUITE 301
DETROIT, MI 48201
v 313.462.2550
QUINNEVANS.COM

NOT FOR CONSTRUCTION

FOWLER BUILDING

Bedrock Management Services, LLC

1225 Woodward Ave, Detroit, MI, 48226

No.	Date	Description

PROJECT MANAGER: Checker
DRAWN BY: Author

QEA No.42019690

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06.17.20

GROUND FLOOR AND TYP. UPPER FLOOR PLANS

H100

PATH & FILENAME: C:\Revit_Local\Fowler_RVT19_DD_bfriske.rvt
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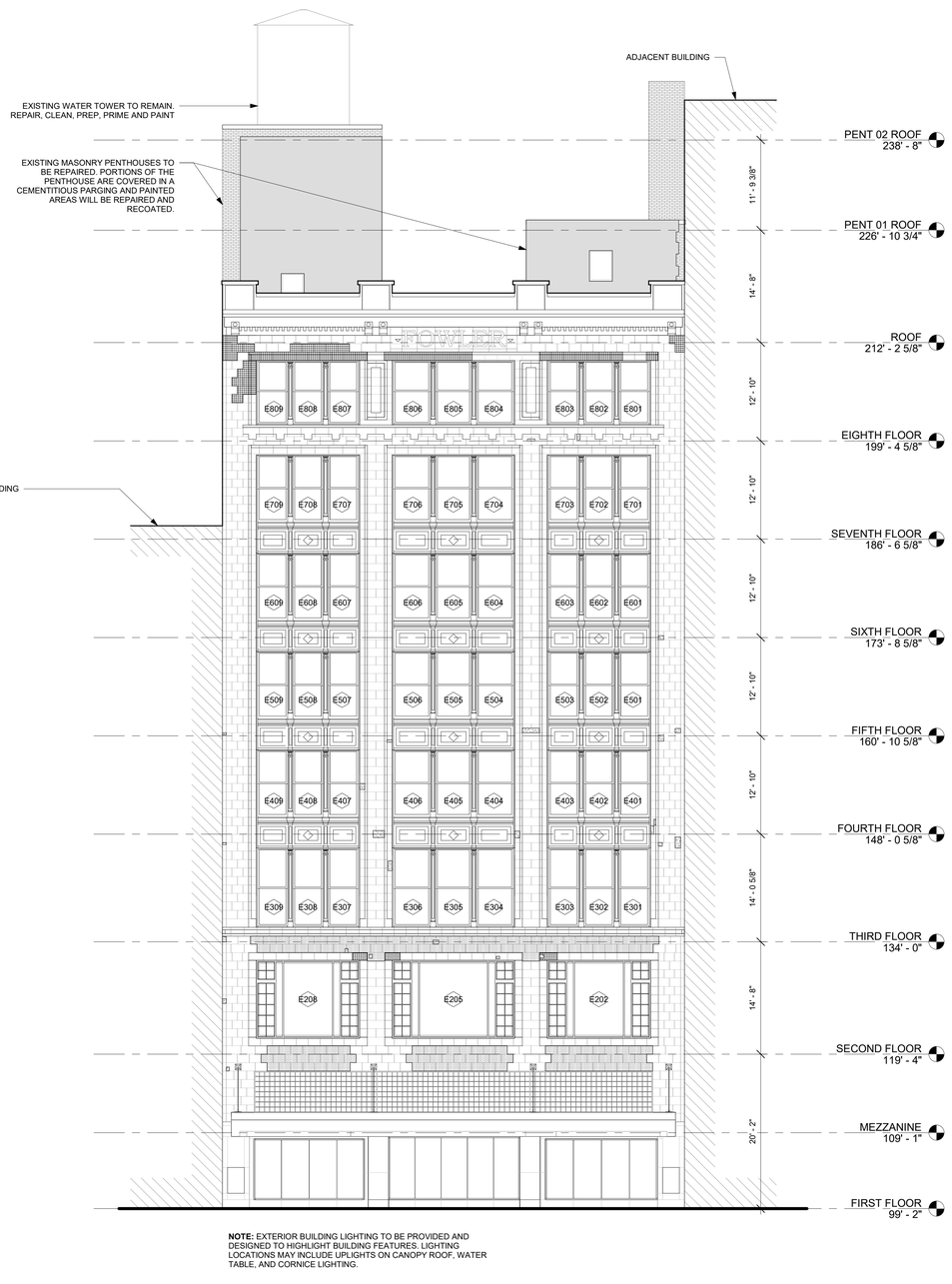
2 H200 WEST ELEVATION (ALLEY)_HISTORIC
1/8" = 1'-0"



NOTE: EXTERIOR BUILDING LIGHTING TO BE PROVIDED AND DESIGNED TO HIGHLIGHT BUILDING FEATURES. LIGHTING LOCATIONS MAY INCLUDE UPLIGHTS ON CANOPY ROOF, WATER TABLE, AND CORNICE LIGHTING.

1 H200 EAST ELEVATION (WOODWARD)_HISTORIC
1/8" = 1'-0"

REFER TO SHEETS H601 - H602 FOR WINDOW SCOPE

HISTORIC TERRA COTTA TREATMENT

CRACKED UNITS: MINOR CRACKING TO BE PATCHED AND GLAZED WHERE POSSIBLE. MAJOR CRACKING AND DISPLACEMENT OF UNITS IS APPARENT AT THE HEADS OF OPENINGS, AND WILL REQUIRE FULL UNIT REPLACEMENT AT THESE LOCATIONS. REFER TO STRUCTURAL FOR DAMAGE CREATED BY STEEL CORROSION.

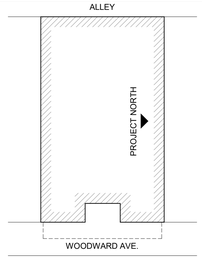
SPALLED UNITS: UNITS TO BE PATCHED WITH SPECIFIED COMPOUND AND GLAZING. TROWELED COMPOUND AND GLAZED FINISH TO MATCH EXISTING TERRA COTTA COLOR AND TEXTURE.

HOLES FROM PREVIOUS ANCHORS AND ATTACHMENTS TO THE EXISTING TERRA COTTA TO BE PATCHED AND GLAZED. ANY EXISTING AND UNNECESSARY ANCHORS OR ATTACHMENTS REMAINING TO BE REMOVED AND PATCHED.

ASSUME 100% OF EXISTING TERRA COTTA TO BE CLEANED OF ENVIRONMENTAL, FERROUS, AND STAINING BY PAINT WITH THE APPROPRIATE CLEANING AGENT. ALL EXISTING SEALANTS OR OTHER ADHESIVES TO BE SCRAPED AND CLEANED FROM TERRA COTTA SURFACE PRIOR TO RESTORATION OF WINDOWS, CANOPY, OR OTHER COMPONENTS ABUTTING THE TERRA COTTA.

ASSUME 100% RAKING AND REPOINTING AT EXISTING MORTAR JOINTS.

KEY PLAN:



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4219 WOODWARD AVE
SUITE 301
DETROIT, MI 48201
v 313.462.2550
QUINNEVANS.COM

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Bedrock Management Services, LLC

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No.	Date	Description

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DRAWN BY: Author

QEA No.42019690

HDC REVIEW SET
06.17.20

EXTERIOR ELEVATIONS

H200

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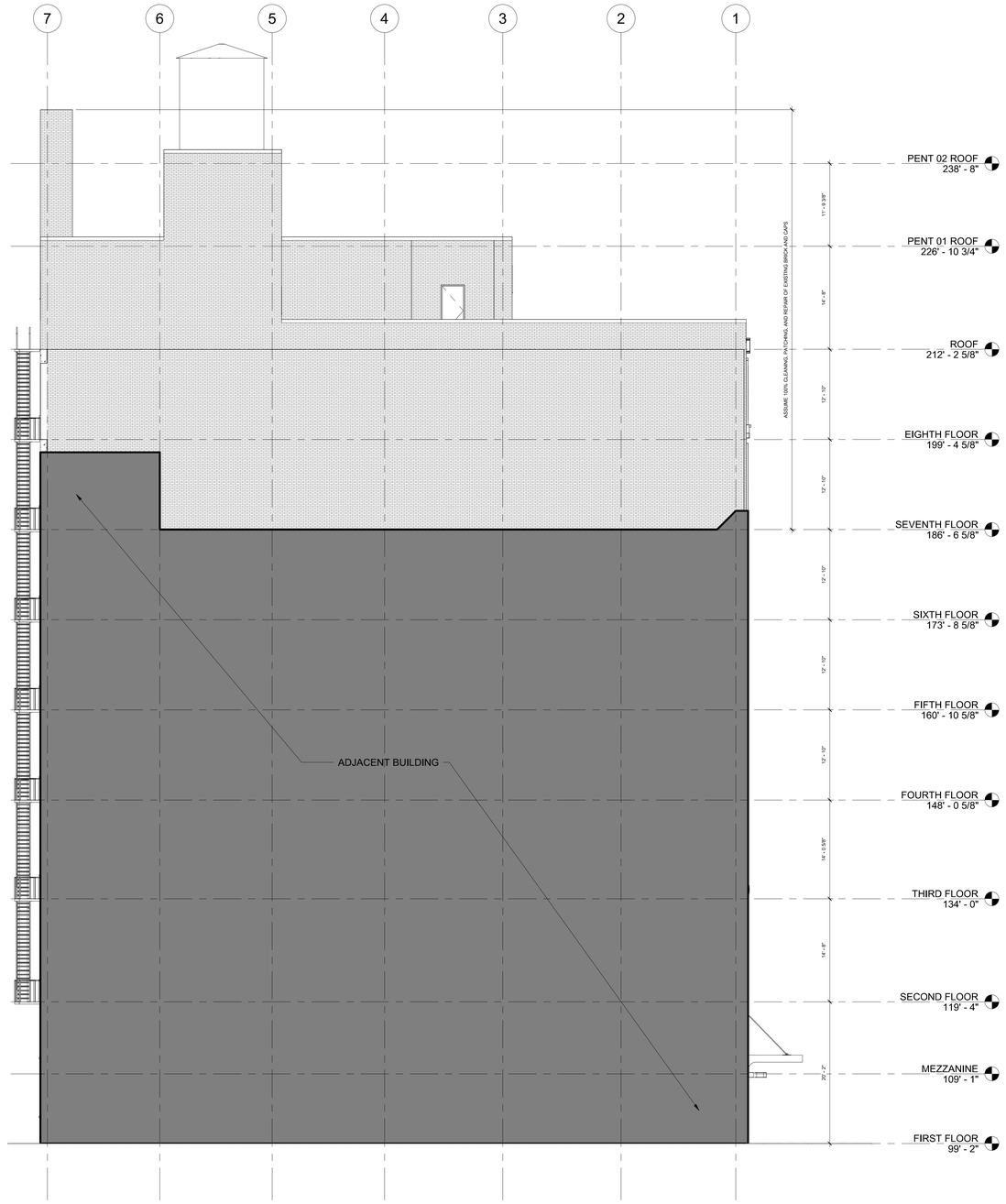

1 H201 SOUTH ELEVATION_HISTORIC
1/8" = 1'-0"

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1225 Woodward Ave, Detroit, MI, 48226

No.	Date	Description

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DR: BY: Author

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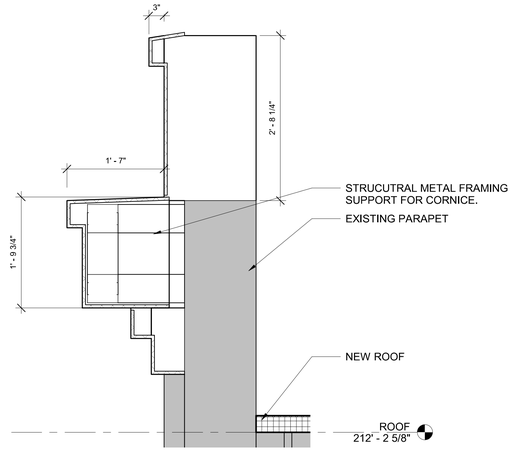
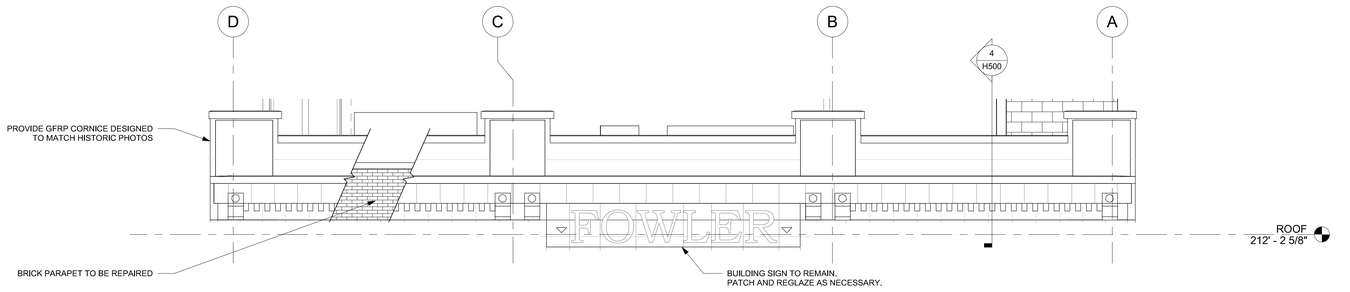
HDC REVIEW SET
06.17.20

EXTERIOR ELEVATIONS

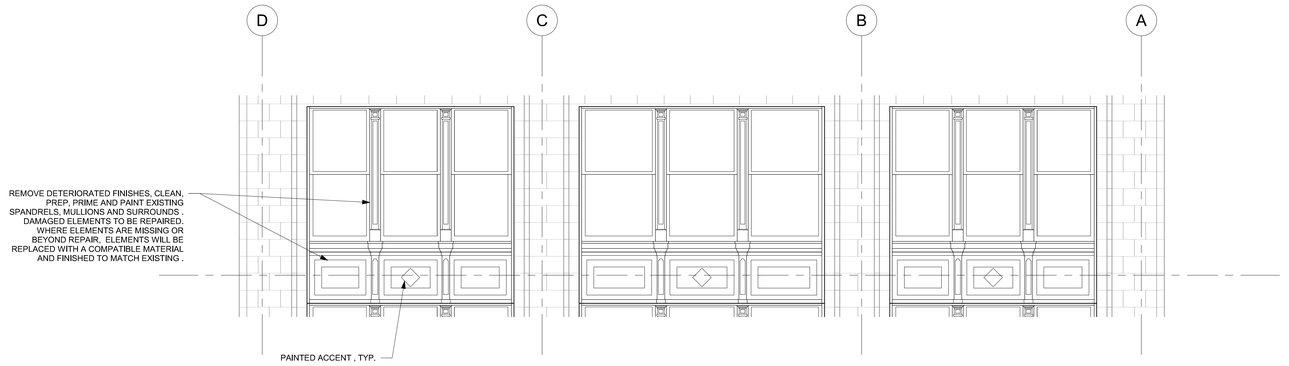
H201



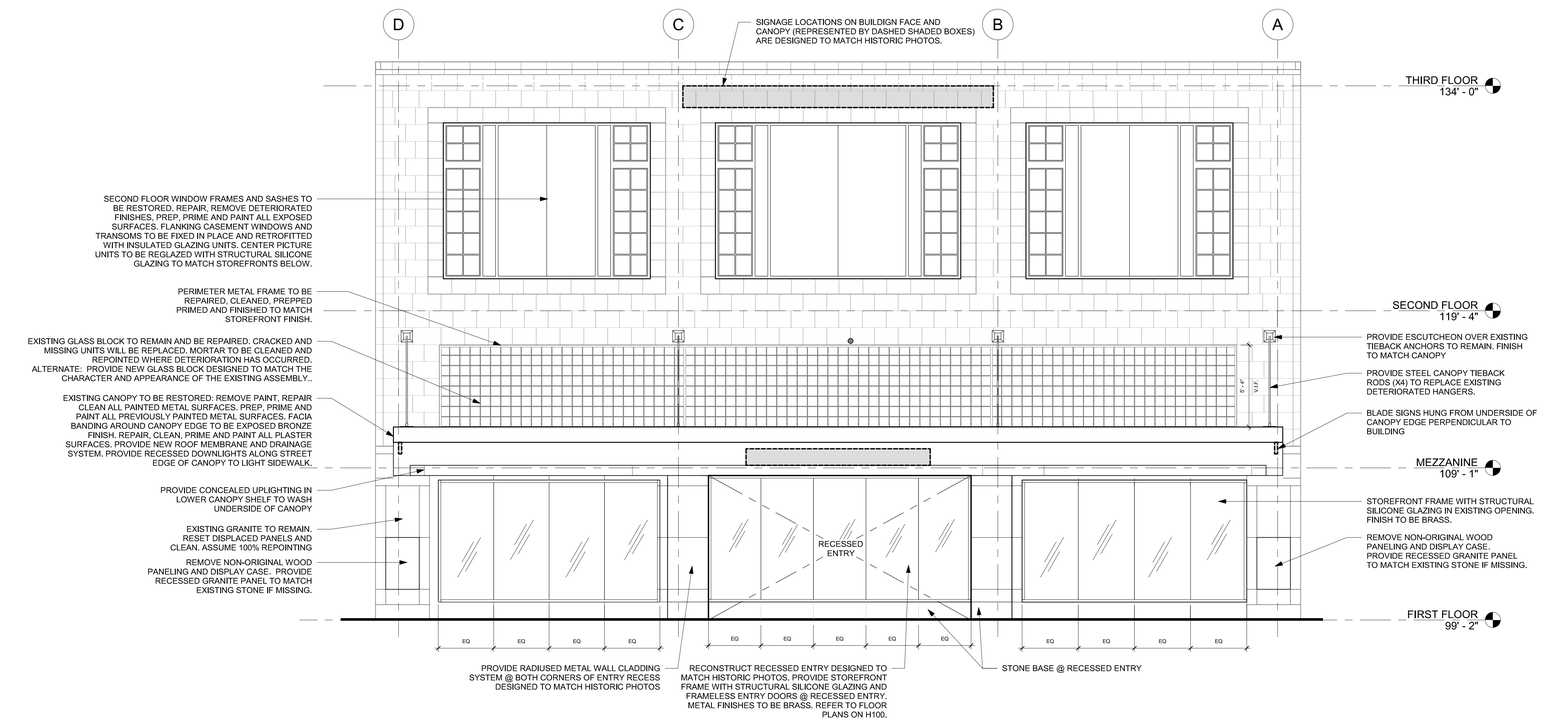
4 H500 SECTION THROUGH CORNICE PARAPET
1" = 1'-0"



3 H500 EAST ELEVATION - ENLARGED CORNICE AND SIGNAGE_HISTORIC
1/4" = 1'-0"



2 H500 EAST ELEVATION - ENLARGED WINDOWS AND SPANDRELS_HISTORIC
1/4" = 1'-0"



1 H500 EAST ELEVATION - ENLARGED STOREFRONT_HISTORIC
1/4" = 1'-0"

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No.	Date	Description

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DRAWN BY: Author

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HDC REVIEW SET
06.17.20

EXTERIOR SECTIONS

H500

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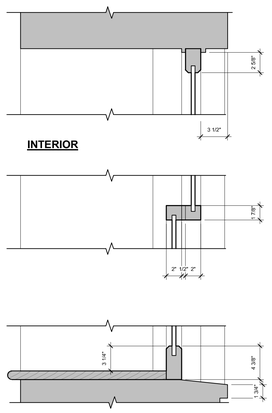
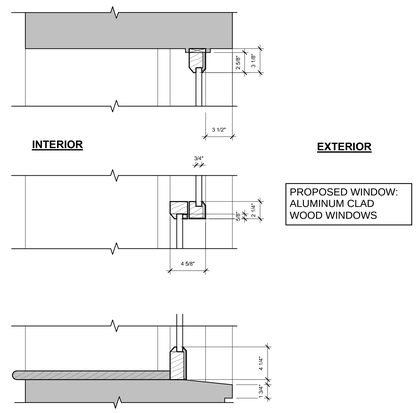


1 H601 TYPE A1 EXISTING
1 1/2" = 1'-0"



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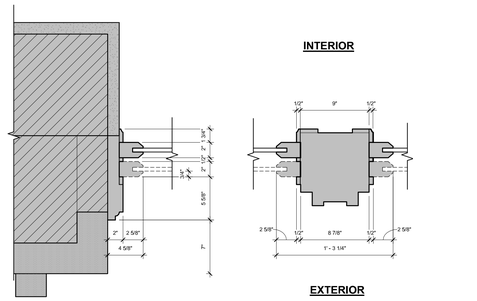

3 H601 TYPE A1 EXISTING
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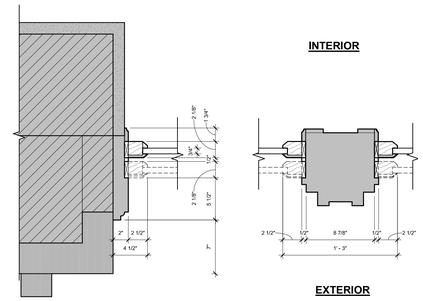
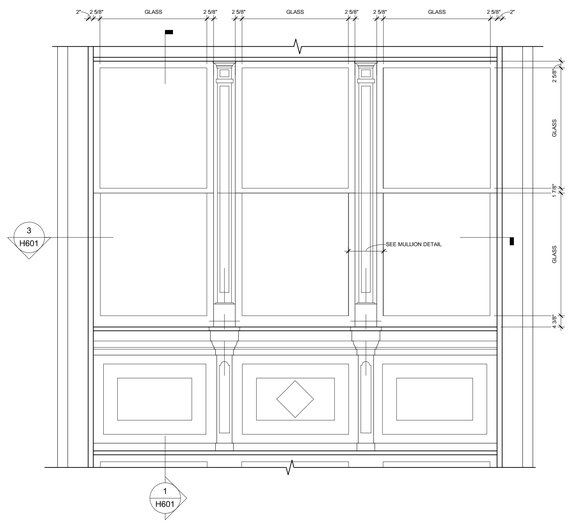


4 H601 TYPE A1 PROPOSED
1 1/2" = 1'-0"



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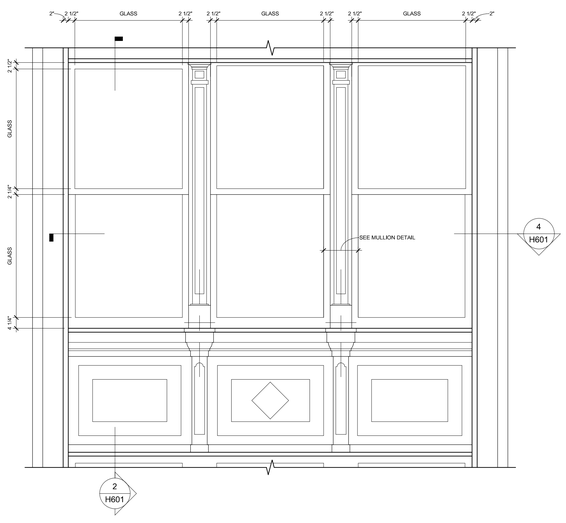
1/2" = 1'-0"



6 H601 TYPE A1 PROPOSED
1/2" = 1'-0"

QUINN EVANS

4219 WOODWARD AVE
SUITE 301
DETROIT, MI 48201

v 313.462.2550

QUINNEVANS.COM

NOT FOR CONSTRUCTION

FOWLER BUILDING

Bedrock Management Services, LLC

1225 Woodward Ave, Detroit, MI, 48226

No.	Date	Description

PROJECT MANAGER: Checker
DRAWN BY: Author

QEA No.42019690

HDC REVIEW SET
06.17.20

WINDOW DETAILS - TYPE A1

H601

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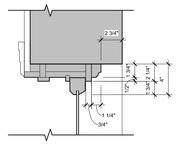

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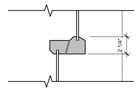

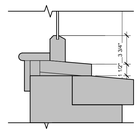

1 H603 TYPE A3 & A4 EXISTING
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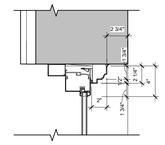
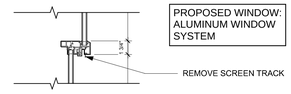
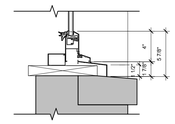


INTERIOR EXTERIOR





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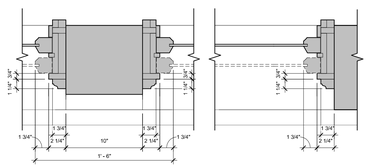
1 1/2" = 1'-0"

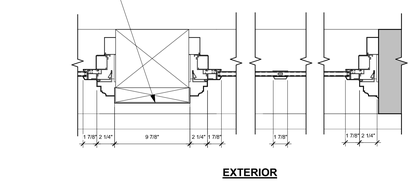
INTERIOR



EXTERIOR

2 H603 TYPE A3 & A4 EXISTING
1 1/2" = 1'-0"

INTERIOR



EXTERIOR

6 H603 TYPE A3 & A4 PROPOSED
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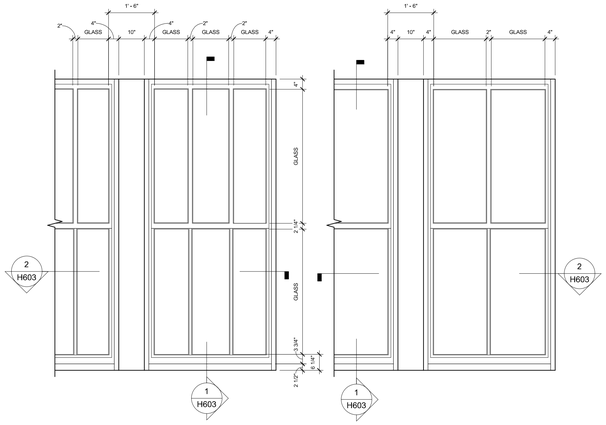

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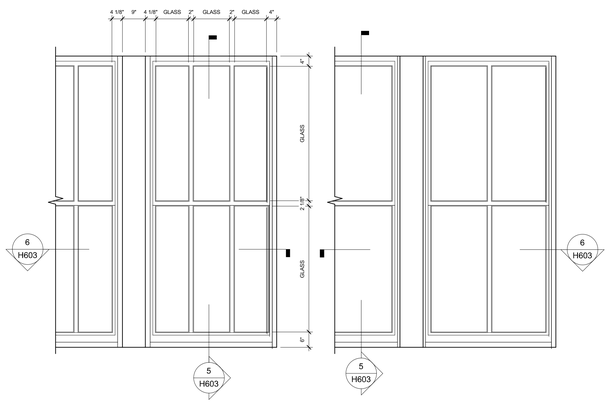
1/2" = 1'-0"



4 H603 TYPE A3 & A4 PROPOSED
1/2" = 1'-0"

QUINN EVANS

4219 WOODWARD AVE
SUITE 301
DETROIT, MI 48201

v 313.462.2550

QUINNEVANS.COM

NOT FOR CONSTRUCTION

FOWLER BUILDING

Bedrock Management Services, LLC

1225 Woodward Ave, Detroit, MI, 48226

No.	Date	Description

PROJECT MANAGER: Checker
CD: Author
QEA No.42019690

HDC REVIEW SET
06.17.20

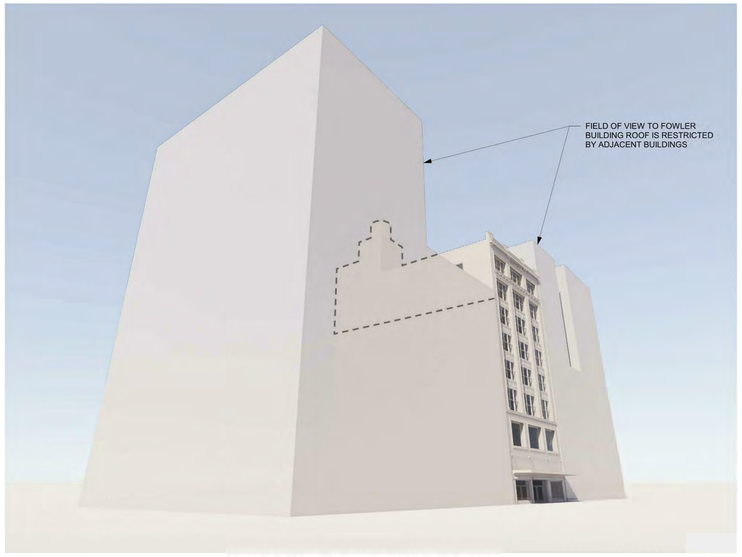
WINDOW DETAILS
TYPE A3 & A4

H603

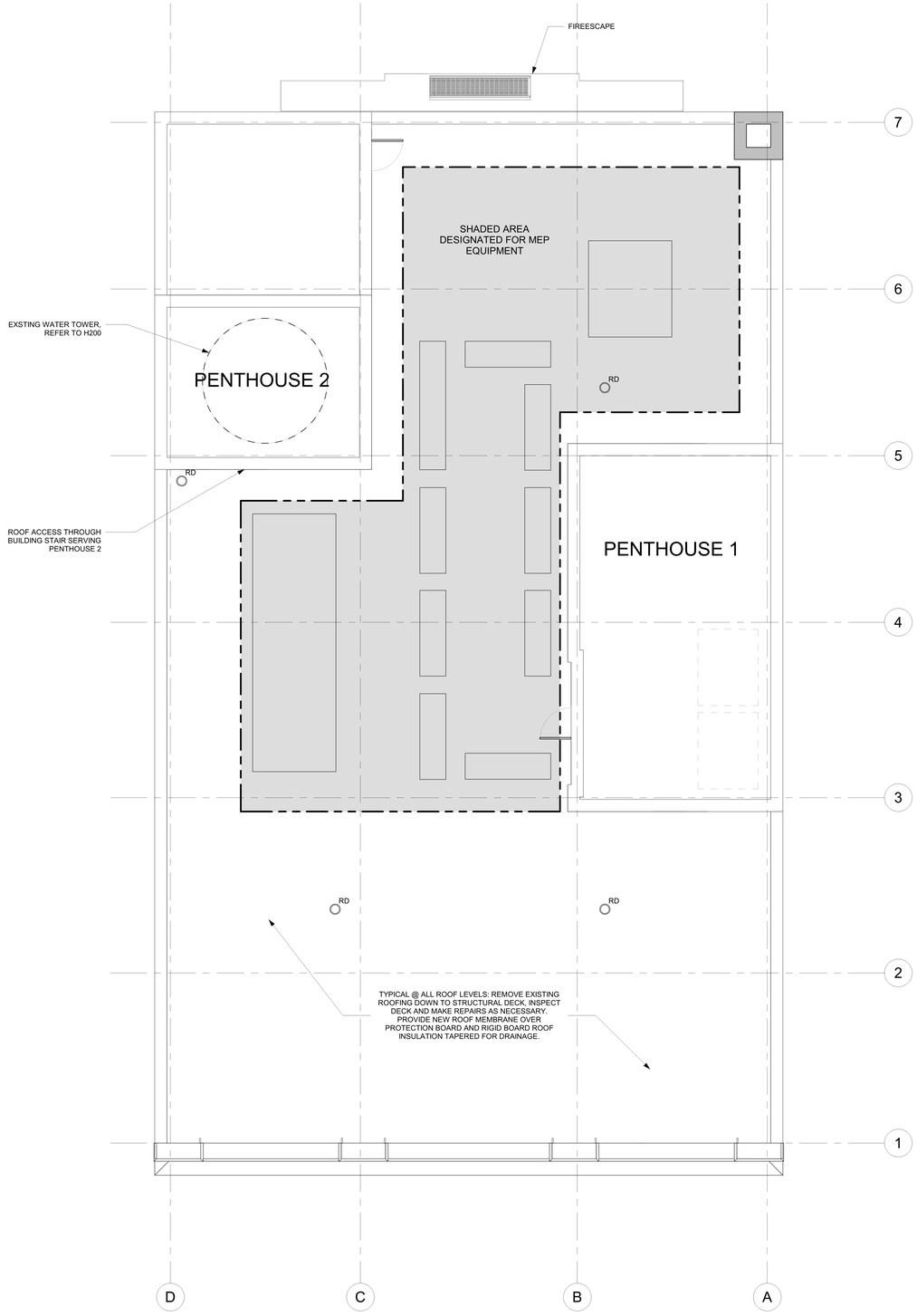
PATH & FILENAME: C:\Revit_Local\Fowler_RVT19_DD_bfriske.rvt
PLOTTING DATE & TIME: 6/18/2020 12:02:03 PM

SIGHT LINE LEGEND

N



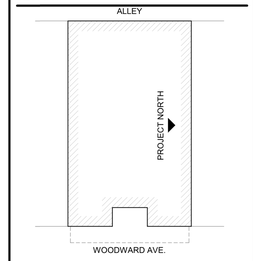
SIGHT LINE STUDY: LOOKING FROM THE SOUTHWEST CORNER OF WOODWARD AVE AND GRATIOT AVE - ROOFTOP EQUIPMENT NOT VISIBLE



1 HS100 PENTHOUSE PLAN_HISTORIC

3/16" = 1'-0"

KEY PLAN:



QUINN EVANS

4219 WOODWARD AVE
SUITE 301
DETROIT, MI 48201

v 313.462.2550

QUINNEVANS.COM

NOT FOR CONSTRUCTION

FOWLER BUILDING

Bedrock Management Services, LLC

1225 Woodward Ave, Detroit, MI, 48226

No.	Date	Description

PROJECT MANAGER: Checker

DRAWN BY: Author

QEA No.42019690

HDC REVIEW SET
06.17.20

SITE PLAN/ROOF PLAN

HS100

PATH & FILENAME: C:\Revit_Local\Fowler_RVT19_DD_dmiske.rvt
PLOTTING DATE & TIME: 6/18/2020 11:53:57 AM

BlackBerry
Window and Door Systems
www.blackberrysystems.com
Corporate Office: 6477 West KL Avenue • Kalamazoo, MI 49009 • 269.353.8844 • 800.732.9400 • fax.269.353.8843

3/19/2020
Bedrock
Attn: David Brown
630 Woodward Ave.
Detroit, MI 48226
Phone: 313-545-8753
Cell: 734-646-2780
Email: DavidBrown@bedrockdetroit.com

Job Name: Fowler Building
Job Location: Detroit, MI

Historic Window Site Review:

The following is the written Historic Window Site Review for the windows on the Fowler Building at 1225 Woodward Ave, Detroit, MI. This information was based on a visit to the site and walk thru with the construction design team. Our recommendations are based on following the guidelines for restoration and replication for Wood Window Preservation NPS Brief #9; as well as for Steel Window Preservation NPS Brief #13. Likewise, every attempt is made to adhere to the guidelines provided by the National Park Service, the State Historic Preservation Office, and local historic district as well as experience we have gained on projects, we have participated on over the past 30 years.

1. **Existing Conditions: (54) Wood Window Double Hung Windows (2,200 Sq. ft.)**

The wood double hung windows are all located on the East Elevation front facade. All windows are true double hung with the original white pine frames and sash. All windows are glazed with ¼" clear plate glass, outside putty glazed, and use pulley, weight, and chain, balances for operation. Hardware is brass lift handles and lock with keeper. The primary site line dimensions include a 4 ¼" bottom rail, 2 3/4" side and top rail, 2 1/4" meeting rail, 1 7/8" x ½" sash stop , 1" x ½" blind stop, and ½" x 7/8" parting bead. There are no muntins.

The windows are in very poor condition including sashes, parting bead, and interior sash trim. The master frames and sills are in good condition. We observed all the exterior components including the sill, blind stop, mullions, and all exterior millwork

was covered with custom formed break metal (type of metal to be determined). This was carefully executed and appears in very good condition especially in sealing out water penetration. Before a final analysis can be concluded this façade needs to be inspected on the exterior using a lift or swing stage. The years of disrepair, and exposure to the elements has taken its toll on the sash components. Most all the double hung sashes have failed joinery at the meeting rails or bottom rails. Not maintaining the exterior glazing compound has allowed water to get into the sash rails and stiles causing warping, joinery failure, and decay. We estimate that over 65% have failed joinery that is not repairable. All sashes need to be fully replaced with a replicated product. We would suspect that all the exterior perimeter caulking will need to be abated for containing asbestos which is common with a building of this age.

Recommendation: BlackBerry recommends the scope of work should replace the double hung sashes with new historic replica sashes that are aluminum clad on the exterior and wood on the interior. In our investigation we have found a manufacturer that has such a product used on a recent landmark project. Because of the sash size and profiles this type of product is not typically available. Also because of the small number of openings custom extrusions would be cost prohibitive typically. If the leaving of the exterior cladding on the exterior casework including sills, blind stops, mullions, and spandrel panels is acceptable to NPS this suggested approach would be ideal. New sashes can set in place and fixed with the replacement of parting bead and interior sash stop. The new sashes would include insulated glass with low-e/argon. Pricing would include interior and exterior finish. Windows will require lead paint and ACM abatement.

Estimated Budget Cost $255,500.00

2. Existing Conditions: (74) Cold Rolled Steel Double Hung Windows (1,450 Sq. ft.)

These windows are located on the West Elevation, rear façade on the alley side of the building. The windows are in poor condition with heavy corrosion and rust on all exterior components. Because of water penetration the is joinery failure at the bottom sash rail and meeting and meeting rail. These windows are notoriously difficult to restore since there is no way to arrest the corrosion in the tubular profiles. Even when the exterior surfaces are in good condition the joinery will show rust deposits soon after full restoration. Glazing compound is failed and likely contains asbestos as well as all the perimeter exterior caulking. The sash and frame components mimic wood window in the era. The bottom rail is 4", the typical side rail is 1 ¾"and top rail is 1 ¾"; meeting rail is 1 ¾". The parting bead is ½" x ½" and sash stop is ½" x 1 ¾". Note all window components are galvanized steel. All sashes are 2" thick and have ¼" clear plate glass. Muntins are 1 ½", and mullions are approximately 9" but must be checked form the exterior since the window are inoperable. The interior case work is in various states of condition, some is missing, some is damaged, and some is in good shape.

Recommendation: BlackBerry would recommend the full replacement of the cold rolled steel windows with an historic replica thermally broken aluminum single hung window. The entire existing metal frames and sash would be removed and replaced. The following budget price does not include the metal door and transoms. We would need direction as to the design, hardware, and code compliance issues. Windows will require lead paint and ACM abatement.

Estimated Budget Pricing $158,250.00

3. **Existing Conditions: (3) Wood Casement/Picture Windows fully covered on the exterior front facade (550 Sq. ft.)**

These windows are located on the 2nd floor of the East Elevation just above the glass block windows on this same elevation. These windows appear to have been covered over years ago during one of the façade renovations. These are large openings with two side project-out casement/transom on each side of a large picture window. Because they have been covered, they are in fair to good condition. The picture units sash frames and glazing are gone from the site; these units will require replication. The casement/transom sashes can be restored as well as the master frames and mullions. All wood components are white pine. The sash balance is made up of pulley, weight, and chain components. All glass is ¼" clear plate glass with an outside putty glazing; the interior casework is present on the majority of the windows but damage from abuse that may require full replacement. At this point the center picture windows are beyond standard insulated glass sizing requirements and will require custom engineering and pricing or an approved reconfiguration from SHPO and NPS. Windows would require lead paint and ACM abatement

Recommendation: BlackBerry recommends the combination of the above-mentioned windows for replication and restoration.

Estimated Budget Pricing $58,000.00

Note: None of the estimated pricing allows for new or restored interior casework including casing, mullion covers, jamb extensions, stools, or aprons.

BlackBerry has over 30 years' experience in historic window restoration and replication, as well as commercial glazing and window replacement. Our budget pricing is based on that experience and completion of many historic projects implementing various approaches. I would caution that we have only been able use approximate square foot estimates for this budget pricing; we can develop accurate vendor quotations and labor costs to verify accurate pricing once the design parameters are agreed upon.

Pricing allows for all material, tax on material, labor (non-union, non-prevailing wage), employment, insurance, staging, abatement, disposal, delivery, and supervision. Bonding and Permits are not included.

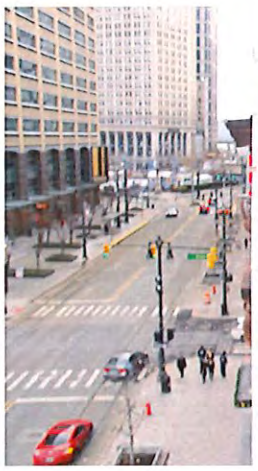
Sincerely,

_____MKS_____ 3/19/2020
Michael K. Shields
President
BlackBerry Systems, Inc.

Fowler Building
Front Façade
Wood Double Hung Windows

Front Façade
Wood Windows and
Cover Casework

Typical Interior
Wood Double Hung



Exterior View of Metal Clad
Casework and Master Frame

Stool/Sash Detail
Wood Double Hung

Interior Jamb Detail
Wood Double Hung

Exterior of Steel
Double Hung

Interior of Steel
Double Hung

Meeting Rail of Steel
Double Hung

BlackBerry

www.blackberrysystems.com

Corporate Office: 6477 West KL Avenue • Kalamazoo, MI 49009 • 269.353.8844 • 800.732.9400 • fax.269.353.8843

6/9/2020

Bedrock
Attn: David Brown
630 Woodward Ave.
Detroit, MI 48226
Phone: 313-545-8753
Cell: 734-646-2780
Email: DavidBrown@bedrockdetroit.com

Job Name: Fowler Building
Job Location: Detroit, MI

Historic Window Site Review: Addendum 6.9.20

The following is the written Addendum to the Historic Window Site Review of 3/19/2020 for the windows on the Fowler Building at 1225 Woodward Ave, Detroit, MI. This information is based on an additional visit to the site on 5/18/2020, which included the use of a lift on the front and rear facades, as well and a full walk thru on the interior going to each window opening. Our recommendations are based on following the guidelines for restoration and replication for Wood Window Preservation NPS Brief #9; as well as for Steel Window Preservation NPS Brief #13. Likewise, every attempt is made to adhere to the guidelines provided by the National Park Service, the State Historic Preservation Office, and local historic district as well as experience we have gained on projects, we have participated on over the past 30 years.

1. Existing Conditions: (54) Wood Window Double Hung Windows (2,200 Sq. ft.)

The wood double hung windows are all located on the East Elevation front facade. All windows are true double hung with the original white pine frames and sash. Our previous report concluded the windows were in poor condition, but we want to add more information based on this most recent visit to the site with better access to the interior and exterior locations of the window openings. The key concerns and areas of window deterioration are:

- **All wood window sashes are using "Williams Pivot Hardware", this hardware was popular in the 1920's thru 1930"s in high rise buildings in major urban areas. The assembly and hardware allowed both the upper and lower sash to**

rotate on a horizontal axis to be washed from the interior. All jambs have a split side stile that allows a portion of the sash to separate from main body of the sash, staying in place in the jamb pocket. See Figures 1- 4. From inspection the majority of the upper and lower sashes do not have functioning pivot hardware and the portion of the jambs that stay stationary are broken, split, and not functioning. All these would have to be replaced and no tooling is available nor replacement hardware since the product has not been manufactured since after WWII. The condition really eliminates any option for any sash restoration. Replacement sashes can be manufactured without this feature as proposed and fixed in place to provide a restoration/replication scenario.

- All sashes are wood, but a unique element to the window design we have documented, is that all other exterior components were originally clad with copper break metal. This includes sills, all exterior ornamental spandrel panels, mullions, blind stops, and parting beads. The material no longer has a patina finish but has been painted green multiple times over the years. Most of the material is in good condition and tightly fit; however, there is some repair work needed to replace some parts in various locations including parting bead, sills, trim components. This will need to be done by a metal façade contractor in coordination with the window work. See Figures 5-10.
- We have documented the sash condition on the exterior side, see Figures 11-15.
  Most of the sashes have a combination of joinery breakdown, bowed rails or stiles, and cracked or broken sash stiles or rails.
- In conclusion, there is no question from my review of these windows that the sashes need to be replaced; especially know we can use the existing master frames and only replace the sash with replica exterior clad material to match the rest of the exterior metal cladding.

2. Existing Conditions: (74) Cold Rolled Steel Double Hung Windows (1,450 Sq. ft.)

These windows are located on the West Elevation, rear façade on the alley side of the building. The windows are in poor condition with heavy corrosion and rust on all exterior components. These windows are notoriously difficult to restore since there is no way to arrest the corrosion in the tubular profiles. Even when the exterior surfaces are in good condition the joinery will show rust deposits soon after full restoration. The key concerns and areas of deterioration are as follows:

- One of the greatest concerns is the fact that we counted 13 sashes are missing from the site. This being the case there are no sources available to provide replica cold rolled steel sashes. This is not a product that is available, as is the

case for replica wood window components from a variety of millworks. This fact alone deters the ability to restore the alley side steel window. See Figures 16-19.

- **These windows appear to not have been maintained for decades without any exterior painting or caulking. Sashes are rusted shut with no signs of galvanized material remaining. Many of the sill and frame corner joinery location are failed or failing with metal twisted or material is missing by corrosion. See Figures 20-23.**
- **It is difficult to provide photos because the majority of the openings are covered by heavy metal bars or metal fire escape sections. Likewise, the alley is only about 12' wide so getting photos showing the entire rear façade was not possible, even with a lift. Without reservation these windows need to be removed and replicated with a thermally broken aluminum historic replication. See Figures 24-25.**

Sincerely,

_____MKS_____ 6/9/2020

Michael K. Shields
President
BlackBerry Systems, Inc.

FIGURE 1

FIGURE 2

FIGURE 3

FIGURE 4

FIGURE 5

FIGURE 6

FIGURE 7

FIGURE 8

FIGURE 9

FIGURE 10

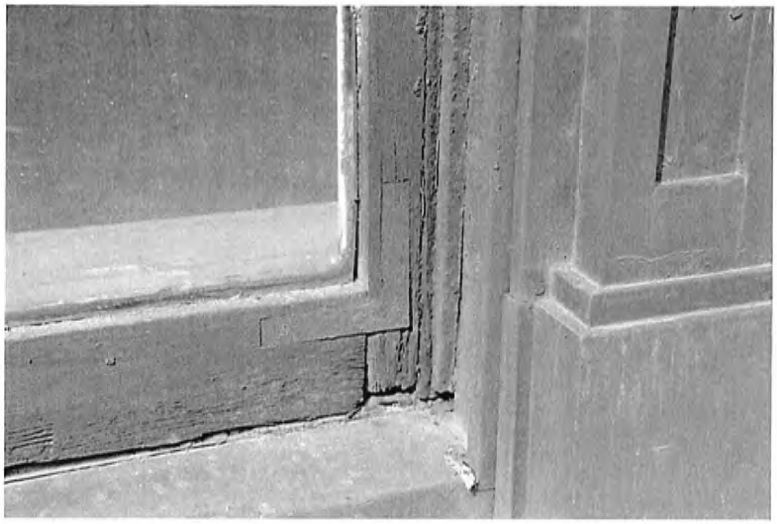


FIGURE 11

FIGURE 12

FIGURE 13

FIGURE 14

FIGURE 15

FIGURE 16

FIGURE 17

FIGURE 18

FIGURE 19

FIGURE 20

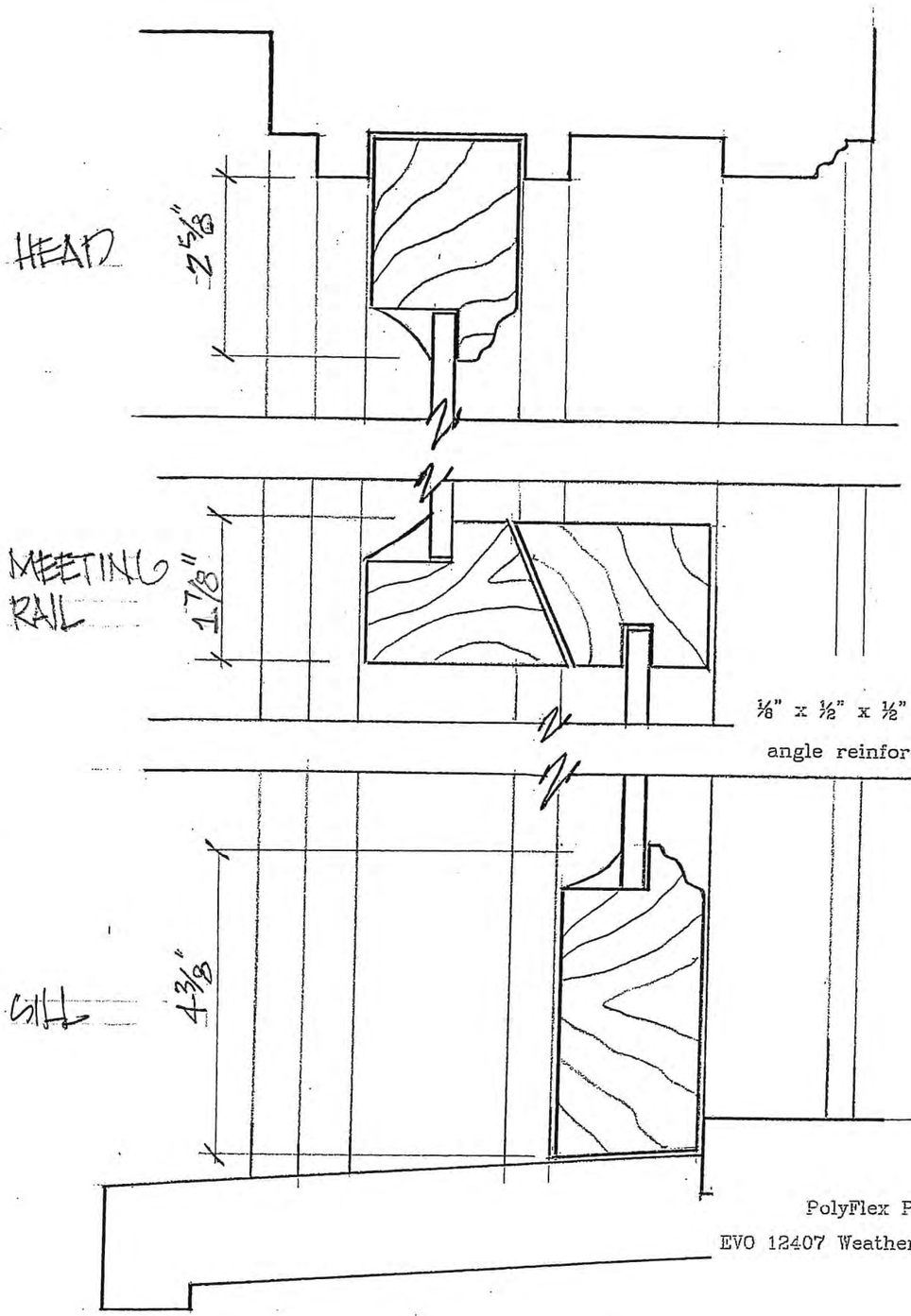
FIGURE 21

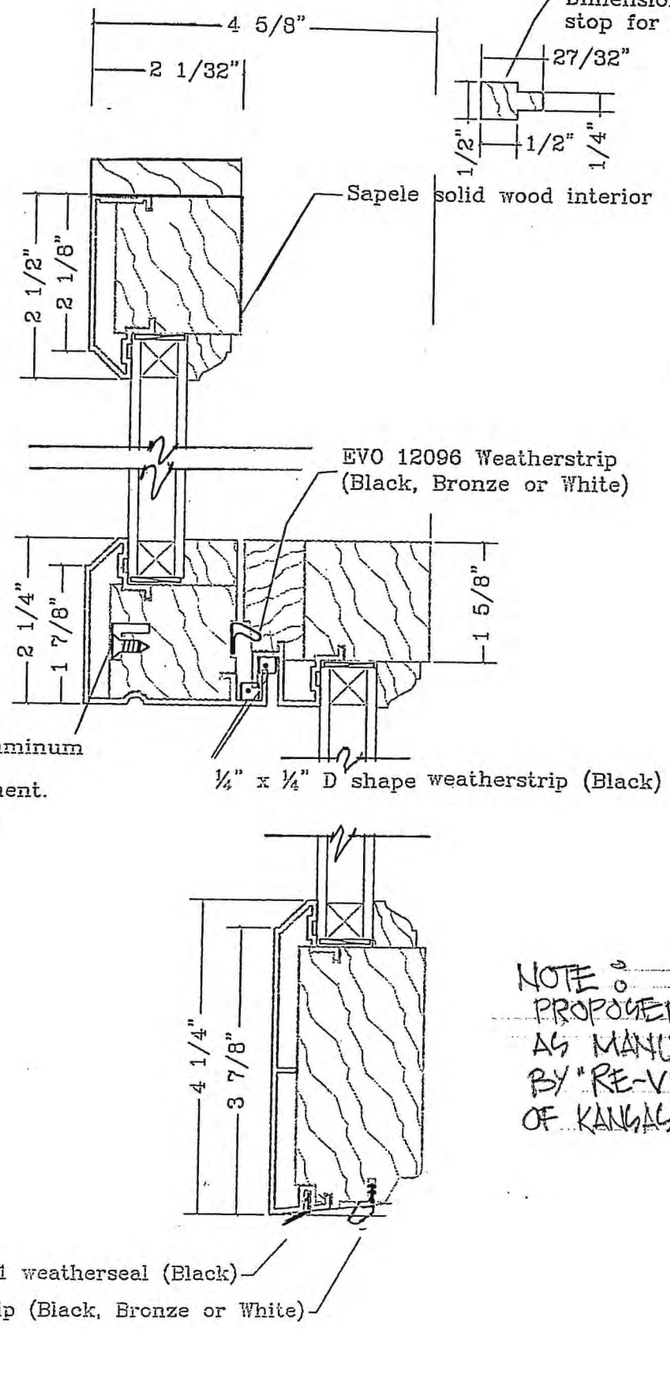
FIGURE 22

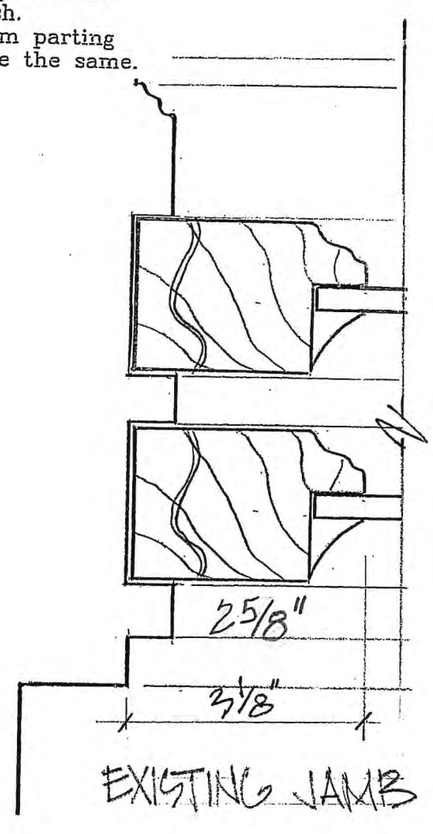
FIGURE 23

FIGURE 24

FIGURE 25

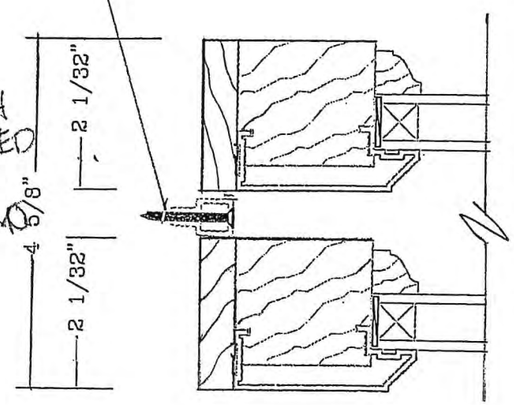






Aluminum parting stop at lower sash to be screwed in place with #6 x 1-1/4" screws.

NOTE:
PROPOSED SASH AS MANUFACTURED BY "RE-VIEW" OF KANSAS CITY, MO.



PROPOSED

EXISTING
"WILLIAMS PIVOT SASH"
TO BE REMOVED.

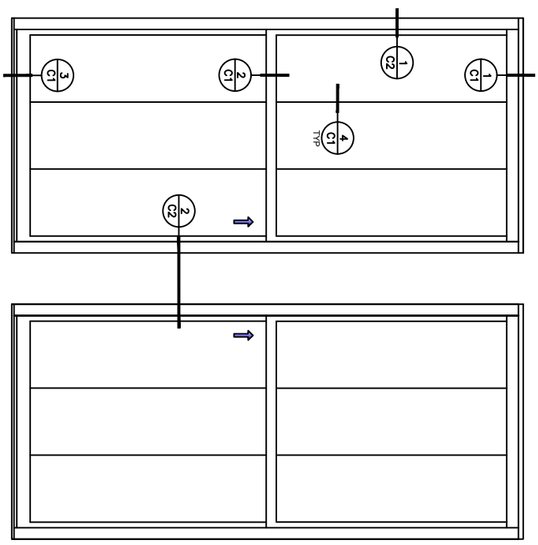
PROPOSED
ALUMINUM CLAD FIXED SASH
IN EXIST'G COPPER CLAD FRAMES

WINDOW CONTRACTOR:
BLACKBERRY SYSTEMS, INC.

PROJECT: THE FOWLER BUILDING
OWNER: BEDROCK LLC
ARCHITECT: QUINN EVANS

SHEET ONE
OF ONE

LAST UPDATED BY: RBOCK 6/17/2020 3:17 PM



Drawing Created 6/9/20

QUAKER COMMERCIAL WINDOWS AND DOORS
PHONE (573)-744-5211
FAX (573)-744-5586
COMMERCIAL
FAX (573)-744-5822
aneuner@quakerwindows.com
504 Highway 63 South
Freeburg, MO 65035

Drawn By: Rod Bock
Checked By: ----
Scale: 3/8" = 1'
Sheet #: A3

Description: ELEVATIONS

QUAKER WINDOW PRODUCTS WILL NOT BE RESPONSIBLE FOR FIELD MEASUREMENT, QUANTITIES, & INSTALLATION DESIGN. CONTRACTOR MUST VERIFY ALL DIMENSIONS.

Project Name: Fowler Bldg

LAST UPDATED BY: RBOCK 6/17/2020 3:17 PM

NAILING FLANGES AND DRIP CAPS (INTEGRAL OR APPLIED) DO NOT TAKE THE PLACE OF WINDOW FLASHING. ALL WINDOWS AND DOORS MUST BE PROPERLY FLASHED AND SEALED WITH MATERIAL COMPATIBLE SEALANT FOR PROTECTION AGAINST WATER AND INFILTRATION AROUND THE ENTIRE PERIMETER. FAILURE TO DO SO COULD RESULT IN PRODUCT OR PROPERTY DAMAGE.

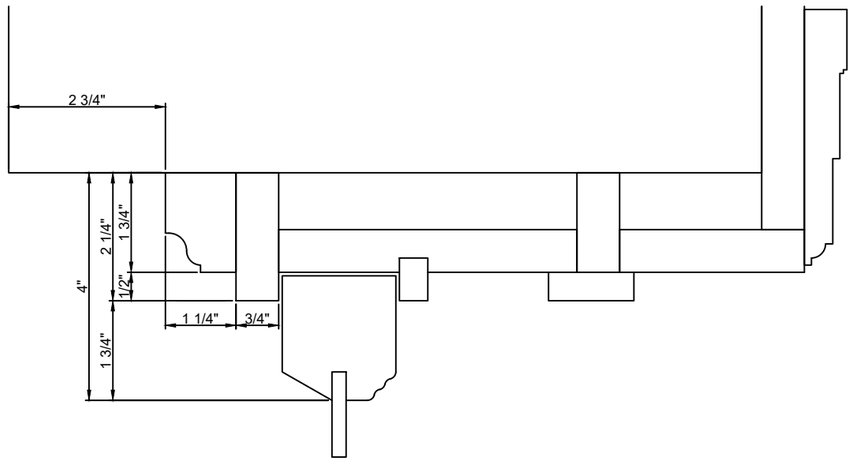
NOTICE:
QUAKER DOES NOT SUPPLY ANY FASTENERS, SHIMS, BACKER ROD, OR SEALANTS. UNLESS OTHERWISE NOTED.

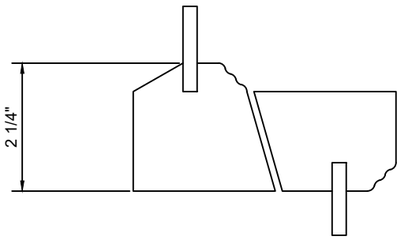
VERIFY INSTALLATION
VERIFY WALL DETAILS

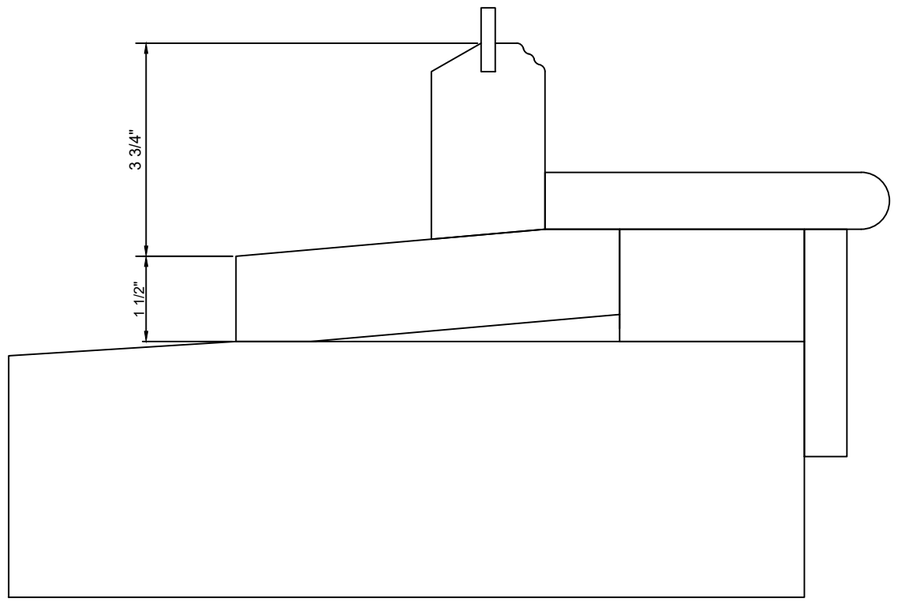
SEALANT MUST MEET OR EXCEED ASTM C920-11 SPECIFICATION

PROVIDE ADEQUATE BLOCKING TO SUPPORT THE SILL OF THE WINDOW

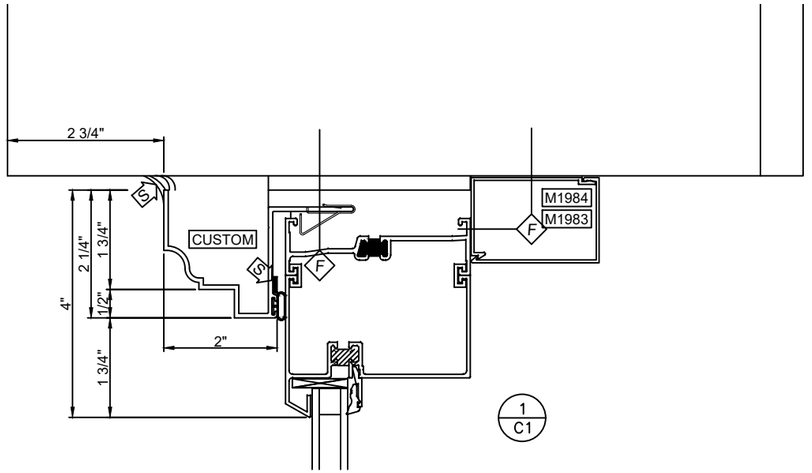
EXTERIOR

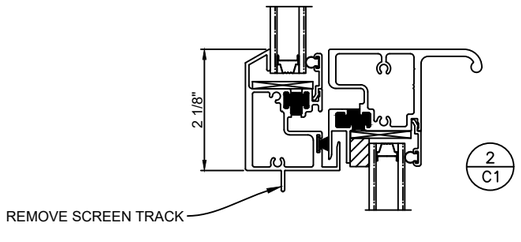


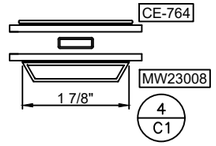


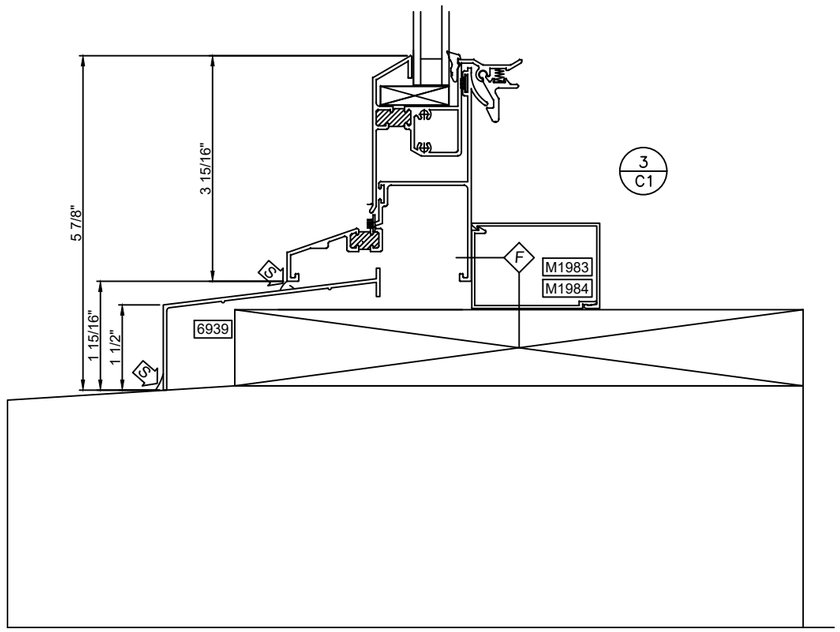


EXISTING









PROPOSED

EXTERIOR

Project Name: Fowler Bldg ---- ----

Description: CUT DETAILS

QUAKER WINDOW PRODUCTS WILL NOT BE RESPONSIBLE FOR FIELD MEASUREMENT, QUANTITIES, & INSTALLATION DESIGN. CONTRACTOR MUST VERIFY ALL DIMENSIONS.

PHONE (573)-744-5211
FAX (573)-744-5586
COMMERCIAL
FAX (573)-744-5822
aneuner@quakerwindows.com
504 Highway 63 South
Freeburg, MO 65035

Drawn By: Rod Bock
Checked By: ----
Scale: 3/8"=1"
Sheet # C1

Drawing Created 6/9/20

LAST UPDATED BY: RBOCK 6/17/2020 3:17 PM

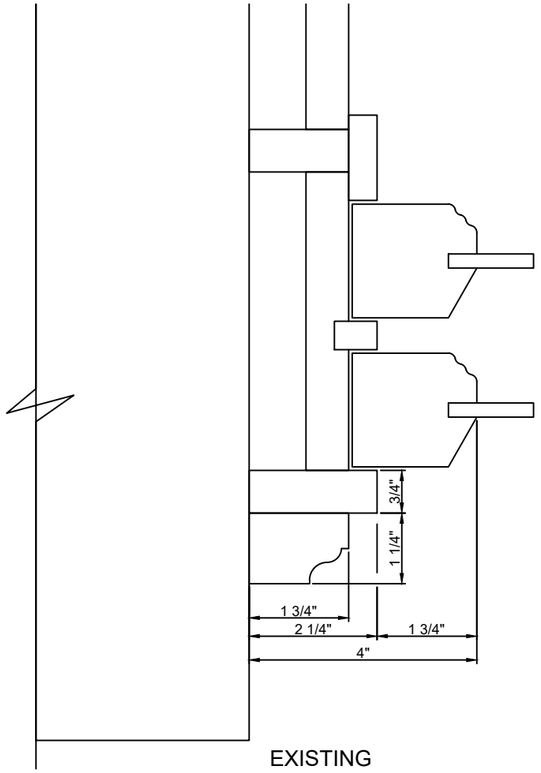
NAILING FLANGES AND DRIP CAPS (INTEGRAL OR APPLIED) DO NOT TAKE THE PLACE OF WINDOW FLASHING. ALL WINDOWS AND DOORS MUST BE PROPERLY FLASHED AND SEALED WITH MATERIAL COMPATIBLE SEALANT FOR PROTECTION AGAINST WATER AND INFILTRATION AROUND THE ENTIRE PERIMETER. FAILURE TO DO SO COULD RESULT IN PRODUCT OR PROPERTY DAMAGE.

NOTICE:
QUAKER DOES NOT SUPPLY ANY FASTENERS, SHIMS, BACKER ROD, OR SEALANTS. UNLESS OTHERWISE NOTED.

VERIFY INSTALLATION
VERIFY WALL DETAILS

SEALANT MUST MEET OR EXCEED ASTM C920-11 SPECIFICATION

PROVIDE ADEQUATE BLOCKING TO SUPPORT THE SILL OF THE WINDOW



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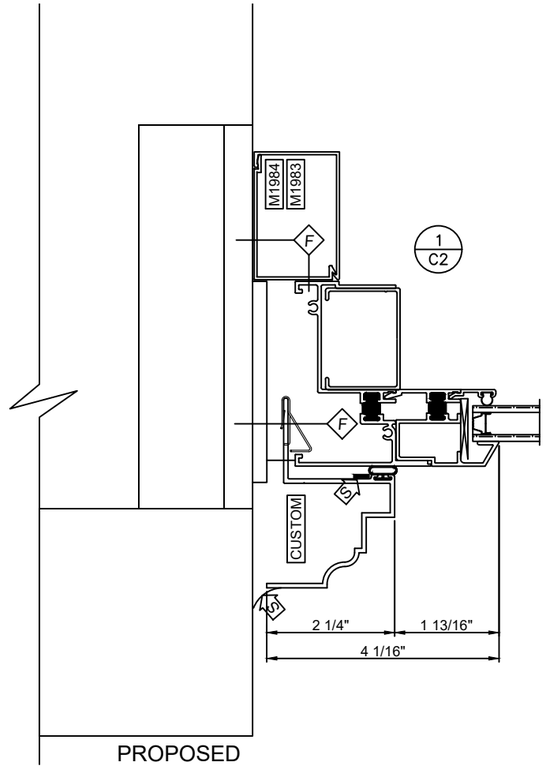
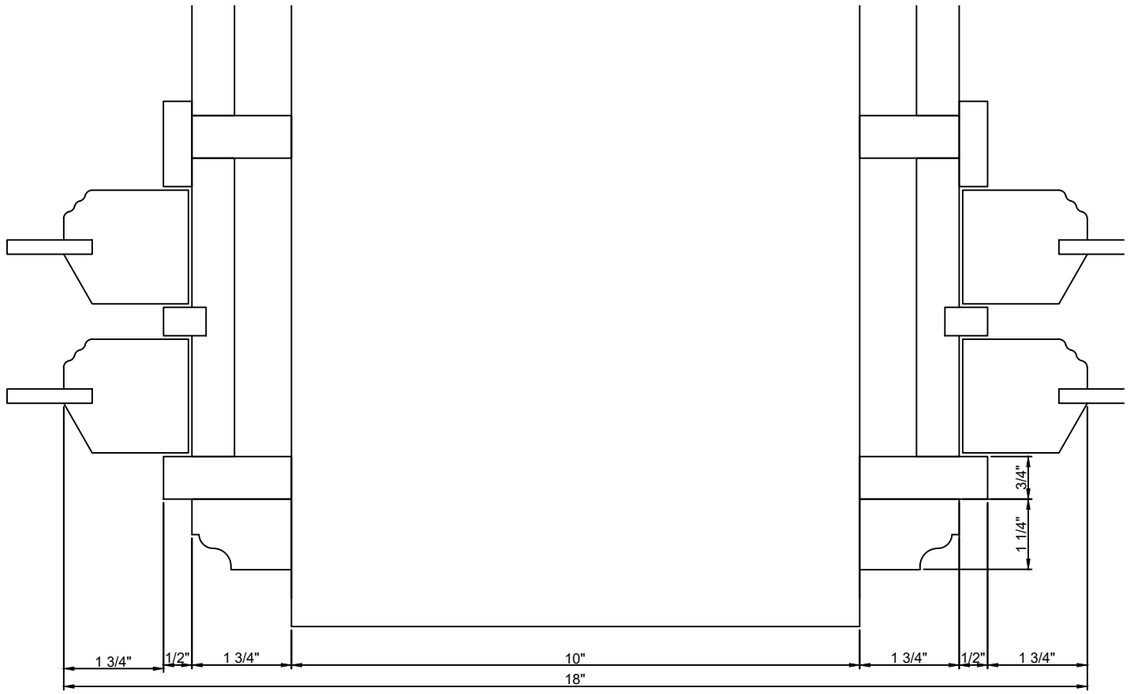


PROPOSED

EXTERIOR



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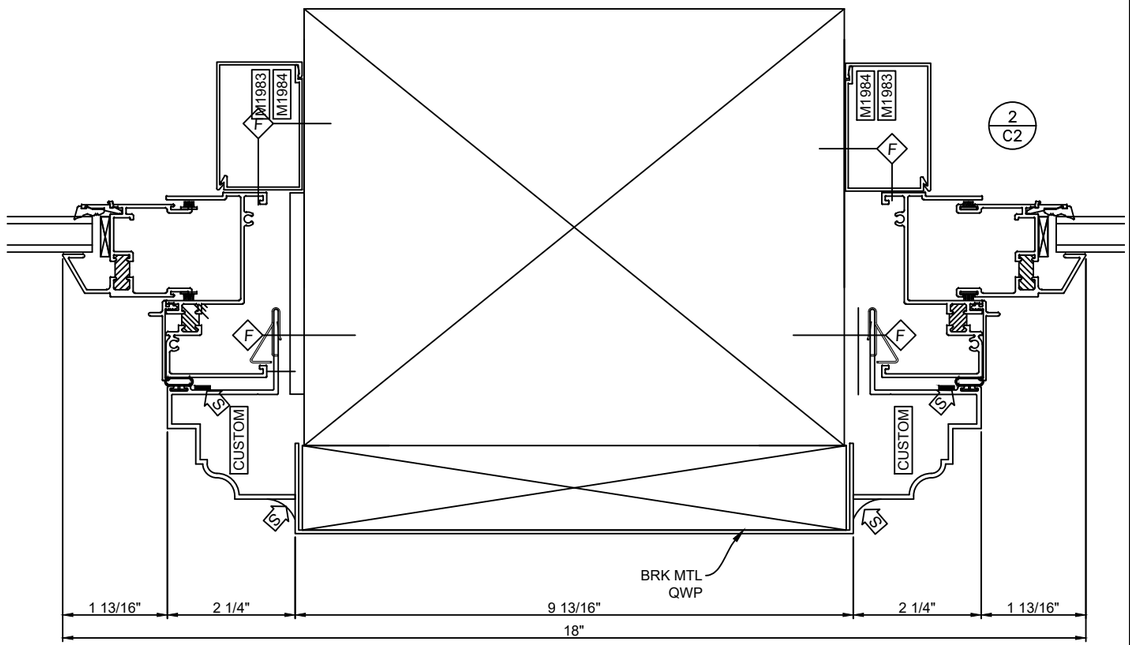

PROPOSED

Project Name: Fowler Bldg ---- ----

Description: CUT DETAILS

QUAKER WINDOW PRODUCTS WILL NOT BE RESPONSIBLE FOR FIELD MEASUREMENT, QUANTITIES, & INSTALLATION DESIGN. CONTRACTOR MUST VERIFY ALL DIMENSIONS.

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aneuner@quakerwindows.com

QUAKER WINDOWS AND DOORS

Drawn By: Rod Bock
Checked By: ----

Scale: 3/8"=1"
Sheet # C2

504 Highway 63 South
Freeburg, MO 65035

Drawing Created
6/9/20

HISTORIC DISTRICT COMMISSION
PROJECT REVIEW REQUEST

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

DATE: 6/18/20

PROPERTY INFORMATION

ADDRESS: 1225 Woodward **AKA:** Fowler Building

HISTORIC DISTRICT: Lower Woodward Avenue HD

APPLICANT IDENTIFICATION

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

NAME: Cassandra Talley **COMPANY NAME:** Kraemer Design Group

ADDRESS: 1420 Broadway **CITY:** Detroit **STATE:** MI **ZIP:** 48226

PHONE: 313 965-3399 **MOBILE:** n/a **EMAIL:** cassandra.talley@thekraemeredge.com

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

- ☑ **Photographs** of ALL sides of existing building or site
- ☑ **Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, and material)
- ☑ **Description of existing conditions** (including materials and design)
- ☑ **Description of project** (including 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)

NOTE:
Based on the scope of work, additional documentation may be required
See www.detroitmi.gov/hdc for scope-specific requirements

SUBMIT COMPLETED REQUESTS TO: HDC@DETROITMI.GOV

SEC. 25-2-139. LOWER WOODWARD AVENUE HISTORIC DISTRICT.

(A) An Historic District to be known as the Lower Woodward Avenue Historic District is hereby established in accordance with the provisions of this Article.

(B) This Historic District Designation is hereby certified as being consistent with the Detroit Master Plan.

(C) The boundaries of the Lower Woodward Avenue Historic District are as shown on the map on file in the office of the City Clerk, and shall be: Beginning at a point, that point being the intersection of the centerline of Woodward Avenue with the centerline of State Street; thence southwest along the centerline of State Street to its intersection with the centerline of the alley lying parallel to and between Woodward Avenue and Griswold Street; thence northwest along the centerline of said alley to its intersection with the south line, extended to the southeast and northwest, of Lot 18 of the Plat of Section 8, Governor's & Judge's Plan of Section 8, as recorded in Liber 34 of Deeds, Page 543, Wayne County Records; thence northwest along said south line of Lot 18 to its intersection with the centerline of Washington Boulevard., thence north along the centerline of Washington Blvd. To its intersection with the south line, extended east and west, of Lot 20 of the Plat of Section 8, Governor's & Judge's Plan of Section 8, as recorded in Liber 34 of Deeds, Page 543, Wayne County Records; thence east along said south line of Lot 20 as extended to its intersection with the southeast line, extended northeast and southwest, of Lot 23 of the Plat of Section 8, Governor's & Judge's Plan of Section 8, as recorded in Liber 34 of Deeds, Page 543, Wayne County Records; thence northeast along said southeast line of Lot 23 as extended to its intersection with the centerline of Woodward Avenue; thence northwest along the centerline of Woodward Avenue to its intersection with the common centerline of Park Avenue and Witherell Avenue; thence north and east along the centerline of Witherell Avenue to its intersection with the northeast property line, extended northwest and southeast, of Lot 22, Plat of Section 7, Governor's & Judge's Plan of Section 7, as recorded in Liber 34 of Deeds, Page 543, Wayne County Records; thence southeast along said northeast boundary of Lot 22 to its intersection with the centerline of the alley located parallel to and northeast of Woodward Avenue (which alley lies between Woodward Avenue and Farmer Street southeast of John R. Avenue); thence southeast along the centerline of said alley to its intersection with the centerline of East Grand River Avenue; thence southwest along the centerline of East Grand River Avenue to its intersection with the centerline of Woodward Avenue; thence southeast along the centerline of Woodward Avenue to the point of the beginning (Legal Description: Lots 17-19, 24-39, Plat of Section 8, Governor & Judges Plan, l. 34, p. 543(Deeds); Lots 22-32, Plat of Section 7, Governor & Judges Plan (Deeds), l. 34, p. 544.)

(D) The design treatment level of the Lower Woodward Avenue historic district shall be conservation as provided for in section 25-2-2(3) of this code.

(E) The defined elements of design, as provided for in section 25-2-2 of this code, shall be as follows:

(1) *Height*. Building heights in the Lower Woodward Avenue Historic District are not uniform. They range from one (1) story to thirty-four (34) stories, most ranging between four (4) and eight (8) stories tall. The few one and two story buildings tend to be later additions to the streetscape. The Eaton tower, the thirty-four story building on the corner of Witherell and Woodward Avenues, is the terminus on the east side of Woodward at Grand Circus Park, and the counterpoint to the David Whitney building opposite it on the west side of Woodward Avenue.

(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.

(5) *Rhythm of spacing of buildings on streets*. All buildings comprising the Lower Woodward Avenue Historic District occupy their full lot and abut each other, resulting in a continuous streetscape.

(6) *Rhythm of entrance and/or porch projections*. The original arrangement of storefront windows and recessed entrances create a pattern along the street. The placement of original entrances on individual facades is not consistent; rather, it is dependent on the width of the building and the number of retail spaces entered from the street. Buildings on corners sometimes have corner entrances recessed and angled behind a corner post. The entrance to the Washington Arcade/Himelhoch Building at 1545 Woodward is deeply recessed beneath a broad arch that provides access to display windows on either side. No facade projections beyond the front lot line exist into the public right-of-way.

(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.

(9) *Relationship of colors*. The majority of buildings in the Lower Woodward Historic District are in a light color range. Within this range, most are clad in white or light beige terra cotta, while some are limestone, and/or buff brick. Red brick, terra cotta and sandstone also exist. Window frames tend to be painted in dark tones, such as black or deep green.

(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.

(11) *Relationship of roof shapes*. None of the roofs in the district are visible from street level.

(12) *Walls of continuity*. The major wall of continuity is created by the continuous row of abutting buildings with uniform setbacks. Trees planted in sidewalk grates and historic street lights uniformly placed create secondary walls of continuity.

(13) *Relationship of significant landscape features and surface treatments*. The major area of surface treatment is the public sidewalk in front of the buildings and the roadbed of Woodward Avenue, both of which were repaved in the early 1980's. Close to the building line is a concrete sidewalk of standard width; square reddish-orange and brown pavers set diagonally extend to the granite curbs. South of Grand River Avenue are red and gray areas of pavers on the street; north of Grand River, the street is concrete with lanes marked with granite pavers. Along the sidewalk are trees planted in metal sidewalk grates, clusters of round planters of unpolished granite or pebble aggregate in different sizes and heights, waste receptacles, and water fountains of the same material. Wood benches and steel and glass bus stops exist north of Grand River Avenue. Traffic lights are of modern steel and reach over the street. Double ornamental pendant street lighting standards (#4229 steel standards) are painted black; on the side streets are modern poles with a five- globe arrangement.

(14) *Relationship of open space to structures*. The major open space is the street and sidewalk in front of the buildings. The Lower Woodward historic district culminates in the open space of Grand Circus Park to the north and open space in the form of a vacant lot south of state street on the west side of Woodward Avenue and new development under construction on the east side of Woodward Avenue.

(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.

(16) *Directional expression of front elevations*. Individual buildings are vertical in directional expression, an impression reinforced by the repetition of tall pilasters defining bays. When taken as a whole, an unbroken horizontal streetscape exists.

(17) *Rhythm of building setbacks*. A consistency of building setback is created due to the siting of all buildings on the front building lines throughout the district.

(18) *Relationship of lot coverages*. All of the buildings occupy their entire lots.

(19) *Degree of complexity within the facades*. The degree of complexity ranges from very simple to moderately complex.

(20) *Orientation, vistas, overviews*. The vista looking north or south is of a singular, intact streetscape defined by the wall of historic buildings that creates a canyon effect. The repetition of vertical pilasters throughout the District, seen from either end, creates an overall rhythm and texture to the entire district. All of the buildings are oriented toward Woodward Avenue; the buildings on corner lots may have secondary entrances on the side streets. At its northern end, the District culminates with two skyscrapers, one on each corner, and the open space of Grand Circus Park. The elevated people mover track interferes with the vista at this northern end of the District. The streetscape south of the District is less intact, with new construction on the east side of the street.

(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 inthe 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.

Masonry Cleaning Guidelines

"The surface cleaning of structures shall be undertaken with the -gentlest means possible."1

The Historic District Commission generally approves of the inclusion of exterior masonry cleaning for the rehabilitation or restoration of an historic structure, provided that the cleaning technique used will not cause damage or permanent alteration to the historic structure. The natural weathering and discoloration of masonry materials, patina2, is to be respected as the appearance achieved as a result of the original designers selection of exterior materials. The Commission discourages the use of any cleaning technique that would totally remove this natural patina from an original building material. The Commission does not discourage the removal of surface grime (airborne dirt and pollutants), or stains resulting from failure of drainage systems, graffiti, etc.

Definitions

I. For the purposes of this policy, the term "masonry" is understood to include all brick, stone, stucco, terra cotta, ceramic tile and cement exterior finish materials.

II. The term "cleaning technique" is meant to encompass all aspects of a masonry cleaning method including; type of cleaning agent, type of rinse, method and/or pressure of cleaning agent and rinse applications, and all other actions or precautions taken to insure the proper and safe utilization of a particular cleaning method.

III. For the purposes of this policy, the term "abrasive cleaning" is meant to include all cleaning techniques that physically abrade the building surface to remove soils, discolorations, or coatings. Such techniques involve the use of certain materials which impact or abrade a masonry surface under pressure, or abrasive tools and equipment. The following materials are some examples of abrasive substances that are applied through a stream of high pressure water or air:

sand
ground slag or volcanic ash crushed walnut or almond shells rice husks
ground corncobs
ground coconut shells
crushed eggshells
silica flour
synthetic particles
glass beads
micro balloons baking soda

The use of water under high pressure can also be an abrasive material under certain circumstances.

The following are some examples of tools and equipment which are abrasive to masonry surfaces 3:

wire brushes
rotary wheels
power sanding disks
rotary or belt sanders

Purpose

The Historic District Commission sets forth this policy statement for the purpose of assisting property owners and building contractors in planning an appropriate rehabilitation of structures located within an historic district.

Building Permit Applications

The Historic District Commission shall review all building permit applications proposing the cleaning of a masonry surface as individual cases. No person should interpret any Commission approval of a cleaning technique for an individual structure as being precedent setting, thereby allowing the unrestricted use of that cleaning technique. Each building permit application for masonry cleaning shall be reviewed and decided on the basis of the cleaning technique proposed, and the type and condition of the exterior material to be cleaned.

In all cases where masonry cleaning is proposed, the following information is required as part of the application for a building permit:

A. The property owner shall submit an explanation as to the pur-pose for desiring to clean the masonry surface(s) of their building.

B. The property owner or building contractor shall submit a de-tailed written description of the cleaning technique to be used. This description is to include:

1. An exact description of the cleaning agent to be applied. If a chemical cleaner is proposed, then the proper nomenclature of the chemical must be specified (in addition to brand name). The pressure and/or method in which the cleaning agent will be applied must be specified.

2. If a rinse is called for, a description of the rinse, and the pressure and/or method in which the rinse will be applied, must be specified.

3. Pressure specification are to be expressed in pounds per square inch (PSI) exerted at the nozzle of the instrument (wand).

C. An exact description and location of the exterior materials that are to be cleaned and photos of the existing condition are required. This description should include an analysis of the existing condition of the exterior materials to be cleaned (i.e. cracked, spalling, open joints, patched, etc.).

D. A test patch, located on a small area (maximum of 9 sq. feet in an inconspicuous spot, is required to be performed prior to processing of an application for masonry cleaning. This test patch is required regardless of the cleaning technique being proposed. Approval of a building permit application can only be obtained after this test area has been inspected by the Commission's staff, and the cleaning technique has been found to be non-detrimental to the structure.

In those cases where more than one type of material is to be cleaned, or where different textures exist on the same material, a test patch will be required for each of the materials and/or textured surfaces involved.

The Commission's staff shall review all submissions and shall only process an application once all of the above described information has been submitted and the staff has determined that the application sub-mission is complete.

Guidelines

Any proposal for masonry cleaning shall meet the following appli-cable conditions:

A. Abrasive cleaning will not be permitted on exterior masonry surface.

B. Chemical cleaning is permissible provided:

1. That the cleaning contractor submit written guarantees stating that any damage that might be caused to adjacent glass, stone, brick, stucco, wood, paint, foundation plantings (landscaping) or other building or plant materials, shall be repaired in an appropriate manner as deter-mined by the Historic District Commission. If the con-tractor gives financial remuneration to the property owner in lieu of making physical repairs, the property owner will then be responsible for making those repairs. A set time limit for completing these repairs may be given by the Commission.

2. That the cleaning method proposed is not one that is known to cause damage to the type of material that is intended to be cleaned.

C. High pressure liquid cleaning will be permitted if it is shown (by means of a test patch) that the proposed amount of pressure will not cause abrasive damage to the materials it is to clean.

D. Any cleaning technique that involves the use of pressure applied water as a cleaning agent or rinse, shall not be scheduled for performance during periods of weather where freezing temperatures are prevalent. Scheduling of such work should allow at least two calendar weeks for the proper "drying out" of the cleaned masonry surfaces prior to the onset of freezing weather conditions.

Generally, wet cleaning should only take place between April 15 and November 1 of any given year.

E. Necessary masonry repairs (i.e. tuckpointing, stucco patching, crack repairs, etc.) are to be satisfactorily completed prior to cleaning the masonry surface. This measure will help safe-guard against possible damages that could be caused by the cleaning technique. A masonry surface must be in a state of good repair before cleaning is attempted.

F. In preparing to repaint masonry, stripping should only occur where the paint can be easily removed, without damaging the underlying masonry. In any other instance where paint stripping can not be performed without causing damage to the underlying ma-sonry surface, repainting is the only appropriate solution.

Recommended Techniques

A. Abrasive cleaning will not be permitted for use on exterior masonry,

B. With the exception of certain detergents, chemical cleaning is not recommended for most stone and stucco surfaces. Some stone tends to be stained by chemical cleaners, while the fragile nature of stucco re-stricts the use of chemical cleaners to only those areas that are in good condition and not showing signs of deterioration. A water rinse is required whenever a chemical cleaner is to be used.

C. Stucco or stone surfaces are best cleaned by use of a mild detergent and a low pressure water rinse, or with the use of plain water applied at low pressure. This method can also be used on most masonry surfaces where harsher methods of masonry cleaning could cause damage to the masonry.

D. Where approved masonry cleaning techniques do not achieve the desired results on painted stucco, repainting is recommended.

E. High temperature water or steam cleaning can usually be used successfully on all masonry surfaces. Appropriate repairs should be made, where needed, on the masonry surface prior to employing this cleaning technique.

F. It is recommended that the required test patch be allowed to weather through a complete cycle of seasons (one year) in order to determine the long range effects of a cleaning technique.

G. Proper safety precautions should always be taken to protect equipment operators, surrounding building materials, surround-ing landscape materials and the general public from the hazards inherent to the specific cleaning technique being used.

H. Paint stripping from masonry surfaces that were either painted originally, or early in the building's history, should not occur unless removing damaged or deteriorated paint to the next sound layer in preparation for repainting. Painting of masonry buildings was usually done to conform to the style influences of the period, or to assist in weather-proofing and protecting a poor quality masonry material. Either or both of these reasons is adequate cause to not permanently remove paint from the surface of a building.

I. A poultice can be used for spot stain removal. Made of a chemical specific for the type of stain or water and a binder such as fuller’s earth or sawdust, a poultice is applied directly to the area. The stain is drawn into the poultice as it dries and pulls away from the wall.

For Further Information:

The Secretary of the Interior’s Guidelines for Rehabilitating Historic Buildings, Standard #7

Preservation Briefs available from the National Park Service: #1 "The Cleaning and Waterproofing Coating of Masonry Buildings", #6 "Dangers of Abrasive Cleaning of Historic Buildings" and #38 "Removing Graffiti from Historic Masonry"

"Keeping it Clean" by Anne E. Grimmer, U.S. Department of the Interior. PRG Inc. Box 1768 Rockville, MD 20847-1767, (301)309-2222