

4/17/2023

Detroit Historic District Commission
Coleman A. Young Municipal Center
2 Woodward Ave #808
Detroit MI 48226

RE: 1346 Broadway Street, Harvard Square Building

Dear Historic District Commission:

Kraemer Design Group (KDG) is writing to submit information to the Detroit Historic District Commission (HDC), on behalf of Cambridge Acquisitions, LLC regarding the rehabilitation to 1346 Broadway Street. Building owner Cambridge Acquisitions, LLC proposes to renovate the building to include approximately 6,000 square feet of food and beverage space for a single tenant, spread across a portion of the basement, a portion of the first floor, and mezzanine, and approximately 28,000 square feet of residential space on the second through tenth floors. The proposed work detailed in this application includes restoration of the exterior masonry, restoration of historic windows, the repair of the building's fire escape, removal of the flagpole, and installation of new windows, storefront system, exterior doors, roofing material, and rooftop equipment. Each of these items is described below in more detail.

Historic Occupants and Designations

The Harvard Square Building is a contributing building in the Broadway Avenue Historic District on the National Register of Historic Places and the Broadway Avenue Local Historic District. The period of significance for the district is 1896-1954. Designed by the Detroit architectural firm of George D. Mason & Company Architects and completed in 1926, the Harvard Square Building replaced an earlier three-story commercial building. The Broadway Exchange Building was constructed with commercial spaces in the basement, first floor and mezzanine levels. The upper floors of the ten-story building housed offices for a wide variety of professionals such as engineers, lawyers, doctors as well as insurance companies and realtors. The attic floor provided space for mechanical equipment. In 1928 the building acquired the name American Radiator Building, and the American Radiator Company occupied most of the building at that time. The building name changed to the Phillips Building in the 1950s, and finally the Harvard Square Centre Building in 1977. The retail spaces have housed many different tenants including the Merchant's Salvage Company Mortgage Liquidators, Federated Clothes, the Broadway Market (which featured the very popular Lefkofsky's Delicatessen and Kreger's Drink Shoppe) and most recently the Paris Bar. The building has been vacant since the late 1990s, with the exception of the Paris Bar nightclub on the first floor (which closed in 2015).

Integrity and Current Conditions:

The Harvard Square building retains much of its historic character as exterior terra cotta, brick, variegated marble, and the building's original windows—cold rolled steel double-hung windows and hot rolled steel casement and fixed windows are extant. At the sidewalk level, the historic storefront has been altered and is no longer extant. The structural system of the historic canopy is present but deteriorated, and the historic public-facing elements of the canopy are not extant. Although a significant portion of the exterior historic materials remain, the historic masonry requires restoration and replacement with like materials in areas with significant deterioration (spalling, cracking) and the cold rolled steel double-hung windows are likewise significantly deteriorated and require replacement with historically compatible single-hung aluminum windows.

Overview of the Scope of Work:

The scope of work regarding the Harvard Square building focuses on the restoration of existing historic materials and the replacement of historic elements with in-kind replacements only when necessary. The masonry exterior of the building will be cleaned using the gentlest means possible. Character-defining architectural features such as the molded terra cotta units will be restored where possible and replaced with new terra cotta units, matching the historic units, only when necessary. While historic windows remain, the majority of the historic windows are cold rolled steel double-hung windows that require replacement due to their deteriorated state and the nature of their construction. The proposed historic replica



aluminum single-hung replacement windows will replace the original cold rolled steel windows. As the fixed casement hot rolled steel windows on the mezzanine floor are in fair condition and can be repaired, these windows will be restored and retained. Windows on the east elevation on floors four through nine will be infilled due to the proposed construction of a ten-story addition to the buildings directly east of Harvard Square. The building's historic storefront is no longer extant, and a new storefront will be constructed using the original drawings and historic photographs as guides to develop a historically compatible storefront system. The scope of work for other areas of the exterior including cast iron elements, signage, exterior lighting, roof, rooftop equipment, the flagpole, and alley fire escape are described below.

Masonry:

Harvard Square building is constructed of concrete-encased steel framing and is clad in common beige brick and terra cotta. Above the street level, the façade is virtually unaltered from its original design. The façade, facing south, is clad in buff-colored terra cotta blocks of various sizes except for the mezzanine level which is clad in a variegated mauve-hued marble. Elaborate round terra cotta reliefs of male and female agricultural allegories are located on the second floor, and a detailed belt course of vinette vines and classical figures is located between the second and third floors. Elongated pilasters of terra cotta divide the façade into three bays rising from the third to the tenth floors which are topped with foliated terra cotta arches. Terra cotta plaques are centered in the spandrels between the windows of each floor. Topping the façade is a low gable roof with a molded terra cotta cornice. A terra cotta rondel is centered in the tympanum of the pediment. Sculpted lions sit on shelves adjacent to the pilaster capitals and sculpted winged women are located between the arched window spandrels.

The north, east, and west elevations are clad in common beige brick with exposed structural reinforced concrete members. On the south third of the east elevation, two bays of windows are centered on either side of a blind brick bay. Each bay is topped with round arches of soldier brick arranged in a sunburst pattern and geometric terra cotta panels. Above the arches and below the molded terra cotta cornice are two sculpted lion's head gutters. The brick directly below the cornice at the roofline on the east and west elevations has a painted, "Harvard Square Centre" sign. In the central bay between the eighth and tenth floors there is another painted sign advertising office and loft space for rent on the east and west elevations. Photographs from the 1950s onwards depict signage in both of these locations.

All historic masonry materials and elements will first be cleaned using the gentlest means possible based on mockups of the proposed cleaning process. Joints between all masonry units will be tuckpointed as needed with a mortar matching the existing mortar in terms of compressive strength, texture, color, and overall appearance. Existing holes in the exterior will be patched and existing anchors will be removed and the resulting holes will likewise be patched. Paint will be removed from the building's masonry surfaces following mockups demonstrating the paint removal process will not damage the historic masonry surfaces beneath the paint. Signage near the roofline of the east and west elevations will be repainted with the building's current branding using solid black letters on a white background. The advertising signage in the central bay of the east elevation will be obsolete due to the 10-story addition approved for the neighboring buildings. The signage in the central bay of the west elevation will be removed.

Where feasible, deteriorated terra cotta units will be routed and patched with patching material color-matched to the historic terra cotta units. Spalled terra cotta units may also be coated with a clear glazing where patching is not necessary. Terra cotta units spalled and cracked beyond repair will be removed and replaced with replica terra cotta units using extant units as models for the replicas. Likewise, brick units that can be patched where feasible using a patching material that is compatible with the brick and matches brick in terms of color. When patching is not feasible, existing brick will be replaced with brick matching the original in terms of color, dimension, and overall appearance.

The mauve-colored marble panels will be repaired through sealing cracks, sealing the perimeter of the panels, patching, polishing, and replacing panels only when the original panels are deemed deteriorated beyond repair. Replacement panels are to match the original panels in terms of material, color, pattern, dimension, and overall appearance.

Cast Iron Elements:

Historic cast iron railings are present at the top of the belt course between the second and third floors of the façade and span the space between the elongated pilasters that frame each of the three bays. The window surrounds on the mezzanine floor of the façade are also cast iron. All cast iron elements on the façade will be cleaned, any existing paint will be removed, after which the cast iron surfaces will be painted dark bronze.



Windows:

The original windows for the Harvard Square building are extant and were assessed by Kraemer Design Group and BlackBerry Systems, Inc. This scope of work includes the restoration of windows at the mezzanine, the infill of windows on the east elevation on floors four through nine, the infill of a small number of windows on the building's rooftop penthouse, and the replacement of all other windows. Please see the attached window survey documenting the condition of Harvard Square building's existing windows.

On the façade, hot rolled steel frames and casement and fixed sashes exist on the mezzanine floor and are in fair to good condition, as are the cast iron ornamental frames and decorative mullions between the windows. Thus, the Owner seeks to restore these windows which involves the stripping of all paint and corrosion, the repair and replacement (if necessary) of sash and frame components, the caulking and sealing of the frame's components, and finally the painting of the frames and sashes in a dark bronze color as the frames and sashes were originally painted. The glass in the windows on the mezzanine floor is ¼ inch clear float glass and will be replaced with ¼ inch clear tempered glass.

All other windows on the façade and north, east, and west elevations are cold rolled steel frames and double-hung windows in poor to fair condition. Windows on the south, east, and west elevations are one-over-one double-hung windows and windows on the north elevation are two-over-two single-hung windows. Originally painted, the exterior of the windows is marred by extensive rust and failure of the original glazing compound and perimeter caulking. Exterior sills and sill rails are corroded resulting in the failure of joinery, and interior glazing beads at the sill and meeting rails of some windows are warped due to water infiltration and repeated exposure to freeze-thaw cycles. The original glazing compound, caulking, and interior plaster surrounding the window frames all contain asbestos thus these materials need to be abated and disposed of. Glass in all of the cold rolled steel double-hung is ¼ inch clear float glass, except for the windows on the north elevation facing the alley, which have ¼ inch wire glass.

Restoration of cold rolled steel frame and sash windows is very difficult as the interior of the components is hollow. Even if rust on the exterior of the frame and sash are abated, rust and corrosion continue in the interior void of the components eventually resulting in degradation of the entire unit. Thus, the Owner seeks to remove the existing cold rolled steel frames and double-hung sashes and replace them with new thermally broken historic replica aluminum single-hung windows with historic exterior panning and sill. The replacement windows will have insulated glass with Cardinal 272 low-e and argon fill, an AAMA 2605 painted finish matching the historic dark bronze finish, and standard hardware. Replacement windows will match the appearance, size, design, proportions, profiles, and sightlines of the historic windows being replaced in accordance with NPS Preservation Brief 9 - Window Replacement Guidelines. Replacement windows shall also match the existing historic window's position in the wall and the dimensions of the individual elements including but not limited to head, sill, panes, jambs, sash, and overall depth. Please see the attached document describing the proposed replacement windows for additional details.

Existing window openings on the east façade on floors four through nine will be infilled as a ten-story addition to the adjacent buildings east of Harvard Square has been approved by HDC and is moving forward, thus rendering the windows in this area of the east elevation obsolete. With the neighboring addition, the existing windows on this wall will need to be infilled to provide an adequate fire rating. To preserve the historic window openings on this elevation, the existing sills will remain and the masonry infill will be set back 1 inch from the face of the surrounding brick. The new infill brick shall match the existing brick in color, texture, dimension, and overall appearance. All windows not affected by the addition will be replaced using the replacement windows described in the previous paragraph.

Existing windows on the north, east, and west elevations of the rooftop penthouse will be infilled with new brick masonry. The openings to be infilled are located in utility spaces on the roof. To preserve the rhythm of the openings on the penthouse, the masonry infill will be set back 1 inch from the face of the surrounding brick and the existing sills will remain. The new infill brick shall match the existing brick in color, texture, dimension, and overall appearance.

Storefront, Exterior Doors, and Canopy:

The original drawings show that the storefront was composed of three sections. The west section contained two fully glazed entrance doors accessing the tenant lobby which were topped with a transom window. The central section contained a storefront with large, plate glass display windows and a deep, recessed entry centered on the façade. The storefront entrance was a single fully glazed door topped with a transom window. The east section contained two fully



glazed entrance doors topped with a transom window, accessing a stairwell going down to the basement. Drawings indicated that the entryway surrounds and bulkheads were intended to be clad in the same marble as that which exists between the mezzanine and 2nd floor. A flat, rectangular canopy with rounded exterior corners stretched across the façade between the 1st floor and mezzanine. Six tie rods affixed to the top of the canopy anchor the canopy to the structure at the mullions between the mezzanine floor windows.

The existing storefront, doors, and canopy located on the first floor of the south façade have been heavily altered and no longer contain historic materials or adhere to their historic designs. Therefore, a new storefront, exterior doors, and canopy will be designed and constructed based on the new building use needs and the historic designs for the storefront, doors, and canopy evidenced in the original drawings and a 1926 photograph. The new storefront will be dark bronze in color and will be compatible with the massing, size, scale and architectural features of the building without appearing falsely historic. Mesabi black granite will be used at the storefront base. The west section of the storefront will contain a fully glazed door beneath a transom window, which will provide access to the tenant lobby. The central section will contain a deep, recessed entry surrounded by large glass windows. The tenant space will be accessed by two fully glazed doors beneath a transom window that are centered on the façade. A large glass window will comprise the east section as the stairwell to the basement will be removed, negating the need for exterior doors on this part of the façade. A new canopy will be constructed and colored dark bronze. The new canopy will maintain the existing size and scale and will be historically compatible with the building. Six new tie rods will be installed to connect the top of the canopy back to the building.

On the first floor of the north-facing alley elevation, two metal doors located on the western third of the elevation provide access to the interior. The remaining sections of the façade are clad in common beige brick with exposed structural reinforced concrete members. It is proposed that a pair of hollow metal doors be installed in the eastern section of the elevation and a single hollow metal door be installed at the western end of the elevation. A metal coiling door will be installed just east of the single metal door to provide access to the building's trash room. An exterior door providing access to the fire escape is located on the west edge of the north elevation on each floor beginning on the mezzanine floor and continuing to the 10th floor. These doors will be replaced with new doors matching the design, profiles, and appearance of the historic doors.

Canopy Signage:

New signage is proposed to be installed on the canopy of the façade. It is proposed that the sign on the canopy on the façade will be a self-illuminated sign, mounted to the canopy itself.

Exterior Lighting:

There is minimal exterior lighting on the building. Integrated down lighting will be included in the new canopy. On the façade, new uplighting will be added to highlight the building and decorative details. Uplighting will be added on the second floor, just above the cornice of the mezzanine floor, and will be situated between each pair of windows and on each side of the façade. This lighting is intended to highlight the decorative cornice on the second floor. Uplighting will also be added on the third floor, just above the cornice of the second floor, and will be situated between each pair of windows and on each side of the façade. The intent for this set of uplighting is to highlight the façade's elongated terra cotta pilasters. On the north elevation facing the alley, sconces of simple design will be added at each door for egress and emergency purposes.

Roof, Rooftop Equipment:

Approximately 25% of the roof is occupied by the rooftop penthouse. The penthouse is constructed of brick masonry which is in overall poor condition, with areas that are delaminating and require brick repair and replacement. As discussed in the section describing the scope of work for existing windows, the existing cold rolled steel windows on the penthouse will be removed and infilled with new brick masonry. The remaining roof area will be replaced with EPDM roofing. The masonry parapet, masonry coping, and all flashing will be inspected and repaired or replaced as necessary using in-kind materials. Deteriorated and boarded over skylights puncture the roof, which once provided light to the attic space below. As the skylights are deteriorated, boarded over, and only provide light to mechanical rooms, they will be infilled and roofed over.

New rooftop equipment including the building's generator, chiller, a dedicated outdoor air system (DOAS), and a trash chute vent will be placed on the roof per the attached drawings. As the parapets lining the perimeter of the roof are relatively short and there is limited space on the roof where rooftop equipment can be placed, KDG undertook a sight line analysis—the results of which are attached—to ensure that rooftop equipment was placed in the least visible locations. The maximum height of these mechanical units will be approximately 8'-7", including grillage, from the top of the roof level and will not exceed the height of the penthouse.

Flagpole:

The flagpole is located on the roof above the façade. As the flagpole is obsolete and in poor condition, it will be removed. Holes on the roofing left by the flagpole's removal will be patched and covered with new roofing.

Fire Escape:

The existing fire escape located on the western third of the north elevation climbs upwards from the mezzanine floor to the tenth floor. From the tenth floor, a ladder provides access to the roof. The existing fire escape will be removed, repaired, and reinstalled in place.

The items listed above provide a synopsis of the proposed scope of work for the rehabilitation of the Harvard Square building. Further detail is provided in the attached drawings, photographs, and documents. Please contact me if you have further questions.

Sincerely,

Kraemer Design Group, LLC



Brian Rebain, RA NCARB
Principal

