PROPOSED RESTORATION METHODOLOGY

CARVED STONE PARAPET ORNAMENTS

THE ORIGINAL PARAPET HAS TWO FORMAL/FIGURAL FEATURES: A) A HIGHER MIDDLE PORTION OF PARAPET FLANKED BY LOWER PORTIONS AT EITHER END, AND B) CARVED ORNAMENTAL DETAILS WHERE THIS RISE/FALL OCCURS AND AT EITHER END OF THE PARAPET WALL. THE CARVED ORNAMENTAL PIECES WERE DESTROYED WHEN THEY FELL TO THE GROUND. EVEN IF WE WERE ABLE TO FIND SKILLED LABOR ADEQUATE TO CARVE NEW REPLACEMENTS, THE COST OF DOING SO WOULD IMPOSE A PROHIBITIVELY HIGH FINANCIAL BURDEN ON THIS SMALL BUSINESS. OTHER ALTERNATIVES LIKE FABRICATING NEGATIVE FORMWORKS AND CASTING REPLICAS OF THE ORIGINAL WOULD POSE SIMILAR FINANCIAL BURDEN AND BE OF LESSER QUALITY. THE RISE AND FALL OF THE PARAPET, HOWEVER CAN BE RECREATED AND WE PROPOSE TO DO SO IDENTICALLY TO THE ORIGINAL DIMENSIONS AND PROPORTIONS OF THE BUILDING.

NEW PARAPET CAP

THE ORIGINAL PARAPET HAD NO CAP/COPING, EXPOSING UP-FACING MORTAR JOISTS AT EVERY BLOCK TO INEVITABLE WATER PENETRATION, THIS IS NOT BEST PRACTICES NOW, NOR WAS IT AT THE TIME OF THE BUILDING'S CONSTRUCTION. THE ENTRY OF PRECIPITATION THROUGH THE NUMEROUS SEAMS IS LIKELY WHAT LED TO THE DELAMINATION OF THE WYTHES OF MASONRY AND ULTIMATELY THE PARTIAL COLLAPSE OF THE PARAPET. WE PROPOSE TO USE A CAST CONCRETE PARAPET CAP WITH A LOW PROFILE AND MINIMAL OVERHANG TO CORRECT THIS ISSUE WHILE ADHERING AS CLOSELY TO THE ORIGINAL LOOK AS POSSIBLE. THE CAST CONCRETE WILL HAVE A CREAM COLORED SAND AGGREGATE TO MATCH AS CLOSELY AS POSSIBLE THE ORIGINAL SANDSTONE FACADE.

NEW CORNICE

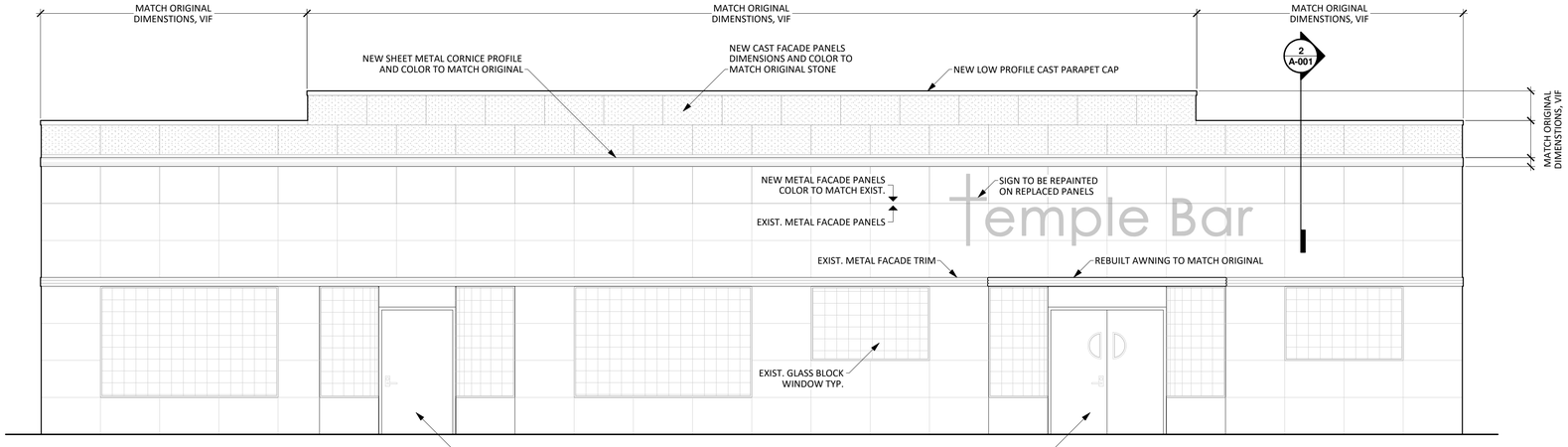
THE ORIGINAL DESIGN FEATURED A PROJECTING STONE CORNICE AT THE TRANSITION POINT BETWEEN THE LOWER METAL PANELED FACADE, AND THE UPPER EXPOSED STONE FACADE. THIS IS THE POINT AT WHICH THE PARAPET FAILURE ULTIMATELY OCCURRED—WALL ABOVE THE CORNICE TIPED OUT AND FELL, WHILE WALL BELOW REMAINED. WHEN BUILDINGS HAVE PROJECTING CORNICES OF MASONRY CONSTRUCTION, THEY CREATE A SHELF UPON WHICH SNOW COLLECTS KEEPING THE MORTAR JOINT SATURATED. THROUGH FREEZE/THAW CYCLES, THIS JOIST WILL ALWAYS DETERIORATE AND LEAD TO A COMPROMISED SEAM. WE PROPOSE TO REPRODUCE THE PROFILE OF THIS CORNICE IN CUSTOM BREAK-FORMED ALUMINUM SHEET METAL AND OF A COLOR TO MATCH THE ORIGINAL STONE. THIS WILL ALLOW US TO UP-TURN AND COUNTER-FLASH THE SEAM WHERE THE SHELF MEETS THE WALL PER BEST PRACTICES SUCH THAT GRAVITY PREVENTS WATER ENTRY PER CONTEMPORARY AND HISTORICAL BEST PRACTICES.

NEW CAST FACADE BLOCKS

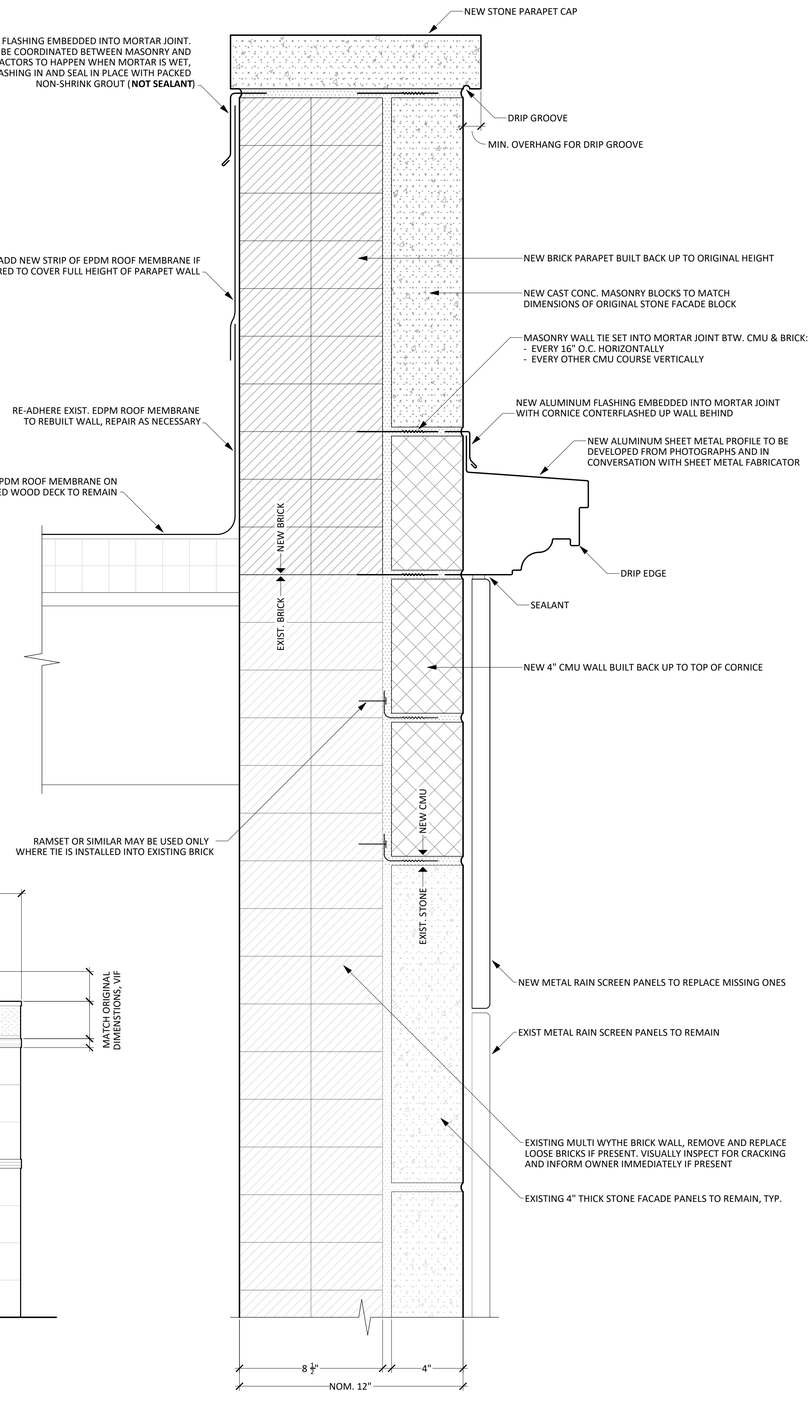
THE ORIGINAL FACADE WAS COMPOSED OF TWO MATERIALS. SANDSTONE BLOCKS ABOVE THE CORNICE WERE ONE BLOCK HIGH ON ETHER END OF THE PARAPET AND TWO BLOCKS HIGH IN THE CENTER OF THE PARAPET. THE BLOCKS FELL AND WERE LARGELY DESTROYED DURING THE PARTIAL PARAPET COLLAPSE. WE PROPOSE TO REPLACE THEM WITH CAST CONCRETE BLOCKS OF IDENTICAL DIMENSIONS/PROPORTIONS. THE CAST CONCRETE WILL HAVE A CREAM COLORED SAND AGGREGATE TO MATCH AS CLOSELY AS POSSIBLE THE ORIGINAL SANDSTONE FACADE.

NEW METAL FACADE PANELS

THE PORTION OF THE FACADE BELOW THE CORNICE HAS A METAL PANELED RAIN SCREEN. SEVERAL OF THE PANELS FELL FROM THE FACADE AND WERE DAMAGED. WE PROPOSE TO HAVE NEW METAL PANELS FABRICATED TO MATCH THE DIMENSIONS/PROPORTIONS OF THE ORIGINAL. THESE PANELS WILL BE PAINTED TO MATCH THE REMAINING METAL PANELS.



1 **CASS AVENUE FAÇADE ELEVATION**
1/4" = 1'-0"



2 **PARAPET RECONSTRUCTION SECTION DETAIL**
3" = 1'-0"

REMARKS:
FOR SUBMISSION TO AND REVIEW BY THE HISTORIC DISTRICT COMMISSION

STATE OF MICHIGAN
RONALD OMILIAN
ARCHITECT
No. 1501035748
REGISTERED ARCHITECT

OMILIAN & MORIN
ARCHITECTURE & DESIGN, LLC
41 BURROUGHS ST. SUITE #209 | DETROIT, MI 48202

ISSUED BY:	DATE:	VER #
ANTHONY MORIN	09/25/2024	V.3

TEMPLE BAR
2906 CASS AVE.
DETROIT, MI 48201

SCALE: AS NOTED
SHEET SIZE: 24" x 36"

A-001
PARAPET RECONSTRUCTION ELEVATION, DETAIL AND NOTES