



CERTIFICATE OF APPROPRIATENESS

Application Number: HDC2026-00018

Effective Date: 02/17/26

Project Address: 4324 (4314-4316) W. Vernor

Issued to: Timothy Flintoff
2761 E. Jefferson Ave, Ste 302
Detroit, MI 48207

Historic District: Hubbard Farms

Description of Work:

- Remove brick veneer at façade / remove existing brick and glass storefront infill
- Install new brick cladding
- Replace windows
- Install new storefront
- Install new signage



With the Conditions that:

- The brick selection will be submitted to staff for review and approval. The brick size needs to match the historic.
- The parapet will be as tall as its historic height.
- The glazed banding will be returned to its original location.
- The proposed storefront system, including the doors, signage, dimensioned drawings and specifications, shall be provided to staff for final approval.

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (10) and Sections 21-2-57 and 21-2-73 of the 2019 Detroit City Code, and Detroit Historic District Commission ("DHDC") delegation of administrative authority via Resolutions 97-01, 97-02, 98-01, 20-03, 21-04, and/or 21-07, as applicable, the staff of the DHDC has reviewed the above referenced application and hereby issues a Certificate of Appropriateness ("COA") for the description of work, effective date above, as it meets the Secretary of the Interior's Standards for Rehabilitation and the district's Elements of Design

For the Commission:

Garrick Landsberg
Director of Staff, Historic District Commission

PSR:Lise

260217LS



Post this COA at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

APPLICATION ID
HDC2026-00018

PROPERTY INFORMATION

ADDRESS(ES): 4314 W. Vernor
HISTORIC DISTRICT: Hubbard Farms

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|--|--|--|--|---|--------------------------------|
| <input type="checkbox"/> Windows/ Doors | <input type="checkbox"/> Walls/ Siding | <input checked="" type="checkbox"/> Painting | <input type="checkbox"/> Roof/Gutters/ Chimney | <input type="checkbox"/> Porch/Deck/Balcony | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Signage | <input type="checkbox"/> New Building | <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Site Improvements (landscape, trees, fences, patios, etc.) | |

<p>BRIEF PROJECT DESCRIPTION: Facade/Restoring Original Brick Appearance After Multi-Layer Paint Removal and Request for Approval of a Historically Conscious New Facade</p>

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Architect/Engineer/Consultant			
NAME: Timothy Flintoff	COMPANY NAME: 4545 Architecture		
ADDRESS: 2761 E. Jefferson Ave, Ste 302	CITY: Detroit	STATE: MI	ZIP: 48207
PHONE: +1 (313) 450-4545	EMAIL: tim.flintoff@4545architecture.com		

I AGREE TO AND AFFIRM THE FOLLOWING:

<input checked="" type="checkbox"/>	I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
<input checked="" type="checkbox"/>	I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
<input checked="" type="checkbox"/>	I hereby certify that the information on this application is true and correct. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent.
<input checked="" type="checkbox"/>	As required by the state Local Historic Districts Act, Act 169 of 1970 (MCL399.205), I hereby certify that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531

DocuSigned by:

4B9B853003D74AD

SIGNATURE

01/19/2026

DATE

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

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER:

(only applicable if you've already applied for permits through ePLANS)

NA

GENERAL

1. DESCRIPTION OF EXISTING CONDITION

Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")



2. PHOTOGRAPHS

Help us understand your project. Please attach photographs of all areas where work is proposed.



3. DESCRIPTION OF PROJECT

In this box, tell us about what you want to do at the areas described above in box #1. (For example, "Install new asphalt shingle roofing at garage.")



4. DETAILED SCOPE OF WORK

In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")



5. BROCHURES/CUT SHEETS

Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.



ADDITIONAL DETAILS

7. DEMOLITION <i>If demolition is proposed for reasons of structural failure or catastrophic damage, please provide illustrated report from structural engineer or licensed architect.</i>	

Architect of records:
Tim Flintoff



Design Architect:



4314 W Vernor

New Facade



Preliminary Proposal

The proposal aims to recover the building's historic essence while revitalizing it with a contemporary language. By highlighting original elements—*such as the cornice, window proportions, and commercial base*—the design balances tradition and modernity.

The main storefront is reopened with central double doors and larger glass panels to maximize transparency and strengthen the connection to the street, reinforcing both commercial activity and pedestrian interaction. The material palette combines natural brick and wood with vibrant accents in emerald green or cobalt blue, evoking the cultural identity of Mexicantown.

Lighting, integrated signage, and street-level planters create a welcoming frontage that honors the memory of the place while projecting new urban vitality.



Current Photographs

1

Existing Conditions

2

Description of the project

3

Detailed scope of work

4

Brochure /cut sheets

5



DocuSign

Architect of records:
Tim Flintoff



Design Architect:



4314 W Vernor

New Facade



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Current Photographs

1

Existing Conditions

2

Description of the project

3

Detailed scope of work

4

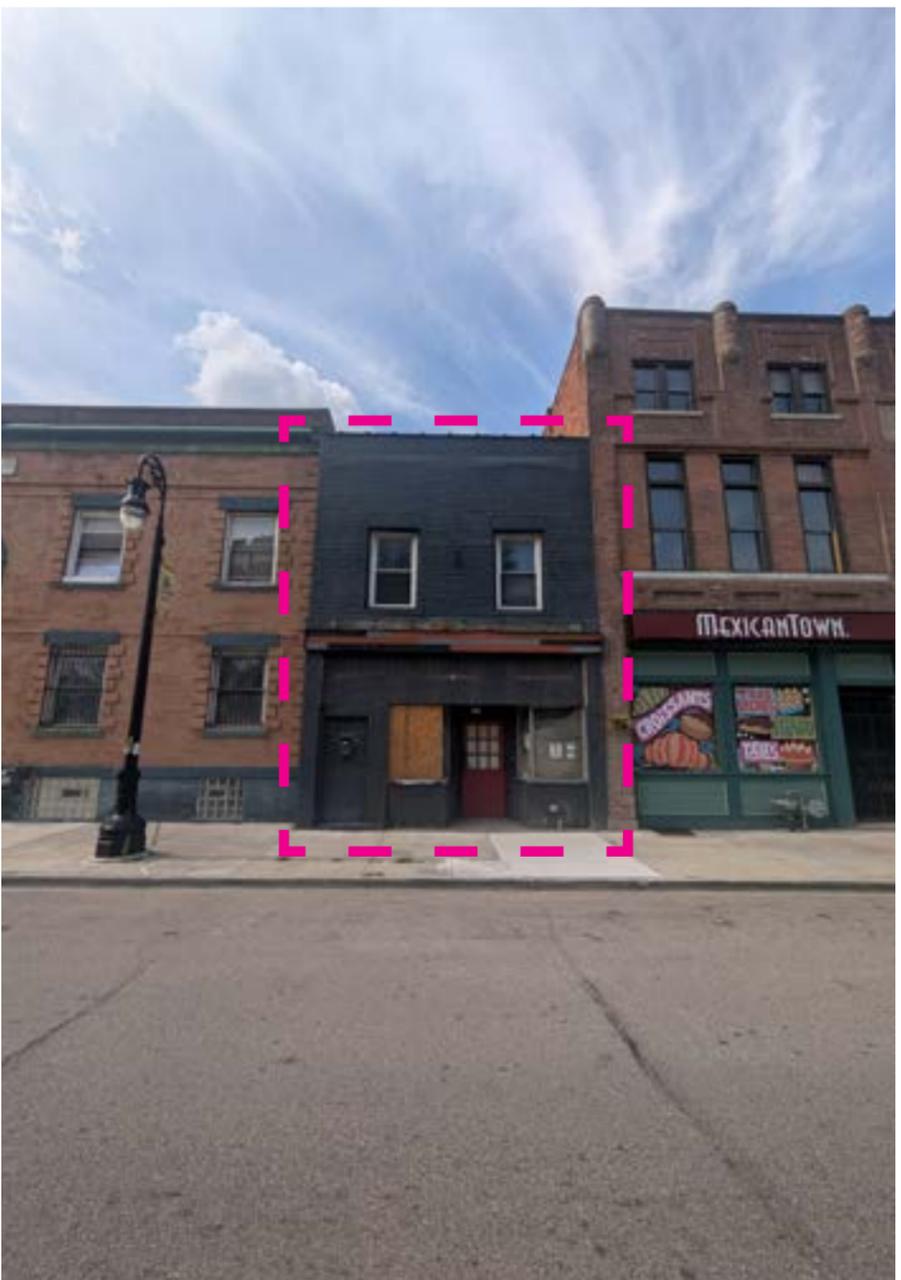
Brochure /cut sheets

5



DocuSign

Current Photographs Facades



South Facade
Front



Vernor St Scope

Existing Conditions First Floor

Corner View South & East Walls



*South Facade
Front*



The main objective of the new window design is to enlarge the opening and bring natural light into the space, creating a façade that provides continuity while improving ambience and enhancing the flow and alignment of historic elements.

The Project First Floor

3

Renovation Areas: New Window



Front View South Wall



The project incorporates a new steel structure to support the existing wall while replicating the proportions and details of the front façade window, using materials such as wood, glass, and matching paint finishes.

The Project First Floor

Renovation Areas: New Window



Front View South Wall

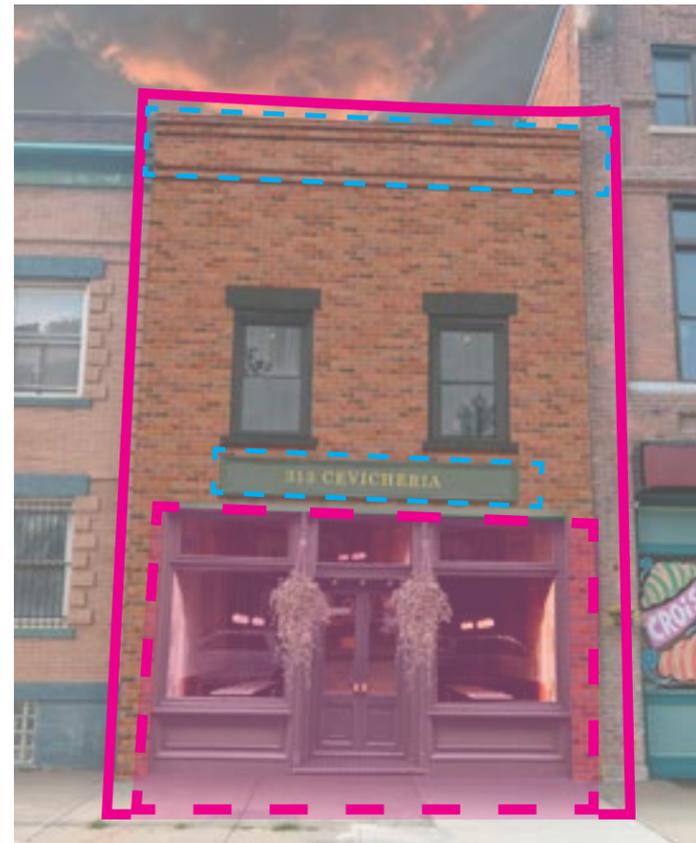


The project incorporates a new steel structure to support the existing wall while replicating the proportions and details of the front façade window, using materials such as wood, glass, and matching paint finishes.

Detailed Scope of Work First Floor

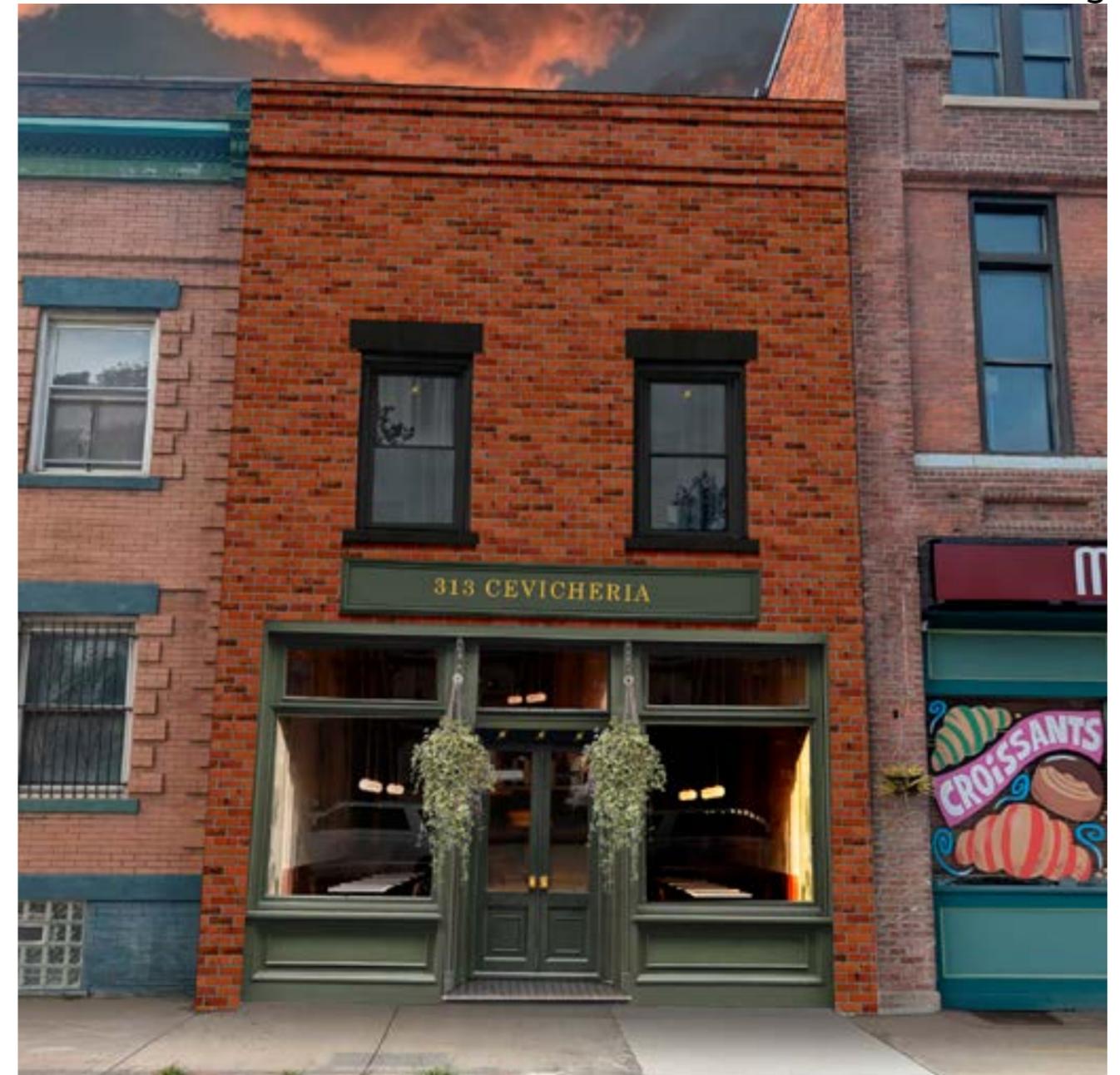
4

Proposal *Horizontal & Vertical Base*



1. Structural Support
2. Façade Restoration & Continuity
3. Windows & Doors
4. Materials & Finishes
5. Cornice & Architectural Details
6. Street-Level Interventions
7. Integration with Context

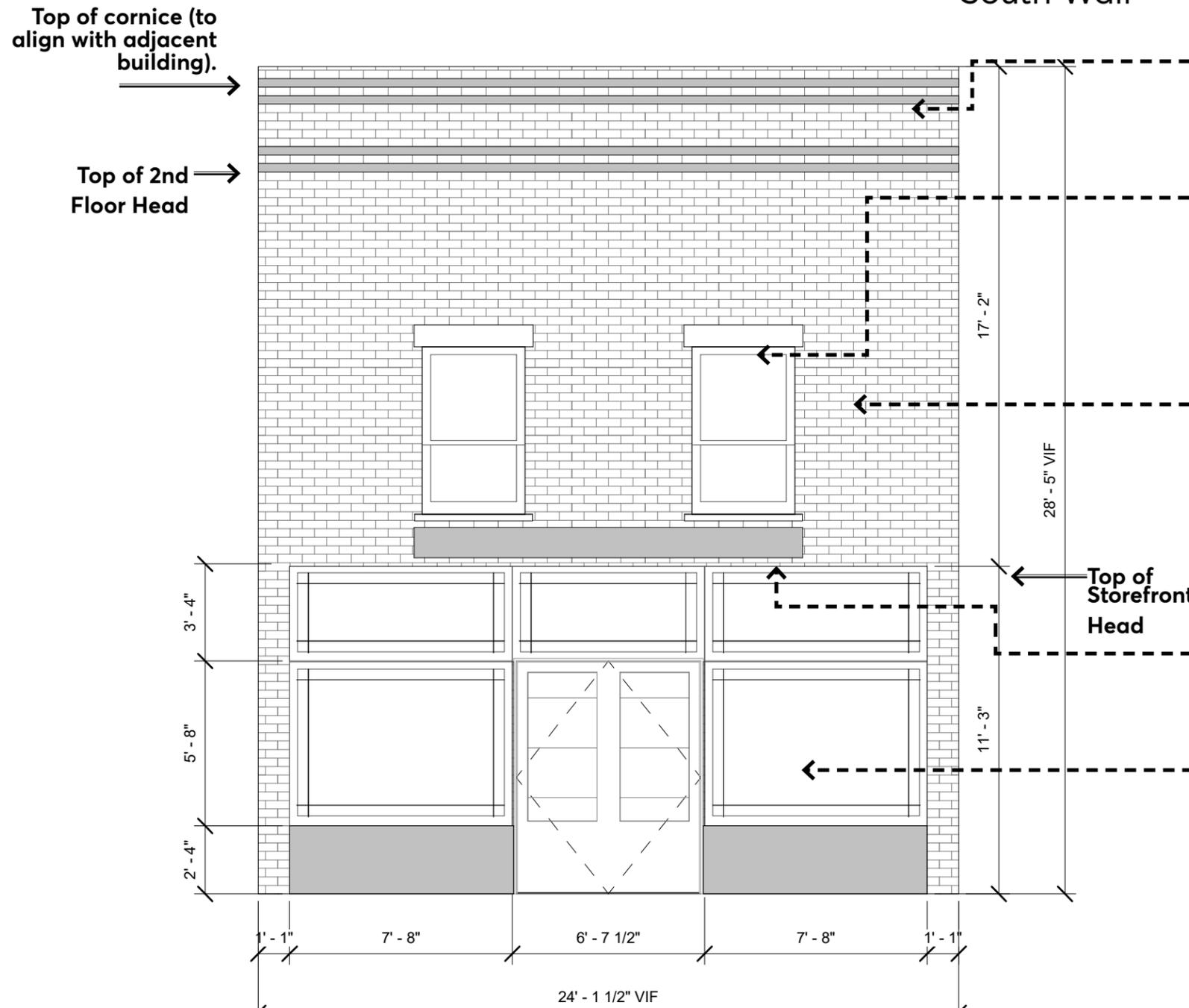
New Facade *Rendering*



Detailed Scope of Work Facade

4

Front View South Wall



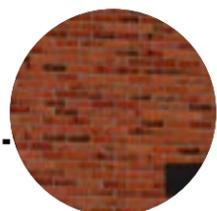
Cornice

- New cornice to replicate historic profile and dimensions.



Windows – Second Floor

- New windows Andersen E-Series, black finish.
- Dimensions to match existing openings (verify on site).
- Refer to window schedule for details.



Brick / Masonry

- Complete façade construction with new red brick.
- Brick type, size, and color to be confirmed per material board.



Signage

- New signage to be installed per historic district guidelines.
- Final layout and mounting details to be coordinated with façade elements.



Windows – Ground Floor

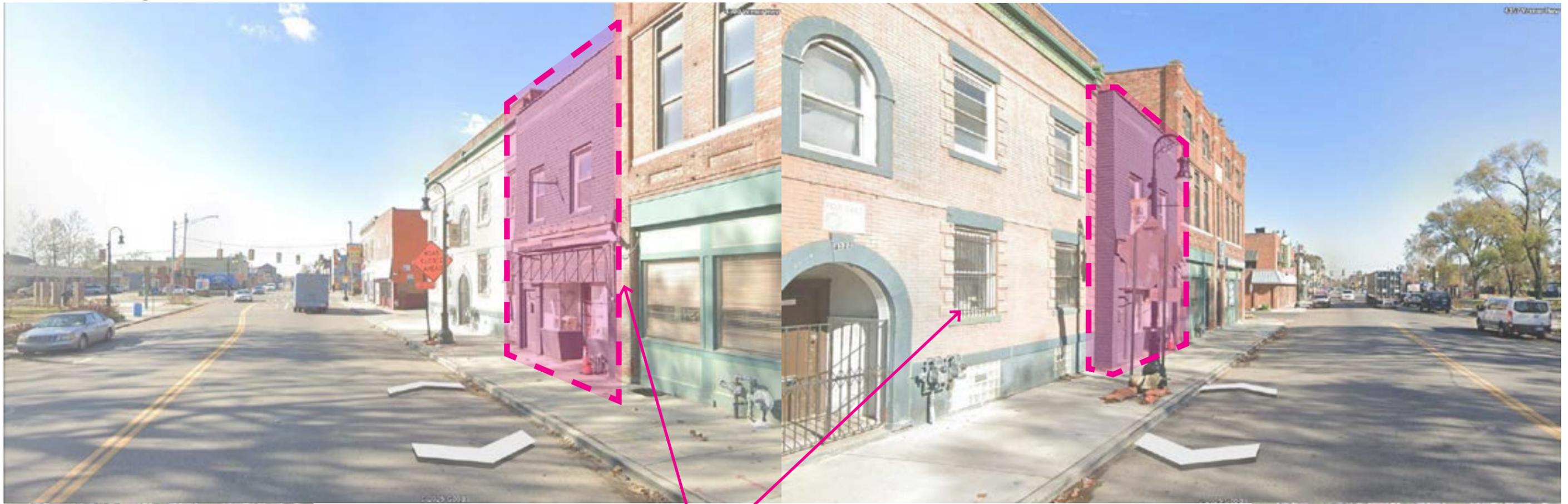
- New Andersen Architectural Series wood storefront windows, green finish.
- Dimensions to match existing openings (verify on site).
- Align with provided cut sheets.

Detailed Scope of Work Site Strategy



View looking West

View looking East



Proposed new frontage that honors the memory of the place while projecting new urban vitality.

Doors

Masonite Doors
3/4 Lite 6 Lite



3/4 Lite 6 Lite

Wood

- Wood offers a natural, authentic style unlike anything else. Nothing compares to the beauty of natural wood.
- With more style options like wood species, panel designs, glass designs and sizes, wood doors are highly customizable.
- Available in a torrefied wood species and with Aquaseal technology that guard against water, moisture and the elements.

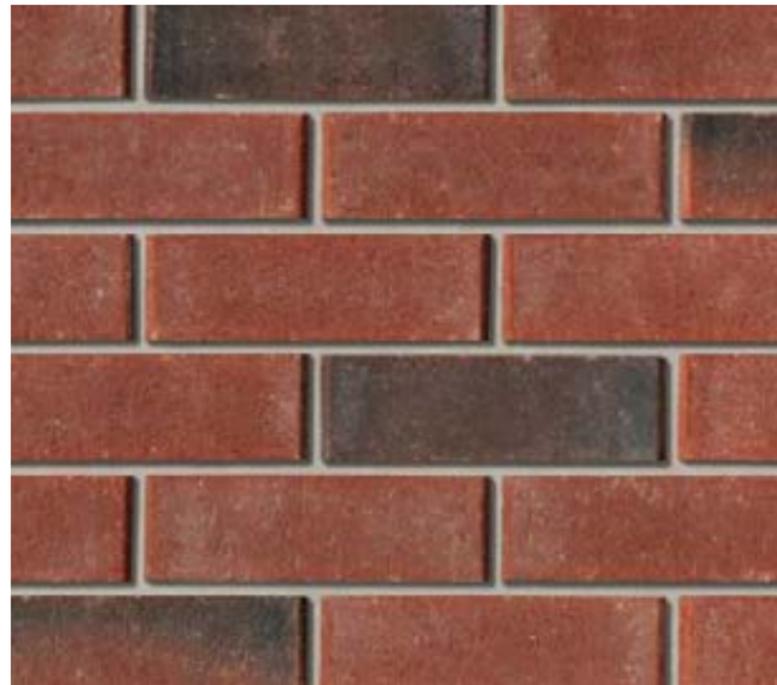


● Paint Color
#545942

Collection	Wood Stile and Rail
Construction	Wood Stile and Rail
Door swing	Inswing or Outswing
Door Handing ☺	Right or Left
Door type	Patio
Glass size	3/4
Finish	Stainable
Finish of Hinges	Silver
Available as a Masonite Performance Door System	No
Available as a fire-rated door	No
Available as an impact-rated door	No
Available as an ADA door	No
Available as an ENERGY STAR® door	No

Brick / Masonry

Brampton Brick
Old Chicago



RECOMMENDED USE	COMMERCIAL, RESIDENTIAL
STYLE	RANGE IN COLOUR
COLOUR CLASS	BLACK, RED
FINISH	VELOUR, ANTIQUE, TEXTURED
MATERIAL	CLAY
PRICE CLASS	STANDARD COLOUR

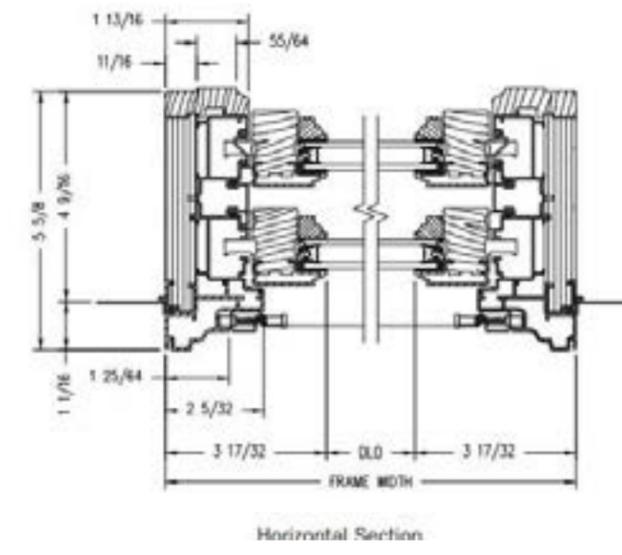
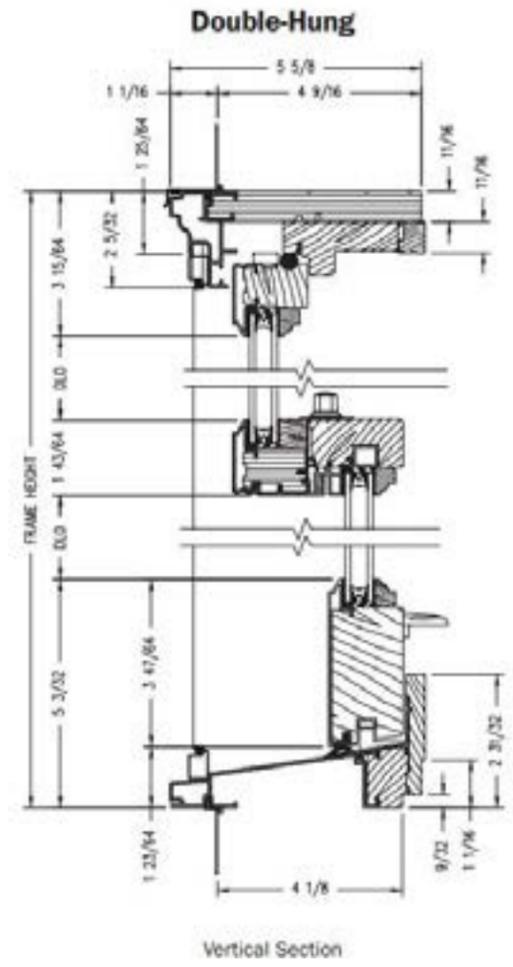
Stocked Sizes



Premier Plus - 90 x 79 x 257 mm

LENGTH 257 MM (10 1/8")
 HEIGHT 79 MM (3 1/8")
 DEPTH 90 MM (3 1/2")
 PER SQUARE FOOT 3.9
 PER SQUARE METER 42

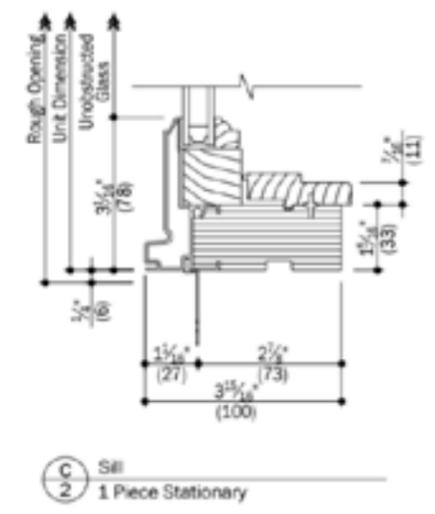
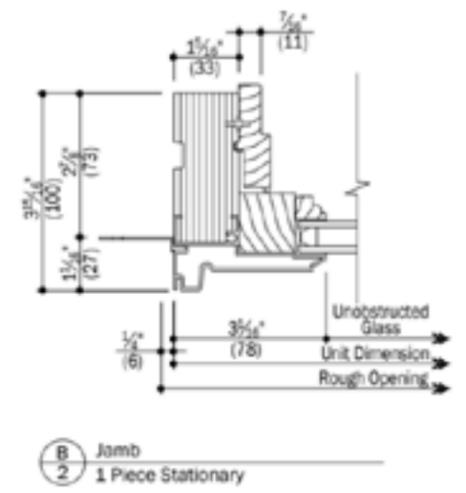
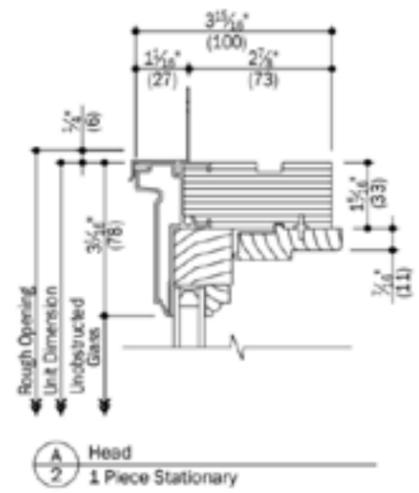
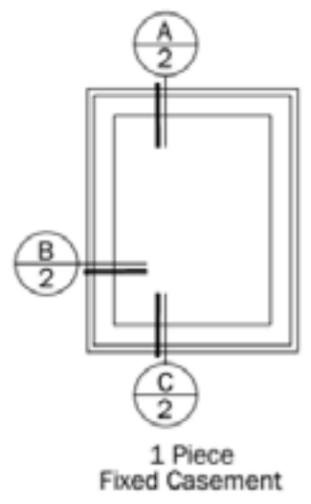
Windows Andersen Windows E Series Double-Hung



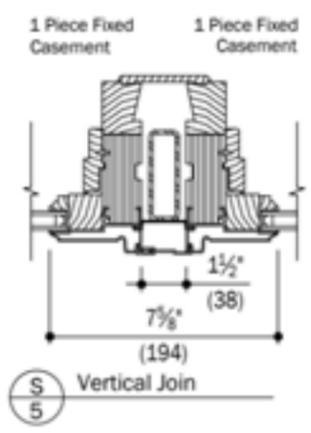
Brochure/ Cut Sheets Elements



Windows Andersen Windows Casement & Awing



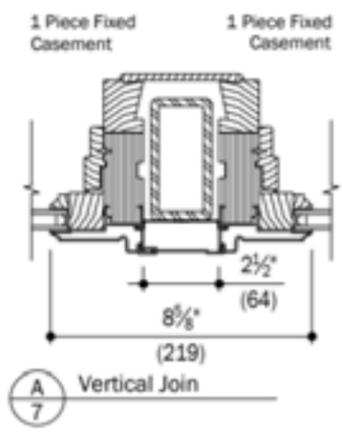
1"x3" Field applied steel reinforced joint:



Vertical Joint Section Detail Lookup Chart

	Awning	Casement	French Casement	Stationary Casement	Auxiliary
Awning	J/5				T/5
Casement	K/5	M/5			U/5
French Casement		N/5	Q/5		V/5
Stationary Casement	L/5	P/5	R/5	S/5	A/6

2"x4" Field applied steel reinforced joint:



Vertical Joint Section Detail Lookup Chart

	Awning	Casement	French Casement	Stationary Casement	Auxiliary
Awning	N/6				I/7
Casement	P/6	R/6			C/7
French Casement		S/6	U/6		D/7
Stationary Casement	Q/6	T/6	V/6	A/7	E/7



440 Burroughs Ste. 121
Detroit, MI 48202
(313) 405.9035

Technical Memorandum and Preservation Rationale

Project: 4314 W. Vernor – New Facade (Project No. 289-25-00-462)

Location: Hubbard–Buchard Historic District, Detroit, Michigan

Prepared for: Detroit Historic District Commission

Subject: Impracticality of Restoring Original Brick Appearance After Multi-Layer Paint Removal and Request for Approval of a Historically Conscious New Facade

1. Purpose of This Memorandum

This memorandum documents the technical findings from attempted paint removal on the existing brick façade and presents a preservation-based rationale for permitting demolition of the existing painted brick façade and construction of a new, historically conscious façade. The intent is to achieve a result that is more faithful to the historic character of the district than the current condition allows.

2. Existing Conditions

- The building's brick façade has been coated with **at least five (5) distinct layers of paint**, applied over multiple decades.
- The paint layers include both older oil-based coatings and more recent acrylic/latex coatings.
- Visual inspection indicates long-term moisture entrapment behind paint layers, micro-spalling, and surface degradation of the brick face.
- The brick appears to be **early-to-mid 20th century soft-fired masonry**, typical of Detroit commercial construction of the period, which is inherently vulnerable to aggressive paint removal methods.

3. Paint Removal Attempts and Observed Results

Multiple test areas were undertaken using commonly accepted preservation approaches, including controlled mechanical and chemical stripping methods (see attached photographs, Exhibits A–C).

The results were **not satisfactory** for the following reasons:

- **Irreversible Surface Damage:** Removal processes exposed uneven, eroded brick faces with loss of original fired surfaces (brick "skin").
- **Persistent Ghosting and Staining:** Pigment migration from older paint layers permanently stained the masonry, preventing a uniform or authentic brick appearance.
- **Inconsistent Color and Texture:** Even within small test areas, brick coloration varied widely due to differential absorption and past deterioration, resulting in a patchwork appearance inconsistent with historic masonry standards.
- **Mortar Joint Degradation:** Paint removal accelerated mortar loss and required repointing beyond localized repair, further compromising historic fabric.

These outcomes demonstrate that continued stripping would **not restore the brick to its original state**, but instead further degrade the material and diminish its architectural integrity.



440 Burroughs Ste. 121
Detroit, MI 48202
(313) 405.9035

4. Technical Limitations of Full Brick Restoration

From a materials science and preservation standpoint:

- Brick that has lost its fired exterior surface **cannot be returned to its original condition.**
- Additional stripping would increase porosity, accelerating future moisture intrusion, freeze–thaw cycling, and long-term failure.
- National preservation guidance (including widely accepted Secretary of the Interior principles) cautions against aggressive paint removal when it results in material loss or aesthetic inconsistency.

In this case, the paint itself has become a **character-defining alteration**, and its removal causes more harm than benefit to the historic fabric.

5. Preservation Rationale for Façade Demolition and Replacement

Given the above conditions, retaining the existing painted brick façade does not meaningfully preserve historic character. Instead, it perpetuates a compromised and non-original condition.

The proposed approach—to demolish the existing brick façade and construct a **new, historically conscious façade**—offers the following preservation benefits:

- Allows accurate re-establishment of historic proportions, rhythms, and detailing consistent with the Hubbard–Burchard Historic District.
- Enables use of durable, appropriate masonry materials that visually reflect original brick construction without false aging or cosmetic simulation.
- Avoids continued deterioration and cyclical maintenance caused by damaged, over-porous brick.
- Results in a streetscape contribution that is **more legible, cohesive, and respectful of historic context** than the current condition.

Importantly, this proposal does not seek a contemporary or contrasting intervention, but rather a façade that is intentionally aligned with historic precedent in scale, material expression, and architectural language.

6. Conclusion

Based on field testing, material performance, and preservation best practices, it is our professional determination that:

1. The existing brick façade **cannot be stripped to achieve an authentic or satisfactory original brick appearance.**
2. Continued paint removal would cause additional irreversible damage to the masonry.
3. Demolition of the existing façade and construction of a historically conscious replacement is the **most responsible preservation outcome** for this building and its contribution to the district.

We respectfully request that the Historic District Commission approve this approach as consistent with the spirit and intent of historic preservation.

Attachments (Photographic Evidence):

- **Exhibit A – Brick Removal Test Area (Close-Up):** Photograph documents partial paint removal revealing severe surface scarring, loss of fired brick face, pigment ghosting from multiple historic paint layers, and irreversible texture damage.



- **Exhibit B – Brick Removal Test Area (Context View):** Photograph shows broader test area adjacent to storefront opening, illustrating inconsistent brick coloration, widespread staining, mortar deterioration, and lack of recoverable original brick appearance.



These photographs represent the best achievable outcome using reasonable, preservation-conscious removal methods and demonstrate that further stripping would exacerbate damage without yielding an authentic historic brick façade.

December 22, 2025

Mr. Luis Uribegan
Design Think Tank
2050 15th St, Detroit, MI 48216
www.designthinktank.net



RE: 4314 W Vernor – Structural Evaluation Report
4314 Vernor W
Detroit, MI 48209
Use Group: Commercial
Project No. 25-1086

SERVICES

- Residential
- Commercial
- Industrial
- Mixed-Use
- Health Care
- Senior Housing
- Hotels
- Modular
- Municipal
- Stadiums and Arenas
- UFC & DoD
- Education
- Parking Structures
- Automated Parking
- Forensics
- Inspections
- Condition Assessments
- Historic Restoration
- Foundations
- Retaining Walls
- Bridges
- Shoring & Bracing
- Curtainwall
- Storefront
- Operable Partitions
- MEP Support
- Elevators
- Escalators
- Components & Cladding

EXPERTISE

- Steel
- Concrete
- Masonry
- Wood & Timber
- Cold-Formed Metal
- Aluminum
- Glass & Glazing



Dear Mr. Uribegan,

In accordance with your request, we have completed our evaluation process of the above captioned project on December 22, 2025.

A site visit was performed on October 7, 2025, at which time the existing +/-2.300SF structure was inspected for the purpose of evaluating the current façade condition. The site visit was performed as a walk-through style visual inspection using digital photography to document the typical areas of deterioration discovered during our site visit. It should be noted that at the time of the condition assessment, the majority of the structural framing elements were covered by architectural building finishes and therefore could not be inspected directly. In some situations, distressed finishes were observed which indicates an increased likelihood of deteriorating structure in those areas. Those areas are noted in this report. While we have used best practices and our experience to estimate the structural condition of the building, many unknown conditions may be present. These conditions are not able to be known, fully understood or quantified until demolition/construction activities expose them for further inspection. Before any demolition/construction activities can commence, the proper shoring and temporary support of the existing structure must be implemented. The following specific structural elements were inspected for evaluation:



Mr. Uribegan
4314 Vernor W – Structural Evaluation Report

1. Existing Façade Construction
2. Overall Façade Condition
3. Overall Building Condition

Accordingly, the following codes and or standards were utilized in the evaluation of those structural elements:

- ASTM E2018
- ASTM E2270
- ACI 530
- ISO 13822
- ASCE 11

NOTE: This report and related inspection services do not consider or include inspection or determination of hazardous materials or ADA requirements. We recommend having those areas of the building evaluated by qualified professionals if required.

SERVICES

- Residential
- Commercial
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- Mixed-Use
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- Escalators
- Components & Cladding

1.0 Building Construction Types:

1.1 Original Building (1909)

The original building was constructed in 1909. Based on our site visit and investigation the original building is constructed with the following building materials and systems.

Basement:

1. Concrete slab on grade
2. Masonry brick basement walls coated with plaster
3. The foundation system is unknown

First Floor:

1. Wood floor joist
2. Masonry brick walls

Second Floor (not in current scope):

1. Wood floor joist
2. Masonry brick walls

Roof (not in current scope):

1. Masonry brick walls
2. Wood roof joists

2.0 Structure Condition Issues:

The structural condition issues observed during our site visit and inspection process are documented in the following sections:

EXPERTISE

- Steel
- Concrete
- Masonry
- Wood & Timber
- Cold-Formed Metal
- Aluminum
- Glass & Glazing



Section 2.1: Basement Level Structure

At the time of our site visit the basement level was open and able to be inspected. The basement level structure consists of brick masonry basement walls with a concrete slab on grade. Architectural finishes concealed some of the structural elements. The presence and condition of concealed structural elements is therefore inferred and or deduced based on our experience in many locations. In general, the basement walls and slab on grade were dry and in good condition structurally, however, with several exceptions as noted below. The structural condition issues requiring additional attention are outlined in the notes and photographs below.



Photograph P2.1.1A



Photograph P2.1.1B



Photograph P2.1.1C

2.1.1 Basement Walls

The basement walls are constructed with brick and coated with plaster in some areas. The existing masonry walls along the street side of the building are in poor condition structurally, the brick units have begun to lose their integrity, and their mortar joints have softened. Efflorescence was observed on the surface of the exposed walls in some locations due to prolonged exposure to freeze thaw cycles, deicing salts, and water infiltration due to failing masonry sill joints. The age of the construction and careful inspection of the mortar materials strongly indicate a hydraulic lime type mortar was used in the construction of the original building. Accordingly, Portland cement-based materials must be prohibited from the repair works. Refer to photographs P2.1.1A, P2.1.1B, P2.1.1C.

Note: Retrofit of the basement walls is required for safety and serviceability of the structure. It is recommended that the mortar joints be repaired/ tuckpointed and the damaged brick be replaced/ repaired in kind. It is also recommended to expose the walls and coat them with an approved penetrating sealer that is compatible with hydraulic lime-based mortars and the masonry walls at select locations. Temporary support of the 1st floor structure and existing masonry walls will be required before construction. Lateral support at the top of the existing masonry wall may be necessary

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EXPERTISE

- Steel
- Concrete
- Masonry
- Wood & Timber
- Cold-Formed Metal
- Aluminum
- Glass & Glazing



Mr. Uribeagan
4314 Vernor W – Structural Evaluation Report



Photograph P2.1.2A



Photograph P2.1.2B



Photograph P2.1.2C

2.1.2 Masonry Support (Basement)

The steel angles in the basement supporting the masonry knee walls underneath the existing storefront and the concrete supported entrance slab are in poor condition structurally. The steel structural members are showing signs of intergranular delamination (pack rust) and surface rust. It is recommended that the members that are showing signs of surface rust be cleaned and painted with a zinc rich primer to prolong their life and prevent further deterioration. The angles that are showing signs of pack rust are in poor condition structurally. It is recommended that these members be removed and replaced in kind. Temporary support of the existing masonry walls and first floor system will be required before construction can begin. The beams bearing pockets are also in poor condition and are required to be restored/ grouted solid to prevent further deterioration/ movement of the beam. Refer to Photographs P2.1.2A, P2.1.2B & P2.1.2C

Note: Retrofit of the structural beams and their bearing pockets is required for safety and serviceability of the structure.

SERVICES

- Residential
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- Elevators
- Escalators
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EXPERTISE

- Steel
- Concrete
- Masonry
- Wood & Timber
- Cold-Formed Metal
- Aluminum
- Glass & Glazing



Section 2.2: First Floor Level Structure

At the time of our site visits the first-floor level was open and able to be inspected. Architectural finishes (plaster, gypsum board, floor finishes, etc.) concealed most of the structural elements. The presence and condition of concealed structural elements is therefore inferred and or deduced based on our experience in many locations. In general, the first-floor framing elements are in good condition structurally with a few areas requiring attention. The structural condition issues requiring attention are outlined in the notes and photographs below.

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EXPERTISE

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Photograph P2.2.1A



Photograph P2.2.1B



Photograph P2.2.1C

2.2.1 First Floor Masonry Walls

There are several areas where the masonry walls are in poor condition structurally. The brick units have begun to lose their integrity, and their mortar joints have softened. Masonry wall cracks were observed in multiple areas. The existing knee walls supporting the storefront system are in poor condition structurally and need to be removed/ replaced. Refer to photographs P2.2.1A, P2.2.1B, and P2.2.1C.

Note: Retrofit of the masonry brick walls is required for safety and serviceability of the structure. It is recommended that the bricks that have begun to lose their structural integrity be removed and replaced in kind, and mortar joints thought the first floor be tuckpointed. It is also recommended that the cracks observed along the masonry wall be patched/ repaired.



Section 2.3 façade

The Façade structure was inspected from ground level using high resolution digital photography. The façade structure is constructed primarily of masonry brick and wood elements. The façade was in overall in good shape structurally with a few areas requiring attention. The typical/representative condition issues observed during our inspection process are documented in the notes and photographs below

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Photograph P2.2.2A



Photograph P2.2.2B



Photograph P2.2.2C

2.2.2 Steel Beam Lintel

The lintel supporting the masonry above the existing storefront appears to be in good condition overall. The lintel is made up of a steel beam with a steel plate fixed to the bottom flange with steel rivets. The masonry joint above the steel plate is opening up and is in poor condition overall. The plate is also starting to deform/ deflect evidenced by a growing mortar joint and cracks throughout the masonry wall. All of these signs hint that the plate is deteriorating and pack rust is starting to form behind the masonry wall. As the rust forms the plate deteriorates further and starts to deflect. Refer to photographs P2.2.2A, P2.2.2B, and P2.2.2C.

Note: Retrofit of the existing steel lintel is required for the safety and serviceability of the structure. It is recommended that the existing masonry wall and second floor be temporarily supported and the existing deteriorated steel plate be removed and replaced. The existing steel beam is also required to be inspected and restored as needed during this process.



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Photograph P2.3.1A

2.3.1 Deteriorated Sill Joints

The masonry sill joint around the building is in poor condition and has eroded, spalled, and cracked in many locations. The deterioration of the sill joint is one of the sources of the water observed in the basement. Refer to photograph P2.3.1A

Note: Restoration of masonry sill joints and damaged units is required for the serviceability of the façade system and the overall building envelope.

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Photograph P2.3.2A

2.3.2 Existing Metal/ Anchors

There are multiple areas throughout the Façade where old anchors/ clips and conduit are present. The rusted old inclusions within the building are causing accelerated deterioration of the building's façade. Refer to photograph P2.3.2A

Note: Retrofit of the masonry affected by the rusted clips/anchors is recommended to maintain serviceability of the façade system and the overall building envelope.



Photograph P2.3.3A

2.3.3 Existing Mortar Joints

The joints through the masonry wall are in overall poor condition and should be repointed. Refer to photograph P2.3.3A

Note: Retrofit of the masonry joints is required to prolong the serviceability of the façade system and the overall building envelope. It is recommended that the joints be repointed as needed.

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Photograph P2.3.4A



Photograph P2.3.4B



Photograph P2.3.4C

2.3.4 Steel Beam 2nd Floor

The steel beam supporting the masonry at the second-floor level is concealed by architectural finishes and is required to be exposed for further inspection. Based on the condition of the masonry above the beam and the notable bulge present at the second-floor line, it is likely the steel beam has deteriorated and requires structural restoration. The bulge in the masonry appears to have been stabilized previously via the addition of a through-bolted steel plate. The bulge in the masonry is continuing to grow, indicating that additional restoration is required. The additional restoration can only be determined after exploratory demolition. The nature of the second-floor lintel and its location relative to the sidewalk and main entrance to the building poses an immediate safety concern. Refer to photograph P2.3.4A, P2.3.4B, and P2.3.4C

Note: It is recommended that the beam be uncovered for further inspection. Restoration/ replacement may be required depending on its current condition to maintain the building's overall safety and serviceability

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Based on the findings of our inspection and evaluation of the structure, we have determined that there are many areas that require structural restoration to ensure the safety and serviceability of the structure. Further, there are many concealed areas which require finishes to be removed and or exploratory demolition to occur to permit proper inspection of the structure.

In our opinion, restoration of the existing façade, installation of the related temporary support elements, and restoration of the basement wall and vestibule areas will be very labor intensive, time consuming, and risky for the contractor. Further, the restored façade/envelope conditions will not provide the same level of serviceability to the building as modern code compliant materials and build-ups. Accordingly, to provide compliance with the new architectural façade layout we recommend to remove and replace the façade as required. We recommend to have all cost-related elements of the new construction and or the restoration to be determined by a reputable contractor.

If there are any questions regarding the contents of this structural evaluation report, please do not hesitate to contact me directly.

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Sincerely,

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