

STAFF REPORT 12-11-2019 MEETING

PREPARED BY: J. ROSS

APPLICATION NUMBER:19-6587

ADDRESS: 2305 PARK AVENUE

HISTORIC DISTRICT: PARK AVENUE

APPLICANT: BRIAN REBAIN

DATE OF COMPLETE APPLICATION: 12/6/2019

DATE OF STAFF SITE VISIT: 12/4/2019

SCOPE: REHAB BUILDING

EXISTING CONDITIONS

As per the applicant:

The Royal Palm Hotel was constructed in 1925 for local hotel magnate Lew Tuller. Built at a time when Detroit was experiencing explosive growth, the Royal Palm 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 Royal Palm Hotel contains thirteen floors and is faced primarily in orange brick on the two primary facades (east and south) and beige brick on the two secondary facades (west and north). The building exhibits the typical high-rise arrangement of a vast expanse of plain brick, punctuated by window openings and—on the Park and Montcalm facades—is relieved by decorative Italian Renaissance-inspired detailing. Limestone is used on the east and south facades on the lower two floors while stone detailing appears around the paired windows on third floor and on the upper two floors. Iron railings appear at the paired windows on the twelfth floor and at the fifth floor in the central bay. The center window on the third floor of the Park Avenue façade has a console-supported stone balconette with an iron railing. There is an elaborate cornice made of glazed terra cotta that runs from the Montcalm façade around to the Park Avenue façade and turns the corner onto the north façade, terminating after one bay on the north façade. The west façade lacks the cornice entirely although the orange brick wraps the corner onto the west façade and runs for one bay—the remainder of the west façade is faced in beige brick.

PROPOSAL

The current project proposes a complete rehabilitation of the property. Specific work items proposed for this project include the following:

Masonry Restoration

- 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 will match the existing as closely as possible in size, color, texture, and compressive strength. Any salvaged brick will be reused where replacement is needed before new brick is used.
- At the west elevation, first story, remove the existing paint. If the paint cannot be safely removed, the brick will be repainted a color to match the brick

Exterior Doors

- At the first story, east elevation, remove the existing non-historic-age wood double doors and replace them within the existing frame with a new set of paired wood doors to match the existing
- At the first story west elevation, remove the existing non-historic wood entry doors with a new wood door with sidelites to match the look of the existing

Exterior Awning/Canopy

- At the first story, east elevation, replace the non-historic fabric awning over the entry door with an arched glass and metal unit. [See the attached drawings for details](#)
- At the first story west elevation, remove the existing non-historic-age glass and metal canopy above the entry doors and install a new canopy. The new canopy will be an arched metal frame with black metal panels overhead. [See the attached drawings for details](#)

Exterior Signage

This project proposes that signage may be added at the following locations:

- A blade sign on the east façade in the southeast corner of the building and a hanging blade sign on the south façade will both be re-introduced per historic precedent. Note, that details regarding design, materiality, dimensions and mounting method has not been provided.
- The signs currently painted on the brick at the top of the building will be repainted to reflect the historic name for the hotel (Royal Palm Hotel). Note, that details regarding design, materiality, dimensions and mounting method have not been provided.
- A plaque style sign will be installed on the Park Avenue façade adjacent to the main entry doors. Finally, above the door on Montcalm, there will be revised applied letters with the new Restaurant name. Note, that details regarding design, materiality, dimensions and mounting method have not been provided.

Exterior Metal Railings and Flagpoles

- This project will retain all the decorative metal railings and flagpoles. These railings and flagpoles will be retained, cleaned, and painted. Any broken or missing pieces shall be repaired or replaced to match the original as closely as possible.

Windows

- Nearly all the windows in the building non-historic aluminum units. These windows will be retained as-is.
- The windows on the north facade at the 1st floor are original metal units. They will be removed and replaced with removed and replaced with aluminum units that match the historic windows as closely as possible in re: to muntins, head, sill, panes, jambs, sash, and overall depth.
- Replace the column of steel windows (12 total) on the west façade with aluminum units that match the historic windows as closely as possible in re: to muntins, head, sill, panes, jambs, sash, and overall depth
- At west elevation, punch in two columns of new windows openings and install new aluminum windows in each opening
- Replace the steel frame windows in the penthouse with aluminum units that match the historic windows as close as possible in re: to muntins, head, sill, panes, jambs, sash, and

overall depth.

Storefronts

- At the first floor, each bay window currently has a large non-historic flowerbox under each window unit. These flowerboxes will be removed both to facilitate repair of the masonry façade beneath and to install new flowerboxes that will match the current flowerboxes. New flowerboxes that match the current flowerboxes will be installed.

Exterior Roof Scope

- The roofing system will be replaced with a new membrane roofing material. The penthouse will be retained and repaired as necessary and new mechanical units will be added to the roof; they will be placed around the penthouse **as per the attached**. Details regarding the dimensions of the units have not been provided. Please see the attached sightline study regarding the visibility of these rooftop mechanical units.

Lighting

- Replace the existing sconces at the first story with new up/down sconces. Please **see the attached** for details re: the fixtures
- Historically, the building had gooseneck light fixtures that shone down on the painted signs at the top of the building. It is proposed that these lights will be reintroduced with new gooseneck fixtures—they will be added above the painted signage on the north façade, the west façade and on the south penthouse.
- New lighting will be added underneath the canopies.

Metal Guardrails

- At south and east elevations, repair decorative metal guardrails

STAFF OBSERVATIONS AND RESEARCH

- The applicant proposes to replace original windows, to include the 12 existing steel windows at the west elevation and the remaining wood windows at the rear/north elevation. The application provides photos which depict the level of deterioration at the windows.
- All of the original windows at the building's primary elevations (south and east) have been replaced with non-historic aluminum units. The remaining original windows are at tertiary elevations and include the 12 steel casement windows at the west elevation and the few wood units at the north elevation. It is staff's opinion that the existing steel casement windows and original wood units are not character-defining

ISSUES

- None

RECOMMENDATION

As noted above, it is staff's opinion that the remaining existing steel casement windows and original wood units are not character-defining. In staff's opinion, the work as proposed will not result in the removal of historic materials that characterize the property. Staff therefore recommends that the Commission issue a Certificate of Appropriateness (COA) for the proposal because it meets the Secretary of the Interior's Standards for Rehabilitation. However, staff does recommend that the Commission issue this COA with the following conditions:

- The applicant shall provide details of all proposed new signage to staff for review and approval. If staff determines that the signage does not conform to the Standards, they will forward the work item to the Commission for review at a future meeting
- The applicant shall afford staff the opportunity to review and approve the final proposed new storefronts and exterior doors to staff for review and approval. If staff determines that the new storefronts and exterior doors do not conform to the Standards, they will forward the work item to the Commission for review at a future meeting.

October 28, 2019

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

RE: Royal Palm 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 Midwest Lodging Group regarding the proposed rehabilitation of the Royal Palm Hotel (RPH) located at 2305 Park Avenue. The proposed exterior work at the RPH will include: masonry cleaning and restoration of the exterior; removal of the flowerboxes below each storefront bay window on the ground level; new flowerboxes replaced at each storefront bay window; new exterior doors; new canopies over both the Montcalm entrance and the Park Avenue entrance; new signage in keeping in character with the historic signage; cleaning and repair of the iron and metal railings and flagpoles; and new windows in a few, select locations; new roofing and new rooftop mechanical equipment; and new exterior lighting.

The Royal Palm Hotel was constructed in 1925 for local hotel magnate Lew Tuller. Built at a time when Detroit was experiencing explosive growth, the Royal Palm 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 Royal Palm Hotel contains thirteen floors and is faced primarily in orange brick on the two primary facades (east and south) and beige brick on the two secondary facades (west and north). The building exhibits the typical high-rise arrangement of a vast expanse of plain brick, punctuated by window openings and—on the Park and Montcalm facades—is relieved by decorative Italian Renaissance-inspired detailing. Limestone is used on the east and south facades on the lower two floors while stone detailing appears around the paired windows on third floor and on the upper two floors. Iron railings appear at the paired windows on the twelfth floor and at the fifth floor in the central bay. The center window on the third floor of the Park Avenue façade has a console-supported stone balconette with an iron railing. There is an elaborate cornice made of glazed terra cotta that runs from the Montcalm façade around to the Park Avenue façade and turns the corner onto the north façade, terminating after one bay on the north façade. The west façade lacks the cornice entirely although the orange brick wraps the corner onto the west façade and runs for one bay—the remainder of the west façade is faced in beige brick.

Originally, the building contained 15 hotel rooms on each floor although the layout has been altered on some floors since then. The Royal Palm Hotel has two primary facades along Park Avenue and Montcalm with the two secondary facades facing onto two parking lots, one to the north and one to the west. The building is currently vacant awaiting remodel, and both restaurant spaces on the ground floor are also vacant.

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

Masonry Restoration

The brick, terra cotta, and limestone masonry on the exterior of the building are all in good condition overall. The masonry will be cleaned and inspected for damage. 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 will match the existing as closely as possible in size, color, texture, and compressive strength. Any salvaged brick will be reused where replacement is needed before new brick is used. The cleaning will be done according to the Secretary of Interior Standards, and NPS Technical Preservation Briefs 1, 2 & 6.

1st Floor Storefront Flowerboxes



Currently there are no storefronts on the ground floor as they were replaced with bay windows during a previous renovation by prior owners. Each bay window currently has a large flowerbox under each window unit. These flowerboxes will be removed both to facilitate repair of the masonry façade beneath and to install new flowerboxes that will match the current flowerboxes. The bay windows will remain in place.

Exterior Doors

The double doors on the Park Avenue entrance are wood with glazed units with decorative stainless-steel push bars across each door. These doors are not historic and are in fair condition. Above the doors there is a large iron fanlight with metal radiating muntins. The doors from Park Avenue into the main lobby will be replaced within the existing frame with units that complement the historic character of the building without appearing falsely historic. The Town Pump Tavern entry and doors are not historic and thus the doors on Montcalm Street will be replaced with new wood units to complement historic character of the building without appearing falsely historic.

Exterior Awning/Canopy

There is a non-historic fabric awning over the Park Avenue entrance that will be removed and replaced with an arched glass and metal unit. The glass and metal canopy above the Montcalm Street entrance will be removed and replaced with a new canopy, made of contemporary materials, to complement the historic character of the building without drawing attention away from the existing historic material or appearing falsely historic. The new Montcalm canopy will be an arched metal frame with black metal panels overhead. Please see the attached drawings for additional details.

Exterior Signage

Historically, there was a blade sign on the east façade, right near the southeast corner of the building as well as a hanging blade sign located over the Montcalm entrance. Historically there was painted signage on the brick at the top of the building. Currently there is signage on the awning that covers the main Park Avenue entrance and applied letters at the Montcalm entrance.

This project proposes that signage may be added at: A blade sign on the east façade in the southeast corner of the building and a hanging blade sign on the south façade will both be re-introduced per historic precedence. The signs currently painted on the brick at the top of the building will be repainted to reflect the historic name for the hotel (Royal Palm Hotel). A plaque style sign will be installed on the Park Avenue façade adjacent to the main entry doors. Finally, above the door on Montcalm, there will be revised applied letters with the new Restaurant name.

Exterior Metal Railings and Flagpoles

This project will retain all the decorative metal railings and flagpoles. These railings and flagpoles will be retained, cleaned, and painted. Any broken or missing pieces shall be repaired or replaced to match the original as closely as possible.

Windows

Nearly all the windows in the building were replaced in 2005 and they are in good condition. The 2005-era windows on floors 2-13 are single-hung aluminum units. The windows that were replaced in 2005 will be cleaned and retained as is.

There are a few areas with older windows that are in poor condition: the windows on the north facade at the 1st floor are original and are in poor condition, there are two windows in the previous laundry room space that are boarded over and are in poor condition, and there are a whole column of windows on the west façade that are also in poor condition. Finally, there are currently steel frame windows in the penthouse in very poor condition.

The first-floor storefronts were removed by a previous owner and were replaced with recessed metal bay window units with faux copper hoods; these are in good condition.



The steel windows in the penthouse will be replaced with new aluminum units to complement the historic character of the building. The windows that were not replaced in 2005 will be removed and replaced with units that match the historic windows as closely as possible, these include: the column of windows on the west façade, the two windows in the laundry area (which will become the new fitness area), and the 1st floor north facade windows. Note that the replacement windows are all located on secondary facades (the west façade and the north façade).

On the west façade, two new columns of windows are proposed: one column to each side of the center column of existing windows. Please see the attached drawings for additional details.

Finally, several new punched openings are proposed on the west façade to accommodate louvered panels and fans for the venting the mechanical equipment. Please see the attached elevations for details.

The bay window units will be retained, inspected, cleaned, and repaired if necessary.

Exterior Roof Scope

The roofing system will be replaced with a new membrane roofing material. The penthouse will be retained and repaired as necessary and new mechanical units will be added to the roof; they will be placed around the penthouse. There will be no roof screen. Please see the attached sightline study regarding the visibility of these rooftop mechanical units.

Lighting

There are currently sconces on the building. These will be replaced with new up/down sconces. Historically, the building had gooseneck light fixtures that shone down on the painted signs at the top of the building. It is proposed that these lights will be reintroduced with new gooseneck fixtures—they will be added above the painted signage on the north façade, the west façade and on the south penthouse. New lighting will be added underneath the canopies as well. Please see the attached historic photograph.

The items listed above provide a synopsis of the proposed scope of work for the rehabilitation of the Royal Palm Hotel. 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





Figure #1: Exterior, looking northwest. 6/5/2017

Royal Palm Hotel
2305 Park Avenue, Detroit MI



Figure #2: Exterior, West Façade, Looking East. 6/17/2019

Royal Palm Hotel
2305 Park Avenue, Detroit MI



Figure #3: Exterior, north façade, looking up. 11/16/2018

Royal Palm Hotel
2305 Park Avenue, Detroit MI



Figure #4: Exterior, looking northeast. 1/28/2018

Royal Palm Hotel
2305 Park Avenue, Detroit MI

City of Detroit – Historic District Commission



Figure #5: Exterior, south façade, looking north. 11/16/2018



Figure #6: Exterior, south façade, looking north. 11/16/2018

Royal Palm Hotel

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Figure #7: Exterior, east façade, looking west. 2/14/2019



Figure #8: Exterior, east façade, flowerbox detail, looking down. 2/14/2019

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Figure #9: Exterior, north façade, looking southeast 6/17/2019



Figure #10: Exterior, looking up. 11/16/2018

Royal Palm Hotel
2305 Park Avenue, Detroit MI



Figure #11: Exterior, North façade, looking up. 6/17/2019

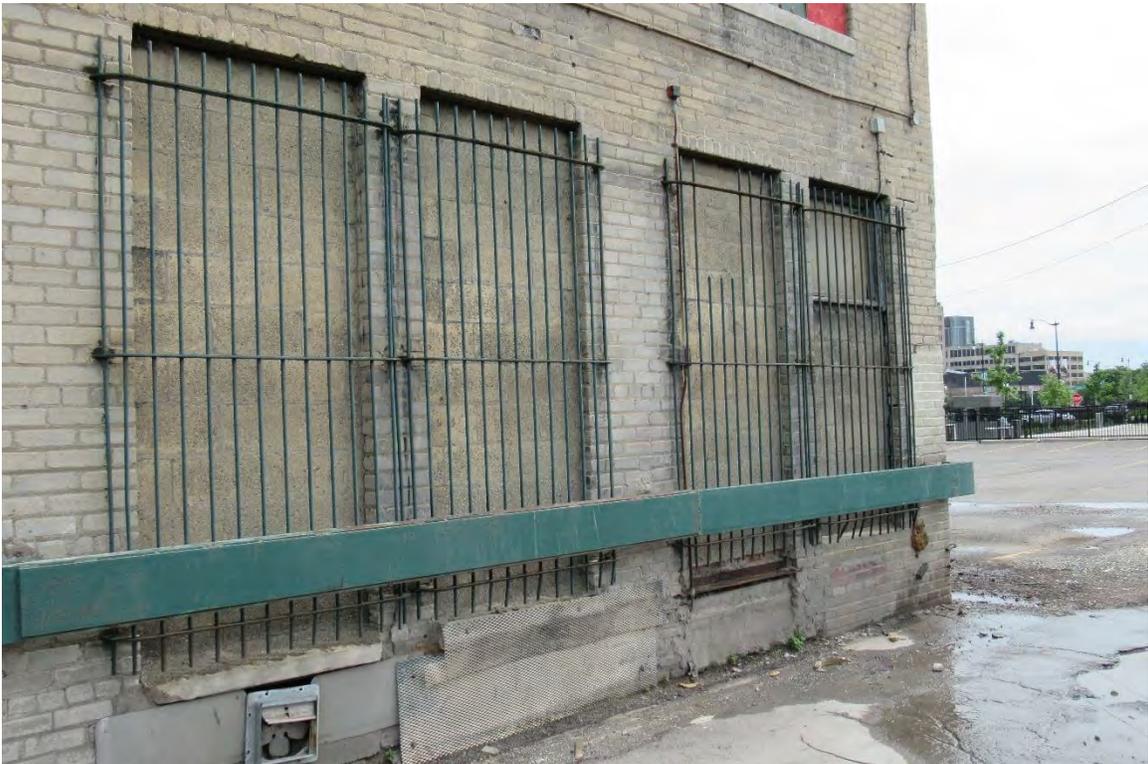


Figure #12: Exterior, North façade, looking southwest. 6/17/2019

Royal Palm Hotel

2305 Park Avenue, Detroit MI



Figure #13: Exterior, North Façade, Looking South. 6/17/2019

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2305 Park Avenue, Detroit MI



Figure #14: Exterior, North Façade, Looking south. 6/17/2019

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2305 Park Avenue, Detroit MI



Figure #15: Exterior, North Façade, Looking South. 5/1/2019

Royal Palm Hotel
2305 Park Avenue, Detroit MI



Figure #16: Exterior, North Façade, Looking South. 5/1/2019

Royal Palm Hotel
2305 Park Avenue, Detroit MI



Figure #17: Exterior, East Façade, Looking Southwest. 6/17/2019



Figure #18: Exterior, East Façade, Looking up. 6/17/2019

Royal Palm Hotel
2305 Park Avenue, Detroit MI



Figure #19: Exterior, east façade, looking west. 4/24/2019

Royal Palm Hotel

2305 Park Avenue, Detroit MI



Figure #20: Exterior, West Façade, Looking Up. 6/17/2019

Royal Palm Hotel
2305 Park Avenue, Detroit MI



Figure #21: Exterior, West Façade, Looking Up. 6/26/2019

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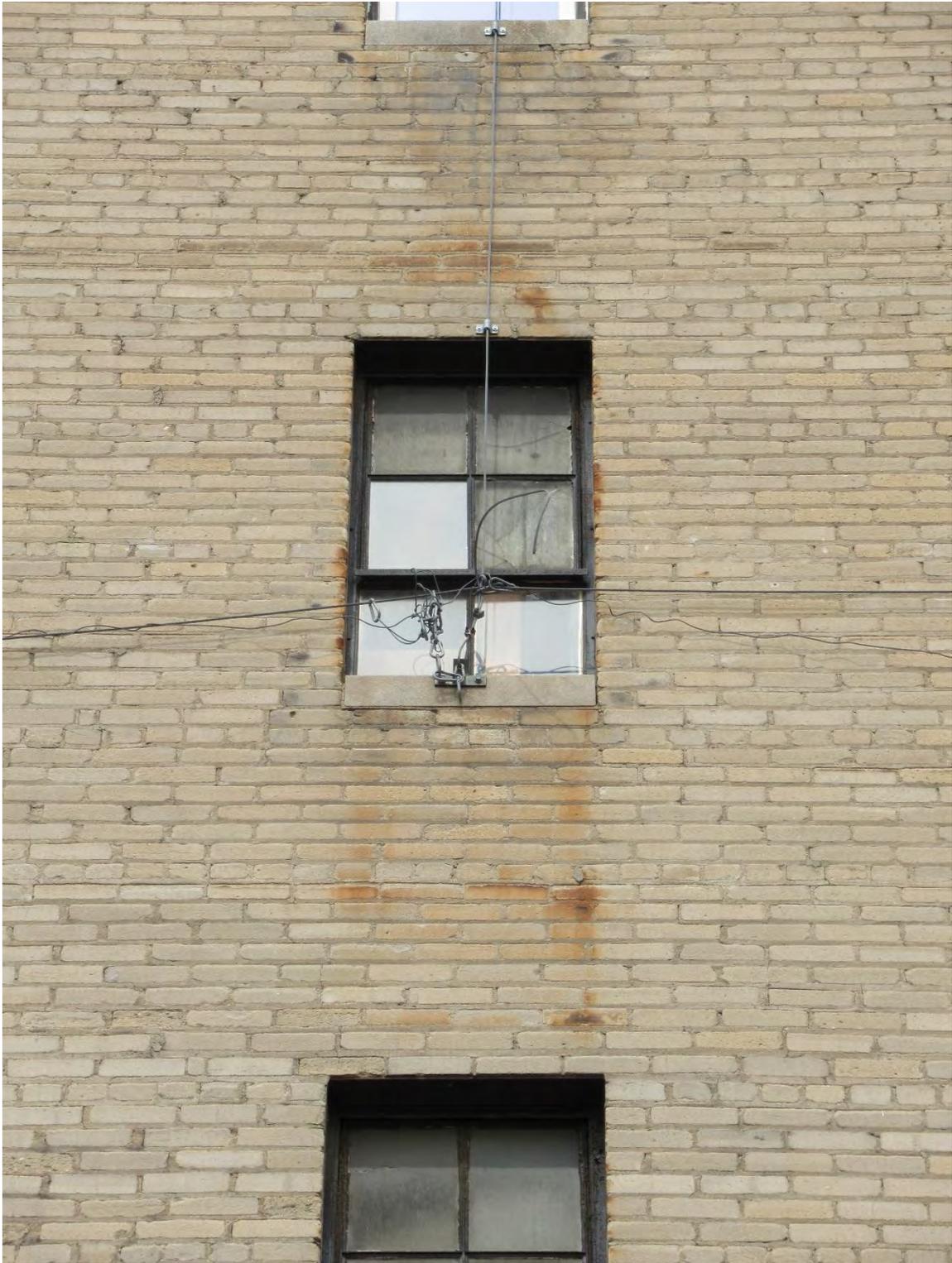


Figure #22: Exterior, West Façade, Looking Up. 6/26/2019

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Figure #23: Exterior, West Façade, Looking Up. 6/17/2019

Royal Palm Hotel
2305 Park Avenue, Detroit MI



Figure #24: Exterior, penthouse, looking southwest. 9/4/2018



Figure #25: Exterior, penthouse, looking west. 9/4/2018

Royal Palm Hotel
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Figure #26: Exterior, Penthouse window, looking south. 9/4/2018

Royal Palm Hotel
2305 Park Avenue, Detroit MI



Figure #27: Exterior, penthouse window, looking up. 5/1/2019

Royal Palm Hotel
2305 Park Avenue, Detroit MI



Figure #28: Exterior, Penthouse, Looking South. 9/4/2018



Figure #29: Exterior, penthouse, looking southeast. 9/4/2018

Royal Palm Hotel
2305 Park Avenue, Detroit MI



Figure #30: Exterior, South Façade, Looking North. 11/16/18

Royal Palm Hotel
2305 Park Avenue, Detroit MI



Figure #31: Exterior, East Façade, Looking Northwest. 11/16/18

Royal Palm Hotel

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Figure #32: Historic photograph from approximately 1920s

Royal Palm Hotel
2305 Park Avenue, Detroit MI



Figure #33: Historic rendering from approximately 1920s

Royal Palm Hotel

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Figure #34: Historic photograph from 1925

Royal Palm Hotel

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Figure #35: Historic photograph from approx. 1930s with Royal Palm in the background.



Figure #36: Same photograph as above but zoomed in to show lighting at the parapet to illuminate the painted signs at the top of the building.

Royal Palm Hotel

2305 Park Avenue, Detroit MI

December 6, 2019

City of Detroit
Historic District Commission
2 Woodward Ave. Suite 808
Detroit, MI 48226

Dear Ms. Ross,

It is our understanding that the Historic District Commission needs more information in order to process our application. In order to complement the initial submission Kraemer Design Group made on 10/28/19 we are now submitting the additional requested information:

- **Light fixtures:** all non-historic light fixtures found throughout the building will be removed and replaced with new units. The notation on the drawing that was submitted —stating that the light fixtures would be removed, rehabilitated, and re-installed—that were submitted on 10/28/19 is incorrect.
- **Windows:** Kraemer Design Group proposed removing and replacing all twelve windows found on the west façade due to the extreme deterioration of these units. We have included additional photographs of these windows. We are also including additional detail photos of the window units on the north façade at the first and second floor that we intend to replace.
- **Exterior Doors:** The Park Avenue set of double doors will be removed and replaced with new door units and new hardware, but they will be fitted within the existing frame. The door on Montcalm will be replaced with a new unit and new hardware and the glazed panel in the door will be a divided light to match the sidelights.
- **Window boxes:** The existing window boxes are constructed of black painted panels with wood blocking. These will be replaced with new black painted units that will match existing boxes. The existing dimensions vary for each window box unit—please refer to the drawings—but they will be replicated with new materials to be the same size as what currently exists.
- **Canopies:** We are providing additional details in the attached renderings and drawings.
- **Rooftop Mechanical:** We are submitting additional information about the rooftop mechanical units. Attached here you will find cut sheets of the units our client intends to install.

We trust this information addresses your concerns and we look forward to hearing from you on this. Thank you in advance for your time and consideration of these additional HDC materials.

Sincerely,



Cassandra M. Talley
Historic Preservation Specialist
(313) 965-3399 x239





Figure #1: Exterior, North Façade, Window Detail.

Royal Palm Hotel
2305 Park Avenue, Detroit MI



Figure #2: Exterior, North Façade, Window Detail.

Royal Palm Hotel
2305 Park Avenue, Detroit MI



Figure #3: Exterior, North Façade, Window Detail.

Royal Palm Hotel
2305 Park Avenue, Detroit MI



Figure #4: Exterior, North Façade, Window Detail.

Royal Palm Hotel
2305 Park Avenue, Detroit MI



Figure #5: Exterior, North Façade, Window Detail.

Royal Palm Hotel
2305 Park Avenue, Detroit MI



Figure #6: Exterior, North Façade, Window Detail.

Royal Palm Hotel
2305 Park Avenue, Detroit MI



Figure #7: Exterior, North Façade, Window Detail.



Figure #8: Exterior, North Façade, Window Detail.

Royal Palm Hotel
2305 Park Avenue, Detroit MI



Figure #9: Exterior, North Façade, Window Detail.



Figure #10: Exterior, North Façade, Window Detail.

Royal Palm Hotel
2305 Park Avenue, Detroit MI



Figure #11: Exterior, North Façade, Window Detail.



Figure #12: Exterior, North Façade, Window Detail.

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2305 Park Avenue, Detroit MI



Figure #13: Exterior, North Façade, Window Detail.



Figure #14: Exterior, North Façade, Window Detail.

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Figure #15: Exterior, North Façade, Window Detail.



Figure #16: Exterior, North Façade, Window Detail.

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Figure #17: Interior, 1st Floor, Looking North, Vents in Window Openings. 12/6/19



Figure #18: Interior, 1st Floor, Looking North, Vents in Window Openings. 12/6/19

Royal Palm Hotel
2305 Park Avenue, Detroit MI



Figure #19: Interior, 1st Floor, Window, Looking North. 12/6/19

Royal Palm Hotel
2305 Park Avenue, Detroit MI



Figure #20: Interior, 1st Floor, Window Detail, Looking North. 12/6/19



Figure #21: Interior, 1st Floor, Window Detail, Looking North. 12/6/19

Royal Palm Hotel
2305 Park Avenue, Detroit MI



Figure #22: Interior, 1st Floor, Window Detail, Looking North. 12/6/19



Figure #23: Interior, 1st Floor, Window Detail, Looking North. 12/6/19

Royal Palm Hotel
2305 Park Avenue, Detroit MI



Figure #24: Interior, 2nd Floor, Boarded Window, Looking West. 12/6/19



Figure #25: Interior, 2nd Floor, Window Detail, Looking West. 12/6/19

Royal Palm Hotel
2305 Park Avenue, Detroit MI



Figure #26: Interior, 2nd Floor, Window Opening Detail, Looking North. 12/6/19



Figure #27: Interior, 2nd Floor, Window Opening Detail, Looking North. 12/6/19

Royal Palm Hotel
2305 Park Avenue, Detroit MI



Figure #28: Interior, 2nd Floor, Window Openings, Looking North. 12/6/19

Royal Palm Hotel
2305 Park Avenue, Detroit MI



Figure #29: Interior, 3rd Floor, Looking West. 12/6/19

Royal Palm Hotel
2305 Park Avenue, Detroit MI



Figure #30: Interior, 3rd Floor, Window Detail, Looking West. 12/6/19



Figure #31: Interior, 3rd Floor, Window Detail, Looking West. 12/6/19

Royal Palm Hotel
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Figure #32: Interior, 4th Floor, Window Detail, Looking West. 12/6/19



Figure #33: Interior, 4th Floor, Window Detail, Looking West. 12/6/19

Royal Palm Hotel
2305 Park Avenue, Detroit MI



Figure #34: Interior, 5th floor, Window, Looking West. 12/6/19

Royal Palm Hotel
2305 Park Avenue, Detroit MI



Figure #35: Interior, 5th Floor, Window Detail, Looking West. 12/6/19



Figure #36: Interior, 5th Floor, Window Detail, Looking West. 12/6/19

Royal Palm Hotel
2305 Park Avenue, Detroit MI



Figure #37: Interior, 6th Floor, Window, Looking West. 12/6/19

Royal Palm Hotel
2305 Park Avenue, Detroit MI



Figure #38: Interior, 7th Floor, Window, Looking West. 12/6/19

Royal Palm Hotel
2305 Park Avenue, Detroit MI



Figure #39: Interior, 7th Floor, Window Detail, Looking West. 12/6/19



Figure #40: Interior, 7th Floor, Window Detail, Looking West. 12/6/19

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Figure #41: Interior, 8th Floor, Window, Looking West. 12/6/19

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Figure #42: Interior, 8th Floor, Window Detail, Looking West. 12/6/19



Figure #43: Interior, 8th Floor, Window Detail, Looking West. 12/6/19

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Figure #44: Interior, 9th Floor, Window, Looking West. 12/6/19

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Figure #45: Interior, 9th Floor, Window Detail, Looking West. 12/6/19



Figure #46: Interior, 9th Floor, Window Detail, Looking West. 12/6/19

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2305 Park Avenue, Detroit MI



Figure #44: Interior, 10th Floor, Window, Looking West. 12/6/19

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2305 Park Avenue, Detroit MI



Figure #45: Interior, 10th Floor, Window Detail, Looking West. 12/6/19



Figure #46: Interior, 10th Floor, Window Detail, Looking West. 12/6/19

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Figure #47: Interior, 11th Floor, Window, Looking West. 12/6/19

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Figure #48: Interior, 11th Floor, Window Detail, Looking West. 12/6/19



Figure #49: Interior, 11th Floor, Window Detail, Looking West. 12/6/19

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Figure #50: Interior, 12th Floor, Window, Looking West. 12/6/19

Royal Palm Hotel
2305 Park Avenue, Detroit MI



Figure #51: Interior, 12th Floor, Window Detail, Looking West. 12/6/19



Figure #52: Interior, 12th Floor, Window Detail, Looking West. 12/6/19

Royal Palm Hotel
2305 Park Avenue, Detroit MI



Figure #53: Interior, 13th Floor, Window, Looking West. 12/6/19

Royal Palm Hotel
2305 Park Avenue, Detroit MI



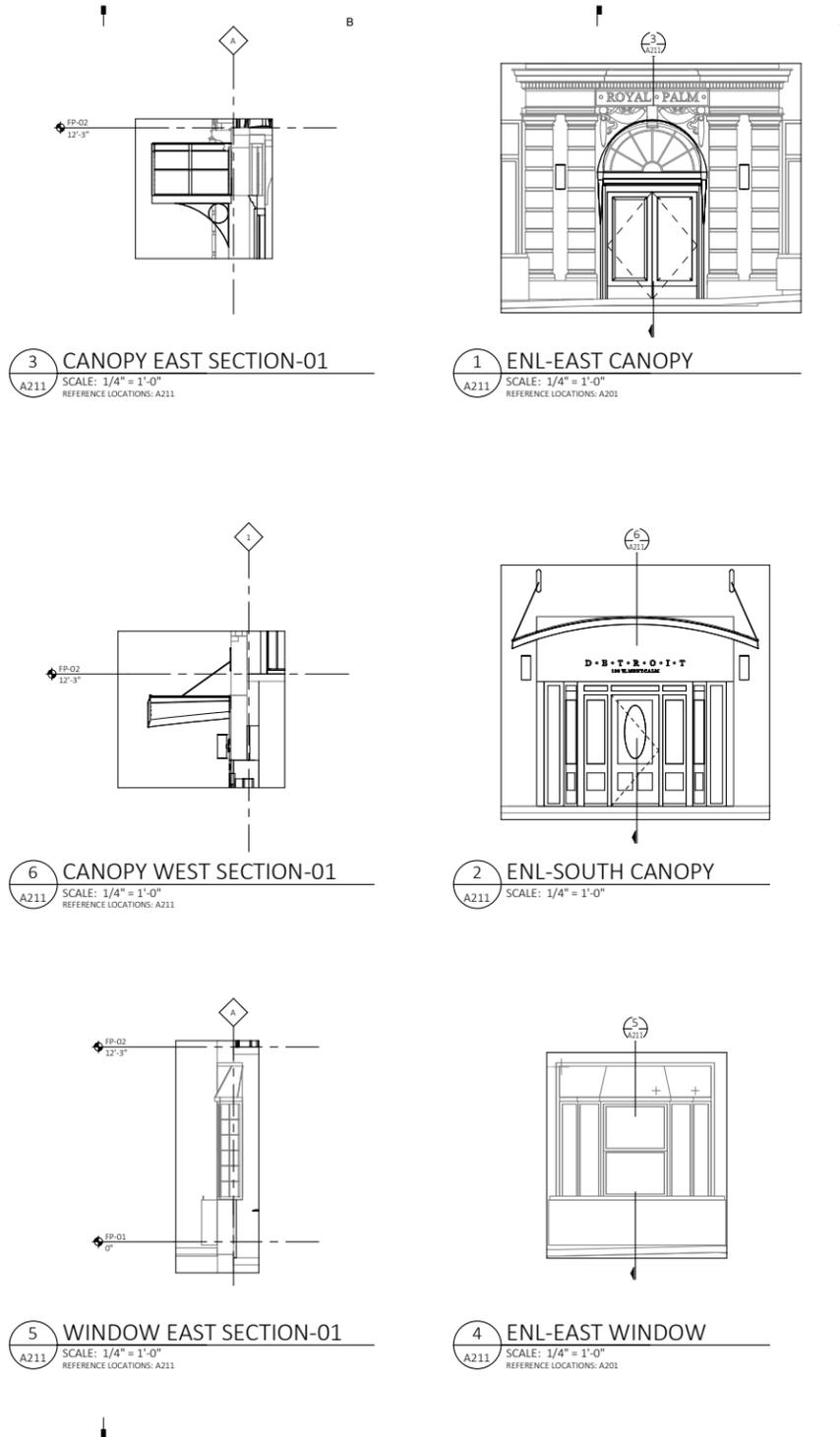
Figure #54: Interior, 13th Floor, Window Detail, Looking West. 12/6/19



Figure #55: Interior, 13th Floor, Window Detail, Looking West. 12/6/19

Royal Palm Hotel
2305 Park Avenue, Detroit MI

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KraemerDesignGroup
1420 Broadway | Detroit, MI 48226 | 313.965.3399 | 313.965.3555
www.thekraemeredge.com

Architect

Consultant

**ROYAL PALM DETROIT
TAPESTRY BY HILTON**
7385 WYOMING AVENUE
DETROIT MI 48226

MHS GROUP
100 W. FARMER FIELD HILLS, MI
48304

Project / Owner

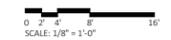
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Seal

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CD REVIEW	12-16-19
Revision	Date
Date	
Project Number	2018069
Sheet Title	ENLARGED EXTERIOR ELEVATIONS
Sheet Number	A211





EXISTING CANOPY
W Montcalm St

Historic signage
location, possible
future signage

Replace existing
non-historic canopy

Restaurant signage



W Montcalm Canopy

Restaurant Entry



W Montcalm Canopy



EXISTING CANOPY
Park Avenue

Existing signage to remain

Non-historic light fixtures to be replaced with new up/down lighting, typ.. Pending selection.

Replace existing non-historic awning

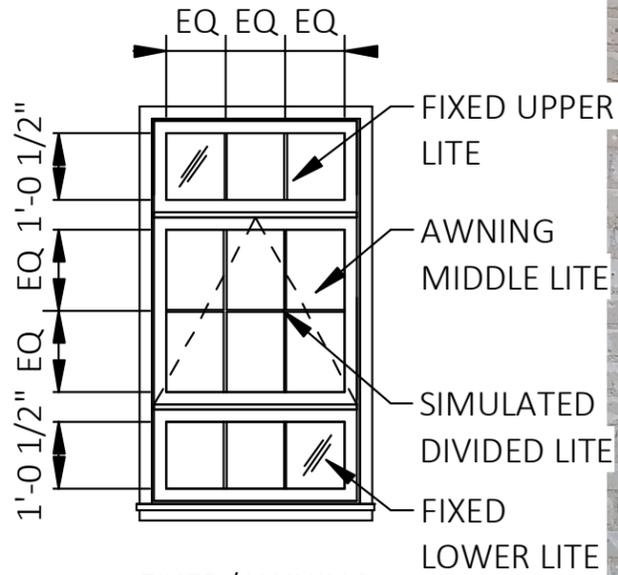




Park Avenue Canopy



Canopy Concept Render

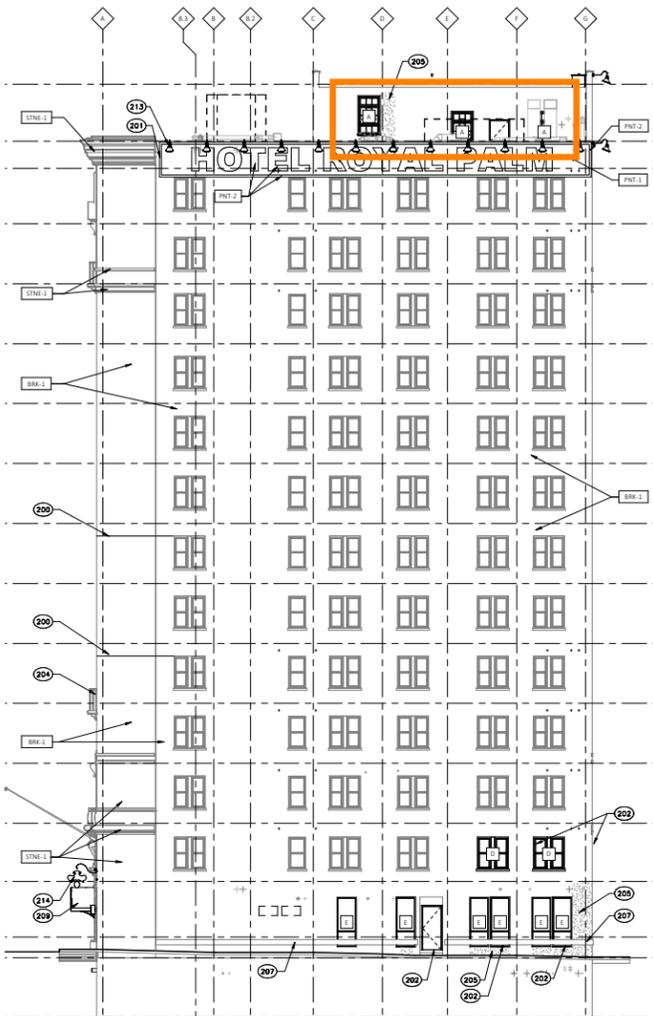


FIXED/AWNING
ALUMINUM/WOOD
HISTORIC REPLICA

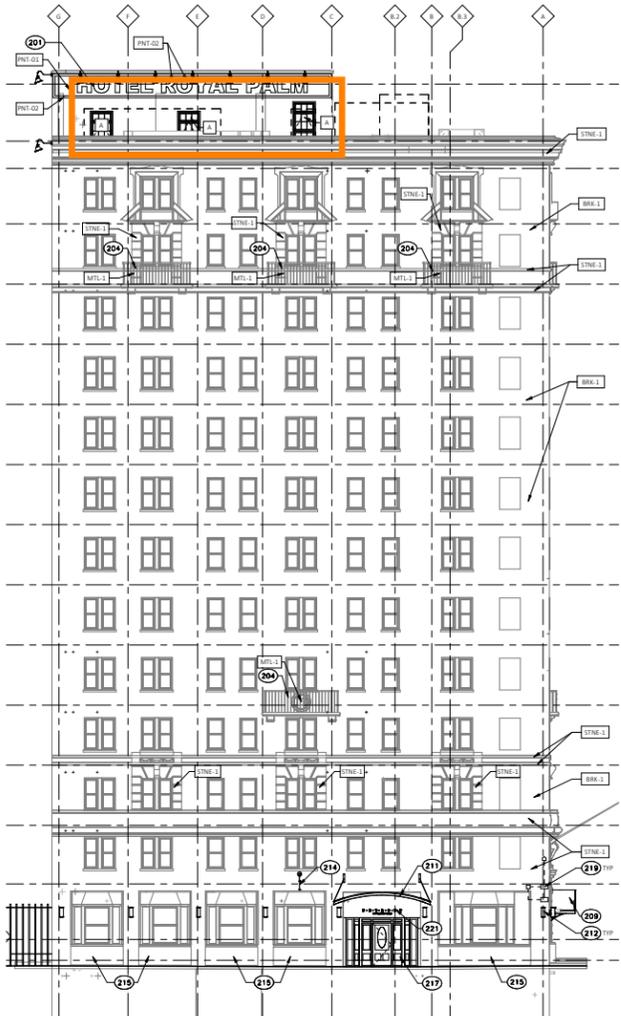
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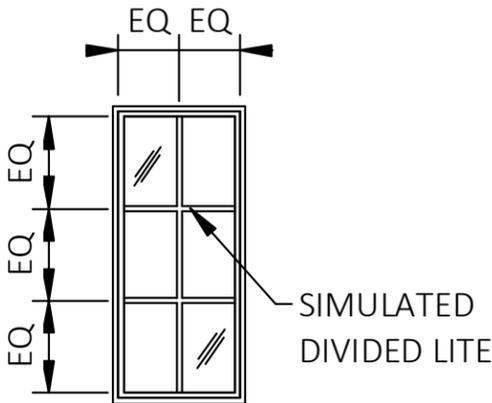
Existing Photo



North Elevation (Alley)



South Elevation (Montcalm)

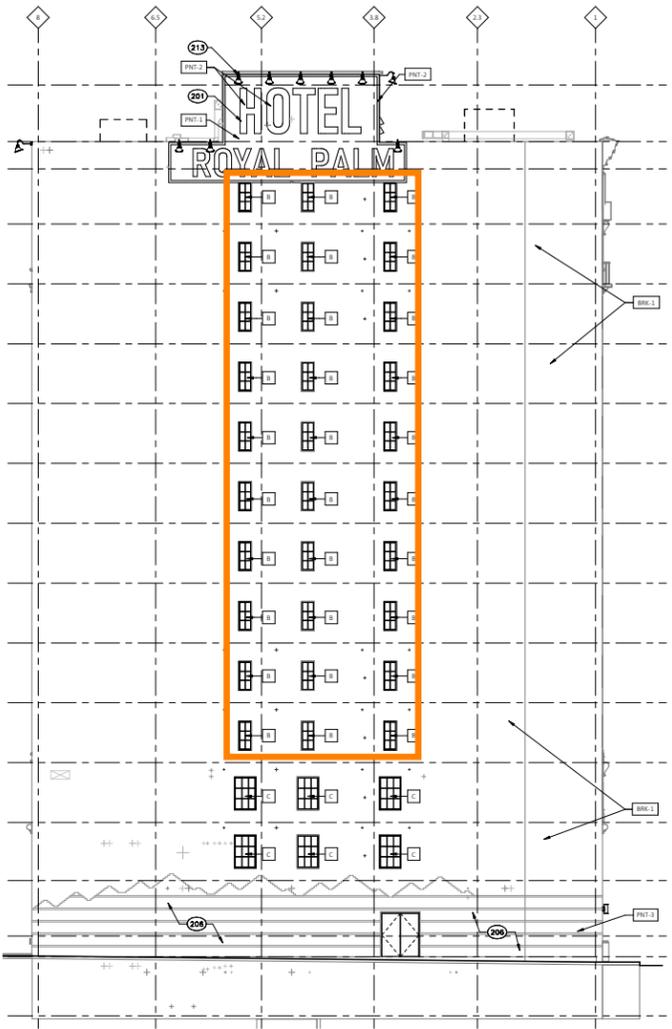


FIXED
ALUMINUM/WOOD
HISTORIC REPLICA

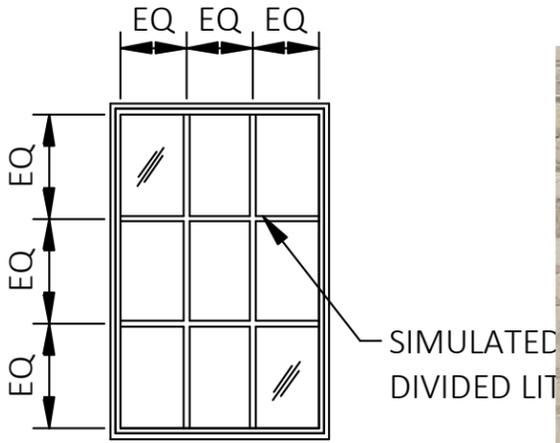
B



Existing Photo



West Elevation (Parking)

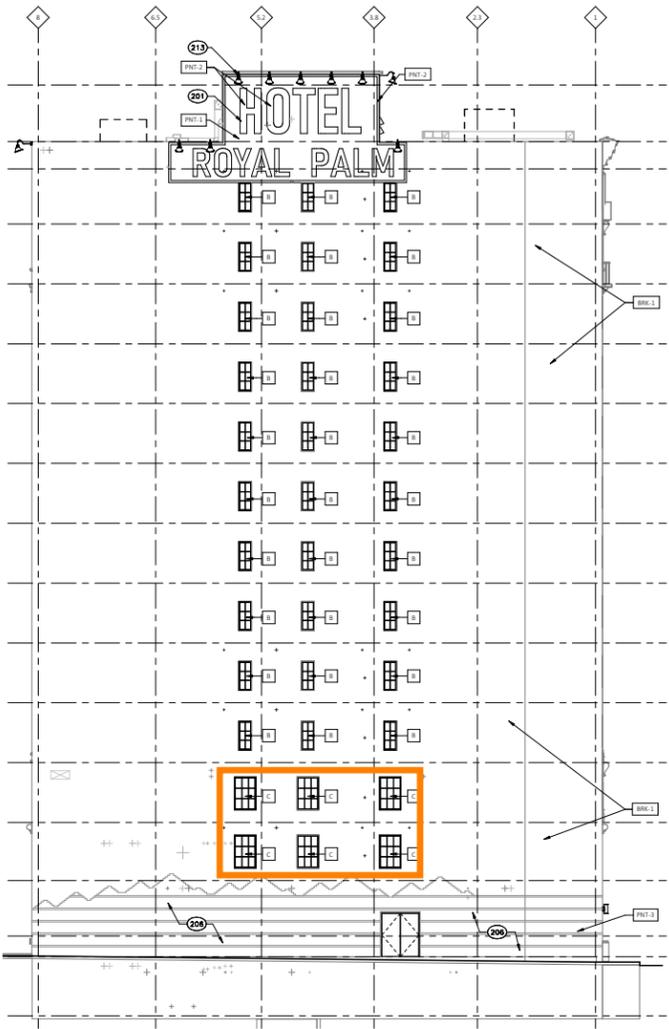


FIXED
ALUMINUM/WOOD
HISTORIC REPLICA

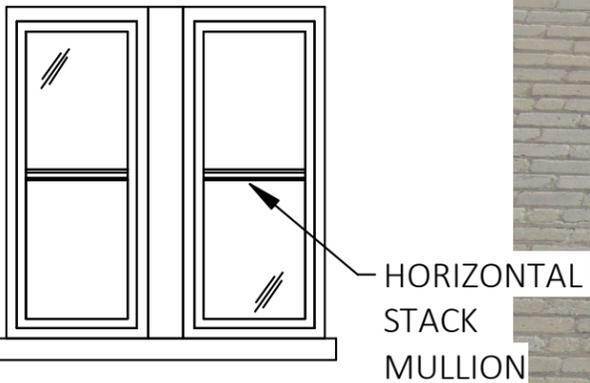
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Existing Photo



West Elevation (Parking)

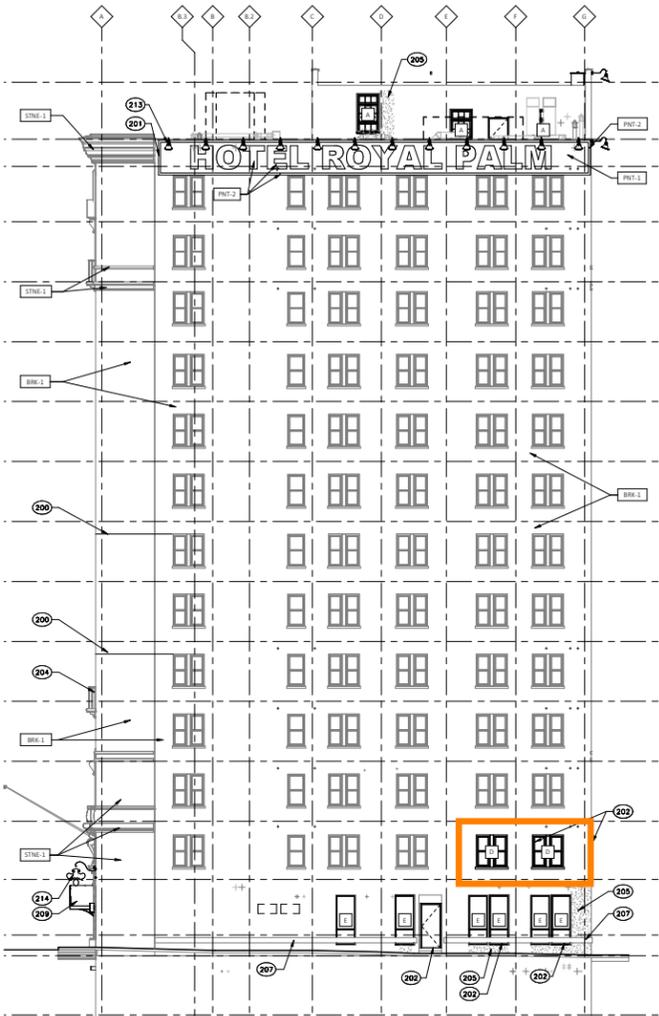


SINGLE HUNG
ALUMINUM/WOOD
HISTORIC REPLICA

D



Existing Photo



North Elevation (Alley)



Existing Photo for Replica