

MERCHANTS BUILDING HOTEL BUILD OUT

Rooftop Addition Study
05-13-26

Based on the guidelines given in the NPS brief for rooftop additions the current design:

- 01** Is **minimally visible** except in a few areas along the Broadway corridor.
- 02** The addition is **set back a full structural bay** on both the Grand River and Broadway elevations.
- 03** The addition is only **one story** in height.
- 04** **The surrounding context** (Harvard Square, 230 E. Grand River, the Z Deck and a portion of the Opera House parking deck) **is as tall or taller** than Merchants building.
- 05** **Ceiling heights in the space are kept as low as possible** to minimize total height of addition.

Designing a New Exterior Addition to a Historic Building

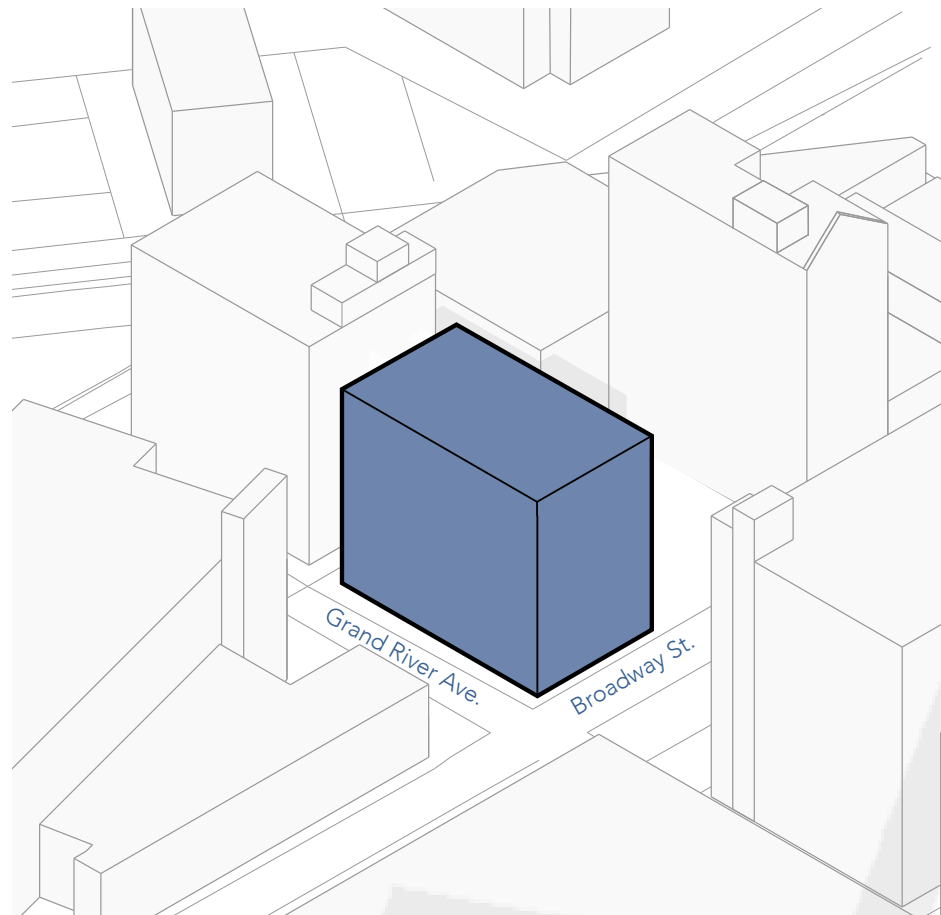
This guidance should be applied to help in designing a compatible new addition that that will meet the *Secretary of the Interior's Standards for Rehabilitation*:

- A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building—a recessed connector can help to differentiate the new from the old.
- A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition.
- The construction materials and the color of the new addition should be harmonious with the historic building materials.
- The new addition should be smaller than the historic building—it should be subordinate in both size and design to the historic building.

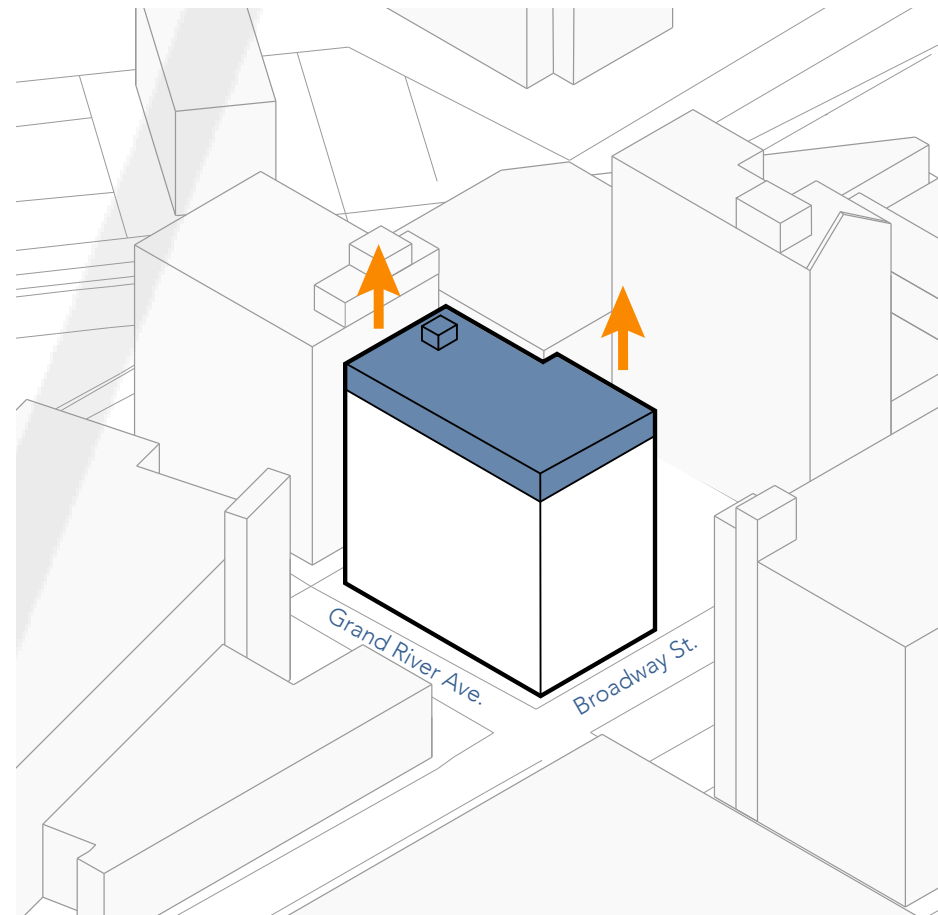
The same guidance should be applied when designing a compatible **rooftop** addition, plus the following:

- A rooftop addition is generally not appropriate for a one, two or three-story building—and often is not appropriate for taller buildings.
- A rooftop addition should be minimally visible.
- Generally, a rooftop addition must be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is freestanding or highly visible.
- Generally, a rooftop addition should not be more than one story in height.
- Generally, a rooftop addition is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.

NPS Preservation Brief 14: New Exterior Additions to Historic Buildings (pg. 14)

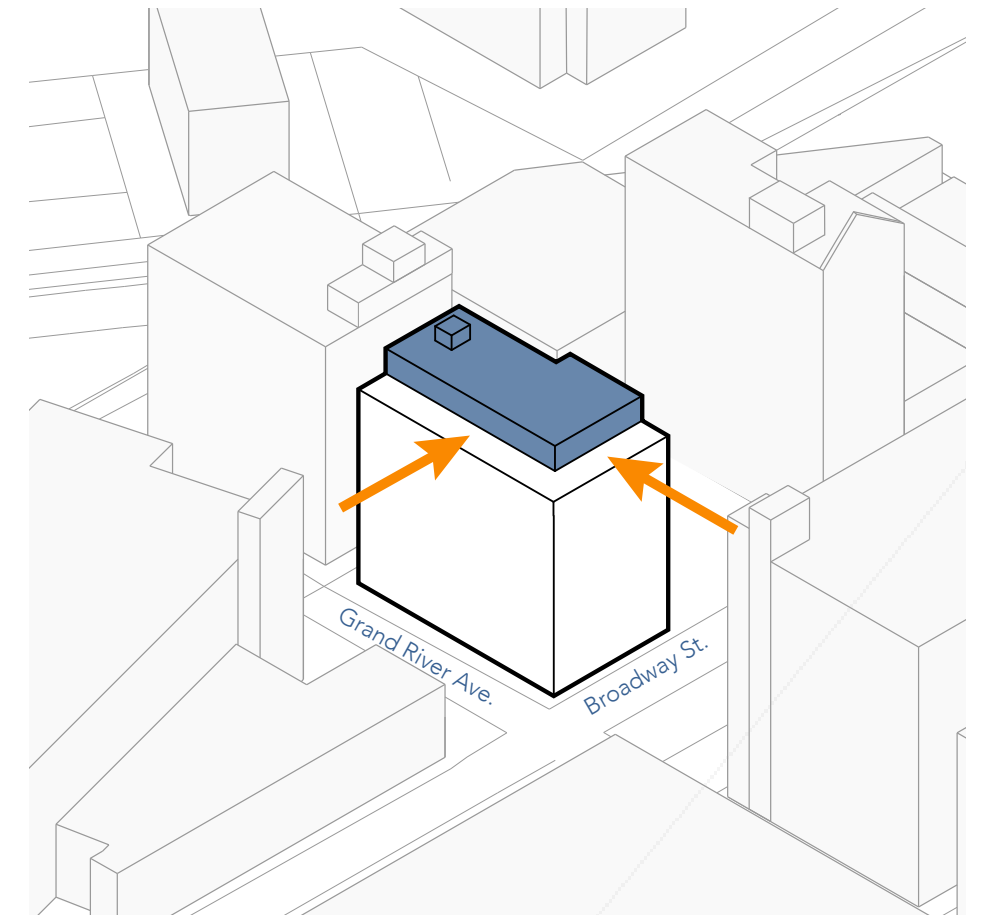


01 Existing Merchants Building




02 Rooftop Addition

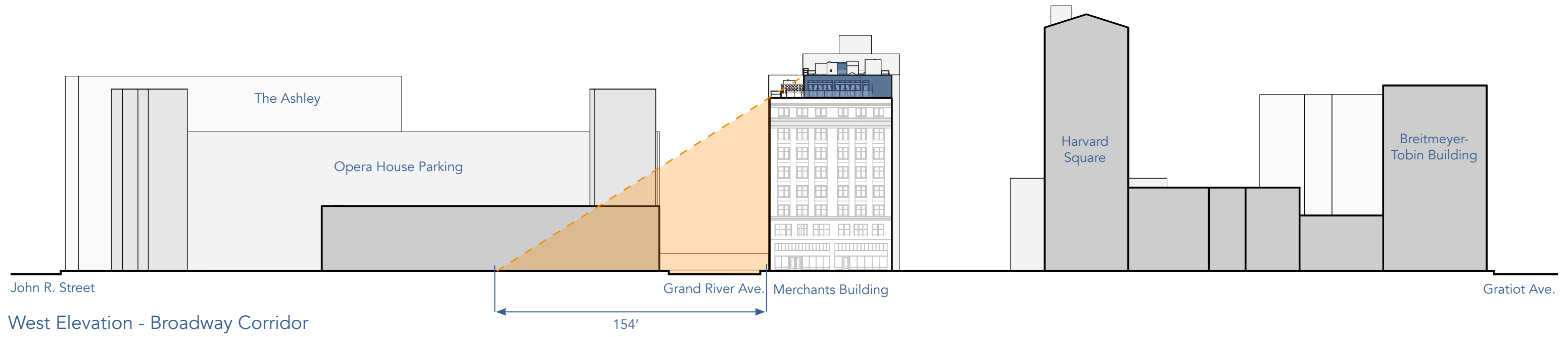
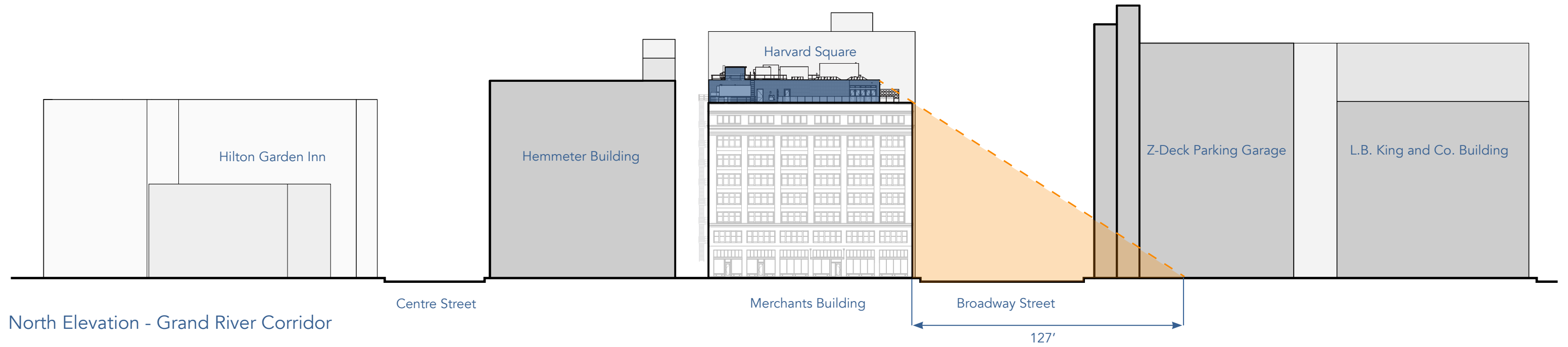
The addition is only 1 story in height.

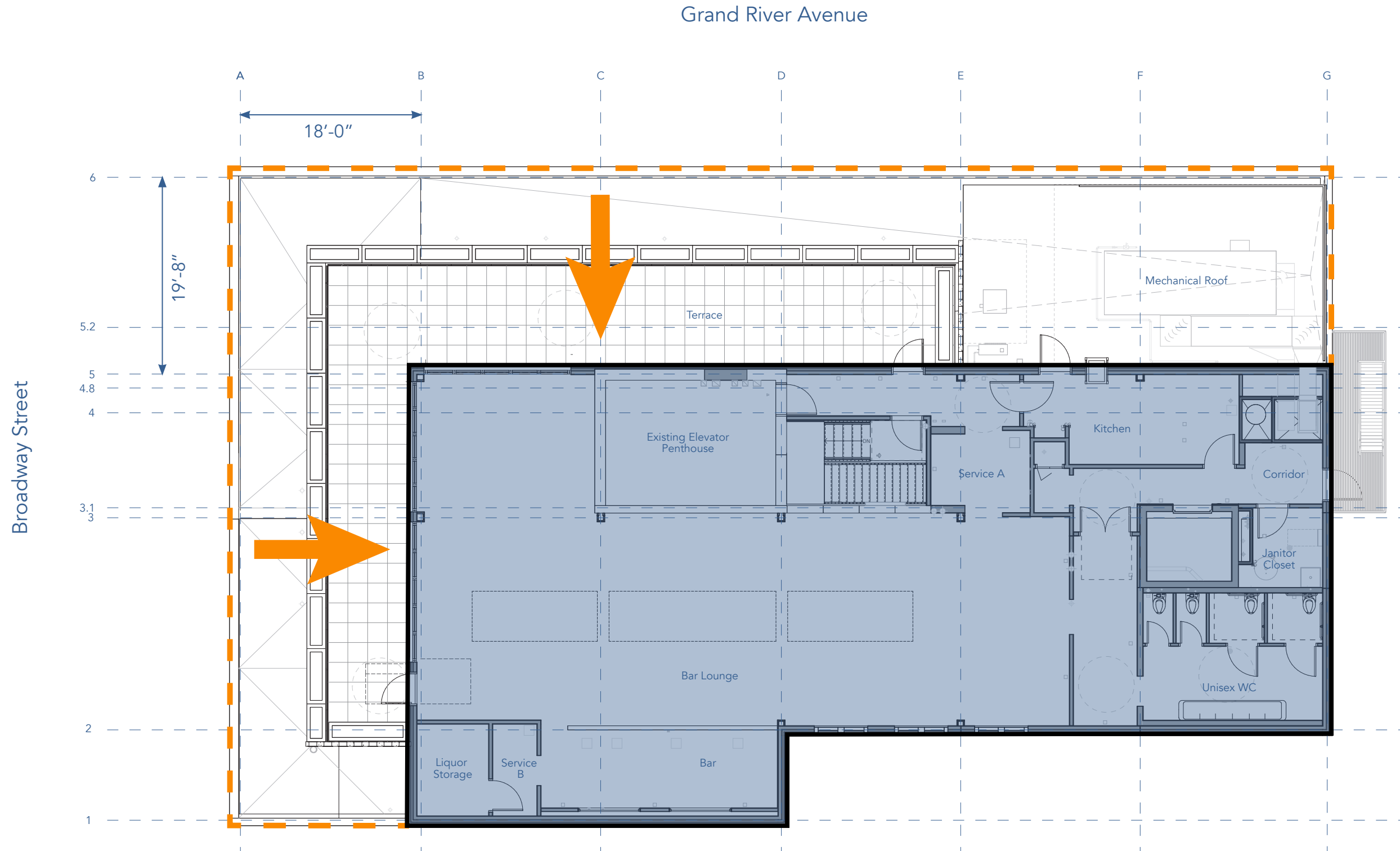


03 Set Back Rooftop Addition

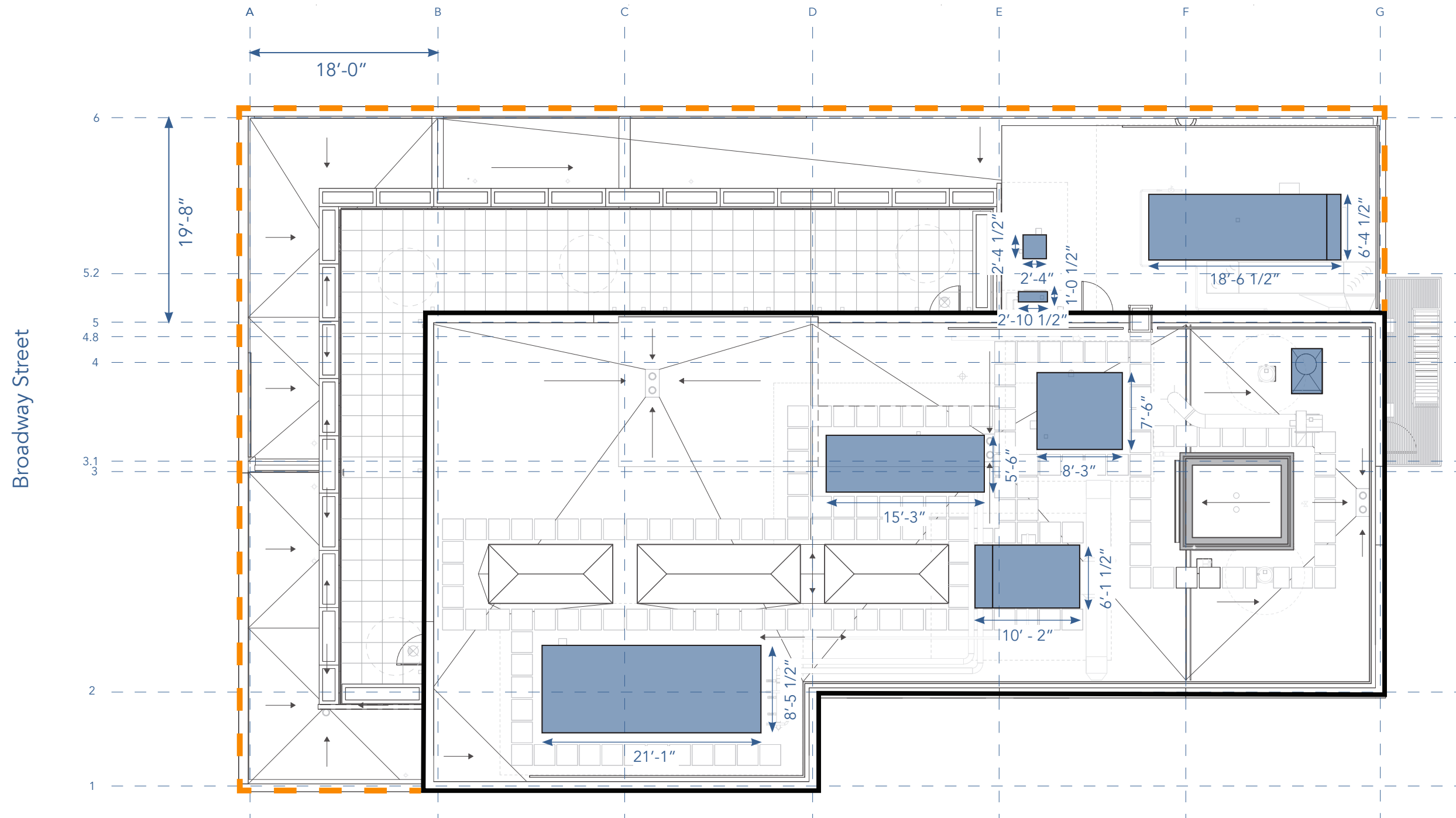
Addition is set back a full structural bay on both the Grand River and Broadway elevation.

 Addition is fully obscured by parapet





Grand River Avenue





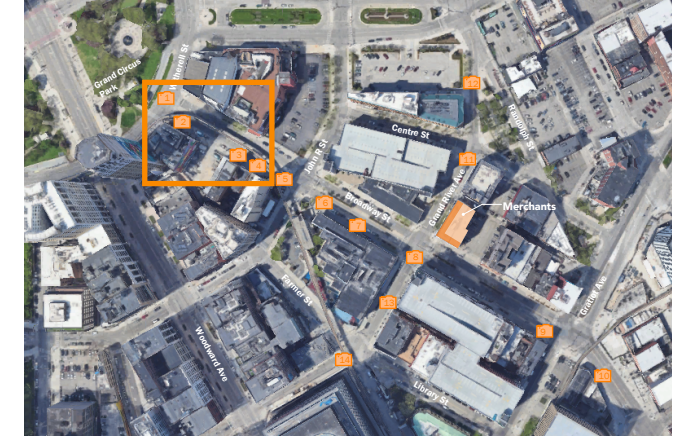
Photos

1. Grand Circus Park
2. Corner of Broadway St. and Witherell St.
3. 200' South of Witherell St.
4. 230' South of Witherell St.
5. Corner of Broadway St. and John R St.
6. 70' South of John R St.
7. 160' South of John R St.
8. Corner of Broadway St. and Grand River Ave.
9. Corner of Broadway St. and Gratiot Ave.
10. 80' South of Gratiot Ave.
11. Corner of Grand River Ave. and Centre St.
12. Corner of Grand River Ave. and Randolph St.
13. 120' South of Broadway St.
14. Corner of Grand River Ave. and Farmer St.

1. Grand Circus Park



2. Corner of Broadway St. and Witherell St.



3. 200' South of Witherell St.



4. 230' South of Witherell St.



5. Corner of Broadway St. and John R St.



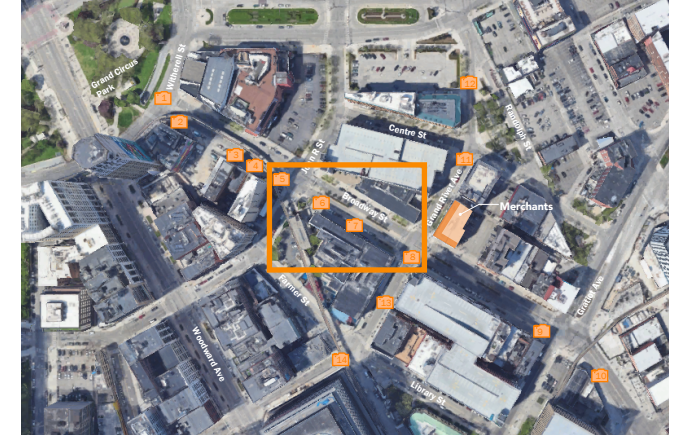
6. 70' South of John R St.



7. 160' South of John R St.



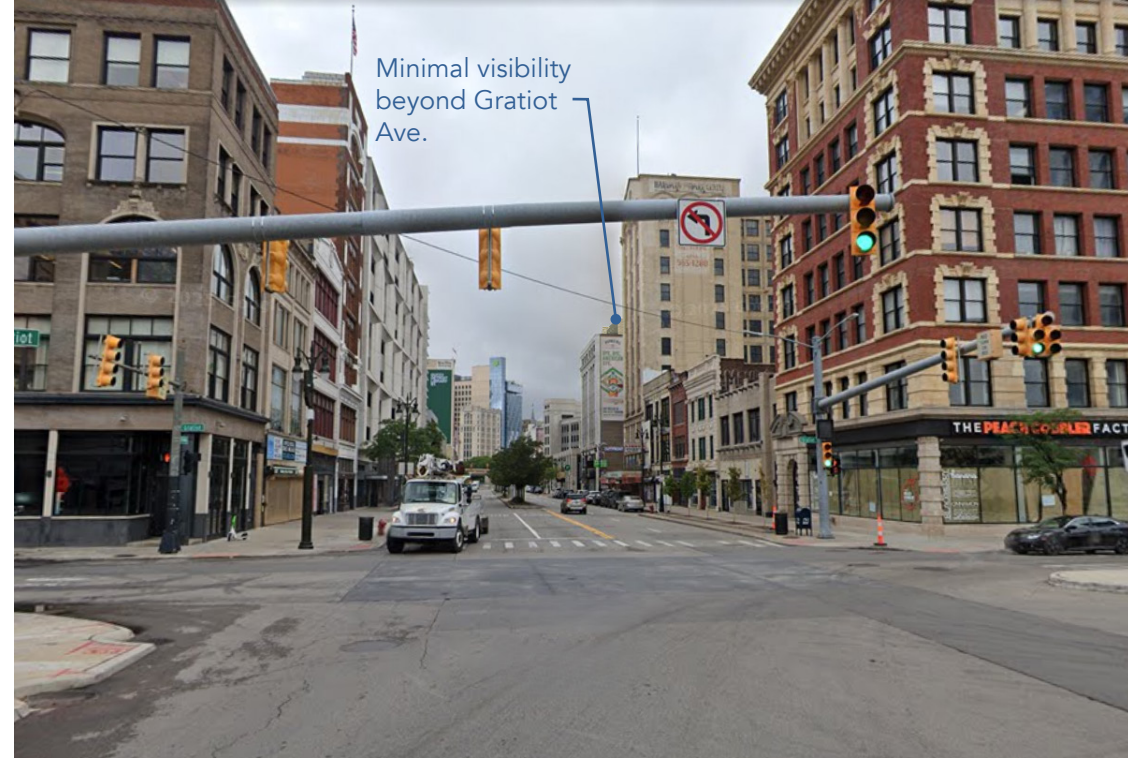
8. Corner of Broadway St. and Grand River Ave.



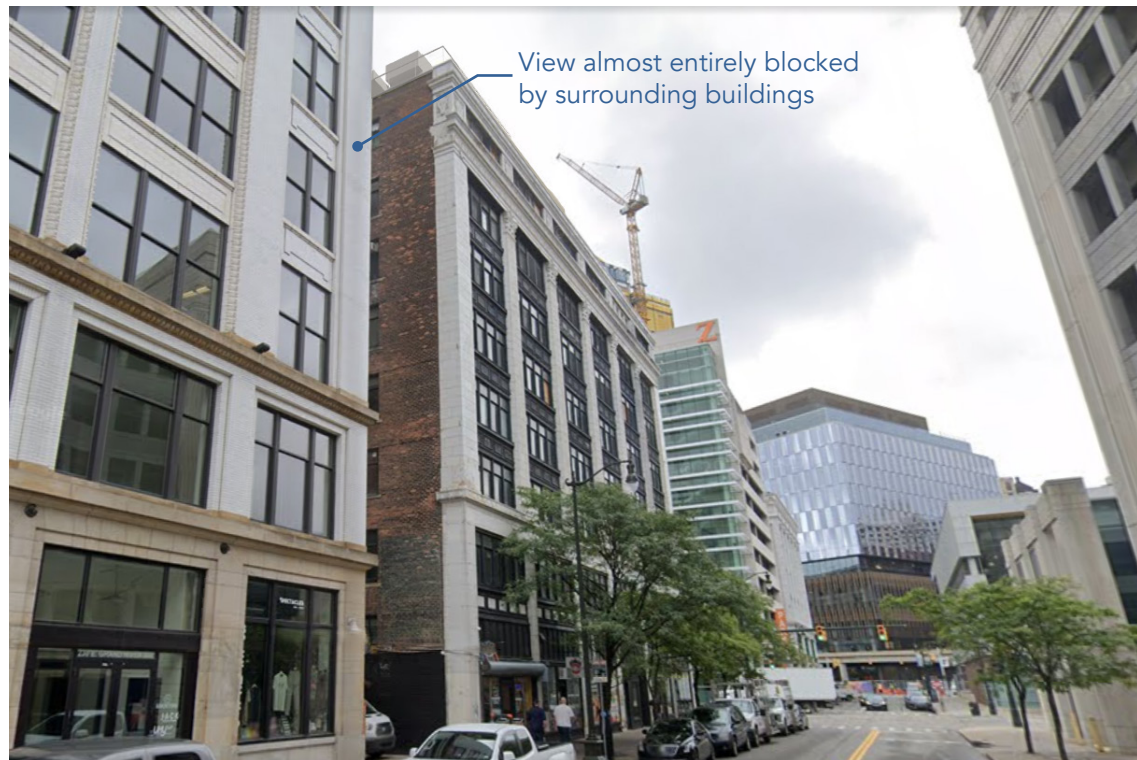
9. Corner of Broadway St. and Gratiot Ave.



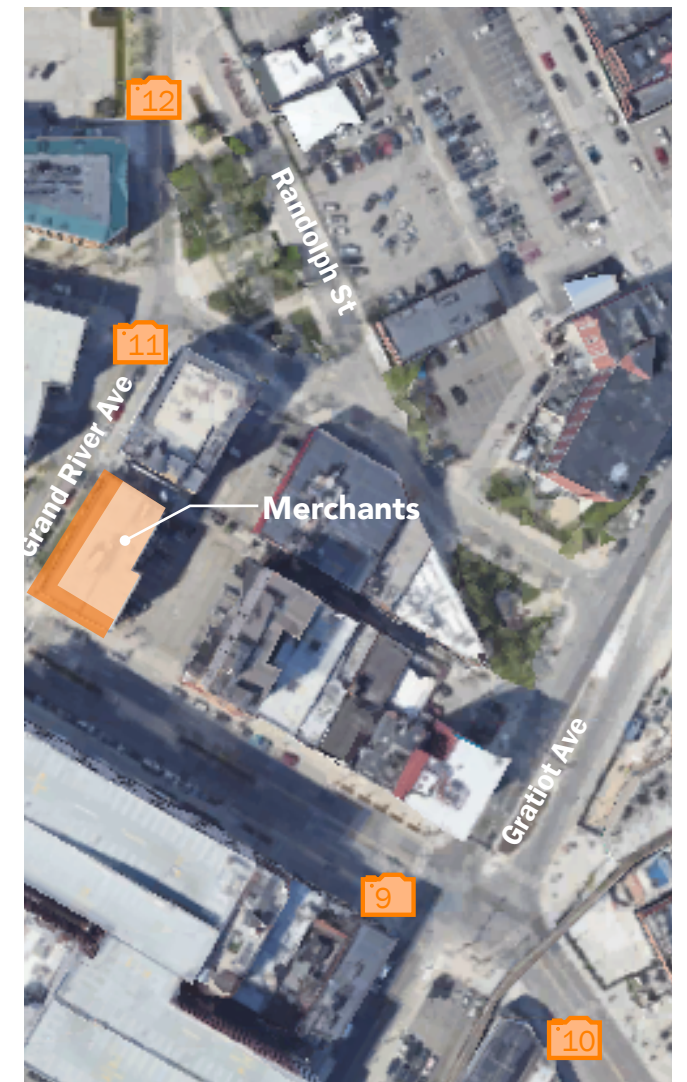
10. 80' South of Gratiot Ave.



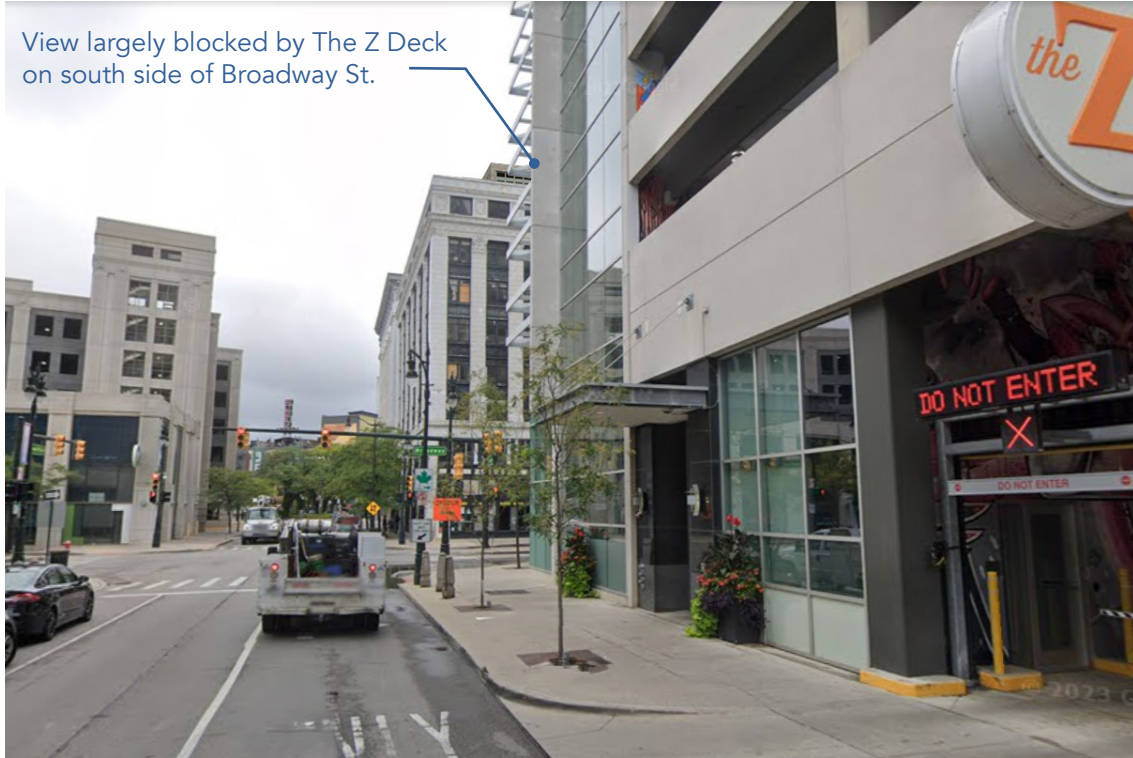
11. Corner of Grand River Ave. and Centre St.



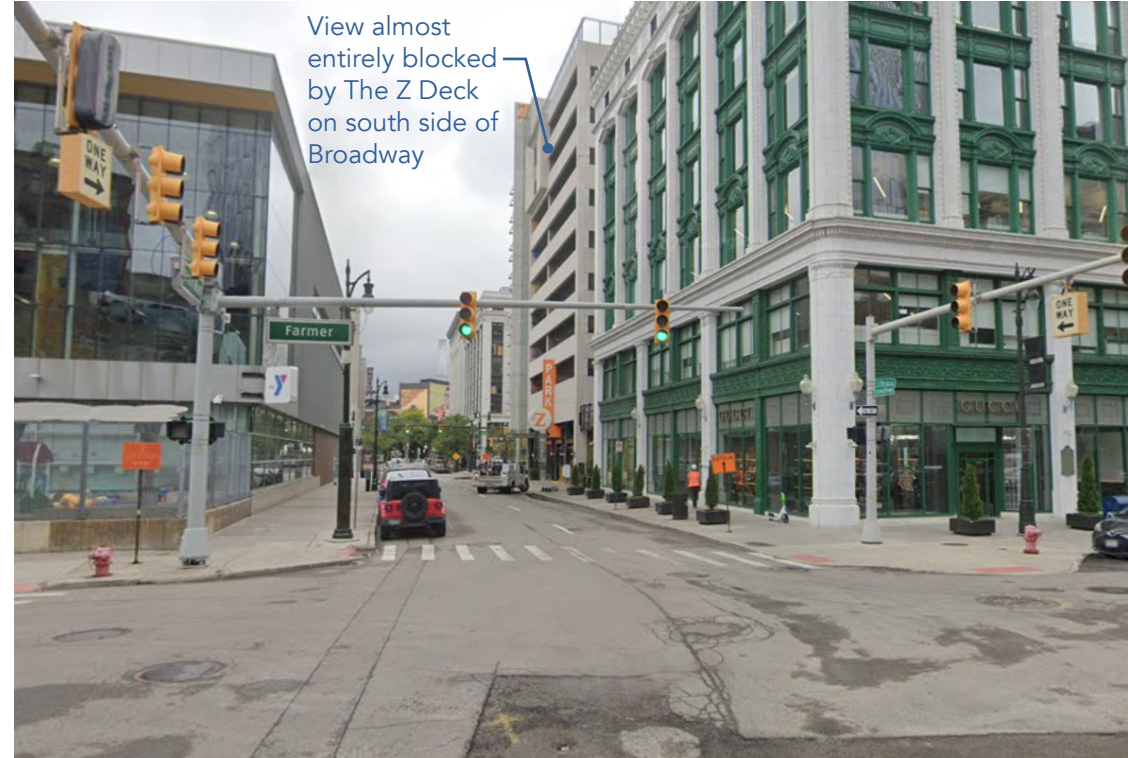
12. Corner of Grand River Ave. and Randolph St.

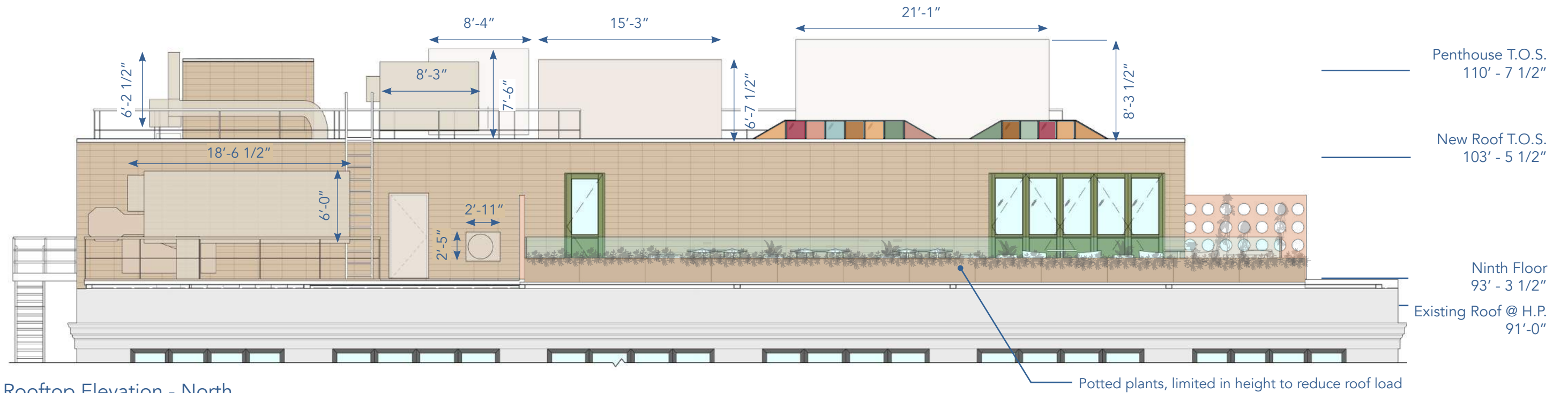


13. 120' South of Broadway St.



14. Corner of Grand River Ave. and Farmer St.





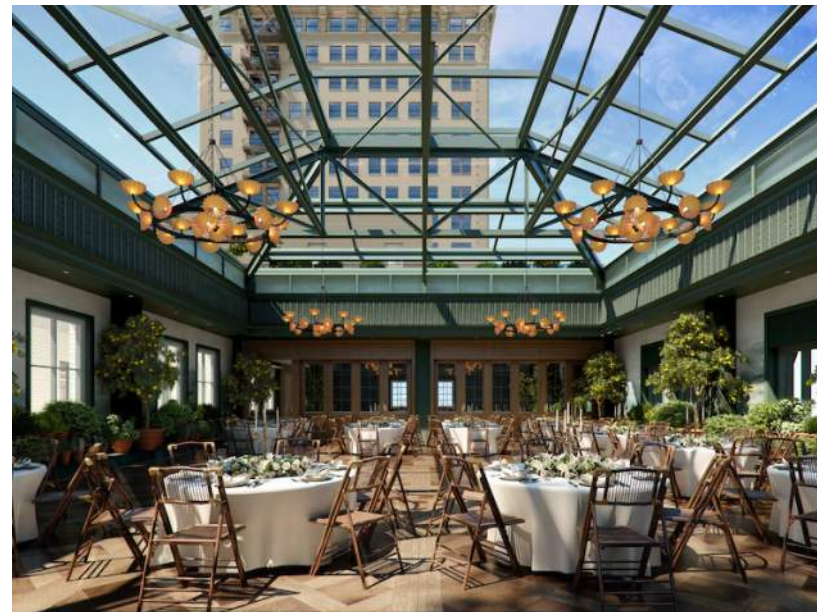
Rooftop Elevation - North



Fiber Cement Cladding Panels
Nichiha Noverary (Sand) - color to match existing context



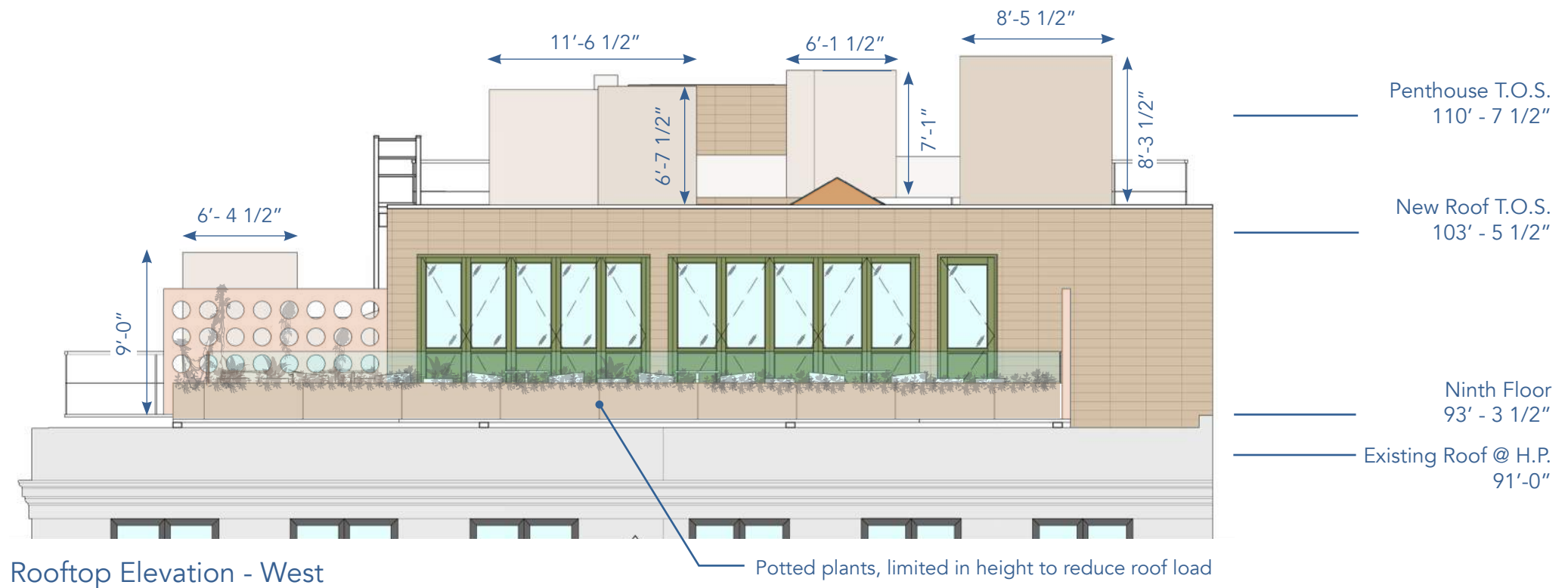
Railing
Glass and Aluminum



Skylight - Book Tower Precedent
Glass and Aluminum Frame



Skylight - ID (Rohe) Precedent
Clear Glass with Color Film and Aluminum Frame



Rooftop Elevation - West

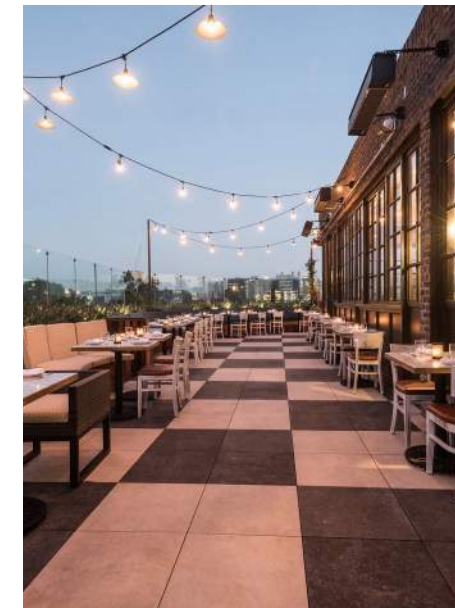
Potted plants, limited in height to reduce roof load



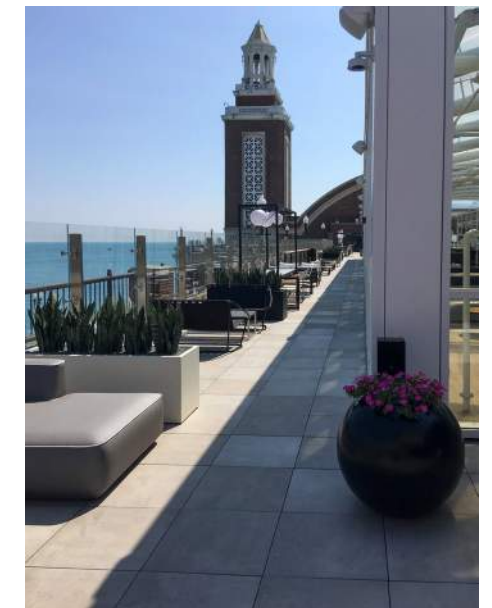
Operable Folding Glass Wall System
Solar Innovations: Glass and Aluminum



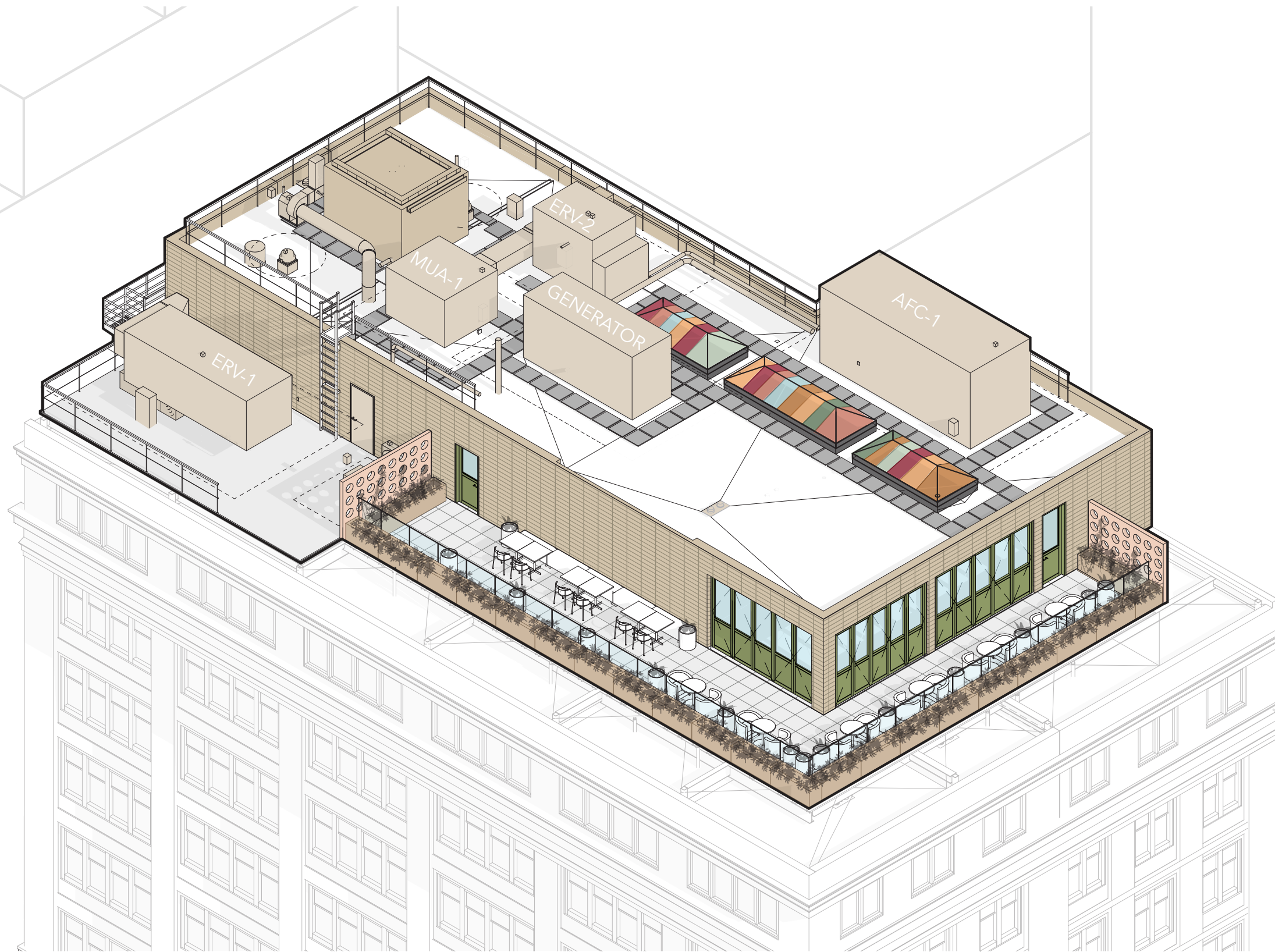
Glass Wall System and Muntins – ID Precedent (Rohe)
Glass and Green Aluminum



Paving
Porcelain Pavers



Paving
Porcelain Pavers



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1702 W Fort Street

Project # 36576

One story rooftop addition viewed from within one block radius. Addition as proposed is highly visible from all surrounding areas including both east-west directions on Fort St. Building is individually listed and tallest on the block with only the Salvation Army and US Post Office buildings, 1-2 blocks to the east, being taller in the surrounding context.



1702 W Fort St - East



1702 W Fort St - West

640 Temple Street

Project # 38784

One story rooftop addition viewed from within one block radius. Addition is highly visible from three sides of building. Building is the tallest structure on its mostly vacant block, with only the Masonic Temple and Hotel Fort Wayne, one block to the east, being taller in the Cass Park district. Addition is proposed for resident amenities and utility space.



640 Temple Street - South

