

# City of Northville Design Guidelines Update

Prepared by Kraemer Design Group

RFP Response for Historic Services // 11/15/22



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# out·o·va·tion

/.out-ə-'vā-shən/

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The act of creation; balancing cutting edge ideas and functional design strategy, resulting in custom everyday masterpieces.

**November 15, 2022**

City Clerk's Office  
City of Northville  
215 W. Main Street  
Northville, MI 48167

RE: KDG Proposal - City of Northville Design Guidelines Update – Northville, MI

Dear Mr. Muren:

Kraemer Design Group, LLC (KDG) is pleased to present our response to the Request for Proposal (RFP) to provide updates to the City of Northville's historic design guidelines. Enclosed here you will find details about our firm, our proposed team for the project, a tentative schedule, and a budget.

Our roster of two 36 CFR Part 61 architectural historians and eight 36 CFR Part 61 certified Historic Architects have over 110 years of combined total experience working on projects throughout the Midwest. The KDG team has provided historic assessments, design guidelines, rehabilitation plans, historic materials reports, and historic reuse consulting on some of the most significant buildings in Michigan. We are proud of our successes, and we have been fortunate to have led the charge in the early days of historic rehabilitations in the City. Our architecture team is led by Brian Rebain, a thought leader in the field of preservation-minded architecture, having been at the forefront of some of our marquee historic projects, including the David Whitney building, the Vinton Building, the Farwell Building, and the T.B. Rayl/Shinola Hotel project.

We have three full-time architectural historians on staff—two of whom meet the requirements set out in 36 CFR 61—with years of experience uniting ordinance requirements with practical, written solutions for existing building stock. Lillian and Cassandra have expert technical writing skills and have researched, documented, and written about some of Detroit's most historic buildings by authoring conditions assessment reports, feasibility studies, and design guidelines. As both an attorney and an architectural historian Cassandra has almost ten years of experience translating complex legal requirements into easily understood guidelines and guidance for lay audiences. With degrees in both architecture and historic preservation Lillian excels at translating preservation principles into legible and user-friendly text and graphics. Katie brings a background in research, writing, and creating historic geographic information systems to our projects. Our full-time graphic designer Kyle Berryman will be a critical team member on this project, ensuring that our graphics and diagrams are both clear and compelling for future end-users of the design guidelines.

We are confident that our talented team of architects, preservationists, historians, and design professionals have the management, leadership, and technical skill to bring this project to fruition. Please note that all work will be performed in accordance with the requirements outlined in the RFP, and we are willing to modify this proposal in any way needed to meet the City's goals best. Finally, this proposal shall remain firm for ninety days (90) from November 15, 2022, and thereafter until KDG withdraws it, or a contract is executed, or the procurement is terminated by the City of Northville, whichever occurs first. We thank you for the opportunity to present this proposal and look forward to working with you.

Sincerely,  
**Kraemer Design Group, LLC**



Brian Rebain, RA, NCARB,  
Principal

# Firm Profile

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We are a group of designers with a variety of backgrounds, skill-sets and talents. Our diversity is an asset we look to foster and promote, but is also balanced by a common passion for the work we do and the relationships we build. Our strength lies in our ability to channel this uniqueness towards a common goal. Through this, we are able to create innovative and dynamic spaces built to stand the test of time. This attitude is founded upon a strong and organized business structure, and we are confident that our list of distinguished clients and professional references are evidence of our success in the industry.





## Firm Profile

Kraemer Design Group, LLC (KDG) is a leading architecture, interior design, and consulting firm. A creative firm with nearly 25 years of experience in both adaptive-reuse and new construction projects with an emphasis on hospitality, multi-family, and commercial markets, KDG maintains a comprehensive historic consulting team and a technical resources team to support KDG's clients, while also providing expertise to other architectural firms.

Led by Michigan natives and principals Maureen Kraemer, Robert Kraemer, and Brian Rebin, KDG continues to build its success and reputation in Detroit, where our hearts and mailing address are. Our passion for creating and reviving buildings in our city gives KDG national exposure and opportunities spanning from Detroit's famous Woodward Avenue to Route 66. With projects from coast to coast, KDG maintains active licensure in dozens of states and has the credentials to receive licensure in all 50 states.

KDG is the industry leader in Outovation: The art of combining highly technical industry experience with unparalleled creativity to create exclusive design solutions we apply to the historic, hospitality, commercial and residential sectors we work in every day.

Our portfolio includes the completion of more historic renovation projects in Detroit's urban core than any other firm, with a local expertise in adaptive reuse unrivaled in the industry. Not only do we take the time to fully understand and research a building's complete story, we have dedicated historians on staff to guide us through every step of the process, thoughtfully and with great care for the history we are preserving for future generations. Our guidance and insight is vital in making projects come to life, while overseeing the application and approval process for critical historic tax credits. We know the National Park Service requirements like the back of our hands.

KDG's proven excellence in the ever-changing hospitality industry produces award-winning hotels and restaurants for major brands and developers around the country, meeting brand standards and working within any budget.

Our approach to commercial design involves flexibility in working with existing construction, knowing what can and should be kept, and what areas can be changed or eliminated to allow for new growth. We strive for sensible solutions while also incorporating sustainable design strategies. We aim for functional, engaging, impressive spaces to foster productivity. Attention to detail and extensive documentation paired with our fluid design approach sets us apart and makes us the ideal partner.

We possess the creativity, energy, depth, and talent to make every multi-family residential project a unique response to our client's needs. We identify with the owner, anticipate the needs of the resident, encourage social interaction between neighbors, and respect the context of the building within a community. Our designs set the tone for the space, yet allow for the addition of personal touches to make it a home.

Our award-winning team is composed of a diverse group of architects and interior designers with unique backgrounds, skillsets and talents who represent the industry's best. The professionalism and flexibility of our staff empowers us to operate in a variety of project delivery and reporting structures.

We maintain a proud commitment to our current employees and their continuous professional development, while also inspiring the next generation of designers. This philosophy drives our participation in industry and community events as well as mentor and internship programs with local schools.

We have a knack for always being one step ahead. Whether it is a design trend or a point of view, our nuanced understanding of the real estate and business realities of today and our diverse portfolio speaks for itself. KDG holds the power to transform any project into an iconic landmark for decades to come. We look forward to a bright future and are ready to apply our expertise to the next series of projects in our constantly growing portfolio of iconic buildings.

### LOCATION

1420 Broadway  
Detroit, Michigan 48226  
Toledo, OH  
Charleston, SC

### OWNERSHIP TYPE

Limited Liability Company  
State of Michigan Registration

### ESTABLISHED

1996

### EMPLOYEES

Principals – 3  
Directors – 2  
Project Architects – 6  
Architectural Designers – 3  
Interior Designers – 6  
Architectural Historian – 2  
Administrative – 2  
Graphic Designer – 1

### SERVICES

Architecture  
Interior Design  
Historic  
Consulting  
Graphic Design  
Procurement

### MARKETS SERVED

Commercial  
Hospitality  
Residential  
Historic Renovation

### TAX ID NUMBER

38-3275805

### LICENSURE

State of Michigan (No. 1301040246)  
State of Ohio (No. 1516347)  
State of South Carolina (No. 10723)  
State of Georgia (No. RA012675)  
State of Illinois (No. 001.021759)  
State of Texas (No. 27028)  
State of Louisiana (No. 7473)  
State of Alabama (No. 7226)  
State of Rhode Island (No. 4890)  
State of Arizona (No. 64469)  
State of Minnesota (No. 52616)  
State of Indiana (No. AR11500028)  
State of Wisconsin (No. 11985-5)

### CONTACT

Robert Kraemer: bob@thekraemeredge.com  
Maureen Kraemer: mo@thekraemeredge.com  
Brian Rebin: barebin@thekraemeredge.com

### PRINCIPALS

Robert John Kraemer: RA, NCARB, IIDA  
Maureen McGovern Kraemer: IIDA, NEWP, ISHP  
Brian Rebin: RA, NCARB

### DUNS NUMBER

83-258-3517

### INSURANCE

General Liability, Auto, Umbrella, Property  
CNA/Continental Casualty  
Policy Number 4024496368  
Policy Number 4024496385  
General Aggregate of \$2,000,000

### PROFESSIONAL LIABILITY

CNA/Continental Casualty  
Policy Number AEH114018374  
Aggregate Limit of \$2,000,000

### WORKERS COMP

ADP TotalSource

### PROFESSIONAL AFFILIATIONS

American Institute of Architects (AIA)  
International Interior Design Association (IIDA)  
Construction Specification Institute (CSI)  
Construction Association of Michigan (CAM)  
United States Green Building Council (USGBC)  
Network of Executive Women in Hospitality (NEWH)  
International Society of Hospitality Purchasers (ISHP)



## Corporate References

We are proud of each one of our professional relationships, which we view not through the lens of client and contractor, but through that of a single team committed to a common goal. We encourage you to call upon any of the distinguished professional references below, as each will speak to our organized business structure, delivery and company personality.

### CLIENTS

**John Olszewski** | Vice President Const.  
Bedrock Detroit  
1092 Woodward Ave.  
Detroit, MI 484226  
313.373.8717

**Lawrence Kestin** | Principal  
Glenmont Capital Management, LLC  
1345 Avenue of the Americas, 42<sup>nd</sup> Fl  
New York, NY 10105  
212.582.2500

**Lee Hurwitz** | Vice President  
Broder & Sachse  
1528 Woodward Avenue, Ste. 300  
Birmingham, MI 48009  
248.554.6851

**Kevin Prater** | President  
Prater Development  
401 South Washington Sq., Ste. 102  
Lansing, MI 48933  
517.708.3002

**Zarah Broglin** | Vice President Const.  
Olympia Development of Michigan  
2211 Woodward Avenue  
Detroit, MI 48201  
313.725.3745

**Matt Sosin** | President  
Northern Equities Group  
39000 Country Club Drive  
Farmington Hills, MI 48331  
248.848.6400

### CONSTRUCTION MANAGERS

**Todd Sachse** | President  
Sachse Construction  
3663 Woodward Ave., Suite 500  
Detroit, MI 48201  
248.647.4200

**David Kelly** | Business Manager  
Turner Construction Company  
535 Griswold Street, Suite 1525  
Detroit, MI 48226  
313.596.0517

**Steve Lorenzo** | Vice President  
Barton Malow Builders  
1274 Library Street, Suite 500  
Detroit, MI 48226  
586.405.4973

### CONSULTANTS

**Paul Dannels** | Principal  
Structural Design Incorporated  
275 East Liberty  
Ann Arbor, MI 48104  
734.213.6091 x103

**John Abraam** | Principal  
Strategic Energy Solutions  
4000 W. 11 Mile Rd.  
Berkley, MI 48072  
248.399.1900 x205

**Marc Steinhobel**  
Resurget Engineering, PLC  
4219 Woodward Avenue, Suite 306  
Detroit, MI 48201  
248.420.4447

In addition to our corporate client references listed above, KDG maintains excellent relationship with our vendors and supplies. Upon request, KDG will gladly furnish a list of our regular suppliers and major vendors.





# Project Team

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Collaboration is vital to the success of any project. What our clients expect from us, we in turn expect from each other, and this approach has allowed us to build lasting relationships both with each other and with our clients. For over 15 years we have made it a priority to cultivate strong relationships and develop a very dynamic and highly skilled team. The quality of this team is evident in the credentials, experience, and accomplishments of its members as well as through the organized communication procedures we've implemented throughout many years of successful projects.



**Kraemer Design Group** (KDG) has been at the forefront of some of Detroit's most significant historic consulting projects. With over 25 years of experience analyzing, interpreting, and applying historic preservation guidelines, KDG has the skills necessary to adequately develop Northville's Historic District Guidelines. Principal and project manager Brian Rebain has extensive experience coordinating large, multi-discipline projects across many professional sectors, including architectural services, historic consulting services, code and building inspection items, historic preservation processes at the state and federal level, construction and budgeting issues, coordinating financial incentives, and analyzing market assessments for potential reuse opportunities.

**Brian Rebain** has a Master of Architecture and a Bachelor of Science in Architecture both earned at the University of Michigan. Brian has over twenty years of experience in architecture and historic consulting, serving as the primary staff person on some of the most significant architectural projects in Detroit. Brian has served on the State Historic Preservation Review Board, was the Historic Master Planner for the District Detroit, and was the Master Planner for the Eastern Market 360 project. He has led some of KDG's largest, most complex adaptive reuse projects like the Shinola Hotel and the David Whitney Building. Brian has also executive managed many surveys and preservation planning efforts in and around Detroit and has written many design guidelines, National Register nominations, planning studies, and feasibility studies.

**Lillian Candela** has a Master of Science degree in Historic Preservation and a Master of Architecture degree both earned at the University of Pennsylvania and a Bachelor of Science degree in Architecture from the University of Michigan. **Cassandra Talley** has a Master of Science degree in Historic Preservation from Eastern Michigan University, a Juris Doctor degree from Michigan State University, and a Bachelor of Arts degree in History of Art from the University of Michigan. **Katie Cook** is nearing completion of her Master of Science degree in Historic Preservation from Eastern Michigan University and has a Bachelor of Science degree in Geography from Eastern Michigan.

The project team has written design guidelines for numerous clients to ensure interior and exterior features are retained and complemented during rehabilitation projects. Lillian and Cassandra have conducted a historic survey for the Cass Henry Historic District in Detroit which included writing design guidelines for seven historic retail and apartment buildings. Both Cassandra and Lillian have broad experience at the intersection of historic preservation and preservation planning. Lillian, Cassandra, and Katie were the primary staff members on the reconnaissance and intensive survey of African American Housing in Inkster. Cassandra and Lillian have co-authored numerous National Register nominations including the Dr. Ossian Sweet House, the Marygrove College Historic District, the Sojourner Truth Homes nomination, and the Immaculata High School nomination. Additionally, Cassandra and Lillian have experience conducting historic surveys, feasibility studies for historic properties, writing applications for the Federal Historic Tax Credit, and writing and presenting applications to the Historic District Commission in Detroit and the State Historic Preservation Review Board in Lansing.

**Kyle Berryman** has a Bachelor of Fine Arts in Graphic Design from Western Michigan University and has contributed graphic design, rendering, and photography to nearly every KDG project since joining the firm in 2015. Kyle is an expert at the Adobe Creative Suite, and he will ensure all photographs, graphics, and renderings are designed with clarity and in a visually compelling manner.



**BRIAN REBAIN**  
Principal in Charge

Brian has an eye for detail and an endless capacity for knowledge. These qualities have led him to be a specialist in some critical disciplines within the firm.

## CORE PROJECT TEAM

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**CASSANDRA TALLEY**  
Project Manager and Certified Architectural Historian

Cassandra brings enthusiasm, meticulous research skills, and a collaborative approach to problem solving to the team.



**LILLIAN CANDELA**  
Certified Architectural Historian and Project Architect

Earned a dual master's in Architecture and Historic Preservation from the University of Pennsylvania.



**KATIE COOK**  
Architectural Historian

Katie's education and work experience has fostered her attention to detail, research abilities, technical skills, and problem-solving abilities.

## SUPPORT

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**KYLE BERRYMAN**  
Graphic Designer

Kyle collaborates with the whole KDG office and it's clients to support and create efficient visual communication in the form of graphic design.



PRINCIPAL | **BRIAN REBAIN**

Brian joined Kraemer Design Group in the spring of 2006 after a series of diverse experiences spanning architecture, construction, and community service. He graduated from the University of Michigan's College of Architecture and Urban Planning in 1998, and continued his experience in Montreal, Vermont, Italy, and the Northwoods of Ontario. After completing his Master of Architecture degree in 2002, Brian embarked on his most formative experience: building homes for three years as an AmeriCorps member and House Leader with Milwaukee Habitat for Humanity. At Habitat, Brian saw firsthand the ways in which buildings, even the simplest of ones, can change people and places in significant ways.

As Principal at KDG, Brian has quietly become one of the leading historic architects in the region with over 70 historic tax credit projects under his wing, the majority of which are located in the City of Detroit. He is a 36CFR Part 61 Qualified Historic Architect, and has extensive experience, as both architect and design consultant, on numerous award winning historic adaptive re-use projects both in Detroit and throughout the region. This passion for historic rehabilitation is a natural fit as Brian works to revitalize his hometown of Detroit.



**CONTACT INFORMATION**

barebain@thekraemeredge.com  
p 313 965 3399 x215

**REGISTRATIONS | MEMBERSHIPS**

Registered Architect  
State of Michigan - #1301057260  
State of Ohio - #1516347

National Council of Architectural Registration  
Boards (NCARB)

State of Michigan - 36CFRPart 61 Qualified Historic  
Architect and Preservation Consultant

Michigan State Historic Preservation Review Board  
Chairperson  
4 year appointment (2016-2019)

**PROFESSIONAL EXPERIENCE**

Kraemer Design Group, LLC  
Principal  
2006 – Present  
Detroit, MI

Dorchen/Martin Associates Inc.  
Intern Architect  
2005 – 2006  
Southfield, MI

Milwaukee Habitat for Humanity  
House Leader/AmeriCorps  
2002 - 2005  
Milwaukee, WI

Black River Design  
Architectural Designer  
1998 – 2000  
Montpelier, VT

**EDUCATION**

Bachelor of Science in Architecture 1998  
Master of Architecture 2002  
University of Michigan  
Ann Arbor, MI

Study Abroad Program  
University of Michigan, Fall 2000  
Florence IT

**RELEVANT EXPERIENCE**

Detroit MI | Principal | **Shinola Hotel**

Detroit MI | Principal | **Eddystone**

Toledo OH | Principal | **Fort Industry Square**

Detroit MI | Principal | **David Stott Building**

Detroit MI | Project Executive | **Valpey Building**

Detroit MI | Project Executive | **Vinton Bldg**

Detroit MI | Design Architect | **28 West Grand**

Detroit MI | Project Executive | **Capitol Park Lofts**

Toledo OH | Project Executive | **The Berdan**

Detroit MI | Project Executive | **Malcomsen Building**

Toledo OH | Project Architect | **Standart Lofts**

Detroit MI | Project Architect, Historic Consultant | **Broderick Tower**

**AWARDS | HONORS**

**2020 Project of the Year – Construction Association of Michigan**  
Shinola Hotel  
Detroit, MI

**2019 Tax Credit Award – Michigan Historic Preservation Network**  
Capitol Park Lofts  
Detroit, MI

**2018 Ohio Historic Preservation Office Award – Ohio SHPO**  
The Berdan  
Toledo, OH

**2018 Preservation Gem Award – Michigan Historic Preservation Network**  
Valpey Building  
Detroit, MI

**2015 Governor's Award for Historic Preservation - State of Michigan**  
David Whitney Building  
Detroit MI

ARCHITECTURAL HISTORIAN | **CASSANDRA M. TALLEY**

Cassandra took a circuitous route to the preservation profession. After earning her Bachelor of Arts in Art History she took three years off to work as a waitress, flight attendant, and horseback riding instructor before going back to school to study law at Michigan State University. While practicing law full time she re-enrolled in school to study historic preservation. Cassandra joined Kraemer Design Group in 2018 and earned her M.S. in Historic Preservation from Eastern Michigan University in 2021. Cassandra brings enthusiasm, meticulous research skills, and a collaborative approach to problem solving to the team. Focusing on the client's needs, while still respecting the historic nature of the building, is paramount to Cassandra. As a resident of Detroit's historic Rosedale Park neighborhood, Cassandra is fully invested in the city and is active in her neighborhood association.



## PROJECT EXPERIENCE

Inkster MI | Historic Resource Survey | **African American Housing, Inkster**  
 Kalamazoo MI | Historic Resource Reconnaissance Survey | **Edison Neighborhood**  
 Detroit MI | Historic Tax Credit Consulting | **1274 Library**  
 Detroit MI | Preliminary Evaluation | **Isaac Agree Downtown Synagogue**  
 Detroit MI | Co-Author, National Register Nomination | **Ossian Sweet House**  
 Detroit MI | Historic Tax Credit Consulting | **Fowler Building**  
 Detroit MI | Preliminary Evaluation | **Frank Murphy Hall of Justice**  
 Detroit MI | Co-Author, National Register Nomination | **Sojourner Truth Homes**  
 Detroit MI | Section 106 & Tax Credit Consulting | **93 Seward**  
 Detroit MI | Co-Author, National Register Nomination | **Immaculata High School**  
 Detroit MI | Co-Author, National Register Nomination | **Marygrove College Campus**  
 Detroit MI | Co-Author, Historic Structures Report | **Ossian Sweet House**  
 Detroit MI | Section 106 & Historic Survey | **Cass Henry Historic District**  
 Detroit MI | Intensive Survey of Public Housing | **Detroit Housing Commission**  
 Detroit MI | Co-Author, National Register Nomination | **Warren Motor Car Company**  
 Detroit MI | Historic Tax Credit Consulting | **Buhl Building**  
 Detroit MI | Historic District Commission Application | **Book Building and Book Tower**  
 Trout Lake MI | Historic Tax Credit Consulting | **Birch Lodge Hotel**  
 Detroit MI | Historic Tax Credit Consulting | **State Savings Bank**  
 Detroit MI | Historic Tax Credit Consulting | **Women's City Club**  
 Detroit MI | Author—National Historic Landmark Review Study | **Fox Theatre**  
 Toledo OH | Historic Tax Credit Consulting | **Commerce Paper Building**  
 Detroit MI | Historic Tax Credit Consulting | **Globe Tobacco Building**  
 Detroit MI | Historic Tax Credit Consulting | **Eddystone Hotel**  
 Detroit MI | Historic Tax Credit Consulting | **Warren Motor Car Company**  
 Pontiac MI | Historic Tax Credit Consulting | **Washington Junior High School**  
 Toledo OH | Historic Tax Credit Consulting | **Fort Industry Square**

## AWARDS | HONORS

**Eastern Michigan University Graduate Student Scholarship, 2020**  
 University Graduate Scholarship Award  
 Ypsilanti, MI

**Detroit Area Art Deco Society Historic Preservation Scholarship, 2018**  
 Detroit Area Art Deco Society  
 Detroit, MI

**Michigan State University College of Law Dean's List, 2011-2012**  
 Michigan State University College of Law  
 East Lansing, MI

**Henry T. King Award, 2012**  
 Niagara International Moot Court Competition  
 Washington, D.C.

## CONTACT INFORMATION

Cassandra.Talley@thekraemeredge.com  
 p 313 965 3399 x239

## REGISTRATIONS | LICENSES

**36 CFR Part 61** Architectural Historian

**State Bar of Michigan:** Active and in good standing, P76726

## PROFESSIONAL EXPERIENCE

**Kraemer Design Group**

Architectural Historian  
 September 2018—Present  
 Detroit, MI

**Eastern Michigan University**

Adjunct Lecturer, M.S. program in Historic Preservation  
 September 2022—Present  
 Ypsilanti, MI

**Michigan State Housing Development Authority**

State Historic Preservation Office  
 Graduate Student Assistant  
 June 2018 – August 2018  
 Lansing, MI

**Quicken Loans**

Associate Counsel  
 May 2016 – May 2018  
 Detroit, MI

## EDUCATION

**Master of Science in Historic Preservation**

Eastern Michigan University, 2021  
 Ypsilanti, MI

**Juris Doctor, cum laude**

Michigan State University College of Law,  
 2012  
 East Lansing, MI

## PRESENTATIONS | PUBLICATIONS

**"Surveying Kalamazoo, Together"**  
Michigan Historic Preservation Network  
2022  
Holly, MI

**In the Wrightian Mold: Harold Turner Houses in Michigan**  
Michigan Historic Preservation Network  
2022  
Webinar

**"Harold Turner Designed Houses in Michigan"**  
Bloomfield Historical Society  
[Harold Turner-Designed Houses in Michigan – Bloomfield Historical Society](#)  
2021

**International Society for Landscape, Place, and Material Culture**  
Conference Presentation: "The Vinsetta Garage: Preserving the Built Environment via Adaptive Reuse"  
2019  
Detroit, MI

**"Adaptive Reuse Success Stories: The Vinsetta Garage"**  
*The Modern*  
2019

## CLASSES TAUGHT

**Historic Preservation & Planning Law**  
Eastern Michigan University – M.S. in Historic Preservation  
Ypsilanti, MI

**The Business of Preservation**  
Eastern Michigan University – M.S. in Historic Preservation  
Ypsilanti, MI

**Bachelor of Arts in History of Art**  
University of Michigan, 2006  
Ann Arbor, MI

## BOARDS/COMMITTEES/MEMBERSHIPS

**State Bar of Michigan**  
Licensed Attorney

**Michigan Historic Preservation Network**  
Incentives Committee Member

**Society of Architectural Historians**  
Member

## VOLUNTEER/EXTRA-CIRRCULAR

**Association for Preservation Technology International**  
Paper Track Coordinator for 2022  
Conference in Detroit, MI

PROJECT ARCHITECT & ARCHITECTURAL HISTORIAN | **LILLIAN CANDELA**

Lillian discovered her interest in historic architecture during her undergraduate degree in Architecture at the University of Michigan in Ann Arbor. To further integrate her interest in preservation and architecture, she pursued a dual master's in Architecture and Historic Preservation from the University of Pennsylvania. While in graduate school, Lillian acted as the Student Council President for PennDesign, was a graduate teaching assistant for multiple courses in both the Architecture and Historic Preservation departments and interned at multiple firms specializing in preservation architecture – including KDG in the summer of 2018. As a Michigan native, Lillian is excited to contribute to the revitalization of Detroit. Lillian looks forward to applying her cross-disciplinary skillset to the projects at KDG as both an Architect and as an Architectural Historian. She is a registered architect and is looking forward to being involved in preserving Detroit's history.



**CONTACT INFORMATION**

lillian.candela@thekraemeredge.com  
p 313 965 3399 x220

**REGISTRATIONS | MEMBERSHIPS**

Registered Architect, State of Michigan  
#1301071220

36CFR Part 61 Qualified Architectural Historian &  
Historic Architect

National Council of Architectural Registration  
Boards (NCARB)

**PROFESSIONAL EXPERIENCE**

Kraemer Design Group, LLC  
Project Architect & Architectural Historian, June  
2019 - Present  
Detroit MI

Kraemer Design Group, LLC  
Architectural Intern, May 2018 – August 2018  
Detroit MI

WSA Modern Ruins  
Architectural Intern, May 2017 – August 2017  
Irvington NY

Aphrodisias Archaeological Site  
Field Architect, June 2016 – August 2016  
Aphrodisias, Aydin Province, Turkey

Bergmann Associates  
Architectural Intern, May 2015 – August 2015  
Architectural Intern, May 2014 – August 2014  
Lansing MI

**EDUCATION**

Master of Architecture, 2019  
Master of Science in Historic Preservation, 2019  
University of Pennsylvania  
Philadelphia PA

Bachelor of Science in Architecture, 2015  
University of Michigan  
Ann Arbor MI

**PROJECT EXPERIENCE**

Detroit MI | Project Architect + Historic Tax Credit Consulting | **Red Arrow Lofts**

Inkster MI | Historic Resource Reconnaissance and Intensive Survey | **African American Housing in Inkster 1920-1970**

Detroit MI | Co-Author, National Register Nomination + Historic Tax Credit Consulting  
| **Immaculata High School**

Detroit MI | Co-Author, National Register Nomination | **Marygrove College**

Detroit MI | Co-Author, National Register Nomination | **Sojourner Truth Homes**

Kalamazoo MI | Historic Resource Reconnaissance Survey | **Edison Neighborhood**

Detroit MI | Project Architect + Historic Tax Credit Consulting | **Eddystone Hotel**

Detroit MI | Project Architect + Section 106 Consulting | **Cass Henry Historic District**

Detroit, MI | Co-Author, Historic Structures Report | **Ossian Sweet House**

Detroit MI | Co-Author, National Register Nomination | **Ossian Sweet House**

Detroit, MI | Section 106 Consulting | **93 Seward**

Detroit MI | Historic Tax Credit Consulting | **640 Temple**

Detroit MI | Project Architect + Historic Tax Credit Consulting | **Park Avenue Building**

Toledo OH | Architectural Designer | **Fort Industry Square**

Detroit MI | Architectural Intern | **Detroit Free Press Building**

Flint MI | Architectural Intern | **352 S. Saginaw Hotel**

New York NY | Architectural Intern | **St Luke in the Fields**

Paterson NJ | Architectural Intern | **The Art Factory**

Rye NY | Architectural Intern | **Bird Homestead**

**PRESENTATIONS | AWARDS | HONORS**

**Michigan Historic Preservation Network Annual Conference, 2022**  
"Soaring Atriums: Rehabilitation Challenges"  
Holly MI

**Michigan Historic Preservation Network Annual Conference, 2022**  
"Surveying Kalamazoo, Together"  
Holly MI

**Michigan Historic Preservation Network Annual Conference, 2020**  
"Tactical Preservation: An Innovative Preservation Tool for the Frontlines"  
Held Virtually

**PennDesign Samuel K Schneidman Fellowship, 2017**  
University of Pennsylvania  
Philadelphia PA



#### ARCHITECTURAL HISTORIAN | KATIE COOK

Katie has always been interested in old buildings, especially houses. While working in accounting, she decided to pursue further education in geography at Eastern Michigan University (EMU) with the goal of attending EMU's graduate program in historic preservation. In the graduate program she served as the digital heritage and preservation planning graduate assistant for Dr. Dan Bonenberger. She especially enjoys utilizing geographic information systems (GIS) in historic preservation applications. Katie's education and work experience has fostered her attention to detail, research abilities, technical skills, and problem-solving abilities.



#### PROJECT EXPERIENCE

Detroit MI | Historic Report | **1550 Woodward**  
 Inkster MI | Historic Resource Survey | **African American Housing, Inkster**  
 Ypsilanti MI | Co-editor + Researcher, Historic Resource Reconnaissance Survey |  
**Upper Conner Creek Historic Landscape Study**  
 Ypsilanti MI | Co-author | **GIS-based Classroom Management System to Support**  
**COVID-19 Social Distance Planning**  
 Ypsilanti MI | Author | **Access to the Attic Space: Acadian Cottages in the Cajun**  
**Heartland**  
 Ypsilanti MI | Author | **Digital 3-D Modeling and 3-D Printing an Architectural Model**  
 Ypsilanti MI | Author | **3695 Theodore Street, Detroit: Preservation Site Report**  
 Ypsilanti MI | Author | **Condition Assessment of 18225 Parkside Street, Detroit**

#### AWARDS | HONORS

**Mark Jefferson Geography Endowed Scholarship, 2020**  
 Ypsilanti, MI

#### CONTACT INFORMATION

katie.cook@thekraemeredge.com  
 p 313 965 3399 x222

#### PROFESSIONAL EXPERIENCE

Kraemer Design Group  
 Architectural Historian, August 2022 – Present  
 Detroit MI

Eastern Michigan University  
 HGIS Intern, August 2021 – May 2022  
 Ypsilanti MI

Eastern Michigan University  
 Graduate Assistant, August 2020 – April 2022  
 Ypsilanti MI

Eastern Michigan University  
 GIS Intern, May 2020 – August 2020  
 Ypsilanti MI

#### EDUCATION

Master of Science in Historic Preservation  
 Eastern Michigan University, expected completion  
 2022  
 Ypsilanti MI

Bachelor of Science in Geography, Minor in  
 Historic Preservation  
 Eastern Michigan University, 2019  
 Ypsilanti MI

Associate of Business Administration in Accounting  
 Macomb Community College, 2017  
 Warren MI

GRAPHIC DESIGNER | **KYLE BERRYMAN**

Kyle attended Western Michigan University's Graphic Design program from 2012 to 2015 and earned his Bachelors of Fine Arts with honors in May 2015. After graduation worked a summer internship in New York City with the experience design firm Imagination. During this he worked for a variety of large company including Canon, NFL, Old Forester, and American Express. After the decision to return to Michigan, his membership to the American Institute of Graphic Arts (AIGA) directed him toward an opening at Kraemer Design Group.

Since joining KDG in 2015 Kyle has designed and produced marketing renderings, presentations, event & project photography, proposals, brochures, financial overviews, branding, and social media. In addition to design, Kyle manages KDG's website and provides technical support around the office with computer problems or questions. He is highly experienced in the Adobe Creative Suite and his technical knowledge combines digital and print production to ensure high quality work from either medium. Kyle is committed to using his unique design perspective to creatively improve visual communication for KDG and its clients.



**CONTACT INFORMATION**

kyle.berryman@thekraemeredge.com  
p 313 965 3399 x207

**PROFESSIONAL EXPERIENCE**

Kraemer Design Group  
Graphic Designer  
December 2015 – Present  
Detroit, MI

AIGA Detroit  
Programming Director  
2016 - 2017  
Detroit, MI

Imagination  
Graphic Design Intern, June 2015 – Sept. 2015  
New York, NY

Western Michigan University Design Center  
Graphic Design Intern, August 2014 – May 2015  
Kalamazoo, MI

WMU Haworth College of Business  
Graphic Designer, May 2014 – May 2015  
Kalamazoo, MI

RSO Designs  
Graphic Designer, May 2013 – October 2014  
Kalamazoo, MI

**EDUCATION**

Bachelor of Fine Arts in Graphic Design, 2015  
Western Michigan University  
Kalamazoo, MI

**PROJECT EXPERIENCE**

Detroit, MI | Graphic Designer | **The Kahn**  
Detroit, MI | Graphic Designer | **Detroit Free Press Building**  
South Bend, IN | Graphic Designer | **Aloft Hotel**  
Detroit, MI | Graphic Designer | **The Albert Kahn Building**  
Detroit, MI | Graphic Designer | **Detroit Life Building**  
Trout Lake, MI | Graphic Designer | **Birch Lodge, Trout Lake**  
Detroit, MI | Graphic Designer | **The Farwell Building**  
Toledo, OH | Graphic Designer | **Fort Industry Square**  
Detroit, MI | Graphic Designer | **Hotel Indigo**

**AWARDS | HONORS**

**DeVries Professional Immersion Fund, 2015**  
Western Michigan University  
Kalamazoo, MI

**Cum Laude Honors, 2015**  
Western Michigan University  
Kalamazoo, MI

**Frostic School of Art Dean's List, 2011 - 2015**  
Western Michigan University  
Kalamazoo, MI

**Margaret H. Ward Art Scholarship, 2014**  
Western Michigan University  
Kalamazoo, MI

# Project Approach

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KDG has been writing and implementing historic design guidelines for clients for over twenty years. Most of this experience has been gained by writing design guidelines for rehabilitation projects. One important aspect of writing historic design guidelines is the possession of a thorough understanding of architectural history, historic preservation principles, and the ability to conduct a thorough historic resource survey of the existing building stock. KDG has extensive experience surveying and documenting historic structures. This experience will be vital during the initial phases of the historic design guidelines project.

Another important aspect of producing high quality design guidelines is the ability to write clearly and succinctly without jargon, legalese, or unduly complex language. Cassandra spent five years practicing law before joining KDG and the ability to distill and explain complex regulatory language to clients was an essential part of her prior work—this experience will be an asset during the design guidelines project. Lillian and Cassandra are both accomplished writers and this experience is best represented by the design guideline samples submitted here and by the National Register nominations and historic survey reports they have completed. As a quality control check, all text written by one staff member is reviewed and edited by the other. Cassandra and Lillian have been working in preservation full time for a combined eight years and they come to each project fully prepared, thoroughly versed in the underlaying documentation pertinent to the job at hand. For additional details on each team member's education and experience, resumes are included in the previous section.

KDG also has a full-time graphic designer who will be an integral part of the team for this project. In the Work Samples section of KDG's proposal, we have submitted examples of compelling graphic research reports and design guidelines that KDG has completed for private clients. These reports include examples of our historic research expertise and our ability to clearly and concisely communicate design guidelines. These sample reports combined with the architectural photography and architectural graphics shown here should give the City of Northville a good reference as to our knowledge of preservation planning and architectural history and our ability to combine clear, concise writing with compelling graphics.

### Scope of Work & Deliverables

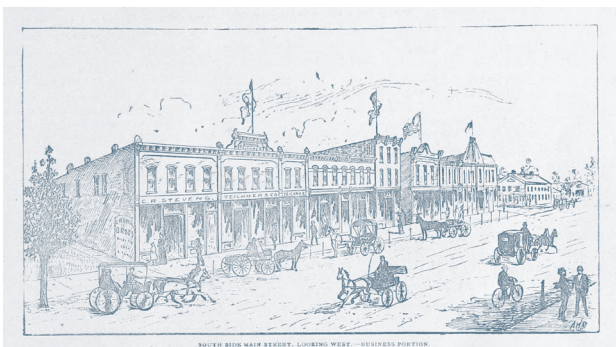
#### Review of the City of Northville's District, Codes, Plans, Surveys, and Files

Upon award of the RFP, the immediate task is to efficiently analyze the existing regulatory landscape in Northville. This will include reviewing the existing plans, surveys, regulations, and historic files. As a starting point, KDG will thoroughly review all existing documents that will bear upon the historic design guidelines project. Further, the KDG team will examine typologies found throughout the City, anomalous conditions unique to Northville, and a deep analysis of the City's expectations and goals for the project. Further, KDG will also analyze other city's design guidelines documents to ensure best practices from other areas are incorporated into the design guidelines for Northville. The result of this phase is to emerge from the intensive initial planning process with a road map to success.

**Deliverable 1:** KDG will prepare and submit to the City of Northville an outline of the guidelines document and a draft guidelines section. For this deliverable all sections of the final report will be included in an abbreviated manner (a table of contents, section headings with short summary content) while one section will be provided in full to ensure that the City of Northville can review the entire scope and the initial format. This deliverable will be submitted electronically in both Word and PDF formats.

#### Onsite Visits & Field Investigation

The next task will be surveying and photographing historic resources throughout local historic districts to determine emblematic examples and typologies, character-defining features, and appropriate and inappropriate alterations to resources. If warranted, KDG may also draw photographs from the historic resources survey update completed in 2019. Northville has a single historic district containing commercial and residential buildings comprising the heart of the downtown area. The team will capture important elements, significant architecture, and character defining features to develop the guidelines. High-resolution photographs will help illustrate representative examples and will capture both inappropriate and appropriate changes to properties over time, and the images will be a key component of the final deliverables.





### Production of Guidelines

Production of the design guidelines is the heart of this project. After a thorough analysis of all existing documentation, fieldwork data, research materials and photographs, Cassandra, Lillian, and Katie will prepare the design guidelines using text, photographs, graphics, and other visually appealing and easily understood exhibits. Kyle will ensure all graphics, charts, tables, and illustrations are designed professionally to accompany the text in a meaningful manner. With the understanding of specific characteristics of integrity, existing commercial and residential context, open space and with the input of residents and City officials, KDG will develop guidelines to complement the existing historic resources while still anticipating the future. Our team will provide the City with clear, comprehensive, and concise direction to incorporate into current and future zoning ordinance updates and sustainable materials. All guidelines will go through a City review process before final publication.

**Deliverable 2:** KDG will prepare and submit a complete first draft of the guidelines document. This draft will be substantially complete and will include all sections. This draft will include proposed text, photographs, illustrations, captions, and graphics. This deliverable will be submitted electronically in both Word and PDF formats.

**Deliverable 3:** KDG will prepare and submit a complete revised draft, addressing all comments received from the City and SHPO from Deliverable #2. All components of the guidelines will be submitted in this deliverable, and it will include all proposed text, illustrations, and formatting. This draft will be submitted electronically. This deliverable will be submitted electronically in both Word and PDF formats.

**Deliverable 4:** KDG will prepare and submit the final design guidelines which will be reviewed by the City, SHPO, and the public. This document will have addressed all prior comments and all components will be included. If any additional reviews or changes are needed following the public review period, KDG will continue delivering an updated draft until all parties are satisfied.

Upon approval by SHPO, KDG will provide the guidelines to the City in the following formats:

- (1) Editable electronic version in Microsoft Word format
- (1) Electronic version in PDF format
- (1) Bound hard copy

KDG will provide a final presentation to the Historic District Commission along with one PDF digital file and five color hard copies of the completed design guidelines, one PDF digital file of the residential design guidelines summary, and one PDF digital file of the commercial design guidelines summary.

### Community Engagement

Community engagement in developing the citywide historic design guidelines is an important aspect of the project. The KDG team will conduct a maximum of two community meetings to reach constituents and key district voices to inform guideline planning and priorities. KDG has extensive experience leading community engagement meetings and soliciting public input.

This proposal and cost proposal includes two community meetings. Additional public meetings would be considered additional services beyond the lump sum fixed fee and would be billed at KDG's \$80 hourly rate. The first meeting will be focused on gathering input and acquainting the public with the project goals, outcomes, and timeline. The session will present the current work and goals for the design guidelines and discuss historic preservation principles, describe the project approach, and solicit feedback. The second community engagement meeting will be held at the end of the project, following a public review period, to present the proposed guidelines and to answer questions. At this time, KDG is planning to conduct these meetings in person, however, they may be moved to virtual if public health recommendations necessitate such.



### Project Schedule

KDG is providing a detailed time schedule for the project along with a cost proposal. KDG is more than happy to adjust this schedule to better suit the City's and the SHPO's anticipated timeline.

Task	Due Date(s)	Comments
Proposal review	November 15 – December 5, 2022	
Award contract	December 6, 2022	
KDG begins background research	December 2022	
Kick-off Meeting	December 19, 2022	
<b>Community Engagement Meeting #1</b>	<b>February 15, 2023</b>	<b>HDC Meeting</b>
<b>Deliverable #1:</b> KDG delivers outline of guidelines and draft guidelines section to the City and SHPO	<b>April 15, 2023</b>	
SHPO returns comments on Deliverable #1 to City and KDG	May 15, 2023	
<b>Deliverable #2:</b> KDG delivers first draft of guidelines to the City and SHPO	<b>August 15, 2023</b>	
SHPO returns comments on Deliverable #2 to City and KDG	September 15, 2023	
KDG revises draft based on SHPO comments. Presents draft to HDC meeting	October 18, 2023	HDC Meeting
<b>Deliverable #3:</b> KDG delivers revised draft of guidelines to the City and SHPO	<b>December 15, 2023</b>	
SHPO returns comments on Deliverable #3 to City and KDG	January 15, 2024	
<b>Deliverable #4:</b> KDG delivers final guidelines to the City and SHPO	<b>March 15, 2024</b>	
SHPO returns comments on Deliverable #4 to City and KDG	April 15, 2024	
Public review of final guidelines	May 1, 2024 – May 31, 2024	
<b>Community Engagement Meeting #2</b> KDG presents final guidelines	<b>June 19, 2024</b>	<b>HDC Meeting</b>
KDG incorporates public feedback into final guidelines presented to City Council	July 1, 2024	City Council Meeting
<b>Final Deliverable:</b> KDG submits final document to SHPO	<b>July 15, 2024</b>	
KDG holds training session for Northville HDC	July 17, 2024	HDC Meeting
<b>Closeout Meeting with KDG, City, and SHPO</b>	<b>July 29, 2024</b>	

### Cost Proposal

Based on the estimated time required for each item in the Scope of Work as described in the Project Approach section of this RFP, the lump sum cost submitted by KDG is \$58,740. KDG's hourly rate for this project is \$80 per hour. A detailed cost proposal follows.

SCOPE OF WORK	PERSONNEL & HOURS	TOTAL FEE
<b>Project Management &amp; Meetings</b>  Notes: This fee includes all project management activities including attending the project initiation meeting (virtual), public meetings, and billing/admin activities, etc.	C.T. = 22 at \$80/hr	\$1,760
	L.C. = 11 at \$80/hr	\$880
	K.C. = 22 at \$80/hr	\$1,760
	Subtotal:	\$4,400
<b>Review of Northville's historic district, codes, plan, surveys, files</b>  Notes: This fee includes research into Northville's historic district, codes, plan, surveys, files, etc.	C.T. = 32 at \$80/hr	\$2,560
	L.C. = 16 at \$80/hr	\$1,280
	K.C. = 32 at \$80/hr	\$2,560
	Subtotal:	\$6,400
<b>Fieldwork</b>  Notes: This fee includes site visits and photography	C.T. = 24 at \$80/hr	\$1,920
	L.C. = 24 at \$80/hr	\$1,920
	K.C. = 24 at \$80/hr	\$1,920
	Subtotal:	\$5,760
<b>Production of Deliverable #1</b>  Notes: Preparation of outline of guidelines and a draft guidelines section	C.T. = 16 at \$80/hr	\$1,280
	L.C. = 16 at \$80/hr	\$1,280
	K.C. = 16 at \$80/hr	\$1,280
	K.B. = 8 at \$80/hr	\$640
	Subtotal:	\$4,480
<b>Production of Deliverable #2</b>  Notes: Preparation of complete first draft of guidelines	C.T. = 80 at \$80/hr	\$6,400
	L.C. = 40 at \$80/hr	\$3,200
	K.C. = 80 at \$80/hr	\$6,400
	K.B. = 32 at \$80/hr	\$2,560
	Subtotal:	\$18,560
<b>Production of Deliverable #3</b>  Notes: Preparation of revised draft of Deliverable #2, addressing comments by City and SHPO	C.T. = 48 at \$80/hr	\$3,840
	L.C. = 40 at \$80/hr	\$3,200
	K.C. = 48 at \$80/hr	\$3,840
	K.B. = 8 at \$80/hr	\$640
	Subtotal:	\$10,880
<b>Production of Deliverable #4</b>  Notes: Preparation of final guidelines, addressing comments by City, SHPO, and public	C.T. = 32 at \$80/hr	\$2,560
	L.C. = 24 at \$80/hr	\$1,920
	K.C. = 32 at \$80/hr	\$2,560
	K.B. = 8 at \$80/hr	\$640
	Subtotal:	\$7,680

SCOPE OF WORK	PERSONNEL & HOURS	TOTAL FEE
<b>Travel, Meals, &amp; Accommodations</b> Notes: This fee includes all travel costs and meals	\$20 meals per day per person for 3 fieldwork days	\$180
	Gas	\$150
	Subtotal:	\$330
<b>Unexpected Research Expenses</b> This fee includes unexpected research expenses such as printing and copying costs		\$250
	Subtotal:	\$250
<b>Total</b> Total Hours: 735	C.T. = 254 at \$80/hr	\$20,320
	L.C. = 171 at \$80/hr	\$13,680
	K.C. = 254 at \$80/hr	\$20,320
	K.B. = 56 at \$80/hr	\$4,480
	<b>Total Fees:</b>	<b>\$58,740</b>







# Relevant Experience

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Our focus on the commercial, hospitality, and multi-family residential markets and expertise in the field of historic architecture has allowed KDG to mature into a specialized practice staffed by knowledgeable, talented designers. Locally, we are proud to take part in the revitalization of Detroit as well as the preservation and growth of the surrounding communities. Furthermore, in our eagerness to create unique and dynamic spaces for a broader and more diverse clientele, we have been persistent in expanding our services throughout the region, and have quickly become a nationally recognized leader in design.





Detroit Free Press Building

# Historic Experience

**"No two historic projects are alike. Historic preservation demands informed vision, innovative design, and meticulous process."**

Historic projects are unlike any other type of design or construction, when a renovation of this type is well coordinated, the results can be magical. Having restored and renovated more historic properties in downtown Detroit than any other firm, KDG has extensive experience in creating functional vitality and visual excitement in important buildings that give cities their character. Our Detroit portfolio includes the award-winning Broderick Tower, the Lofts and Merchants Row, David Whitney Building, David Stott Building, as well as the headline generating Shinola Hotel.

KDG's approach to historic projects is to uncover and enhance the unique story of each property. Our full-time team of historians conduct in-depth research on the history of the building so we can better understand its significant historic character and fully embrace its unique history. No two historic projects are alike. Historic preservation demands informed vision, innovative design, and meticulous process. While we offer **comprehensive** services, including architectural and interior design services, because of KDG's renowned expertise in the historic market, we have also worked with project architects as historic consultants to ensure their design meets the standards set by the National Park Service (NPS). As the architects on a historic project, our services include programming, space planning, schematic design, design development, construction documents, and full construction administration. This allows us to see a project through from beginning to end, ensuring the complete vision is delivered at the conclusion of the project.



Once that vision is set, the design process begins on the rehabilitation work. This includes surveying the building, creating measured drawings, describing the remaining pieces of historic character that should be maintained, and detailing our plan for the future of the building. In every example of our historic rehabilitation projects, KDG works closely with representatives from the historic regulatory bodies, including the State Historic Preservation Office (SHPO), National Park Service, and Historic District Commission to determine the best possible design solutions that preserve the property's significant **historic character** while allowing our clients' needs to be met. In particular, our long-time and productive working relationship with SHPO allows for a smooth approval process throughout design, and critically, when questions arise during construction. All of this work is in preparation for the ultimate goal of every project, a successful completion!

Our team is highly skilled and trained in all aspects of historic work, including preparing and presenting at design review boards, historic district commission meetings, variance appeal requests related to alterations to historic buildings,

historic tax credit applications, façade improvements, wall maintenance reports, design proposals, and full scale renovations. KDG currently has ten staff members (roughly one-third of our entire staff) listed as State of Michigan 36 CFR Part 61 **Certified Historic Architects** and **Technical Preservation Consultants**. KDG's staff also has a team of Architectural Historians, whose specialties include archival and literature research, Section 106 Review recordation and reports, Historic Preservation Certification Applications, National Register nominations, and local historic district nominations. In addition, one of our Principals, Brian Rebain, served as chair of the MI State Historic Preservation Review Board from 2016-2020.

KDG's staff has been proactive in the development and application of the Michigan Rehabilitation Code for Existing Buildings. At its onset, KDG attended the City of Detroit's rollout of the Michigan Rehabilitation Code and was the **first firm in the city** to successfully apply for a building permit utilizing the Code. Many historic buildings are unable to comply with current code requirements for the health,







David Whitney Building



The Kahn



David Stott Building



Shinola Hotel





The Farwell Building, Before



The Farwell Building, After





HGI Flint

safety, and welfare of its occupants. Modifications would be cost prohibitive and would prevent the rehabilitation of older buildings. The Rehab Code provides for a more realistic approach to building rehabilitation by allowing less stringent requirements for those categories that are not economically feasible and allowing additional points for safety measures that prove more affordable.

Our team tackles every commercial project with a passion for **Outovation**, resulting in numerous awards from Michigan Historic Preservation Network (MHPN), the Governor's award for historic preservation, Commercial Real Estate Women (CREW), Construction Association of Michigan (CAM), and the Ohio Historic Preservation Office (OHPO). By engaging KDG as a partner on your historic project, you can be assured that the best possible solution for the programmatic need at hand is applied with style and precision.

Please find in the following pages detailed information about projects of relevance. KDG can furnish additional information and/or tours of the projects upon your request.



# BEDROCK HISTORIC CONSULTING

LOCATED: Detroit, MI | ACTIVE: 2011 – Present

Since 2011, when Quicken Loans moved its headquarters to Detroit and the real estate development company, Bedrock Detroit, was formed, Kraemer Design Group has served as Bedrock's Preservation Planner for their entire portfolio of properties in Detroit (over 50 historic buildings).

Through our General Historic Consulting contract with Bedrock, KDG has provided due diligence evaluation services, historic assessments, and historic design guidelines for their campus of buildings. These guidelines have been used by Bedrock's in-house architecture team as well as numerous third-party architects to guide the design process as they look to rehabilitate often vacant and heavily damaged buildings in accordance with the Secretary of Interior Standards and local Elements of Design.

Over the course of the past 10 years, KDG has developed guideline language that looks to balance what are often very generalized and interpretive standards set by the National Park Service with real estate development's competing need for both certainty and flexibility. As part of that process, we have established a proven means of communication to convey these guidelines in ways that clearly give the "middle of the road" expectation of the governing agencies while also suggesting possible alternatives where appropriate.

Dozens of projects have been carried out under the guidance of this work, including many buildings along Detroit's most notable commercial corridors of Woodward, Washington Blvd, and Capitol Park. In general, KDG authors the design guidelines after the initial historic research is complete and design has just begun. The architects are given the guidelines, and our firms work together alongside governing agency to develop a historically compliant and constructable design.

## PROJECTS INCLUDED

**Grinnell Sanders** – Neumann Smith designed historic façade reconstruction

**1505 Woodward** – Rossetti designed historic façade rehabilitation

**1449 Woodward** – Neumann Smith designs historic façade rehabilitation

**1528 Woodward** – A unique opportunity for KDG to reconstruct a mid-century modern storefront from archival research right on Woodward Ave

**Shinola Hotel** – Kraemer Design Group designed storefront rehabilitation, infill buildings, and streetscape design in conjunction with Bedrock's in-house architecture team

## CLIENT REFERENCE

John Olszewski  
Vice President of Construction  
Bedrock Detroit  
630 Woodward Avenue  
Detroit, MI 48226  
(888) 300-9833

## AWARDS

**Shinola Hotel**  
2020 Michigan Historic Preservation Network – Building Award

**Shinola Hotel**  
2019 Engineering Society of Detroit's Construction and Design Award

**Shinola Hotel**  
2020 Metamorphosis Award:  
Adaptive Reuse, Historic





# CASS HENRY HISTORIC DISTRICT

LOCATED: Detroit, MI | COMPLETED: 2020



The Cass Henry Historic District is a group of historic four- and five-story apartment buildings and apartment hotels built in Detroit in the early twentieth century. They are characteristic of the dense residential neighborhood that extended north from downtown and are effectively part of the adjacent Cass Park district, marking the south end of the Cass Corridor. They also contribute to the recently branded mixed-use entertainment and residential district known as The District Detroit.

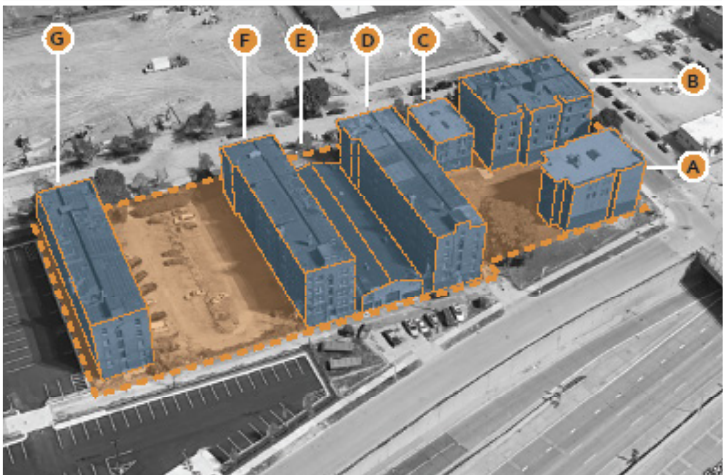
Kraemer Design Group authored a detailed historic survey report for the Cass Henry Historic District. This report entailed surveying the properties for eligibility for the National Register, integrity and conditions assessments, determining boundaries, outlining a pathway to qualifying for Historic Tax Credits, providing design guidelines, and describing the process for obtaining Certified Local Historic District status for buildings which make up the district. The historic report required an assessment of all seven properties and, upon completing the historic report, KDG staff authored seven individual Historic Preservation Certification Application Part 1's and is working with the client and the City of Detroit to obtain Certified Local Historic District status. Alongside the historic consulting that Kraemer Design Group provided, KDG staff completed programming studies to be used toward the rehabilitation of the seven buildings in the district.

## SERVICES

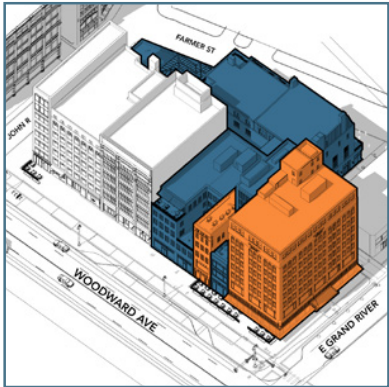
Programming  
Historic Survey  
Historic Consulting  
- Tax Credit  
- Designation as a Certified  
Local Historic District

## CLIENT REFERENCE

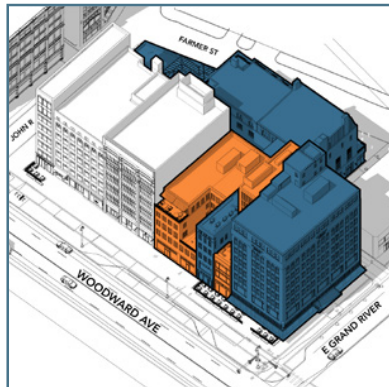
Eric Tuomey  
Fox Office Center  
2211 Woodward Avenue  
Detroit, MI 48201  
(313) 725-3621







ADAPTIVE REUSE OF HISTORIC 1400, AND 1416 WOODWARD



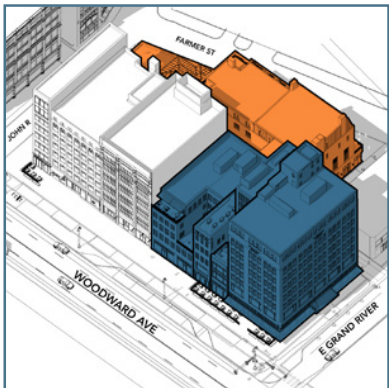
DEMO AND INFILL OF 1412, 1420 AND 1424 WOODWARD WITH HISTORICALLY SENSITIVE MASSING



FRONT / SUMMIT ELEVATION



REAR / WATER ST ELEVATION



NEW CONSTRUCTION ON EMPTY LOTS ALONG FARMER FOR THE 'ANNEX'

- FACADE SCOPE (APPROVED BY STATE HISTORIC PRESERVATION OFFICE AND NATIONAL PARK SERVICE)
- MASONRY REPAIR/RESTORATION
  - NEW ALUMINUM STOREFRONTS
  - NEW HISTORIC REPLICA ALUMINUM WINDOWS
  - NEW PAINT WHERE CURRENTLY PAINTED

Page 1 of 1

1420 Broadway | Detroit, Michigan | 48226 | p 313 965 3399 | f 313 965 3555 | [www.thekraemeredge.com](http://www.thekraemeredge.com)

# BIRMINGHAM DESIGN GUIDELINES

## PART 2 | Design Guidelines for All Historic Properties

## City of Birmingham Historic District Design Guidelines

### Treatment of Historic Building Elements

#### General Guidelines on Exterior Cladding Materials

- Historic and original cladding materials should be retained and preserved
- If original cladding material is severely deteriorated beyond repair, new cladding material to match original in dimension, texture, color, and profile is appropriate
- If portions of severely deteriorated cladding must be replaced, it is preferred to replace only where necessary and splice new, matching material with existing rather than replacing in full
- Alternative or modern cladding materials (i.e., aluminum, hardy board, fiber cement board) should only be used as a secondary material (like a penthouse addition or elevator enclosure) or if historic cladding materials are too deteriorated to repair or patch with in-kind materials.
- When mixing existing historic cladding and new modern materials, the historic cladding should read as dominant while the modern cladding material should exist on secondary building features and building facades
- Avoid installing low durability replacement materials at ground level where they will be in frequent contact with the public over time. For example, avoid installing new stucco or exterior insulation and finish system (EIFS) at the ground level where they can be easily damaged.



The historic cladding material (brick) reads as dominate despite the addition of modern siding on the dormers and pediment.

#### TECHNICAL INFORMATION:

**National Park Service Preservation Brief #10: Exterior Paint Problems on Historic Woodwork:**

[www.nps.gov/history/hps/tps/briefs/brief10.htm](http://www.nps.gov/history/hps/tps/briefs/brief10.htm)

**National Park Service Preservation Brief #8: Aluminum and Vinyl Siding on Historic Buildings**

<https://www.nps.gov/tps/how-to-preserve/briefs/8-aluminum-vinyl-siding.htm>

**National Park Service Preservation Brief #1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings**

[www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm](http://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm)

**National Park Service Preservation Brief #2: Repointing Mortar Joints in Historic Masonry Buildings**

[www.nps.gov/history/hps/tps/briefs/brief02.htm](http://www.nps.gov/history/hps/tps/briefs/brief02.htm)

**National Park Service Preservation Brief #6: Dangers of Abrasive Cleaning to Historic Buildings**

[www.nps.gov/history/hps/tps/briefs/brief06.htm](http://www.nps.gov/history/hps/tps/briefs/brief06.htm)

**National Park Service Preservation Brief #38: Removing Graffiti from Historic Masonry**

[www.nps.gov/history/hps/tps/briefs/brief38.htm](http://www.nps.gov/history/hps/tps/briefs/brief38.htm)



Decorative Flint Faience tile that has been partially obscured by modern cladding materials.



# BIRMINGHAM DESIGN GUIDELINES

## PART 2 | Design Guidelines for All Historic Properties

## City of Birmingham Historic District Design Guidelines

### Wood

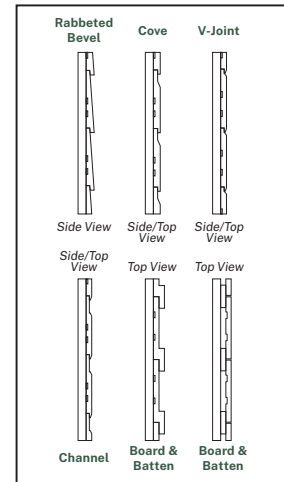
Wood is the one of the most commonly used exterior cladding materials with wood siding and wood shingles being two of the most common types. Exterior cladding materials like wood siding contribute greatly to the integrity and character of historic buildings. Guidelines on proper treatment of historic wood cladding are as follows:

#### Appropriate

- Maintaining and repairing existing wood cladding to retain the character of the structure
- Repairing wood siding, shingles, and trim by using the same material to patch, consolidate, splice, and reinforce the existing historic material
- Painting or staining existing wood cladding to protect the wood surface
- Repairing damaged or deteriorated wood cladding and selectively replacing where necessary by splicing in new replacement portions. Replacement wood elements should be minimally used only when the existing wood is too deteriorated to repair. When replacement wood is installed to replace deteriorated wood, the replacement pieces should be painted or stained to match the adjacent pieces.
- Replacing missing elements or damaged pieces to match the existing size, shape, width, profile, orientation, and installation method of the existing siding.
- Cleaning wood siding with a gentle, water-based cleanser on an as-needed basis
- Removing damaged, peeling, or deteriorated paint to the next sound layer by hand scraping or hand sanding and then repainting
- When maintenance, repair, or in-kind replacement of the existing historic cladding material is not feasible, using a modern cladding material shall be considered (for example: vinyl siding). It is recommended the new material be installed atop the existing wood siding rather than replacing in full. The installation method should be done in a manner where, in the future, the modern cladding material could be removed, and the historic wood siding underneath could be restored.
- Installing replacement siding so as not to obscure existing character-defining trim details around windows, at corner edges, and around doors.
- Identifying and preserving wood features that are important to the overall historic character of the building.
- Inspecting the existing historic siding prior to covering or removal to determine the cause of any existing damage. Eliminate the source of the damage prior to installing new synthetic cladding.

#### Not Appropriate

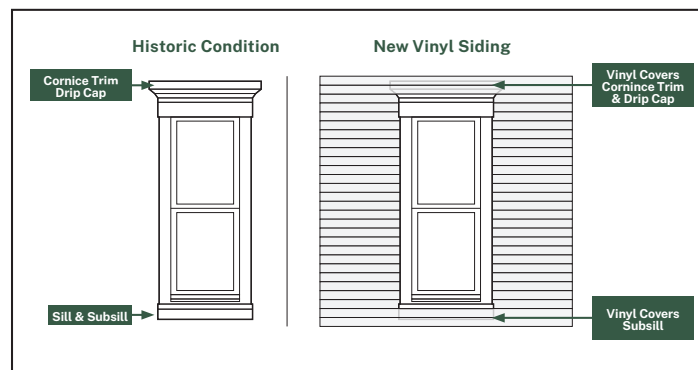
- Cleaning wood cladding with abrasive methods such as pressure washing or blasting.
- Stripping paint from wood siding which was historically painted to leave it as a 'natural' finish
- Replacing existing siding with modern materials which contributes to a loss of historic fabric and negatively impacts the integrity of a historic resource. If the existing cladding material is damaged beyond repair and must be removed, then replacement of the historic material shall be considered.
- Covering architectural details such as trim, window and door hoods, or ornamental shingles with replacement siding



Common Siding Profiles



Historic wood siding and trim details create visual interest.



Vinyl siding often obscures or removes character defining details.

# BIRMINGHAM DESIGN GUIDELINES

## PART 2 | Design Guidelines for All Historic Properties

## City of Birmingham Historic District Design Guidelines

### Masonry

Masonry includes materials such as brick, stone, cement block, clay, ceramic tile, and terra-cotta. Masonry is used in a variety of ways but is often used as the exterior cladding material of historic commercial and residential buildings as well as for foundations and architectural details on residential structures. Masonry is often a character defining feature of historic structures and the preservation and maintenance of such masonry is critical for preserving the integrity of the structure.

#### Appropriate

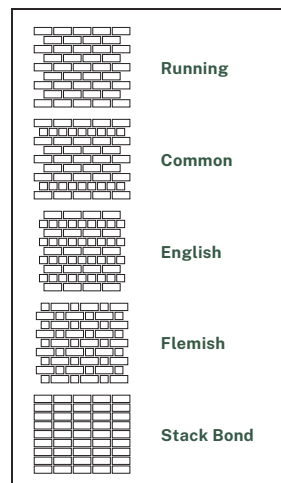
- Retaining and repairing original masonry and mortar
- Only cleaning masonry to halt further deterioration or to remove stubborn stains and graffiti
- Cleaning masonry using the gentlest means possible, ideally a water-based cleanser
- Repointing mortar that is missing or deteriorated or if sufficient mortar is missing to cause water infiltration into the wall system
- Repointing using a new mortar which matches the existing mortar compressive strength, composition, color, texture, joint size, joint profile, and method of application. Attempting to remove paint from masonry with a gentle water- or chemical-based detergent. If paint is not easily removed without visible damage to brick, cease the paint removal process
- Applying maintenance coats of paint to already painted masonry
- Replacing damaged or deteriorated masonry to match the existing material including matching the existing installation method and course type
- Replacing masonry units to match the existing in dimension, material, and profile
- Protect and maintain decorative brick or stonework
- Replacing decorative masonry features which are missing or damaged beyond repair using accurate historic documentation of the original feature, or using a new design which is compatible with the existing historic structure

#### Not Appropriate

- Using abrasive cleaning methods such as high-PSI pressure washers or blast cleaning systems. These methods damage the face of the brick and contribute to spalling and future water infiltration
- Painting unpainted masonry. This can damage the existing material and lead to water being trapped in the masonry units which accelerates spalling and deterioration
- Installing new decorative masonry features which appear falsely historic such as decorative sills, brackets, gargoyles, etc.

#### Special Tip: Mortar

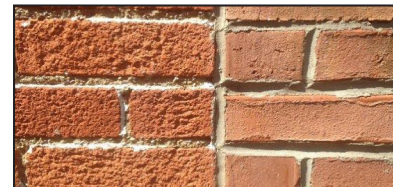
- Historic mortars are often softer than modern day mortars. Mortars for repointing should be softer and more permeable than the masonry units and no harder or more impermeable than the historic mortar to prevent further damage to the wall assembly.



Common Brick Bond Patterns



Brick and stone are common cladding materials in Birmingham.



Sandblasting and other abrasive cleaning methods can severely damage historic masonry as seen here. The hard exterior shell of the brick has been completely compromised. This brick will begin taking on water and will deteriorate quickly.



Inappropriate brick patching on a highly visible facade.

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