



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID

HDC2026-00273

PROPERTY INFORMATION

ADDRESS(ES): 12512 Dexter Ave

HISTORIC DISTRICT: Russell Woods-Sullivan

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|---|--|--|--|---|--------------------------------|
| <input checked="" type="checkbox"/> Windows/ Doors | <input checked="" type="checkbox"/> Walls/ Siding | <input type="checkbox"/> Painting | <input checked="" type="checkbox"/> Roof/Gutters/ Chimney | <input type="checkbox"/> Porch/Deck/Balcony | <input type="checkbox"/> Other |
| <input 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:

12512 Dexter Ave is a contributing historic building to the Russell Woods – Sullivan local historic district. This historic retail building is planned to continue to serve retail functions as a Market of small-scale, boutique retail space. While the facades remain standing, the building is currently vacant, with deteriorated roofs and failing interior walls. Storefronts have been removed and are presently boarded over. This proposal seeks to revive the building by restoring the storefronts and windows within their existing openings. The facade of 12512 proposes to repair and refinish existing metal panels. The rebuilt storefront will reflect the character and appearance typical of the 1940s.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Architect/Engineer/Consultant

NAME: Analise Pietras

COMPANY NAME: McIntosh Poris Architects

ADDRESS: 111 W. Willis St.

CITY: Detroit

STATE: MI

ZIP: 48201

PHONE: +1 (313) 946-0432

EMAIL: apietras@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 |

DocuSigned by:

0A9BA40566734D9

05/18/2026

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.")

Existing Facade is a Painted Metal Enamel Panels with boarded up storefronts openings
See Attached in Photographs.

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.)

Proposed Project is to renovate the facade by replacing the storefronts in the existing openings and refinish and repair the existing metal enameled panels.
See Attachment in Detailed Scope of Work

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.")

See Attachment




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> |  |
| | |
| | |
| | |

12512 DEXTER AVE - RETAIL

DETROIT, MI 48206

PROPOSED PROJECT






12512 Dexter Ave is a contributing historic building to the Russell Woods – Sullivan local historic district. This historic retail building is planned to continue to serve retail functions as a Market of small-scale, boutique retail space. While the facades remain standing, the building is currently vacant, with deteriorated roofs and failing interior walls. Storefronts have been removed and are presently boarded over. This proposal seeks to revive the building by restoring the storefronts and windows within their existing openings. The facade of 12512 proposes to repair and refinish existing metal panels. The rebuilt storefront will reflect the character and appearance typical of the 1940s.

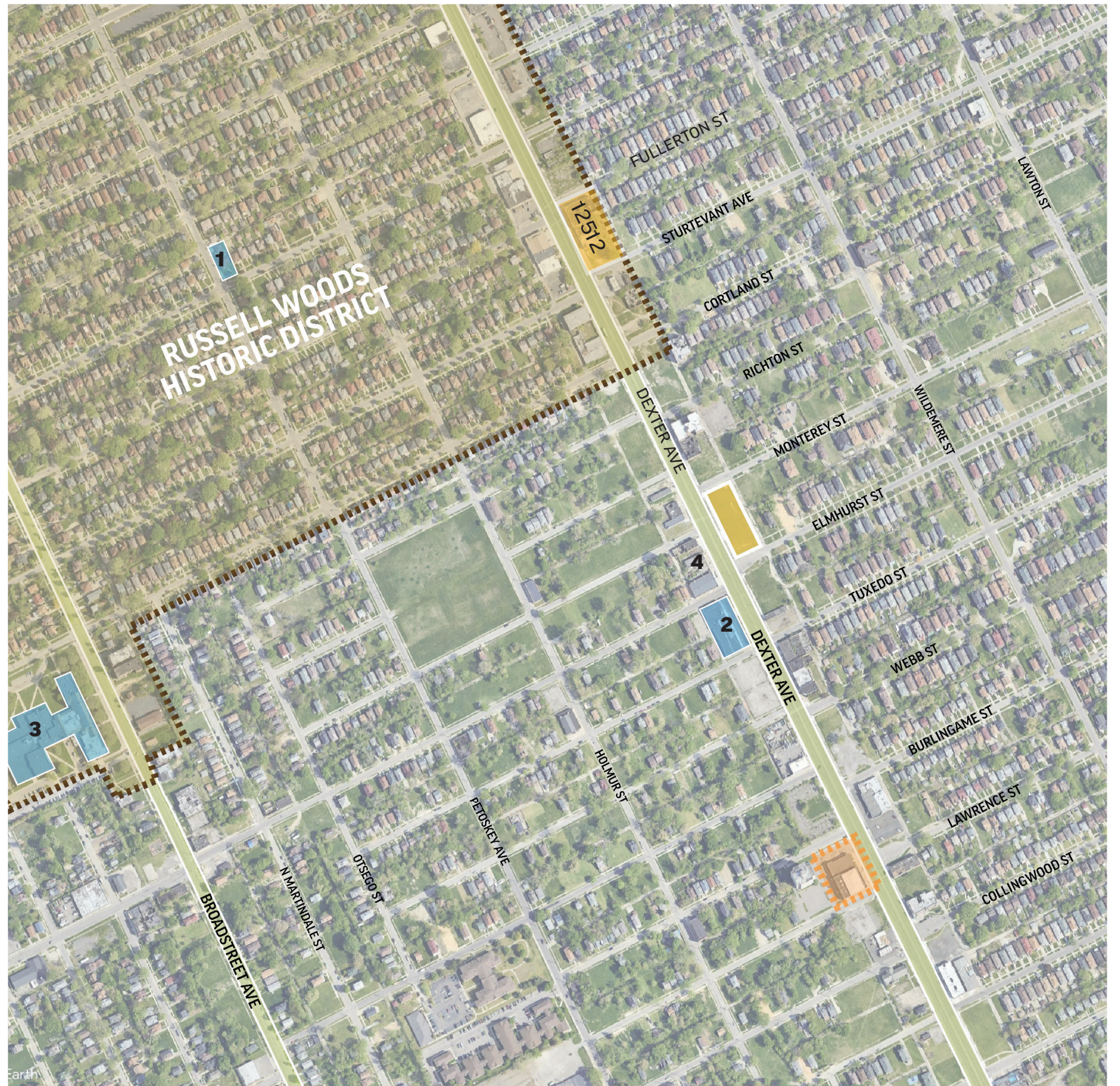


RUSSELL WOODS - SULLIVAN LOCAL HISTORIC DISTRICT

The Russell Woods-Sullivan Historic District is a significant early- to mid-20th-century Detroit neighborhood that reflects the city’s suburban expansion, architectural richness, and evolving cultural history. Developed in two phases between 1916 and the 1940s, the district contains more than 1,000 residences in styles such as Neo-Tudor, Colonial Revival, Moderne, and Arts and Crafts, many built by prominent Detroit contractors. As the report notes, the area “continues to provide an atmosphere of peaceful spaciousness for urban residents,” with its tree-lined streets, distinctive homes, and anchors such as Winterhalter School and Broadstreet Presbyterian Church.

Socially and culturally, the district illustrates Detroit’s demographic shifts. Initially home to Anglo and Jewish middle-class families, Russell Woods-Sullivan became a center of African American homeownership by the late 1950s, attracting notable residents including poet Dudley Randall and members of The Supremes. The neighborhood’s architectural integrity, combined with its association with influential Detroiters and its reflection of broader patterns in the city’s growth, make it an important historic landscape.

-  PROJECT SITE
-  SIGNIFICANT STRUCTURES
-  THOROUGHFARES
-  RUSSELL WOODS - SULLIVAN HISTORIC DISTRICT
-  B'NAI MOSHE-ST. PAUL A.M.E. ZION
- 1** BELLA MANDELL HOUSE
- 2** HELEN MOORE COMMUNITY CENTER
- 3** HOPE ACADEMY
- 4** VAUGHN BOOKS





ARCHITECTURAL SITE PLAN

SCALE: 1" = 40'-0"



12546 Dexter Ave 12546 Dexter Ave





| | | |
|------------------|------------------|------------------|
| 12546 DEXTER AVE | 12526 DEXTER AVE | 12512 DEXTER AVE |
|------------------|------------------|------------------|



EXISTING BUILDINGS

BUILDING C 12512 DEXTER AVE

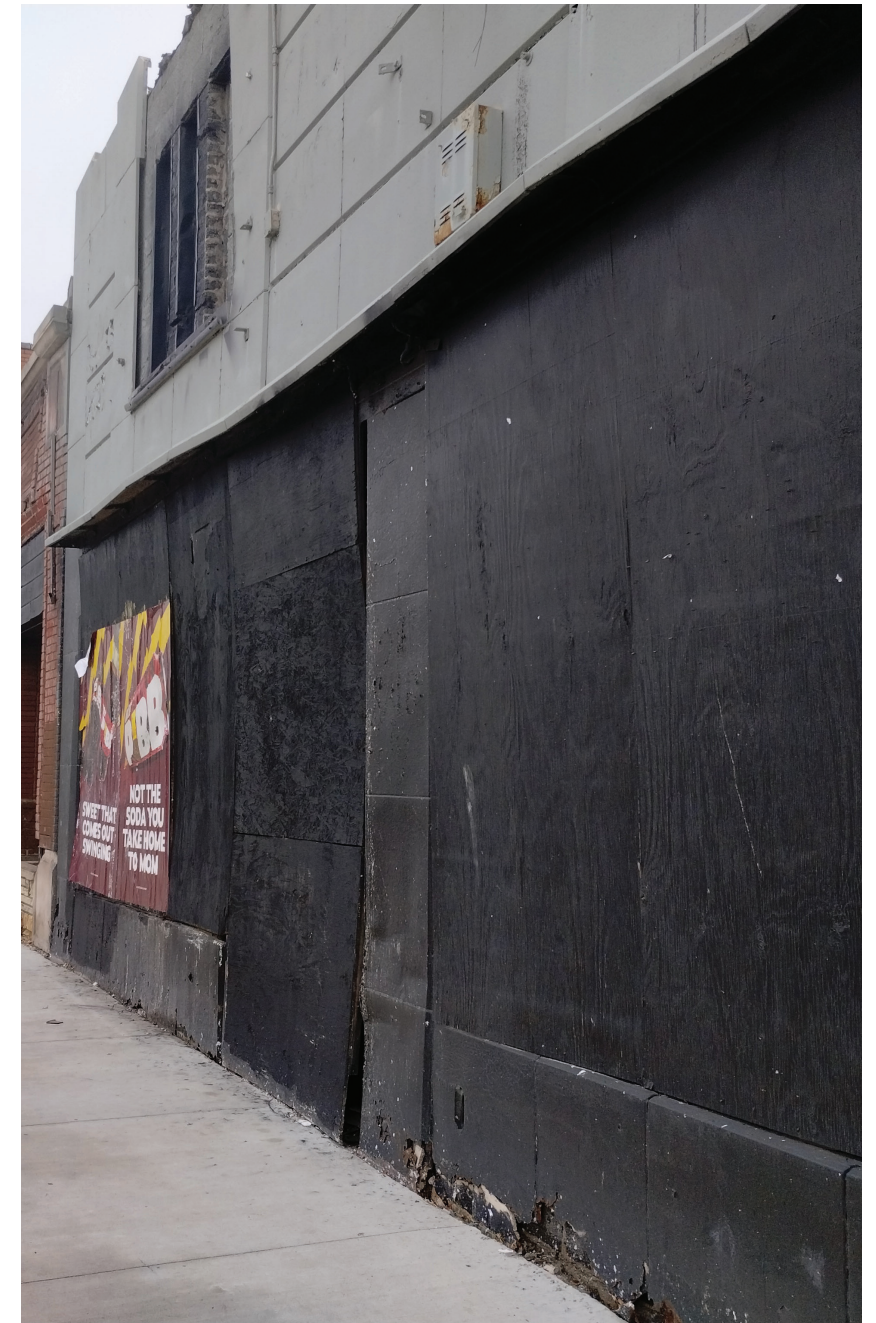
The property at 12512 Dexter Avenue is a one-story commercial building constructed with three original storefronts and later configured into two larger bays. It is architecturally distinctive for its porcelain-enameled metal panel façade, a hallmark of mid-20th-century Art Moderne commercial design. These panels—now painted but originally likely red or part of a multi-color scheme—framed recessed storefront entrances, large plate-glass display windows, and transoms. Historic photographs from the 1950s–60s, including an image of Zukin’s Restaurant, confirm this composition: narrow aluminum framing, tiled entry recesses, fabric awnings with signage, and a streamlined horizontal awning cap that still survives. Above each storefront bay, three sets of narrow recesses likely held illuminated fixtures, adding to the building’s Moderne character.

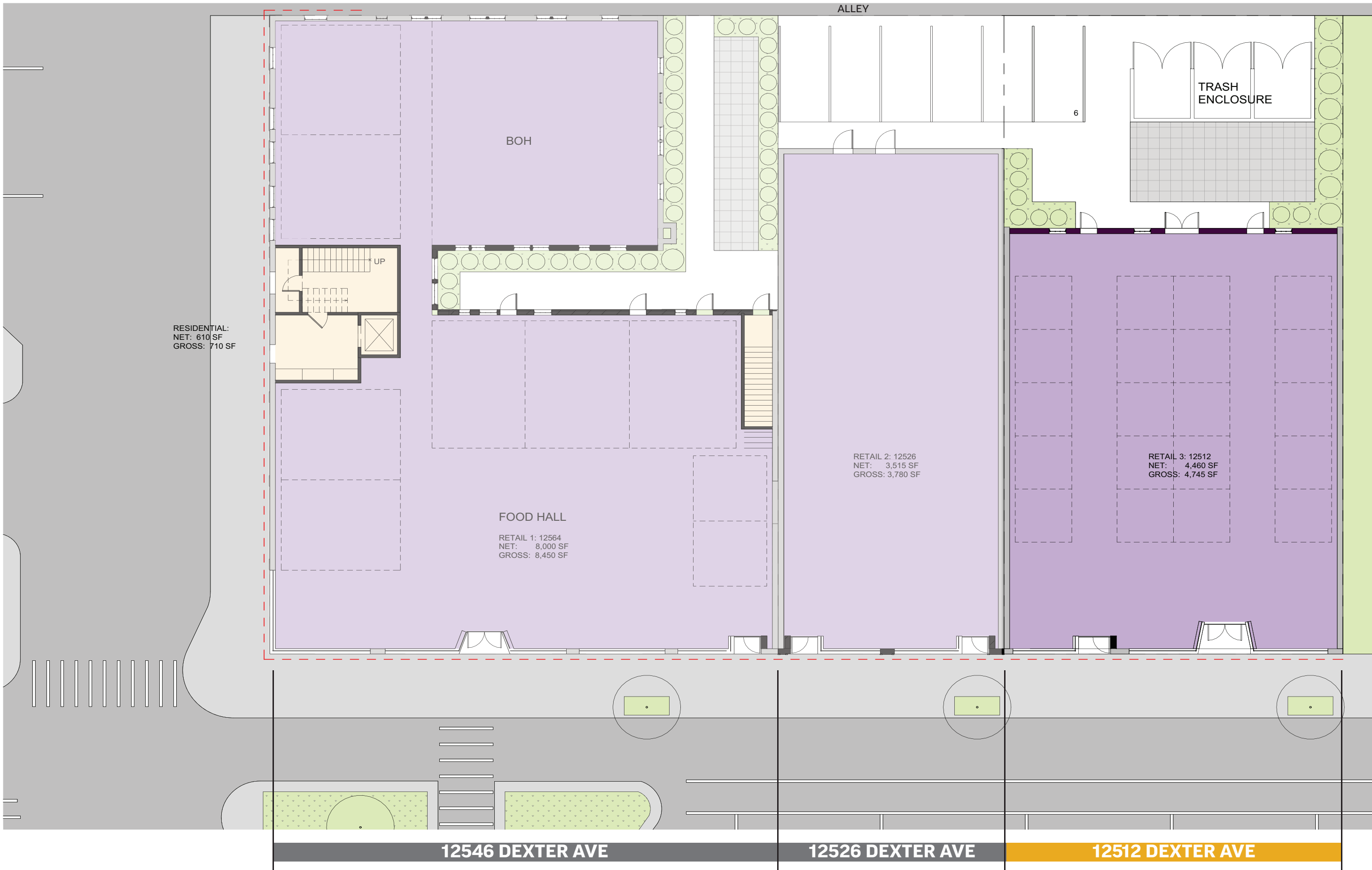
The building’s rear façade, constructed of common brick, retains utilitarian features such as a surviving multi-paned steel window and several infilled openings. Over time, interior demising walls were removed and storefronts altered, but the building remains a contributing resource within the Russell Woods–Sullivan Historic District. Its enameled metal cladding, recessed entries, and Moderne detailing reflect the evolution of Dexter Avenue as a vibrant mid-century commercial corridor and preserve an architectural style once common—and now increasingly rare—within Detroit’s neighborhood business districts.



Figure 40. An example from a 1939 Kawneer catalogue showing a storefront with similar features to 12512.







PLAN SYMBOL KEY

- EXISTING WALL
- NEW WALL
- HISTORIC FEATURE

GROUND FLOOR

RESIDENTIAL
 NET 610 SF
 GROSS 710 SF

RETAIL
 NET 15,975 SF
 GROSS 16,975 SF

OVERALL

TOTAL GROSS
 RETAIL & RESIDENTIAL
 26,915 SF

PARKING

SPACES
 CURRENTLY 0
 per Sec 50-14-7
 Off Street parking exemption
 Historic Non Conforming

PROVIDED OFF-STREET 6
 ON-STREET 7
 MUNICIPAL LOT 18



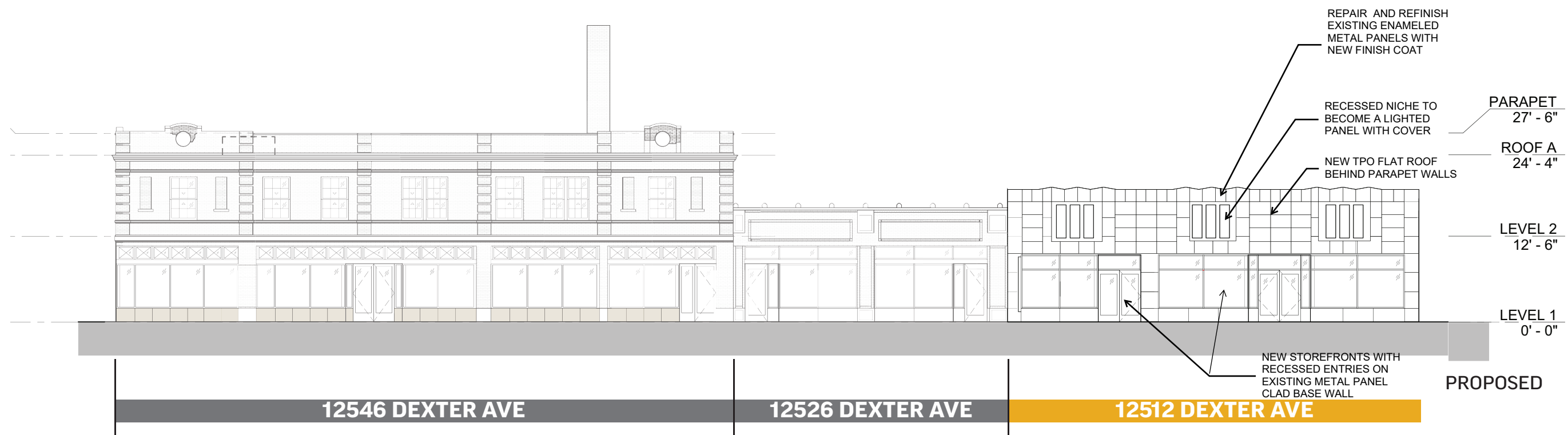
PROPOSED 12512 GROUND FLOOR

SCALE: 1/16" = 1'-0"



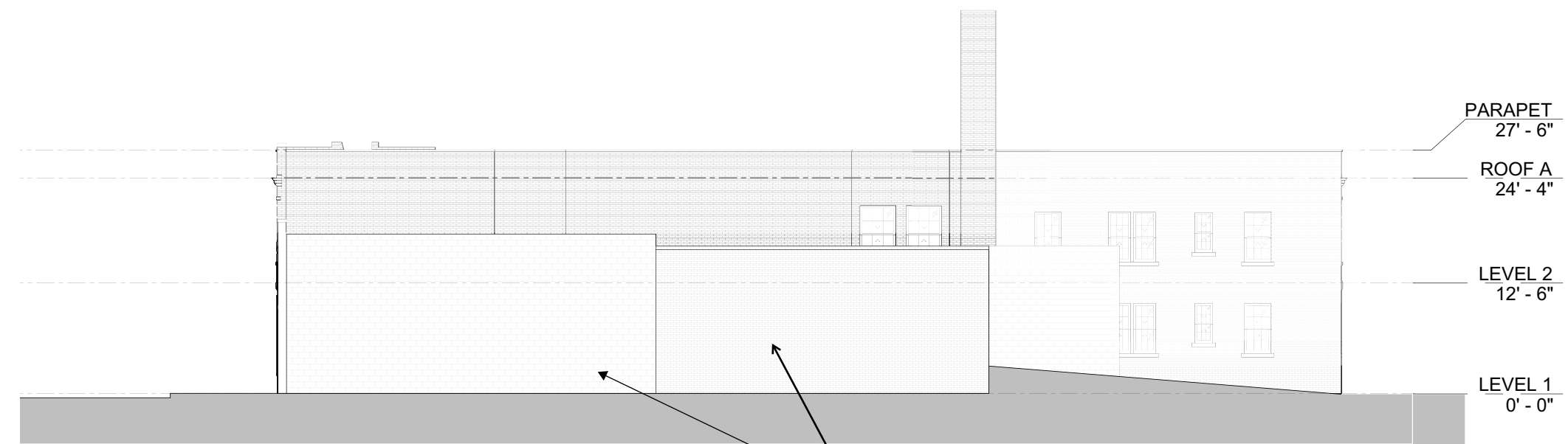


EXISTING BUILDING SCAN



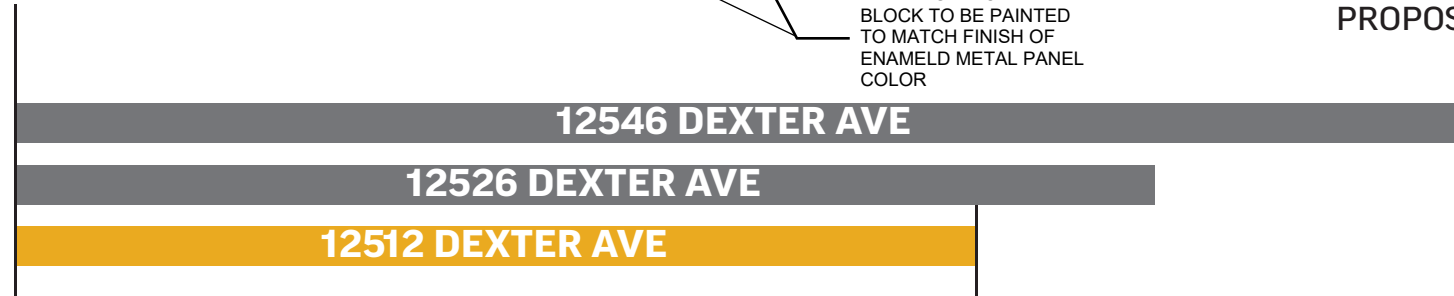


EXISTING



PROPOSED

EXISTING BRICK AND
BLOCK TO BE PAINTED
TO MATCH FINISH OF
ENAMELED METAL PANEL
COLOR



STURTVANT (SOUTH) ELEVATION

SCALE: 1/16" = 1'-0"



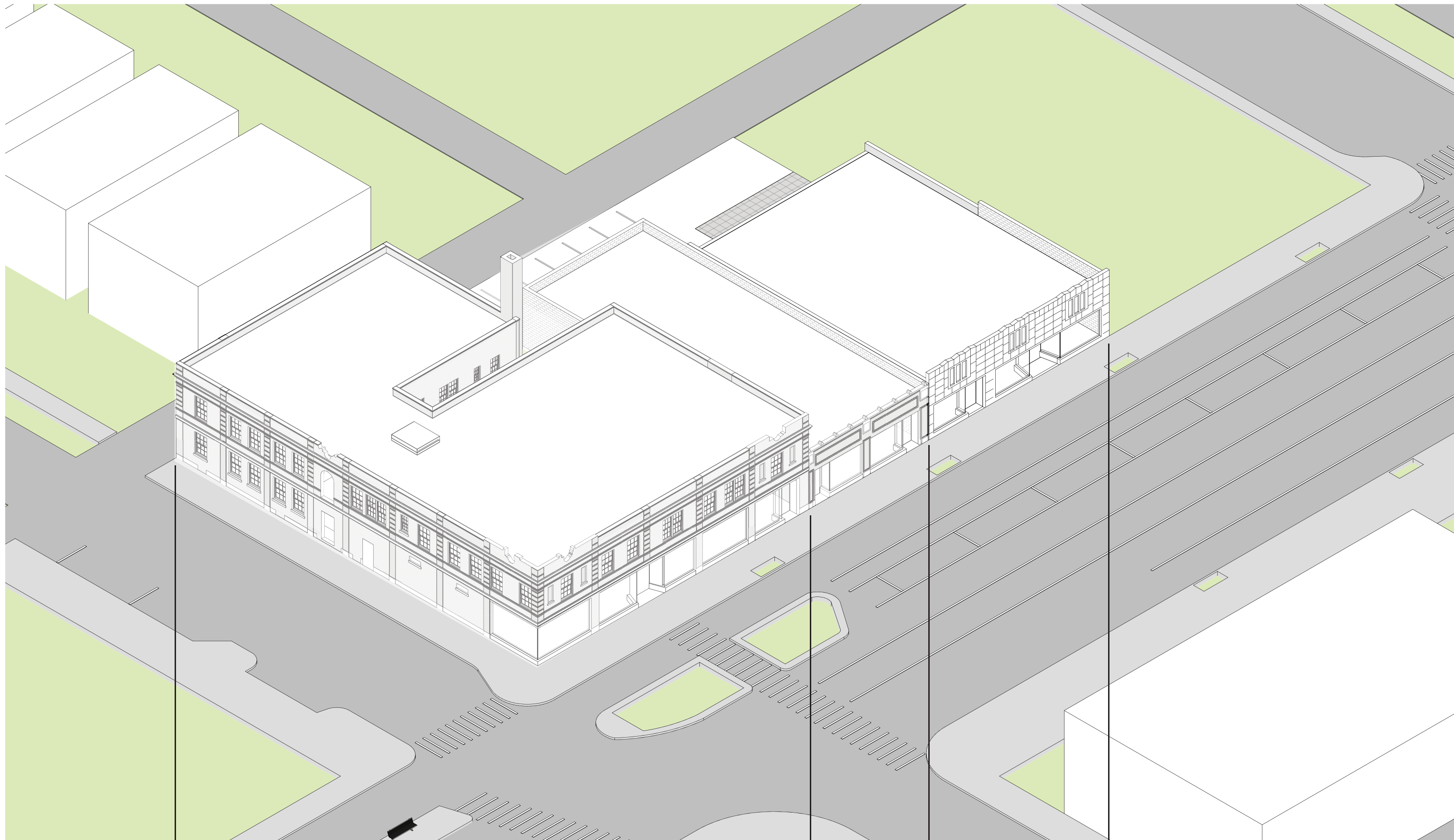
EXISTING



PROPOSED

NEW WINDOWS AND DOORS IN REBUILT BACK WALL





12546 DEXTER AVE

12526

12512 DEXTER AVE





PROPOSED NEW 12512 DEXTER AVENUE ELEVATION



ELEMENTS OF DESIGN

Sec. 21-2-168. Russell Woods-Sullivan Historic District.

(Code 1984, § 25-2-131; Ord. No. 33-99, § 1(25-2-131), eff. 11-12-1999)

The proposed rehabilitation of the existing building at 12512 Dexter Ave is located within the boundaries of the Russell Woods-Sullivan Historic District.

(d) The elements of design, as defined in Section 21-2-2 of this Code, shall be as follows:

- (1) *Height.* The dominant residential structures in the Russell Woods-Sullivan Historic District range from 1½ to 2½ stories tall, with those of two to 2½ forming a substantial majority. One-and-a-half-story houses typically have a very steep roof pitch, increasing the overall height. A few one-story houses exist but are not characteristic of the district. Additions to existing buildings shall be related to existing structure. Commercial and institutional structures on Dexter Boulevard and one apartment building adjacent to Dexter Boulevard depart from these norms, ranging in height from one to four stories. New single-family and two-family residences shall meet the following standards:
 - a. Eight adjoining houses on the same block face, excluding any one-story houses, shall be used to determine an average height.
 - b. The level of the eaves of the proposed new structure has as much or more significance for compatibility as the roof height.

Response:

The height of the roof, parapet and cornices for the building is proposed to remain the same.

- (2) *Proportion of buildings' front façades.* The typical front façade of a single or two-unit house in the Russell Woods-Sullivan Historic District is approximately as tall to its eaves as it is wide. One-and-a-half-story houses sometimes have façades wider than tall, but balanced by a steeply pitched roof resulting in a balanced overall composition. The two terrace buildings are wider than tall along Petoskey; multi-story apartment buildings are taller than wide. Commercial buildings that contribute to the Historic District on Dexter Boulevard, where they exist adjacent to similar buildings, form a horizontal row.

Response:

The building is proposed to maintain the existing proportions of the building's front facades.

- (3) *Proportion of openings within the façades.* In residential buildings, openings amount to between 20 percent and 35 percent of the front façade, with the majority ranging from 25 percent to 30 percent. Buildings of the "moderne art deco" styles will have a percentage of openings in the upper portion of the general range. Typical openings are taller than wide. It is not uncommon for several windows, which are taller than wide, to fill a single opening, which is wider than tall. Houses built later in the period of development sometimes have individual windows which are balanced or somewhat wider than tall; such a window is often the main opening of the first floor front façade.

Response:

12512 Dexter proposes to restore the existing storefronts and existing openings.

- (4) *Rhythm of solid to voids in front façades.* In Four-Square-style buildings and buildings derived from Classical precedents, voids are usually arranged in a symmetrical and evenly-spaced manner within the façades. In examples of other styles, particularly those of English Medieval inspiration, voids are arranged with more freedom, but usually result in a balanced composition. On Dexter Boulevard, the repetitive flow of storefront openings, where they exist, create a rhythm along the commercial frontage.

Response:

12512 Dexter proposes to maintain the original layout of solid and voids in the front façade.

- (5) *Rhythm of spacing of buildings on streets.* In the Russell Woods-Sullivan Historic District, the spacing of the buildings is generally determined by lot sizes and setbacks from side lot lines. There is a general regularity in the widths of subdivision lots from one block to another. The residential lots generally range from 35 feet to 40 feet wide, with the exception of Broadstreet Boulevard, where the majority of lots range from 48 feet to 68 feet in width, the larger being the corner lots. Also, with the exception of Broadstreet Boulevard, houses are usually situated close to the western lot line, allowing for just enough space for a side driveway along the eastern lot line.

Response:

It is proposed to retain the buildings spacing.

- (6) *Rhythm of entrance and/or porch projections.* Porch types relate to the type and style of the building. Buildings with an upper and lower unit, primarily on Cortland Avenue, Buena Vista Avenue, Tyler Avenue and Waverly Avenue, often have two-story porches that project from the main wall surface. One common entrance arrangement on vernacular English Revival single-family houses is that of a slightly projecting, steeply-gabled vestibule, either enclosed or open, entered through an arched opening. The first-floor wall surface of the front façade is sometimes extended to contain either a narrow arched opening for pedestrians to pass through or a car-width-sized opening serving as an entrance over the driveway for a car to pass through. Another common arrangement, predominately at the eastern end of the district in the Sullivan Subdivision, is the open porch with metal awning frames overhead. In general, a variety of residential porch types exist in the district; most tend to be shallow, are not always covered, and vary in placement on the front façade. They create an interesting rhythm along the streetscape, especially where a number of any one kind exist in a row.

Response:

Storefront entrances are in existing historic locations.

- (7) *Relationship of materials.* The majority of houses are faced with brick, often combined with wood, stone or stucco. Some houses on Glendale and Waverly Avenues in the Russell Woods Subdivision are entirely of wood; very few houses are entirely stucco. Stone trim is common, and wood is almost universally used for window frames and other functional trim. Windows are commonly either metal casements or wooden sash. Original metal awning shades and balustrades exist. Roofs on the majority of the buildings in the Russell Woods-Sullivan Historic District are now asphalt shingled, whereas many were likely originally shingled in wood. Only two apartment buildings on Broadstreet Boulevard and the Broadstreet Presbyterian Church retain their slat roofs.

Response:

12512 Dexter is proposed to maintain the existing materials—enameled metal panels—in a manner that reflects the original historic appearance.

- (8) *Relationship of textures.* The major texture is that of brick laid in mortar, often juxtaposed with wood or smooth or rough-faced stone elements and trim. Textured brick and brick laid in patterns creates considerable interest, as does half-timbering, leaded and subdivided windows, and wood-shingled or horizontal-sided elements. Slate and wood shingle roofs have particular textural values where they exist. Asphalt shingles generally have little textural interest, even in those types which purport to imitate some other variety.

ELEMENTS OF DESIGN

Response:

12512 proposes to have the existing metal panels refinished to a similar texture.

- (9) *Relationship of colors.* Natural brick colors, such as red, yellow, brown and buff, predominate in wall surfaces. Natural stone colors also exist. Where stucco or concrete exists, it usually remains in its natural state, or is painted in a shade of cream. Roofs are in natural colors (tile and slate colors, and natural and stained wood colors), and asphalt shingles are predominantly within this same dark color range. Paint colors often relate to style. The buildings derived from Classical precedents, particularly those of Neo-classical styles, generally have woodwork painted white, cream, or in the range of those colors. Colors known to have been in use on similar buildings of this style in the 18th Century or early 20th Century may be considered for appropriateness. Buildings of vernacular English Revival styles generally have painted woodwork and window frames of a dark brown or cream color. Half timbering is almost always stained dark brown. Tile, mosaics, and stained glass, where it exists as decoration visible on the front façade, contribute to the artistic interest of the buildings. The original colors of any building, as determined by professional analysis, are always acceptable for a house, and may provide guidance for similar houses.

Response:

12512 enameled metal panels will be refinished to a paint color similar as what is found.

- (10) *Relationship of architectural details.* The architectural elements and details of each structure generally relate to its style. Residential buildings derived from Classical styles display modest detail, mostly in wood. Porches, shutters, window frames, cornices, and dormer windows are commonly, although not always, treated. Characteristic elements and details displayed on vernacular English-Revival-influenced buildings include arched windows and door openings, steeply pitched gables, towers, and sometimes half-timbering. Artistic touches, including stained glass, tile, and mosaics, provide artistic decoration. Bungalows and Arts and Crafts style buildings feature wide porches and overhangs. Commercial buildings along Dexter Avenue range in style from Neo-Georgian to Art Deco and Art Moderne. Institutional buildings on Dexter Boulevard are Art Moderne or modern in appearance. Broadstreet Presbyterian Church is vernacular Late Neo-Gothic in style. In general, the district is rich in early to mid-20th Century architectural styles.

Response:

12512 proposes to maintain its existing Art Moderne architectural details.

- (11) *Relationship of roof shapes.* The Russell Woods-Sullivan Historic District is primarily composed of houses displaying a variety of roof shapes relating to style. Common are the multiple steeply sloped, gables, and substantial chimneys present on vernacular English-Revival-influenced houses. Typical houses built in the 1930s in the Sullivan Subdivision often have turrets and gables projecting above the roof line. Classically-inspired buildings display pitched roofs, with or without dormers; some have front or side-facing gambrels. Roofs of houses built later in the period of development of the district tend to have significantly lower slopes. Commercial buildings on Dexter have flat roofs that are not visible from the street.

Response:

As Commercial buildings the caved in flat roofs are to be rebuilt and unseen behind parapet walls as they were located.

- (12) *Walls of continuity.* The common setbacks of the houses on the residential streets and the placement of commercial buildings on Dexter at the front lot line create very strong walls of continuity.

Response:

No change is made to the setbacks of the buildings along Dexter and Fullerton with their zero lot line.

- (13) *Relationship of significant landscape features and surface treatments.* The typical treatment of individual properties is a flat front lawn area in grass turf, subdivided by a straight or curving walk leading to the front entrance and a single width side driveway leading to a garage at the rear of the lot. Recent front yard steel lamp posts with round globes are common on some blocks. Foundation plantings, often of a deciduous nature and characteristic of the period 1920-1960, are present virtually without exception. Large evergreen trees shield some houses from view. There is variety in the landscape treatment of individual properties. Hedges and fencing between properties are not common, although rear yards are commonly fenced. There is a wide range in the type of fencing with chain-link common. The placement of trees on the tree lawn between the public sidewalk and curb varies from block to block or street to street, and is not consistent, although rows of maple trees have been planted to replace the mature maples on Cortland. Lack of street trees on some blocks likely reflects loss through disease of the American elms once common in the City. Replacement trees should be characteristic of the area and period. Plantings of new trees should be directed to "tree lawns" and medians. If an American elm is planted, it should be disease resistant. Street lighting throughout the district is mounted on wooden utility poles, except around Russell Woods Park, where tall steel standards are located on the periphery of the park. On corner lots, garages and driveways face the side streets. Alleys have been vacated.

Response:

No additional change is planned to Dexter Avenue. The street went through a significant street improvement which added street trees and bike lanes. A planting row is proposed in the rear to conceal any trash enclosures which could be viewed from the sides.

- (14) *Relationship of open space to structures.* The Russell Woods-Sullivan Historic District has as its main open space Russell Woods Park, bounded by Old Mill Place, Fullerton Avenue, Broadstreet Boulevard, and Leslie Avenue. Another public recreational area exists at the northeast corner of the district between Waverly Avenue and West Davison Avenue. All houses have rear yards as well as front yards. Additional open space on Dexter Boulevard and West Davison Avenue is a result of building demolition and the existence of parking lots.

Response:

No change is proposed to the neighboring open spaces.

- (15) *Scale of façades and façade elements.* The Russell Woods-Sullivan Historic District comprises a neighborhood of moderate-scaled houses and multi-unit buildings and a low-scale commercial strip along Dexter Avenue. Single-family houses on Broadstreet Boulevard are generally larger in scale than houses elsewhere in the district, with the exception of some comparably-scaled houses on corner lots. Elements and details within the district are appropriately scaled, dependent on the style of the building. Broadstreet Presbyterian Church is a small-scale religious institution.

Response:

No change is proposed to the scale of the facades as they are proposed to remain.

- (16) *Directional expression of front elevations.* Most single-family houses in the Russell Woods-Sullivan Historic District are neutral in directional expression, with the exception of a few of Neo-Tudor revival houses on Broadstreet and more recent houses in the ranch and tri-level styles, which express themselves horizontally. Multi-story apartment

ELEMENTS OF DESIGN

buildings are vertical in directional expression; institutional buildings and commercial buildings, especially where they exist in rows, are horizontal in directional expression.

Response:

No change is proposed to the existing directional expression of front elevations.

(17) *Rhythm of building setbacks.* Front and side yard setbacks are consistent on each residential street in the Russell Woods-Sullivan Historic District; the contributing commercial buildings on Dexter Boulevard are set at the front or side yard setback. Setbacks for institutional buildings vary.

Response:

No change is proposed to the existing rhythm of the building setbacks.

(18) *Relationship of lot coverages.* The lot coverage for the single- and two-family residential structures ranges generally from 25 percent to 35 percent, including the usual freestanding garage. The multi-unit structures adjacent to Petoskey Street have about 60 percent lot coverage, while the apartment building at Dexter Boulevard and Tyler Avenue has a lot coverage of approximately 80 percent. Commercial buildings on Dexter Boulevard have a range of lot coverages from approximately 20 percent to 100 percent, with contributing structures ranging generally from 60 percent to 80 percent. They are typically placed at the front lot line, but may not fill the lot at the rear. The commercial structures on Dexter Boulevard that have a lot coverage as low as 20 percent are usually the more recent structures which provide paved areas on the property; lot coverage for the institutional buildings in the district varies considerably. Broadstreet Presbyterian Church occupies approximately 40 percent of its property; its siting at the rear lot line creates a substantial green space in front.

Response:

No change is proposed to the existing lot coverages.

(19) *Degree of complexity within the façades.* The façades within the Russell Woods-Sullivan Historic District range from very simple to quite complex, depending on style, but are straightforward in its arrangement of elements and details; overall, there is a low degree of complexity.

Response:

The degree of complexity within the façade is proposed to be similar for 12546 and 12512.12526 renovations to the façade from structural damage is intended to be of similar complexity which might have been there during the 1940's prior to a brick infill in the 1950's.

(20) *Orientation, vistas, overviews.* The orientation of buildings and streets were created by the subdivision plans, which place the large lots and houses and a north-south street, Broadstreet Boulevard, and adjacent to a park, and assign smaller lot sizes and houses to adjacent east-west streets. Individual houses are oriented toward the street, almost without exception; even the multiple-unit buildings located on Buena Vista Street and Tyler Street at Petoskey Street have been given more fully developed façades facing the main residential streets. The residential neighborhood is sandwiched between two major commercial thoroughfares, Dexter Boulevard on the east and Livernois Avenue on the west.

Response:

No change is proposed to the existing orientation, vistas or overviews.

(21) *Symmetric or asymmetric appearance.* Front façades of buildings range from complete symmetrical to asymmetrical but are balanced.

Response:

No change is proposed to the existing symmetric and asymmetric appearance.

(22) *General environmental character.* The Russell Woods-Sullivan Historic District is a fully developed middle-class residential area of the second quarter of the 20th Century, with a planned hierarchy of housing stock ranging from the largest houses on Broadstreet and adjacent to the park to the smaller, including double houses, located on the east-west streets. Its straight streets and consistent lot sizes on each street create a comfortable and handsome, urban residential environment.

Response:

The renovation of the buildings proposes to restore the general historic environmental character.

(Code 1984, § 25-2-131; Ord. No. 33-99, § 1(25-2-131), eff. 11-12-1999)



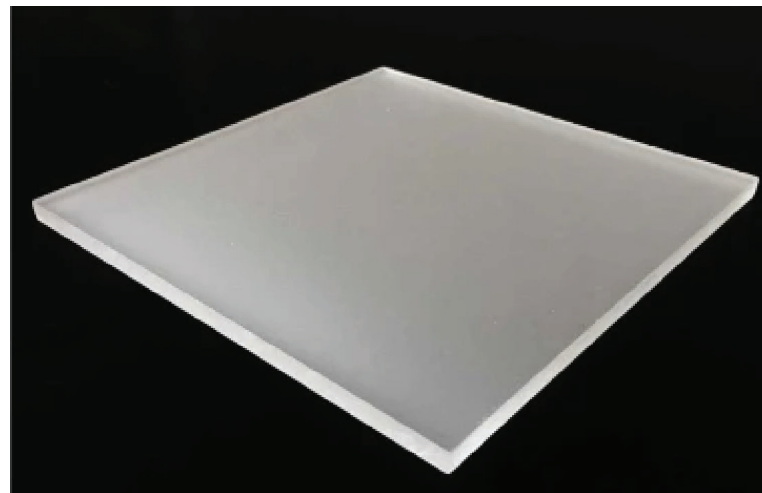
CLEAR GLASS
12512 STOREFRONT



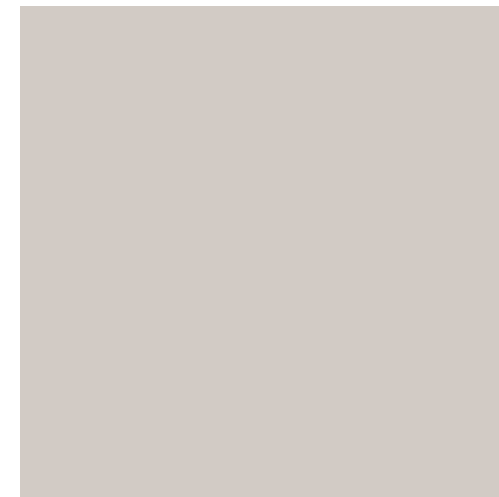
KAWNEER'S MEDIUM BRONZE
12512 STOREFRONT FRAME COLOR



ENTRY FLOOR TILES:
The existing historic tiles at the recessed entrances will remain with repairs with matching tiles, infill grouting and gentle cleaning.



LIGHTED NICHE:
The Niche's intent is to have a soft glow-like window using a highly customizable white LED lights that can be "tuned" to 3,000K. It will be edge lit to have an even glow. The acrylic is a translucent panel in frosted white to look windowlike during the day and night. The acrylic panel will be inset in the existing metal panels offset from the wall. Behind the panel will be painted white to create a shadow effect with depth. Please find Niche drawings, lighting and panel spec also uploaded.



PEDIMENT SW 7634 PAINT FOR
12512 REFINISHED/REPAIRED/
REPLICATED WHERE MISSING
ENAMEL METAL PANEL



EXISTING STOREFRONT AND WINDOW CONDITION

Tframed recessed storefront entrances, large plate-glass display windows, and transoms. Historic photographs from the 1950s-60s, including an image of Zukin's Restaurant, confirm this composition: narrow aluminum framing, tiled entry recesses, fabric awnings with signage, and a streamlined horizontal awning cap that still survives.



PROPOSED STOREFRONT AND WINDOWS

Recessed entrances, as they were located are proposed with aluminum storefront windows, and transoms above. A replacement horizontal cap is proposed to maintain the moderne streamlined aesthetic.

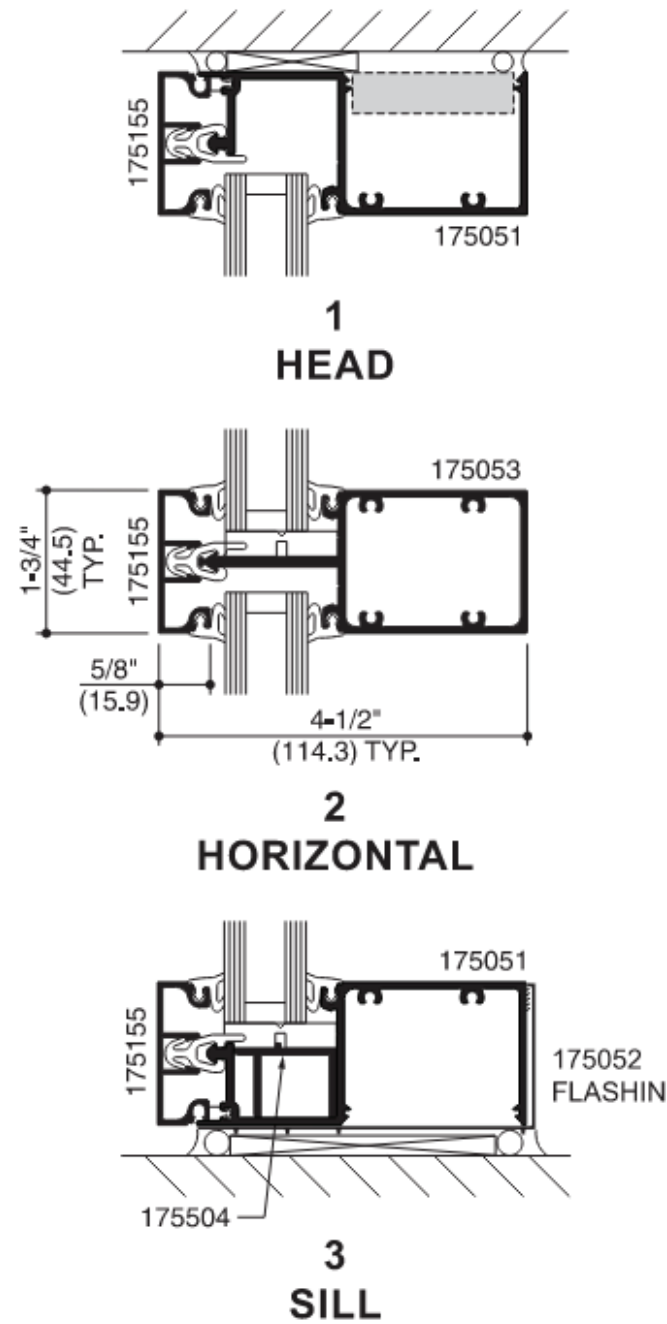
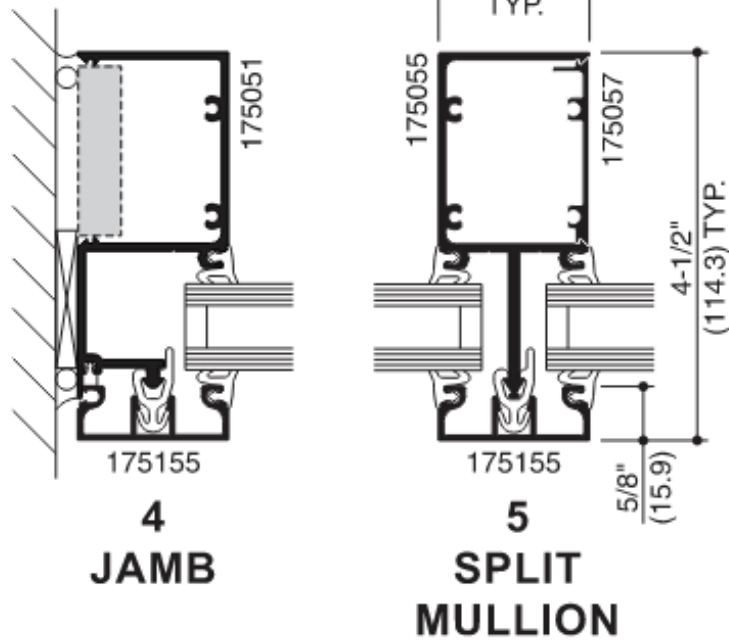
Storefront and window type and specifics follows in the included brochures and details

PROPOSED 12512 STOREFRONT

KAWNEER "ENCORE"
1-3/4" X 4-1/2" FRAME
FRONT GLAZED



KAWNEER'S MEDIUM BRONZE
FRAME COLOR

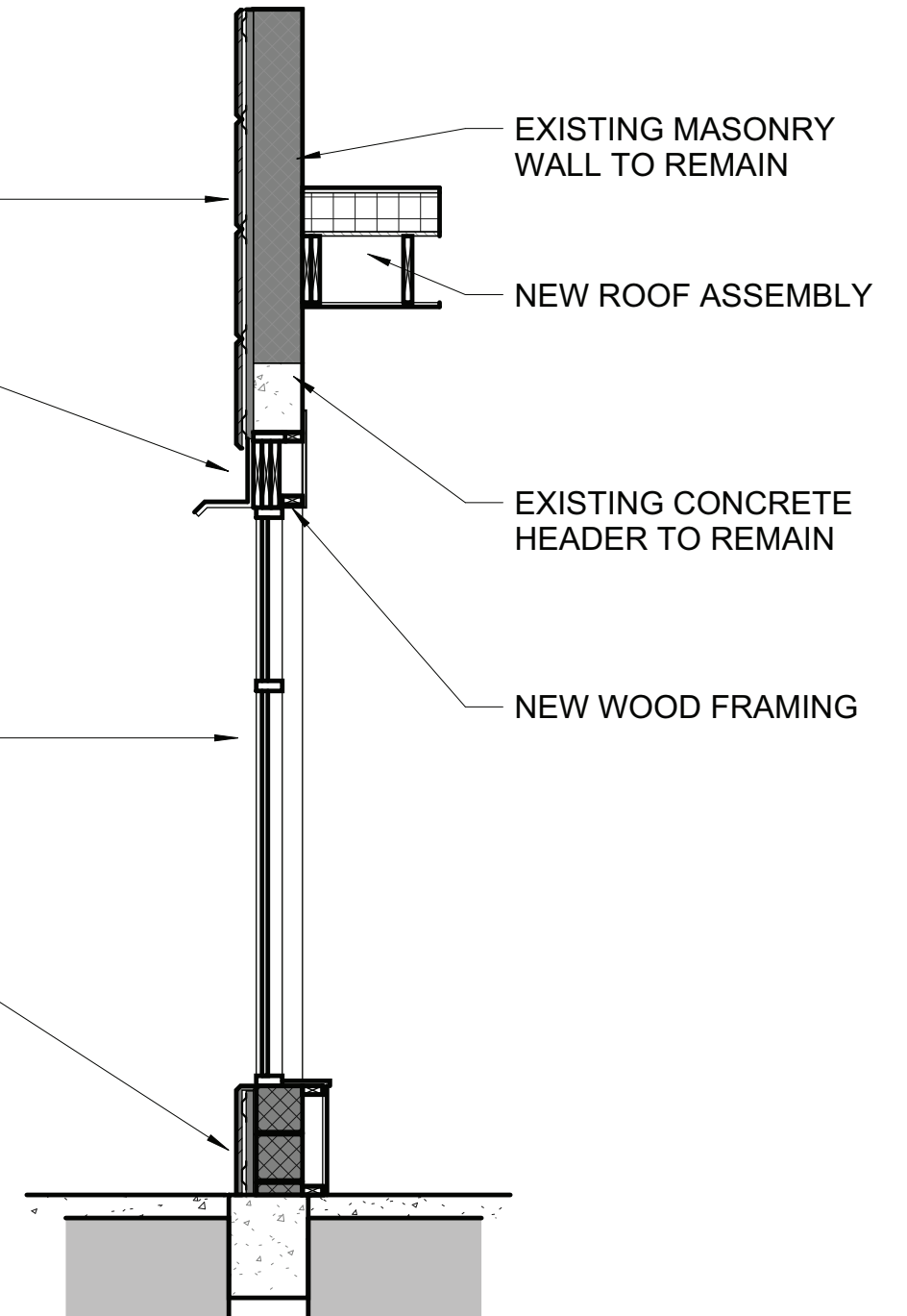


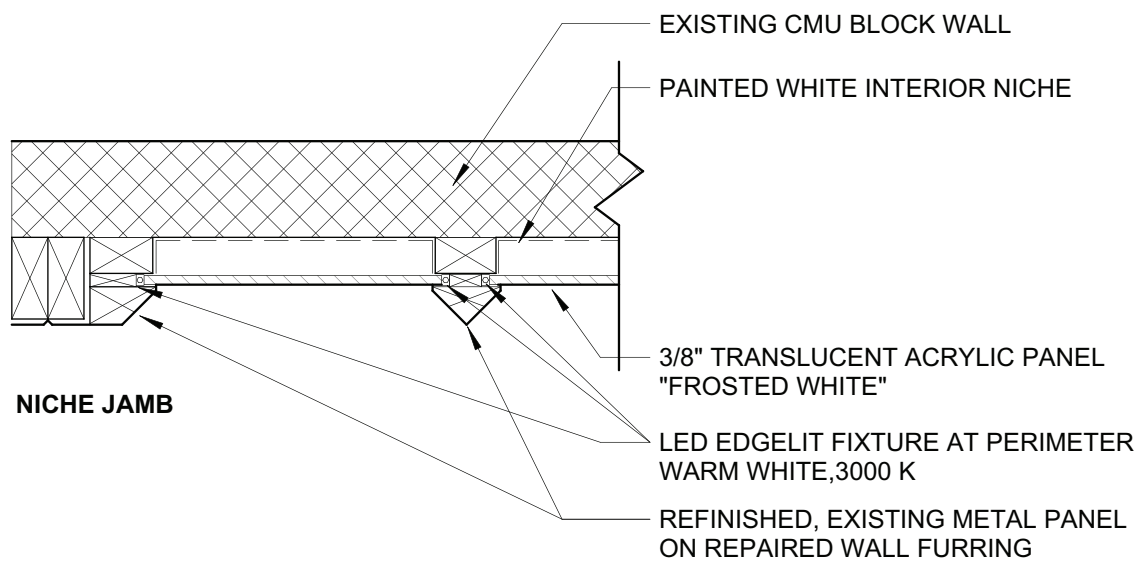
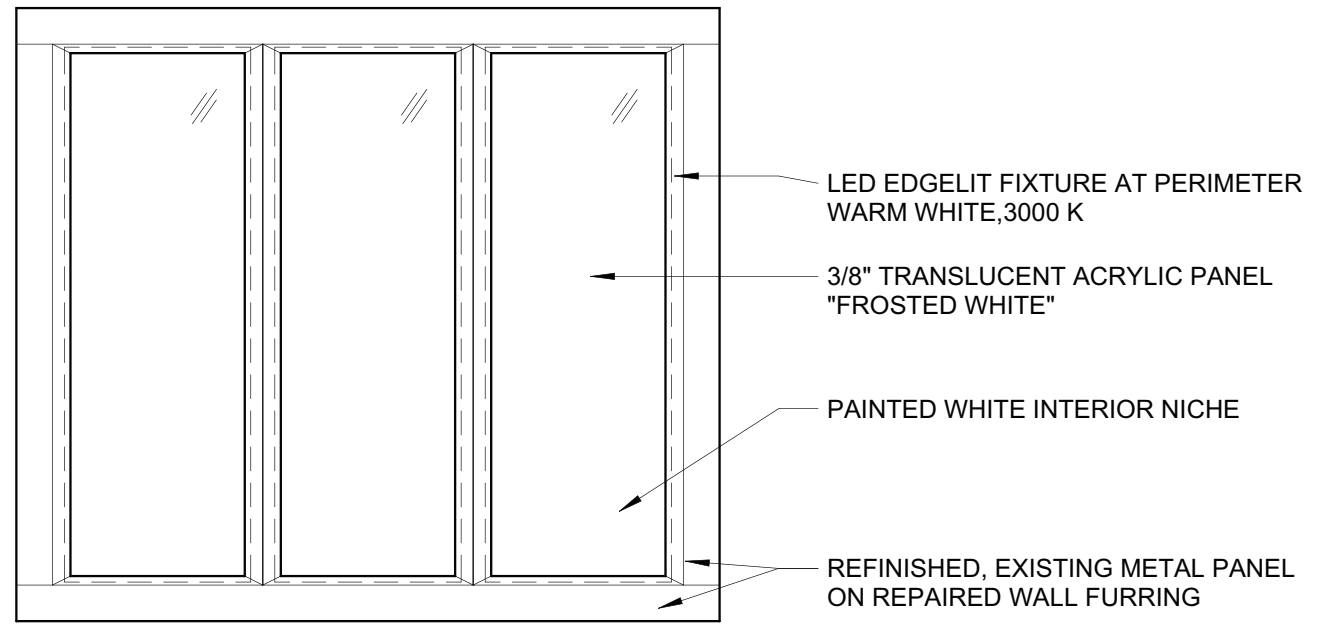
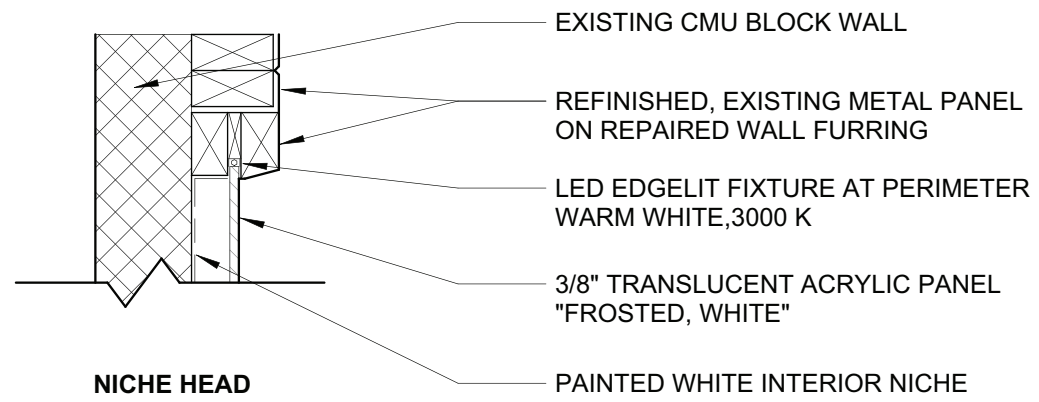
REFINISHED, EXISTING
ENAMELED METAL PANEL
OVER EXISTING CMU
BLOCK WALL

NEW METAL CAP TO
MATCH ENAMELED
METAL PANEL FINISH

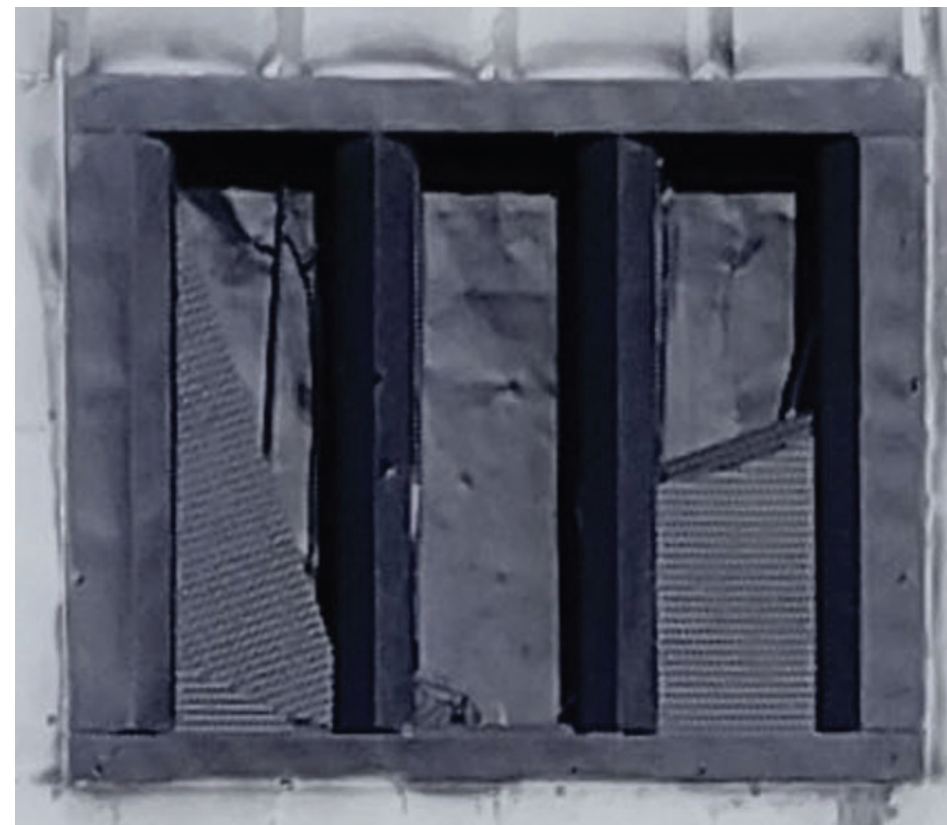
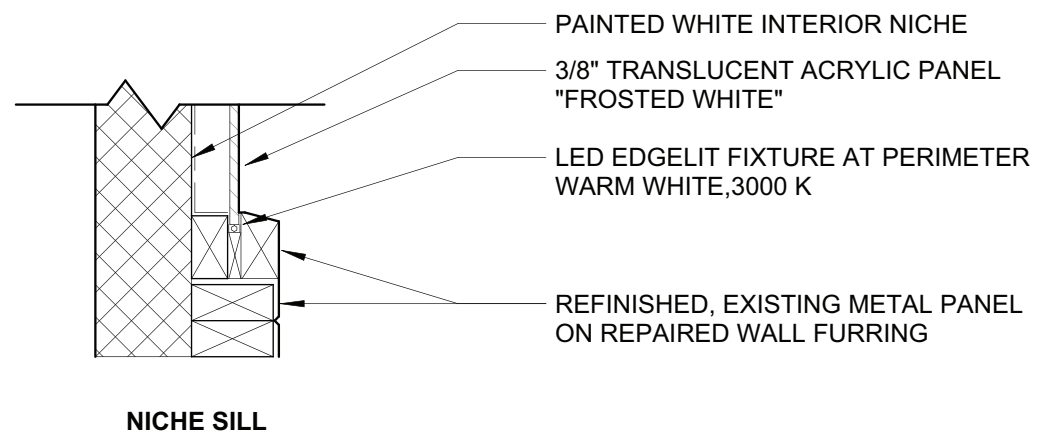
NEW KAWNEER "ENCORE"
ALUMINUM STOREFRONT
SYSTEM - 1" TEMPERED
LOW-E LOW GLARE IGU

REFINISHED, EXISTING
ENAMELED METAL PANEL
OVER EXISTING CMU
BLOCK KNEE WALL

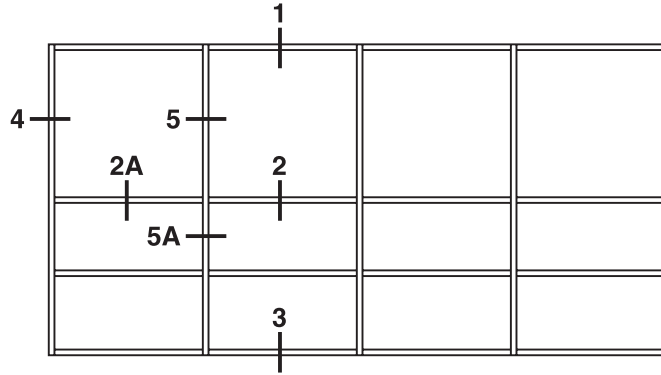




NICHE INTERMEDIATE JAMB

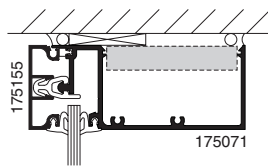


Additional information and CAD details are available at www.kawneer.com

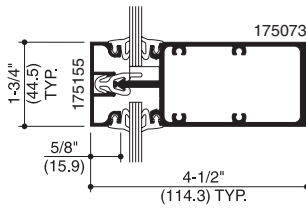


ELEVATION IS NUMBER KEYED TO DETAILS

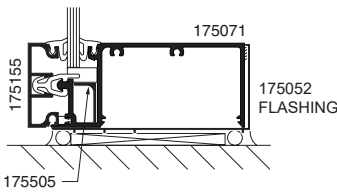
1/4" INFILL



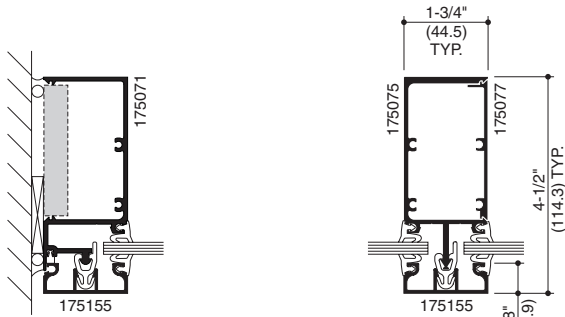
1
HEAD



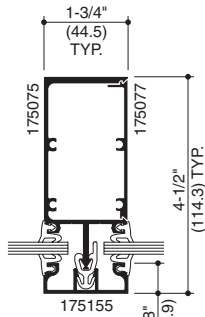
2
HORIZONTAL



3
SILL

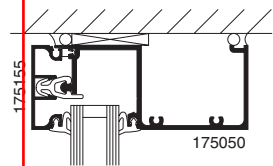
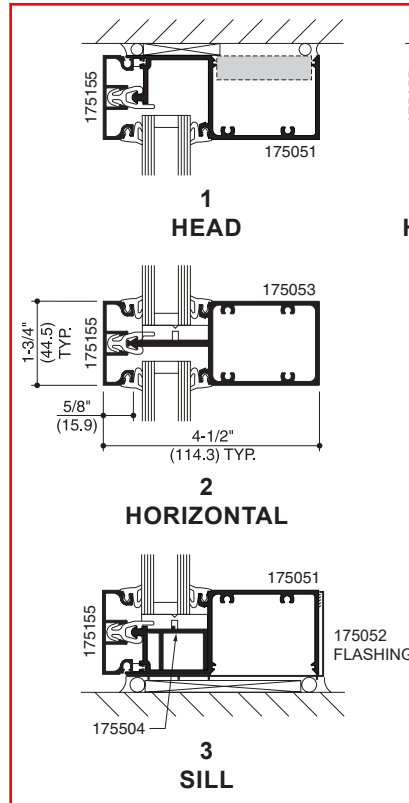


4
JAMB

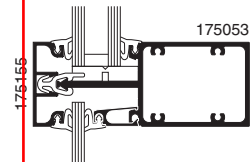


5
MULLION

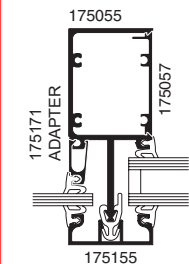
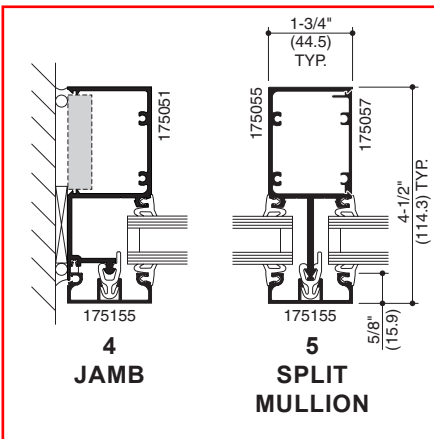
1" INFILL



1
HEAD W/ CAULK LEG



2A
HORIZONTAL
W/ 1/4" ADAPTER



5A
SPLIT MULLION
W/ 1/4" ADAPTER

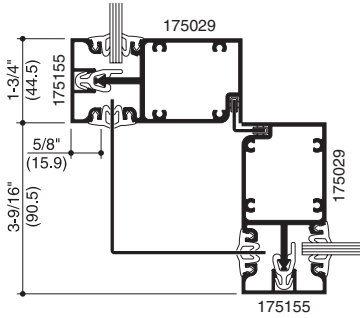
Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

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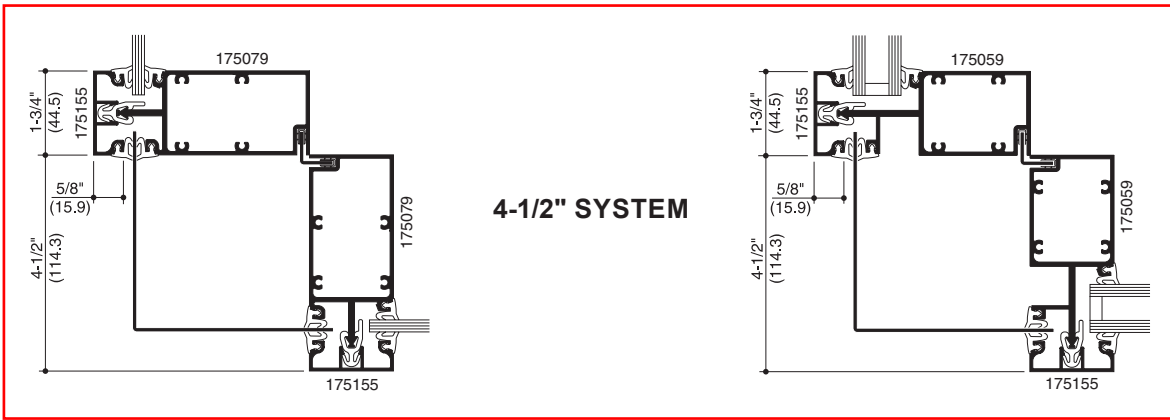
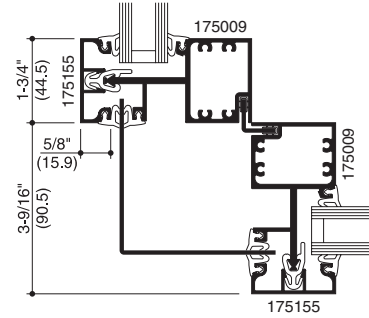
Additional information and CAD details are available at www.kawneer.com

1/4" INFILL

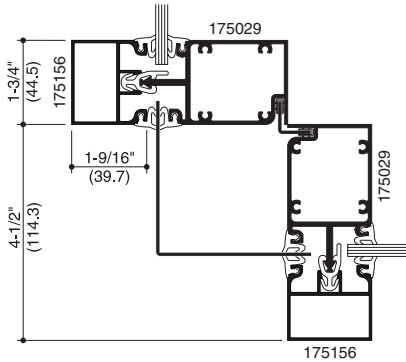


3-9/16" SYSTEM

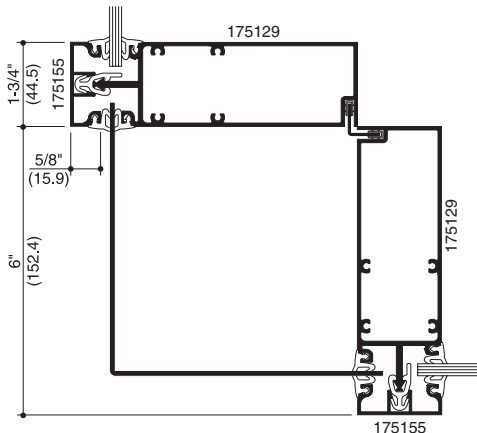
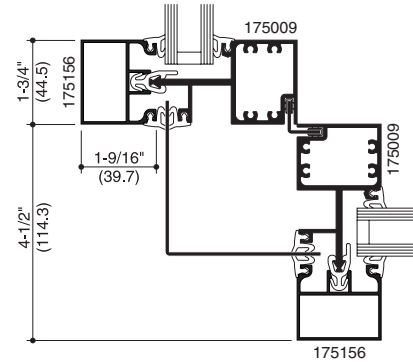
1" INFILL



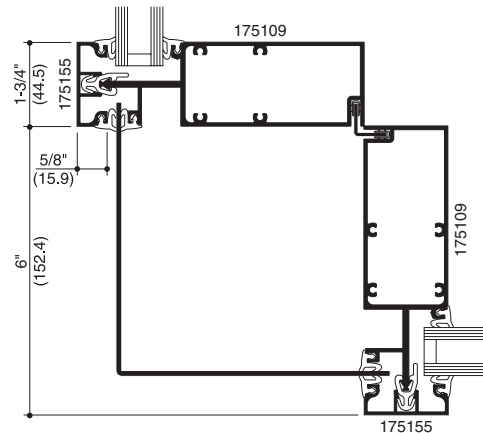
4-1/2" SYSTEM



4-1/2" SYSTEM CENTER GLAZED



6" SYSTEM

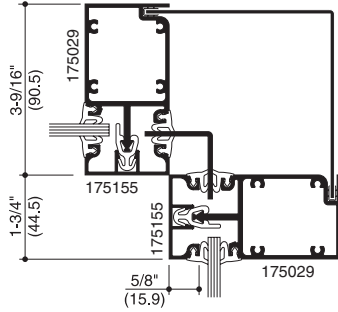


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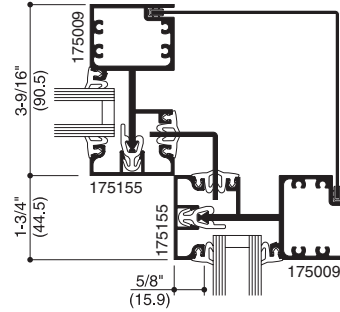
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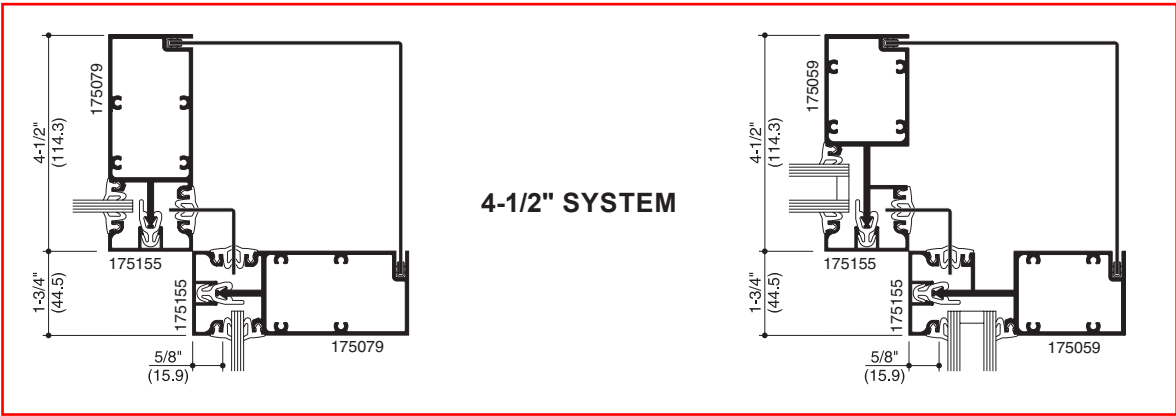
1/4" INFILL



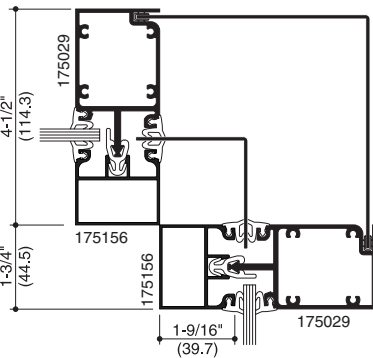
1" INFILL



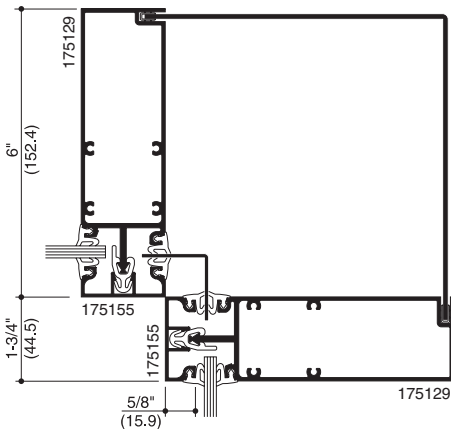
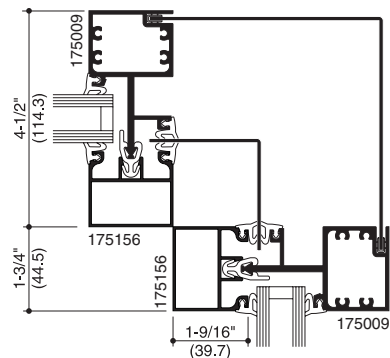
3-9/16" SYSTEM



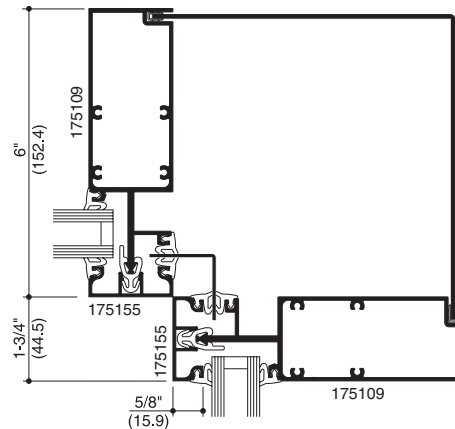
4-1/2" SYSTEM



4-1/2" SYSTEM CENTER GLAZED



6" SYSTEM

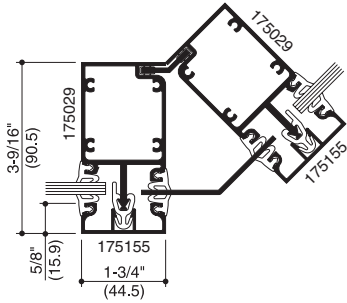


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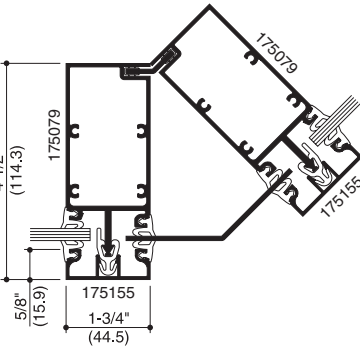
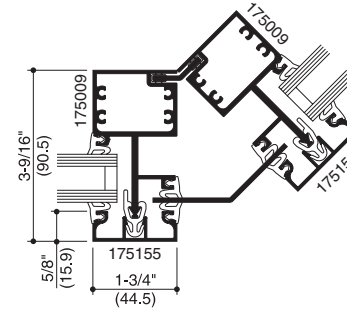
Additional information and CAD details are available at www.kawneer.com

1/4" INFILL

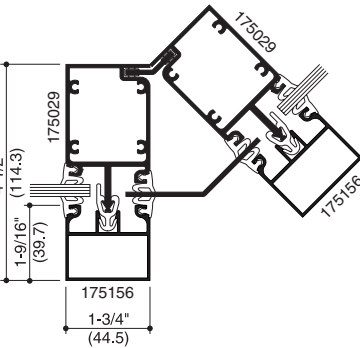
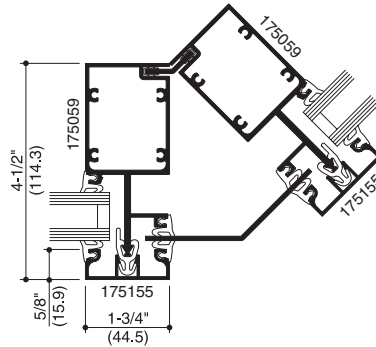


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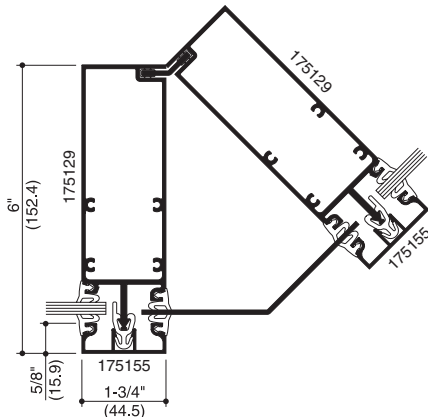
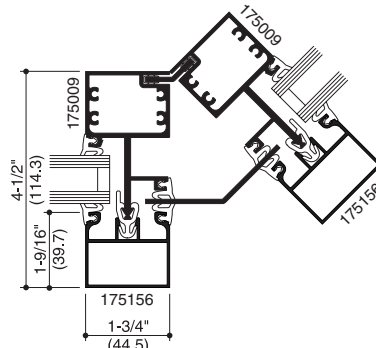
1" INFILL



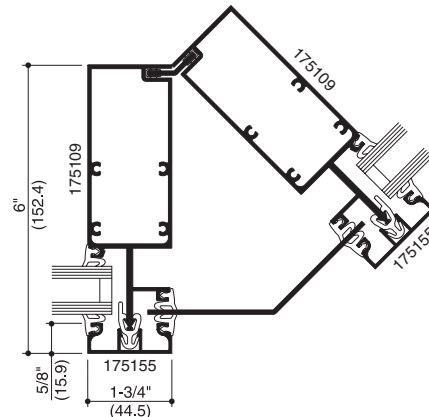
4-1/2" SYSTEM



4-1/2" SYSTEM
CENTER GLAZED



6" SYSTEM

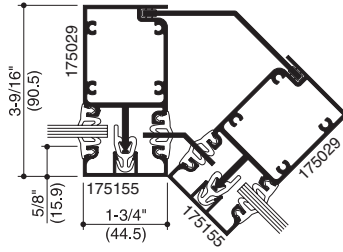


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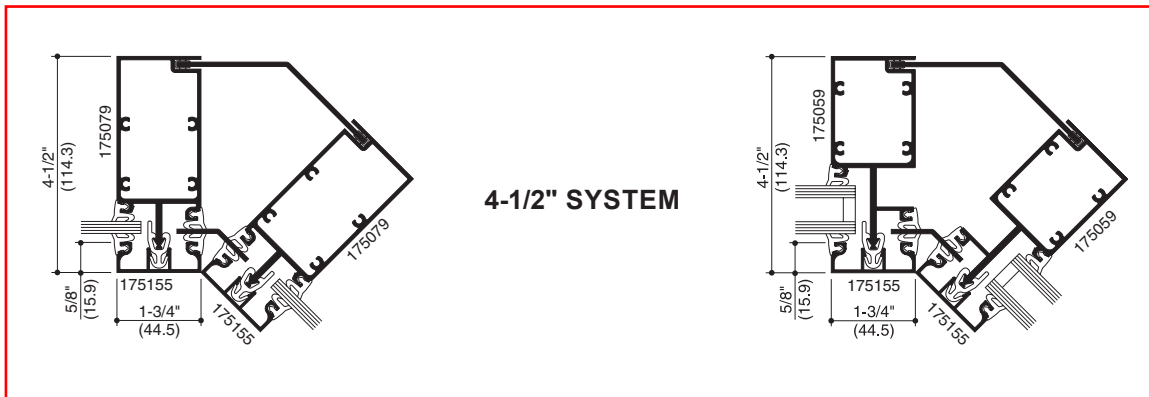
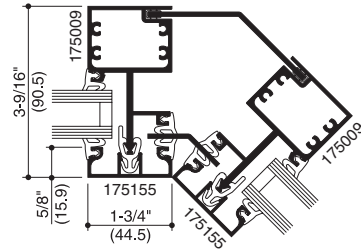
Additional information and CAD details are available at www.kawneer.com

1/4" INFILL

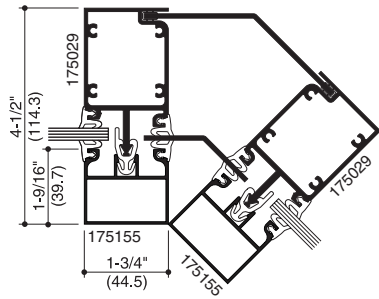


3-9/16" SYSTEM

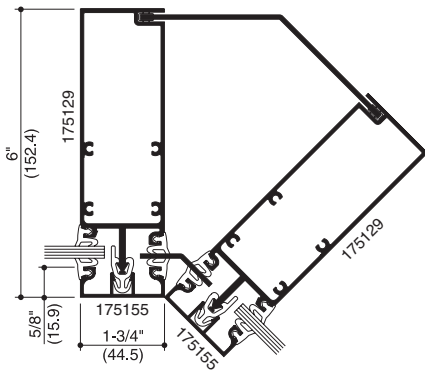
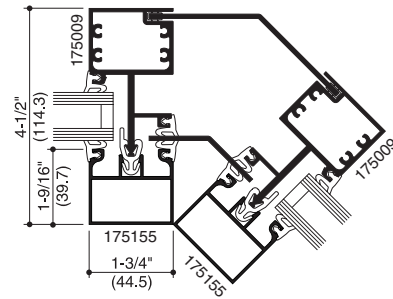
1" INFILL



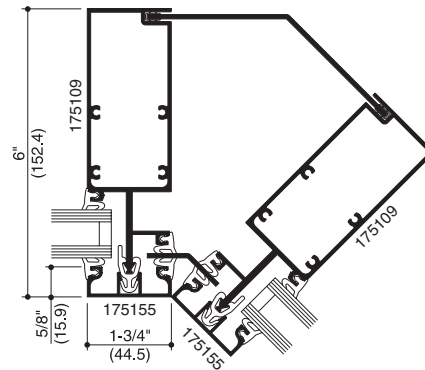
4-1/2" SYSTEM



4-1/2" SYSTEM CENTER GLAZED



6" SYSTEM



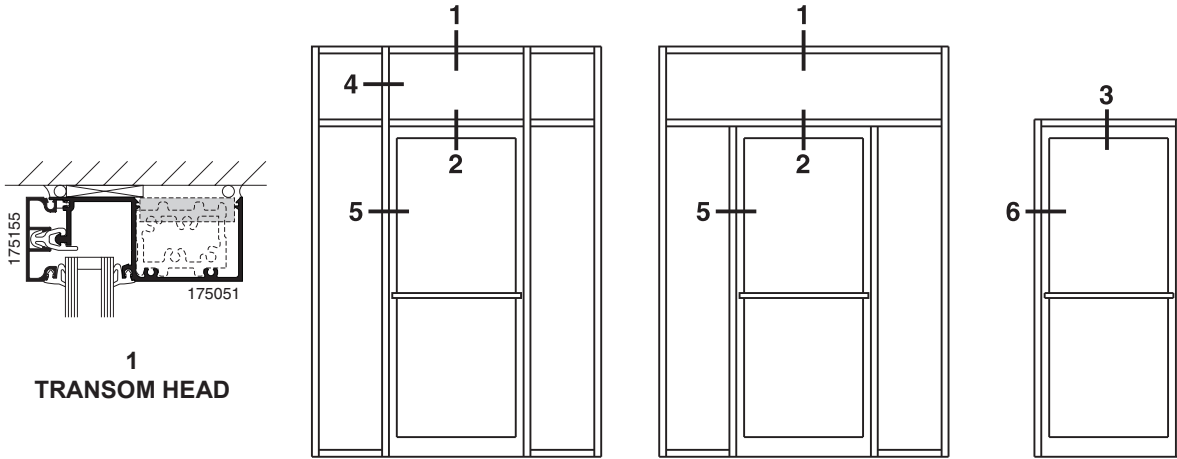
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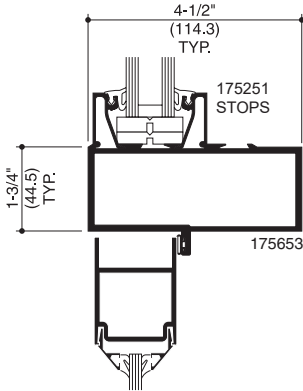
EnCORE[®] FRAMING INCORPORATING KAWNEER "190" DOORS.

NOTE: Other types of Kawneer doors may be used with this framing. See the Entrance Section for additional information.

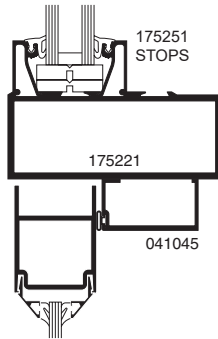


1
TRANSOM HEAD

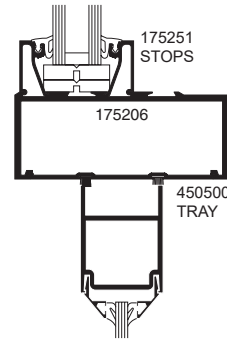
ELEVATION IS NUMBER KEYED TO DETAILS



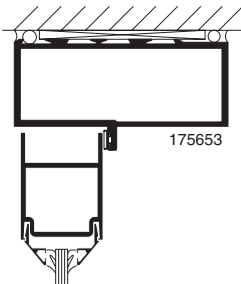
2
OFFSET PIVOT/
BUTT HUNG
TRANSOM BAR



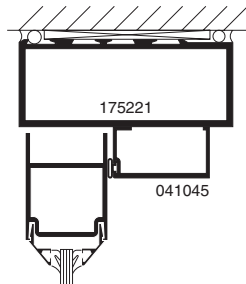
2
S/A OFFSET ARM
OFFSET PIVOT/
BUTT HUNG
TRANSOM BAR



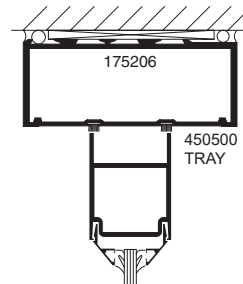
2
C.O.C.
CENTER PIVOT
TRANSOM BAR



3
OFFSET PIVOT/
BUTT HUNG
HEADER



3
S/A OFFSET ARM
OFFSET PIVOT/
BUTT HUNG
HEADER



3
C.O.C.
CENTER PIVOT
HEADER

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HIGHLIGHT YOUR ARCHITECTURAL ACHIEVEMENTS TODAY

PERMADIZE® HARDCOAT FINISHES



LIGHT SEQUIN - 379A1453



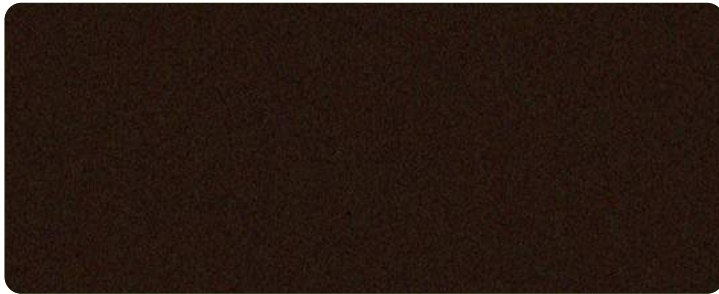
BLACK - 789G035



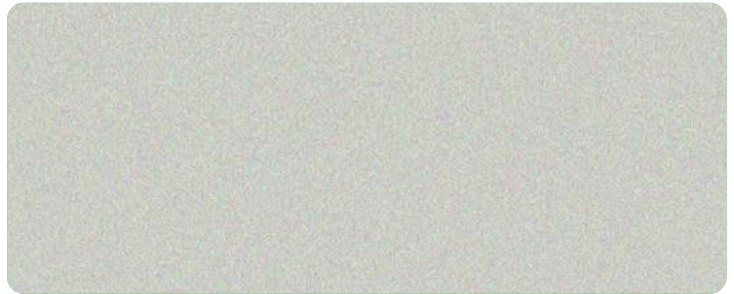
GOLD - 379A1451



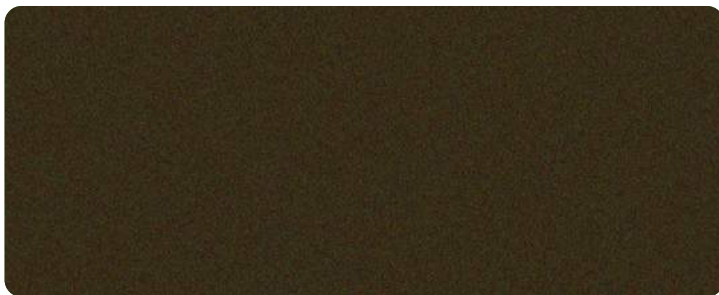
CHAMPAGNE - 379A1455



DARK BRONZE - 379A1456



STERLING GRAY - 789G018



MEDIUM BRONZE - 379A1457

Permadize® Hardcoat Finishes combine the proven durability of 50% fluoropolymer resins with a rich metallic pearlescence to create vibrant colors that transform your perception of finishes. The Permadize® secret is its formulation process in which the pearlescent highlights are combined with texturizers – metallic-like particles – that add increased abrasion resistance. The result is a hard finish that blends beauty with everyday toughness and mar resistance.

PERFORMANCE THAT MEETS AAMA 2604 REQUIREMENTS

Permadize® finishes stand up to normal use, abuse and weathering. And ultimately, they help to hold down building maintenance costs. Proven performers, Permadize® Hardcoat Finishes are tested to meet the most stringent standards and have surpassed the AAMA 2604 testing requirements. The specification allows non-chrome pre-treatment and covers a period of five years South Florida exposure, as well as tough abrasion, gloss retention and adhesion tests (see table opposite). The added hardness of the 50% Kynar formulation enhances protection against finish damage and touchups that are sometimes required during transportation, installation and everyday use.

AESTHETICS

The hard finish and greater mar resistance of Permadize® Hardcoat Finishes make them ideal for ground floor installations such as storefronts and entrances that must withstand heavy traffic and constant usage. In addition, Permadize® Finishes provide excellent resistance to chalking and fading.

Use Permadize® Hardcoat Finishes:

- For colors that complement today’s designs
- For hard finish and mar resistance
- For long-lasting performance
- For sparkle that brings life to color

PERFORMANCE TABLE

| Mechanical Performance & Adhesion | AAMA 2604 Reference | Permadize® Hardcoat Finish Performance |
|-----------------------------------|---------------------|--|
| Dry Film Hardness | Section 8.3 | Pass - 2H minimum |
| Dry Film Adhesion | Section 8.4.1.1 | Pass - No film disbondment |
| Wet Adhesion | Section 8.4.1.3 | Pass - No film removal |
| Boiling Water Adhesion | Section 8.4.1.4 | Pass - No film removal or blistering |
| Impact Resistance | Section 8.5 | Pass - No film disbondment |
| Abrasion Resistance | Section 8.6 | Pass - >20 liters per mil |
| Chemical Resistance | AAMA 2604 Reference | Permadize® Hardcoat Finish Performance |
| Muriatic Acid Resistance | Section 8.7.1 | Pass - No visual change or blistering |
| Mortar Resistance | Section 8.7.2 | Pass - No visual change or loss of adhesion |
| Nitric Acid Resistance | Section 8.7.3 | Pass - Color change ≤5ΔE (Hunter) |
| Detergent Resistance | Section 8.7.4 | Pass - No film removal or blistering |
| Window Cleaner Resistance | Section 8.7.5 | Pass - No film removal or blistering |
| Corrosion Resistance | AAMA 2604 Reference | Permadize® Hardcoat Finish Performance |
| Humidity Resistance | Section 8.8.1 | Pass - No blisters > “few No. 8” (ASTM D714) |
| Salt Spray Resistance | Section 8.8.2 | Pass - <1.6 mm creep from scribe |
| Weathering 5 Years Florida | AAMA 2604 Reference | Permadize® Hardcoat Finish Performance |
| Color Retention | Section 8.9.1.2 | Pass - Color change ≤5ΔE (Hunter) |
| Chalking Resistance | Section 8.9.1.3 | Pass - ≥ No. 8 rating (ASTM D4214) |
| Gloss Retention | Section 8.9.1.4 | Pass - ≥ 30% gloss retention |
| Erosion Resistance | Section 8.9.1.5 | Pass - < 10% Film loss |

Note: These color samples are as close as possible to actual colors offered within the limitations of printing techniques. Final color specification shall be as per approved color samples.

✉ Contact Us (/about/contact) 🚚 Track My Order (/about/shipping/track)
👤 (https://www.tapplastics.com/index.php?route=account/account) 🛒 (/cart)

Product Information ▾ Product Applications (/product_applications) About TAP ▾

Locations ▾



(https://www.tapplastics.com)



🛒 0 item(s) - \$0.00

🏠 (https://www.tapplastics.com) > Plastics (/departments/plastics) > Cut-to-Size Plastic Sheets (/product/plastics/custom-cut-to-size-plastic-sheets) > Acrylic Plexiglass Sheets Custom Cut (/plastics/custom-cut-to-size-plastic-sheets/acrylic-plexiglass-sheets) > Acrylite Satinice Clear/ Colorless 0D010 DF >

Acrylite Satinice Clear/ Colorless 0D010 DF



★ Add to Favorites

🔗 Share

Cut-to-Size Calculator

Enter Specifications

Color

Clear

Buy 1/8" x 4" x 4" Sample

Unit

Inches Millimeters

Thickness

- Select One -

inch

Whole-number Fraction

Features and Benefits of ACRYLITE® Satinice Colorless Acrylic Sheets (0D010 DF):

- Up to 91% transmission
- 30-year warranty
- Special particles are embedded in the sheet to diffuse light and work to eliminate spots
- Easy to fabricate and thermoform
- Frosted texture throughout the sheet as well as the edges
- Fingerprint resistant surface

If optimum light diffusion is a key ingredient of your application, TAP Plastics has the perfect solution. ACRYLITE® Satinice is formulated with special properties that strike the perfect balance between light diffusion and transmission, making it the preferred acrylic surface for backlit applications and so much more. Each sheet we provide can be customized by thickness, width, and length so you can meet the particular needs of your next project. This collection of elegantly textured products includes robust surfaces that are pleasant to the touch. Satinice clear acrylic features a frosted appearance from edge to edge, and the captivating surface is exceptional at hiding traces of fingerprints, scratches, or wear and tear. Due to its weather resistance and strength, Satinice is also suitable for outdoor use.

| | | | |
|---------------------|------------------------------|--------|------|
| Width | 1 | 0 | inch |
| | Whole-number Fraction | | |
| Length | 1 | 0 | inch |
| Quantity | 1 | sheets | |
| From \$15.00 | | | |

Available Options ➤

Cut to Size orders are currently taking 2 to 3 days to process (Monday–Friday). Cut to size orders are cut with table and CNC panel saws and have a cut tolerance of +/- 1/32". Plastic sheets have a thickness tolerance of +/- 10% and can have thickness variations throughout the sheet. Cut to size items cannot be returned for a refund or exchange.

Sheet sizes, colors, thicknesses and products available on our website are available at **TAP Plastics stores. (/about/locations)**



You can enhance virtually any environment with light and brilliance by choosing Satinice clear acrylic sheeting. This translucent grade can act as a lens for luminaries and skylights as well as wall paneling in architectural applications. This lightweight yet rigid thermoplastic material is extremely easy to machine and fabricate, so you can turn your vision into a reality without sacrificing structural integrity. Whether machined, thermoformed, or cemented, we guarantee you won't be disappointed. Cut-to-size orders can take one to two business days to process, but you can receive your order in five minutes or less by visiting one of our 16 store locations. If you have any questions about Satinice clear acrylic sheets, please feel free to

Visit or contact your local **TAP Plastics store** (<https://www.tapplastics.com/about/locations>) where cut-to-size orders often take less than five minutes, start to finish.

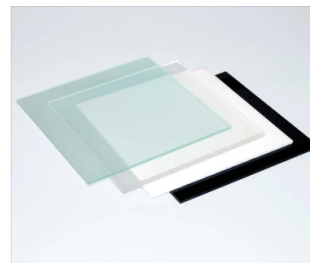
Related Products



[\(/product/plastics/plastic-sheet/led_light_panel/\)](#)

Flexible LED Light Diffuser Sheet 25" x 50"

[\(/product/plastics/plastic-sheet/led_light_panel/\)](#)



[\(/product/plastics/plastic-sheet/frosted_plexiglass/\)](#)

Frosted Plexiglass Sheets | P95 Matte Finish

[\(/product/plastics/plastic-sheet/frosted_plexiglass/\)](#)



[\(/product/plastics/plastic-sheet/acrylite_satinice/\)](#)

Acrylite Satinice White WD008 DF

[\(/product/plastics/plastic-sheet/acrylite_satinice/\)](#)

contact us for additional information or further assistance.

For Acrylite Satinice Technical Data Sheet [click here](#)

(<https://www.tapplastics.com/image/catalog/ACRYLITE%20Satinice%20Technical%20Information.pdf>).

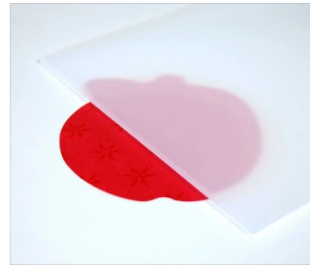
For Acrylite Satinice Satefy Data Sheet [click here](#)

(<https://www.tapplastics.com/image/catalog/pdf/ACRYLITE%20Satinice%20Acrylic%20US%20RoehmVersion1.2.pdf>).

For fractions, decimals and millimeters conversion chart [click here](#)

(</image/pdf/Fractions-Decimals-Mils.pdf>).

TAP Video: How to bend plastic sheet



[cut-to-size-plastic-](#)

[sheets/acrylic-](#)

[plexiglass-sheets/white-lighting-plexiglass">plexiglass-sheets/white-lighting-plexiglass](#)

[sheets/white-](#)

[lighting-plexiglass](#))

Chemcast Lighting

White Translucent

Plexiglass

(<https://www.tapplastics.com/image/catalog/pdf/ACRYLITE%20Satinice%20Acrylic%20US%20RoehmVersion1.2.pdf>)

[cut-to-size-plastic-](#)

[sheets/acrylic-](#)

[plexiglass-](#)

[sheets/white-](#)

[lighting-plexiglass](#))

Doellken Harmony TW

WARM - COLD

dimensions

| | |
|-------------|-------------------|
| measures | 10 x 1.1 mm |
| step length | 100 mm |
| pitch | 16.6 mm (visible) |

light

| | |
|---------------|----------------|
| color | 2700~6500K |
| luminous flux | 2160 lm/m |
| CRI | > 90 |
| life time | 50,000 h, LM70 |
| binning | 3 SDCM |

electrical

| | |
|-----------------------------|----------|
| voltage | 24V DC |
| power | 24 W/m |
| LEDs per meter | 120 |
| ESD protection | ESD2000V |
| inverse polarity connection | Max 30V |
| Tc° | Max 65°C |
| dimnable | yes |

mechanical

| | |
|------------------------------|-------------------|
| dimensions of step | 100 x 10 x 1.1 mm |
| suitable mounting method | 3M back tape |
| degree of protection | IP20 |
| mechanical impact protection | IK00 |
| bending radius vertical | 25 mm |
| bending radius horizontal | no |

encapsulation

| | |
|----------------------|----------|
| combustibility class | UL-94-HB |
| dielectric strength | 500V |
| halogen free | Yes |
| chlorine free | Yes |

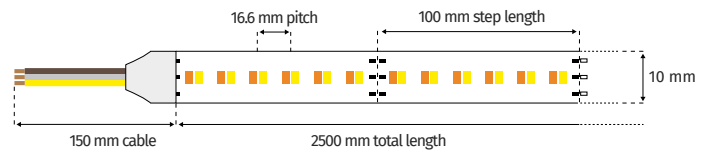
environmental / compliances

| | |
|---------------------|------------------|
| ambient temperature | -20°C ~ +40°C |
| compliances | CE, RoHS |
| warranty | 3 years warranty |

preview



technical drawings



EAN/Reel 4036793155494

Movex 5128279

Wired4Signs USA

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7669 Clinton Highway,
Powell, Tennessee, 37849

KRAV-810 Extrusion

Ref. A18016AZM



- Backlight of transparent panels
- Supported panel thicknesses: 8-10 mm (0.31-0.39")

APPLICATION

- decorative edge illumination for transparent panels

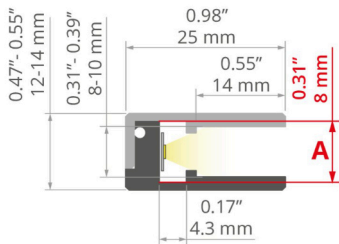
MOUNTING

- to the edge of the panel, using dedicated double-sided adhesive tape

ADDITIONAL INFORMATION

- the extrusion has a decorative function, it is not a construction extrusion

TECHNICAL DRAWING



TECHNICAL SPECIFICATIONS

| | |
|-------------------------------------|---|
| Material | aluminum |
| Color | ■ silver anodized |
| Possible fixture IP | 20 |
| Possible fixture shapes | linear |
| Profile cross-section | rectangular |
| Width | 0.6" |
| Height | 1" |
| LED gluing width A | 0.3" |
| Number of LED strips A (0.31" wide) | 1 |
| Width of the glow | 22 mm |
| Max power of a single LED strip | 5.9 W/ft |
| Building type | Entertainment/ Arts, Retail, Hotel / Restaurant |
| Facility zone | furniture, shop windows and exhibition, advertising / POS |
| Wire out back of extrusion | yes |



KRAV-810 Extrusion

Ref. A18016AZM

SAMPLE PROJECTS



RELATED ACCESSORIES > END CAPS

| NAME | | MATERIAL | COLOR | REF. |
|------------------|---|----------|--|-----------|
| End cap KRAV-810 |  | PP |  gray | C28000C02 |