

**STAFF REPORT 11-12-2020 MEETING**

**PREPARED BY: G. LANDSBERG**

**APPLICATION NUMBER: 20-6932**

**ADDRESSES: 208 MACK (AKA THE ALBERT KAHN HOUSE)**

**HISTORIC DISTRICT: BRUSH PARK**

**APPLICANT: ALBERT KAHN ASSOCIATES (ARCHITECT)**

**OWNER: DETROIT URBAN LEAGUE**

**DATE OF COMPLETE APPLICATION: 10-19-20**

**DATE OF STAFF VISIT: 10-30-20**

**SCOPE: REPLACEMENT OF HISTORIC TILE ROOF, INCLUDING GUTTERS AND DOWNSPOUTS**

**EXISTING CONDITIONS**

The Albert Kahn House, erected in 1906 and designed by its owner, is an English Renaissance/Cottage Style home which was built on Rowena (now Mack) near Woodward, when this area was a high-society residential enclave at the northern end of Brush Park. A large addition, or wing, was added along John R extending south in 1928. Today the property manages to maintain its historic setting at the intersection of a busy commercial corridor, adjacent to and across from supermarkets, coffee shops, banks, offices and hospital buildings. The building is used as office space for the Detroit Urban League, which has been a steward of the building for more than half its life. The property, along with its local designation in 1980 as part of the Brush Park Historic District, was designated a Michigan Historical Site in 1971 and was individually listed on the National Register of Historic Places in 1972.



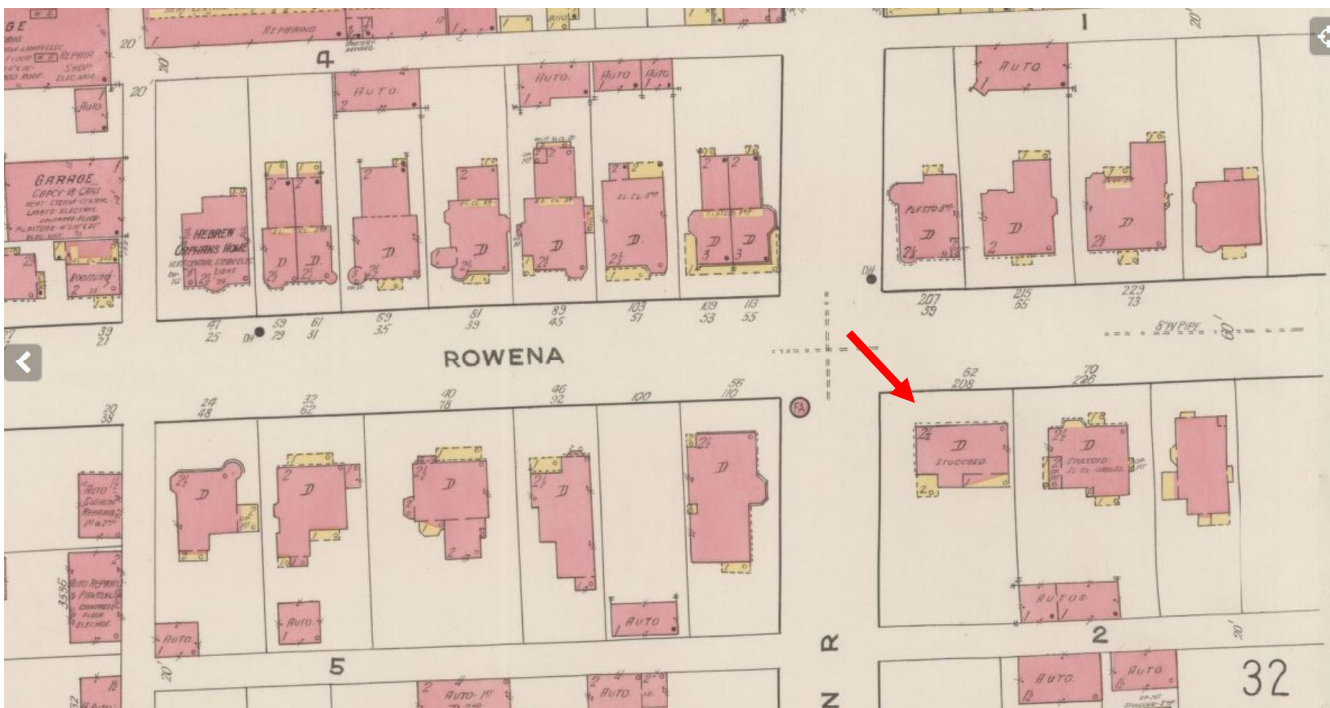
*View of the Albert Kahn House. Staff photo, October 30, 2020.*

The Albert Kahn House is a key building in Detroit's architectural history, the home of Detroit's most celebrated architect, bridging the gap between the effected historic eclecticism of the 19<sup>th</sup> Century and an emerging residential modernist vocabulary which would dominate the 20<sup>th</sup> Century. Kahn died in the home in

1942. The property is individually referenced in every city-wide survey of important Detroit architecture; were it not already in the Brush Park historic district, it would likely be a candidate for individual designation at the local level.

Writing in his seminal tome *The Buildings of Detroit: A History*, published in 1968, eminent architectural historian W. Hawkins Ferry classifies the home as cottage style, and in his chapter on the “Lure of the Middle Ages”, writes that Albert Kahn was a founding member of the Society of Arts and Crafts, and that “its standards of simplicity and good taste appealed to him.” Continuing, Ferry writes that:

For the same reason he was attracted by the cottage style, but the extravagant taste of his wealthy clients was not conducive to development in this direction. No such hindrance existed when he built his own house at the southeast corner of Mack avenue and John R in 1906. Here the oppressive souvenirs of the Middle Ages had all but vanished to expose the clean surfaces of a house adapted to modern living. Windows were grouped according to the internal needs of the plan yet were adjusted to form a part of a carefully studied overall design. Contrasting materials on different floor levels provided a horizontal emphasis, which was broken by the vertical grouping of the bay windows and other minor accents. Today this interesting house belongs to the Detroit Urban League.



Historic context circa 1921, Sanborn Map. Originally 62 Rowena, then 208 Rowena, then 208 Mack. Shown before erection of rear wing.

Similarly, writing in the *AIA Detroit Guide to Detroit Architecture* (2003), Eric J. Hill, FAIA, and John Gallagher note that:

When it came time to design his own house Albert Kahn revealed his affinity for the English Domestic Revival of the day. The floral carving on the round-arched front door and the interior woodwork reflected his love of craftsmanship. In fact, much of the furniture was designed by this prolific Renaissance man, as well. In 1928, Kahn added a spacious gallery to accommodate his library and art collection. The extensive gardens, now rather obscure, were an important part of his private world.

The city’s own Historic Designation Advisory Board (HDAB), in their 1980 report for the Brush Park Historic District, states that the house “clearly derives from English precedents of the late nineteenth century, in work by such architects as [C.F.A.] Voysey and [Philip] Webb.” Continuing, HDAB writes:



Taking as a departure point medieval and Elizabethan precedent, these Englishmen created a style sometimes called the “Cottage Style” which was a then-startling departure from the standard elaborate residences of the late nineteenth century. Modern in spirit, these houses dispensed with elaborate and often cheap detail, and allowed simplicity and good workmanship to speak for themselves...Kahn saw in the work of these Englishmen an opportunity to design comfortable and beautiful housing without the excesses of an era that shifted styles in building as easily as styles in hats. His own house, with a later wing added to the rear, is an excellent example.



Sanborn map updated to 1950, showing significant rear additions (including auto garage) erected 1928 and later. Note that the use has already been revised from dwelling (D) to “club house.”

The house today retains a high degree of material integrity. The home is built of brick, with stone trim at the first story and stucco at the second. A stone-arched entrance and two closely-spaced roof-top dormers form the main north-facing composition, with a two-story bay at the west, weighing the composition towards the intersection with John R. Wood-sash windows, many with individual and multiple lights divided by wooden muntins (or in some cases leaded glass) are extant throughout the building. Some door and window openings, especially on the east elevation, have been closed with security screens.

Both the original portion and the later additions are topped with a clay tile roof exhibiting significant patina, suggesting it is mostly original fabric. There are many areas of deterioration and cracking, some of which have been patched. The roof has open valleys which feature patinated and likely original copper flashing. The existing half-round gutters, judging from dents and impressions in its current condition, appear to be a soft metal, likely copper or lead-coated copper, which has been painted. The downspouts, including collector boxes and ornamental attachment brackets, appear to be of historic age and may be painted copper, a metallic zinc/lead alloy, or ferrous metal (steel).



*Official photo from National Register Nomination, dated October 1972.*



*HDAB Designation Photo, dated 1980.*





*Detail view of rooftop dormers at main façade. Staff photo, October 30, 2020.*



*Detail view of roof and ornamental downspout system. Note also the radiused elbow bend at bottom. Staff photo, October 30, 2020.*





*Detail view of eave/downspout system at main façade. Staff photo, October 30, 2020.*



*Detail view of roof along John R elevation. Note visible copper and indentations at edge of gutter. Staff photo, October 30, 2020.*





*Detail view of roof as seen from John R. Note copper flashing and wear/tear on gutters consistent with a soft metal. Staff photo, October 30, 2020.*



*View of rear of original portion from public alley. Staff photo, October 30, 2020.*

## **PROPOSAL**

Submitted by the original architect's firm, Albert Kahn Associates, the current proposal before the Commission involves wholesale replacement of the deteriorated and century-old tile roof, including replacement of downspouts and gutters "as existing conditions require".

Per the applicant, the proposed scope of work (applicant words in italics) is:

### ***Roof and Gutter Replacment***

- *Miscellaneous repairs to roof frame/structure*
- *Flashing replacement/repairs*
- *Ice & weather shield underlayment membrane*
- *New clay tile roof tile system (appropriate for Michigan climate)*
- *Replace copper valleys*
- *Replace flat/low slope roofs*
- *Miscellaneous roof accessories*
- *Horizontal gutters*
- *Vertical down spouts*
- *Accessories/collector boxes*

There is some ambiguity concerning the exact treatment of some of the above items, explored below under Issues.

## **STAFF OBSERVATIONS AND RESEARCH**

- While the building is a contributing property to the Brush Park Historic District, staff advocates that the building should also carry individual significance, given the home's architect, design, historic integrity, and individual listings at the federal and state level. Alterations and repairs to an individually significant building built by a nationally recognized architect for his own home should receive the highest degree of scrutiny from the Commission.
- The existing clay tile roof, while was designed to last for a very long time, is nevertheless a "consumable" historic material that has demonstrably reached the end of its lifespan and is due for an historically appropriate replacement
- In 1977, the Michigan State Historic Preservation Officer (SHPO) certified an application to the National Park Service for "Restoration of the Albert Kahn House roof," including "Removal of present roof tiles, roof undergirding, weatherproofing and replacement of tiles." Based on field observation, HDC staff and the applicant's architect are in agreement that this project was probably never undertaken, for reasons unknown. The application is appended to the National Register nomination attached to this report.
- It is not clear that the existing gutters, downspouts, and rain system components, which appear to be built of high-quality materials and exhibit custom features and fasteners, have exceeded their life span, were meant to be "consumable" materials, or are beyond feasible repair. The Commission should identify these features as being among the "minor accents" prized by Ferry in his architectural analysis, representative of the "love of craftsmanship" identified in the AIA Guide, and exhibiting the "workmanship" prized in the HDAB report.
- Both the gutters and downspouts are currently painted a muddy pink tone, which is not consistent with earlier photos showing dark-colored elements (as seen in the architect's submission materials), or designation photos showing light-colored gutters.

## **ISSUES**

- The quality, materiality, and dimension of the proposed replacement tiles are appropriate. When historic materials with a finite lifespan are replaced, there should be no expectation that an inauthentic historic



patina be introduced. New copper flashing or clay tile should appear new and be allowed to age in the same manner as the original elements did.

- Staff finds that the use of aluminum for gutters and downspouts requiring replacement, rather than a more historically appropriate material for this individually significant property, is not appropriate, given the feasibility and availability of copper, lead-coated copper, steel, or more appropriate historic materials. Aluminum was not used for gutters/downspouts during the historic era. The applicant states that aluminum was selected for the following reasons (applicant words in italics):
  - *The material is rust resistant and readily available*
  - *The existing gutters and downspouts have been painted and our intention is to keep all gutters and downspouts painted (perhaps with a more appropriate color)*
  - *The original intent for the gutters and downspouts is ambiguous, they were listed on both the original building and building addition construction documents generically - identified as 'metal'*
- It was initially unclear whether the submitted design proposal seeks to retain the existing collector boxes and oversized downspout brackets/decorative fasteners, which staff considers character-defining features. Unless they are demonstrably beyond repair, they should be retained and reused. The applicant confirmed via email that “Our intention is to save and re-use all of the existing collector boxes and brackets of the gutter and downspout system as possible. Unless they cannot convey water, they will be retained.”
- If the Commission permits some rain system components to be replaced outright based on deterioration (rather than repaired), staff would ask for additional detail concerning the intersections between original and replacement rain system segments, or if the applicant intends to replace an entire run of gutter/downspout based on a localized condition.

## RECOMMENDATION

### Section 21-2-73, Certificate of Appropriateness

It is staff's opinion that the proposal should qualify for a Certificate of Appropriateness. Staff recommends that the Commission approve a COA for the proposed application, as it meets the Secretary of the Interior's Standards and the Brush Park Historic District's Elements of Design, with the conditions that:

- The existing gutters, collector boxes, downspouts, connections, downspout brackets, and other character-defining elements of the rain system be retained, or if beyond feasible repair in certain locations, be rebuilt with appropriate matching materials (not aluminum)
- The applicant work with HDC staff to identify an appropriate darker paint color for the gutters and vertical rain elements (downspouts, brackets, collector boxes)



ALBERT KAHN ASSOCIATES, INC.

October 16, 2020

City of Detroit – Planning & Development Department  
2 Woodward Avenue, Suite 808  
Detroit, MI 48226

**Re: 208 Mack Avenue  
Detroit, MI 48201**

## **PROJECT INFORMATION**

The roof at the historic Albert Kahn Residence is at the end of its lifespan and requires replacement. This project will replace the failing roof with a historically appropriate terracotta tile. Existing areas of composite roof will be replaced with a membrane roof. Damaged and/or inoperable gutters and downspouts will also be replaced.

## **DESCRIPTION OF EXISTING CONDITIONS**

This project site is located in the Brush Park Historic District listed on the US National Register of Historic Places. The house was designated a Michigan State Historic Site on December 7, 1971 and listed on the National Registry for Historic Places on October 18, 1972.

Originally built as the Albert Kahn residence, the house is approximately 5,900 square feet of space. The original house was designed and built in 1907 with minor modifications in 1921, which contains 1,650sf on the first floor and 1,650sf on the second floor. The 1928 addition was designed to house a library and gallery for art collection, as well as a six-car garage and servant's quarters accessed from the back alley. The addition contains 1,600sf on the first floor, 1,000sf on the second floor, and a 1,200sf attached garage.

Albert Kahn continued to live in his home with his wife and four children until his death in 1942. The Urban League of Detroit and South East Michigan (ULDSEM) currently uses the first floor of the building for offices, receptions and large gatherings, with additional offices occupying the second floor. Much of the original architecture remains, however the ULDSEM has subdivided some spaces to gain office space and additional support spaces.

The home is in the English Renaissance style, constructed with stone trim on the lower half and stucco above with a terracotta tile roof. It is a two-story home with an attic and dormer windows. The house is soundproof and fireproof, with each floor constructed of reinforced concrete with wooden sleepers over top, supporting finished wood floors.

The existing terracotta roof is original to the building. There are many missing, broken, and cracked roof tiles. Flashings are in need of repair or replacement. Exterior wood elements continue to deteriorate due to continued exposure to the elements. Missing areas of tile have been patched in spots with a membrane and in other areas are left bare. This has led to exterior and interior deterioration caused by water infiltration. The roof is at the end of its lifespan and is in need of replacement. The Detroit Urban League has been awarded a grant from the National Park Service to replace the roof in a manner complying with historic requirements.



The existing roof tile is a smooth red clay terracotta tile nailed to wood sleepers on a tongue-and-groove wood underlayment on wood rafters. Where the tiles have been exposed to the elements they have acquired a dark uneven patina. Portions of unexposed tile have an even red clay finish with little color variation.

The house's many dormers have a tile roof which matches the main roof field. The dormer's vertical faces are also clad in terracotta which has been painted pink in recent years (see A-201). The fascia, gutters and downspouts have also been painted pink.

## **DESCRIPTION OF PROJECT**

This project includes the replacement of the tile roof and dormers with like material. The existing terracotta tile will be removed and replaced with new tile. The new roof and dormer tile will match the color of the original tile instead of the patina color. Associated roof trim, gutters, downspouts, and leader boxes will be painted to match the new roof tile. The resulting roof will appear uniform in color across the roof field, dormers and accessories. This matches the original color scheme of the building.

Existing gutters, downspouts and trim will be repaired and/ or replaced as existing conditions require. The replacement items are specified to match existing.

The areas of roof that were originally composite will be removed and replaced with an elastomeric roof membrane (EPDM). These areas are not visible from the street and this matches the original design.

## **DETAILED SCOPE OF WORK**

### Roof and Gutter Replacement

- Miscellaneous repairs to roof frame/structure
- Flashing replacement / repairs
- Ice & weather shield underlayment membrane
- New clay tile roof tile system (appropriate for Michigan climate)
- Replace copper valleys
- Replace flat / low slope roofs
- Miscellaneous roof accessories
- Horizontal gutters
- Vertical down spouts
- Accessories / collector boxes

## **ATTACHMENTS**

Completed Building Permit Application

Architectural Drawings

Brochures and Cut Sheets

Ludowici Terracotta Tile

EPDM Roofing

Gutters and Downspouts

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

City of Detroit - Planning & Development Department  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

Date: \_\_\_\_\_

## PROPERTY INFORMATION

ADDRESS: \_\_\_\_\_ AKA: \_\_\_\_\_

HISTORIC DISTRICT: \_\_\_\_\_

SCOPE OF WORK: (Check ALL that apply)

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

## APPLICANT IDENTIFICATION

Property Owner/  
Homeowner

Contractor

Tenant or  
Business Occupant

Architect/Engineer/  
Consultant

NAME: \_\_\_\_\_ COMPANY NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

## PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

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

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

### NOTE:

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

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

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

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

# P2 - BUILDING PERMIT APPLICATION

Date: \_\_\_\_\_

## PROPERTY INFORMATION

Address: \_\_\_\_\_ Floor: \_\_\_\_\_ Suite#: \_\_\_\_\_ Stories: \_\_\_\_\_

AKA: \_\_\_\_\_ Lot(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_

Parcel ID#(s): \_\_\_\_\_ Total Acres: \_\_\_\_\_ Lot Width: \_\_\_\_\_ Lot Depth: \_\_\_\_\_

Current Legal Use of Property: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Are there any existing buildings or structures on this parcel?  Yes  No

## PROJECT INFORMATION

**Permit Type:**  New  Alteration  Addition  Demolition  Correct Violations

Foundation Only  Change of Use  Temporary Use  Other: \_\_\_\_\_

Revision to Original Permit #: \_\_\_\_\_ (Original permit has been issued and is active)

**Description of Work** (Describe in detail proposed work and use of property, attach work list)

MBC use change  No MBC use change

**Included Improvements** (Check all applicable; these trade areas require separate permit applications)

HVAC/Mechanical  Electrical  Plumbing  Fire Sprinkler System  Fire Alarm

### Structure Type

New Building  Existing Structure  Tenant Space  Garage/Accessory Building

Other: \_\_\_\_\_ Size of Structure to be Demolished (LxWxH) \_\_\_\_\_ cubic ft.

Construction involves changes to the floor plan?  Yes  No

(e.g. interior demolition or construction to new walls)

Use Group: \_\_\_\_\_ Type of Construction (per current MI Bldg Code Table 601) \_\_\_\_\_

**Estimated Cost of Construction** \$ \_\_\_\_\_ By Contractor \$ \_\_\_\_\_ By Department

### Structure Use

Residential-Number of Units: \_\_\_\_\_  Office-Gross Floor Area \_\_\_\_\_  Industrial-Gross Floor Area \_\_\_\_\_

Commercial-Gross Floor Area: \_\_\_\_\_  Institutional-Gross Floor Area \_\_\_\_\_  Other-Gross Floor Area \_\_\_\_\_

Proposed No. of Employees: \_\_\_\_\_ List materials to be stored in the building: \_\_\_\_\_

**PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines.** (Building Permit Application Continues on Next Page)

### For Building Department Use Only

Intake By: \_\_\_\_\_ Date: \_\_\_\_\_ Fees Due: \_\_\_\_\_ DngBld?  No

Permit Description: \_\_\_\_\_

Permit #:

Current Legal Land Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Permit#: \_\_\_\_\_ Date Permit Issued: \_\_\_\_\_ Permit Cost: \$ \_\_\_\_\_

Zoning District: \_\_\_\_\_ Zoning Grant(s): \_\_\_\_\_

Lots Combined?  Yes  No (attach zoning clearance)

**Revised Cost** (revised permit applications only) Old \$ \_\_\_\_\_ New \$ \_\_\_\_\_

Structural: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_

Zoning: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_

Other: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_





**IDENTIFICATION** (All Fields Required)

**Property Owner/Homeowner**  Property Owner/Homeowner is Permit Applicant

Name: \_\_\_\_\_ Company Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_

Driver's License #: \_\_\_\_\_ Email: \_\_\_\_\_

**Contractor**  Contractor is Permit Applicant

Representative Name: \_\_\_\_\_ Company Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

City of Detroit License #: \_\_\_\_\_

**TENANT OR BUSINESS OCCUPANT**  Tenant is Permit Applicant

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**ARCHITECT/ENGINEER/CONSULTANT**  Architect/Engineer/Consultant is Permit Applicant

Name: \_\_\_\_\_ State Registration#: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

**HOMEOWNER AFFIDAVIT** (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Homeowner)

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_ A.D. \_\_\_\_\_ County, Michigan

Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
(Notary Public)

**PERMIT APPLICANT SIGNATURE**

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. **I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be**

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Permit Applicant)

Driver's License #: \_\_\_\_\_ Expiration: \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_ A.D. \_\_\_\_\_ County, Michigan

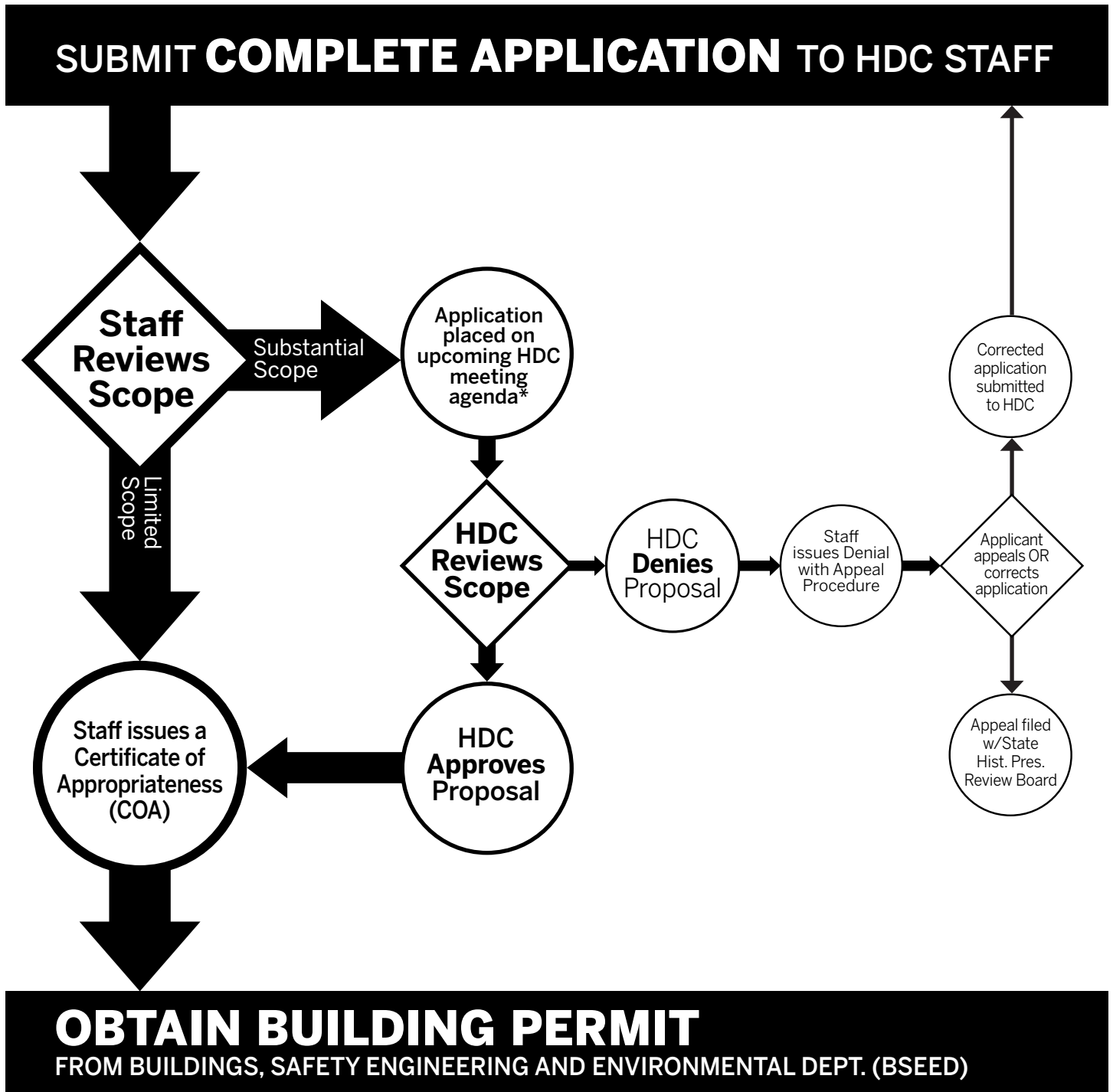
Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
(Notary Public)

**Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.**

This application can also be completed online. Visit [detroitmi.gov/bseed/elaps](http://detroitmi.gov/bseed/elaps) for more information.



# HISTORIC DISTRICT COMMISSION REVIEW & PERMIT PROCESS



## OBTAIN BUILDING PERMIT

FROM BUILDINGS, SAFETY ENGINEERING AND ENVIRONMENTAL DEPT. (BSEED)

\* THE COMMISSION MEETS REGULARY AT LEAST ONCE PER MONTH, TYPICALLY ON THE SECOND WEDNESDAY OF THE MONTH. (SEE WEBSITE FOR MEETING SCHEDULE/AGENDAS)

FIND OUT MORE AT [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc)











ARCHITECTURAL ABBREVIATION LIST

Table with 4 columns: ABBREVIATION, DESCRIPTION, ABBREVIATION, DESCRIPTION. Lists various architectural terms and their abbreviations, such as AC/VENT, AB, ABRV, etc.

ARCHITECTURAL SYMBOLS

Architectural symbols section containing diagrams and lists of symbols. Includes 'TYPICAL EXPANSION ASSEMBLY' diagram, 'DETAIL NUMBER' and 'DETAIL REFERENCE' explanations, and a list of material symbols like BRICK, BLOCK (CMU), CONCRETE, etc.

ARCHITECTURAL GENERAL NOTES

- 1. DIMENSIONS - A. TAKE FIELD MEASUREMENTS TO VERIFY EXISTING CONDITIONS. B. RECEIVE CERTIFIED OR ACCEPTED EQUIPMENT DWGS PRIOR TO PROCEEDING W/ AFFECTED WORK. C. REVIEW DIMENSIONS SHOWN ON CONTRACT DRAWINGS, SHOP DRAWINGS & SUBMITTALS. REPORT INCONSISTENCIES TO A/E & RECEIVE CLARIFICATION PRIOR TO PROCEEDING. D. VERIFY SIZES OF OPENINGS, CURBS, BASES, RECESSES, ANCHOR BOLT SIZES & LOCATIONS. 2. DIMENSIONS FOR MASONRY CONSTRUCTION ARE NOMINAL & DO NOT INCLUDE SURFACE FINISHES. 3. LOCATE STL FRAMES A MIN OF 4" OFF CORNER TO BACK OF FRAME UNLESS OTHERWISE INDICATED. 4. SEQUENCING OF CONSTRUCTION SHALL BE COORDINATED WITH OWNER'S EQUIPMENT DELIVERY & INSTALLATION. SPECIAL ATTENTION TO LARGE, UNIQUE, AND UNUSUALLY HEAVY EQUIPMENT.

Albert Kahn Associates, Inc. logo and address: The Fisher Building, 3011 W. Grand Blvd., Suite 1800, Detroit, Michigan 48202-3000.

Issue History table with columns for No., Description, and Date. Includes entries for HDC REVIEW on 10/16/20.

Refer To Sheet Index For Complete Issue History

DISCLAIMER: The Albert Kahn Associates, Inc. regularly updates electronic files during the development of a project. As a result, the data included in any CAD file or drawing prior to its final release does not necessarily reflect the complete scope or content as defined in the contract. The contents in these files may therefore be preliminary, incomplete, or otherwise subject to change. Furthermore, the information contained herein is the property of Albert Kahn Associates, Inc. The original files represented here by this information shall not be used, altered, or reproduced in any manner without the expressed written consent of the Albert Kahn Associates, Inc.

Registration Seal: REVIEW ONLY NOT FOR CONSTRUCTION

Key Plan

Urban League / Kahn Home Restoration, 208 Mack Ave., Detroit, MI 48201

In Charge R. KOWALCZYK, Designed RJK, Drawn By RJK, Checked, Approved Date 10/16/20, Sheet Title

ABBREVIATIONS, SYMBOLS, & NOTES

Job No. 00293-J0, Sheet No. A-001





1908 (ESTIMATED)



1912 (ESTIMATED)



1990 (ESTIMATED)



2000 (ESTIMATED)

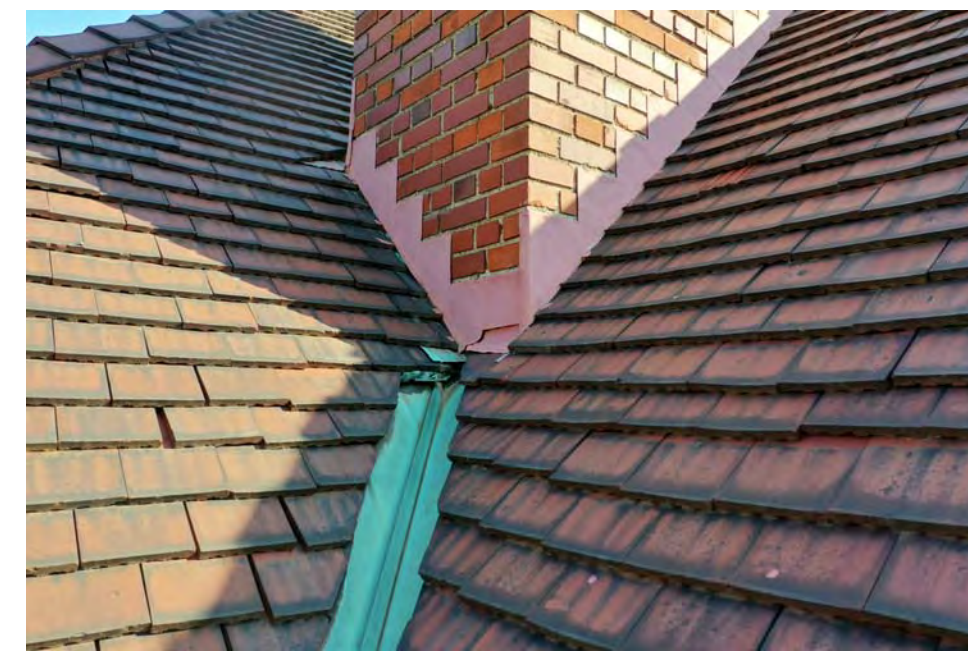
**7 HISTORIC PHOTOS**  
12" = 1'-0"



**2 TYP EXISTING FIELD TILE**  
12" = 1'-0"  
A-101



**3 TYP EXISTING HIP AND HIP STARTER TILE**  
12" = 1'-0"  
A-101



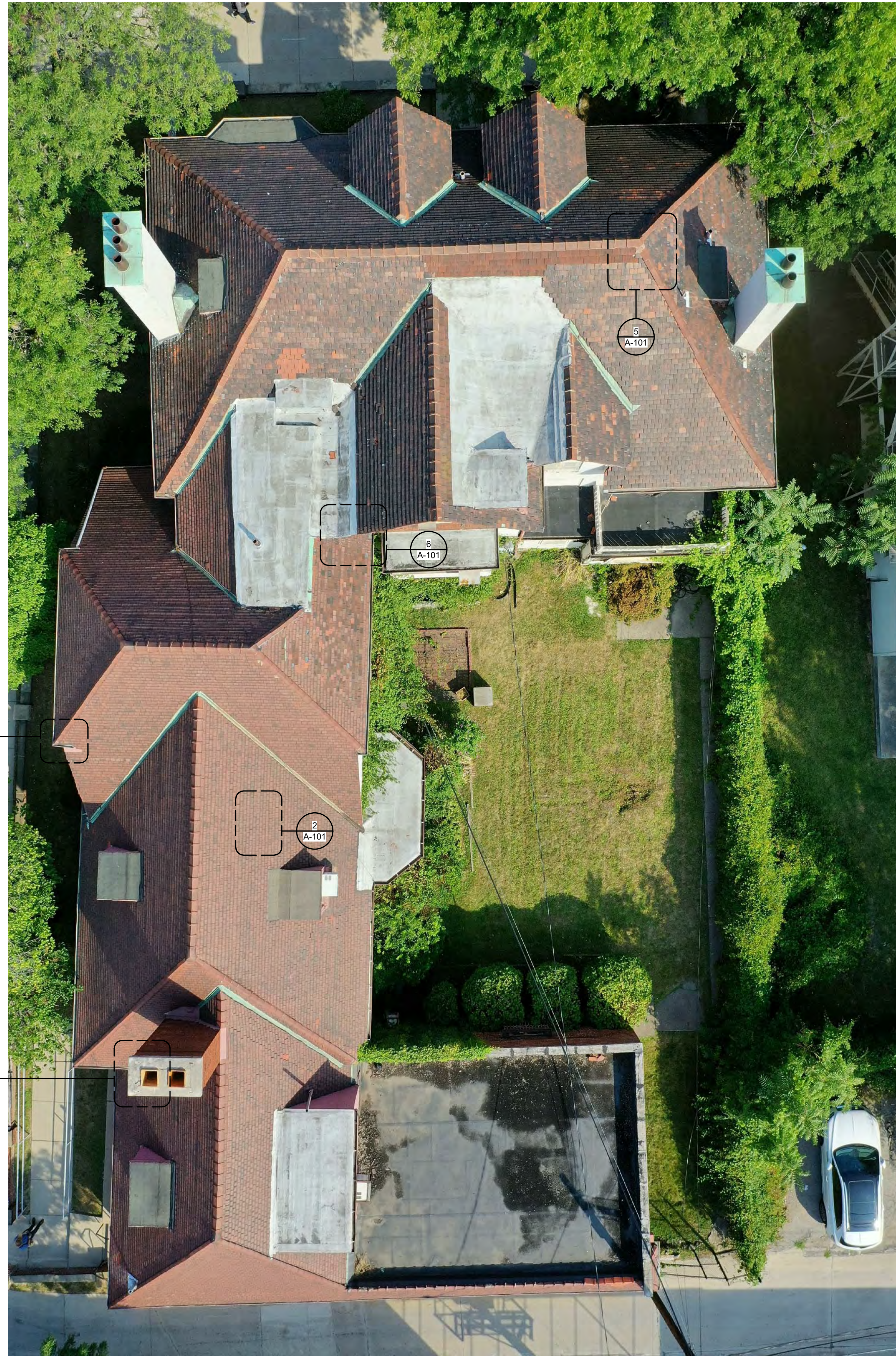
**4 TYP EXISTING VALLEY**  
12" = 1'-0"  
A-101



**5 TYP EXISTING RIDGE AND TERMINAL**  
12" = 1'-0"  
A-101



**6 TYP EXISTING END BAND**  
12" = 1'-0"  
A-101



**1 EXISTING ROOF CONDITION**  
12" = 1'-0"



**Albert Kahn Associates, Inc.**  
The Fisher Building  
3011 W. Grand Blvd., Suite 1800  
Detroit, Michigan 48202-3000

**Issue History**

No.	Description	Date

HDC REVIEW 10/16/20  
No. Description Date  
Refer To Sheet Index For Complete Issue History

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Registration Seal  
**REVIEW ONLY  
NOT FOR  
CONSTRUCTION**

Key Plan

Urban League / Kahn Home  
Restoration  
208 Mack Ave.  
Detroit, MI 48201

In Charge R. KOWALCZYK  
Designed RJK  
Drawn By RJK  
Checked \_\_\_\_\_  
Approved \_\_\_\_\_ Date 10/16/20  
Sheet Title  
**EXISTING ROOF  
CONDITION**  
Job No. 00293-J0 Sheet No. A-101





Albert Kahn Associates, Inc.  
The Fisher Building  
3011 W. Grand Blvd., Suite 1800  
Detroit, Michigan 48202-3000

GENERAL DEMOLITION NOTES

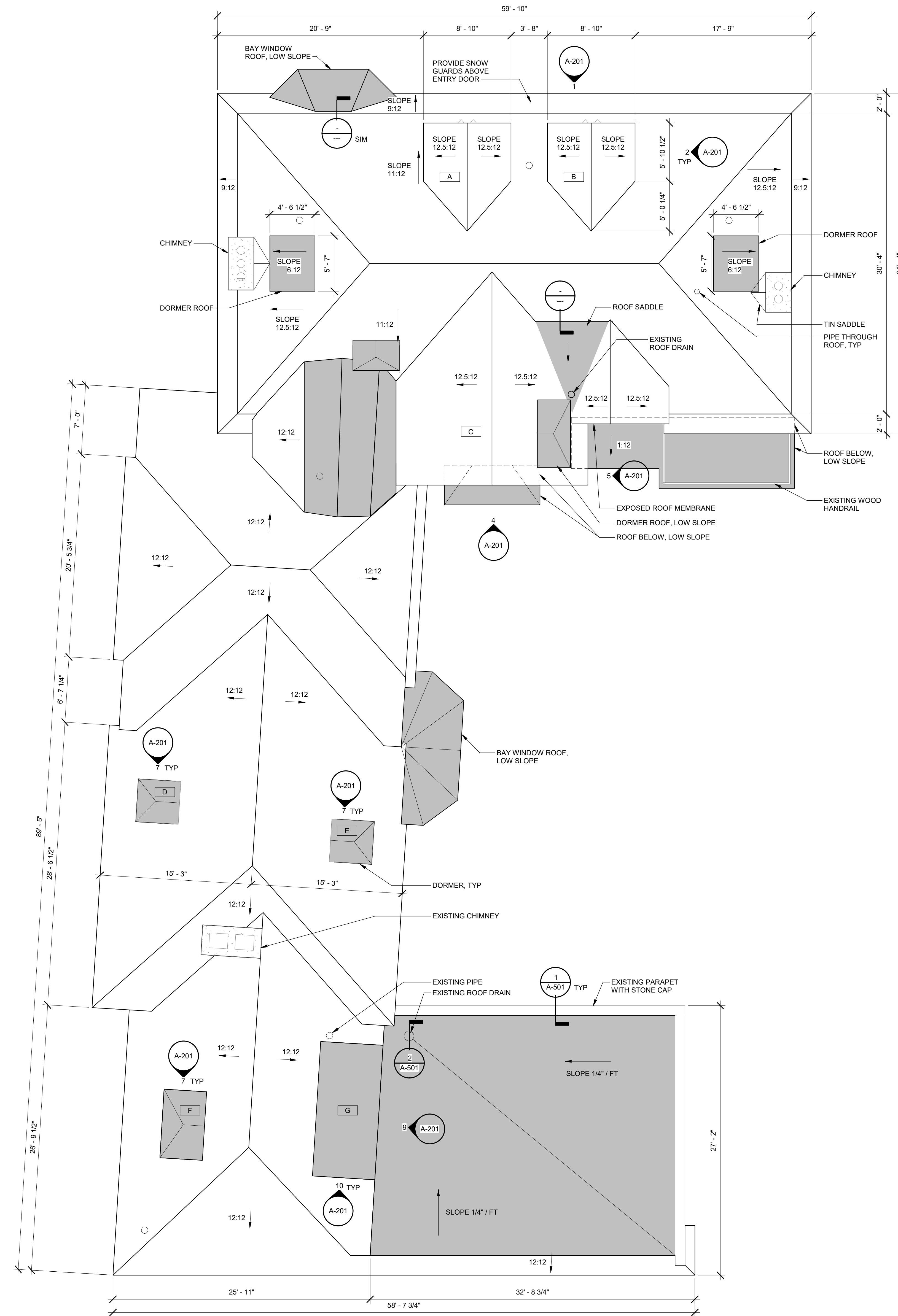
1. REMOVE AND SLAVAGE EXISTING ROOF TILE AND RETURN TO OWNER
2. REMOVE VEGETATION WHERE REQUIRED TO PERFORM WORK
3. NOT USED
4. NOT USED

GENERAL ROOF PLAN NOTES

1. REPAIR GUTTERS AND DOWNSPOUTS WHERE DAMAGED OR INOPERABLE
2. REFER TO A-001 FOR SPECIFICATION INFORMATION
3. REPAIR DAMAGED WOOD ROOF DECK WITH LIKE MATERIAL
4. CONTRACTOR TO FIELD VERIFY EXISTING DIMENSIONS AND ROOF SLOPES
5. PROVIDE COPPER FLASHING AT VALLEYS

ROOF PLAN LEGEND

- MEMBRANE ROOF ASSEMBLY (MR)
  - ELASTOMERIC MEMBRANE ROOF - MECHANICALLY FASTENED
  - 1/2" COVER BOARD
  - SLOPED INSULATION
  - WEATHER BARRIER
  - EXISTING CONCRETE ROOF DECK
- TILE ROOF ASSEMBLY (TILE-A)
  - TERRACOTTA ROOF TILE
  - FURRING STRIPS
  - UNDERLAYMENT
  - EXISTING 2x6 T&G WOOD ROOF DECK
- DORMER TAG



1 EXISTING ROOF PLAN  
3/16" = 1'-0"

Issue History

No.	Description	Date
HDC REVIEW		10/16/20

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In Charge R. KOWALCZYK  
 Designed RJK  
 Drawn By RJK  
 Checked \_\_\_\_\_  
 Approved \_\_\_\_\_ Date 10/16/20  
 Sheet Title

ROOF PLAN

Job No. 00293-J0 Sheet No. A-110









Albert Kahn Associates, Inc.  
The Fisher Building  
3011 W. Grand Blvd., Suite 1800  
Detroit, Michigan 48202-3000

Issue History

No.	Description	Date
HDC REVIEW		10/16/20
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Key Plan

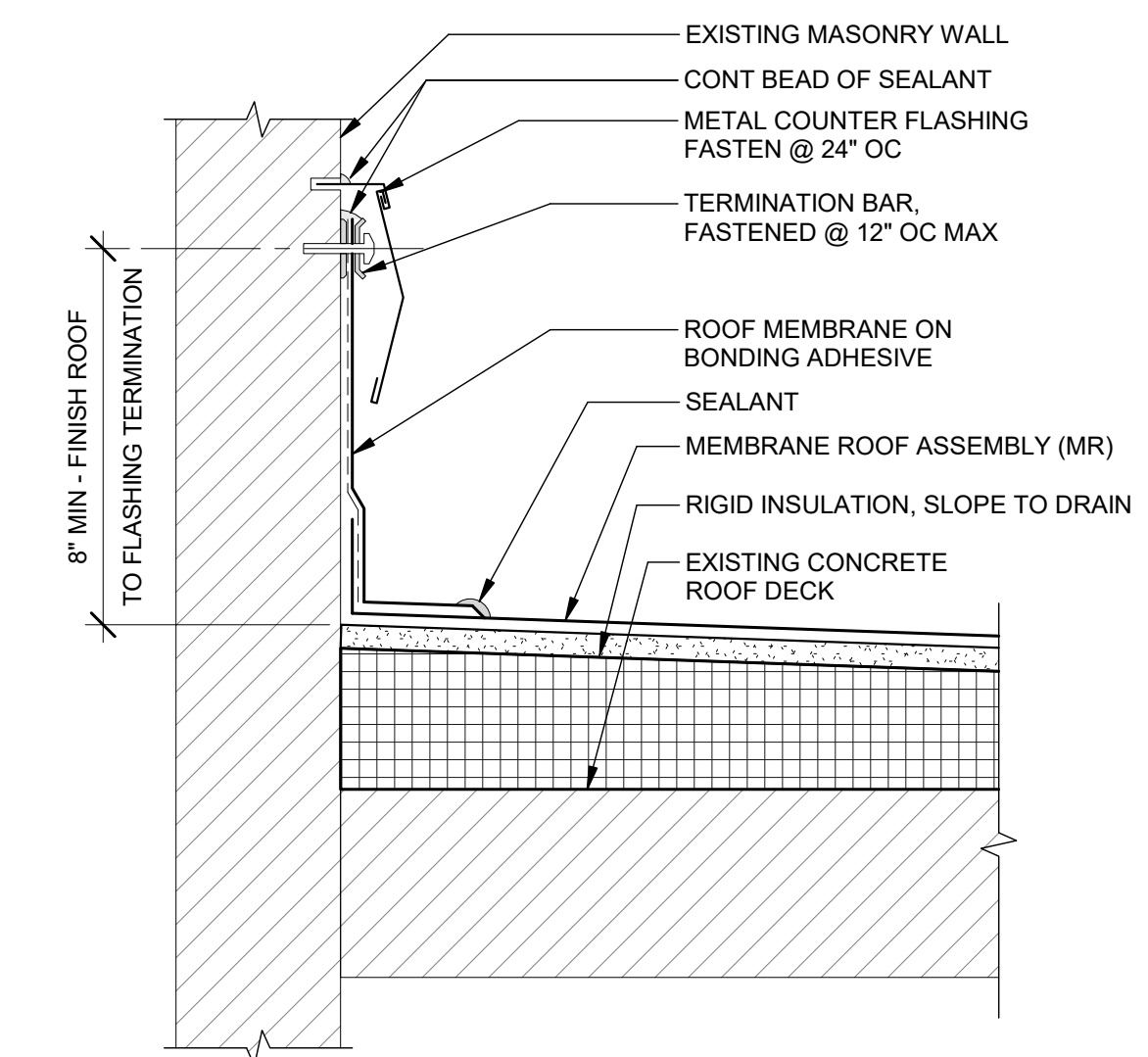


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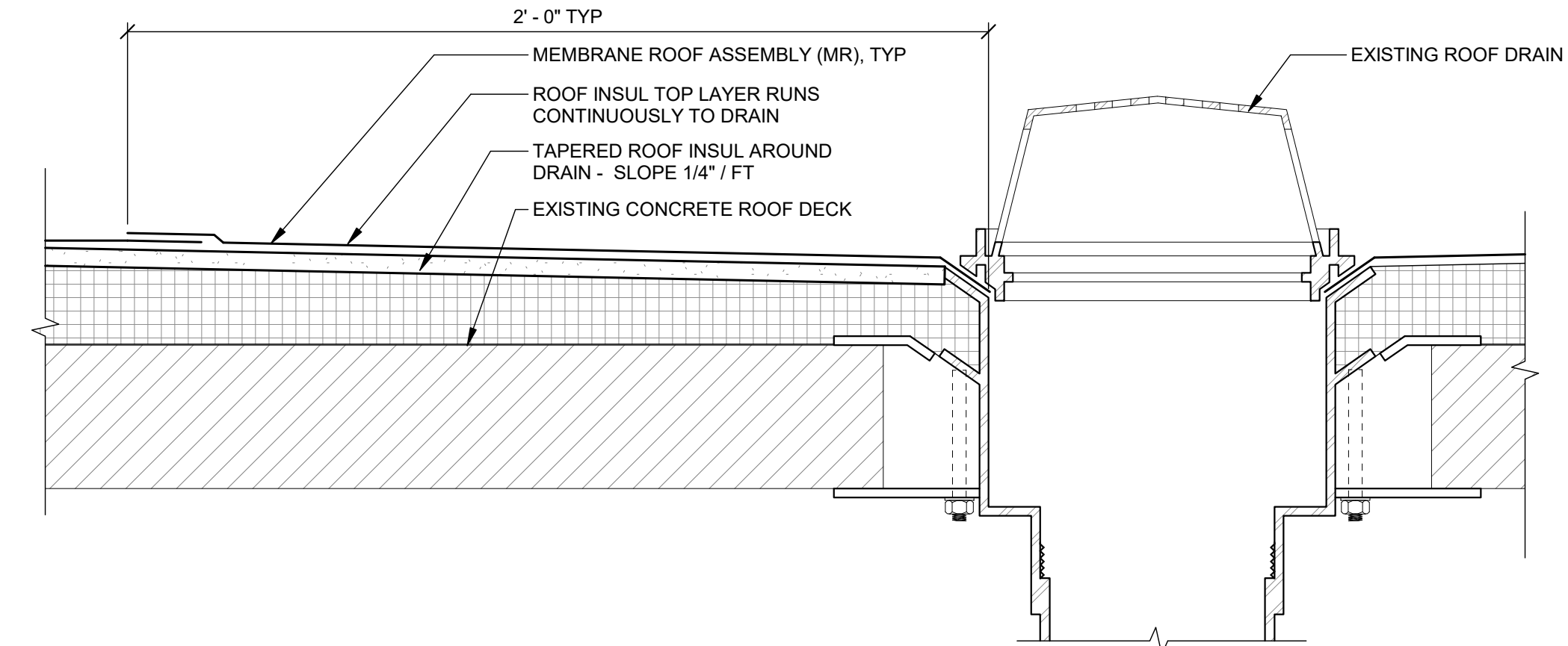
In Charge R. KOWALCZYK  
Designed RJK  
Drawn By RJK  
Checked  
Approved \_\_\_\_\_ Date 10/16/20  
Sheet Title

**DETAILS**

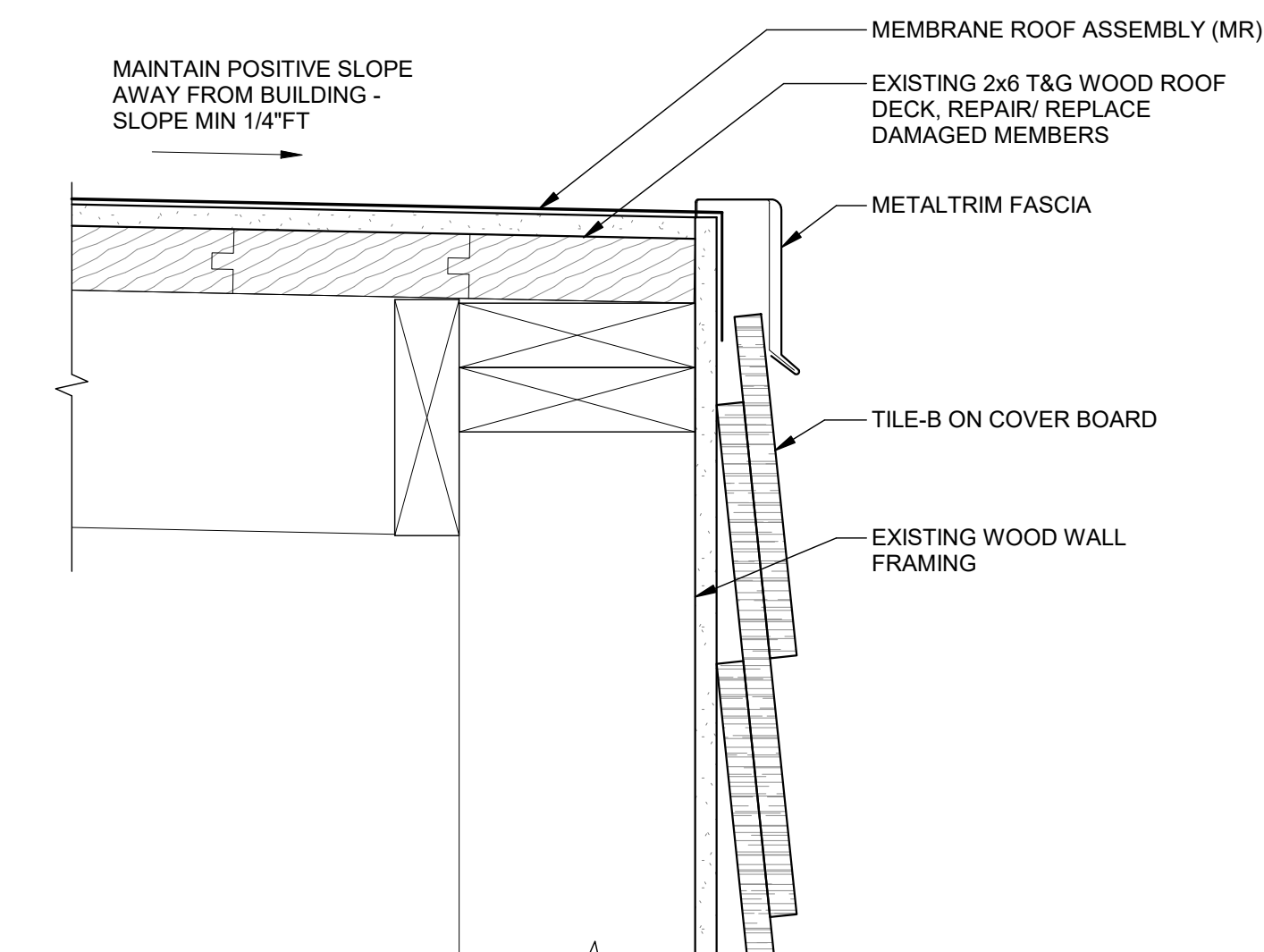
Job No. 00293-J0 Sheet No. A-501



**1 FLASHING AT BEARING WALL**  
3" = 1'-0"  
A-110



**2 ROOF DRAIN - FLAT CONCRETE SLAB**  
3" = 1'-0"  
A-110



**3 ROOF DETAIL AT DORMER**  
3" = 1'-0"  
A-201

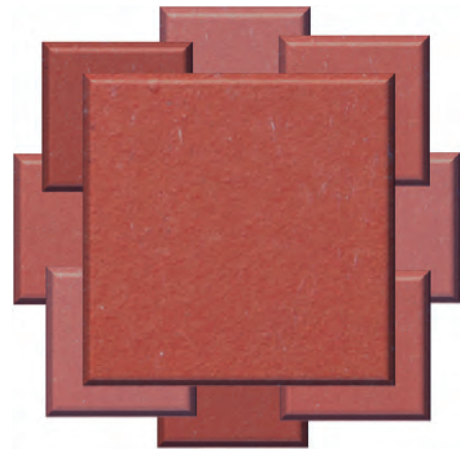
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## BURGUNDY BLEND M10

Ludowici colors are not painted on the surface, but fired in under extreme temperatures to ensure they retain their original tones and hues for many years to come. Color is included in our 75-year material warranty.

For more information on Ludowici colors, please see the *Art and Science of Ludowici Color* on the back of this card.



*Partial representation of expected color range shown.*

Creating the color of a terra cotta roof tile is part science and part art. There is always a range of tones within any given color. It is impossible to produce a monochromatic terra cotta roof tile.

In most cases, color is applied by spraying the surface of wet tile with glaze (a mixture of glass frit, silicas and pigments) prior to firing. At kiln temperatures over 2000 degrees Fahrenheit, the spray components fuse onto the surface, becoming an integral part of the tile itself.

Some colors are made from a two-step process involving a base coat and overspray. These colors will naturally display a broader range in tones as the overspray varies in its coverage of the base coat. A broad range will also be produced with colors utilizing high iron content.

The variation of tones within a selected color is affected by many production factors including:

- Temperature variations in the kiln;
- Position of each tile in the kiln;
- Spray patterns and resulting coverage; and
- Subtle natural differences in clay, pigment and frit composition.

The range of tones that arise from the manufacturing process is a normal and very desirable feature of natural clay tile, imparting richness, character and a more dimensional appearance to the roof. Variation in tones should never be considered a defect or flaw. The range of colors produced may vary with each firing process.

## Leaded Glazes

Recognizing that leaded glazes represent a serious and real threat to the safety of workers and the environment, Ludowici discontinued their use many years ago. Clay tile roofs found on historic buildings often used leaded glazes and matching those colors using today's non-leaded glazes is virtually impossible as the tile color is profoundly impacted by glaze chemistry. While exact color match is not possible, rest assured that Ludowici's custom color development team will make the closest match possible.

## Blending Colors

Color blending, wherein several different colors of terra cotta roof tile are mixed on a roof (such as red, brown and gold), provides the designer or architect an opportunity to create a subtle or dramatic, one-of-a-kind design statement. Diamond or other geometric patterns can also be created.

Ludowici technical service specialists can assist in estimating the amounts of tile needed from design renderings. In addition, we can provide information on blends from previous orders for comparative purposes or for artistic inspiration. When working with blends pay careful attention to fittings. They can be produced entirely in one color or reflect the percentages of colors in the blend.

In addition, Ludowici design specialists highly recommend constructing a test patch of no less than 50 tiles as a final check prior to ordering. As with all shipments of Ludowici tile, contractors must take care when loading the roof with a blend of colors so that mix and percentages of color are uniformly maintained.

## Enduring Color

As our color is fired in and chemically bonded with the tile substrate, Ludowici terra cotta roof tiles will not lose their original intensity or color under normal environmental conditions. Natural clay red (unglazed) tile ages minimally too. And unlike some hard roofing products, the surface of Ludowici tile will never become marred by unsightly white salt deposits (efflorescence).

However, in areas subject to pollution, especially those with acid rain, the surface of the tiles may become weathered or subject to deposits that can slightly alter color over time. Matte finishes are more susceptible than high-gloss finishes.

Ludowici color is so durable that colorfastness is included in our 75-year material warranty. *See warranty documents for specific details and limitations.*



# FLAT SLAB SHINGLE TILE



Ludowici's flat slab shingle tile has a smooth surface and square butt creating a clean look suitable to any architectural style. Flat slab tiles are available in 3/8" and 5/8" thicknesses and standard and custom matte colors, mists and blends. See the *Colors of Ludowici* brochure for more information about our extensive color program.

## PHYSICAL CHARACTERISTICS

CHARACTERISTIC	FLAT SLAB SHINGLE TILE 3/8"	FLAT SLAB SHINGLE TILE 5/8"	PROFILE
Weight Per Square	1300 lbs.	2000 lbs.	
Pieces Per Square	480 pcs.	480 pcs.	
Overall Size	6" x 12" x 3/8"	6" x 12" x 5/8"	
Exposure	6" x 5"	6" x 5"	
Minimum Slope	5:12	5:12	
Color Blends	Available in all standard and custom matte colors. For more information about Ludowici's color program, please see the <i>Colors of Ludowici</i> brochure.		
Base Texture	Smooth Also available in custom textures. Please see the <i>Terra Cotta Textures</i> brochure for more information.		

## APPROVALS & CERTIFICATIONS

- ◆ Miami-Dade NOA No: 12-0904.14
- ◆ State of Florida Approval No: FL 13777
- ◆ ASTM C1167 Grade 1 Roof Tile With Water Absorption Less Than 2%
- ◆ Class A Fire Rated

## LUDOWICI WARRANTY

All Ludowici tiles are manufactured in the United States and carry a 75-year warranty against color fading and manufacturing defects. For complete warranty details, please visit [www.ludowici.com](http://www.ludowici.com).



MADE IN AMERICA FOR OVER 125 YEARS

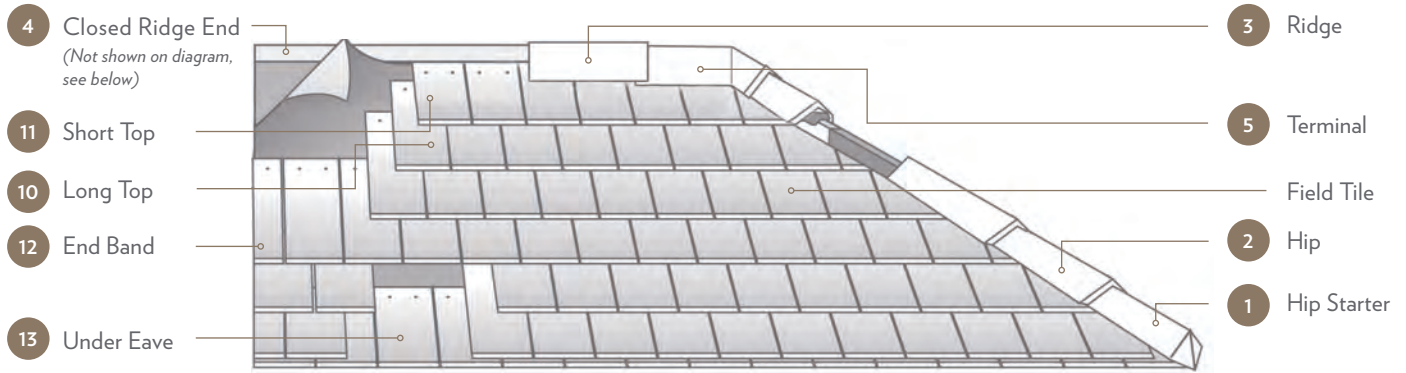
## GREEN ATTRIBUTES

Ludowici terra cotta is an energy-efficient, sustainable choice for your new roof. Learn more about our green story in the Ludowici *Green Promise* brochure.



Photos are for representation purposes only and should not be used for final product selection. Tiles ordered should be chosen from actual samples available at the time of order. Ludowici reserves the right to alter and adjust products, colors and finishes at any time. Please contact a sales representative for more information.

# FLAT SLAB SHINGLE TILE



HIP & RIDGE		Visit <a href="http://www.ludowici.com">www.ludowici.com</a> to download a detailed product sheet on Hip, Ridge and Decorative Hip Starters.					
PROFILE	1 HIP STARTER	2 HIP	3 RIDGE	4 CLOSED RIDGE END	5 TERMINAL		
V-Hip & Ridge Trim Group	V-Hip Starter	V-Hip	V-Ridge	V-Closed Ridge End	V- 2 Hip 1 Ridge Terminal		
#118/#211 Hip & Ridge Trim Group	#168 Hip Starter	#118 Hip Roll	#211 Ridge	#211 Closed Ridge End	#118/#211 2 Hip 1 Ridge Terminal		
Circular Cover Hip & Ridge Trim Group	CC-Hip Starter	CC-Hip	CC-Ridge	CC-Closed Ridge End	CC- 2 Hip 1 Ridge Terminal	CC-Low Bump 2 Hip 1 Ridge Terminal	
#102/#206 Hip & Ridge Trim Group	#152 Hip Starter	#102 Hip Roll	#206 Ridge	#206 Closed Ridge End	#102/#206 2 Hip 1 Ridge Terminal	#405 High Bump 2 Hip 1 Ridge Terminal	#406 High Bump Gable Terminal
Old Style Trim Group	Bonnet Hip Starter*	Bonnet Hip Roll* Aries Hip Plate*	Interlocking Ridge				

\* Roof slope on each intersecting roof plane needs to be identical to use these pieces.

FITTINGS					
PROFILE	10 LONG TOP	11 SHORT TOP	12 END BAND	13 UNDER EAVE	HEADER COURSE
Actual Size	6" x 9"	6" x 5"	3" x 12"	6" x 7"	6" x 12"
Exposure	6" x 5"	6" x 2"	3" x 5"	6"	6" x 9"
Weight	2.1/2.8 lbs./pc.	1.2/1.6 lbs./pc.	1.4/1.9 lbs./pc.	2.0/2.7 lbs./pc.	3.7 lbs./pc.



# MORANDO CLOSED SHINGLE TILE



Morando Closed Shingle is Ludowici’s smallest interlocking tile. It has a smooth surface and thicker butt than our original Heritage Closed Shingle, but may be customized with a number of custom textures. Its clean look is suitable for a full range of architectural styles. Morando Closed Shingle tiles are available in all standard and custom matte colors, mists and blends offered by Ludowici. See the *Colors of Ludowici* brochure for more information about our extensive color program.

## PHYSICAL CHARACTERISTICS

CHARACTERISTIC	MORANDO CLOSED SHINGLE INTERLOCKING TILE	PROFILE
Weight Per Square	1160 lbs.	
Pieces Per Square	225 pcs.	
Overall Size	8 3/4" x 11" x 1 3/16"	
Exposure	8" x 8" x 1 3/16"	
Minimum Slope	3:12	
Color Blends	Available in all standard and custom matte colors. For more information about Ludowici’s color program, please see the <i>Colors of Ludowici</i> brochure.	
Base Texture	Smooth Also available in custom textures.* Please see the <i>Terra Cotta Textures</i> brochure for more information.	

## APPROVALS & CERTIFICATIONS

- ◆ ASTM C1167 Grade 1 Roof Tile With Water Absorption Less Than 2%
- ◆ Class A Fire Rated

## LUDOWICI WARRANTY

All Ludowici tiles are manufactured in the United States and carry a 75-year warranty against color fading and manufacturing defects. For complete warranty details, please visit [www.ludowici.com](http://www.ludowici.com).



## GREEN ATTRIBUTES

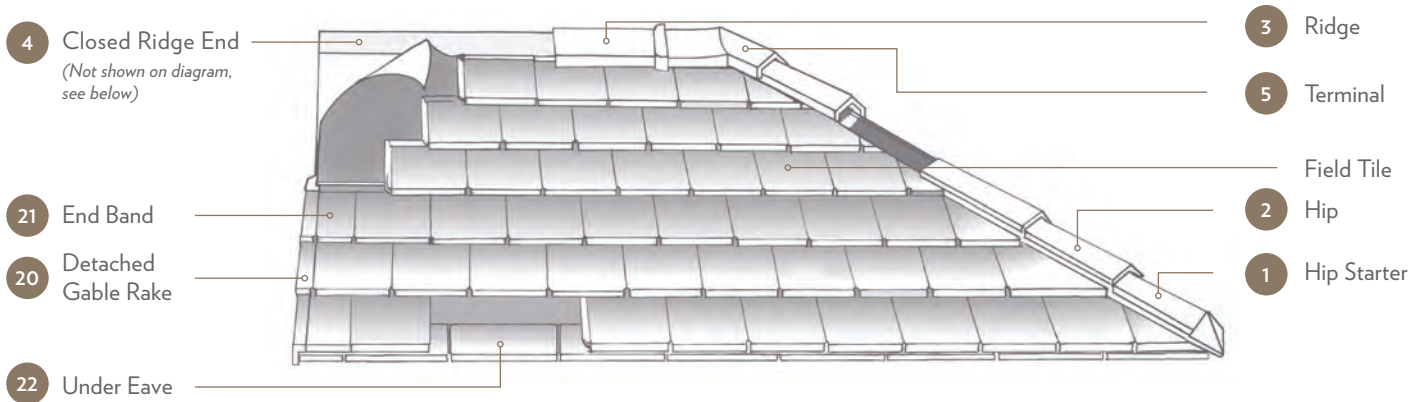
Ludowici terra cotta is an energy-efficient, sustainable choice for your new roof. Learn more about our green story in the Ludowici *Green Promise* brochure.



\* Textures available include brushed butt, battered butt, hand roughed, weathered and top sand. Please see a sales representative for more details.

Photos are for representation purposes only and should not be used for final product selection. Tiles ordered should be chosen from actual samples available at the time of order. Ludowici reserves the right to alter and adjust products, colors and finishes at any time. Please contact a sales representative for more information.

# MORANDO CLOSED SHINGLE TILE



HIP & RIDGE							
Visit <a href="http://www.ludowici.com">www.ludowici.com</a> to download a detailed product sheet on Hip, Ridge and Decorative Hip Starters.							
PROFILE	1 HIP STARTER	2 HIP	3 RIDGE	4 CLOSED RIDGE END	5 TERMINAL		
V-Hip & Ridge Trim Group	V-Hip Starter	V-Hip	V-Ridge	V-Closed Ridge End	V- 2 Hip 1 Ridge Terminal		
#118/#211 Hip & Ridge Trim Group	#168 Hip Starter	#118 Hip Roll	#211 Ridge	#211 Closed Ridge End	#118/#211 2 Hip 1 Ridge Terminal		
Circular Cover Hip & Ridge Trim Group	CC-Hip Starter	CC-Hip	CC-Ridge	CC-Closed Ridge End	CC- 2 Hip 1 Ridge Terminal	CC-Low Bump 2 Hip 1 Ridge Terminal	
#102/#206 Hip & Ridge Trim Group	#152 Hip Starter	#102 Hip Roll	#206 Ridge	#206 Closed Ridge End	#102/#206 2 Hip 1 Ridge Terminal	#405 High Bump 2 Hip 1 Ridge Terminal	#406 High Bump Gable Terminal

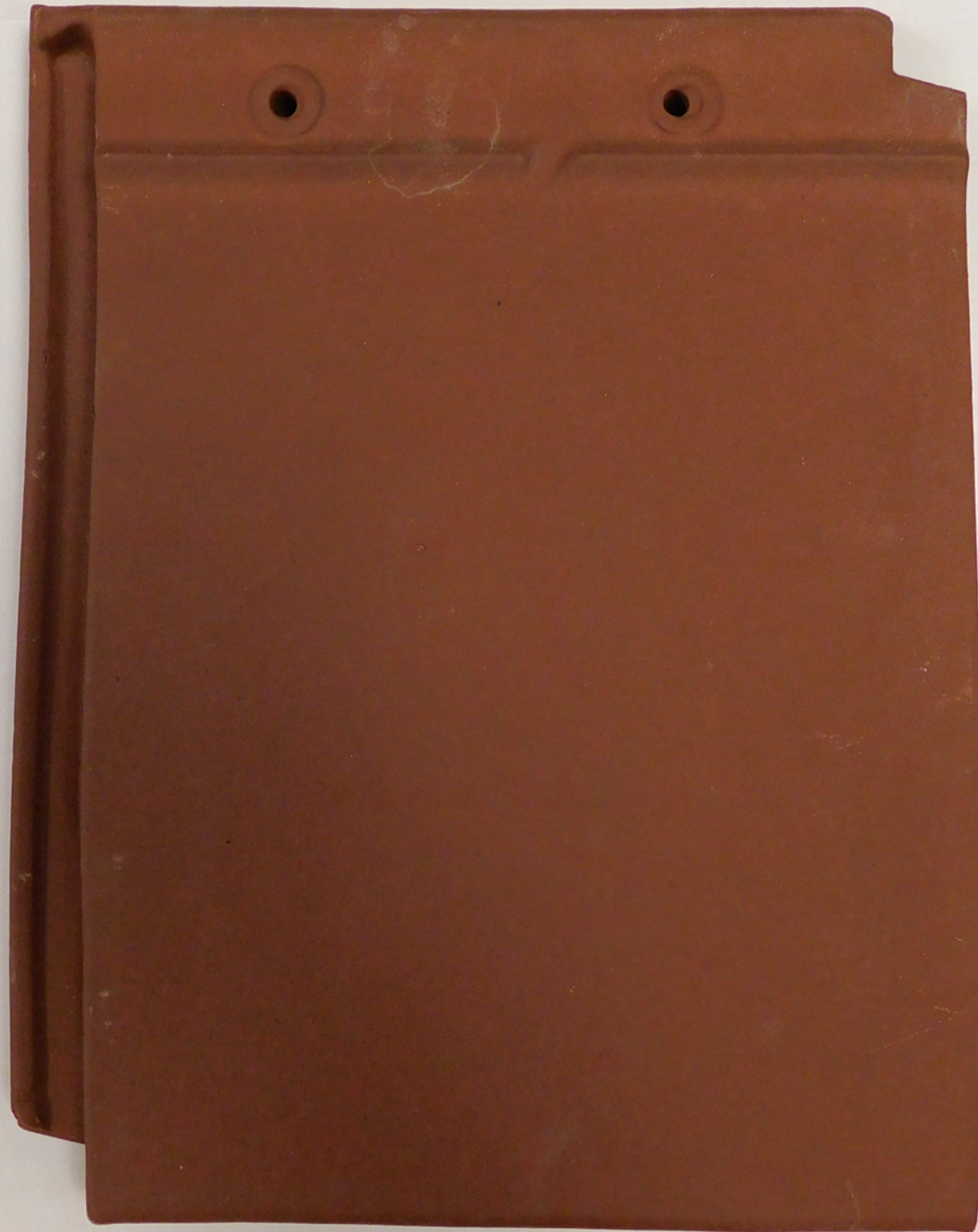
FITTINGS				
PROFILE	20 DETACHED GABLE RAKE		21 END BAND	22 UNDER EAVE
	Left Rake	Right Rake	End Band	Under Eave
Length	11"		11"	12"
Exposure	8"		8"	12"
Weight	2.8 lbs./pc.		3.3 lbs./pc.	2.3 lbs./pc.





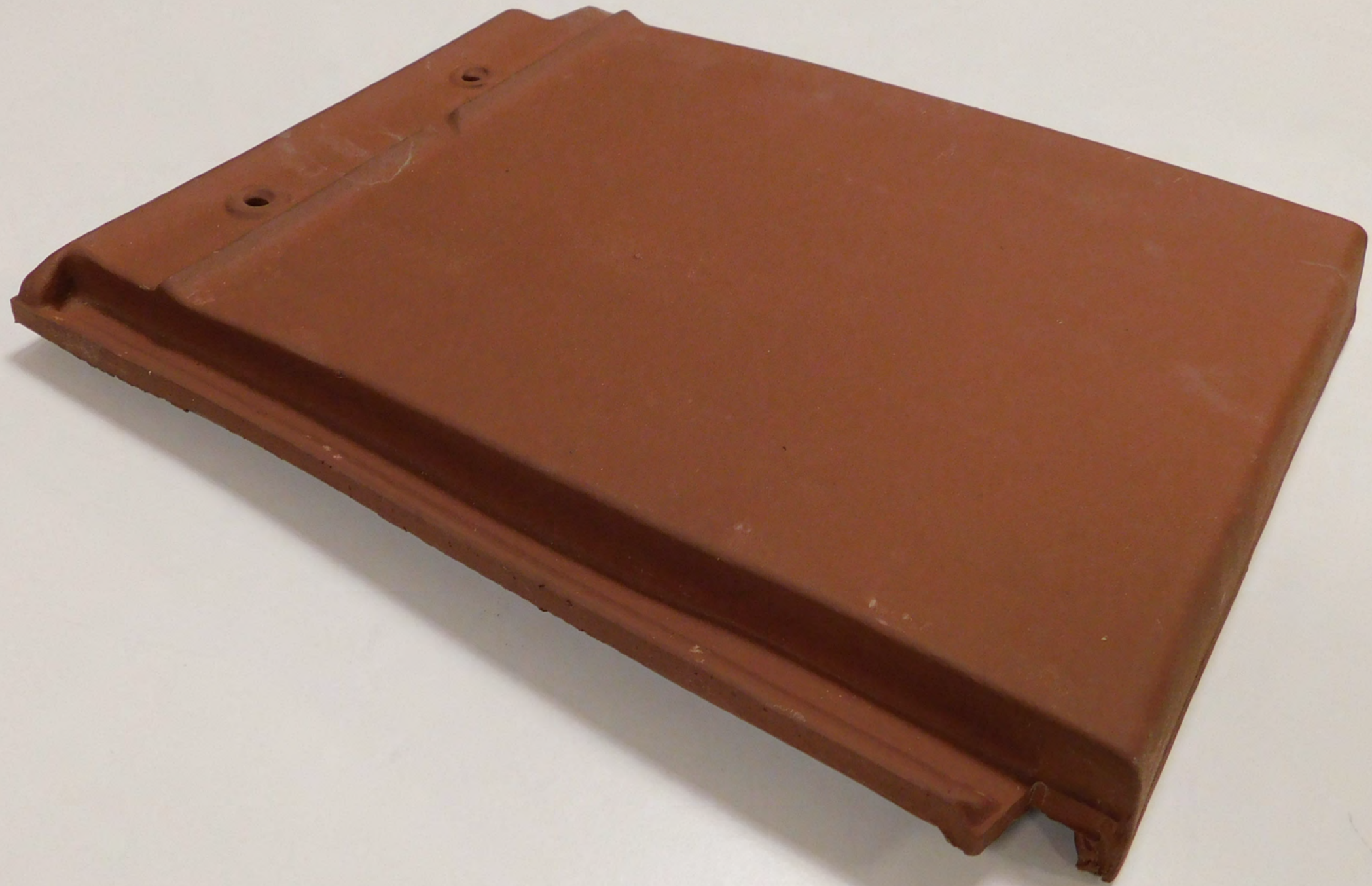
LUDOWICI  
FLAT SLAB TILE SAMPLE  
AT DORMER FACE





LUDOWICI  
MORANDO TILE SAMPLE  
ROOF TILE





LUDOWICI  
MORANDO TILE SAMPLE  
ROOF TILE



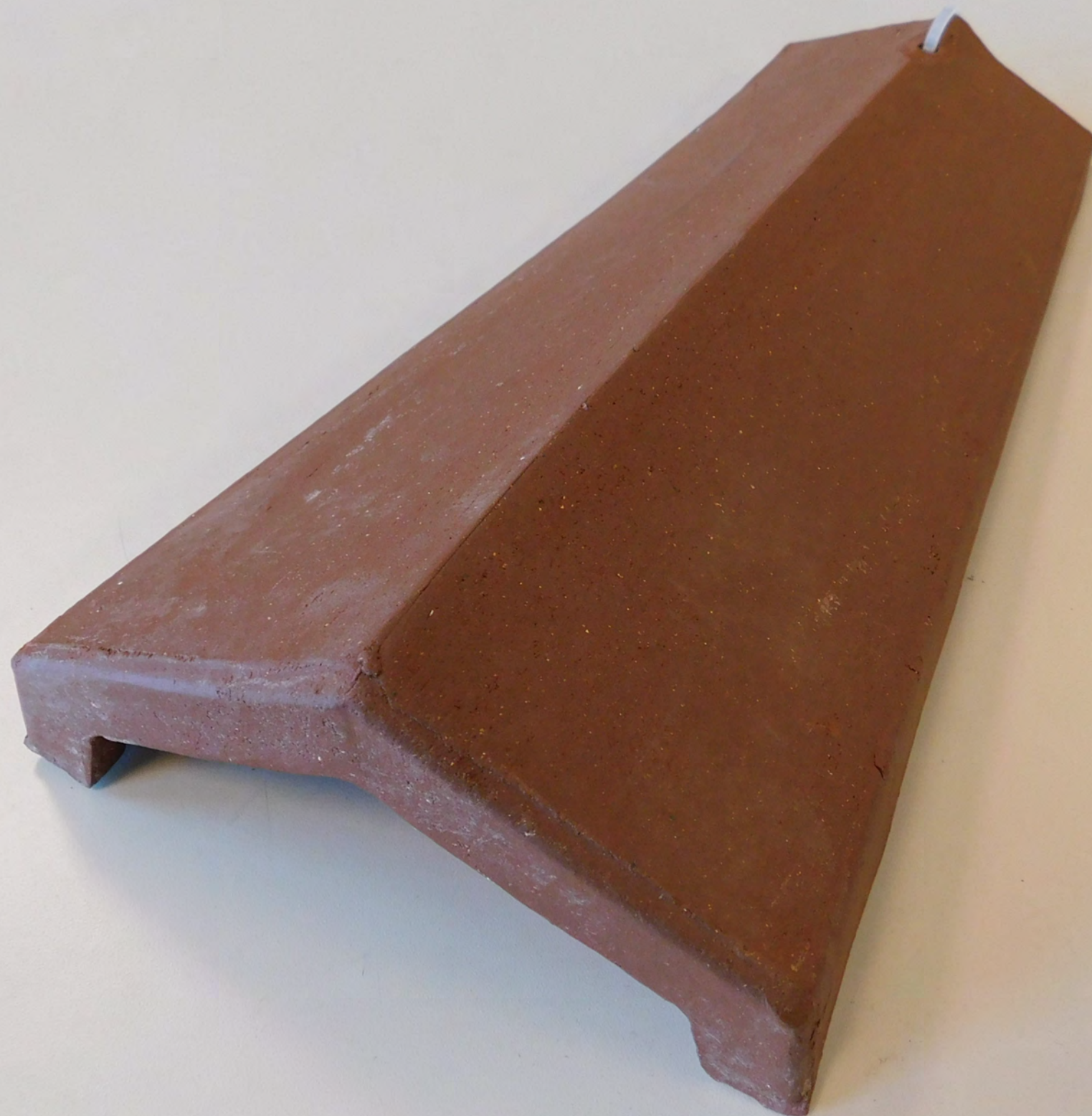


LUDOWICI  
BURGUNDY BLEND  
MATTE FINISH



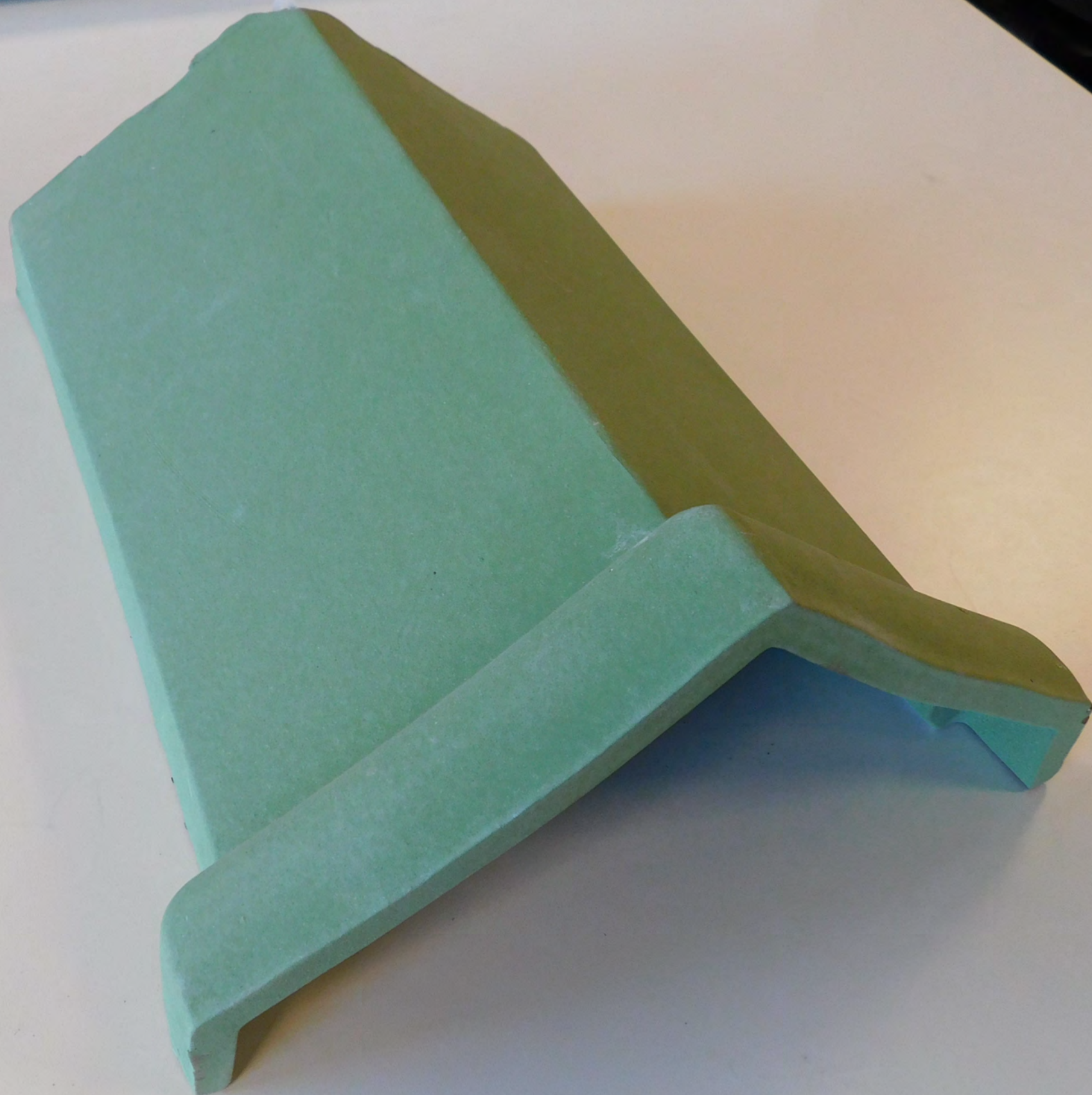
EXISTING ROOF TILE





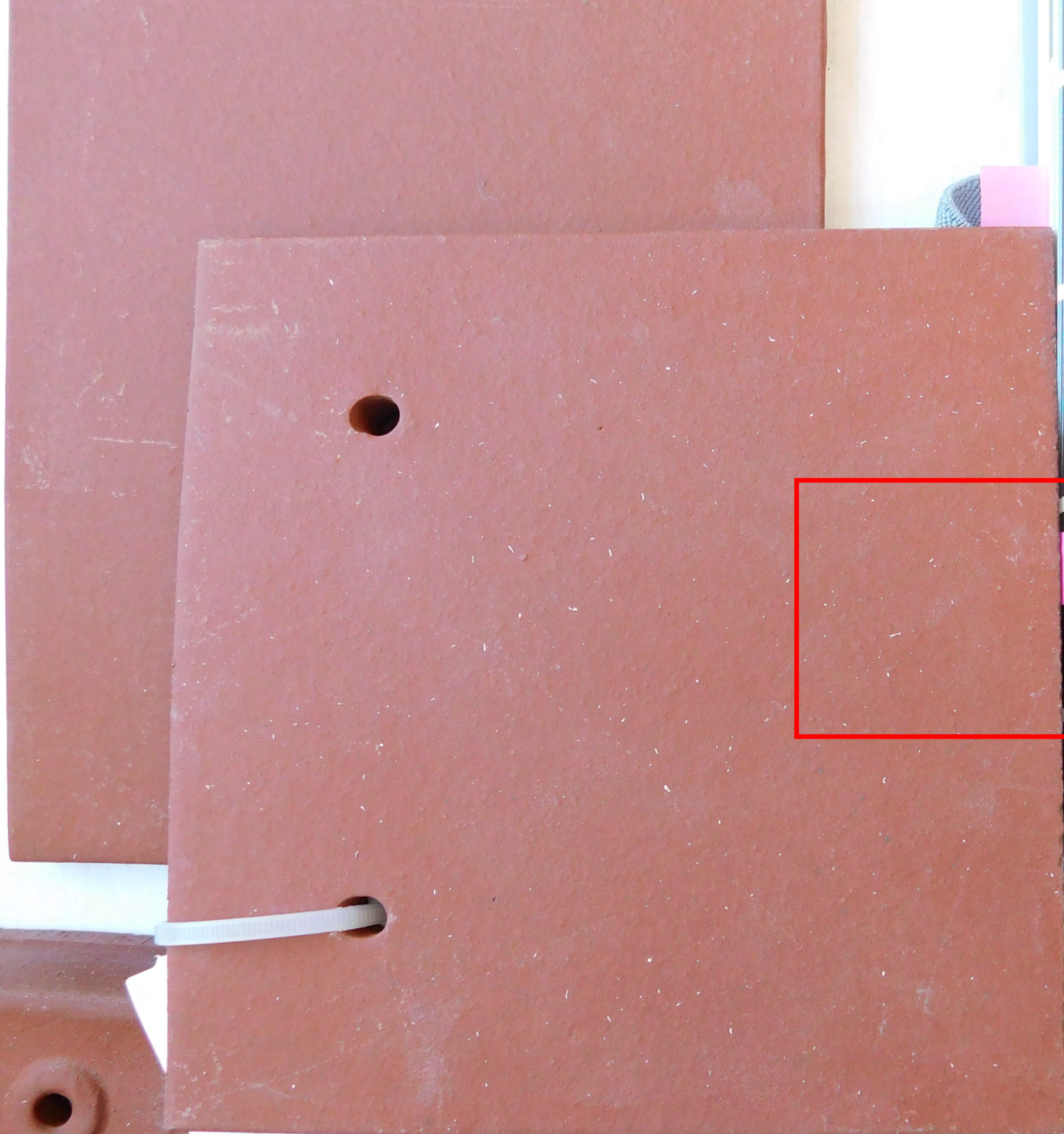
LUDOWICI  
HIP TILE SAMPLE  
COLOR/ FINISH NOT ACCURATE





LUDOWICI  
RIDGE TILE SAMPLE  
COLOR/ FINISH NOT ACCURATE





TRIM/ GUTTER/  
DOWNSPOUT COLOR TO  
MATCH ROOF TILE  
(SW 7594 CARRIAGE DOOR)



# Sure-Seal® EPDM

## Dusted Non-Reinforced Membranes



### Overview

Carlisle's Sure-Seal EPDM Dusted Non-Reinforced membranes are available in thicknesses of 45-mil (1.14 mm) and 60-mil (1.52 mm), widths of up to 50' (15 m), and lengths of up to 200' (60 m). Ideal for new construction and re-roofing applications, this membrane is available in a Fire Retardant (FR) version that is specially formulated to inhibit the spread of flame and meet or exceed code body testing criteria for fire-retardant roofing membranes.

### Features and Benefits

- » Carlisle EPDM has 50 years of proven performance and industry-leading resistance to weathering, with 41,580 kJ/m<sup>2</sup> total radiant exposure without cracking or crazing
- » Factory-Applied Tape™ seam technology and a full line of Pressure-Sensitive flashing accessories enhance workmanship quality
- » Dark-colored EPDM is the smart choice in colder climates:
  - Reduces heating costs, which are generally 3–5 times greater than air conditioning costs
  - Reduces carbon footprint by lowering heating costs
  - Reduces safety hazards from snow and ice accumulation
  - Reduces hazardous conditions caused by frost, dew, and ice
  - Reduces the potential for condensation problems
- » Life Cycle Assessment using EPA's TRACI model analyzed EPDM, TPO, PVC and Modified Bitumen:
  - EPDM had the lowest global warming potential
  - EPDM had the lowest acid rain impact
  - EPDM had the lowest contribution to smog

- » Numerous studies and real-world experience confirm that Sure-Seal EPDM's 465% elongation and weathering resistance result in superior hail damage resistance (UL 2218 Class 4 Rating)
- » EPDM is the most dimensionally stable, heat-resistant membrane, and stays flexible even in extremely cold conditions down to -40°F (-40°C): see flexibility/torsion DMA data
- » Wide array of design choices that are UL Classified and FM Approved
- » Industry-leading 15-, 20-, and 25-year warranties are available
- » Carlisle manufactures all the major components of a typical roofing system, including membrane, flashings, tapes, adhesives, sealants, insulations, and insulating cover boards

### Carlisle's Factory-Applied Tape Seam Technology

The Factory-Applied Tape process results in a reliable seam with greater peel and shear strengths and no entrapped air bubbles. Consistent placement of the Factory-Applied Tape also maximizes the splice area and results in a high-quality seam. Factory-Applied Tape has a shelf life of one year.

### Productivity Boosting Features and Benefits:

- » With Carlisle's Factory-Applied Tape, most of the labor to create seams between membrane panels is completed in a quality-controlled, state-of-the-art environment
- » Factory-Applied Tape is available on all Sure-Seal membranes up to 30' (9 m) in width, providing the fastest way to complete a seam in today's roofing market
- » Wider sheets like 16.5', 20', and 25' reduce the frequency of seams compared to 10'-wide sheets



### Installation

Sure-Seal 45-mil (1.14 mm) and 60-mil (1.52 mm) membranes are typically utilized in Design A: Fully Adhered (60-mil only), Design B: Ballasted, and Design C: Loose-Laid Protected roofing systems.

#### For Design A: Fully Adhered Roofing System

Insulation is mechanically attached or adhered to the roof deck. The substrate and membrane are coated with the appropriate Carlisle bonding adhesive. The membrane is then rolled into place and broomed down. To complete seams between two adjoining membrane panels, apply primer to the splice area in conjunction with Carlisle's Factory-Applied Tape. As an alternative, Carlisle's hand-applied SecurTAPE™ may be used.



# Sure-Seal EPDM

## Dusted Non-Reinforced Membranes

### For Design B: Ballasted Roofing System

Insulation is loose-laid over the roof deck. Membrane is loose-laid over the insulation and secured with a minimum 10 lbs (4.5 kg) of ballast per square foot. Design C is a similar system with the insulation installed on top of the membrane. To complete seams between two adjoining membrane panels, apply primer to the splice area in conjunction with Carlisle's Factory-Applied Tape. As an alternative, Carlisle's hand-applied SecurTAPE may be used.

### Follow these steps for splicing in temperatures below 40°F (5°C):

1. Heat the primed area of the bottom membrane with a hot-air gun as the top sheet with Factory-Applied Tape is applied and pressed into place.
2. Prior to rolling the splice area with a 2"-wide steel hand roller, apply heat to the top side of the membrane with a hot-air gun. The heated surface should be hot to the touch. Be careful not to burn or blister the membrane.

Review Carlisle specifications and details for complete installation information.

### Precautions

- » Use proper stacking procedures to ensure sufficient stability of the materials.
- » Exercise caution when walking on wet membrane. Membranes are slippery when wet.
- » Membranes with Factory-Applied Tape should not be exposed to prolonged jobsite storage temperatures in excess of 90°F (32°C), otherwise the shelf life of the tape may be affected.
- » When membranes with Factory-Applied Tape are used in warm, sunny weather, shade the tape end of the rolls until ready to use.
- » Carlisle Factory-Applied Tape has a shelf life of one year.

LEED® Information	
Pre-consumer Recycled Content	5%
Post-consumer Recycled Content	0%
Manufacturing Locations	Carlisle, PA Greenville, IL
Solar Reflectance Index	9

### Typical Properties and Characteristics

Physical Property	Test Method	SPEC. (PASS)	Typical	
			45-mil	60-mil
Tolerance on Nominal Thickness, %	ASTM D412	±10	±10	±10
Weight, lbf/ft <sup>2</sup> (kg/m <sup>2</sup> )			0.29 (1.4)	0.39 (1.9)
Tensile Strength, min, psi (MPa)	ASTM D412	1305 (9)	1600 (11.0)	1600 (11.0)
Elongation, Ultimate, min, %	ASTM D412	300	480	465
Tear Strength, min, lbf/in (kN/m)	ASTM D624 (Die C)	150 (26.3)	200 (35.0)	200 (35.0)
Factory Seam Strength, min	Modified ASTM D816	Membrane Rupture	Membrane Rupture	Membrane Rupture
Resistance to Heat Aging* Properties after 28 days @ 240°F (116°C)	ASTM D573			
Tensile Strength, min, psi (MPa)	ASTM D412	1205 (8.3)	1500 (10.3)	1450 (10.0)
Elongation, Ultimate, min, %	ASTM D412	200	225	280
Tear Strength, min, lbf/in (kN/m)	ASTM D624	125 (21.9)	215 (37.6)	215 (37.6)
Linear Dimensional Change, max, %	ASTM D1204	±1.0	-0.4	-0.50
Ozone Resistance* Condition after exposure to 100 pphm Ozone in air for 168 hours @ 104°F (40°C) Specimen is at 50% strain	ASTM D1149	No Cracks	No Cracks	No Cracks
Brittleness Temp., max, °F (°C)*	ASTM D746	-49 (-45)	-49 (-45)	-49 (-45)
Resistance to Water Absorption* After 7 days immersion @ 158°F (70°C) Change in mass, max, %	ASTM D471	+8, -2	+2.0	+2.0
Water Vapor Permeance* Max, perms	ASTM E96 (Proc. B or BW)	0.10	0.05	0.03
Flexibility/Torsion DMA	ASTM D5279-08	N/A	225 MPa @ -40°F	225 MPa @ -40°F
Fungi Resistance	ASTM G21	N/A	0 (No Growth)	0 (No Growth)
Resistance to Outdoor (Ultraviolet) Weathering* Xenon-Arc, total radiant exposure at 0.70 W/m <sup>2</sup> irradiance, 80°C black panel temperature	ASTM G155	No Cracks No Cracking 7,560 kJ/m <sup>2</sup> 3,000 hrs	No Cracks No Cracking 41,580 kJ/m <sup>2</sup> 16,500 hrs	No Cracks No Cracking 41,580 kJ/m <sup>2</sup> 16,500 hrs
At 0.35 W/m <sup>2</sup> irradiance, 80°C black panel temperature		6,000 hrs	33,000 hrs	33,000 hrs

\*Not a quality control test due to the time required for the test or the complexity of the test. However, all tests are run on a statistical basis to ensure overall long-term performance of the sheeting.

Typical properties and characteristics are based on samples tested and are not guaranteed for all samples of this product. This data and information is intended as a guide and does not reflect the specification range for any particular property of this product.

Note: Sure-Seal Dusted Non-Reinforced EPDM membrane meets or exceeds the minimum requirements set forth by ASTM D4637 for Type I non-reinforced EPDM single-ply roofing membranes.



# DensDeck® Roof Board



## Overview

DensDeck Roof Board's patented design features a gypsum core with embedded glass mat facers on the top and bottom of the board. DensDeck can be used in a variety of commercial roof systems and provides an excellent thermal barrier as well as exceptional fire, moisture, and wind uplift resistance properties.

DensDeck is primarily used as a cover board over insulation in mechanically fastened roofing applications. Frequently used in wood deck construction to achieve UL code ratings. DensDeck reduces the potential for growth of mold and mildew per ASTM D 3273.

## Features and Benefits

- » UL code ratings available for (class A, B, C) unlimited slopes and wood decks
- » FM Approved
- » Improves resistance to foot traffic and hail damage
- » Excellent wind uplift ratings
- » Resistant to deterioration, warping, and jobsite damage
- » 5/8" DensDeck can replace any generic Type "X" gypsum board in any roof assembly in the UL Fire Resistance Directory under the prefix "P"

## Installation

DensDeck may be secured with Flexible FAST™ Adhesive, fastened in accordance with an approved fastening pattern, or mopped with Type III or IV asphalt.

Edge joints should be located on and parallel to deck ribs. End joints of adjacent lengths should be staggered.

1. This material shall be installed with ends and edges butted tightly.
2. When installed over combustible wood decks or insulations, all joints should be staggered.
3. In accordance with approved shop drawings, FM Approved fasteners shall be installed with plates through the roof board, flush with the surface.

*Review Carlisle specifications and details for complete installation information.*

## Precautions

- » Panels must be kept dry before, during and after installation. Apply only as much roof board as can be covered by roof membrane in the same day.
- » 1/4" DensDeck is not recommended for vertical parapet applications or for asphalt attachment.
- » In ballasted roofing systems, DensDeck is not an acceptable membrane underlayment.

## Ratings and Certifications

- » Manufactured to conform to ASTM C-1177
- » Tested in accordance with ASTM E-84 or CAN/ULC-S102
- » Non-combustible when tested in accordance with ASTM E-136
- » UL code approval for current class A, B, C approvals



# DensDeck Roof Board

## Typical Properties and Characteristics

Properties	¼" (6.4 mm)	½" (12.7 mm)	⅝" (15.9 mm)
Thickness, nominal	¼" (6.4 mm) ± 1/16" (1.6 mm)	1/2" (12.7 mm) ± 1/32" (.8 mm)	5/8" (15.9 mm) ± 1/32" (.8 mm)
Width, standard	4' (1219 mm) ± 1/8" (3 mm)	4' (1219 mm) ± 1/8" (3 mm)	4' (1219 mm) ± 1/8" (3 mm)
Length, standard	8' (2438 mm) ± ¼" (6.4 mm)	8' (2438 mm) ± ¼" (6.4 mm)	8' (2438 mm) ± ¼" (6.4 mm)
Weight, nominal, lbs./sq. ft. (Kg/m <sup>2</sup> ) <sup>7</sup>	1.2 (5.9)	2.0 (9.8)	2.5 (12.2)
Surfacing	Fiberglass mat	Fiberglass mat	Fiberglass mat
Flexural Strength <sup>1</sup> , parallel, lbf. min. (N)	≥40 (178)	≥80 (356)	≥100 (444)
Flute Spanability <sup>2</sup>	2⅝" (67 mm)	5" (127 mm)	8" (203 mm)
Permeance <sup>3</sup> , Perms (ng/Pa•S•m <sup>2</sup> )	>50 (2850)	>35 (1995)	>32 (1824)
R Value <sup>4</sup> , ft <sup>2</sup> •°F•hr/BTU (m <sup>2</sup> •K/W)	0.28	0.56	0.67
Linear Variation with Change in Temp., in/in °F (mm/mm/C°)	8.5 x 10 <sup>-6</sup> (15.3 x 10 <sup>-6</sup> )	8.5 x 10 <sup>-6</sup> (15.3 x 10 <sup>-6</sup> )	8.5 x 10 <sup>-6</sup> (15.3 x 10 <sup>-6</sup> )
Linear Variation with Change in Moisture	6.25 x 10 <sup>-6</sup>	6.25 x 10 <sup>-6</sup>	6.25 x 10 <sup>-6</sup>
Water Absorption <sup>5</sup> , %	5	5	5
Compressive Strength <sup>6</sup> , psi nominal	900	900	900
Surface Water Absorption, grams, nominal <sup>1</sup>	1.0	1.0	1.0
Flame Spread, Smoke Developed (ASTM E84)	0/0	0/0	0/0
Bending Radius	5' (1524 mm)	8' (2438 mm)	12' (3658 mm)

<sup>1</sup> Tested in accordance with ASTM C473 method B.

<sup>4</sup> Tested in accordance with ASTM C518 (heat flow meter).

<sup>7</sup> Represents approximate weight for design and shipping purposes. Actual weight may vary based on manufacturing location and other factors.

<sup>2</sup> Tested in accordance with ASTM E661.

<sup>5</sup> Tested in accordance with ASTM C1177.

<sup>3</sup> Tested in accordance with ASTM E96 (dry cup method).

<sup>6</sup> Tested in accordance with ASTM C473.

## LEED® Information

Manufacturing Location <sup>1</sup>	Total Recycled Content <sup>2</sup>	Pre-Consumer Recycled Content <sup>2</sup>	Post-Consumer Recycled Content <sup>2</sup>
Acme, TX	0%	0%	0%
Antioch, CA	0%	0%	0%
Ft. Dodge, IA	0%	0%	0%
Las Vegas, NV	0%	0%	0%
Lovell, WY	0%	0%	0%
Newington, NH	30%	30%	0%
Savannah, GA	0%	0%	0%
Tacoma, WA	14%	14%	0%
Wheatfield, IN	94%	94%	0%

<sup>1</sup> Manufacturing locations subject to change. Please visit [www.gpgypsum.com](http://www.gpgypsum.com) and click on Sustainability.

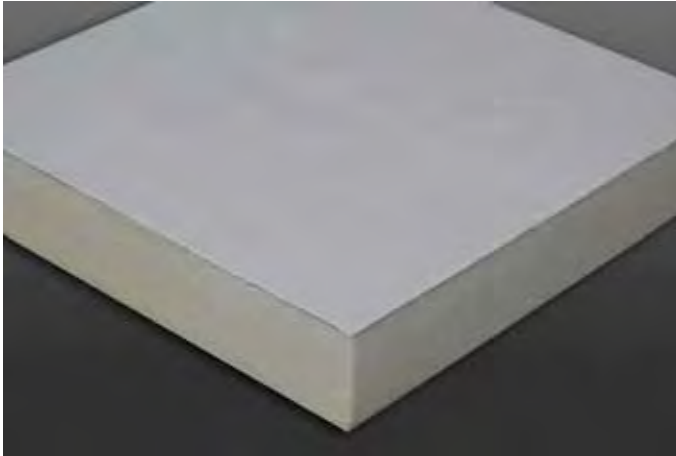
<sup>2</sup> Recycled content subject to change +/- 1.0%.

<sup>3</sup> Based on ICC Evaluation Service Verification of Attributes Report for Dens® brand products issued August 1, 2009. [www.saveprogram.icc-es.org](http://www.saveprogram.icc-es.org)



# HP-F POLYISO

## Insulation



### Overview

Carlisle's HP-F Polyiso is a rigid roof insulation panel composed of a closed-cell polyisocyanurate foam core manufactured on-line to an impermeable foil facer on both sides.

### Features and Benefits

- » Foil facer to provide low vapor permeability
- » Approved for direct application to steel decks

### Panel Characteristics

- » Available in 4' x 4' (1220 mm x 1220 mm) and 4' x 8' (1220 mm x 2440 mm) panels in thickness of 1" (25 mm) to 3.0" (76.2 mm)

### Applications

- » Single-ply roof systems (ballasted, mechanically attached)

### HP-F Polyiso Thermal Values

Thickness	R-value*	Flute Spanability
1.00" (25 mm)	6.5	2 <sup>5</sup> / <sub>8</sub> "
1.50" (38 mm)	10.0	4 <sup>3</sup> / <sub>8</sub> "
2.00" (51 mm)	13.3	4 <sup>3</sup> / <sub>8</sub> "
2.50" (64 mm)	17.0	4 <sup>3</sup> / <sub>8</sub> "
3.00" (76 mm)	20.3	4 <sup>3</sup> / <sub>8</sub> "

\*Initial thermal values are determined by using ASTM C518 at 75°F mean temperature and are typical values for impermeable faced products.

### Installation

#### Ballasted Single-Ply Systems

Each HP-F panel is loosely laid on the roof deck. Butt edges and stagger joints of adjacent panels. Install the roof covering according to Carlisle's specifications.

#### Mechanically Attached Single-Ply Systems

Each HP-F panel must be secured to the roof deck with fasteners and plates appropriate to the deck type. Butt edges and stagger joints of adjacent panels. Install the roof covering according to Carlisle's specifications.

*Review Carlisle specifications and details for complete installation information.*

### Precautions

Insulation must be protected from open flame and kept dry at all times. Install only as much insulation as can be covered the same day by completed roof covering material. Carlisle will not be responsible for specific building and roof design by others, for deficiencies in construction or workmanship, for dangerous conditions on the jobsite or for improper storage and handling. Technical specifications shown in this literature are intended to be used as general guidelines only and are subject to change without notice. Call Carlisle for more specific details, or refer to PIMA Technical Bulletin No. 109: Storage & Handling Recommendations for Polyiso Roof Insulation.



# HP-F POLYISO

## Insulation

### Typical Properties and Characteristics

Physical Property	Test Method	Value
Compressive Strength	ASTM D1621 ASTM 1289	20 psi** minimum (138 kPa, Grade 2)
Dimensional Stability	ASTM D2126	2% linear change (7 days)
Moisture Vapor Transmission	ASTM E96 12.10	<1 perm (57.5 ng/(Pa•s•m <sup>2</sup> ))
Water Absorption	ASTM C209	<1% volume
Service Temperature		-100° to 250°F (-73)°C to 122°C

\*\*Also available in 25 psi minimum, Grade 3

Typical properties and characteristics are based on samples tested and are not guaranteed for all samples of this product. This data and information is intended as a guide and does not reflect the specification range for any particular property of this product.

### Codes and Compliances

- » ASTM C1289, Type I, Grade 2 (20 psi), Grade 3 (25 psi)
- » International Building Code (IBC) Section 2603
- » UL Standard 790, 263 and 1256: Component of Class A Roof Systems (refer to UL Roof Materials' system directory)
- » FM® Standards 4450/4470: Class 1 approval for steel roof-deck constructions (refer to FM RoofNav<sup>SM</sup>)
- » California Code of Regulations, Title 24, Insulation Quality Standard License #TI-1418
- » Third-party certification with the PIMA Quality Mark for Long-Term Thermal Resistance (LTTR) values
- » CAN/ULC 5704, Type 2 & 3, Class 2

NOTE: Please be aware the Federal Specification HH-I-1972/GEN has been replaced.

### LEED® Information

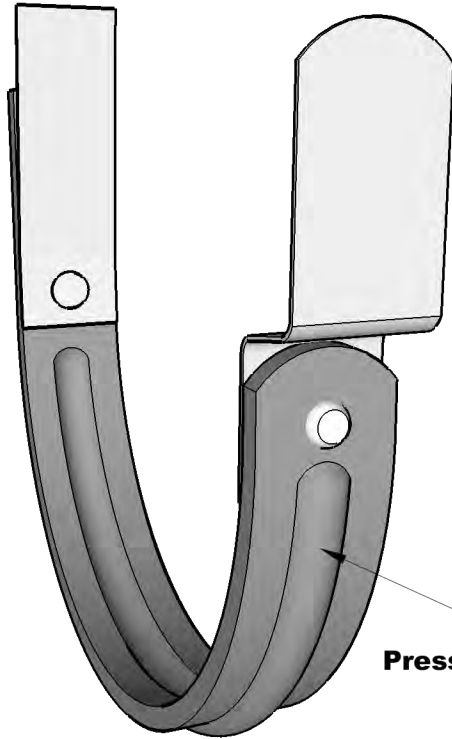
Pre-consumer Recycled Content	9%
Post-consumer Recycled Content	0%
Manufacturing Locations	Smithfield, PA Franklin Park, IL Tooele, UT Terrell, TX Lake City, FL

Foamed plastic as roof deck construction material with resistance to an internal fire exposure only for use in construction no.(s) 120 and 123. See UL Directory of Products Certified for Canada and UL Roofing Materials and Systems Directory. 99DL.



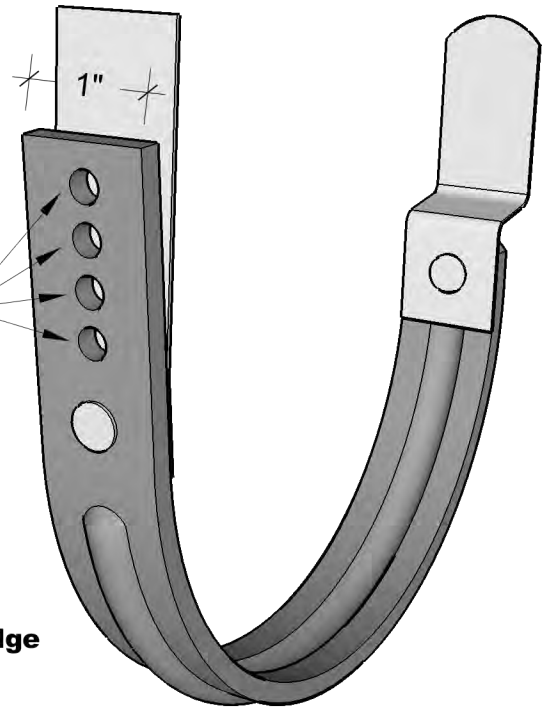


# Front View

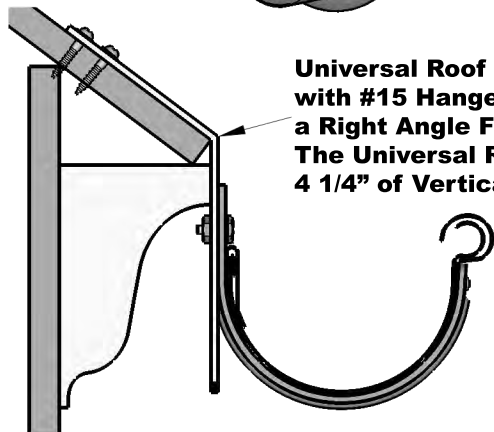


Press Formed Stiffening Wedge

# Back View

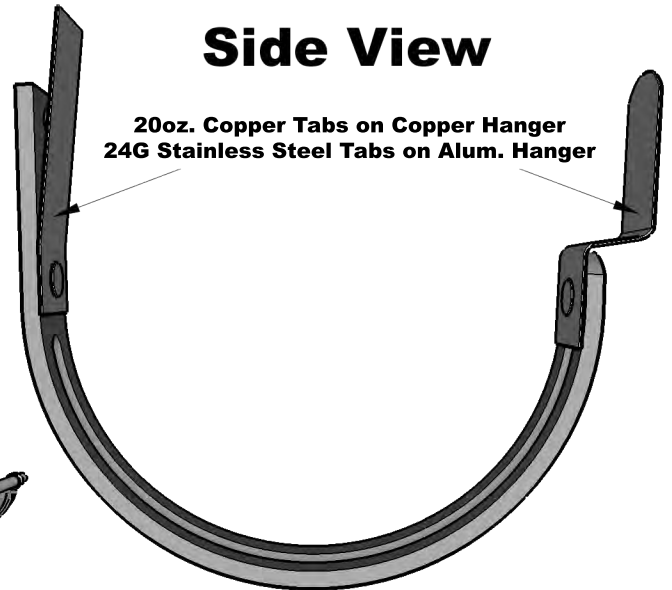


Multiple Holes for Fastening & Adjustments



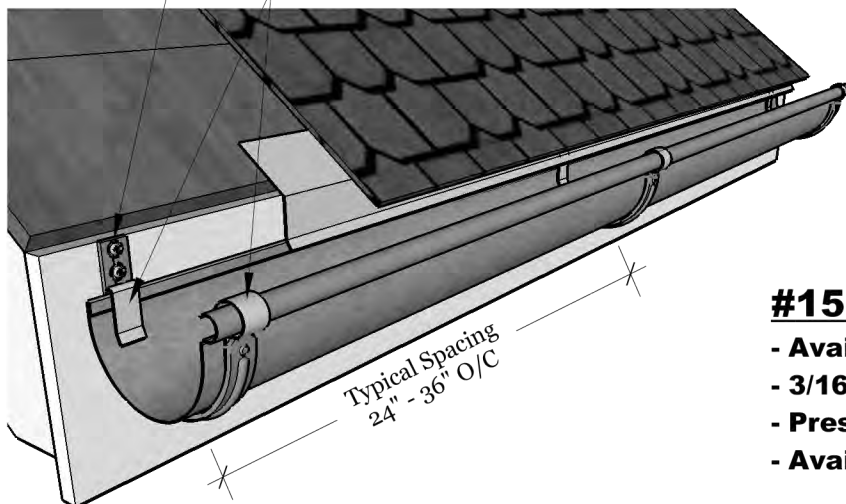
Universal Roof Mount can be used with #15 Hanger to Install Gutter on a Right Angle Fascia or Crown Molding The Universal Roof Mount gives you 4 1/4" of Vertical Pitch Adjustment

# Side View



20oz. Copper Tabs on Copper Hanger  
24G Stainless Steel Tabs on Alum. Hanger

Mount Directly to a Plumb Fascia Board.  
Fold over Tabs Secure Gutter in Place



Typical Spacing  
24" - 36" O/C

## #15 Hanger for Half Round Gutter

- Available for 5", 6", & 8" Half Round Gutter
- 3/16" x 1" Heavy Duty Bar Stock
- Pressed Formed Bracket w/ Stiffening Wedge
- Available in Copper or Alum. Paint to Match



1310 E. Cornwallis Rd.  
Durham, NC 27713  
P-(919) 544-8887 F- 544-8898  
info@kmsheetmetal.com - www.kmsheetmetal.com

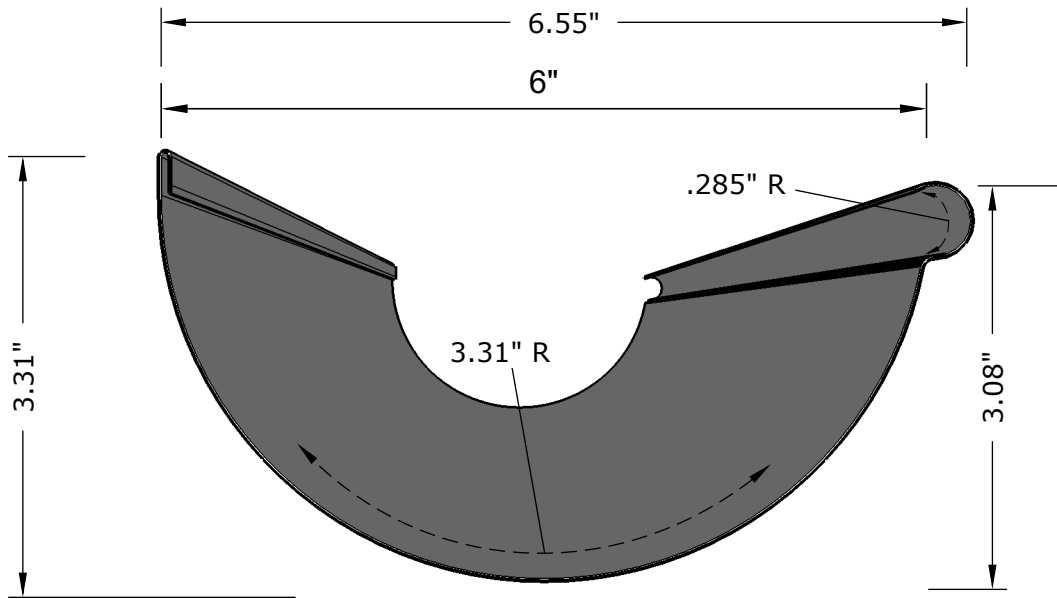
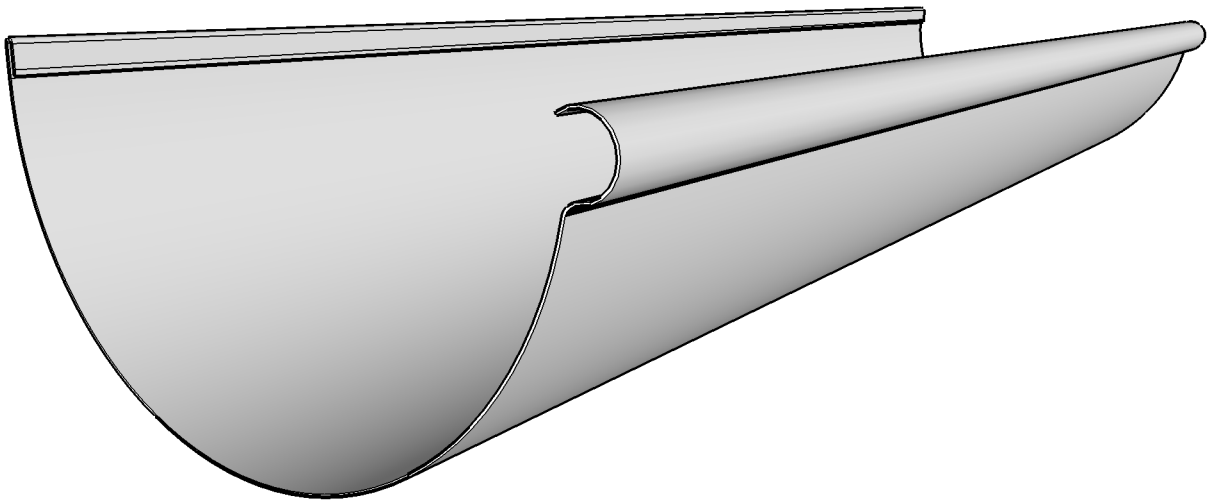
## #15 HANGER

HALF ROUND GUTTER

REVISIONS		REMARKS
1	MM/DD/YY 9/08/2015	...ORIGINAL DRAFT OF DRAWING
2	...	...
3	...	...
4	...	...
5	...	...

D 001





**Notes:**

Our Reverse Bead Half Round Gutter is Roll Formed and available in lengths up to 40'0"

Available in the following materials:

- .027 & .032 Aluminum
- 16 oz. or 20 oz. Copper & Lead Coated Copper
- 24 ga. Kynar Finish Steel
- 24 ga. Galvalume
- .7mm & .8mm Zinc



1310 E. Cornwallis Rd.  
 Durham, NC 27713  
 P-(919) 544-8887 F- 544-8898

info@kmsheetmetal.com - www.kmsheetmetal.com

## 6" Reverse Bead

Half Round Gutter

REVISIONS	
MM/DD/YY	REMARKS
1 6/25/2015	...ORIGINAL DRAFT OF DRAWING
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3	...
4	...
5	...

**D** 001



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**CLASSIC**  
GUTTER SYSTEMS L.L.C.

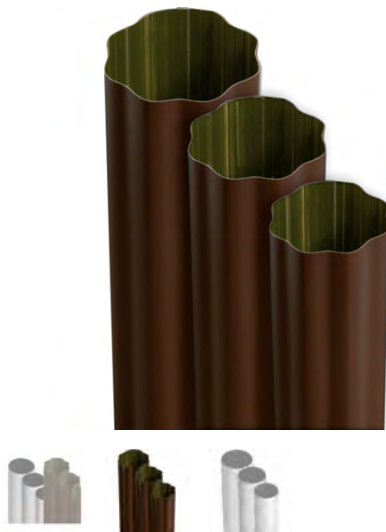
[Learning Center](#)[Shopping Cart](#) \$0.00 0[Estimate Forms](#)[Installations](#)

**CLASSIC**  
GUTTER SYSTEMS L.L.C.

[Estimate Forms](#)[Installations](#)

# 4" x .024 Aluminum Smooth Round & Corrugated Downspout

[Home](#) / [4" Round Downspout](#) / [4" x .024 Aluminum Smooth Round & Corrugated Downspout](#)



\$19.50 – \$23.50

**Downspout sections are available in 10' pre-cut lengths.** We recommend corrugated downspout for areas of the country that experience snow and ice. Corrugation allows for expansion in the event of ice build-up in the downspout. Corrugation also helps hide nicks and dents from daily exposure.

Smooth downspout is recommended mainly for southern climates. We take great care in the packaging of our downspout; however, flawless sections of smooth downspout cannot be guaranteed due to potential improper handling by the freight carriers.

**All of our 4" aluminum smooth downspout has one expanded end for ease of installation,** allowing for a far superior installation to the traditional crimped joint.



Products About Us



Learning Center

Shopping cart icon \$0.00 0

Estimate Forms Installations

Our Aluminum Downspout is available in Smooth and Corrugated styles in these four Standard Colors: high gloss white, low gloss white, dark bronze and royal brown (see Aluminum Color Chart below). Note: We can make **Select Color Corrugated Downspout and Elbows** for a \$100.00 up charge (one charge per color, per order).

Downspout orders LONGER than 6' will be shipped via truck and subject to a MINIMUM shipping fee of \$150.00

One to three pieces of downspout can be sent UPS. The 10' downspout will be cut into 6' & 4' sections. UPS charges will run in the \$100 range. Please indicate in the "Order Notes" area at checkout whether you want a UPS or freight quote.

**Each gutter and downspout order is unique at Classic Gutter Systems. Once you've placed your order on this website, you'll be contacted within 48 hours with a complete, detailed quote including packaging and shipping costs.**

COLOR

Choose an option

STYLE

Choose an option

- 1 +





Albert Kahn Associates, Inc.  
The Fisher Building  
3011 W. Grand Blvd., Suite 1800  
Detroit, Michigan 48202-3000

Issue History

No.	Description	Date
HDC REVIEW		10/16/20
Refer to Sheet Index For Complete Issue History		

No.	Description	Date
Refer to Sheet Index For Complete Issue History		

**DISCLAIMER:**  
The Albert Kahn Associates, Inc. regularly updates electronic files during the development of a project. As a result, the data included in any CAD file or drawing prior to its final release does not necessarily reflect the complete scope or content as defined in the contract. The contents in these files may therefore be preliminary, inaccurate, work in progress, and subject to change. Furthermore, the information contained herein is the exclusive property of Albert Kahn Associates, Inc. The original files represented here by this information shall not be used, altered, or reproduced in any manner without the expressed written consent of the Albert Kahn Associates, Inc.

Registration Seal  
**REVIEW ONLY  
NOT FOR  
CONSTRUCTION**

Key Plan

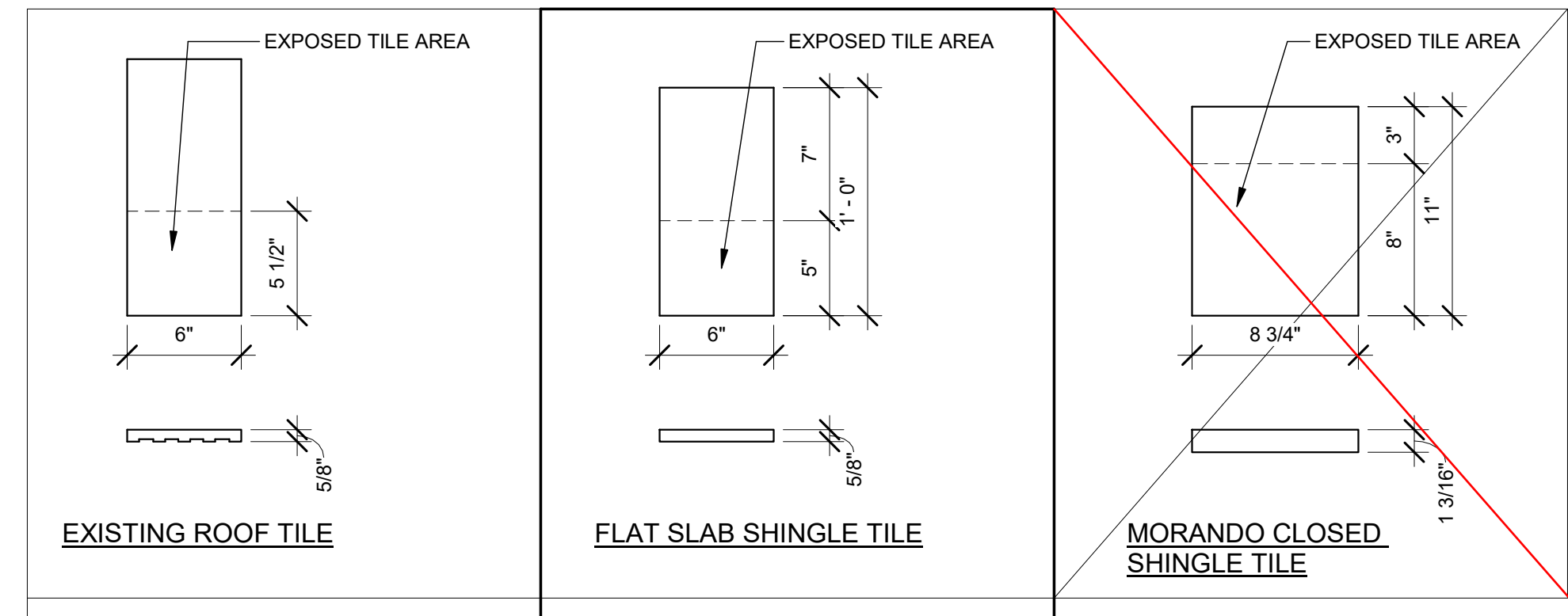


Urban League / Kahn Home  
Restoration  
208 Mack Ave.  
Detroit, MI 48201

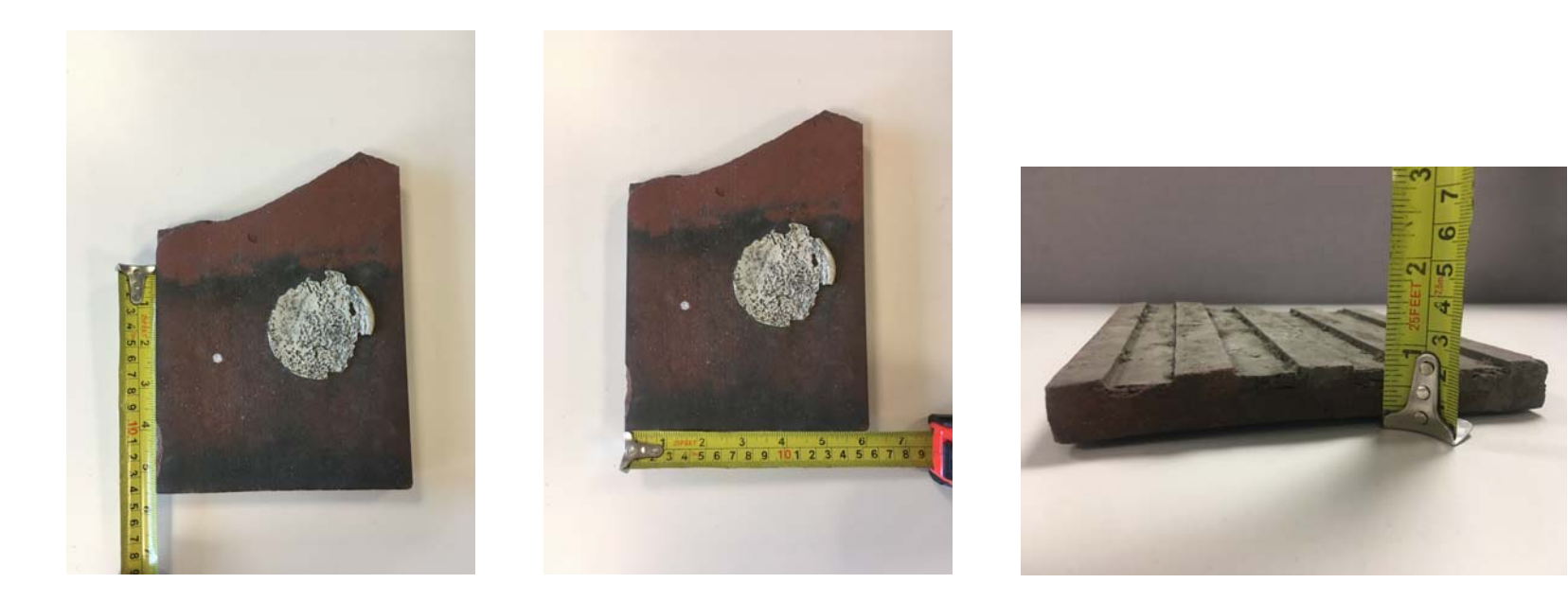
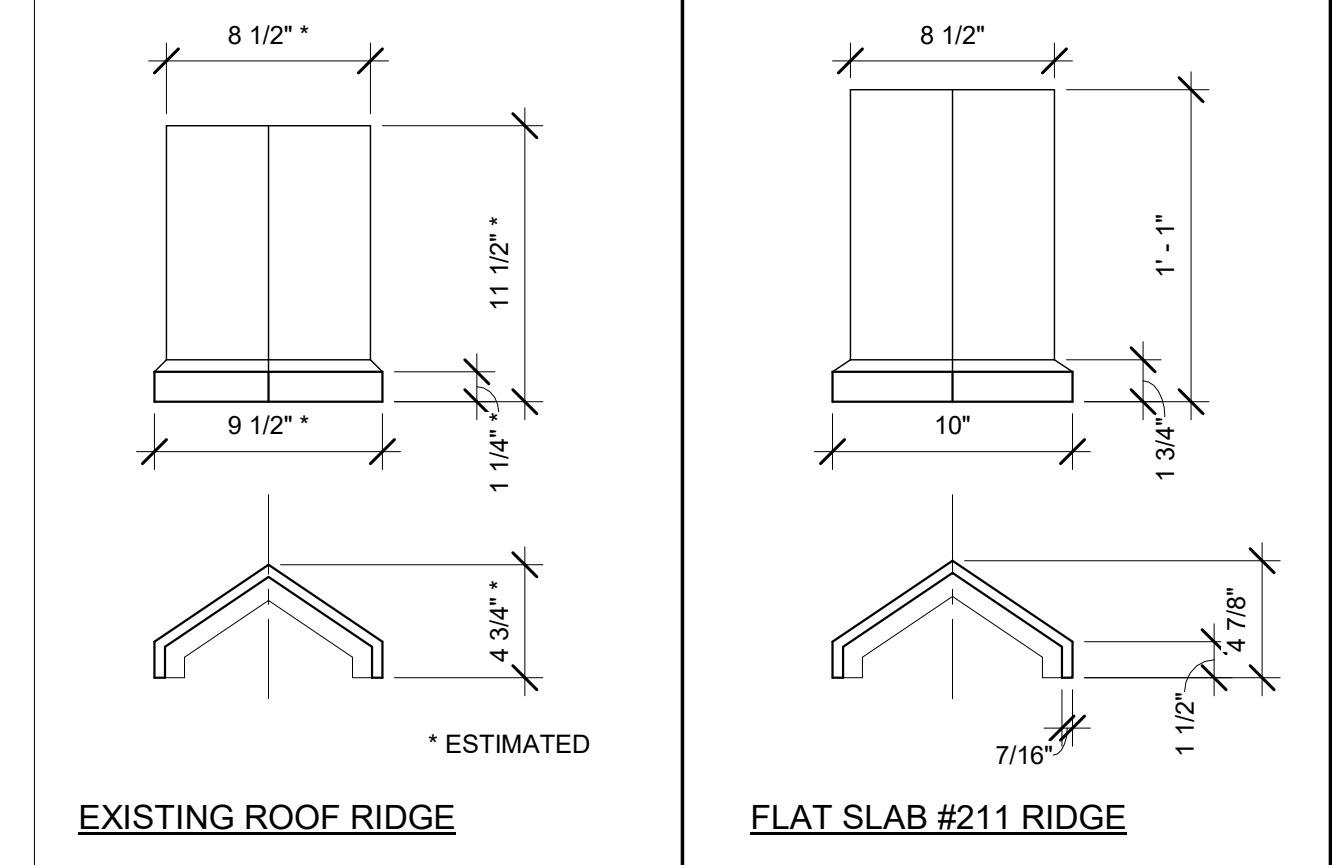
In Charge R. KOWALCZYK  
Designed RJK  
Drawn By RJK  
Checked  
Approved Date 10/16/20  
Sheet Title

DETAILS

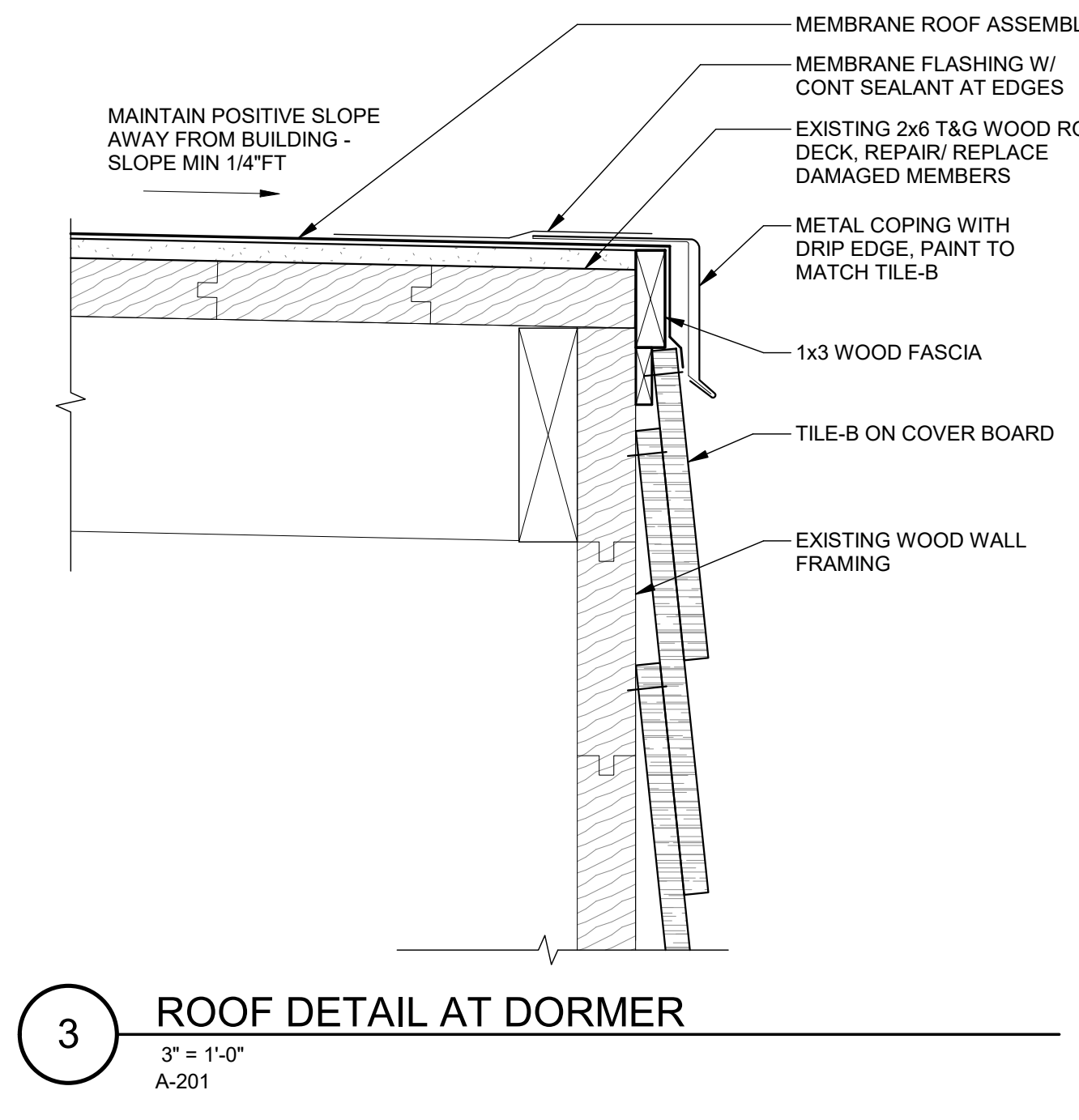
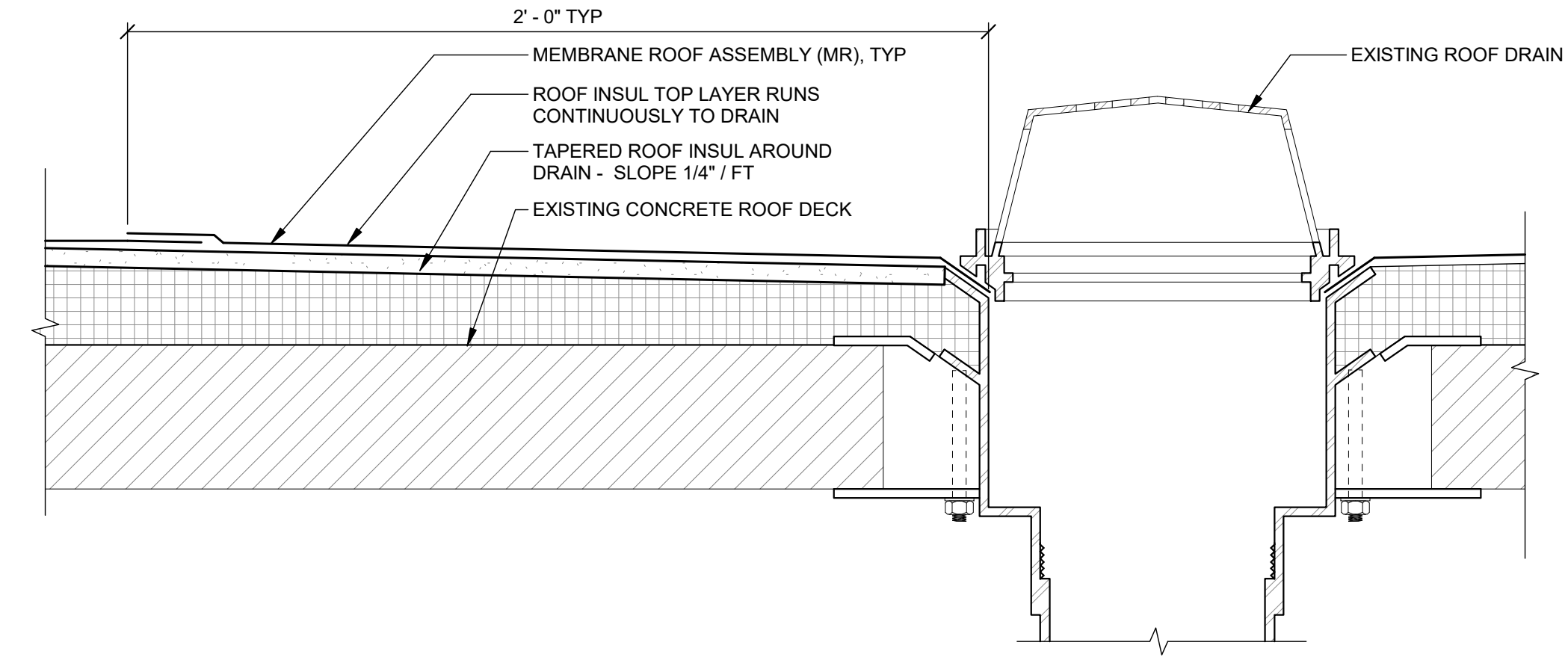
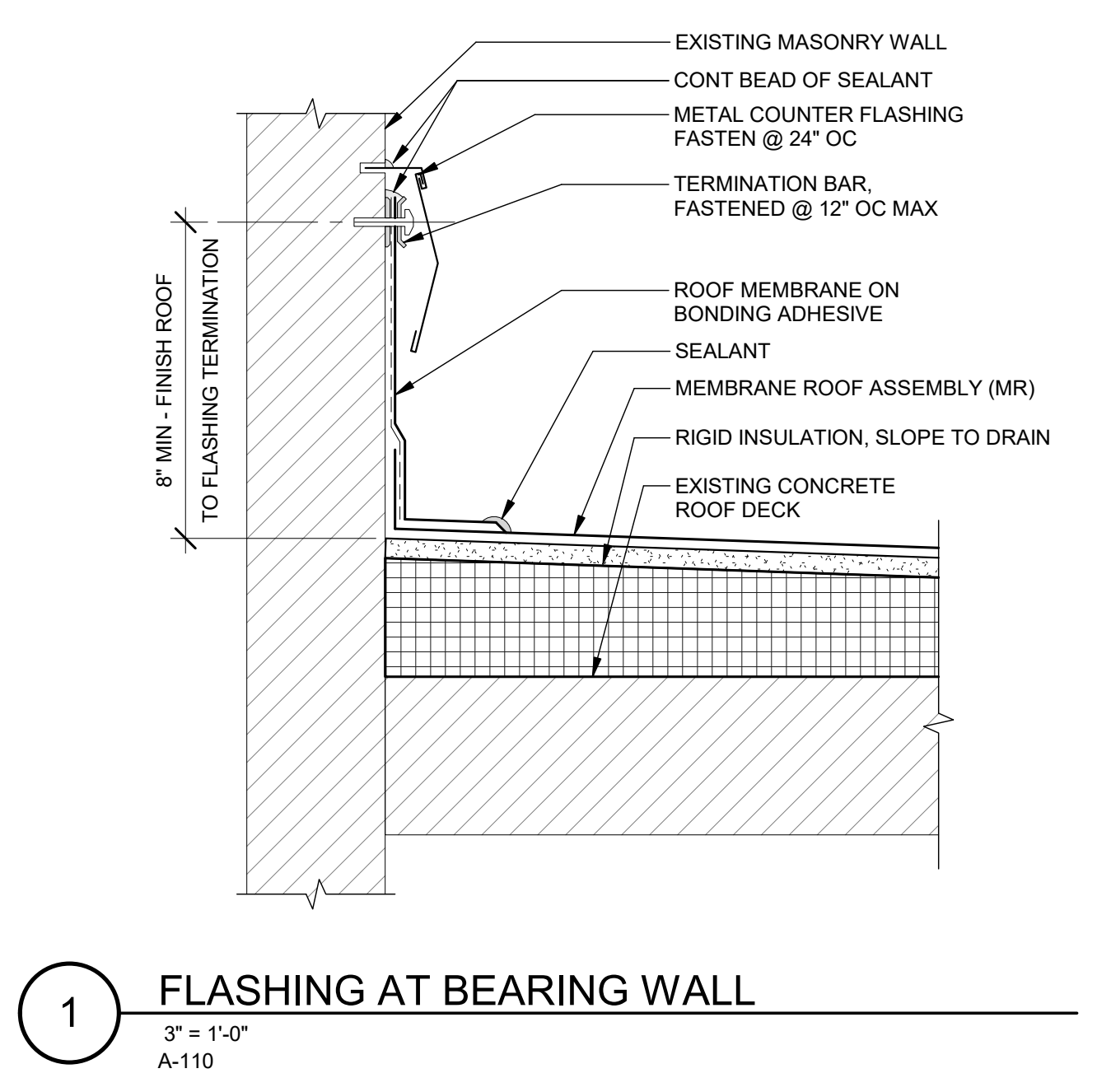
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5 TILE DETAIL  
1 1/2" = 1'-0"



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1773

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

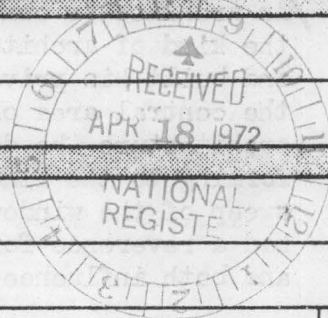
(Type all entries - complete applicable sections)

STATE:	Michigan
COUNTY:	Wayne
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
001 18 1972	18 1972

**1. NAME**

COMMON: Albert Kahn House

AND/OR HISTORIC: Albert Kahn House



**2. LOCATION**

STREET AND NUMBER: 208 Mack Avenue

CITY OR TOWN: Detroit

STATE: Michigan CODE: 26 COUNTY: Wayne CODE: 163

**3. CLASSIFICATION**

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered <input type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work In progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Comments <input checked="" type="checkbox"/> Other (Specify) <u>home of the urban league</u>

**4. OWNER OF PROPERTY**

OWNER'S NAME: Detroit Urban League

STREET AND NUMBER: 208 Mack Avenue

CITY OR TOWN: Detroit STATE: Michigan CODE: 26

**5. LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Registry of Deeds Office

STREET AND NUMBER: Courthouse

CITY OR TOWN: Detroit STATE: Michigan CODE: 26

**6. REPRESENTATION IN EXISTING SURVEYS**

TITLE OF SURVEY: Michigan Historical Commission Registered Local Site No. 137

DATE OF SURVEY: 8-13-71  Federal  State  County  Local

DEPOSITORY FOR SURVEY RECORDS: Division of Michigan History

STREET AND NUMBER: \_\_\_\_\_

CITY OR TOWN: Lansing STATE: Michigan CODE: 26

SEE INSTRUCTIONS

STATE: Michigan  
COUNTY: Wayne  
ENTRY NUMBER: 001 18 1972  
DATE: 18 1972  
FOR NPS USE ONLY



**DESCRIPTION**

CONDITION	(Check One)					
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

**DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE**

An architect's own house is always very revealing for it illustrates the kind of architecture he personally prefers. Albert Kahn designed and built his private residence in 1906 on Mack Avenue at John R. in the central area of Detroit. An admirer of the "prairie style" of architecture, he designed many homes with flattened type roofs conforming to the lines of the terrain, and with the unbroken horizontal sweep of the windows following the same lines. Kahn, however, still had a reverence for the traditional domestic architecture of Europe, and both influences can be seen in his own home.

Designed by Kahn for his family, its traditional characteristics reflect his regard for these qualities. It is of the English Renaissance style, constructed with stone trim on the lower half, and stucco above with a slate roof. It is two stories with an attic and dormer windows. The detailed carving on the front door was designed by Kahn. The house was not done in an ostentatious manner; rather the design, both interior and exterior, is very elegant in its simplicity of plan and careful attention is paid to detail.

He considered it important to adapt his houses to the requirements of modern living. It was also important to relate each house to its grounds and to make sure that the most important rooms were at the opposite side of the house from the formal entrance and that they opened upon gardens or terraces. Consequently, behind his home was an extensive garden.

The latest engineering development at that time, Truscon reinforced concrete was used in the construction of the floor, with concrete and tile forming a flat ceiling over each floor and wood sleepers provided above for nailing of the finished wood floors. The house is completely soundproof and fireproof.

Wood panelling, in Elizabethan style was used in the stair hall, reception room, dining room and to enhance the mantel effect in the living room. Panelling, although more costly than other available wall treatments, was selected because of its utility and ease of maintenance. A mullioned bay window with leaded sash provided a view of the garden. The den was finished in half timber and half plaster. In addition to these areas, the first floor contained the kitchen, a small china closet serving room and a servant's room off the rear service stair. Most of the furniture was designed by Kahn.

The second floor houses five bedrooms, two bathrooms and a sewing room. In 1921 an additional bathroom, was built to serve the master bedroom. The attic, which originally contained one extra servant room, was later used to house two rooms and a bath.

By 1928, Albert Kahn's expanding business interests and the resultant

SEE INSTRUCTIONS



NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Continuation Sheet)



STATE	
Michigan	
COUNTY	
Wayne	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
001 18	1972

(Number all entries)

7.

increased social activity made necessary the expansion of his residence to meet his need for additional space for entertainment purposes, also to house his considerable library of tomes, books, paintings, tapestries, furniture and other works of art. Consequently a large gallery was added on the southwest corner of the first floor, off the living room. Fifty-two feet long by twenty-six feet wide, the gallery was beautifully panelled in Elizabethan style and had an ornamental plaster ceiling. At the rear of the gallery, and facing the alley, Mr. Kahn added a new garage to accomodate at least six vehicles. The second floor over the gallery provided space for a new bedroom, den and bath. Remainder of the space became an attic storeroom. A servant's room and bath were built over the west end of the garage. The dining room was also enlarged at this time, with a new bay window built at the south end.

After Albert Kahn's death, the family decided to sell the residence. The property was acquired by the Urban League, for a nominal price, for use as League Headquarters.

8.

brought Mr. Kahn the title of the industry's architect. He designed more than 150 buildings for General Motors, in addition to being Packard's architect for thirty-nine years, Ford's for thirty-four years and Chysler's for seventeen years.

His fame spread to Europe. For the Soviet Government he built more than 500 plants and factories and organized technical schools to produce engineers and mechanics to run them, from Kiev to Yakutski in Eastern Siberia. In the United States during World War II he designed the majority of the Army Air Fields and Naval bases, including those at Midway Island, Honolulu, Alaska and in other locations.

It would be misleading to imply that he speacalized only in industrial planning. He was quite successful in commercial work and in designing public and educational buildings. For many years he served as Consulting Architect to the Regents of the University of Michigan, and among the buildings on the campus built from his plans were the Physics, Medical and Natural Science Buildings, the Hill Auditorium, the University Hospital and his favorite -- the William L. Clements Library of American History which opened on the campus in 1923. The Italian Renaissance is very evident in this building as it is in many of his other creations. In Detroit alone there are many of his monuments. They include the General Motors Building, the Fisher Building, the New Center Buildings, the Detroit News Building, the Maccabees Building, and units of Harper, Grace and Woman's Hospital.



NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Continuation Sheet) APR 18 1972



STATE	Michigan
COUNTY	Wayne
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	OCT 18 1972

(Number all entries)

8.

Albert Kahn's work was not confined to office buildings and factories. His architecture was always purposive, but he possessed the art of combining necessity with artistic appearance. It is in his domestic architecture that this idea is most evident. His house designs are distinctive, for he was able to give form to his feeling for hand-crafted detail -- the kind of detail found on medieval cathedrals. Perhaps the most splendid of all Albert Kahn's domestic commissions was the mansion he designed in 1929 in the Cotswold Manner for Mr. & Mrs. Edsel B. Ford. Most of his plans for houses included inviting terraces, gardens and lawns. At the beginning of his career, Kahn's domestic work was extensive but as his career progressed, he only had time to design a few homes. Most of the homes he designed were either of the Tudor or Georgian design.

Kahn received many honors and awards, among them degrees of Doctor of Law from the University of Michigan, Doctor of Fine Arts from Syracuse University, the title of Chevalier of the French Legion of Honor, the Gold Medal of the International Exposition of Arts and Science in Paris in 1937 and a special award of the American Institute of Architects for his work in the American war effort. For many years Kahn was an Arts Commissioner of the Detroit Institute of Arts. He gave many carefully selected works of art to the museum to round out the collection.

He died December 8, 1942 at the age of seventy-three at his private residence on Mack Avenue. At the time of his death, he was head of the firm of Albert Kahn, Associated Architects and Engineers, Inc.



**SIGNIFICANCE**

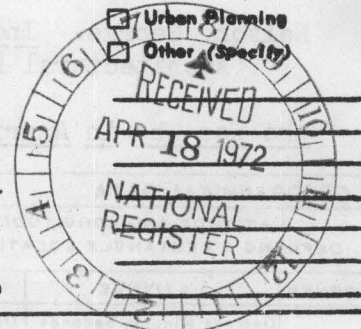
**PERIOD (Check One or More as Appropriate)**

- |  |                                       |                                       |  |
|--|---------------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input checked="" type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century  | <input type="checkbox"/> 17th Century | <input type="checkbox"/> 19th Century |  |

**SPECIFIC DATE(S) (If Applicable and Known)** 1906

**AREAS OF SIGNIFICANCE (Check One or More as Appropriate)**

- |  |                                       |  |
|--|---------------------------------------|--|
| <input type="checkbox"/> Aboriginal              | <input type="checkbox"/> Education    | <input type="checkbox"/> Political           |
| <input type="checkbox"/> Prehistoric             | <input type="checkbox"/> Engineering  | <input type="checkbox"/> Religion/Philosophy |
| <input type="checkbox"/> Historic                | <input type="checkbox"/> Industry     | <input type="checkbox"/> Science             |
| <input type="checkbox"/> Agriculture             | <input type="checkbox"/> Invention    | <input type="checkbox"/> Sculpture           |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape    | <input type="checkbox"/> Social/Humanitarian |
| <input type="checkbox"/> Art                     | <input type="checkbox"/> Architecture | <input type="checkbox"/> Theater             |
| <input type="checkbox"/> Commerce                | <input type="checkbox"/> Literature   | <input type="checkbox"/> Transportation      |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Military     |  |
| <input type="checkbox"/> Conservation            | <input type="checkbox"/> Music        |  |



**STATEMENT OF SIGNIFICANCE**

Albert Kahn, the well-known industrial architect, was born at Rhaunen, Westphalia, Germany in 1869. At the age of eleven, he supervised the passage of his mother, himself and five other children to America where they joined the father who had come to Baltimore some time before. Within a year the whole family moved to Detroit. One of Kahn's first jobs was in the office of George D. Mason, architect, where he learned draftsmanship. There during fourteen years of hard work and study, Kahn completed his training, and in 1890 having won a small scholarship, left for two years of supplementary study and travel abroad. Upon his return to Detroit in 1892 he began practice in association with George Nettleton and Alexander Trowbridge but withdrew after a short time to establish his own office, taking three of his brothers into partnership. He became the first of three architects who gave Michigan its international reputation. Kahn was primarily an industrial architect and did for the factory what Sullivan did for the skyscraper and what Frank Lloyd Wright did for the private residence. His great forte was industrial plants, to the construction of which he brought many principles revolutionary in the day of their first application. Models of their kind are to be found on five continents.

Upon entering the business, one of his first jobs was to remodel the home of Henry P. Joy, then president of the Packard Motor Car. Co. When, soon after, the Packard Company wanted a new building, Kahn drew the plans. They called for reinforced concrete construction and steel window sash. He got the job and the new Packard plant was the first of its kind in this country. When Ford decided to build a new plant in Highland Park he sent for Kahn and told him what he wanted -- not a half-hundred buildings in the old industrial set-up, but the whole industry under one roof. He built a plant which shortly after became known around the world as a new departure in industrial architecture. The world-famous Ford River Rouge Complex he designed served as a model for new industry and the total factory complex. From then on Kahn was the architect for Ford Motor Co., building the Ford Engineering Laboratories and all its branch plants in this country and abroad. He designed and built more than a thousand plants and other industrial buildings for Ford Motor Company alone. His work in the automobile industry

SEE INSTRUCTIONS



**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

The Detroit News. December 9, 1942.

The Legacy of Albert Kahn. The Detroit Institute of Arts, 1970.

Nelson, George. Industrial Architecture of Albert Kahn, Inc. New York: Architectural Book Publishing Company, Inc., 1939.

Who Was Who in America Vol. II. Chicago: The A. N. Marquis Company, 1950.

**10. GEOGRAPHICAL DATA**

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees	Minutes	Seconds
NW	° ' "	° ' "		42°	20'	50"
NE	° ' "	° ' "		83°	03'	22"
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

**11. FORM PREPARED BY**

NAME AND TITLE: Carmen L. Contreras

ORGANIZATION: Div. of Mich. History-Dept. of State DATE: Jan., 1972

STREET AND NUMBER: 208 N. Capital

CITY OR TOWN: Lansing STATE: Michigan CODE: 26

**12. STATE LIAISON OFFICER CERTIFICATION**

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National  State  Local

Name Samuel A. Milsten  
 Title Deputy Director - Recreation and SLO

Date 3/24/72

**NATIONAL REGISTER VERIFICATION**

I hereby certify that this property is included in the National Register.

Robert A. Utley  
 Chief, Office of Archeology and Historic Preservation

Date 10/18/72

ATTEST:  
William M. ...  
 Keeper of The National Register

Date 10-16-72

17/330670/46900880  
 4-18-77  
 DTM RFI  
 SEE INSTRUCTIONS



PROPERTY

72000668  
Kahn (ALBERT) House STATE Mich

DATE OF RECEIPT

4/18/72

YES

NO

Wayne

NUMBER

REGISTER:

OCT 18 1972

DATA PAGE

PHOTO (S)

PHOTO DESCRIPTION (S)

MAP (S)

MAP DESCRIPTION (S)

LOGGED

ACKNOWLEDGE

4/18/72

RESUBMIT

REVIEW

HISTORIAN

Teach Review OK

na j  
10-3-72  
Chay. Sanders  
10/10/72

ARCHEOLOGIST

ARCHITECT

This is one of the best all-around forms I've seen in some time. It would be good to complement Michigan on it, esp. in light of some of their other recent nominations which are so poor.

Chamber  
OK 10-20-72

ASST. KEEPER

OK Ray  
10/23/72  
10-16-72  
OK Max  
10/6/72

KEEPER

WRITER/EDITOR

DIRECTOR, OAHP

EDITORIAL PROCESSING, EDITOR

Federal Registry Entry

11-7-72

Annual Edition Entry

Logged

OCT 18 1972

Card

OCT 18 1972

COMMENTS:

WORKING NUMBER

4.18.72. 51  
5

CONGRESSIONAL DISTRICT:







NPS Number Oct. 18, 1972

Title: Albert Kahn House

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

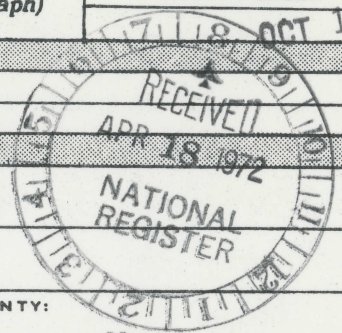
**NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM**

(Type all entries - attach to or enclose with photograph)

STATE	Michigan
COUNTY	Wayne
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	OCT 18 1972

SEE INSTRUCTIONS

<b>1. NAME</b>			
COMMON:	Albert Kahn House		
AND/OR HISTORIC:	Albert Kahn House		
<b>2. LOCATION</b>			
STREET AND NUMBER:			
208 Mack Avenue			
CITY OR TOWN:			
Detroit			
STATE:	CODE	COUNTY:	CODE
Michigan	26	Wayne	163
<b>3. PHOTO REFERENCE</b>			
PHOTO CREDIT:	Division of Michigan History-Dept. of State		
DATE OF PHOTO:	November, 1971		
NEGATIVE FILED AT:			
Division of Michian History			
<b>4. IDENTIFICATION</b>			
DESCRIBE VIEW, DIRECTION, ETC.			
House faces northwest.			



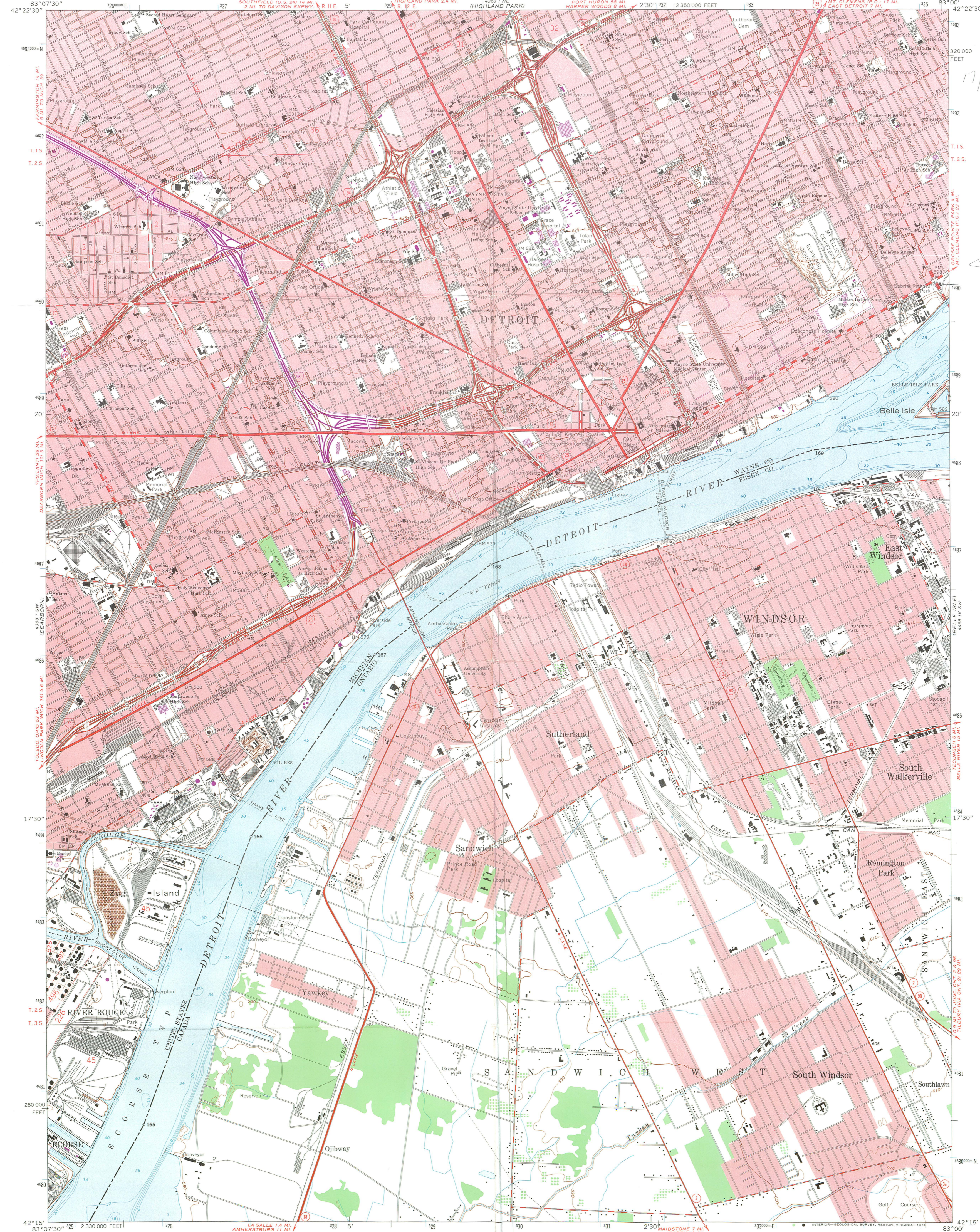
PROPERTY OF THE NATIONAL REGISTER



UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

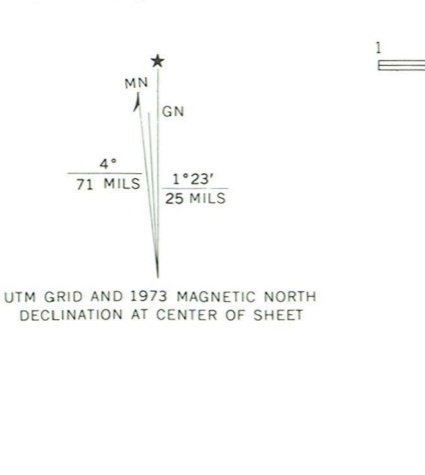
DETROIT QUADRANGLE  
MICHIGAN-ONTARIO  
7.5 MINUTE SERIES (TOPOGRAPHIC)

83°07'30"  
42°22'30"



83°07'30"  
42°15'

Mapped, edited, and published by the Geological Survey in cooperation with State of Michigan agencies. Control by USGS, USC&GS, U. S. Lake Survey, and City of Detroit. Planimetry by photogrammetric methods from aerial photographs. Topography by planetable surveys 1938. Revised from aerial photographs taken 1966-67. Field checked 1968. Canadian portion copied in part from Windsor quadrangle (1:25 000) 1960, Army Survey Establishment, R. C. E. Selected hydrographic data compiled from U. S. Lake Survey Charts 41 and 412 (1966). This information is not intended for navigational purposes. Polyconic projection. 1927 North American datum. 10,000-foot grid based on Michigan coordinate system, south zone 1000-meter Universal Transverse Mercator grid ticks, zone 17, shown in blue. Red tint indicates areas in which only landmark buildings are shown.



SCALE 1:24 000  
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET  
1 0 1 2 3 4 5 6 7 8 9 10 KILOMETER  
CONTOUR INTERVAL 5 FEET IN THE UNITED STATES AND 10 FEET IN CANADA  
DATUM IS MEAN SEA LEVEL  
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS RIVER SURFACE AT FOLLOWING STAGES: LAKE ST. CLAIR—571.7 AND LAKE ERIE—568.6  
THE U. S. PORTION OF THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS FOR SALE BY THE U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

- Primary highway, all weather, hard surface
- Secondary highway, all weather, hard surface
- Light-duty road, all weather, improved surface
- Unimproved road, fair or dry weather

   Interstate Route   
    U. S. Route   
    State Route

MICHIGAN  
 QUADRANGLE LOCATION

DETROIT, MICH.—ONT.  
 N4215—W8300/7.5  
 1968  
 PHOTOREVISED 1973  
 AMS 4368 I SE—SERIES V862

*Albert Kahn House*  
711 330 670  
17/330670  
4690280





7.5 MINUTE SERIES (TOPOGRAPHIC)

MT. CLEMENS 17 MI.  
EAST DETROIT 6.9 MI.

83°00'

42°22'30"

2'30" 670 000 FEET

COMMISSIONER  
(LAND PARK)



T. 1 S.  
T. 2 S.



GROSSE POINTE PARK 4.7 MI.  
MT. CLEMENS 22 MI.

310 000  
FEET

BELLE ISLE 0.4 MI.



Belle Isle

20'

WAYNE CO



42° 20' 50"  
83° 03' 22"

Form 10-301  
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

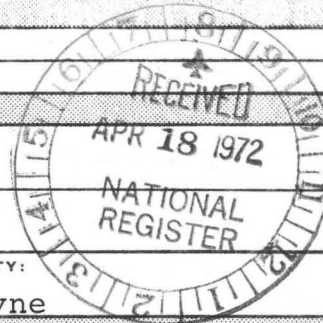
**NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY MAP FORM**

(Type all entries - attach to or enclose with map)

STATE	
Michigan	
COUNTY	
Wayne	
FOR NPS USE ONLY	
ENTRY NUMBER	
OCT 18 1972	

SEE INSTRUCTIONS

<b>1. NAME</b>			
COMMON:		Albert Kahn House	
AND/OR HISTORIC:		Albert Kahn House	
<b>2. LOCATION</b>			
STREET AND NUMBER:			
208 Mack Avenue			
CITY OR TOWN:			
Detroit			
STATE:	CODE	COUNTY:	CODE
Michigan	26	Wayne	163
<b>3. MAP REFERENCE</b>			
SOURCE:			
USGS, Detroit, Michigan			
SCALE:			
1:24000			
DATE:			
1952			
<b>4. REQUIREMENTS</b>			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			



PH0017396



ENTRIES IN THE NATIONAL REGISTER

STATE MICHIGAN

Date Entered OCT 18 1972

<u>Name</u>	<u>Location</u>
Bingham House	Brighton Livingston County
Nims (Rudolph) House	Monroe Monroe County
Kahn (Albert) House	Detroit Wayne County
Passolt House	Saginaw Saginaw County

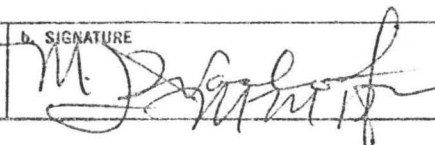
Also Notified

Hon. Philip A. Hart	State Liaison Officer
Hon. Robert P. Griffin	Mr. Samuel Milstein
Hon. Marvin L. Esch	Acting Deputy Director-Recreation
Hon. Charles C. Diggs, Jr.	Department of Natural Resources
Hon. James Harvey	Mason Building
	Lansing, Michigan 48926

Director, Northeast Region

HR NRowland:mm 10/17/72



<b>FEDERAL ASSISTANCE</b>		2. APPLICANT'S APPLICATION	a. NUMBER 110-23-4352	3. ATE APPLICATION IDENTIFIER	a. NUMBER SCH 11158/1
1. TYPE OF ACTION <input type="checkbox"/> PREAPPLICATION <input checked="" type="checkbox"/> APPLICATION <small>(Mark appropriate box)</small> <input type="checkbox"/> NOTIFICATION OF INTENT (Opt.) <input type="checkbox"/> REPORT OF FEDERAL ACTION		Leave Blank	b. DATE Year month day 19 77 4 4	b. DATE Year month day ASSIGNED 19 76 12 6	
4. LEGAL APPLICANT/RECIPIENT				5. FEDERAL EMPLOYER IDENTIFICATION NO. 38-600134W	
e. Applicant Name : Michigan History Division b. Organization Unit : Michigan Department of State c. Street/P.O. Box : d. City : Lansing e. County : Ingham f. State : Michigan g. ZIP Code: 48918 h. Contact Person (Name & telephone No.) : Martha M. Bigelow (517) 373-0510				6. PROGRAM (From Federal Catalog) a. NUMBER   15   09   04   b. TITLE Historic Preservation	
7. TITLE AND DESCRIPTION OF APPLICANT'S PROJECT  Restoration of the Albert Kahn House roof.  Removal of present roof tiles, roof undergirding, weatherproofing and replacement of tiles.  Source of non-federal match is United Capital Funds and Detroit Urban League discretionary funds				8. TYPE OF APPLICANT/RECIPIENT A-State H-Community Action Agency B-Interstate I-Higher Educational Institution C-Substate J-Indian Tribe District K-Other (Specify): D-County E-City F-School District G-Special Purpose District Enter appropriate letter <input type="checkbox"/> A	
				9. TYPE OF ASSISTANCE A-Basic Grant D-Insurance B-Supplemental Grant E-Other Enter appropriate letter(s) <input type="checkbox"/> A C-Loan	
10. AREA OF PROJECT IMPACT (Names of cities, counties, States, etc.) City of Detroit, Wayne County, Michigan			11. ESTIMATED NUMBER OF PERSONS BENEFITING 500,000	12. TYPE OF APPLICATION A-New C-Revision E-Augmentation B-Renewal D-Continuation Enter appropriate letter <input type="checkbox"/> A	
13. PROPOSED FUNDING		14. CONGRESSIONAL DISTRICTS OF:		15. TYPE OF CHANGE (For 12c or 12e) A-Increase Dollars F-Other (Specify): B-Decrease Dollars C-Increase Duration D-Decrease Duration E-Cancellation Enter appropriate letter(s) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
a. FEDERAL \$ 10,000 .00 b. APPLICANT .00 c. STATE 10,000 .09 d. LOCAL .00 e. OTHER .00 f. TOTAL \$ 20,000 .00		a. APPLICANT 1-19 b. PROJECT 13 16. PROJECT START DATE Year month day 19 See #34 17. PROJECT DURATION 36 Months 18. ESTIMATED DATE TO BE SUBMITTED TO FEDERAL AGENCY Year month day 19 77 4 4		19. EXISTING FEDERAL IDENTIFICATION NUMBER 26-76-00344-120	
20. FEDERAL AGENCY TO RECEIVE REQUEST (Name, City, State, ZIP code) National Park Service Dept. of Interior, Washington, D.C. 20240				21. REMARKS ADDED <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
SECTION II - CERTIFICATION 22. THE APPLICANT CERTIFIES THAT: a. To the best of my knowledge and belief, data in this preapplication/application are true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached assurances if the assistance is approved. b. If required by OMB Circular A-95 this application was submitted, pursuant to instructions therein, to appropriate clearinghouses and all responses are attached: spouse Response attached		(1) State; Dept. of Mgmt. & Budget <input type="checkbox"/> <input checked="" type="checkbox"/> (2) SEMCOG <input type="checkbox"/> <input checked="" type="checkbox"/> (3) <input type="checkbox"/> <input type="checkbox"/>			
		23. CERTIFYING REPRESENTATIVE a. TYPED NAME AND TITLE Martha M. Bigelow, State Historic Preservation Officer b. SIGNATURE  c. DATE SIGNED Year month day 19 77 4 4			
24. AGENCY NAME Department of the Interior				25. APPLICATION RECEIVED Year month day 19 77 4 28	
26. ORGANIZATIONAL UNIT National Park Service			27. ADMINISTRATIVE OFFICE Grants Administration Division		28. FEDERAL APPLICATION IDENTIFICATION
29. ADDRESS 18th & C Streets NW., Washington, D.C. 20240				30. FEDERAL GRANT IDENTIFICATION 26-76-00344-120	
SECTION III - FEDERAL AGENCY ACTION 31. ACTION TAKEN <input type="checkbox"/> a. AWARDED <input type="checkbox"/> b. REJECTED <input type="checkbox"/> c. RETURNED FOR AMENDMENT <input type="checkbox"/> d. DEFERRED <input type="checkbox"/> e. WITHDRAWN		32. FUNDING Year month day a. FEDERAL \$ 10,000 .00 b. APPLICANT 10,000 .00 c. STATE .00 d. LOCAL .00 e. OTHER .00 f. TOTAL \$ 20,000 .00		33. ACTION DATE Year month day 1977 06 29	
		34. STARTING DATE Year month day 1977 06 29		35. CONTACT FOR ADDITIONAL INFORMATION (Name and telephone number) Stephen Newman (202) 523-5472	
36. ENDING DATE Year month day 1980 06 28		37. REMARKS ADDED <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
38. FEDERAL AGENCY A-95 ACTION		a. In taking above action, any comments received from clearinghouses were considered. If agency response is due under provisions of Part 1, OMB Circular A-95, it has been or is being made.		b. FEDERAL AGENCY A-95 OFFICIAL (Name and telephone no.) same as #35	