

Marquez Residence
1948 Chicago Blvd
Window and Facade Submission



THE GIVENS FAMILY

1946 | Estelle Gable
1953 | George & Evelyn S Rapp

1946 - Art Moderne home was built and completed. Estelle Gable was original owner

1958 | Donovan H. Givens
1964 | Donovan H. Givens
1968 | Donovan H Givens, Jr.
1972 | Mrs. Lilian Givens
1973 | Donovan H Givens Jr.

1958 - Dr. Donovan H. Givens was married to Lilian Givens. Dr. Givens moved family into 1948 Chicago Blvd in 1958.

Donovan H. Givens was born in 1899 in Indianapolis, Indiana and a graduate of Indiana University. He was a member of the Kappa Alpha Psi Fraternity - Alpha Chapter in 1919.

After leaving Indiana University, Dr. Givens lived in Indianapolis. He practiced in Chicago for four years and eventually settled in Detroit in 1929. Dr. Givens lived and operated his family practice at 3453 Charlevoix Avenue before moving his family to Boston Edison to 1948 Chicago Blvd. as his primary residence in 1958.

Dr. Givens and his wife had two children in Detroit

1. Dr. Donovan Givens Jr.
2. Betty Givens





Fig. A / Dr. Donovan Givens and Lillian Givens. Lillian Givens was from Xenia, Ohio. Photo courtesy of Linda Givens.

**Dr. D. H. Givens,
Detroit Physician**

Dr. Donovan H. Givens, of 1948 Chicago, a physician in Detroit for 37 years, died Sunday. He was 66.

Dr. Givens received his bachelor of science and medical degrees from Indiana University and practiced in Chicago four years before coming to Detroit.

He is survived by his wife, Lillian; a son, Dr. Donovan H. Givens Jr.; and daughter, Mrs. William T. Patrick Jr.

Funeral arrangements are being made by the Charles T. Cole Funeral Home.

Fig. B / Dr. Givens only daughter Betty was married to Detroit's first African American City Councilor William T. Patrick Jr.

| SECOND YEAR | |
|-------------------------------|----------------|
| Ankenbroek, William Simon | Indianapolis |
| Baeker, Henry George | Indianapolis |
| Broadbent, Oliver Pickering | Elwood |
| Carson, Basil Given | Vincennes |
| Chesser, Arra Bernard | Waldron |
| Cox, Wilbur Jonathan | Rushville |
| Cure, Elmer Treat | Martinsville |
| Dearmin, Robert Mason | Odon |
| Ellison, Alfred Hancock | Anderson |
| Emenhiser, John Lesly | Fort Wayne |
| Erehart, Archie Dean | Huntington |
| Frasch, Mahlon Godlove | Lafayette |
| B.S., Purdue University, 1917 | |
| Gillen, Harold William | Wellston, Ohio |
| A. B., Ohio University, 1917 | |
| Gilman, Marcus Mandie | South Bend |
| Gitlin, Max Maxwell | Bluffton |
| Givens, Donovan H. | Indianapolis |
| Goldner, Roy Edwin | Preble |
| Harkness, Robert Glenn | Terre Haute |
| Harrison, Benjamin Lewis | Danville |
| Havice, Jay Frederick | Fort Wayne |
| Hicks, Chester Arthur | Centerpoint |
| Hill, Howard Edwin | Muncie |

Fig. C / Indiana University Medical School listing. Donovan Givens was listed as a "Second Year" student.

ROBERT SEASON DEARMON M. D.
 Acacia; Phi Chi; Mu Delta
 Portland

FRED ARVELLE THOMAS M. D.
 Phi Beta Pi; Mu Delta
 Indianapolis

SECOND COLUMN

LEONARD FRANCIS SWIHART M. D.
 Phi Beta Pi; Mu Delta; Cartoonist 1924 Arbutus
 Elkhart

FLOYD NEWBY ROBERTS M. D.
 Phi Delta Theta; Theta Nu Epsilon; Mu Delta; Phi
 Rho Sigma; Sphinx Club; Alpha Chi Sigma
 Knightstown

HUBERT B. PIRKLE M. D.
 Indianapolis

JASPER ANDREW REYNOLDS M. D.
 Nu Sigma Nu; Theta Chi; Mu Delta
 Redkey

WILLARD PLEASANT RICE M. D.
 Kappa Alpha Psi
 Indianapolis



Fig. C C / Indiana University Medical School listing. Dr. Donovan H. Givens was listed as member of Kappa Alpha Psi



Fig. C | Dr. Donovan Givens Jr. celebrates his recent nuptials with his bride. This photo was taken in the backyard of 1948 Chicago Blvd.

On July 26, 1967, I was almost four years old. My family lived at 1948 Chicago Boulevard, four houses west of 12th Street, and four blocks north of Clairmount, the epicenter of the rebellion, which had broken out early in the morning of the 23rd.

I remember crawling on the floor under windows to avoid stray bullets, tanks rolling down the street, and fear of my father being stopped at gunpoint by soldiers like those patrolling Vietnam. I remember being unable to differentiate the war on the streets from the war taking place on television. But I also remember a Detroit immersed in black pride despite every obstacle, an awareness that some of us had overcome and all of us would overcome some day.

I went to last week's premiere of the "Detroit" movie, which opens nationwide Friday, with high hopes that my Detroit would be celebrated on a world's stage. I left the Fox Theatre wishing the writer and director could see Detroit like I do.



Donna L. Givens is president and CEO of the Eastside Community Network in Detroit.



Linda Givens <lggivensrn@icloud.com>

to me ▾

My name is Linda Givens and I lived at the above address from January 1966 to September 1967. My grandparents bought the home the year I was born so I spent a great deal of my early years there.



Linda Givens <lggivensrn@icloud.com>

to me ▾

Tue, Jun 30, 10:21 AM ☆ ↶ ⋮

Actually during the riot we were in Idlewild at my grandmothers cottage. We left Sunday afternoon after my father, my uncle William Patrick and my daddy's friend Howard Sims (an architect) walked down to 12th street and saw the fires. We left in my father's car immediately with us lying on the floor without even grabbing diapers for Elizabeth who was about 18 month, Donna was 3, I had just turns 12. When we got to Idlewild my grandmother, Ninnie was waiting with a pot of chili on the stove. My father turned around and returned to Detroit as he was concerned for his patients many of whom he had inherited from his father after he died. My grandfather practiced in Detroit in 1937 until his death in 1965 when he died. He started working in the practice of Ossian Sweet and doing night call in Black bottom for Detroit Receiving hospital. About the house, there was a one way mirror in the front door so you clearly see who was at the door. The the right of the door was a wall of coke bottle glass. The rounded windows on the front in the living room had vertical blinds and the living room was sunken. As you entered the front door there were stairs to the basement. Straight ahead was to the left was the sunken dining room and to the right was the stairs and a door to the kitchen. Off the kitchen was the breakfast room which had a large mirror on the back wall and a door to the yard. The dining room also had a large mirror on the wall opposite the entrance and then a sunken pine paneled rec room with glass covered shelves to the left and it was a huge room with a baby grand piano, an old fashion record player radio set and on the outer wall mirrored shelves and louvered windows. The story my grandmother told me was that the architect who designed and built the house had an attached garage where he committed suicide. After that it was converted to a rec room. In the kitchen there was a countertop dishwasher, and a 2 door fridge with the freezer on the bottom. More to come



Linda Givens <lggivensrn@icloud.com>

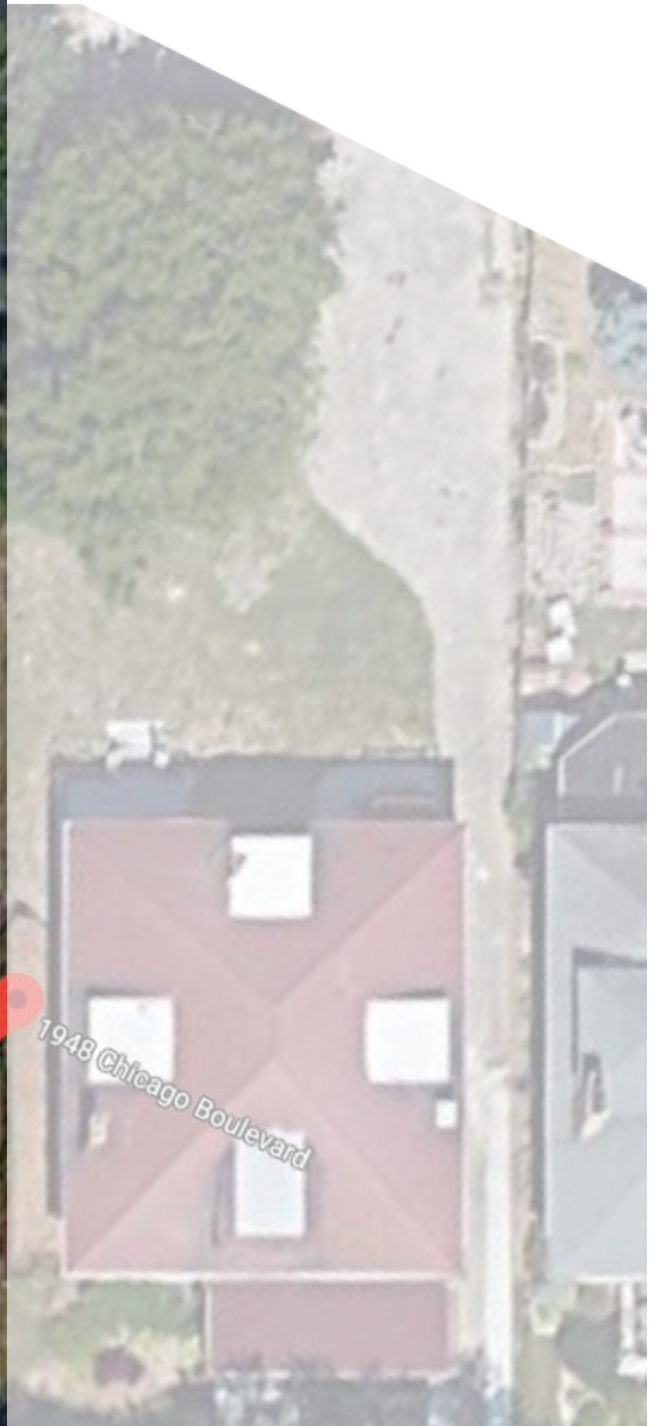
to me ▾

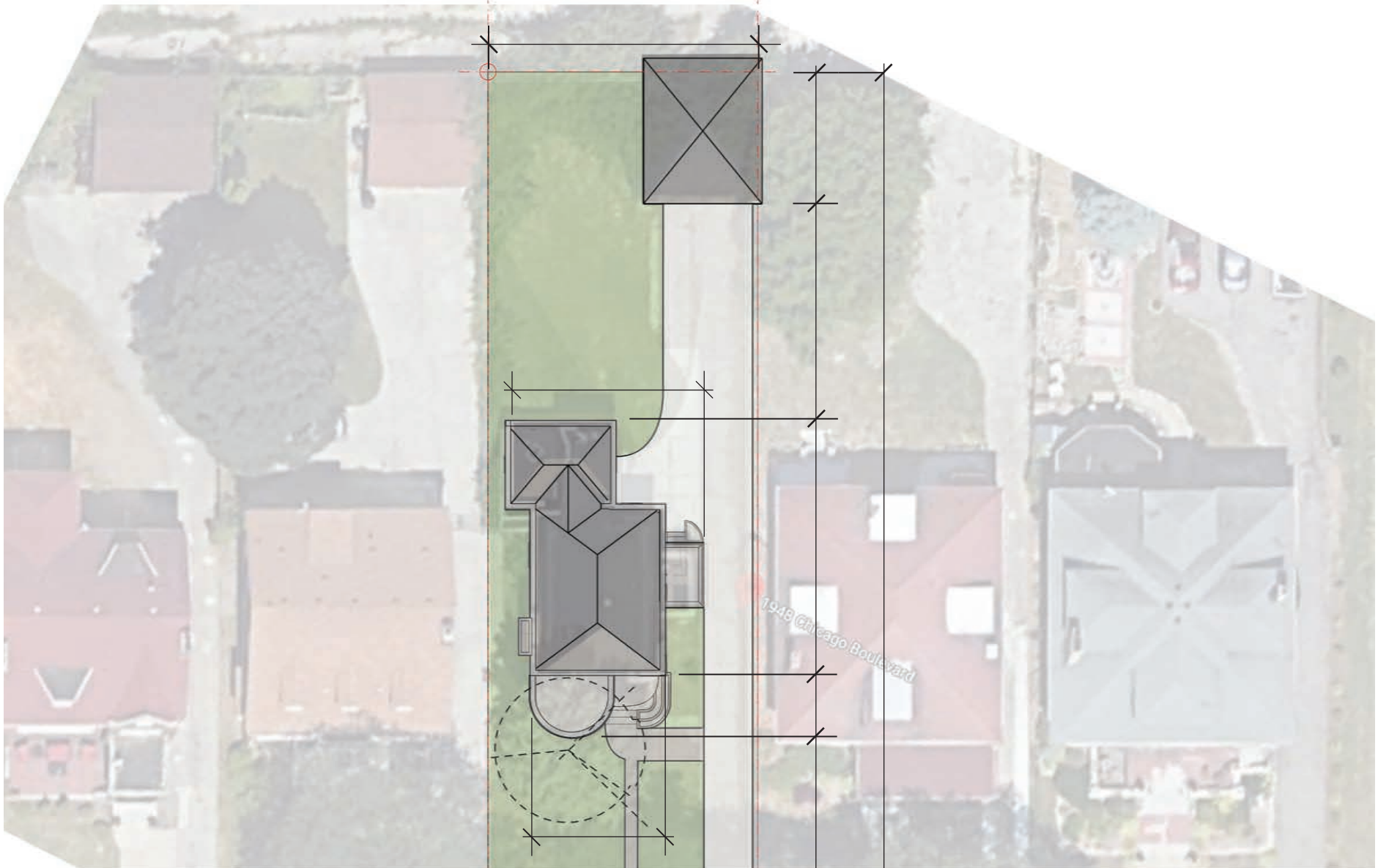
Jun 30, 2020, 12:20 PM ☆ ↶ ⋮

I see that the living room and dining room are one space. And the shelves in the rec room bones are there. My grandmother had Cutie Roxborough's cherry wood dining room set we have the china cabinet in our living room. Cutie was a good friend of my grandmothers and she was married to John Roxborough who managed Joe Louis until he went to jail I think for racketeering. He was well known for developing the numbers racket in Detroit. My grandmother had a decorator from Hudson's to handle the living room.

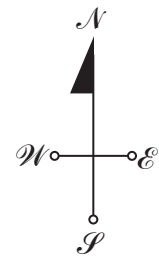


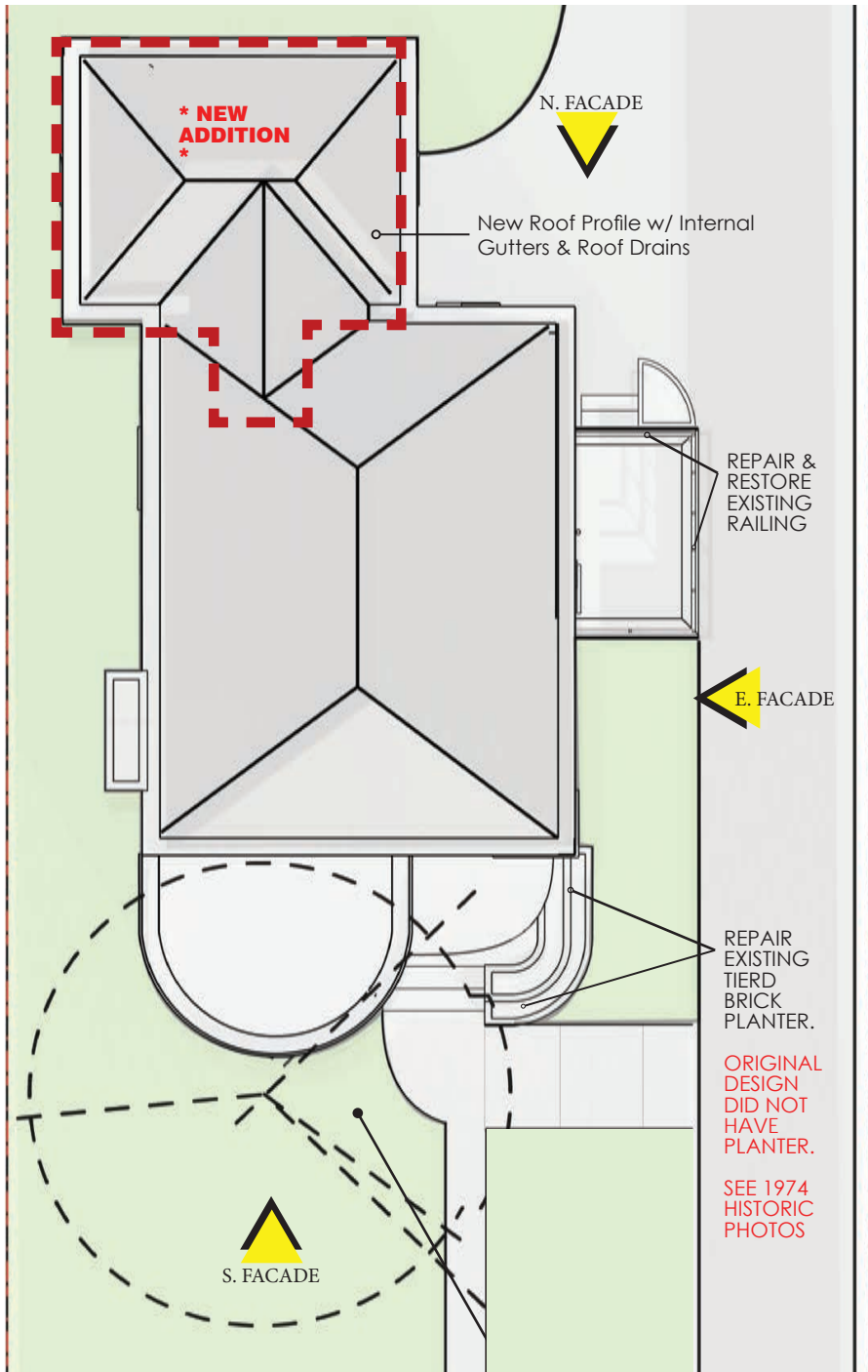
1948 CHICAGO BLVD





CHICAGO BLVD





ENLARGED SITE PLAN



EXISTING AERIAL VIEW

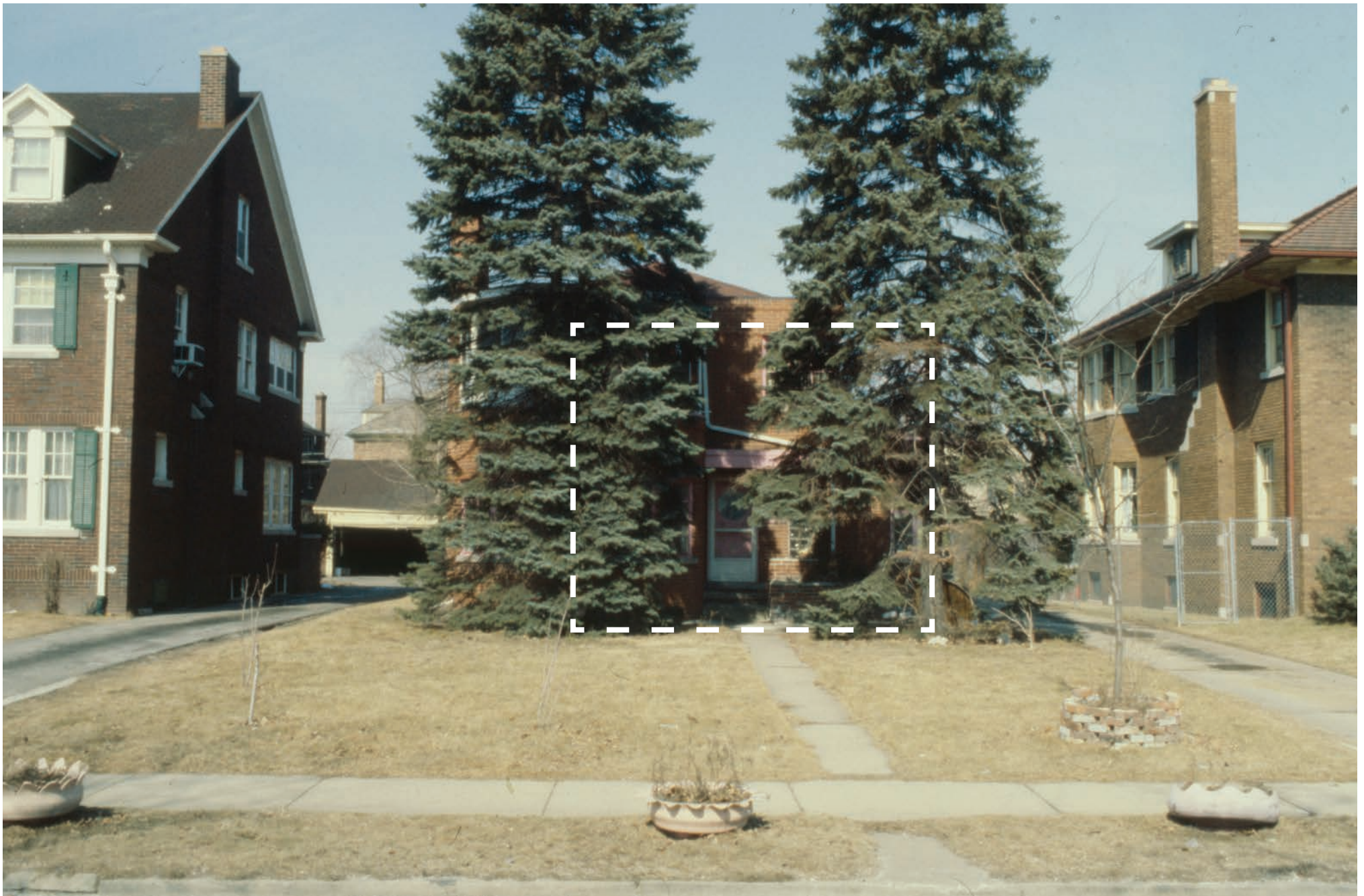
HISTORIC PHOTOS



SOUTH ELEVATION - 1974 HISTORIC VIEW FROM CHICAGO BLVD.



SOUTH ELEVATION - 1974 HISTORIC VIEW FROM CHICAGO BLVD.



SOUTH (STREET VIEW) ELEVATION - 1980 HISTORIC PHOTO

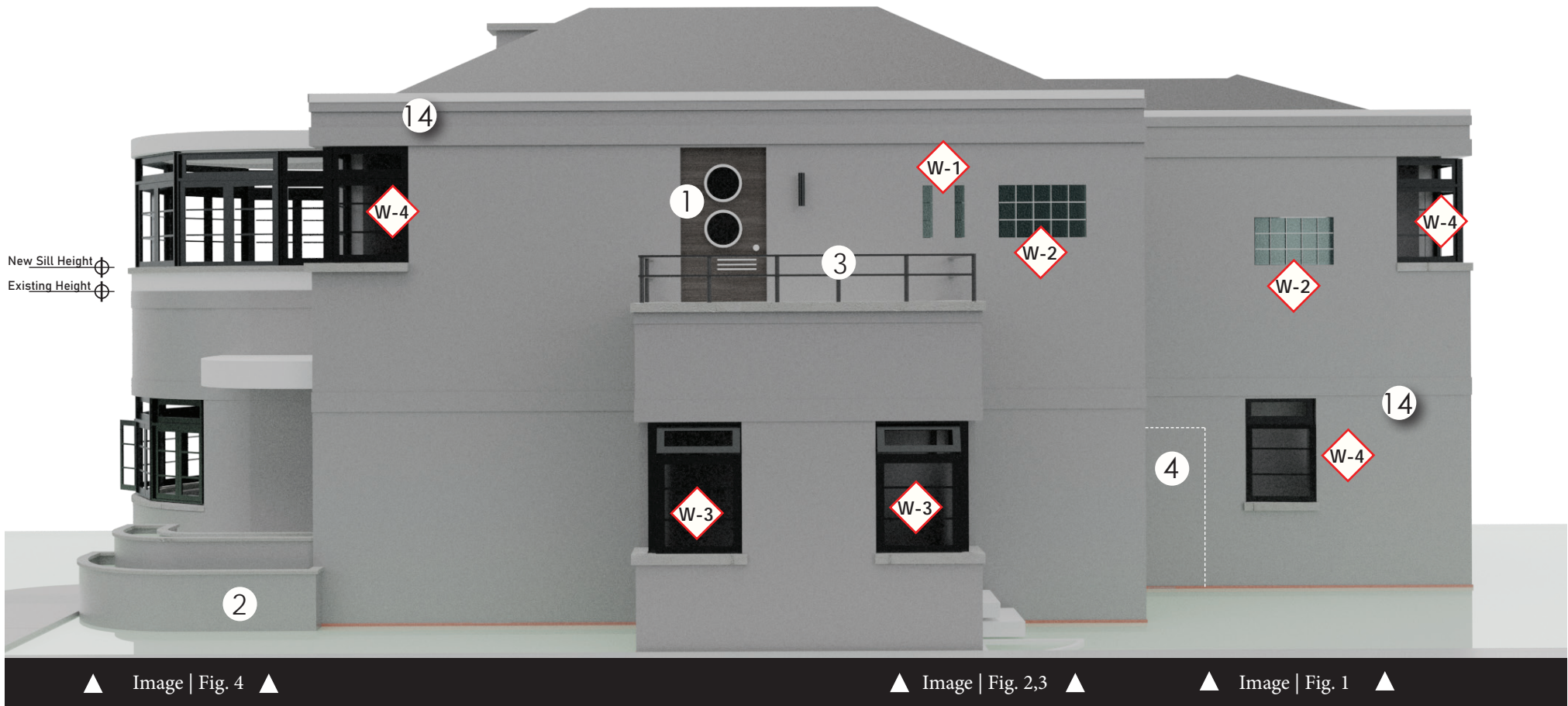




SOUTH (STREET VIEW) ELEVATION ENLARGED - 1980 HISTORIC PHOTO



EAST ELEVATION



▲ Image | Fig. 4 ▲

▲ Image | Fig. 2,3 ▲

▲ Image | Fig. 1 ▲

East Elevation will have (9) total windows replaced. Of the nine windows and (1) door, only (3) windows can be verified as original to the home.

W-1 & W-2 are Glass block windows. They will be replaced with new glass block in the same size. (2) W-3 and (2) W-4 are currently double hung windows and will be replaced with Aluminum Clad Casement windows from Anderson (E-Series).

- 1 New exterior wood door w/ dual porthole windows.
- 2 Demo existing planter, repour concrete footing and restack w/ matching brick.
- 3 Existing railing is the original railing. It will be restored.
- 4 Existing door opening will be bricked in and closed.

EAST ELEVATION

1946 | One Car Garage

- Originally a garage constructed w/ concrete block, steel members & joists.

The original home included a bedroom above the garage.

Today, hidden inside a doorway in the basement are the concrete stairs that once led up to the garage. The stair was abandoned and the garage has been transformed into a flexible entertainment space.

According to Elizabeth Givens, granddaughter of Dr. Givens Sr. the "Piano Room", was home to their grandmothers Baby Grand piano. She described the home as a space decorated by interior consultants from Hudsons department store in downtown Detroit.

The grandchildren of Dr. Givens have wonderful memories about 1948 Chicago and were very specific, including an alleged rumor that the homes original architect committed suicide in the garage shortly after completing the project in the early 40's. The tragedy, as expected triggered the immediate renovation from garage to rumpus room.



FIG. 1

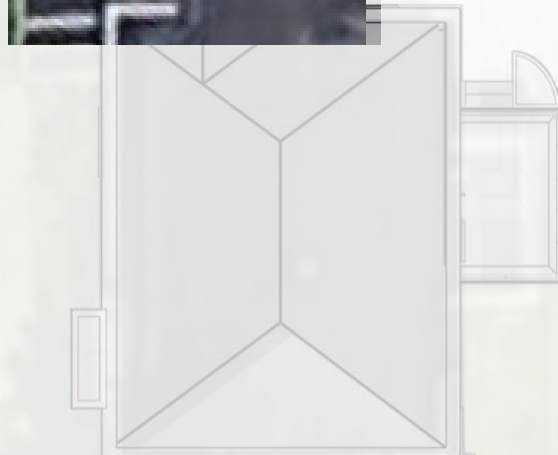


FIG. 2



FIG. 3

FIG. 4



Fig. 1 | East Facade (Former Garage)

Original home had one car garage.

The original garage opening left the steel lintel in place.

Original Glass Block

It will get removed.

Window Symbol

Photo

Diagram

Historical Preservation Retrofit

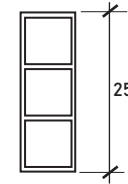
W-1

SIZE: 8" x 27"

MATERIAL: Glass Block

ORIGINAL ARCH: Yes

SOLUTION: Replace existing Glass Block w/ new (7.75" x 7.75") Clear Pattern Glass Block



7-3/4" x 7-3/4" x 3.8" Clear Glass Pattern Block or Approved Alternate

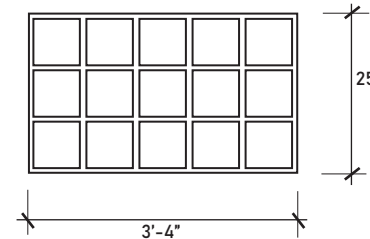
W-2

SIZE: 24" x 40"

EXISTING MATERIAL: Glass Block

ORIGINAL ARCH: Yes

SOLUTION: Replace existing Glass Block w/ new (7.75" x 7.75") Clear Pattern Glass Block



7-3/4" x 7-3/4" x 3.8" Clear Glass Pattern Block or Approved Alternate

W-3

SIZE: Varies

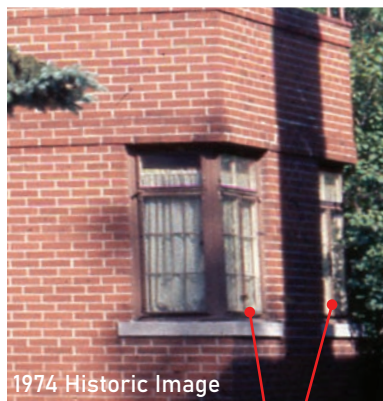
EXISTING MATERIAL: Glass Block

EXISTING WINDOWS: Not Original

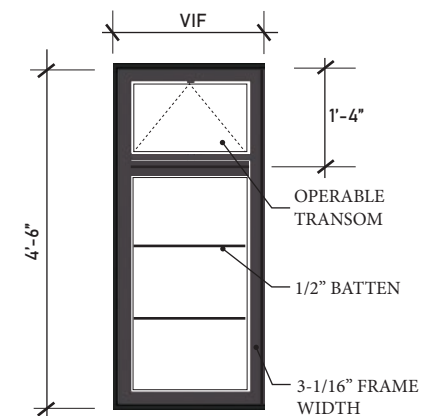
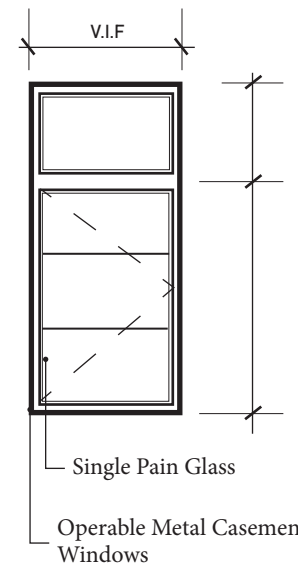
SOLUTION:

The existing glass block currently installed is NOT original to the home according to the 1974 Historic Boston Ediston Photo.

We propose a historic preservation retrofit with Anderson Windows. Anderson's E-Series are advertised as an architectural low-profile solution for this style of home. We will remove existing glass block and spec the original window to casement



See Fig. 3 for existing windows that replaced the original metal casement



Anderson Aluminum Exterior Clad E-Series Casement w/ Latest window technology and energy efficient glass.

The 1974 Boston Edison Historic Photo show these windows with glass block and are original to the home.



Fig. 2 | Looking SW at East Facade (Former Rear Entry)

Glass Block is not original to home according to historic photos



Fig. 3 | Historic 1974 Boston Edison photo references existing glass block windows on 2nd Floor with metal railing and fabric canopy structure.

On the first floor are long rectangular metal windows w/ upper transom and horizontal battens.

EAST ELEVATION PHOTOS REAR



Fig. 3A | Today, the windows have been replaced with glass block. See window type (W-3) for more informaton



Remove overhang and repair framing. Reroof and clad w/ metal paneling to match windows.

Existing Planter is not original.

Bricks do not match.

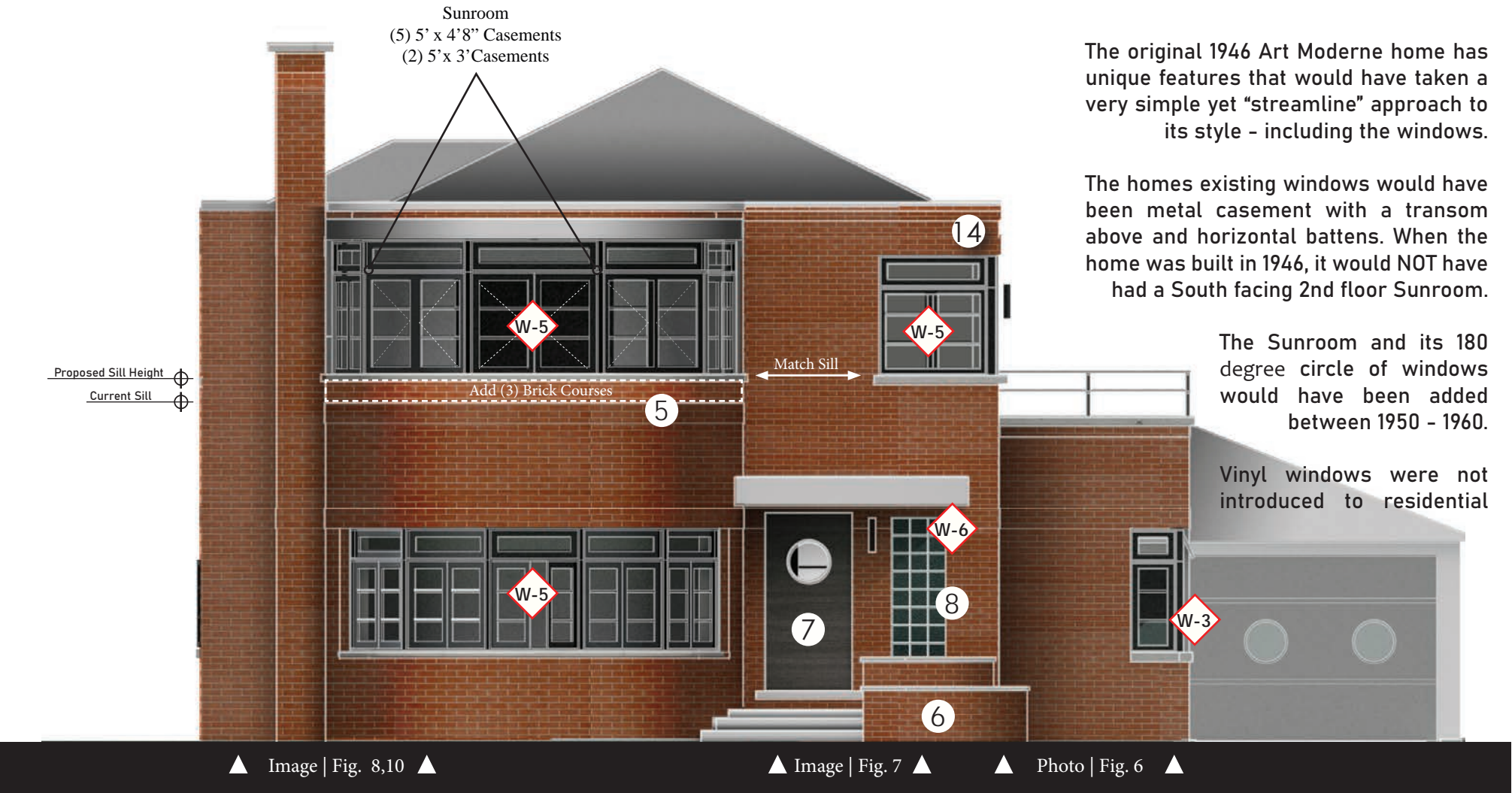
See Fig. 7 for historic image of front porch.

Fig. 5 | Looking west at East facing facade - Front entry area.

EAST ELEVATION EXISTING PHOTOS



STREET "SOUTH" ELEVATION



- 5 Existing vinyl windows sit below desk height. We propose to add 3-courses of matching brick to align with top of existing stone sills.
- 6 Existing planter foundation has deteriorated and will need to be replaced. Existing planter bricks are not original to home. Repair includes new footing, restacking w/ matching brick, and stone cap.
- 7 Porthole Window front door would have been original to the home. We propose to reintroduce this chic door style back to home
- 8 This glass block is original to this home. We propose to replace dated glass block with new glass block and mortar

STREET "SOUTH" ELEVATION



Fig. 6 / South Facade (Street View). See 1974 and 1980 Historic Photos

Planters were constructed between 1975-1979

Repair existing entry awning w/ metal composite

Historic/Existing Style

Original- Diagram

Historical Preservation Retrofit

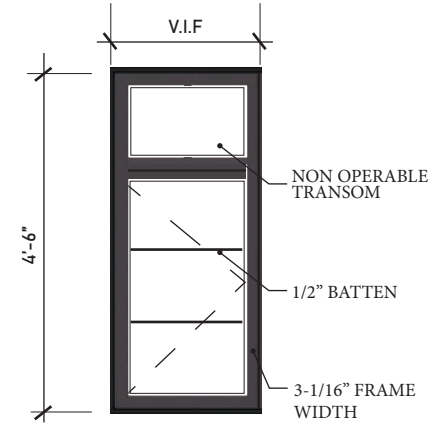
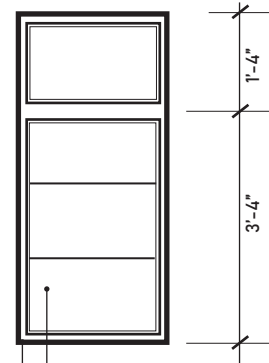
W-4

SIZE: Varies
 EXISTING MATERIAL: Vinyl - Sliding
 EXISTING WINDOWS: Not Original

SOLUTION:

The existing vinyl sliding/casement windows are NOT original to the home. The windows were installed after 1980. Metal windows are shown in the 1974 and 1980 Historic Boston Ediston Photo.

We propose a historic preservation retrofit with Anderson Windows. Anderson's E-Series are advertised as an architectural low-profile solution for this style of home. We will remove existing vinyl and spec the original window to casement



Anderson Aluminum Exterior Clad E-Series Casement w/ Latest window technology and energy efficient glass.

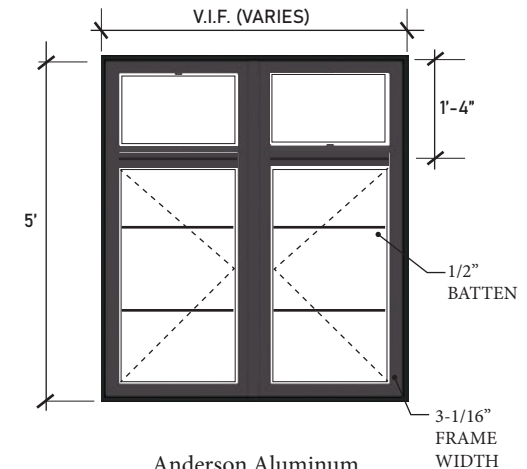
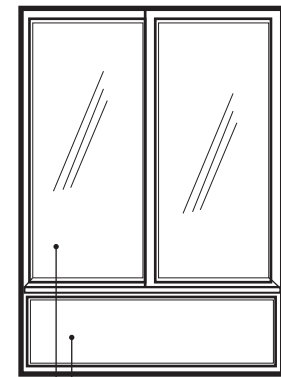
W-5

SIZE: Varies
 EXISTING MATERIAL: Vinyl Clad Windows
 EXISTING WINDOWS: Not Original

SOLUTION:

The existing sunroom vinyl windows are NOT original to home. The 2nd floor sunroom was added before 1974, as the sunroom appears in the 1974 Boston Ediston historic photo. Interior photos of the space provide clear evidence that the sunroom was originally an outdoor porch.

We propose a historic preservation retrofit with Anderson Windows. Their E-Series are Andersons architectural low profile solution for this style of home.



Anderson Aluminum Exterior Clad E-Series Casement w/ Latest window technology and energy efficient glass.

Historic/Existing Style

Original- Diagram

Historical Preservation Retrofit

W-6

SIZE: 25" x 7'-6"

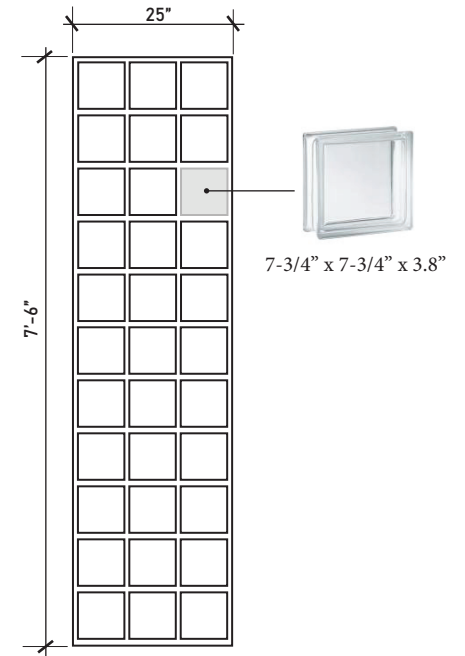
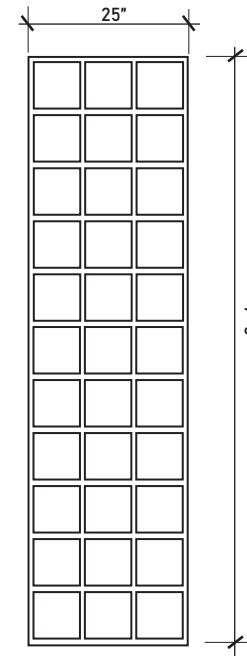
EXISTING MATERIAL: Glass Block (7

EXISTING WINDOW/S: Original

SOLUTION:

The existing glass block windows are original to the home. The windows mortar has aged and is brittle. The glass block is now 74 years old and has shown signs of fogging and mild deterioration.

We propose a historic preservation retrofit with glass block windows. We want to be good stewards to the homes architecture and will not alter the size or original intent.



W-7

SIZE: 3'7 x 3'5"

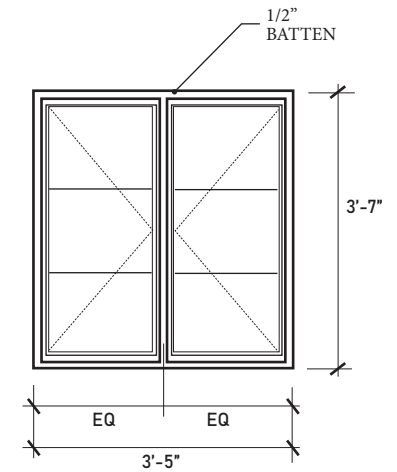
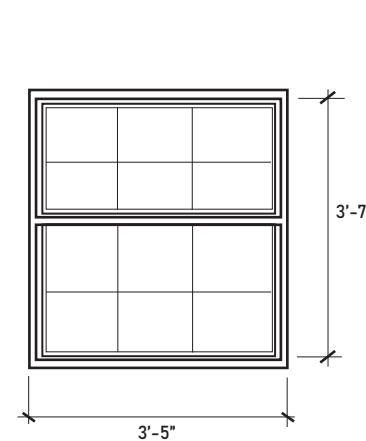
EXISTING MATERIAL: Vinyl - Double Hung

EXISTING WINDOWS: Not Original

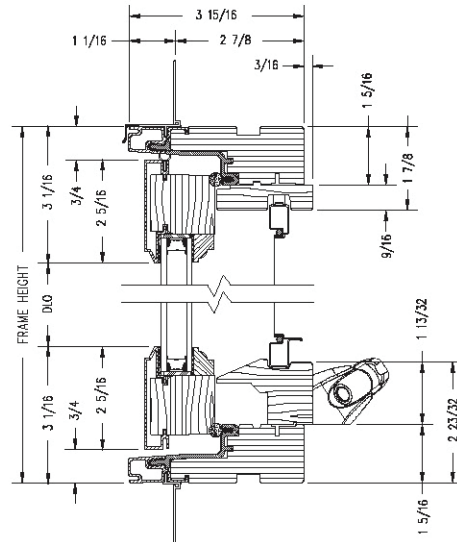
SOLUTION:

The existing vinyl double hung windows are NOT original to the home. The windows were installed after 1980. Metal windows are shown in the 1974 and 1980 Historic Boston Ediston Photo.

We propose a historic preservation retrofit with Anderson Windows. Anderson's E-Series are advertised as an architectural low-profile solution for this style of home. We will remove existing vinyl and specify the original style/proportions of window to aluminum casement

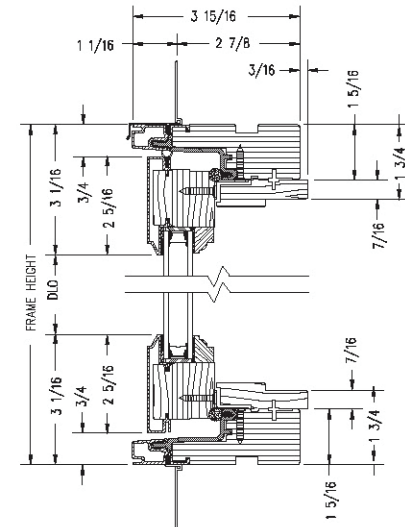


Casement

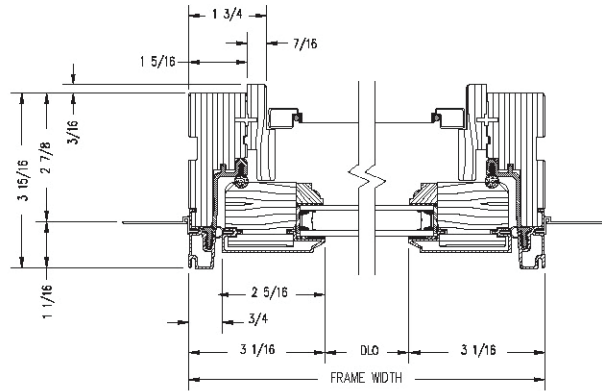


Vertical Section

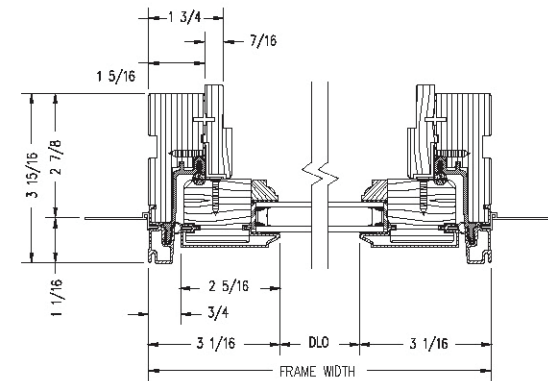
Sash-Set (2-Piece) Casement



Vertical Section



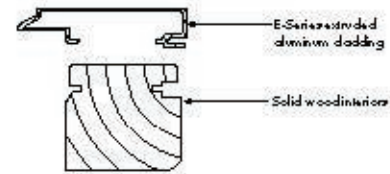
Horizontal Section



Horizontal Section

EXTERIOR COLORS

| | | | | | |
|--|--|--|--|--|--|
|  |  |  |  |  |  |
| Colony White | White | Abalone | Balsa White | Canvas | Maple Syrup |
|  |  |  |  |  |  |
| Carmel | Terratone | Hot Chocolate | Bourbon | Acorn | Coffee Bean |
|  |  |  |  |  |  |
| Cardinal | Bing Cherry | Fire Engine Red | Cinnamon Toast | Olive | Sage |
|  |  |  |  |  |  |
| Aquamarine | Patina | Sky Blue | Country Blue | Blue Denim | Watercolor Blue |
|  |  |  |  |  |  |
| Harbor Mist | Yorktown Pewter | Smokey Gray | Mystic Gray | Dark Ash | Black |



A solid wood core and extruded aluminum cladding give E-Series windows both strength and flexibility in many design applications.



*Visit andersonwindows.com/warranty for details.



Interior of door shown with 3 1/4" contemporary panel profile.

CONTEMPORARY DESIGNS

Dark colors and narrow profile options on windows, patio doors and even grille options offer a truly contemporary style.



Contemporary grille profile in black with a black spacer bar.



BEAUTY

Durable, stainless steel FSB® hardware features clean lines in a satin finish for a thoroughly modern look. See FSB hardware options on page 29.

SLEEK INTERIORS

High-quality, factory-applied interior finishes offer convenience along with beauty. For a modern



BRING YOUR VISION TO LIFE

Andersen has done extensive research into many architectural styles and how windows and patio doors play a critical role in achieving them. We've compiled it all into our Home Style Library. Whether you're looking for a modern home style or something more traditional, our library shows how easily you can achieve each style with our Andersen® products. To view our complete Home Style Library, visit andersonwindows.com/stylelibrary.



Mission Modern



Industrial Modern



International Modern

FEATURES

CASEMENT WINDOWS

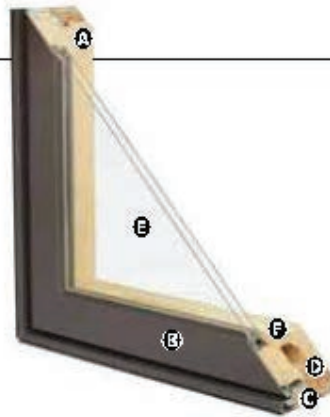
FRAME & SASH

A Select wood components are kiln dried and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine, mixed grain Douglas fir, cherry, hickory, mahogany, maple, oak, walnut, alder or vertical grain Douglas fir. Interior surfaces are available unfinished or factory primed. Factory-applied finishes are available in a variety of stain and paint options.

B Wood components are fitted with aluminum extrusions on the exterior. 50 exterior colors that meet AAMA 2604 and 2605 specifications are available, as well as custom colors. Also available is a selection of seven exterior anodized options. Integral, butyl-backed corner keys provide a positive, tight seal.

Vinyl installation flanges are pre-applied into a kerf on the frame exterior to facilitate installation. Optional aluminum flanges and metal installation clips are available.

C A Fibrex® material thermal barrier encompasses the interior perimeter of the frame and is a neutral beige color.



D A continuous perimeter bulb weatherstrip around the frame is positioned on the Fibrex material thermal barrier and provides solid surface contact with the sash.

A secondary bulb weatherstrip is applied on three sides of the sash into a stand-alone kerf on the aluminum extrusion. Available in white or optional black.

GLASS

E High-Performance Low-E[®] glass with a low-conductivity spacer. Triple-pane glass, tinted, clear dual-pane, high-altitude glass and other special glazing options are available.

F Glass is fitted in place from the interior with wood stops that can be removed for easy reglazing if necessary. Glass stops available in ovalo (colonial) and contemporary profiles.

HARDWARE

Equipped with a stainless steel gear operator, concealed hinges and hinge track. Arch casement units use stainless steel piano hinges.

Locks, handles and operator covers are available in 10 finishes and can be shipped separately closer to job completion.

Sash Locks



Concealed sash locks (multi-point on units taller than 2'-8") provide a positive lock by operating one convenient lever. Stainless steel keeps resists corrosion.™ Available in finishes to match operator handles.

HARDWARE OPTIONS



Antique Brass | Black
Bright Chrome | Bronze
Gold | Oil Rubbed Bronze
Pewter | Polished Brass
Satin Chrome | White

Bold name denotes finish shown.

HARDWARE FINISHES



Oil rubbed bronze is a "living" finish that will change with time and use.



Fig. 7 | Above: 1974 Boston Edison Photo shows a front porch with a arched edge, but no raised planters. Right: Diagram shows where original porch location (in dashed).

See Fig. 5,6 for additional images & views of brick planters

FRONT ENTRY PHOTOS

add brick to bring windows to suitable proportions



Fig. 8 | (Left) Conceptual Rendering of Original 1946 Outdoor Patio

(Center) 2020 Photo

(Right) Concept w/ Historic Retrofit Windows

As an effort to keep with the homes important defining features we are proposing an alteration to the home. The alteration involves the 2nd floor outdoor patio. Shortly there after, the outdoor space was enclosed. Historic photos from 1974 highlight the enclosed space.

We propose to add (3) courses of bricks to the 2nd Floor Sunroom.

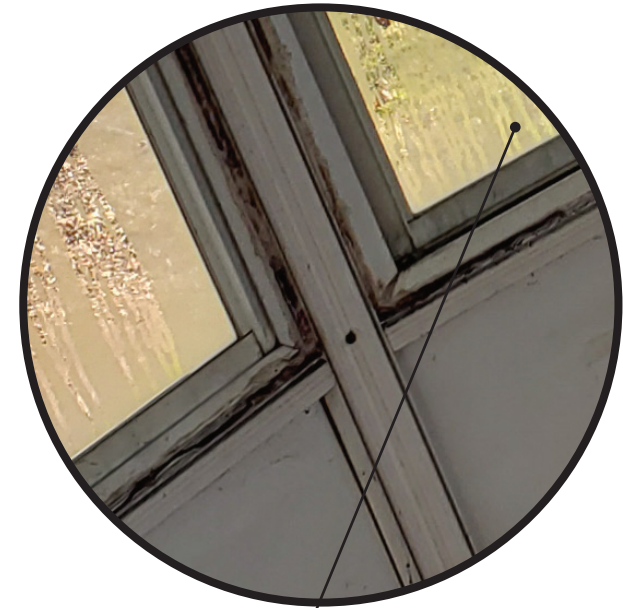
Our justification for the alteration is that the existing closed in Sunroom is not original and was not completed appropriately or with consideration to window proportions and original style. Our proposal will stack (3) courses of brick where currently the aluminum panel resides. The transition from seasonal space to temperature controlled interior room is timely. Our suggested retrofit preserves the homes character and corrects the enclosures original intent with a more thoughtful glazing system, heat gain protection, and finally attention to window proportions.

We feel our design will not diminish, but enhance the character of the historic art moderne architecture. The addition of the courses of brick and new windows will further render the home viable in todays market by transforming a seasonal space into a functional space for today's family and sustainability

SOUTH FACADE - 1ST & SECOND FLOOR



Fig. 9| Above: 2020 Interior photo shows existing Sunroom. To the left you can see the brick exterior wall that is now enclosed w/ 180 degree window view from the bow of the "boat." The dashed white lines highlight the proposed new window proportions.



Existing Conditions:

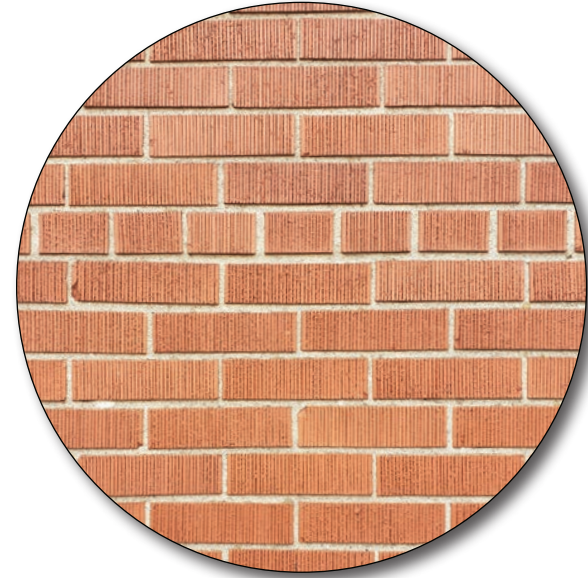
- Single Pane Glazing
- Installed between 1958-1974
- Existing seals have deteriorated. Plastic frames have become brittle.
- Existing interior space is non insulated. Existing glazing system life cycle has expired.

Stack new brick to bottom of existing windows. Frame and insulate interior walls.

***Note: New masonry will match existing brick and mortar should match the original composition in color, texture, and tooling.*

INTERIOR PHOTOS | VIEW LOOKING SOUTH

MASONRY



Reference:

National Park Service Preservation Briefs 1, 2, 6, 7, 15, 16, 22, 42, 47.

Recommended Masonry Treatments:

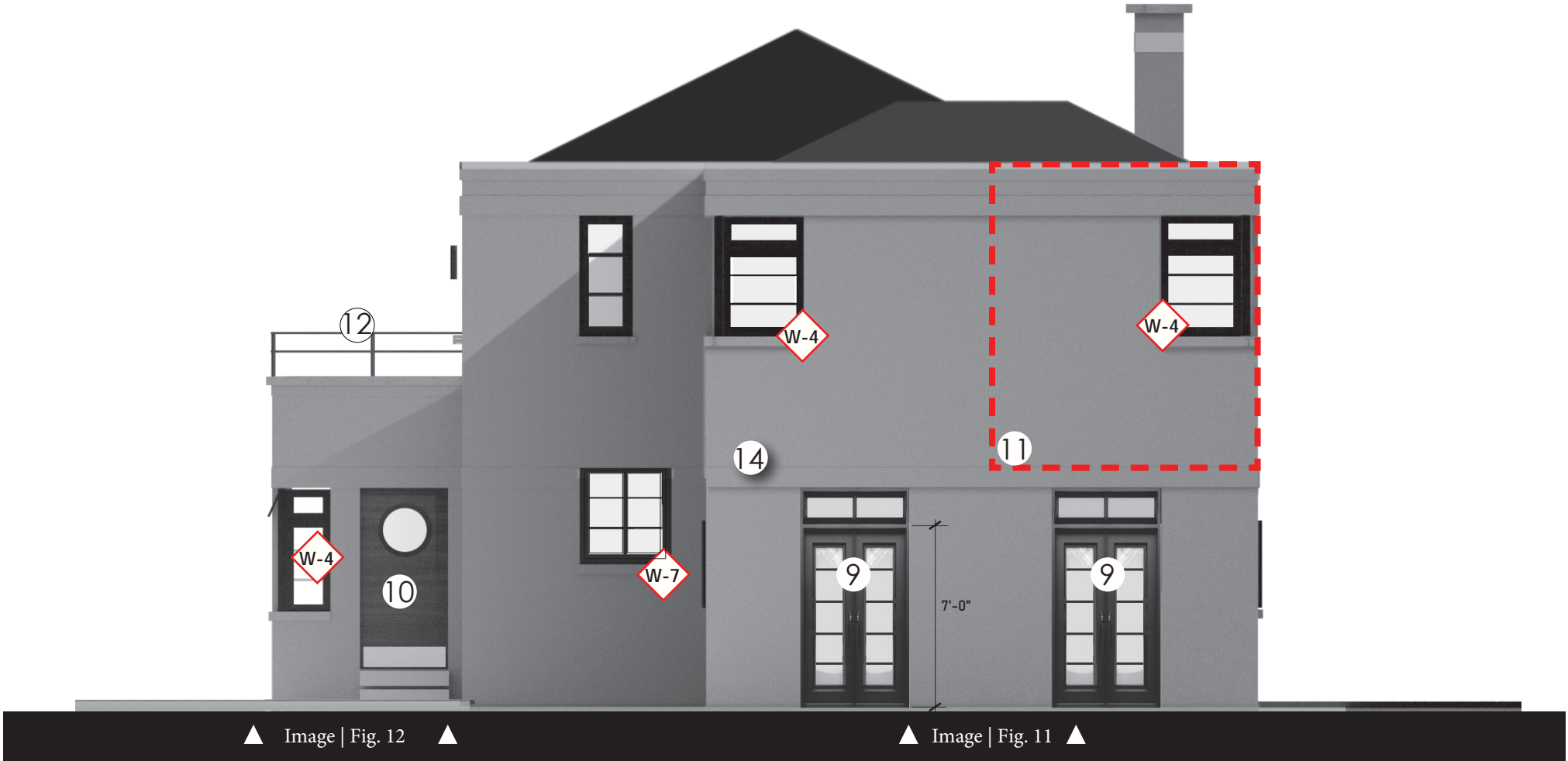
- Clean masonry only when necessary to halt deterioration or to remove heavy soiling. Use the gentlest means possible. Water and a natural bristle brush may be sufficient.
- Carry out masonry surface cleaning after conducting tests on limited areas not exposed to public view.
- Inspect painted masonry surfaces to determine whether repainting is necessary. Remove damaged paint only to the next sound layer with the gentlest means possible before repainting.
- The use of epoxies, stone consolidants and preservation mortars on spalling stone is acceptable so long as the patch matches the color, surface texture, reflectivity, finish, details, and other qualities of the original stone.
- When repointing masonry, the new mortar should match the original composition in color, texture, and tooling.



Fig. 10/ Before vs. After Photo Comparison

SOUTH FACADE - BEFORE/AFTER RENDERINGS

NORTH "BACKYARD" ELEVATION



9 New exterior doors w/ upper transom and horizontal battens. Color to match Anderson black windows

11 175 SQFT Brick Addition. See Fig. 11

10 Porthole window rear door would expand the homes character and reinforce "streamline" story.

12 Existing railing is the original railing. It will be restored and painted.

NORTH ELEVATION - REAR ELEVATION



Add 175 sqft brick addition.
Match brick, mortar, and tooling
to existing brick of home.

Remove deteriorated "corner"
style vinyl windows and replace
with similar casements.

*See (W-4) Window Style for
details.*

Use a corner window in new
addition to preserve balace &
symmetry.

Existing Glass Block is not
original to home.

Remove glass block and cut
openings for exterior doors.

Fig. 11 | The backyard of 1948 Chicago Blvd. - South Elevation

NORTH ELEVATION PHOTO | VIEW LOOKING SOUTH



Fig. 12 | The backyard of 1948 Chicago Blvd. -North Elevation

NORTH ELEVATION PHOTO | VIEW LOOKING SOUTH

WEST ELEVATION



▲ Image | Fig. 14 ▲

▲ Image | Fig. 13 ▲

13 175 SQFT Brick addition.
See Fig. 11

14 Repoint masonry in some areas. New mortar should
match the original composition in color, texture, and
tooling.

Carry out masonry surface cleaning after conducting
tests on limited areas not exposed to public view.

WEST ELEVATION



Fig. 13 | The sideyard of 1948 Chicago Blvd. -West Elevation



Fig. 14 | The sideyard of 1948 Chicago Blvd. -West Elevation

WEST ELEVATION PHOTO
