

STAFF REPORT 10-9-2019 MEETING
APPLICATION NUMBER 19-6494
ADDRESS: 267 E. GRAND RIVER
HISTORIC DISTRICT: MADISON HARMONIE
APPLICANT: JANET FORD
DATE OF COMPLETE APPLICATION: 9/18/2019
DATE OF STAFF SITE VISIT: 10/1/2019

PREPARED BY: J. ROSS

SCOPE: REHABILITATE BUILDING

EXISTING CONDITIONS

Erected in 1895, the building located at 267 E. Grand River is known as the Harmonie Club. Architect Richard E. Raseman provided the building's design. As per the Detroit Historic Designation Advisory Board:

The building is a rectangular, four-story, hip-roofed, buff-colored brick structure of Beaux Arts design approximately 75' X 100' in size. The two elevations are unified by a large curving corner section. Above the low basement of rusticated stone, the brick first and second stories are banded while the third and fourth stories are faced with flush brick masonry articulated with colossal pilasters on pedestals. The one-over-one fenestration is symmetrically arranged. The windows on the first and second levels have elaborate splayed lintels of banded brick while those of the third and fourth stories are unarticulated. The fourth-story windows have arched tops. The symmetrical facade on East Grand River Avenue is formally composed along classical lines. The central Ionic ordered entrance is under a broad arch extending through the second floor. Above the projecting molded metal course separating the second and third levels is a pedimented three-bay pavilion set off by brick pilasters and ornamented with a stone balcony centered over the entrance arch. The pediment contains a high relief, foliated cartouche. The Center Street elevation is less formally composed with fenestration located to respond to floor plan requirements.

267 E. Grand River, current conditions



PROPOSAL

The project proposes to undertake an exterior rehabilitation. As per the attached project drawings, specific work items associated with the project include the following:

Rooftop

- Replace the current small rooftop HVAC unit with a new unit. See the view diagrams for visibility from the right-of-way (ROW). The unit cannot be seen from the immediately surrounding ROW. However, it will be seen across the parking lot from Madison, as can the existing unit.
- Replace existing roof membrane with a new EPDM membrane
- Replace all existing standing seam metal roofing (including mansard roof and dormers) with new metal roof to match existing. Finish color green to match the trim/window color
- Repair the existing integral gutter. Replace portions that are damaged beyond repair with matching materials
- Remove plywood from dormers and replace existing vents with new vents to match existing (finish color green to match trim)

East Elevation

- Provide clear finish bird netting over arched opening at primary entry door
- Replace areas of deteriorated crown molding with FRP molding to match in detailing, color, profile, and dimension

South Elevation

- Repair/reset existing damaged cornice
- At one second story window, replace upper light of sash and install a louvered vent (green finish to match trim and window color)
- Remove existing canvas awning above first story entry door, and repair existing transom to include the replacement of the glass

Rear Elevation

- Install a set of new paired doors at current 1st story opening (material not specified) and repair surrounding masonry (color not specified)
- Replace existing steel fire escape with a new steel fire escape
- Install new vents as per the submitted elevation drawing
- Infill window openings as per the submitted elevation drawing
- Lengthen one 3rd-story window opening to accommodate a new hollow steel door (color not specified)
- Repaint brick (color and method of cleaning not specified)

STAFF OBSERVATIONS AND RESEARCH

- The building's exterior doors and windows are not historic age/were replaced ca. 2000

ISSUES

- None

RECOMMENDATION

HDC staff 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 # 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.*

HamiltonAnderson

September 18, 2019

Jennifer R. Ross, Architectural Historian
Detroit Historic District Commission
Planning & Development Department City of Detroit
2 Woodward Avenue, Suite 808, Detroit, MI 48226

Re: HDC Submittal Info - Harmonie Club Building, 267 (aka 311) East Grand River Ave., Detroit, MI

Jennifer:

Please see the below information as requested.

Description of existing Conditions (including materials and design)

The building is currently vacant but was most recently used for restaurant space in the basement and gallery and event space on floors one and two. The third floor performance space and stage are in poor condition and have been unused for a significant length of time. The building is being renovated for restaurant and event space.

The following description includes info from the Local Historic District Report: Built in 1894 and designed by Richard E. Raseman, Beaux Arts Style, (4) story hipped-roof, corner building with buff-colored brick and heavy, over-scaled ornamental features typical of period. The raised lower level is of rusticated stone, the first and second floors have horizontal brick bands and the third and fourth floors have raised brick pilasters running the full two stories. There are brick panel details between the third and fourth floor windows. The two street elevations are joined by an articulated, rounded corner. The third exposed elevation on the north fronts an alley, and is common brick that has been painted. The structure across the alley has been demolished and the site is now a parking lot.

In general the exterior is in good condition. None of the windows are original. They are green aluminum clad wood. The alley has many bricked-in windows. A renovation into offices on the first and second floors (c.2000) included the addition of an elevator accessed from a new double-door opening in the alley. The renovation also included new interior walls, some built directly in front of windows so that the studs can be seen from the alley. The renovation included new HVAC systems which are undersized for the proposed assembly uses of restaurant and event spaces.

Description of project (why replacement rather than repair)

1. Because the current HVAC and electrical systems are undersized for the restaurant and event space assembly uses, a new rooftop unit will be replacing the small unit which currently exists. See the view diagrams for visibility from the r.o.w. The unit cannot be seen from the immediately surrounding r.o.w.s. It will be seen across the parking lot from Madison, as can the existing unit.
2. Most of the existing smaller furnaces on each floor will remain or be relocated, but are not currently supplied by fresh air, therefore new exterior grilles will be required, one on the south elevation. It is proposed to replace the upper sash of the small window within the existing mechanical room. All other new openings we were able to locate on the alley side, mostly within former window openings that had been bricked-in.

3. The existing egress from the 3rd floor assembly space is inadequate. The existing fire escape is only 2' wide and needed to be wider to accommodate the assembly occupant load. The existing fire escape is also within 10' of non-rated windows which does not meet code. Therefore, a new, wider fire escape has been designed to stay away from the existing windows with the exception of the windows that were covered by interior walls anyway. These windows will be bricked-in. This allows for the windows within the prominent spaces (grand stair and 3rd floor performance space) to remain.
4. A small piece of crown on the east elevation is deteriorated and will be replaced with FRP. See photo.
5. There is black bird netting, which is hardly visible, within the recess above the main entry. The netting is necessary as evidenced by the bird-dropping within the recess. The netting will need to be removed when the building and windows are cleaned. We are proposing to replace the netting with similar, black ¾" netting, just as un-noticeable as the existing. See photos and product literature.
6. The green metal standing seam roof is faded and rusted in several locations. The roof will be replaced by a standing seam roof, green to match the windows. The roof is not visible from the immediately surrounding sidewalks, but can only be seen from a distance. We are proposing snow/ice clips due to existing icicle issues directly over the public sidewalk.
7. The gutters and downspouts on the alley side will be replaced. The existing (4) downspouts are 4" diameter fluted, painted to match the brick paint, and have been altered, or have missing pieces. They are not connected to the underground storm sewer. The roof drainage has been calculated by our engineers and the gutter and downspouts were found to be undersized. They need to be replaced due to corrosion and missing pieces and tied into the storm sewer. We will be replacing the gutter with an 8" box gutter. Because of the high cost of each sewer tie-in the (4) existing 4" downspouts will be replaced by (3) 6" fluted downspouts, thereby eliminating a tie-in. The gutters and downspouts will be painted to match the new brick paint.

Harmonie Club Exterior Scope (beyond the items mentioned above)

Centre Street Elevation and Grand River Elevation:

1. Clean brick & limestone following HDC guidelines for Exterior Masonry Cleaning Techniques; repointing and resealing to ensure a weather-tight facade
2. Repair metal and stone trim/details. Except for #4 above, no replacement is expected.
3. West end of south façade; Replace rusted and bent metal in existing openings to match existing
4. Windows had been previously replaced with clad wood windows. No new windows are proposed; however, the lower level restaurant window glass will be replaced with clear glass and the lower level clear glass window in an existing mechanical room will be replaced with frosted. The frosted glass windows appear to have been clear at one time because there are clear glass panes stored in the basement which will be used. See #3 above for alley windows.
5. No new signage (until tenant improvements)
6. Remove plywood from attic dormers and provide new louvers, finished green to match new roof
7. Repaint metal trim to match stone around entry (such as 2nd and 3rd floor cornices, brick pilaster capitals and bases). This is a choice allowed by the color guide.

8. "Colors" awning to be removed to expose the existing transom window.
9. Existing façade lighting to remain
10. Existing main entry handrail to remain

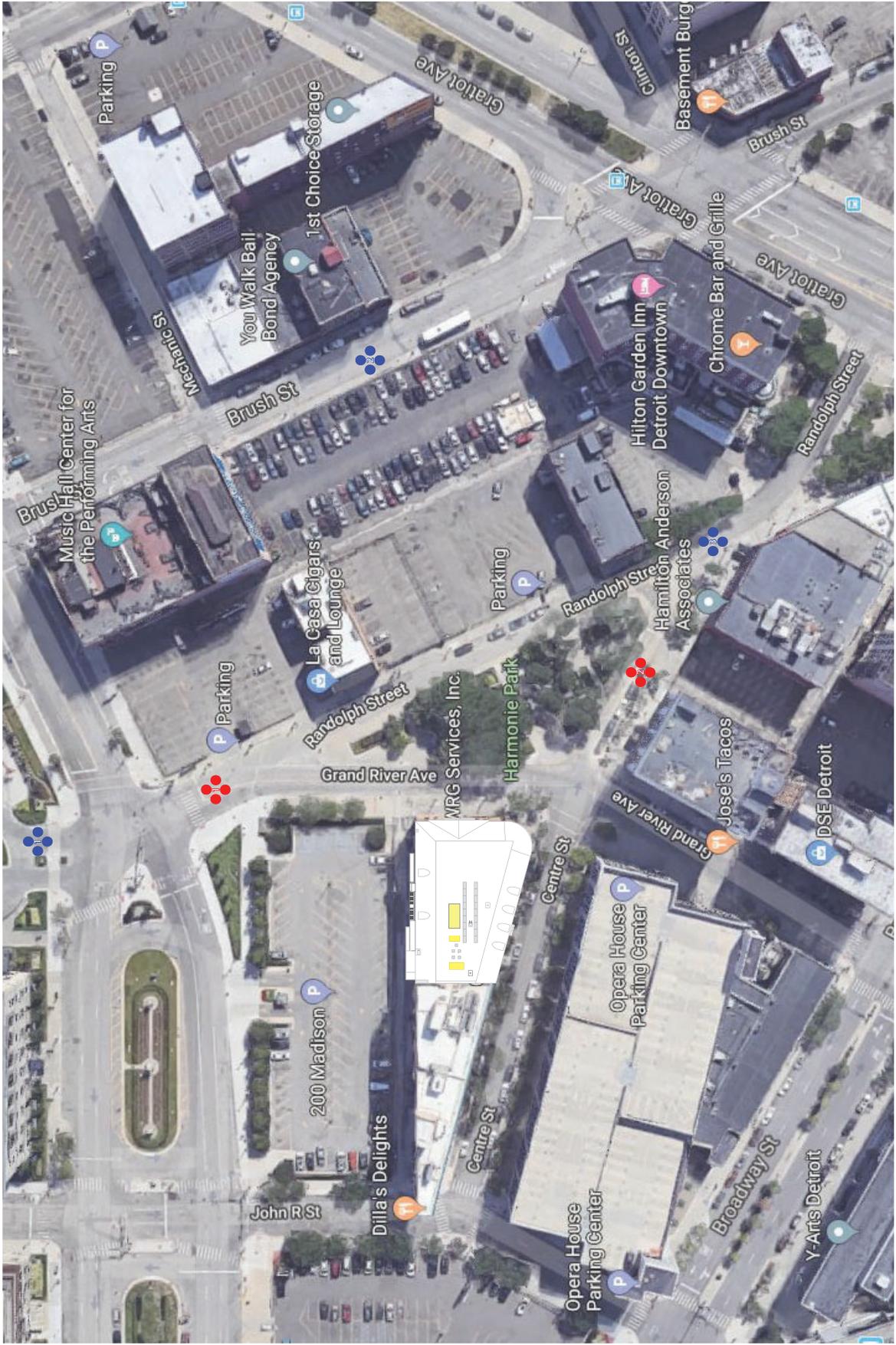
Alley Elevation:

1. Repaint alley side; color to be closer in color to the original brick
2. Repave alley
3. New alley opening for new service elevator access- double doors.
4. New alley doors at existing elevator?
5. Existing dumpster location is in the alley; location to remain
6. Egress lighting, mechanical platforms and penetrations to remain. Penetrations will be painted to match the painted brick color.

Sincerely,
Hamilton Anderson Associates, Inc.

A handwritten signature in black ink that reads "Janet C. Ford". The signature is written in a cursive, flowing style with a large initial "J" and a distinct "C" before the last name.

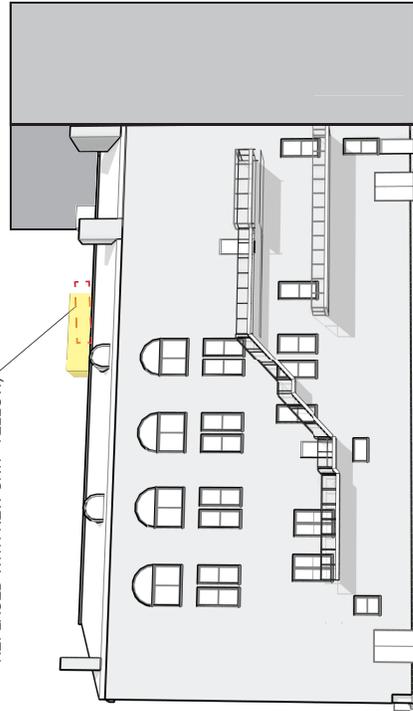
Janet C. Ford, RA + Historical Architect



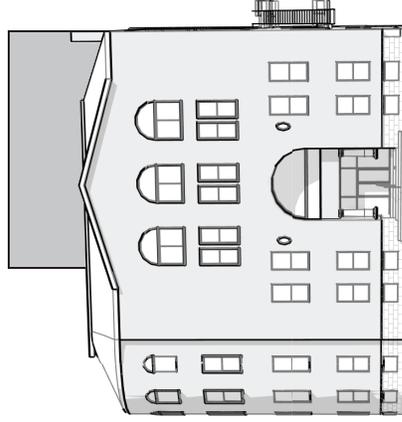
VIEW DIAGRAM - SITE



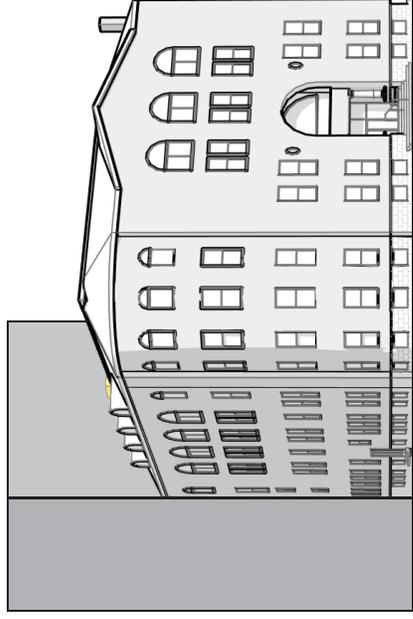
RED DASHED LINE = EXISTING EQUIPMENT LOCATION (DEMOLISHED AND REPLACED WITH NEW UNIT -YELLOW)



VIEW FROM D.A.C. ENTRANCE @ MADISON ST.
APPROX. 282'-0" AWAY



VIEW FROM BRUSH ST.
APPROX. 350'-0" AWAY

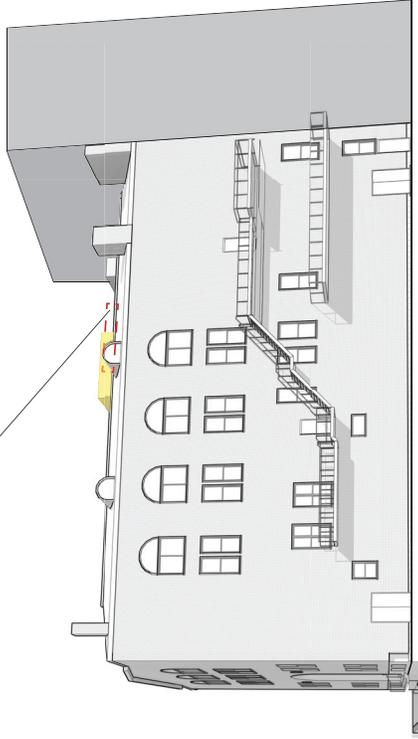


VIEW FROM RANDOLPH & CENTRE ST.
APPROX. 273'-0" AWAY



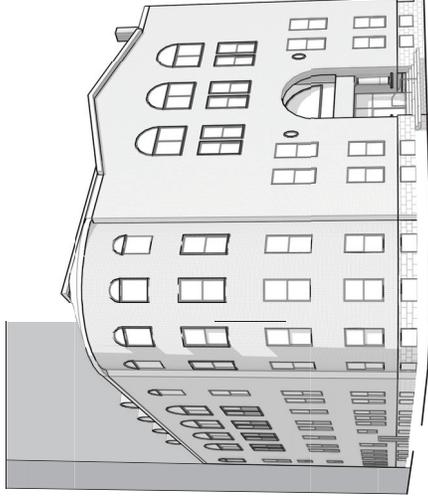
EXISTING EQUIPMENT VISIBLE FROM APPROX 282'

RED DASHED LINE = EXISTING EQUIPMENT LOCATION (DEMOLISHED AND REPLACED WITH NEW UNIT -YELLOW)



VIEW FROM GRAND RIVER & RANDOLPH ST.
APPROX. 150'-0" AWAY

VIEW FROM CENTRE ST.
APPROX. 150'-0" AWAY



EXISTING EQUIPMENT VISIBLE FROM APPROX 150'



HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

DATE: _____

PROPERTY INFORMATION

ADDRESS: 267 (aka 311)E. Grand River Ave. AKA: Harmonie Club

HISTORIC DISTRICT: Harmonie/Madison Historic District

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

APPLICANT IDENTIFICATION

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

NAME: Janet Ford COMPANY NAME: Hamilton Anderson

ADDRESS: 1435 Randolph, Ste 200 CITY: Detroit STATE: MI ZIP: 48323

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

PROJECT REVIEW REQUEST CHECKLIST

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

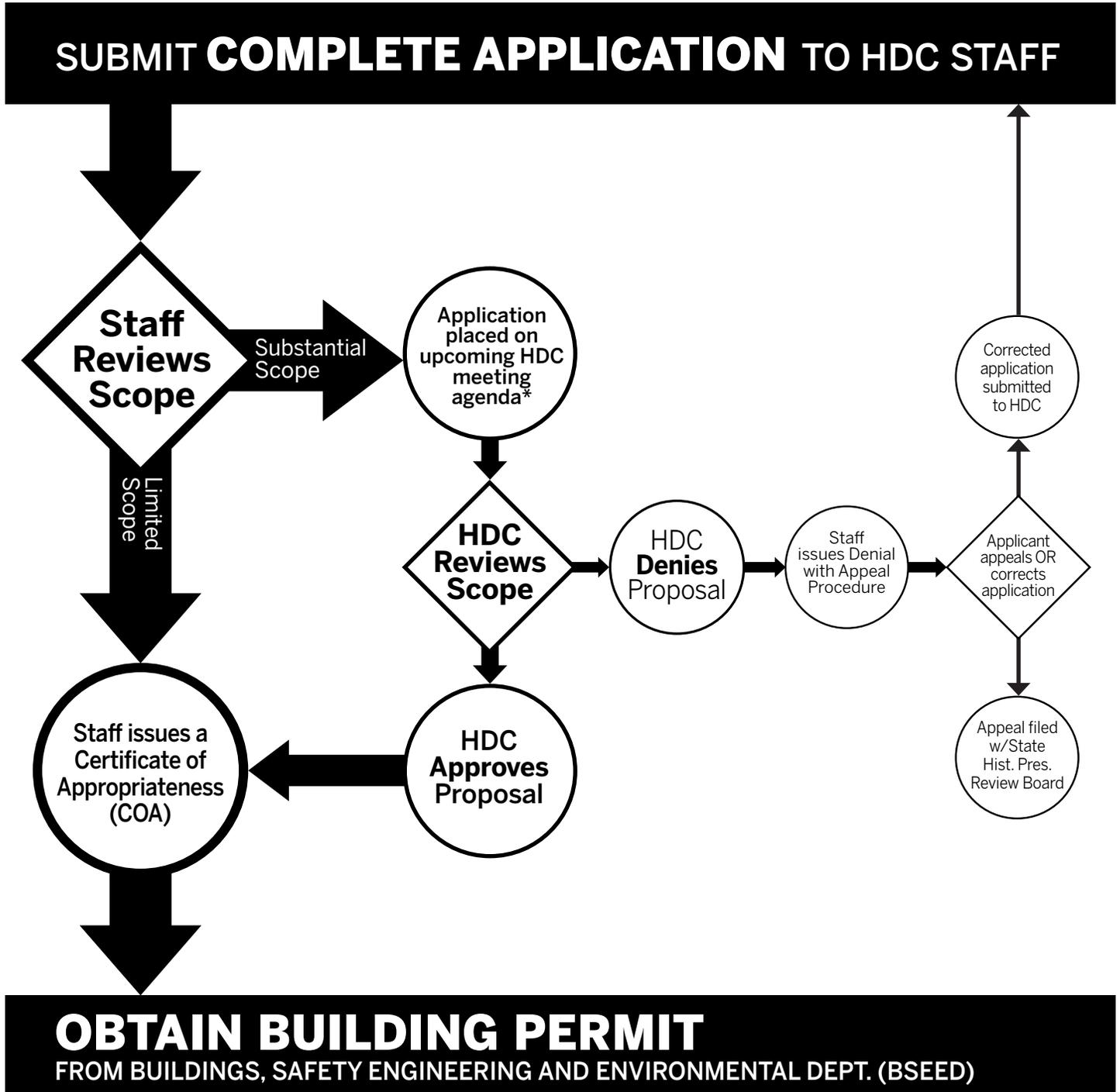
- Photographs** of ALL sides of existing building or site
- Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions** (including materials and design)
- Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work** (formatted as bulleted list)
- Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

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

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

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

HISTORIC DISTRICT COMMISSION REVIEW & PERMIT PROCESS



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

FIND OUT MORE AT www.detroitmi.gov/hdc

DREXEL METALS INC.

This specification data sheet supplied by Drexel Metals Inc. as a point of reference for our Standing Seam Metal Roof Systems (SSMRS). Contact Drexel Metals at 888.321.9630 for more information or visit www.architectbinder.com or www.drexelmetals.com.

Section 07 41 13
METAL ROOF PANELS

1. PRODUCT NAME
DMC150SL- 1.5" Snap Lock
Metal Roof Panels

2. MANUFACTURER

Drexel Metals Inc.
1234 Gardiner Lane
Louisville, KY 40213
Toll Free: 888.321.9630
Phone: 502-716-7143
Fax: 877.321.9638
Web: www.drexelmetals.com
E-Mail: marketing@drexmet.com

3. PRODUCT DESCRIPTION

Since 1985, Drexel Metals has provided a full range of superior-quality engineered metal roofing systems, equipment and custom fabrication services for commercial, governmental, industrial, historical and architectural customers worldwide. Headquartered in Louisville, KY, the company operates several sales, fabrication and distribution locations, in addition to its extended family of Regional Manufacturers (DM-ARM) network of certified contractors and distributors who further market Drexel Metals proven-brand products, all fully backed and site-certified by Drexel Metals' industry-leading warranty programs.



DMC 150SL

Manufacturer Memberships and Affiliations:

- MCA - Metal Construction Assoc.
- CSI - Construction Specifiers Institute
- AIA - American Institute of Architects
- NRCA - National Roofing Contractors Association
- FRSA - Florida Roofing and Sheet Metals Association.
- NERCA - New England Roofing Contractors Association
- USGBC - United States Green Build Council.
- Energy Star Partner
- US DOE EEB Hub Platform Member - Energy Efficient Buildings Hub.
- CMRC - Cool Metal Roof Council.
- UL Environmental
- ATI - Architectural Testing QA

4. TECHNICAL DATA

- ASTM A792-96 - Standard Specification for Steel Sheet, 50% or 55% Aluminum-Zinc Alloy Coated by a hot dipping process.
- ASTM B-209 - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate

- ASTM D 2244 - Standard Practice for Calculation of Color Tolerance and Color Differences.
- ASTM D 968 - Abrasion Resistance



Approvals

- UL 263 - Fire Test of building Construction and Materials.
- UL 580 - Test for Uplift Resistance of Roof Assemblies.
- UL 1897 Extended Phase Wing Uplift.
- UL 790 - Standard Test Methods for Fire Test of Roof Coverings.
- UL 2280 - Impact Resistance of Prepared Roof Covering Materials.

Florida Product Approved:

- FBC # 12114
- FBC # 16639

Physical Properties for DMC150SL

Test Reports are available to design professionals and engineers. Drexel Metals also offer evaluation reports and site specific engineering if needed.

Technical Properties for DMC150SL

- **Panel Coverage:**
 - 12 inches (304.8mm)
 - 14 inches (355.6mm)
 - 16 inches (406.4mm)
- **Rib Height:**
 - 1.5" inches

SPECIFICATION DATA

Material:

- Galvalume® Aluminum-Zinc Coated Carbon Steel, ASTM A792, AZ50, Grade 50, Tension Levelled.
 - 24 Gauge
 - 22 Gauge
- Drexlume® Aluminum-Zinc Coated Carbon Steel, ASTM A792, AZ55, Grade 50. Tension Levelled.
 - 24 Gauge
 - 22 Gauge
- Pre-painted Galvalume® AZ50 with PVDF
 - 24 Gauge
 - 22 Gauge

Minimum Slope Capability: 2:12

Sealant: In-Seam Sealant Available.

Clip Attachment: Internal Concealed Clip designed for Thermal Movement.

Side Lap: 1.5" Snap Together Seam with concealed clip.

Deck Attachment: Applied over solid substrate.

Surface Finish:

- PVDF (Kynar500® or Hylar5000®) manufactured by Valspar (Fluropon®)
- Drexel Metals Standard and Premium Colors Available.
- Custom Colors are available upon request.

Testing Requirements:

- UI580 Wind Uplift (Class 90).
- TAS125 Wind Uplift.
- UI1897 Extended Phase Wind Uplift.
- UI2218 Hail Impact - CLASS 4.
- UL 790 Class A Fire Rating.
- UL Environmental - Solar Reflectance Index Third Party Verified.

5. INSTALLATION

Preparation

- Inspect the deck prior to installing the first panel. Our certified

installers shall accept or deny the deck prior installing the underlayment and/or first panel to ensure the deck is plumb and level.

Underlayment Installation

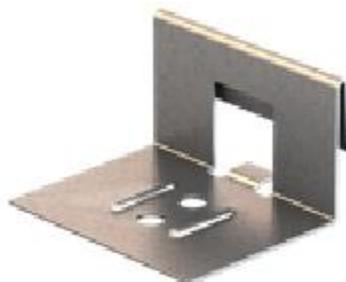
- Install MetShield® high temp peel and stick and/or Metshield® synthetic underlayment prior to installing metal roof panels. Install flashing in compliance with Drexel Metals standard details for the specific deck assembly.

Thermal Insulation Installation

- Install Polyethylene (PE) vapor retarder if required. Install board ISO and/or blanket insulation in conjunction with Drexel Metals standard metal roofing details.

Metal Roof Panel Installation

- Once site conditions are acceptable for installation, install the DMC200SDMC150SL as approved architectural details. Fasten metal roofing panels to supports or deck with DMC150SL approved clips.



DMC 150SL

Accessory Installation

- Install accessories using techniques recommended by Drexel Metals and which will assure proper attachment to the structure allowing for proper thermal expansion and contraction. All flashings and trim shall comply with Drexel Metals published drawings and SMACNA "Architectural Sheet Metal Manual". Provide concealed fasteners where possible. Install work with zero

laps and seams that will be permanently watertight.

Site Specific Quality Control

- Drexel Metals makes our field technicians available at a cost for periodic site visits. These are required to participate in our watertight warranty program and to ensure our products are being installed per our recommended installation details.

Care and Maintenance

- Use the Drexel Metals Add Dry Touch Up Pen to cover and protect scratches on the paint finish.



- Please refer to Drexel Metals Proper Care and Maintenance for proper cleaning and care for your Drexel Metals metal roof system.

Building Codes

- Current data on building code requirements and product compliance may be obtained from Drexel Metals Inc. Technical department. Installations must comply with the requirements of authority having jurisdiction.

6. AVAILABILITY AND COST Metal Roofing On-Demand™

- Drexel Metals products are nationally distributed and supported from our manufacturing locations or by one of our DM-ARM Member Approved Fabricators or by a Drexel Metals Certified Installer.

Cost

Budget Installed cost information may be obtained from a local Drexel Metals Representative, Authorized Fabricator or Certified Installer.

6. WARRANTIES

• **Paint Warranties:**

- 35 Year Gold Standard Paint Full System Finish Paint Warranty.
- 35 Year Standard Paint Warranty.
- 35 Year Standard Paint Warranty and 25 year aluminum substrate warranty.

• **Drexlume®**

- 25 Year Non Pro-rated Warranty.

• **Weatheright Warranties**

- Type 1 - Side Lap Warranty
- Type 2 - Standard WTW Warranty.
- Type 3 - Non Dollar Limit Warranty.
- Type 4 - Single Source Non Dollar Limit.

7. MAINTENANCE

- Your owner should be aware that a Drexel Metals metal roof system should be inspected like any other roof system. Periodic roof inspection to verify system integrity, drainage functionality and to inspect any cut edge areas should be performed annually.

9. TECHNICAL SERVICES

- Drexel Metals has a Technical Team that will assist designers and to act as a resource. Technical assistance, including more detailed information, product literature, testing reports, project lists, certified installer lists and specification support is available by contacting Drexel Metals.



9. FILING SYSTEMS

- Additional product information is available through the following channels:
 - McGraw-Hill Sweets.
 - ARCAT
 - Drexel Metals ToolBox App
 - Drexel Metals Website



Bird Net 2000™ - Heavy Duty Bird Netting



50,000 sq. ft. of Bird Net 2000™ installed at Gerald Ford International Airport

Advantages & Benefits

- Longest industry guarantee - 10 years
- U.V. stabilized, rot and waterproof
- #1 Bird Netting specified by architects and government agencies! ISO 1806 and 9001 protocol mesh tested
- Our technicians can help design your installation
- Comes in 3 mesh sizes: 3/4", 1-1/8", & 2" and 3 colors: black, stone & white
- Custom cuts available
- Same day shipping, even on custom cuts
- Each net is inspected, tagged and signed before leaving the warehouse
- "Sub Zero" stable! 270° F melting point!
- Flame Resistant

Bird Species	All species
Where to Use	Roofs, warehouses, loading docks, airplane hangars, and other enclosures
Material	UV protected polyethylene knotted netting. ISO 1806 and 9001 protocol tested
Bird Pressure	Light to Heavy
Warranty	10 years- black net 3 years- stone and white net

Bird Net 2000™ from Bird•B•Gone®, Inc. is a professional grade polyethylene knotted net used to block birds from entering unwanted areas. Bird Net 2000™ is the most efficient and effective method for excluding pest birds.

Bird Net 2000™ is tested using ISO 1806 and 9001 Protocols, allowing Bird•B•Gone® to offer the industry's longest guarantee - 10 Years.



Installation Help

Bird•B•Gone® will connect you with a network of Authorized Installers across the globe who professionally install Bird Net 2000™.

If you are looking to install netting yourself, our team of bird control engineers can help you with technical assistance and training!



Scan this QR code to watch an installation instruction video



800.392.6915 | www.birdbgone.com

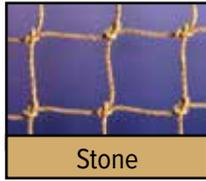
Copyright Bird•B•Gone, Inc.® all rights reserved 2019©

Bird Net 2000™ - Heavy Duty Bird Netting

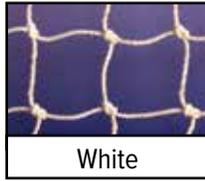
Bird Net 2000™ Colors



Black



Stone



White

Bird Net 2000™ Heavy Duty Netting is most effective when installed properly. Improper installation can cause sagging or drooping, leading to gaps that birds can get in through. We recommend that a cable be set up around the perimeter of the area being netted off and the net attached to this cable. Bird • B • Gone® offers a complete line of hardware to accommodate any netting job. If you have questions about a net installation call us at 1-800-392-6915.

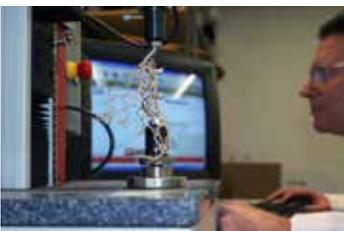
Technical Data

Material	UV stabilized knotted polyethylene net. Flame resistant, rot-proof, non-conductive and stable in sub zero temperatures.
Design	Six strands of Polyethylene UV treated twine. Each strand is 12/100" thick. The filaments are twisted and knotted for ultimate strength and longevity. Pressure stretched and tightened.
Burst Strength	ISO 1806 and 9001 Protocol Mesh test in excess of 40 lbs. burst/break strength per twisted strand.
Thermal Properties	High Temp: Melting point in excess of 270° F Low Temp: Stable to minus 250° F
Electrical Properties	Non-conductive



Bird Net 2000™ installed at the Irvine Transit Center Irvine, CA

Custom cut nets and same day shipping available.



Actual ISO 1806 testing procedure at our manufacturing plant in CA.



We offer same day shipping on stock sizes and custom cut nets



On-site training available



800.392.6915 | birdbgone.com

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Sec. 21-2-151. - Madison-Harmonie Historic District.

- (a) An historic district to be known as the Madison-Harmonie Historic District is hereby established in accordance with the provisions of this article.
- (b) The historic district designation is hereby certified as being consistent with the Detroit Master Plan of Policies.
- (c) The boundaries of the Madison-Harmonie Historic District, as shown on the map on file in the Office of the City Clerk, are as follows:

Beginning at a point, that point being the intersection of the center line of Randolph Street with the south line of the right-of-way of vacated Cross Street, extended east and west; thence westerly along the south line of the right-of-way of vacated Cross Street as extended to its intersection with the center line of John R Street; thence southerly along the center line of John R to its intersection with the center line extended eastward of the southerly arm of the V-shaped alley lying in the block bounded by John R, Madison, Witherell, and East Adams; thence westerly along the center line of said alley to its intersection with a line 15 feet east of and parallel to the east lot line of Lot 25, Section 11, Governor & Judge's Plan (L34/P554) extended northerly and southerly; thence southerly along said extended line to its intersection with the center line of the northern roadway of Madison Avenue; thence southeasterly along the center line of the northern roadway of Madison Avenue to its intersection with the center line of John R; thence south and westerly along the center line of John R to its intersection with the center line of Center Street; thence southeasterly along the center line of Center Street to its intersection with the center line of East Grand River Avenue; thence southwestly along the center line of East Grand River to its intersection with the center line of the northwest/southeast alley, extended northwestly, lying between and parallel to Broadway and Center; thence southeasterly along the center line of said alley to its intersection with the center line of Randolph; thence northerly along the center line of Randolph to its intersection with the center line of the angled alley lying within the block bounded by Gratiot, Randolph, Brush, and Madison; thence northeasterly and northerly along the center line of said alley to its intersection with the south line of Lot 87 of Houghton's Section of the Brush Farm (L7/P174, City Records), extended easterly and westerly; thence easterly along said line, as extended, to its intersection with the center line of Brush Street; thence northerly along the center line of Brush to its intersection with the center line of Madison Avenue; thence westerly along the center line of Madison Avenue to its intersection with the center line, extended north and south, of the north-south alley located in the block bounded by Madison, Brush, East Adams, and Randolph; thence northerly along the center line of said alley to its intersection with the north line, extended eastward and westward, of Lot 68 of the aforementioned Houghton's Section (L7/P.174); thence westward along the north line, as extended, of Lot 68 of Houghton's Section to its intersection with the center line of Randolph; thence northerly along the center line of Randolph to the point of beginning. (Legal Description: Section 9, Governor and Judge's Plan (L.34/P.552), Lots 28-32, 57-58 except that part of premises lying on Randolph St., 59-62, 68-71 and the triangular parcel between Randolph, Grand River and Center Streets known as North Park, including part of Lots 33 and 72; Section 11, Governor and Judge's Plan (L.34/P.554), the easterly 45 feet of Lot 26, Lots 27-31, 68, and 69; and Houghton's Section of the Brush Park Farm (L.7/P.174), Lots 68, 71, 74, 77-78, 80-81, 83-84, 86-87, 89, 92, 95, 98, 101, 104, 107, 110 and 113.)

- (d) The elements of design, as defined in Section 21-2-2 of this Code, shall be as follows:
 - (1) *Height.* Buildings in the district range from three stories tall to nine stories tall. A two-story structure connects the Madison and Lenox Apartment Hotels. Taller buildings are located in the northern half of the district, primarily around Madison and the E. Grand River/North Center Area. The majority of buildings in the southern part of the district, facing Harmonie Park, are three stories tall.
 - (2) *Proportion of buildings' front façades.* Proportion varies in the district, depending on the style and size and height of the buildings. Most of the individual commercial buildings facing Harmonie Park appear taller than wide or as tall as wide, but, when taken as a continuous commercial row, the total effect is as a commercial block wider than tall. In general, where buildings abut, the effect is wider than tall.

Although it is the tallest building in the district, the Milner Hotel on Center is wider than tall. The Madison and the Lenox Apartment Hotels on Madison are individually taller than wide. The Detroit Athletic Club and the Butzel Building on Madison are slightly wider than tall. However, when buildings are on corner lots, their secondary façades may be wider than tall. The Randolph front of the Roy Court Apartment Building appears as two separate sections that are taller than wide because of the open space between the north and south wings, but when taken as a whole the building is wider than tall.

- (3) *Proportion of openings within the façades.* Areas of solids to voids vary greatly from building to building, depending on style, size, and function of the structure. In general, commercial structures around Harmonie Park have large areas of display window openings on their first stories and large window openings above. Windows are frequently arranged in groupings of several window units within one opening. The monumentally scaled buildings on Madison have very large window openings as well. The areas of voids ranges from approximately 15 percent to 80 percent; most fall into the 35 percent to 50 percent range.
- (4) *Rhythm of solids to voids in front façades.* Openings within the façades are generally regularly arranged, due to the classical stylistic derivation of most of the buildings. Many different types of windows exist within individual buildings and throughout the district; bay windows, arched openings, and double-hung sashes are some of the types.
- (5) *Rhythm of spacing of buildings on streets.* All buildings in the district are situated on their front lot lines and many abut the neighboring buildings. When this occurs, a continuous flow of wall occurs.
- (6) *Rhythm of entrance and/or porch projections.* The entrances of the buildings fronting on Madison are centrally located on their front façades and are entered on axis. The steps project outward from the façades while the entrance openings recede. Entrances into the Roy Court Apartments on Randolph are located off the central open space. Entrances to the commercial buildings facing Harmonie Park are either centered or on either side of the front façade; some contain more than one entrance due to multiple storefronts, and these frequently have one step leading to the entrance. The Harmonie Club's arched entrance is located centrally and has several steps leading to the entrance opening. The Music Hall Lobby is entered through openings that are flush with the front façade.
- (7) *Relationship of materials.* Brick predominates as a building material of the majority of buildings in the district. Bedford limestone is the major material of the Detroit Athletic Club Mosaic, marble, mankato stone and brick are combined on the façade of the Music Hall. Foundations, keystones, window sills and decorative trim of brick buildings are frequently stone or cast stone. Glazed tile, terra cotta and enameled brick are also found in the district. Window frames are either metal or wood. The decorative roof of 1502 Randolph is Mediterranean tile.
- (8) *Relationship of textures.* The most common textural relationship is that of the low-relief pattern of mortar joints in brick juxtaposed with smooth masonry trim. Basements of larger buildings are frequently rusticated stone; the D.A.C. walls are of smooth stone. Enameled brick and terra cotta are smooth in texture; mankato stone has its own textural interest. Brick details and carved stone are commonly used to provide textural interest on many buildings. In general, the district is rich in textural relationships.
- (9) *Relationship of colors.* The buildings facing Harmonie Park are predominately red or brown brick. White enameled brick, colored tiles, green and tan mosaics, buff-colored brick, tan mankato stone, and light gray masonry also exist in the district. Window frames on Madison are usually painted green; the window frames of the Roy Court Apartments are cream colored to match the buff brick. Green, gray, black, and brown are common colors for window frames elsewhere in the district.

- (10) *Relationship of architectural details.* Architectural details generally relate to architectural styles. In general, most small-scaled buildings centered around Harmonie Park are less ornate than those north of Harmonie Park. Some are utilitarian in appearance and reflect the modernistic tendencies popular in the early 20th Century. Quoins, rusticated basements, carved stone, arched openings, pedimental window hoods, bracket, columns, modillion cornices, and Classical moldings are seen on those large buildings of classical precedents. The Music Hall has early Art Deco detail; its vertical sign is centered on the front of the rooftop and a marquee rests above the entrances. Where buildings are situated on corner lots, their secondary façades are often articulated and detailed in ways similar to their front façade.
- (11) *Relationship of roof shapes.* Few of the roofs in the district can be seen from the street with the exception of the tiled front slope of the building at 1502 Randolph and the very shallow sloped roof of the Harmonie Club which is visible from longer distances.
- (12) *Walls of continuity.* The major wall of continuity is created by the façades of the buildings themselves. Uniform setbacks within blocks exist throughout the district. Where buildings abut, a continuous wall exists. Where rows of trees are planted in front of buildings, a secondary wall of continuity is created.
- (13) *Relationship of significant landscape features and surface treatments.* The major significant landscape features in the district are the island on Madison between John R and Randolph and the triangular Harmonie Park, bounded by Randolph, East Grand River and Center Streets. The Madison Avenue island, in the center of the 200-foot right-of-way, has rectangular brown, light orange, and cream pavers around its perimeters and grassy turf within. A semicircular planter clad in buff-colored pavers is located at each end of the island. Evergreen bushes and flowers are planted behind the planters. Two rows of trees—eight crab apples on the western half and six larger trees on the eastern half—are planted on the grassy turf. Light standards of a period design with gaslight fixtures, stamped "Patented Dec. 28, 1915," and parking meters are also situated on the grassy island. Modern steel light poles are located elsewhere in the district; fluted metal poles generally carry street signals. Other landscaping on the north side of Madison consists of a graded, very shallow planted grassy turf area in front of the buildings, separated from the public sidewalk by concrete curbs. Where shallow side yards exist, the landscaping continues around to the sides. Hedges exist at the foundations of the Madison-Lenox Apartment Hotel, separated from the public sidewalk by a curb. Large trees are located in brick sidewalk planters on the south side of Madison and the north side in front of the Butzel Building. Harmonie Park consists of a sunken area paved with pink aggregate surrounded by a stone wall. It is planted with trees and bushes. Street furniture consists of upright light standards and wood benches. The stone fountain wall is the main feature of Harmonie Park at its southern end. Parts of the Center Street and East Grand River public sidewalks are blacktopped with locust trees planted in squares circumvented with brick pavers; some are paved with pink aggregate.
- (14) *Relationship of open space to structures.* Most vacant land in the district is comprised of parking lot usage, with the exception of the lot north of the Roy Court Apartment, which is planted with grass. Most of the vacant space is on the east side of the south half of Randolph. Only very shallow front yards and side yards exist on Madison. The buildings on Harmonie Park act as the enclosure of the open space, whereas Madison has a more open feeling due primarily to the width of the street and the space between buildings.
- (15) *Scale of façades and façade elements.* The scale of buildings on Madison is monumental. Elements within range from medium to large, with detail of a small to medium scale. The brick commercial buildings facing Harmonie Park are small to moderate in scale; elements and detail within are generally small in

scale. The Harmonie Club, Hemmeter Building, and the Milner Hotel are large in scale. The Roy Court Apartment Building is moderate in scale for a building of its type.

- (16) *Directional expression of front elevations.* The Roy Court Apartment Building appears taller than wide from the street of its central courtyard, although in actuality it is wider than tall. The Detroit Athletic Club and the Butzel Memorial Building are neutral in directional expression; the Madison-Lenox Apartment Hotel is vertical in expression along Madison. Most of the commercial buildings facing Harmonie Park are vertical in directional expression when taken individually; however, when seen as forming a commercial row, they are horizontal. The Milner Hotel on Center would be horizontal in directional expression if viewed on the axis of its façade, but is vertical in expression when viewed at the sharp angles permitted by the street pattern.
- (17) *Rhythm of building setbacks.* A consistency to the building setbacks is created due to the siting of all buildings on the front building lines throughout the district.
- (18) *Relationship of lot coverages.* Most buildings occupy their entire lot, with the exception of the Detroit Athletic Club and the Butzel Memorial Building, which both have narrow side yards.
- (19) *Degree of complexity within the façades.* The degree of complexity ranges from very simple to moderately complex. While there is sometimes diversity within individual façades from story to story, all buildings are straightforward in their arrangement of architectural elements and details.
- (20) *Orientation, vistas, overviews.* Buildings are generally oriented towards the streets they face. The Madison Hotel Building has equally important façades facing Madison and Harmonie Park. Some buildings on corner lots have secondary entrances oriented towards the side streets. Interesting vistas are created by the irregular street plan.
- (21) *Symmetric or asymmetric appearance.* Most buildings are symmetrical in appearance.
- (22) *General environmental character.* The Madison-Harmonie Historic District has an urban mixed-use character due to the organizational, entertainment, and multi-unit residential buildings on Madison and the dense and enclosed nature of the mostly commercial Harmonie Park area. Two major public spaces, the island in the center of Madison and the triangular Harmonie Park bounded by Center, Randolph, and East Grand River, define the area and contribute substantially to its character; Madison is a grand thoroughfare while Harmonie Park is an isolated pocket off major thoroughfares. Signage, primarily the Music Hall and Madison-Lenox signs, identify significant buildings and act as beacons to the area. A cohesiveness is achieved through the use of unified landscaping and uniform setbacks. Where building demolition has occurred, primarily on the east side of Randolph between Gratiot and Madison, the area is less cohesive.

(Code 1984, § 25-2-115; Ord. No. 11-88, § 1(25-2-115), eff. 5-17-1988)