

Harvard Square Building - 1346 Broadway

HDC Review
April 17, 2023





1926 photograph, Detroit Public Library



1926 rendering, *Detroit Free Press*





South and east elevations from Broadway



Façade, facing Broadway





South and west elevations from Broadway



West elevation from parking lot to the west of the building





North elevation facing alley



North elevation facing alley





Storefront and façade



Upper portion of façade





Canopy connection to storefront



Canopy connection to storefront





Masonry parapet above façade, looking south



View of roof and penthouse, looking north





View of roof and penthouse, looking south



View of rear of penthouse, looking south





Hot rolled steel casement and fixed frames and sashes with cast iron surround, to be restored





Hot rolled steel casement and fixed frames and sashes with cast iron surround, to be restored





Typical cold rolled steel double-hung frame and sash, to be replaced

See the attached window survey for typical window conditions





Interior view of typical cold rolled steel double-hung frame and sash, to be replaced

See the attached window survey for typical window conditions

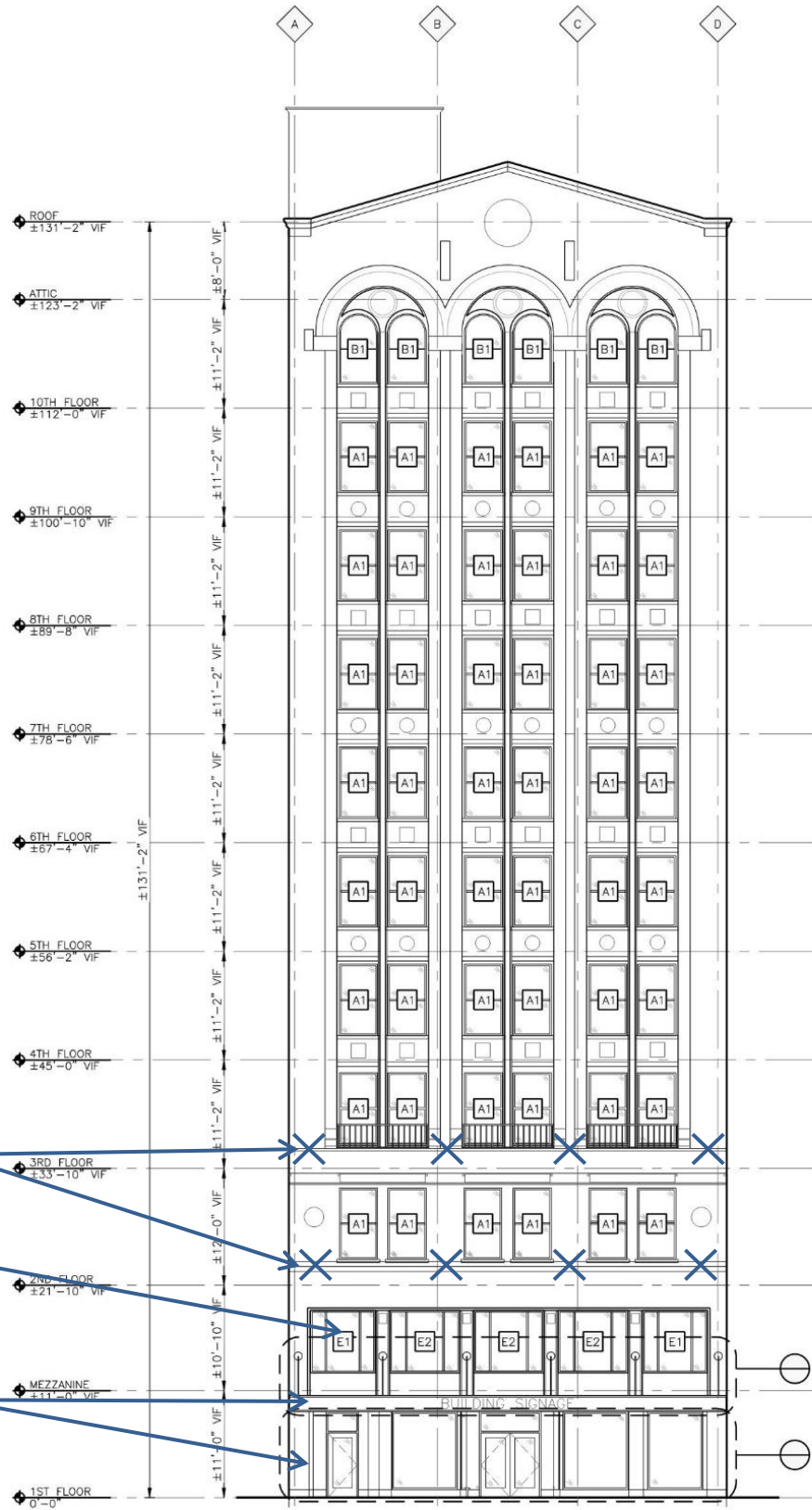




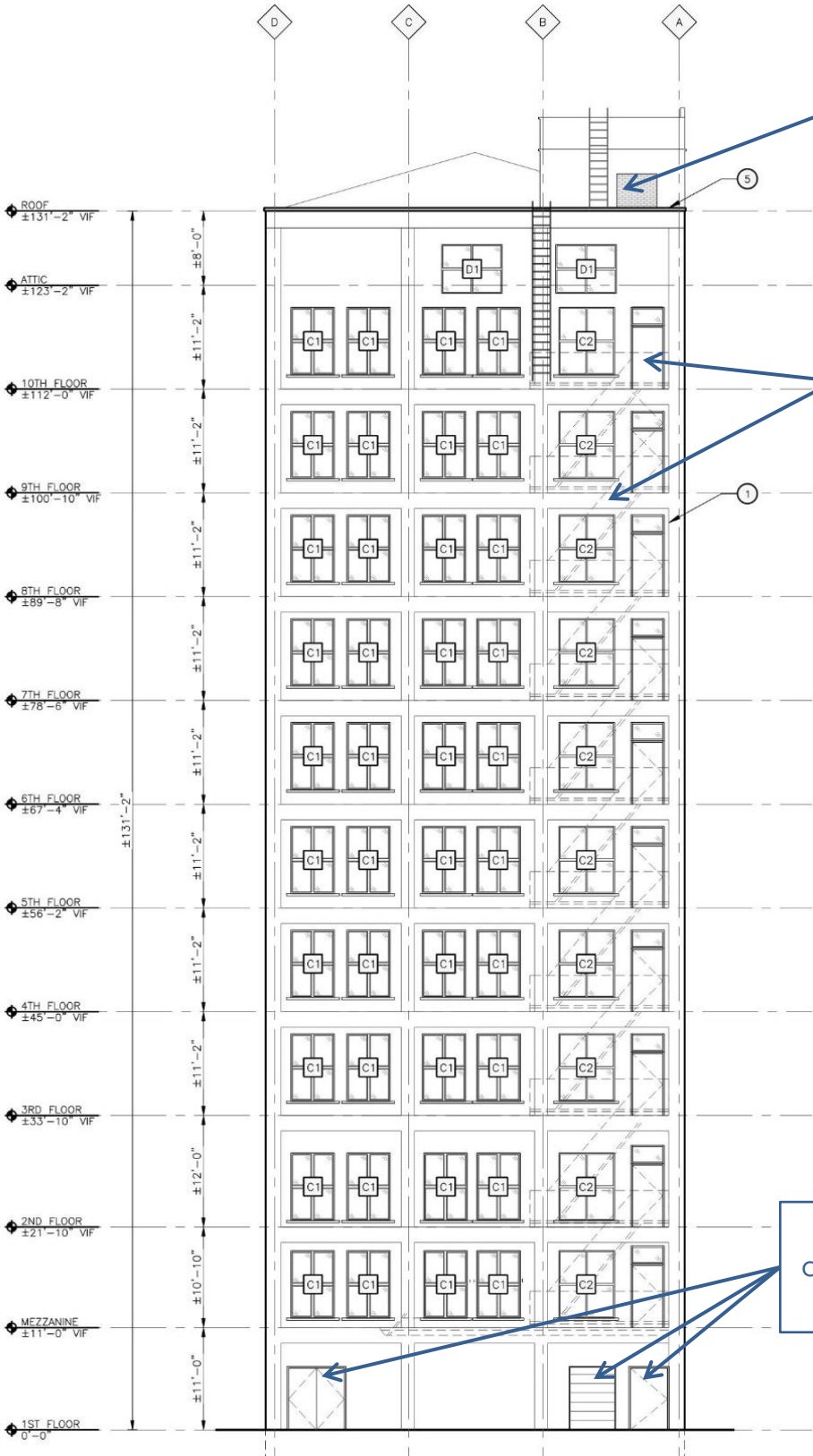
Interior view of typical cold rolled steel double-hung frame and sash, to be replaced

See the attached window survey for typical window conditions





South (Façade) Elevation



North (Alley) Elevation

Incorporation of exterior uplighting

These windows to be restored
All other windows to be replaced

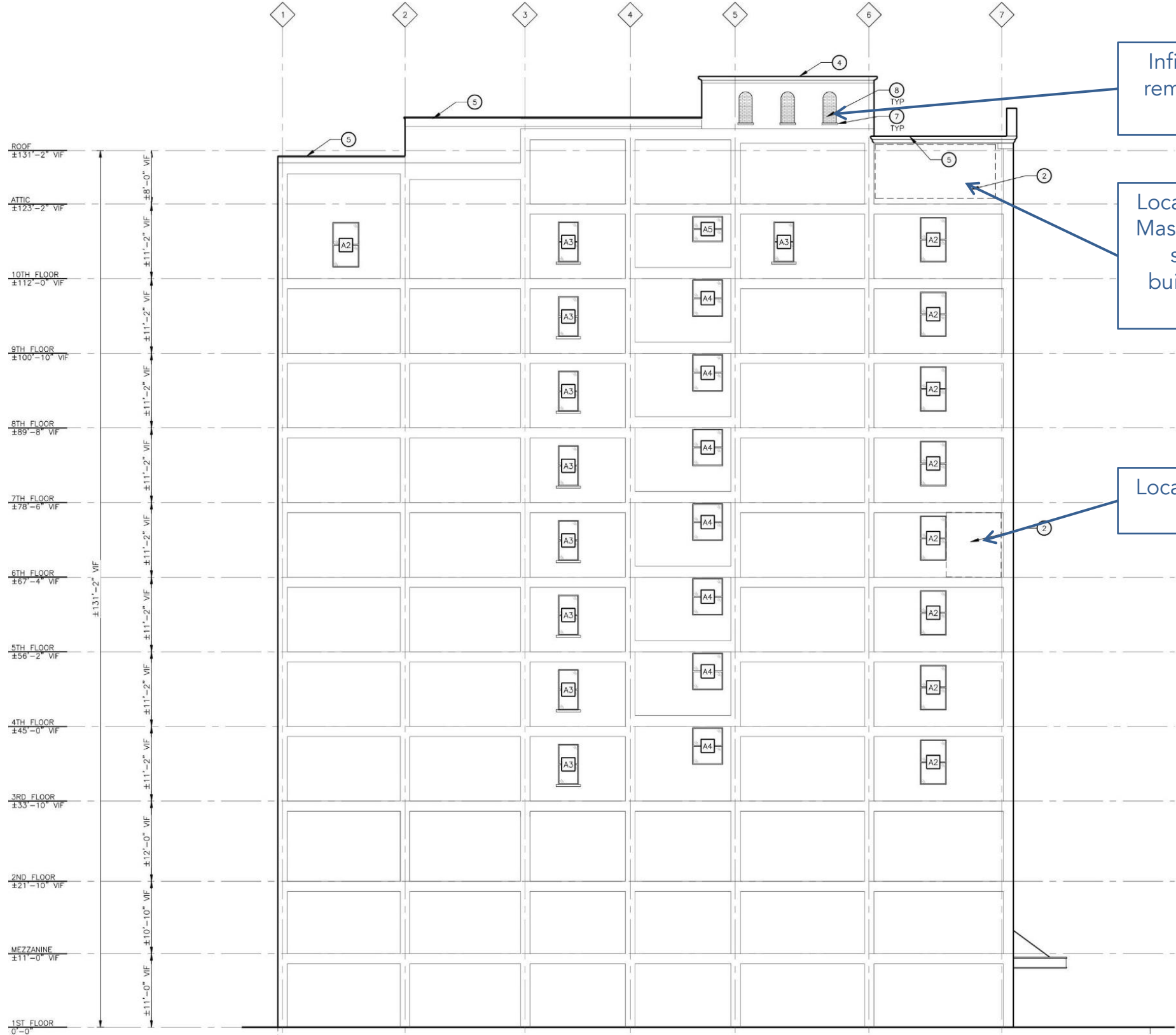
Design of historically compatible storefront and canopy. Canopy to have integrated downlighting

Infill of penthouse windows.
Sills to remain, infill brick held back 1", and new brick to match existing

Fire escape to be removed, repaired, reinstalled
Exterior access doors to be removed and replaced with new to match existing

Inclusion of exterior metal doors and metal coiling door and simple alley lighting





West Elevation



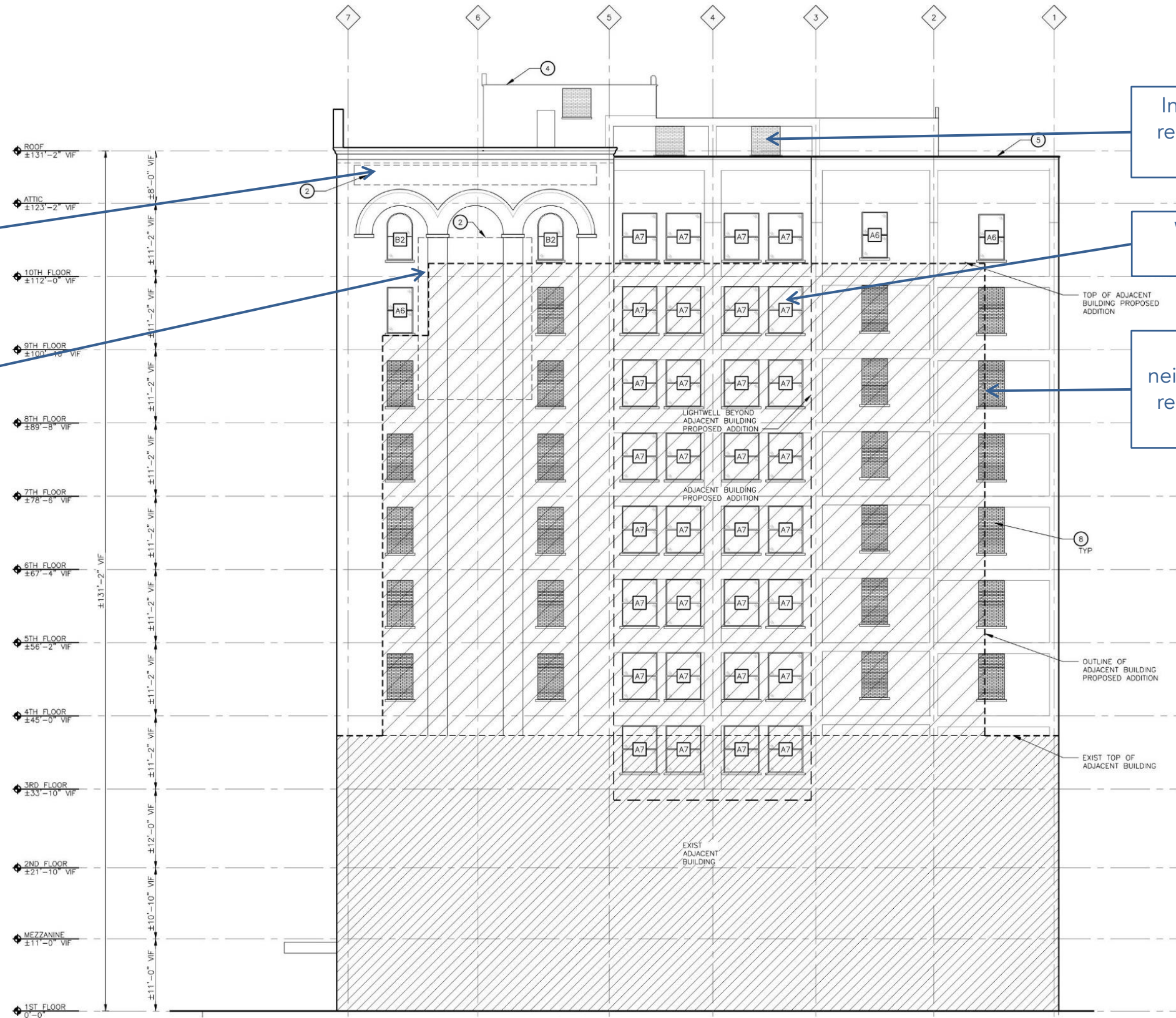
Location of painted building signage. Masonry to be cleaned, repaired, and signage repainted with current building branding using solid black font on a white background

Location of painted advertising signage to be removed

Infill of penthouse windows. Sills to remain, infill brick held back 1", and new brick to match existing

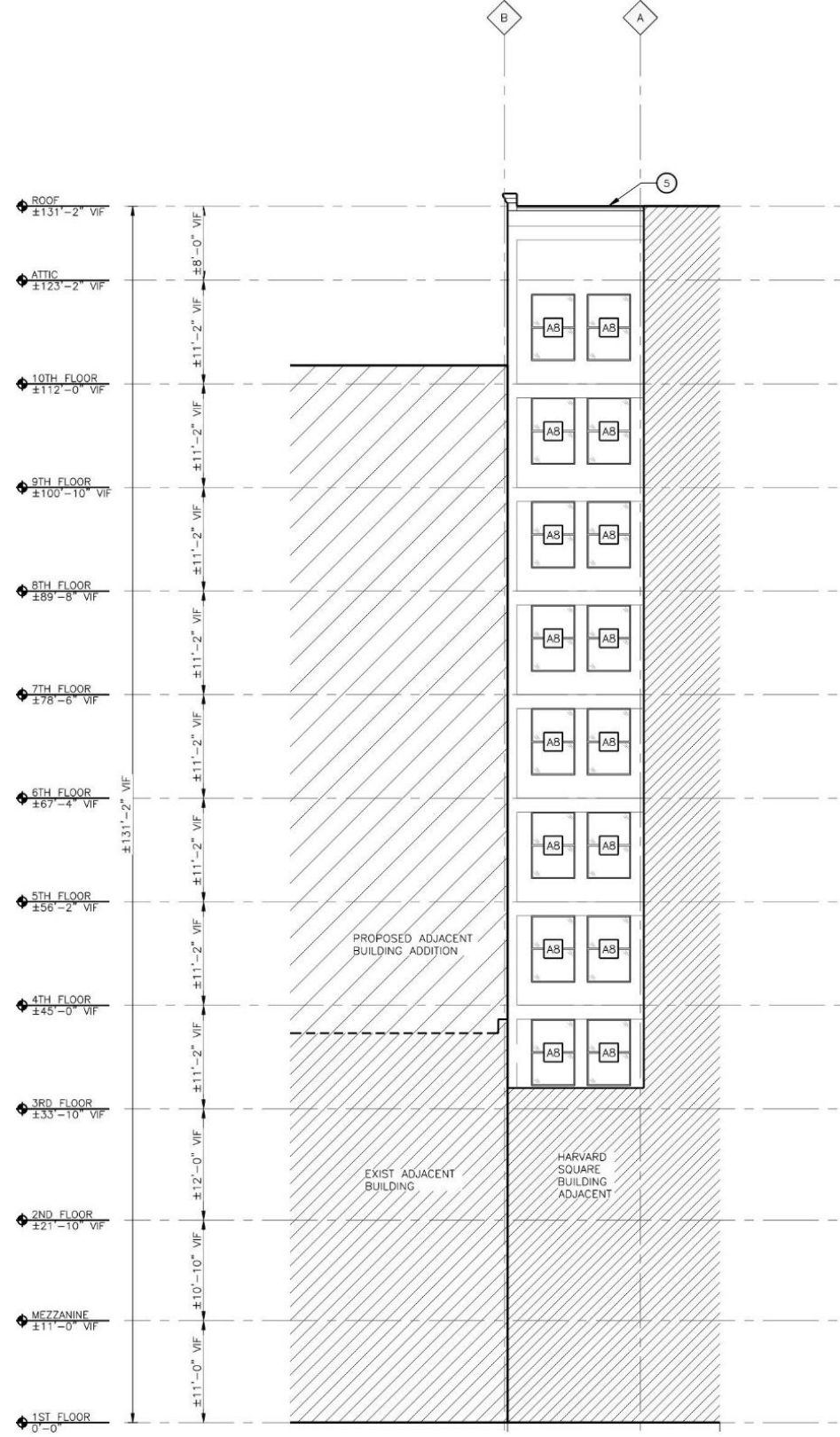
Window openings in lightwell to remain, windows to be replaced

Infill of windows blocked by neighboring building addition. Sills to remain, infill brick held back 1", and new brick to match existing

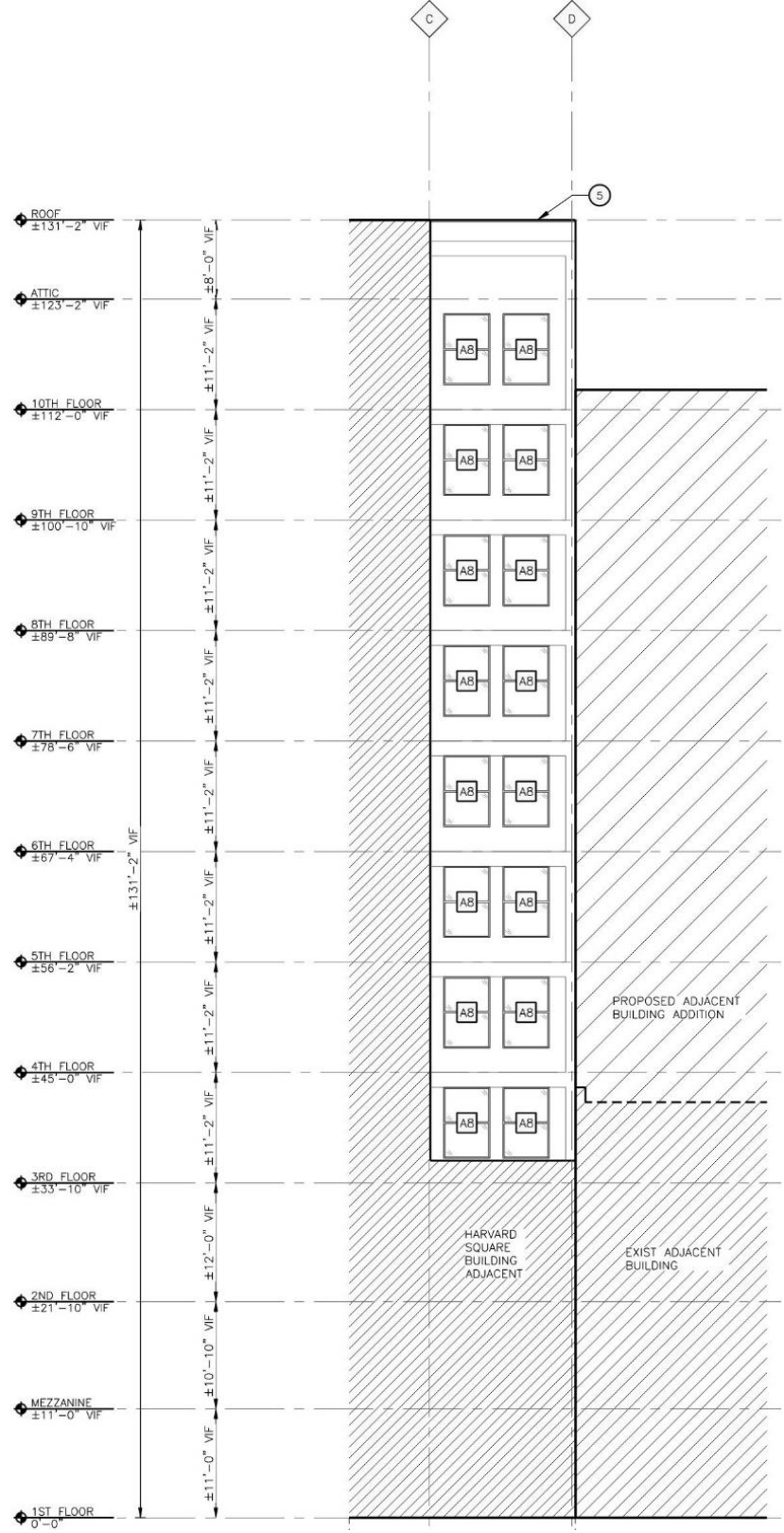


East Elevation



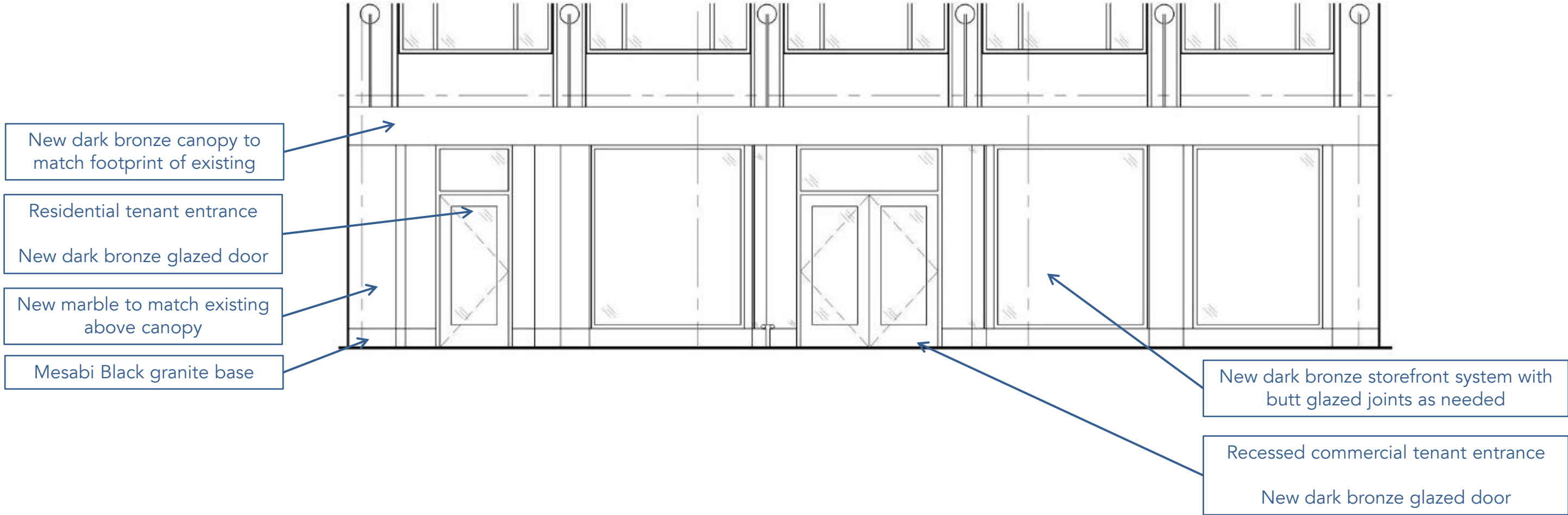


South Courtyard Elevation



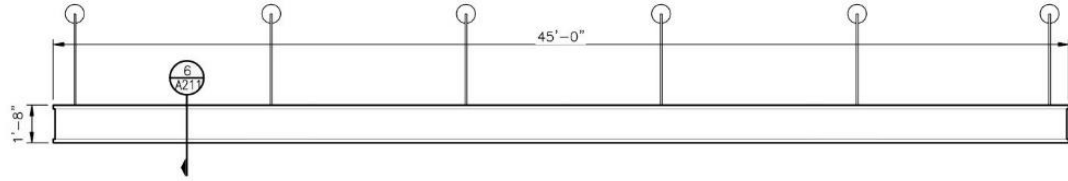
North Courtyard Elevation



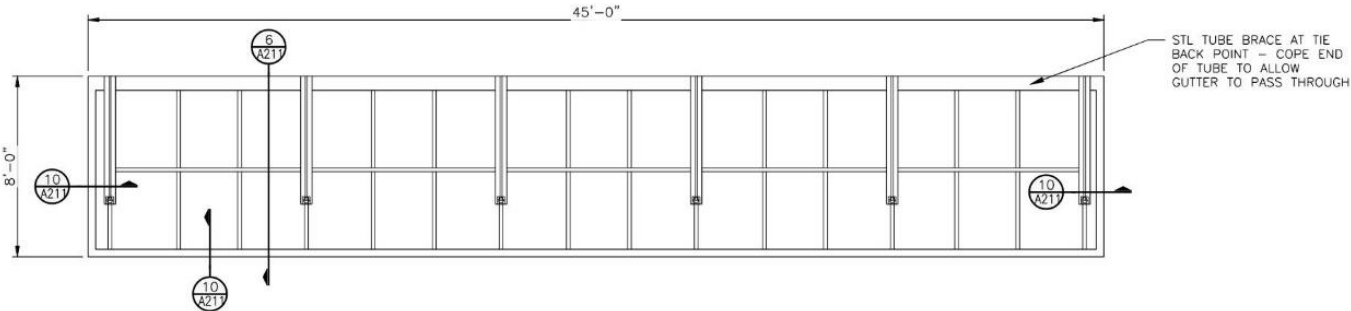


Proposed Storefront Elevation

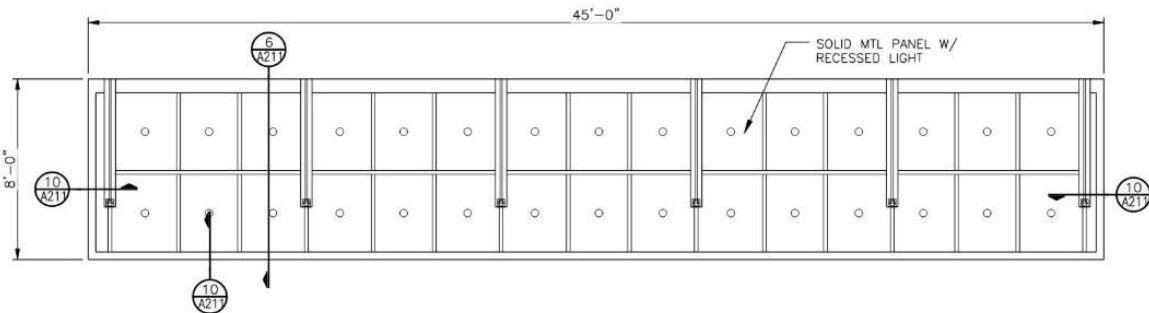




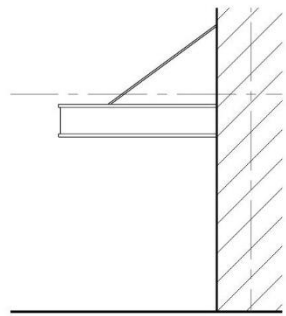
2 CANOPY ELEVATION
 A211 SCALE: 1/4" = 1'-0"
 REFERENCE LOCATIONS:



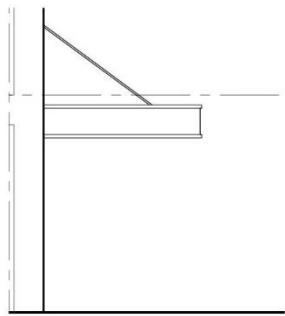
3 CANOPY PLAN
 A211 SCALE: 1/4" = 1'-0"
 REFERENCE LOCATIONS:



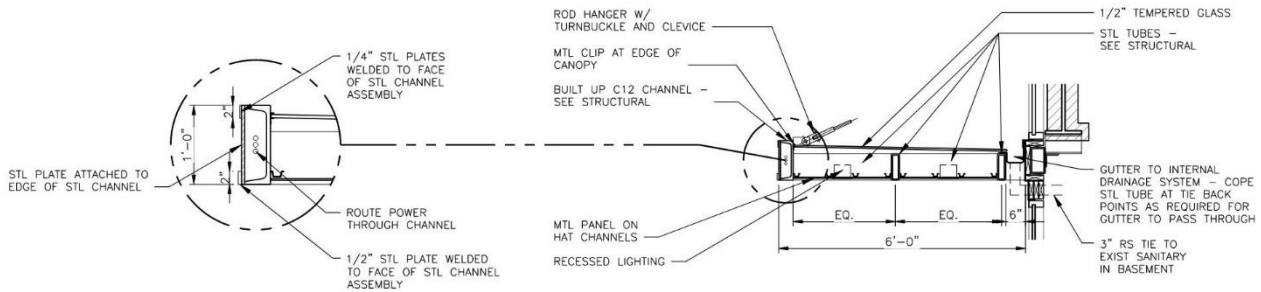
4 CANOPY RCP
 A211 SCALE: 1/4" = 1'-0"
 REFERENCE LOCATIONS:



9 EAST CANOPY ELEVATION
 A211 SCALE: 1/4" = 1'-0"
 REFERENCE LOCATIONS: A203



5 WEST CANOPY ELEVATION
 A211 SCALE: 1/4" = 1'-0"
 REFERENCE LOCATIONS: A202

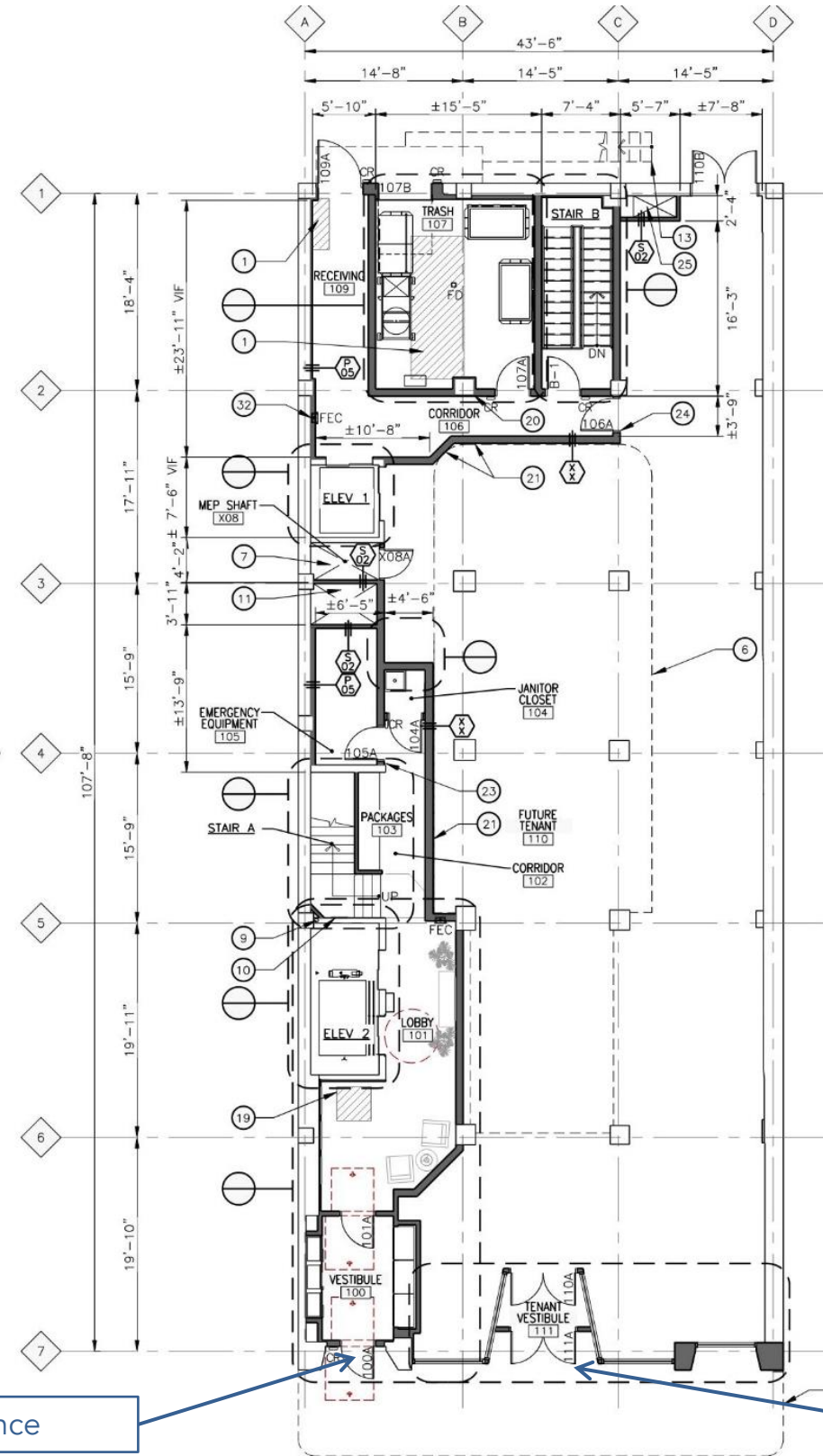


10 CANOPY EDGE DETAIL
 A211 SCALE: 1/2" = 1'-0"
 REFERENCE LOCATIONS:

6 CANOPY SECTION
 A211 SCALE: 1/2" = 1'-0"
 REFERENCE LOCATIONS:



New Canopy Details

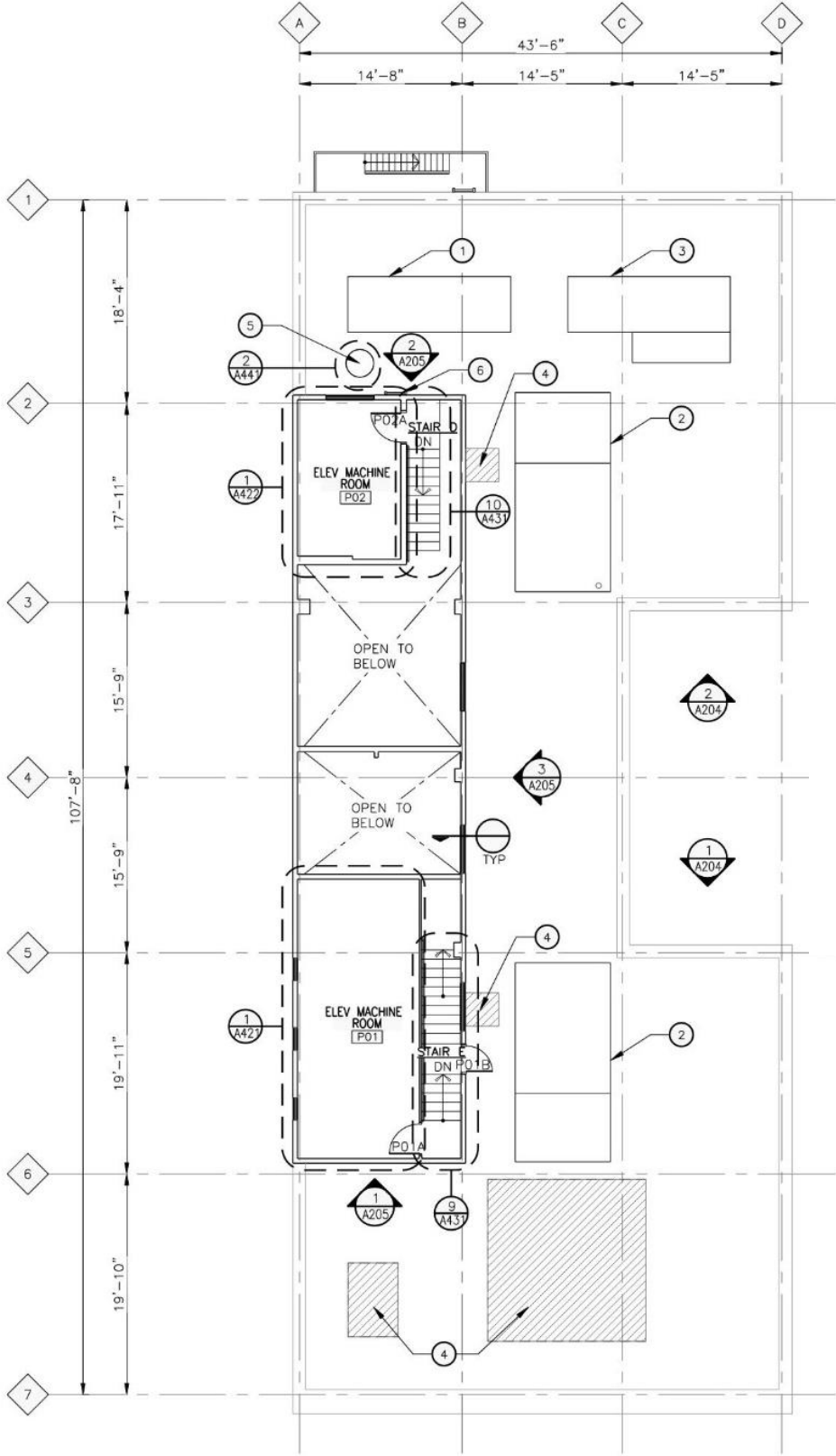


Residential tenant entrance

Recessed commercial tenant entrance

1st Floor Plan





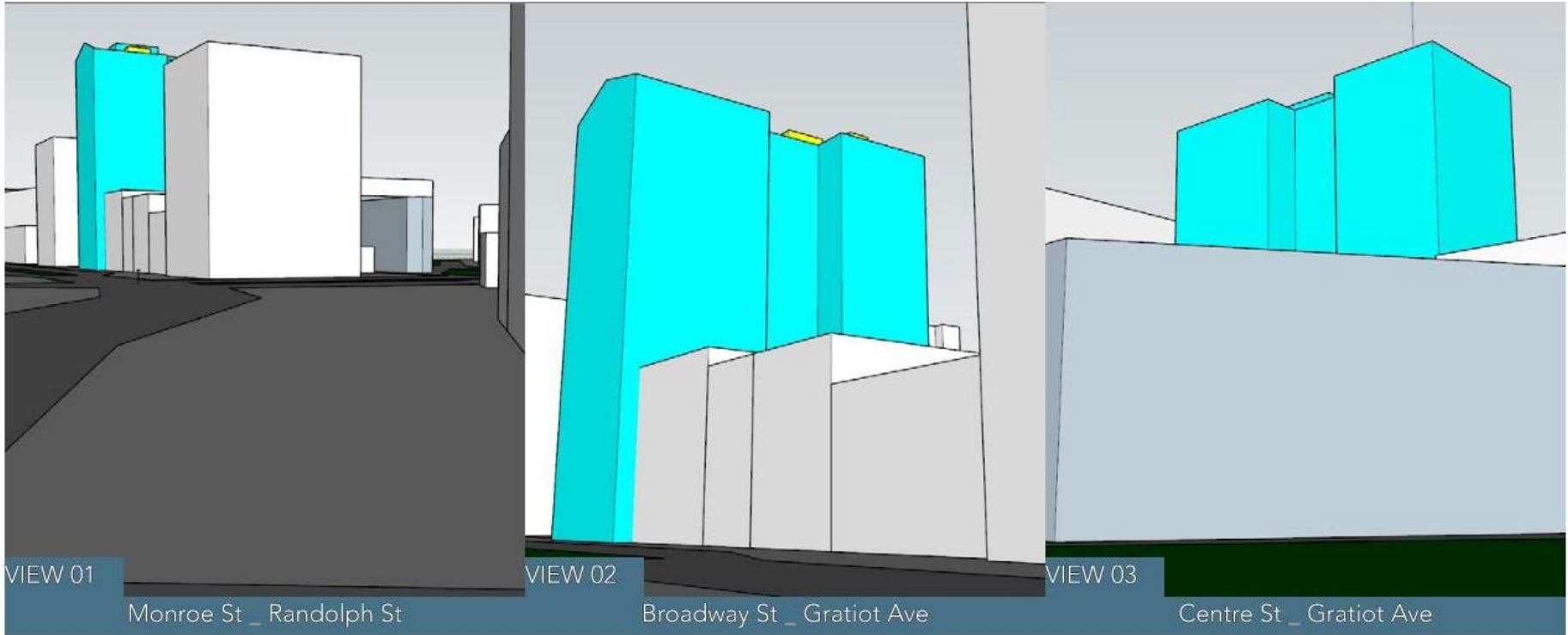
CONSTRUCTION KEYNOTES

NOTE: NOT ALL NOTES ARE APPLICABLE TO THIS SHEET.

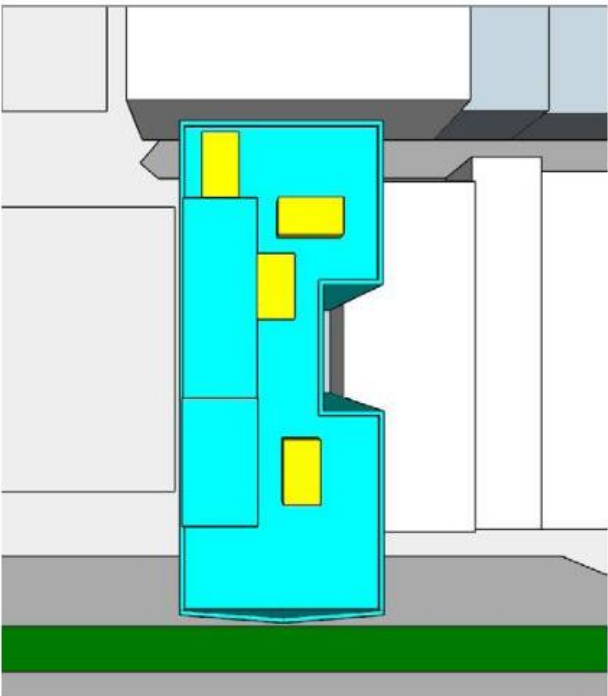
- 1 GENERATOR
- 2 CHILLER
- 3 DOAS
- 4 EXIST ROOF OPENING TO BE FILLED – COORDINATE W/ STRUCTURAL
- 5 TRASH CHUTE VENT
- 6 METAL LADDER

Roof Plan with Location of Rooftop Equipment



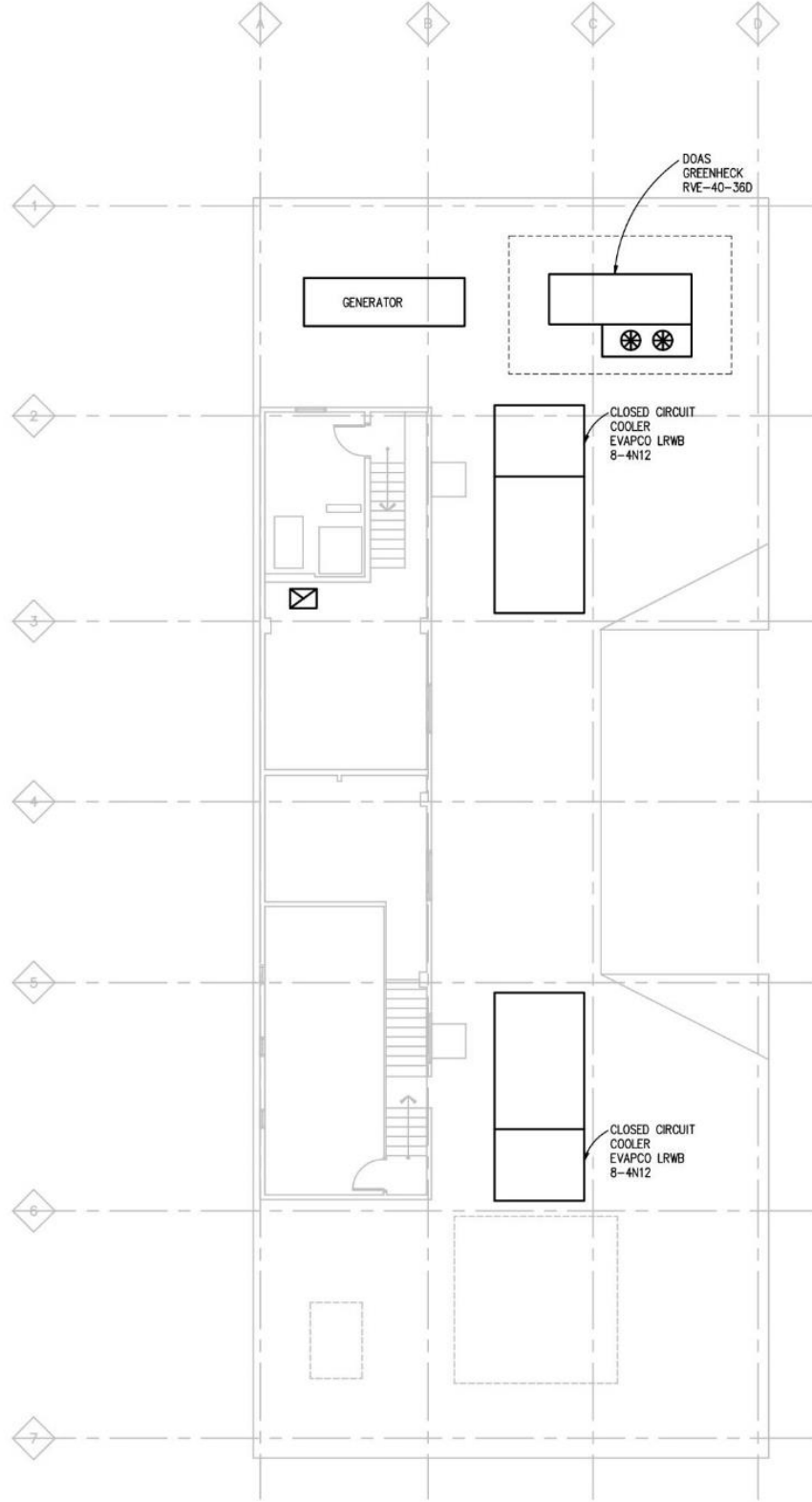


Roof Study #04
4 Boxes 8' x 14' at 8' High



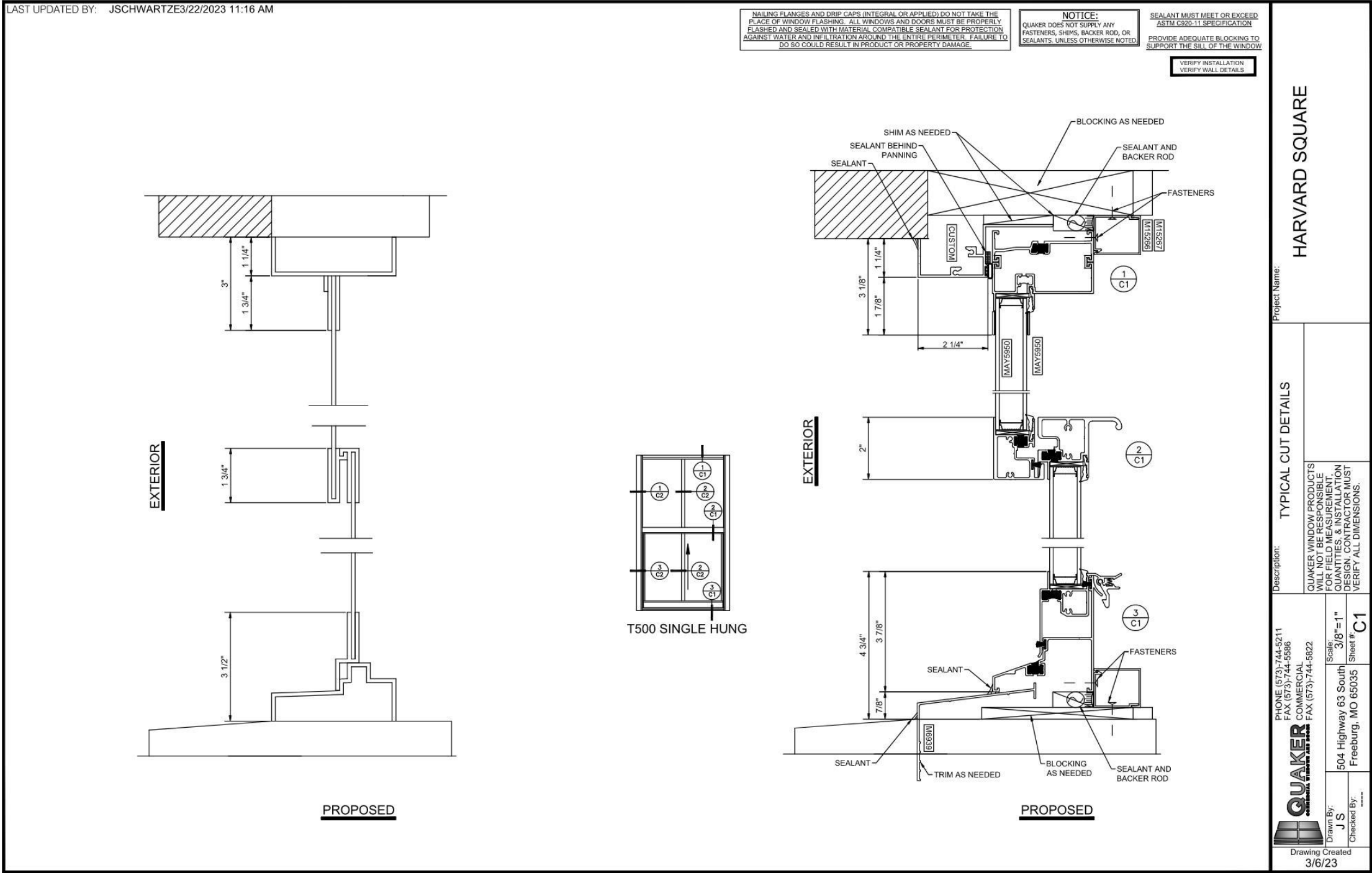
Sight Line Study
Proposed Location of Rooftop Mechanical Equipment





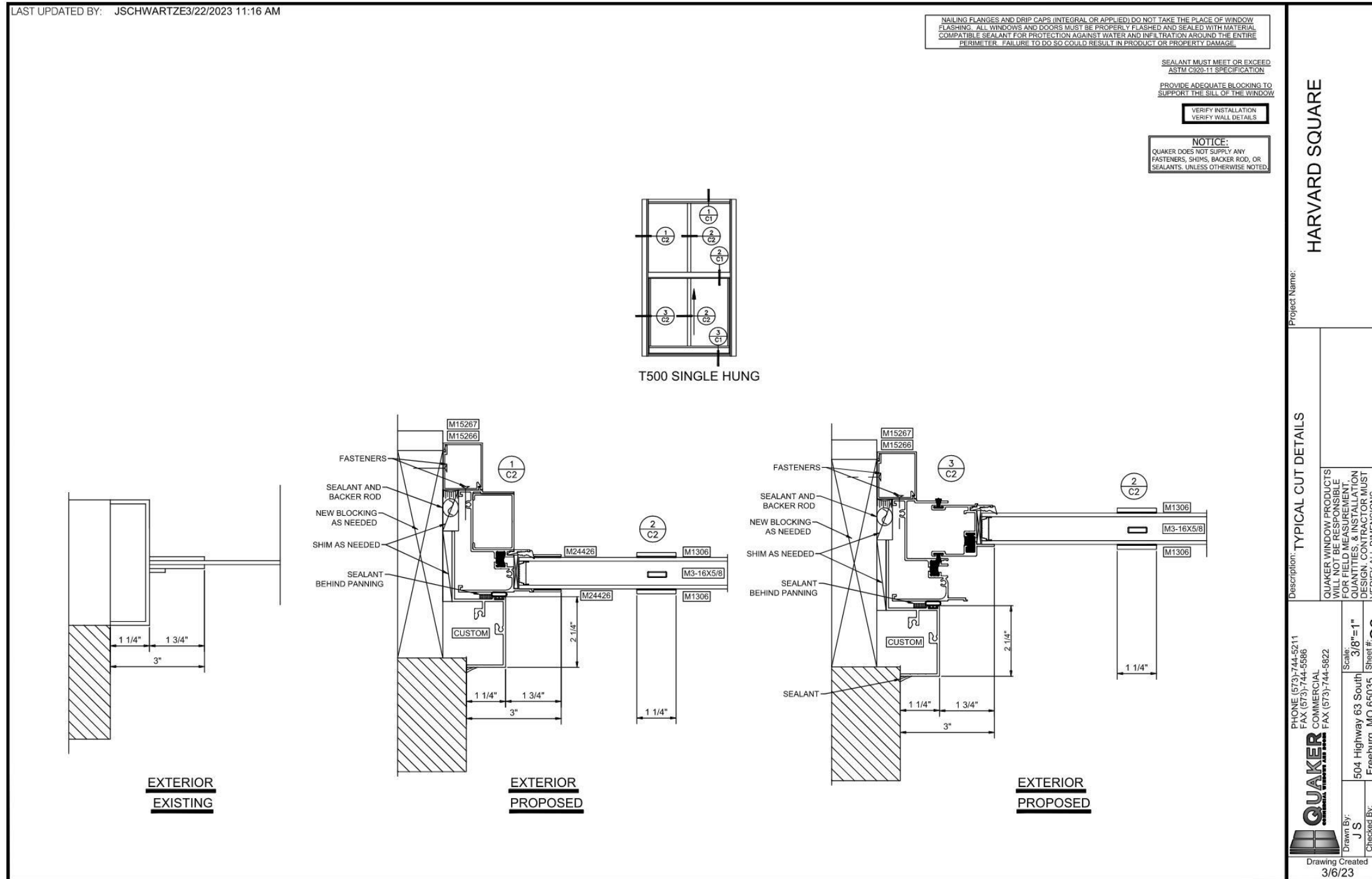
Proposed Location of Rooftop Mechanical Equipment





New Window Details to Replace Existing Cold Rolled Steel Double-Hung Frames and Sashes
 Quaker T500 Single Hung Aluminum Frame + Sash





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