

STAFF REPORT 02-12-2020 MEETING

PREPARED BY: G. LANDSBERG

APPLICATION NUMBER: 20-6647 (1322)

ADDRESSES: 1322-1326-1332 BROADWAY AVENUE

HISTORIC DISTRICT: BROADWAY AVENUE

APPLICANT: JANET FORD, HAMILTON-ANDERSON ARCHITECTS/BASCO

OWNER: BROADWAY DETROIT PROPERTIES LLC (1322), DOWNTOWN DEVELOPMENT AUTHORITY (1326, 1332)

DATE OF COMPLETE APPLICATION: 01-21-2020

DATE OF STAFF VISIT: 01-28-2020

SCOPE: PARTIAL DEMOLITION AND ERECTION OF A NEW BUILDING, REHABILITATION OF THREE (3) HISTORIC FACADES



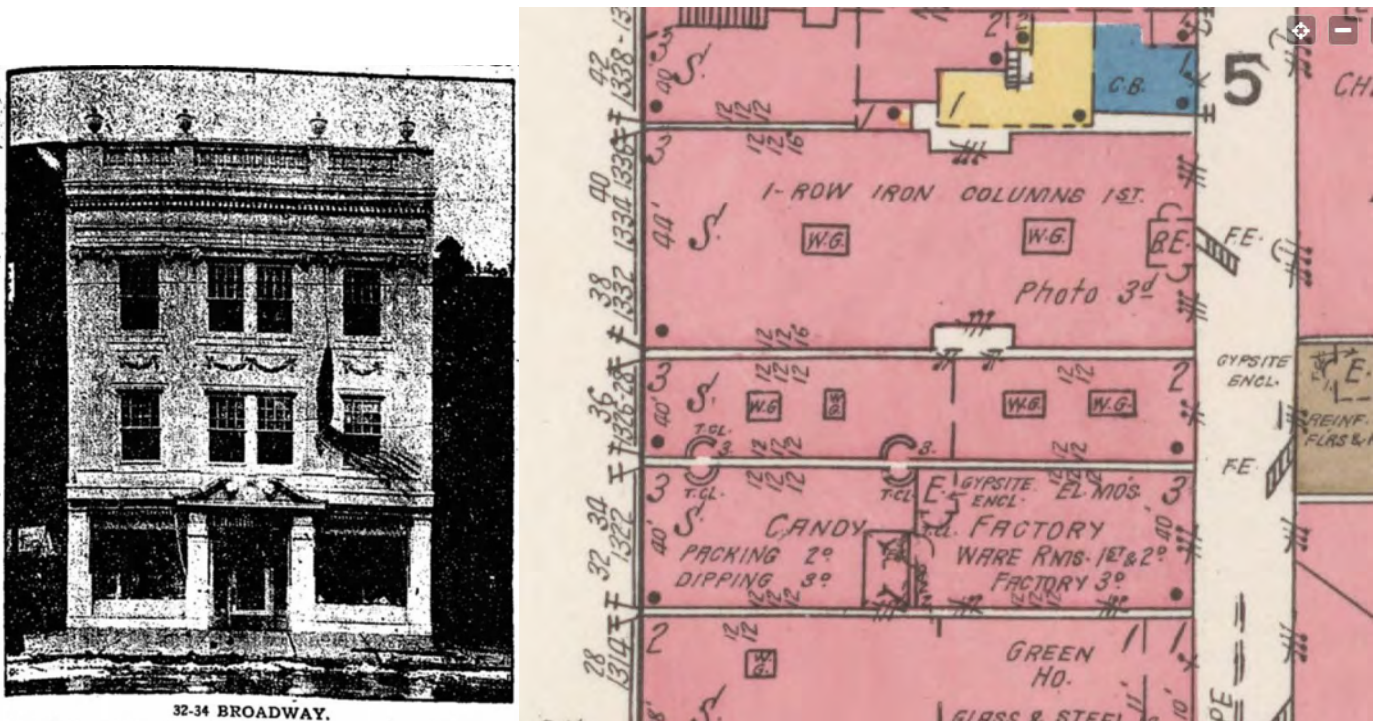
1332 Broadway (limestone with liquor sign), 1326 Broadway (narrow brick), and 1322 Broadway (white terra cotta), View from Northwest looking southeast towards Gratiot.. The Breitmeyer-Tobin Building, another local historic district, is prominent at the end of the block. Staff photo, January 28, 2020

PROPOSAL

This is a complex **proposal** that envisions a prominent rooftop addition/new construction behind the historic facades of three early 20th-century commercial buildings on the east side of Broadway Avenue between Gratiot and Grand River. One building, 1322 Broadway, is privately owned by the applicant/developer. The other two, 1326 and 1332 Broadway, are currently owned by the Downtown Development Authority. As part of a **public RFP process** in 2016 for redevelopment of these two publicly-owned buildings, the DEGC selected the owner of the third building (i.e., 1322 Broadway) to design a comprehensive redevelopment of all three buildings to “demonstrate maximum density and maintain the goals of a walkable urban environment.” The historic facades of all three buildings are proposed to

be rehabilitated in accordance with guidance from NPS Preservation Briefs and consistent with an isolated application of the Secretary of the Interior’s Standards. All portions of the buildings behind the surviving west (street) elevations and south-facing elevations (1322 only) are proposed to be demolished and replaced by a new construction steel-framed eight-story building, which will appear to rise approximately six stories (including mechanical floor) above the historic roofline with a setback of approximately 14 feet. The “addition” is proposed to be of a contemporary design with modern materials that seek to unify the three buildings below while deferring to their historic street prominence.

The first historic building, at 1322 Broadway (closest to Gratiot), was constructed in 1914 and was the main office and factory for the locally prominent MacDiarmid’s candy company, which had several other company-owned stores and whose “carefully wrapped” products were also available in Detroit’s finer drugstores. The building is a richly ornamented Georgian Revival confection. The 2005 Detroit Historic Designation Advisory Board (HDAB) Report lauds its “gleaming white terra-cotta façade and ‘M’ monogram” over the front entrance, and notes that “a company advertisement described the spot as the ‘Chocolate Homestead.’” Large advertisements for MacDiarmid’s during the Valentine’s Day season are common in period newspapers.



1322 Broadway (originally 32-34 Broadway) as featured in the Detroit Free Press in March 1914 (left). 1922 Sanborn map (right).

The second historic building, at 1326 Broadway, is believed to be the oldest structure among the fifteen buildings comprising the Broadway Avenue Local Historic District, dating to the late nineteenth century when Broadway was still Miami Avenue, and having been reconstructed in its present form in the 1920s. It was originally known as the Reckmeyer Building and is of brick construction with modest stone ornamentation. A. W. Reckmeyer was a manufacturing furrier, one of many early women’s trade-related businesses on Broadway at the turn of the new century. According to HDAB, another furrier, Gustave Zanger, occupied the building from 1904 to 1913.



1328 Broadway (red brick building, center) and 1322 Broadway (white terra cotta building, right). Staff photo, January 28, 2020



1332-36 Broadway. Staff photo, January 28, 2020

The third historic building, at 1332 Broadway, is the largest of the three original buildings. Erected in 1904 by Philip Breitmeyer, this limestone-faced building was originally known as the Michigan Cut Flower Exchange Building and was designed by prominent local architect Louis Kamper. HDAB notes that “Breitmeyer served as president and director, occupied the building until 1913 or 1914, when it moved to a new building a block away on Randolph. The building also housed a variety of small businesses, including tailor and millinery shops, an apron company, lighting store, piano company, and photography studio.” When the district was designated in 2005, the historic façade was obscured due to the presence of a modern metal screen. As such, it was found to be non-contributing at the time due to a lack of architectural integrity. Subsequent removal of the screen has revealed the period-era stone finishes and windows to be substantially intact, and staff recommends that the Commission now consider 1332 Broadway a contributing building.



1332-36 Broadway, HDAB Designation photo showing extent of screening over historic facade. Circa 2005.

The applicant has provided a **scope of work document**, here attached, from which the following list is excerpted:

West Front Elevation: 1322, 1326 & 1332 Broadway

1322 BROADWAY (SOUTHERN BUILDING): THREE STORY TERRACOTTA (1912)

1. THE EXISTING STOREFRONT SYSTEM & ENTRY DOOR WILL REMAIN.
2. RESTORE METAL AND WOOD RECESSED ENTRY TRIM AND CEILING, REPAINT
3. EXISTING GREEN ALUMINUM REPLACEMENT WINDOWS AT LEVELS 2 & 3 WILL REMAIN
4. CLEAN FACADE
 - a. Follow the HDC document “Masonry Cleaning Guidelines”
 - b. Utilize an experienced professional
 - c. Refer to NPS Preservation Brief #7
 - d. Use the gentlest means possible: water, detergent, and a natural or nylon bristle brush.
5. INSPECTION and make repairs to terracotta and provide new sealing/flashing at windows and repointing joints where water may penetrate
 - a. Utilize experienced professional
 - b. Refer to NPS Preservation Brief #7:
 - i. For repairs to Glazing at building base.
 - ii. And sealing chipping Terra Cotta at cornice.
 - c. For spalling, cracks and holes in terracotta – See Preservation Brief #7:
 - i. Permanently seal with waterproof caulk.
 - ii. At holes and static cracks: butyl sealants or acrylic latex caulks.
 - iii. For dynamic cracks: polysulfide caulks.
 - d. Repoint with mortar with a lower compressive strength than adjacent unit.
 - i. Do not use water-proof caulk for repointing
6. SIGNAGE AND LIGHTING
 - a. Signage and sign lighting for the retail/restaurant will be by tenant and will be submitted at a later date to be reviewed by staff.

1326 BROADWAY (CENTER BUILDING): THREE STORY BRICK (Altered 1929)

1. DEMO
 - a. Remove roll up security grille
 - b. Remove exposed conduit
 - c. Remove non-original storefront
2. REPLACE NON-ORIGINAL STOREFRONT & ENTRY WITH NEW CENTER ENTRY STOREFRONT
3. WINDOWS
 - a. The 2nd Floor windows’ upper sashes are fixed wood windows with a diamond muntin pattern. They will be restored and an interior storm will be added.
 - b. The 2nd floor lower sash is not original and will be re-built in wood to match the upper sash, without the muntin pattern.
 - c. The third floor windows’ upper and lower sashes are all missing and will be rebuilt in wood to match the 2nd floor remaining sash.
4. CLEAN FACADE
 - a. Follow the HDC document “Masonry Cleaning Guidelines”
 - b. Utilize an experienced professional
 - c. Refer to NPS Preservation Brief #1, 2, 6, 38 (graffiti)
 - d. Use the gentlest means possible
5. REPAIR

- a. Utilize an experienced professional
- b. Refer to the applicable NPS Preservation Brief(s) #1, 2, 6.
- c. Inspect limestone sills & repair as required.
- d. Repair existing parapet
- e. Retain clay-tile parapet cap; repair where possible, or replace to match
- f. Fill holes in façade
- g. Repoint masonry.
- h. Repair metal cornice. Any details that are found to not be repairable will be replaced with new FRP (Fiberglass Reinforced Plastic) to match the original design.

6. SIGNAGE AND LIGHTING

- a. Signage and sign lighting for the Broadway Lofts will be determined at a later date and reviewed by staff.

1332-1336 BROADWAY (NORTHERN BUILDING): THREE STORY LIMESTONE (1904)

1. DEMO

- a. Remove roll up security grille, signage, exposed conduit, metal siding, brick infill, for a complete opening. No original storefront currently remains other than a few of the transoms above the steel header. Note: most existing components are fire-damaged.
- b. Verify structural integrity of existing header and, prior to demolition, investigate whether first floor limestone piers exist behind the non-original brick veneer.

2. REPLACE STOREFRONT & ENTRY

- a. With the exception of a few of the storefront transoms, the storefronts are missing.
- b. Provide a new aluminum storefront, transoms and a recessed center entry.

3. WINDOWS

- a. Existing steel outer frame with decorative vertical posts will be restored. Most of the sash is missing or beyond repair. Replace these windows with new, insulated, aluminum windows with narrow sight lines and flat profiles to match original. Utilize clear glass. Selected upper sashes will be operable hopper windows. The remaining transoms and lower sashes will be fixed.

4. CLEAN FACADE (limestone)

- a. Follow the HDC document “Masonry Cleaning Guidelines”
- b. Utilize an experienced professional
- c. Refer to the applicable NPS Preservation Brief(s) #1, 2, 6.
- d. Use the gentlest means possible.

5. REPAIR

- a. Utilize an experienced professional
- b. Refer to the applicable NPS Preservation Brief(s) #1, 2, 6.
- c. Repair parapet
- d. Replace limestone cap
- e. Restore dentil cornice with new FRP to match historic photograph documentation.
- f. Fill holes in façade
- g. Repoint masonry.

6. SIGNAGE AND LIGHTING

- a. Signage and sign lighting for the retail/restaurant will be by tenant and will be submitted at a later date to be reviewed by staff.

South (Side) Elevation: 1322 Broadway

1. WINDOWS/OPENINGS

- a. Existing window openings have been filled-in with CMU. This will be replaced with brick infill, set back 1” from the existing brick face.

Alley (Rear) Elevation: 1322, 1326 & 1332 Broadway

1. DEMO

a. Demo entire rear façade due to deteriorated condition and for enhanced construction access.

2. WINDOWS /OPENINGS

a. Provide all new insulated, aluminum, single-hung windows.

3. WALL PACK LIGHTING OVER ENTRIES PER CODE, ADDITIONAL LIGHTING FOR SECURITY

4. SIGNAGE AND LIGHTING

a. Signage and sign lighting for the retail/restaurant will be by tenant and will be submitted at a later date to be reviewed by staff.

New Construction: 1322, 1326 & 1332 Broadway

1. DEMO & NEW CONSTRUCTION

a. To allow for the new construction, due to the existing floors being at different levels, existing floors 2-3 and existing interior walls will be removed behind the historic facades and new, level concrete floors will be installed. Residential units will occur on these levels.

b. A new basement will be excavated under the southern-most building to provide a speakeasy with access from the alley.

c. The 5-story addition above the old roof level will be setback from the historic facades and will be clad in a two tone gray metal panel system.

d. Above the three story residential addition, stair and elevator penthouses will be set back even further, and will provide access to rooftop amenities (a partial 9th Floor).

e. The aluminum framed clear glazing has been maximized and consists of a grouping of tall, fixed windows adjacent to sliding doors with cable railings forming Juliette balconies. Window frames will match the charcoal gray siding. The glass will be clear, insulated with a Low E coating.

The applicant provides the following *several points* to support substantial demolition. The Commission should note that these buildings are not protected by an interior designation, and thus the Commission's jurisdiction is limited to exterior alterations, "unless interior work will cause visible change to the exterior of the resource" (Section 21-2-76, 2019 Detroit City Code). However, interior conditions may be considered in terms of the technical and economic feasibility of the overall project, both in application of the Standards (36 CFR 67.7) and under the conditions of a Notice to Proceed (NTP).

- *The existing interiors have been remodeled throughout the years and have no significant historic features remaining.*
- *A fire has damaged the northwest corner of the northern building.*
- *There are multiple holes in the floors and areas where the floor structure is not sound.*
- *The flooring in the northern building has severely buckled.*
- *The third floor of the middle building has an awkward layout. It occurs only on the front half of the building, has low ceiling heights and is accessed from the rear by a narrow stair and corridor with multiple levels. This space is not usable as-is and would require major demolition.*
- *The roof, as seen in the photos, has multiple levels, penthouses, chimneys and unused skylights.*
- *The roof as-is is not conducive for the addition of floors above unless completely demolished.*
- *The three buildings are not currently connected. The level of the existing, wooden floor structure varies significantly between the three buildings, and there are no passenger elevators, therefore there is no ADA accessibility.*

- *The existing wooden stairs, one set in each building, do not meet code for egress and are in poor condition.*
- *To provide an elevator and code compliant egress stairs to serve each building separately would take up a significant percentage of floor space. To provide an elevator and code compliant egress stairs to serve all three buildings together is much more efficient but would still require major interior alterations to the existing floor structure and would not solve the issue of the varying floor elevations between buildings.*
- *The structure for the addition will need to extend down to footings below the basement level and installation would disturb the existing wood structure.*

STAFF OBSERVATIONS/ANALYSIS

Certificate of Appropriateness (COA) Analysis

The Commission, per Section 21-2-73, is first asked to consider whether the project may be awarded a Certificate of Appropriateness. For a COA to be issued the Commission must find that the proposed work “reasonably” meets the Secretary of the Interiors Standards with technical and economic feasibility considered.

The preservation of a primary façade with the demolition of the rest of the historic building (referred to quite often as a “facadectomy”) is and will remain controversial in the discipline and practice of historic preservation. Most often these approaches are proposed in continuous “streetwall” environments similar to the current project as a means of increasing density and ease of construction. While the current proposal does seek to preserve more than the front façade (i.e., the south brick elevation will also be retained), the removal of the vast majority of interior, roof, exterior building walls, and alley elevations suggests that, in HDC staff’s opinion, that the current proposal would be unlikely to be approved by the Michigan State Historic Preservation Office (SHPO) and/or the National Park Service (NPS) for federal historic tax credits. Among other reasons, this is because the NPS requires consideration of interior features and the preservation of a majority of a building’s exterior envelope. Michigan’s local historic district enabling legislation and our local historic ordinance do not have these requirements for issuance of a COA, though the Commission is generally expected to follow federal guidelines in its interpretation of the Standards.

Historic District Commission (HDC) staff’s analysis for a COA recommendation around a proposal is always based on the historic character of the subject building(s) with respect to **each district’s particular Elements of Design**. Historic character is established through the identification of character-defining features, which can then be ranked on a *continuum of importance* from “distinctive” to “less critical”. The Standards are then reviewed to ensure the preservation of the important features, e.g., Standard 5: “*Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*” However, as mentioned above, the Commission is limited in their consideration to “exterior” features under Section 21-2-76. Exterior features that are typically considered for their character-defining qualities include massing, size, scale, and the architectural features that comprise all exterior elevations, roofs, chimneys, and site elements/landscape. Although visibility from a public right-of-way can be used to assess the importance of a character-defining feature, non-visibility cannot be used to dismiss it.

It is HDC staff’s opinion that the following character-defining features are most distinctive and retain integrity:

- The massing/size/scale of all three *individual* buildings
- The ornamented principal facades along Broadway, including the windows
- The alley elevations, and adjacent areas of historic brick paving

It is HDC staff's opinion that the following character-defining exterior features/conditions are less critical, and also retain integrity:

- The empty air space above the three buildings (collectively) in a district of tall buildings

It is HDC staff's opinion that the following exterior features are not important or character-defining:

- The physical roofs of the three buildings
- Lightwells/skylights on the roofs
- Exterior walls between buildings obscured from view



View to the north of Broadway elevations and district context. Staff photo, January 28, 2020.

In assessing the impact on character for rooftop additions, [NPS Preservation Brief 14, *New Exterior Additions to Historic Buildings: Preservation Concerns*](#), is the standard reference for guidance. In the chapter on Rooftop Additions, the NPS writes that:

- *Generally, a rooftop addition should not be more than one story in height to minimize its visibility and its impact on the proportion and profile of the historic building*
- *A rooftop addition should almost always be set back at least one full bay from the primary elevation*
- *It is difficult, if not impossible, to minimize the impact of adding an entire new floor to relatively low buildings, such as small-scale residential or commercial structures. Constructing another floor on top of a small one, two or three-story building is seldom appropriate for buildings of this size as it would measurably alter the building's proportions and profile, and negatively impact its historic character.*

However, as noted by the applicant, the NPS does state that:

- *A rooftop addition on an eight story building, for example, in a historic district consisting primarily of tall buildings might not affect the historic character because the new construction may blend in with the surrounding buildings and be only minimally visible within the district.*
- *A rooftop addition in a densely-built urban area is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.*



View to the north along Broadway showing additional context, including Z-Garage. Staff photo, January 28, 2020.

The Commission, per the city code, is required to consider the Standards and federal guidance (e.g., NPS Preservation Briefs) related thereto. Left unaddressed in the NPS guidance for rooftop additions is a specific analysis of additions that might span multiple smaller buildings in the context of a dense urban environment featuring adjacent taller buildings, themselves being part of the historic character and context. As such, staff is compelled to interpolate the guidance. While an individual multi-story addition to an individual three-story building would certainly affect the character and reading of that building, the addition as designed here is specifically designed to fill air space in a high-rise district, spanning all three buildings without prejudice, and not necessarily to change the reading of each of the individual buildings by making it taller or by referencing/extending any of their individual architectural characteristics. The historic size, definition, and character of the three smaller buildings remain substantially intact, and the addition reads as a separate building implemented as a form of horizontal urban infill framed between other tall buildings. In staff’s opinion, the design of this particular addition, in an unusual and probably unique manner, works to limit the “impact on the proportion and profile of the [individual] historic building,” whereas such a tall rooftop addition added to only one of the buildings would not, particularly when the historic context of the rest of the district is also dominated by tall buildings.

Finally, the NPS has established the **principle of cumulative effect** in the application of the Standards, which are summarized here by the NPS:

- *Each property exhibits a unique set of conditions; thus, the evaluation of any single aspect of the proposed work can only be made in the context of those conditions and all the other work that constitutes the project. In some cases, a single aspect of a project may not be consistent with recommendations found in the Guidelines, yet its impact on the character of the property as a whole is small enough that the overall project meets the Standards.*
- *The amount of change to features and spaces that can be accommodated within the Standards will vary according to the roles they play in establishing the character of the property. The Standards use language such as “distinctive feature” and “spaces that characterize a property,” suggesting that all features and spaces do not carry equal weight in determining the character of an historic property. This does not mean that features and spaces fit into absolute categories of either “character-defining” or not. Rather, the components of a property can be seen as falling into a continuum of importance*

It is this writer’s recommendation that the apparent rooftop addition’s effect on the less important character-defining feature of the air space above the several buildings might be considered a “single aspect” of the work in the context of a high-quality rehabilitation of the more important character-defining features of the primary façades. That is, even though the addition is very large, it affects only a single aspect of each building’s character (the empty space above them) and taken collectively such a large mass is consistent with the overall character of the district (e.g. if it was proposed instead on a vacant lot).



Rear of 1322 Broadway, at alley. Staff photo, January 28, 2020.



Rear of 1328-1332 Broadway, at alley. Staff photo, January 28, 2020.

The alley elevations of all three buildings are proposed to be demolished. It is staff's opinion that each of the three rear elevations exhibits distinctive historic character, including period brickwork/stone, historic window openings, and in the case of 1332 Broadway, surviving stone ornamentation at street level. The loss of this historic fabric would destroy distinctive character-defining features. Resurfacing the alley in asphalt at the expense of what appear to be remaining brick pavers further destroys historic character.



Detail view at rear of 1332, at alley. Staff photo, January 28, 2020.

In view of all of the above it is staff's opinion that the current proposal fails to meet the Secretary of the Interior's Standards for Rehabilitation, as enforced by the HDC under state and local law. The loss of the historic alley elevations is significant enough to withhold a recommendation for the project under the Standards. Should the project be redesigned to preserve and incorporate the individual alley elevations and return correct windows to the south elevation's windows, the overall proposal could merit staff recommendation under the Standards, relying heavily on the principle of cumulative effect in accounting for the new mass above in this very specific urban historic context.

Notice to Proceed (NTP) Analysis

The Commission may consider the issuance of a Notice to Proceed for inappropriate work adversely affecting the exterior appearance of a resource, which work cannot be granted a Certificate of Appropriateness, if any of four conditions are found to prevail, and finds that the work is necessary to substantially improve or correct any of these conditions, which are referred to as “prongs”:

- (1) The resource constitutes a hazard to the safety of the public or the occupants;*
- (2) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community. Substantial benefit shall be found only if the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances, and the improvement program is otherwise feasible;*
- (3) Retention of the resource would cause undue financial hardship to the owner. Undue financial hardship shall be found only when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to an appropriate vacant site within the historic district, have been attempted and exhausted by the owner;*
- (4) Retention of the resource would not be in the interest of the majority of the community.*

The applicant, per **their own Notice to Proceed Rationale included in this report**, is petitioning the Commission for a Notice to Proceed. An analysis and recommendation from HDC staff regarding a Notice to Proceed expands from a COA-based architectural/historical analysis with respect to the Standards to an analysis based on a comprehensive planning perspective with a heavy emphasis on “community benefit”. The Director of Historic Preservation feels strongly that one of the reasons HDC staff is based in the Planning and Development Department is that it gives HDC preservation planners the daily exposure to, and understanding of, community planning priorities upon which a NTP recommendation might be proffered or withheld.

As mentioned, the city and the DEGC specifically conceptualized and awarded this project to a developer with the condition (or strong preference) of increasing residential density. Unfortunately, no mention can be found in the original RFP of the buildings’ location in a local historic district or what that might mean as a design or approvals constraint. HDC staff has since made inroads with DEGC and others to include such limitations from the outset. However, the **original proposal response** from the development team (dated August 31, 2016) does quite clearly acknowledge the historic character of the buildings, and the design intent at the time was for a far more modest addition erected above the historic buildings, not in place of them. This addition would have presumably met the Standards easily, but was not ultimately pursued.

Because the NTP provisions were originally formulated to allow wholesale demolition without regard to historic preservation concerns, there is always some ambiguity or concern about precedents when the Commission uses it to permit a rehabilitation project that has some worthy historic preservation components, as does this one. This is another reason that it is occasionally appropriate for staff to craft recommendations around an NTP; to ensure that the highest possible level of historic preservation is captured and made a condition of an NTP, and that the particular circumstances around any precedent-setting are understood.

Historic preservation has a presumed community benefit. Per Section 21-2-1 of the city code, historic preservation is declared to be a *public purpose* with the following specific goals:

1. *Safeguard the heritage of the City by preserving areas in the City which reflect elements of its cultural, social, spiritual, economic, political, engineering, or architectural history or its archeology;*
2. *Stabilize and improve property values in each historic district and the surrounding areas;*
3. *Foster civic beauty and community pride;*
4. *Strengthen the local economy; and*
5. *Promote the use of historic districts for the education, pleasure, and welfare of the People of the City, the state, and the United States of America.*

It is staff's opinion that in so much as a particular project in a historic district might be under review for a NTP, that satisfaction of some or all of the above goals should be a consideration of the Commission in their deliberations regarding community benefit.

The project will offer 20% of residential units at 80% AMI (area median income), meeting the definition of affordable housing per DEGC staff. A significant increase in residents will increase economic activity and foot traffic in the area. Additionally, the project will offer temporary construction jobs and permanent jobs associated with the tenant spaces. The developer (BASCO) states that they have an understanding of Executive Orders concerning the hiring of Detroit residents, has adhered to and hired Detroiters in compliance with these orders on previous projects, and will do so at this project.

Finally, it is important to note for the public record that the DEGC, the developer, and their consultant team have met with planning and historic preservation staff at least five times over the last 12-18 months to improve the design of the addition. Multiple HDC staff members have participated in these design discussions, and have been clear that the project should be designed to meet the Standards since it is in a historic district. The applicant has made a good faith effort to advance the design to satisfy PDD and HDC staff concerns, finally meeting with conceptual design review approval in late fall 2019. Over this time, the "addition" has actually grown larger, which while complicating historic appropriateness has improved the project's viability and ability to meet the stated density goals of the project. While HDC staff understands that the design may not be satisfactory from a strict historic preservation perspective, it is staff's recommendation that the overall project does satisfy the "substantial benefit" requirements of prong 2, specifically with respect to the planning department's priority to generate urban density, the related social and economic affects that are likely to be realized for this district, the reactivation of streetfronts that have been long vacant, and achievement of a high degree of historic rehabilitation for the most distinctive character-defining features; and in staff's opinion should therefore be approved with certain conditions.

Section 21-2-5, Effects of projects on districts

Since the project involves a discretionary action by a city agency (i.e., the DEGC) involving a sale of publicly-owned property in or adjacent to a city-owned historic district, the Commission has the obligation to make a finding concerning the "demonstrable effects of the proposed project and report same to the Mayor and City Council." The intent of this section is to provide guidance to city government prior to committing to a particular course of action. HDC staff leadership has made progress in outlining the responsibilities of this section to our allied departments and agencies so we expect to get earlier notice in the future. Nevertheless, the Commission should make such a finding tonight, under the following requirement:

A City-financed, licensed, permitted, authorized or contracted physical development project shall be considered to have a demonstrable effect on a designated or proposed historic district when any condition of the project creates a change, beneficial or adverse, in the quality of the historical, architectural, archeological,

engineering, social or cultural significance that qualified the property for designation as an historic district or that may qualify the property for designation as an historic district. Generally, adverse effects occur under conditions which include:

- (1) Destruction or alteration of all or part of a resource;*
- (2) Isolation from or alteration of the surrounding environment of a resource;*
- (3) Introduction of visual, audible, or atmospheric elements that are out of character with the resource and its setting;*
- (4) Transfer or sale of a City-owned resource without adequate conditions or restrictions regarding preservation, maintenance, or use; and*
- (5) Neglect of a resource resulting in its deterioration or destruction.*

Staff refrains from making a recommendation under this section.

RECOMMENDATION

Certificate of Appropriateness

It is staff's opinion that the proposed project removes and alters important character-defining features and that related new construction destroys historic materials that characterize the property. Staff recommends that the Commission **deny** a Certificate of Appropriateness for the proposed application, as it does not meet Secretary of the Interior's Standards 2, 5, and 9:

(2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

(5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

(9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Notice-to-Proceed

It is staff's opinion that the current project meets the high bar necessary to qualify for a Notice to Proceed, based on (1) the particular circumstances of its physical location in the Broadway Avenue Historic District, (2) the historic preservation of the distinctive character-defining facades, (3) the design of the "addition" as a mass spanning three buildings and allowing each building's historic mass to be read, (4) the substantial community benefit achieved via accomplishing the city's goals of increasing residential density in this vicinity, (5) reactivation of long-time vacant retail spaces and associated job opportunities, (6) provision of construction jobs to Detroiters, (7) provision of affordable housing units, and that (8) the proposed improvement program is feasible.

Staff recommends that the Commission **approve** a **conditional** Notice to Proceed under Prong 2 of Section 21-2-75; *The resource is a deterrent to a major improvement program that will be of substantial benefit to the community. Substantial benefit shall be found only if the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances, and the improvement program is otherwise feasible*

However, with the conditions that

(1) the NTP be suspended and not issued until:

- The applicant submits final construction documents (including specifications) showing adherence to the proposed design in all respects (both the historic rehabilitation and new construction components), excepting minor changes typically approvable by staff; and,
- The work has obtained all other necessary planning and zoning approvals, financing, and environmental clearances and is otherwise ready to proceed.

(2) any non-minor change in the design of the project voids the NTP and requires applicant to resubmit for HDC review via a new application, at applicant's full risk

(3) the NTP is issued exclusively to this applicant team for this project, and does not run with the properties, individually or collectively

(4) the suspended NTP expires within one year of today's date if not successfully issued

ELEMENTS OF DESIGN: BROADWAY AVENUE HISTORIC DISTRICT

(1)

Height.

Buildings in the district range from two to 14 stories; taller buildings are generally located on the corner parcels while smaller-scaled buildings occupy parcels in the middle of the block. Where exceptions occur, the silhouette of the streetscape fluctuates greatly.

(2)

Proportion of building's front façades.

Most individual buildings are taller than wide, with the exception of two-story buildings that are either slightly wider than tall or square, depending on their ratios of height to width. Where buildings are situated on corner lots, their visible side elevations are wider than tall.

(3)

Proportion of openings within the façades.

Storefront windows on the ground floor are generally composed of large panes of glass atop a low apron and below a row of transoms. Entrance openings occupy a variety of positions among the storefronts; a few older buildings feature a single doorway recessed between the angled faces of the flanking display windows, while others have two doorways flanking the central display window. The building at 1301 Broadway/229 Gratiot (Cary Building) features a recessed, corner entrance, while the main entrance of the building at 206 East Grand River (Merchants Building) is through a double door between the storefronts of the Grand River elevation. Individual window units above the ground floor are often horizontally arranged by floor in a regular fashion, frequently in groups. Double-hung sash windows are twice as tall as wide and are sometimes arranged in pairs at corners of buildings and/or clustered in horizontal rows within a single opening. Single-sash windows, with transoms above, are also in rows, as are the Chicago-style windows with a large central sash flanked by two narrower sashes. Arched or rectangular openings, below transoms, broaden the variety of window shapes and sizes; transoms are sometimes subdivided, as are upper sashes. Storefront and window openings are frequent targets of alterations and boarding, but most in the Broadway Avenue Local Historic District retain their original configuration. Percentage of openings ranges from 35 percent to 60 percent for the front façade areas of contributing buildings.

(4)

Rhythm of solids to voids in the front façades.

Openings within the façades are generally regularly arranged, horizontally by floor and vertically by bay, due to the Classical stylistic derivation of most of the buildings and/or their steel frame and curtain wall construction. Where buildings with similar arrangements abut, the horizontal flow extends to the next building. A rhythm of storefronts at ground level also adds to the flow of the buildings on the street level.

(5)

Rhythm of spacing of buildings on streets.

The buildings comprising the three groupings of buildings that exist in the Broadway Avenue Local Historic District abut each other on narrow lots, creating a continuous rhythm of storefronts. Where gaps exist because of building demolition, that rhythm is broken.

(6)

Rhythm of entrance and/or porch projections.

Where entrances are recessed between two display windows, a rhythm is created. The placement of original entrances is not consistent, but is dependent on the number of retail spaces entered from the street. Some ground

floor display windows have rolling metal security covers with winding mechanisms at one side of the shaft above. Signs on buildings in the northern portion of the district are hung perpendicular to the buildings, thus hanging over the sidewalk.

(7)

Relationship of materials.

The major materials in the district are architectural terra cotta and brick. Other materials used on some buildings are limestone, stucco, marble, and structural glass. Apron walls beneath storefront windows are of wood, metal, granite, and/or tile. Window frames, and sash and mullions, are wood or metal. Metal spandrels also exist.

(8)

Relationship of textures.

A variety of textural relationships are apparent in the Broadway Avenue Local Historic District. Glazed terra cotta, glazed brick, Vitrolite, and large glass surfaces result in smooth surfaces often contrasting with mortar joints, a profusion of molded decorative terra cotta detail, and carved and/or molded repetitive metal, stone, or wood ornament. Subdivided windows and transoms, patterned spandrels, and cornices with repetitive detail, where they exist, contribute to textural effect.

(9)

Relationship of colors.

White terra cotta and natural orange-brown, red and buff brick are the major contributors of color in the district. Beige and buff brick and light gray limestone provide contrast to darker materials. Color applied to window frames, sash, and mullions range from green, brown, gray, putty, and black to salmon and magenta. The first story of the Simmons Clark Building features black structural glass contrasted with silver aluminum. Where the upper part of the brick side elevation of a building is visible, an old painted advertising sign may still be extant.

(10)

Relationship of architectural details.

The district features buildings dating from the first three decades of the 20th Century. Characteristics of this period of American architecture are references to Classical or Medieval styles, such as Georgian Revival, Renaissance Revival and Italian Romanesque, and to Arts and Crafts and Prairie-style precedents. The taller buildings are often divided horizontally into a base, shaft, and capital with architectural features marking the transitions. Architectural details are also sometimes used to outline the buildings, such as with rope moldings and quoins, and/or demarcate bays and floors, with decorative belt courses and spandrels. Window arrangements are also frequently emphasized with architectural detail. Cornices, where they still exist, usually bear architectural detail, such as brackets or modillions. A remodeling of the storefront at 1535 Broadway transformed the first floor into an Art Deco showcase, with structural glass, geometric shapes, and stylized period signage. Many buildings throughout the district bear a nameplate, with either the name or initial of the building, integrated in with the architectural design of the building.

(11)

Relationship of roof shapes.

Roofs are not visible from the street, with the exception of a portion of a tiled side-gabled roof visible above the parapet of 1307-09 Broadway.

(12)

Walls of continuity.

Walls of continuity are created by the continuous flow of abutting buildings along the front lot lines. This continuity is broken where buildings have been demolished.

(13)

Relationship of significant landscape features and surface treatments.

Newly laid wide sidewalks in front and along the sides of corner buildings are concrete. Stretches of the sidewalk on the east side of Broadway in the southern non-contiguous portion of the district are narrowed to provide for parallel parking. A newly built, narrow, concrete island with trees planted in soil extends from the northern half of the southern non-contiguous portion through the block not included in the district between East Grand River and John R Street. Likewise, on the sidewalk in front of the buildings on the west side of Broadway Avenue in the non-contiguous southern section, is a curbed feature paved in brick with planted trees. In the center of the roadway of the northern non-contiguous portion is the concrete island that acts as the base for Detroit People Mover tracks which pass overhead. Street features are under construction; permanent lighting and street furniture are not yet installed.

(14)

Relationship of open space to structures.

Open space exists to the front of buildings and on the side when the building is on a corner lot in the form of a public right-of-way, such as a sidewalk and street. Where an adjacent building is no longer extant, the vacant lot is used for parking. Fencing of the black metal picket variety exists along the building line of a vacant parcel north of 1323-25 Broadway (Lafer Building).

(15)

Scale of façade and façade elements.

The scale of façade elements is appropriate to the style and size of the building and ranges greatly from building to building. Large elements, such as pilasters, embellished cornices, and window units, are often balanced with ornamental, repetitive small-scaled detail.

(16)

Directional expression of front elevation.

Most front elevations express verticality, an impression reinforced by the repetition of tall, vertical architectural elements that define bays. Where a few two- and three-story structures with continuous horizontal bands of windows exist, the emphasis is horizontal. The buildings, when taken in sections, form short but unbroken horizontal streetscapes.

(17)

Rhythm of building setbacks.

A consistency of building setback is created, except where demolition has occurred, due to the siting of all buildings on the front lot lines throughout the district.

(18)

Relationship of lot coverages.

Buildings occupy their entire parcels.

(19)

Degree of complexity within the façades.

The degree of complexity ranges from the simple to moderately complex. Arrangements of windows, elements, and details within the façades are regular and repetitive in nature.

(20)

Orientation, vistas, overviews.

The primary orientation is towards Broadway Avenue, except when buildings are located on corner lots in the southern non-contiguous portion of the district, where two buildings have primary and secondary entrances on the side streets. The vista to the north is interrupted by the People Mover track structure. Broadway Avenue is one of the spokes radiating from Grand Circus Park; to the northwest from Broadway is a view into the park and, looking from the park southeast into Broadway, the narrow canyon of buildings. To the south of the district is the complex intersection of Gratiot, Broadway and Randolph, known as Pingree Square.

(21)

Symmetric or asymmetric appearance.

While most building façades above the first story are symmetrical, the district as a whole is asymmetrical in appearance due to the differences in architectural treatments and diversity of building heights.

(22)

General environmental character.

The Broadway Avenue Local Historic District consists of an eclectic mix of commercial architecture built in the first quarter of the 20th Century. The district, consisting of two non-contiguous portions, retains an intimate pedestrian scale due to the size of the buildings, street-level display windows, and, where they exist, the newly created medians in the center of the street. The Broadway Avenue Local Historic District is surrounded by existing historic districts and is an important component of the original Woodward Plan for Downtown Detroit. Broadway Avenue provides a link between Grand Circus Park to the north and the Randolph Street Commercial District to the south. Adjacent to the east is Harmonie Park and to the west are the Lower Woodward Avenue Historic District and the historic buildings on Library Street.

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

DATE: 1/21/2020

PROPERTY INFORMATION

ADDRESS: 1322 - 1332 Broadway St. AKA: Broadway Lofts

HISTORIC DISTRICT: Broadway Avenue Local Historic District

SCOPE OF WORK: (Check ALL that apply)
 Windows/Doors Roof/Gutters/Chimney Porch/Deck Landscape/Fence/Tree/Park General Rehab
 New Construction Demolition Addition Other: historic facade renovation

APPLICANT IDENTIFICATION

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

NAME: Janet Ford COMPANY NAME: HAA

ADDRESS: 1435 Randolph CITY: Detroit STATE: MI ZIP: 48226

PHONE: 313-887-6313 MOBILE: _____ EMAIL: jford@hamilton-anderson.com

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:
PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

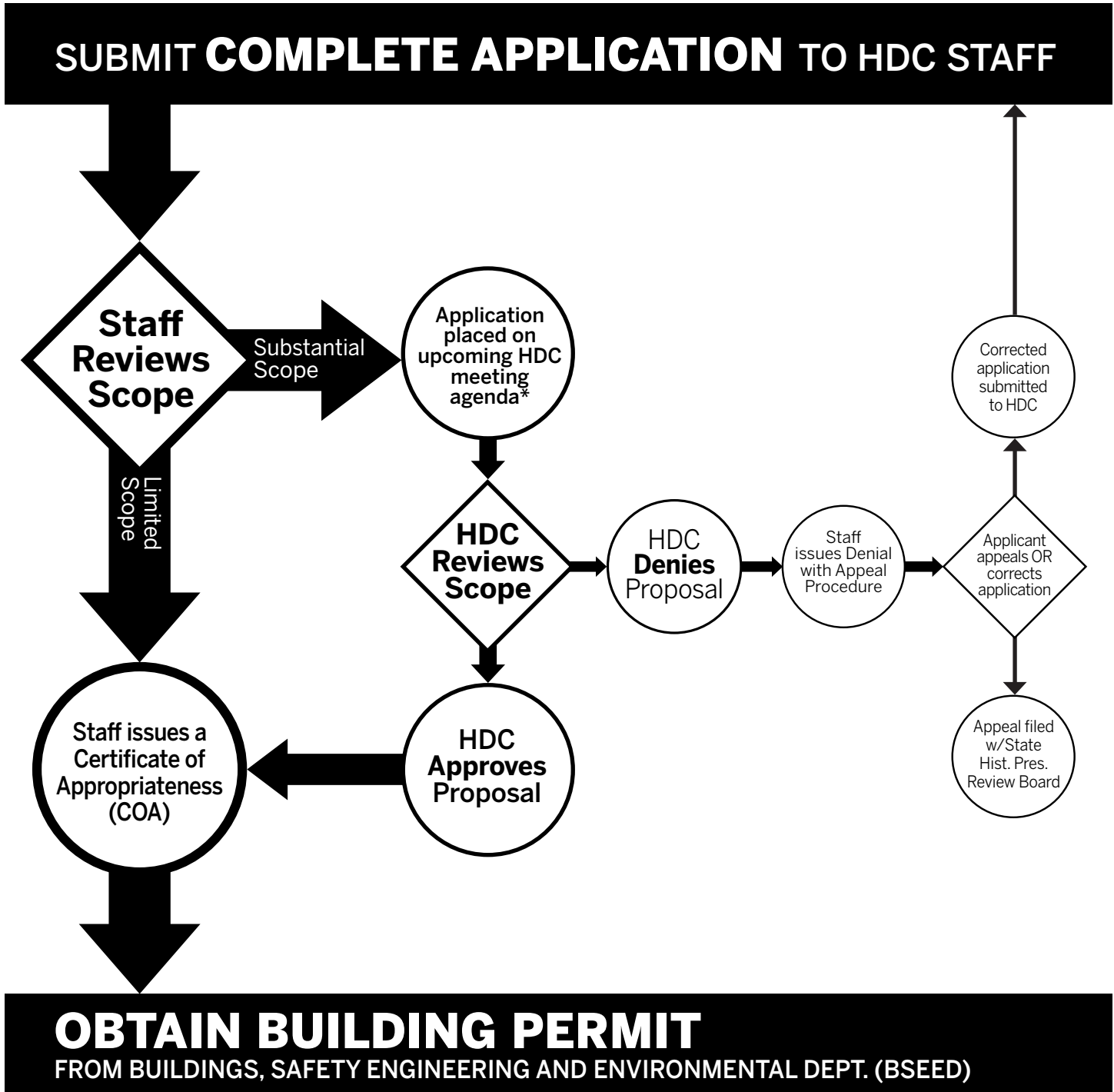
- Photographs** of ALL sides of existing building or site
- Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions** (including materials and design)
- Description of project** (if replacing any existing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

HISTORIC DISTRICT COMMISSION REVIEW & PERMIT PROCESS



* THE COMMISSION MEETS REGULARLY 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

BUILDING PERMIT APPLICATION

CITY OF DETROIT
BUILDINGS, SAFETY ENGINEERING & ENVIRONMENTAL DEPARTMENT
2 WOODWARD AVENUE, ROOM 409, DETROIT, MICHIGAN 48226

Expedited Plan Review Request (subject to additional fees)

Date: 1-13-2020

Property Information

Address: 1322 - 1332 Broadway Floor: Suite#: Stories: 9
AKA: Broadway Lofts Lot(s): 3 Subdivision:
Parcel ID#(s): 01004006./01004005./01004007. Total Acres: 0.23272 Lot Width: 97 Lot Depth: 110
Current Legal Use of Property: Business Proposed Use: Retail/Residential
Are there any existing buildings or structures on this parcel? Yes No

Project Information

Permit Type

New Alteration Addition Demolition Correct Violations Foundation Only Temporary Use
 Change of Use Other: Restoration of existing historic facades
 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)

The work will consist of rehabilitation of the historic facades of all three buildings, and demolishing the existing structure behind the facades and creating a new 9 story building.

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): 410,082 cubic feet
Construction involves changes to the floor plan? (e.g. interior demolition or constructing new walls) Yes No
Use Group: R2 + M/B/A3 Type of Construction (per current MI Bldg Code Table 601): 1B

Estimated Cost of Construction

\$ 10,000,000

\$

Structure Use

Residential-Number of Units: 75 Office-Gross Floor Area: Industrial-Gross Floor Area:
 Commercial-Gross Floor Area: 12,497 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

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: DEPT: DATE:

PERMIT #

BUILDING PERMIT APPLICATION

Identification (All Fields Required)

Property Owner / Homeowner

Property Owner/Homeowner is Permit Applicant

Name: Roger Basmajian Company Name: Broadway Detroit Development II, LLC
Address: 607 Shelby, Suite 350 City: Detroit State: MI Zip: 48226
Phone: 248-981-6078 Mobile: 248-981-6078
Driver's License#: B-252-744-229-967 Email: Rogerb@bascomi.com

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: Hamilton Anderson - Rainy Hamilton State Registration#: 1301029042 Expiration Date: 10/30/2020
Address: 1435 Randolph Street, Suite 200 City: Detroit State: Michigan Zip: 48226
Phone: 313-964-0270 Mobile: _____ Email: rhamilton@hamilton-anderson.com

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 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: Roger Basmajian Signature: _____ Date: 10-13-19
Permit Applicant

Driver's License#: B-252-744-229-967 Expiration: 12-21-2021

Subscribed and sworn to before me this 13 day of January 20 20 A.D. Oakland County, Michigan *Acting in Wayne County*

Signature: Colleen Mc Conn My commission expires: 7/13/2020
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. Violators of Section 23a are subject to civil fines.

Wayne

DESCRIPTION OF PROJECT AND EXISTING CONDITIONS

The project revolves around three existing, 3- story vacant buildings within the Broadway Avenue Local Historic District. Broadway Detroit Properties II, LLC an affiliate of Basco of Michigan is combining the building they currently own 1322 Broadway with the two northern buildings to make one cohesive and viable mixed-use development. Taking into account the Planning Department's expressed desire for this development to increase residential density in the area, the project consists of first floor retail with two stories of residential behind restored historic facades and five additional stories of residential, set-back and above, the existing facades for a total of eight stories. Above the roof is a penthouse containing an exercise room and a community room with an exterior deck.

The existing historic facades will be protected and structurally supported while the existing roof, floors, and interior walls are removed and a new steel structure with level concrete floors are installed. Several considerations went into the decision to demolish, including:

- The existing interiors have been remodeled throughout the years and have no significant historic features remaining.
- A fire has damaged the northwest corner of the northern building.
- There are multiple holes in the floors and areas where the floor structure is not sound.
- The flooring in the northern building has severely buckled.
- The third floor of the middle building has an awkward layout. It occurs only on the front half of the building, has low ceiling heights and is accessed from the rear by a narrow stair and corridor with multiple levels. This space is not usable as-is and would require major demolition.
- The roof, as seen in the photos, has multiple levels, penthouses, chimneys and unused skylights. The roof as-is is not conducive for the addition of floors above unless completely demolished.
- The three buildings are not currently connected. The level of the existing, wooden floor structure varies significantly between the three buildings, and there are no passenger elevators, therefore there is no ADA accessibility.
- The existing wooden stairs, one set in each building, do not meet code for egress and are in poor condition.
- To provide an elevator and code compliant egress stairs to serve each building separately would take up a significant percentage of floor space. To provide an elevator and code compliant egress stairs to serve all three buildings together is much more efficient but would still require major interior alterations to the existing floor structure and would not solve the issue of the varying floor elevations between buildings.
- The structure for the addition will need to extend down to footings below the basement level and installation would disturb the existing wood structure.

A new basement will be excavated under the southern-most building to provide a *speakeasy* with access from the alley. At the southern elevation, existing window openings have been filled-in with CMU. This will be replaced with brick infill, set back 1" from the existing brick face. The deteriorated, rear alley wall, will be removed and replaced with a new wall clad in metal panels to match the addition above.

The three historic Broadway facades consist of limestone (northern), brick (center) and terracotta (southern) which will be cleaned and repaired per the HDC Masonry Cleaning Guidelines and the National Park Service Secretary of the Interior Standards. The southern, terracotta building has non-original aluminum storefront and upper, non-original green windows that will remain as they are.

The glass storefronts of the three ground floor bays of the northern building are completely missing. Instead the openings are covered with plywood, brick and a roll-up security door. Half of the wood transoms are missing. New aluminum storefronts with transoms and a recessed entry will be installed within the existing openings. The glass will be clear and the frames will be a charcoal gray to match the siding in the addition above.

The 2nd and 3rd floor windows of the northern building aren't original to the building. Per historic photos, the building originally had boxed-out windows. The current windows have steel frames with a decorative vertical mullion. These will be restored. However, the sash has soft lead coming which is either missing or deteriorated beyond repair. Fire has damaged the windows in the northernmost bay. Over half of the single pane glass is missing due to the fragile or missing coming. The remaining sash is not currently structurally sound and is unsafe. An earlier quote we received for "restoration" of the window sash is misleading as they are not being restored but rather totally re-built with new materials, such as zinc coming vs. lead. The window proposal included interior storm windows to provide energy efficiency, but also to provide a layer of protection against impact or force which is not provided with leaded glass windows. Because of their size, the storms would require a horizontal structural bar. We feel that the large storms are unacceptable because they would detract from the character of the window and the space, would be difficult to maneuver for cleaning and would therefore significantly hurt the marketability of the units. Since the "restored" windows are basically new windows without any historical materials remaining, and would not provide the insulating value or the safety of a new window, (unless an undesirable storm window is used), we intend to replace the sash with insulated, simulated divided lite aluminum windows with narrow profiles and sight lines very similar to the existing. There will be one vented upper transom per unit. The color of the window framing and sash will match the dark bronze metal siding of the new addition above.

The red brick building in the center had wood windows, the center sash was pivot and the two side sashes were single hung. The 3rd floor windows are boarded and are missing the upper and lower sash completely. The 2nd floor lower sash has been replaced with fixed glass with narrower sight lines than the original operable sash. The upper sash with the diamond muntin pattern is in good condition and will be restored and will have an interior storm. The missing 2nd and 3rd floor sash will be rebuilt in wood with the sight lines and profiles of the new sash to match the existing upper sash.

At the sidewalk level, the project will consist of two retail/restaurant spaces and the main lobby for the Broadway Lofts. The Broadway Lofts is a 75 unit apartment building with units on the 2nd and 3rd floors behind the historic facades and in the five-story addition above. Note that the parapet heights, especially at the north building, are particularly high so the visibility of the first level of the addition is non-existent from the street. The addition above the old roof level will be setback from the historic facades and will be clad in a metal panel system. Above the five-story addition, stair and elevator penthouses will be set back further, and will provide access to rooftop amenities (a partial 9th Floor) which cannot be seen from the street.

The first three stories of the addition above the roof will emphasize a horizontal direction in the cladding, while the 7th and 8th floors will be divided vertically with slightly recessed areas of vertical siding between the window groupings for each unit. The resulting boxed-out effect around the windows extends above the angled parapet, interrupting the roof-line thereby breaking-up the upper mass. The vertical siding of

the 7th and 8th floors will be charcoal gray in color, above the lighter gray horizontal cladding of floors 4 – 6. This creates a horizontal division between the 6th and 7th floor which de-emphasizes the mass of the addition.

The aluminum framed clear glazing has been maximized and consists of a grouping of tall, fixed windows adjacent to sliding doors with cable railings forming Juliette balconies. Window frames will match the charcoal gray siding.

Wall-pack heating and cooling units serving each apartment will be located behind perforated metal siding panels in lieu of exposed vents.

EXTERIOR SCOPE OF WORK

WEST (FRONT) ELEVATIONS

1322 BROADWAY (SOUTHERN BUILDING): THREE STORY TERRACOTTA (1912)

1. THE EXISTING STOREFRONT SYSTEM & ENTRY DOOR WILL REMAIN.
2. RESTORE METAL AND WOOD RECESSED ENTRY TRIM AND CEILING, REPAINT
3. EXISTING GREEN ALUMINUM REPLACEMENT WINDOWS AT LEVELS 2 & 3 WILL REMAIN
4. CLEAN FACADE
 - a. Follow the HDC document “Masonry Cleaning Guidelines”
 - b. Utilize an experienced professional
 - c. Refer to NPS Preservation Brief #7
 - d. Use the gentlest means possible: water, detergent, and a natural or nylon bristle brush.
5. INSPECTION and make repairs to terracotta and provide new sealing/flashing at windows and repointing joints where water may penetrate
 - a. Utilize experienced professional
 - b. Refer to NPS Preservation Brief #7:
 - i. For repairs to Glazing at building base.
 - ii. And sealing chipping Terra Cotta at cornice.
 - c. For spalling, cracks and holes in terracotta – See Preservation Brief #7:
 - i. Permanently seal with waterproof caulk.
 - ii. At holes and static cracks: butyl sealants or acrylic latex caulks.
 - iii. For dynamic cracks: polysulfide caulks.
 - d. Repoint with mortar with a lower compressive strength than adjacent unit.
 - i. Do not use water-proof caulk for repointing
6. SIGNAGE AND LIGHTING
 - a. Signage and sign lighting for the retail/restaurant will be by tenant and will be submitted at a later date to be reviewed by staff.

1326 BROADWAY (CENTER BUILDING): THREE STORY BRICK (Altered 1929)

1. DEMO
 - a. Remove roll up security grille
 - b. Remove exposed conduit
 - c. Remove non-original storefront
2. REPLACE NON-ORIGINAL STOREFRONT & ENTRY WITH NEW CENTER ENTRY STOREFRONT
3. WINDOWS
 - a. The 2nd Floor windows' upper sashes are fixed wood windows with a diamond muntin pattern. They will be restored and an interior storm will be added.

- b. The 2nd floor lower sash is not original and will be re-built in wood to match the upper sash, without the muntin pattern.
 - c. The third floor windows' upper and lower sashes are all missing and will be rebuilt in wood to match the 2nd floor remaining sash.
4. CLEAN FACADE
- a. Follow the HDC document "Masonry Cleaning Guidelines"
 - b. Utilize an experienced professional
 - c. Refer to NPS Preservation Brief #1, 2, 6, 38 (graffiti)
 - d. Use the gentlest means possible
5. REPAIR
- a. Utilize an experienced professional
 - b. Refer to the applicable NPS Preservation Brief(s) #1, 2, 6.
 - c. Inspect limestone sills & repair as required.
 - d. Repair existing parapet
 - e. Retain clay-tile parapet cap; repair where possible, or replace to match
 - f. Fill holes in façade
 - g. Repoint masonry.
 - h. Repair metal cornice. Any details that are found to not be repairable will be replaced with new FRP (Fiberglass Reinforced Plastic) to match the original design.
6. SIGNAGE AND LIGHTING
- a. Signage and sign lighting for the Broadway Lofts will be determined at a later date and reviewed by staff.

1332-1336 BROADWAY (NORTHERN BUILDING): THREE STORY LIMESTONE (1904)

1. DEMO
- a. Remove roll up security grille, signage, exposed conduit, metal siding, brick infill, for a complete opening. No original storefront currently remains other than a few of the transoms above the steel header. Note: most existing components are fire-damaged.
 - b. Verify structural integrity of existing header and, prior to demolition, investigate whether first floor limestone piers exist behind the non-original brick veneer.
2. REPLACE STOREFRONT & ENTRY
- a. With the exception of a few of the storefront transoms, the storefronts are missing.
 - b. Provide a new aluminum storefront, transoms and a recessed center entry.
3. WINDOWS
- a. Existing steel outer frame with decorative vertical posts will be restored. Most of the sash is missing or beyond repair. Replace these windows with new, insulated, aluminum windows with narrow sight lines and flat profiles to match original. Utilize clear glass. Selected upper sashes will be operable hopper windows. The remaining transoms and lower sashes will be fixed.
4. CLEAN FACADE (limestone)
- a. Follow the HDC document "Masonry Cleaning Guidelines"
 - b. Utilize an experienced professional
 - c. Refer to the applicable NPS Preservation Brief(s) #1, 2, 6.
 - d. Use the gentlest means possible.
5. REPAIR
- a. Utilize an experienced professional
 - b. Refer to the applicable NPS Preservation Brief(s) #1, 2, 6.
 - c. Repair parapet
 - d. Replace limestone cap

- d. Restore dentil cornice with new FRP to match historic photograph documentation.
 - e. Fill holes in façade
 - f. Repoint masonry.
6. SIGNAGE AND LIGHTING
- a. Signage and sign lighting for the retail/restaurant will be by tenant and will be submitted at a later date to be reviewed by staff.

1322 BROADWAY: SOUTH (SIDE) ELEVATION

1. WINDOWS/OPENINGS
- a. Existing window openings have been filled-in with CMU. This will be replaced with brick infill, set back 1" from the existing brick face.

ALLEY

1. DEMO
- a. Demo entire rear façade due to deteriorated condition and for enhanced construction access.
2. WINDOWS /OPENINGS
- a. Provide all new insulated, aluminum, single-hung windows.
3. WALL PACK LIGHTING OVER ENTRIES PER CODE, ADDITIONAL LIGHTING FOR SECURITY
4. SIGNAGE AND LIGHTING
- a. Signage and sign lighting for the retail/restaurant will be by tenant and will be submitted at a later date to be reviewed by staff.

NEW CONSTRUCTION

1. DEMO & NEW CONSTRUCTION
- a. To allow for the new construction, due to the existing floors being at different levels, existing floors 2-3 and existing interior walls will be removed behind the historic facades and new, level concrete floors will be installed. Residential units will occur on these levels.
 - b. A new basement will be excavated under the southern-most building to provide a speakeasy with access from the alley.
 - c. The 5-story addition above the old roof level will be setback from the historic facades and will be clad in a two tone gray metal panel system.
 - d. Above the three story residential addition, stair and elevator penthouses will be set back even further, and will provide access to rooftop amenities (a partial 9th Floor).
 - e. The aluminum framed clear glazing has been maximized and consists of a grouping of tall, fixed windows adjacent to sliding doors with cable railings forming Juliette balconies. Window frames will match the charcoal gray siding. The glass will be clear, insulated with a Low E coating.

April 22, 2019

LME Project Number: 19020

Client: Mr. Devan Anderson
Hamilton Anderson Associates

Project: **Broadway Lofts Structural Assessment**
1322 – 1336 Broadway
Detroit, MI

Mr. Anderson,

At your request, I visited the above site on April 4, 2019 for the purpose of conducting a visual inspection of existing structural components. The visual inspection, along with the intended use of the building, will be the basis of my structural assessment of the 3-unit building.

The proposed concept of the Broadway Lofts project is a mixed-use facility with retail on the main level and multi-unit residential on the levels above. The design intent is to preserve the historic façade facing Broadway. There is an existing basement at the north building that will remain, and an unexcavated basement space will be excavated for a new basement.

The middle unit had evidence of previous fire damage. At the front entry, part of the 2nd floor framing had been replaced with wood I-joists and 2x12 joists. 2nd floor joists closer to the middle interior were charred but not removed or replaced. Floor framing at 2nd and 3rd levels consists of wood joists and wood plank floor sheathing. There were some floors on the 2nd and 3rd levels where the floor sheathing buckled.

Brick veneer at the east exterior wall (alley) varies in degree of damage: missing, spalling, bowed, displaced and crumbling.

The proposed design will impose additional loading on the existing foundation. The condition of existing foundation is unknown. Exploratory excavation to visually inspect a portion of foundation was not performed.

Conclusion and recommendation:

Given the extensive modification required to execute the new design, all floor and roof framing will be affected. Floor and roof design loading will require the majority of existing framing to be reinforced or replaced. Rehabilitating the rear exterior brick veneer will be extensive. It is also the intent to incorporate long term stability to these units.

LM Engineering

25315 Dequindre Rd.
Madison Heights, MI 48071
(248) 850-8265

It is my recommendation to demolish the entire roof, floor framing and rear (alley) exterior walls. This gives us an opportunity to upgrade and provide new framing and foundation systems and to ensure that the building will be useable for another 100 years.

Sincerely,
Lawrence Mangindin, PE



Signed: 04/22/19
License Expires: 10/31/20

HamiltonAnderson

Broadway Lofts Elements of Design Summary

HAA project no. 2018058.00
date: 21-January-2020

In accordance with Section 25-2-156 of the Detroit Code of Ordinances, the Broadway Avenue Local Historic District was established with twenty-two (22) 'Elements of Design' covering the form and character of the district at the time it was established.

Five (5) of the (22) Elements are primarily characterized by variety, and through the retention of this feature, our development will meet these Elements by default:

1. **Height:** *Buildings in the district range from two (2) to fourteen (14) stories; taller buildings are generally located on the corner parcels while smaller-scaled buildings occupy parcels in the middle of the block. Where exceptions occur, the silhouette of the streetscape fluctuates greatly.*
 - The Project encompasses (3) properties on the east side of Broadway, falling in the middle of the block. From north to south, the block consist of building heights as follows:
 - a. 206 Grand River - 8 stories
 - b. Vacant parking lot
 - c. Harvard Square at 11 stories
 - d. 1322-1336 Broadway, the project site containing (3) three story buildings
 - e. 1310-14 Broadway, 2 stories
 - f. 1308 Broadway (Breitmeyer-Tobin Building) 8 stories
 - The existing (3) buildings are each three (3) stories tall. Existing front parapet heights measure between 47'-8" and 44'-2".
 - The new structure will be eight (8) stories tall and ~99' at the front parapet (floors 5-8 are set-back from the existing building fronts by 13'-10")
 - The rooftop penthouse (a partial 9th floor not visible from the street) which houses amenity spaces, extends to ~110 feet.

8. **Relationship of textures:** *A variety of textural relationships are apparent in the Broadway Avenue Local Historic District. Glazed terra cotta, glazed brick, Vitrolite [e.g. pigmented structural glass / vitreous marble], and large glass surfaces result in smooth surfaces often contrasting with mortar joints, a profusion of molded decorative terra cotta detail, and carved and/or molded repetitive metal, stone or wood ornament. Subdivided windows and transoms, patterned spandrels, and cornices with repetitive detail, where they exist, contribute to textural effect.*
 - The Project's (3) existing buildings and new addition will maintain variety in material textural relationships. The existing buildings will maintain a more traditional variety – terra cotta, limestone, brick, jointing, ornament, glazing, muntins & mullions, while the new addition will contrast this with a more contemporary variety of textures – metal panels, horizontal and vertical jointing, glazing, window frames and railings.

15. **Scale of facade and facade elements:** *The scale of facade elements (found within the district) is appropriate to the style and size of the buildings and ranges greatly from building to building. Large elements, such as pilasters, embellished cornices, and window units, are often balanced with ornamental, repetitive, small-scaled detail.*

- Although balanced differently in accordance with the scale and style of the various buildings and elements, both the existing and the new construction will further serve to maintain the variety and range of facades and façade elements within the district.
- The vertical arrangement and scale of the window groupings on the 7th and 8th floors of the project can be found elsewhere in the district.

19. Degree of complexity within the facades: *The degree of complexity ranges from the simple to moderately complex. Arrangements of windows, elements and details within the facades are regular and repetitive in nature.*

- Although different in character and execution, both the existing buildings and the proposed addition will reinforce the range of complexity inherent in the district.
- The arrangement of windows and elements within both the new and old facades will be regular and repetitive in nature.

21. Symmetric or asymmetric appearance: *While most building facades above the first story are symmetrical, the district as a whole is asymmetrical in appearance due to the differences in architectural treatments and diversity of building heights.*

- The existing buildings in conjunction with their new addition will continue to reinforce the inherent diversity of this district.

Twelve (12) of the (22) Elements are Elements that the proposed development either does not meaningfully effect or which it strives to match:

2. Proportion of building's front facades: *Most individual buildings are taller than wide, with the exception of two-story buildings that are either slightly wider than tall or square, depending on their ratios of height to width. Where buildings are situated on corner lots, their visible side elevations are wider than tall.*

- The trio of existing, three-story buildings that make up the street façade are each taller than wide. Although the northern building is close to square:
North: 44'-3" wide x 47'-8" tall.
Middle: 19'-8" wide x 44'-2" tall.
South: 32'-1" wide x 44'-2" tall.
- The adjacent (2) story stucco building is shorter than it is wide at approximately 42'-0" x 31'-0" tall.
- Since the new structure spans the three existing buildings and rises (5) additional stories, the overall proportion will be very close to square: 96'-8" wide x ~99 feet tall. However, by setting-back the upper (5) floors and utilizing the receding effect of dark siding, the impact of the added height will be reduced. A change in color and siding direction was introduced to create a horizontal division at the 7th floor level. This too, reduces the perception of both height and mass. The effect of the horizontal mass is reduced even further with the use of dark, vertical siding and vertical breaks between window groupings at the 7th and 8th floors.

3. Proportion of openings within the facades: *Storefront windows on the ground floor are generally composed of large panes of glass atop a low apron and below a row of transoms. Entrance openings occupy a variety of positions among the storefronts; a few older buildings feature a single doorway recessed between the angled faces of the flanking display windows while others have two doorways flanking the central display window. The building at 1301 Broadway/229 Gratiot (Cary Building) features a recessed,*

corner entrance, while the main entrance of the building at 206 East Grand River (Merchants Building) is through a double door between the storefronts of the Grand River elevation. Individual window units above the ground floor are often horizontally arranged by floor in a regular fashion, frequently in groups. Double-hung sash windows are twice as tall as wide and are sometimes arranged in pairs at corners of buildings and/or clustered in horizontal rows within a single opening. Single-sash windows with transoms above are also in rows, as are the Chicago-style windows with a large central sash flanked by two narrower sashes. Arched or rectangular openings below transoms broaden the variety of window shapes and sizes; transoms are sometimes subdivided, as are upper sashes. Storefront and window openings are frequent targets of alterations and boarding, but most in the Broadway Avenue Local Historic District retain their original configuration. Percentage of openings ranges from thirty-five (35) percent to sixty (60) percent for the front facade areas of contributing buildings.

- Since the existing storefront windows and half the transoms in the northern building (1336 Broadway) are missing, new will be installed within the original openings, utilizing the Elements of design as a basis. The entrance for the Building will be recessed and centered and large panes of glass will sit upon a low apron. The band below the transoms will be retained.
 - The non-original, asymmetrical storefront in the middle building (1326 Broadway) will be replaced with a similar asymmetrical configuration with a double door.
 - The existing storefronts at the South (1322) Building will be refurbished and re-used in place.
 - Floors 2 & 3 of the northern (1336) building have existing steel framed windows with leaded glass that are either missing panes and sash, or have deteriorated beyond repair. The steel frame will be restored and the sash will be replaced with new aluminum sash with simulated divided lites with flat profiles to match the existing windows.
 - The middle (1326) building has existing wood upper sash with a diamond muntin pattern on the 2nd floor that will be restored. The sash on this floor has been replaced with fixed panes. These sash will be re-built of wood with frames that match the sash above but without the diamond muntins. The third floor sash is missing and the frames damaged or missing. These will be re-built of wood to match the configuration of the windows below.
 - For floors 2 & 3 of the existing front (West) facades, the South (1322) Building has existing aluminum replacement windows; those will remain.
 - In keeping with the Elements, the windows in the new construction (Stories 4-8) will be arranged horizontally in a regular fashion and grouped. The upper floors are grouped vertically as well, as observed in several buildings in the district. The window sashes and/or openings are taller than they are wide as is typical in the area.
 - Total fenestration percentage on the front elevation will be 36.9% (3532 sq. ft./ 9568 sq. ft.) which is within range of the district.
 - At the Rear (East) Elevation, the alley-facing rear wall on the first three stories will be reconstructed and clad in metal panels with openings arranged and fenestrated in keeping with the existing character. The fenestration pattern of the addition on stories 4 thru 8 will provide a simplification of the style and arrangement found on the front elevation.
4. *Rhythm of solids to voids in the front facades:* Openings within the facades are generally regularly arranged, horizontally by floor and vertically by bay, due to the classical stylistic derivation of most of the buildings and/or their steel frame and curtain wall construction. Where buildings with similar arrangements abut, the horizontal flow extends to the next building. A rhythm of storefronts at ground level also adds to the flow of the buildings on the street level.

- The front and rear window openings on floors 2 & 3 are regularly arranged, horizontally by floor and vertically by bay.
- The proposed new window openings on floors 4 thru 8 will also be regularly arranged, horizontally by floor and vertically by bay.
- The existing rhythm of storefronts at ground level is being preserved. The replacement of deteriorated existing openings and the introduction of new active businesses will further serve to enhance the flow at street level.

5. **Rhythm of spacing of buildings on streets:** *The buildings comprising the three groupings of buildings that exist in the Broadway Avenue Local Historic District abut each other on narrow lots, creating a continuous rhythm of storefronts. Where gaps exist because of building demolition, that rhythm is broken.*

- The existing rhythm and spacing of buildings will be preserved by this development.

6. **Rhythm of entrance and/or porch projections:** *Where entrances are recessed between two display windows, a rhythm is created. The placement of original entrances is not consistent, but is dependent on the number of retail spaces entered from the street. Some ground floor display windows have rolling metal security covers with winding mechanisms at one side of the shaft above. Signs on buildings in the northern portion of the district are hung perpendicular to the buildings, thus hanging over the sidewalk.*

- The existing rhythm of entrances and projections will be retained. Metal security covers will be removed to further enhance the streetscapes.

11. **Relationship of roof shapes:** *Roofs are not visible from the street, with the exception of a portion of a tiled side-gabled roof visible above the parapet of 1307-09 Broadway.*

- Both the existing and the proposed building roofs will not be visible from the street.

13. **Relationship of significant landscape features and surface treatments:** *Newly laid wide sidewalks in front and along the sides of corner buildings are concrete. Stretches of the sidewalk on the east side of Broadway in the southern noncontiguous portion of the district are narrowed to provide for parallel parking. A newly built, narrow, concrete island with trees planted in soil extends from the northern half of the southern noncontiguous portion through the block not included in the district between East Grand River and John R. Likewise, on the sidewalk in front of the buildings on the west side of Broadway Avenue in the non-contiguous southern section is a curbed feature paved in brick with planted trees. In the center of the roadway of the northern non-contiguous portion is the concrete island that acts as the base for the Detroit People Mover tracks which pass overhead. Street features are under construction; permanent lighting and street furniture are not yet installed.*

- This item mostly represents neighborhood elements outside of our direct control, however as such, the project will continue to maintain the existing character of the Broadway Right-of-Way, and will meaningfully improve/restore the character of the Alley Right-of-Way.

14. **Relationship of open space to structures:** *Open space exists to the front of buildings and one side when the building is on a corner lot in the form of a public right-of-way, such as sidewalk and street. Where an adjacent building is no longer extant, the vacant lot is used for parking. Fencing of the black metal picket variety exists along the building line of a vacant parcel north of 1323-25 Broadway (Lafer Building).*

- Similarly, this is also an Element that our development is fundamentally neutral towards. It will not be affected by our project.

17. Rhythm of building setbacks: *A consistency of building setback is created, except where demolition has occurred, due to the siting of all buildings on the front lot lines throughout the district.*

- The existing buildings are sited on the front line and will maintain the consistency of this Element.

18. Relationship of lot coverages: *Buildings occupy their entire parcels.*

- The existing buildings occupy their entire parcels and will maintain the consistency of this Element.

20. Orientation, vistas, overviews: *The primary orientation is towards Broadway Avenue, except when buildings are located on corner lots in the southern noncontiguous portion of the district, where two (2) buildings have primary and secondary entrances on the side streets. The vista to the north is interrupted by the People Mover track structure. Broadway Avenue is one of the spokes radiating from Grand Circus Park; to the northwest from Broadway is a view into the park and, looking from the park southeast into Broadway, the narrow canyon of buildings. To the south of the district is the complex intersection of Gratiot, Broadway and Randolph, known as Pingree Square.*

- Both the existing buildings and the proposed addition will maintain the consistency of this Element.

22. General environmental character: *The Broadway Avenue Local Historic District consists of an eclectic mix of commercial architecture built in the first quarter of the twentieth century. The district, consisting of two (2) non-contiguous portions, retains an intimate pedestrian scale due to the size of the buildings, street-level display windows and the newly created medians in the center of the street, where they exist. The Broadway Avenue Local Historic District is surrounded by existing historic districts and is an important component of the original Woodward Plan for downtown Detroit. Broadway Avenue provides a link between Grand Circus Park to the north and the Randolph Street Commercial District to the south. Adjacent to the east is Harmonie Park and to the West are Lower Woodward Avenue and the historic buildings on Library Street.*

- Both the existing buildings and the proposed addition will maintain the consistency of this Element.

The remaining five (5) of the (22) Elements will be ones that we address primarily through contrast:

7. Relationship of materials: *The major materials in the district are architectural terra cotta and brick. Other materials used on some buildings are limestone, stucco, marble and structural glass. Apron walls beneath storefront windows are of wood, metal, granite, and/or tile. Window frames, sash and mullions are wood or metal. Metal spandrels also exist.*

- Existing building materials will continue to maintain compliance with the Elements. In keeping with the design intent, the new building elements for the addition above will provide contrast.

8. Relationship of colors: *White terra cotta and natural orange-brown, red and buff brick are the major contributors of color in the district. Beige and buff brick and light gray limestone provide contrast to darker materials. Color applied to window frames, sash, and mullions range from green, brown, gray, putty and black to salmon and magenta. The first story of the Simmons Clark building features black structural glass contrasted with silver aluminum. Where the upper part of the brick side elevation of a building is visible, an old painted advertising sign may still be extant.*

- Existing building materials will continue to maintain compliance with the Elements. In keeping with the design intent, the new building elements for the addition above will provide contrast.

9. Relationship of architectural details: *The district features buildings dating from the first three (3) decades of the twentieth century. Characteristics of this period of American architecture are references to classical or medieval styles, such as Georgian Revival, Renaissance Revival and Italian Romanesque, and to Arts and Crafts and Prairie style precedents. The taller buildings are often divided horizontally into a base, shaft and capital, with architectural features marking the transitions. Architectural details are also sometimes used to outline the buildings, such as with rope moldings and quoins, and/or demarcate bays and floors, with decorative belt courses and spandrels. Window arrangements are also frequently emphasized with architectural detail. Cornices, where they still exist, usually bear architectural detail, such as brackets or modillions. A remodeling of the storefront at 1535 Broadway transformed the first floor into an art deco showcase, with structural glass, geometric shapes, and stylized period signage. Many buildings throughout the district bear a nameplate, with either the name or initial of the building, integrated in with the architectural design of the building.*

- Existing building materials will continue to maintain compliance with the Elements. In keeping with the design intent, the new building elements for the addition above will provide contrast in their simplicity.

12. Walls of continuity: *Walls of continuity are created by the continuous flow of abutting buildings along the front lot lines. This continuity is broken where buildings have been demolished.*

- The existing buildings will continue to maintain compliance with the Elements. In keeping with the design intent, the new addition above will be stepped back from the street façade in order to diminish its impact and to provide contrast.

16. Directional expression of front elevation: *Most front elevations express verticality, an impression reinforced by the repetition of tall, vertical architectural elements that define bays. Where a few two (2) and three (3) story structures with continuous horizontal bands of windows exist, the emphasis is horizontal. The buildings, when taken in sections, form short but unbroken horizontal streetscapes.*

- The existing buildings' verticality is reinforced with tall, vertical elements that define bays, while the storefronts and sign bands form a horizontal streetscape. While taken together with their neighbors, the buildings join to form sections of short, unbroken horizontal streetscapes. However, the contrasting emphasis of the addition reinforces continuous horizontal bands of windows and railings on floors 4 – 6, and contrast with the vertical architectural elements that form bays on floors 7 & 8.



Community Benefit

The Broadway Lofts project is in the Broadway Historic District of Downtown Detroit. This area was once a thriving shopping destination catering to women's trades and florists, and included the first office building in Detroit that tenanted to African American professionals. The project consists of 3 vacant and quickly deteriorating buildings located at 1322 through 1332. Basco will bring these building back into service by preserving and historically rehabilitating the three building facades while adding density by constructing a new 8 story building behind. The project will consist of street level retail along Broadway creating shopping options for all, a lower level food and beverage venue, 75 apartments on the upper floors and the activation of the public alley to the north. The public alley will stress pedestrian friendly access to the retail spaces, the lower level and the public in general. The alley will feature bicycle racks, art, greenery and hardscape for all to enjoy. The project will also have a rooftop gathering space for the residences that will be available for scheduled use by community groups and non-profit organizations.

In addition to the building's contribution to the vibrancy and activation of this neighborhood, the project will benefit the community through the creation of jobs. It is estimated that the project will have approximately 30 construction workers on site on a daily basis during the construction which is estimated last for 18 months and upon completion the retail/restaurant spaces will generate over 98 permanent jobs as indicated in the approved City of Detroit Brownfield Plan.

By adaptively reusing these buildings, the building's historic exterior features will be restored and saved from being completely lost to history. The project will also become an anchor and a catalyst for further development of the north side of Broadway Street which is currently quite run down. The project's thoughtful consideration of how it engages the pedestrian level, creates walkability, shopping and services currently lacking, community space for all, density and an overall sense of place. Couple this with the strong economic benefits of job's creation and the multiplier effect of the residences moving in and business being created, the project will be a win for the City in all aspects.

MULTIFAMILY HOUSING | DOWNTOWN DETROIT



affordable
490 affordable units

market rate
2,522 total units

Project Name	Address	Lat	Long	Zip	Year Built	Total Units	Market Rate	Affordable Units	Notes
SECURITY TRUST BUILDING	735 GRISWOLD	42.33085	-83.04755	48226	1925	19	19		
MILLENDER CENTER APARTMENTS	555 BRUSH	42.33147	-83.04179	48226	1984	339	339		
NEW CADILLAC SQUARE APARTMENTS	111 CADILLAC SQ	42.331722	-83.044426	48226	1927	221	221		
WASHINGTON BOULEVARD APARTMENTS	234 STATE	42.332516	-83.05014	48226	1911	114	1	114	
TOWN APARTMENTS	1511 FIRST	42.332638	-83.05488	48226	1940	260	260		
DETROIT SAVINGS BANK	1212 GRISWOLD	42.332687	-83.049034	48226	1895	56	56		
MALCOMSON BUILDING	1215 GRISWOLD	42.33269	-83.04906	48226		15	15		
THE ALBERT	1214 GRISWOLD	42.332695	-83.04904	48226	1929	127	127		
STEVENS BUILDING APARTMENTS	1258 WASHINGTON BLVD	42.332886	-83.05119	48226	1962	38		38	
LOFTS OF MERCHANT'S ROW	1241 WOODWARD AVENUE	42.333214	-83.04808	48226	1925	27	27		
LOFTS OF MERCHANT'S ROW	1247 WOODWARD AVENUE	42.333244	-83.0481	48226	1917	7	7		
LOFTS OF MERCHANT'S ROW	1249 WOODWARD AVENUE	42.333256	-83.04811	48226	1935	41	41		
LOFTS OF MERCHANT'S ROW	1261 WOODWARD AVENUE	42.333313	-83.04816	48226	1942	20	20		
	743 BEAUBIEN	42.333324	-83.04156	48226	1893	50	50		
INDUSTRIAL BUILDING APARTMENTS	1410 WASHINGTON BLVD	42.333836	-83.051186	48226	1928	127		127	
CLARK LOFTS	25 W GRAND RIVER	42.334003	-83.04891	48226	1922	16	16		
WASHINGTON SQUARE APARTMENTS	1431 WASHINGTON BLVD	42.334007	-83.0512	48226	1980	351	351		
ELLIOTT BUILDING	1403 WOODWARD AVENUE	42.33417	-83.04882	48226	1920	15	15		
LOFTS OF MERCHANT'S ROW	1425 WOODWARD AVE	42.33433	-83.04894	48226	1915	36	36		
LOFTS OF MERCHANT'S ROW	1435 WOODWARD AVE	42.334408	-83.049	48226	1920	26	26		
KAISER-BLAIR BUILDING	1456 WOODWARD AVENUE	42.33457	-83.04912	48226	1924	7	7		
BROADWAY LOFTS	1323 BROADWAY	42.33486	-83.04602	48226	1916	16	16		
CLARIDGE HOUSE APARTMENTS	1514 WASHINGTON BLVD	42.3349	-83.05119	48226	1906	45	45		
HIMMELHOCH APARTMENTS	1545 WOODWARD AVENUE	42.33541	-83.049805	48226	1901	72	1	72	
DAVID WHITNEY BUILDING	1553 WOODWARD AVENUE	42.335484	-83.04986	48226	1914	105	105		Largely hotel
HARMONIE PARK LOFTS	1465 CENTRE	42.33597	-83.04621	48226	1913	12	12		
	1521 BROADWAY	42.335983	-83.04855	48226	1917	5	5		
DAVID BRODERICK TOWER	10 WITHERELL	42.33603	-83.05009	48226	1927	125	125		
ASHLEY APARTMENTS	1520 CENTRE	42.336174	-83.0469	48226	1917	61	61		
KALES BUILDING	76 W ADAMS AVE	42.336506	-83.052025	48226	1914	117	117		
FRM MERA HOTEL	122 W ELIZABETH	42.336803	-83.053345	48201	1888	34	34		
FYFE APARTMENTS	10 W ADAMS AVE	42.337002	-83.050988	48226	1955	65	65		
BLENHEIM BUILDING	2218 PARK	42.33773	-83.05358	48201	1905	21	21		
IODENT LOFTS	2233 PARK	42.337795	-83.05365	48201		11	11		
PARK AVENUE HOUSE	2305 PARK	42.338253	-83.05401	48201	1924	180	180		
CAPITOL PARK MICROLOFTS	28 W GRAND RIVER	42.334007	-83.04893	48226	2018	175	90	85	
THE LELAND	400 BAGLEY	42.33369	-83.054326	48226		54		54	Not rent restricted - mix may c
						3010	2522	490	

Broadway Lofts Notice to Proceed Rationale

HAA project no. 2018058.01

date: 21-January-2020

Existing Conditions Points of Special Note:

1. The deteriorated condition of the rear elevation and awkward arrangement of the third floor of the middle building provide a challenge for a feasible development.
2. The middle building has only a partial basement. The southern building does not have a basement. This creates a development challenge to provide adequate utility space without taking away from desirable leasable space on the upper floors.
3. The northern building was 'non-contributing' to the district at designation due to the façade being covered with metal siding. Once uncovered, the building is worthy of contributing. However, the large deteriorated leaded glass windows provide a developmental challenge.
4. The poor condition of the existing structure, generally.
5. The diminishing stock of Affordable Housing available within the Central Business District.

Notice to Proceed:

- (6) *Work within a historic district shall be permitted through the issuance of a notice to proceed by the commission if any of the following conditions prevail and if the proposed work can be demonstrated by a finding of the commission to be necessary to substantially improve or correct any of the following conditions:*
- (a) *The resource constitutes a hazard to the safety of the public or to the structure's occupants.*
 - (b) *The resource is a deterrent to a major improvement program that will be of substantial benefit to the community.*
 - (c) *Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.*
 - (d) *Retaining the resource is not in the interest of the majority of the community.*

As we're all aware, the language for the above items is tailored for projects where a complete demolition of the resource is being proposed. As such, their application to situations where preservation is intended (either in whole or in part) is sometimes ill-fitting at best.

There are substantial parts of items (a), (b) & (c) that each will apply here.

- (a) Undeveloped and vacant, the resource will continue to deteriorate which creates a hazard to the safety of the public. Even as is, the windows in the northern building are unsafe. The wood structure is a fire hazard and holes in the floor and deteriorating structure are a concern if the property is left undeveloped. For a development to make financial sense and to provide the residential density desired, while retaining and restoring the historic facades, a multiple story addition was required. By providing a larger development, occupied 24/7, it will increase the safety of the neighborhood.
- (b) The renovation of the existing resource would not require a notice to proceed. However, just to renovate the existing resource alone would not satisfy the number of residential units desired by the city, nor financially feasible. A larger development will have greater economic and social impact and the increase in units and square footage to maintain, will provide more jobs than renovation alone.
- (c) Retaining the resource by renovation alone, without the additional units provided by an addition of this size, would not make financial sense and would cause a financial hardship to the owner.
- (d) Not applicable as we are not demolishing the resource.

Since we're also proposing a restoration of the facades of the (3) historic buildings that would be worthy of a certificate of appropriateness, there are substantial parts of the Secretary of the Interior's Standards for Rehabilitation that will apply as well.

The Secretary of the Interior's Standards for Rehabilitation:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

How does NPS/SHPO oversight differ from HDC oversight in scope/application?

- Fundamentally, for the majority of the properties that it oversees, the HDC limits the scope of its review to the exterior façade of the building, the site, and work that is visible from the public rights-of-way. Unlike the SHPO & NPS, the HDC does not provide tax credits for the entire project, and is not typically involved in either the interior use of the building or the configuration or re-configuration of interior spaces.

How we will comply:

1. Except for as specifically outlined below, we intend to reduce the impact of our expansive interior program onto the exterior façades of the building, minimizing changes to the defining characteristics of the building, its site and environment.
2. We propose to retain the exterior historic character of the property, and will avoid removing historic exterior materials and features that characterize the property.
3. We will avoid both the creation of a false sense of historical development, as well as the addition of conjectural architectural features.
4. As of this point, we have not identified any past changes that have acquired historic significance in their own right, but would propose to retain and preserve those that we might discover when practical.

5. We propose to retain and preserve distinctive features, finishes, construction techniques, and examples of craftsmanship that characterize the exterior of the property.
6. Deteriorated historic features will be repaired. Replacement of missing features will be substantiated.
7. Surface cleaning of all three structures will be undertaken using the gentlest means possible, according to the HDC document "Masonry Cleaning Guidelines" and to the National Park Service's Preservation Briefs.
8. There are no known archaeological resources. Any significant resources that might be affected by the project will be protected and preserved.
9. The façade restorations will be undertaken in such a way that will prioritize avoiding the destruction of historic materials that characterize the property. Any required new work will be differentiated from the old, and will be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. The façade restorations will be undertaken in a manner that minimizes the addition of new architectural elements, preserving the essential form and integrity of the historic property from the parapets down to grade.

How we will partially comply:

Item 6: New aluminum window sash will be provided in existing openings in the northern building vs. restoration of the existing steel sash due to severe deterioration and missing sash, however the ornamental iron frames will be restored. The new windows will match the configuration, muntin pattern, and profile of the original. Due to the unique operation of the steel sash hopper windows of the Northern Building, the operation may not match precisely. We propose to have one operable hopper per apartment unit.

How we will not comply:

- Item 9: The new addition's massing stands in conflict to the specific language of the Preservation Brief for Rooftop Additions wherein it recommends against the erection of rooftop additions that are either more than one-story in height or are located atop buildings of three or fewer stories in height. However the Brief also recommends that rooftop additions in densely built urban areas are more likely to be compatible on a building (like ours) that is adjacent to taller buildings. Also, it proffers that new additions in densely-built neighborhoods offer particular opportunities to design additions that will have minimal impact on historic buildings, and it suggests treating the addition as a separate building (like ours). Lastly, the Brief also advises that a tight, urban setting may sometimes even accommodate a larger addition if the primary elevation is designed to give the appearance of being several buildings. In our case, we broke-up the horizontal massing spanning across three facades with vertical expressions that keep it closer to the proportions of the buildings below.
- Item 10: The new addition will be undertaken in such a way that it will be essential to the structural stability of the three combined buildings. It will provide shoring and reinforcement to an aged and deteriorating structure that will allow these buildings to continue to inform and shape the historic district for another 100 years. Further, the financing leveraged by the new addition will allow for the complete restoration of the existing facades. Lastly, in order to accomplish the basement excavations and new structural erections being proposed, the deteriorating alley facades of the three buildings will also be removed.

In summary, although it could be argued that a 'Certificate of Appropriateness' might be marginally applicable, at this time we are requesting the clarity and flexibility of a 'Notice to Proceed' for our project under condition (b):

The resource is a deterrent to a major improvement program initiated and desired by the City of Detroit. The project will be of substantial benefit to the community and the applicant proposing the work has obtained all other necessary planning and zoning approvals from the City to move forward with this project.

This project comes before you tonight at the culmination of an extended RFP process and land sale through the Detroit Economic Growth Corporation as well as a thorough design/form/aesthetics negotiation with the City's Planning & Development Department. As such, the economics (and to a certain extent, the aesthetics) of this project were separately negotiated through detailed, bureaucratic processes in order to provide much needed residential development with an affordable housing component within the Central Business District.

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1322 - 1336 Broadway St.,
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HDC Submission - January 21, 2020



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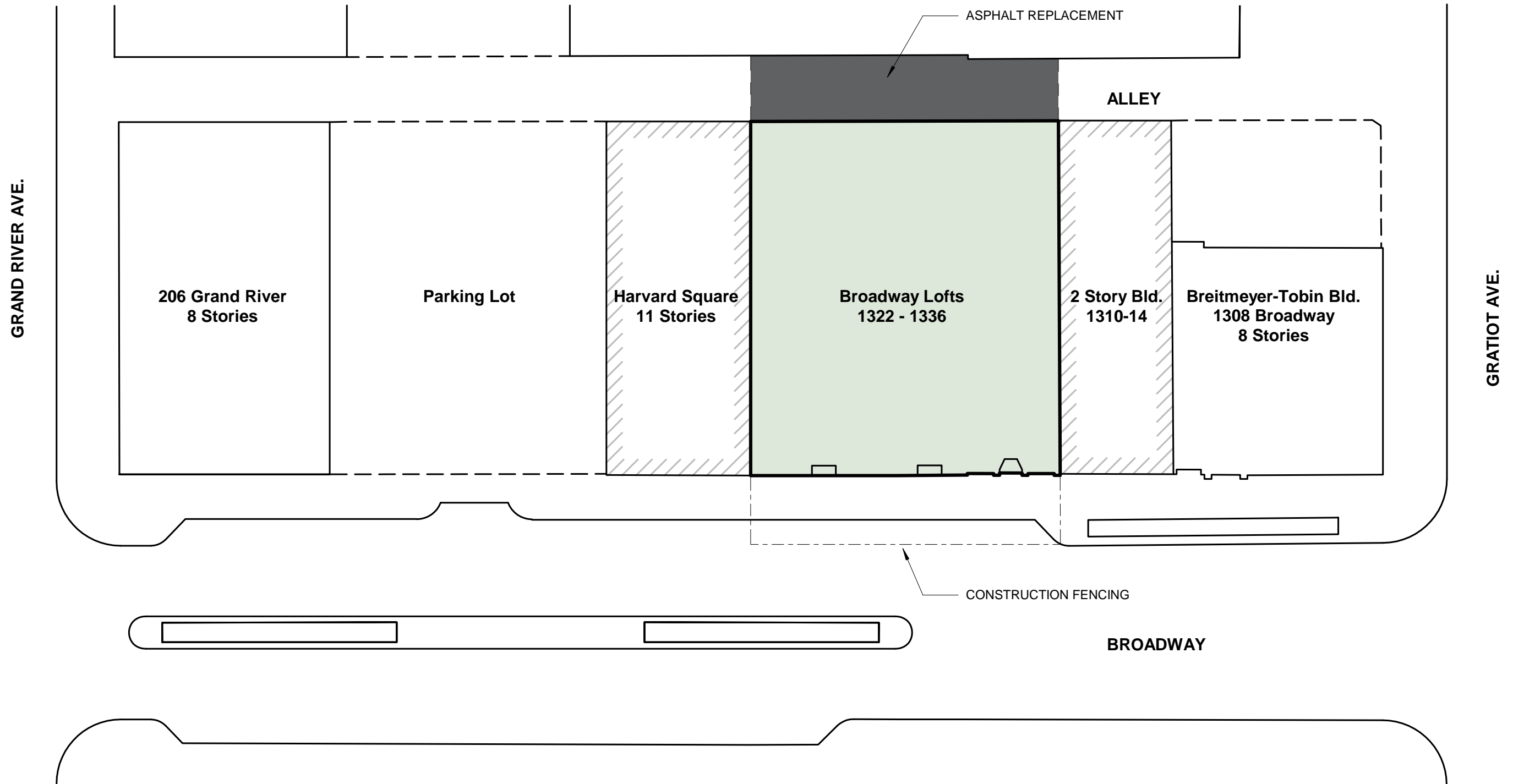
1435 Randolph Suite 200

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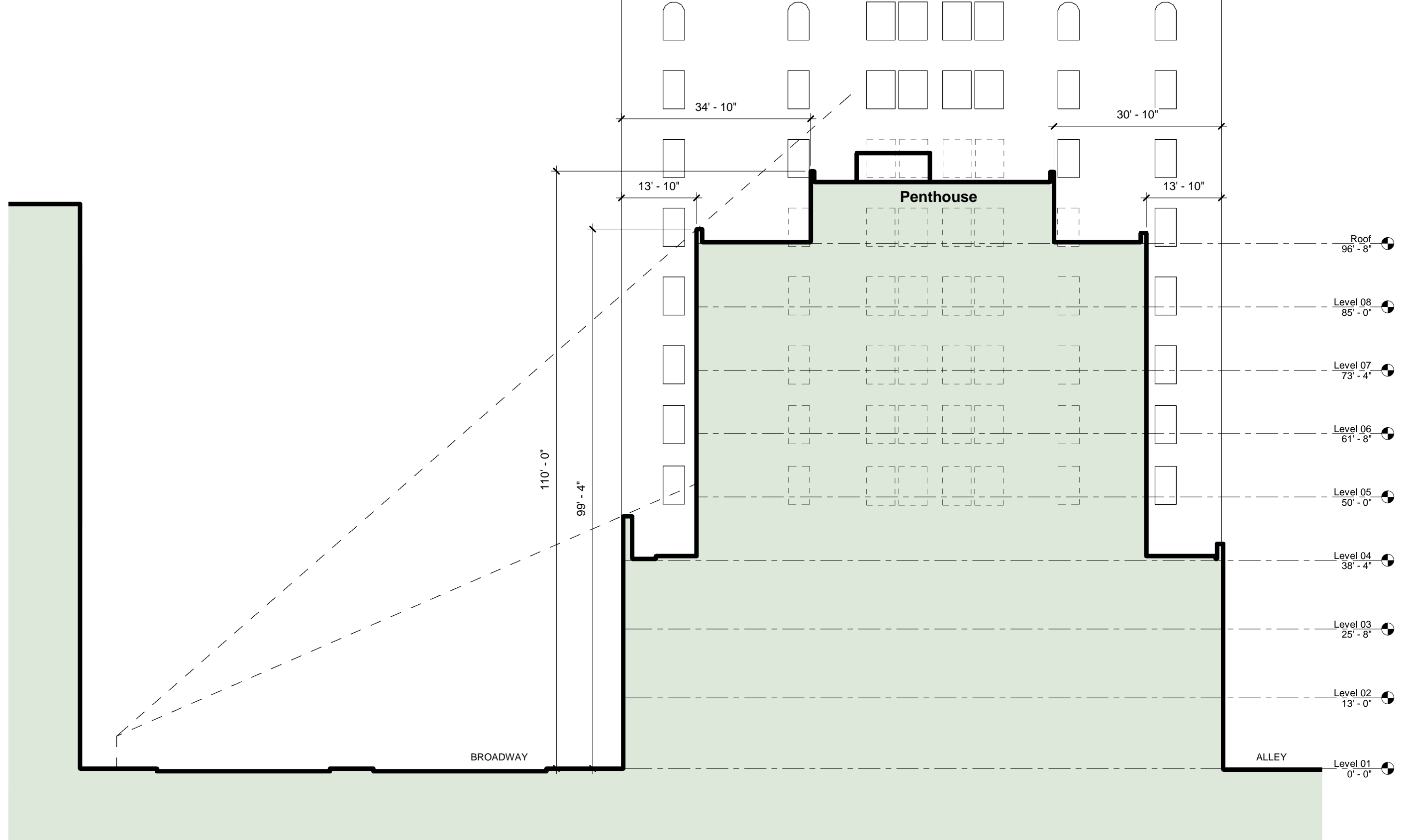


Site Plan

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BASCO - Broadway Lofts Development
 1322 - 1336 Broadway St., Detroit, MI.



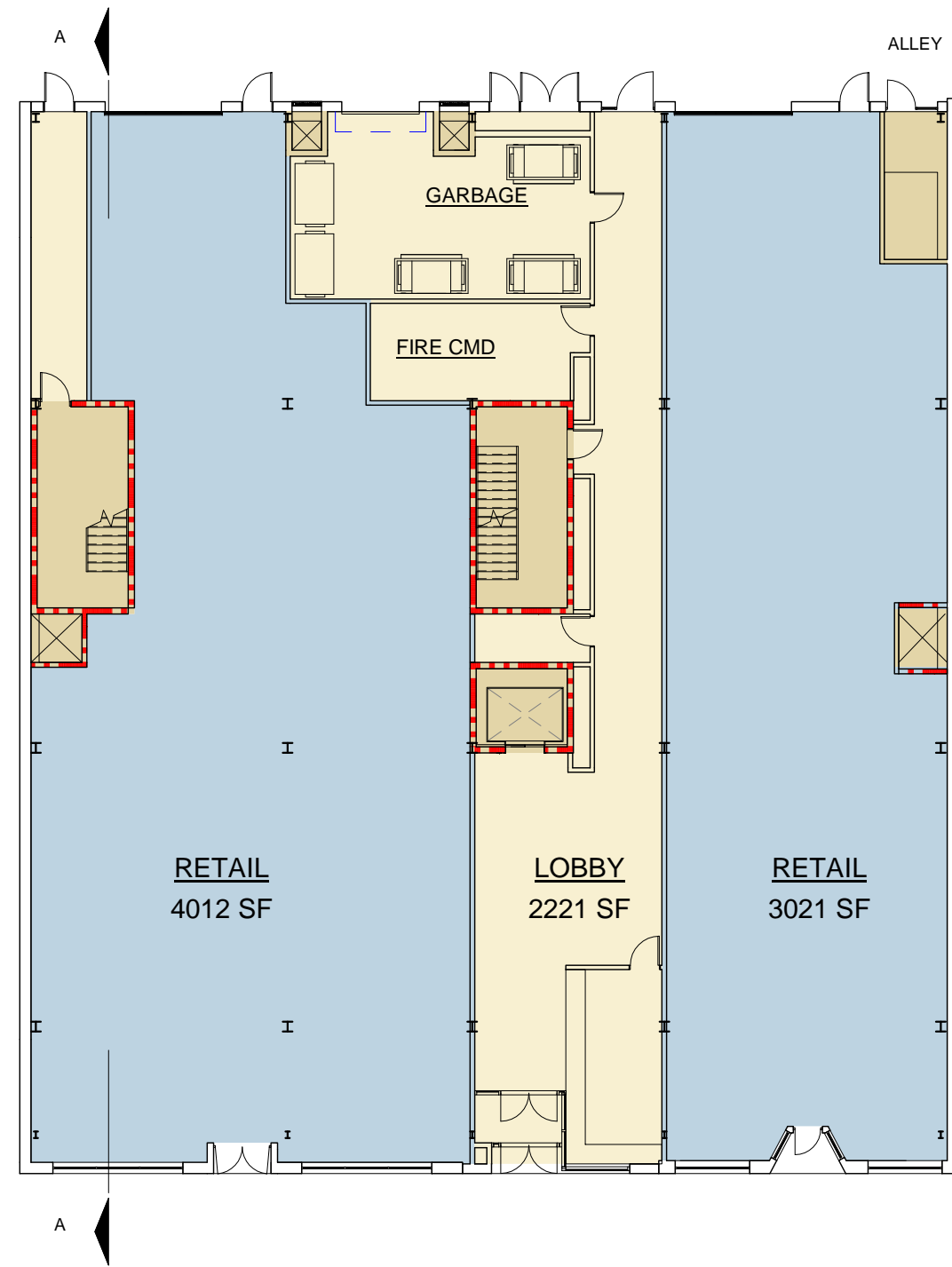
Section Diagram - Sight Lines



Basement

Rentable Area Legend

- Building Common Areas
- Major Vertical Penetrations
- Retail Spaces

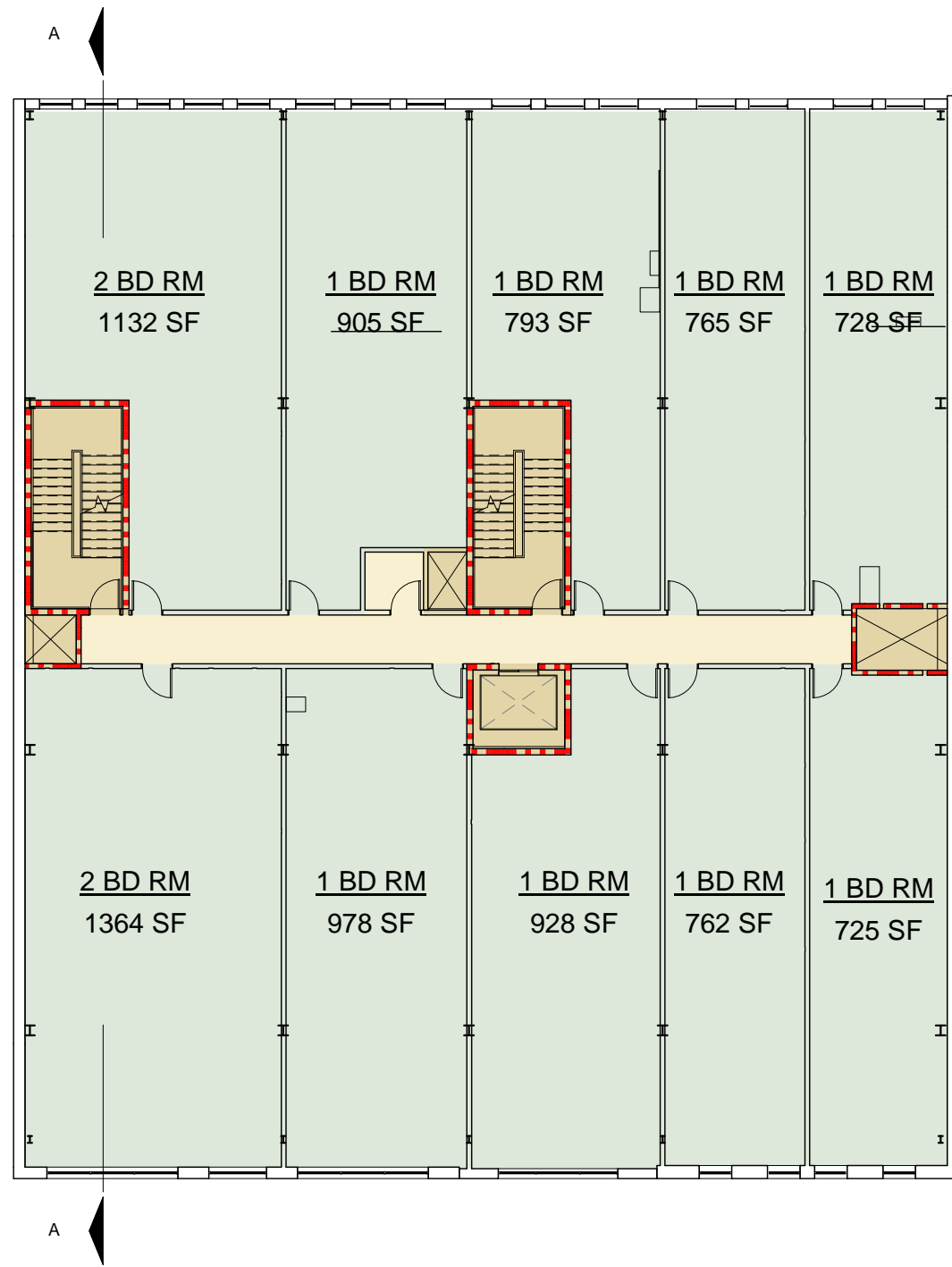


Level 01

Rentable Area Legend

- Building Common Areas
- Major Vertical Penetrations
- Retail Spaces





Level 02 & 03

Rentable Area Legend

- Building Common Areas
- Major Vertical Penetrations
- Residential Units



Level 04

Rentable Area Legend

- Building Common Areas
- Major Vertical Penetrations
- Residential Units

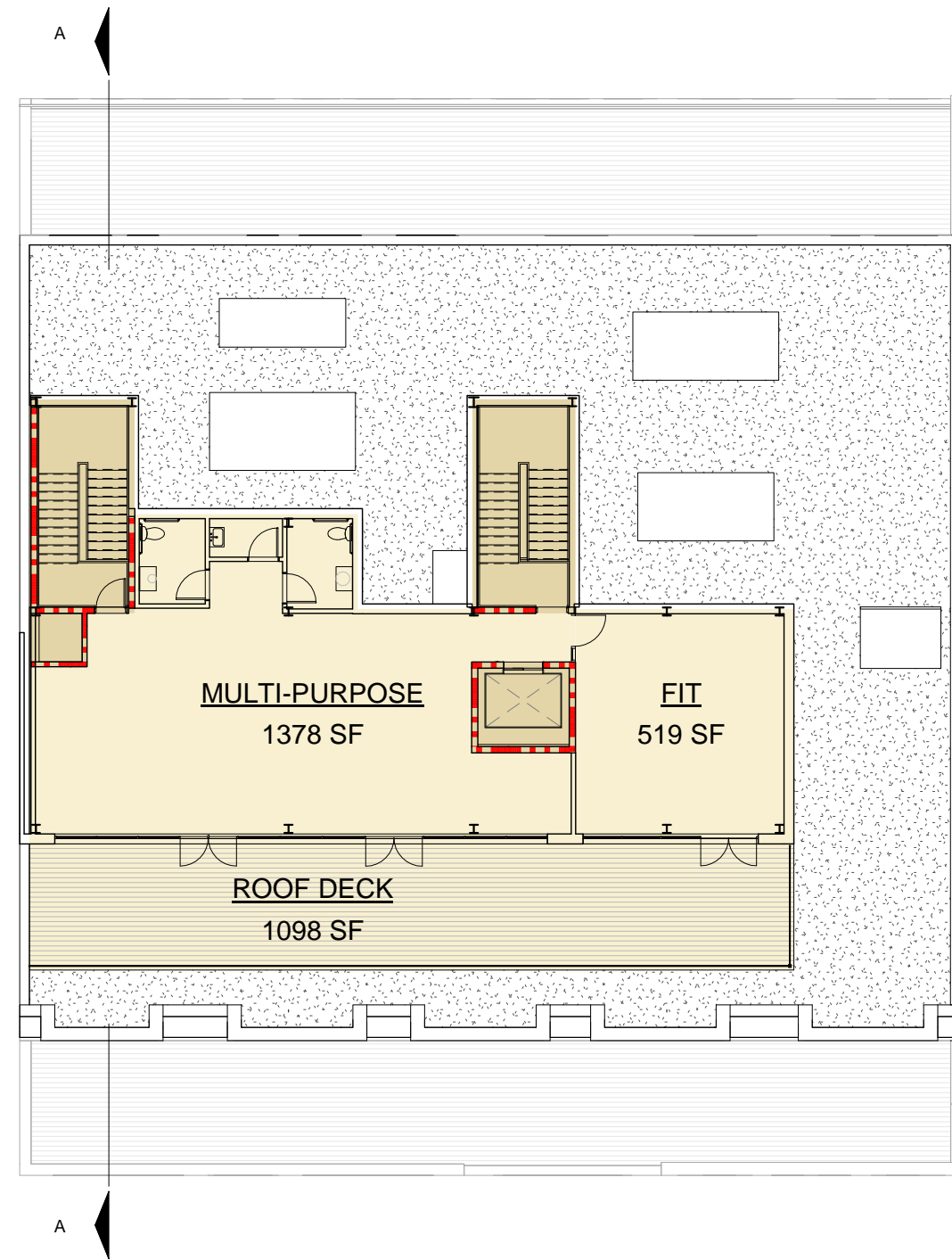




Level 05 - 08

Rentable Area Legend

- Building Common Areas
- Major Vertical Penetrations
- Residential Units



Roof Deck

Rentable Area Legend

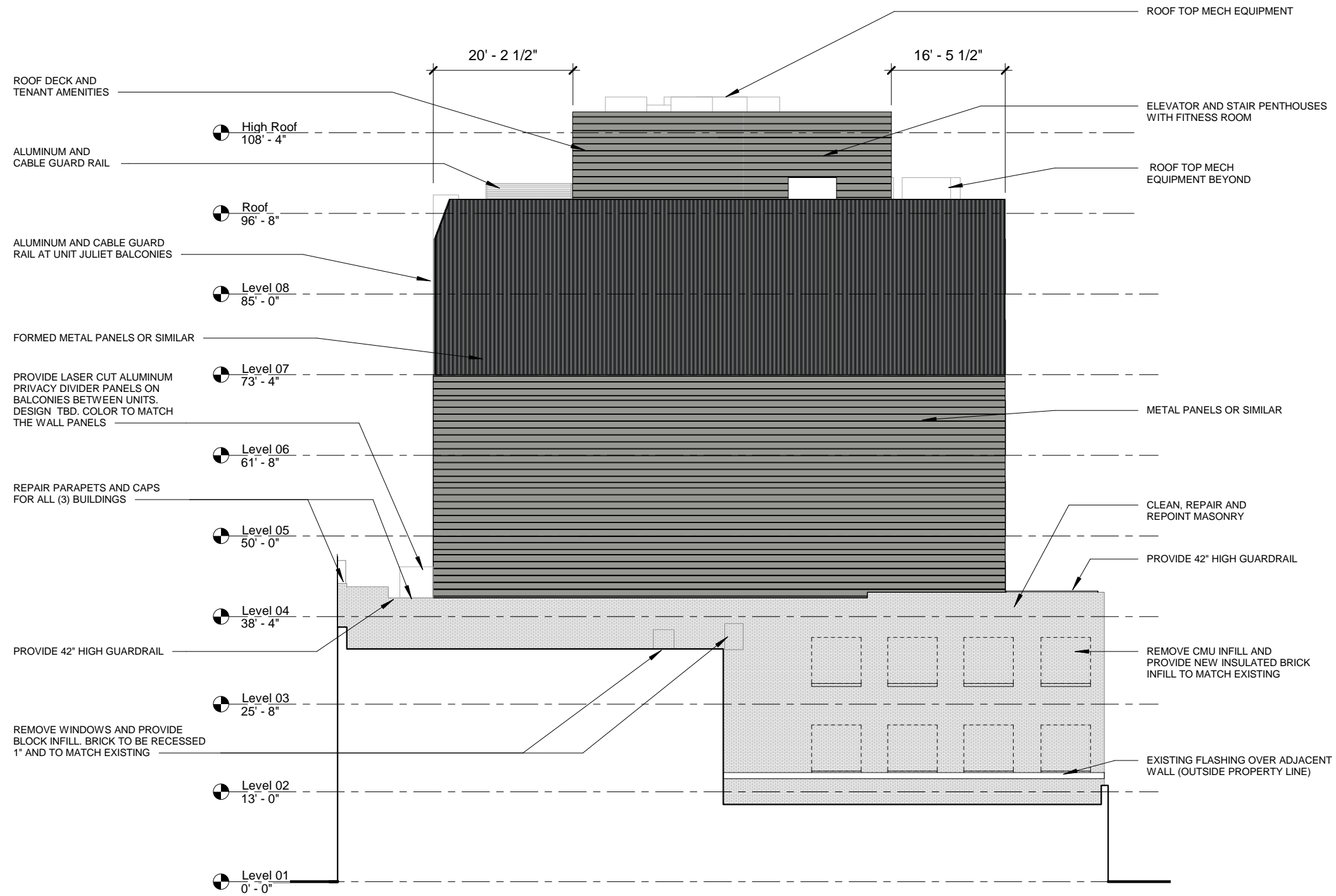
- Building Common Areas
- Major Vertical Penetrations



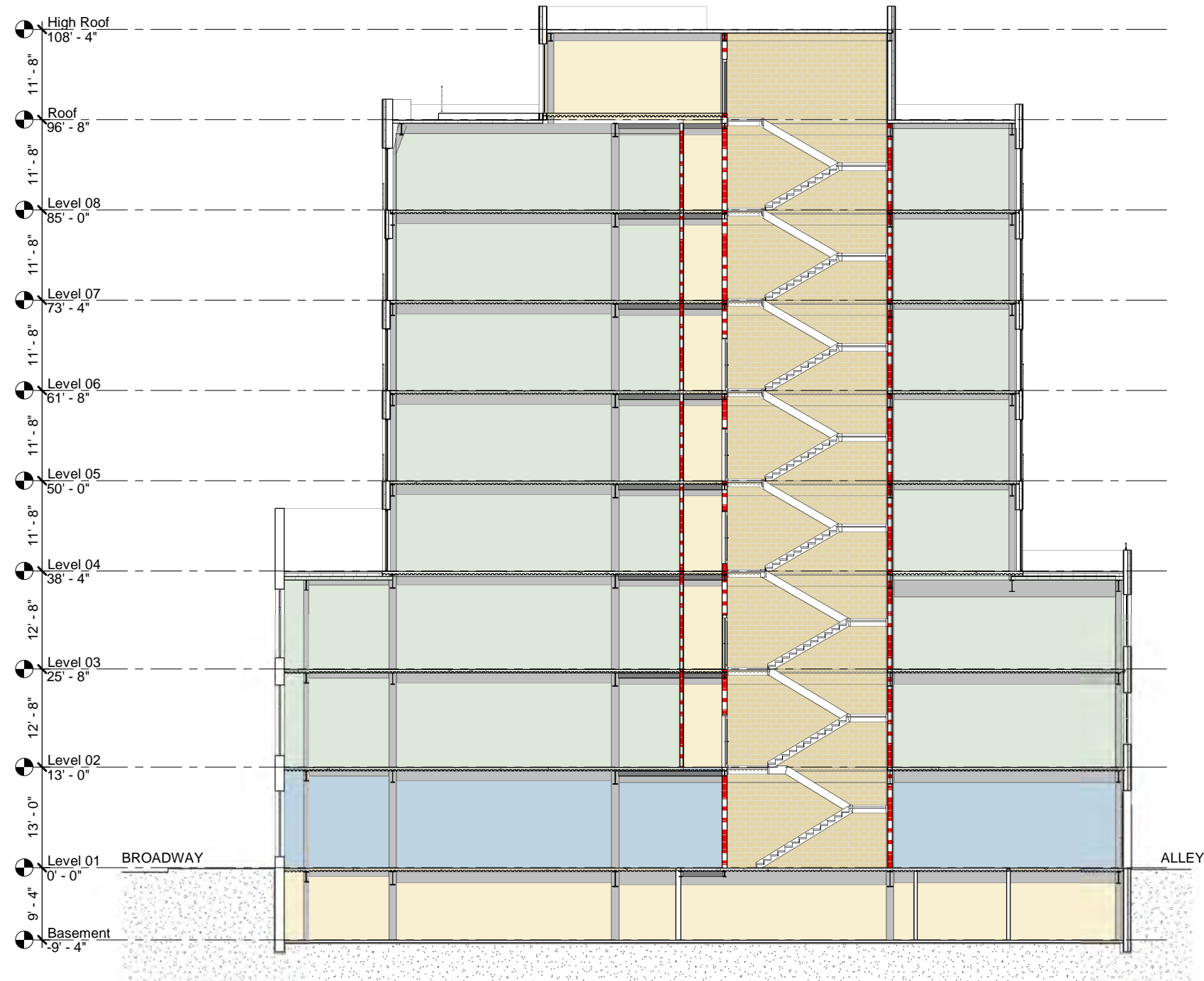
West Elevation



East Elevation



South Elevation



Building Section A

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UNIT COUNTS	
1 BD RM	46
2 BD RM	4
STUDIO	25
Residential Units	75
RETAIL	3
Retail Spaces	3

BASCO - Broadway Lofts Development
 1322 - 1336 Broadway St., Detroit, MI.

GROSS BUILDING SQ FT	
Basement	10,690 SF
Level 01	10,690 SF
Level 02	10,690 SF
Level 03	10,690 SF
Level 04	7,999 SF
Level 05	7,999 SF
Level 06	7,999 SF
Level 07	7,999 SF
Level 08	7,999 SF
Roof	1,619 SF
	84,374 SF

RENTABLE SQ FT- (PER/FLOOR)	
Basement	
Building Common Areas	4,961 SF
Major Vertical Penetrations	334 SF
Retail Spaces	4,946 SF
	10,242 SF
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Building Common Areas	2,392 SF
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Retail Spaces	7,033 SF
	10,206 SF
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Residential Units	9,089 SF
	10,217 SF
Level 04	
Building Common Areas	440 SF
Major Vertical Penetrations	713 SF
Residential Units	6,485 SF
	7,639 SF
Level 05	
Building Common Areas	440 SF
Major Vertical Penetrations	713 SF
Residential Units	6,485 SF
	7,639 SF
Level 06	
Building Common Areas	440 SF
Major Vertical Penetrations	713 SF
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	7,639 SF
Level 07	
Building Common Areas	440 SF
Major Vertical Penetrations	713 SF
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	7,639 SF
Level 08	
Building Common Areas	440 SF
Major Vertical Penetrations	713 SF
Residential Units	6,485 SF
	7,639 SF
Roof	
Building Common Areas	2,995 SF
Major Vertical Penetrations	605 SF
	3,600 SF
	82,676 SF



VIEWS FROM BROADWAY

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1322 - 1336 Broadway; Detroit, MI. 48226



1332-1336 BROADWAY
 STOREFRONTS ARE MISSING ON THE LEFT AND THERE IS A BRICK WALL COVERING
 THE STOREFRONT OF 1332 ON THE RIGHT.



1326 BROADWAY
 SECURITY GRILL WILL BE REMOVED; NON-ORIGINAL STOREFRONT WILL BE RE-
 PLACED.

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1332-1336 BROADWAY
 ALLEY VIEW.
 A. 1322 BROADWAY
 B. 1326 BROADWAY (TWO STORY AT ALLEY)
 C. 1332-1336 BROADWAY



1322 BROADWAY



1322 BROADWAY

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1326 BROADWAY IS TWO STORIES IN THE REAR



1332-1336 BROADWAY



1326 BROADWAY

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1332 -1336 BROADWAY

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1332-1336 BROADWAY



1322 BROADWAY



1326 BROADWAY; 1332-1336 ON THE RIGHT



1322 BROADWAY; 1326 ON THE RIGHT



1332-1336 BROADWAY PENTHOUSE



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BASCO - Broadway Lofts Development

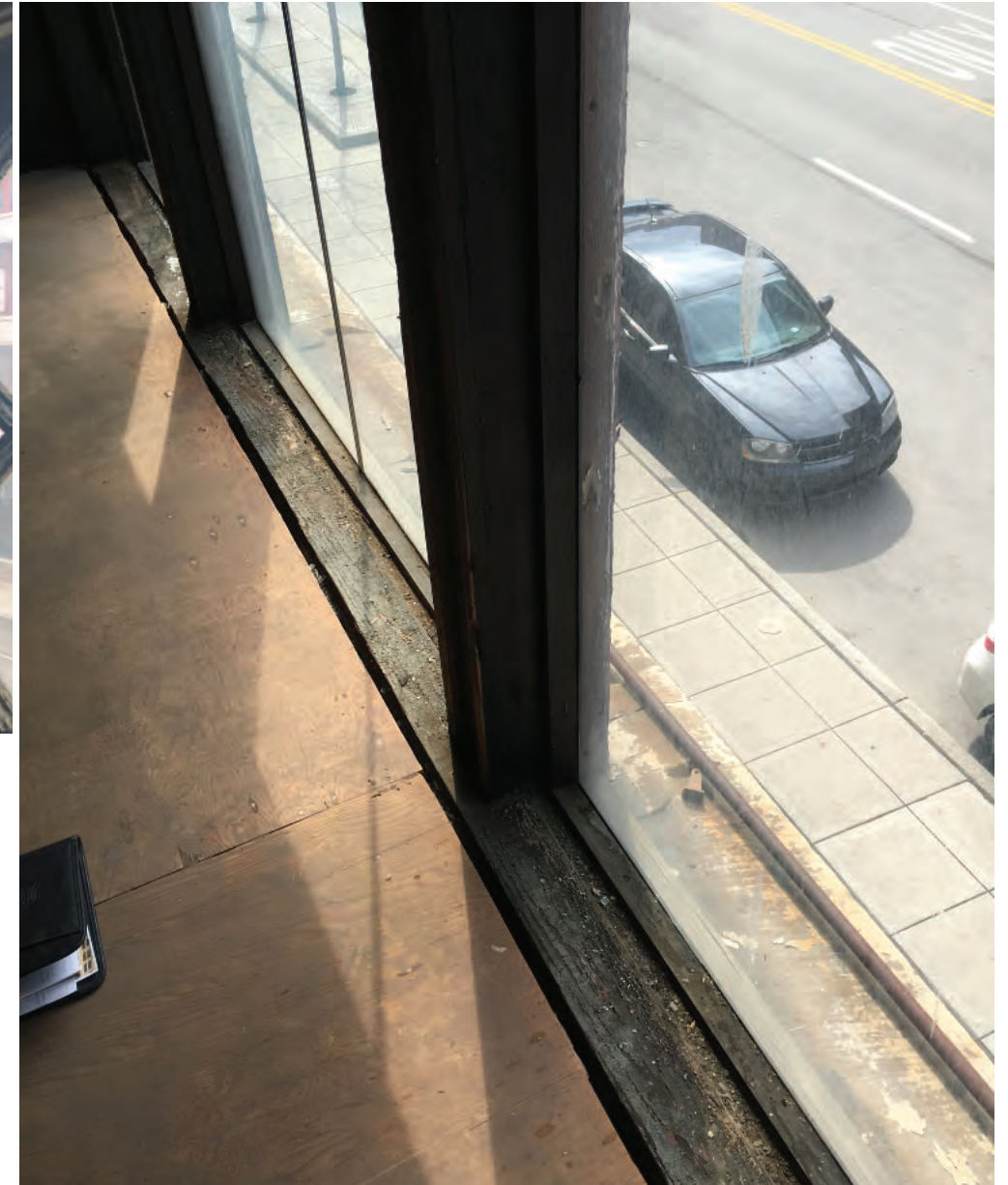
1322 - 1336 Broadway; Detroit, MI. 48226



1326 BROADWAY
2ND STORY WOOD WINDOWS. LOWER SASH HAS BEEN REMOVED
AND REPLACED WITH FIXED GLASS.



1326 BROADWAY
2ND STORY WOOD FIXED TRANSOM WINDOWS.



1326 BROADWAY
2ND STORY WOOD WINDOWS. LOWER SASH HAS BEEN REMOVED
AND REPLACED WITH FIXED GLASS.

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WINDOWS

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1326 BROADWAY
3RD STORY WINDOW OPENING HAS BEEN BOARDED OVER.



1326 BROADWAY
3RD STORY WINDOW OPENING FROM INTERIOR WITH PLYWOOD REMOVED. WINDOW FRAMES REMAIN; SASH IS MISSING.



1326 BROADWAY
3RD STORY WINDOW OPENING FROM INTERIOR WITH PLYWOOD REMOVED. WINDOW FRAMES REMAIN; SASH IS MISSING.



1326 BROADWAY
3RD STORY WINDOW OPENING FROM INTERIOR WITH PLYWOOD REMOVED. WINDOW FRAMES REMAIN; SASH IS MISSING.

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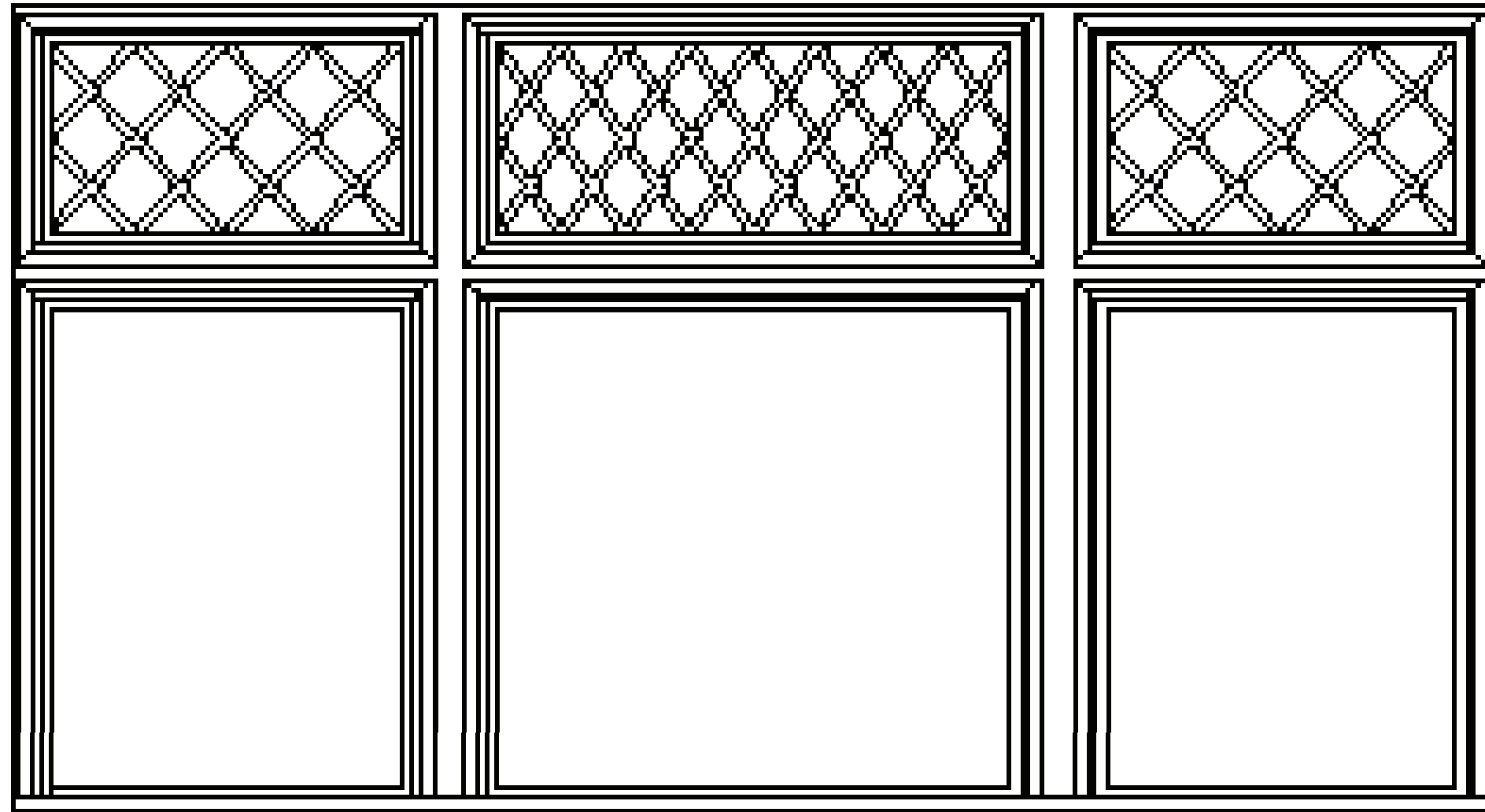
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WINDOWS

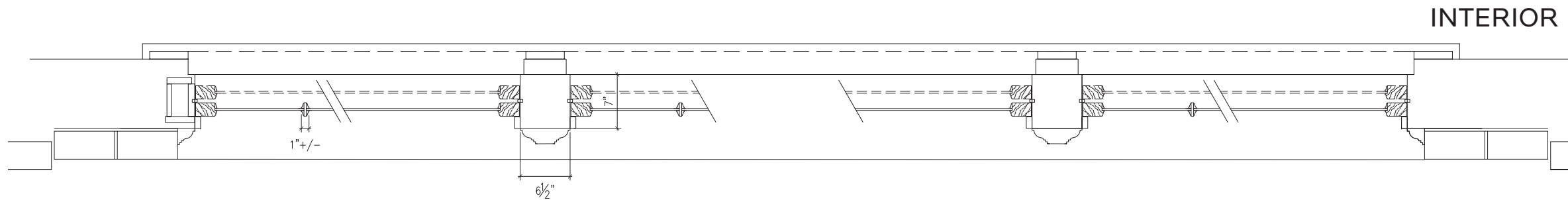
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EXTERIOR VIEW

NOTE: EXISTING LOWER SASH IS MISSING ON THE 2ND FLOOR; BOTH UPPER AND LOWER SASH IS MISSING ON THE 3RD FLOOR



EXISTING AND PROPOSED: NEW SASH WILL BE BUILT USING THE 2ND FLOOR TRANSOMS AS A GUIDE
ALL NEW SASH WILL HAVE INSULATED GLASS

WINDOWS

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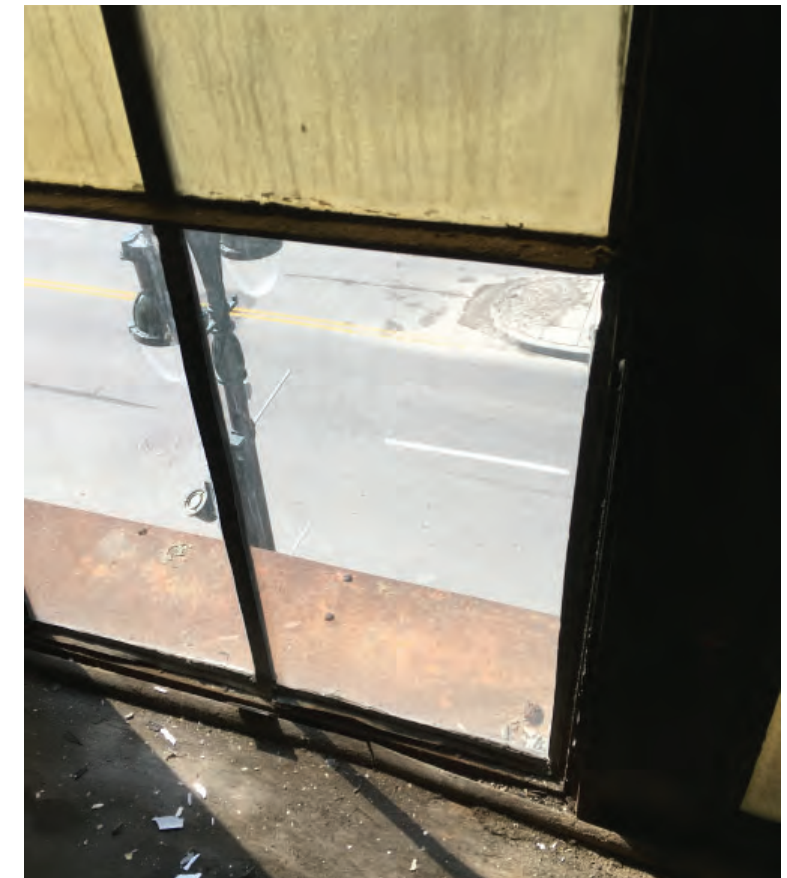
1322 - 1336 Broadway; Detroit, MI. 48226



1332-1336 BROADWAY



1332-1336 BROADWAY
DAMAGED CAMING



BROKEN AND MISSING
FLAT STOCK

1332-1336 BROADWAY
FIRE DAMAGE ON BOTH 2ND
& 3RD FLOORS

WINDOWS

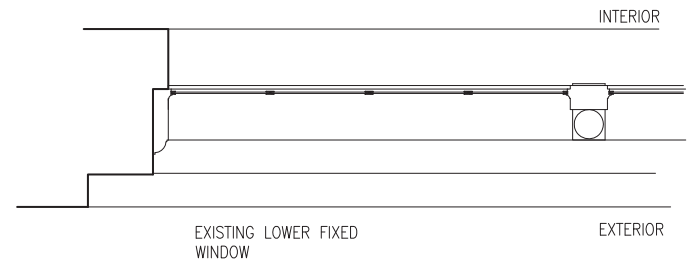
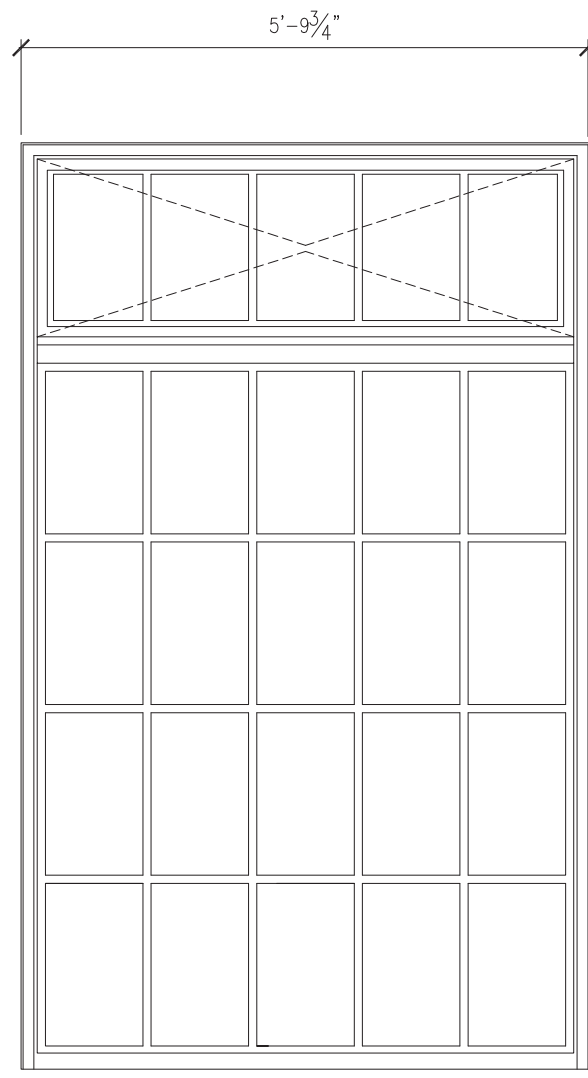
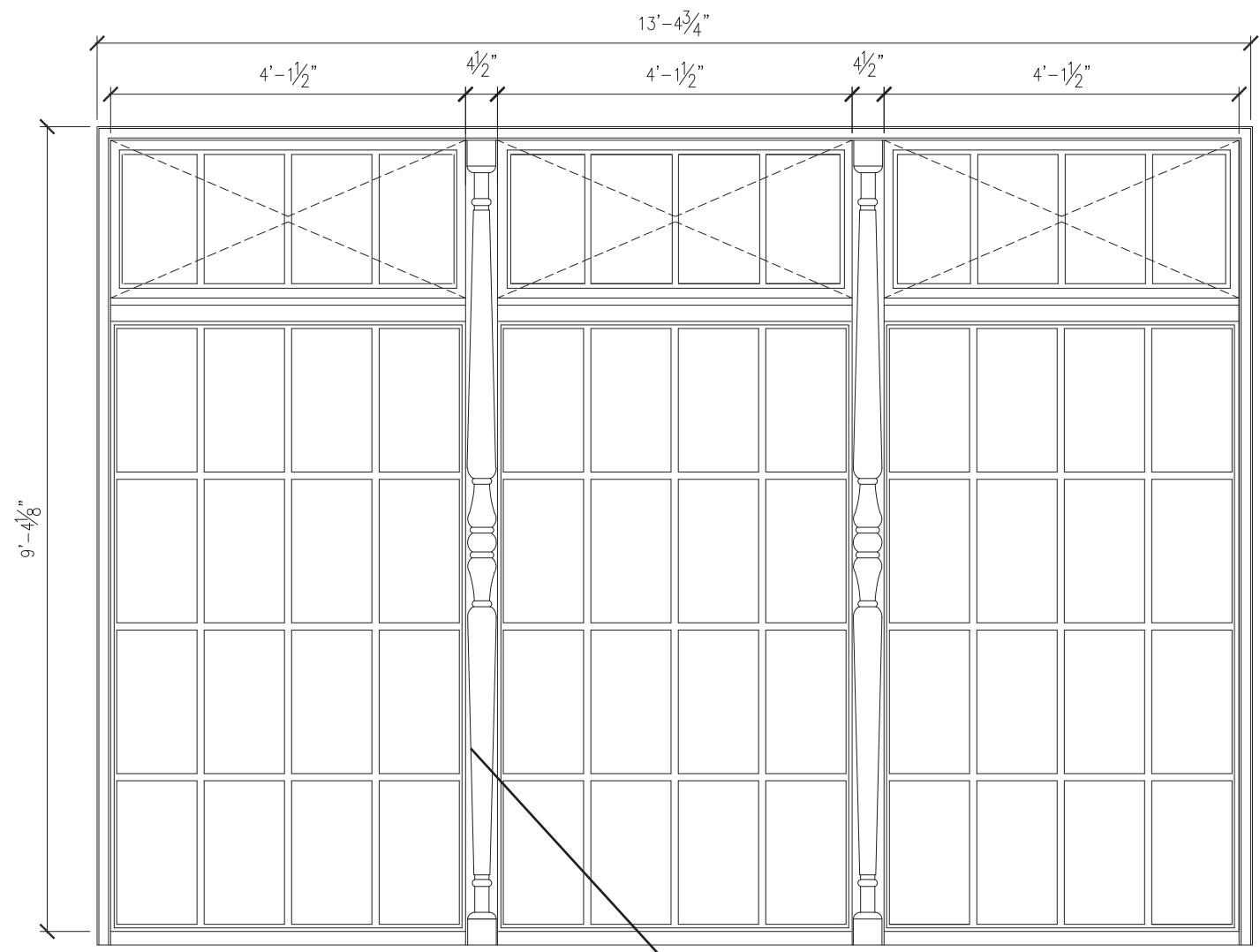
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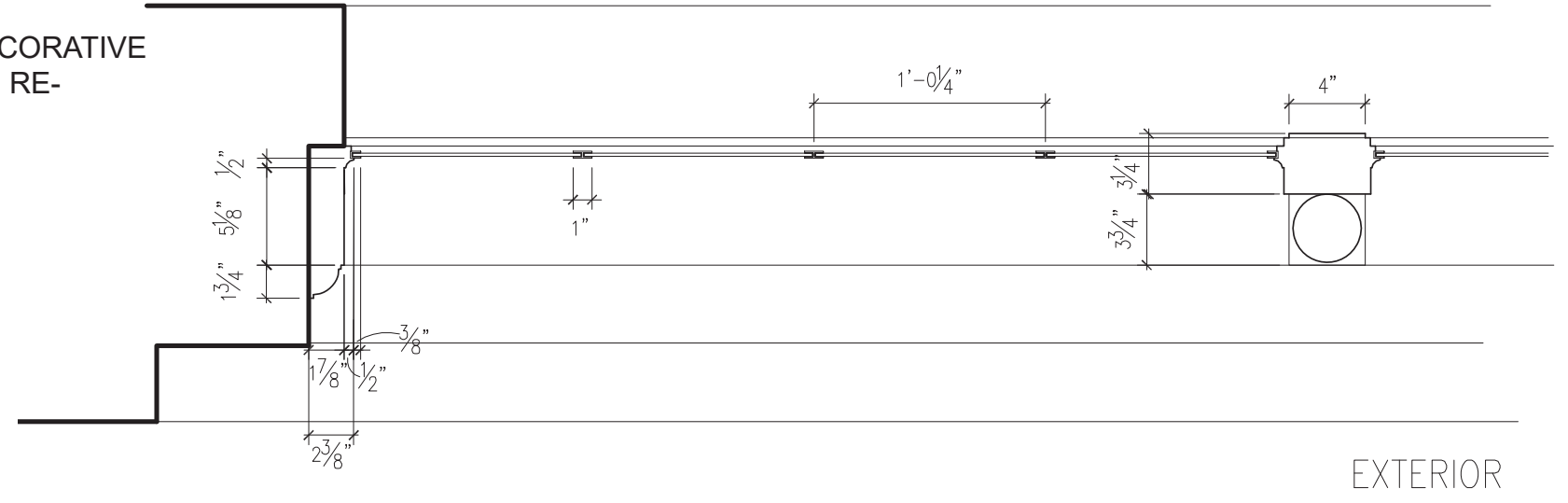
HDC Submission - January 21, 2020

BASCO - Broadway Lofts Development

1322 - 1336 Broadway; Detroit, MI. 48226

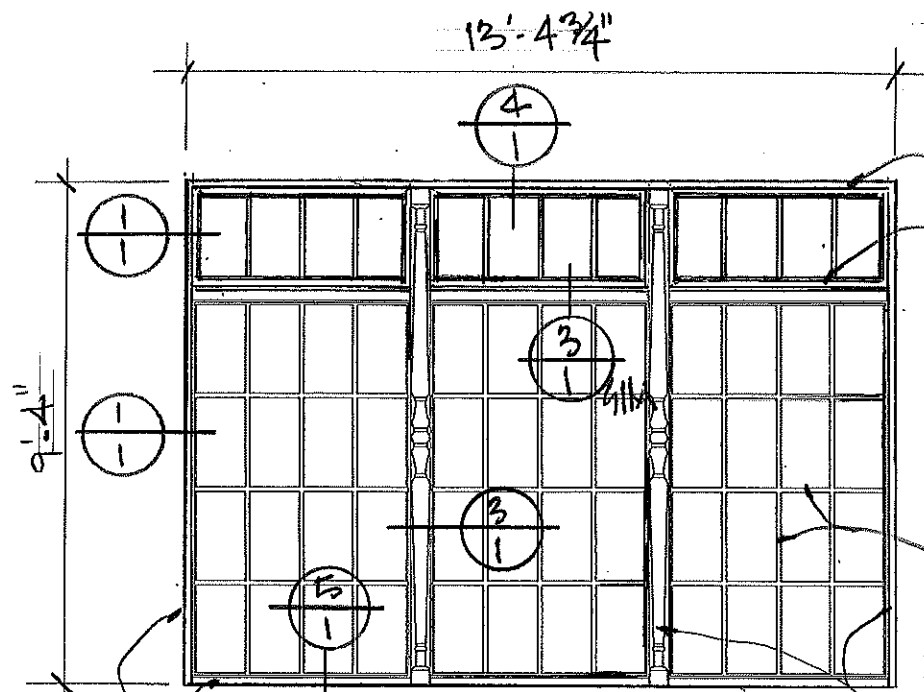


STEEL FRAME AND DECORATIVE VERTICAL POST TO BE RESTORED AND PAINTED



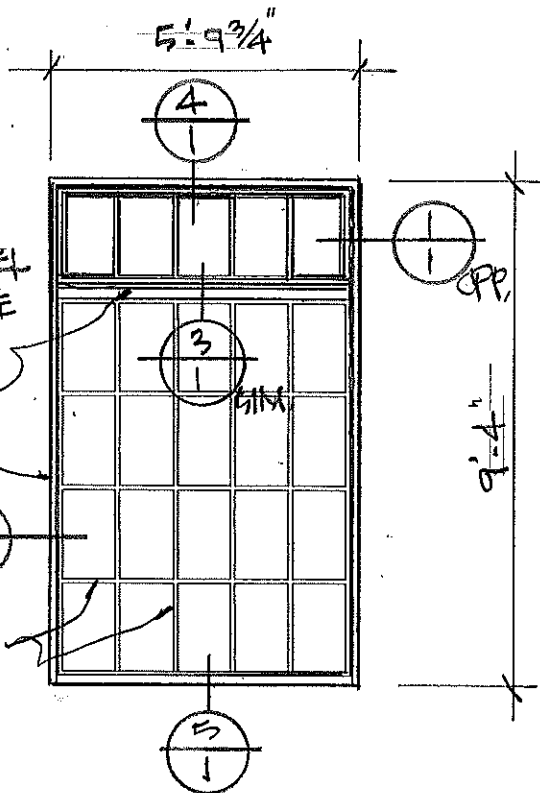
SEE FOLLOWING SHEET FOR PROPOSED DETAILS

INTERIOR
EXTERIOR



ALL EXISTING ORNAMENTAL STEEL & FRAMING TO BE RESTORED & PAINTED.

WINDOW ELEVATION "A"
FOUR (4) THUG

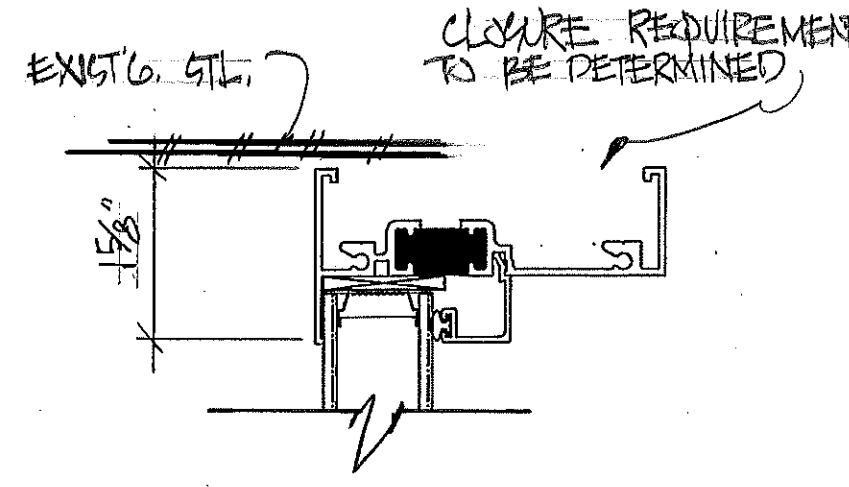


EXISTING STEEL FRAMING TO BE RESTORED & PAINTED.

SEE (2) FOR MUNTINS

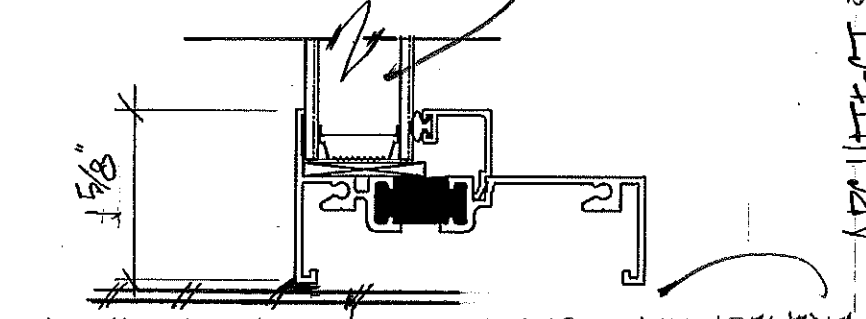
WINDOW ELEVATION "B"
TWO (2) THUG

NOTE:
ALL DIMENSIONS TO BE FIELD VERIFIED.



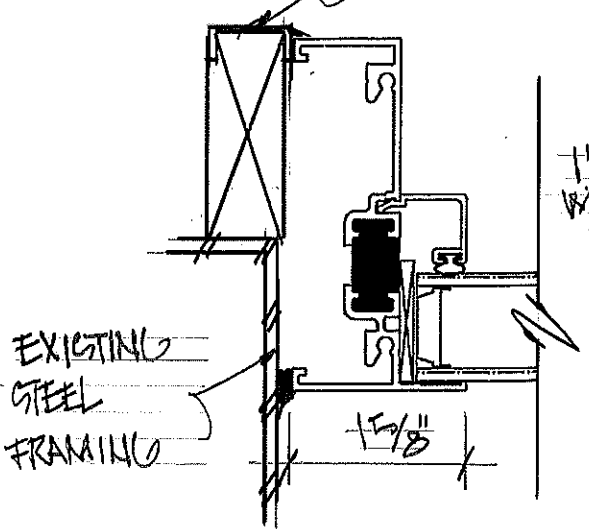
HEAD (4) (1)

1" INSUL. GLASS (TYP.)



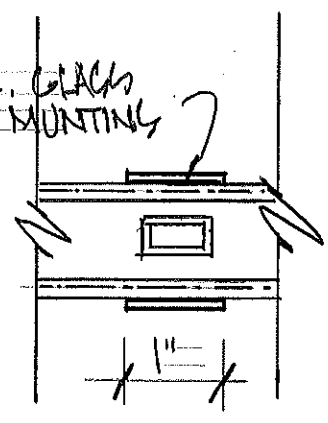
SILL (5) (1)

BLOCKING AS REQUIRED WITH BREAKMETAL CLOSURE



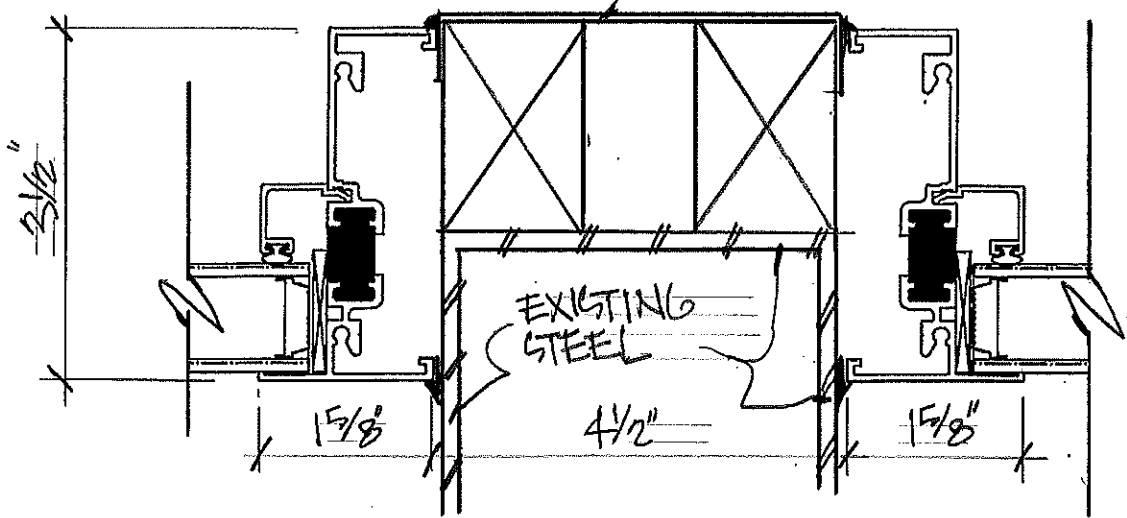
JAMB (1) (1)

1" INSUL. GLASS W/ GDL MUNTINS



MUNTIN (VERT. OR HORZ.) (2) (1)

BLOCKING AS REQUIRED W/ BREAKMETAL CLOSURE



VERTICAL MULLION (HORZ. MULLION SIM.) (3) (1)

NOTE:
DETAILS BASED ON FIXED ALUMINUM WINDOWS BY "QUAKER" TYPE EE300 WITH 1" INSULATED GLASS.

WINDOW CONSULTANT:
BLACKBERRY SYSTEMS
KALAMAZOO, MICHIGAN

ARCHITECT:
HAMILTON ANDERSON
DETROIT, MICHIGAN

PROJECT:
1332 - 1336 BROADWAY
DETROIT, MICHIGAN

BASCO - Broadway Lofts Development

1322 - 1336 Broadway St.,
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HDC Submission - January 21, 2020



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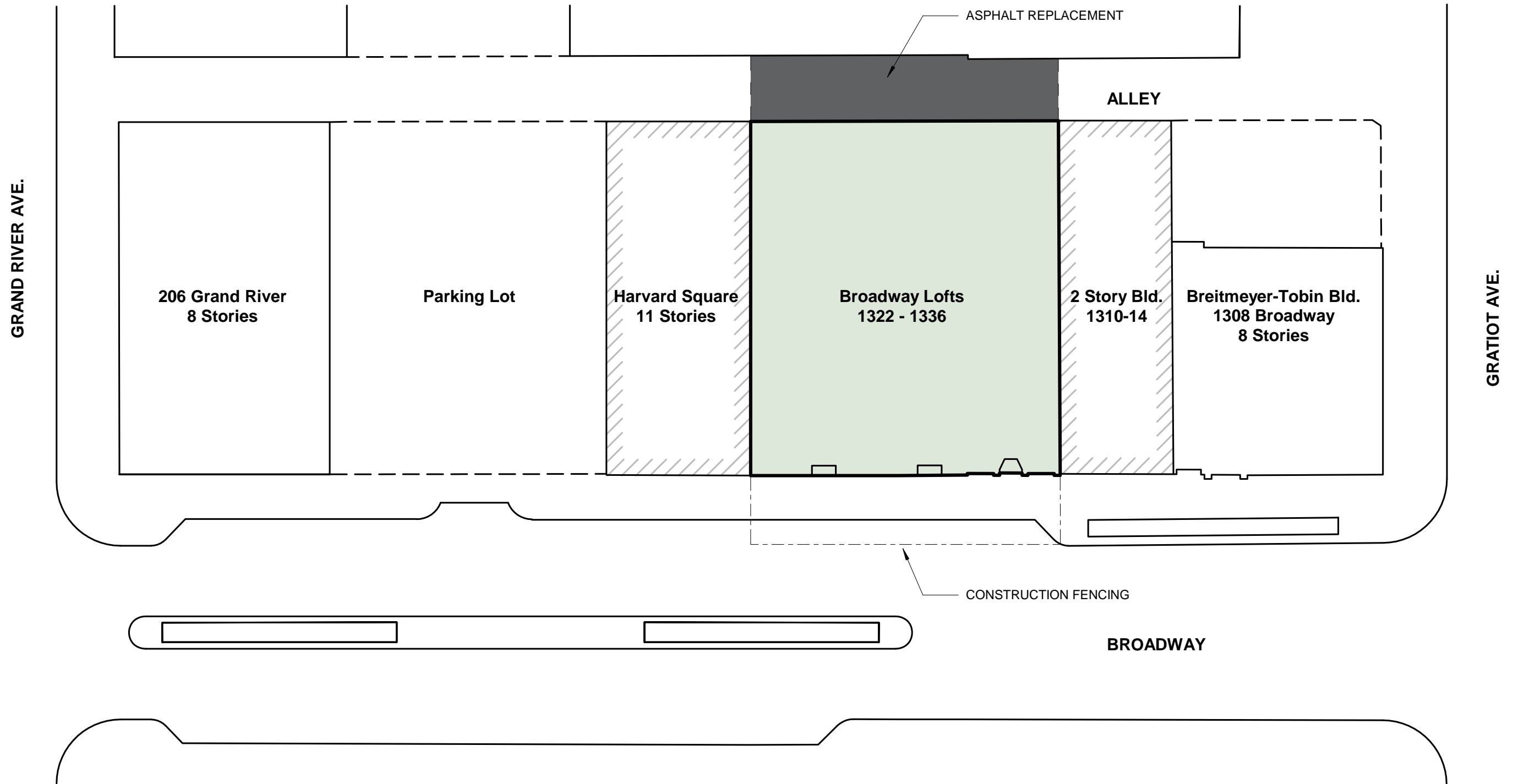
1435 Randolph Suite 200

Detroit, Michigan 48226

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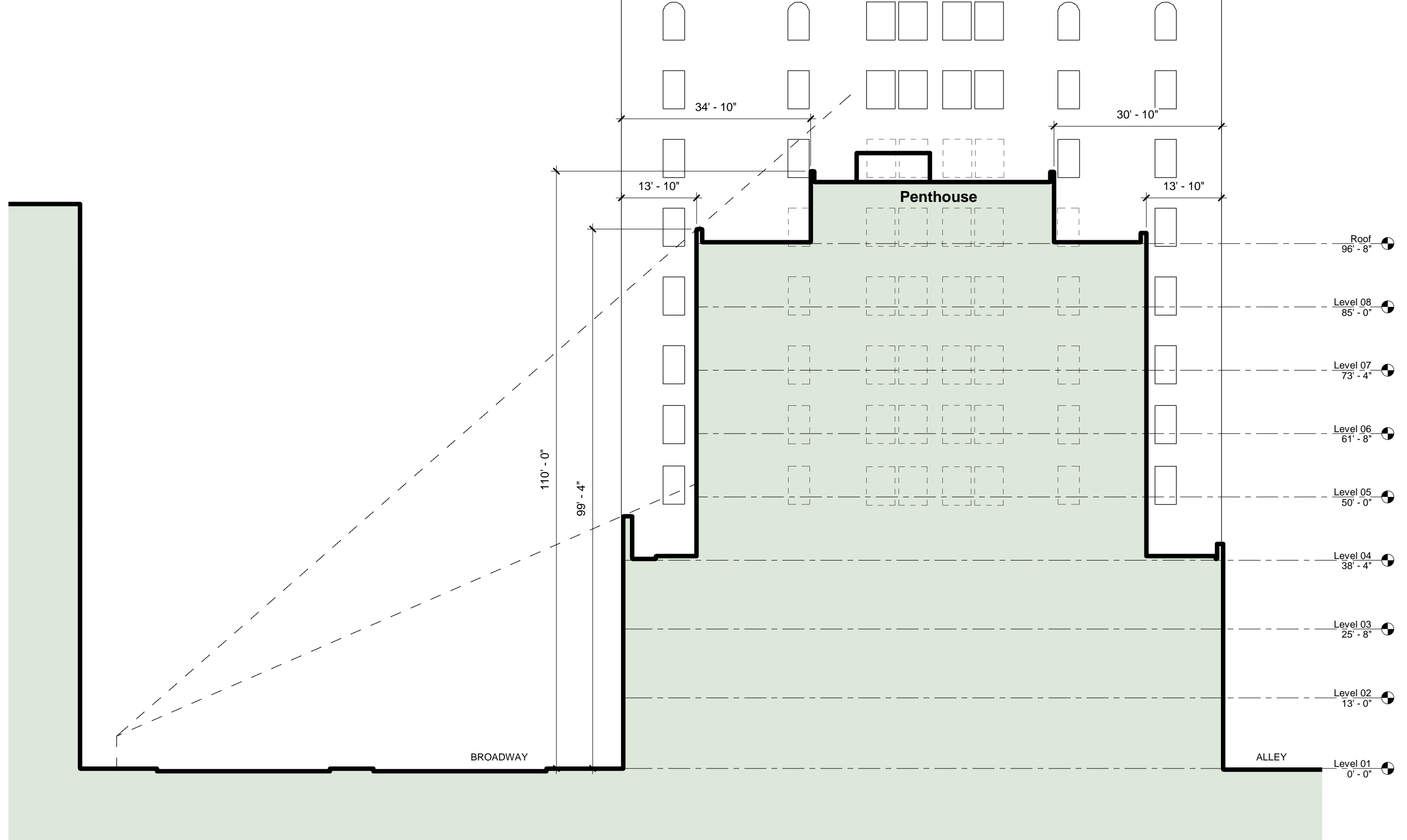


Site Plan

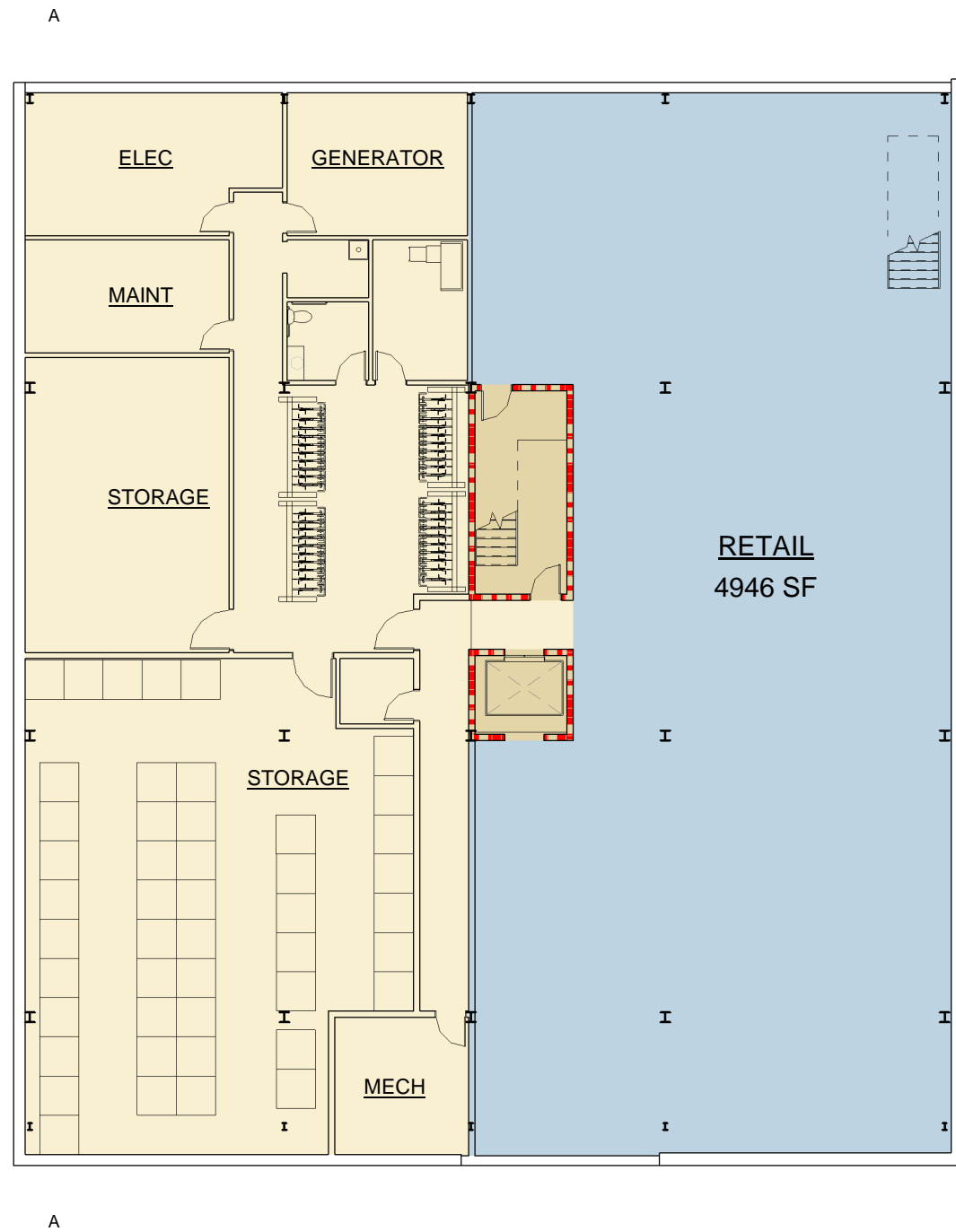
HamiltonAnderson
 architecture landscape architecture urban design
 HDC Submission - January 21, 2020



BASCO - Broadway Lofts Development
 1322 - 1336 Broadway St., Detroit, MI.



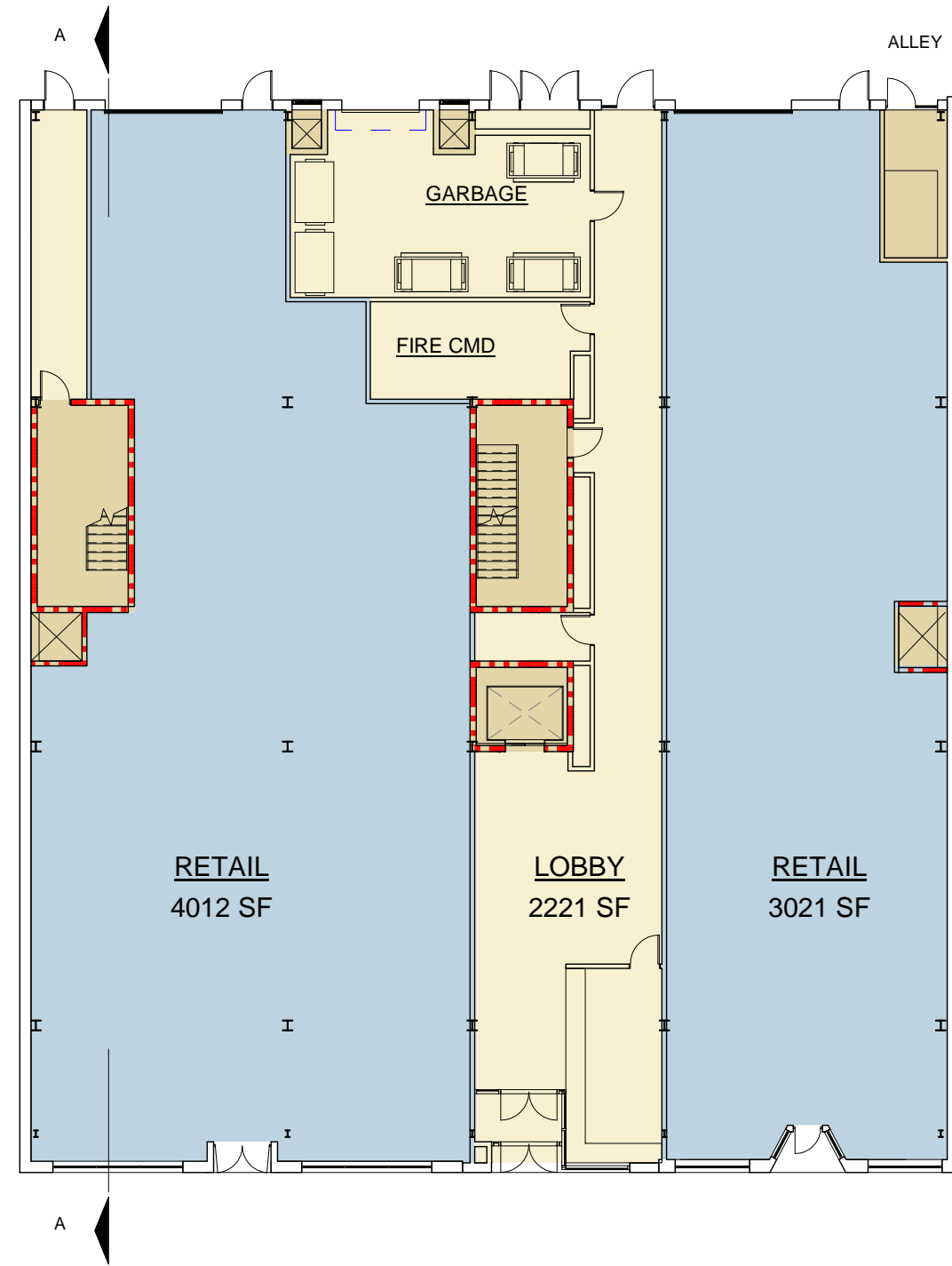
Section Diagram - Sight Lines



Basement

Rentable Area Legend

- Building Common Areas
- Major Vertical Penetrations
- Retail Spaces

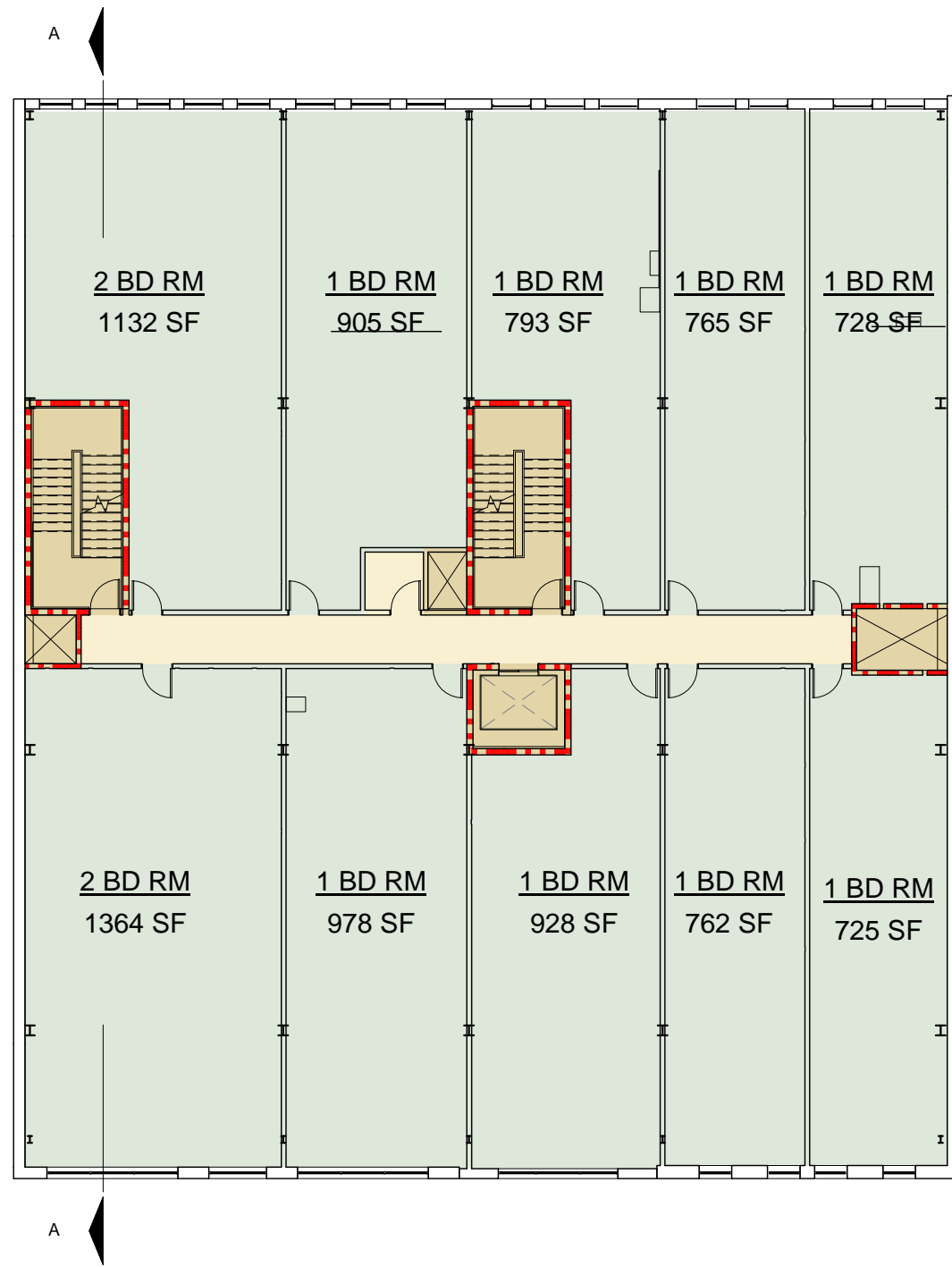


Level 01

Rentable Area Legend

- Building Common Areas
- Major Vertical Penetrations
- Retail Spaces





Level 02 & 03

Rentable Area Legend

- Building Common Areas
- Major Vertical Penetrations
- Residential Units

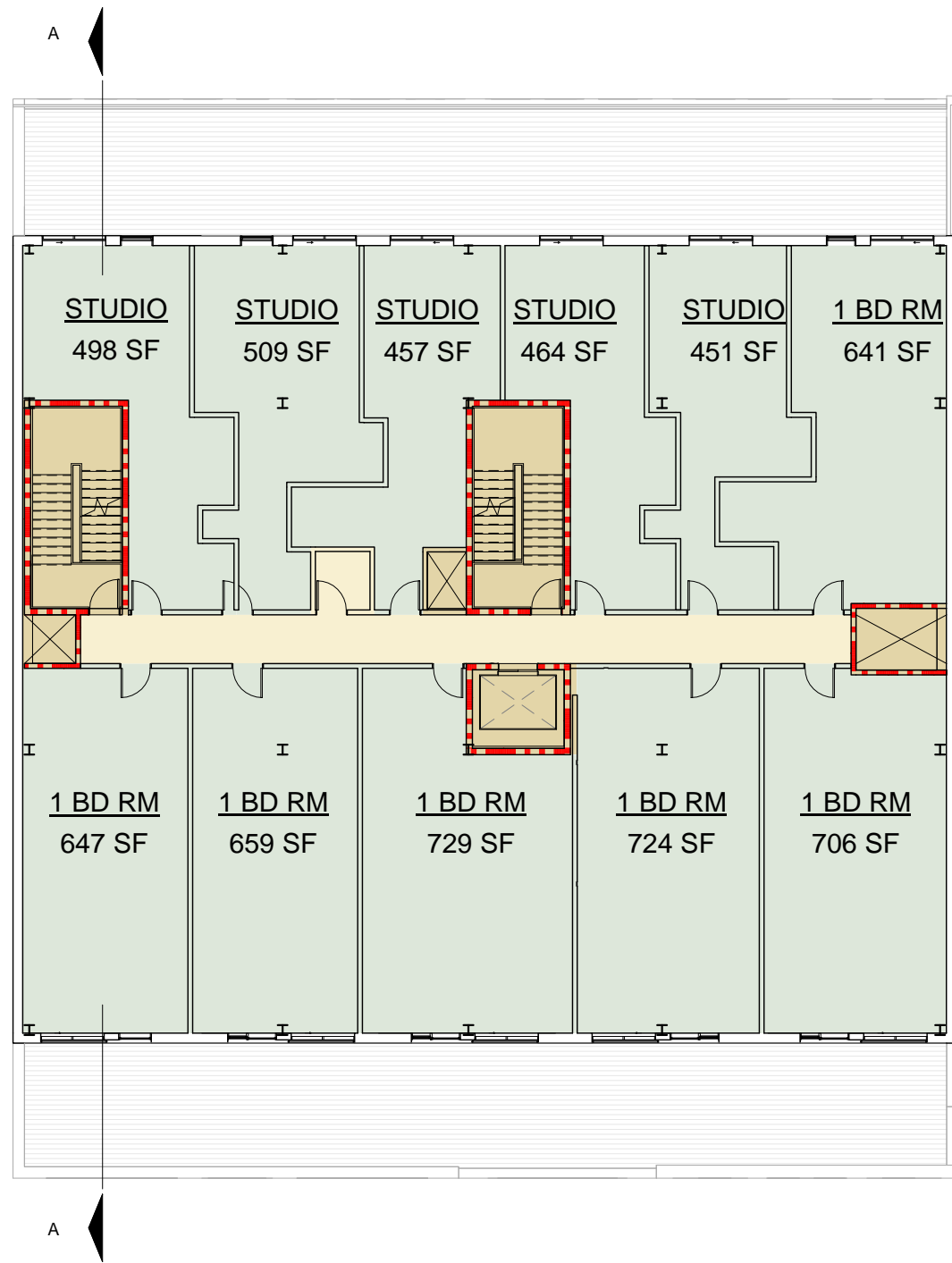


Level 04

Rentable Area Legend

- Building Common Areas
- Major Vertical Penetrations
- Residential Units

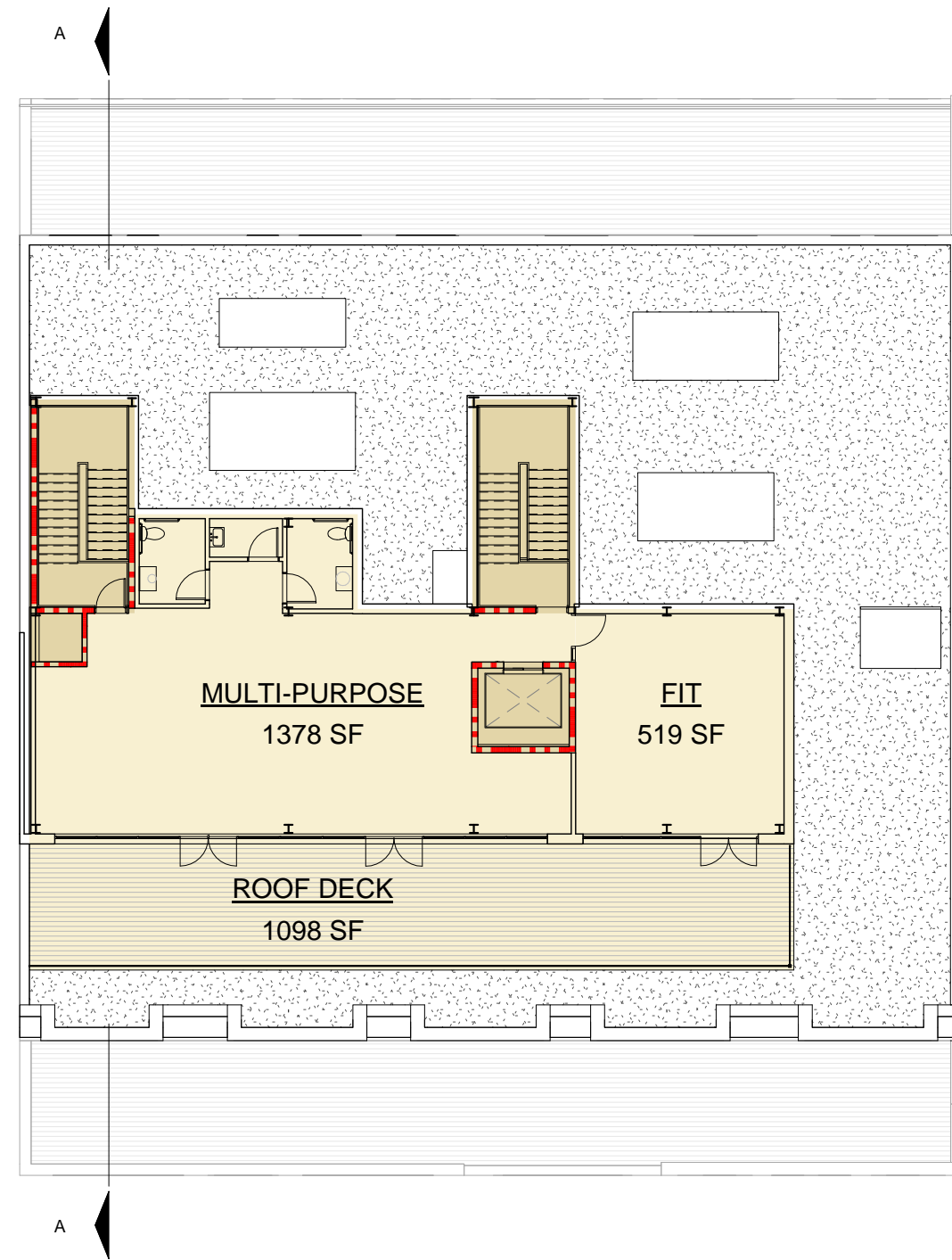




Level 05 - 08

Rentable Area Legend

- Building Common Areas
- Major Vertical Penetrations
- Residential Units



Roof Deck

Rentable Area Legend

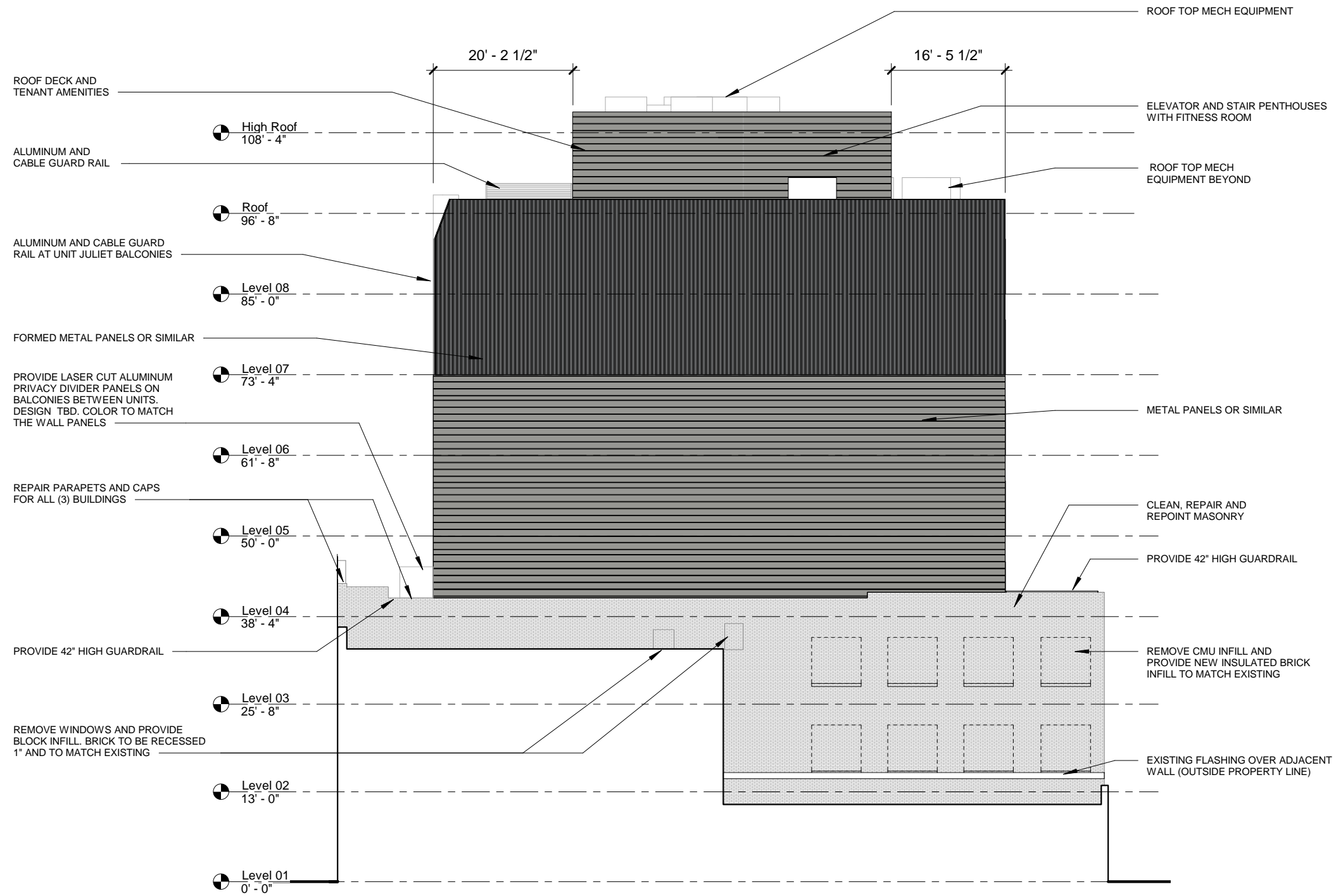
- Building Common Areas
- Major Vertical Penetrations



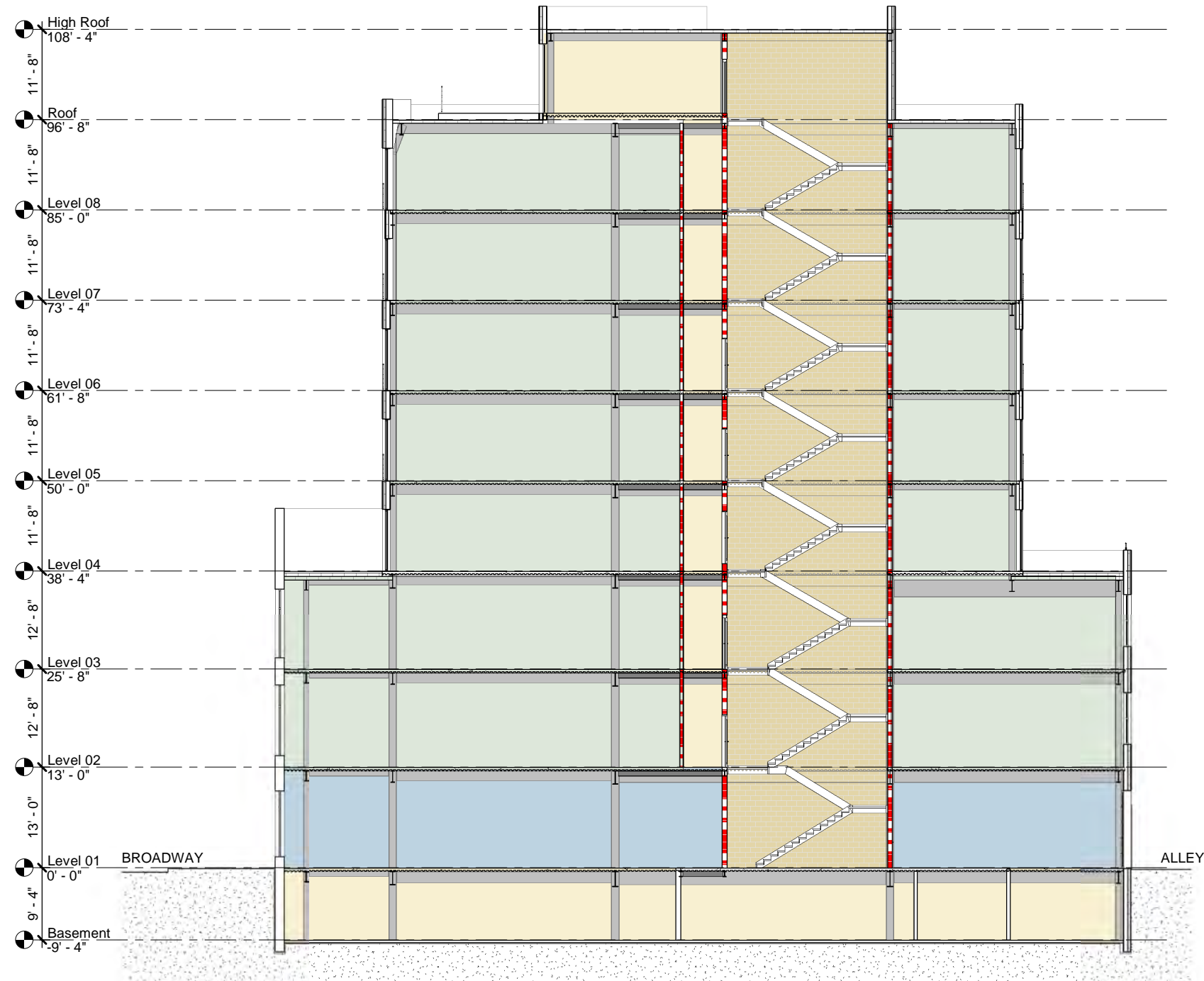
West Elevation



East Elevation



South Elevation



Building Section A

HamiltonAnderson
 architecture landscape architecture urban design
 HDC Submission - January 21, 2020

UNIT COUNTS	
1 BD RM	46
2 BD RM	4
STUDIO	25
Residential Units	75
RETAIL	3
Retail Spaces	3

BASCO - Broadway Lofts Development
 1322 - 1336 Broadway St., Detroit, MI.

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Major Vertical Penetrations	713 SF
Residential Units	6,485 SF
	7,639 SF
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Major Vertical Penetrations	713 SF
Residential Units	6,485 SF
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Roof	
Building Common Areas	2,995 SF
Major Vertical Penetrations	605 SF
	3,600 SF
	82,676 SF



Option 4

haa
12.16.2019

CONTEXT

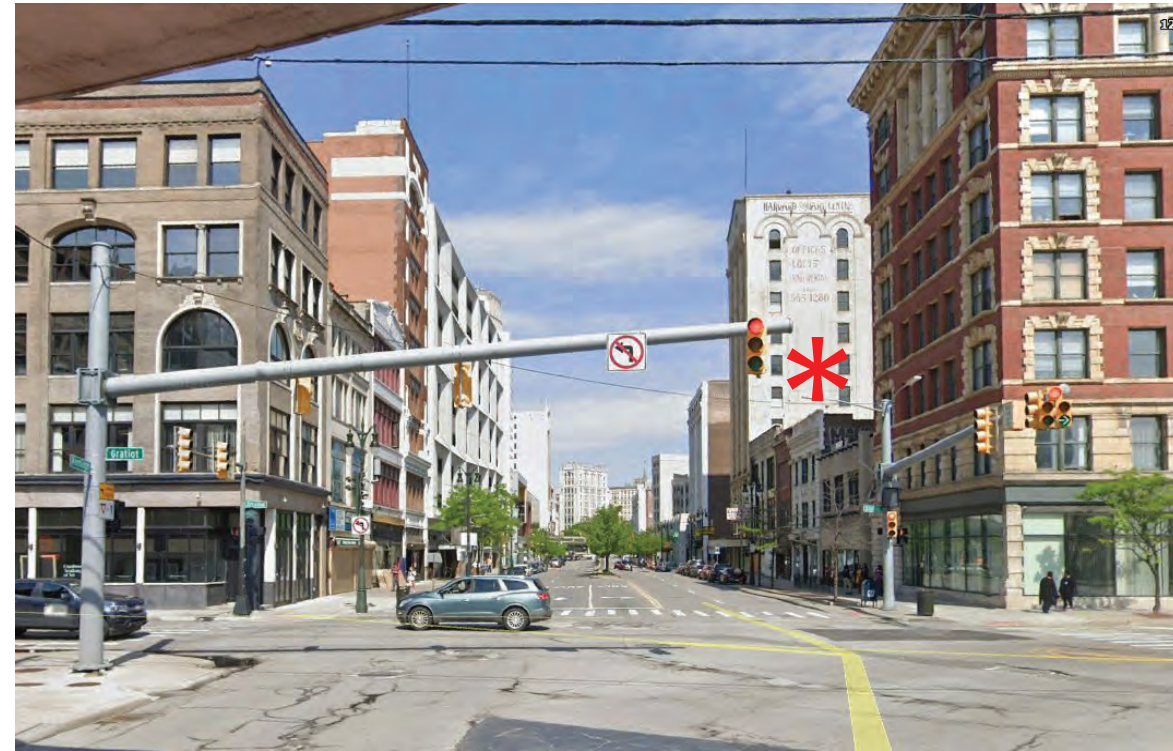


Approach from the northwest along Broadway. The block consists of buildings in a variety of heights: 2, 3, 4, 5, 8, 9 and 11 stories.



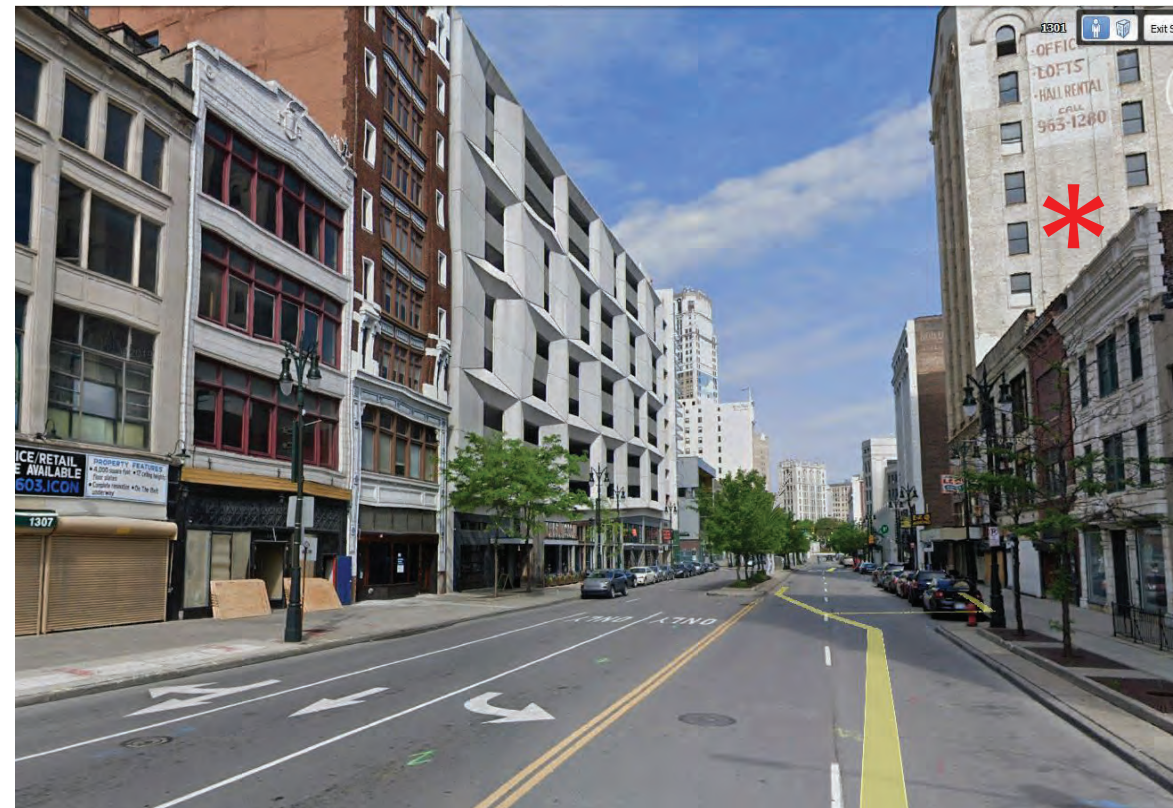
Proposed project is 8 stories, plus penthouse, located between the 11 story Harvard Square Building on the left and the 8 story Breitmeyer-Tobin Building on the right.

CONTEXT



Approach from the southeast along Broadway. The block consists of buildings in a variety of heights: 2, 3, 4, 5, 8, 9 and 11 stories.

Proposed project is 8 stories, plus penthouse, located between the 11 story Harvard Square Building and the 8 story Breitmeyer-Tobin Building on the right.



CONTEXT



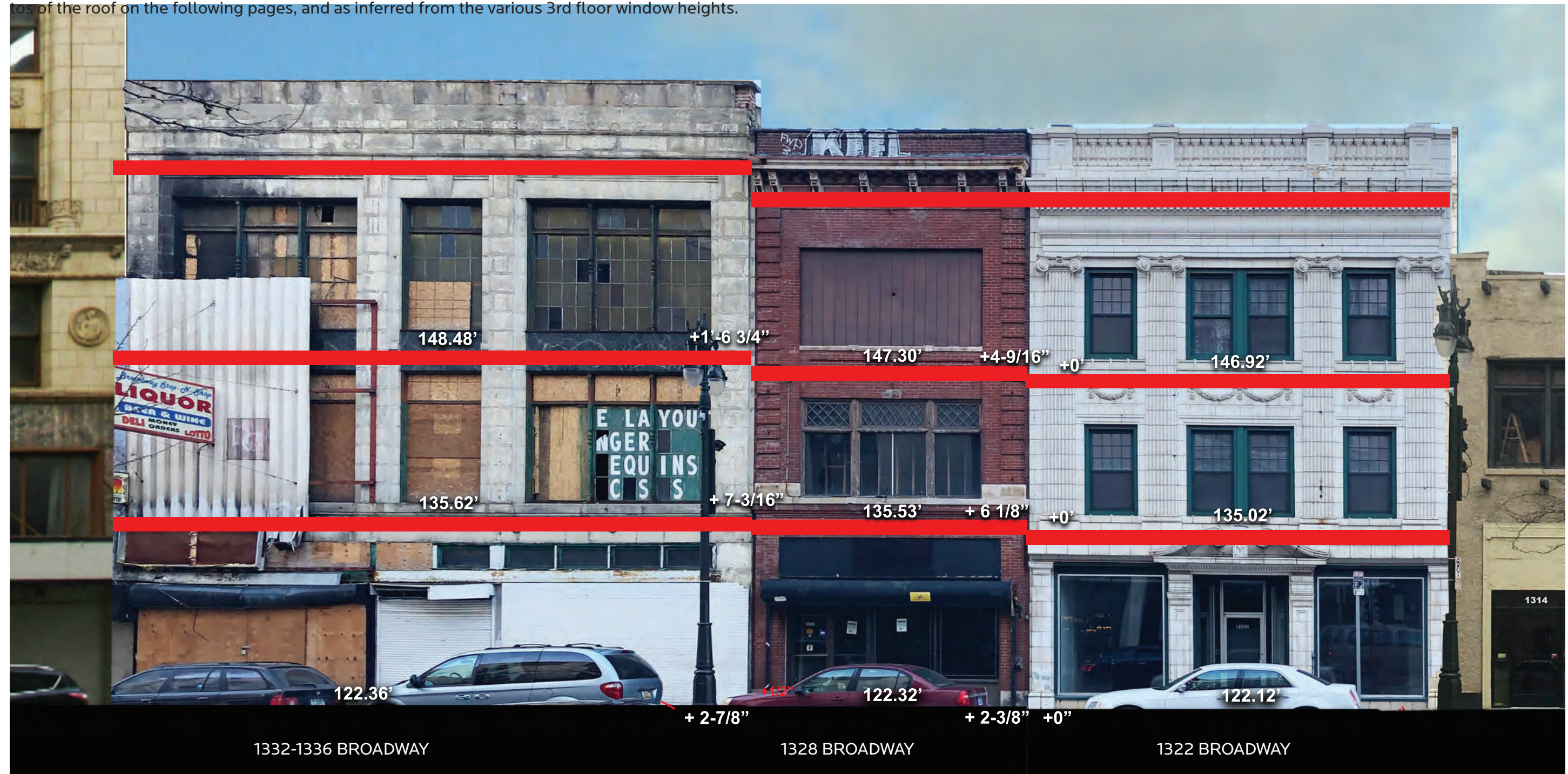
VIEWS FROM BROADWAY



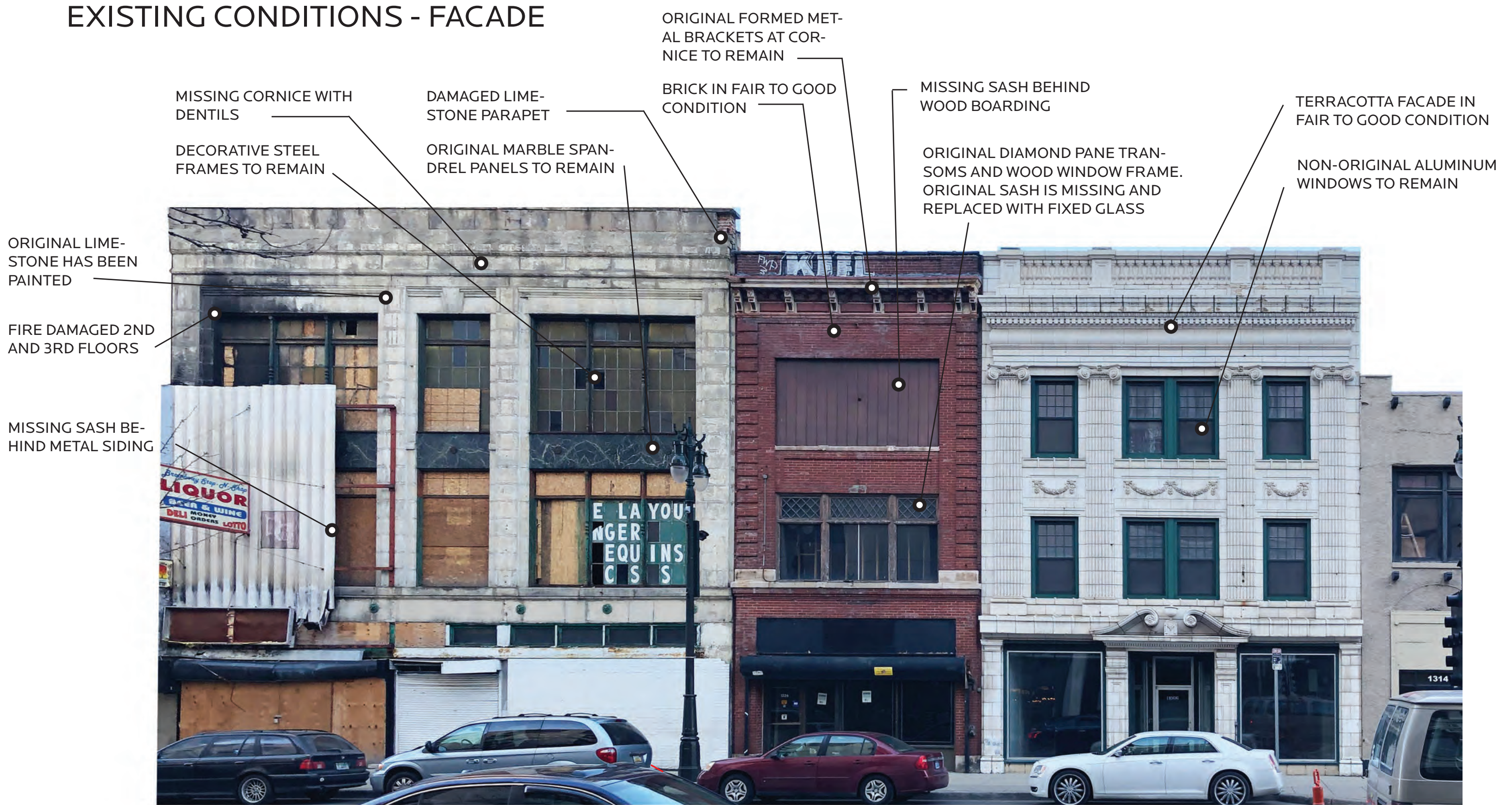
EXISTING CONDITIONS - FLOOR LEVELS AND FLOOR CONDITIONS

The proposed development will be removing the existing wood floor structure behind the facades of the building. See the structural assessment letter from the structural engineer for additional information.

The floor levels in each building vary - per the Alta survey, the first floors vary 2 7/8". These measurements do not take into account the many layers of flooring and subflooring within the first floor of 1332-1336 Broadway. The second floors vary 7 3/16" and the third floors vary 1'-6 3/4". There is fire damage and buckling floors in the building to the left and large holes in the 2nd floor of the middle building due to rotting floor structure. The middle building only has a partial third floor; the rear of the building is only 2 stories high. The roof levels have not been measured but they vary as can be seen in the photos of the roof on the following pages, and as inferred from the various 3rd floor window heights.



EXISTING CONDITIONS - FACADE



MISSING CORNICE WITH DENTILS

DAMAGED LIME-STONE PARAPET

ORIGINAL FORMED METAL BRACKETS AT CORNICE TO REMAIN

BRICK IN FAIR TO GOOD CONDITION

MISSING SASH BEHIND WOOD BOARDING

TERRACOTTA FACADE IN FAIR TO GOOD CONDITION

DECORATIVE STEEL FRAMES TO REMAIN

ORIGINAL MARBLE SPANDREL PANELS TO REMAIN

ORIGINAL DIAMOND PANE TRANSOMS AND WOOD WINDOW FRAME. ORIGINAL SASH IS MISSING AND REPLACED WITH FIXED GLASS

NON-ORIGINAL ALUMINUM WINDOWS TO REMAIN

ORIGINAL LIME-STONE HAS BEEN PAINTED

FIRE DAMAGED 2ND AND 3RD FLOORS

MISSING SASH BEHIND METAL SIDING

1332-1336 BROADWAY

1328 BROADWAY

1322 BROADWAY

SEE FOLLOWING PAGES FOR STORE-FRONT AND WINDOW EXISTING CONDITIONS

BASCO - Broadway Lofts Development

EXISTING CONDITIONS - STOREFRONTS



1332-1336 BROADWAY

The storefronts are missing in all three bays; behind the plywood, behind the roll-up door and behind the brick wall on the right. The transoms are missing behind the plywood on the left and are in poor condition where exposed on the right.



1332-1336 BROADWAY

The transoms that remain are in poor condition and the steel lintel is rusted and deteriorating.

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HDC Submission - January 21, 2020 Addenda January 30, 2020

BASCO - Broadway Lofts Development

1322 - 1336 Broadway; Detroit, MI. 48226

EXISTING CONDITIONS - STOREFRONTS



1326 BROADWAY

The security grill will be removed. The existing aluminum storefront is not original. The plywood sign band will be removed to determine if there is any historical storefront remaining. At that time, it will be evaluated as to condition and ability to restore or duplicate. In the meantime, the area is indicated to remain as a sign band.

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1322 - 1336 Broadway; Detroit, MI. 48226

EXISTING CONDITIONS - STOREFRONTS



1322 BROADWAY

The non-original storefront will remain. The wood and metal trim at the storefront and entry will be repaired, prepped and repainted. The spalled terracotta units will be prepped and patched and a new coating applied to match, per NPS briefs.

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1322 - 1336 Broadway; Detroit, MI. 48226

EXISTING CONDITIONS - ALLEY



1332-1336 BROADWAY
ALLEY VIEW.
A. 1322 BROADWAY
B. 1326 BROADWAY (TWO STORY AT ALLEY)
C. 1332-1336 BROADWAY

Refer to the Structural Assessment letter and Description of Project/Existing Conditions and Scope of Work Documents for additional information.

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1322 BROADWAY



1322 BROADWAY

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1322 - 1336 Broadway; Detroit, MI. 48226

EXISTING CONDITIONS - ALLEY



1326 BROADWAY IS TWO STORIES IN THE REAR



1332-1336 BROADWAY



1326 BROADWAY



1332 -1336 BROADWAY

Refer to the Structural Assessment letter and Description of Project/Existing Conditions and Scope of Work Documents for additional information.

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EXISTING CONDITIONS - ALLEY



1332-1336 BROADWAY



1322 BROADWAY



1326 BROADWAY; 1332-1336 ON THE RIGHT



1322 BROADWAY; 1326 ON THE RIGHT



1332-1336 BROADWAY PENTHOUSE



BASCO - Broadway Lofts Development

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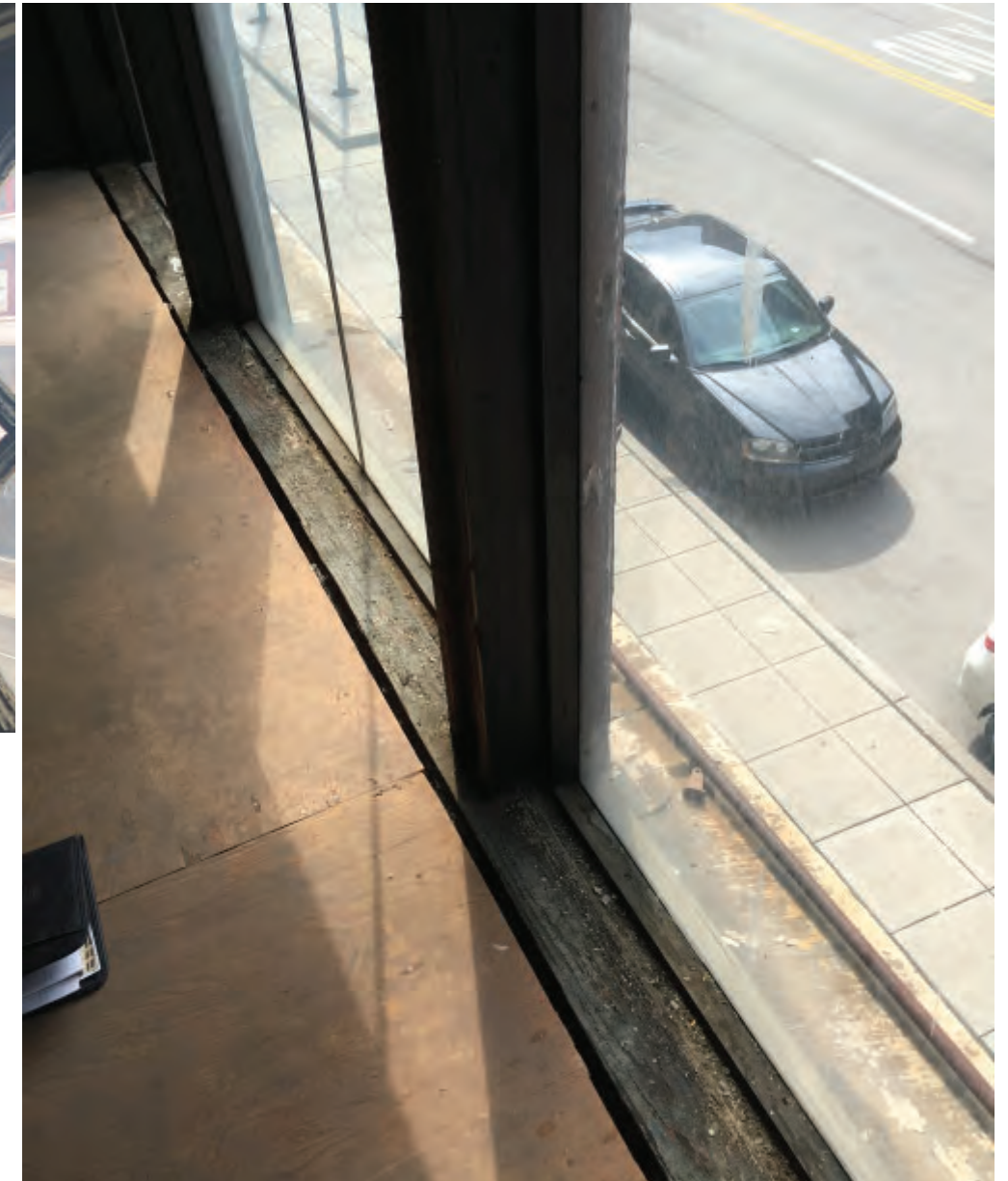
EXISTING CONDITIONS - WINDOWS



1326 BROADWAY
2ND STORY WOOD WINDOWS. LOWER SASH HAS BEEN REMOVED
AND REPLACED WITH FIXED GLASS.



1326 BROADWAY
2ND STORY WOOD FIXED TRANSOM WINDOWS.



1326 BROADWAY
2ND STORY WOOD WINDOWS. LOWER SASH HAS BEEN REMOVED
AND REPLACED WITH FIXED GLASS.

EXISTING CONDITIONS - WINDOWS



1326 BROADWAY
3RD STORY WINDOW OPENING HAS BEEN BOARDED OVER.



1326 BROADWAY
3RD STORY WINDOW OPENING FROM INTERIOR WITH PLYWOOD
REMOVED. WINDOW FRAMES REMAIN; SASH IS MISSING.



1326 BROADWAY
3RD STORY WINDOW OPENING FROM INTERIOR WITH PLYWOOD
REMOVED. WINDOW FRAMES REMAIN; SASH IS MISSING.



1326 BROADWAY
3RD STORY WINDOW OPENING FROM INTERIOR WITH PLYWOOD
REMOVED. WINDOW FRAMES REMAIN; SASH IS MISSING.

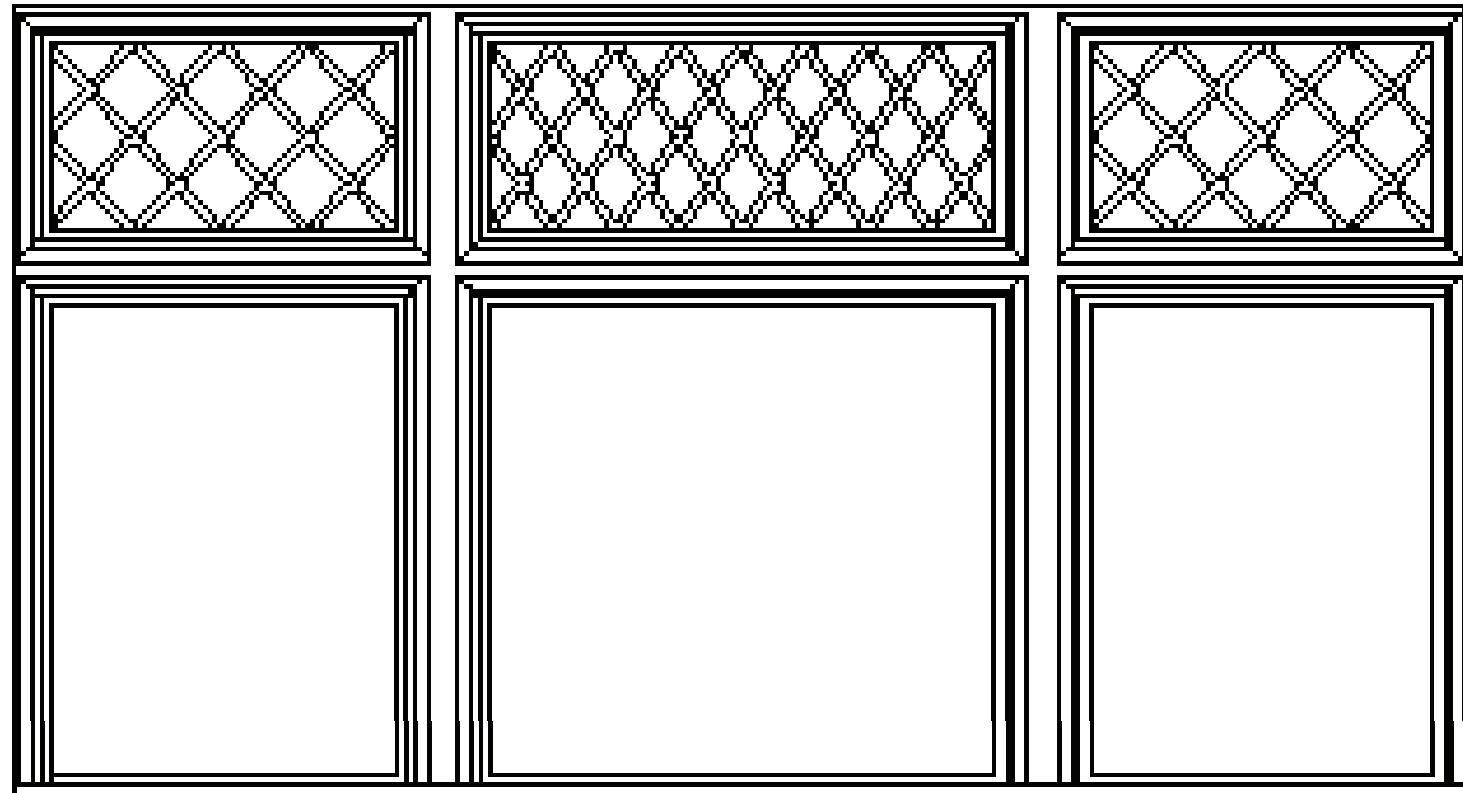
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HDC Submission - January 21, 2020

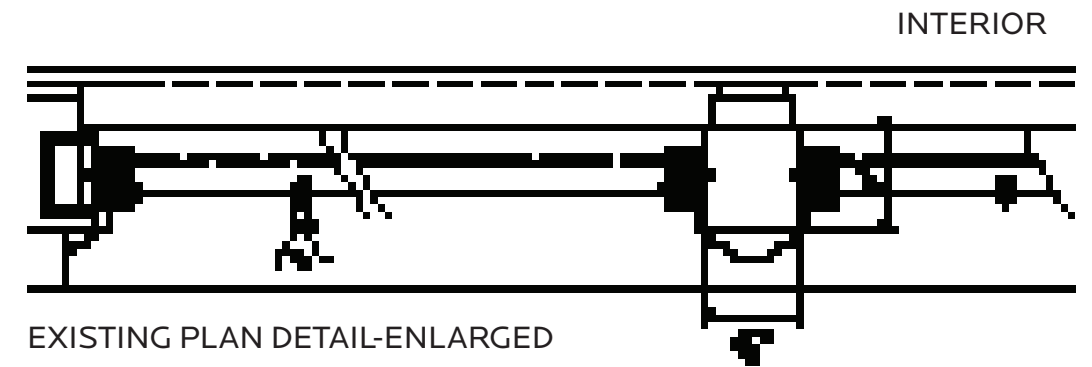
BASCO - Broadway Lofts Development

1322 - 1336 Broadway; Detroit, MI. 48226

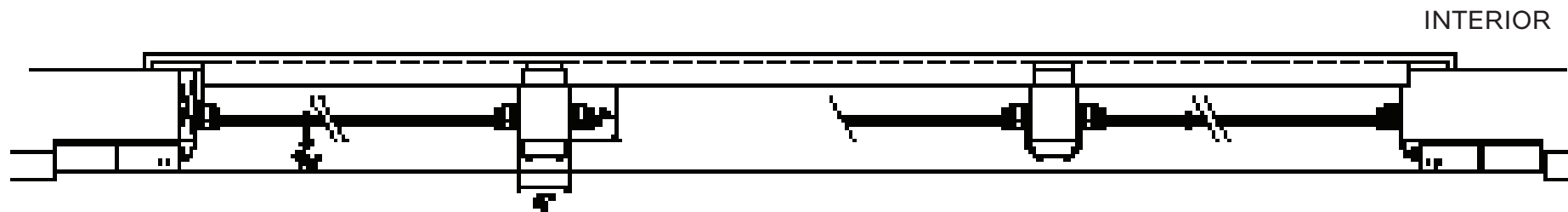
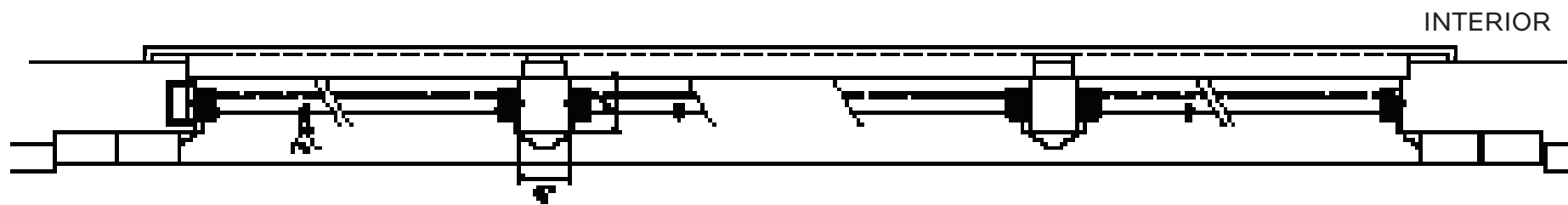


EXTERIOR VIEW

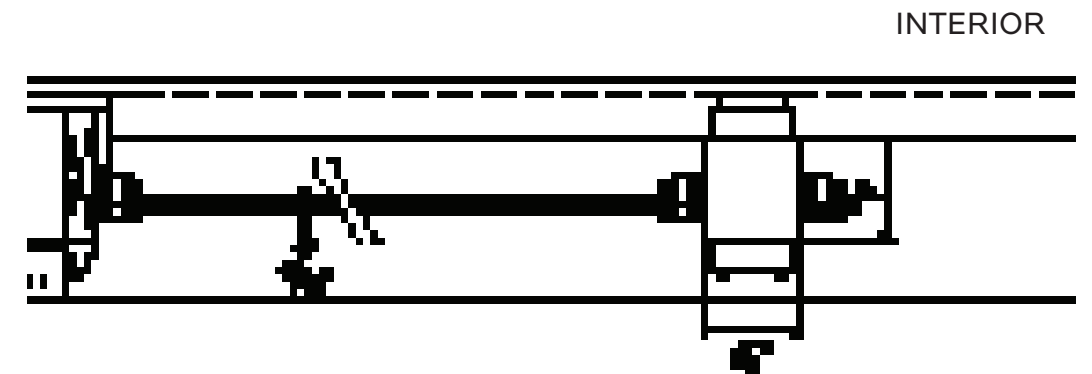
NOTE: EXISTING LOWER SASH IS MISSING ON THE 2ND FLOOR; BOTH UPPER AND LOWER SASH IS MISSING ON THE 3RD FLOOR



EXISTING PLAN DETAIL-ENLARGED



PROPOSED PLAN DETAIL



PROPOSED PLAN DETAIL-ENLARGED

WINDOWS

BASCO - Broadway Lofts Development

1322 - 1336 Broadway; Detroit, MI. 48226

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HDC Submission - January 21, 2020

EXISTING CONDITIONS - WINDOWS



1332-1336 BROADWAY
FIRE DAMAGE ON BOTH 2ND
& 3RD FLOORS

1332-1336 BROADWAY
DAMAGED CAMING



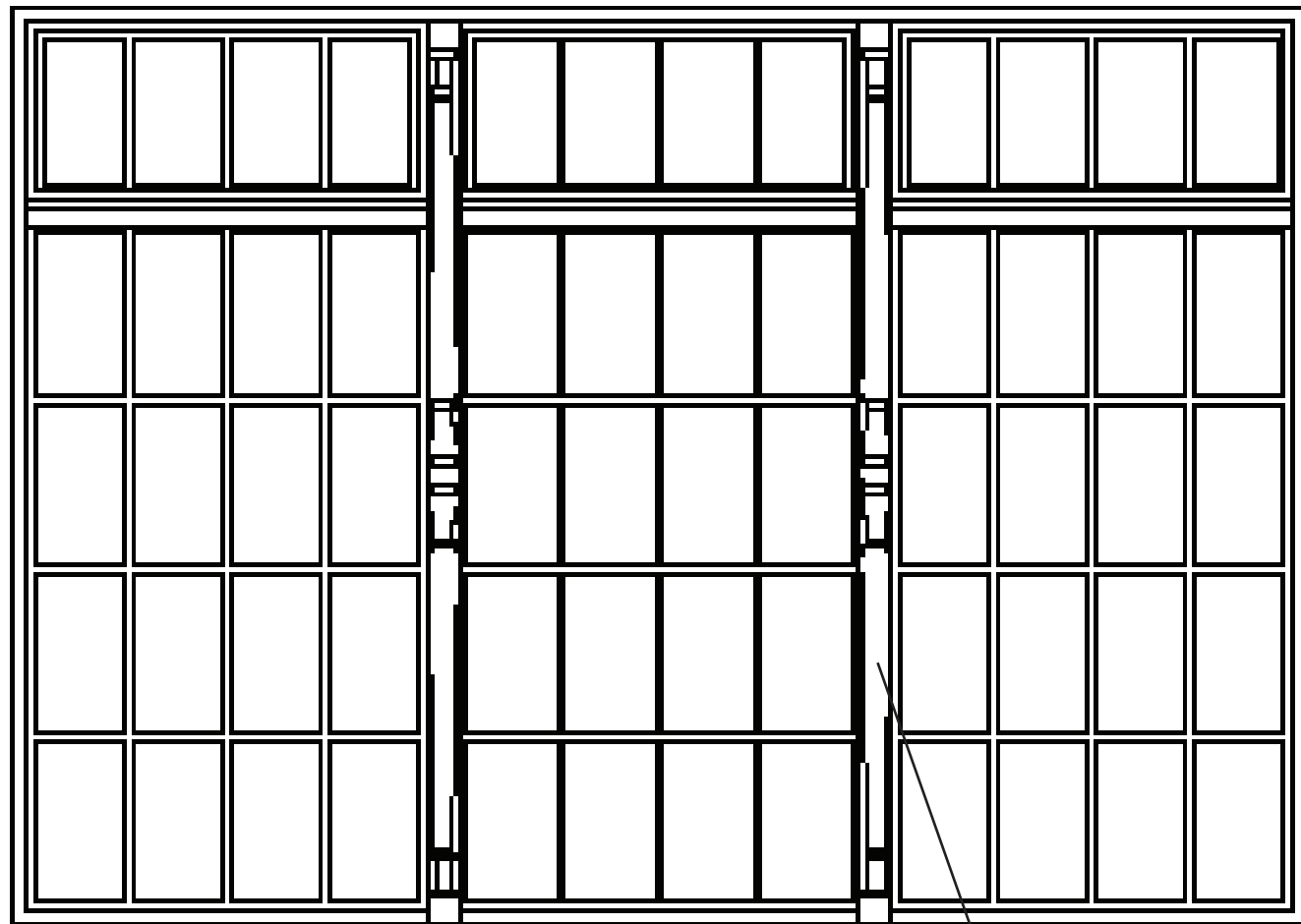
2ND FLOOR - MISSING
SASH



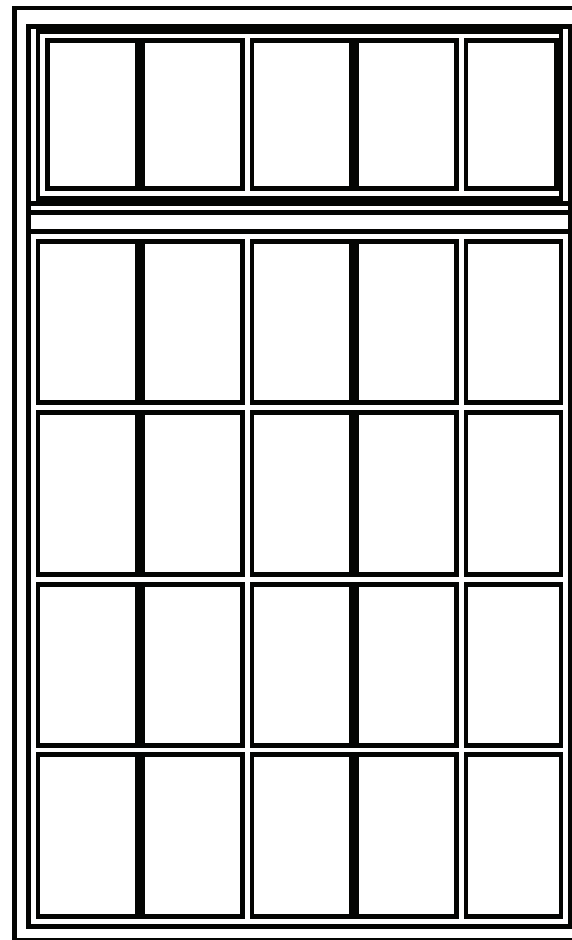
BROKEN AND MISSING
FLAT STOCK



BASCO - Broadway Lofts Development



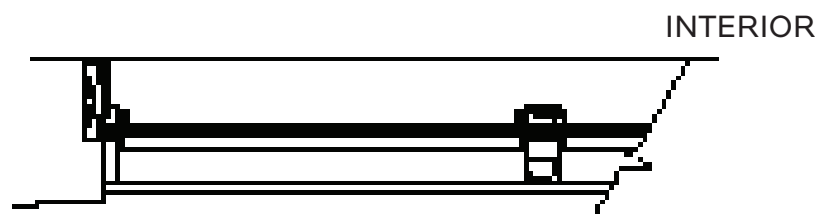
EXTERIOR VIEW



STEEL FRAME AND DECORATIVE VERTICAL POST TO BE RESTORED AND PAINTED



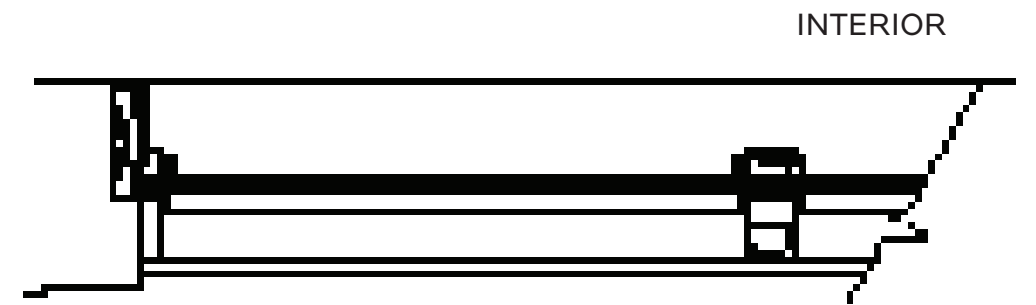
EXISTING PLAN DETAIL



PROPOSED PLAN DETAIL



EXISTING PLAN DETAIL-ENLARGED



PROPOSED PLAN DETAIL-ENLARGED

WINDOWS

BASCO - Broadway Lofts Development

1322 - 1336 Broadway; Detroit, MI. 48226

5/13/2019

Hamilton Anderson Architects
Attn: Janet Ford
1435 Randolph St. #200
Detroit, MI 48226
Phone: 313-964-0270
Cell: 313-887-6313
Email: jford@hamilton-anderson.com

Job Name: 1332-1336 Broadway
Job Location: Detroit, MI

Historic Window Site Review:

The following is the Historic Window Site Review for two buildings adjoining at 1332-1336 Broadway. Both buildings appear to have been unoccupied for a long period of time, with the window openings partially boarded up and in poor condition. The information provided here is based on a site visit and direct discussion with yourself and the Owner Representative. The guidelines BlackBerry follows in evaluating the windows are those provided by the National Park Service for the rehabilitation of wood and steel windows. If the Owner is pursuing Federal Historic Tax Credits or work is required for a review by the Detroit Historic District Commission, make sure that the required products have been approved prior to proceeding with the proposed work. Please note any budget pricing provided is based on estimated costs, to provide accurate pricing BlackBerry requires detailed plans and specifications.

1332 Broadway: The front façade of the building has two different window types. First, (6) Openings with Hot Rolled Steel Windows; Second, Wood Transom Windows above the 1st Floor Storefront. Note a fire severely damaged portions of the front façade including the windows on all three floors

Steel Windows: The hot rolled steel windows on the 2nd and 3rd floors are in poor condition. The sash frames are corroded at the bottom rail, and the top rails and jambs are bent, and joinery is failing on about 50% of the openings. 30% of the frames have been removed and not in the building. The glazing method is unique using a lead wrap around strips that holds the glass in place but is very weak structurally. I would question if this method would be acceptable per building code in regard to safety issues in case of impact from the interior. The exterior cast frame and ornamental posts and trim appear restorable, but they must be inspected from a lift on the

exterior. Abatement of ACM in the perimeter caulking, as well as the lead glazing strips will be required by a certified abatement contractor.

It is our opinion the best approach is the restore the exterior ornamental cast iron material if additional inspection confirms this. The steel windows system should be replaced with a thermally broken aluminum historic replica window assembly. The Quaker H600 or M600 series can be modified to match the existing site lines for SHPO and NPS approval. The budget pricing includes both replica windows and metal restoration.

Budget Price \$92,000.00

Wood Windows: The wood transoms were heavily damaged by fire and many are missing. The design can be replicated with a thermally broken aluminum system or wood/clad window system.

Budget Price \$16,000.00

1336 Broadway: The front façade of this building has two large openings, one on both the 2nd and 3rd Floors. Both are missing the original lower operating sashes; three fixed upper sashes remain in the 2nd floor openings but all sashes are missing in the 3rd floor openings. All the original frames and sash were wood with typical 1 3/4" thick hung operating sash using , pulley, rope, and weight balance system. The original wood frames are present and appear restorable as well as the existing upper 2nd floor sashes with diamond pattern true divided lites. To be assured, the 3rd floor frames would need to be viewed from the exterior with all board up removed. We would recommend that new custom mahogany sashes are made allowing for insulated glass; the exception would be the remain top sash with diamond true divided lite muntins located on the 2nd floor. These would be restored; if storm windows were to be installed it would be on the exterior side. All accessory components would be provided as well as required hardware. Abatement of all ACM present in the perimeter caulking as well as glazing compound will be required.

Budget Price \$42,000.00

Alternate for Exterior Allied AOL Storms \$1,800.00

Let me know if you have additional questions

____MKS_____
Michael K. Shields
President
BlackBerry Systems, Inc.

___5/13/2019___
Date

Supporting Photos



Windows on Front Façade of 1332 Broadway



Interior, 1332 Broadway



1332 Broadway Wood Transoms



Window Front Façade 1336 Broadway, 2nd Floor



Interior 1336 Broadway, 2nd Floor



Interior 1336 Broadway, 2nd Floor



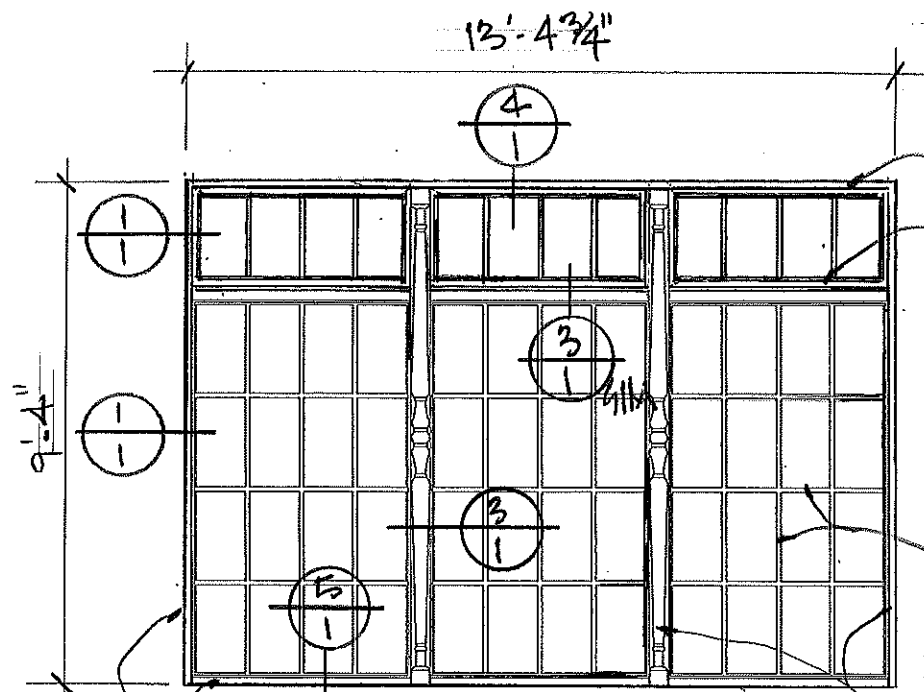
Interior 1336 Broadway, 2nd Floor



Window Front Façade 1336 Broadway, 3rd Floor

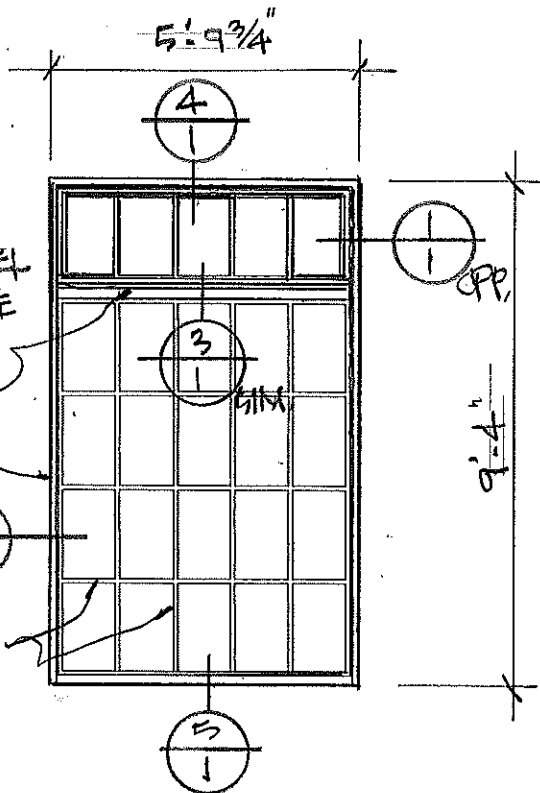


Interior 1336 Broadway, 3rd Floor



ALL EXISTING ORNAMENTAL STEEL & FRAMING TO BE RESTORED & PAINTED.

WINDOW ELEVATION "A"
FOUR (4) THUG

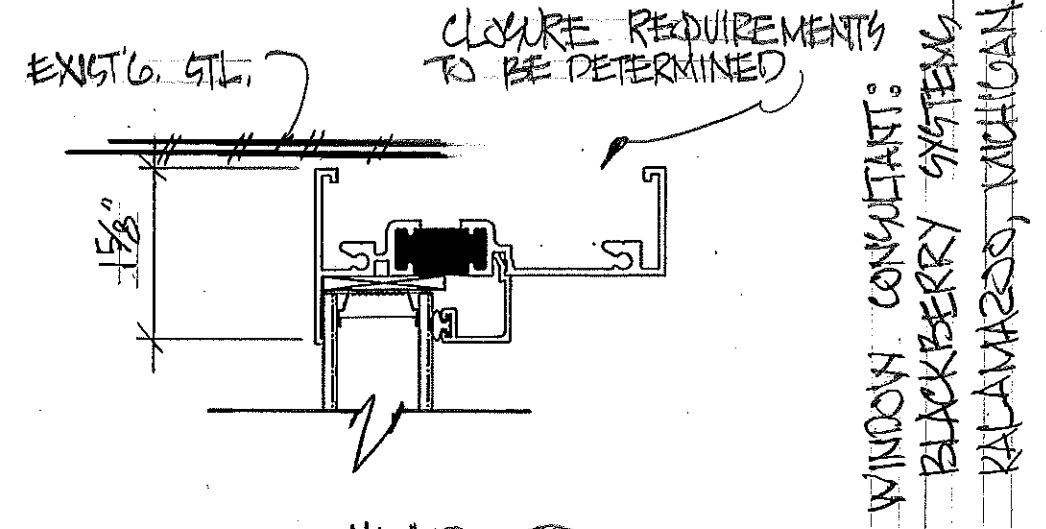


EXISTING STEEL FRAMING TO BE RESTORED & PAINTED.

SEE (2) FOR MUNTINS

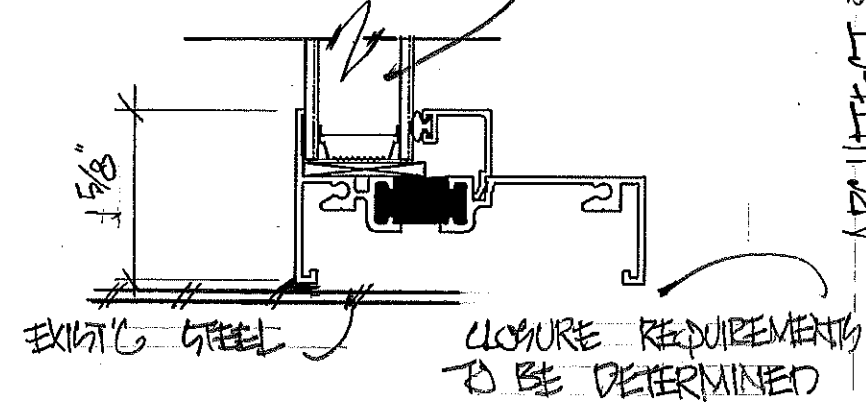
WINDOW ELEVATION "B"
TWO (2) THUG

NOTE:
ALL DIMENSIONS TO BE FIELD VERIFIED.



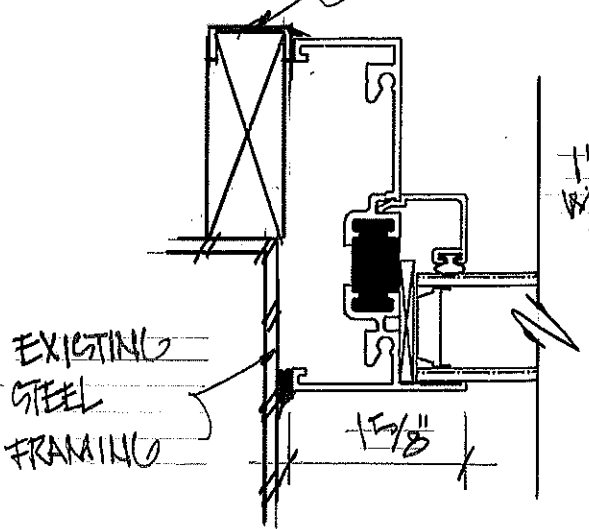
HEAD (4) (1)

1" INSUL. GLASS (TYP.)



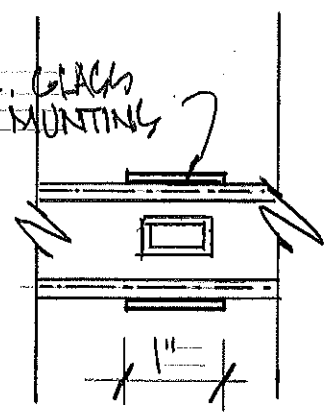
SILL (5) (1)

BLOCKING AS REQUIRED WITH BREAKMETAL CLOSURE



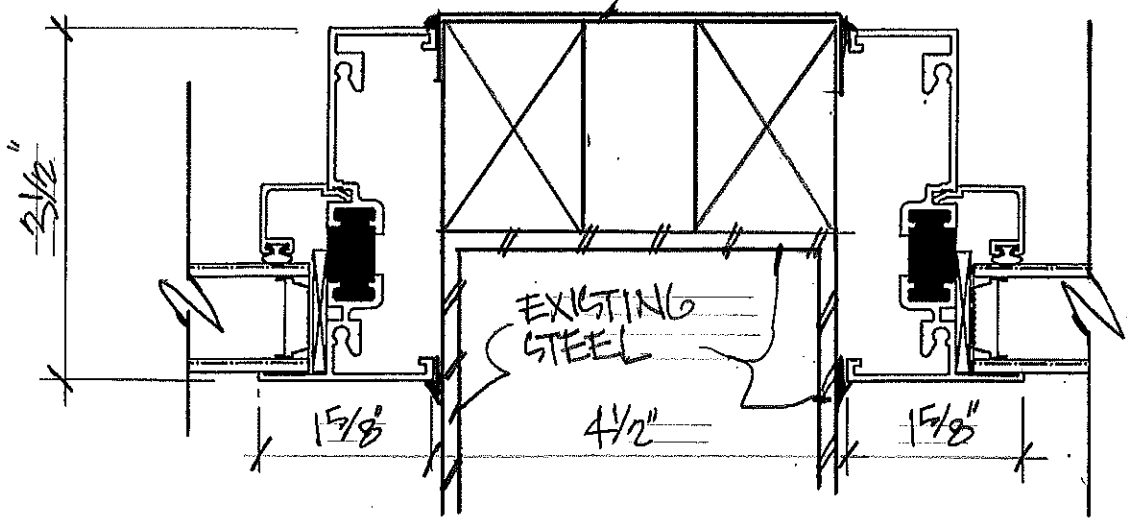
JAMB (1) (1)

1" INSUL. GLASS W/ GDL MUNTINS



MUNTIN (VERT. OR HORZ.) (2) (1)

BLOCKING AS REQUIRED W/ BREAKMETAL CLOSURE



VERTICAL MULLION (HORZ. MULLION SIM.) (3) (1)

NOTE:
DETAILS BASED ON FIXED ALUMINUM WINDOWS BY "QUAKER" TYPE EE300 WITH 1" INSULATED GLASS.

WINDOW CONSULTANT:
BLACKBERRY SYSTEMS
KALAMAZOO, MICHIGAN

ARCHITECT:
HAMILTON ANDERSON
DETROIT, MICHIGAN

PROJECT:
1332 - 1336 BROADWAY
DETROIT, MICHIGAN



Quaker welcomes the

H600 Series Venting Product

to our Historical Replication product family

Casement • Awning • Fixed • Floating Operator

The H600 trumps our current venting products and immediately vaults Quaker to the top of the market. You'll find it's superior on several levels:


Structurally • Thermally • Historically • Functionally • Aesthetically





H600 Series

01-28-2016

Venting windows for our Historical family of products 

- Thermally Broken Aluminum Casement Window - AW-50 Rating*
- Thermally Broken Aluminum Awning Window - AW-50 Rating*
- Thermally Broken Aluminum Floating Operating Window



**Junior House Lofts
Milwaukee, WI**

STANDARD FEATURES

- 3 1/4" thermally-broken main frame.
- Sturdy & solid build with .094 gauge 6063-T6 aluminum.
- Sash glazed with 1" insulated glass
- Outswing operation on both casement and awning styles
- Roto or Cam-handle operation available
- Truth® Tempo Series heavy-commercial locking system
- Extra wide thermal-break implemented into main frame for excellent thermal performance
- Any color is available with Quaker's 2604 powder-coat finish (equal to 50% Kynar)
 - * 11 Populars
 - * 19 Impressives
 - * 7 Resembles
 - * Custom color matching capability

OPTIONS

- Choose from a multitude of Quaker's own energy-efficient glazing packages such as: EnergyBasic, Energy 3S, EnergyMax, EnergyPlus, EnergyGrey, EnergyBronze or EnergyObscure
- Other glazing choices include green or blue tint, tempered (safety) glass, laminated, spandrel and many more
- Grids: *internal lites* (between the glass) or *applied lites* (SDL) for a simulated divided lite appearance
- Finish: 2605 Powder Coat finish (equal to 70% Kynar) and a full range of Anodized finishes.
- Variable glass pane thicknesses are available in order to achieve higher sound transmission control (STC) ratings
- Mates with matching H600 picture windows (direct set or sash set model) and existing panning, receptor and mull systems


* Test ratings shown are NAMI certified.
Quaker reserves the right to implement design changes without notice.





H600 Series

01-28-2016

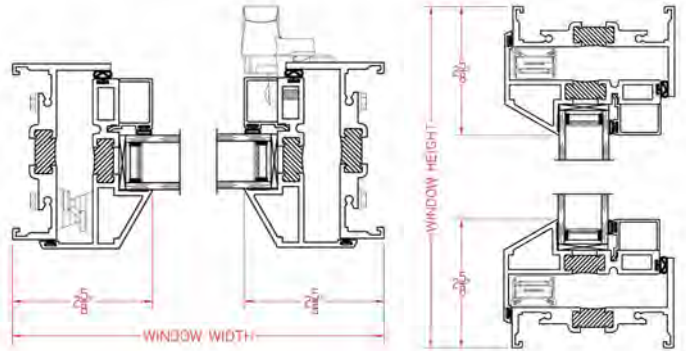
Venting windows for our Historical family of products 

- Thermally Broken Aluminum Casement Window - AW-50 Rating*
- Thermally Broken Aluminum Awning Window - AW-50 Rating*
- Thermally Broken Aluminum Floating Operating Window

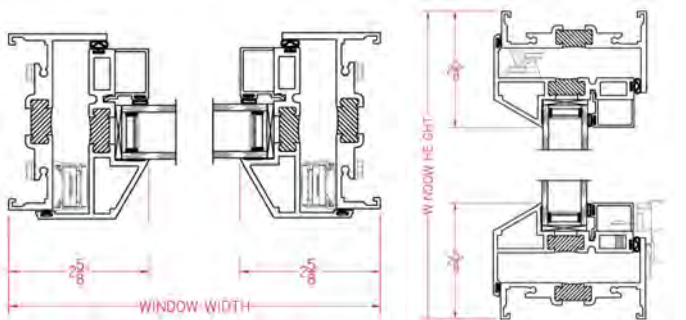


Mallory Hall at Virginia Military Academy Lexington, VA

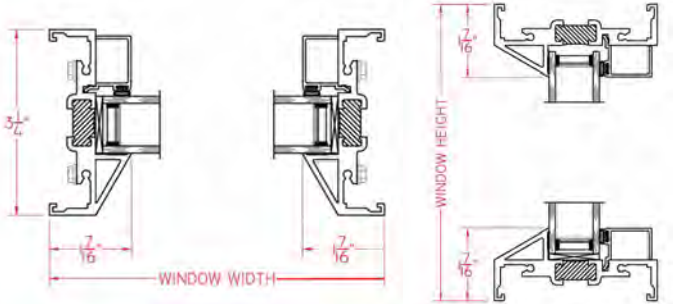
H600 Casement



H600 Awning



H600 Picture Window narrow sightline



BENEFITS

- Historically-correct profiles and sightlines
- Sash design accommodates deep SDL profiles
- Wire frame and floating operator capabilities
- Aided by heavy-duty corner keys, sash and main frame joints show neatly, won't sag and are designed to last.
- Hidden exterior weatherstripping projects a cleaner aesthetic
- Unmatched hardware functionality courtesy of Truth[®] Tempo Series system.
- All H600 operating and fixed styles are available with or without nailing fin thus each can be utilized in replacement or new construction applications
- Superior thermal performance ranges when matched against similar windows on the market

DETAILS

H600 Casement (AW-50)

Uniform Structural Load (PSF)	75.0
Air Infiltration CFM/Foot @ 50 mph	<0.01
Water Resistance Test Pressure (PSF)	10.00
Uc @ 15 MPH (BTU/HR/F/FT2)	Contact Quaker

H600 Awning (AW-50)

Uniform Structural Load (PSF)	75.19
Air Infiltration CFM/Foot @ 50 mph	0.05
Water Resistance Test Pressure (PSF)	10.03
Uc @ 15 MPH (BTU/HR/F/FT2)	Contact Quaker

* Test ratings shown are NAMI certified.
Quaker reserves the right to implement design changes without notice.

Sash Set Picture Window not shown. Contact Quaker for cut drawing.



Janet Ford

From: James Turner <jamesturner.restoration@gmail.com>
Sent: Monday, January 20, 2020 11:25 PM
To: Janet Ford
Subject: Re: FW: Historic Window rehab cost estimate

Janet,

Thank you for the update and this opportunity to resubmit the proposal for the 1326, 1332 and 1336 buildings on Broadway. Your questions allowed me to re-examine my pricing as well as material options.

As stated in my first proposal 1326 2nd and 3rd floor transom units can be restored and/or built like (2) 42 1/8" x 58" single hung sash and (1) 60 1/8" x 58" fixed unit with clear insulated glass while providing interior magnetic storms for transom windows.

1326 2nd floor estimated cost.....\$10,185.00

The 3rd floor of 1326 we found that the front sash were missing as well as a 5" x 7" mulled post. Turner Restoration is willing to build (2) single hung units and (1) fixed unit similar to those units on the 2nd floor.

1326 3rd floor estimated cost.....\$14,700.00

Turner Restoration would like you and the owner to consider a restorative solution for the steel framework separately from the window repair and/or replacement.

We offer a Restoration solution for 1332 thru 1336 existing steel framework. Our scope of work includes complete removal of existing paint from all surfaces, clean surface, primer with a oil based direct to metal (DTM) primer and apply two coats of (DTM) paint.

1332 2nd & 3rd floor estimated cost.....\$27,300.00

1332 1st floor (10) transom repair cost.....\$9,450.00

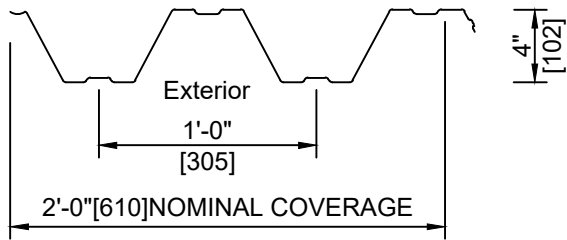
Turner Restoration offers to rebuild the leaded glass windows with Pilkington Spacia glass panels with zinc came in the a similar pattern as existing windows.

Estimated cost to rebuild leaded glass units with a new glass technology that enhances unit energy efficiency.

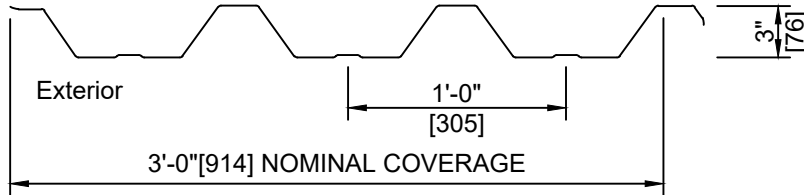
\$181,375

Thank you,

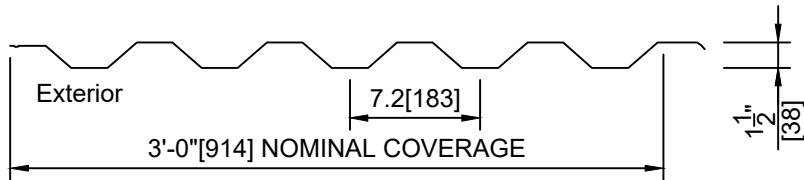
James A. Turner
Turner Restoration LLC
P. O. Box 02775



SUPER-RIB

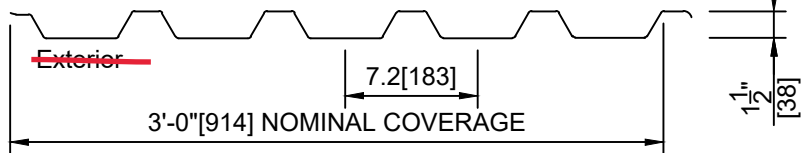


MR3-36

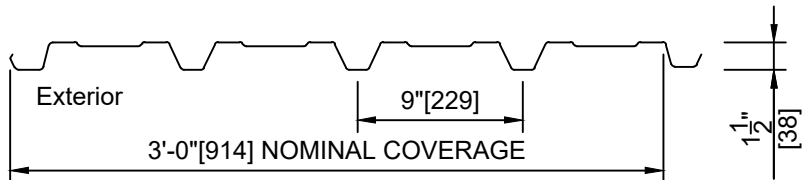


STYLE-RIB

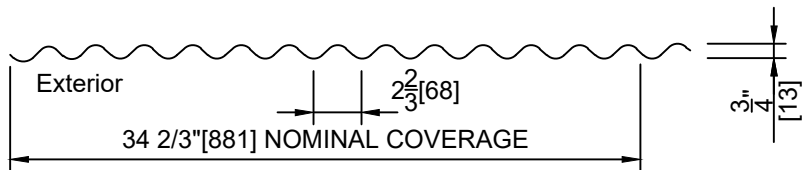
exterior



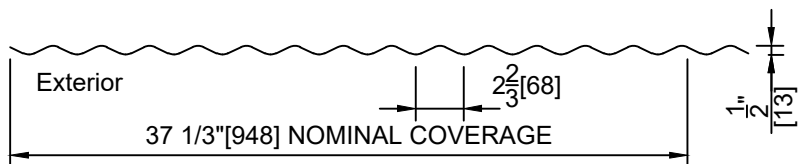
BR5-36



TR4-36



ECONOLAP 3/4"



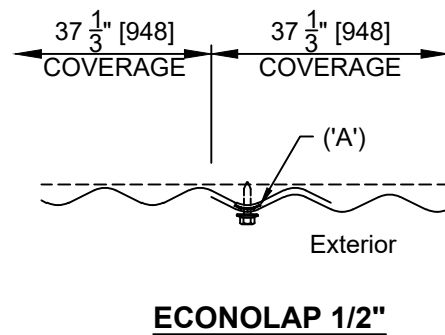
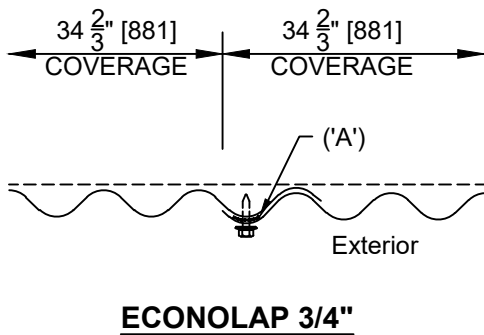
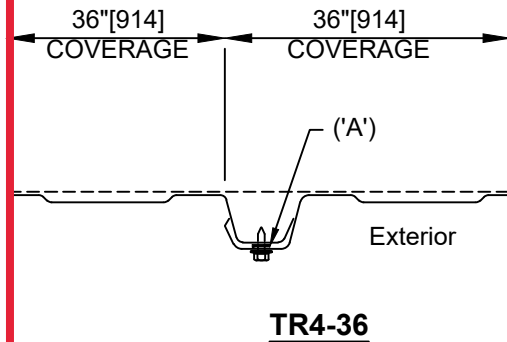
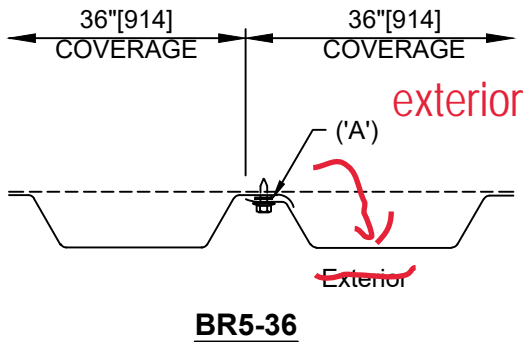
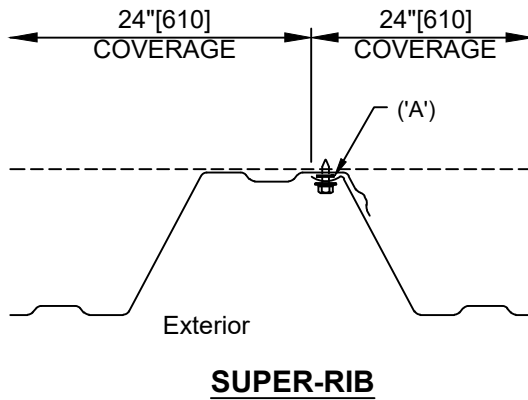
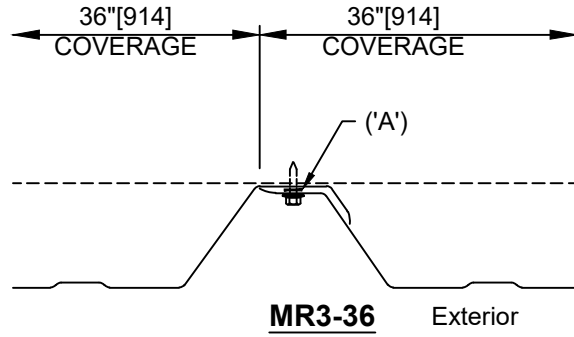
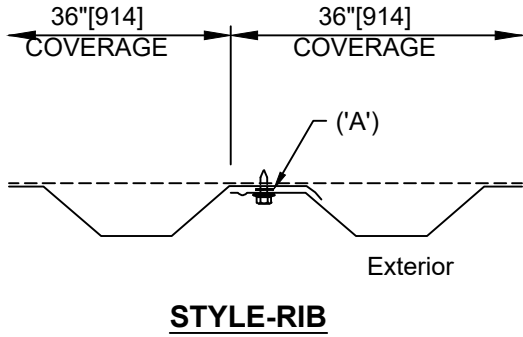
ECONOLAP 1/2"

STANDARD PANEL OFFERING



EXPOSED FASTENER PANELS
VERTICAL APPLICATION

('A') = FIELD INSTALLED NON-CURING BUTYL SEALANT



SIDE LAPS



EXPOSED FASTENER PANELS
VERTICAL APPLICATION



reverse panel
so thin ribs
stick out

ECOSCREEN®

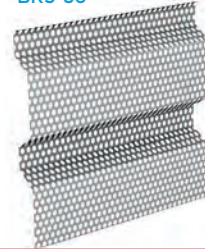
Perforated Screenwalls



AIRY AESTHETIC

EcoScreen Perforated Screenwalls provide an airy aesthetic and a distinctive architectural design option to visually mask industrial applications. Multiple perforation pattern options are available to create optimal air circulation and natural light filtering, while providing added security and aesthetic appeal.

BR5-36



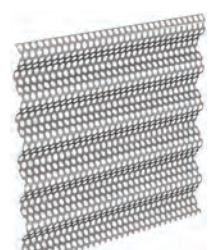
CS-260



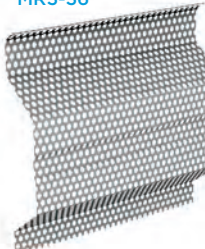
CS-660



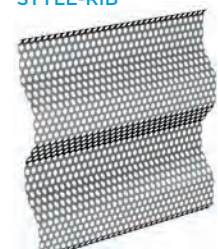
ECONOLAP 3/4"



MR3-36



STYLE-RIB



CC-260



The Benefits of EcoScreen

except with 1/8" vs. 3/8", used vertically

CENTRIA's EcoScreen Perforated Screenwalls create a translucent effect that permits light control and air movement. This screening effect provides safety and security and helps blend industrial applications with their surroundings for pleasing aesthetics. EcoScreen panels can be installed both horizontally and vertically. Made from stainless steel or aluminum, EcoScreen Perforated Screenwalls contain a high percentage of recycled content and are themselves recyclable. The material is lightweight, requiring limited structural material usage. In many applications, EcoScreen panels provide other environmental benefits, including the reduction or elimination of artificial lighting, fresh air ventilation and reduced light pollution.

use 1/8" vs. 3/8"

Images showing standard 40% open area staggered pattern, 3/8" [10mm] diameter, 9/16" [14mm] spacing.

FEATURES

- Control light
- Provide ventilation and security
- Achieve free area from 10% to 40%*
- Choose from a distinct selection of profile panels
- Available in stainless steel or aluminum

FREE AREA OPTIONS

- Achieve a percentage of open area by specifying hole diameter and spacing.

MATERIAL OPTIONS

- 20 gage stainless steel
- 0.040" painted aluminum

AVAILABLE PROFILES

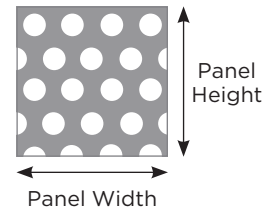
- Econolap 3/4"
- MR3-36
- CS-260
- CC-260
- Style-Rib
- BR5-36
- CS-660



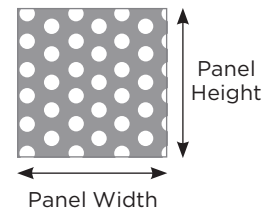
ECOSCREEN PERFORMANCE PATTERN OPTIONS

Open/Free Area Percentage	Pattern	Diameter (in)	Spacing (in)
10%	Reverse	1/8	3/8
23%	Staggered	1/8	1/4
23%	Reverse	1/4	1/2
30%	Staggered	1/8	7/32
33%	Staggered	3/16	5/16
40%	Staggered	1/8	3/16
40%	Staggered	3/8	9/16

Reverse Pattern



Staggered Pattern



Bold lines are standard. For information on the availability of different patterns or profiles, contact CENTRIA.

*% free area is based off of flat perforated sheet. Formed profiles offer increased % of free area. Contact CENTRIA for more information.



www.CENTRIAPERFORMANCE.COM
1.800.759.7474

1005 Beaver Grade Road
Moon Township
PA 15108-2944

Phone: 412.299.8000
Fax: 412.299.8317









At CENTRIA, we continue to help our customers Reimagine Metal. For more than 100 years, our innovations in metal wall and roof systems have led to groundbreaking products that have advanced building science. But it's more than just products, it's a team approach that leads to solutions.

To learn more about CENTRIA's EcoScreen Perforated Screenwalls and the vast possibilities they provide for architects, building owners and contractors, contact your local CENTRIA sales representative or visit www.CENTRIAPERFORMANCE.COM/EcoScreen

Description

Achieve exciting, fresh new designs by incorporating CENTRIA EcoScreen Perforated Screenwalls into your next project. EcoScreen Perforated Screenwalls are made by punching millions of tiny holes across quality CENTRIA Profile Series panels. Especially excellent for open structures requiring ventilation or fall protection, EcoScreen Perforated Screenwalls also mask building equipment and control light pollution.

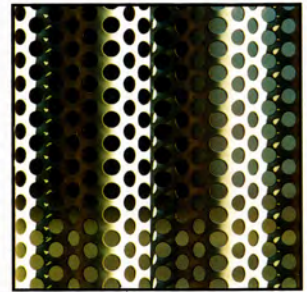
Available Profiles

- Econolap 3/4" 
 - **BR5-36** 
 - Style-Rib 
 - MR3-36 
- Coming soon:
- CS-260 
 - CS-660 
- (Consult CENTRIA for availability)

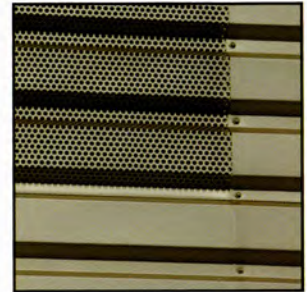
Material Options

- 20 gage stainless steel
- 0.040" painted aluminum

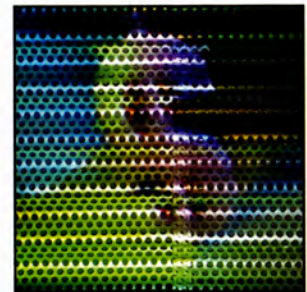
reverse so small rib is up and fastener is in large, recessed rib. use as vertical siding



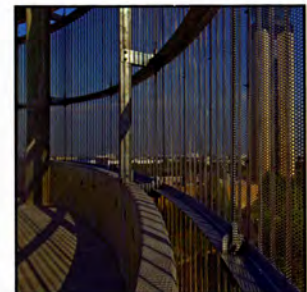
Perforated 40%



Integration

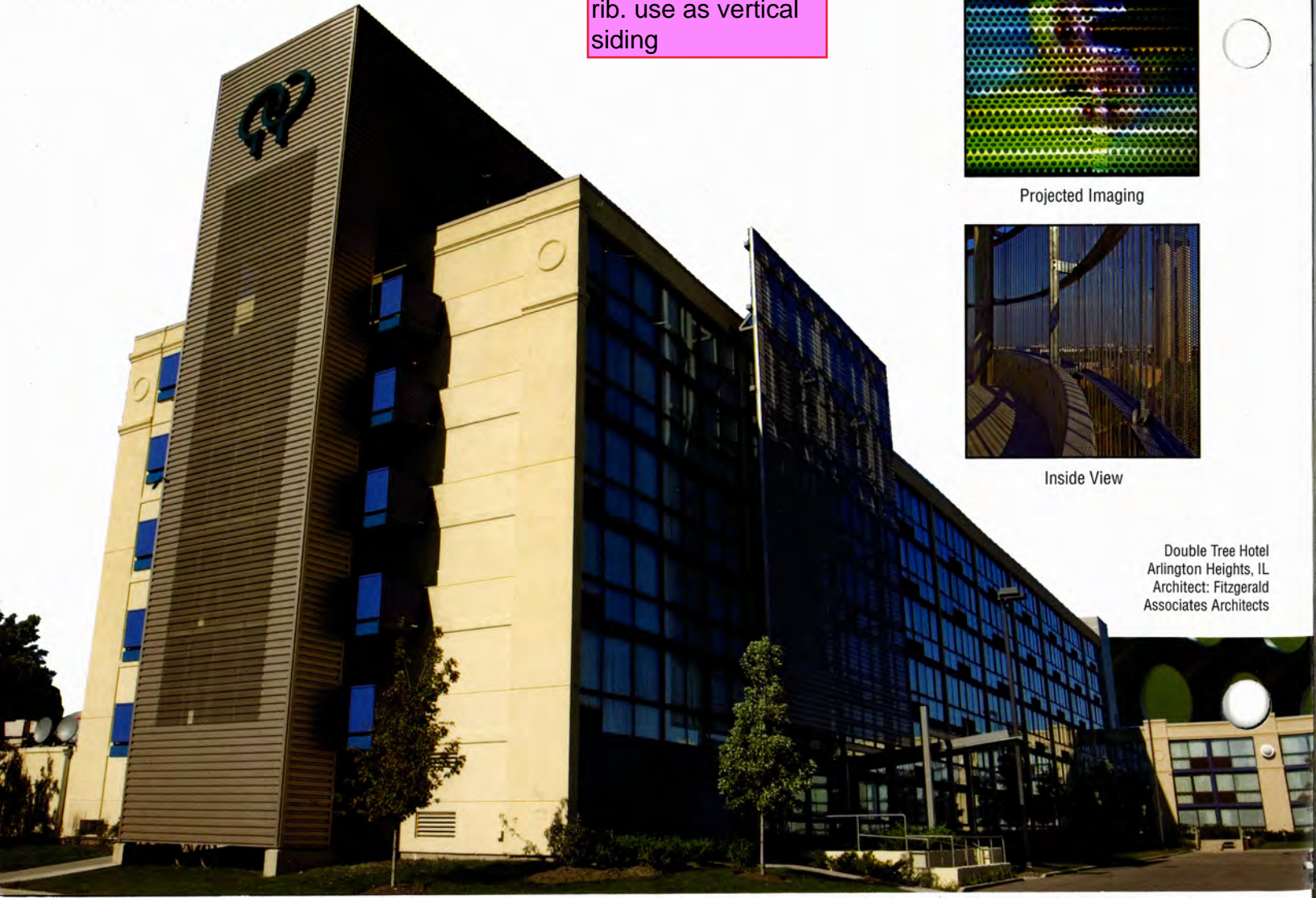


Projected Imaging



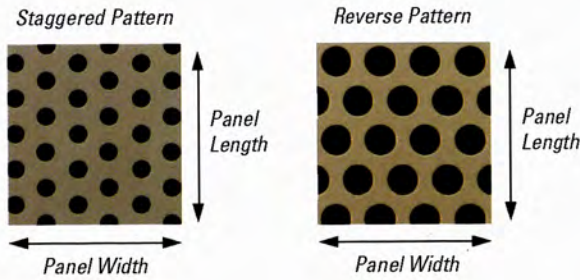
Inside View

Double Tree Hotel
Arlington Heights, IL
Architect: Fitzgerald
Associates Architects



Perforation Pattern Options

Choose from two perforation patterns.



Open/Free Area (%)	Pattern	Diameter (in)	Spacing (in)
10	Reverse	1/8	3/8
23	Staggered	1/8	1/4
23	Reverse	1/4	1/2
30	Staggered	1/8	7/32
33	Staggered	3/16	5/16
40	Staggered	1/8	3/16
40	Staggered	3/8	9/16

Bold lines are Standard
For additional patterns contact CENTRIA

Features

- Control light
- Provide ventilation and security
- Achieve free area from 10% to 40%
- Choose from a distinct selection of profile panels
- Available in stainless steel or aluminum

Free Area Options

Achieve a percentage of open area by specifying hole diameter and spacing.

An environmentally responsible design decision

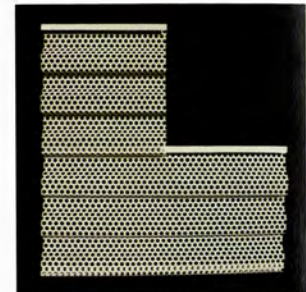
CENTRIA EcoScreen Perforated Screenwalls, made from stainless steel or aluminum, contain a high percentage of recycled content and are themselves recyclable. The material is lightweight, requiring limited structural material usage. In many applications, EcoScreen Perforated Screenwalls provide other environmental benefits including the reduction or elimination of artificial lighting, fresh air ventilation, and reduced light pollution. EcoScreen, made with stainless steel and 100% renewable energy, earned the first ever Cradle To Cradle Gold Certification for exterior building products.



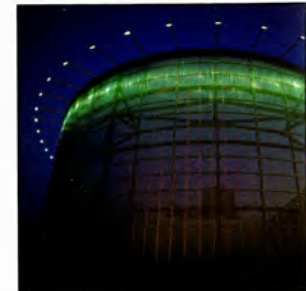
Color Options



Soft Curves



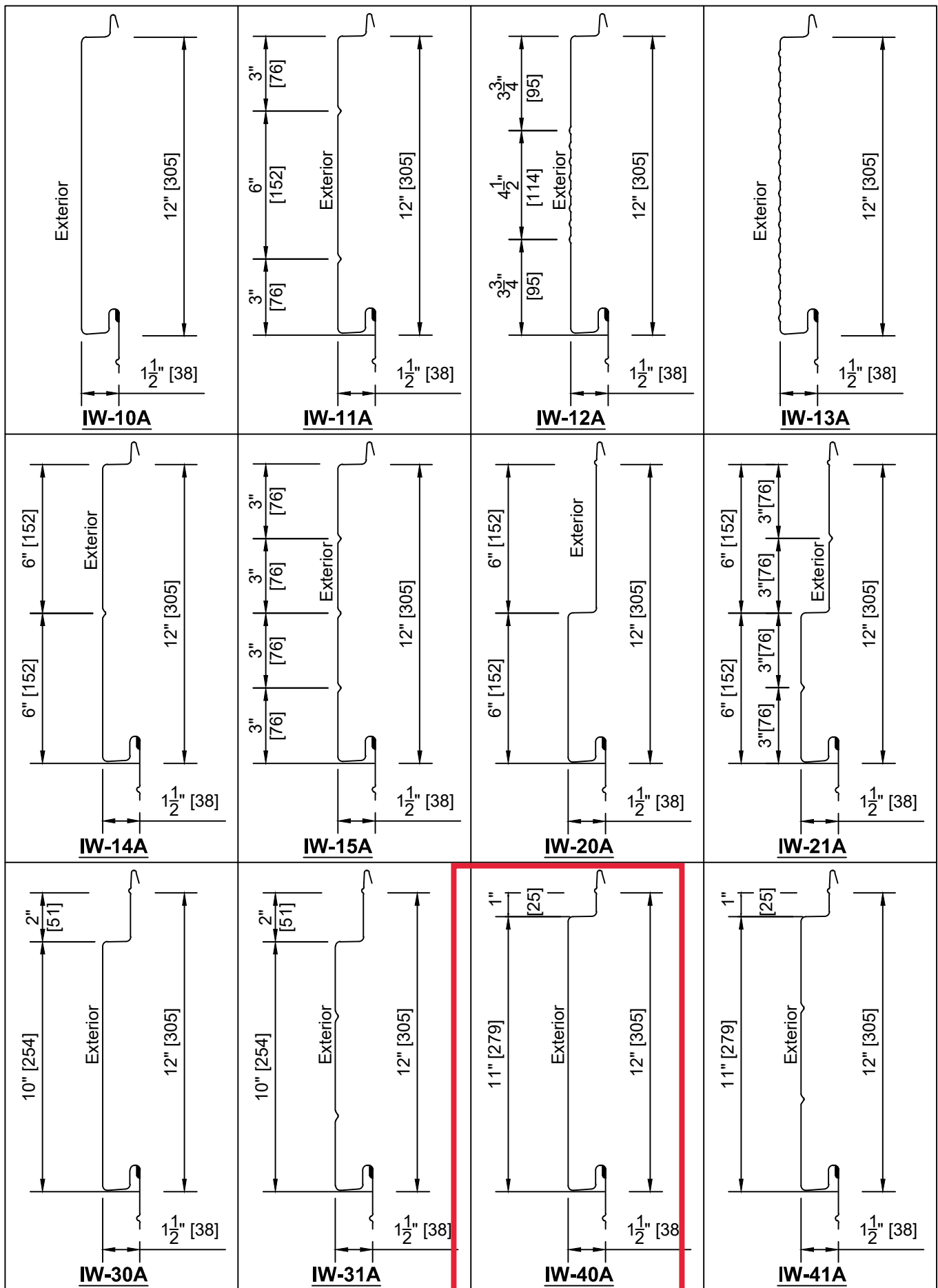
Profile Options



Exterior Lighting

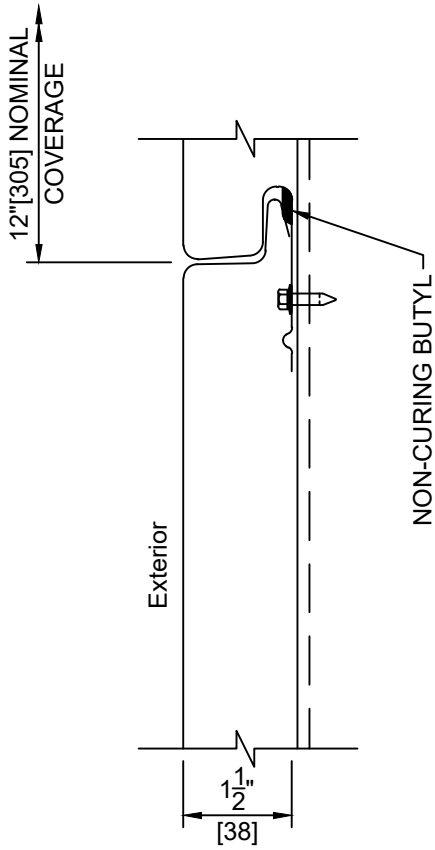
Top Photo: Verizon Wireless
Robinson Twp., PA
Architect: Edge Studio

Bottom Photo: University of Pennsylvania Chiller Plant
Philadelphia, PA
Architect: Leers Weinzapfel Associates

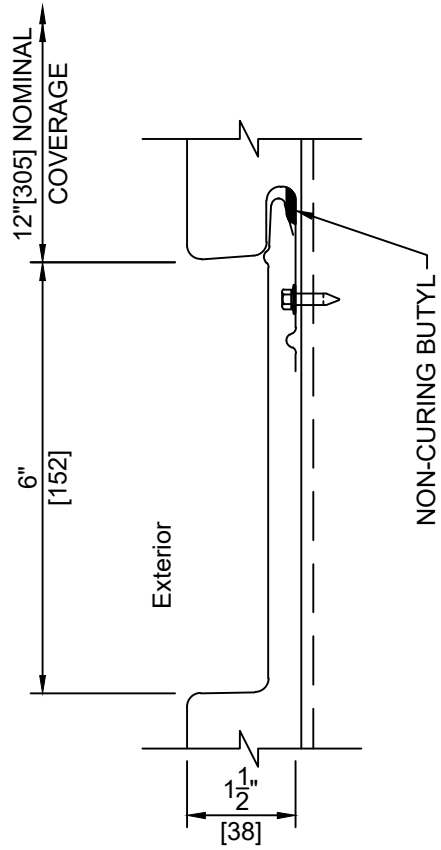


IW SERIES PANELS
HORIZONTAL APPLICATION

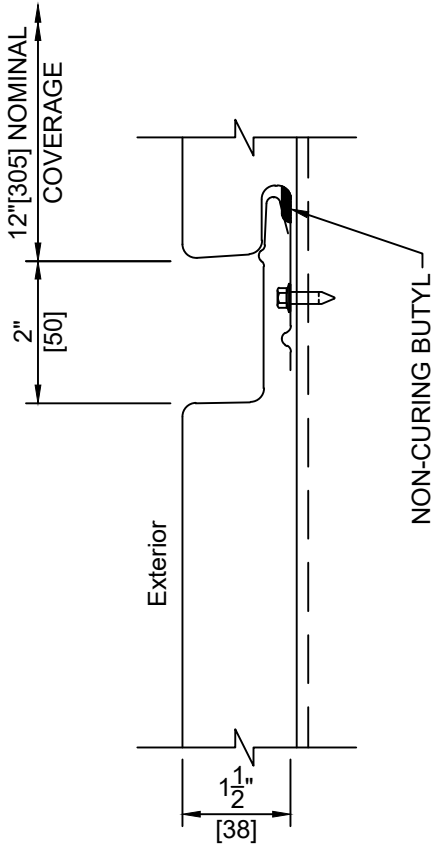
**IW-10A,
IW-11A,
IW-12A,
IW-13A,
IW-14A,
IW-15A**



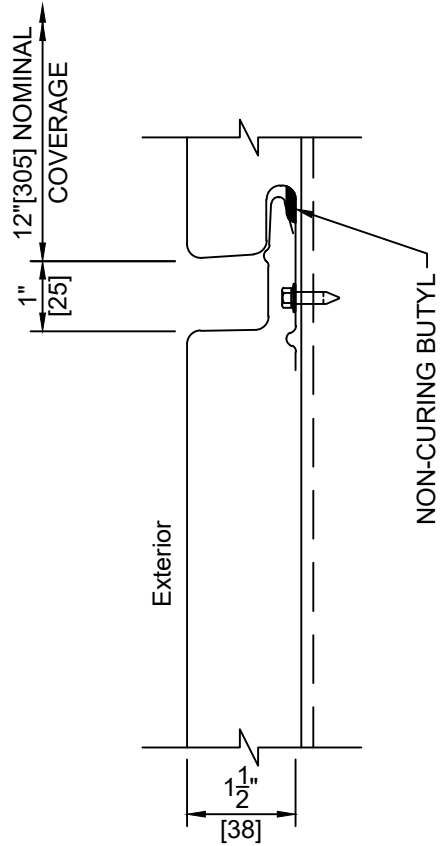
**IW-20A,
IW-21A**



**IW-30A,
IW-31A**



**IW-40A,
IW-41A**

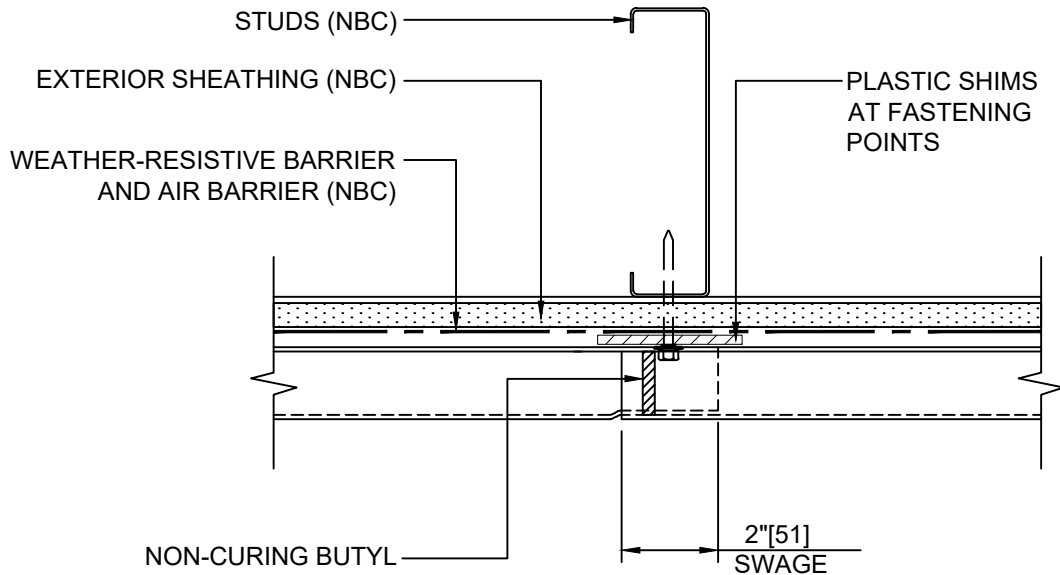


SIDE LAPS

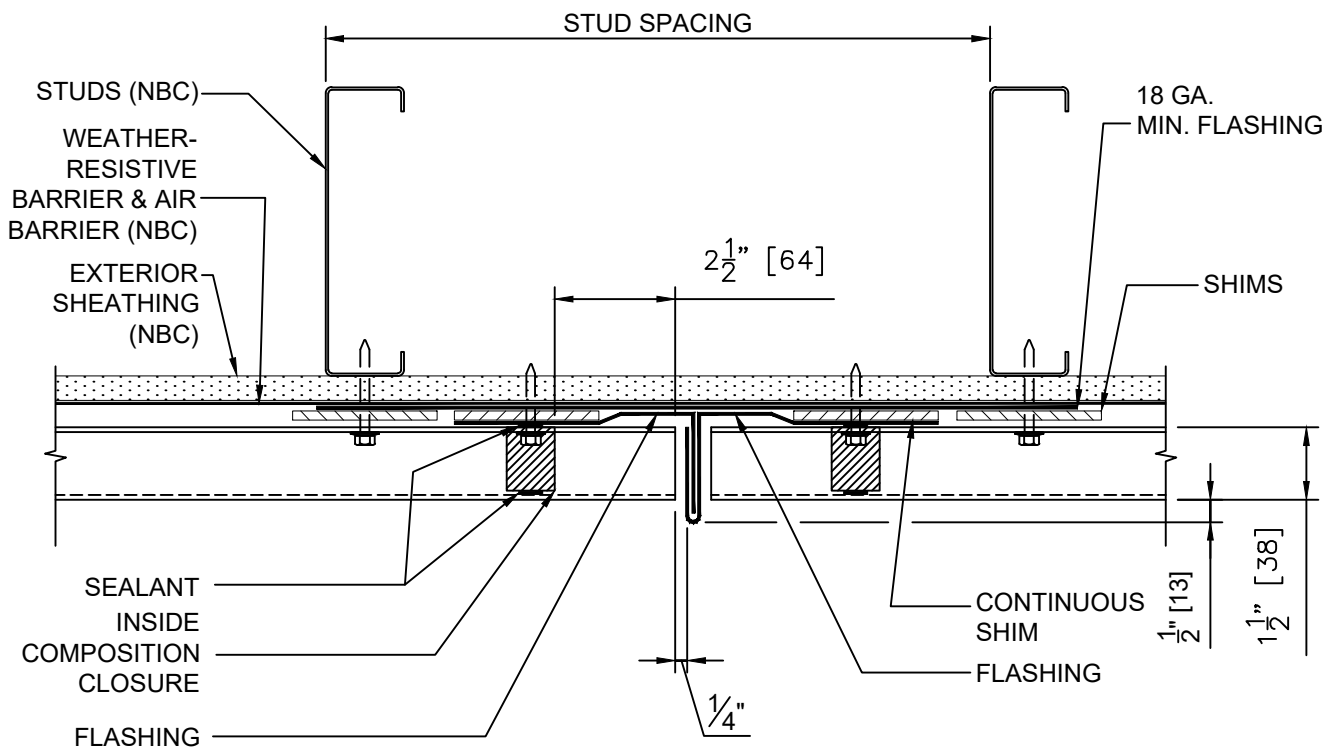
NOTE:
IW PANELS INSTALLED HORIZONTALLY
MUST BE ERECTED FROM TOP TO BOTTOM.



**IW SERIES PANELS
HORIZONTAL APPLICATION**



END LAP
(IWHZ-2005)



VERTICAL JOINT FIN FLASH
(IWHZ-2005D)

NOTE:

- 1.) SHOP SWAGED ENDS ARE NOT AVAILABLE FOR 18 [1.19] GAGE PANELS.
- 2.) SHOP SWAGED ENDS ARE NOT AVAILABLE FOR IW-12A, 14A & 15A.

(NBC) = NOT BY CENTRIA



IW SERIES PANELS
HORIZONTAL APPLICATION

page
IWH-09

June 15



IW 40A:
11" flat; 1"
reveal



71 France Apartment Complex

Edina, MN

The 71 France Apartment Complex, sporting attractive metal wall cladding from CENTRIA, offers its residents both luxurious and comfortable living quarters with its convenient location just minutes from downtown Minneapolis and St. Paul.

Edina, MN's newest upscale apartments feature pet-friendly studios and one-, two- and three-bedroom layouts complete with stainless steel appliances, wide-plank floors, fireplaces, floor-to-ceiling windows, gourmet kitchens and more.

The complex houses a yoga studio, fitness center and an outdoor pool. Yet, 71 France is a short walk from all day-to-day amenities, including the Twin Cities' best parks, upscale dining and shopping.

Local designers and architects wanted the chic 71 France Apartment Complex to stand out amidst the 2015 residential housing boom in close proximity to the Southdale Shopping Center. The building's exterior needed to exude the same luxurious feel as each of its 236 apartment units in order to separate itself from the two other major apartment complexes recently built in the area.

Each of the complex's three buildings exude a sophisticated metallic aesthetic with CENTRIA's IW Series concealed fastener panels with a Charcoal Gray and Silversmith hue. Pope Architects of St. Paul, MN specified the concealed fastener panels for each of the three building exteriors to complement the private outdoor balconies that accompany many of the apartment units and the 20,000 square feet of retail space, adding to the building's clean and monolithic appearance.

IW Series panels are the perfect blend of design and ease of installation. The panels feature a common-lock joint design that creates interesting visual effects with panels that can be mixed and matched throughout the building's design. CENTRIA's concealed fastener panels have the capability to be installed both horizontally and vertically in any climate, making them a perfect product solution when scheduling construction projects around the harsh Minnesota winter thanks to their quick and easy installation.

Handing contracting duties for this project was Kraus-Anderson Construction Co. of Minneapolis, MN. The CENTRIA products dealer was M3Sixty of Maplewood, MN. The installers were Preferred Properties Incorporated of Eagan, MN (Housing A & B), and Crossroad Construction of Ham Lake, MN (Housing C). The 71 France Apartment Complex measures a total of 470,000 sq. ft. The Housing A portion was completed in September 2015 and the Housing B & C portions were completed in 2016.

Market Segment
Multi-Residential

Architect Name
Pope Architects, Inc.

Dealer
M3-Sixty

Installer
Preferred Properties

Contractor
Kraus-Anderson Construction Co.

LEED Certification
None

IW-40A:
11" flat; 1" reveal.

We are not proposing to use the vertical channel seams shown here



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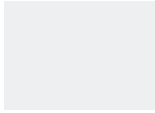
LEED Certification
None

IW-40A:
11" flat; 1" reveal.

We are not proposing to use the vertical channel seams shown here

PRISMATIC SERIES COLORS

Available in a wide range of colors and Fluorofinish, Allura, Duragard and Versacor Elite Coating Systems.



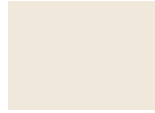
179 Regal White



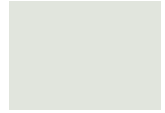
996 Crushed Ice



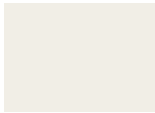
993 Off-White



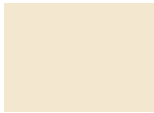
995 Cambridge White



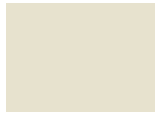
310 Bone White



994 Colonial White



5012 Marble



992 Lee Ivory



133 Sandstone



1760 Limestone



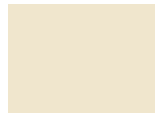
142 Surrey Beige



9910 Light Seawolf



9911 Pebble



997 Prism Yellow



5444 Aged Copper



977 Moss



9933 Cypress Olive



978 Hunter Green



183 Evergreen



9932 Hartford Green



177 Slate Blue



9926 Arabian Blue



974 Teal Blue



9928 Cherokee Blue



200 Deep Blue Sea



9930 Night Horizon



9923 Granite



971 Chromium Gray



9917 Light Gray



9918 Dove Gray



9919 Fashion Gray



181 Slate Gray



9922 Steel Gray



9921 Charcoal Gray



9914 Midnight Bronze



154 Dark Bronze



9916 Rich Black



9912 Sage Brown



1243 Mocha



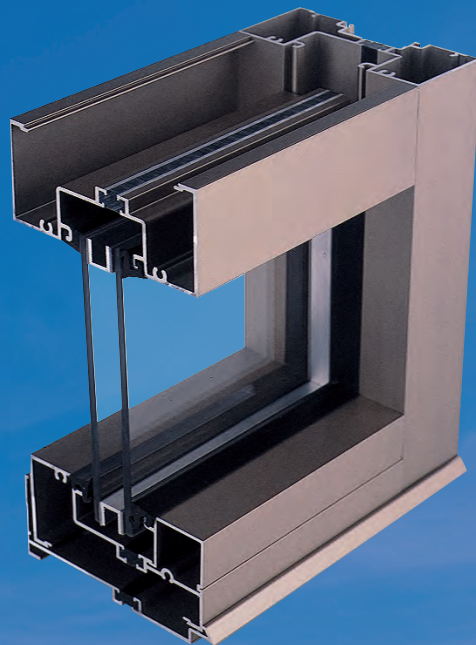
9937 Mauve

14000 Series Storefront Framing

For optimal strength and thermal performance, use Tubelite's 14000 Series Storefront Framing, a flush-glazed system for use on storefront and low-rise applications. Framing is available in standard non-thermal and thermal members with 2" x 4-1/2" profiles and a 1/2" bite for use with glass or panels up to 1-1/8" thick. Extra-heavy intermediate verticals are available for high performance against strong windloads.

Reduce project labor costs with the flexibility of inside or outside glazing. Members can be assembled using screw spline or clip joinery, and framing is compatible with Tubelite Narrow, Medium and Wide Stile Doors.

Our 14000 Series Storefront products are subjected to thorough testing by an independent laboratory, ensuring that you get the highest quality storefront framing products that the industry has to offer.



Standard Medium Stile Entrances



200 Series Curtainwall

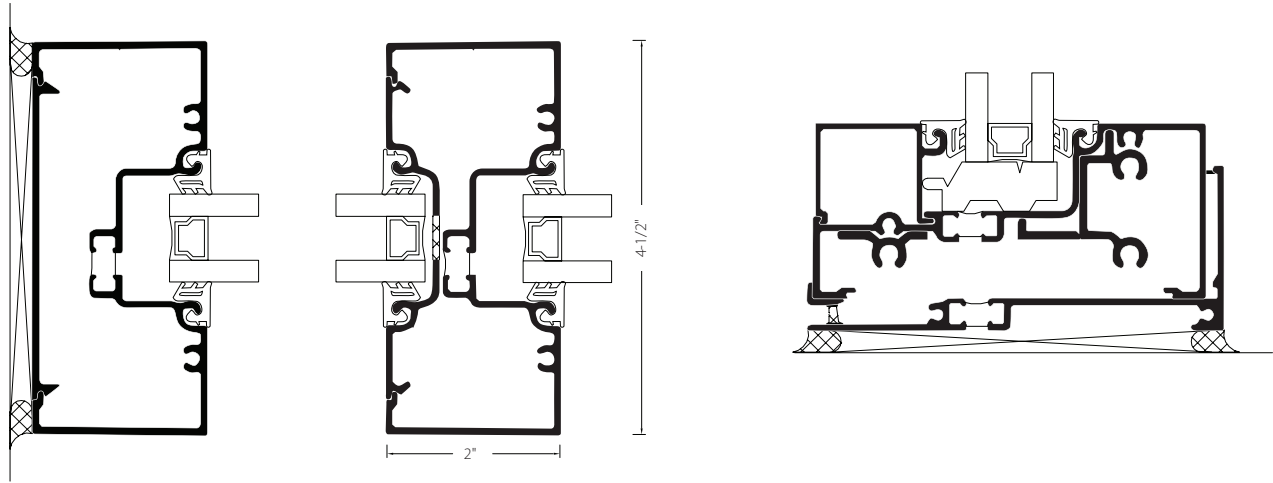
ALSO USED WITH

TUBELITE[®]
DEPENDABLE

LEADERS IN ECO-EFFICIENT STOREFRONT, CURTAINWALL AND ENTRANCE SYSTEMS



14000 Series Storefront Framing

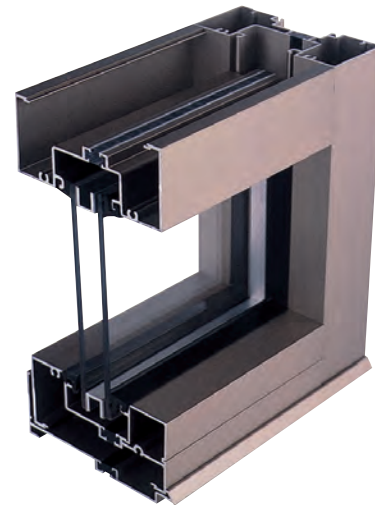


System Features:

- Standard 2" (50.8mm) sight-line on verticals and horizontals
- 4-1/2" (114.3mm) system depth
- Single Pour & Debridge thermal break with Azon's Lancer® mechanical lock
- EPDM wedge type gaskets for 1" glass or panel thickness
- Glass centered in the system depth

Optional Features:

- Screw-spline or shear block connections
- Steel reinforcing if required
- Easily integrates with standard or thermal doors, operable vent windows & sun shades
- 7 anodized and 19 painted standard finishes
- Curved Headers
- Non-thermal Framing



14000 Series Product Specifications

See Tubelite's Test Reports for mock up sizes and test conditions.

Application: Low-rise commercial buildings: retail, office, healthcare, schools, etc.

Description: 2" x 4-1/2" center set, outside or inside flush glazed storefront

Face Width:	System Depth:	Glass:	Air Infiltration:	Water Infiltration:	Structural:	CRF:	U-Value:	Acoustic:
2"	4-1/2"	1" std (1/8" – 1-1/8")	0.06 CFM/Ft.2 @ 6.24 PSF	10 PSF – Static 10 PSF – Dynamic	30 PSF – Design 45 PSF – Overload	T (Thermal) 62 _f 68 _e	E (Non-thermal) 0.47 T (Thermal) 0.33	STC 32 OITC 26

DISCLAIMER: Tubelite takes no responsibility for product selection or application, including, but not limited to, compliance with building codes, safety codes, laws, merchantability or fitness for a particular purpose; and further disclaims all liability for the use, in whole or in part, of this Technical Guide in preparation of project specifications and/or other documents. Technical Guides are subject to change at any time, without notice, and at Tubelite's sole discretion. ©2017 Tubelite Inc.

090118

TUBELITE[®]
DEPENDABLE

511/521/522

ALUMINUM DOOR SYSTEMS



ALUMINUM SECTIONAL DOORS



**VISUAL ACCESS.
LIGHT INFILTRATION.
CONTEMPORARY LOOK.**



INDUSTRY LEADING
COMMERCIAL & INDUSTRIAL SOLUTIONS



Model 511, Brown powder coat finish, Clear glass

General features and benefits – Models 511/521

- 1 3/4" (45 mm) thick, corrosion-resistant 6063-T6 aluminum sections with galvanized fixtures and hinges promotes durability and trouble-free operation
- 1/4" (6 mm) diameter through-rods on all stiles and rails enhances strength and sturdiness
- Top-quality materials, excellent field service and optional maintenance program contribute to extended door life, low maintenance costs and maximum productivity
- Glazing choices include DSB glass, acrylic, tempered glass, clear polycarbonate, multi-wall polycarbonate, wire glass, Low E, Lexan and laminate
- Standard clear anodized finish for low-maintenance and corrosion-resistance
- Optional finishes include a wide range of powder coat colors offering an attractive and durable finish
- Manual pull rope operation with optional chain hoist or electric motor operator
- Available in approximately 200 RAL powder coat colors to match the aesthetic and design of your project. This color optional upgrade includes a hardening additive that provides an attractive and durable finish and easy-to-clean surface.

Cover image: Model 521, Clear anodized finish with Clear glass.



Model 522, Mirrored Gray glass

General features and benefits – Model 522

- **Frameless design** – the ultimate sleek and modern aluminum full-view door
- **Vinyl seals** between the sections and the flexible bottom seal help to minimize air flow
- **Large glass panels**, mounted to the front of the door, allow maximum light and visibility
- **1 3/8" thick aluminum section** with patent pending design for long life and durability
- **2 1/4" integrated reinforcing rib** on upper intermediate rail for doors 10'3" wide and over
- **Meets ASHRAE 90.1 and IECC® air infiltration requirements** with a third-party tested value of less than 0.4 cfm/ft²
- **Meets California Code of Regulation, Title 24 air infiltration requirements** with a third-party tested value of less than 0.3 cfm/ft²



ALUMINUM DOOR SYSTEMS

MODELS 511/521/522 offer an attractive solution for commercial and industrial applications where visual access, light infiltration and aesthetics are key design considerations.

Model 521, Clear anodized finish with Clear glass



Glass options for Models 511/521

Specialty Glass

- Laminated White – privacy
- Low E Glass** – thermal efficiency
- Tempered Glass – enhanced safety
- Tinted Glass** – color options:
Green, Gray, Bronze

Glass alternatives

- Clear Lexan® Polycarbonate** – shatter resistant
- Multi Wall Polycarbonate – superior strength with UV protection; color options: Clear, White, Bronze
- Plexiglas® Acrylic** – shatter resistant
- Impact Clear and Frosted Polycarbonate - 0.250" minimum



Double Strength DSB** (Standard)



Obscure



Satin Etched



Gray Tint



Green Tint



Bronze Tint



Impact Frosted Polycarbonate

Actual glass may vary from brochure photos due to fluctuations in the printing process. Check with your Overhead Door™ Distributor to view a glass sample.

** Insulated options available.



Model 511, Clear Anodized finish with Clear glass

ALUMINUM DOOR SYSTEMS MODEL 511

doors are designed in sizes up to 16'2" wide and 16'1" high (4928 mm and 4902 mm). Featuring a narrow center stile width of 21/32" (17 mm), these doors are sleek, attractive and permit maximum visibility. An array of glazing choices, top-and bottom-rail widths, finishes and special options customizes the 511 Model to satisfy nearly any project requirement.

Model 511, Black powder coat finish, Clear glass.



Standard features at a glance

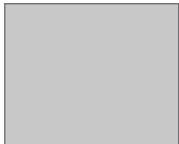
Panel thickness	1 3/4" (45 mm)
Maximum standard width	16'2" (6147 mm)
Maximum standard height	16'1" (4902 mm)
Material	6063-T6 aluminum
Standard finish	204R-1 clear anodized
Center stile width	2 1/2" (17 mm)
End stile width	2 3/4" (70 mm)
Top rail width	2 3/8" (60 mm) or 3 3/4" (95 mm)
Top intermediate rail width	3/4" (19 mm)
Bottom intermediate rail width	5/8" (16 mm)
Bottom rail width	2 3/8" (60 mm) or 3 3/4" (95 mm) or 4 1/2" (114 mm)
Weatherseals	Bottom, flexible PVC
Standard springs	10,000 cycle
Track	2" (51 mm)
Mounting	Angle
Operation	Manual pull rope
Hinges and fixtures	Galvanized steel
Lock	Galvanized, interior-mounted single unit
Warranty	12-month limited; 3-year powder coat finish

Options

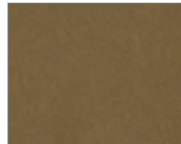
- Glazing options*:
 - 1/8" (3 mm) DSB;
 - 1/8" (3 mm) or 1/4" (6 mm) acrylic;
 - 1/8" (3 mm) or 1/4" (6 mm) tempered;
 - 1/8" (3 mm) or 1/4" (6 mm) clear polycarbonate;
 - 1/4" (6mm) and 3/8" twin-wall polycarbonate, 5/8" triple-wall polycarbonate;
 - 1/4" (6 mm) 3/8" (10 mm) and 5/8" (16 mm) twin-wall polycarbonate, triple-wall polycarbonate 1/4" (6 mm) wire glass;
 - 1/2" (12 mm) insulated glass
- Electric operator or chain hoist
- Bottom sensing edge
- 3" track
- Bracket mounting (not available on full vertical door tracks)
- Higher-cycle springs in 25k, 50k, 75k, 100k cycles
- Chain hoist
- Posi-tension drums

Structure options

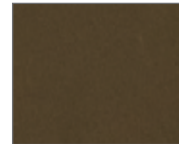
Anodized finishes



Clear (standard)



Light Bronze



Medium Bronze



Dark Bronze

Powder coat finishes

Select from approximately 200 RAL powder coat color options to best match your home.



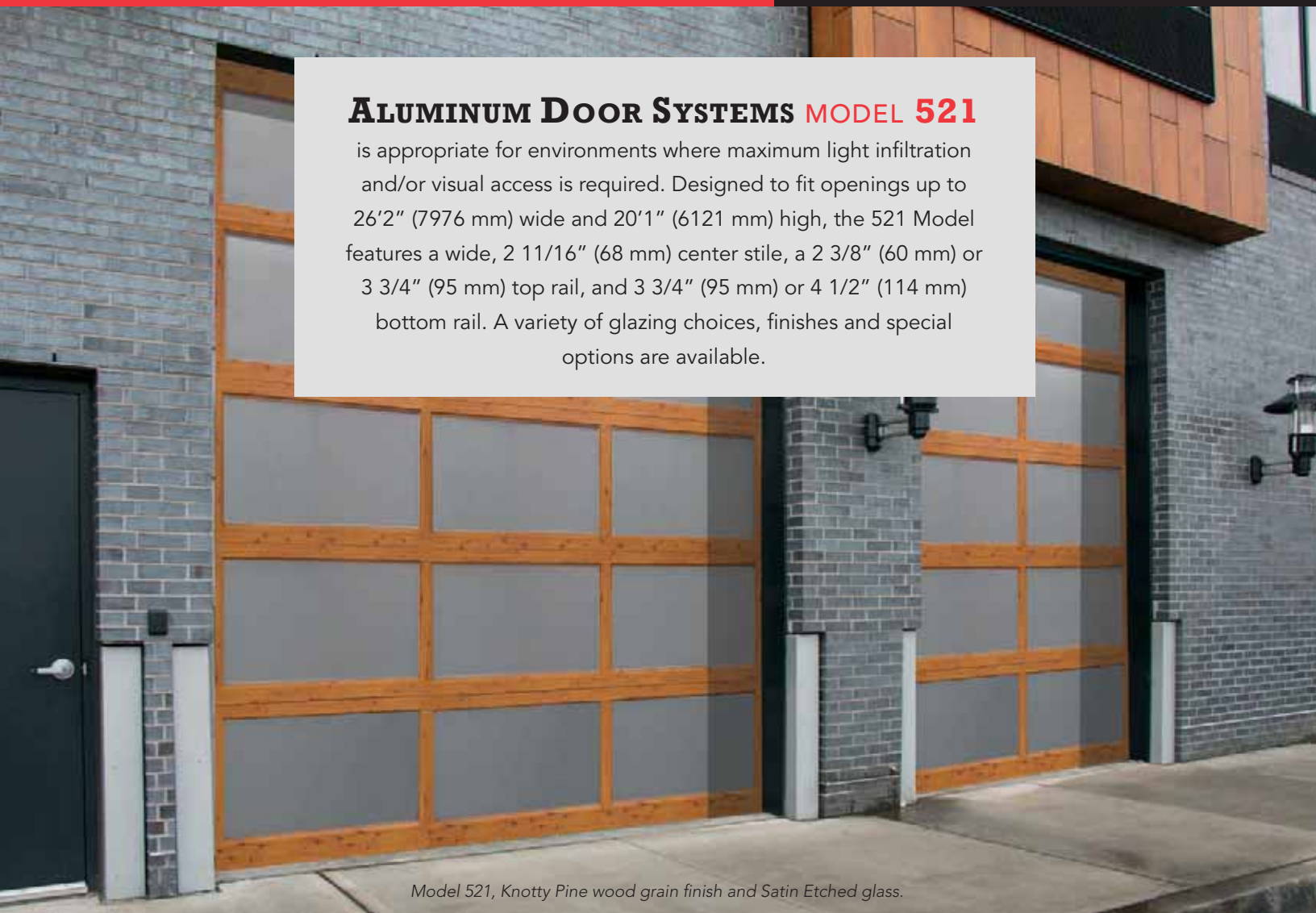
Actual door colors may vary from brochure photos due to fluctuations in the printing process. Always request a color sample from your Overhead Door™ Distributor for accurate color matching.

Panel schedule	
Door width	Number of panels
to 11'11" (3632 mm)	3
12'0" to 14'11" (3658 mm to 4547 mm)	4
15'0" to 16'2" (4572 mm to 4928 mm)	5

Section schedule	
Door height	Number of sections
to 8'6" (2591 mm)	4
8'7" to 10'1" (2616 mm to 3073 mm)	5
10'2" to 12'1" (3099 mm to 3683 mm)	6
12'2" to 14'1" (3708 mm to 4293 mm)	7
14'2" to 16'1" (4318 mm to 4902 mm)	8

ALUMINUM DOOR SYSTEMS MODEL 521

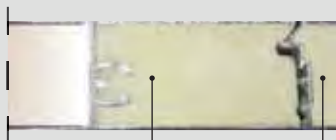
is appropriate for environments where maximum light infiltration and/or visual access is required. Designed to fit openings up to 26'2" (7976 mm) wide and 20'1" (6121 mm) high, the 521 Model features a wide, 2 11/16" (68 mm) center stile, a 2 3/8" (60 mm) or 3 3/4" (95 mm) top rail, and 3 3/4" (95 mm) or 4 1/2" (114 mm) bottom rail. A variety of glazing choices, finishes and special options are available.



Model 521, Knotty Pine wood grain finish and Satin Etched glass.

Optional polyurethane insulation for stiles and rails up to 18'2" wide

1/2" insulated glazing unit	Door R-value (K m ² /W)
DSB- clear, tempered, obscure	2.87
Clear polycarbonate	2.93
DSB - Solar Bronze	3.17
DSB - Low E coating	3.43
SolarBan 70XL argon filled	4.09
Multi-wall polycarbonate	Door R-value (K m ² /W)
1/4" thick unit	2.75
3/8" thick unit	3.21
5/8" thick unit	3.48
Insulated panels	Door R-value (K m ² /W)
3/8" EPS solid panels	2.60



Polyurethane filled rails and stiles

*R-value: Overhead Door Corporation uses a calculated door section R-value for our insulated doors.



Standard features at a glance

Section thickness	1 3/4" (45 mm)
Maximum standard width	26'2" (7976 mm)
Maximum standard height	20'1" (6121 mm)
Material	Extruded 6061-T6 aluminum
Standard finish	204R-1 clear anodized (painted white at no charge)
Center stile width	2 11/16" (68 mm)
End stile width	3 5/16" (85 mm)
Top rail width	2 3/8" (60 mm) or 3 3/4" (95 mm)
Top intermediate rail width	2 1/8" (54 mm)
Bottom intermediate rail width	1 19/32" (40 mm)
Bottom rail width	3 3/4" (95 mm) or 4 1/2" (114 mm)
Weatherseals	Bottom, flexible PVC
Standard springs	10,000 cycle
Track	2" (51 mm)
Mounting	Angle
Operation	Manual pull rope
Hinges and fixtures	Galvanized steel
Lock	Galvanized, interior-mounted single unit
Warranty	12-month limited; 3-year powder coat finish

Options

Glazing options†: 1/8" (3 mm) DSB; 1/8" (3 mm) or 1/4" (6 mm) acrylic; 1/8" (3 mm) or 1/4" (6 mm) tempered; 1/8" (3 mm) or 1/4" (6 mm) clear polycarbonate; 1/4" (6mm) and 3/8" twin-wall polycarbonate, 5/8" triple-wall polycarbonate; 1/4" (6 mm) 3/8" (10 mm) and 5/8" (16 mm) twin-wall polycarbonate, triple-wall polycarbonate 1/4" (6 mm) wire glass; 1/2" (12 mm) insulated glass

Electric operator or chain hoist

Bottom sensing edge

3" track

Bracket mounting (not available on full vertical door tracks)

Higher-cycle springs in 25k, 50k, 75k, 100k cycles

Exhaust ports

Four-section pass door

Wind load and impact rated door available

Posi-tension drums

Bronze anodization

Powder coat finish

Pass door

†Contact your local Overhead Door™ Distributor for special glazing requirements. Verify 1/4" (6 mm) glass applications with factory.

Structure options

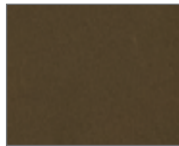
Anodized finishes



Clear (standard)



Light Bronze



Medium Bronze



Dark Bronze

Powder coat finishes

Select from approximately 200 RAL powder coat color options to best match your home.



Wood grain powder coat finishes



Knotty Pine



Cherry



Cherry with Flame



Dark Walnut

Actual door colors may vary from brochure photos due to fluctuations in the printing process. Always request a color sample from your Overhead Door™ Distributor for accurate color matching.

Panel schedule		Section schedule	
Door width	Number of panels	Door height	Number of sections
to 9'2" (to 2794 mm)	2 or 3 (standard)	to 8'6" (2591 mm)	4
9'3" to 12'2" (2819 mm to 3708 mm)	3	8'7" to 10'1" (2616 mm to 3073 mm)	5
12'3" to 16'2" (3734 mm to 4953 mm)	4	10'2" to 12'1" (3099 mm to 3683 mm)	6
16'3" to 18'2" (4978 mm to 5537 mm)	4 or 5 (standard)	12'2" to 14'1" (3708 mm to 4293 mm)	7
18'3" to 19'2" (5562 mm to 5842 mm)	5	14'2" to 16'1" (4318 mm to 4902 mm)	8
19'3" to 20'11" (5867 mm to 6375 mm)	6**	16'2" to 18'1" (4928 mm to 5512 mm)	9
21'0" to 23'11" (6401 mm to 7290 mm)	8**	18'2" to 20'1" (5537 mm to 6121 mm)	10
24'0" to 26'2" (7315 mm to 7976 mm)	10**		

**Special construction. Consult your local Overhead™ Door Distributor for additional information.

ALUMINUM DOOR SYSTEMS MODEL 522

This aluminum full-view door is ideal for restaurants, auto dealerships and any application where the door needs to integrate seamlessly with the aesthetics of the building.

Model 522, Mirrored Bronze glass



Standard features at a glance

Max width	18'2" (5486 mm)
Max height	14'1" (4318 mm)
Section width	1 3/8"
Rails	Top and bottom rails with 3 1/2" wide, lower intermediate rail 1 3/8", upper rail 1 5/8", minimum wall thickness 0.062"
Stiles	Single end stiles are 3 1/2" wide, center stile 3" wide, minimum wall thickness 0.062"
Springs	10,000 cycles
Track	Provide track as recommended by manufacturer to suit loading required and clearances available
Warranty	One (1) Year Limited

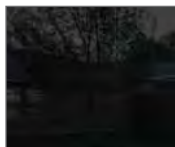
Options

Springs: 25,000, 50,000, 75,000 or 100,000 cycles
Weather stripping: jamb and header seals
White or Black powder coat track

Glass options



Opaque White



Opaque Black



Mirrored Gray



Mirrored Bronze



Translucent Black

Structure options

Powder Coat Finishes



White



Black



Bronze

Anodized Finishes



Black



Bronze

Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your Overhead Door™ Distributor for accurate color matching.

Aluminum and glass pairing

ALUMINUM OPTIONS	GLASS COLOR
White Powder Coat	Opaque White
Black Powder Coat / Bronze Powder Coat / Black Anodized / Bronze Anodized	Opaque Black / Mirrored Gray / Mirrored Bronze / Translucent Black

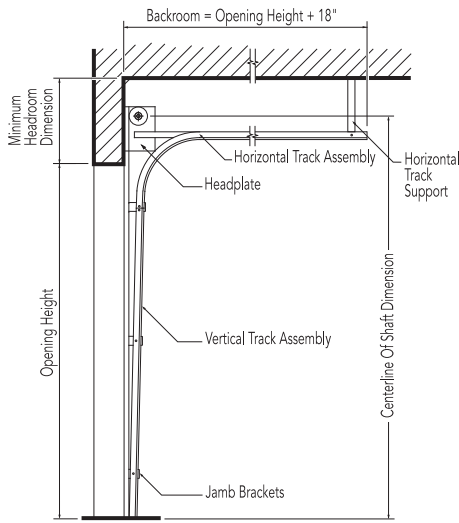
Each door is unique and built to order, therefore a slight deviation in glass alignment is possible. These doors may become hot to the touch in sustained hot weather. See website for door sizes, section selection and other details.

Track detail

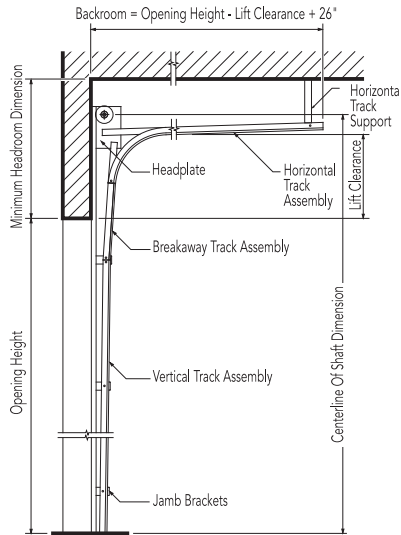
Any of the following track configurations can be selected for 511, 521 and 522 Aluminum door models.

O.H.=Opening height L.C.=Lift clearance D.H.=Door height

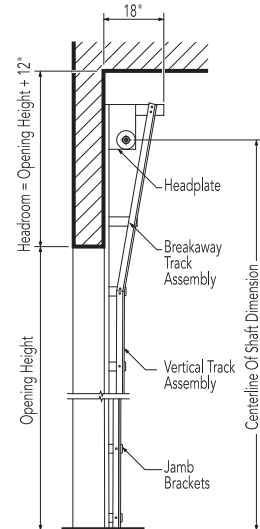
Standard lift track



Lift clearance track Standard



Full vertical track



2" (51 mm) Track [15" (381 mm) radius]

Door height	Centerline of shaft	Minimum headroom
Thru 12'0" (3658 mm)	O.H. + 11 5/8" (295 mm)	14 1/4" (362 mm)
Thru 16'0" (4877 mm)	O.H. + 12 5/8" (321 mm)	20 1/2" (521 mm)

2" (51 mm) Track [15" (381 mm) radius]

Door height	Centerline of shaft	Minimum headroom
Thru 12'0" (3658 mm)	O.H. + L.C. + 5 5/8" (143 mm)	L.C. + 8 3/4" (222 mm)
Thru 16'0" (4877 mm)	O.H. + L.C. + 5 5/8" (143 mm)	L.C. + 11 1/4" (286 mm)

2" (51 mm) Track [15" (381 mm) radius]

Door height	Centerline of shaft	Minimum headroom
Thru 11'0" (3353 mm)	O.H. + O.H. + 3/8" (10 mm)	O.H. + 10 1/4" (260 mm)
Thru 16'0" (4877 mm)	O.H. + O.H. + 3/8" (10 mm)	O.H. + 10 1/4" (260 mm)

3" (76 mm) Track [15" (381 mm) radius]

Thru 18'0" (5486 mm)	O.H. + 14 5/8" (372 mm)	18" (457 mm)
Thru 32'0" (9754 mm)	O.H. + 16 7/8" (429 mm)	21 1/2" (546 mm)

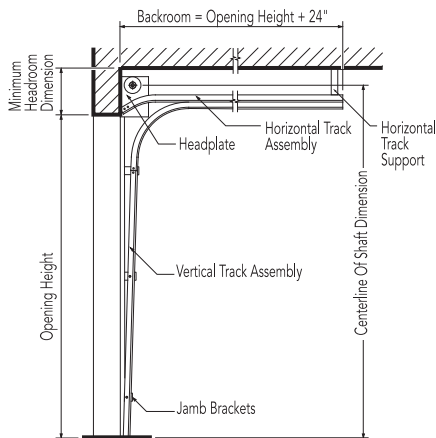
3" (76 mm) Track [15" (381 mm) radius]

Thru 22'0" (6706 mm)	O.H. + L.C. + 6 5/8" (168 mm)	L.C. + 11 1/2" (292 mm)
Thru 32'0" (9754 mm)	O.H. + L.C. + 6 5/8" (168 mm)	L.C. + 12 1/4" (311 mm)

3" (76 mm) Track [15" (381 mm) radius]

Thru 18'0" (5486 mm)	O.H. + O.H. + 3/8" (10 mm)	O.H. + 10 1/4" (260 mm)
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Low headroom track Springs to front



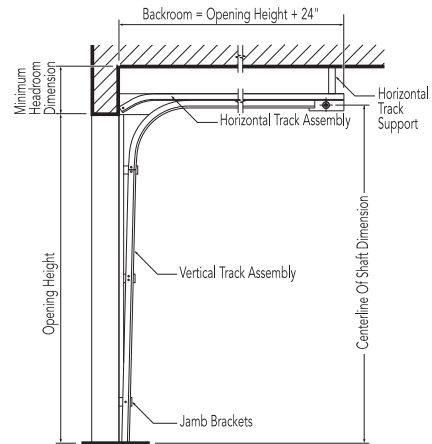
2" (51 mm) Track [15" (381 mm) radius]

Door height	Centerline of shaft	Minimum headroom
Thru 12'0" (3658 mm)	D.H. + 8" (203 mm)	11 3/4" (299 mm)
Thru 16'0" (4877 mm)	D.H. + 8" (203 mm)	12 1/2" (318 mm)

3" (76 mm) Track [15" (381 mm) radius]

Thru 12'0" (3658 mm)	D.H. + 9" (229 mm)	13" (330 mm)
Thru 32'0" (5486 mm)	D.H. + 9" (229 mm)	13 3/4" (349 mm)

Low headroom track Springs to rear



2" (51 mm) Track [15" (381 mm) radius]

Door height	Centerline of shaft	Minimum headroom
Thru 12'0" (3658 mm)	O.H. + 2" (51 mm)	7 1/2" (191 mm)
Thru 16'0" (4866 mm)	O.H. 2" (51 mm)	8" (203 mm)

3" (76 mm) Track [15" (381 mm) radius]

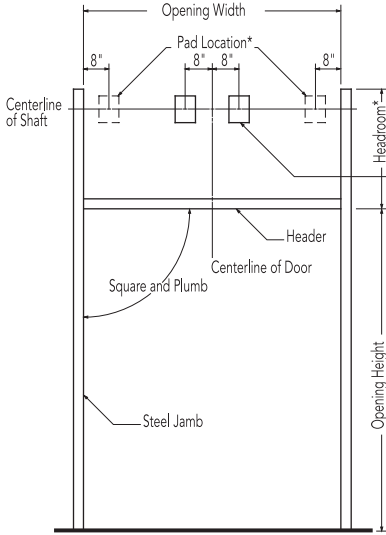
Thru 18'0" (5486 mm)	O.H. 6 3/4" (171 mm)	9 3/4" (248 mm)
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Framing and pad detail

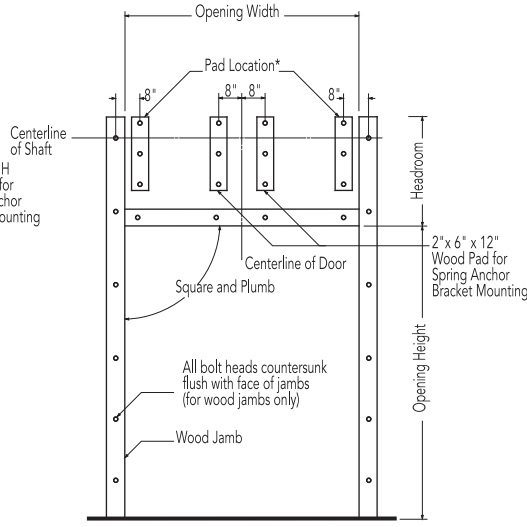
Framing and pad details for common installation of Aluminum doors in steel, wood, concrete and masonry jambs are provided here. If you require additional information or have special project requirements, refer to the Architectural Design Manual, (www.overheaddoor.com/ADM/base.html) or consult with the Applications Engineering Group or your local Overhead Door™ Distributor.

Steel jambs



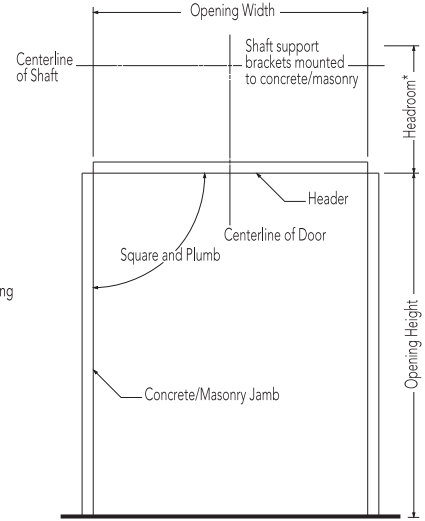
* Pad Location for additional shaft support brackets for doors over 18'3" wide

Wood jambs

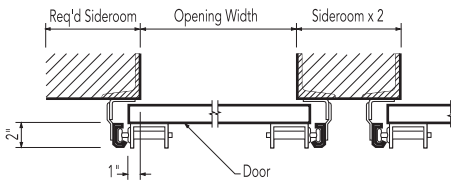


* Pad Location for additional shaft support brackets for doors over 18'3" wide

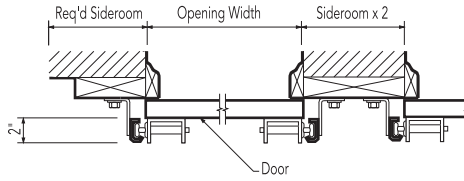
Concrete/masonry jambs



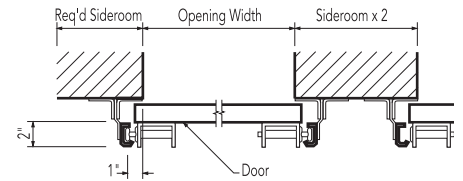
2" (51 mm) track



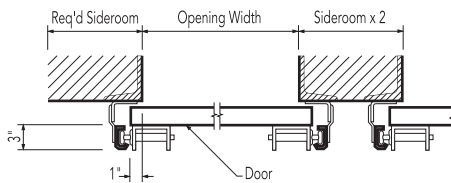
2" (51 mm) track



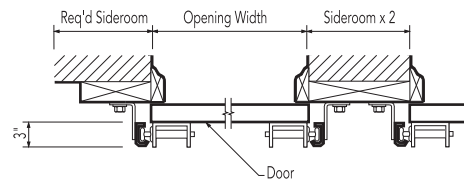
2" (51 mm) track



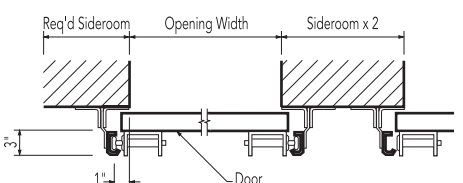
3" (76 mm) track



3" (76 mm) track



3" (76 mm) track



Minimum required sideroom

Track type	2" Track (51 mm)	3" Track (76 mm)
Standard lift	4 1/2" (114 mm)	6 1/2" (165 mm)
Low headroom	9" (229 mm)	10" (254 mm)
Lift clearance	4 1/2" (114 mm)	6 1/2" (165 mm)
Full vertical	4 1/2" (114 mm)	6 1/2" (165 mm)

Minimum required sideroom

Track type	2" Track (51 mm)	3" Track (76 mm)
Standard lift	3 1/2" (89 mm)	5 1/2" (140 mm)
Low headroom	8" (203 mm)	9" (229 mm)
Lift clearance	3 1/2" (89 mm)	5 1/2" (140 mm)
Full vertical	3 1/2" (89 mm)	5 1/2" (140 mm)

Minimum required sideroom

Track type	2" Track (51 mm)	3" Track (76 mm)
Standard lift	4 1/2" (114 mm)	6 1/2" (165 mm)
Low headroom	9" (229 mm)	10" (254 mm)
Lift clearance	4 1/2" (114 mm)	5 1/2" (140 mm)
Full vertical	4 1/2" (114 mm)	5 1/2" (140 mm)

Electric operators

We offer a broad line of electric operators to suit new construction and retrofit applications, as well as unusual or special requirements. In order to improve safety and enhance door and motor life, industry quality assurance guidelines recommend the choice of a single manufacturer for both door and operator applications.

We are one of the only national manufacturers to offer a full line of commercial and industrial doors and operators specifically designed for integral applications.

Model RHX®

Model RHX® is a heavy duty commercial operator designed to operate doors up to 24' (7315 mm) in height and 3696 pounds (1676 kg). Available as either a trolley, sidemount or centermount.



Model RMX®

Model RMX® is our newest, most advanced medium-duty operator. It is designed for quicker installation and hassle-free operation and operates doors up to 14' (4267 mm) in height and 620 pounds (282 kg). It is available as a trolley-type or side-mounted unit.



Model RSX®

Model RSX® is a standard duty commercial operator designed to operate doors up to 24' (7315 mm) in height and 1620 pounds (735 kg). It offers unique features like LimitLock®, SuperBelt™ and 16 digit menu setup.



Operator control options

- Push-button, key or combination stations; surface- or flush-mounted for interior and/or exterior locations
- Vehicle detectors, key card reader, photocell and door timer controls
- Treadle or pull switch stations
- Telephone entry and coded keyboard stations
- Universal programmable door timer
- Radio control systems (24 VAC or 120 VAC)
- Explosion and dust ignition-proof systems

Electric operator selection guide										
	Horsepower/ Newtons	Max. height of door	Max. weight of door	Super Belt™/ Polybelt	Worm gear	Adjustable clutch	Totally enclosed	Continuous duty	Explosion proof	Mounting type
RHX®	1/2 HP, 3/4 HP 1 HP, 3 HP	24' (7315 mm)	3696 lbs (1676 kg)		•	•		•	•	T, S, C
RSX®	1/2 HP, 3/4 HP 1 HP	24' (7315 mm)	1620 (735 kg)	•		•	•	•		T, S, C
RMX®	1/2 HP	14' (4267 mm)	620 (281 kg)	•						T, S

Mounting options:
T=Trolley S=Side mount C= Center mount

Safety recommendations

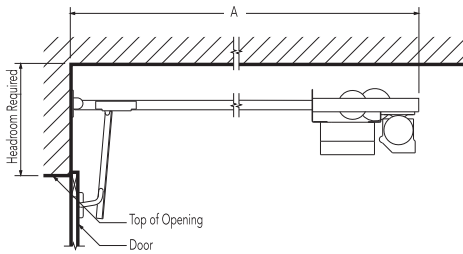
We strongly recommend the use of a primary safety device as defined by UL325 2010. A primary safety device can be approved monitored photo-eyes or an approved monitored sensing edge. If a primary safety device is not installed, a constant contact control switch must be used to close the door. Contact your Overhead Door™ Distributor for more information.



Mounting details

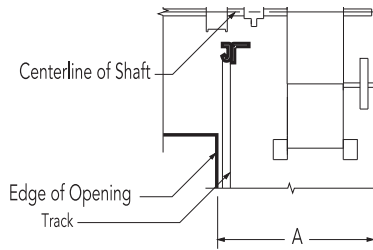
**Trolley-type (Drawbar)
RMX®, RSX®, RHX®**

Trolley-type (Drawbar) operators feature a power unit mounted between, above and to the rear of the horizontal tracks. The drawbar drive provides positive control of the door at all times, making this operator the preferred choice whenever possible. Maximum door width is 20' per drawbar. Door width over 20' requires dual drawbar installation. Available on Models RMX®, RSX® and RHX®.



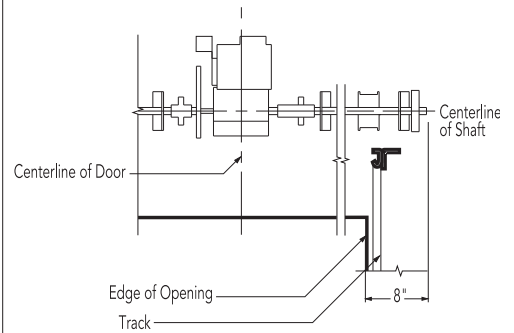
**Side mount type (Jackshaft)
RMX®, RSX®, RHX®**

Side-mounted (Jackshaft) RMX®, RSX®, and RHX® operators feature a power unit mounted on the inside front wall and connected to the crosshead shaft, with an adjustable coupling or drive chain and sprockets.



**Center mount type/Jackshaft
RSX®, RHX®**

Center-mounted (Jackshaft) operators feature a power unit on the front wall above the door opening. No additional backroom is required. Available on models RSX® and RHX®.



Minimum headroom requirements		"A" dimension - minimum (sideroom)		Minimum headroom requirements	
RMX®	Track requirements +4 1/2" (114 mm)	2" track (51 mm)	3" track (76 mm)	RSX®	Track requirements +14" (356 mm)
RSX®	Track requirements +5" (127 mm)	RMX®	18 1/2" (470 mm) 19 1/2" (495 mm)	RHX®	Track requirements +23 5/8" (600 mm)
RHX®	Track requirements +5" (127 mm)	RSX®	21" (533 mm) 22" (559 mm)		
		RHX®	21" (533 mm) 22" (559 mm)		
Depth requirements - "A" dimension (backroom)					
RMX®	Door height +4' 0" (1219 mm)				
RSX®	Door height +4' 0" (1219 mm)				
RHX®	Door height +4' 10" (1219 mm)				



Model 521, solid panel, custom powder coat finish



Architect's Corner

A resource for architects, containing comprehensive technical and resource materials to support your project, including drawings and specifications for commercial doors.

www.overheaddoor.com

The original, innovative choice for unequalled quality and service.

Overhead Door Corporation pioneered the upward-acting door industry, inventing the first upward-acting door in 1921 and the first electric door operator in 1926. Today, we continue to be the industry leader through the strength of our product innovation, superior craftsmanship and outstanding customer support, underscoring a legacy of quality, expertise and integrity. That's why design and construction professionals specify Overhead Door™ products more often than any other brand. Our family of over 400 Overhead Door™ Distributors across the U.S. and Canada not only share our name and logo, but also our commitment to excellence.



INDUSTRY LEADING
COMMERCIAL & INDUSTRIAL SOLUTIONS

2501 S. State Hwy. 121 Bus., Suite 200, Lewisville, TX 75067
1-800-929-DOOR • sales@overheaddoor.com
overheaddoor.com

627

STORMTITE™ AP



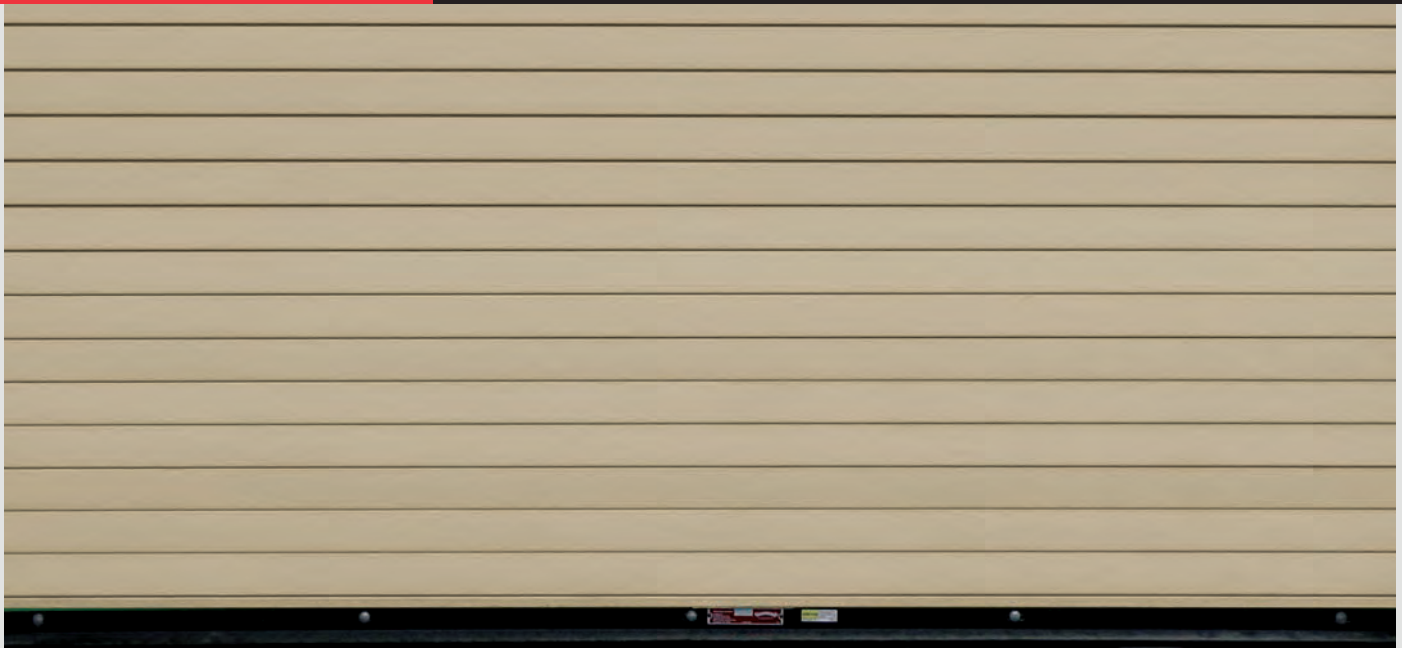
ADVANCED PERFORMANCE INSULATED ROLLING DOOR



ADVANCED THERMAL PERFORMANCE.
CLIMATE CONTROL.
SECURITY.



INDUSTRY LEADING
COMMERCIAL & INDUSTRIAL SOLUTIONS



Standard features at a glance

Max. standard width	30'4" (9246 mm)
Max. standard height	19'4" (5893 mm)
Curtain	24 gauge galvanized steel front 24 gauge galvanized steel back
Slat profile	Flat, insulated, type FIT-265
Insulation	Foamed-in-place, CFC and HCFC-free polyurethane
R-value*	10.9 (1.91 W/Msq)
U-factor†	0.84
STC rating	Through curtain 28; Installed system; 21
Flame spread and smoke index	Class A or 1
Finish	Gray, tan, brown or white
Hood	24 ga. galvanized steel
Wind load	20 psf
Standard mounting	Face-of-wall
Operation	Chain hoist
Standard springs	20,000 cycle
Advanced perimeter protection	Bottom weatherseal, interior and exterior EPDM triple-finned guide brush weatherseals, interior hood baffle, and lintel seal
Guides	3-angle structural steel; black powder coated
Bottom bar	Black powder coated steel with vinyl weatherseal
Lock	Padlockable chain keeper
Warranty	24-month limited on door or 3 year limited on door and operator system (when purchased together)

Options

- Air infiltration package that meets requirements of IECC code, which includes: guide cover and cap; interior and exterior triple-finned brush guide seal, lintel seal, bottom astragal
- Between-jamb mounting
- Electric (RHX®, RSX®, RMX®) or crank operation
- Bottom sensing edge
- Sloping bottom bar
- Stainless steel (22 gauge front/24 gauge back) or aluminum slats
- PowderGuard® Zinc or Textured finishes available on curtain, steel bottom bar angles and guides
- PowderGuard® Premium powder coat paint finish in approximately 200 standard colors, or color-matched to specification
- Insulated vision lites uniformly spaced at 1" x 10" (25.4 mm x 254 mm)
- High cycle counter balance with high usage package
- Wind load option available
- Cylinder lock
- Special application doors:
 - Oversized doors
 - Combination doors (2 doors on a single head plate)
 - Pass doors



Cover image: Model 627, Brown finish, insulated vision lites

Image above: Model 627, Tan finish

* R-value is a measure of thermal efficiency. The higher the R-value the greater the insulating properties of the door. Overhead Door Corporation uses a calculated door curtain R-value for our insulated doors.



Advanced performance in an insulated rolling door system

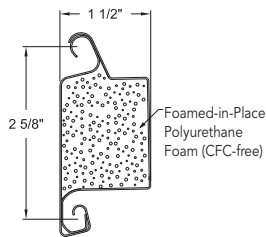
The Stormtite™ AP Model 627 is the best-in-class insulated, heavy-duty rolling service door. It is engineered to supply advanced performance in industrial and general commercial applications where thermal performance, climate control and security are primary concerns.

When compared to the International Energy Conservation Code (IECC) 2012 and 2015 requirements, the Stormtite™ AP Model 627 far surpasses these. The superior construction of this rolling service door and the advanced design of the perimeter seals offer superior door protection against air leakage.

The uniquely designed flat slat profile measures 1.4" thick, and is constructed with a CFC-free, foamed-in-place polyurethane insulation (R-value 10.9). Advanced perimeter protection features are standard.

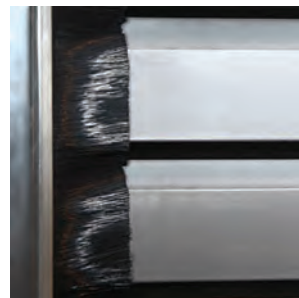
Slat data

FIT-265 Slat



This uniquely designed rolling door slat measuring 1.4" in thickness, provides advanced thermal performance and increased durability.

Brush seal

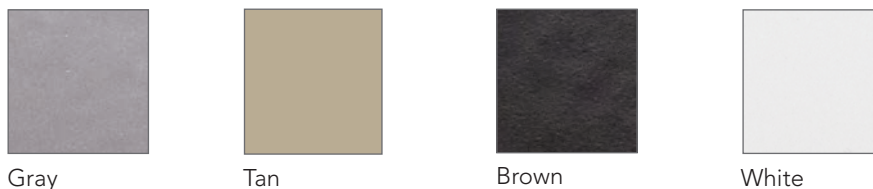


This innovative triple-finned EPDM brush seal protects the interior and exterior perimeter of the door system against the elements.

Finish options

Finish details	
Standard polyester base coat	Two-coat system with polyester based top coat.
PowderGuard® Premium powder coat	Weather resistant polyester powder coat available in 197 colors; custom color match.
PowderGuard® Textured finish	Industrial textured powder coat provides a thicker, more scratch resistant coat for added product protection.
PowderGuard® Zinc finish	Zinc enriched powder coat provides excellent corrosion protection that outperforms both hot dipped and cold galvanized steel. Color selection from 197 powder coat colors; custom color match also available.

Colors



Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your Overhead Door™ Distributor for accurate color matching.



Model 627, Gray finish. Installed at a manufacturing plant in Lewistown, Pennsylvania.



Architect's Corner

A resource for architects, containing comprehensive technical and resource materials to support your project, including drawings and specifications for commercial doors.

www.overheaddoor.com

The original, innovative choice for unequalled quality and service.

Overhead Door Corporation pioneered the upward-acting door industry, inventing the first upward-acting door in 1921 and the first electric door operator in 1926. Today, we continue to be the industry leader through the strength of our product innovation, superior craftsmanship and outstanding customer support, underscoring a legacy of quality, expertise and integrity. That's why design and construction professionals specify Overhead Door™ products more often than any other brand. Our family of over 400 Overhead Door™ Distributors across the U.S. and Canada not only share our name and logo, but also our commitment to excellence.



INDUSTRY LEADING
COMMERCIAL & INDUSTRIAL SOLUTIONS



2501 S. State Hwy. 121 Bus., Suite 200, Lewisville, TX 75067
1-800-929-DOOR • sales@overheaddoor.com
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STATIONARY LOUVERS

CIRQUE
LUXURY LEASING

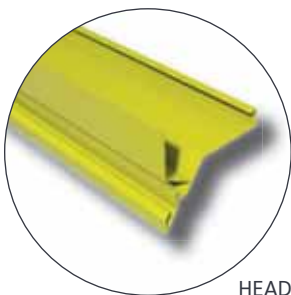
STATIONARY LOUVERS



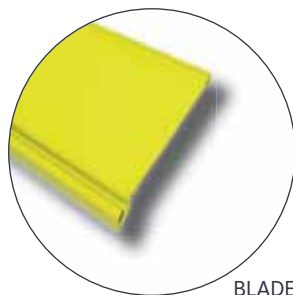
ELF6350DMP

ELF6375DX

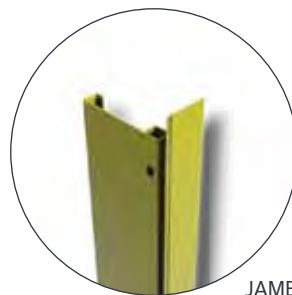
COMPONENT DETAILS



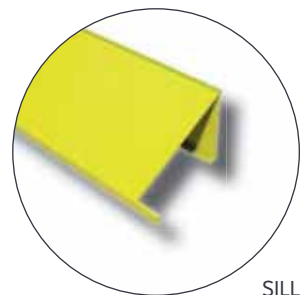
HEAD



BLADE



JAMB



SILL



- ALUMINUM BUILD
- 1½" FRAME DEPTH
- 50% FREE AREA
- LOW MAINTENANCE
- ECONOMICAL

ELF15J

THIN LINE STATIONARY LOUVER

The ELF15J is 1½" deep stationary louver which has a 45° blade angle, primarily used for decorative and PTAC applications where water penetration is not a concern.



- ALUMINUM BUILD
- 1¼" FRAME DEPTH
- 63% FREE AREA
- ECONOMICAL
- ARCHITECTURALLY STYLED

ET125-30

THIN LINE STATIONARY LOUVER

The ET125 and ET125-30 louver(s) are 1¼" deep thin line stationary louver(s), primarily used for decorative and PTAC applications where water penetration is not a concern.

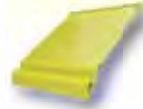


- 37½° BLADE ANGLE
- 4" FRAME DEPTH
- 49% FREE AREA
- ALUMINUM BUILD
- LOW MAINTENANCE

ELF375DXD

STATIONARY LOUVER

The ELF375DXD Stationary Louver has a 4" deep frame, 54% free area, 37½° blade angle, and a high performance frame system. It provides excellent water penetration performance.



- 37½° BLADE ANGLE
- 6" FRAME DEPTH
- 57% FREE AREA
- ALUMINUM BUILD
- LOW MAINTENANCE

ELF6375DX

STATIONARY LOUVER

The ELF6375DX Stationary Louver has a 6" deep frame, 57% free area, 37½° blade angle, and a high performance frame system. It provides excellent water penetration performance and continuous blade styling up to 120".



- ALUMINUM BUILD
- 2" FRAME DEPTH
- 38% FREE AREA
- LOW MAINTENANCE
- EXCELLENT PERFORMANCE

ELF211D

STATIONARY LOUVER

The ELF211D is a 2" deep stationary louver featuring 38% free area with a high performance frame system and a drainable head to help collect and remove water. This louver also has an architecturally styled hidden mullion, allowing a continuous blade appearance.



- 37½° BLADE ANGLE
- FORMED STEEL
- 50% FREE AREA
- ECONOMICAL
- LOW PRESSURE DROP

L375D

STATIONARY LOUVER

The L375D Stationary Louver has a 4" deep frame, 50% free area, low pressure drop, and low water penetration. This louver also has an architecturally styled hidden mullion.

STATIONARY LOUVERS

Stationary louvers are commonly seen in applications that require intake and exhaust ventilation. Of all of the louver sub categories, stationary louvers are the most common ones used and have the largest breadth of models. Stationary louvers are both drainable and non-drainable, provide protection for water infiltration, and wind-driven rain. Non-drainable models are commonly sought after for projects with an emphasis on architectural aesthetics while drainable models perform better in guiding moisture away from the area behind the louver.



MODEL	MIN. DIM.	MAX. DIM.	DEPTH	BLADE ANGLE	BLADE STYLE	BLADE ORIENTATION	FREE AREA	AMCA CERTIFICATION	
								AIR PERF.	WATER PENETRATION
ELF15J	6" x 6"	UNLIMITED	1½"	45°	NON-DRAINABLE	HORIZONTAL	50%	-	-
ELF211	6" x 10"	UNLIMITED	2"	45°	NON-DRAINABLE	HORIZONTAL	42%	-	-
ELF375X	12" x 12"	UNLIMITED	4"	37½°	NON-DRAINABLE	HORIZONTAL	54%	✓	✓
ELF375XH	12" x 12"	UNLIMITED	4"	37½°	NON-DRAINABLE	HORIZONTAL	54%	✓	✓
ELF375DXH	12" x 12"	UNLIMITED	4"	37½°	DRAINABLE	HORIZONTAL	54%	✓	✓
ELF445DX	12" x 12"	UNLIMITED	4"	45°	DRAINABLE	HORIZONTAL	54%	✓	✓
ELF445DXH	12" x 12"	UNLIMITED	4"	45°	DRAINABLE	HORIZONTAL	52%	✓	✓
ELF6350DMP	12" x 12"	UNLIMITED	6"	35°	DRAINABLE	HORIZONTAL	62%	✓	✓
ELF6375X	12" x 12"	UNLIMITED	6"	37½°	NON-DRAINABLE	HORIZONTAL	55%	✓	✓
ELF6375XH	12" x 12"	UNLIMITED	6"	37½°	NON-DRAINABLE	HORIZONTAL	55%	✓	✓
ELF6425DD	12" x 12"	UNLIMITED	6"	42½°	DUAL-DRAINABLE	HORIZONTAL	51%	✓	✓
ELF6811S	12" x 12"	UNLIMITED	6"	45°	NON-DRAINABLE	HORIZONTAL	49%	-	-
ELF811DD	12" x 12"	UNLIMITED	4"	45°	DRAINABLE	HORIZONTAL	44%	✓	✓
ELF811SH	12" x 12"	UNLIMITED	4"	45°	NON-DRAINABLE	HORIZONTAL	44%	-	-
L375D	12" x 12"	UNLIMITED	4"	37½°	DRAINABLE	HORIZONTAL	50%	✓	✓

*More models at www.ruskin.com

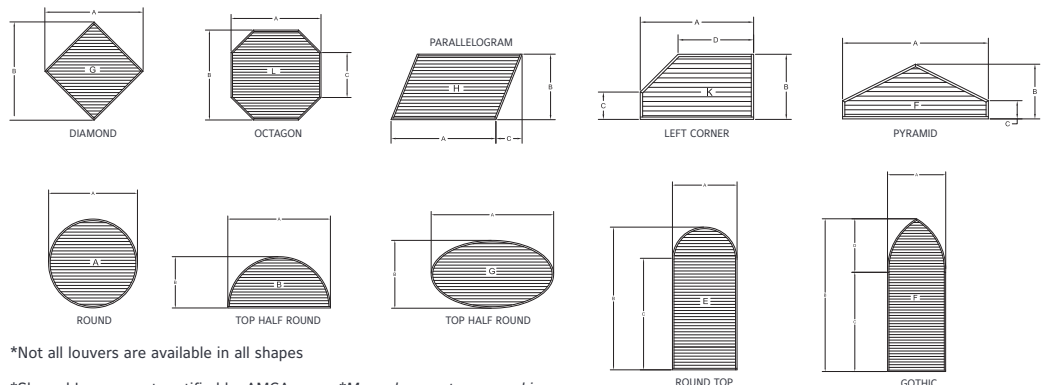
*For the most current catalog information please visit www.ruskin.com, or use the Ruskin® Online Louver Selection Tool.

RUSKIN® LOUVER COLORS



*We can match any color!

LOUVER SHAPES



*Not all louvers are available in all shapes

*Shaped Louvers not certified by AMCA

*More shapes at www.ruskin.com

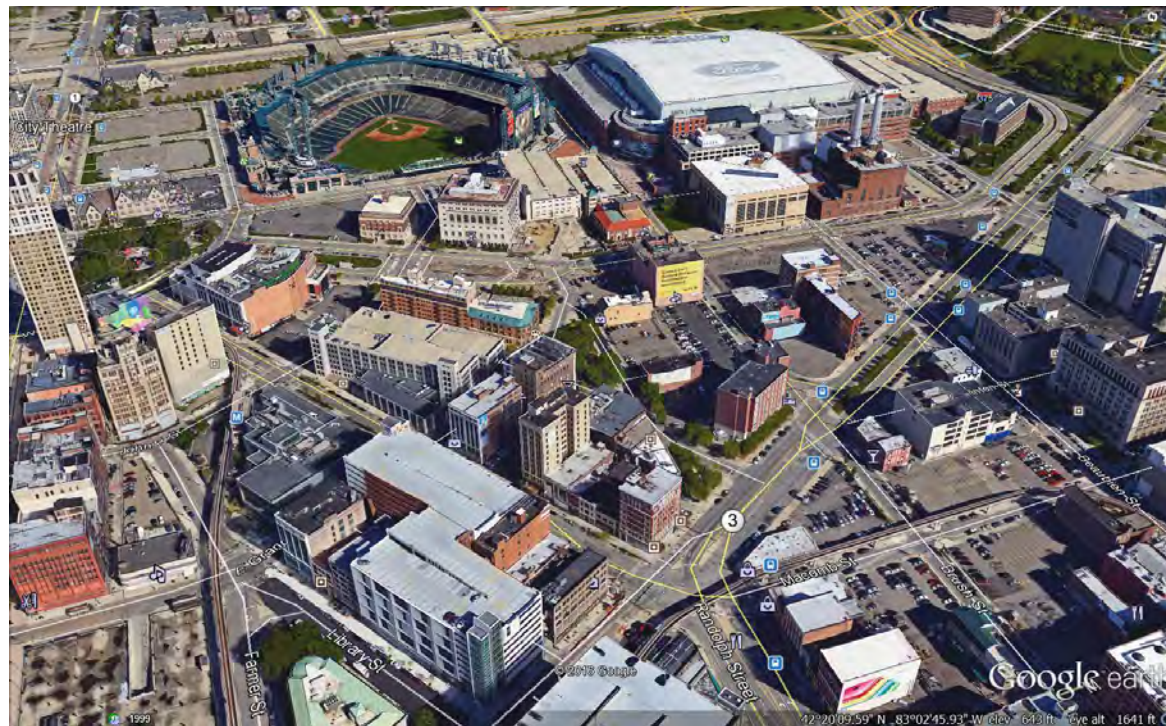
REQUEST FOR QUALIFICATIONS AND PROPOSALS FOR SALE & REDEVELOPMENT OF

**1326 & 1332 Broadway
IN THE CENTRAL BUSINESS DISTRICT
DETROIT, MICHIGAN**

July 27, 2016

OFFERED BY:

THE CITY OF DETROIT DOWNTOWN DEVELOPMENT AUTHORITY



In the midst of unprecedented change and investment, Detroit is seeing unmet demand for new residential and mixed-use development in Detroit’s downtown.

A significant redevelopment opportunity exists for two properties owned by the DDA, 1326 and 1332 Broadway. Many other DDA and private investments are underway in the adjacent Paradise Valley and Entertainment Districts. Given the strategic location near amenities such as theatres, fitness center, restaurants and retail, these properties represent an exciting opportunity for redevelopment.

Nearby investments in public space and road improvements have been made, including the Beatrice Buck Park at Paradise Valley. In 2006, the DDA purchased several of the buildings in Paradise Valley, rehabilitated them, and leased them to near full occupancy. In 2016, several DDA owned buildings at Paradise Valley were made available under an RFQP. Developers were selected to develop the DDA owned properties and construction is projected to begin in 2017.

Other development activities include:

- The “Z” parking structure with 1,300 spaces and 33,000 square feet first floor retail on Broadway.
- Conversion of an alley into “The Belt” with murals and new restaurants, attracting visitors to also frequent the food and retail offerings nearby.
- Opera House and parking structure with an occupied retail space and 782 spaces.
- Hilton Garden Inn with 198 rooms.

Significant private development in the district, and adjacent public investments make a compelling case for the redevelopment of the 1326 & 1332 Broadway buildings.

Purpose of the RFQP

The City of Detroit Downtown Development Authority (the “DDA”) and the City of Detroit (“City”) are soliciting statements of qualification and preliminary redevelopment proposals for the 1326 and 1332 Broadway Buildings in Detroit’s Central Business District. The DDA intends to retain an experienced and qualified Developer, at the end of the selection process. Interested parties are invited to submit preliminary development proposals for the subject buildings.





The Central Business District (CBD) is located between Detroit's I-375, I-75, and M-10 expressways, and encompasses approximately 1 square mile. Jefferson Avenue, Gratiot, Michigan Ave, and Woodward Ave are the major thoroughfares connecting the CBD to Detroit and its other notable development districts.

The properties, 1326 and 1332, are located on Broadway Boulevard. They are bounded by Broadway Boulevard to the west, the alley to the east and other structures north and south. Broadway features new retail, an established recreation / personal fitness facility, restaurants, theatres, and parking structures.

Other adjacent areas undergoing significant redevelopment activities include:

- Eastern Market District: bicycle and hiking paths, new produce sheds and adaptive reuse of vacant perimeter facilities.
- Corktown: public park investments and a resurgence in bars and restaurants.
- Midtown: significant private and public investment in Wayne State University, Detroit Medical Center, the QLINE (M-1 light rail), new housing, and retail.
- East Riverfront District: expansion and investment of the Riverwalk, investment in roads, public space, new multifamily residential and mixed use projects.

The second edition of the 7.2 SQ Mi report; http://detroitsevenpointtwo.com/resources/7.2SQ_MI_Book_FINAL_LoRes.pdf was generated in 2015. It provides data and information about living, working, employing, visiting, recreating and investing in the district. The report indicates the CBD employs 85,000 workers. The largest employers include, General Motors, DTE, Blue Cross Blue Shield, and the Rock/ Quicken family of companies.

The occupancy of CBD dwelling units is at 98%. New developments are underway in Capital Park, Grand Circus Park, and along the wider Woodward Corridor. The Detroit Red Wings, Detroit Tigers, and Detroit Lions attract over 4 million fans annually. The CBD is home to several theatres, three casinos, and nearly 200 bars and restaurants.

The CBD has approximately 3,500 hotel rooms. There are many annual festivals and events, including the Movement Electronic Music Festival, Detroit International Jazz Festival, and the North American International Auto Show, to name a few. Internationally recognized public spaces include the Detroit RiverWalk, Milliken State Park, and Campus Marius Park.

The area is zoned B5 and there are many by right uses, including residential, retail, service and commercial. Full zoning guidelines can be found in the zoning ordinance on page 222. The district design objective is meant to encourage a medium density, pedestrian scaled, and walkable urban environment. Development proposals that demonstrate maximum density, and maintain the goals of a walkable urban environment will be most favorably considered.



Parcel Description

1326 Broadway is located on Broadway Boulevard, between Gratiot and Grand River. It is located adjacent to the historic Paradise Valley District, the stadia district, theaters, a parking structure, and a recreation/personal fitness facility.

The 2,200 square foot parcel contains a 5,563 sq foot, three-story structure. It has 20 feet of Broadway frontage, and a depth of 110 feet. It was built in 1900.

The building is mostly vacant, needs improvements, and the condition is poor. The average floor height is 12 feet. The building has a flat roof. The upper level is unfinished attic space. The basement is $\frac{3}{4}$ standard height and unfinished. There is one bathroom. Environmental reports are not available and soil tests have not been performed.

Development Parameters

Broadway Boulevard is one of the district's primary arterial roads. Retail is expected to be located at the ground level, and residential and other active commercial uses are encouraged and expected on the upper levels. Building renovations should consider the context of the district's architecture and design. Development proposals should indicate development and occupancy of the entire structure. The property is zoned B-5.



Parcel Description

1332 Broadway is located on Broadway Boulevard, between Gratiot and Grand River. It is located adjacent to the historic Paradise Valley District, the stadia district, theaters, a parking structure, and a recreation/personal fitness facility.

The 5,022 square foot parcel contains a 15,090 sq foot, three story structure. It has 45 feet of Broadway frontage, and a depth of 110 feet. It was built in 1919.

The building ground floor has two retail units. The 2nd and 3rd floors are presently accessible from the south retail unit. The north unit is a liquor store. The height of each floor is approximately 12 feet. The building has a flat roof. The basement is full and unfinished. There is one bathroom on the first floor and two bathrooms in the basement. The building has one freight elevator. The building is in fair condition. Environmental reports are not available and soil tests have not been performed.

Development Parameters

Broadway Boulevard is one of the district's primary arterial roads. Retail is expected to be located at the ground level, and residential and other active commercial uses are encouraged and expected on the upper levels. Building renovations should consider the context of the district's architecture and design. Development proposals should indicate development and occupancy of the entire structure. The property is zoned B-5.

- Interest Offered:** Fee simple interest in the properties listed and described in this document.
- Terms:** Cash due at transaction closing.
- Submittal:** Development proposals must be submitted no **later than 1:00 PM, August 31, 2016**. Proposals received after this deadline will not be considered. Please refer to Page 9 of this document for additional information on submission requirements.
- Condition:** The properties are to be sold 'as-is, where-is', without any representation or warranty of any kind.
- Agent Representation:** The City of Detroit Downtown Development Authority (the "DDA") is acting as its own agent for sale of the property. All sales and development agreements for DDA buildings will require the approval of the DDA Board of Directors prior to transaction execution.
- Owner:** The DDA owns the properties offered as the subject of this RFQP.
- Environmental Conditions:** No environmental reports have been produced related to the development sites.
- Zoning:** The subject buildings are zoned B-5 – General Business District. This zoning classification permits many uses, including residential, retail, and commercial mixed-use development. The full list can be found in the City of Detroit Zoning Ordinance (page 222).

City Requirements: As a public authority, the DDA requires developers to comply with the goals of City of Detroit Executive Orders Number 2014-4 and 2014-5. Executive Order Number 2014-4 directs City departments and authorities to impose a requirement on construction contracts that 51% of the workforce must be Detroit residents, and 51% of the actual work hours are performed by Detroit residents. Executive Order 2014-5 directs City Departments and authorities to require its contractors and developers to provide at least 30% of the contract or project value through Detroit Based businesses.

If the Development proposal includes a City tax abatement or City subsidy, and incorporates residential rentals, then the Developer may be required to set aside a number of affordable dwelling units, as part of the development. An "Affordable" requirement means that 20% of total dwelling units must be dedicated for residents who earn 80% of the Area Median Income (AMI) for the Wayne County geographical area, which may change from time to time.

Disclaimer: *No warranty or representation, expressed or implied, is made as to the accuracy of the information contained in this offering package. The information may be subject to unintentional errors, omissions, changes of price or other conditions, withdrawal without notice, and to any special listing conditions from the Owner. The Property is being offered "AS-IS, WHERE-IS".*

Confidentiality: Qualifications and proposal responses will not be opened in a public forum. Reasonable precautions will be taken to avoid disclosure of contents and proprietary or confidential information to competing developers or the public, up to the time of issuance of a development agreement. However, proposing developers are advised that after the issuance of a Development Agreement or a determination not to award a development agreement is made, the responses may become a public record and may be subject to the terms of the Freedom of Information Act.

The DDA reserves the right to reject all responses or to negotiate with any sources whatsoever, in any responsible manner necessary to serve the best interests of the DDA. The DDA reserves the right, as a precondition for any developer to be considered for selection, to provide any additional information that the DDA may require related to the developer submission, and to verify any information from third parties, or the developer's directors, officers, shareholders/owners and any other individual associated with a submission.

Any information received by the proposing developer relating to the submission, gained through the RFQ/P process, or otherwise, is to be treated in strict confidence. A developer must not disclose any details pertaining to its submission and the selection process in whole or in part to anyone not specifically involved in its submission, unless written consent is secured from the DDA prior to such disclosure. In particular, proposing developers shall not issue a news release or other public announcement pertaining to details of their submission or the selection process without the prior written approval of the DDA. Issuance of any news release or release of information may result in the DDA immediately disqualifying that developer.

Developer's Costs: The proposing developer agrees and understands that submission of a qualifications response is a voluntary action on the part of the developer. The DDA will not reimburse any costs incurred by a proposing developer or any of the developer's associated team members ("subdevelopers") in the preparation of any qualifications response.

Developer's Team: Proposals incorporating local developer participation and/or equity partnership will be considered more favorably by the DDA.

Financial Incentives Available: The properties subject to this Request may be eligible for a number of State and City economic development tools including state tax credits and reimbursement for brownfield remediation, obsolete property rehabilitation and potential residential property tax abatement. Eligibility for specific incentive programs is dependent upon the specifics of the individual Respondent's proposed plans. Respondents are encouraged to examine the potential use of these various tools. However, the DDA cannot warrant or represent guarantees of statutory approvals of these various tools. Such approvals are subject to local and state authorities and the Developers adherence to the parameters of the various programs.

Pre-Bid Meeting and Property Viewing: **The DDA will hold 2 pre-bid tours for all interested parties. Attendance is not mandatory.** The purpose of the meeting is to publicly provide answers to any questions regarding the properties and the request process and a tour of the properties. All questions will be answered in writing and distributed to the developers in attendance.

The building tours shall take place at 1:30 pm on Wednesday, August 3, 2016 and at 1:00pm on Friday, August 12, 2106.

The tour will be held at
1326 Broadway, Detroit MI 48226

Contact: Sarah Pavelko of
Detroit Economic Growth Corporation
500 Griswold Street
Suite 2200
Detroit, MI 48226
(313) 963-6089
spavelko@degc.org

All questions must be received in writing and are due by August 15th, 2016. Answers will be posted on our website: www.degc.org and emailed to all developers in attendance at the building tour.

Developers wishing to submit a proposal must submit ten (10) bound copies of a Statement of Qualifications and Development Proposal and an electronic copy on a USB flash drive as described below to: Sarah Pavelko, c/o The City of Detroit Downtown Development Authority, 500 Griswold Street, Suite 2200, Detroit, MI 48226. The proposals are due **no later than 1:00 p.m. on August 31, 2016.**

The Qualifications and Development Proposal submission must contain the following elements in the order specified. Please be sure to clearly mark each section for ease of reference. Incomplete proposals or proposals that do not adhere to the following format will not be considered.

Tab 1: Transmittal Letter

Respondents shall provide an Introductory Letter with their response. The Introductory Letter should highlight key components of the Respondent Team's proposal. In particular, it should articulate (1) the vision for the Development Parcels, which identifies any proposed tenant(s) and their use(s); (2) how the Downtown and surrounding neighborhood will benefit from the proposed project (i.e., economic impact, job creation, street life, etc) and (3) how the proposed project fits within the existing neighborhood fabric.

Tab 2: Project Team

Respondent Team Identities & Details

The Respondent's Project Team should be introduced and described. The "Project Team" is defined as the lead developer plus any other developers, tenants, and key team members, such as architects, engineers, contractors, lenders, attorneys, historians, etc. who are critical for consideration by the DDA. Respondents should provide an organization chart and information that clearly explains the relationship, as well as the management structure among team members, and the structure of team decision-making.

Tab 3: Project Description

Respondents shall describe, in detail:

- i. The overall concept and vision for each of the Development Parcels; and describe how the vision will integrate with and enhance the surrounding community that borders the Development Parcels;
- ii. Development plans (Respondents are strongly encouraged to provide conceptual design drawings that are sufficient in detail to be easily evaluated by the DDA, including elevations and project renderings);
- iii. Each proposed use for the Development Parcels and the following for each use:
 - a. Name of tenant or operator;
 - b. Current form of agreement with tenant or operator and Letter of Intent (LOI);
 - c. Approximate square footage and location of the use in the building;
- iv. Respondent's property rights in other parcels, if any, that may be accretive to the project;

Tab 4: Financing and Financing Capacity

Provide documentation of the team's equity capacity and other evidence of financing capacity required to complete the project. Identify any expected government contributions, abatement and/or incentive and include a preliminary financial sources and uses statement for the proposed development that shows all sources and uses of funds for the project. This shall include a pro-forma and detailed development budget. Proposals expected to utilize some form of public contribution for a project that includes residential use shall have no less than a 20% affordable component.

Tab 5: Qualifications and Experience

Respondent shall exhibit their ability to deliver an economically viable project by identifying two (2) development projects comparable to the scale and program of Respondent's proposed project, with which the Respondent or their key personnel have had primary involvement. Respondent should include past projects that have a comparable mixed use component. For each relevant project, Respondent shall identify the following:

- i. Development Team name;
- ii. Project name or title;
- iii. Location or address of project;
- iv. **The names and contact information for team members involved in the project, along with a description of each party's role in the project;**
- v. Description of project, including use(s), total square footage and number of units, keys, etc. (if applicable);
- vi. Period of performance;
- vii. Estimated total development costs, if the project is not yet complete, OR actual total development costs, if the project is complete;
- viii. Projected groundbreaking and completion date, if the project is not yet complete, OR actual groundbreaking and completion date, if the project is complete;
- ix. Proposed OR actual financing structure of the project;
- x. Illustrative materials that will help the District evaluate the caliber, innovation, and relevant experience of the Development Team; and
- xi. References (at least one per project), including names, mailing addresses, e-mail addresses, and telephone numbers.

Tab 6: Purchase Price, Earnest Money Deposit and Schedule

Respondent shall provide its purchase offer price and any conditions. Respondent shall provide a preliminary development schedule with major milestones and dates, preferably in a Gantt chart or similar format. The schedule shall include any diligence period and activities, presumed closing dates and site development and occupancy dates. Respondent shall deliver a refundable deposit of \$25,000.00 with its proposal to the DDA. The deposit will be retained by the DDA for a period of no longer than 60 days, unless the Developer is selected by the DDA Board of Directors as the winning proposal. All Deposits of unselected developers shall be returned.

DDA and City staff will review all submitted proposals to recommend a preferred developer for the properties. Several finalist candidates may be selected. Finalists may be required to interview with the review team. If a preferred developer is determined, a recommendation will be made and approvals must be secured from the Board of Directors of the DDA. Recommendations shall be based on the development proposal that best meets the interests of the City of Detroit and the DDA. The DDA reserves the right to reject any or all proposals or waive any informalities or conditions for any or all proposals.

DDA Staff will exercise due care and diligence to select qualified developers within 60 days of close of submissions.

Upon confirmation of the selected developer by the DDA Board of Directors, the selected developer will be provided a Memorandum of Understanding permitting the Developer to complete its diligence review of the properties. Simultaneous to the diligence review, DDA staff and the qualified developer will negotiate a Development Agreement to purchase and develop the property. Failure to execute the Development Agreement will result in the termination of any of the obligations identified under the RFQP or Development Agreement. Development must commence according to the terms of the Development Agreement or the property will revert back to the DDA and the qualified developer will forfeit its investment. The DDA will furnish title insurance commitment and transfer ownership of the Property upon payment in full of the purchase price agreed upon at the time of transaction closing.

RFQP Schedule

Date

RFQP distributed	July 27, 2016
Site Tour	August 3, 2016, at 1:30 pm at 1326 Broadway and 1332 Broadway (meet on sidewalk) (bring hard shoes, flashlight)
Alternative Site Tour	August 12, 2016 @ 1:00pm at 1326 Broadway and 1332 Broadway (meet on sidewalk) (bring hard shoes, flashlight)
RFQP Questions Due	August 15, 2016
Proposal Due Date	August 31, 2016 @ 1 pm
Review & Selection	September, 2016
DDA Board presentation	Projected: October, 2016.
Notification of Winning Developer	Project: October, 2016.

1326 & 1332 Broadway in the Central Business District
A Statement of Development Proposal



Submitted to:

The City of Detroit

Downtown Development Authority

c/o Detroit Economic Growth Corporation

500 Griswold Street, Suite 2200

Detroit, Michigan 48226

Submitted by:

BASCO

607 Shelby Street, Suite 600

Detroit, Michigan 48226

Attn: Roger Basmajian, President

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Transmittal Letter

Letter of Introduction & Description of Development Team



August 31, 2016

City of Detroit
Downtown Development Authority
c/o the Detroit Economic Growth Corporation
The Guardian Building
500 Griswold Street, Suite 2200
Detroit, Michigan 48226

Dear Proposal Review Committee,

BASCO is pleased to submit this Statement of Qualifications and Development Proposal to you in response to your Request for Proposals seeking developers to build and redevelop 1326 & 1332 Broadway Street properties.

BASCO, a Detroit based company, has a particular interest in redeveloping older communities. BASCO has a proven track record of delivering real estate developments within walkable communities that are based on traditional urban planning principles, which we think are the communities of the future. BASCO presently has control of significant properties in and around downtown Detroit, which are currently in some phase of implementation. A majority of BASCO properties have been deemed historic or in a historic district, thus giving BASCO the knowledge and understanding of completing a historic project and neighborhood building.

This team is excited about the prospect of taking ownership of **1326 & 1332 Broadway**, under Broadway Detroit Properties LLC., transforming it into a mixed-use property including commercial, residential and retail. Using the entertainment and cultural district of nearby Paradise Valley and a burgeoning Broadway Street, BASCO plans to combine and redevelop the two properties along with the third adjacent property that BASCO already owns into something quite substantially more special than any other developer can with the two DDA properties alone. By creating an exciting loft living option, creative commercial

space as well as vibrant restaurant and retail spaces that spill over onto the street as well as the alley behind our project, which we believe will be the catalyst for further development on Broadway and an infill and walkable connection of the Paradise Valley developments planned and the successful Z Garage and The Belt development to the west of this property.

BASCO proposes to create a single property, joining the Development Parcels of 1326 & 1332 Broadway, with the parcel already owned by BASCO at 1322 Broadway, to create “The Lofts on Broadway”. The proposed project will restore the historic facades of all three properties by keeping the unique character and charm of each separate building. BASCO also proposes to build two additional stories on the existing buildings that span the length of the project. The modern addition will be tucked back from Broadway street and respect the historical nature of the buildings and SHPO requirements and standards while adding additional square footage and exciting living options. The interiors will be completely redone to create ground floor retail spaces that open up to Broadway as well as the alley behind, which we will spearhead along with our neighbors into creating a walkable and green alley full of excitement and life. The two ground floor retail spaces will be the new home of two restaurants, one by the famous national chef David Kraus and a second restaurant by joint venture between Studio H2G and an established Birmingham Mediterranean restaurateur. A portion of the second and third floors will be a two-story creative commercial space and the new home of Studio H2G, an architecture firm currently located in Birmingham. The remaining spaces on the second and third floors, along with the new additions of the fourth and fifth floors will be transformed into 30 premium residential lofts in its truest form with exposed brick and wood rafters in the existing buildings and more modern finishes in the fourth and fifth floor additions as well as outdoor spaces on most units.

The development will create approximately 80 new construction jobs along with 110 permanent jobs created by the two restaurants. Furthermore, H2G will move their staff of 15 to the city who now will be shopping and patronizing local business along with the residents who will be calling The Lofts on Broadway home. This rehabilitation and development will bring much needed people, activities and street life back to Broadway street and the alley, which can currently feel quite desolate at times.

Furthermore, BASCO has complex understanding of City of Detroit requirements, following Executive Orders Number 2014-4 & 2014-5 and adhering to and hiring Detroit residents for working on previous developments and will do so on this project. BASCO is also familiar with many Detroit based companies, contractors, and trade workers, thus giving them the opportunities to work on this project as well. We also recognize the need for low income housing and the City of Detroit requirement of 20% of our residential units to be allocated to low income residents, and we will adhere to that at The Lofts on Broadway.

I, Roger Basmajian, will be the authorized representative and official point of contact on behalf of our development team. I can be reached at 313-502-5117/ office; 248-981-6078/ mobile, and at rogerb@bascomi.com. Darwyn Parks, will be the day to day project administrator and coordinator and he can be reached at 313-502-5117/ office; 313-728-0809/mobile and darwynp@bascomi.com. We are very excited and look forward to hearing from you.

Sincerely,

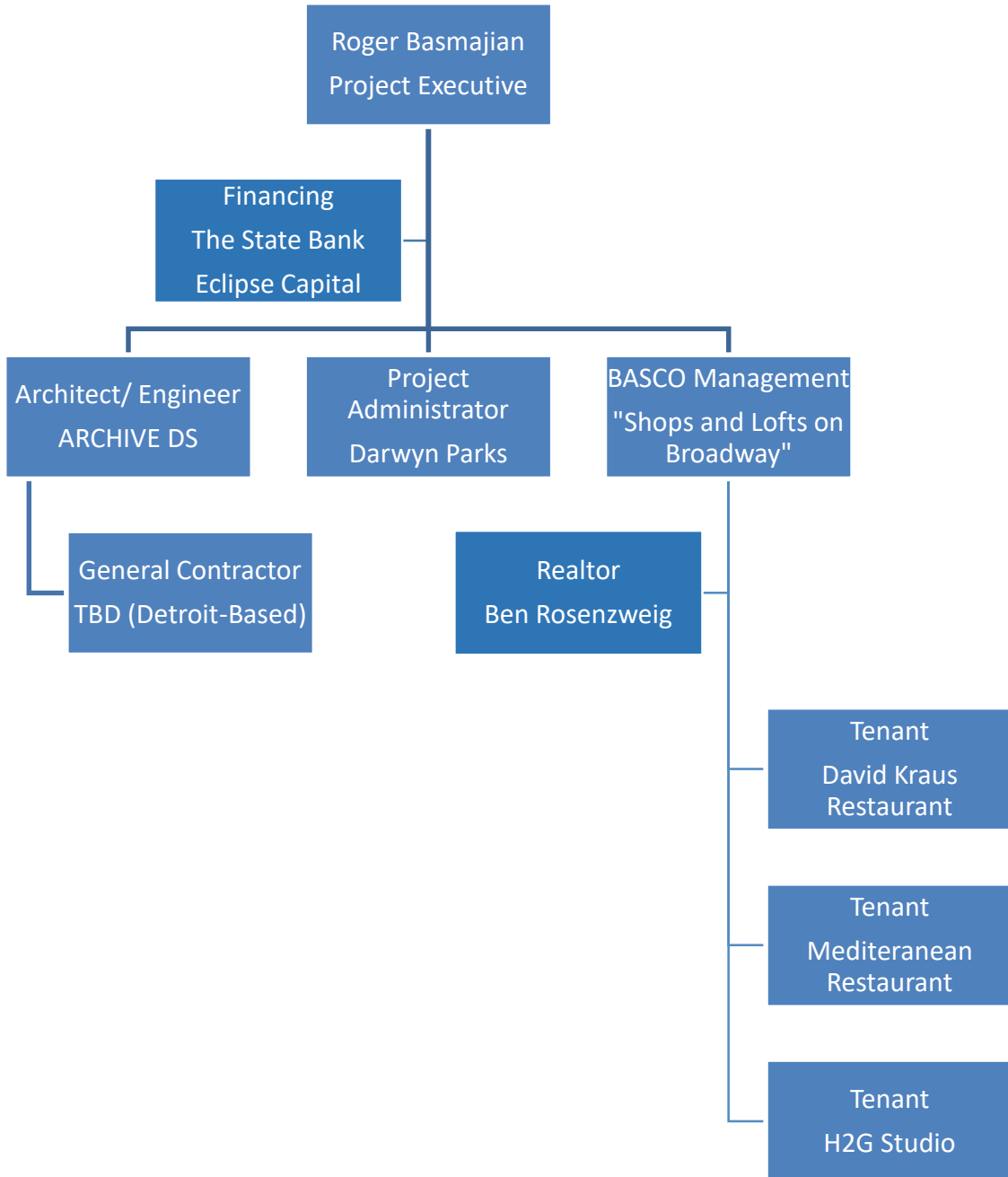
Roger Basmajian

President

Project Team

Organizational Structure

Broadway Detroit Properties LLC., will have the following key personnel involved:



Team Bio's

Roger Basmajian

BASCO



The founder and President of BASCO is Roger Basmajian, a graduate of the University of Michigan in business and architecture. Roger recognized the need for dynamic and varied walk-able communities decades ago, and founded BASCO with those principles in mind. Now - with 18 years of experience in all aspects of real estate investment, development and management – he is in his fourth year of focused development of a number of Detroit properties. Roger has a great love of the architectural rarities in the City of Detroit and is committed to the revitalization of these once grand examples of the finest design and construction in this region. Roger recognizes that the buildings, however valuable, are merely shells without the presence of people to use and enjoy them. With years of experience creating walk-able districts, he understands how to fit form and function together with need and vision to create stability and vibrancy. Roger will serve as the Project Executive and primary contact for the project.

Darwyn Parks

BASCO



Darwyn Parks has joined the BASCO team as the Project Administrator to provide his Design/Build, management, and estimating expertise. His last development project was the remodeling of 1212 Griswold where he Project Executive for the 3LK/Roncelli JV and oversaw all construction activities for 3LK portion of the project. Darwyn brings valuable experience and insight into working on design/build projects. Darwyn has worked successfully with the design and construction of numerous projects, several of which were performed for the City of Detroit, DEGC, DBA and Detroit Water and Sewerage Department. He has extensive experience in the managing; scheduling and coordination of design/build teams and provides extensive estimating expertise in the pursuit of projects. Over the course of his Project Administration career, Darwyn has overseen project such as: Griswold/Capitol Park Streetscape Improvements, Detroit Institute of Arts Construction project, 1212 Griswold, Book Cadillac Westin Hotel, and many more. Darwyn will serve as the Project Administrator as well as the secondary point of contact (darwynp@bascomi.com).

Archive DS

Mark Nickita and Dorian Moore – Architects



The Detroit-based, award-winning team of Archive DS is focused on reestablishing post-industrial cities and urban sites. Through architectural, urban and graphic design projects, lectures, and global urban research, we have established a national reputation as experts regarding the enhancement of urban projects, specifically in challenging built environments. We serve as a resource on urban issues to local and national media sources and our professional experience has encompassed many aspects of city-making such as major civic architectural projects, adaptive re-use buildings, innovative mixed-use developments and historic renovations. Our planning work includes the creation of ordinances and economic strategies as well as **urban visioning and place-making**. We have also worked as developers and with city leaders to establish and brand projects and districts. The Archive DS Team has extensive experience that can assist in creating exciting urban development in Detroit. For over 30 years, the principals of Archive DS have worked in the City of Detroit creating architectural and urban design projects that have assisted in moving the city forward and enhancing the built environment. We have specific expertise in mixed-use residentially oriented, historic rehabilitation, and new infill development projects. Additionally, we have completed numerous urban design masterplan strategies for district enhancement and neighborhood designs throughout the City. Selected Archive DS Detroit architectural and urban design projects include many adaptive re-use projects like **the Canfield Lofts, Vinton Building, Merchants Row, Macomb Building, Nine on Third residences and the Lofts at New Center**. Urban design projects include the non-motorized **vehicle master plan for the entire city of Detroit, the Woodward Avenue Complete Streets Plan, The Woodward Avenue Bus Rapid Transit (BRT) Plan**, a 1,200 acre master plan for Detroit's far east side and planning for various neighborhood infill developments. The multi-disciplinary design firm of Archive DS is a distinctly unique urban design, planning, architectural and development consulting practice with long-standing and high level understanding of Detroit development. The award-winning, multi-disciplinary design firm, integrates urban design, architecture, and graphic design to create innovative urban design solutions and concepts that identify the capacity, vision and implementation tools for underutilized pedestrian oriented places. The Archive DS Team has local and international expertise, including **Principals Mark Nickita, AIA and Dorian Moore, AIA** are licensed architects and have designed and built numerous buildings that have assisted in reestablishing, urban, walkable streets, blocks and districts in cities, specifically in Detroit. Additionally, the firm understands the complex considerations of building structures, which include zoning and planning approvals, construction issues and budgets.

Ben Rosenzweig

INDIGO CENTERS – REALTY



Ben is an accomplished real estate professional with 7 years in the commercial real estate business. Ben's experience in the retail business speaks for itself. He has generated over **\$20 million dollars in business** for his clients, and received **CoStar's Power Broker award in 2013, 2014 and 2015**. Ben assists property owners that are frustrated with the lack of qualified leasing and selling prospects in the market, and who are worried about ensuring enough *qualified* people are seeing their property. Ben helps business owners who are concerned about making the right site selection and are anxious about getting the best opportunity with a landlord. He also aids buyers and investors who are tired of sifting through piles of properties they cannot, or will not buy and who need someone who can help them turn opportunities into closings. Over the last 5 years Ben has concentrated on the resurgence within the City of Detroit. His deals range from Dollar General in the neighborhoods of Detroit, to retail and mixed-use redevelopment transactions in the 7.2. A few examples include the acquisition and soon-to-be redevelopment of B. Siegel Building at the southeast corner of Seven Mile Road and Livernois, as well as the Iconic Detroit building at Cass and Peterboro in Midtown. Iconic Detroit includes **Iconic Detroit Tattoo, 8 Degrees Plato, The Peterboro and The Downtown Detroit Bike Shop**. Ben did the acquisition and leasing for the entire project. Additional recent transactions include **Which Wich at the Penobscott building, MarxModa at 751 Griswold, Level One Bank and Painting with a Twist at 1420 Washington**, and many more developments and leases.

David Kraus

RESTAURANTEUR



Although born in New York City, David grew up in southeast Michigan fully inculcated in the food and beverage industry. His family owned business provided food flavorings for manufacturing dairy and culinary products. In addition to developing his palate in the family, David started working in restaurants immediately after his 14th birthday, a journey that continues over 30 years later. David studied social sciences and food marketing at Michigan State University. Furthering his education, he attended the Epicurean Culinary School in Los Angeles as well as the Penn State University Ice Cream Short course. David's experience spans every aspect of restaurant and bar operations, from chef to ownership to management. As GM of **Monsoon in Chicago**, both the restaurant and his wine program received huge notoriety including Bon Appetit's best new ethnic restaurant and Esquire's best new restaurants in America. In 2005, David opened **Parlor in Chicago**, receiving numerous accolades and awards both locally and nationally. It was the beginning of the neighborhood gastropub concept, and Parlor was on the cutting edge nationally. Utilizing the highest quality local products and training professional staff at the highest levels has since been David's calling card. In 2010, after working with a restaurant group in NYC, David helped expand their brand to Sint Maarten N.A.. For the past 6 years, David has been providing consulting for independent restaurants around the country and the globe. In 2014, he provided opening management and consultation to **smoke.oil.salt.**, a nationally recognized Spanish restaurant in Los Angeles. Most recently, he finished consulting on opening **Shibumi in downtown LA**, a food and beverage experience bringing diners to traditional pre-sushi era Japan through a handful of globally respected chefs and beverage professionals. Both LA openings received national praise including the limited and highly coveted reviews from Los Angeles Times food critic Jonathan Gold.



Studio H2G

Second and Third Floor Commercial Space & First Floor Joint Venture with Renowned Mediterranean Restaurant from Birmingham



Studio|H2G shares with its partners a passion for design. As retail designers, consumers are challenging us to be smarter, better organized, more confident and responsive to their needs and desires as their tastes and technologies change at an unprecedented pace. We strongly believe in genuine collaboration to develop lasting, valuable and meaningful relationships with you, our client-partners. We utilize the iterative development model early in the process. It enables us to respond to new imperatives and contribute to innovative solutions in real time. As a result, collaboration within the team is optimized, ensuring work that demonstrates creative coherence and design integrity; work of enduring value. The key to your success is simple: we include you in the process! Your critical thinking has high value for us; no one knows your business better than you. Your participation and integration in the heads together process is paramount to your success. Challenging convention through genuine interaction has proven to deliver solutions for you, the brand owner. Today's hyper-competitive retail landscape demands fresh thinking, integrated resources and effective organization. Studio|H2G provides end to end design services from applied strategy analysis and prototyping through rollout and implementation management. We have been honored with top awards, but we prefer the deeper satisfaction that comes from continuing relationships with forward thinking retailers.

Project Description

Concept

The vision of BASCO is to breathe life back into the historic district located on the single city block along Broadway Avenue between Gratiot and East Grand River in downtown Detroit. During the 1800s, the area was once a commercial center catering to many trades including florist, fashionable clothiers, hairdressers, barber shops, and many other boutique shops and eateries. BASCO plans to recreate and return Broadway Street to its former glory with the introduction of **“The Lofts on Broadway”**. Broadway Street is one of the finest locations in downtown Detroit. The project is in walking distance to Ford Field, Comerica Park, the Greektown Casino, Paradise Valley, Campus Martius Park, the Opera House, The Belt and the Gem Theatre. Being in a vibrant area of the city, it’s in the mix of many restaurants and evening spots popular within the city.

BASCO proposes to combine the Development Parcels of **1326 & 1332 Broadway**, along with the already owned parcel of **1322 Broadway**, to create a single property. The proposal also includes the addition of two levels on top of the existing building to provide additional square footage. The vision is to create one unique property with the three individual buildings. The proposal will include two ground level restaurants, both opening up onto Broadway Street, as well as the activated alley behind the properties. The proposal will also include creative office space on the second and third floors. The remaining space of the second and third floors, along with the addition of the fourth and fifth floors, will be converted into **30 premium lofts, 6 of which will be set aside for affordability**. The loft units will be marketed to young professionals, downsizing retirees and small families who want all the advantages of urban living with first class amenities. BASCO has further made arrangements with EZ Parking at a nearby parking lot on the same street for the parking convenience for the residents of The Lofts on Broadway.



Development Plans

BASCO's vision is to restore the historic facades of each property in order to keep the charm and unique characteristics, but unifying the properties with a modern two level addition on top of the properties, spanning the full length. The addition will take into consideration the building sight lines, in order to utilize historic tax credits. Unifying the three separate parcels and adding two additional stories will create a **47,000 square foot property**.

The ground floor of the property will become two separate restaurants. Broadway Avenue will serve as the primary entrance to these retail spaces, which will also have secondary entrances from the activated alleyway via operable garage doors, allowing for a café style atmosphere to spill over into the alley. The first floor will also serve as the main entrance for the residential lofts and the creative commercial space by a new lobby created in 1326 Broadway as well all new stairwell, elevator shaft and elevator. There will also be a second stairwell along the north wall in 1332 Broadway. This configuration, not only will create proper access and egress to the lofts and commercial spaces on the upper floors, but also allow for more useable retail spaces for our two restaurant tenants already in place. One restaurant will be 4,706 sq. ft to be operated by renowned chef David Krause and the other 3,028 sq. ft space to be jointly operated by a known Birmingham restaurateur and Studio H2G.

The second and third floors in 1322 Broadway will be converted into a two-level creative, commercial office space, with high ceiling, concert floors, pendant lighting, floor to ceiling windows, an interior spiral staircase, and balconies. This exciting space will be the new 6,000 sq. ft home of Studio H2G.

The remaining spaces on the second and third floors, along with the additions of the fourth and fifth floors, will be converted into **30 premium lofts**. The lofts will be split into 10 studios, 12 one-bedrooms, and 8 two-bedrooms. Of those 30 units, 6 will be set aside for low-income households. The units will include amenities that are important to our target market segment. Amenities will include high ceilings, exposed brick walls, hardwood floors, stainless steel appliances, granite countertops, ceramic tile backsplashes, walk-in closets, in-unit washer and dryer, subway tiled bathrooms, wireless internet, and balconies.

If we are successful in being awarded the project, we intend on incorporating into our current development team, Detroit based contractors, sub-contractors, suppliers as well as hiring Detroit residents in accordance with City of Detroit Executive Orders 2014-14 and 2014-5 as it has been implementing the same in its other Detroit project BASCO enjoys great local business relationships and a track record with utilizing Detroit headquartered and Detroit based vendors as well as active participation in DEGC's D2D program and City Council sponsored Skill Trades Task Force. On our most current Detroit real estate

development projects (607 Griswold & 751 Griswold), **roughly 65%** of the project work is going to Detroit companies. It is our intention to continue this level of Detroit vendor utilization on the 1326 & 1332 Broadway project.

BASCO also has ongoing relationships with MEDC, DEGC, City of Detroit, Invest Detroit and SHPO, which have procured, in assistance to our other projects, Historic tax Credits, CRP Grants and loans, Brownfield Tax Increment Financing, OPRA and Commercial Rehabilitation Tax Abetment and subordinated debt financing. We are well versed in navigating through these programs and intend on tapping into these resources and avenues of assistance to ensure the success of 1326 & 1332 Broadway.

The project will take 24 months to complete and will cost \$11 million, including purchase price.

Exterior Rendering - Front View

(Please See Attached)



HARVARD SQUARE CENTRAL

FINE BAR

BLACK BOUGH

MUS... OUT

MUS... OUT

Exterior Rendering - Alley View

(Please See Attached)



BAR

SAMMIE'S
BARBQ
BEER



Elevations

(Please See Attached)



Floor Plans

(Please See Attached)



0 1 5 10 SCALE





SECOND/ THIRD FLOOR PLAN



FOURTH/ FIFTH FLOOR PLAN

0 1 5 10 SCALE



Proposed Use

David Kraus Restaurant

- a) Restaurant and retail beer/wine store operated and owned by David Kraus
- b) See attached LOI and project description.
- c) 4706 square feet on the ground floor of the left half of the property

H2G Showcase Restaurant

- a) H2G will partner with a well-known Birmingham restaurateur
- b) See attached LOI and project description
- c) 3028 square feet on the ground floor of the right half of the property

Studio H2G

- a) Studio H2G owned and operated by Nick Giammarco
- b) See attached LOI and project description
- c) 6000 square feet split between the second and third floors of the right half of the property

Lofts on Broadway

- a) Lofts on Broadway owned and managed by BASCO Management
- b) See attached management agreement
- c) 27000 square feet spread across 30 residential lofts including studios, one bedrooms, and two bedrooms. The lofts will occupy the remaining space of the second and third floors, along with the whole fourth and fifth floors.

Overall Site

BASCO owns the parcel next door at 1322 Broadway as well as other interests in the area. Hence our goals are to think on a broader level than just the buildings in question. We are dedicated to the overall viability of Detroit's core and neighborhoods. As a historic downtown, Detroit had always been established place for people. Although neglected in the recent past, it is a unique center, that should be a draw for commerce, shopping, entertainment, recreation and events. With a goal of creating a stronger pedestrian-oriented place for the overall downtown district, there are numerous initiatives to consider. One of these is the recognition that individual buildings can become critical contributors for the future success of the core district and its adjacent areas. Each structure works together with others to create a stronger urban block. And then each block, if collectively activated, can work as a unit with adjacent city blocks to strengthen the overall district. The proposed outcome will not only create a more people-friendly, walkable downtown environment but also one that will encourage increased economic development. Additionally, in order to fully activate an urban district, the public space around these blocks should be seen as important elements that knit the buildings together, creating a network which allows multiple structures to work together. That network can then provide direct linkages to public space and parks, further enhancing the value of each individual structure.

Therefore, it is important to identify each redevelopment property as a piece of a bigger pie. Every project becomes a contributor to the downtown redevelopment strategy and a catalyst project. The development and physical enhancement of existing structures and their adjacent public spaces are critical assets and key participants in achieving the goal of creating the synergy needed to establish a healthy and noteworthy urban district. These are significant steps that will assist in moving Downtown Detroit from its current level of activity and success to a stronger position.

We see 1322,1326 and 1332 Broadway Street, a block of structures, as three historic elements of the city that have the ability, when fully reengaged, to become significant contributors to the synergy of the Broadway Street mixed-use district. This multi-block area, from Grand Circus Park to Gratiot Avenue, is a critical component within the downtown Detroit district and stands as an important identifiable place. Additionally, the opportunity for the three building redevelopment to be a linking element for nearby projects and districts is substantive. The Lower Woodward Avenue district, The Paradise Valley District and the Grand Circus Park/Madison Avenue Entertainment District are significant adjacencies to the Broadway street District. The street as well as the redeveloped alley behind the three buildings, will collectively assist in making a strong, pedestrian-oriented multi-block area in downtown.

As this unique and distinctive urban conglomeration comes together, and becomes a fully functioning physical and economic unit, the Broadway Block redevelopment will have a catalytic effect on the Greater Downtown and the City beyond.

Financing and Financing Capacity

BASCO also has ongoing relationships with MEDC, DEGC, City of Detroit, Invest Detroit and SHPO, which have procured in assistance to our other projects, Historic tax Credits, CRP Grants and loans, Brownfield Tax Increment Financing, OPRA and Commercial Rehabilitation Tax Abetment and subordinated debt. As well as relationships with traditional lenders as well as such entities such as LISK and Capital Impact Partners. We are well versed in navigating through these programs and intend on tapping into all resources and avenues to ensure the success of The Lofts on Broadway. Please see the attached Basco Financials and LOI's from lenders willing to finance the project.

Preliminary Financial Sources and Uses

Sources & Uses of Capital Statement				
Uses		\$/SQFT	TOTAL%	TOTAL \$
	Acquisition	34.04	15%	\$ 1,600,000
	Hard Cost	157.86	67%	\$ 7,419,607
	Soft Cost	30.85	13%	\$ 1,450,000
	Financing Costs	11.81	5%	\$ 555,000
	Total	234.56	100%	\$ 11,024,607
Total Uses of Capital		234.56		\$ 11,024,607
Capital			TOTAL%	TOTAL \$
	Equity		21%	\$ 2,350,000
	Permanent Financing		54%	\$ 5,898,911
	Historic Tax Credits		11%	\$ 1,171,476
	MEDC Grant		9%	\$ 1,000,000
	Subordinate Debt		5%	\$ 604,220
	Total		100%	\$ 11,024,607
Total Sources of Capital			100%	\$ 11,024,607

Detailed Development Budget

Description	Equipment and Labor Dollars
Civil / Structural / Mechanical	
Alley way and sitework	\$ 300,000
Demolition and remediation	\$ 300,000
Concrete	\$ 45,000
Masonry tuckpointing and elevator shaft	\$ 260,000
Steel structure addition and panels	\$ 1,400,000
Rough Carpentry	\$ 122,039
Carpentry	\$ 329,284
Interior Carpentry	\$ 128,000
Cabinetry	\$ 220,900
Doors & Hardware	\$ 112,980
Doors & Hardware Install	\$ 112,980
Roof	\$ 117,351
Glass & Glazing	\$ 389,029
Painting	\$ 69,860
Flooring	\$ 133,000
Elevator	\$ 300,000
Plumbing	\$ 217,000
Fire Suppression	\$ 180,000
HVAC	\$ 296,000
Electrical	\$ 481,600
Fire Alarm	\$ 140,000
Tenant buildout and loby finishes	\$ 177,000
Subtotal Hard Cost	\$ 5,832,022
Contingency 10%	\$ 547,443
General Conditions	\$ 437,954
Permits & Fees 3%	\$ 164,233
OH&P 8%	\$ 437,954
Subtotal Soft Cost	\$ 1,587,585
Grand Total	\$ 7,419,607
Price /S.F.	\$ 161.30

Pro forma

(Please see attached pro forma)

Qualifications and Experience

Statement of Qualifications

BASCO was founded in 2000 by Roger Basmajian. It began as an investment and development company with a target of creating walk-able downtown districts in metro Detroit communities. The focus was to redevelop often neglected or underutilized buildings with new and creative uses that complimented one another. Ferndale and Royal Oak were the communities we initially focused on, realizing early on that the creative young wanted to live in vibrant cities and neighborhoods and not suburbs. These two communities offered the next best thing to an urban setting at the time. Since our launch, we have developed over 100,000 sq. feet of retail, mixed use and office in those two communities alone.

BASCO was instrumental in redeveloping downtown Ferndale into the hot spot it is today. BASCO began purchasing properties in 2003 when vacancy in the downtown Ferndale was 40%. BASCO also convinced Buffalo Wild Wings to open up in Ferndale, when all along Royal Oak was the operator's choice. BASCO is selective with tenants to insure an eclectic mix of complimentary business and uses. This at times meant passing up on tenants that did not fit the vision and quick monetary gain, but insured the success of the neighborhood as a whole. BASCO has always demonstrated creativity and flexibility in thinking outside the box to complete projects, including cooperating with neighbors, the DDA, other governmental authorities and agencies and the community to assure success of not only the project at hand but the entire neighborhood.

BASCO is now making a significant and focused investment in Downtown Detroit. We are currently in the process of redeveloping and marketing nine unique properties in and around Downtown Detroit; 751 Griswold, 607 Shelby, 220 W. Congress, 1322 Broadway, 44 Michigan Avenue, 1304 Woodbridge, 3000 Jefferson, and 1320-1364 Michigan Avenue - consisting of over a 350,000 square feet in total. BASCO has always been focused on creation and ongoing management of redevelopment/reuse projects as well as historic restoration- we invest in the true sense of the word. The company has grown over the years and is well versed in handling the complexities of large development, including navigating though governmental programs and reporting, complex financing stacks, coordination with tenants, contractors, subcontractors, local authorities and all aspects of development. The company currently controls assets worth over 40 million dollars and there are no pending or active litigations against our company or its officers and owners.

BASCO has been growing its Detroit based team and always adding on new talent, such as our new projects administrator, Darwyn Parks, who comes with extensive years of large project management, we feel very qualified to deliver the 1326 & 1332 Broadway development project as intended, and consistent with the City of Detroit and the DDA's goals for the Broadway Entertainment district.

Please see on the following pages, profiles of some of our relevant previous, in-progress, and planned real estate development projects:



751 Griswold

Basco is currently finishing its redevelopment project 751 Griswold in downtown Detroit. The property was originally a 27,000 sq. ft. bank building designed by Albert Kahn in 1924. Up until BASCO's acquisition, the property had been vacant since 1999 and heavily vandalized and distressed.

Soon, this historic building will begin its second life as "The 751" and the new headquarters to Marxmoda, a leader in the office furniture market. Basco spent enormous time to find the right tenant for this building and the fact that such a renowned company will now be bringing jobs to Detroit and call Detroit its headquarters is a win for all Detroiters. Marxmoda will occupy the full building and house its showroom on the first floor and its offices on the upper floors. The project is to be completed by first quarter of 2017.

BASCO has secured historic tax credits, OPRA tax abatement, and a Michigan CRP grant to assist on the project. The financing is being handled by The State Bank. The renovation consists of limestone façade restorations, complete restoration of the decorative window ironwork as well as a new more efficient curtain wall system behind the old, teardown and rebuilding of the sidewalk vaults, all new mechanicals, new elevator, new plumbing and electrical as well as all new state of the art interior finishes and the restoration of the building's beautiful plaster ceiling. The project began late 2015 and is to be completed by first quarter of 2017. BASCO and the project created over 80 new construction jobs, plus over 50 new permanent jobs for the employees of MarxModa. The total project cost is \$7 million.

Roger Basmajian, along with the BASCO development team, head the project at The 751. The team also consists of Mike Kirk from Neumann Smith Architects, David Pryzgoda from D&S Contractors, Krieger-Klatt architects, and JRED engineering. Along with the contracting team, BASCO is committed to following Executive Orders Number 2014-4 & 2014-5, hiring 51% or more of the

construction team to be Detroit-based employees as well as giving preferential hiring to Detroit contractors and sub-contractors.





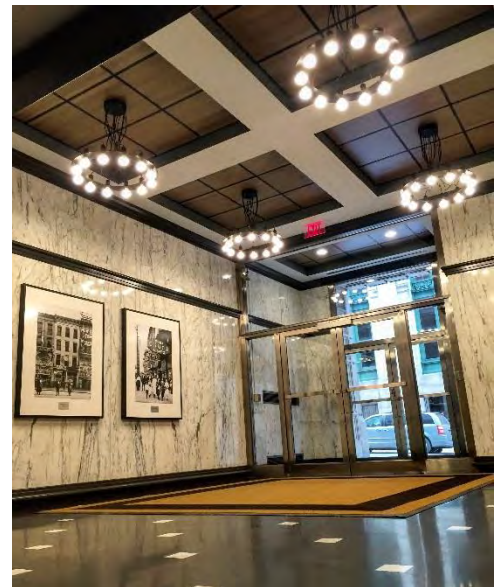
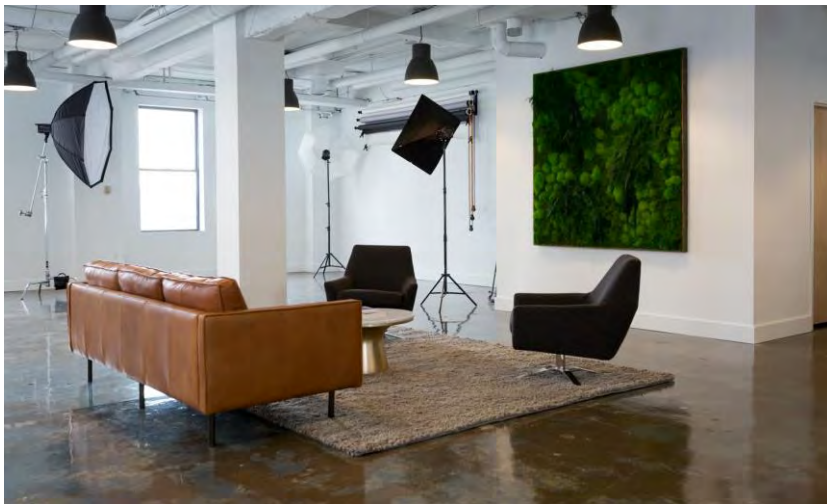
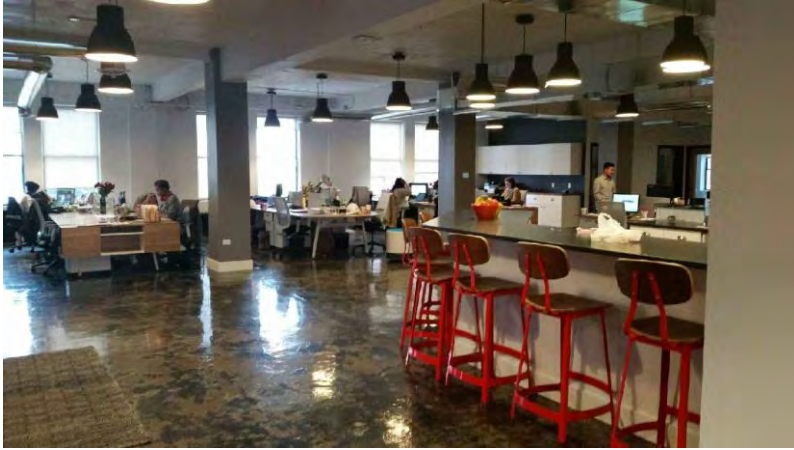
607 Shelby

Basco is also redeveloping 607 Shelby Street in downtown Detroit. “The 607” is approximately 50,000 sq. ft. and was originally built in 1925. This beautiful building is faced with Indiana limestone, with neoclassical and renaissance revival design style and is being repositioned as a boutique office building with first rate amenities and ground floor restaurants. The total project cost is \$6 million.

The building was purchased in 2014 and renovations and updates began almost immediately, with a project end date end of 2016. Complete floor renovations have already drawn the attention of new tenants, bringing companies and business to Detroit. The building is now the new home of international PR firm, “Finn Partners”. The imaginative minds of “Green Sky Creative” and “AMBR Detroit” also call The 607 home, as well as PM environmental, to mention a few. These all are companies that either had a very small or no presence in Detroit, prior to this. The project created over 50 new construction jobs and over 50 new permanent jobs for all the employees of the new companies coming into the building.

BASCO secured Brownfield Tax Credits and Commercial Rehabilitation Tax Abatement to help assist the project. Financing is in place with Stancorp and Michigan Investment Group. Construction began last year going from floor to floor, upgrading and repairing the HVAC systems, elevator upgrades, façade restorations, new windows, restoration of the bridge, new roof, all new interiors and finishes, as well as addition of green components throughout the facility.

Roger Basmajian and the BASCO management team, head the development at The 607. The team also includes Devan Anderson and Carl Bolofer of Hamilton Anderson architects, Leon Petty of Go Green Contractors, Debra and Pat Arlington of Arlington Construction Services, Darnell Clark Maintenance Services, as well as other Detroit based contractors and subcontractors as well following executive Orders 2014-4 & 2014-5.



Reference Page

- **751 Griswold**
 - Mike Kirk
 - Neumann Smith Architects
 - 1500 Woodward Ave #300, Detroit, MI 48226
 - 248-352-8310
 - mkirk@neumannsmith.com
- **607 Shelby**
 - Devan Anderson
 - Hamilton Anderson Architects
 - 1435 Randolph Street #200
 - 313-964-0270
 - danderson@hamilton-anderson.com

Development Purchase Price and Schedule of Completion

- Eight hundred thousand (800,000) dollars cash
- As-is purchase
- No due-diligence period required and no contingencies
- Close at the convenience of DDA's timelines
- Twenty-four (24) month schedule from development agreement, predevelopment, design, construction to completion and move in (see attached schedule)

Technical Preservation Services



[Home](#) > [The Standards](#) > [Applying the Standards for Rehabilitation](#) > Cumulative Effect and Historic Character

Cumulative Effect and Historic Character

This guidance is particularly useful for applicants who are planning rehabilitation projects using the [Historic Preservation Tax Incentives](#).

[Standards for Rehabilitation](#)

[Applying the Standards for Rehabilitation](#)

[Guidelines for Rehabilitating Historic Buildings](#)

[Guidelines on Sustainability](#)

[Guidelines on Flood Adaptation for Rehabilitating Historic Buildings](#)

[Interpreting the Standards Bulletins](#)

[Planning Successful Rehabilitation Projects](#)

[Incentives](#)

A project meets the Standards when the overall effect of all work is consistent with the property's historic character.

The goal of the Historic Preservation Tax Incentives program is the rehabilitation and successful reuse of historic properties. Program regulations define rehabilitation as “the process of returning a building or buildings to a state of utility, through repair or alteration, which makes possible an efficient use while preserving those portions and features of the building and its site and environment which are significant to its historic, architectural, and cultural values as determined by the Secretary [of the Interior].” ([36 CFR 67.2\(b\)](#)). This accommodation of change is basic to the process of rehabilitation and distinguishes it from restoration. It is the owner's choice as to what or how much work will be undertaken in a project. There is no requirement that missing historic features be restored, that intrusive or incompatible additions be removed, or that insensitive, non-historic changes be reversed.

A project meets the Standards when the overall effect of all work on the property is one of consistency with the property's historic character. The Guidelines for Rehabilitating Historic Buildings are intended to assist in applying the Standards, but they are not codified as program requirements. Divided into “Recommended” and “Not Recommended” treatments, the Guidelines are designed to assist building owners in planning rehabilitation projects that meet the Standards. Each property exhibits a unique set of conditions; thus, the evaluation of any single aspect of the proposed work can only be made in the context of those conditions and all the other work that constitutes the project. In some cases, a single aspect of a project may not be consistent with recommendations found in the Guidelines, yet its impact on the character of the property as a whole is small enough that the overall project meets the Standards. In other cases, similar work, in combination with numerous other treatments not recommended by the Guidelines, can contribute to a project not meeting the Standards.

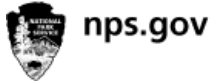
The amount of change to features and spaces that can be accommodated within the Standards will vary according to the roles they play in establishing the character of the property. The Standards use language such as “distinctive feature” and “spaces that characterize a property,” suggesting that all features and spaces do not carry equal weight in determining the character of an historic property. This does not mean that features and spaces fit into absolute categories of either “character-defining” or not. Rather, the components of a property can be seen as falling into a continuum of importance.

The more important a feature or space is to the historic character of a property, the less it can be changed without damaging the character as a whole. On the other hand, aspects less critical to the historic character may be altered more substantially with less effect

on the character of the building as a whole. However, even when the features being changed are minor, changes that are too numerous or radical can in some instances alter the overall character of the building.

Similarly, features and spaces that have been so substantially changed outside the period of significance or are so severely deteriorated as no longer to convey historic character can be more readily altered than those aspects of a property that retain a high degree of integrity. Historic character, however, is not readily lost through deterioration, and most deteriorated historic features must be replaced to match when they are beyond repair.

Determination that a project meets the Standards is based on the **cumulative effect** of all the work in the context of the specific existing conditions, evaluated through the professional review of the State Historic Preservation Office and the National Park Service.



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PRESERVATION BRIEFS

14 New Exterior Additions to Historic Buildings: Preservation Concerns

Anne E. Grimmer and Kay D. Weeks

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A new exterior addition to a historic building should be considered in a rehabilitation project only after determining that requirements for the new or adaptive use cannot be successfully met by altering non-significant interior spaces. If the new use cannot be accommodated in this way, then an exterior addition may be an acceptable alternative. Rehabilitation as a treatment "is defined as the act or process of making possible a compatible use for a property through repair, alterations, and *additions* while preserving those portions or features which convey its historical, cultural, or architectural values."

The topic of new additions, including rooftop additions, to historic buildings comes up frequently, especially as it relates to rehabilitation projects. It is often discussed and it is the subject of concern, consternation, considerable disagreement and confusion. Can, in certain instances, a historic building be enlarged for a new use without destroying its historic character? And, just what is significant about each particular historic building that should be preserved? Finally, what kind of new construction is appropriate to the historic building?

The vast amount of literature on the subject of additions to historic buildings reflects widespread interest as well as divergence of opinion. New additions have been discussed by historians within a social and political framework; by architects and architectural historians in terms of construction technology and style; and by urban planners as successful or unsuccessful contextual design. However, within the historic preservation and rehabilitation programs of the National Park Service, the focus on new additions is to ensure that they preserve the character of historic buildings.



Detail of new addition shown in Figure 4. Photo: © Maxwell MacKenzie.



Figure 1. The addition to the right with its connecting hyphen is compatible with the Collegiate Gothic-style library. The addition is set back from the front of the library and uses the same materials and a simplified design that references, but does not copy, the historic building. Photo: David Wakely Photography.

Most historic districts or neighborhoods are listed in the National Register of Historic Places for their significance within a particular time frame. This period of significance of historic districts as well as individually-listed properties may sometimes lead to a misunderstanding that inclusion in the National Register may prohibit any physical change outside of a certain historical period—particularly in the form of exterior additions. National Register listing does not mean that a building or district is frozen in time and that no change can be made without compromising the historical significance. It does mean, however, that a new addition to a historic building should preserve its historic character.

Guidance on New Additions

To meet Standard 1 of the *Secretary of the Interior's Standards for Rehabilitation*, which states that “a property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment,” it must be determined whether a historic building can accommodate a new addition. Before expanding the building’s footprint, consideration should first be given to incorporating changes—such as code upgrades or spatial needs for a new use—within secondary areas of the historic building. However, this is not always possible and, after such an evaluation, the conclusion may be that an addition is required, particularly if it is needed to avoid modifications to character-defining interior spaces. An addition should be designed to be compatible with the historic character of the building and, thus, meet the *Standards for Rehabilitation*. Standards 9 and 10 apply specifically to new additions:

(9) “New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”

(10) "New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

The subject of new additions is important because a new addition to a historic building has the potential to change its historic character as well as to damage and destroy significant historic materials and features. A new addition also has the potential to confuse the public and to make it difficult or impossible to differentiate the old from the new or to recognize what part of the historic building is genuinely historic.

The intent of this Preservation Brief is to provide guidance to owners, architects and developers on how to design a compatible new addition, including a rooftop addition, to a historic building. A new addition to a historic building should preserve the building's historic character. To accomplish this and meet the *Secretary of the Interior's Standards for Rehabilitation*, a new addition should:

- Preserve significant historic materials, features and form;
- Be compatible; and
- Be differentiated from the historic building.

Every historic building is different and each rehabilitation project is unique. Therefore, the guidance offered here is not specific, but general, so that it can be applied to a wide variety of building types and situations. To assist in interpreting this guidance, illustrations of a variety of new additions are provided. Good examples, as well as some that do not meet the Standards, are included to further help explain and clarify what is a compatible new addition that preserves the character of the historic building.

Preserve Significant Historic Materials, Features and Form

Attaching a new exterior addition usually involves some degree of material loss to an external wall of a historic building, but it should be minimized. Damaging or destroying significant materials and craftsmanship should be avoided, as much as possible.

Generally speaking, preservation of historic buildings inherently implies minimal change to primary or "public" elevations and, of course, interior features as well. Exterior features that distinguish one historic building or a row of buildings and which can be seen from a public right of way, such as a street or sidewalk, are most likely to be the most significant. These can include many different elements, such as: window patterns, window hoods or shutters; porticoes, entrances and doorways; roof shapes, cornices and decorative moldings; or commercial storefronts with their special detailing, signs and glazing patterns. Beyond a single building, entire blocks of urban or residential structures are often closely related architecturally by their materials, detailing, form and alignment. Because significant materials and features should be preserved, not damaged or hidden, the first place to consider placing a new addition is in a location where the least amount of historic material and character-defining features will be lost. In most cases, this will be on a secondary side or rear elevation.

One way to reduce overall material loss when constructing a new addition is simply to keep the addition smaller in proportion to the size of the historic building. Limiting the size and number of openings between old and new by utilizing existing doors or enlarging windows also helps to minimize loss. An often successful way to accomplish this is to link the



Figure 2. The new section on the right is appropriately scaled and reflects the design of the historic Art Deco-style hotel. The apparent separation created by the recessed connector also enables the addition to be viewed as an individual building.



Figure 3. The red and buff-colored parking addition with a rooftop playground is compatible with the early-20th century school as well as with the neighborhood in which it also serves as infill in the urban setting.



Figure 4. This glass and brick structure is a harmonious addition set back and connected to the rear of the Colonial Revival-style brick house. Cunningham/Quill Architects. Photos: © Maxwell MacKenzie.

addition to the historic building by means of a hyphen or connector. A connector provides a physical link while visually separating the old and new, and the connecting passageway penetrates and removes only a small portion of the historic wall. A new addition that will abut the historic building along an entire elevation or wrap around a side and rear elevation, will likely integrate the historic and the new interiors, and thus result in a high degree of loss of form and exterior walls, as well as significant alteration of interior spaces and features, and will not meet the Standards.

Compatible but Differentiated Design

In accordance with the Standards, a new addition must preserve the building's historic character and, in order to do that, it must be differentiated, but compatible, with the historic building. A new addition must retain the essential form and integrity of the historic property. Keeping the addition smaller, limiting the removal of historic materials by linking the addition with a hyphen, and locating the new addition at the rear or on an inconspicuous side elevation of a historic building are techniques discussed previously that can help to accomplish this.

Rather than differentiating between old and new, it might seem more in keeping with the historic character simply to repeat the historic form, material, features and detailing in a new addition. However,

when the new work is highly replicative and indistinguishable from the old in appearance, it may no longer be possible to identify the "real" historic building. Conversely, the treatment of the addition should not be so different that it becomes the primary focus. The difference may be subtle, but it must be clear. A new addition to a historic building should protect those visual qualities that make the building eligible for listing in the National Register of Historic Places.

The National Park Service policy concerning new additions to historic buildings, which was adopted in 1967, is not unique. It is an outgrowth and continuation of a general philosophical approach to change first expressed by John Ruskin in England in the 1850s, formalized by William Morris in the founding of the Society for the Protection of Ancient Buildings in 1877, expanded by the Society in 1924 and, finally, reiterated in the 1964 Venice Charter—a document that continues to be followed by the national committees of the International Council on Monuments and Sites (ICOMOS). The 1967 *Administrative Policies for Historical Areas of the National Park System* direct that "...a modern addition should be readily distinguishable from the older work; however, the new work should be harmonious with the old in scale, proportion, materials, and color. Such additions should be as inconspicuous as possible from the public view." As a logical evolution from these Policies specifically for National Park Service-owned historic structures, the 1977 *Secretary of the Interior's Standards for Rehabilitation*, which may be applied to **all** historic buildings listed in, or eligible for listing in the National Register, also state that "the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

Preserve Historic Character

The goal, of course, is a new addition that preserves the building's historic character. The historic character of each building may be different, but the methodology of establishing it remains the same. Knowing the uses and functions a building has served over time will assist in making what is essentially a physical evaluation. But, while written and pictorial documentation can provide a framework for establishing the building's history, to a large extent the historic character is embodied in the physical aspects of the historic building itself—shape, materials, features, craftsmanship, window arrangements, colors, setting and interiors. Thus, it is important to identify the historic character before making decisions about the extent—or limitations—of change that can be made.

A new addition should always be subordinate to the historic building; it should not compete in size, scale or design with the historic building. An addition that bears no relationship to the proportions and massing of the historic building—in other words, one that

overpowers the historic form and changes the scale—will usually compromise the historic character as well. The appropriate size for a new addition varies from building to building; it could never be stated in a square or cubic footage ratio, but the historic building's existing proportions, site and setting can help set some general parameters for enlargement. Although even a small addition that is poorly designed can have an adverse impact, to some extent, there is a predictable relationship between the size of the historic resource and what is an appropriate size for a compatible new addition.

Generally, constructing the new addition on a secondary side or rear elevation—in addition to material preservation—will also preserve the historic character. Not only will the addition be less visible, but because a secondary elevation is usually simpler and less distinctive, the addition will have less of a physical and visual impact on the historic building. Such placement will help to preserve the building's historic form and relationship to its site and setting.

Historic landscape features, including distinctive grade variations, also need to be respected. Any new landscape features, including plants and trees, should be kept at a scale and density that will not interfere with understanding of the historic resource itself. A traditionally landscaped property should not be covered with large paved areas for parking which would drastically change the character of the site.

Despite the fact that in most cases it is recommended that the new addition be attached to a secondary elevation, sometimes this is not possible. There simply may not be a secondary elevation—some important freestanding buildings have significant materials and features on all sides. A structure or group of structures together with its setting (for example, a college campus) may be of such significance that any new addition would not only damage materials, but alter the buildings' relationship to each other and the setting. An addition attached to a highly-visible elevation of a historic building can radically alter the historic form or obscure features such as a decorative cornice or window ornamentation. Similarly, an addition that fills in a planned void on a highly-visible elevation (such as a U-shaped plan or a feature such as a porch) will also alter the historic form and, as a result, change the historic character. Under these circumstances, an addition would have too much of a negative impact on the historic building and it would not meet the Standards. Such situations may best be handled by constructing a separate building in a location where it will not adversely affect the historic structure and its setting.

In other instances, particularly in urban areas, there may be no other place but adjacent to the primary façade to locate an addition needed for the new use. It may be possible to design a lateral addition attached on the side that is compatible with the historic building, even though it is a highly-visible new element. Certain types of historic structures, such as

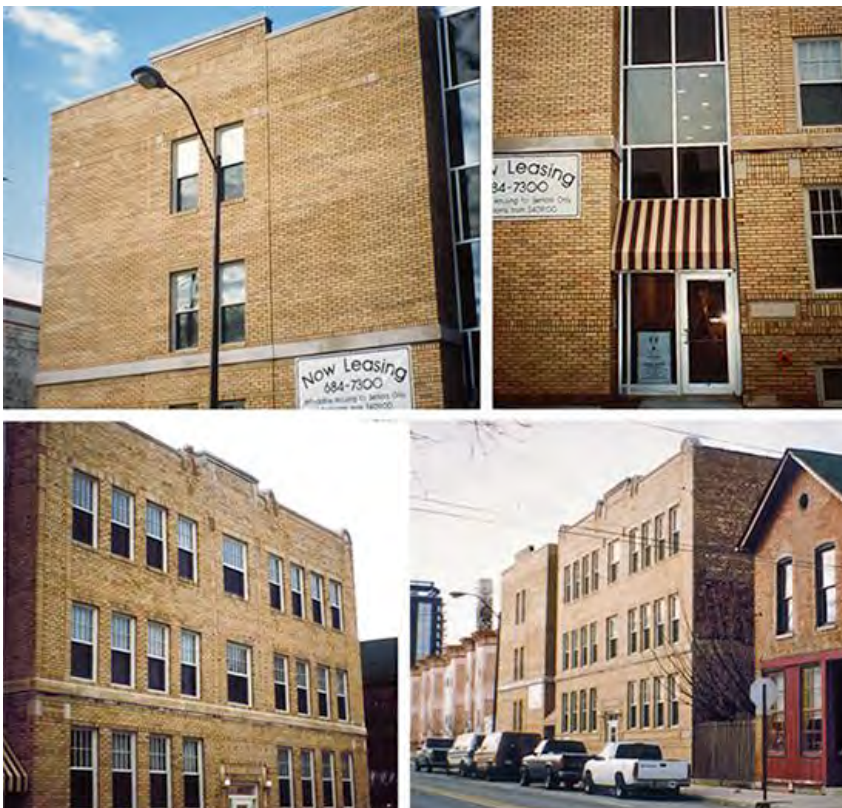


Figure 5. This addition (top left) is constructed of matching brick and attached by a recessed connector (top right) to the 1914 apartment building (bottom left). The design is compatible and the addition is smaller and subordinate to the historic building (bottom right).

government buildings, metropolitan museums, churches or libraries, may be so massive in size that a relatively large-scale addition may not compromise the historic character, provided, of course, the addition is smaller than the historic building. Occasionally, the visible size of an addition can be reduced by placing some of the spaces or support systems in a part of the structure that is underground. Large new additions may sometimes be successful if they read as a separate volume, rather than as an extension of the historic structure, although the scale, massing and proportions of the addition still need to be compatible with the historic building. However, similar expansion of smaller buildings would be dramatically out of scale. In summary, where any new addition is proposed, correctly assessing the relationship between actual size and relative scale will be a key to preserving the character of the historic building.



Figure 6. A new addition (top) is connected to the garage which separates it from the main block of the c. 1910 former florist shop (bottom). The addition is traditional in style, yet sufficiently restrained in design to distinguish it from the historic building.



Figure 7. A vacant side lot was the only place a new stair tower could be built when this 1903 theater was rehabilitated as a performing arts center. Constructed with matching materials, the stair tower is set back with a recessed connector and, despite its prominent location, it is clearly subordinate and differentiated from the historic theater.



Figure 8. The rehabilitation of this large, early-20th century warehouse (top) into affordable artists' lofts included the addition of a compatible glass and brick elevator/stair tower at the back (bottom).



Figure 9. A simple, brick stair tower replaced two non-historic additions at the rear of this 1879 school building when it was rehabilitated as a women's and children's shelter. The addition is set back and it is not visible from the front of the school.



Figure 10. The small size and the use of matching materials ensures that the new addition on the left is compatible with the historic Romanesque Revival-style building.



Figure 11. The addition to this early-20th century Gothic Revival-style church provides space for offices, a great hall for gatherings and an accessible entrance (top). The stucco finish, metal roof, narrow gables and the Gothic-arched entrance complement the architecture of the historic church. Placing the addition in back where the ground slopes away ensures that it is subordinate and minimizes its impact on the church (bottom).

Design Guidance: Compatible New Additions to Historic Buildings

There is no formula or prescription for designing a new addition that meets the Standards. A new addition to a historic building that meets the Standards can be any architectural style—traditional, contemporary or a simplified version of the historic building. However, there must be a balance between differentiation and compatibility in order to maintain the historic character and the identity of the building being enlarged. New additions that too closely resemble the historic building or are in extreme contrast to it fall short of this balance. *Inherent in all of the guidance is the concept that an addition needs to be subordinate to the historic building.*

A new addition must **preserve significant historic materials, features and form, and it must be compatible but differentiated from the historic building.** To achieve this, it is necessary to carefully consider the placement or location of the new addition, and its **size, scale and massing** when planning a new addition. To preserve a property's historic character, a new addition must be visually distinguishable from the historic building. This does not mean that the addition and the historic building should be glaringly different in terms of design, materials and other visual qualities. Instead, the new addition should take its design cues from, but not copy, the historic building.

A variety of design techniques can be effective ways to differentiate the new construction from the old, while respecting the architectural qualities and vocabulary of the historic building, including the following:

- Incorporate a simple, recessed, small-scale hyphen to physically separate the old and the new volumes or set the addition back from the wall plane(s) of the historic building.
- Avoid designs that unify the two volumes into a single architectural whole. The new addition may include simplified architectural features that reflect, but do not duplicate, similar features on the historic building. This approach will not impair the existing building's historic character as long as the new structure is subordinate in size and clearly differentiated and distinguishable so that the identity of the historic structure is not lost in a new and larger composition. The historic building must be clearly identifiable and its physical integrity must not be compromised by the new addition.
- Use building materials in the same color range or value as those of the historic building. The materials need not be the same as those on the historic building, but they should be harmonious; they should not be so different that they stand out or distract from the historic building. (Even clear glass can be as prominent as a less transparent material. Generally, glass may be most appropriate for small-scale additions, such as an entrance on a secondary elevation or a connector between an addition and the historic building.)
- Base the size, rhythm and alignment of the new addition's window and door openings on those of the historic building.
- Respect the architectural expression of the historic building type. For example, an addition to an institutional building should maintain the architectural character associated with this building type rather than using details and elements typical of residential or other building types.

These techniques are merely examples of ways to differentiate a new addition from the historic building while ensuring that the addition is compatible with it. Other ways of differentiating a new addition from the historic building may be used as long as they maintain the primacy of the historic building. Working within these basic principles still allows for a broad range of architectural expression that can range from stylistic similarity to contemporary distinction. The recommended design approach for an addition is one that neither copies the historic building exactly nor stands in stark contrast to it.



Figure 12. This 1954 synagogue (top) is accessed through a monumental entrance to the right. The new education wing (bottom) added to it features the same vertical elements and color and, even though it is quite large, its smaller scale and height ensure that it is secondary to the historic resource.



Figure 13. A glass and metal structure was constructed in the courtyard as a restaurant when this 1839 building was converted to a hotel. Although such an addition might not be appropriate in a more public location, it is compatible here in the courtyard of this historic building.



Figure 14. This glass addition was erected at the back of an 1895 former brewery during rehabilitation to provide another entrance. The addition is compatible with the plain character of this secondary elevation.

Revising an Incompatible Design for a New Addition to an Historic Building to Meet the Standards



Figure 15 (above). The rehabilitation of a c. 1930 high school auditorium for a clinic and offices proposed two additions: a one-story entrance and reception area on this elevation (a); and a four-story elevator and stair tower on another side (b). The gabled entrance (c) first proposed was not compatible with the flat-roofed auditorium and the design of the proposed stair tower (d) was also incompatible and overwhelmed the historic building. The designs were revised (e-f) resulting in new additions that meet the Standards (g-h).

Incompatible New Additions to Historic Buildings

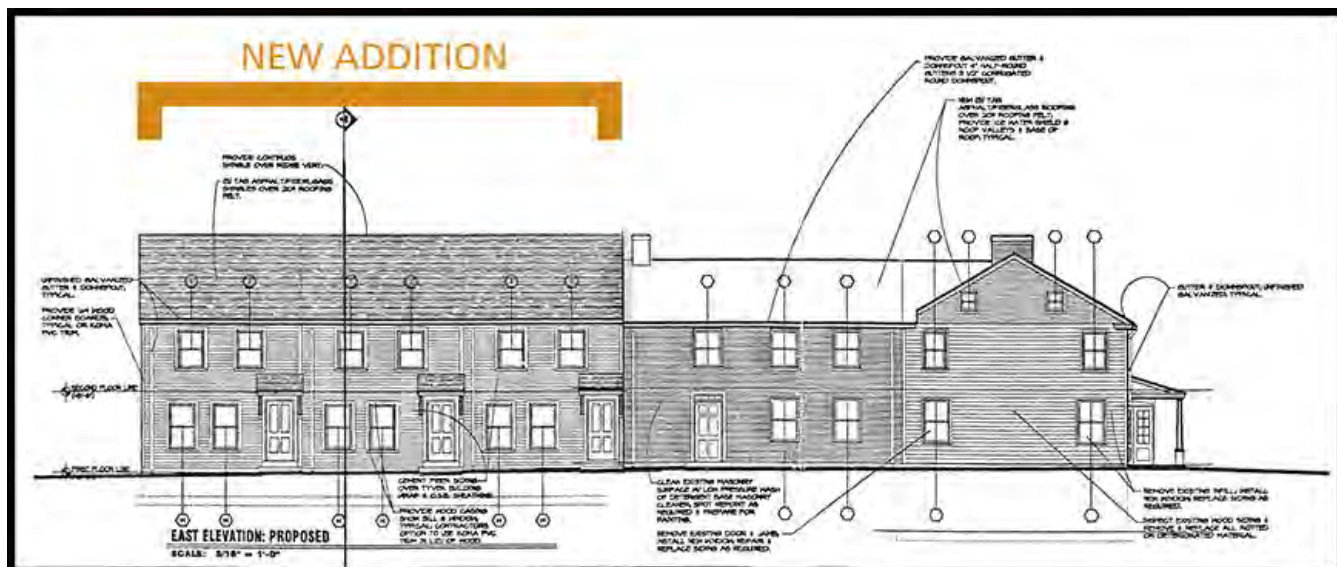


Figure 16. The proposal to add three row houses to the rear ell of this early-19th century residential property doubles its size and does not meet the Standards.



Figure 17. The small addition on the left is starkly different and it is not compatible with the eclectic, late-19th century house.



Figure 18. The expansion of a one- and one-half story historic bungalow (left) with a large two-story rear addition (right) has greatly altered and obscured its distinctive shape and form.



Figure 19. The upper two floors of this early-20th century office building were part of the original design, but were not built. During rehabilitation, the two stories were finally constructed. This treatment does not meet the Standards because the addition has given the building an appearance it never had historically.



Figure 20. The height, as well as the design, of these two-story rooftop additions overwhelms the two-story and the one-story, low-rise historic buildings.

New Additions in Densely-Built Environments

In built-up urban areas, locating a new addition on a less visible side or rear elevation may not be possible simply because there is no available space. In this instance, there may be alternative ways to help preserve the historic character. One approach when connecting a new addition to a historic building on a primary elevation is to use a hyphen to separate them. A subtle variation in material, detailing and color may also provide the degree of differentiation necessary to avoid changing the essential proportions and character of the historic building.

A densely-built neighborhood such as a downtown commercial core offers a particular opportunity to design an addition that will have a minimal impact on the historic building. Often the site for such an addition is a vacant lot where another building formerly stood. Treating the addition as a separate or infill building may be the best approach when designing an addition that will have the least impact on the historic building and the district. In these instances there may be no need for a direct visual link to the historic building. Height and setback from the street should generally be consistent with those of the historic building and other surrounding buildings in the district. Thus, in most urban commercial areas the addition should not be set back from the façade of the historic building. A tight urban setting may sometimes even accommodate a larger addition if the primary elevation is designed to give the appearance of being several buildings by breaking up the facade into elements that are consistent with the scale of the historic building and adjacent buildings.



Figure 21. Both wings of this historic L-shaped building (above, left), which fronts on two city streets, adjoined vacant lots. A two-story addition was constructed on one lot (above, middle) and a six-story addition was built on the other (above, right). Like the historic building, which has two different facades, the compatible new additions are also different and appear to be separate structures rather than part of the historic building.



Figure 22. The proposed new addition is compatible with the historic buildings that remain on the block. Its design with multiple storefronts helps break up the mass.

Rooftop Additions

The guidance provided on designing a compatible new addition to a historic building applies equally to new rooftop additions. A rooftop addition should preserve the character of a historic building by preserving historic materials, features and form; and it should be compatible but differentiated from the historic building.

However, there are several other design principles that apply specifically to rooftop additions. Generally, a rooftop addition should not be more than one story in height to minimize its visibility and its impact on the proportion and profile of the historic building. A rooftop addition should almost always be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is free-standing or highly visible.

It is difficult, if not impossible, to minimize the impact of adding an entire new floor to relatively low buildings, such as small-scale residential or commercial structures, even if the new addition is set back from the plane of the façade. Constructing another floor on top of a small, one, two or three-story building is seldom appropriate for buildings of this size as it would measurably alter the building's proportions and profile, and negatively impact its historic character. On the other hand, a rooftop addition on an eight-story building, for example, in a historic district consisting primarily of tall buildings might not affect the historic character because the new construction may blend in with the surrounding buildings and be only minimally visible within the district. A rooftop addition in a densely-built urban area is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.

A number of methods may be used to help evaluate the effect of a proposed rooftop addition on a historic building and district, including pedestrian sight lines, three-dimensional schematics and computer-generated design. However, drawings generally do not provide a true "picture" of the appearance and visibility of a proposed rooftop addition. For this reason, it is often necessary to construct a rough, temporary, full-size or skeletal mock up of a portion of the proposed addition, which can then be photographed and evaluated from critical vantage points on surrounding streets.



Figure 23. Colored flags marking the location of a proposed penthouse addition (a) were placed on the roof to help evaluate the impact and visibility of an addition planned for this historic furniture store (b). Based on this evaluation, the addition was constructed as proposed. It is minimally visible and compatible with the 1912 structure (c). The tall parapet wall conceals the addition from the street below (d).

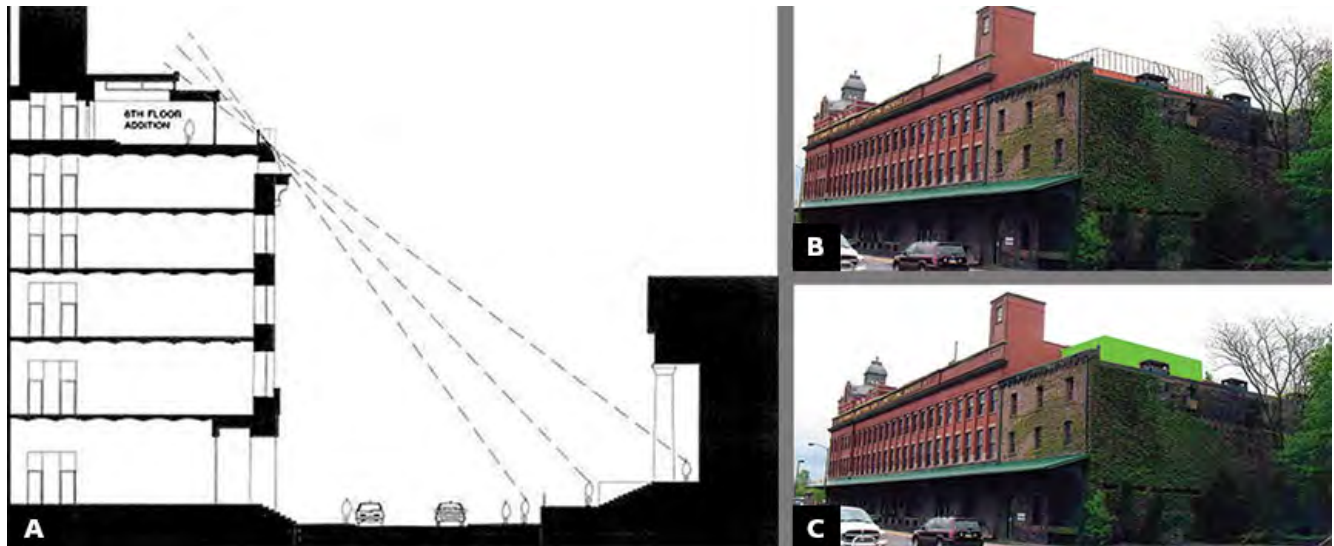


Figure 24. How to Evaluate a Proposed Rooftop Addition. (A) A sight-line study only factors in views from directly across the street, which can be very restrictive and does not illustrate the full effect of an addition from other public rights of way. (B) A mock up is essential to evaluate the impact of a proposed rooftop addition on the historic building. (C) A mock up can be enhanced by a computer-generated rendering to evaluate the impact of a proposed rooftop addition on the historic building.

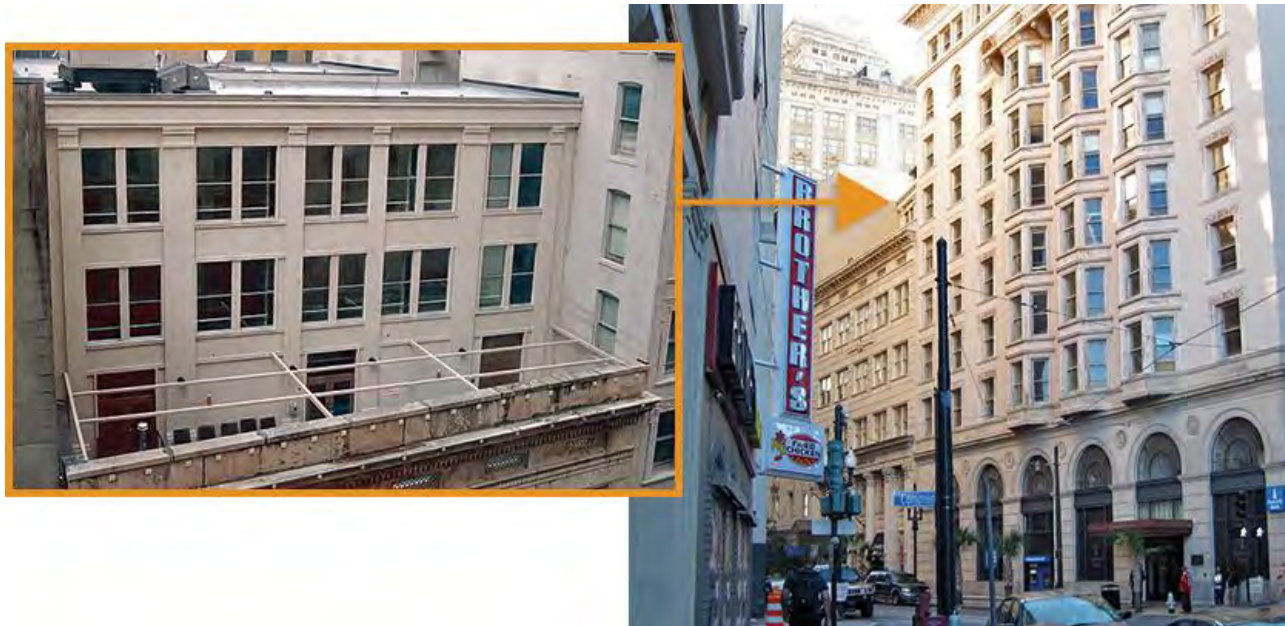


Figure 25. It was possible to add a compatible, three-story, penthouse addition to the roof of this five-story, historic bank building because the addition is set far back, it is surrounded by taller buildings and a deep parapet conceals almost all of the addition from below.



Figure 26. (A) A rooftop addition would have negatively impacted the character of the primary facade of this mid-19th century, four-story structure and the low-rise historic district. (B) A third floor was successfully added on the two-story rear portion of the same building with little impact to the building or the district because it blends in with the height of the adjacent building.

Designing a New Exterior Addition to a Historic Building

This guidance should be applied to help in designing a compatible new addition that that will meet the *Secretary of the Interior's Standards for Rehabilitation*:

- A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building—a recessed connector can help to differentiate the new from the old.
- A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition.
- The construction materials and the color of the new addition should be harmonious with the historic building materials.
- The new addition should be smaller than the historic building—it should be subordinate in both size and design to the historic building.

The same guidance should be applied when designing a compatible **rooftop** addition, plus the following:

- A rooftop addition is generally not appropriate for a one, two or three-story building—and often is not appropriate for taller buildings.
- A rooftop addition should be minimally visible.
- Generally, a rooftop addition must be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is freestanding or highly visible.
- Generally, a rooftop addition should not be more than one story in height.
- Generally, a rooftop addition is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.



Figure 27a. The compatible addition is set back and does not compete with the historic building. Photo: Chadd Gossmann, Aurora Photography, LLC.



Figure 27b. Although the new brick stair/elevator tower (27a) is not visible from the front (27b), it is on a prominent side elevation of this 1890 stone bank. The compatible addition is set back and does not compete with the historic building. Photos: Chadd Gossmann, Aurora Photography, LLC.



Figure 28. A small addition (left) was constructed when this 1880s train station was converted for office use. The paired doors with transoms and arched windows on the compatible addition reflect, but do not replicate, the historic building (right).



Figure 29. This simple glass and brick entrance (left) added to a secondary elevation of a 1920s school building (right) is compatible with the original structure.

Summary and References

Because a new exterior addition to a historic building can damage or destroy significant materials and can change the building's character, an addition should be considered only after it has been determined that the new use cannot be met by altering non-significant, or secondary, interior spaces. If the new use cannot be met in this way, then an attached addition may be an acceptable alternative if carefully planned and designed. A new addition to a historic building should be constructed in a manner that preserves significant materials, features and form, and preserves the building's historic character. Finally, an addition should be differentiated from the historic building so that the new work is compatible with—and does not detract from—the historic building, and cannot itself be confused as historic.



Figure 30. The small addition on the right of this late-19th century commercial structure is clearly secondary and compatible in size, materials and design with the historic building.



Figure 31. An elevator/stair tower was added at the back of this Richardsonian Romanesque-style theater when it was rehabilitated. Rough-cut stone and simple cut-out openings ensure that the addition is compatible and subordinate to the historic building. Photo: Chuck Liddy, AIA.

Acknowledgements

Anne E. Grimmer, Senior Architectural Historian, Technical Preservation Services Branch, National Park Service, revised *Preservation Brief 14*, written by **Kay D. Weeks** and first published in 1986. The revised Brief features all new illustrations and contains expanded and updated design guidance on the subject of new additions that has been developed by the Technical Preservation Services Branch since the original publication of the Brief. Several individuals generously contributed their time and expertise to review the revision of this Preservation Brief, including: Sharon C. Park, FAIA, Chief, Architectural History and Historic Preservation, Smithsonian Institution; Elizabeth Tune and Karen Brandt, Department of Historic Resources, Commonwealth of Virginia; and Phillip Wisley and David Ferro, Division of Historical Resources, Florida Department of State. The Technical Preservation Services professional staff, in particular Michael J. Auer, Jo Ellen Hensley, Gary Sachau and Rebecca Shiffer, also provided important guidance in the development of this publication. All illustrations are from National Park Service files unless otherwise credited.

This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. The Technical Preservation Services Branch, National Park Service, prepares standards, guidelines and other educational materials on responsible historic preservation treatments for a broad public audience. Comments about this publication should be addressed to: Charles E. Fisher, Technical Preservation Publications Program Manager, Technical Preservation Services-2255, National Park Service, 1849 C Street, NW, Washington, DC 20240. This publication is not copyrighted and can be reproduced without penalty. Normal procedures for credit to the author and the National Park Service are appreciated.

August 2010

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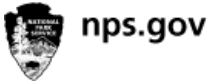
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