

STAFF REPORT 7-10-2019 MEETING
APPLICATION NUMBER: 19-6321
ADDRESS: 110 SPROAT
HISTORIC DISTRICT: EDDYSTONE HOTEL
APPLICANT: BRIAN REBAIN
DATE OF STAFF VISIT: 7/8/2019

PREPARED BY: J. ROSS

PROPOSAL

As per the Detroit Historic Designation Advisory Board:

The Eddystone Hotel is a thirteen story steel frame, brick, limestone, and terra-cotta-clad building located at the northwest corner of Park Avenue and Sproat Street, six blocks north of Grand Circus Park. The hotel's overall footprint is rectangular, measuring sixty-two feet on Park and one hundred and five feet on Sproat. The Eddystone is thirteen stories in height. The building's Italian Renaissance-inspired exterior treatment is modeled after urban palazzos, with a two-story base finished in large "blocks" of limestone and displaying tall arched openings, a more plain central section above the base, and a highly finished top or attic crowned by an elaborate entablature and cornice.

Above the limestone-clad base, the primary façade material on the street-facing east and south elevations is yellow brick. The yellow brick extends a few feet around the corners onto both the north and west elevations. The remainder of the north and west elevations are finished in common buff-colored brick. The east and south elevations, and the first bay of the west elevation, are similar in composition with smooth limestone ashlar on the first and second floors forming the building's base and decorative terra cotta window treatments on the third, fourth and twelfth floors. A denticulated cornice serving as a belt course separates the second and third floors. The building is capped with a decorative terra cotta cornice. The windows from the second to the thirteenth floor are one/one double-hung wood-frame windows.

The Eddystone exhibits the vast expanse of plain wall surfaces of a tall building relieved with decorative Italian Renaissance-inspired detailing. The south elevation facing Sproat is symmetrical and seven bays in width, the five center bays each containing paired windows and the end bays each a single window in the third to thirteenth stories. The windows in the third story are framed by terra-cotta trim – balustraded balconets below the window bays, window surrounds, and spandrel panels above the window bays, each displaying an arch form containing a large rondel above each window, that are topped with a dentiled cornice beneath the fourth-story windows. The square-head windows of the fourth floor are outlined in terra cotta with raised outer edges. Those in the central-height part of the façade between the fifth and eleventh floors are set into the brick façade with no trim save plain slab limestone sills. The windows of the twelfth floor display terra-cotta surrounds echoing the design of those in the third story with balustraded balconets but of more simple design, with rosettes in the frieze in place of the arches. A terra-cotta beltcourse separates the eleventh and twelfth floors. The building is crowned with a tall decorative terra-cotta entablature and cornice, the entablature with a chevron-like band below a projecting arcade with detailed corbels supporting the bases of the arches, and a projecting cornice with a decorative fringe. This decorative detailing continues along the east elevation and the first bay of the west elevation.

The hotel entrance is located in the south elevation facing Sproat Street. The inner bays of the smooth ashlar first floor contain five large arched openings with the lobby entrance doorway in the

center arch flanked by two storefront window openings.. All first and second-floor windows have been boarded up. The simple entrance retains remnants of an aluminum canopy.

The east elevation is composed of five bays, from the second to the thirteenth floors. The center three bays of the first floor contain arched windows and the end bays contain storefront entrances openings.

The north elevation is plain with no decorative detailing and with one casement stairway window opening per floor. The west elevation contains five bays, four containing sets of paired window openings. The words HOTEL EDDYSTONE are painted at the top of the north and west elevations. The flat roof is covered in asphalt and has a small one-story brick penthouse, with industrial windows, that houses the elevator machinery.

A field visit to the site revealed that all openings at the first story, to include door openings and storefront windows, have been enclosed with masonry. Also, all window sash is missing with the exception of a few remaining steel window sash at the rooftop penthouse.

With the current proposal, the applicant is seeking to undertake a complete rehabilitation of the building so that it might serve as a hotel. Specific exterior work items associated with the building's rehabilitation include the following, **as per the attached submission**:

Masonry Restoration

- The brick, terra cotta, and limestone will all be cleaned and inspected for damage. The cleaning will be done according to the Secretary of Interior Standards, and NPS Technical Preservation Briefs 1, 2 & 6. Despite using standard detergent wash, there is stubborn graffiti staining that remains on the building. It is proposed that this staining be treated with Quintek Corporation's Rotec Vortex cleaning system, which creates a gentle swirling vortex utilizing low volumes of water, low air pressure, and fine inert granulate. A certified Rotec Vortex contractor will be performing the cleaning. Note that the National Park Service has a team who uses this product to clean their monuments throughout the country. A mockup will be done to find the right balance of cleaning without damaging the stone.
- All damaged, deteriorating, or spalling masonry units are to be removed and replaced with new material to match original units. Missing units are to be replaced to match the remaining adjacent materials and new brick, terra cotta, and limestone will match the existing as closely as possible in size, color, texture, and compressive strength. Any salvaged brick, terra cotta, and limestone will be reused where replacement is needed before new materials are used.
- The glazed terra cotta detailing will be inspected for damage, cleaned, and repaired where necessary. It is currently proposed that all missing terra cotta will be replaced with new terra cotta units to match existing/historic. However, GFPR is also proposed as a bid alternate for the replacement of the deteriorated glazed terracotta. Should GFRP be chosen as the replacement material, final details and shop drawings will be provided to HDC for approval prior to installation.

Exterior Storefront Systems and Doors

- At first floor, install new aluminum storefront windows and doors (based upon historic photos) as per the attached (cutsheets and finish color not available/provided)

Windows

- All window openings on the four building facades will have all remaining frame remnants removed and abated. Masonry openings shall be stabilized, rebuilt if needed, and prepped for new window units. New historic replica, one-over-one, single hung window units shall be installed to match the limited historic evidence we have of those windows. The windows shall utilize a decorative aluminum panning system, custom extruded to match the historic brick mold profile. Aluminum sashes will have historic replica glazing profiles. Aluminum frames shall be narrow profile units to replicate typical wood window frames from the era. Frames will be set back in the masonry opening to match historic configuration.
- Two additional columns of windows will be added to the north façade: punched openings on floors 12-13 will be made on the north façade in the first bay and the last bay. Historic replica single hung aluminum 1/1 window units will be added in these bays and will match the middle column of windows.

Exterior Roof Scope

- Install a new EPDM roofing system.
- The chimney at the northwest corner of the roof will be removed as it is in very poor condition with significant spalling and missing units. The roof structure, parapet, and coping will be infilled at this location to match the historic parapet configuration.
- New rooftop mechanical equipment will be placed on the roof as indicated in the attached plans. Due to the high visibility of this standalone high-rise building, the new units are visible from certain views within a one block radius of the building, and a best effort has been made to reduce the visibility of these units. Mechanical units have been located inside the penthouse, and as close to the penthouse as possible. In addition, large central fresh air HVAC units have been split into multiple zones in order to reduce footprint and height, and low-profile cooling towers are proposed, at a higher cost, in order to reduce scale and visibility from the ROW. Please [see the attached sightline study](#) regarding the visibility of these rooftop units.

Exterior Metal Flagpoles

- Historically there were 2 flagpoles on either side of the main Sproat entrance and 2 flagpoles centered on the Park Avenue façade. All four flagpoles were historically positioned in between the first and second floors, located just above the spandrel of the arch below, and anchored by a limestone cartouche. The flagpoles will be retained, cleaned, and painted. One flagpole is missing, and it will be replaced with a new unit to match the historic flagpoles

Rooftop Penthouse

- The existing penthouse form will be retained; however, the east, south, and west walls will be removed and rebuilt, due to extreme structural degradation, in the same shape and with matching brick veneer as the existing. The north wall of the penthouse is contiguous with the north façade wall and will remain and be repaired as necessary. The existing penthouse roof and structural frame will also be retained.

- The rooftop penthouse, not visible from the public right of way, has five large punched window openings with hot-rolled steel framed window units with projecting sashes. The steel frame windows in the penthouse are in very poor condition as they have missing glass, significant corrosion and deformed frames. These windows will be removed and infilled while the sill will remain. The infilled brick will be set back 1” to maintain a sense of the historic opening.

Exterior Lighting

- East Façade: Up lighting will be added to the north and south corners on the east façade with the lights being located just above the second-floor cornice. Up lights will also be added at the twelfth floor in between each set of paired windows. Sidewalk downlights will also be added on the façade, in between each bay at the first floor. Finally, flagpole up lights will be added at each cartouche that anchors the flagpoles (specific light fixture style not available/provided)
- South Façade: Up lighting will be added to the east and west corners on the south façade with the lights being located just above the second-floor cornice. Up lights will also be added at the twelfth floor in between each set of windows. Sidewalk downlights will also be added on the façade, in between each bay at the first floor. Finally, flagpole up lights will be added at each cartouche that anchors the flagpoles specific light fixture style not available/provided)
- West Façade: The ornamentation on the south façade wraps the corner onto the west façade and runs for one bay. Accordingly, the lighting on the west façade will mirror the lighting on the south façade: up lighting will be added on the southern-most bay of the west façade at the second floor and at the twelfth floor. Additionally, sidewalk down lights will be added on either side of the storefront on the southernmost bay of this façade specific light fixture style not available/provided)

Exterior Signage

Historically, there was a blade sign at southeast corner of the building and a small hanging sign on the south façade closer to the southwest corner. Additionally, there are two signs painted onto the brick at the top of the building (located on the north façade and the west façade). The current project proposes the addition of signage to the following location and of the size indicated in the submitted drawing set:

- A blade sign will be re-introduced at the southeast corner of the building on a similar scale as the historic sign.
- A small blade sign will be reintroduced on Sproat Street near the southwest corner of the building.
- A small blade sign will also be introduced on Park Avenue near the northeast corner of the building. The two blade signs at the northeast corner and the southwest corner will be kept to the scale of the historic hanging sign in the attached photos while the blade sign at the southeast corner will be larger to advertise the main 1st floor tenant.
- The signs currently painted on the brick at the top of the building will be repainted to reflect the new name for the building.

APPLICABLE ELEMENTS OF DESIGN

Proportion of openings within the facade. The east facade of the Eddystone Hotel is composed of approximately forty percent (40%) openings; the south (front) facade has approximately thirty-five percent (35%) openings. All openings on the first floor are presently filled in with boards, concrete block, or glass block, making it difficult for original configurations of openings to be discerned. According to the original plans of the building on file with the City of Detroit, entrance openings were recessed and display window openings were not. The outer storefront entrance openings of the south (front) and east facades are squarish in form, including their transoms. The arched openings on the two primary facades had transom windows occupying their arches. They were arranged with the main entrance in the middle. Flanking the entrance of the south (front) elevation were recessed storefront entrances and flanking them were display windows with metal grills in the apron walls. The east facade has a similar arrangement of openings, with display windows flanking the central entrance. Paired rectangular window openings above the ground floor contained double-hung sash windows that were twice as tall as wide. The south facade has a similar paired window arrangement above the first floor, with the outer bays containing a single window at each floor. Adjacent to the south facade at the southwest corner, the west facade has a single bay fenestrated with a single windows in the same manner as the end bays of the south side.

Rhythm of solids to voids in the front facade. A regular rhythm of solids to voids exists at the first floor entrance/display window level, as well as stories two through thirteen, with the placement paired window units per bay on the east facade and paired window units of the south (front) facade flanked by an end bay of single windows units. The placement of openings in the rear, or west elevation, is predictable as well, with paired windows, however some at the lower floor levels have been altered by the elimination of the window sash and the brick wall between the two (2) window openings, thus creating an opening inappropriately wider than tall. A vertical row of single double-hung sash windows is approximately in the center of the north side elevation which is otherwise unfenestrated.

Rhythm of entrance and/or porch projections. Entrance openings were originally recessed and display windows openings were not, which created a regular rhythm along the street that has been altered with the subsequent blocking up of all openings.

Relationship of materials. Brick, limestone and terra cotta are the primary materials of the street facades of the Eddystone Hotel. These materials continue around the southwest corner of the building to the first bay of the west elevation. Above the limestone-clad base, the primary material is brick. Decorative terra cotta window treatments are seen on the third, fourth and twelfth floors. The building is capped with a decorative terra cotta cornice. Window sashes and frames are wood above the first floor; on the ground floor, they are steel. There are metal grates in long, rectangular, granite-faced foundation openings beneath the arched display windows on the first floor. Other metallic elements are the flag poles extending above the two central openings.

Relationship of textures. Brick laid in regular courses contrasts with the smoother textures of the limestone ashlar of the first and second floors and the terra cotta decorative features. The large blocks of smooth ashlar laid in a regular pattern on the first and second stories create the textural effect of rustication. Repetitive terra cotta detail, such as balusters beneath the third and twelfth

story windows, arcading in the entablature, and detailing around windows, create textural patterns. Areas of textural interest occur at the rusticated first and second floor levels, and areas surrounding the windows of the third, fourth and twelfth floors. The arcaded cornice at the top of the building is particularly rich in textural ornamentation.

Relationship of colors. Light yellow brick is juxtaposed with white terra cotta and beige limestone. Window frames and sash are currently painted brown.

Relationship of architectural details. The Eddystone Hotel is a classically arranged Italian Renaissance-inspired building consisting of an ornate two-story base, a plain central section, and an attic crowned by an elaborate entablature and cornice. Architectural elements and details are located towards the top and bottom of the primary facades. In each spandrel flanking the central arched opening is a cartouche bearing a torch and a flagpole projecting outward and upward. A denticulated cornice serving as a belt course separates the second and third floors. Terra cotta trim frames the third story windows, with balustrated balconets below the window bays, window surrounds, and spandrel panels above the window bays. The spandrels display an arched form containing a large rondel above each window, topped with a dentilled cornice running beneath the fourth-story windows. Between the fifth and eleventh floors are untrimmed windows and plain limestone sills. Twelfth floor windows display terra-cotta surrounds echoing the design of those in the third story with simplified balustrated balconets, the central bay resting on heavy console brackets. A terra cotta belt course separates the eleventh and twelfth floors. The building is crowned with a decorative terra-cotta entablature and cornice, the entablature with a chevron-like band below a projecting blind arcade with detailed corbels supporting the bases of the arches, and a projecting cornice with a decorative fringe. In general, the building is rich in architectural detail. Eddystone

Relationship of roof shapes. The roof is not visible from the street. An elevator shaft rises above the roof line at the northwest corner of the building, visible from the north and west.

RECOMMENDATION

It is staff's opinion that the work as proposed will not result in the removal of historic materials or alteration of features and spaces that characterize a property. Staff therefore recommends that the Commission issue a Certificate of Appropriateness for the work as proposed because it meets the Secretary of the Interior's Standards for Rehabilitation, standard number 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence* and number 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.*

However, staff recommends that the Commission issue the above-referenced COA with the following conditions:

- HDC staff shall be afforded the opportunity to review and approve the final signage; light fixture design; storefront, window and window specs; and HVAC equipment

- installation prior to the issuance of the project permit
- HDC staff shall be afforded the opportunity to review and approve the final project CDs prior to the issuance of the project permit



Figure #X: Exterior, South façade, looking north. 12/18/18



Figure #X: Exterior, South façade, looking northwest. 12/18/18

Eddystone Hotel
110 Sprout, Detroit MI



Figure #X: Exterior, South façade, looking northeast. 12/18/18

Eddystone Hotel
110 Sproat, Detroit MI



Figure #X: Exterior, east façade, looking west. 12/12/18

Eddystone Hotel
110 Sproat, Detroit MI



Figure #X: Exterior, north façade, looking southeast. 12/12/18

Eddystone Hotel
110 Sproat, Detroit MI



Figure #X: Exterior, north façade, looking up. 12/12/18



Figure #X: Exterior, north façade, looking up. 12/12/18

Eddystone Hotel
110 Sproat, Detroit MI

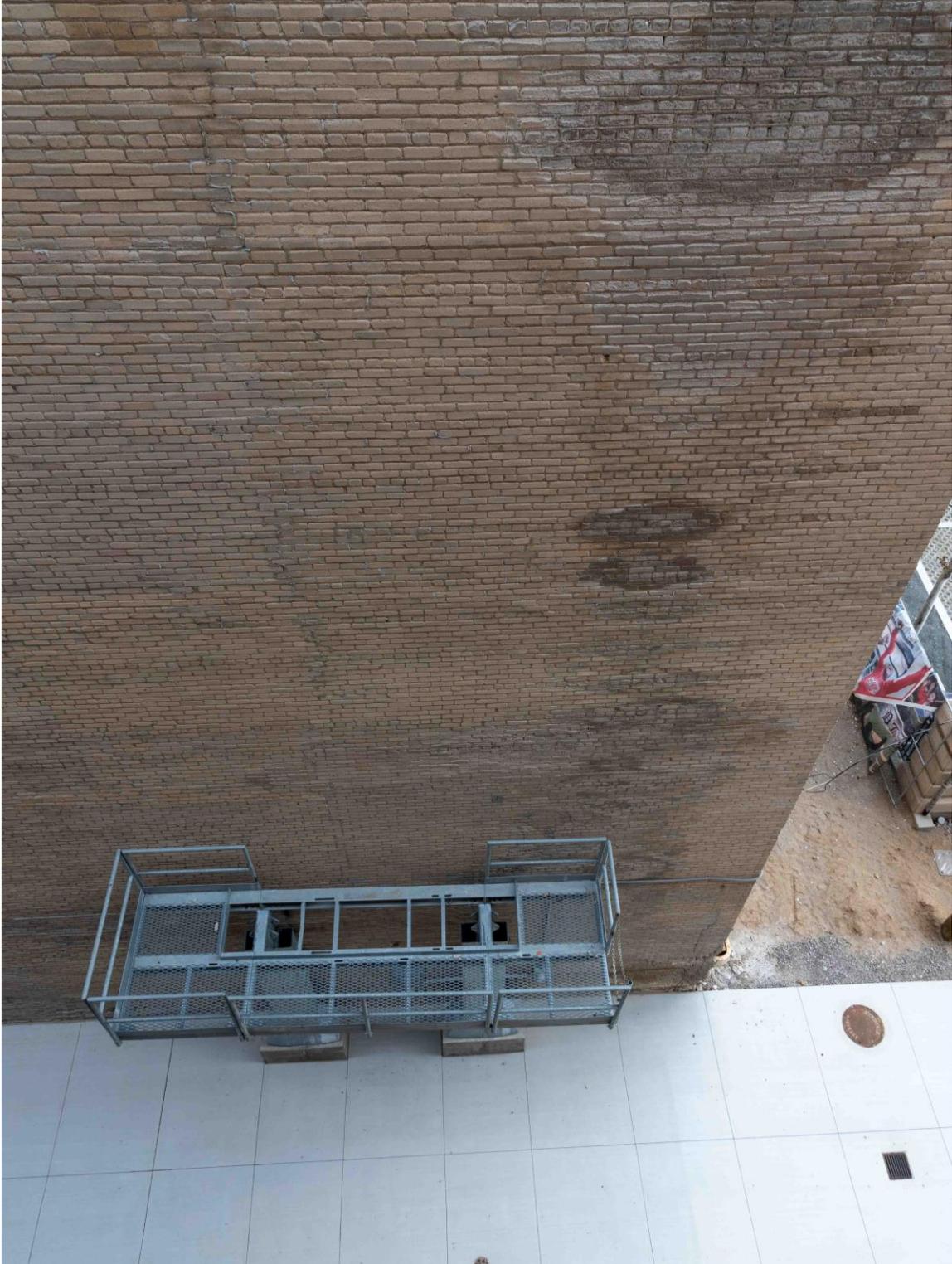


Figure #X: Exterior, north façade, looking down. 12/12/18

Eddystone Hotel
110 Sproat, Detroit MI



Figure #X: Exterior, Eddystone on left, looking west. 4/25/19

Eddystone Hotel
110 Sproat, Detroit MI



Figure #X: Exterior, west façade, looking east. 12/18/18



Figure #X: Exterior, east façade, looking west. 12/12/18

Eddystone Hotel
110 Sproat, Detroit MI



Figure #X: Exterior, south and east facades, looking northwest. 12/12/18



Figure #X: Exterior, south façade, looking north. 12/12/18

Eddystone Hotel
110 Sproat, Detroit MI



Figure #X: Exterior, east façade, looking northwest. 12/12/18



Figure #X: Exterior, east façade, looking northwest. 1/24/19

Eddystone Hotel
110 Sproat, Detroit MI



Figure #X: Exterior, south façade, looking north. 12/12/18



Figure #X: Exterior, west façade, looking east. 12/12/18

Eddystone Hotel
110 Sprout, Detroit MI



Figure #X: Exterior, west façade, looking northeast. 12/12/18

Eddystone Hotel
110 Sproat, Detroit MI



Figure #X: Exterior, storefronts with CMU infill, looking northwest. 2/14/19



Figure #X: Exterior, storefronts with CMU infill, looking north. 2/14/19

Eddystone Hotel
110 Sproat, Detroit MI



Figure #X: Exterior, penthouse, looking northwest. 12/5/18



Figure #X: Exterior, penthouse, looking west. 12/5/18

Eddystone Hotel
110 Sproat, Detroit MI



Figure #X: Exterior, penthouse, looking northwest. 12/5/18



Figure #X: Exterior, chimney on roof, looking northwest. 12/5/18

Eddystone Hotel
110 Sproat, Detroit MI



Figure #X: Exterior, chimney, looking northwest. 12/5/18



Figure #X: Exterior, penthouse window detail, looking down. 12/5/18

Eddystone Hotel
110 Sproat, Detroit MI



Figure #X: Exterior, penthouse, window and partial wall collapse detail. 12/5/18

Eddystone Hotel
110 Sproat, Detroit MI



Figure #X: Exterior, penthouse, looking east. 12/5/18



Figure #X: Exterior, penthouse, looking northeast. 12/5/18

Eddystone Hotel
110 Sproat, Detroit MI



Figure #X: Exterior, roof, detail. 12/5/18



Figure #X: Exterior, roof, detail. 12/5/18

Eddystone Hotel
110 Sproat, Detroit MI



Figure #X: Exterior, roof, looking down. 12/18/18

Eddystone Hotel
110 Sproat, Detroit MI



Figure #X: Exterior, looking northeast. 1920s era.

Eddystone Hotel
110 Sproat, Detroit MI



Figure #X: Exterior, corner of Sprout and Park, looking down. 1937 photo.



Figure #X: Exterior, corner and Sprout and Park, looking northeast. 1937 photo.

Eddystone Hotel
110 Sprout, Detroit MI



Figure #X: Exterior, 1931 Newspaper advertisement.

Eddystone Hotel
110 Sproat, Detroit MI



Figure #X: Exterior, historic image. Date unknown.

Eddystone Hotel
110 Sproat, Detroit MI



Figure #X: Exterior, etching, 1920s.

Eddystone Hotel
110 Sprout, Detroit MI

June 21, 2019

Ms. Jennifer Ross
City of Detroit
Historic District Commission
2 Woodward Avenue
Suite 808
Detroit, Michigan 48226

RE: Eddystone Hotel - HDC Submission

Dear Ms. Ross:

Kraemer Design Group (KDG) is writing to submit information to the Detroit Historic District Commission (HDC), on behalf of Eddystone Renaissance, LLC regarding the proposed rehabilitation of the Eddystone Hotel located at 110 Sprout. The proposed exterior work at the Eddystone Hotel will include exterior masonry cleaning and restoration; new storefronts; new exterior doors; new historic replica replacement windows; new signage in keeping in character with the historic signage; new façade lighting; cleaning and repair of the iron flagpoles; new roofing, reconstruction of the mechanical penthouse, and new rooftop mechanical equipment.

The Eddystone Hotel was constructed in 1924 for local hotel magnate Lew Tuller. Built at a time when Detroit was experiencing explosive growth, the Eddystone Hotel was part of a grandiose plan on the part of Tuller and other Detroit builders to duplicate the character and real estate market of New York City. Designed by Louis Kamper the building has a rectangular footprint and contains 13 floors. The building has an Italian-Renaissance inspired façade and is constructed of concrete encased steel frame with cast concrete slabs. There is a two-story base faced in large blocks of limestone with tall arched openings, a plain central section above the base, and an elaborate entablature with a glazed terra cotta cornice. The primary facades (east and south) are primarily composed of pale gray limestone, honey colored common brick, and white glazed terra cotta detailing. The north and west facades are primarily composed of gray concrete brick. Originally, the building contained 13 residential-style hotel rooms on each floor. The Eddystone Hotel has two primary facades along Park Avenue and Sprout with the two secondary facades facing onto two parking areas, one to the north (a parking structure) and one to the west (a flat parking lot).

The following is a detailed description of the proposed work and its historic implications:

Masonry Restoration

The exterior of the building is faced in honey colored brick, white glazed terra cotta, and limestone veneer on the two primary facades (east and south). The honey colored brick, white glazed terra cotta, and limestone veneer wraps the corner from the south façade onto the west façade and runs for one bay. The remainder of the west façade is composed of gray concrete brick. The north façade is composed entirely of gray concrete brick. The honey colored brick and limestone are in fair condition overall while the terra cotta is in poor-to-fair condition. The honey colored brick has areas of staining, spalling, and damaged units. The glazed terra cotta cornice has been damaged by years of weather and water infiltration with cracking, staining, and missing units. The glazed terra cotta engaged balustrade that runs along the south façade at the twelfth floor is in poor condition with the majority of it completely missing. The gray concrete brick found on the west and north facades are in poor-to-fair condition with weathering and staining apparent.

The brick, terra cotta, and limestone will all be cleaned and inspected for damage. The cleaning will be done according to the Secretary of Interior Standards, and NPS Technical Preservation Briefs 1, 2 & 6. All damaged, deteriorating, or spalling masonry units are to be removed and replaced with new material to match original units. Missing units are to be replaced to match the remaining adjacent materials and new brick, terra cotta, and limestone will match the existing as closely as possible in size, color, texture, and compressive strength. Any salvaged brick, terra cotta, and limestone will be reused where replacement is needed before new materials are used.

The glazed terra cotta detailing will be inspected for damage, cleaned, and repaired where necessary. It is currently proposed that the missing terra cotta will be replaced with new terra cotta units, however, GFPR is also proposed as a bid alternate. We would like approval for new terra cotta units as the primary option and we would also like approval to replace the missing glazed terra cotta units with GFPR should it become necessary. Should GFPR be



chosen as the replacement material, final details and shop drawings will be provided to HDC for approval prior to installation.

Despite using standard detergent wash, there is stubborn graffiti staining that remains on the building. Standard detergent washes will be the base bid but because of this staining, another cleaning system is being proposed as a bid alternate: It is proposed that this staining be treated with Quintek Corporation's Rotec Vortex cleaning system in order to remove the remaining stains. Quintek's Rotec Vortex system creates a gentle swirling vortex utilizing low volumes of water, low air pressure, and fine inert granulate. A certified Rotec Vortex contractor will be performing the cleaning. We believe this cleaning system uses the gentlest means possible while still achieving adequate cleaning results. Note that the National Park Service has a team who uses this product to clean their monuments throughout the country. A mockup will be done to find the right balance of cleaning without damaging the stone.

Kramer Design Group has completed a set of facade restoration drawings which are attached here for reference.

Exterior Storefront Systems and Doors

There are currently no storefront systems in the building as all historic materials have long since been removed and the openings have been boarded or bricked over. Historically there were storefront systems on the Sproat Street and Park Avenue facades. All non-original storefront materials will be removed, and they will be replaced with a new storefront system designed to complement the historic character of the building without appearing falsely historic. Historic photos and limited physical evidence will be used to guide the design process. The storefronts will be aluminum framed with clear insulated glazing. The muntin pattern is based upon a historic photograph which is included here for reference. The sightlines will be approximately 2 1/2". Please see drawings for storefront elevations.

Historically, there was a main double-door entrance into the historic lobby of the building on Sproat Street. The first floor was occupied by various retail tenants and photos show there were additional doors into these ground floor retail spaces, specifically, at:

- A single door at the northern-most bay on the Park Avenue façade
- A single door in the third bay on the Park Avenue façade
- A entrance on the corner of Park and Sproat with openings on both the Park and Sproat façade providing access to the entrance into the corner retail tenant
- The main entrance, into the hotel, on the Sproat Street façade centered
- An entrance on either side of the main entrance on Sproat providing access into the retail tenants on either side of the main entrance

The double door main entry on Sproat street has been infilled with CMU and a temporary steel door has been installed to provide security to the site. The corner entrance doors have been significantly altered over time with CMU infill installed at both openings (on Park and Sproat).

New double entry doors with a fanlight will be re-installed in the centered, main entry on Sproat Street—they will be fixed shut. The doors will be fully glazed stile and rail doors with new hardware compatible with the historic character of the building—see drawings for additional details. A double door entry will also be installed in the western-most bay on Sproat Street to provide access into the tenant space. A single door with sidelights and transom will be added to each side of the southeast corner storefronts—one on Park Avenue in the southern-most bay and one on Sproat in the eastern-most bay—to reinstate the corner entrance into the building that was historically located at this corner. Finally, a single-entry door with sidelights and transom will be installed in the northern-most bay on the Park Avenue façade to provide access to the new residential lobby and the residential units on the upper floors.

Windows

There are no windows in the building although a few small fragments of the window frames and brick mold have been found and salvaged. The salvaged pieces indicate that the original windows were wood, double hung units, and will be used as the basis of design for the new replacement historic replica windows. All windows will be replaced with new aluminum windows to match the original window as closely as possible and will also match the position in the wall and the dimensions of the individual elements including but not limited to muntins, head, sill, panes, jambs, sash, and overall depth. There will be no screens or screen rail additions. Accordingly, these new windows will be compatible with the historic character of the building. The steel frame windows in the penthouse



are in very poor condition and will be removed and infilled while the sill will remain. The infilled brick will be set back 1" to maintain a sense of the historic opening.

Currently the building has no intact existing windows on any of the four facades, with only remnants of the frames and brick molds left in place. Photo evidence and examination of the existing wood trim and frame remnants indicate that the windows on the east, south, and west facades were originally painted one-over-one wood double hung sash units with decorative brick mold and wood sills. The windows were uniform in detail across the façade and simple in design. There was a single column of punched window openings on the rear (north) façade located at the "trunk storage" closet behind the elevator bank. Those windows are also missing, and no photo evidence or frames remain to establish the original window type. The rooftop penthouse, not visible from the public right of way, has five large punched window openings with hot-rolled steel framed window units with projecting sashes. The remaining windows in the penthouse are in poor condition with missing glass, significant corrosion and deformed frames.

All window openings on the four building facades will have all remaining frame remnants removed and abated. Masonry openings shall be stabilized, rebuilt if needed, and prepped for new window units. New historic replica, one-over-one, single hung window units shall be installed to match the limited historic evidence we have of those windows. The windows shall utilize a decorative aluminum panning system, custom extruded to match the historic brick mold profile. Aluminum sashes will have historic replica glazing profiles. Aluminum frames shall be narrow profile units to replicate typical wood window frames from the era. Frames will be set back in the masonry opening to match historic configuration.

Since no evidence remains of the window types at the rear of the building (the north façade), a new historic replica single-hung aluminum window, similar to that being utilized on the rest of the building, will be used in this location as well. Two additional columns of windows will be added to the north façade: punched openings on floors 12-13 will be made on the north façade in the first bay and the last bay. Historic replica single hung aluminum window units will be added in these bays and will match the middle column of windows.

The penthouse windows are damaged beyond repair, and, as described below, the masonry wall construction is also proposed to be demolished and replaced in kind for a new mechanical penthouse. As a result, all of the existing windows and door will be removed. The penthouse shall be reconstructed out of new brick masonry to match the existing penthouse enclosure. Window openings will not be recreated, but the historic window openings shall be outlined in the new brick walls by recessing the brick veneer 1" at the historic window opening locations to simulate the original window configuration.

Exterior Roof Scope

The asphalt roofing system is in poor condition and will be replaced with a new EPDM roofing system. The chimney at the northwest corner of the roof will be removed as it is in very poor condition with significant spalling and missing units. The roof structure, parapet, and coping will be infilled at this location to match the historic parapet configuration. The existing penthouse form will be retained; however, the east, south, and west walls will be removed and rebuilt, due to extreme structural degradation, in the same shape and with matching brick veneer as the existing. The north wall of the penthouse is contiguous with the north façade wall and will remain and be repaired as necessary. The existing penthouse roof and structural frame will also be retained.

New rooftop mechanical equipment will be placed on the roof as indicated in the attached plans. Due to the high visibility of this standalone high-rise building, the new units are visible from certain views within a one block radius of the building, and a best effort has been made to reduce the visibility of these units. Mechanical units have been located inside the penthouse, and as close to the penthouse as possible. In addition, large central fresh air HVAC units have been split into multiple zones in order to reduce footprint and height, and low-profile cooling towers are proposed, at a higher cost, in order to reduce scale and visibility from the ROW. Please see the attached sightline study regarding the visibility of these rooftop units.

Exterior Metal Flagpoles

Historically there were 2 flagpoles on either side of the main Sproat entrance and 2 flagpoles centered on the Park Avenue façade. All four flagpoles were historically positioned in between the first and second floors, located just above the spandrel of the arch below, and anchored by a limestone cartouche. The flagpoles will be retained, cleaned, and painted. One flagpole is missing, and it will be replaced with a new unit to match the historic flagpoles



as closely as possible. Any other broken or missing pieces shall be repaired or replaced to match the original as closely as possible.

Exterior Lighting

It is proposed that exterior lighting be added to the building in the following locations:

East Façade: Up lighting will be added to the north and south corners on the east façade with the lights being located just above the second-floor cornice. Up lights will also be added at the twelfth floor in between each set of paired windows. Sidewalk downlights will also be added on the façade, in between each bay at the first floor. Finally, flagpole up lights will be added at each cartouche that anchors the flagpoles.

South Façade: Up lighting will be added to the east and west corners on the south façade with the lights being located just above the second-floor cornice. Up lights will also be added at the twelfth floor in between each set of windows. Sidewalk downlights will also be added on the façade, in between each bay at the first floor. Finally, flagpole up lights will be added at each cartouche that anchors the flagpoles.

West Façade: The ornamentation on the south façade wraps the corner onto the west façade and runs for one bay. Accordingly, the lighting on the west façade will mirror the lighting on the south façade: up lighting will be added on the southern-most bay of the west façade at the second floor and at the twelfth floor. Additionally, sidewalk down lights will be added on either side of the storefront on the southernmost bay of this façade.

Exterior Signage

Historically, there was a blade sign at southeast corner of the building and at small hanging sign on the south façade closer to the southwest corner. Additionally, there are two signs painted onto the brick at the top of the building (located on the north façade and the west façade).

This project proposes to add signage to the building in the basic locations indicated on the attached drawings. A blade sign will be re-introduced at the southeast corner of the building on a similar scale as the historic sign. Further, a small blade sign will be reintroduced on Sproat street near the southwest corner of the building. Finally, a small blade sign will also be introduced on Park Avenue near the northeast corner of the building. The two blade signs at the northeast corner and the southwest corner will be kept to the scale of the historic hanging sign in the attached photos while the blade sign at the southeast corner will be larger to advertise the main 1st floor tenant.

The signs currently painted on the brick at the top of the building will be repainted to reflect the new name for the building.

Conclusion

The items listed above provide a synopsis of the proposed scope of work for the rehabilitation of the Eddystone Hotel. We kindly request approval of the work proposed at 110 Sproat. Further detail is provided in the attached drawings, photos, and documentation. Please contact Brian Rebain at Kraemer Design Group if you have any further questions.

Sincerely,

Kraemer Design Group



Brian Rebain
Principal



HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

DATE: _____

PROPERTY INFORMATION

ADDRESS: _____ AKA: _____

HISTORIC DISTRICT: _____

APPLICANT IDENTIFICATION

Property
Owner/
Homeowner

Contractor

Tenant or
Business
Occupant

Architect/
Engineer/
Consultant

NAME: _____ COMPANY NAME: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

Photographs of ALL sides of existing building or site

Detailed photographs of location of proposed work (photographs to show existing condition(s), design, color, and material)

Description of existing conditions (including materials and design)

Description of project (including an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)

Detailed scope of work (formatted as bulleted list)

Brochure/cut sheets for proposed replacement material(s) and/or product(s)

NOTE:

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

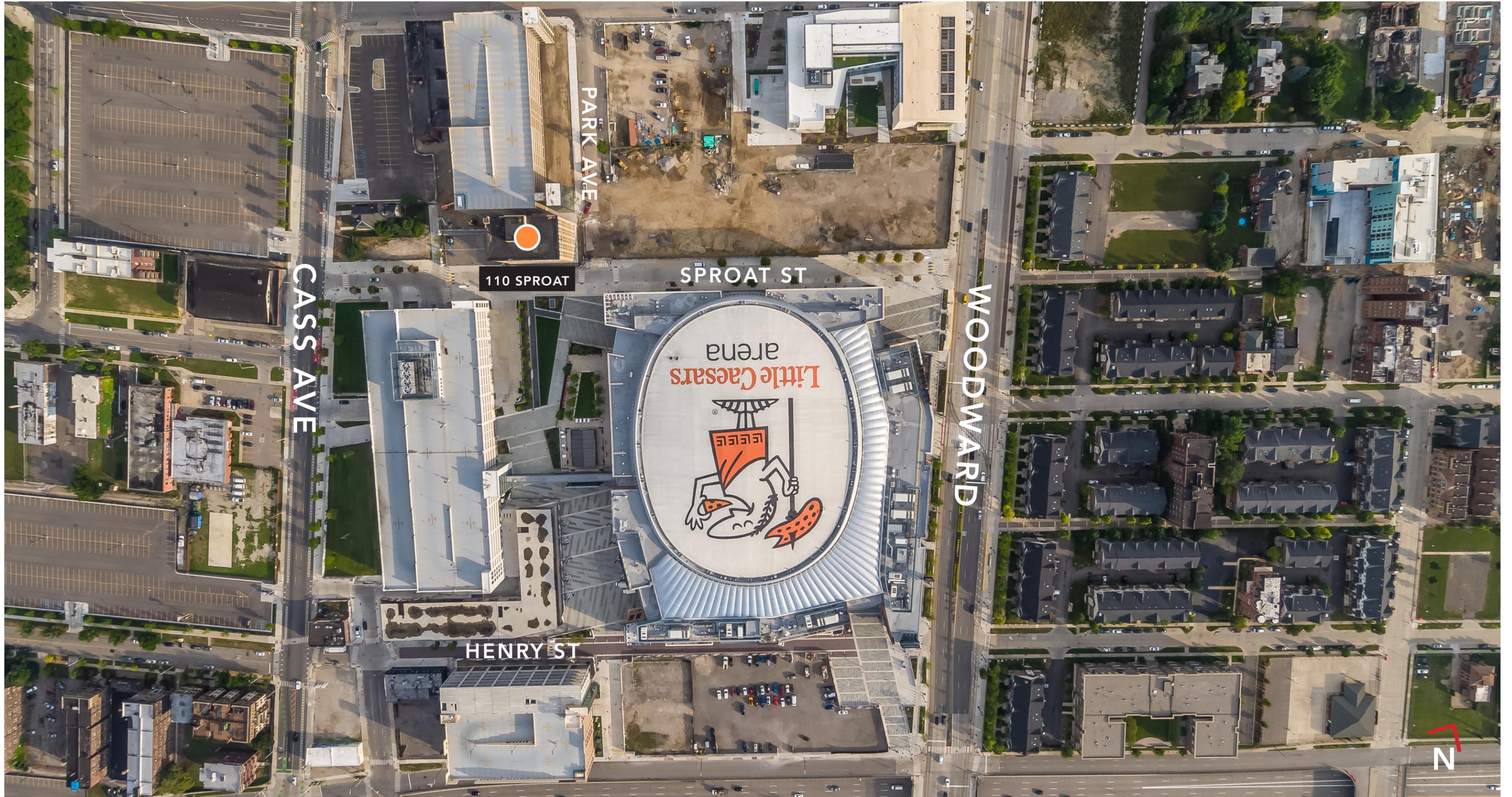
**SUBMIT COMPLETED
REQUESTS TO: HDC@DETROITMI.GOV**

110 SPROAT (EDDYSTONE) FACADE RESTORATION

June 2019

KraemerDesignGroup

1420 Broadway | Detroit, MI | 48226 | p 313 965 3399 | f 313 965 3555 | www.thekraemeredge.com





WEST ELEVATION

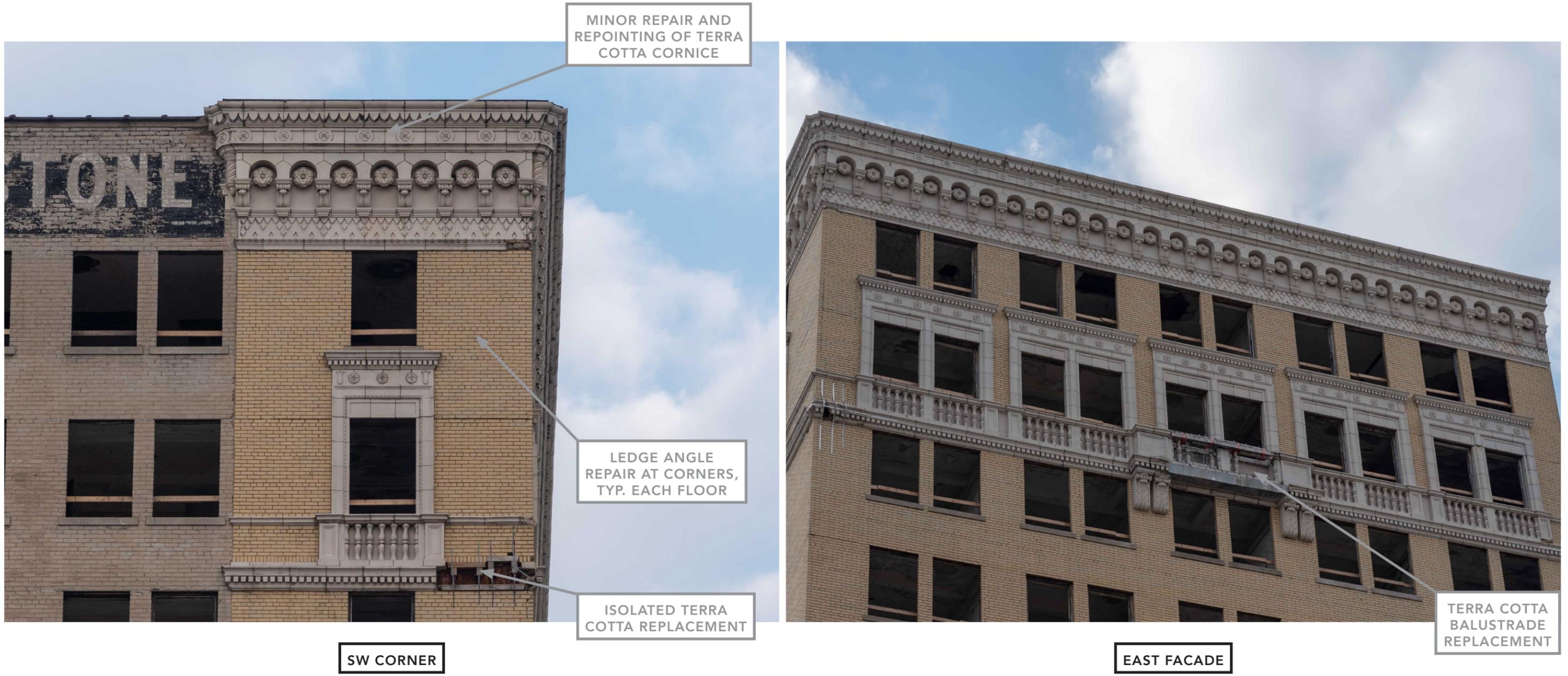
SOUTH ELEVATION

EAST ELEVATION

NORTH ELEVATION



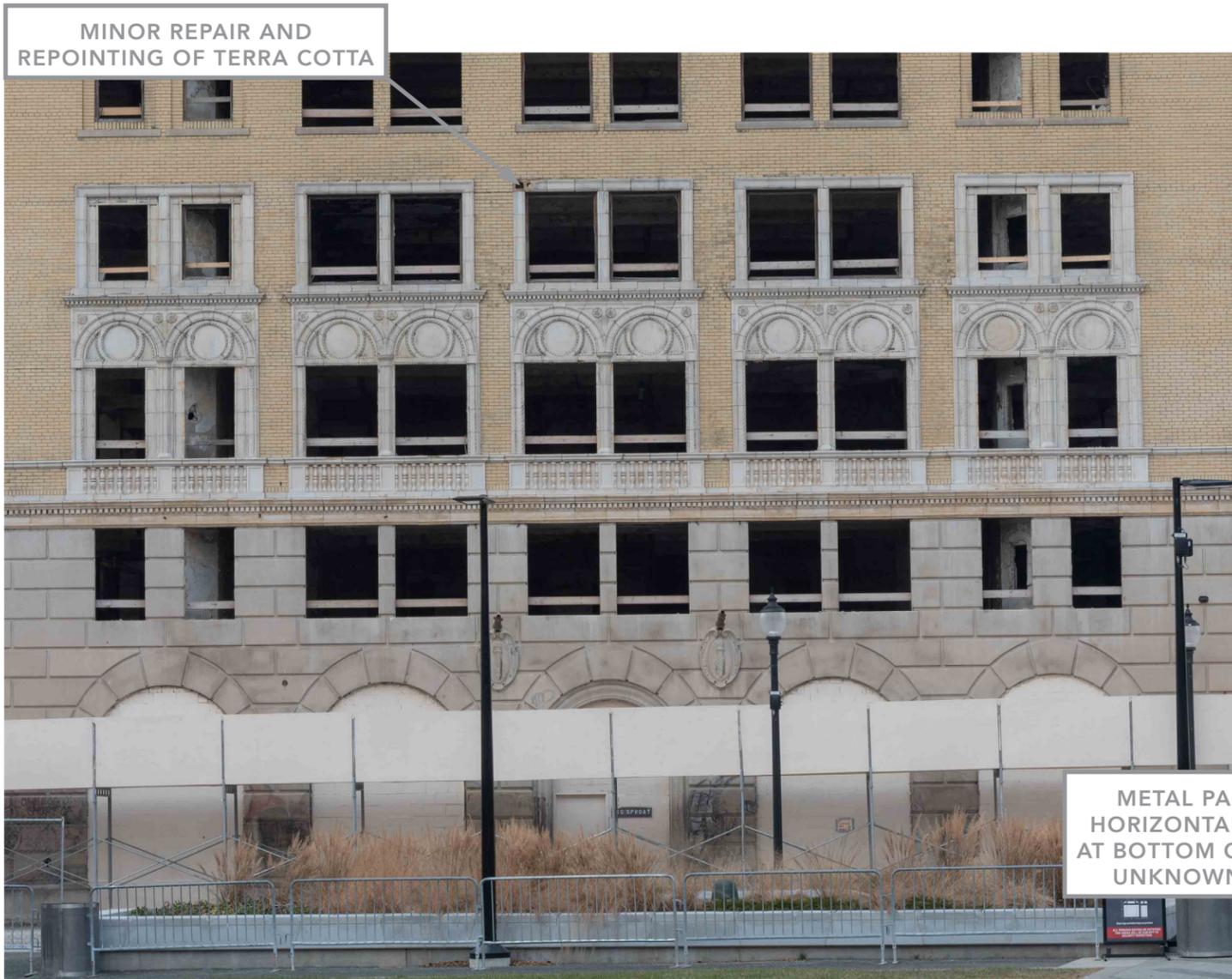
ISSUES: Isolated damage requires unique replacement solutions; very little repetition in components.



RECOMMENDATION: True terra cotta replacement is feasible given limited scope of replacement.



ISSUES: Entire missing balustrade on upper south facade allows for repetitive components and more options.
Unknown condition under metal panning at base of balustrade.



LOWER SOUTH FACADE



UPPER SOUTH FACADE

RECOMMENDATION: Bid alternate for terra cotta and fiberglass at balustrade. Price and schedule will be considered. Metal panel to be removed and condition ascertained before final decision on underlying repair.



ISSUES: The initial limestone cleaning method could not remove entirety of graffiti



FIRST FLOOR LIMESTONE - BEFORE



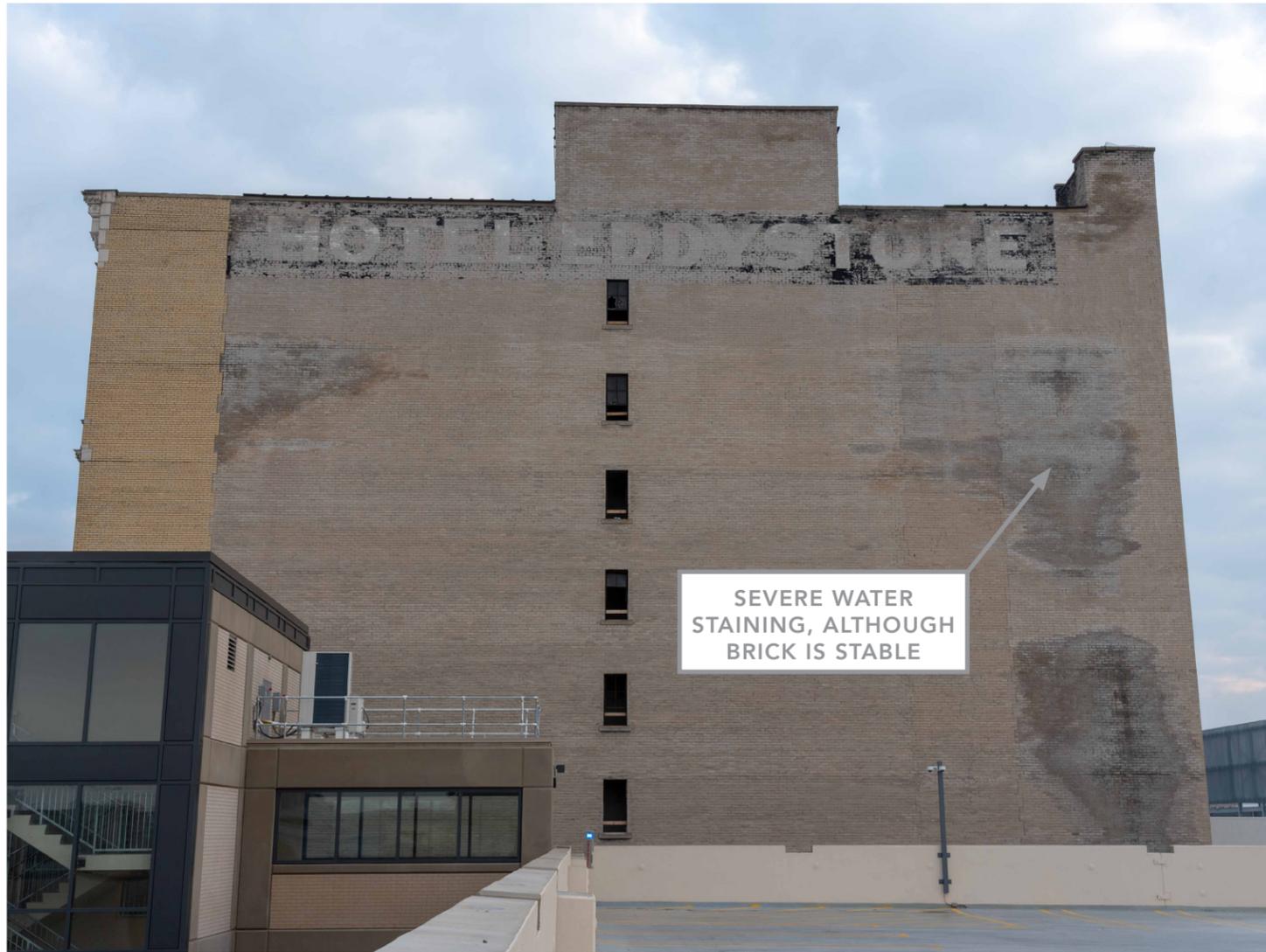
LEDGE ANGLE
REPAIR AT CORNERS,
TYP. EACH FLOOR

FIRST FLOOR LIMESTONE - CURRENT

RECOMMENDATION: Quintek Corporation's Rotec Vortex Cleaning System



ISSUES: Rear facades utilize a unique “concrete brick” that shows more wear than typical clay brick, and is highly difficult to match. Surface of concrete brick is stable, but has worn significantly.



NORTH FACADE



WEST FACADE

RECOMMENDATION: Concrete brick from penthouse shall be salvaged and re-used on rear facades for infill and repair. Color match clay brick shall be used to reconstruct penthouse.



ISSUES: Historic signage was located at: blade sign, painted sign, and hanging sign. See photos.



RECOMMENDATION: Capitalize on historic "ghost" signage for high visibility. Reserve corner blade sign only for signature tenant. Two smaller signs on east and south facade proposed.





DETROIT ATHLETIC CLUB

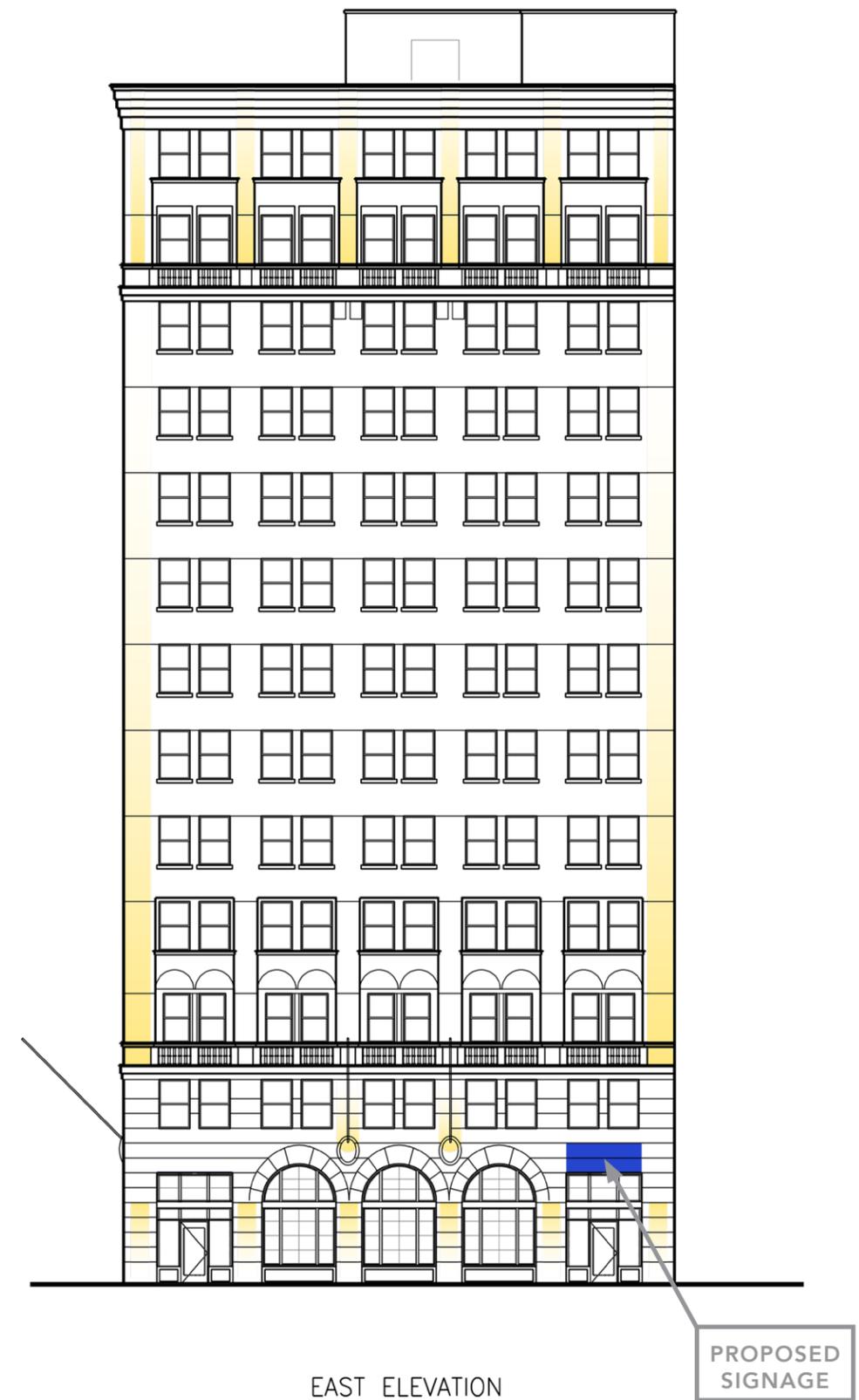


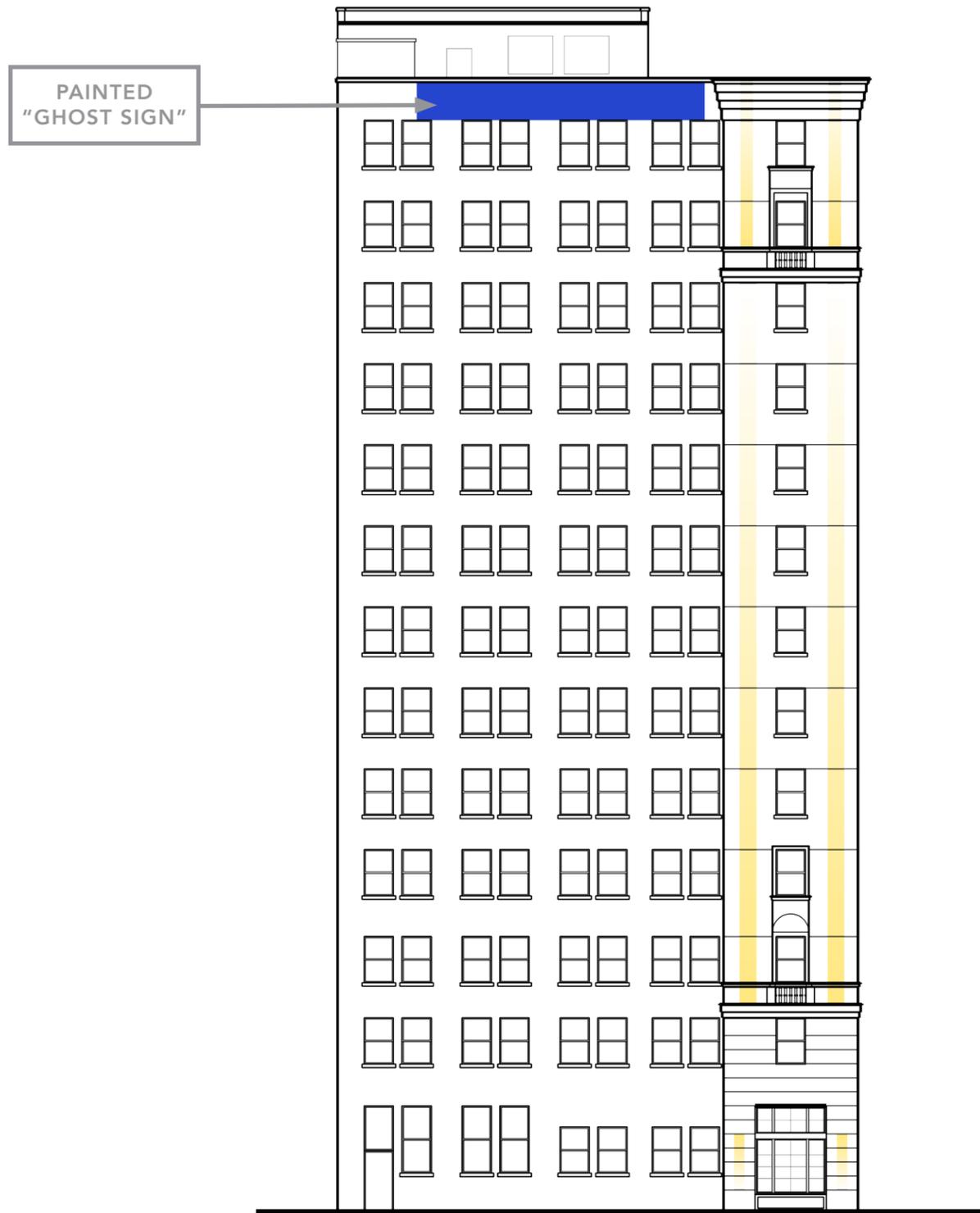
VINTON BUILDING



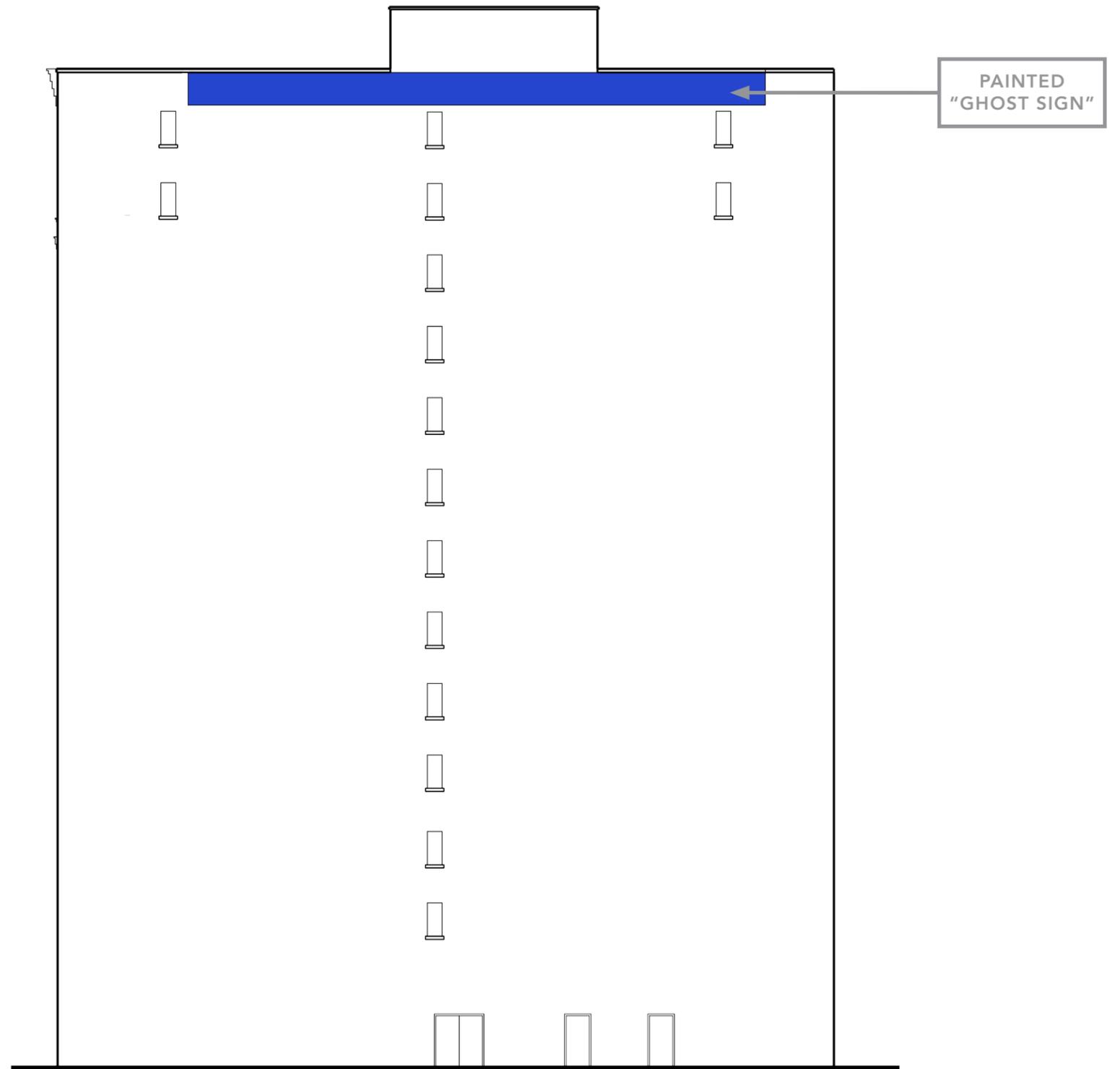
DAVID WHITNEY BUILDING







WEST ELEVATION



NORTH ELEVATION







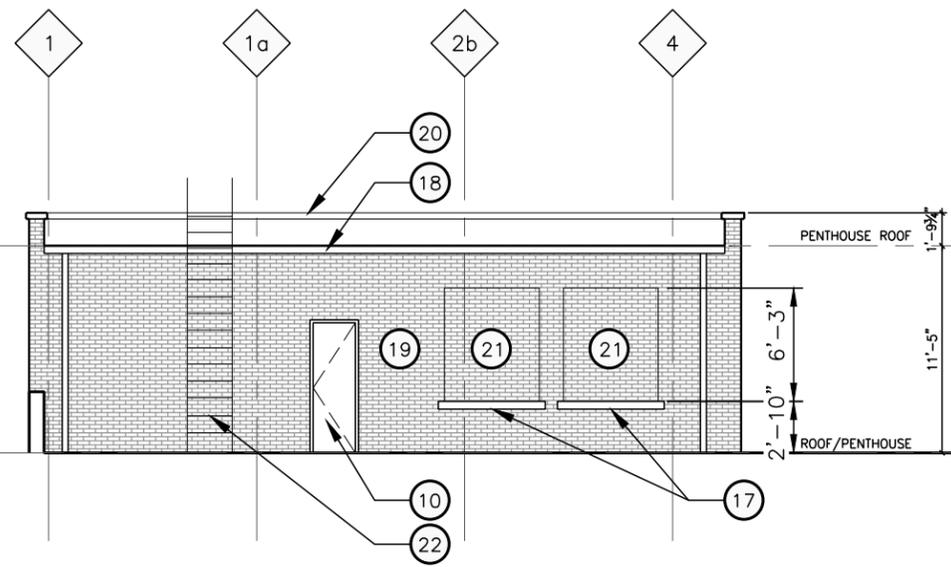
EXISTING WEST FACADE



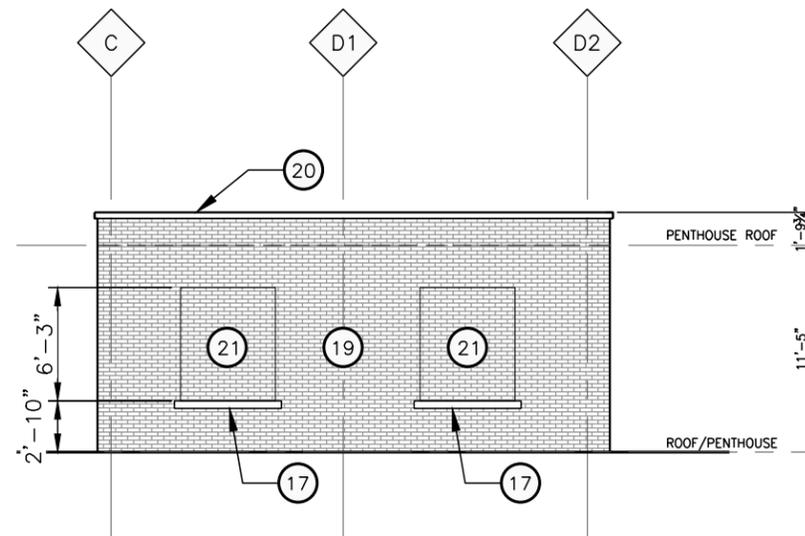
EXISTING SOUTH + EAST FACADE



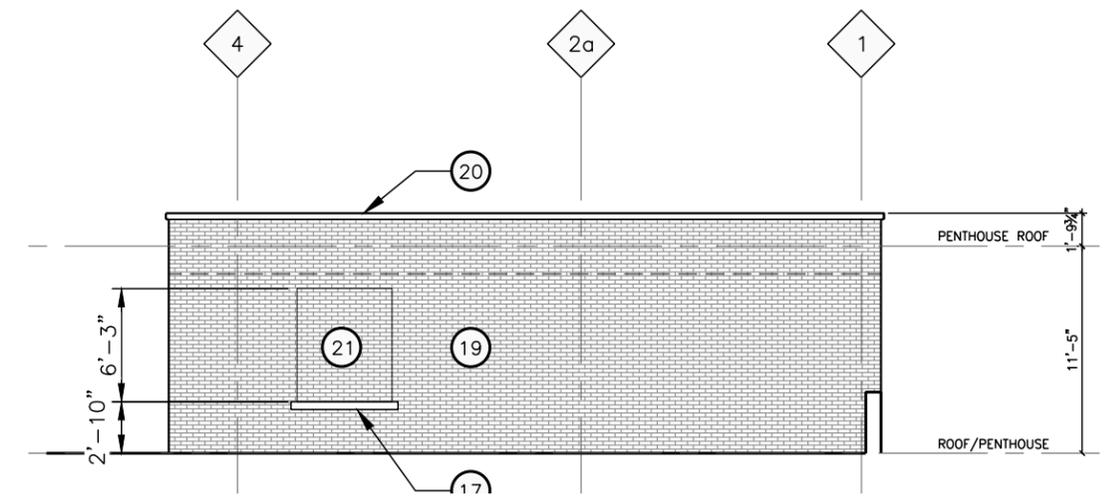
EXISTING EAST FACADE



NEW WEST FACADE



NEW SOUTH FACADE

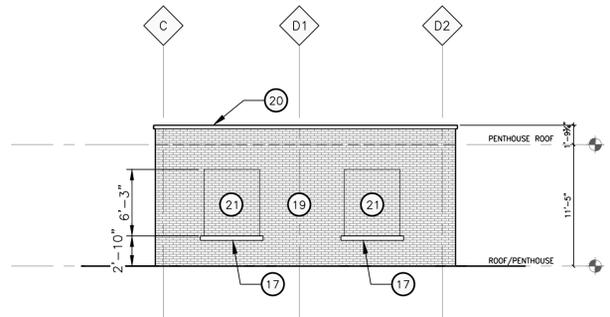


NEW EAST FACADE

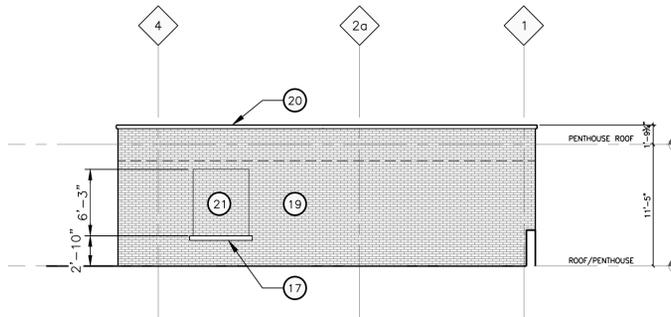


D

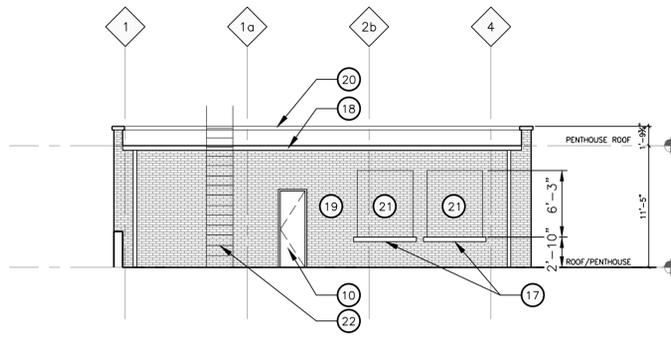
C



1 SOUTH PENTHOUSE ELEVATION
 A205 SCALE: 1/8" = 1'-0"
 REFERENCE LOCATIONS: A105



2 EAST PENTHOUSE ELEVATION
 A205 SCALE: 1/8" = 1'-0"
 REFERENCE LOCATIONS: A105



3 WEST PENTHOUSE ELEVATION
 A205 SCALE: 1/8" = 1'-0"
 REFERENCE LOCATIONS: A105

B RESTORATION GENERAL NOTES

- A. MASONRY/STONE RESTORATION CONTRACTOR ("SUBCONTRACTOR") TO PROVIDE ALL LABOR, MATERIAL, EQUIPMENT, SUPERVISION, PERMITS, AND ANY OTHER COSTS OR EXPENSES NECESSARY TO COMPLETE THE WORK. SUBCONTRACTOR JOB MOBILIZATION SHALL INCLUDE, BUT NOT BE LIMITED TO, ANY NECESSARY WORK STATION AND JOB TRAILER, MAST CLIMBING PLATFORMS, AERIAL LIFTS, SWING STAGES, BARRICADES AND WALK THROUGH SCAFFOLD AS NEEDED.
- B. BUILDING RESTORATION TO INCLUDE ALL TERMS, CONDITIONS, AND SPECIFICATIONS OF ORIGINAL CONTRACT AND ANY ADDITIONAL WORK NECESSARY TO MEET THE SECRETARY OF THE INTERIOR STANDARDS FOR THE REHABILITATION OF HISTORIC PROPERTIES. THIS INCLUDES ALL WORK NECESSARY OVER AND ABOVE THAT SPECIFIED IN THE ARCHITECTURAL DRAWINGS AND OTHER CONSTRUCTION DOCUMENTS, INCLUDING ALL NOTES, REGARDLESS OF TIME AND MATERIAL NECESSARY TO EXECUTE THIS WORK. ANY AREAS INDICATED WITHIN DRAWINGS ARE ONLY SUGGESTIVE IN NATURE. MASON TO MEET WITH ARCHITECT AND OWNER TO CONFIRM THE SCOPE OF WORK.
- C. RESTORATION CONTRACTOR SHALL INSPECT ALL EXISTING MASONRY, INCLUDING BOTH SIDES OF PARAPET FULL HEIGHT, FOR STRUCTURAL STABILITY PRIOR TO BID. REINSPECT AFTER INITIAL CLEANING OF MASONRY.
- D. ALL ELEVATIONS SHALL UNDERGO COMPLETE BRICK, STONE, AND TERRA COTTA CLEANING FROM PARAPET TO GRADE. SEE MASONRY CLEANING SPECIFICATION SECTIONS FOR DETAILS ON APPROVED CLEANING PROCEDURES, PRODUCTS, AND MANUFACTURERS.
- E. CLEAN FACADE USING GENTLEST MEANS POSSIBLE TO ACHIEVE SATISFACTORY RESULTS WITHOUT CHANGING THE SURFACE OF THE MASONRY. USE ONLY OWNER APPROVED PRODUCTS AND NATURAL BRISTLE BRUSHES. PAY SPECIAL ATTENTION TO AREAS OF EXCESSIVE SOILING OR MORTAR SMEAR. CONTRACTOR SHALL CONDUCT TEST PATCHES TO ENSURE THE BEST AND MOST ECONOMICAL MEANS OF CLEANING. ALL MASONRY AND TERRA COTTA CLEANING SHALL MEET THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION AS WELL AS ALL APPLICABLE NATIONAL PARK SERVICE TECHNICAL BRIEFS. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURROUNDING AREAS.
- F. SURFACES TO BE PRE-WET WITH CLEAN WATER. CLEANING SOLUTIONS TO NOT REMAIN ON SURFACES FOR MORE THAN 5 MINUTES FOLLOWED IMMEDIATELY BY LOW-PRESSURE FLOOD RINSE. UNO IN MASONRY CLEANING SPECIFICATION. CLEANING IS TO BRING MASONRY/STONE UNIT AS CLOSE AS POSSIBLE TO ORIGINAL COLOR WITHOUT BURNING OR ABRASION.
- G. CLEAN ALL STONE THAT IS TO REMAIN & LET WEATHER FOR TWO WEEKS BEFORE ANY REPLACEMENT OR PATCHING IS TO OCCUR - REPLACEMENT STONE & PATCHED AREAS TO MATCH EXIST 'CLEANED' COLOR.
- H. 100% OF MORTAR JOINTS TO BE VISUALLY INSPECTED. ALL MORTAR JOINTS DETERIORATED IN EXCESS OF 3/8 INCH BEYOND FACE OF MASONRY/STONE UNIT, OR EVIDENCING UNSOUNDNESS OR CRACKING WHETHER STRUCTURAL OR OTHERWISE SHALL BE REMOVED TO A DEPTH OF 1/2" MINIMUM. WRITTEN APPROVAL BY OWNER SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF REPAIR BY SATISFACTORY SUBMISSION OF MOCK-UP OF PROPOSED MORTAR JOINT.
- I. NEW MORTAR APPLIED TO ALL OPEN JOINTS SHALL BE OF NO GREATER STRENGTH THAN ORIGINAL MORTAR OR MASONRY UNITS. MORTAR COLOR, TEXTURE, CONSISTENCY AND JOINT PROFILE WILL MATCH EXISTING AS CLOSE AS POSSIBLE.
- J. APPLY NEW, TWO COMPONENT URETHANE SEALANT AT ALL JOINTS WHERE DISSIMILAR MATERIALS MEET, AND ALL SKYWARD FACING JOINTS. BACKER ROD TO BE INSTALLED IN OPEN JOINT PRIOR TO SEALANT APPLICATION.
- K. NO ACCELERATORS OR OTHER ADMIXTURES SHALL BE USED WITHOUT PRIOR WRITTEN OWNER APPROVAL. ENCLOSURES AND HEAT SUFFICIENT TO PROTECT MORTAR FROM FREEZING PRIOR TO SET SHALL BE THE SOLE RESPONSIBILITY OF SUBCONTRACTOR.
- L. REPLACE/RESET LOOSE MASONRY UNITS AND REPOINT DAMAGED MORTAR JOINTS AS REQUIRED. JOINTS SHALL BE RINSED WITH CLEAN WATER REMOVING DUST AND DEBRIS. IF NECESSARY, RECOMMEND FURTHER REHABILITATION TO ENSURE STABILITY OF EXTERIOR WALL AND PARAPET CONSTRUCTION. SEE MASONRY RESTORATION SPECIFICATIONS FOR DETAILS ON APPROVED RESTORATION PROCEDURES, PRODUCTS, AND MANUFACTURERS. ALL MASONRY RESTORATION WORK SHALL MEET THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION AS WELL AS ALL APPLICABLE NATIONAL PARK SERVICE TECHNICAL BRIEFS.
- M. ANY MASONRY/STONE UNIT SHALL BE REPLACED WITH OWNER APPROVED MATERIAL WHEREIN SPALLING OR OTHER DETERIORATION ELIMINATED MORE THAN 5% OF THE MASONRY/STONE UNIT (MEASURED BY ORIGINAL BRICK OR STONE FACE AREA.)
- N. INSPECT ALL TERRA COTTA UNITS FOR DAMAGE, SPALLING OR CRAZING.
- O. WHERE TERRA COTTA GLAZING HAS SPALLED AND THE CLAY SUBSTRATE IS IN GOOD CONDITION, COAT RAW CLAY WITH APPROVED BREATHABLE SEALER TO MATCH COLOR OF EXISTING GLAZING.
- P. WHERE TERRA COTTA UNITS HAVE SPALLED SIGNIFICANTLY, PATCH DAMAGED AREAS WITH APPROVED MASONRY REPAIR MORTAR AS REQUIRED BY DEPTH OF DAMAGED AREA. COAT PATCHED AREA WITH APPROVED BREATHABLE SEALER TO MATCH COLOR OF EXISTING GLAZING.
- Q. WHERE TERRA COTTA HAS DETERIORATED BEYOND REPAIR, REMOVE AFFECTED TERRA COTTA UNITS AND PROVIDE NEW TERRA COTTA UNITS TO MATCH EXISTING PROFILE, COLOR AND FINISH.
- R. SEE TERRA COTTA RESTORATION SPECIFICATIONS FOR APPROVED RESTORATION PROCEDURES, PRODUCTS, AND MANUFACTURERS. ALL TERRA COTTA RESTORATION WORK SHALL MEET THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION AS WELL AS ALL APPLICABLE NATIONAL PARK SERVICE TECHNICAL BRIEFS.

A GENERAL NOTES

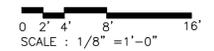
- A. REMOVE ALL OPENING INFILL MATERIALS: WOOD, CMU, SECURITY BARS, ETC., COMPLETE, IN PREPARATION FOR NEW WINDOW INSTALLATION.
- B. EXISTING MORTAR JOINTS TO BE CLEANED AND REPOINTED AS NOTED. CUSTOM MORTAR COLOR TO MATCH EXISTING.
- C. REFER TO A611 AND A612 FOR WINDOW ELEVATIONS AND DETAILS.
- D. PROVIDE UNIT PRICING FOR AREAS INDICATED PER BID FORM.
- E. CONTRACTOR TO INSTALL TEMPORARY WINDOW ENCLOSURE (POLYETHYLENE SHEETING) INTO EXISTING OPENINGS. USE MINIMAL NUMBER OF FASTENERS TO ENSURE STABILITY. DO NOT IMPACT HISTORIC FABRIC WITH INSTALLATION. (BY OWNER)

CONSTRUCTION KEYNOTES

- ALL KEYNOTES IN LEGENDS MAY OR MAY NOT BE USED.
- 1 REMOVE EXISTING STONE SILL. SILL TO BE REPAIRED AND REINSTALLED. REMOVE STOREFRONT INFILL AS NEEDED- PROTECT OPENING.
 - 2 REMOVE METAL SIGN BOXES AND ASSOCIATED WIRING- REMOVE BACK TO SOURCE. CLEAN AND REPAIR STONWORK BEHIND REMOVED BOX AS REQUIRED.
 - 3 REMOVE EXISTING TERRA COTTA TILE, CONCRETE BEDDING, AND METAL FLASHING FROM PARAPET. PREPARE PARAPET FOR NEW FLASHING INSTALLATION.
 - 4 EXISTING TERRA COTTA ORNAMENT (CORNICES, BALUSTERS, SILLS, ETC.) TO BE CLEANED, PATCHED, REPAIRED WITH COATING TO MATCH EXISTING.
 - 5 EXISTING STONE SILLS TO BE CLEANED AND REPAIRED, AS REQUIRED.
 - 6 EXISTING STEEL FLAGPOLES TO BE CLEANED AND REPAINTED- PROVIDE NEW WHERE MISSING.
 - 7 EXISTING STONWORK (ORNAMENT, FACING, SILLS, ETC.) TO BE CLEANED, PATCHED, REPAIRED, AND/OR REPLACED AS REQUIRED. REPLACEMENTS TO MATCH EXISTING.
 - 8 REMOVE ABANDONED MASONRY CHIMNEY, REPOINT EXISTING PARAPET AS NEEDED.
 - 9 NEW HISTORIC REPLICA ALUM WINDOWS IN EXISTING OPENINGS- REFER TO WINDOW SCHEDULE.
 - 10 NEW DOOR IN EXISTING OPENING LOCATION- SEE A105 FOR DOOR TYPE AND A311 FOR DETAILS.
 - 11 NEW STONE SILL IN EXISTING OPENING. MATCH EXISTING. REMOVE STOREFRONT INFILL PER DEMO DRAWINGS- PROTECT OPENING.
 - 12 REMOVE AND REPLACE CRACKED BRICK AND REPOINT.
 - 13 REMOVE AND REPLACE BRICK AND RELIEF ANGLE. TYP EACH FLOOR.
 - 14 REMOVE AND REPLACE TERRA COTTA WITH NEW.
 - 15 REPOINT AND REATTACH STONE WITH HELIFIX ANCHOR.
 - 16 REPLACE BRICK AS REQUIRED AND REPOINT ALL JOINTS.
 - 17 NEW STONE SILL TO MATCH PROFILE OF EXISTING WINDOW SILLS.
 - 18 NEW ALUMINUM GUTTER AND DOWNSPOUTS.
 - 19 NEW BRICK TO MATCH EXISTING PENTHOUSE BRICK IN SIZE, TEXTURE AND COLOR.
 - 20 METAL COPING.
 - 21 1" BRICK INSET IN PREVIOUS WINDOW LOCATIONS- REFER TO DETAIL ON A311.
 - 22 NEW METAL ROOF LADDER.

RESTORATION LEGEND

- REMOVE & REPLACE RELIEVING ANGLE
- . - . - . REMOVE & REPLACE CRACKED BRICK & REPOINT
- - - - - REPOINT & REATTACH WITH HELIX ANCHOR
- REPLACE BRICK & REPOINT ALL JOINTS
- OR
- [Cross-hatched box] TERRA COTTA PATCH, SPALL REPAIR W/ COATING TO MATCH EXISTING
- [Diagonal hatched box] REMOVE & REPLACE TERRA COTTA WITH NEW
- ===== NEW LIMESTONE SILL
- ===== PATCH LIMESTONE SILL



KraemerDesignGroup
 1420 Broadway | Detroit, MI 48226 | p 313 963 3399 | f 313 963 3555
 www.kraemerdsg.com

Architect

Consultant

110 SPROAT
 110 SPROAT ST.
 DETROIT, MI 48201

OLYMPIA DEVELOPMENT OF MICHIGAN
 FOX OFFICE CENTER
 2211 WOODWARD AVE.
 DETROIT, MI 48201

Project / Owner



Seal

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF KRAEMER DESIGN GROUP AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY REASON WITHOUT THE WRITTEN AUTHORIZATION OF KRAEMER DESIGN GROUP.

©COPYRIGHT 2019 KRAEMER DESIGN GROUP

| | |
|-------------------|----------|
| PERMIT/BID | 05-30-19 |
| 100% OWNER REVIEW | 02-15-19 |
| 90% PROGRESS | 01-09-19 |
| Revision | Date |

Date 05-30-19

Project Number 2018075

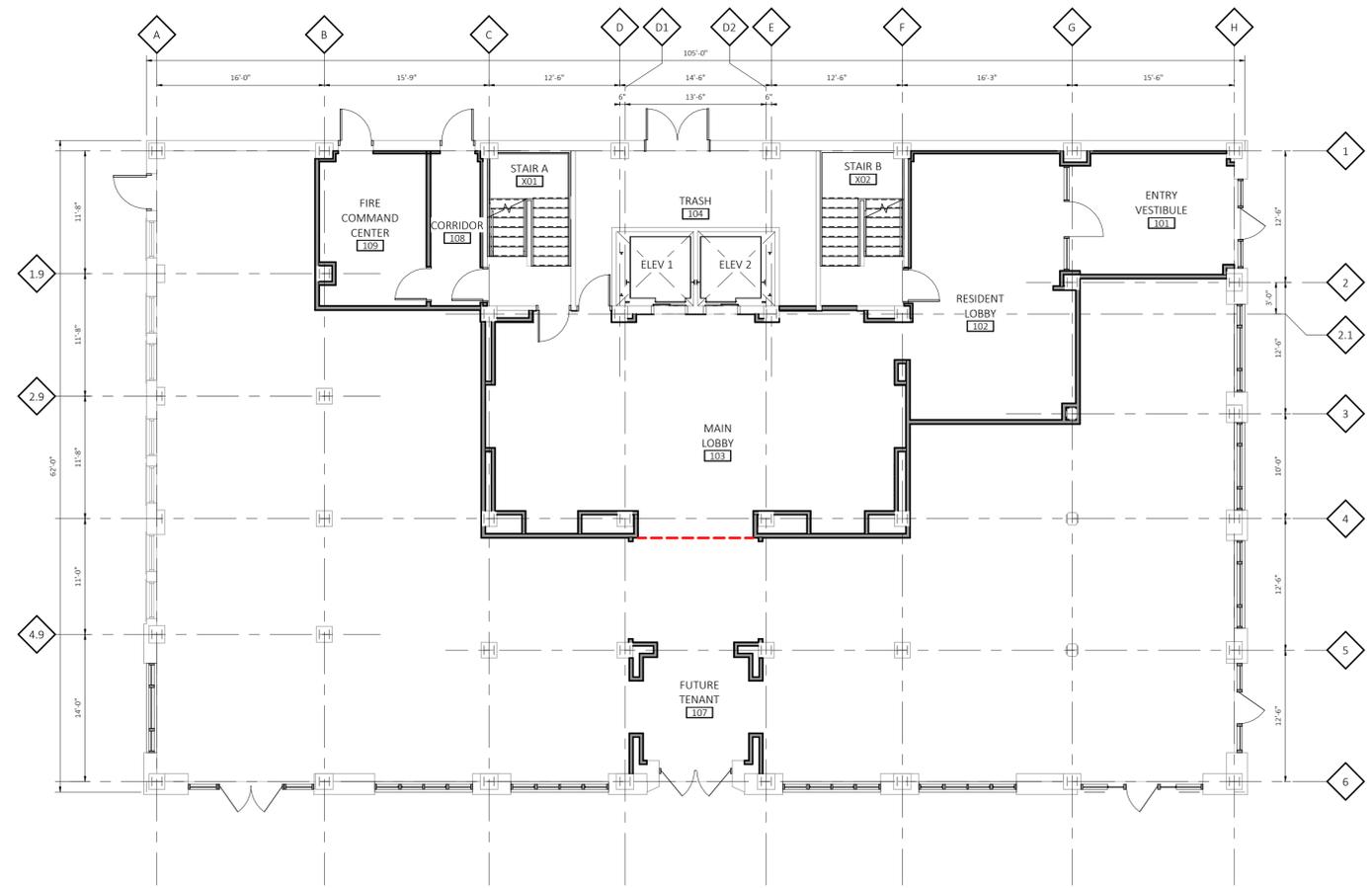
Sheet Title
PENTHOUSE ELEVATIONS

Sheet Number

A205

PLOTTED ON 5/31/2019 8:34 AM | PLOTTED BY CHRISTINE WRIGHT

D C B A



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- A PATCH AND REPAIR WALLS AND FLOOR TO ENSURE EVEN SURFACE TO RECIEVE FINISH MATERIAL. COORDINATE WITH ROOM FINISH AND COLOR SCHEDULE.
- B FIRESTOPPING: PROVIDE FIRESTOPPING ASSEMBLIES AT ALL PENETRATIONS AND INTERRUPTIONS TO FIRE RATED ASSEMBLIES WHICH PROVIDE THE SPECIFIED FIRE RATING OR PARTITION OR FLOOR. SEE SPECIFICATIONS.
- C FIRE RATED PARTITIONS SHALL BE CONTINUOUS FROM FLOOR TO STRUCTURE ABOVE AND SHALL BE FIRE STOPPED TIGHTLY TO STRUCTURE PER CODE (U.L. SYSTEM).
- D WHERE NEW GYPSUM BOARD PARTITIONS ARE A CONTINUATION OF AN EXISTING PARTITION OR COLUMN ENCASUREMENT, THE FACE OF THE NEW GYPSUM BOARD PARTITION IS SHOWN INTERSECTING A COLUMN ENCASEMENT THE CENTERLINE OF THE WALL SHALL BE CENTERED ON THE COLUMN ENCASEMENT.
- E WHERE NEW OR INFILL PARTITION ABUTS EXISTING PARTITION, FACE OF PARTITIONS SHALL ALIGN, UNLESS NOTED OTHERWISE.
- F PARTITIONS WITH EXISTING FRAMING MAY REQUIRE REWORK TO ACCOMODATE NEW OPENINGS, ETC.
- G WHERE NEW FINISHES ARE SPECIFIED ON THE FINISH PLAN REMOVE ALL EXISTING FINISHES - PATCH AND REPAIR WALLS AND FLOOR - PREPARE THEM TO ACCEPT NEW SCHEDULED FINISH PER MANUFACTURER'S INSTRUCTIONS. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- H LOCATE DOOR FRAMES 6" FROM INSIDE CORNER TO DOOR OPENING, UNLESS NOTED OTHERWISE.
- I ALL INTERIOR GLAZING INCL. DOORS, SIDELITES, & BORROWED LITES SHALL BE CLEAR LAMINATED SAFETY GLASS OR CLEAR TEMPERED SAFETY GLAZING, UNLESS NOTED OTHERWISE.
- J CONTRACTOR SHALL PROVIDE AND INSTALL CORNER GUARDS (CG) AS IDENTIFIED ON PLANS. CG SHALL BE FULL HEIGHT FROM TOP OF BASE TO CEILING. TYP. EXCEPT AT WWV -INSTALL FROM TOP OF WWV TO CLG.
- K SEMI-RECESSED FIRE EXTINGUISHER (FE) - REFER TO SHEET A501 FOR TYPICAL DETAILS. FINAL LOCATION OF FIRE EXTINGUISHERS SHALL BE REVIEWED IN FIELD WITH BUILDING OFFICIAL PRIOR TO INSTALLATION ROUGH-IN.
- L RECESSED ITEMS (GREATER THAN 16 SQ. IN.) IN RATED AND/OR SMOKE WALLS, INCLUDING ELEC PANELS, ELEC DUCTS, MED GAS VALVE BOXES, FIRE EXT CABINETS, ETC. SHALL BE BACKED WITH 5/8" TYPE 'X' GYPSUM BOARD TO MAINTAIN RATING FIRE WALL.
- M TELEPHONE AND ELECTRICAL PANEL BOARDS: PROVIDE AND INSTALL 4' X 8' X 3/4" THICK, PLYWOOD, FIRE RETARDANT TREATED.

CONSTRUCTION KEYNOTES ###

KraemerDesignGroup
1420 Broadway | Detroit MI 48226 | 313 965 3399 | 313 965 3555
www.thekraemeredge.com

Architect

Consultant

110 SPROAT
110 SPROAT ST
DETROIT, MI 48201
OLYMPIA
DEVELOPMENT OF
MICHIGAN
2211 WOODWARD AVE
DETROIT, MI 48201

Project / Owner

PRELIMINARY
NOT FOR
CONSTRUCTION

Seal

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE ARE THE PROPERTY OF KRAEMER DESIGN GROUP, P.C. AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY REASON WITHOUT THE WRITTEN AUTHORIZATION OF KRAEMER DESIGN GROUP, LLC.

©COPYRIGHT 2019 KRAEMER DESIGN GROUP, LLC

| | |
|-----------------|----------|
| 100% SD | 04-08-19 |
| SD OWNER REVIEW | 03-08-19 |

Revision _____ Date _____

Date _____ 06-28-19

Project Number _____ 2018075

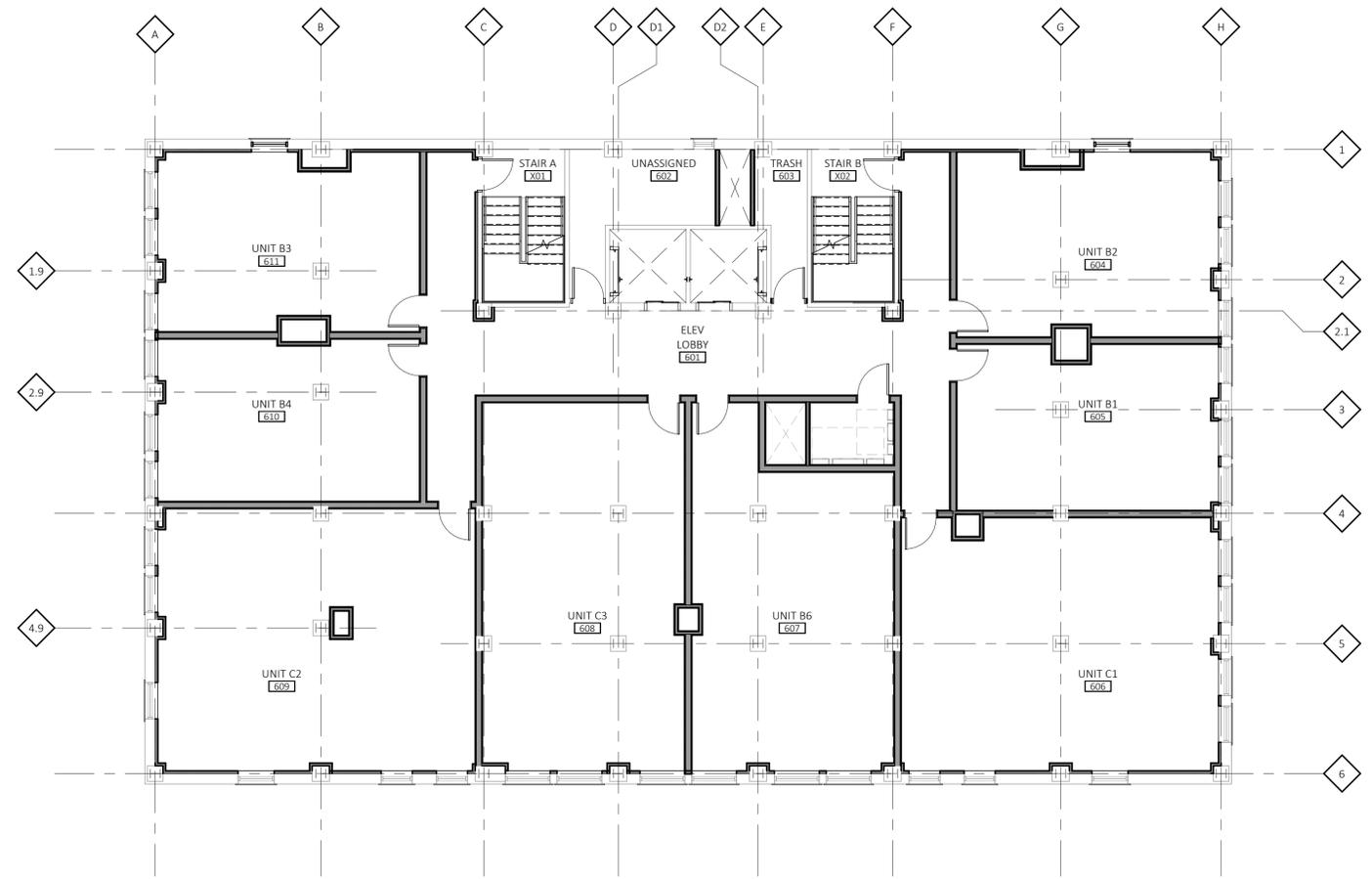
Sheet Title
FIRST FLOOR PLAN

Sheet Number

A101



24 x 36 | PLOTTED ON 6/19/2019 3:28:49 PM | C:\Users\christine.wright\Documents\REVIT FILES\2018075 110 SPROAT CENTRAL.v2019_Christine.Wright.rvt



TYPICAL FLOOR PLAN - 6TH-11TH
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- A PATCH AND REPAIR WALLS AND FLOOR TO ENSURE EVEN SURFACE TO RECEIVE FINISH MATERIAL. COORDINATE WITH ROOM FINISH AND COLOR SCHEDULE.
- B FIRESTOPPING: PROVIDE FIRESTOPPING ASSEMBLIES AT ALL PENETRATIONS AND INTERRUPTIONS TO FIRE RATED ASSEMBLIES WHICH PROVIDE THE SPECIFIED FIRE RATING OR PARTITION OR FLOOR. SEE SPECIFICATIONS.
- C FIRE RATED PARTITIONS SHALL BE CONTINUOUS FROM FLOOR TO STRUCTURE ABOVE AND SHALL BE FIRE STOPPED TIGHTLY TO STRUCTURE PER CODE (U.L. SYSTEM).
- D WHERE NEW GYPSUM BOARD PARTITIONS ARE A CONTINUATION OF AN EXISTING PARTITION OR COLUMN ENCASUREMENT, THE FACE OF THE NEW GYPSUM BOARD PARTITION IS SHOWN INTERSECTING A COLUMN ENCASUREMENT THE CENTERLINE OF THE WALL SHALL BE CENTERED ON THE COLUMN ENCASUREMENT.
- E WHERE NEW OR INFILL PARTITION ABUTS EXISTING PARTITION, FACE OF PARTITIONS SHALL ALIGN, UNLESS NOTED OTHERWISE.
- F PARTITIONS WITH EXISTING FRAMING MAY REQUIRE REWORK TO ACCOMMODATE NEW OPENINGS, ETC.
- G WHERE NEW FINISHES ARE SPECIFIED ON THE FINISH PLAN REMOVE ALL EXISTING FINISHES - PATCH AND REPAIR WALLS AND FLOOR - PREPARE THEM TO ACCEPT NEW SCHEDULED FINISH PER MANUFACTURER'S INSTRUCTIONS. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- H LOCATE DOOR FRAMES 6" FROM INSIDE CORNER TO DOOR OPENING, UNLESS NOTED OTHERWISE.
- I ALL INTERIOR GLAZING INCL. DOORS, SIDELITES, & BORROWED LITES SHALL BE CLEAR LAMINATED SAFETY GLASS OR CLEAR TEMPERED SAFETY GLAZING, UNLESS NOTED OTHERWISE.
- J CONTRACTOR SHALL PROVIDE AND INSTALL CORNER GUARDS (CG) AS IDENTIFIED ON PLANS. CG SHALL BE FULL HEIGHT FROM TOP OF BASE TO CEILING. TYP. EXCEPT AT WWC -INSTALL FROM TOP OF WWC TO CLG.
- K SEMI-RECESSED FIRE EXTINGUISHER (FE) - REFER TO SHEET A501 FOR TYPICAL DETAILS. FINAL LOCATION OF FIRE EXTINGUISHERS SHALL BE REVIEWED IN FIELD WITH BUILDING OFFICIAL PRIOR TO INSTALLATION ROUGH-IN.
- L RECESSED ITEMS (GREATER THAN 16 SQ. IN.) IN RATED AND/OR SMOKE WALLS, INCLUDING ELEC PANELS, ELEC DUCTS, MED GAS VALVE BOXES, FIRE EXT CABINETS, ETC. SHALL BE BACKED WITH 5/8" TYPE 'X' GYPSUM BOARD TO MAINTAIN RATING FIRE WALL.
- M TELEPHONE AND ELECTRICAL PANEL BOARDS: PROVIDE AND INSTALL 4' X 8' X 3/4" THICK, PLYWOOD, FIRE RETARDANT TREATED.

CONSTRUCTION KEYNOTES ###

KraemerDesignGroup
1420 Broadway | Detroit MI 48226 | 313 965 3399 | 313 965 3555
www.thekraemeredge.com

Architect

Consultant

110 SPROAT
110 SPROAT ST
DETROIT, MI 48201
OLYMPIA
DEVELOPMENT OF
MICHIGAN
2211 WOODWARD AVE
DETROIT, MI 48201

Project / Owner

PRELIMINARY
NOT FOR
CONSTRUCTION

Seal

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE ARE THE PROPERTY OF KRAEMER DESIGN GROUP, P.C. AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY REASON WITHOUT THE WRITTEN AUTHORIZATION OF KRAEMER DESIGN GROUP, LLC.

©COPYRIGHT 2019 KRAEMER DESIGN GROUP, LLC

| | |
|-----------------|----------|
| 100% SD | 04-08-19 |
| SD OWNER REVIEW | 03-08-19 |

| Revision | Date |
|----------|------|
|----------|------|

| | |
|------|----------|
| Date | 06-28-19 |
|------|----------|

| | |
|----------------|---------|
| Project Number | 2018075 |
|----------------|---------|

Sheet Title
TYPICAL FLOOR PLAN - 6-11

Sheet Number

A103

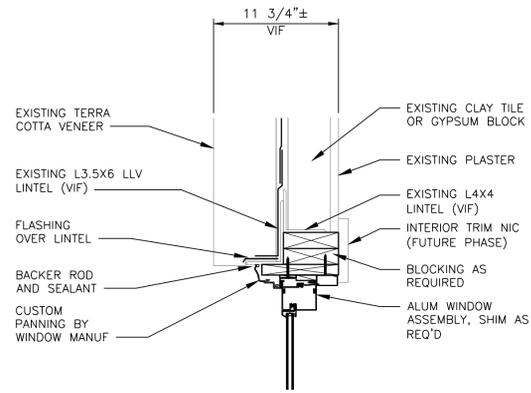


D

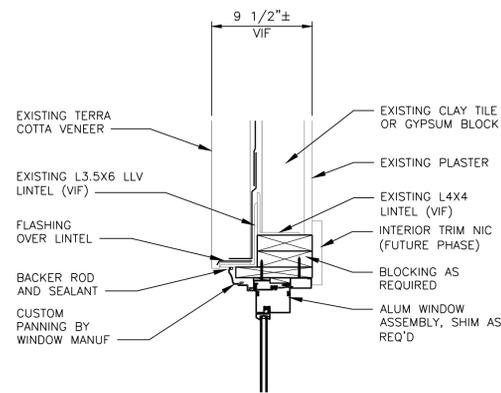
C

B

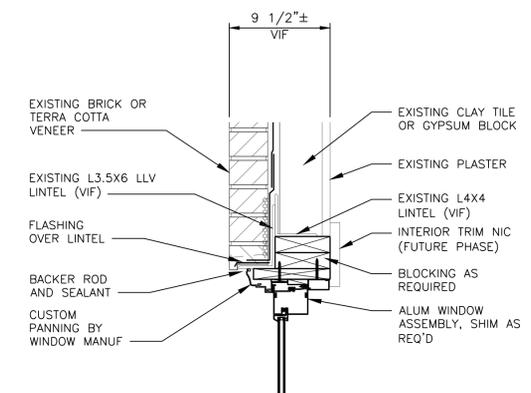
A



7
A612 **TYPICAL TERRA COTTA HEAD DETAIL**
SCALE: 1 1/2" = 1'-0"
REFERENCE LOCATIONS: A611



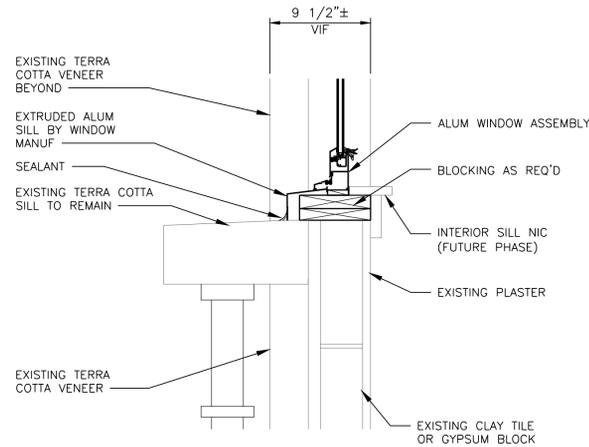
4
A612 **TYPICAL TERRA COTTA HEAD DETAIL**
SCALE: 1 1/2" = 1'-0"
REFERENCE LOCATIONS: A611



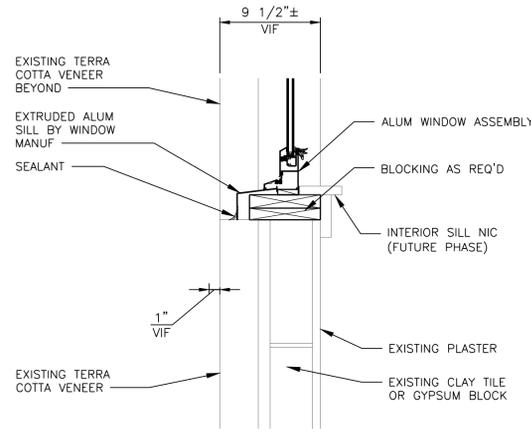
1
A612 **TYPICAL BRICK HEAD DETAIL**
SCALE: 1 1/2" = 1'-0"
REFERENCE LOCATIONS: A611

1

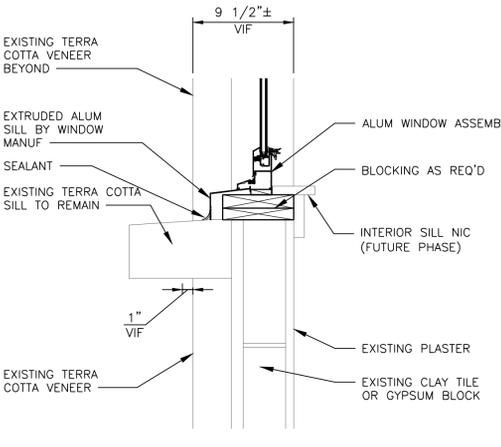
2



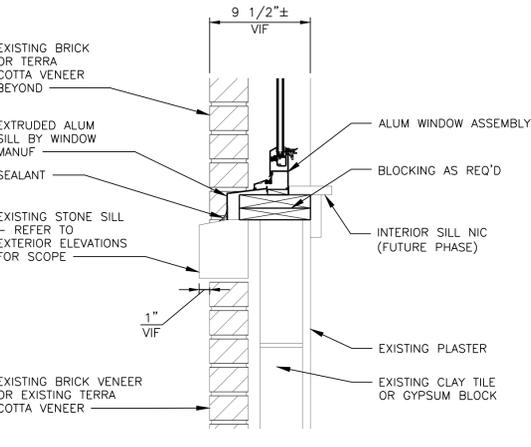
11
A612 **TYPICAL BALUSTRADE SILL DETAIL**
SCALE: 1 1/2" = 1'-0"
REFERENCE LOCATIONS: A611



8
A612 **TYPICAL LIMESTONE SILL DETAIL**
SCALE: 1 1/2" = 1'-0"
REFERENCE LOCATIONS: A611

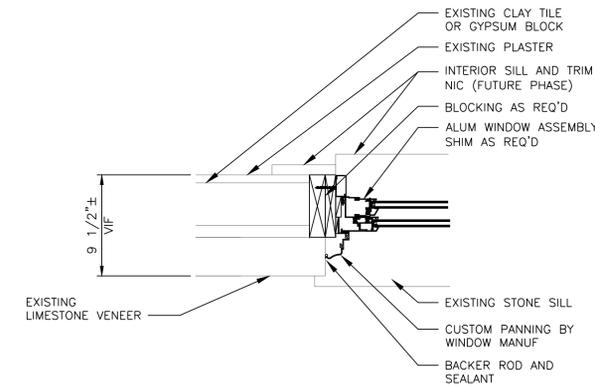


5
A612 **TYPICAL TERRA COTTA SILL DETAIL**
SCALE: 1 1/2" = 1'-0"
REFERENCE LOCATIONS: A611

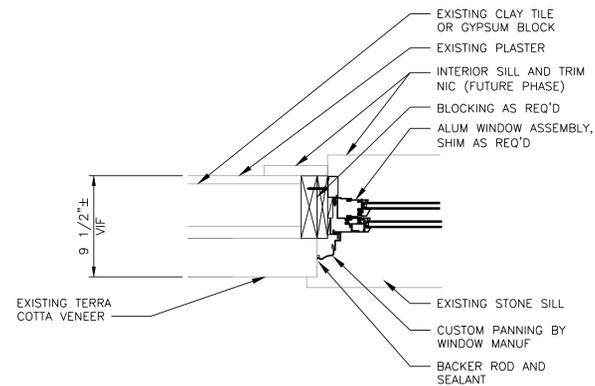


2
A612 **TYPICAL STONE SILL DETAIL**
SCALE: 1 1/2" = 1'-0"
REFERENCE LOCATIONS: A611

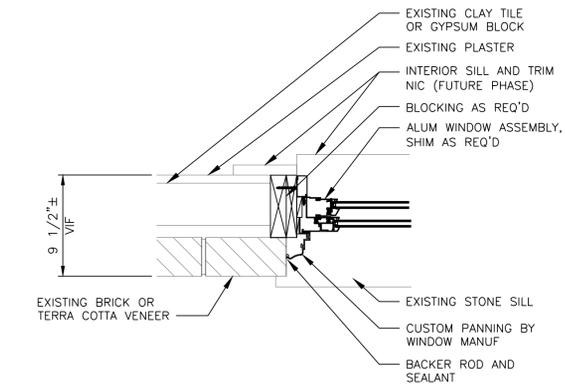
3



9
A612 **TYPICAL LIMESTONE JAMB DETAIL**
SCALE: 1 1/2" = 1'-0"
REFERENCE LOCATIONS: A611



6
A612 **TYPICAL TERRA COTTA JAMB DETAIL**
SCALE: 1 1/2" = 1'-0"
REFERENCE LOCATIONS: A611



3
A612 **TYPICAL BRICK JAMB DETAIL**
SCALE: 1 1/2" = 1'-0"
REFERENCE LOCATIONS: A611

4

Architect

Consultant

110 SPROAT
110 SPROAT ST.
DETROIT, MI 48201

OLYMPIA DEVELOPMENT OF MICHIGAN
FOX OFFICE CENTER
2211 WOODWARD AVE.
DETROIT, MI 48201

Project / Owner



Seal

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF KRAEMER DESIGN GROUP. ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY REASON WITHOUT THE WRITTEN AUTHORIZATION OF KRAEMER DESIGN GROUP.

©COPYRIGHT 2019 KRAEMER DESIGN GROUP

| | |
|-------------------|----------|
| PERMIT/BID | 05-30-19 |
| 100% OWNER REVIEW | 02-15-19 |
| 90% PROGRESS | 01-09-19 |
| Revision | Date |

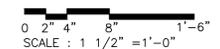
Date 05-30-19

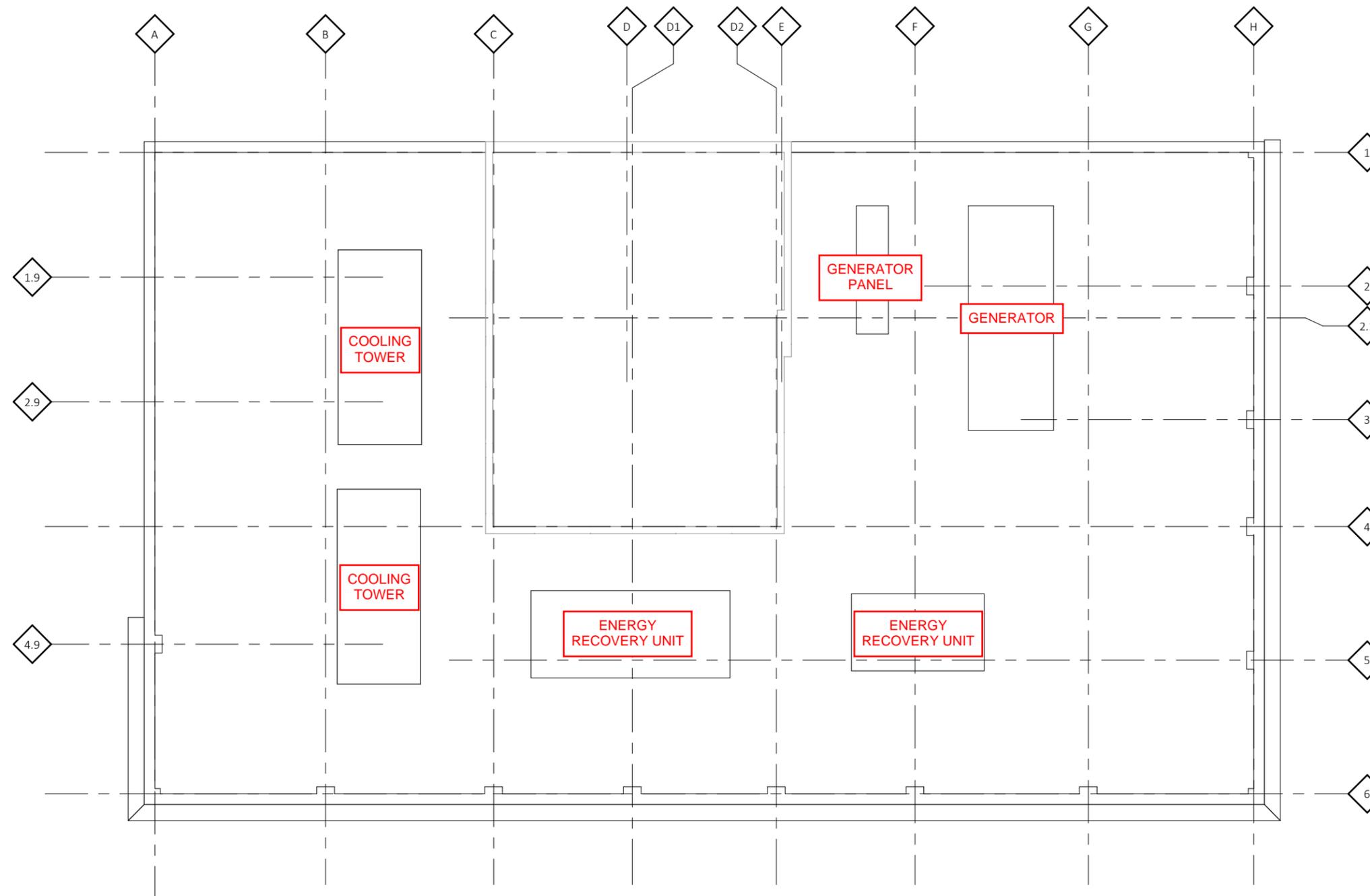
Project Number 2018075

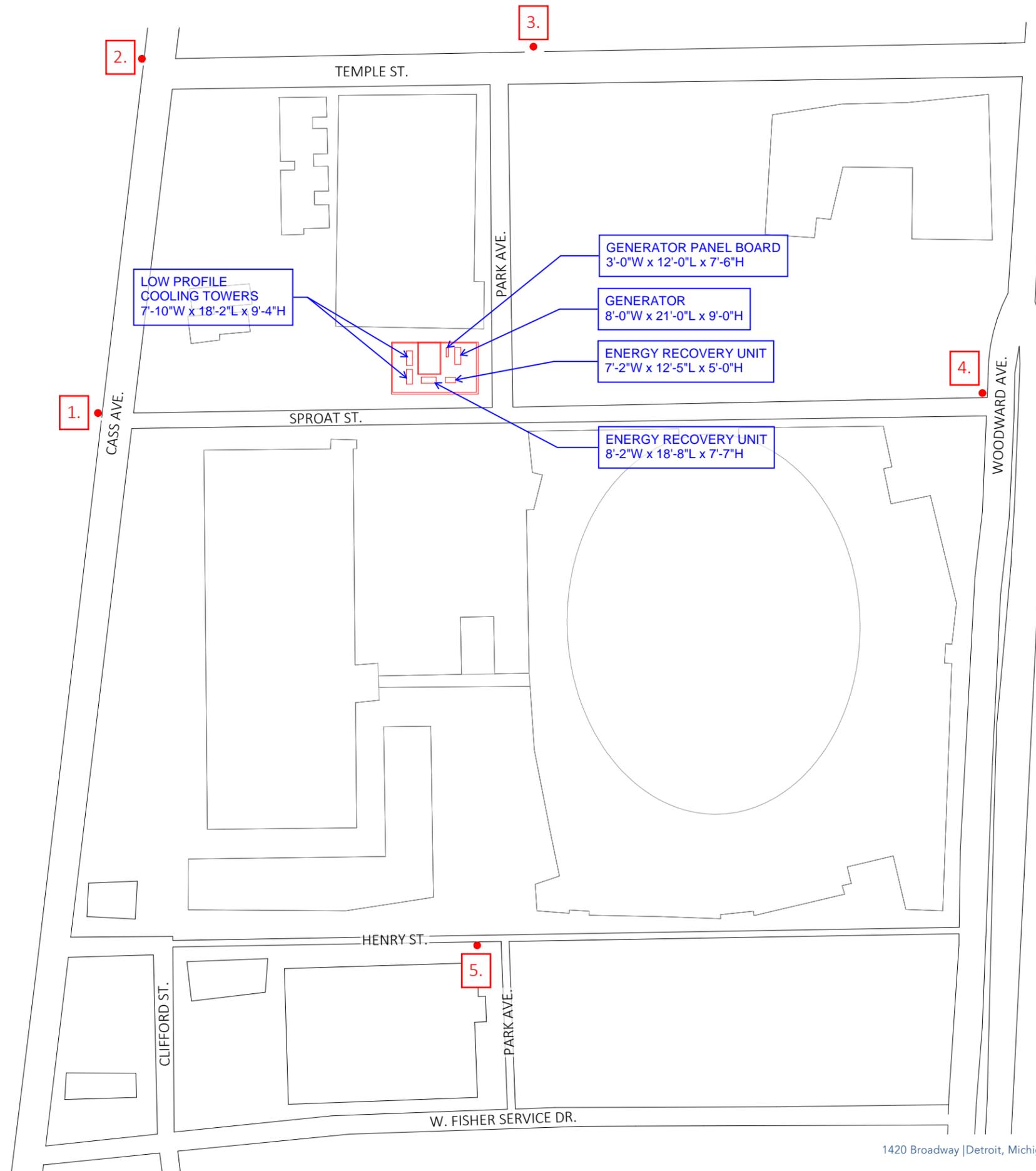
Sheet Title WINDOW DETAILS

Sheet Number

A612

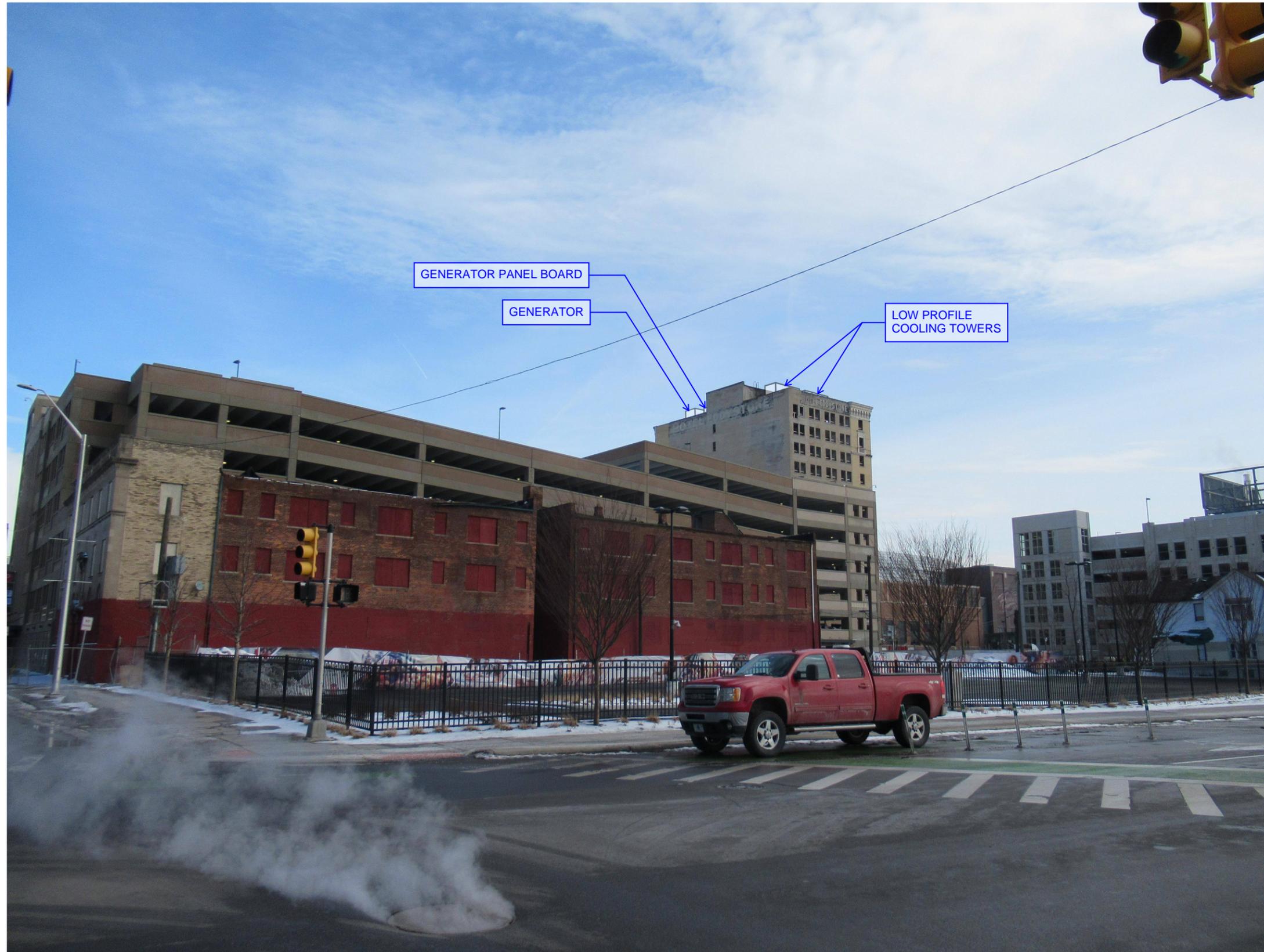








1. Cass x Sproat



2. Cass x Temple





3. Temple x Park





4. Woodward x Sproat





5. Henry x Park

