



22 January 2020

**MEMORANDUM**

From Devan Anderson

To: Jennifer Ross, Detroit Historic Districts  
Commission

**RE: 4100 WOODWARD BLOCK  
DETROIT, MICHIGAN 48202  
QE PROJ. NO. 41919070**

Subject: **Rehabilitation Scope of Work**

The west side of the 4100 block of Woodward Ave. (4133-4161 Woodward Ave.) has been a Mixed-Use Commercial/Residential building since it was first constructed in the early 20<sup>th</sup> century. However, it is believed that the last residential tenants moved out of the upper floors in the late 1960's. The building has hosted a variety of commercial tenants during its long life, most recently a Flower Shop, a Restaurant and a Liquor Store. The second floor has been entirely abandoned for over 50 years. The building has load-bearing masonry exterior walls, interior masonry tenant separations, wood floor and roof joists as well as wood interior non-bearing-wall construction. New steel structure has been added to replace some of the original interior masonry components over the years. The second floor windows, and the exterior brick masonry are original to the building. All of the first floor storefronts as well as a 1-story kitchen addition at the building's rear were installed after 1970. The building's footprint measures 14,200 square feet.

The general intent of the project is to completely gut the interior of the building, remove the second floor framing entirely as well as all of the interior masonry walls, and then open up the entire volume of the interior as a white box for a future Grocer Tenant to build-out and occupy. Our current proposal also involves any structural re-framing and re-roofing required to preserve the historic exterior envelope. Years of leaks and intermittent exposure to the elements will require the evaluation and replacement of wood joists and other natural materials slated to remain. We also propose to undo a lot of the unsympathetic construction that has occurred over the years and catch up on the deferred maintenance through which the building has suffered. The intent is to simulate the look of the original building, retaining existing historic materials wherever possible and using modern materials where necessary to accurately recreate the original detailing without creating a false sense of history.

Further, specific scope items include the following:

1. Recreate the missing original decorative banding at the second floor with new fiberglass (glass-fiber reinforced polymer – GFRP) banding.
2. Remove the CMU infill at the original residential entry along the North Elevation and replace with new brick masonry to match the adjacent.
3. Enclose five (5) existing service-door locations. Those at the West elevation will be with brick and those at the 1-story addition will be with CMU.
4. Remove the small, CMU "cooler addition" from the North side of the 1-story addition, and enclose any resultant wall opening there with new CMU.
5. Remove all of the existing mechanical equipment currently installed atop the 1-story addition's roof.
6. Repair the masonry of the historic parapet walls and replace the existing deteriorated parapet caps.

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7. Install new roofing membranes, insulation, gutters, downspouts, and roof sumps on both roofs.
8. Locate two new pieces of rooftop mechanical equipment atop the rear one-story addition's low-roof.
9. Increase the height of the existing masonry parapets of the rear, one-story addition by 8 feet to conceal this new equipment from public view.
10. Clean, repair and repoint the existing brick masonry in accordance with the Secretary of the Interior Standards and Preservation Briefs 1, 2 & 6, as well as the requirements of the Traditional Main Street Overlay Area contained in Section 51-14-441(b)(1) of the Detroit Zoning Ordinance.
11. Repaint the entire building with a breathable tinted coating designed for masonry applications.
12. Replace the existing, six (6), second floor awnings and add six (6), new, fabric awnings.
13. Replace all thirty-four (34) of the existing, deteriorated, second floor windows with new aluminum windows to match in size, style, profile and detailing, including the replication of the original brick molds. These windows will be "fixed" sash windows but will match the appearance of offset sash operable windows.
14. Open up ten (10) of the existing window openings that have been enclosed with masonry at the second floor on the west (rear) elevation and install new aluminum windows there. The (2) window openings on the South Elevation, and six (6) of the windows on the West elevation will remain enclosed with existing masonry.
15. Remove all of the existing, non-historic storefronts at the East (front) elevation and install new storefronts that are more in keeping with the transom arrangement of the original building. Each new storefront will rest atop a new painted masonry stub wall to raise it off the ground and align it with the original sill heights, as well as protect it from salt and the elements.
16. Create two (2) new commercial entries with interior vestibules. One on the East (front) Elevation, and another directly opposite along the West (rear) Elevation.
17. Create three (3) new commercial storefront windows along the West (rear) Elevation.
18. Retain all of the remaining leaded-glass transoms over the original residential entry locations.
  - a. As none of the original Residential Entry Doors remain. The area below these transoms will be enclosed with a permanent panel, similar to the current condition at the existing Restaurant's portion of the façade.
19. Add eighteen (18) new decorative gooseneck fixtures.
20. Install an entrance Canopy with integral lighting at the new West (rear) Entry.
21. Provide a new loading dock along the North elevation of the building, enclosed with a new 8 foot screen wall and roofed with a new canopy.
22. Create three (3) new exterior service-door openings and add an overhead coiling door in an existing opening at the new loading dock.
23. Please note that any murals as well as any building-mounted signage will be presented by the Grocer Tenant as part of a second, follow-up application for your separate consideration.

Sitework is also being proposed as a part of this current project, including the following:

1. Repave and restripe the entirety of the existing parking lot.
2. Adjust the Willis St. curb cuts to accommodate the adjustments to the parking lot layout.
3. Reopen the North / South alley separating the subject property from the Parks Insurance Building for public use.
4. Provide accessibility improvements to building entrances.
5. Provide new parking lot lighting.
6. Improve site landscaping.
7. Install a new Dumpster Enclosure.
8. Install a new Shopping-Cart Corral.
9. Add a new pad-mounted electrical transformer to carry the upgraded electrical service to the building.

END OF MEMORANDUM