

STAFF REPORT 02-12-2020 REGULAR MEETING**PREPARED BY: A. PHILLIPS****APPLICATION NUMBER: 20-6636****ADDRESS: 1452 RANDOLPH STREET****HISTORIC DISTRICT: MADISON-HARMONIE****APPLICANT: MARK E. KWIATKOWSKI, RESENDES DESIGN GROUP****PROPERTY OWNER: HIRAM E. JACKSON, PARADISE VALLEY REAL ESTATE HOLDINGS****DATE OF COMPLETE APPLICATION: 01-27-2020****STAFF SITE VISIT: 02-03-2020****SCOPE: REPLACE WINDOW AT REAR ELEVATION WITH A NEW MECHANICAL LOUVER****EXISTING CONDITIONS**

The building located at 1452 Randolph Street is a 3-story commercial structure constructed for the Michigan Cut Flower Exchange in 1913. The simple massing is clad in red brick and features cast stone detailing. The building's first story displays a non-historic aluminum storefront with two entrances while the second and third stories retain their original wood sash. Steel sash windows are located at the building's rear elevation. Slightly raised brickwork and stone trim provide architectural detail and textural contrast. Additional architectural detailing includes the stepped brick parapet. A mural is located on the building's south elevation.

**PROPOSAL**

With the current proposal, the applicant is seeking the Commission's approval to **replace an existing steel sash window at the rear façade with an aluminum mechanical louver per the attached drawings and application.** Included in the proposal are the following scope items:

- Remove existing steel window in its entirety (to be salvage for possible future use)
- Insert new aluminum (color: dark anodized) mechanical ventilation louver in existing opening

STAFF OBSERVATIONS & RESEARCH

- The rear façade of the building is highly visible from all directions as the building is surrounded by parking lots.
- Madison-Harmonie Historic District designated in 1988
- While on the regular site visit, staff observed that the window proposed to be removed is significant in size.

ISSUES

- The steel sash windows at the rear elevation are character-defining features of the property.

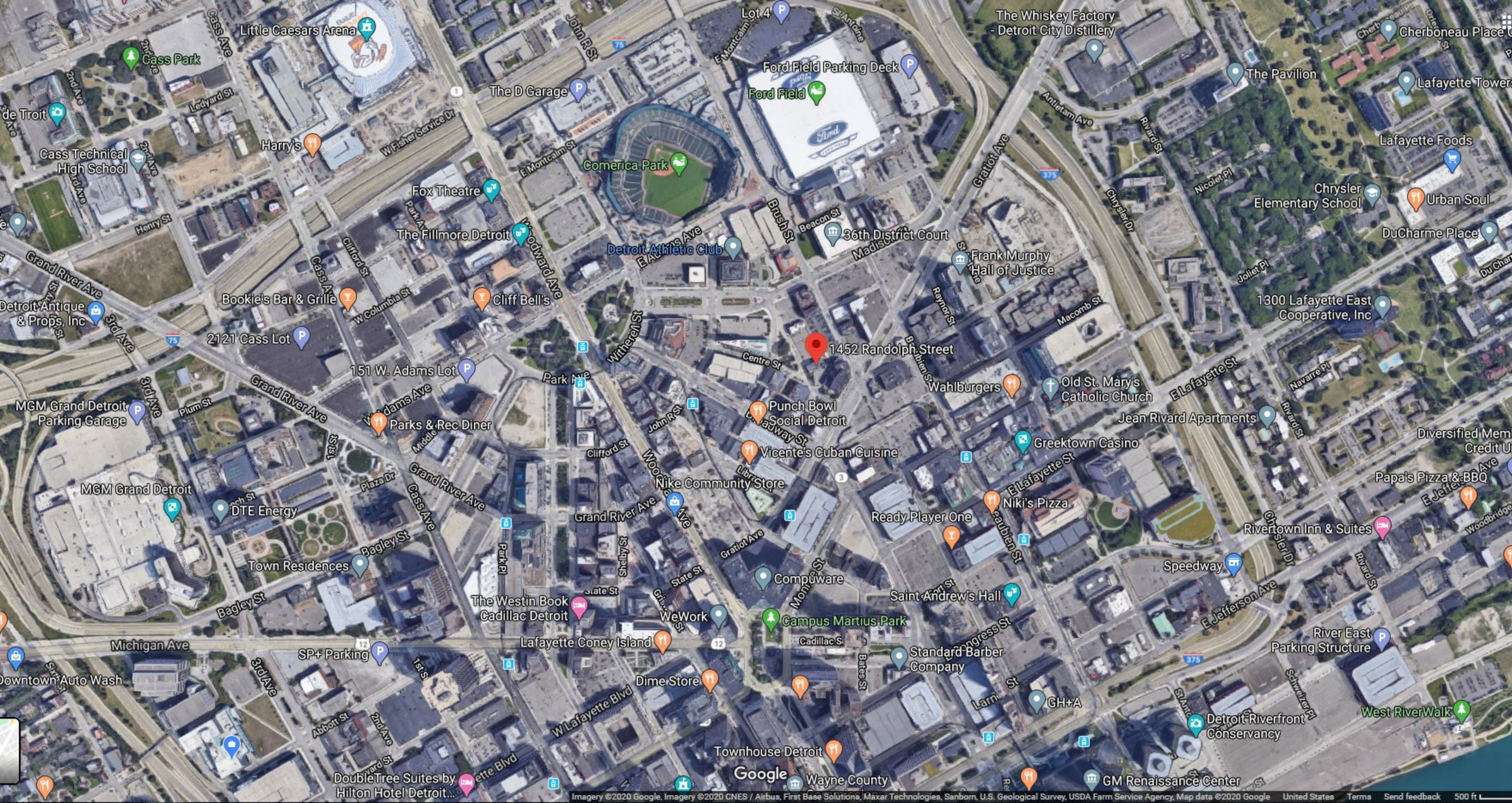
RECOMMENDATION

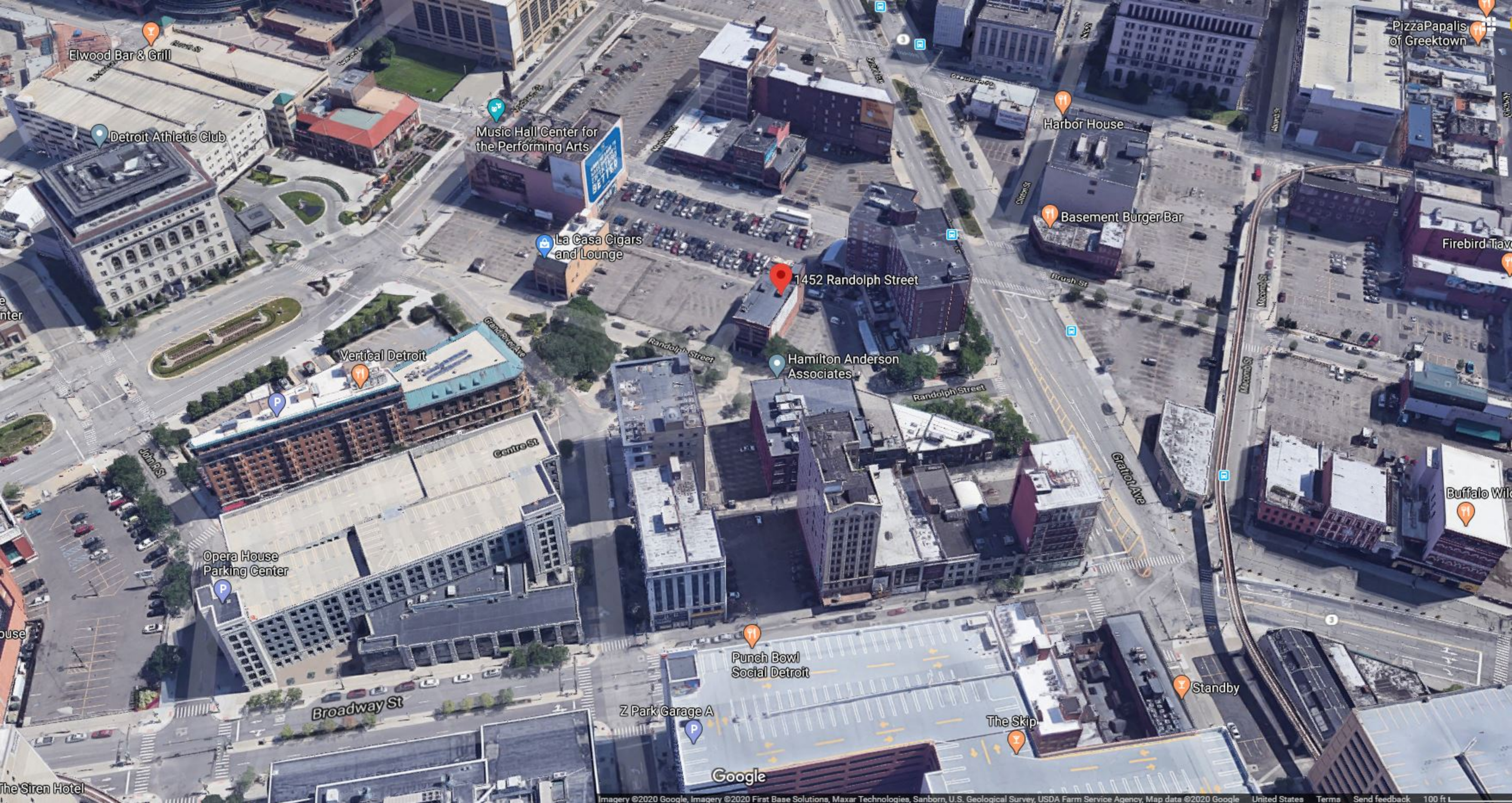
It is staff's opinion that the work, as proposed, removes historic materials that characterize the property. Staff therefore recommends that the Commission deny the issuance a Certificate of Appropriateness as the proposed work does not meet the Secretary of the Interior's Standards for Rehabilitation, especially:

#2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

#5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

#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.





Elwood Bar & Grill

Detroit Athletic Club

Music Hall Center for the Performing Arts

La Casa Cigars and Lounge

Vertical Detroit

Opera House Parking Center

Z Park Garage A

Punch Bowl Social Detroit

The Skip

Standby

Harbor House

Basement Burger Bar

1452 Randolph Street

Hamilton Anderson Associates

PizzaPapalis of Greektown

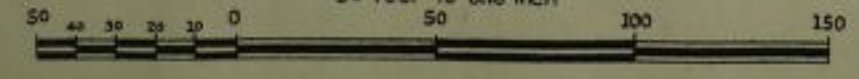
Firebird Tavern

Buffalo Wild Wings

Google



Scale of Map:
50 Feet to one inch

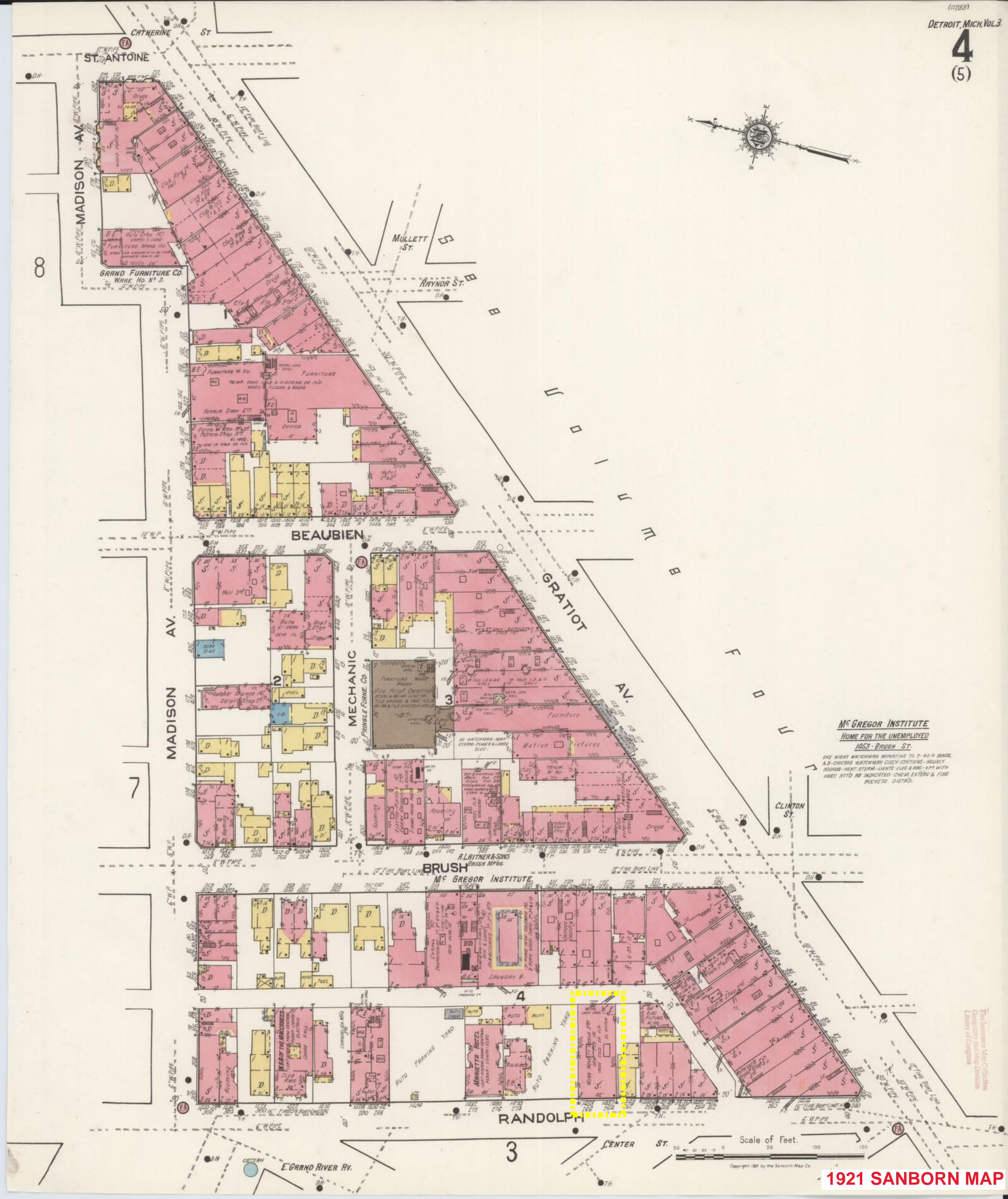


WILCOX

CENTER 2 PARK CENTER

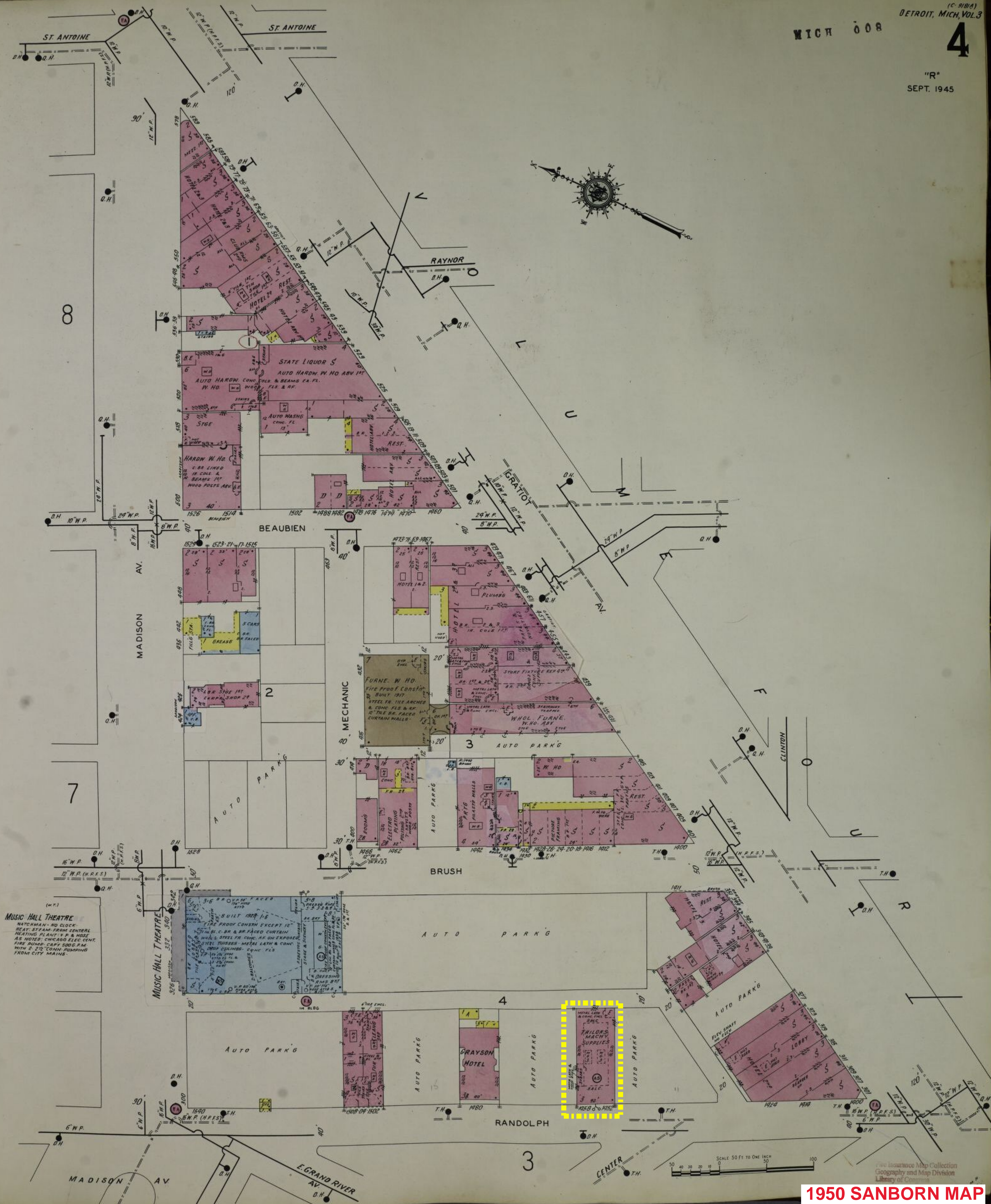
The Insurance Map Collection
Geography and Map Division
Library of Congress

1897 SANBORN MAP



Mc GREGOR INSTITUTE
HOME FOR THE UNEMPLOYED
1453 - BRUSH ST.

ONE NIGHT WATCHMAN REPORTING TO 2-40-A BOXES,
& 3-CHICAGO WATCHMAN CLOCK STATIONS - HOURLY
ROUNDS - HEAT - STEAM - LIGHTS - ELEC - & GAS - KIPS WITH
HOSE BTTO AS INDICATED - CHEM. EXTING. & FIRE
BUCKETS - DISTRO.







STAFF SITE VISIT 02/03/2020





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WINDOW TO BE REPLACED
SEE DETAIL VIEW

Memorandum

to: Jennifer R. Ross, Architectural Historian
from: Mark E. Kwiatkowski
project: Proposed Honey Restaurant,
1452 Randolph Street
Detroit, MI 48226

date: January 20, 2020
Subject: Historic District Commission
Project Review Request

Pursuant to your email of January 8, I am enclosing the Project Review Request form and other requested information. The five photographs attached (.pdf #1200775 through 1200779) show the existing building; file #1200778 shows the area in question on the eastern façade.

The existing building is constructed mostly of common brick on the north, east and south facades, with steel industrial sash and clear glazing in the eastern windows. We propose to remove the indicated window assembly (to be salvaged for possible future use) and replaced with the aluminum louver required to serve the proposed restaurant to be located on the main and second floors (see attached product data submittal #eme720).

The project scope to be reviewed consists of:

1. Removal of one existing window;
2. Replacement with new aluminum (dark anodized) ventilation louver.

cc:

1452 RANDOLPH EAST FACADE
DETAIL VIEW



WINDOW ABOVE TO BE REMOVED AND
REPLACED WITH NEW MECHANICAL
LOUVER

1452 RANDOLPH EAST FACADE
DETAIL VIEW



PROPOSED MECHANICAL LOUVER
LOCATED IN EXISTING OPENING

EME720 WIND-DRIVEN RAIN RESISTANT STATIONARY LOUVER

EXTRUDED ALUMINUM

STANDARD CONSTRUCTION

FRAME

7" (178) deep, 6063T6 extruded aluminum with .080" (2.0) nominal wall thickness.

BLADES

6063T6 extruded aluminum .075" (1.9) nominal wall thickness with sightproof blades.

SCREEN

5/8" x .040" (16 x 1) expanded flattened aluminum bird screen in removable frame. Screen adds approximately 1/2" (13) to louver depth

FINISH

Mill.

MINIMUM SIZE

12"w x 12"h (305 x 305).

APPROXIMATE SHIPPING WEIGHT

8 lbs. per sq. ft. (39 kg/m2)

MAXIMUM FACTORY ASSEMBLY SIZE

Single sections shall not exceed 120"w x 90"h (3048 x 2286) or 90"w x 120"h (2286 x 3048).

Louvers larger than the maximum single section size will require field assembly of smaller sections.

SUPPORTS

Louvers may be provided with rear mounted blade supports that increase overall louver depth depending on louver size, assembly configuration or windload.

Consult Ruskin for additional information.

FEATURES

- Closely spaced horizontal blades minimize the penetration of wind-driven rain, reducing damage and additional operating expenses. Optional 4" depth with or without blankoff for inactive louver areas.
- Tested in accordance with the AMCA 500-L Wind-Driven Rain Penetration Test.
- Published performance ratings based on testing in accordance with AMCA Publication 511.
- Performance Ratings:
56% Free Area
Beginning Point of Water Penetration 1105 FPM (337 m/min.)
Pressure Loss @ 1105 FPM is approximately .40 in w.g. (100 Pa) (Intake)
- Aluminum construction for low maintenance and high resistance to corrosion.

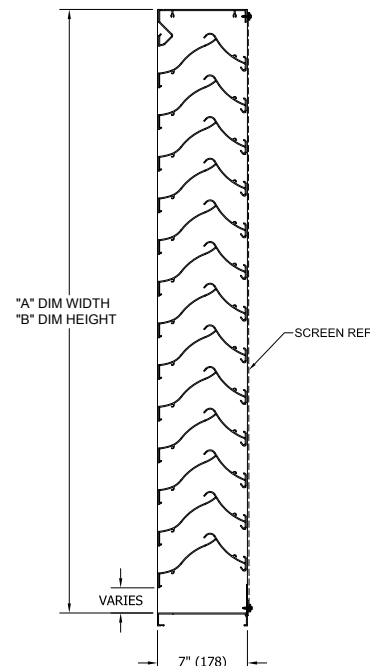
OPTIONS

- Extended sill.
- Hinged frame.
- Front or rear security bars.
- Filter racks.
- Installation angles.
- A variety of bird and insect screens.
- Selection of finishes: Prime coat, 50% PVDF (modified fluoropolymer), Epoxy, Pearledize 50 and 70, 70% PVDF, Clear and Color Anodized finishes. (Some variation in anodize color consistency is possible).

Consult Ruskin for other special requirements.

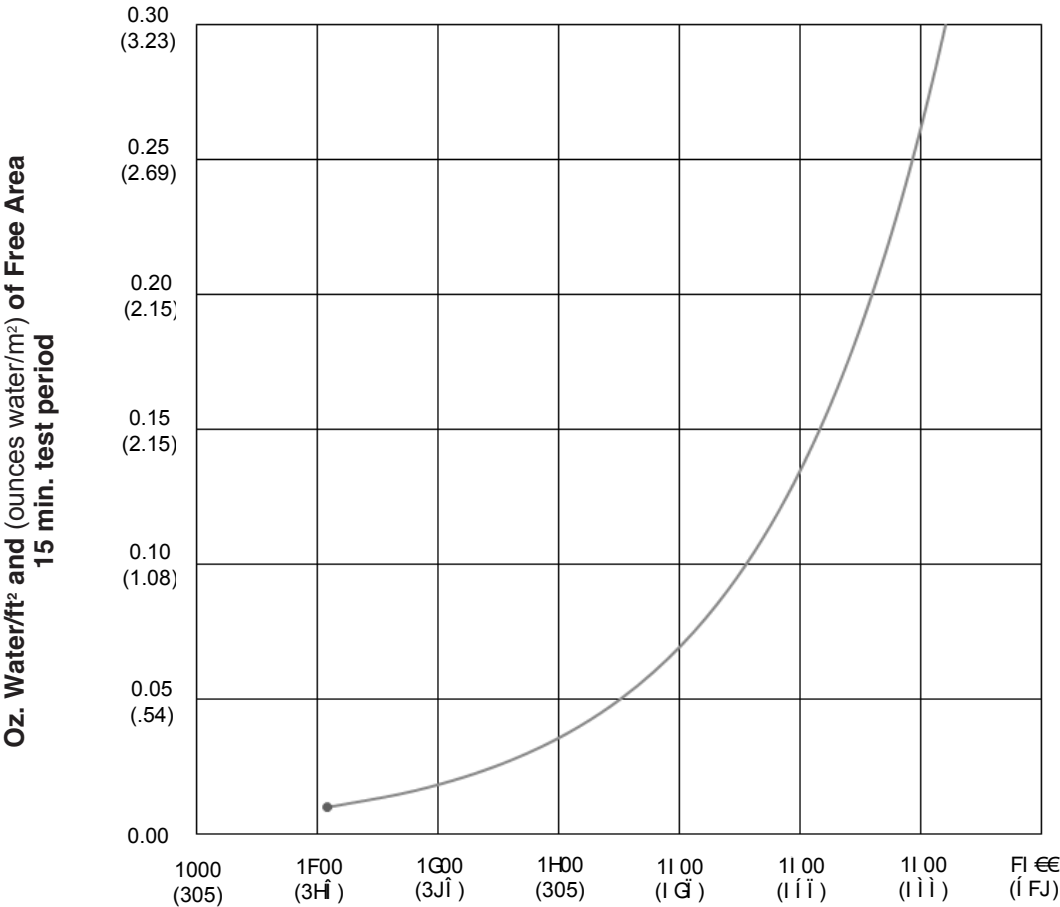
Dimensions in inches, parenthesis () indicate millimeters.

*Units furnished 1/4" (6) smaller than given opening dimensions.



WATER PENETRATION GRAPH

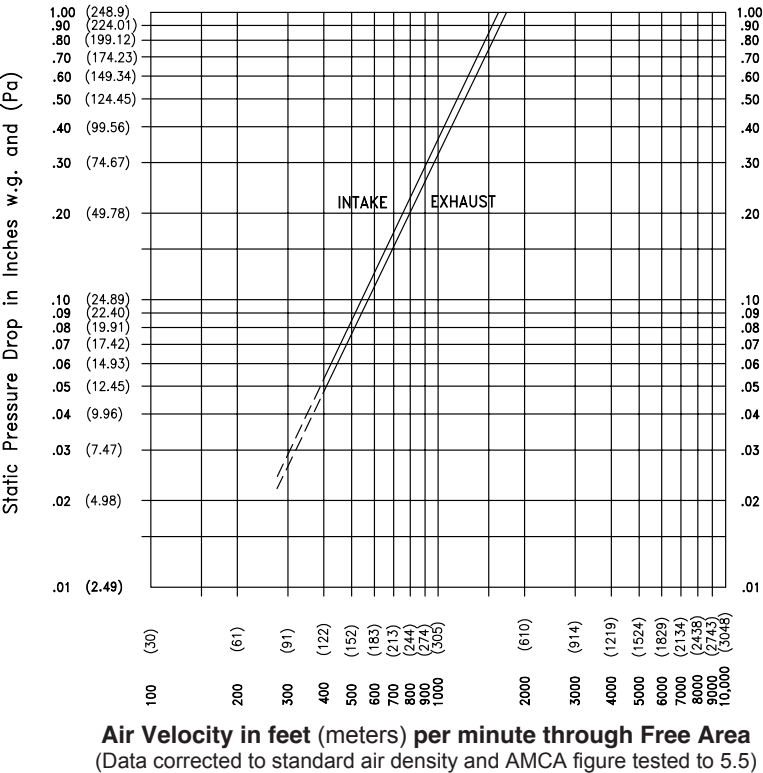
Test size 48" x 48" (1219 x 1219)
Beginning point of water penetration at .01 oz./sq. ft. is at 1105 fpm (337 m/min.)



Ruskin Company certifies that the EME720 louver shown herein is licensed to bear the AMCA Seal. The ratings shown are based on tests and procedures performed in accordance with AMCA Publication 511 and comply with the requirements of the AMCA Certified Ratings Program. The AMCA Certified Ratings Seal applies to air performance ratings and wind driven rain ratings only.

PRESSURE DROP

Pressure Drop testing performed on 48" x 48" (1219 x 1219) unit.



Ratings do not include the effect of a bird screen.

FREE AREA GUIDE

Free Area Guide shows free area in ft² and m² for various sizes of EME720. Width – Inches and Meters

	12	18	24	30	36	42	48	54	60	66	72	78	84	90	96	102	108	114	120
	0.30	0.46	0.61	0.76	0.91	1.07	1.22	1.37	1.52	1.68	1.83	1.98	2.13	2.29	2.44	2.59	2.74	2.90	3.05
12	0.31	0.50	0.69	0.88	1.07	1.26	1.45	1.64	1.83	2.02	2.21	2.40	2.59	2.78	2.97	3.16	3.35	3.54	3.73
0.30	0.03	0.05	0.06	0.08	0.10	0.12	0.13	0.15	0.17	0.19	0.21	0.22	0.24	0.26	0.28	0.29	0.31	0.33	0.35
18	0.60	0.97	1.33	1.70	2.06	2.43	2.79	3.16	3.52	3.89	4.25	4.61	4.98	5.34	5.71	6.07	6.44	6.80	7.17
0.46	0.06	0.09	0.12	0.16	0.19	0.23	0.26	0.29	0.33	0.36	0.40	0.43	0.46	0.50	0.53	0.56	0.60	0.63	0.67
24	0.89	1.43	1.96	2.50	3.04	3.58	4.12	4.66	5.20	5.73	6.27	6.81	7.35	7.89	8.43	8.97	9.51	10.04	10.58
0.61	0.08	0.13	0.18	0.23	0.28	0.33	0.38	0.43	0.48	0.53	0.58	0.63	0.68	0.73	0.78	0.83	0.88	0.93	0.98
30	1.05	1.69	2.33	2.96	3.60	4.24	4.88	5.52	6.15	6.79	7.43	8.07	8.71	9.34	9.98	10.62	11.26	11.89	12.53
0.76	0.10	0.16	0.22	0.28	0.33	0.39	0.45	0.51	0.57	0.63	0.69	0.75	0.81	0.87	0.93	0.99	1.05	1.11	1.17
36	1.34	2.15	2.96	3.78	4.59	5.40	6.22	7.03	7.84	8.66	9.47	10.28	11.10	11.91	12.72	13.53	14.35	15.16	15.97
0.91	0.12	0.20	0.28	0.35	0.43	0.50	0.58	0.65	0.73	0.81	0.88	0.96	1.03	1.11	1.18	1.26	1.33	1.41	1.49
42	1.63	2.61	3.60	4.59	5.58	6.57	7.56	8.54	9.53	10.52	11.51	12.50	13.49	14.47	15.46	16.45	17.44	18.43	19.41
1.07	0.15	0.24	0.34	0.43	0.52	0.61	0.70	0.79	0.89	0.98	1.07	1.16	1.25	1.35	1.44	1.53	1.62	1.71	1.81
48	1.91	3.08	4.24	5.40	6.57	7.73	8.90	10.06	11.22	12.39	13.55	14.71	15.88	17.04	18.20	19.37	20.53	21.69	22.86
1.22	0.18	0.29	0.39	0.50	0.61	0.72	0.83	0.94	1.04	1.15	1.26	1.37	1.48	1.58	1.69	1.80	1.91	2.02	2.13
54	2.20	3.54	4.88	6.22	7.56	8.90	10.23	11.57	12.91	14.25	15.59	16.93	18.27	19.60	20.94	22.28	23.62	24.96	26.30
1.37	0.20	0.33	0.45	0.58	0.70	0.83	0.95	1.08	1.20	1.33	1.45	1.57	1.70	1.82	1.95	2.07	2.20	2.32	2.45
60	2.49	4.01	5.52	7.03	8.55	10.06	11.57	13.09	14.60	16.11	17.63	19.14	20.66	22.17	23.68	25.20	26.71	28.22	29.74
1.52	0.23	0.37	0.51	0.65	0.79	0.94	1.08	1.22	1.36	1.50	1.64	1.78	1.92	2.06	2.20	2.34	2.48	2.62	2.77
66	2.74	4.41	6.08	7.74	9.41	11.08	12.74	14.41	16.08	17.74	19.41	21.08	22.75	24.41	26.08	27.75	29.41	31.08	32.75
1.68	0.26	0.41	0.57	0.72	0.88	1.03	1.19	1.34	1.50	1.65	1.81	1.96	2.12	2.27	2.43	2.58	2.74	2.89	3.05
72	2.91	4.67	6.44	8.21	9.97	11.74	13.50	15.27	17.04	18.80	20.57	22.34	24.10	25.87	27.63	29.40	31.17	32.93	34.70
1.83	0.27	0.43	0.60	0.76	0.93	1.09	1.26	1.42	1.58	1.75	1.91	2.08	2.24	2.41	2.57	2.73	2.90	3.06	3.23
78	3.20	5.14	7.08	9.02	10.96	12.90	14.84	16.78	18.73	20.67	22.61	24.55	26.49	28.43	30.37	32.32	34.26	36.20	38.14
1.98	0.30	0.48	0.66	0.84	1.02	1.20	1.38	1.56	1.73	1.92	2.10	2.28	2.46	2.64	2.82	3.01	3.19	3.37	3.55
84	3.48	5.60	7.72	9.83	11.95	14.07	16.18	18.30	20.42	22.53	24.65	26.77	28.88	31.00	33.11	35.23	37.35	39.46	41.58
2.13	0.32	0.52	0.72	0.91	1.11	1.31	1.50	1.70	1.90	2.10	2.29	2.49	2.69	2.88	3.08	3.28	3.47	3.67	3.87
90	3.77	6.06	8.36	10.65	12.94	15.23	17.52	19.81	22.11	24.40	26.69	28.98	31.27	33.56	35.86	38.15	40.44	42.73	45.02
2.29	0.35	0.56	0.78	0.99	1.20	1.42	1.63	1.84	2.06	2.27	2.48	2.70	2.91	3.12	3.33	3.55	3.76	3.97	4.19
96	4.06	6.53	8.99	11.46	13.93	16.39	18.86	21.33	23.79	26.26	28.73	31.20	33.66	36.13					
2.44	0.38	0.61	0.84	1.07	1.30	1.52	1.75	1.98	2.21	2.44	2.67	2.90	3.13	3.36					
102	4.35	6.99	9.63	12.27	14.92	17.56	20.20	22.84	25.48	28.13	30.77	33.41	36.05	38.69					
2.59	0.40	0.65	0.90	1.14	1.39	1.63	1.88	2.12	2.37	2.62	2.86	3.11	3.35	3.60					
108	4.60	7.40	10.19	12.99	15.78	18.58	21.37	24.17	26.96	29.76	32.55	35.35	38.14	40.94					
2.74	0.43	0.69	0.95	1.21	1.47	1.73	1.99	2.25	2.51	2.77	3.03	3.29	3.55	3.81					
114	4.80	7.71	10.63	13.54	16.46	19.37	22.29	25.20	28.12	31.03	33.95	36.86	39.78	42.69					
2.90	0.45	0.72	0.99	1.26	1.53	1.80	2.07	2.34	2.61	2.89	3.16	3.43	3.70	3.97					
120	5.09	8.18	11.27	14.36	17.45	20.54	23.63	26.72	29.81	32.90	35.99	39.08	42.17	45.26					
3.05	0.47	0.76	1.05	1.34	1.62	1.91	2.20	2.48	2.77	3.06	3.35	3.63	3.92	4.21					

WIND-DRIVEN RAIN PERFORMANCE

Test size is 1m x 1m (39 3/8" x 39 3/8") core area, 1.05m x 1.08m (41 1/2" x 43 1/4") nominal. Free Area of test louver is 6.85 ft² (.64m²).

Wind Velocity mph (kph)	Rain Fall Rate In./hr. (mm/hr.)	Core Velocity ₁ fpm (m/s)	Airflow cfm (m³/min)	Free Area Velocity ₂ fpm (m/sec.)	Effectiveness Ratio	Class _{3, 4}	Discharge Loss Class ₅ Intake
29 (46.4)	3 (76)	497 (2.5)	5351 (152)	781 (4.0)	99.2%	A	3

NOTES

1. Core area is the open area of the louver face (face area less louver frames).
Core Velocity is the airflow velocity through the Core Area of the louver (1m x 1m). 5 m/s is the maximum core velocity utilized in this test.

2. Free Area of test size is calculated per AMCA standard 500-L.

3. Wind Driven Rain Penetration Classes:

Class

Effectiveness

A

1 to .99

B

0.989 to 0.95

C

0.949 to 0.80

D

Below 0.8

4. The EME720 provides class A performance at all velocities up to and including 2.5 m/s core velocity.

5. Discharge Loss Coefficient is calculated by dividing a louvers' actual airflow rate vs. a theoretical airflow for the opening. It provides an indication of the louvers' airflow characteristics.
- Class

Discharge Loss Coefficient

1

0.4 and above

2

0.3 to 0.399

3

0.2 to 0.299

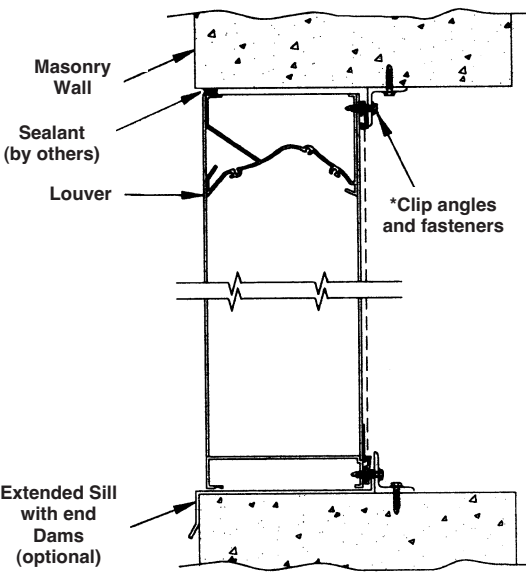
4

0.199 and below

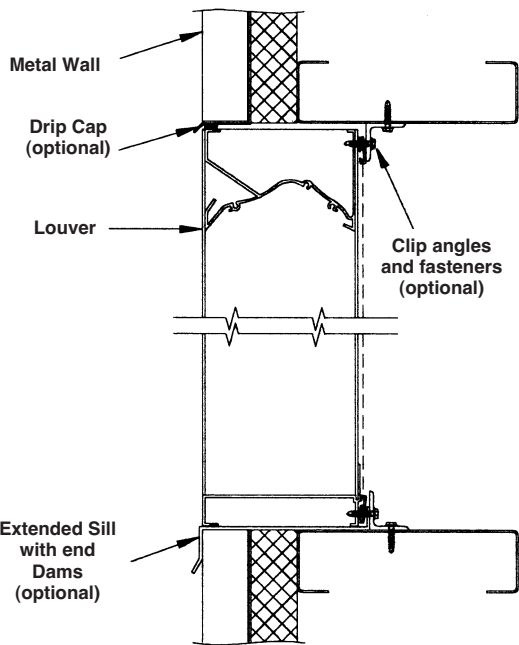
(The higher the coefficient, the less resistance to airflow.)
6. The AMCA Wind Driven Rain Test is performed in a laboratory environment and incorporates controlled wind, water and system airflow effects. In actual field installations, storms may create conditions not considered by the AMCA test. Penthouse and similar applications where wind can pass through multiple louvers in an enclosure is another condition that is not simulated by AMCA tests. These applications can create elevated water penetration rates through any louver. Because of these uncontrolled situations it is recommended that provisions to manage water penetration through louvers be included in the building design.

TYPICAL INSTALLATION DETAILS

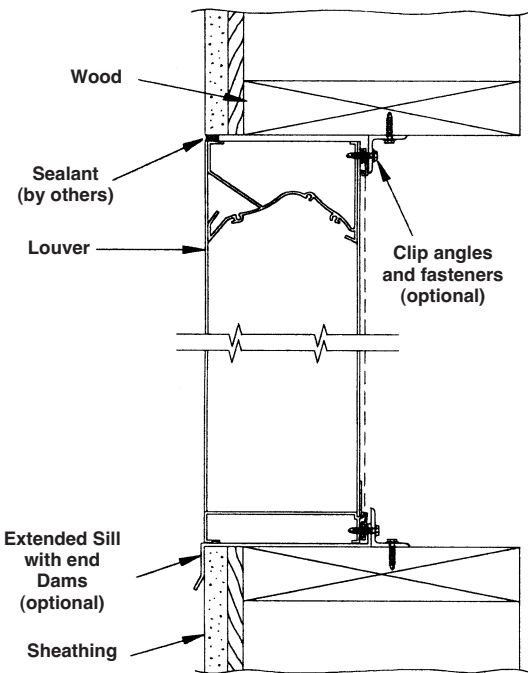
Masonry Wall



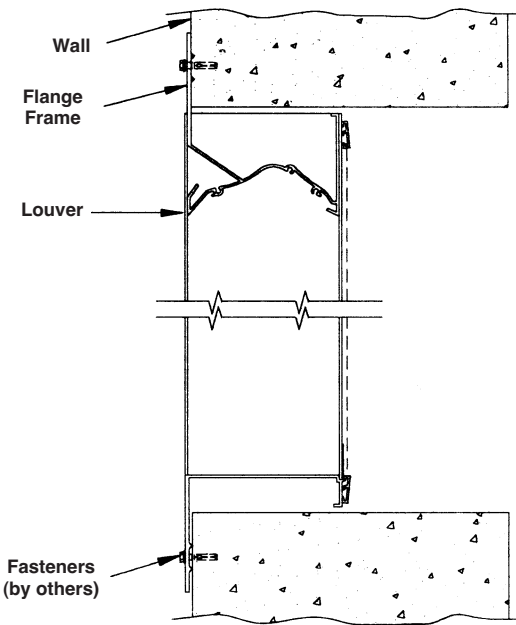
Metal Panel Wall



Wood Installation



Flange Mount



Options available at additional cost. Fasteners to wall are by others.

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)