



**SR-1 – OBJECTIVE STAFF REPORT (05-29-2026)**

*This report, prepared by staff, summarizes the proposed scope of work, the existing conditions at the property, and any factual background information. No PDD/HDC staff analysis/opinion is included.*

**ADDRESS:** 6568 WOODWARD

**MEETING DATE:** 06-10-2026

**APPLICATION NUMBER:** HDC2026-00268

**HISTORIC DISTRICT:** JAM HANDY/NORTH END – EAST GRAND BOULEVARD

**APPLICANT/ARCHITECT:** BLAKE HILL/MCINTOSH PORIS ARCHITECTS

**OWNER:** BRC 6568 WOODWARD, LLC

**DATE OF PROVISIONALLY COMPLETE APPLICATION:** 05/18/2026

**DATE(S) OF STAFF SITE VISIT:** 05-27-2026

**SCOPE PHRASE FOR AGENDA:** REPLACE FRONT AND SIDE BAYS, REPLACE WINDOWS

**PUBLIC HEARING PER 21-2-77:** NO

**SUMMARY OF SCOPE OF WORK:**

*Based on staff review of the submitted documents, the following work is proposed:*

- Replace wood elements of bays at front façade and side wall with new composite elements
- Repair or replace aluminum-clad wood windows at the with new aluminum-clad wood windows

**MISSING INFORMATION, CLARIFICATION, OR OTHER ITEMS RELATING TO A COMPLETE SCOPE OF WORK:**

- None

**EXISTING CONDITIONS:**

- Designed by Almon C. Varney and erected ca. 1894
- The building is three stories in height and is clad with brick
- The front and side walls include two story, original bays which feature hipped roofs with dentilated soffits and classical pediments, wood panel cladding, and non-historic aluminum-clad wood windows
- Aluminum-clad wood windows are located at the front and side walls
- Non-historic aluminum storefronts which are located at the building's first story were installed ca. 2017



- **6568 Woodward, facing southeast, photo by HDC staff**



- **Base Unit Tools, 6568 Woodward, outlined in green**

#### **BACKGROUND INFORMATION:**

- The HDC issued a COA for the rehabilitation of the building at the June 22, 2016 regular meeting (COA 16-4878). The application proposed the installation of new aluminum storefronts and repair of the existing wood bays which are currently proposed for replacement. The application also proposed to maintain and repair the then existing historic windows, if possible. New windows were to be installed if necessary.

#### **DISTRICT INFORMATION/SIGNIFICANCE:**

- The historic district was designated in 2015
- The designation report for the district indicates that the building contributes to the district

#### **REPORT PREPARED BY: JR**