

Timothy Boscarino

From: John Biggar <jpb@ware-house.com>
Sent: Sunday, March 3, 2024 4:29 PM
To: Timothy Boscarino
Subject: [EXTERNAL] Re: 350 Madison HDC questions
Attachments: 1206 A541 Enlarged Fire Escape Elevation.pdf; 1206 A501 Ex Music Hall Elevations - Fire Escape-Stair Rear v6.pdf; 1206 A511 Music Hall Elevations - Fire Escape-Stair Rear v6.pdf; 1206 A540 Ex Enlarged Fire Escape Elevation.pdf; Existing Doors & Window.pdf

Good Afternoon Tim

I cleaned up the information on the northwest corner of the alley elevation to more accurately reflect the existing condition and the proposed condition after the fire escape is removed. See A501 for Existing and A511 for Proposed.

I also enlarged the corner in question and placed that on Sheet A540 for Existing and A541 for Proposed.

I took a photo of the window and the existing doors. I will send over a sketch tomorrow to show all the dimensions of the existing window. Our intent is to match the style of the window including the operable awning section in the middle of the window assembly. We don't have the manufacturer yet and I am assuming staff can sign off on that at a late date to confirm we have matched everything with the proposed window manufacturer.

MHCPA has been in a dispute with the Detroit Fire Department about this fire escape and its use since 2013 and MHCPA cannot continue to have this fight continue. The use of the fire escape reached its zenith in 2018 when DFD forced Music Hall to perform a load test on the fire escape to prove it is still structurally sound. The fire escape load test was conducted by WJE Engineers who loaded it up to 100#/per square foot, which is an enormous load to be applied at every point on the fire escape, all at once. The seismic tests to detect movement on the loaded fire escape revealed it moved, when fully loaded, about the thickness of a nickel coin. We had thought this was the end of this dispute but in 2023 DFD informed us the test was (5) years old and based on their visual observation from the ground, it was structurally unsound and not able to be used. MHCPA spent almost \$40,000 to conduct the test in 2018 and DFD said they only way they would except its continued use was to do another load test. MHCPA cannot afford both the cost of the test and the continuing of this dispute regarding the fire escape.

The two floors which have the fire escape as its 2nd means of egress have occupancy populations of less than (50) persons so by code they only require one means of egress. The other floors in the former "office tower" open up onto the theater and can access the theater means of egress paths.

We have raised the concerns about the removal of the original fire escape to DFD and the response was their concerns outweigh all others. The only solution left to MHCPA is to remove the existing fire escape and construct a new one based on the design we have provided. The money to conduct another load test plus any improvements DFD wants is best spent on a new fire escape which will address all the DFD concerns.

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From: Timothy Boscarino <Timothy.Boscarino@detroitmi.gov>

Date: Friday, March 1, 2024 at 3:34 PM

To: John Biggar <jpb@ware-house.com>

Subject: 350 Madison HDC questions

Hello John,

I've reviewed your Music Hall documents and need to request a few items of clarification.

The elevation drawings don't reflect the area of face brick on the northeasternmost bay of windows or show how the stone banding on floors 2 and 3 will be treated. If the windows on these areas are to be filled in, it's important for our final approval to know exactly what the work will look like. A revised elevation with more detail would be helpful.

We would also need a close up photo of at least one of the doors proposed for replacement. If they are not all identical, we would need a photo of each. We also need specifications for the proposed new windows.

Could you provide some background on why the Fire Department is requiring the existing fire escape to be removed, and how egress needs for floors 2 through 6 would be served without the fire escape? It might affect the Commission's analysis if, for example, removal of the fire escape might mean that a new means of egress elsewhere would be required at some point in the future. In general, it's always helpful to know why a historic feature is being removed.

Thanks,
Tim

Timothy Boscarino, AICP

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