

The Broderick Tower Opens!

Information provided by [JC Beal Construction Inc.](#) and the [Kraemer Design Group](#)



The Broderick Tower, 2012

The Broderick Tower, one of Detroit's most anticipated redevelopment projects, is now complete. The 84 year old, 34 story building, sitting empty for nearly three decades, officially opened its doors in November 2012. Nearly 50 residents moved into the fully renovated building over its first weekend, and 100% of the apartment units leased prior to the grand opening.

Designed by Louis and Paul Kamper and constructed in 1928, the Eaton Tower, as it was then known, was the second tallest skyscraper in Michigan.

Purchased by insurance executive David Broderick, and renamed the Broderick Tower in 1945, the building exchanged hands numerous times before being purchased by Michael Higgins and the Higgins Family Trust in 1976. The building continued operation with a variety of businesses as tenants through the mid-80's when a plan to convert the building into residential units failed after the developer had emptied the building.

Ownership returned to the Higgins Family Trust, and Mike Higgins continued to run the Flaming Embers Restaurant, and then the Sports Town Grille in the first floor of the building with the building otherwise empty above while various options for redevelopment were explored.

The Broderick Tower Redevelopment Project came together starting in late 2005 when JC Beal Construction Inc. was brought in to assist the Higgins Family Trust in assembling a new team of investors and project specialists. After several years of work in design and engineering, tax credit assembly, pursuit of financing, and pre-construction planning, construction was initiated in January 2011.

The renovation itself was a complex process with Kraemer Design Group, ownership, and the construction team working together for over seven years from initial design until completion. In that time the interior of the historic building was completely gutted. Modern electrical, plumbing, and HVAC systems were installed throughout, providing a backbone for the luxurious apartments within. The residences themselves set a new standard for



Historic photo of Broderick Tower

downtown Detroit apartment living with large energy efficient windows, tiled floors throughout, original

restored plaster, and unparalleled views of the city. Throughout the rest of the building, all of the original materials in the historic elevator lobbies have been completely restored, including the magnificent coffered ceiling and unique black marble in the historic Witherell lobby.

The exterior of the building was also completely restored with all of the original limestone and terra cotta repaired and ready for decades of new life. New energy efficient, thermally broken windows were installed the entire height of the building. At floors 2-4, 3 stories of original cast iron detailing surrounding floor-to-ceiling windows was restored by creating original molds of the existing details and casting new infill pieces from a composite polyurethane material for a seamless appearance between new and old. Lastly, a new canopy was built over the historic Grand Circus Park entrance of the building, and the ground floor storefront was replaced with new, brass clad glazed doors to compliment the resplendent historic character of this magnificent building.



5th floor lobby prior to renovation



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Restoration includes the magnificent coffered ceiling and unique marble in the historic Witherell lobby.