



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

APPLICATION ID
HDC2026-00268

PROPERTY INFORMATION

ADDRESS(ES): 6568 Woodward Ave
HISTORIC DISTRICT: Jam Handy/North End-East Grand Boulevard

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|--|---|--|--|---|--------------------------------|
| <input checked="" type="checkbox"/> Windows/ Doors | <input checked="" type="checkbox"/> Walls/ Siding | <input checked="" type="checkbox"/> Painting | <input type="checkbox"/> Roof/Gutters/ Chimney | <input type="checkbox"/> Porch/Deck/Balcony | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Signage | <input type="checkbox"/> New Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Site Improvements (landscape, trees, fences, patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

The structural integrity of the six window bays at 6568 Woodward have been compromised. After bearing accumulated loads from recent years, several bay windows on the second and third levels appear to be out of plumb. Misalignment of window framing attachments and supporting members as well as deterioration on the exterior paneling have been observed in a recent structural investigation. The proposed repair of the window bays aims to restore and reinforce the structural performance of the six window bay assemblies without altering the historical aesthetics of the existing building. The main body of the six window bays on both the north and west facades will be reconstructed with dimensional lumber and composite paneling. An attempt will be made to salvage existing windows that are in good condition. But in the event that existing windows are unable to be reused, new aluminum clad wood windows with the same configuration and finish will be installed, and all the architectural detail elements on the existing

window bays will be replicated in form and color, to preserve the architectural aesthetics, and the complexity exists on the facades of this historical building.

TYPE OF APPLICANT: Architect/Engineer/Consultant

NAME: Blake Hill		COMPANY NAME: McIntosh Poris Architects	
ADDRESS: 111 W Willis St		CITY: Detroit	STATE: MI ZIP: 48201
PHONE: +1 (313) 946-0432		EMAIL: bhill@mcintoshporis.com	

I AGREE TO AND AFFIRM THE FOLLOWING:

<input checked="" type="checkbox"/>	I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
<input checked="" type="checkbox"/>	I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
<input checked="" type="checkbox"/>	I hereby certify that the information on this application is true and correct. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent.
<input checked="" type="checkbox"/>	As required by the state Local Historic Districts Act, Act 169 of 1970 (MCL399.205), I hereby certify that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531

Signed by:
Blake Hill
718ECEF00E0CD411

05/15/2026

SIGNATURE

DATE

NOTE: Based on the scope of work, additional documentation may be required. See www.detroitmi.gov/hdc for scope-specific requirements.

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER:

(only applicable if you've already applied for permits through ePLANS)

N/A

GENERAL

1. DESCRIPTION OF EXISTING CONDITION

Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")

There are projecting wood bay windows on the west and north facades. The painted wood bays are in fair to poor condition and sagging in several locations. The existing upper floor windows on the north and west facades are aluminum-clad wood one-over-one windows.

2. PHOTOGRAPHS

Help us understand your project. Please attach photographs of all areas where work is proposed.



3. DESCRIPTION OF PROJECT

In this box, tell us about what you want to do at the areas described above in box #1. (For example, "Install new asphalt shingle roofing at garage.")

The proposed repair of the window bays aims to restore and reinforce the structural performance of the six window bay assemblies without altering the historical aesthetics of the existing building.

4. DETAILED SCOPE OF WORK

In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")

The main body of the six window bays on both the north and west facades will be reconstructed with dimensional lumber and composite paneling. An attempt will be made to salvage existing windows that are in good condition. But in the event that existing windows are unable to be reused, new aluminum clad wood windows with the same configuration and finish will be installed, and all the architectural detail elements on the existing window bays will be replicated in form and color, to preserve the architectural aesthetics, and the complexity exists on the facades of this historical building.





5. BROCHURES/CUT SHEETS

Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.



ADDITIONAL DETAILS

<p>6. WINDOWS/DOORS <i>Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)</i></p>	
<p>7. DEMOLITION <i>If demolition is proposed for reasons of structural failure or catastrophic damage, please provide illustrated report from structural engineer or licensed architect.</i></p>	







GOODYEAR

Woodmere



FOR LEASE OR SALE

QLINE SHOP





















Your ref
Our ref 25354
File ref

RESURGET ENGINEERING

Matt Walters
Walters Group
230 East Grand River, Suite 600
Detroit, Michigan 48226

28 W Adams Ave
Suite 1710
Detroit, MI 48226
t +1 313 315 3290

kevin@resurget.engineering
www.resurget.engineering

February 11, 2026

Dear Mr. Walters,

6568 Woodward Avenue Framing Review

Resurget Engineering has completed our framing review at selected bay window locations. This framing review was performed at the building located at 6568 Woodward Avenue in Detroit, Michigan. The following is a summary of our observations and opinions.

Background

The referenced building is a 3-story steel/concrete framed structure. The exterior walls consist of masonry brick with punchout/bay-style windows.

It is our understanding that several bay windows on the second and third levels appear to be out of plumb. Due to this discovery, there is a concern of the structural integrity of the window framing attachments and supporting members.

In order to gain better knowledge of the causation factors causing this misalignment, Resurget Engineering was retained to perform an investigation and provide an opinion on the condition of the window support framing.

Observations

Resurget Engineering performed a site visit on February 3, 2026 to perform a visual review and perform general measurements. Aiding in this investigation, RAM Construction was retained by ownership to provide aerial up-close access, via a manlift, and remove portions of the exterior wood paneling veneer to expose interior framing components at sampled locations.

The building contains five (5) bay window features along the Woodward Avenue (west) elevation and one (1) bay window feature along the West Grand Boulevard (north) elevation. Based on exterior appearances, each of these bay window features appear to consist of similar construction and dimensions. Our investigation was carried out at two sampled areas along the Woodward Avenue (west) elevation. These sampled areas included the second and fourth bay windows in relations to the north side of the building. Paneling was removed from the area above the second level and below the third level windows. Approximate locations of these openings are indicated with red boxes in the photograph below.



Photo 1: Observation opening locations (indicated with red boxes).

These locations were selected based on the deteriorated condition of the exterior paneling and apparent appearance of window movement.

Upon our review of the interior framing at these locations, we provide the following general principle observations.

- Both locations contained similar as-built construction and condition. For simplification, our noted observations will be limited to the bay window assembly which is located 4th from the north side of the building, unless noted otherwise.
- The framing consisted of sawn cut lumber appearing to be constructed during or in near proximity of the original construction of the building. The main support of the third level bay window consisted of 2 - 5 1/2" by 2" (actual size) lumber members. As it relates to the interior flooring grade, the lower member is below third level floor line and the upper member is above third level floor line. Condition of these members are shown in the photograph below.



Photo 2: Support lumber members below third level bay window. Member indicated with a blue arrow matches member in Photo 4.

- Vertical lumber post members, shown in Photo 2, are not utilized to support the 5 ½" x 2' members. At this location, these vertical members are solely used as a backup nailer member for the wood paneling veneer. However, metal clips were present (installed after original construction) at some other locations which were attached to the vertical posts and providing bearing of the cross-joist member (shown in Photo 3). This condition was encountered at the second northern bay window assembly. These lumber posts at this location were also used as a backup nailer member for the veneer.



Photo 3: Interior condition at second northern bay window assembly. Metal support clip indicated with red arrow.

The vertical posts, shown in Photos 2 and 3, bear directly upon the top of the second level bay window with no load transfer members noted.

- The cross-joist members, shown within Photos 2 and 3, were attached to perpendicular sawn cut lumber members at each end. This sawn cut lumber member was measured to have similar dimensions of the cross-joist members. This connection between the cross-joist and perpendicular members consisted of a nailed connection. This condition is shown in Photo 4 below.



Photo 4: Connection of the north end of the cross-joist member (indicated by the blue arrow) and the perpendicular member (indicated with orange arrow). Member shown with the blue arrow within this photo matches member shown with a blue arrow in Photo 2.

- The perpendicular member, shown in Photo 4, bears on a post at the left side of the photo (indicated by a yellow arrow). This post is not continuous and is only located below the perpendicular member. Similar to the other post members, shown in Photos 2 and 3, this post also bears directly onto the window below.
- This perpendicular member is nailed to a floor joist member (indicated with a black arrow) which is located within the building boundaries. This perpendicular member cantilevers approximately 20 inches from the floor joist.
- Not related to the interior framing, it was noted that the exterior paneling veneer was in poor condition with significant wood rot conditions present. Typical condition of the paneling components can be referenced within Photo 5 and 6.



Photo 5: Typical wood paneling condition.



Photo 6: Typical wood paneling condition.

- Wood paneling on adjacent bay window assembly also appeared out of plumb at some locations. See condition within Photo 7.



Photo 7: Side view of the southernmost bay window assembly on Woodward Avenue elevation.

- Adjacent masonry brick material throughout the Woodward Avenue elevation appeared to be in good condition with no evidence of widespread movement or failure of these components.

Conclusions and Recommendations

Based on our observations, we found the following framing deficiencies.

- Cross-joint members, supporting the window assemblies, did not contain a detectable load path to building support members. The loads from the cross-joint members appear to be routed to the perpendicular members and through the wood posts. As a result, the wood posts are transferring these loads directly onto the window system directly below. These window assemblies appear to lack a proper structural header member; thus, these loads are fully bearing onto the window unit below.
- The connection between the perpendicular and the building floor joists (shown with a black arrow in Photo 4) only consists of a nailed connection. This type of connection for a cantilever member would be considered as "light framing" and only capable of supporting light loads without deflection.

It is our opinion that these window assemblies have experienced movement due to the load paths bearing directly onto the window units and not onto a support member properly connected to the building framing. This movement of the bay window assemblies has also resulted in gaps between interior wood trim members at several bay window units.

During original construction this type of framing was adequate with the original window system since window units of this vintage typically were lighter and less robust. Newer window systems are heavier than older style window assemblies, due to multiple insulated glass panes and heavier window framing materials. As a result, it is likely that since the installation of newer window assemblies, the framing was overloaded and did not contain a proper load transfer to structural members. Thus, deflections within the bay window assemblies have resulted.

In order to address this issue, it is our opinion that the most economical option would be to replace these bay window assemblies with new framing which provides adequate support for newer style windows and contains a load path to the building structural frame. This would include removal and replacement of the exterior wood paneling veneer, interior framing, and window units.

If desirable and in accordance with any historical requirements, the bay window assemblies could be replaced with masonry construction that is flush with the surrounding surfaces to match surrounding appearance. This option would likely be the most economical method of replacement; however, if historical appearance is required to remain unchanged this option may violate that requirement.

Prior to any structural framing recommendations and design, final architectural discussions would need to be finalized. Thus, it is recommended that architectural services be obtained to provide architectural designs and verify building code requirements.

General Comments

This report has been prepared in accordance with generally accepted engineering practices for the assessment of framing components. The report does not reflect changes that may have occurred subsequent to Resurget Engineering's review. This assessment does not represent a warranty or guarantee of future performance, expressed or implied.

Should you have any questions regarding the findings or recommendations provided, please contact our office.

Yours sincerely

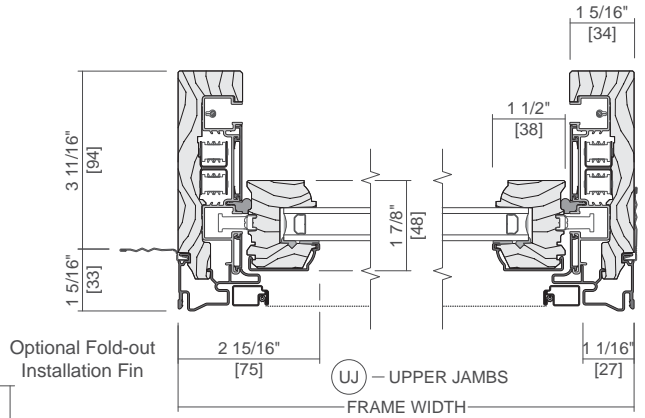
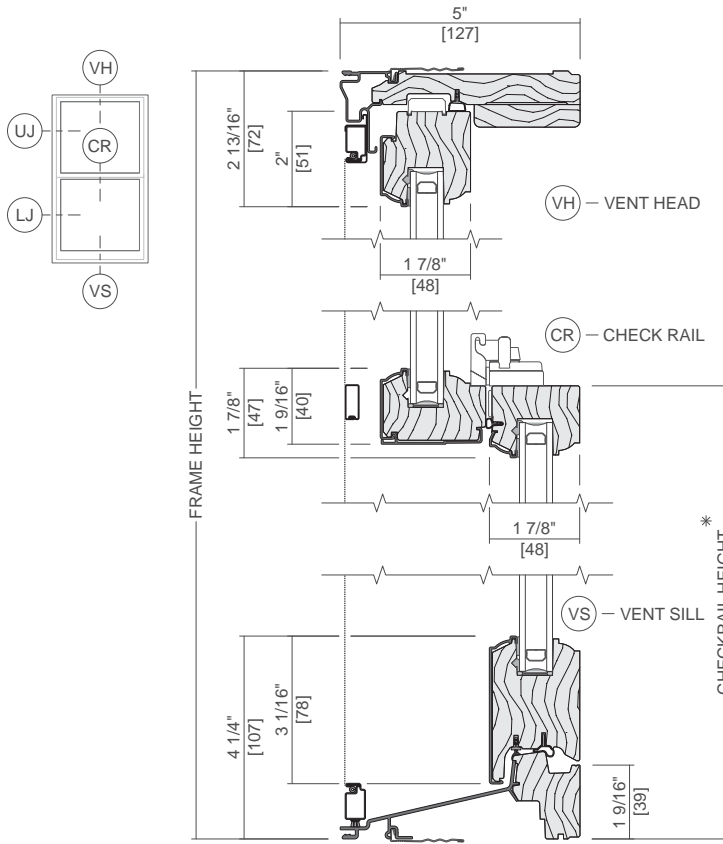
A handwritten signature in black ink, appearing to read "Kevin M. Whalen". The signature is fluid and cursive, written in a professional style.

Kevin M. Whalen, PE
Senior Project Engineer

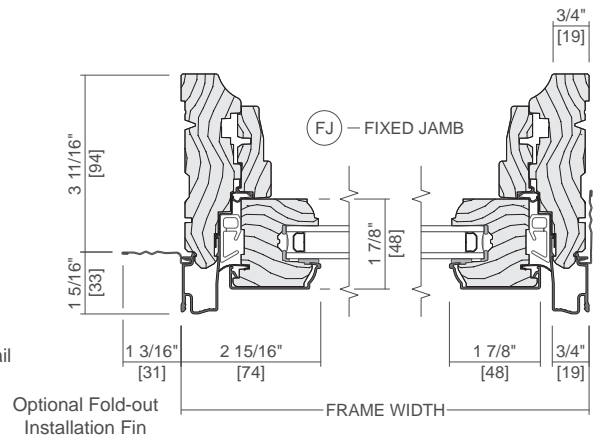
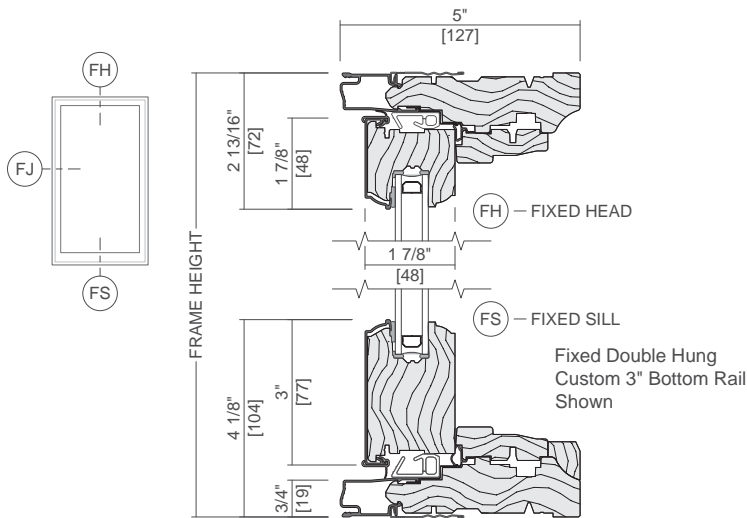
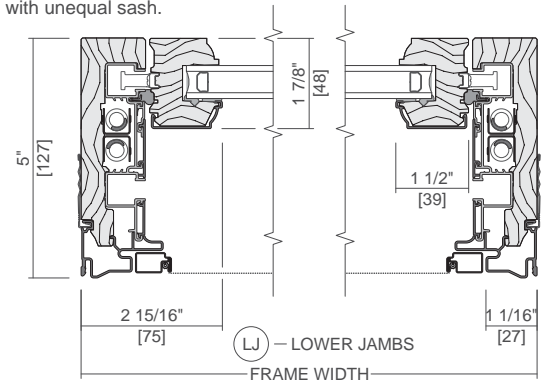


Pella® Reserve™ Traditional Hung Window

Unit Sections - Aluminum-Clad Ogee Exterior Glazing Profile



* Dimension required for ordering units with unequal sash.



Scale 3" = 1' 0"

All dimensions are approximate.

Pella® Reserve™

Traditional Wood & Clad/Wood



Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior



Double-Hung Exterior



- Easy-to-learn Pella Steady Set™ interior installation system**
 Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.¹ The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.² Available on select windows.
- Historical Details**
 Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve – Traditional products are the ideal choice for historical renovations and traditional building projects.
- Authentic hardware**
 Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic traditional style.
- Architectural interest**
 Pella's Integral Light Technology® grille helps capture the look of true-divided-light without sacrificing energy performance. Further your aesthetic with the putty profile, recreated with historically accurate angles to provide meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimension.
- Virtually unlimited customization**
 If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.
- Tailor-made solutions**
 From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.
- Intentional innovation**
 The award-winning Integrated Rolscreen® retractable screen preserves aesthetics and the view. It is a double- and single-hung screen that appears when you open the window and rolls away, out of sight, when you close it.
- Durable interiors and extruded aluminum exteriors**
 To help you save time on the jobsite, interior finish options are available in a variety of colors, or primed and ready-to-paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.
- ENERGY STAR® certified³**
 Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.
- Testing beyond requirements**
 All wood products and testing are not created equal. Pella raises the bar on industry standard testing and beyond to deliver long-lasting products and reduced callbacks. Every Pella wood window and door passes 5, on average, quality checks before it arrives on the jobsite.
- Best limited lifetime warranty⁴**
 Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.⁴

Available in these window and patio door styles:



Special shape windows also available.

^{1,2,3,4} See back cover for disclosures.

Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame / Install
						U-Factor	SHGC	STC	
Awning	13-3/4"	13-3/4"	59"	59"	LC30 - CW50	0.25-0.29	0.18-0.47	27-35	Pella Steady Set [®] ; Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Casement	13-3/4"	13-3/4"	47"	108"	R35-CW50	0.25-0.29	0.18-0.47	27-34	
Fixed Casement	10"	10"	144"	144"	R35-CW50	0.25-0.29	0.18-0.47	27-35	
Double-Hung	14"	24-3/8"	48"	96"	CW30-CW50	0.25-0.30	0.19-0.53	28-35	Pocket Replacement
Precision Fit Double-Hung	13-1/2"	23-3/4"	48"	84"	CW40-CW50	0.25-0.31	0.19-0.53	26-30	
Monumental Hung	13-3/4"	24"	72"	144"	LC25-CW50	0.25-0.30	0.17-0.47	29-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
In-Swing Hinged Patio Door (Single)	18"	36"	48"	119-1/2"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
In-Swing Hinged Patio Door (Double)	36"	36"	96"	119-1/2"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
Out-Swing Hinged Patio Door (Single)	18"	36"	48"	119-1/2"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Out-Swing Hinged Patio Door (Double)	36"	36"	96"	119-1/2"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Sliding Patio Door (OX, XO)	60"	74"	120"	120"	R20-LC50	0.26-0.31	0.20-0.51	0.28-0.33	
Sliding Patio Door (OXO)	90"	74"	180"	120"	R20-LC35	0.26-0.31	0.20-0.51	—	
Sliding Patio Door (OXXO)	117"	74"	237"	120"	R20-LC35	0.26-0.31	0.20-0.51	—	
Multi-Slide Patio Door	40-1/4"	50-1/2"	701-5/8"	119-1/2"	R15-LC25 ³	0.30-0.36	0.15-0.46	31	For more info visit PellaADM.com
Bifold Patio Door	31-3/4"	55-1/2"	312"	119-1/2"	R15-LC25 ³	0.26-0.44	0.13-0.45	—	

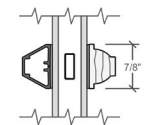
Window sizes available in 1/8" increments

Special sizes available. For more information regarding performance, visit pella.com/performance. For more information regarding frame and installation types, visit PellaADM.com.

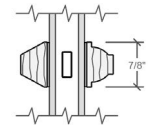
Grilles

Integral Light Technology[®]

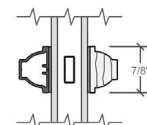
Choose the look of true divided light without sacrificing energy performance.



Putty Glaze Exterior with Ogee Interior⁴
7/8", 1-1/4" or 2"



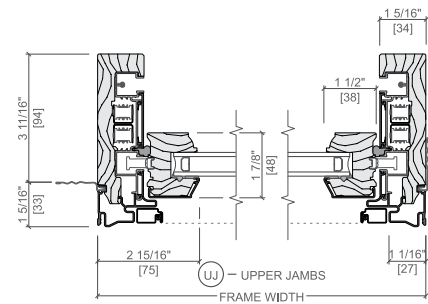
Putty Glaze Exterior with Ogee Interior⁴
7/8", 1-1/4" or 2"



Ogee Exterior with Ogee Interior⁴
7/8", 1-1/4" or 2"

Cross Sections

Cross Sections



The double-hung cross sections provide visual reference to the historic putty exterior profile and traditional, beveled Ogee interior that add architectural interest to your project.

^{3, 4} See back cover for disclosures.

Window Hardware

Classic Collection

Get a timeless look with authentic styles in classic finishes.

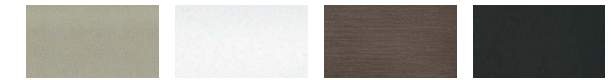


Fold-away Crank
Antiek



Spoon-Style Lock

Finishes:



Champagne White Brown Matte Black



Oil-Rubbed Bronze Satin Nickel Satin Brass

Rustic Collection

Create a distinct and charming look with distressed finishes.



Fold-away Crank
Antiek



Spoon-Style Lock

Finishes:



Distressed Bronze Distressed Nickel

Essential Collection

Select from popular designs and finishes to suit every style.

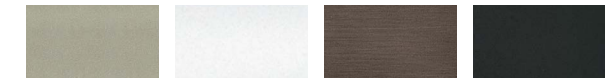


Fold-away Crank



Cam-Action Lock

Finishes:



Champagne White Brown Matte Black



Oil-Rubbed Bronze Satin Nickel Satin Brass

Patio Door Hardware

Classic Collection

Choose timeless pieces, created in collaboration with Baldwin[®] Hardware, for a look that will never go out of style.

BALDWIN



Hinged & Bifold Patio Door Handle
Virago



Sliding & Multi-Slide Patio Door Handle
Ambrose



Multi-Slide Patio Door Handle^{5, 6}

Finishes:



Matte Black Oil-Rubbed Bronze Satin Nickel Satin Brass

Essential Collection

Elevate your style and transform a home with elegant selections.



Hinged & Bifold Patio Door Handle
Standard

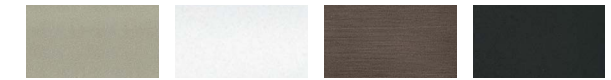


Sliding Patio Door Handle
Standard

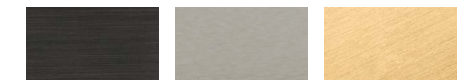


Multi-Slide Patio Door Handle^{5, 6}

Finishes:



Champagne White Brown Matte Black



Oil-Rubbed Bronze Satin Nickel Satin Brass

Additional hardware collections available. Visit PellaADM.com for more information.

^{5, 6} See back cover for disclosures.

Colors

Wood Types

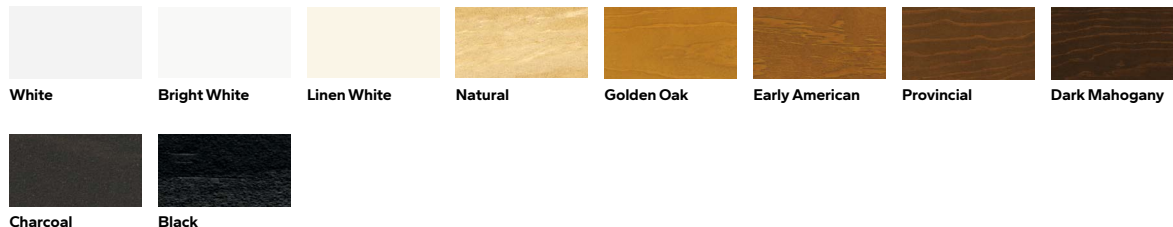
Choose the wood species that best complements your project's interior.

Custom solutions:



Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.



Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.⁷



Custom colors are also available.

Screens

Rolscreen®

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement windows.

Integrated Rolscreen®

A concealed retractable screen that moves seamlessly with the sash of a single- or double-hung window – appearing when you open the window and rolling out of sight when you close it.

TuffScreen® by Phifer®

The TuffScreen® is 2.5x stronger than a standard screen.⁸ It is tear, puncture and damage resistant, standing up to pets, children and harsh weather. Available on sliding patio doors.

*All trademarks are property of their respective owners

Flat

InView™ screens are clearer than conventional screens and come standard.



The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.²

¹ Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.

² Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service.

³ Ratings are contingent on product configurations.

⁴ Color-matched to your product's interior and exterior color. Offering may vary by product type. See Pella sales representative for details.

⁵ Flush multi-slide handle is a Pella exclusive design.

⁶ Flush multi-slide handle is not available in Champagne.

⁷ EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

⁸ Based on the composite results of a 5-panel strength analysis comparing TuffScreen and standard screening.

Architectural Columns, Balustrades & Millwork



The "Single Source Solution" For Fine Architectural Millwork Products
www.MeltonClassics.com



Melton
Classics
Incorporated



Call 800-963-3060 with questions or for a free consultation.

The Melton Classics' "Single Source Solution"

Welcome to your premier source for fine architectural millwork products. Melton Classics offers the industry's most comprehensive selection of quality architectural millwork products crafted by seasoned millwork artisans in a wide array of the finest materials available. The experienced architectural products specialists at Melton Classics stand ready to provide you with a Single Source Solution for all your architectural column, balustrade, cornice, moulding and millwork needs. We invite you to visit our website at www.MeltonClassics.com for complete product information on all the fine architectural millwork products shown on these pages, plus much more. After visiting our website, please call us at 800-963-3060 for a free consultation and quotation prepared by our experienced staff of architectural products specialists. We look forward to providing you with the ideal selection of Melton Classics' architectural millwork products for your project's design, application and budget.



Columns



Balustrades



Cast Stone Elements



Cornices



Moulding and Millwork



Architectural Column Designs by Melton Classics

Shown below is a representative sample of some of our more popular column designs. We offer classically authentic, contemporary, craftsman, and custom column designs crafted in a wide array of the finest enduring materials to provide your project with the beauty, elegance and durability of fine architectural columns by Melton Classics. For more information on our column products see our website at www.MeltonClassics.com, or call one of our experienced Architectural Products Specialists at 800-963-3060 for a free consultation.





DuraClassic™ - Composite Fiberglass Columns

In keeping with the Melton Classics high standard of quality and design, DuraClassic™ fiberglass composite columns are authentically designed according to the Classical Orders of Architecture, and are meticulously crafted from durable PolyMarble composite. DuraClassic™ columns are the classically beautiful answer to your architectural column needs, and are amazingly affordably priced. DuraClassic™ columns are offered in a broad selection of round and square shaft designs with your choice of a tapered or straight shaft. They also are available with smooth, fluted or paneled shafts, and can be crowned with your choice of 10 beautiful capital designs.

Impervious to insects and rot, DuraClassic™ columns have been designed to maintain their classic good looks even in severe climates, high traffic areas, and high wear environments. DuraClassic™ columns are also ASTM E 84-01 fire rated. To ensure the highest level of durability, all of our DuraClassic™ fiberglass columns are offered with capitals and bases cast from our impact resistant PolyMarble composite. DuraClassic™ columns are designed for quick, easy installation as a load bearing column or can be factory split for use as a decorative column cover.

Whether your project calls for an elegant porch column to enhance the beauty of your home, a high traffic school project, or a multifamily housing project there is a beautiful DuraClassic™ architectural column that is ideal for your design, application and budget.





FiberWound Classic™ Wound Fiberglass Columns

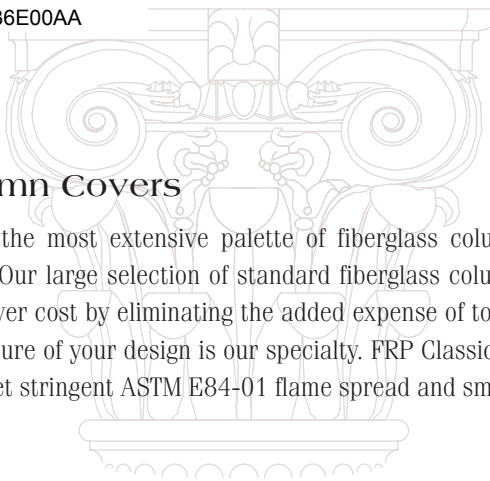
In the Melton Classics tradition of innovation, FiberWound Classic™ wound fiberglass columns combine aerospace technology with authentic classical column designs to create one of the most durable, light weight, and economical architectural columns available. These Classically designed columns are created with an architecturally correct entasis taper and adorned with classically proportioned capitals and bases to provide a lifetime of classic beauty. Although FiberWound Classic™ fiberglass columns are engineered to be load bearing columns where necessary, they may also be factory split and tabbed as column covers for simple reassembly around structural steel. FiberWound Classic™ columns are available in twelve beautiful authentic designs. See our comprehensive website at www.MeltonClassics.com for more information.



FiberFlute Classic™ Fluted Fiberglass Columns

Melton Classics' architecturally correct line of FiberFlute Classic™ fluted fiberglass columns are created with full depth ionic flutes to create the elegant vertical shadowing effects which have enhanced the beauty of fine architecture for centuries. These durable classically proportioned columns are load bearing, but can also be provided manufactured in halves for reassembly around structural supports for use as column covers. Backed by a limited lifetime warranty, FiberFlute Classic™ fiberglass columns are available in an extensive selection of classic designs, or your custom design, in diameters from 14" to 36". For more information see our website at www.MeltonClassics.com or call your Melton Classics Column Specialist today for a free consultation and quotation on FiberFlute Classic™ columns.





FRP Classic™ Fiberglass Column Covers

Melton Classics offers the design professional the most extensive palette of fiberglass column covers in the industry through our extensive FRP Classic™ fiberglass column line. Our large selection of standard fiberglass column cover designs and sizes allows us to provide your architectural column needs at a lower cost by eliminating the added expense of tooling and mold charges. However, should you desire a custom column design the manufacture of your design is our specialty. FRP Classic™ column covers are hand crafted using high quality fire rated polyester resins which meet stringent ASTM E84-01 flame spread and smoke requirements to provide you with the most durable fire rated column covers available.



FiberCrete™ GFRC Columns

FiberCrete™ GFRC columns provide the design professional an economical and flexible choice for creating the substantial look and feel of masonry columns. Cast from durable glass fiber reinforced concrete (GFRC), FiberCrete™ column covers are lighter in weight and offer greater finish flexibility than stone or concrete, all at amazingly affordable prices. Offered standard in a paint grade finish, FiberCrete™ columns can also be cast with a stone finish to simulate limestone columns, or they can be colored to match our MeltonStone™ cast stone window features, balustrades, and other architectural elements. Custom column designs are our specialty so please send us your plans, we will be pleased to provide you with an economical quotation for your unique design.



MarbleTex™ Synthetic Marble Columns

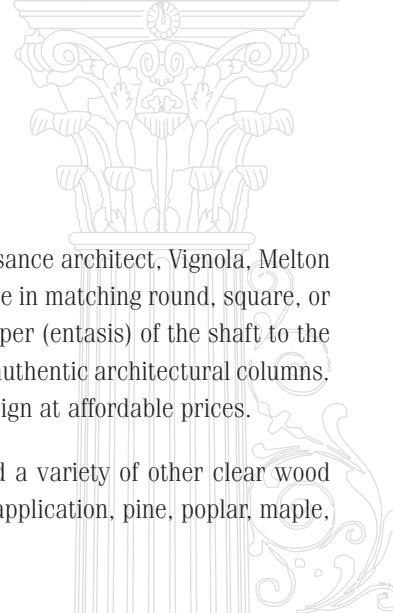
Our innovative MarbleTex™ maintenance-free synthetic marble columns are classically designed, and cast from our exclusive integrally pigmented synthetic stone to provide years of classic beauty. Crafted with a fine sugar cube texture, these beautiful columns are the industry standard for quality, durability and design. Our MarbleTex™ columns are offered in a variety of integral colors to enhance the beauty of your project. In addition, we can custom manufacture our MarbleTex™ synthetic stone columns to your own custom color. We also offer a large selection of MarbleTex™ prefinished balustrades to coordinate with our MarbleTex™ Columns.



MeltonStone™ Cast Stone Columns

For decades cast stone architectural columns have been incorporated into the finest architecture. Melton Classics carries on that tradition of authenticity and enduring beauty with its line of MeltonStone™ cast stone columns. We offer a wide array of classical column styles to give your building's design the maintenance free beauty and elegance of architectural cast stone. Our MeltonStone™ cast stone columns provide the look and feel of natural stone columns at a more economical price. MeltonStone™ columns are also easier to install, and more consistent in color. Our cast stone column covers are hand crafted using our dry-tamp process to meet or exceed the stringent density and quality standards of the Cast Stone Institute. Don't settle for concrete columns, or precast columns cast from wet cast concrete that will crack, and deteriorate. Insist on the enduring quality of authentic MeltonStone™ cast stone architectural columns by Melton Classics.





ClassicWood™ Architectural Wood Columns

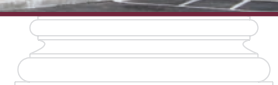
In keeping with the Classic Orders of Architecture as recorded in the late 1500's by the renowned Renaissance architect, Vignola, Melton Classics proudly presents its complete line of architecturally correct architectural wood columns. Available in matching round, square, or pilaster configurations, every element of our ClassicWood™ columns, from the proportions and bowed taper (entasis) of the shaft to the fluting and carefully sculpted detail of the capital, is specifically crafted to carry on the timeless beauty of authentic architectural columns. In addition to authentic classical designs, we also offer contemporary designs, or your unique custom design at affordable prices.

Column shafts for exterior use are available in Clear All Heart Redwood, Western Red Cedar, pine, and a variety of other clear wood species. Staves for column shafts are available in both solid and finger-jointed construction. For interior application, pine, poplar, maple, mahogany, cherry, oak or virtually any commercially available wood species may be specified.



MeltonCraft™ Cellular PVC Square Columns

The millwork artisans at Melton Classics offer you a limitless selection of square column, column pedestal and newel post designs in our MeltonCraft™ CPVC millwork line to provide the ultimate in low maintenance beauty and flexibility of design. Crafted from AZEK CPVC panel stock, our MeltonCraft™ column covers and posts are very economical, and provide the look and feel of painted wood with very low maintenance. MeltonCraft™ columns are offered in numerous standard designs, with smooth, fluted or paneled shaft designs, or we can economically custom design any square column design you desire. Simple Tuscan or Craftsman column caps and bases are just a few of the many capital and base offerings to allow you to achieve the column design you desire. For more information see www.MeltonClassics.com.





FRP Classic™ - Fiberglass Cornice

Melton Classics provides the industry's most comprehensive selection of maintenance free and low maintenance cornice systems and cornice mouldings crafted in fiberglass or high density polyurethane. For our complete cornice selection see www.MeltonClassics.com. Our extensive inventory of over 200 designs of FRP Classic™ fiberglass cornice systems allow the design professional to select the ideal cornice design without incurring expensive tooling costs. We can even combine parts of our standard profiles to meet your design needs. FRP Classics™ fiberglass cornices are crafted in 10' sections for ease of handling and low cost installation. Our fiberglass cornices are also offered in a wide array of finish options. They can be manufactured to simulate stone, gel-coated in a broad selection of solid colors, or may be crafted for application of field finishes.



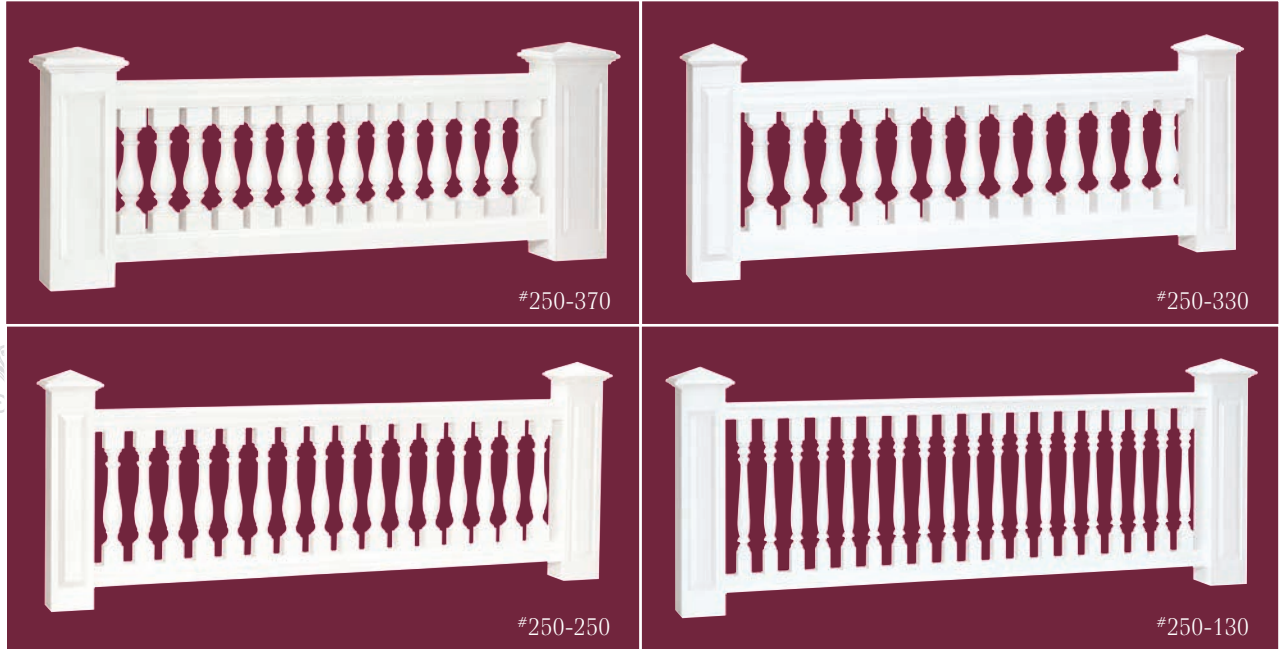
Architectural Urethane™ Cornice Mouldings

Our Architectural Urethane™ polyurethane cornice moulding line includes complete multi-profile cornice systems in pre-primed 12' or 16' sections, as well as individual low maintenance cornice moulding components for field assembly. These light weight low maintenance cornices are molded here in the USA from high density polyurethane, and painstakingly hand finished to ensure unmatched crispness of detail and the finest product quality. Don't settle for inferior Chinese mouldings. Buy quality American made Architectural Urethane™ millwork by Melton Classics. See our website at www.MeltonClassics.com for more complete information on our extensive cornice collections, and call one of our experienced Architectural Products Specialists at 800-963-3060 today for a free consultation and quotation on fine cornice products by Melton Classics.



Architectural Urethane™ Polyurethane Balustrade

Classically detailed Architectural Urethane™ balustrades provide the warmth and feel of a finely crafted wood balustrade with significant performance and maintenance advantages. Architectural Urethane™ balustrades are an ideal low maintenance alternative to wood railings. They have a similar density to white pine, but will not rot or deteriorate. Equally at home on the patio or porch, Architectural Urethane™ balustrades are one of our most popular balustrades for elevated applications such as balconies or rooftops where reduced weight is desired. All of our balustrades are made in the USA using state-of-the-art molds to ensure superior level of quality you have come to expect from fine architectural balustrades by Melton Classics.





Call 800-963-3060 with questions or for a free consultation.

MarbleTex™ Synthetic Marble Balustrades

In engineering the innovative MarbleTex™ synthetic marble balustrade systems, Melton Classics has utilized the finest state-of-the-art materials to provide beautiful maintenance free balustrade designs with the substantial feel of stone with significantly reduced weight for use in elevated applications. MarbleTex™ balustrade products are hand crafted from our innovative maintenance free MarbleTex™ synthetic marble with integral coloration that requires no painting or sealants. MarbleTex™ synthetic marble is an integrally pigmented marble and polymer composition which is available standard in classic white, one of our beautiful premium colors, or your own custom color. The maintenance free beauty of MarbleTex™ balustrades is available with railings up to 20 feet in length, radius railings, and radius stairs to add beauty and elegance to your project. For more information please visit our website at www.MeltonClassics.com, or call one of our experienced balustrade specialists at 800-963-3060 for a free consultation and quotation.



For more information visit www.MeltonClassics.com

MeltonStone™ Cast Stone Balustrades

For centuries the beauty and durability of cast stone has been sought out by architects and builders alike for the creation of classical balustrades. From gardens and porches, to balconies and stairways, cast stone balustrades have been used in fine architecture to create drama and enduring elegance. MeltonStone™ cast stone provides a smoother and more consistent surface, and a higher surface density than precast concrete or other wet cast products. MeltonStone™ also exceeds the specifications of the Cast Stone Institute for quality. To create MeltonStone™ cast stone, natural stone aggregates, sand and cementitious binders are mixed in exacting quantities to create the desired natural stone appearance. In addition to balustrades, we also offer columns and a broad selection of elegant cast stone architectural elements for complete coordination of your architectural design.



DuraClassic™ PolyMarble Balustrades

Enduring beauty is now available at economical prices with our low maintenance DuraClassic™ balustrades. These elegant balustrades have a substantial feel, high impact resistance and have been engineered to reduce weight for elevated applications. Low maintenance DuraClassic™ balustrades are cast from the same durable poly/marble composite as our DuraClassic™ architectural columns and are backed by a lifetime warranty. Our impact resistant poly/marble provides a smooth and durable paintable surface that will not spall, craze or deteriorate, and will withstand the damaging weathering effects of harsh climates. To enhance the beauty of your project, DuraClassic™ balustrades are offered with radius railings and stairways, and railings are available up to 18 feet in length. For a durable and classically elegant balustrade specify DuraClassic™ polymarble balustrades by Melton Classics.





Call 800-963-3060 with questions or for a free consultation.

MeltonStone™ Cast Stone Architectural Elements

Melton Classics provides the quality conscious construction professional with an affordable and durable alternative to natural stone with its complete line of MeltonStone™ cast stone architectural elements. MeltonStone™ is available in any color, and can look like limestone, brownstone, blue stone, granite, slate, or marble. MeltonStone™ cast stone has a “sugar cube” like finish that looks like cut limestone which distinguishes its appearance from the more rough and pitted finish normally associated with wet cast concrete. Due to the superior density of MeltonStone™, it resists spalling and weathering of its surface so it retains its beautiful fine granular texture through decades of exposure to the elements.

To add the beauty, elegance and durability of MeltonStone™ cast stone architectural elements to your project, please call one of our Architectural Products Specialists today at 800-963-3060 for a free consultation and quotation.



- 
- Balustrades
- Banding
- Columns
- Entry Features
- Pavers
- Pier Caps
- Quoins
- Sills
- Treads & Risers
- Veneer
- Wall Copings
- Watertable
- Window Features
- Custom Elements
- 

FOURTEEN
Mouldings and Millwork

Architectural Urethane™ Mouldings and Millwork

Melton Classics' complete line of Architectural Urethane™ millwork products, provide you with a vast selection of beautiful architectural elements to enhance the beauty of your project. Architectural Urethane™ millwork is the durable low maintenance alternative to wood millwork, and is impervious to rot and insects. Manufactured from high density polymer with a similar density to white pine, Architectural Urethane™ is easier to install than wood and will not rot, splinter or separate. State-of-the-art molds allow us to provide unmatched crispness of detail and the superior level of quality you have come to expect from Melton Classics at amazingly affordable prices. All Architectural Urethane™ millwork products are also factory double primed to reduce installation costs. Please visit our website at www.MeltonClassics.com for our complete 100 plus page millwork catalog. If you don't see the design you desire, our artisans can reproduce literally any pattern, specification, or design upon request.

- 
- Mouldings
- Cornices
- Window Features
- Custom Millwork
- Brackets
- Corbels
- Dentil Blocks
- Door Surrounds
- Louvers
- Finials
- Balls
- Spires
- And Much More!
- 



Mouldings and Cornice

Whether your project calls for a large cove, a crisply detailed egg and dart, or a massive crown dentil and fascia combination, Melton Classics has just the right polymer moulding solution for your project. Literally any moulding profile can be provided in our low maintenance Architectural Urethane™. Melton Classics offers over 200 profiles in our standard collection of classic mouldings, however, custom profiles are also available at affordable prices. We offer the broadest selection of large profiles in the industry with combinations of profiles moulded into one piece and pre-primed to reduce installation costs.



Window Features

Melton Classics offers a wide array of window features to allow the design professional to create drama and elegance for any type of project from our large selection of standard molds. Architectural Urethane™ window features can be created to fit any window configuration. Crossheads are available with keystones, dentil trim and banding at the customer's request. To complete your window design, a wide variety of pediment styles can be combined with our crossheads in sizes small enough for the smallest window and large enough for a garage door opening. In addition, classic raised and custom window panels and paneled or louvered shutters are available to enhance any window opening. Combining radius and elliptical casings with matching jamb casing and sills allow complete coordination of your window design elements in pre-primed low maintenance Architectural Urethane™.



Melton Classics offers over 100 pages of balustrades, mouldings, entry surrounds, window and door crossheads, shutters, louvers, brackets, corbels and a myriad of other beautiful millwork products crafted in our pre-primed Architectural Urethane™ millwork. The products shown in this brochure represent but a few of the many products we offer. For a look at our complete catalog of Architectural Urethane™ polyurethane millwork, and many more project and product photos, please visit our website at www.MeltonClassics.com. After you have visited our website, please call one of our experienced architectural millwork specialists at 800-963-3060 for a free consultation and quotation on our low maintenance Architectural Urethane™ millwork products for your project.



For more information on all these quality products by Melton Classics, please see our website at
www.MeltonClassics.com

Architectural Columns

- Composite Fiberglass Columns
- Wound Fiberglass Columns
- Fiberglass Column Covers
- GFRC Columns
- GRG Columns
- CPVC Square Columns & Posts
- Synthetic Stone Columns
- Cast Stone Columns
- Wood Columns

Balustrades

- Polyurethane Balustrade
- PolyMarble Balustrade
- Synthetic Stone Balustrade
- Cast Stone Balustrade
- PVC Balustrade

Cornice Systems

- Fiberglass Cornice
- Polyurethane Cornice

Polyurethane Millwork

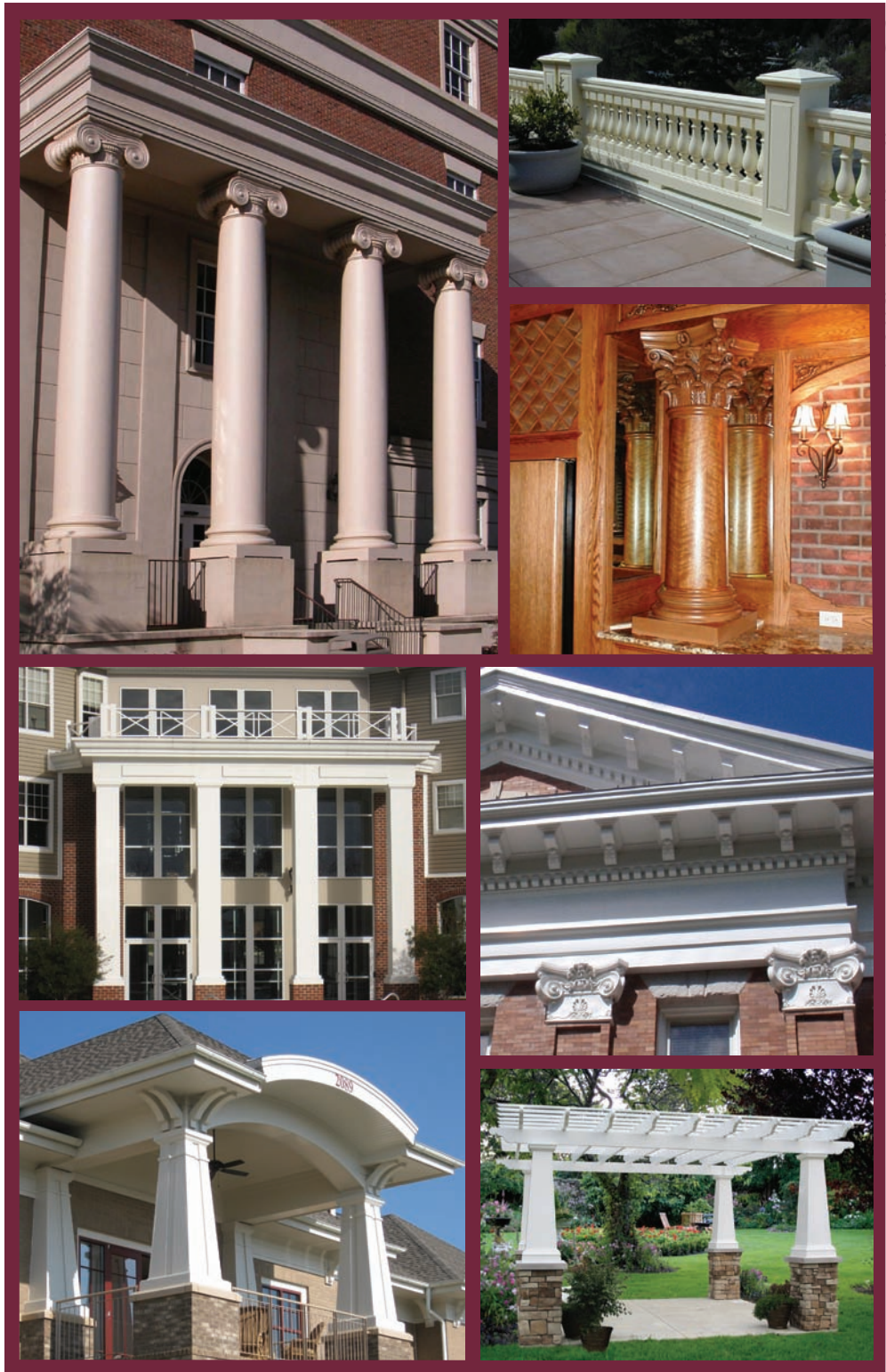
- Arches
- Mouldings
- Window Features
- Crossheads
- Shutters
- Brackets, Corbels & Dentils
- Door Surrounds
- Louvers
- Finials, Balls & Spires
- And Much More!

Cast Stone Elements

- Banding
- Entry Surrounds
- Pavers
- Pier Caps
- Wall Coping
- Quoins
- Sills & Watertable
- Treads & Risers
- Window Features
- Wall Veneer
- And Much More!

Custom Products:

The only limit is your imagination!



www.MeltonClassics.com

P.O. Box 465020 • Lawrenceville, Georgia 30042

800-963-3060 • (770) 963-3060 • FAX: (770) 962-6988

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Melton
Classics
Incorporated

6568 WOODWARD AVE

HDC PRESENTATION



Project Narrative




The structural integrity of the six window bays at 6568 Woodward have been compromised.

After bearing accumulated loads from recent years, several bay windows on the second and third levels appear to be out of plumb. Misalignment of window framing attachments and supporting members as well as deterioration on the exterior paneling have been observed in a recent structural investigation.

The proposed repair of the window bays aims to restore and reinforce the structural performance of the six window bay assemblies without altering the historical aesthetics of the existing building.

The main body of the six window bays on both the north and west facades will be reconstructed with dimensional lumber and composite paneling. An attempt will be made to salvage existing windows that are in good condition. But in the event that existing windows are unable to be reused, new aluminum clad wood windows with the same configuration and finish will be installed, and all the architectural detail elements on the existing window bays will be replicated in form and color, to preserve the architectural aesthetics, and the complexity exists on the facades of this historical building.

**MCINTOSH
PORIS
ARCHITECTS**

-  PROJECT SITE
-  THOROUGHFARES
-  JAM HANDY/NORTH END-EAST GRAND BOULEVARD

THE PROJECT SITE IS LOCATED AT 6568 WOODWARD AVE IN THE JAM HANDY/NORTH END-EAST GRAND BOULEVARD HISTORIC DISTRICT IN DETROIT MICHIGAN. THE LOT OCCUPIES THE SOUTHEAST CORNER OF THE WOODWARD - E. GRAND INTERSECTION





PHOTOS FROM STRUCTURAL INVESTIGATION CONDUCTED IN SPRING OF 2026

(1) Height.

(2) Proportion of building's front facades.

(3) Proportion of openings within the facade.

The repair of the window bays on both north and west facades will not affect the size of the existing openings, thus the proportion of openings within both facades will not be changed.

(4) Rhythm of solids to voids in the front facades.

Since the repair of window bays will not modify either the size or the location of the existing openings, the opening arrangement within both north and west facades will remain the same as it is currently.

(5) Rhythm of spacing of buildings on streets.

(6) Rhythm of entrance and/or porch projections.

(7) Relationship of materials.

The existing window bays were constructed with aluminum-clad wood windows. The visible parts of the wood structure are covered by paint. Composite material will be used to reconstruct the window bays, and the same paint color and finish will be used to match the existing window bay appearance.

(8) Relationship of textures.

The relationship of textures exists currently on the facade of this building is the juxtaposition of painted bricks, the metal roofing and the painted wood panels on the window bays. While the painted bricks and metal roofing will remain intact, painted composite panels will be used to replace the existing painted wood panels, recreating the current relationship of textures. An attempt will be made to salvage existing windows that are in good condition. But in the event that existing windows are unable to be reused, new aluminum clad wood windows with the same configuration and finish will be installed.

(9) Relationship of colors.

All the window bay structures that are visible from the street will be painted with the same color as the existing.

(10) Relationship of architectural details.

All the architectural details such as crown moldings, pillars, and the decorative reliefs on the existing window bays will be replicated with composite materials to keep the same appearance as the existing. All the other architectural detail elements on the existing facades will be preserved during the repair. The existing relationship of architectural details will be maintained.

(11) Relationship of roof shapes.

(12) Walls of continuity.

(13) Relationship of significant landscape features and surface treatments.

(14) Relationship of open space to structures.

(15) Scale of Facades and Facade Elements

All the facade elements including the window units, the decorative panels with relief under the window units, as well as other ornamental, repetitive small-scaled details will be replicated during the repair to match the existing. The scale of facades and facade elements will remain the same.

(16) Directional expression of front elevation.

(17) Rhythm of building setbacks.

(18) Relationship of lot coverage.

(19) Degree of complexity within the facades.

The goal of the window bays repair is to reinforce (or replace) the structure without compromising the exterior integrity and historical aesthetics of the existing building. The arrangements, locations, and appearance of windows, elements and details will be maintained, restoring the complexity within the existing facades.

(20) Orientation, vistas, overviews.

(21) Symmetric or asymmetric appearance.

(22) General Environmental character.



NORTH ELEVATION



WEST ELEVATION

DEMO ELEVATIONS



NORTH ELEVATION

NEW WORK ELEVATIONS

EXISTING ROOF TO REMAIN
AND TO BE PROTECTED;
CLEAN, REPAIR, AND PAINT
AS NEEDED, TYP.

NEW ALUMINUM-CLAD
WOOD (OR SALVAGED
EXISTING) WINDOW, TYP.

NEW COMPOSITE PANELING AND
TRIM REPLICATING THE
EXISTING; COLOR TO MATCH THE
EXISTING. TYP.



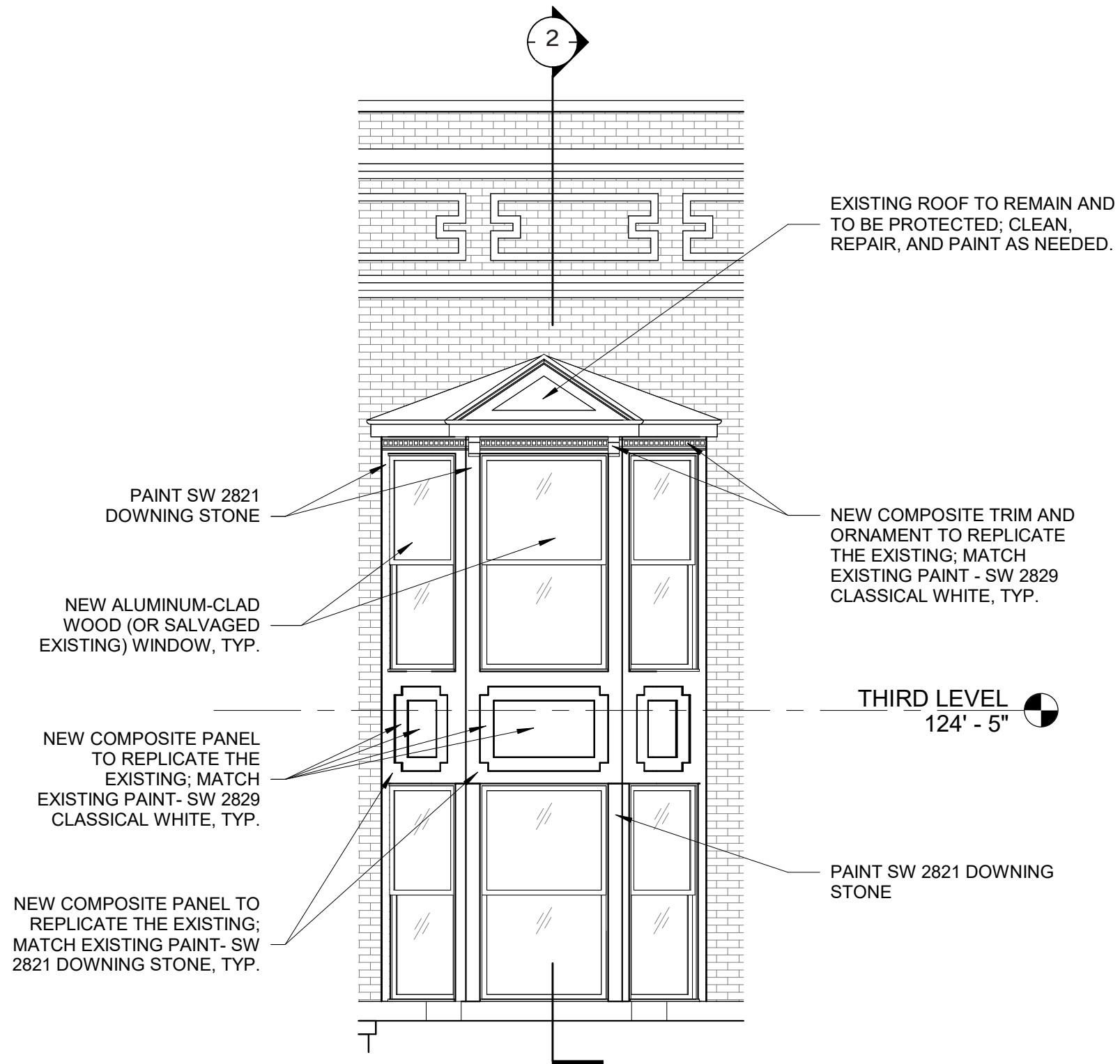
THIRD LEVEL
124' - 5"

SECOND LEVEL
113' - 11 1/2"

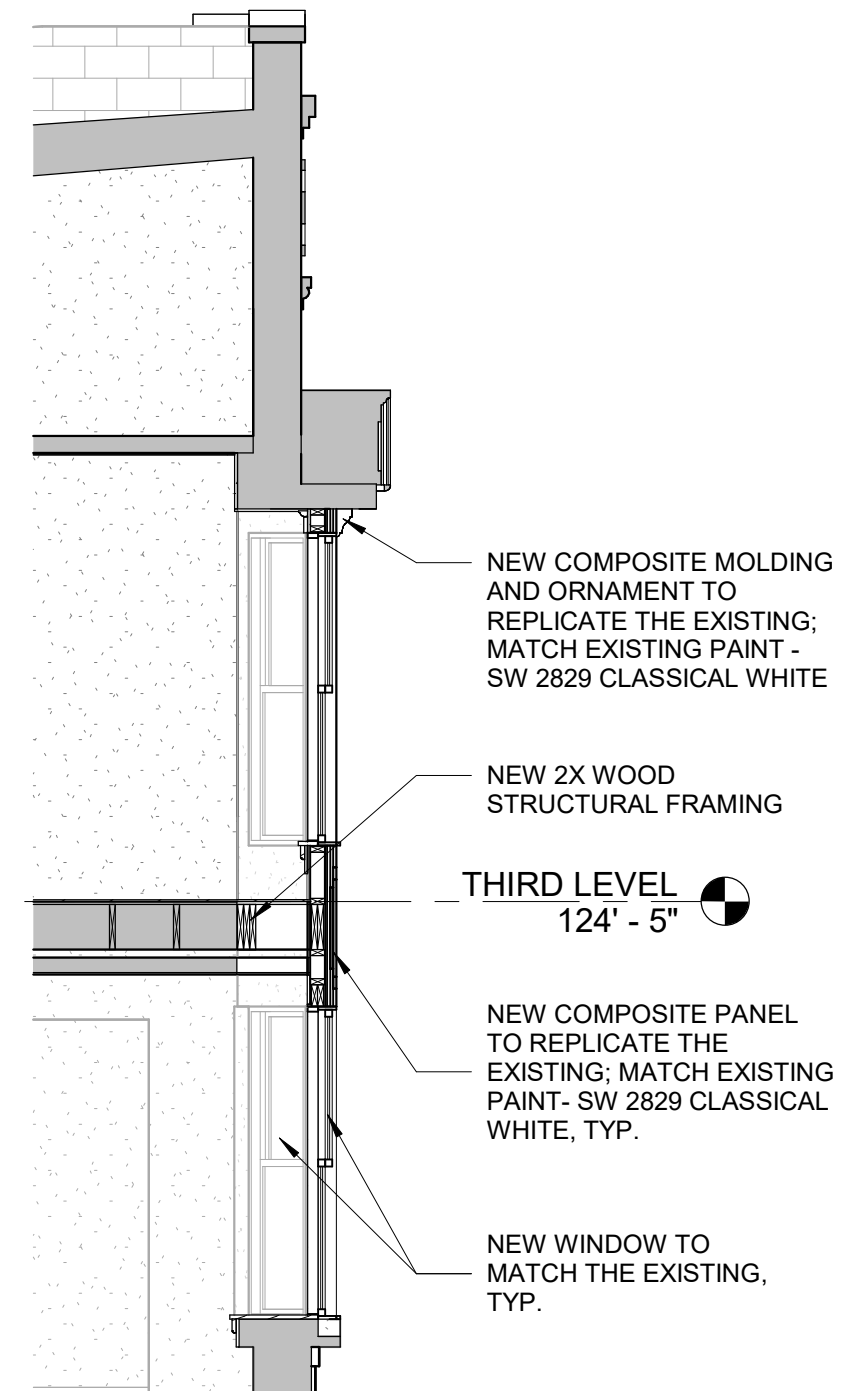
GROUND LEVEL
100' - 0"

EXISTING CONCRETE
STRUCTURE TO REMAIN
AND TO BE PROTECTED;
CLEAN AND REPAIR AS
NEEDED, TYP.

WEST ELEVATION



1 - TYPICAL WINDOW BAY ELEVATION



2 - TYPICAL WINDOW BAY SECTION



CLEAR GLASS

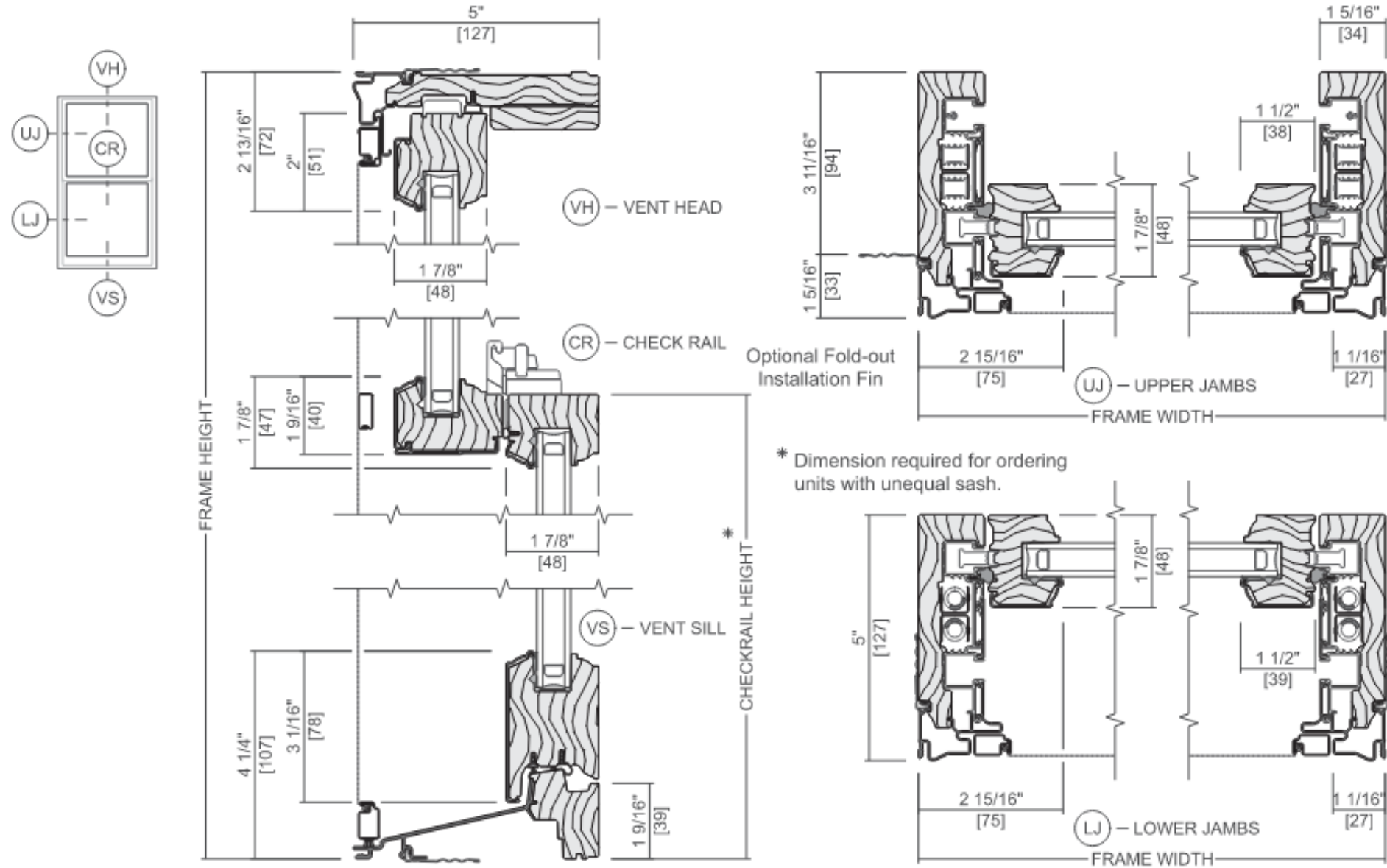


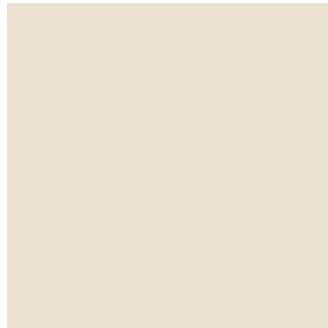
WOLF GREY ALUMINUM WINDOW FRAME



Pella® Reserve™ Traditional Hung Window

Unit Sections - Aluminum-Clad Ogee Exterior Glazing Profile





CLASSICAL WHITE PAINT
(MATCH THE EXISTING)



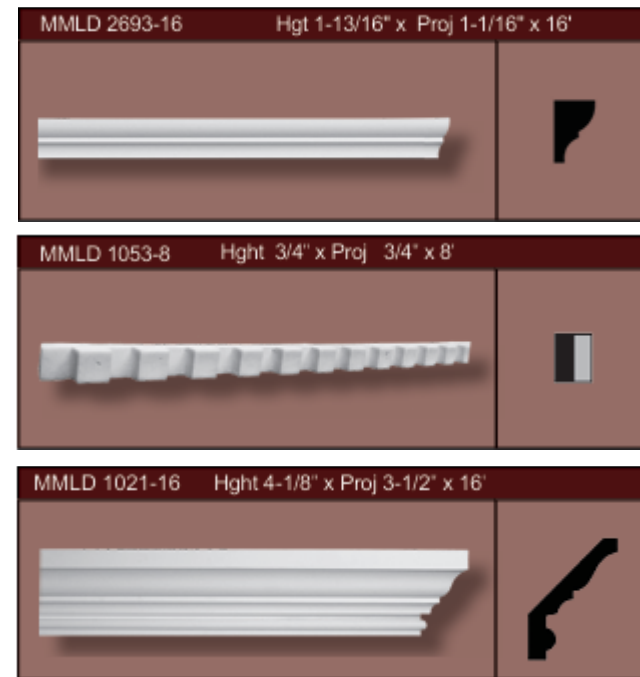
DOWNING STONE PAINT
(MATCH THE EXISTING)



FOURTEEN *Mouldings and Millwork*

Architectural Urethane™ Mouldings and Millwork

Melton Classics' complete line of Architectural Urethane™ millwork products, provide you with a vast selection of beautiful architectural elements to enhance the beauty of your project. Architectural Urethane™ millwork is the durable low maintenance alternative to wood millwork, and is impervious to rot and insects. Manufactured from high density polymer with a similar density to white pine, Architectural Urethane™ is easier to install than wood and will not rot, splinter or separate. State-of-the-art molds allow us to provide unmatched crispness of detail and the superior level of quality you have come to expect from Melton Classics at amazingly affordable prices. All Architectural Urethane™ millwork products are also factory double primed to reduce installation costs. Please visit our website at www.MeltonClassics.com for our complete 100 plus page millwork catalog. If you don't see the design you desire, our artisans can reproduce literally any pattern, specification, or design upon request.



(ALL MOLDINGS AND PANELS WILL BE CUSTOM MADE TO MATCH THE PROFILES AND DIMENSIONS OF THE EXISTING)