

**STAFF REPORT:** 11-13-2019 MEETING  
**APPLICATION NUMBER:** 19-6504  
**ADDRESS:** 2937 E. GRAND BOULEVARD  
**HISTORIC DISTRICT:** JAM HANDY  
**APPLICANT:** KAREN O'DONOGHUE  
**DATE OF COMPLETE APPLICATION:** 10/10/2019  
**DATE OF STAFF SITE VISIT:** 10/29/2019

**PREPARED BY:** J. ROSS

**SCOPE:** INSTALL TWO NEW STOREFRONTS AT WEST ELEVATION

### **EXISTING CONDITIONS**

The subject property includes the 9-story building that is located at the SW corner of E. Grand Boulevard and Beaubien that was erected in 1913 by Theo Starret Co. to serve as a storage warehouse for the Schwiwe Storage Company. The building is currently vacant. The main facades facing E. Grand and Beaubien have four pilasters symmetrically arranged that run the entire height of the building, stone accents, and windows with stone sills centrally located between the pilasters. There is no fenestration on the west facade. A corner tower on the NE corner of the building rises one floor above the roofline. Windows on the east, south, north elevations, stories 3-9, are recently-added, aluminum ribbon, curtain wall window systems. Newly-installed aluminum double-hung windows are also present at the east, south, and north elevations. A column of metal louvers have been added to the rear elevation in order to vent the existing mechanical shaft. Finally, the west elevation, which originally lacked fenestration, is due to receive new aluminum ribbon, curtain wall windows and a projecting glass storefront entrance at the first-story, northern corner.

**North Elevation, current conditions**



## **PROPOSAL**

With the current proposal, the applicant is seeking the Commission's approval for the following work items:

### **West Elevation**

- At the first story, install two new storefront entries. Each entrance will include a multi-lite, roll-up aluminum door with an integrated single, hinged person door. The new storefronts will be black.

### **Rear/South Elevation (work completed)**

- Install a new masonry loading dock
- Remove and partially infill one overhead door opening.
- Install two, single hinged metal pedestrian doors
- Remove the windows at the building's western-most column and install new louvered metal vents (to provide venting to the mechanical equipment shaft)

## **STAFF OBSERVATIONS AND RESEARCH**

- The Commission issued a Notice to Proceed to rehabilitate the project at the **6/14/2017 regular meeting**. Please see the attached staff report for the approved rehabilitation scope. A review of **current conditions** and the **6/14/2017 elevation drawings** indicates that the work at the rear has been slightly modified from the version of the proposal which the Commission approved in 2017.
- The proposed two new doorways at the west elevation also represents a modification to the rehab scope which was approved in 2017

## **ISSUES**

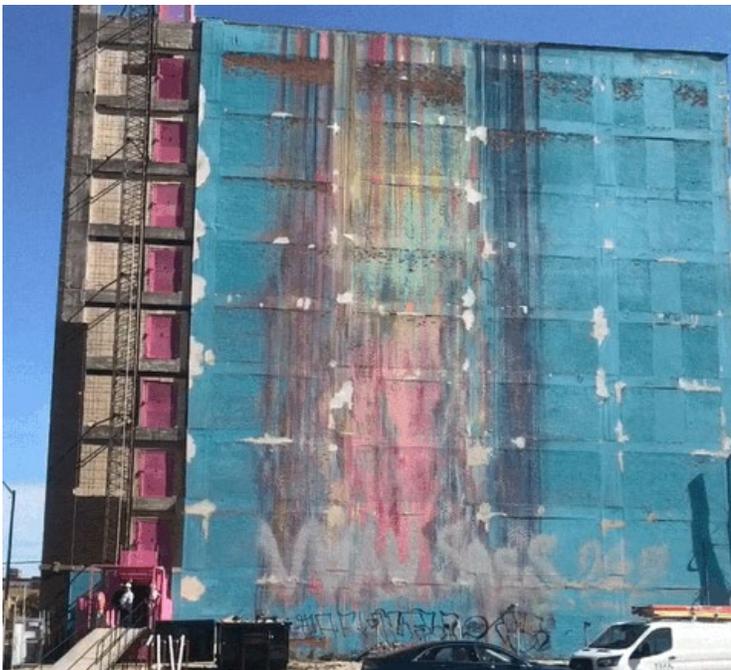
- None

## **RECOMMENDATION**

It is staff's opinion that the work as proposed will not destroy historic materials that characterize the 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 Standards for Rehabilitation, standard #9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*



**East Elevation, current condition**



**West Elevation, current conditions**



South/Rear elevation. Note new louvered vents and



211 W. Fort Street, Suite 720  
Detroit, MI 48226

October 10, 2019

Brendan Cagney

City of Detroit

Historic District Commission

2 Woodward Avenue, Room 808

Detroit, MI 48226

RE: 2937 East Grand Boulevard, Detroit, MI

Dear Mr. Blackstone;

I am writing to follow up on our meeting at your office earlier today.

The subject property is located in the Jam Handy/North End-East Grand Boulevard Historic District. The Historic Designation Advisory Board Final Report describes 2937 E. Grand Blvd, Schwiwe Storage as a 9 story brick building located on the south-west corner of E. Grand Blvd and Beaubien, built in 1913 by Theo Starret Col, as a storage warehouse for Schwiwe Storage Company. Although it frequently changed tenants, it continued to be used as a storage warehouse.

The main facades facing E. Grand Blvd and Beaubien have four pilasters systematically arranged that run the entire height of the building, stone accents, and windows with stone sills symmetrically located between the pilasters. There is no fenestration on the west façade. A corner tower on the north east corner of the building rises one floor above the roofline.

The subject property is currently under construction which was previously approved by your office and a building permit has been issued by the City of Detroit Building Safety and Engineering Department. At this time we are requesting your approval so we can design and submit drawing to construct to open the second two bays south of E. Grand Blvd. on the west side of the building at the first floor to create a connection between the first floor and the exterior patio area. Each bay would have a roll up aluminum full view doors and a pedestrian door to connect the interior space to the exterior patio. The aluminum color will be Black [Anodized] [Brochure and Detailed Shop Drawing Attached]

**EXISTING CONDITION**



211 W. Fort Street, Suite 720  
Detroit, MI 48226

West facing wall current condition has a mural painting and a buck hoist elevator for vertical circulation during construction. The approved construction drawing A202 [attached] shows the west elevation will add floor to ceiling windows in the first bay openings on floors 3 through 9 and a glass box entry to the building on the first floor.

**DESCRIPTION OF PROJECT ADDED OPENING**

The attached A202 has been marked to show the location for the aluminum full view doors which we are requesting your approval to add to the second and third bay on the west side of the building to connect the interior space to the exterior patio.

**Brochure/cut sheets**

Attached you will find the Clopay Commercial Architectural Series Aluminum Full-View Doors and the shop drawing. The Glass Panel will be Full View with a Black Anodized frame.

Subject to your approval we will update our Architectural Drawings and submit a Bulletin to BSEED under the existing building permit.

Should you required any further information please contact me at 313 510-1273.

Thank you for your consideration and assistance.

Sincerely,

A handwritten signature in cursive script that reads "Karen D. O'Donoghue".

Karen D. O'Donoghue  
Principal

Attachments

# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

DATE: 10.10.19

## PROPERTY INFORMATION

ADDRESS: 2937 EAST GRAND BLVD AKA: \_\_\_\_\_  
HISTORIC DISTRICT: JAM HANDY/NORTH END-EAST GRAND BOULEVARD

## APPLICANT IDENTIFICATION

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

NAME: KAREN O'DONOGHUE COMPANY NAME: TAKTIX SOLUTIONS  
ADDRESS: 211 W. Fort Street Ste 720 CITY: DETROIT STATE: MI ZIP: 48236  
PHONE: 313 961-9446 MOBILE: 313 510-1273 EMAIL: KARENODONOGHUE@TAKTIXSOLUTIONS.COM

## 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, & 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](http://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.GO](mailto:HDC@DETROITMI.GO)**

# CLOPAY COMMERCIAL – MODELS 902, 903 architectural series



CONSTRUCTION  
**2 1/8"**  
THICKNESS

WARRANTY  
**5YR**  
LIMITED  
FINISH

*Model 903 with Insulated Glass and Bottom  
Insulated Aluminum Panel, Powder-Coated Frame*

## ALUMINUM FULL-VIEW DOORS

Clopay's Aluminum Full-View doors offer flexibility that allow varying degrees of light while complementing the surrounding structure. A wide selection of standard and custom glazing types make a bold statement in retail, service stations, restaurants and other environments requiring visibility or light.

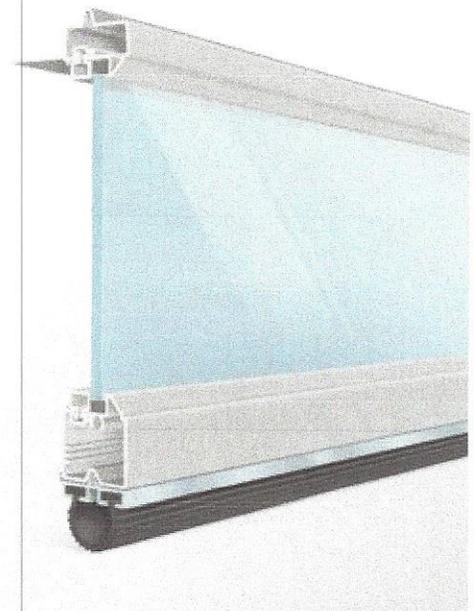
### MAXIMUM DURABILITY

- 2-1/8" (54 mm) thick construction, 6063-T5 extruded aluminum alloy with integral reinforcing fin
- Capped rail construction and tongue-and-groove rail helps seal out the elements

### VERSATILITY AND DESIGN FLEXIBILITY

- Numerous glazing options include insulated glass, Low-E glass and polycarbonate panels in various colors
- Wide variety of powder-coated, painted and anodized finish colors

[clopaycommercial.com](http://clopaycommercial.com)



# OPTIONS

## GLASS/PANEL OPTIONS



## FRAME/SOLID PANEL COLOR OPTIONS

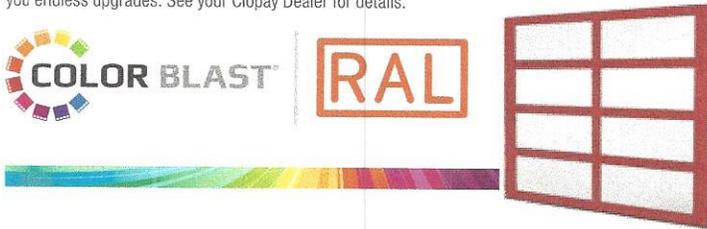


Clear Aluminum (Anodized) Standard White (Painted) Bronze (Painted) Chocolate (Painted) Bronze (Anodized)\* Black (Anodized) Dark Bronze (Anodized)\*

\*Additional cost and lead time may apply. Due to the anodizing process, slight color variation may occur. The use of "Bronze (Painted)" is recommended for a more consistent bronze finish color. See your Clopay Dealer for details.

## CUSTOM PAINT OPTIONS

Custom colors make Architectural Series Aluminum Full-View doors personal. Use the Color Blast® paint system or RAL Powder Coating to create the perfect door. Thousands of color options give you endless upgrades. See your Clopay Dealer for details.

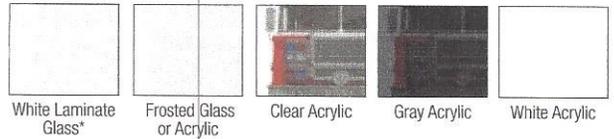


## FEATURES

STANDARD HARDWARE	
TPE astragal in aluminum retainer	
Commercial 10-ball steel rollers (nylon tires available)	
Steel step plate and lift handle	
Inside slide lock for increased security	
2" (50.8 mm) or 3" (76.2 mm) track	
10,000 cycle springs	
Galvanized aircraft cable with minimum 7:1 safety factor	
Variety of track configurations to meet building specifications	
MATERIALS AND CONSTRUCTION	
Panel Thickness	2-1/8" (54 mm)
Exterior Surface	6062-T5 extruded aluminum alloy with integral reinforcing fin
Max Width	24'2" (7.4 m)
Max Height	20' (6.1 m)
Exterior Colors	Standard White, Bronze and Chocolate Painted. Clear, Bronze, Black and Dark Bronze Anodized. Custom paint available.
Limited Warranties*	5-year limited finish warranty 1-year hardware warranty

\*For full warranty details see the 902, 903 official warranty document, posted on [www.clopaydoor.com](http://www.clopaydoor.com). For special sizes, applications and options, consult Commercial Information Assistance (CIA) at 1-800-526-4301.

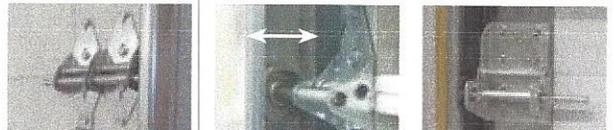
## GLASS/PANEL OPTIONS



Glass thickness available in 1/8", 1/4" and 1/2". Mirrored and laminate not available in 1/2". Low-E available on insulated glass. Tri-wall polycarbonate thickness available in 1/2". Acrylic windows require special cleaning. Never use products that contain ammonia or petroleum products to clean acrylic. Please visit [clopaydoor.com/acrylic](http://clopaydoor.com/acrylic) for complete details.

Aluminum panels available to match the aluminum frame. Glass/acrylic panels may be combined with aluminum panels. See your Clopay Dealer for details.

## HEAVY-DUTY HARDWARE (where not standard)



High performance hardware features 10 gauge end hinges, heavy-duty top bracket and 3" sealed roller with 5/8" stem.

## HIGH CYCLE SPRINGS



25,000, 50,000 or 100,000 cycle springs available.

## MULLIONS



Carry-away, roll-away or swing-up mullions are available on select sizes.

## EXHAUST PORT



Can be cut into any type of sectional door. Available in select sizes.



WindCODE® reinforcement available up to W1 design pressure (DP) 14 PSF, depending on size. Doors tested 50% greater than DP.



Upgrade your standard door with industrial-grade components.



For more information on these and other Clopay products, call 1-800-526-4301 or visit [clopaycommercial.com](http://clopaycommercial.com)



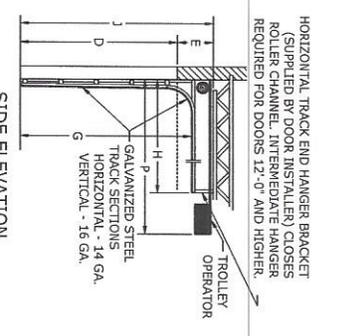
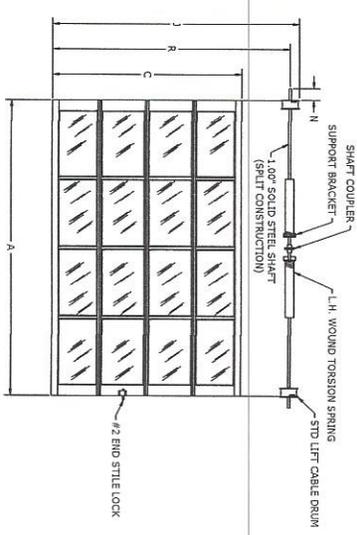
DOOR CONFIGURATION					WEIGHT	
MODEL	DESIGN	TOP	GLAZING	INSUL	FINISH	(LBS)
903	W1				BLK ACID	537

STRUCTURAL ELEMENTS SHALL BE THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD FOR THE BUILDING IN ACCORDANCE WITH CURRENT BUILDING CODES.

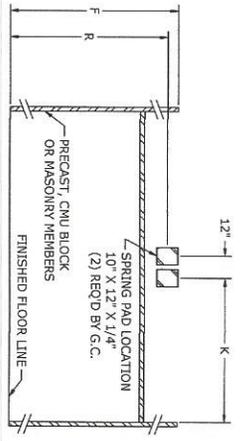
### MODEL 903W1

SECTIONS ARE 2-1/8" THICK ALUMINUM EXTRUSION CONSTRUCTION CONSISTING OF CENTER STILES, END STILES, INTERMEDIATE RAILS AND TOP AND BOTTOM RAILS WITH SOLID OR GLAZING PANELS. EQUAL PANEL WIDE SPACING  
 ACTUAL DOOR HEIGHT IS APPROX. 1" OVER BECAUSE OF JOINTS BETWEEN SECTIONS PLUS BOTTOM ASTRAGAL.

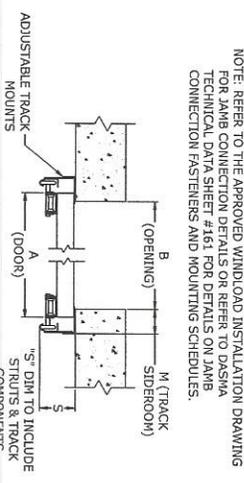
- NOTES:
- (ONE) DOOR 15'-2" x 8'-0"
  - DOOR TO BE SUPPLIED WITH 10,000 CYCLE TORSION SPRINGS.
  - DOOR TO BE SUPPLIED WITH REVERSE ANGLE MOUNTED, 2 GALVANIZED STEEL TRACK WITH 15" RADUS STANDARD LIFT.
  - DOOR TO HAVE 4 FULL VIEW SECTIONS OF INSULATED TEMPERED LOW E GLAZING.
  - DOOR TO MEET OR EXCEED +/- 13.5 PSF DESIGN WINDLOAD AND A +/- 20 PSF TEST WINDLOAD REQUIREMENT.
  - DOOR TO HAVE ONE INTERIOR MOUNTED #2 END STILE SLIDE BOLT DOOR LOCK.
  - DOOR TO BE SUPPLIED WITH A TROLLEY OPERATOR. REFER TO QUOTE OR ORDER ACKNOWLEDGEMENT FOR MODEL, HP, VOLTAGE AND PHASE. MANUFACTURER RECOMMENDS INTERLOCK SWITCHES FOR ALL LOCKED DOOR CONFIGURATIONS.
  - PV DOOR REINFORCEMENT TO BE (1) 2" x 2" x 1/8" ALUMINUM ANGLE ON EVERY SECTION.



SIDE ELEVATION  
STANDARD LIFT  
TRACK DETAIL



INSIDE WALL ELEVATION  
OPENING PREPARATION



JAMB DETAILS

NOTE: REFER TO THE APPROVED WINDLOAD INSTALLATION DRAWING FOR JAMB CONNECTION DETAILS OR REFER TO DASMA TECHNICAL DATA SHEET #461 FOR DETAILS ON JAMB CONNECTION FASTENERS AND MOUNTING SCHEDULES.

DIM.	DESCRIPTION	DIMENSIONS
A	DOOR WIDTH	15'-2"
B	DOOR HEIGHT	13'-0"
C	OPENING HEIGHT	8'-0"
D	QUANTITY OF PANELS WIDE	8'-0"
E	QUANTITY OF SECTIONS HIGH	4
F	JAMB HEIGHT (MIN.)	1'-7.5"
G	JAMB HEIGHT (MAX.)	9'-7.5"
H	OVERHEAD CLEARANCE	8'-7"
I	BACKROOM (MIN.)	9'-11"
J	FLOOR TO CEILING (MIN.)	9'-7.5"
K	SPRING PAD OFFSET 1	7'-0"
L	SPRING PAD OFFSET 2	7'-0"
M	TRACK SIDEROOM	0'-4.5"
N	COUNTERBALANCE SIDEROOM	0'-4.5"
P	OPERATOR BACKROOM (MIN.)	12'-0"
R	SHAFT CENTER LINE	9'-0.5"
S	TRACK BACKROOM (AT FLOOR)	0'-5"

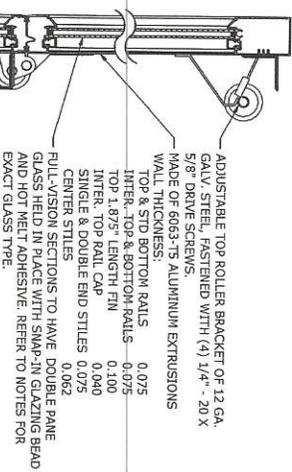
**Clopay CORPORATION**

SHOP DRAWING

IMPORTANT: This document must be signed and returned prior to any fabrication. Please reference this drawing number on all correspondence. Thank you!

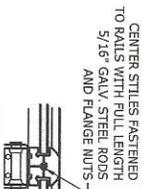
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DRAWN BY: ASD	DATE: 10-04-19	APPROVAL SIGNATURE:
CUSTOMER: Clopay Design Assistance	JOB: Chroma	DRAWING NUMBER: 15063239-1-1
CSR/DC: ISTORE1		SHEET: 1 OF 2



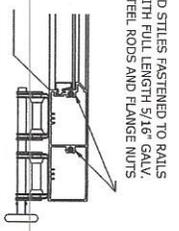
ADJUSTABLE TOP ROLLER BRACKET OF 12 GA. GALV. STEEL, FASTENED WITH (4) 1/4" - 20 X 5/8" DRIVE SCREWS.  
 MADE OF 6063-T5 ALUMINUM EXTRUSIONS  
 WALL THICKNESS:  
 TOP & STD BOTTOM RAILS 0.075  
 INTER. TOP & BOTTOM RAILS 0.075  
 TOP 1.875" LENGTH FIN 0.100  
 INTER. TOP RAIL CAP 0.040  
 SINGLE & DOUBLE END STILES 0.075  
 CENTER STILES 0.062  
 FULL VISION SECTIONS TO HAVE DOUBLE PANE GLASS WITH INTER. WITH SHAP-IN GLAZING BEAD AND HOT Melt ADHESIVE. REFER TO NOTES FOR EXACT GLASS TYPE.

MEETING RAILS FORM A WEATHERTIGHT TONGUE & GROOVE JOINT.  
 2" ROLLERS FEATURE (1) 1/4" DIA. STEEL BALL-BEARINGS, FULL FLOATING IN CASE HARDENED STEEL RACERS.  
 2" X 2" X 1/8" ALUMINUM ANGLE. SEE NOTES FOR EXACT REINFORCEMENT CONFIGURATION.  
 13 GA. GALV. STEEL STEP PLATE/ LIFT HANDLE - MOUNTED TO BOTTOM BRACKET.  
 3/16" X 7 X 19 AIRCRAFT CABLE & MICO PRESS SLEEVE WITH A 7:1 SAFETY FACTOR.  
 BOTTOM ROLLER BRACKET OF 12 GA. GALV. STEEL, FASTENED WITH (5) 1/4" - 20 X 5/8" DRIVE SCREWS.  
 BOTTOM SECTION REINFORCED WITH A TEMPERED ALUMINUM EXTRUSION WITH INTEGRAL RETAINER FOR FLEXIBLE VINYL ASTRAGAL WITH RISB.



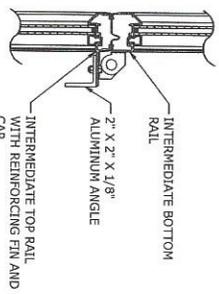
CENTER STILES FASTENED TO RAILS WITH FULL LENGTH 5/16" GALV. STEEL RODS AND FLANGE NUTS  
 FULL VISION CENTER HINGE OF 16 GA. GALV. STEEL, ATTACHED TO INTER. BOTTOM RAIL WITH (2) 1/4" - 20 X 5/8" HEX HEAD MACHINE SCREWS AND TO INTER. TOP RAIL WITH (2) 1/4" - 20 X 5/8" HEX HEAD MACHINE SCREWS & NUTS

INTERMEDIATE HINGE DETAIL



END STILES FASTENED TO RAILS WITH FULL LENGTH 5/16" GALV. STEEL RODS AND FLANGE NUTS  
 REINFORCING FIN ON INTER. TOP RAILS, ANGLE CUT AT END STILES

DOUBLE END HINGE DETAIL



SECTION JOINT DETAIL

**Clopay CORPORATION**

SHOP DRAWING

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**DISCLAIMER:** This document must be signed and returned prior to any correspondence. Please reference this drawing number on all correspondence. Thank you!

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DRAWN BY: ASD      DATE: 10-04-19

CUSTOMER: CLOPAY DESIGN ASSISTANCE

JOB: Chroma

CSR/DC: ISTORE1

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APPROVAL SIGNATURE: \_\_\_\_\_

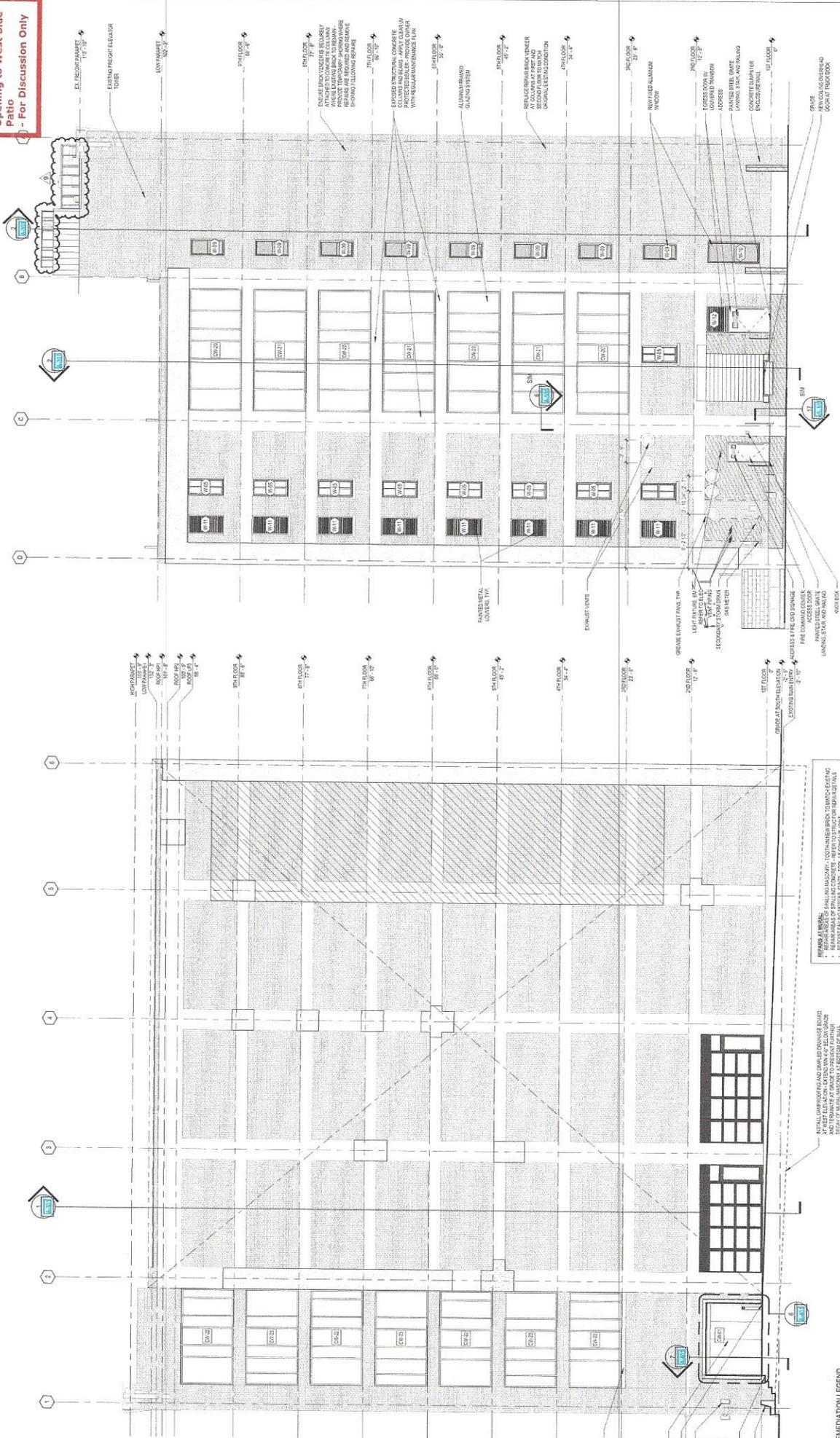
DRAWING NUMBER: 15063239-1-1

APPROVAL DATE: \_\_\_\_\_

SHEET: 2 OF 2

IMPORTANT: PLEASE REFERENCE THE DRAWING NUMBER ON ALL CORRESPONDENCE

**Proposed 1st Floor Opening to West Side Patio - For Discussion Only**



### FACADE REMEDIATION LEGEND

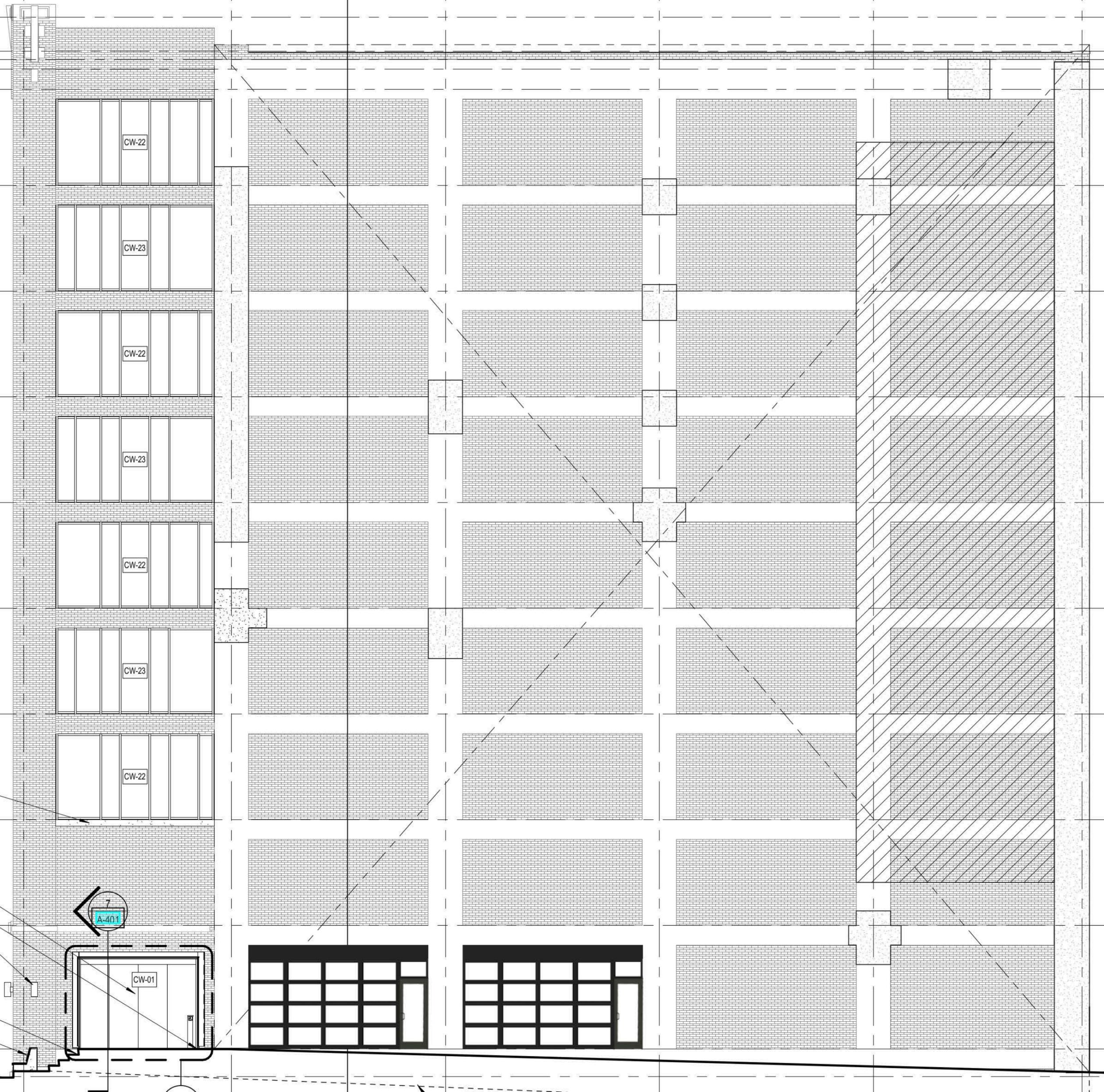
	REMOVE REMAINING BRICK VENEER AND REPAIR WITH TYPE III PORTLAND CEMENT MORTAR
	REPLACE BRICKS IN LUSTRE TO MATCH ORIGINAL EXISTING
	VERIFY CONDITION OF CONCRETE COLUMN WITH REPAIRS. REPAIRS SHALL BE MADE IN ACCORDANCE WITH STRUCTURAL REQUIREMENTS AND SHALL BE APPROVED BY STRUCTURAL ENGINEER
	CONCRETE REPAIRS SHALL BE MADE IN ACCORDANCE WITH STRUCTURAL REQUIREMENTS AND SHALL BE APPROVED BY STRUCTURAL ENGINEER

**REPAIRS AT MURAL:**

- REPAIR CRACKS OF SPALLING MASONRY - DO NOT USE REPAIR BRICK TO MATCH EXISTING
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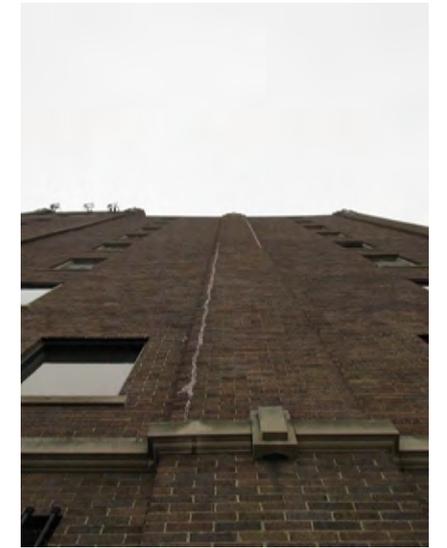
**WEST ELEVATION**  
10' - 11' 0"

**SOUTH ELEVATION**  
18' - 11' 0"

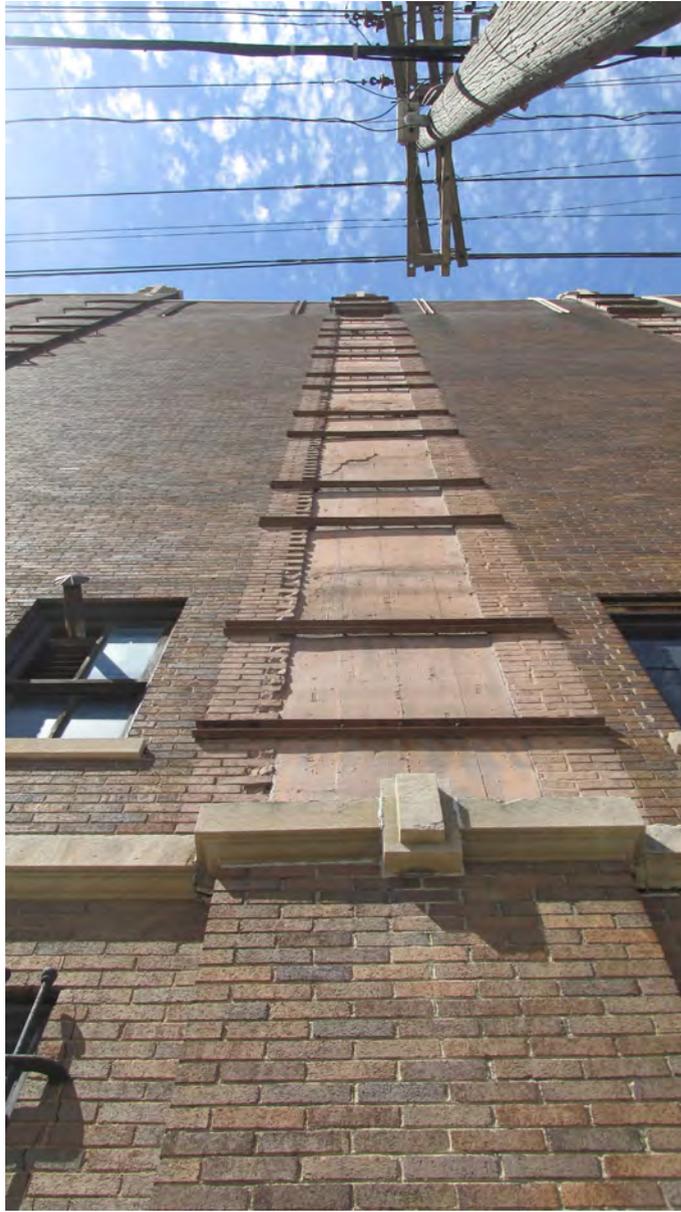




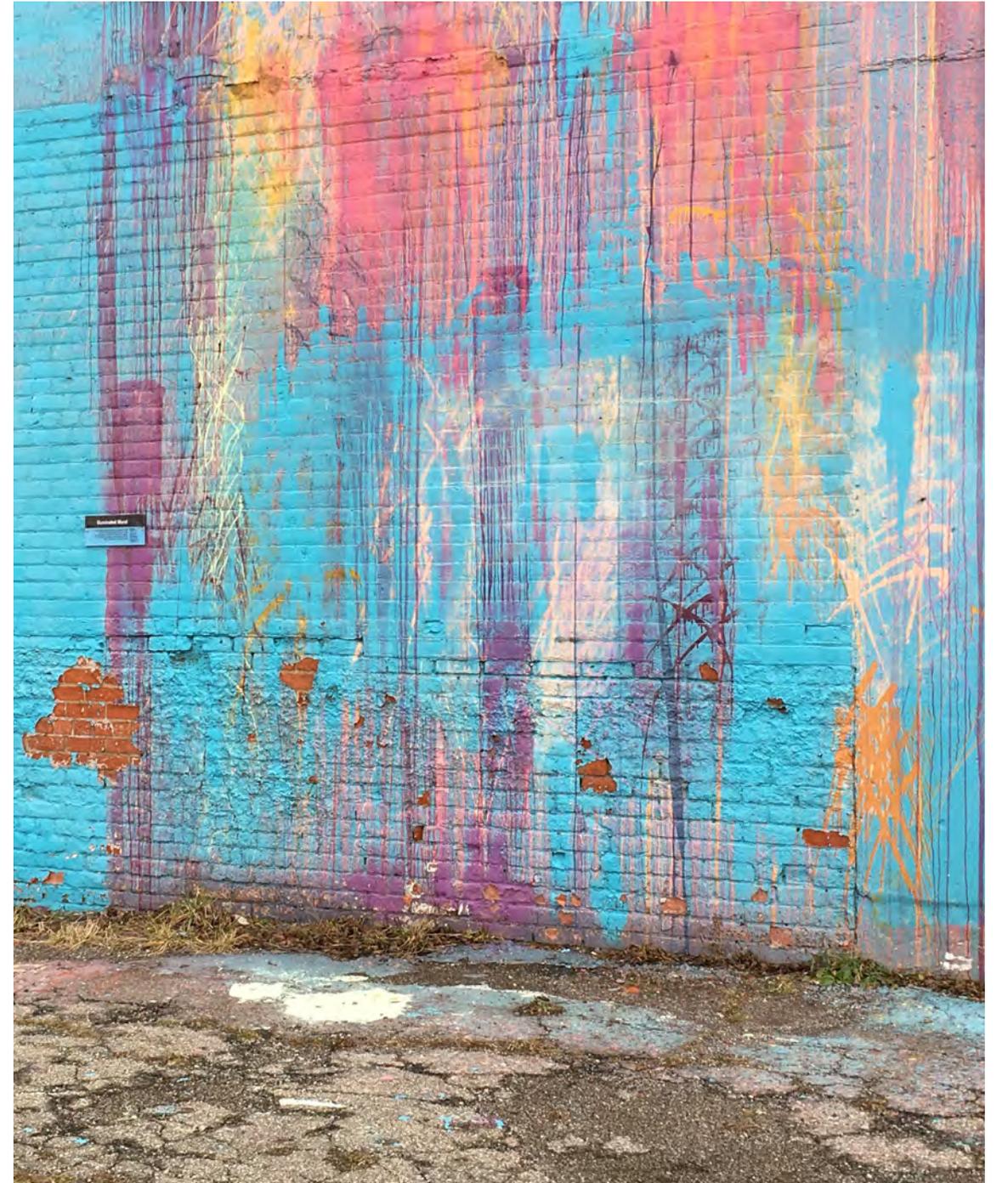
REPORT













**LEGEND**

- 1. MURAL BUILDING - PROJECT SITE
- 2. 6445 ST. ANTOINE STREET
- 3. 6540 ST. ANTOINE STREET
- 4. 2863 EAST GRAND BLVD
- 5. CHAP LOFTS
- 6. PERLEX BUILDING
- 7. NEW CENTER STAMPING
- 8. FORD PIQUETTE PLANT
- 9. FISHER BODY PLANT 21
- 10. 7310 WOODWARD AVE.

JAM/HANDY HISTORIC DISTRICT  
BOUNDARY



BUILDING 2/3 - CONCRETE FRAME WITH STEEL SASH GLAZING INFILL



BUILDING 4 - LARGE FRAMED OPENINGS



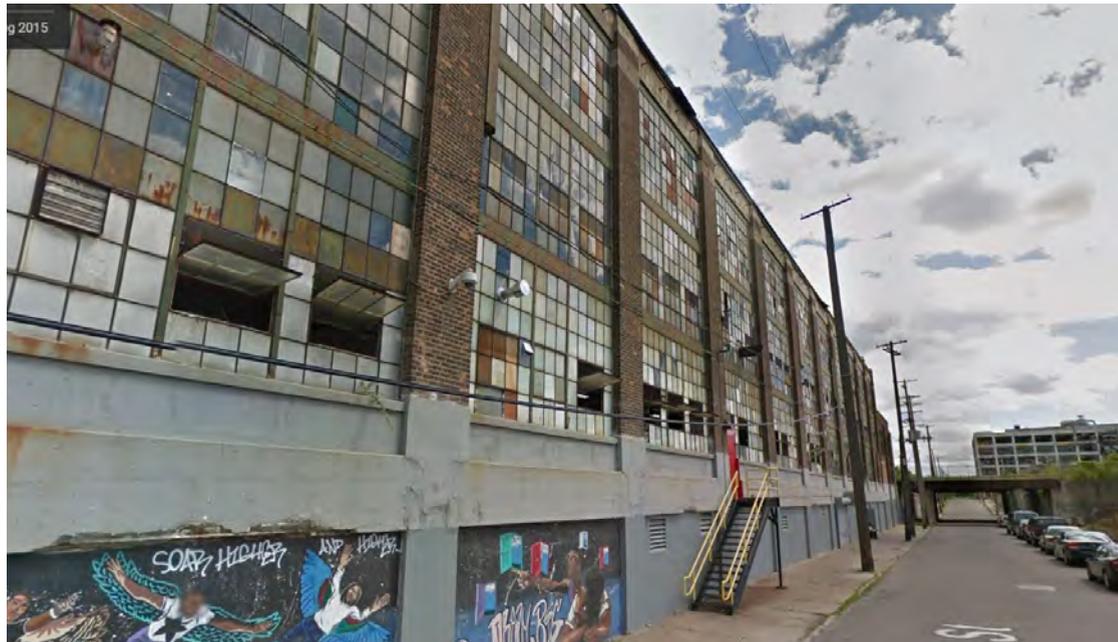
BUILDING 5 - LARGE FRAMED OPENINGS WITH STOREFRONT AND GLASS BLOCK



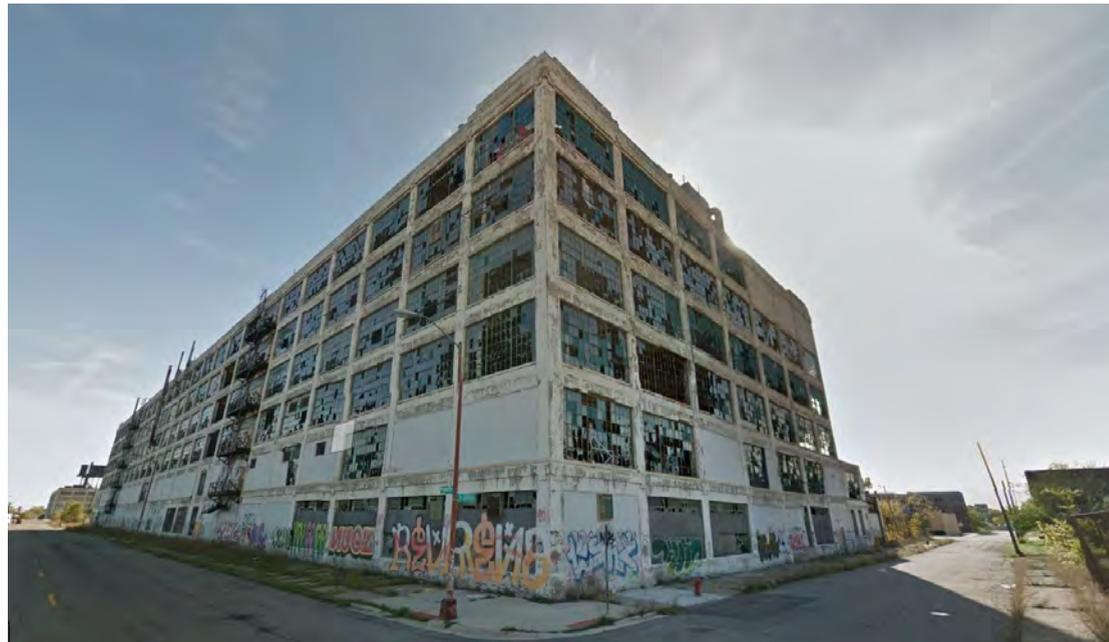
BUILDING 6 - LARGE FRAMED OPENINGS WITH STOREFRONT

LEGEND

1. MURAL BUILDING - PROJECT SITE
2. 6445 ST. ANTOINE STREET
3. 6540 ST. ANTOINE STREET
4. 2863 EAST GRAND BLVD
5. CHAP LOFTS
6. PERLEX BUILDING
7. NEW CENTER STAMPING
8. FORD PIQUETTE PLANT
9. FISHER BODY PLANT 21
10. 7310 WOODWARD AVE.



BUILDING 7 - LARGE FRAMED OPENINGS WITH STEEL SASH GLAZING INFILL



BUILDING 9 - EXPOSED CONCRETE STRUCTURE WITH STEEL SASH GLAZING INFILL



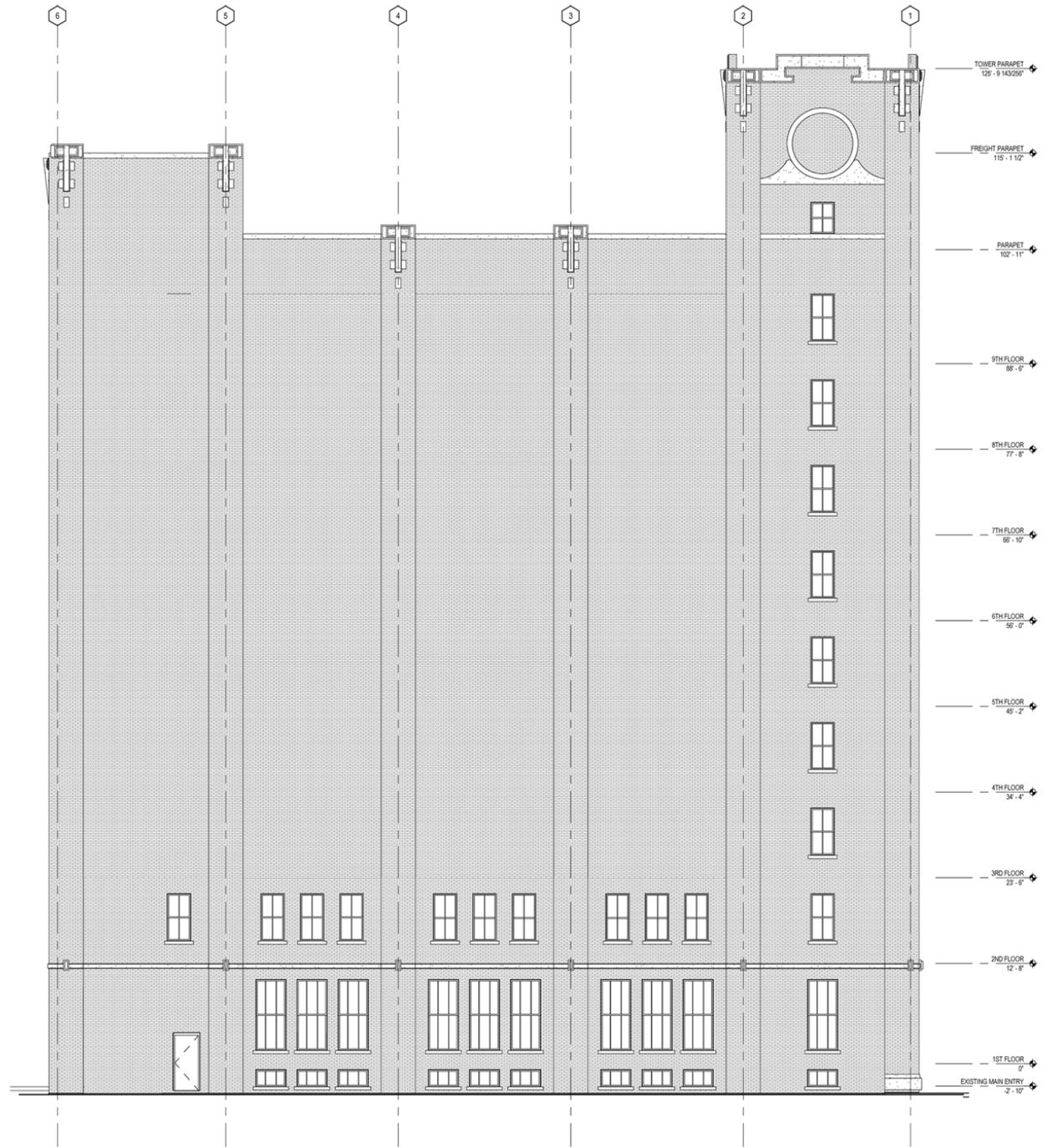
BUILDING 8 - CONCRETE OPENINGS WITH VARYING GLASS INFILL



BUILDING 10 - CONCRETE FRAMED OPENINGS WITH STOREFRONT AND SPANDREL

LEGEND

1. MURAL BUILDING - PROJECT SITE
2. 6445 ST. ANTOINE STREET
3. 6540 ST. ANTOINE STREET
4. 2863 EAST GRAND BLVD
5. CHAP LOFTS
6. PERLEX BUILDING
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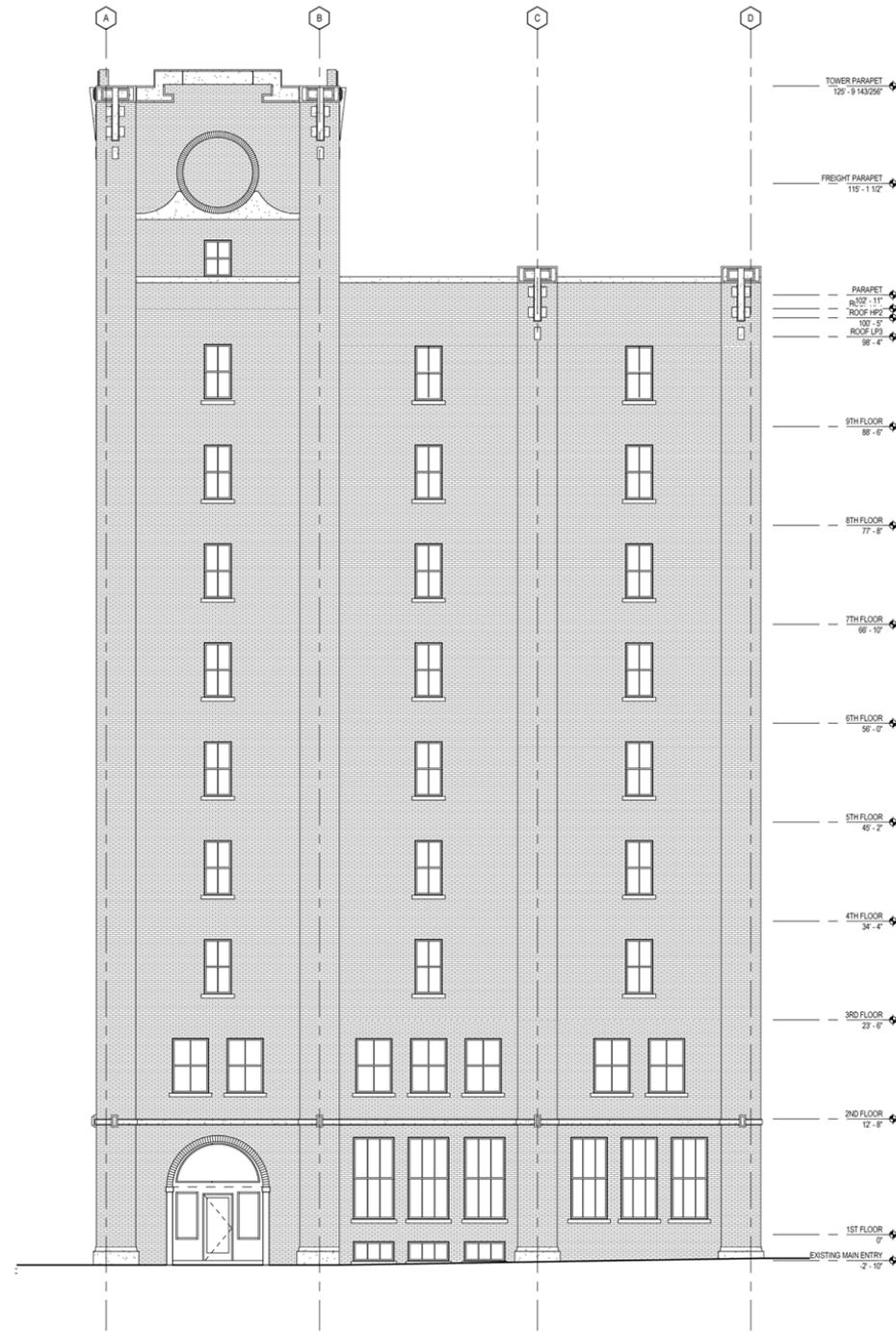


EAST ELEVATION

Existing facade area ~12,730 sf  
 Existing transparent window area ~ 764 sf  
 Overall facade transparency ~ 6.0%  
 Facade transparency above first floor ~ 3.0%

ANTICIPATED CHALLENGES

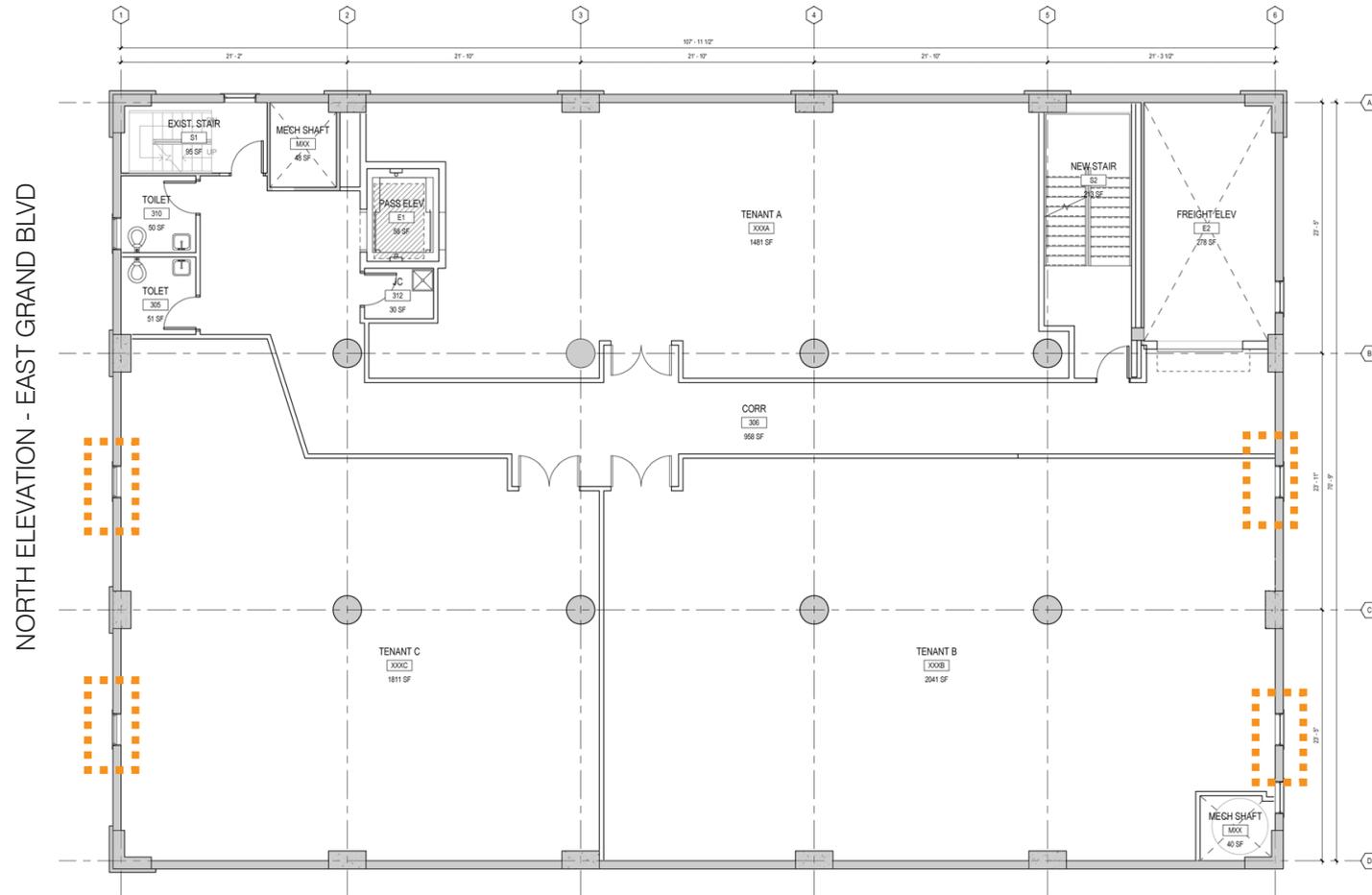
*The historic purpose of the building was cold storage. The proposed use for the structure is more consistent with the heritage of the neighborhood and district, but the lack of access to daylight is prohibitive to attract the tenants they seek for the intended use. Accessing daylight in a way that is responsive to the historic character of the building and surrounding context is our objective.*



NORTH ELEVATION

Existing facade area ~ 8,422 sf  
 Existing transparent window area ~ 878 sf  
 Overall facade transparency ~ 10.4%  
 Facade transparency above first floor ~ 7.6%

EAST ELEVATION - BEAUBIEN ST

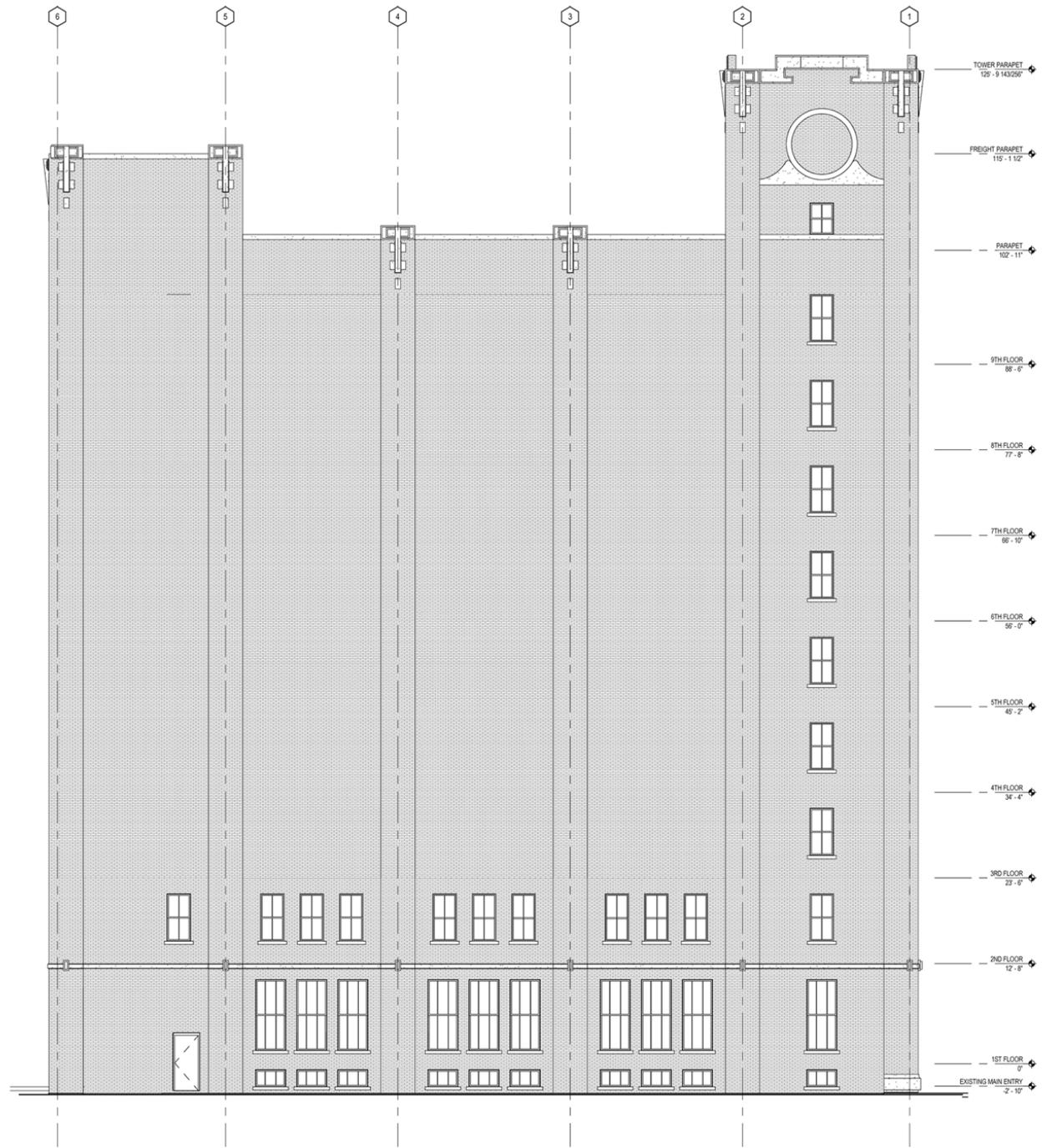


PROPOSED TENANT FLOOR LAYOUT  
GROSS AREA = 7925 SF

EXISTING TRANSPARENT WINDOW AREA PER FLOOR = 72 SF  
 NORTH TENANT SPACE WINDOW AREA = 36 SF  
 EAST TENANT SPACE WINDOW AREA = 0 SF  
 SOUTH TENANT SPACE WINDOW AREA = 36 SF



EXISTING UPPER FLOORS

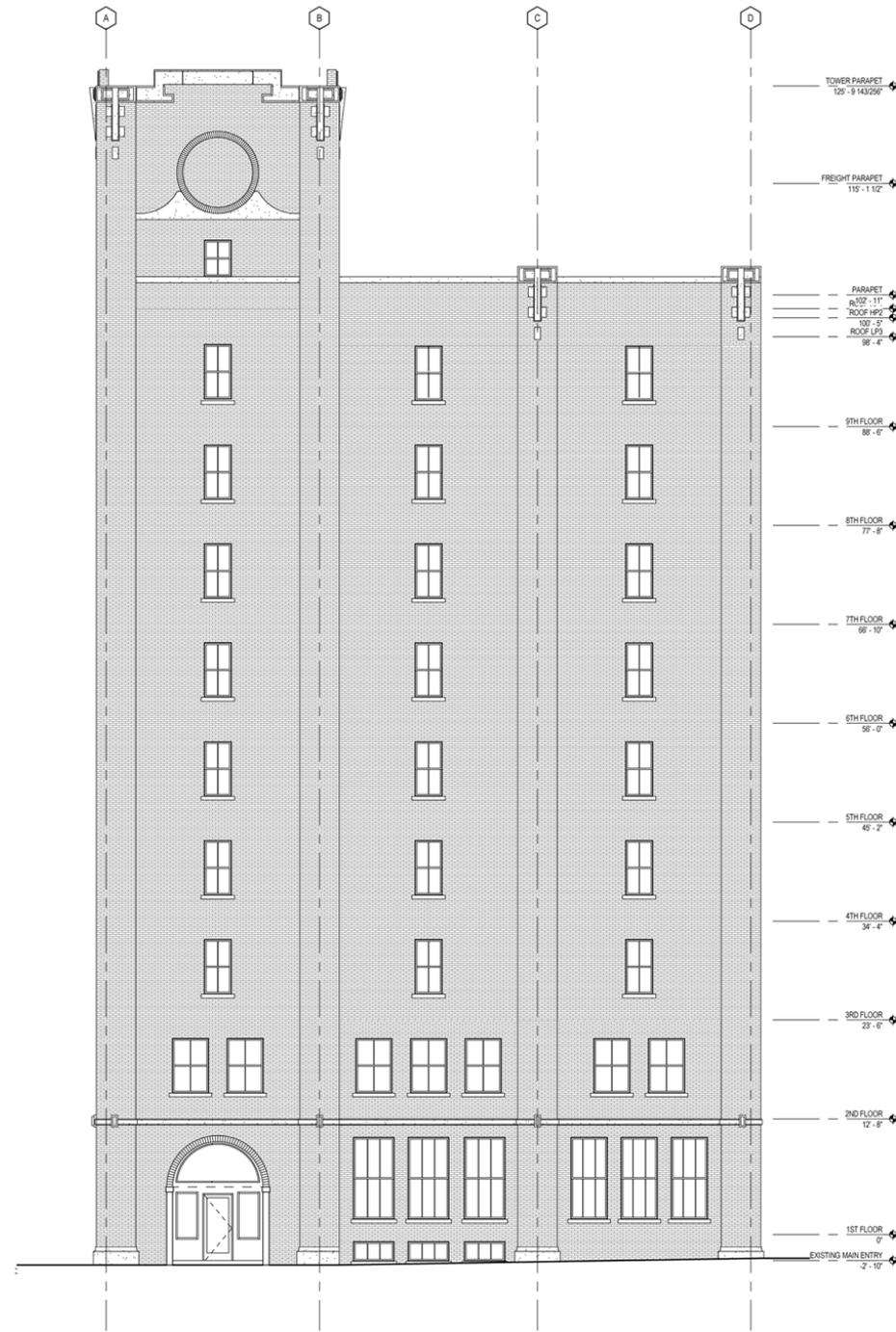


EAST ELEVATION

Existing facade area ~12,730 sf  
 Existing transparent window area ~ 764 sf  
 Overall facade transparency ~ 6.0%  
 Facade transparency above first floor ~ 3.0%

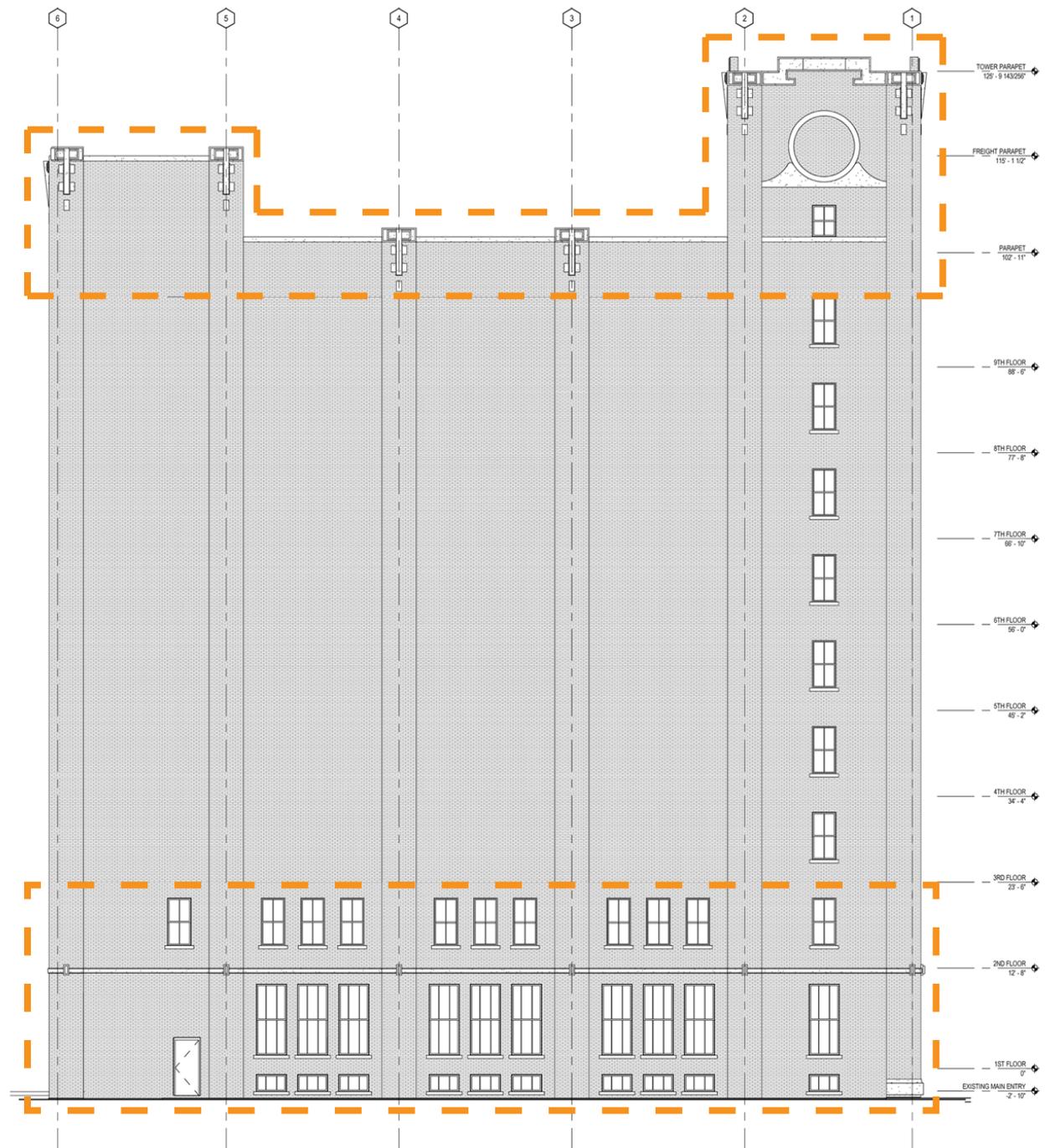
DETROIT ZONING ORDINANCE

**MAIN STREET OVERLAY DESIGN STANDARDS**  
 "Section 61-14-286 (a) (2): for all buildings, a minimum of forty percent (40%) of upper level facade along a Traditional Mainstreet shall consist of openings for window or window wall systems."



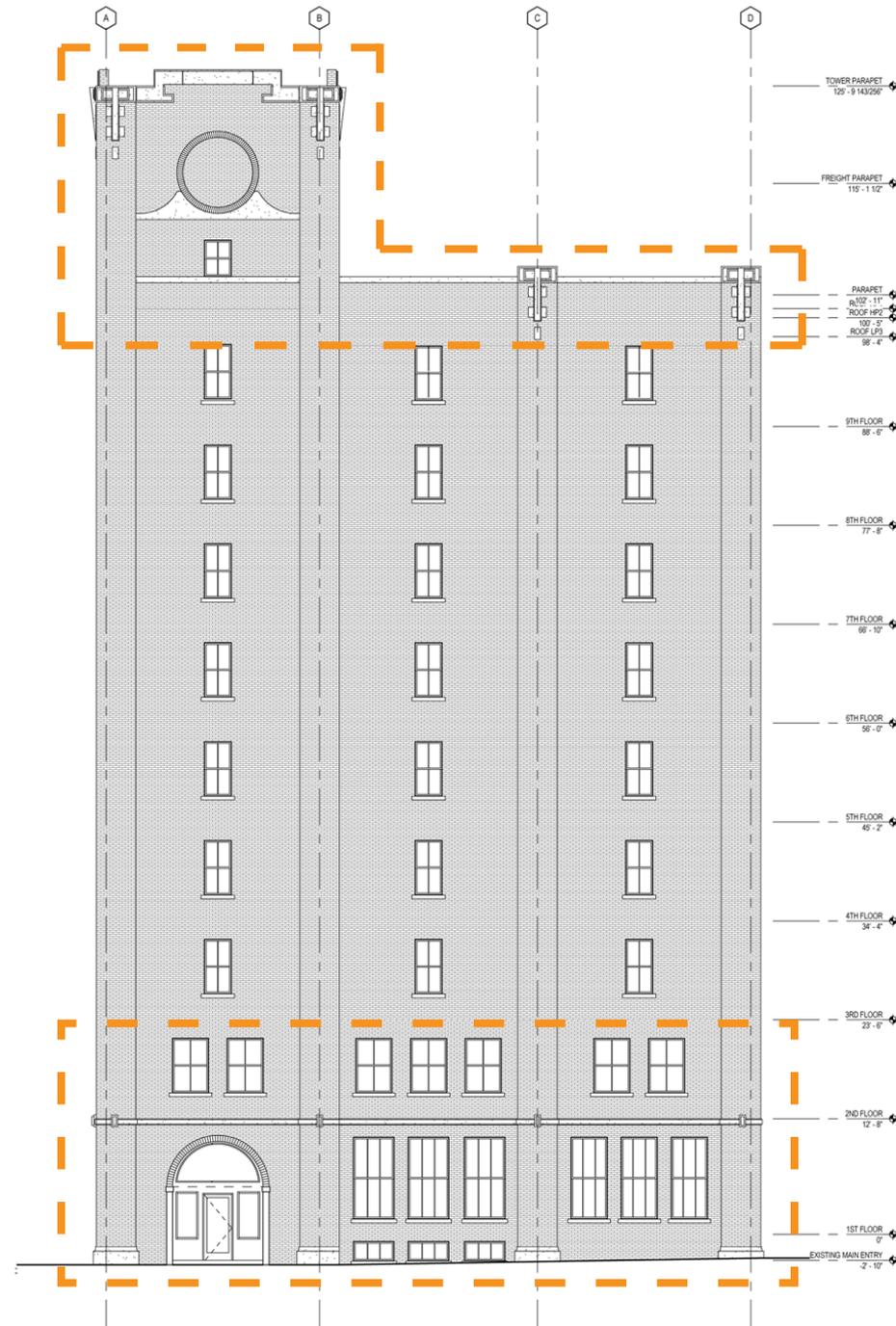
NORTH ELEVATION

Existing facade area ~ 8,422 sf  
 Existing transparent window area ~ 878 sf  
 Overall facade transparency ~ 10.4%  
 Facade transparency above first floor ~ 7.6%



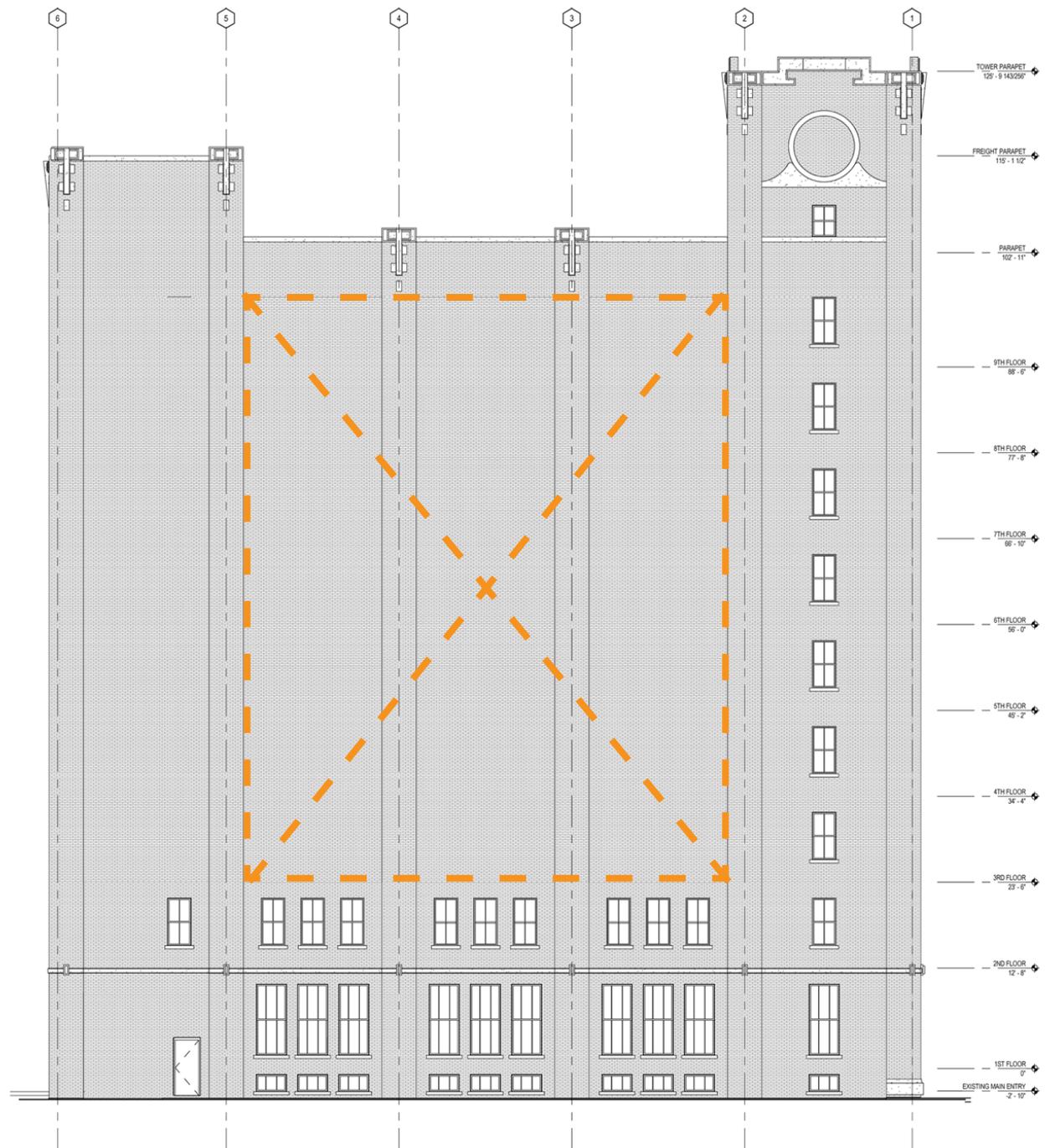
EAST ELEVATION

PRESERVATION OF DISTINCTIVE CHARACTER

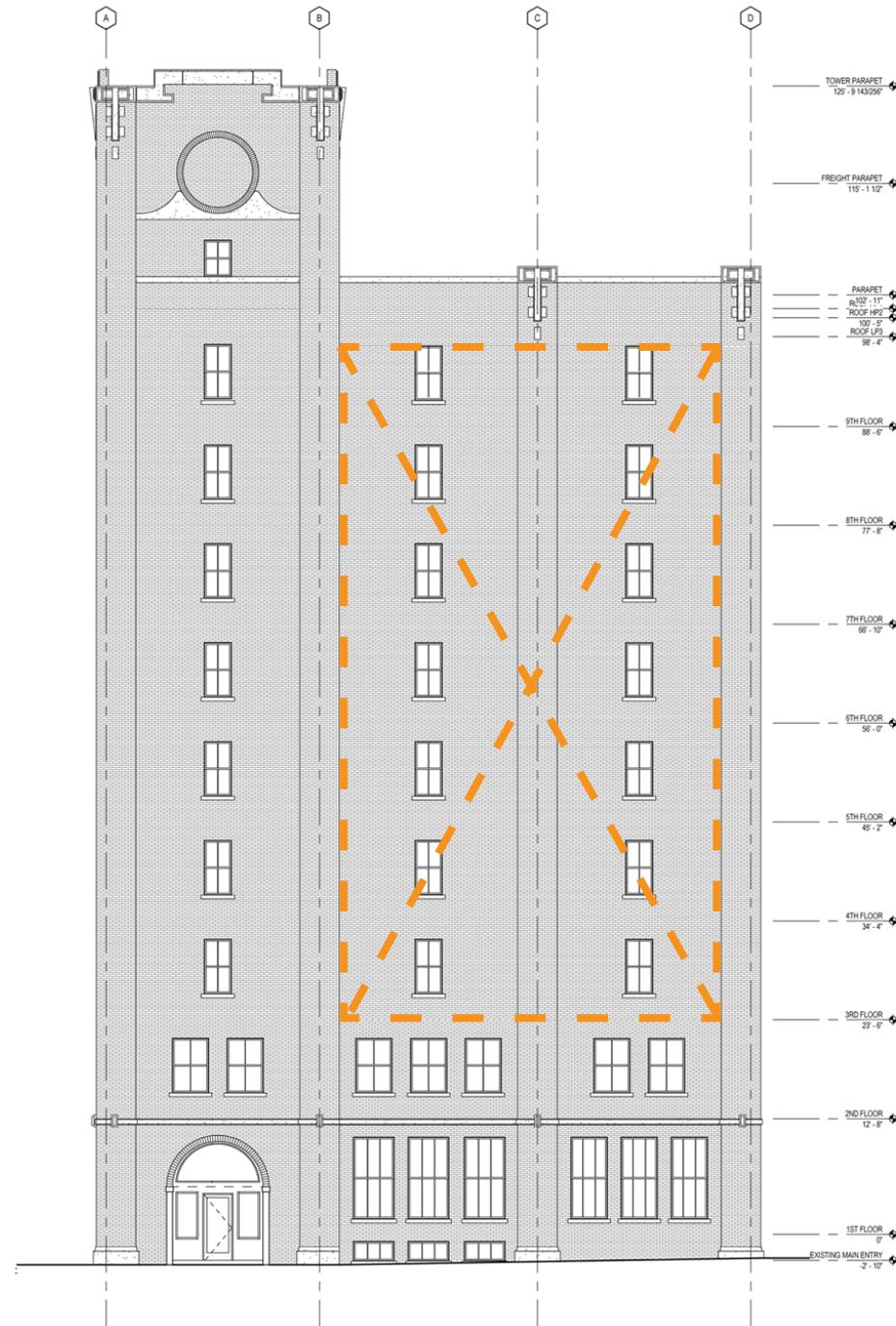


NORTH ELEVATION

*The distinctive features, finishes and construction techniques or examples of craftsmanship that characterize this property are most predominantly located at the base of the building and around the towers and parapet. The intent is to preserve or rehabilitate these features of original woodwork at the main entry, and ornate limestone and brick detailing.*



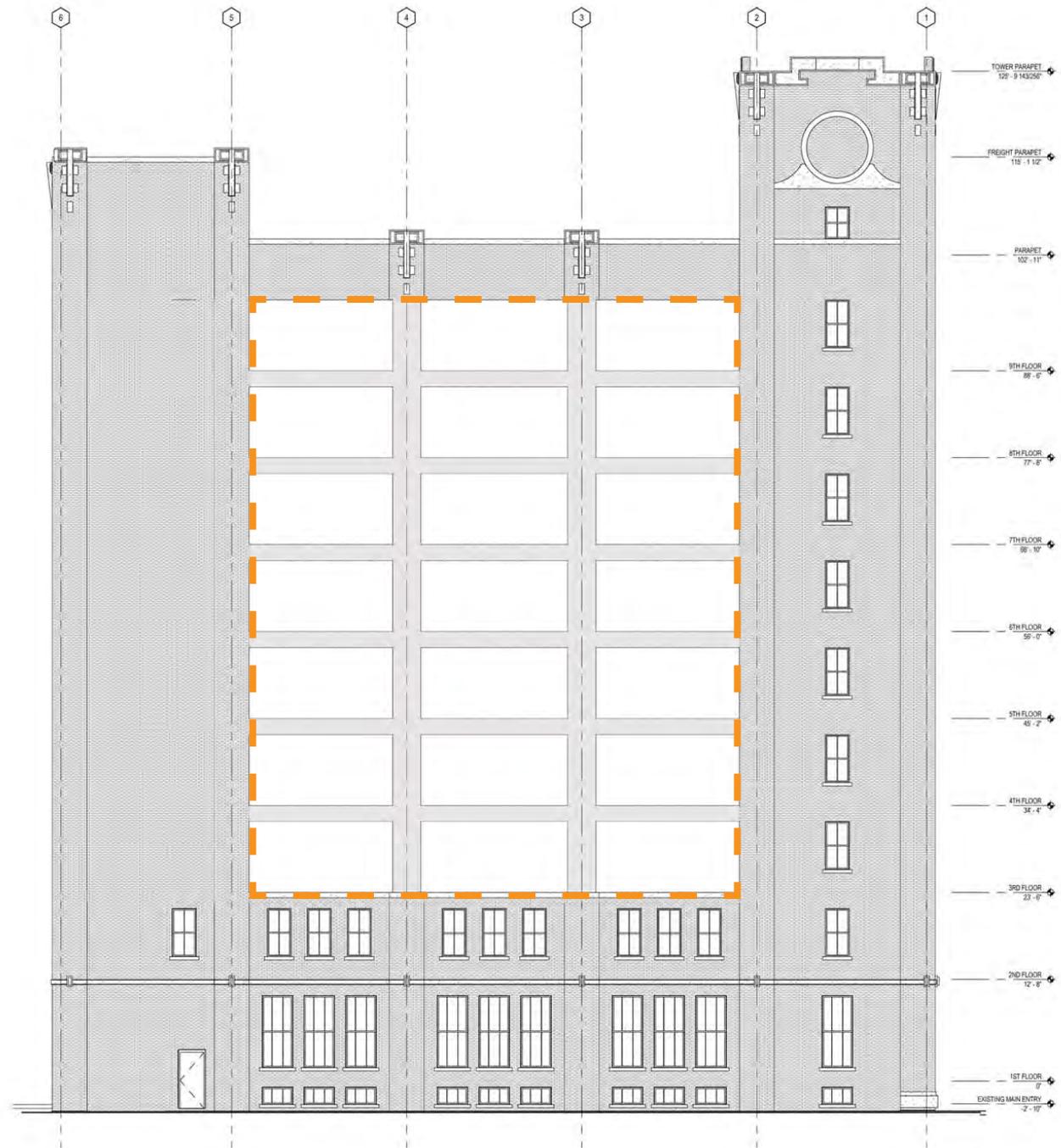
EAST ELEVATION



NORTH ELEVATION

REPRESENTATION OF CHANGE OF USE

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



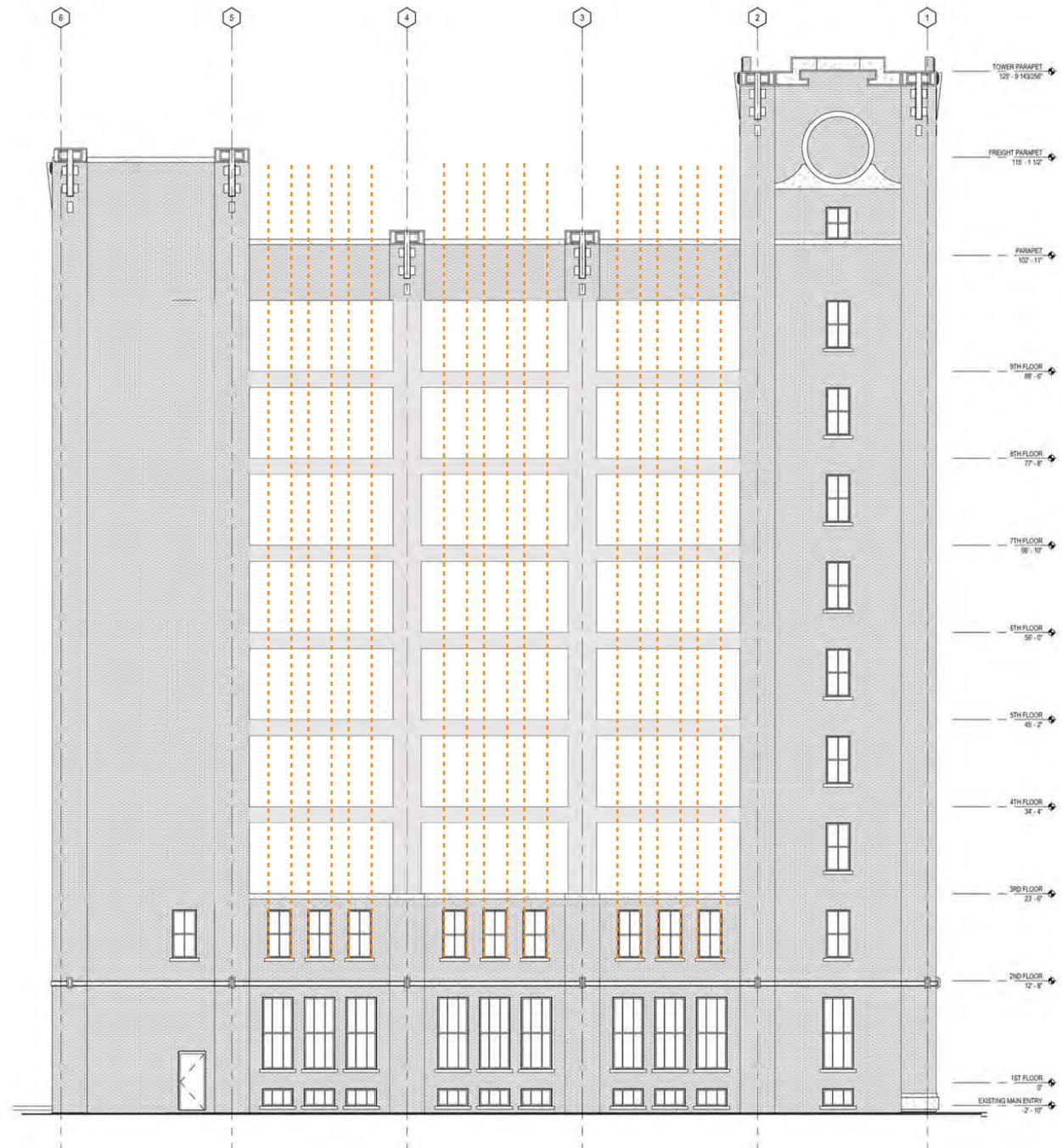
EAST ELEVATION

AUTHENTIC READING OF HISTORICAL STRUCTURE CONSISTENT WITH  
DETROIT INDUSTRIAL MANUFACTURING DISTRICT

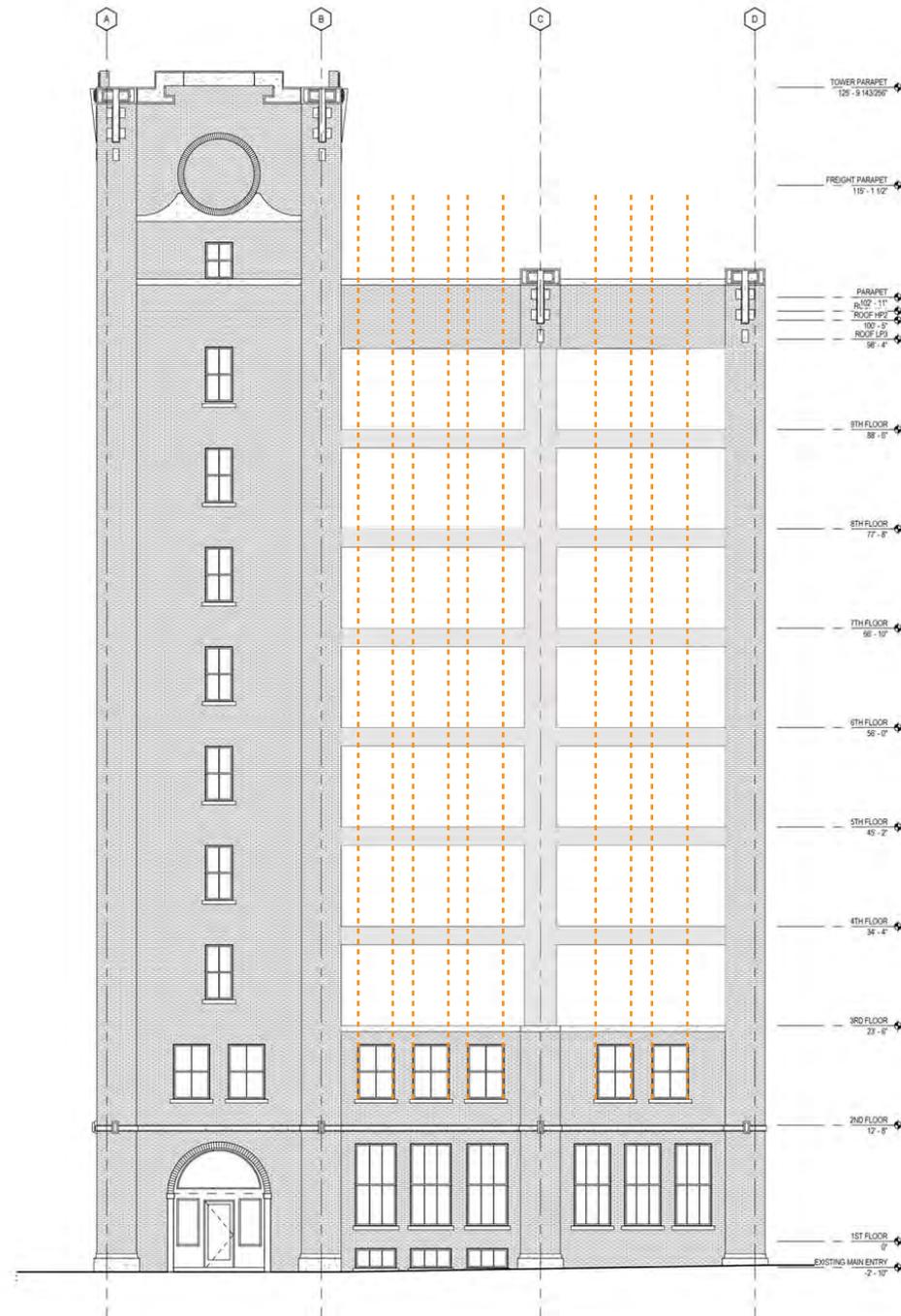


NORTH ELEVATION

*The intent is to remove the masonry infill to expose the concrete structural frame and infill completely with glazing at levels proposed for new creative maker programming. This intervention is consistent with the building language of the surrounding industrial context and improves transparency and daylight access for tenants.*



EAST ELEVATION

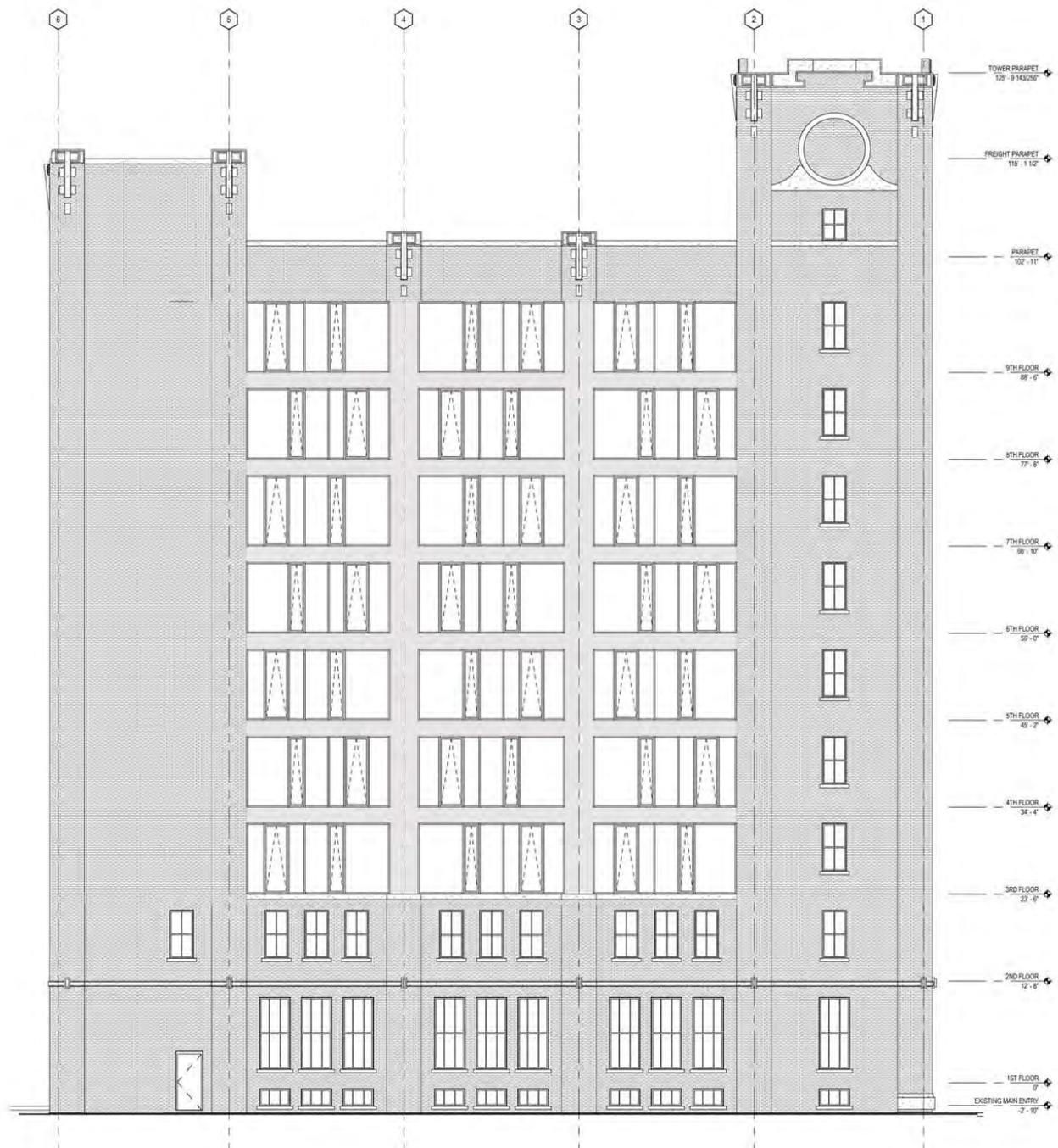


NORTH ELEVATION

REFERENCE OF EXISTING CONDITIONS FOR ALTERATIONS THAT ARE DISTINCTIVE,  
YET COMPATIBLE WITH EXISTING CONDITIONS

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

*Mullion locations for the new glazing system are organized by referencing datum lines that extend vertically from the historic window openings at the floors below.*



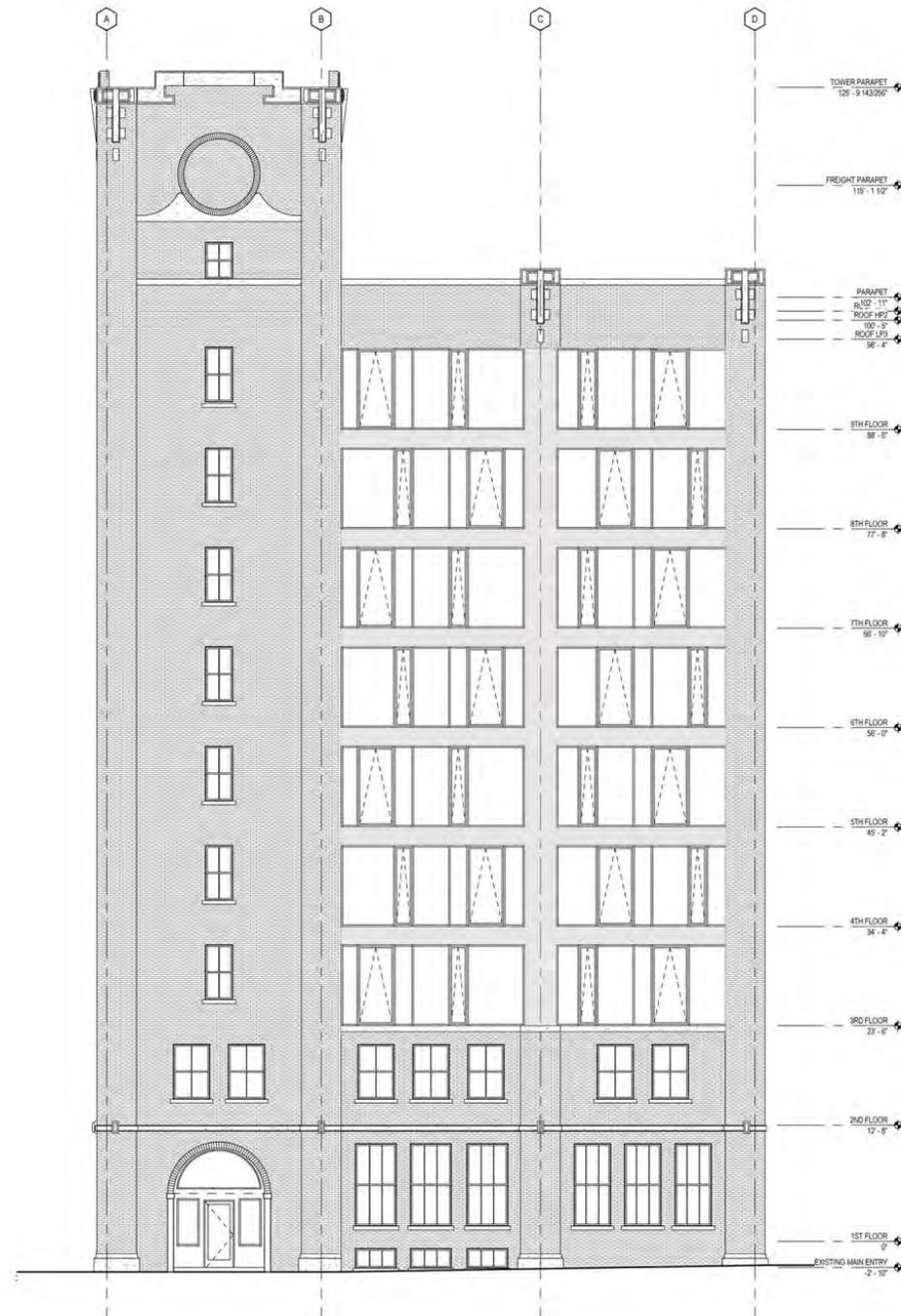
EAST ELEVATION

Existing facade area ~12,773 sf  
 Proposed transparent window area ~ 4,173 sf  
 Overall facade transparency ~ 33.9%

AUTHENTIC INTERPRETATION OF HISTORICAL STRUCTURE AND  
 MANIFESTATION OF CHANGE OF USE

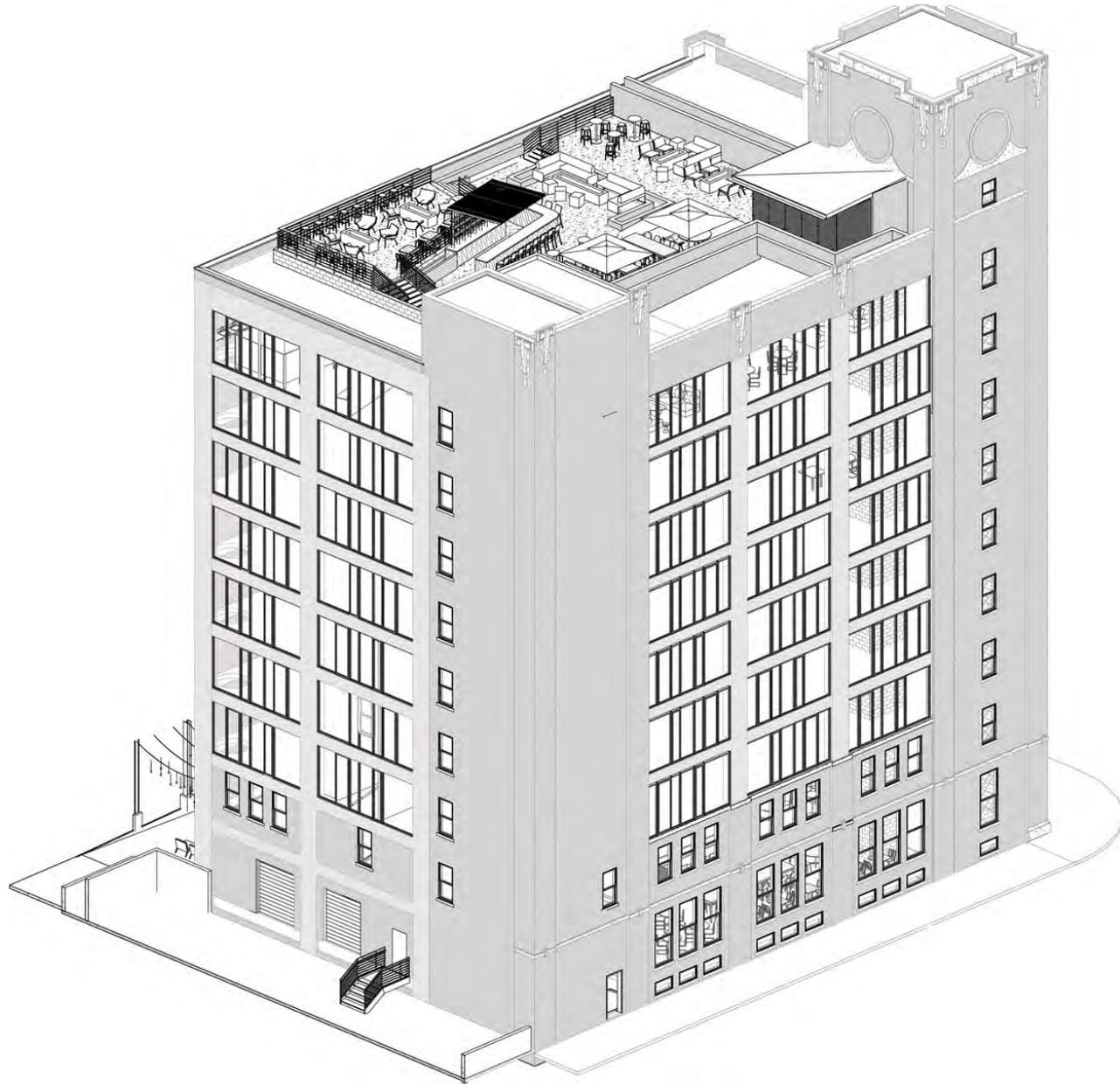
*"Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. Alterations that have no historical basis and which to create an earlier appearance shall be discouraged."*

*The proposed intervention is an authentic representation of the historical structural character of the existing building.*



NORTH ELEVATION

Existing facade area ~ 8,448 sf  
 Proposed transparent window area ~ 2978 sf  
 Overall facade transparency ~ 35.4%



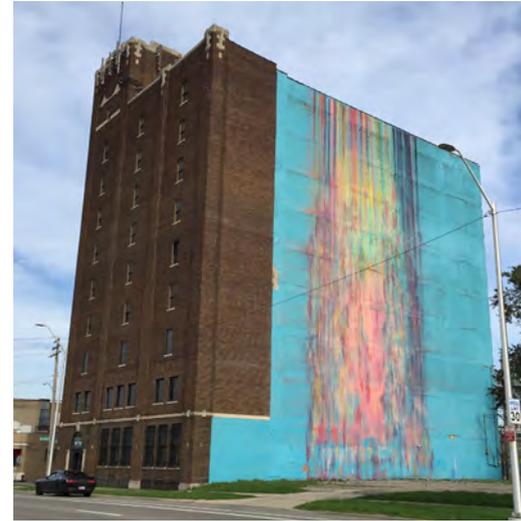
SOUTHEAST CORNER ISOMETRIC



NORTHEAST CORNER ISOMETRIC

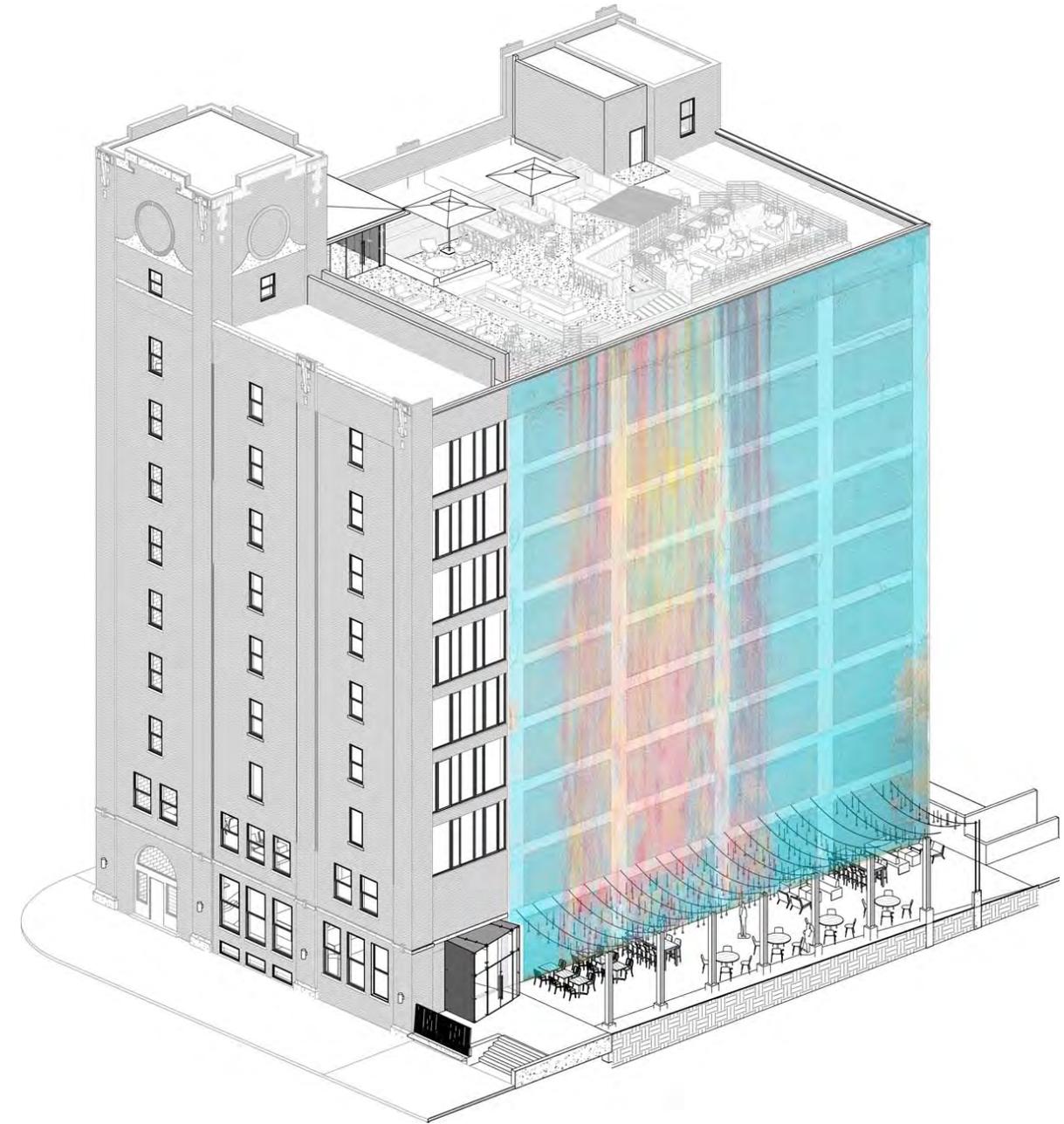


OPTION 1 - NORTHWEST CORNER



CELEBRATE THE MURAL AND CREATE A NEW UNIVERSALLY  
DESIGNED ENTRANCE TO COMPLIMENT EXISTING HISTORICAL ENTRY

*With the establishment of the Historic District in 2015, the Mural has become part of the historic character of the building. We intent to celebrate this as a focal point along the new building entry sequence.*



OPTION 2 - NORTHWEST CORNER



PASSENGER  
ELEVATOR

FREIGHT  
ELEVATOR

RETAIL  
SPACE

RESTAURANT

BAR

LOADING  
DOCK

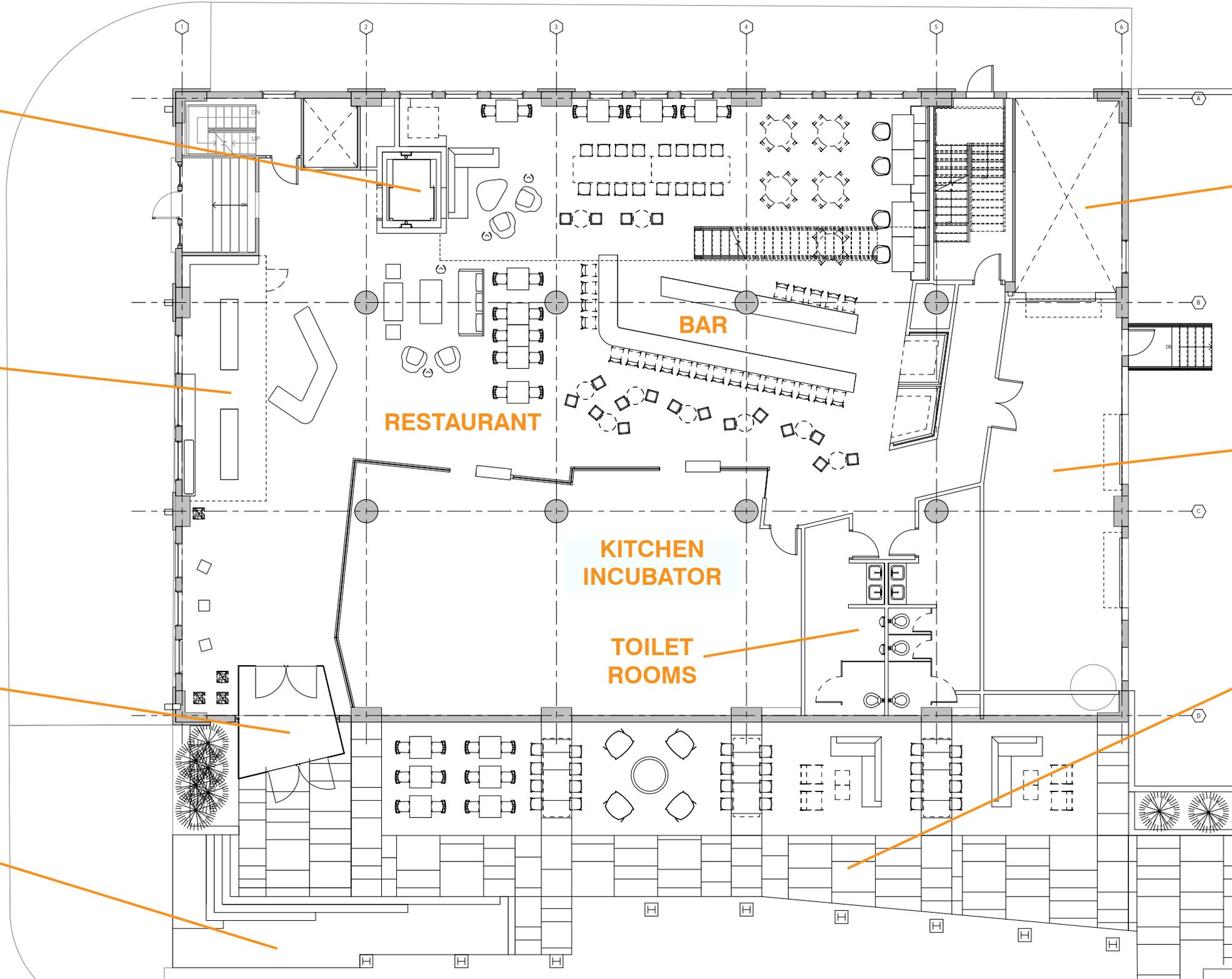
KITCHEN  
INCUBATOR

NEW ENTRY  
VESTIBULE

TOILET  
ROOMS

OUTDOOR  
DINING AND  
GALLERY SPACE

NEW ADA  
RAMP



PASSENGER  
ELEVATOR

FREIGHT  
ELEVATOR

LOUNGE

OPEN TO  
BELOW

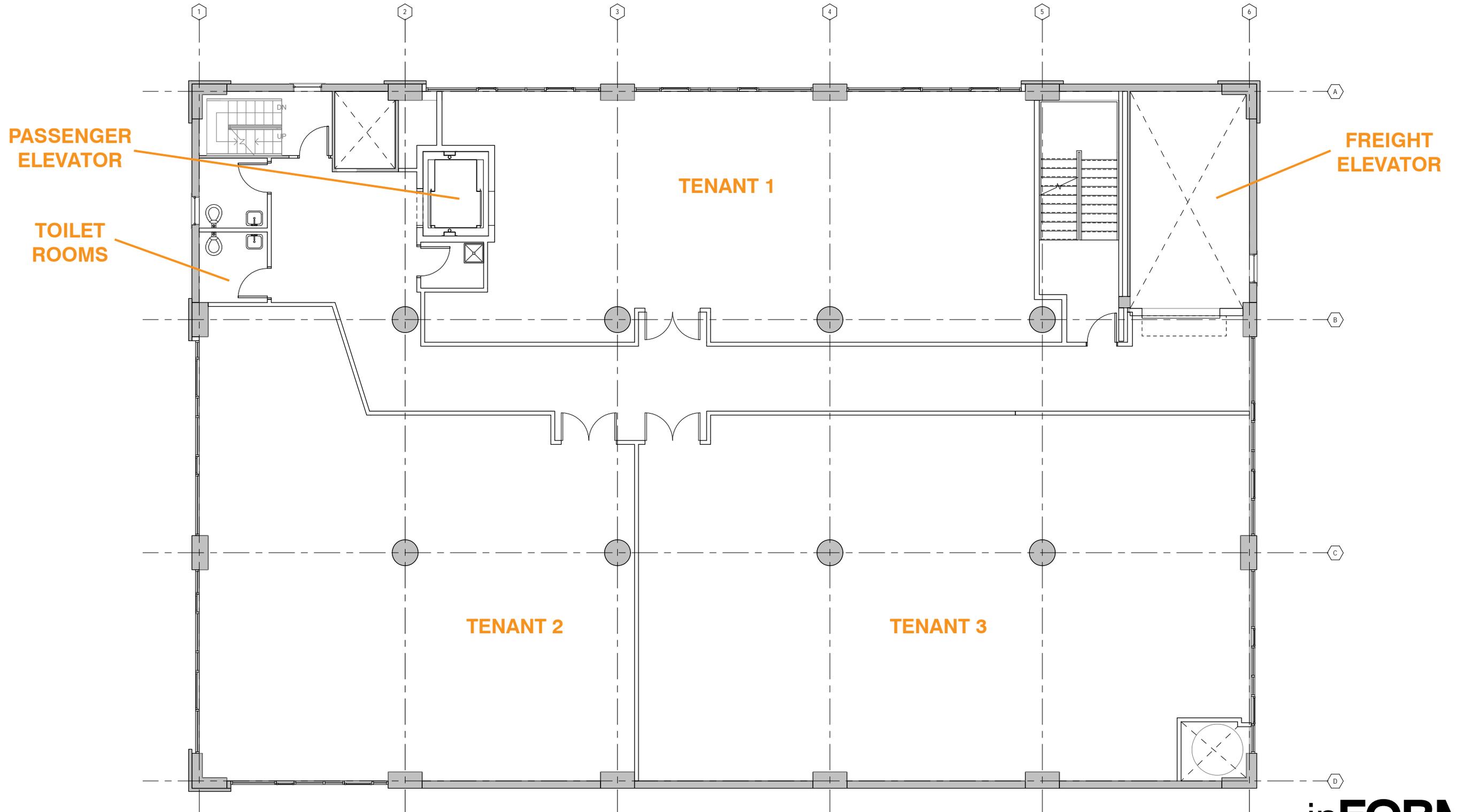
RESTAURANT  
SEATING

STUDIO  
SPACE

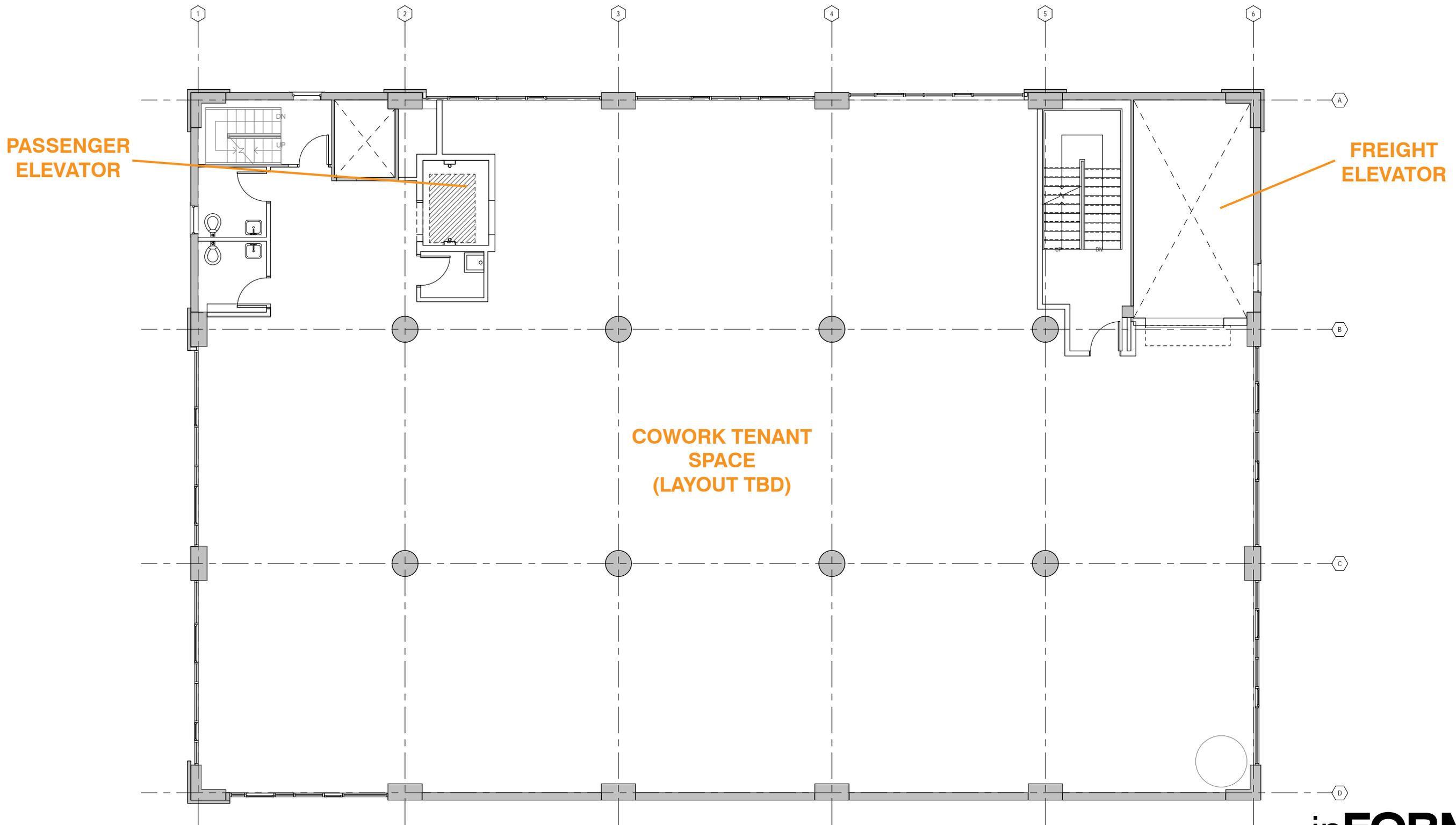
TOILET  
ROOMS

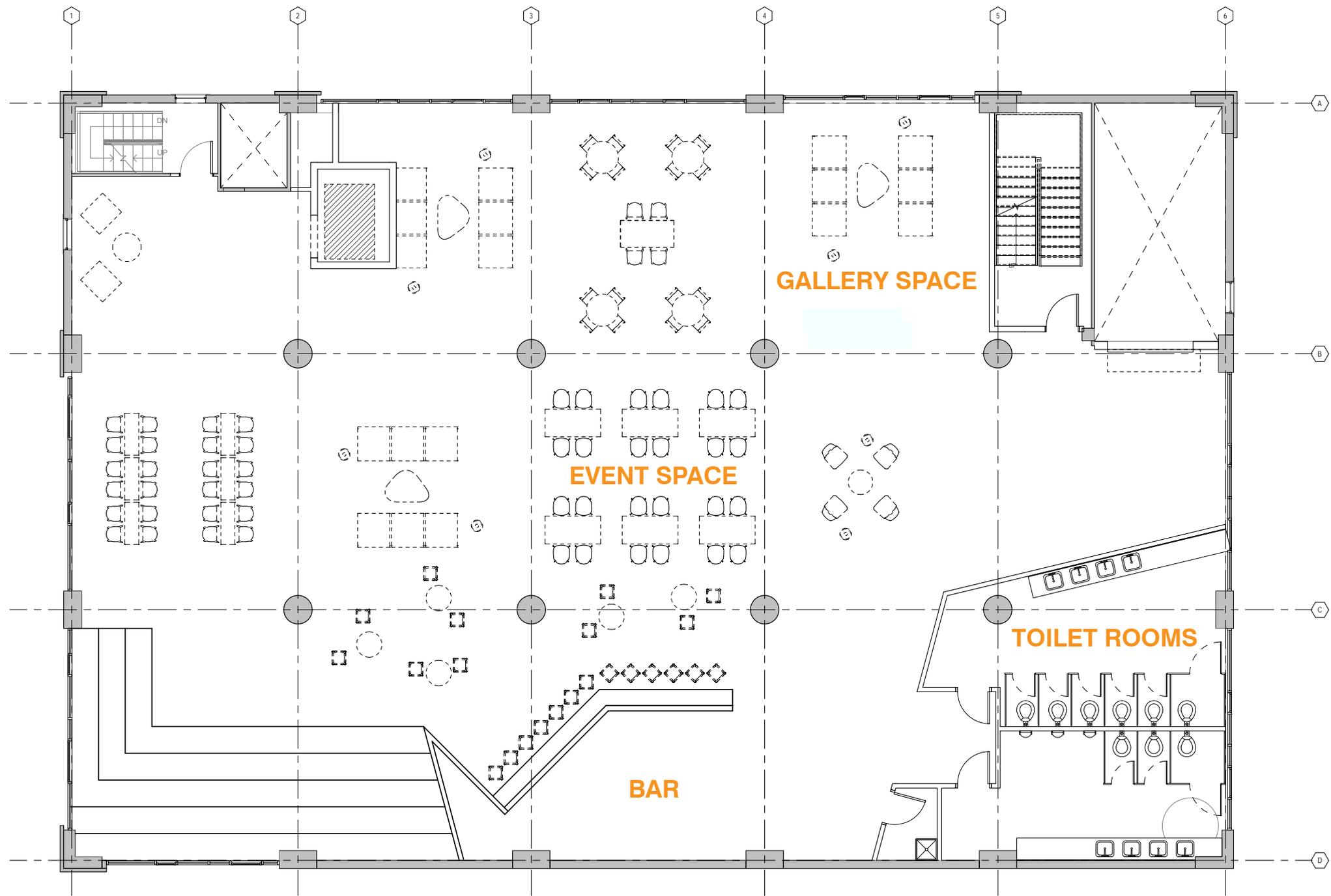
STUDIO  
SPACE



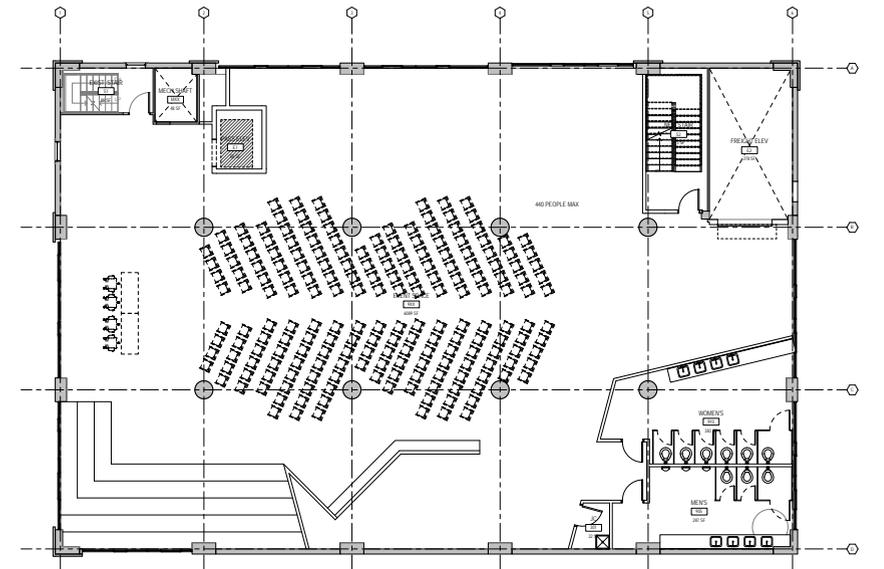


**TYPICAL TENANT PLAN**  
(Third Through Eighth Floor)

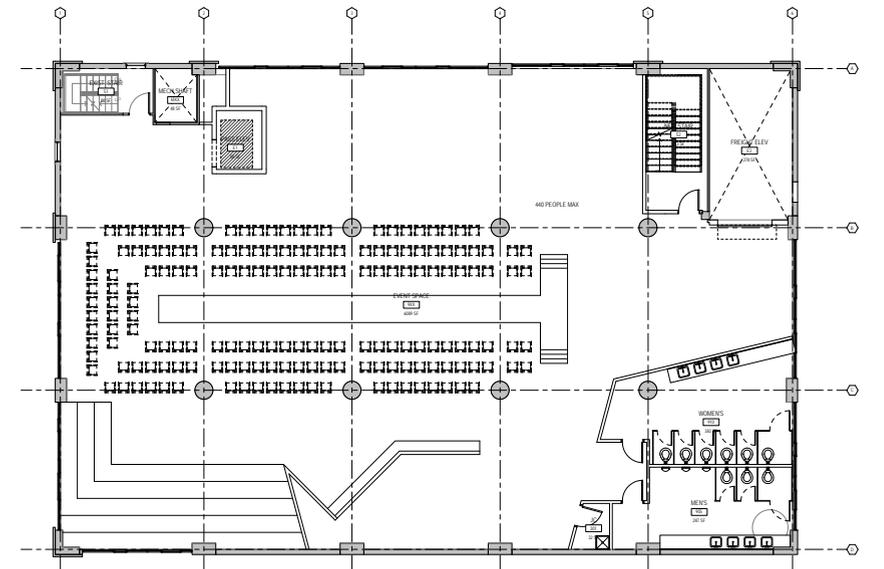




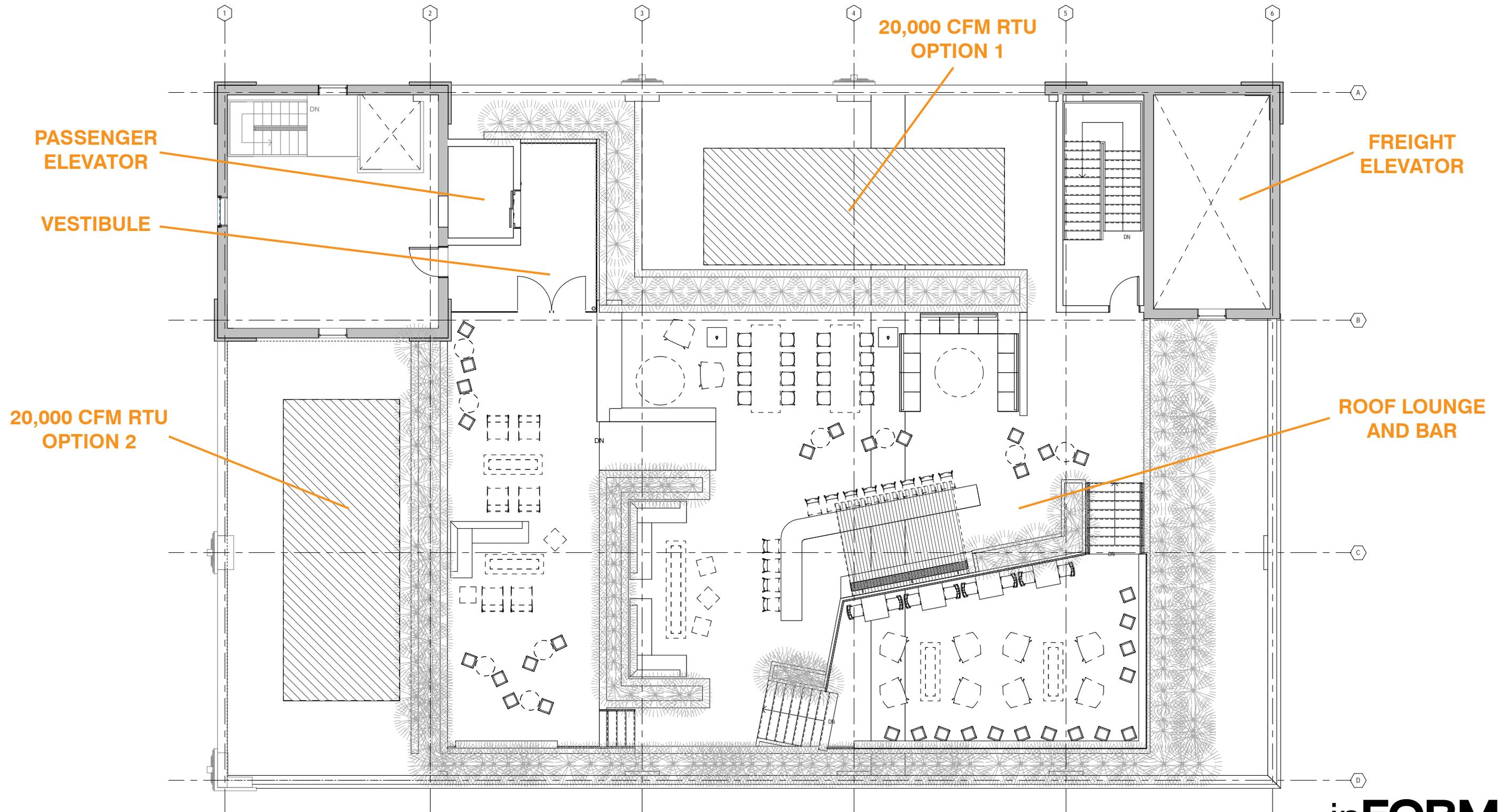
**NINTH FLOOR  
CONFIGURATION FOR LOUNGE AND BREAKOUT SPACE**



**CONFIGURATION FOR SEMINAR**



**CONFIGURATION FOR FASHION SHOW**



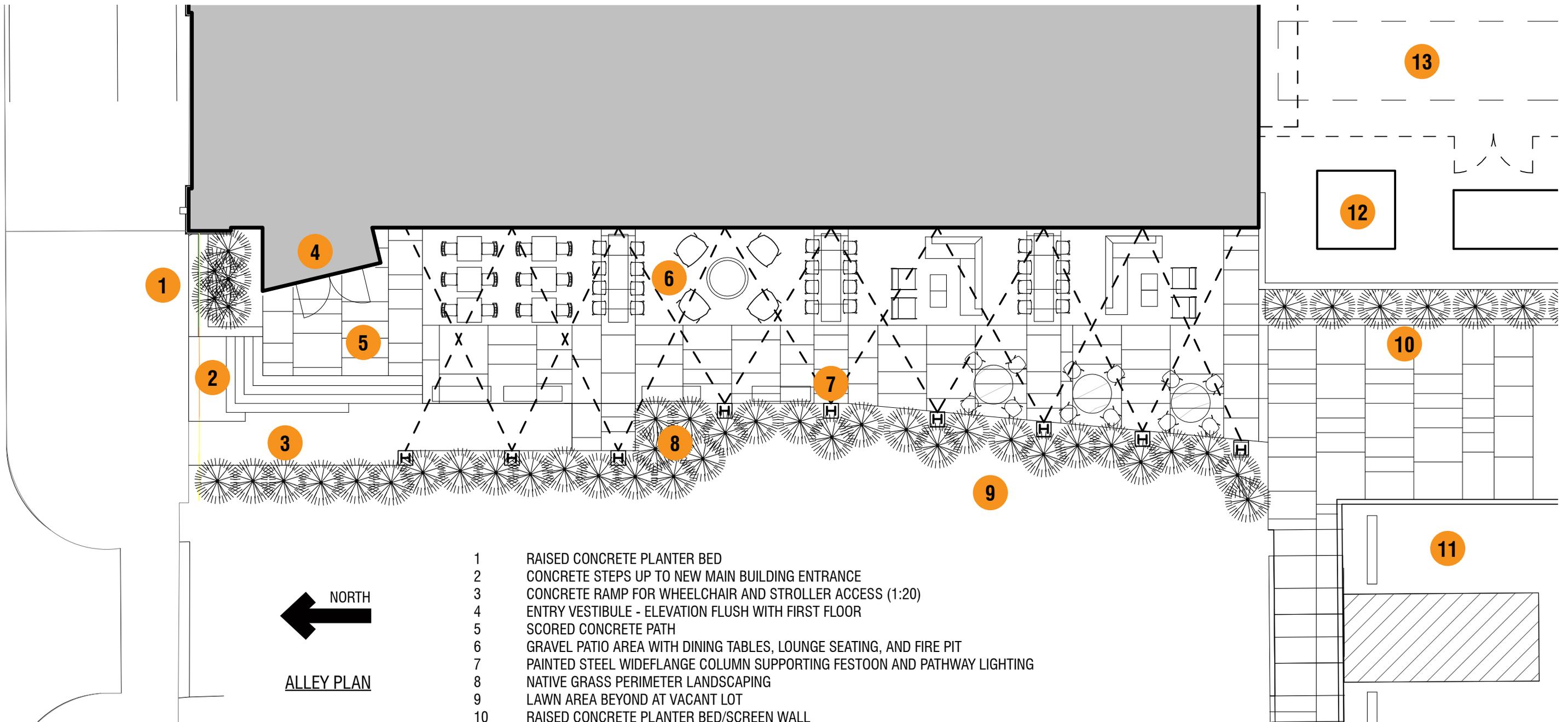
**ROOF DECK**











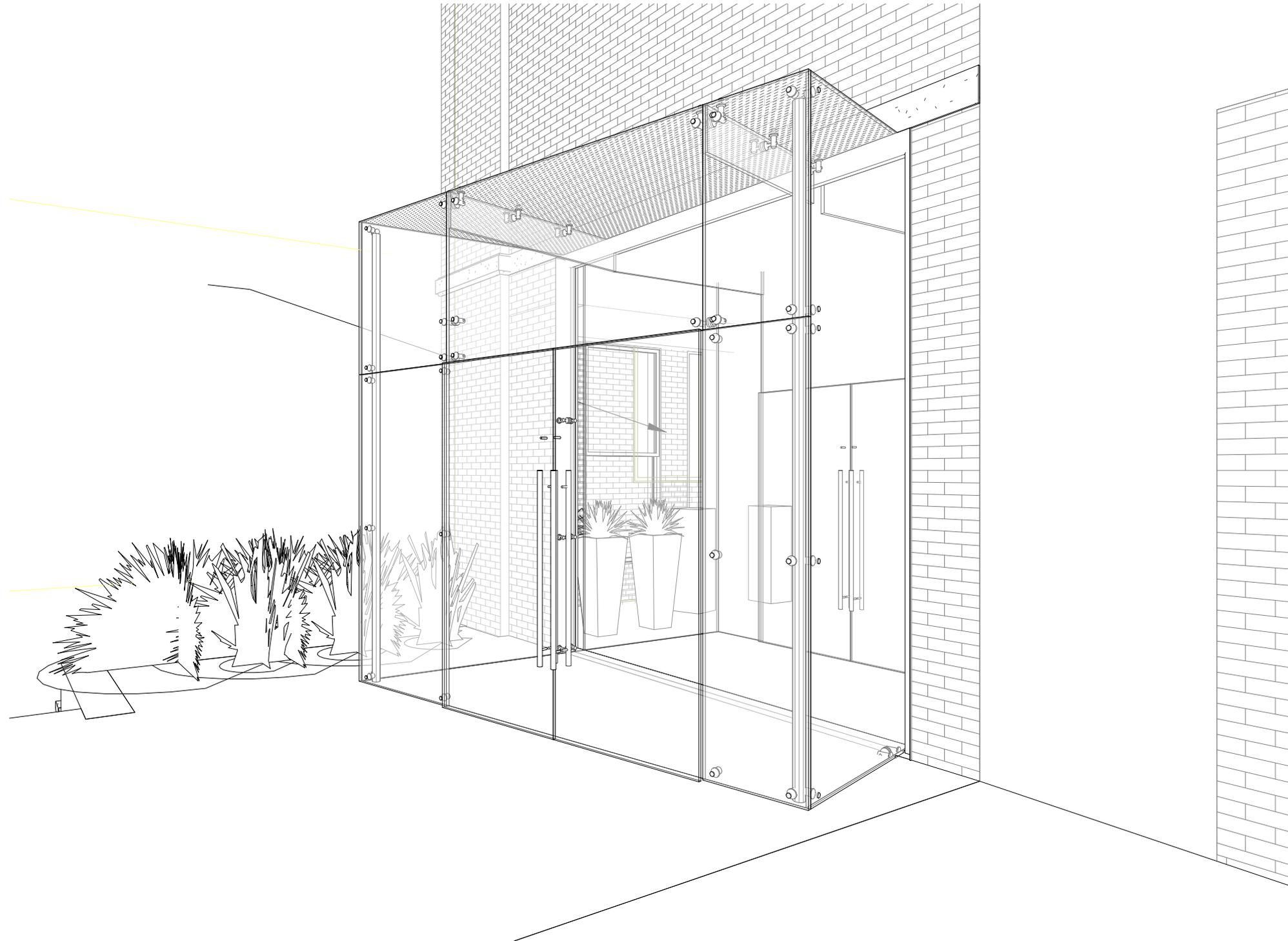
- 1 RAISED CONCRETE PLANTER BED
- 2 CONCRETE STEPS UP TO NEW MAIN BUILDING ENTRANCE
- 3 CONCRETE RAMP FOR WHEELCHAIR AND STROLLER ACCESS (1:20)
- 4 ENTRY VESTIBULE - ELEVATION FLUSH WITH FIRST FLOOR
- 5 SCORED CONCRETE PATH
- 6 GRAVEL PATIO AREA WITH DINING TABLES, LOUNGE SEATING, AND FIRE PIT
- 7 PAINTED STEEL WIDEFLANGE COLUMN SUPPORTING FESTOON AND PATHWAY LIGHTING
- 8 NATIVE GRASS PERIMETER LANDSCAPING
- 9 LAWN AREA BEYOND AT VACANT LOT
- 10 RAISED CONCRETE PLANTER BED/SCREEN WALL
- 11 ASPHALT PARKING LOT
- 12 ELECTRICAL TRANSFORMER - VISUALLY SCREENED FROM ALLEY
- 13 TRUCK DOCK - VISUALLY SCREENED FROM ALLEY



Independence Beer Garden  
Philadelphia, PA



The BELT Alleyway  
Detroit, MI



Entry Vestibule  
Structural Glazing  
Planar Structural Fittings  
Patch Fitting Door Hardware

2937 E. GRAND BLVD. | ALLEY AND ENTRY

**inFORM**  
studio

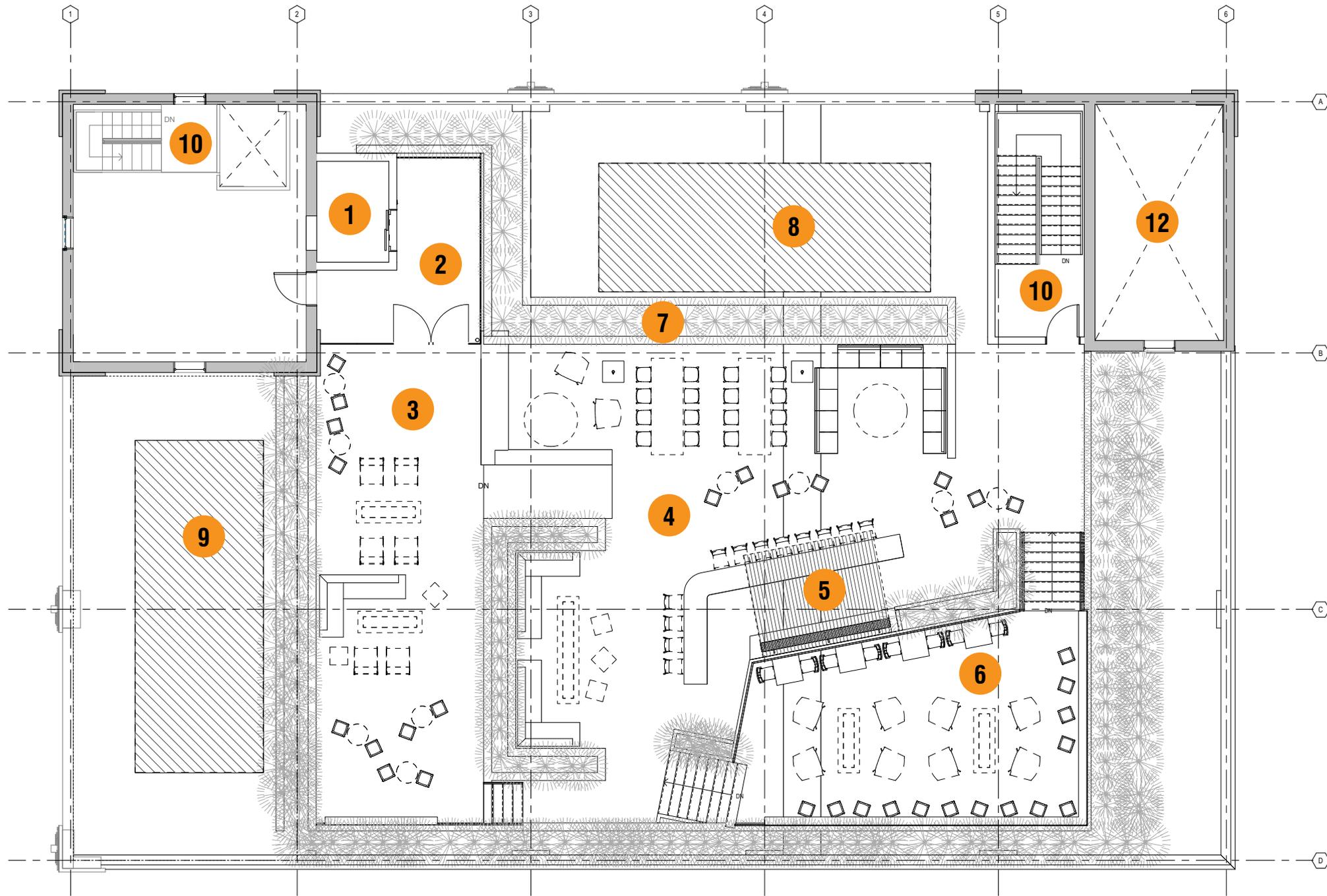
05.30.2017







ROOF - EXISTING



- 1 PASSENGER ELEVATOR
- 2 ROOFTOP VESTIBULE
- 3 ELEVATED CONCRETE PAVER LOUNGE AREA
- 4 SUNKED CONCRETE PAVER LOUNGE AREA
- 5 ROOFTOP BAR
- 6 ELEVATED CONCRETE PAVER LOUNGE AREA
- 7 RAISED PLANTER BED W/ NATIVE GRASS LANDSCAPING
- 8 AIR HANDLING UNIT - OPTION 1
- 9 AIR HANDLING UNIT - OPTION 2
- 10 EGRESS STAIR
- 11 FREIGHT ELEVATOR



ROOF DECK PLAN







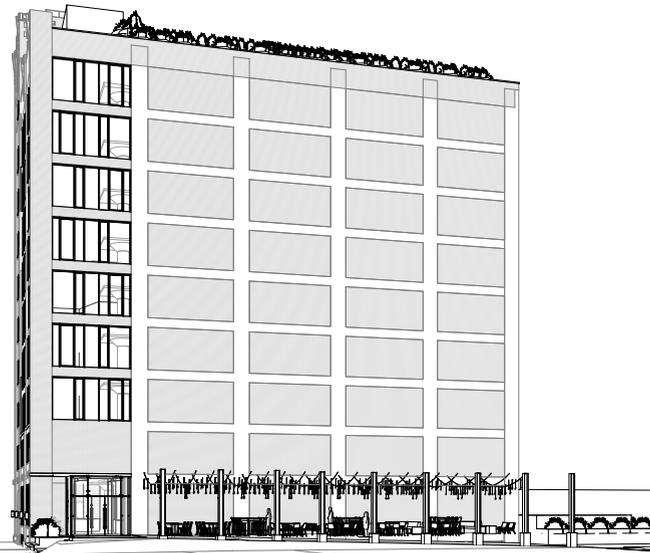
VIEW 1



STREET VIEW SITE MAP



VIEW 3



VIEW 2



VIEW 4