PALMER PARK APARTMENT BUILDINGS; STABILIZATION GUIDELINES

DRAFT

OFFICE OF HISTORIC PRESERVATION, PLANNING & DEVELOPMENT DEPARTMENT

CITY OF DETROIT

RISE HIGHER
MAYOR MARY SHEFFIELD

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Introduction

Palmer Park Apartment Buildings February 16, 2012. As stated in the Historic District Advisory Report:

The proposed district consists of a triangular neighborhood containing a total of 65 contributing buildings: 57 apartment buildings, five religious buildings, two two-family flats, and one commercial or industrial building. No noncontributing structures have been identified. The proposed district is significant primarily for its high-style architecture in a diverse range of styles. Construction dates span five decades, with the earliest apartment buildings built in the 1920s, and development continuing into the 1960s. The period of significance for the proposed district is from 1925 to 1963, including the construction dates of all the buildings in the district.

The Palmer Park Apartment Building Historic District was listed on the National Register of Historic Places in 1980. It included buildings built in the 1920s and 30s. In 2005 the National Register district was expanded to include apartment buildings dating from the late 1930s to the 1960s.

Purpose of Guidelines

The Historic District Commission has developed and approved these guidelines to effect prompt and reasonable administrative approvals in this district.

The following guidelines for Palmer Park Apartment Buildings will outline what to consider when proposing any repair or replacement to the existing window systems. The guidelines will also showcase what kind of alterations to avoid.

Alterations that have been pre-approved for administrative approval are indicated by _____.

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Guidelines for Window Repair / Replacements

A – Exact Match: Proposing to repair or to replace in-kind*

- *Matches color and material*
- *Matches operability*
- *Matches dimensions*
- *Matches lite configuration (ex. 6/1 for 6/1)*

B – Reasonable match: Proposing to match original as close as possible

- *Compatible material type (ex. aluminum clad wood)*
- *Same operability (ex. double hung for double hung)*
- *Similar/same dimensions*

C – Compatible: Proposing to replace a window that is not a historic match but is reasonably compatible with the historic character of the building.

- *Different/no lite configuration*
- *Similar operability*
- *Compatible color type*
- *Compatible material type (ex. aluminum clad wood)*

D – Incompatible: Proposing a window that is incompatible with or contrary to the historic character of the building.

- *Different size window*
  - *using other materials to change window opening size*
- *Incompatible material (ex. vinyl) and/or color*

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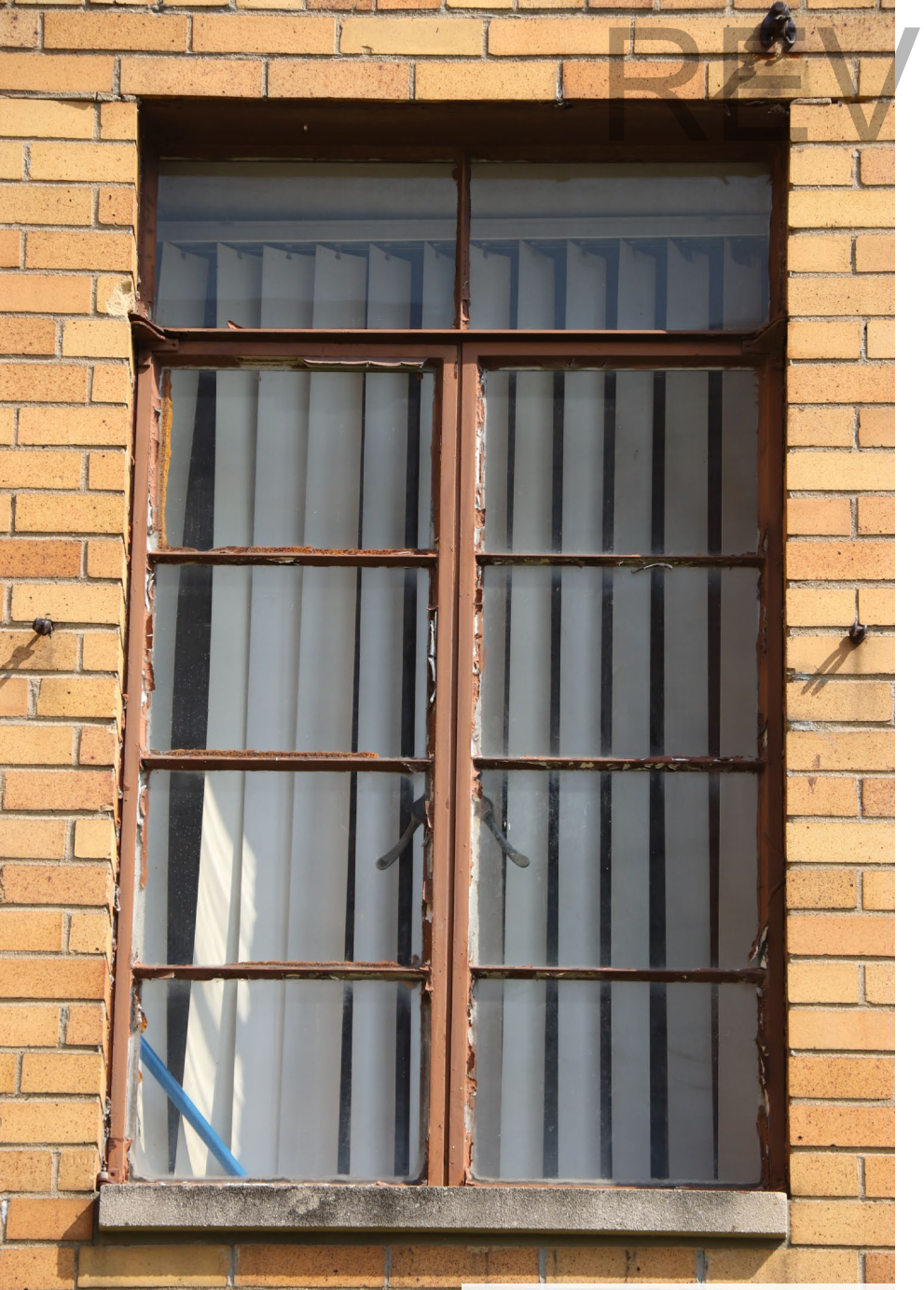


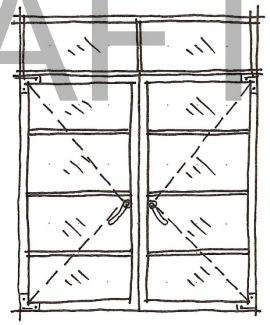
Original Steel Window

Aluminum Clad Wood

Glass Block & Vinyl

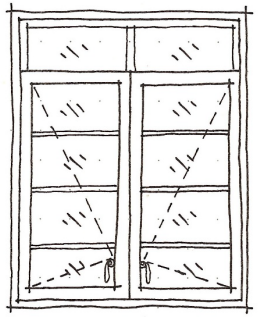
EXAMPLE FOR STEEL WINDOW REPLACEMENT

A



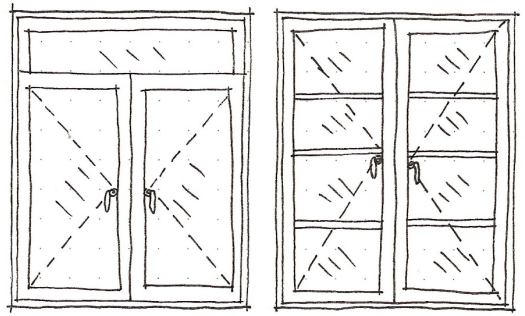
Matches in-kind
- Same operability
- Same material | color
- Same dimensions

B



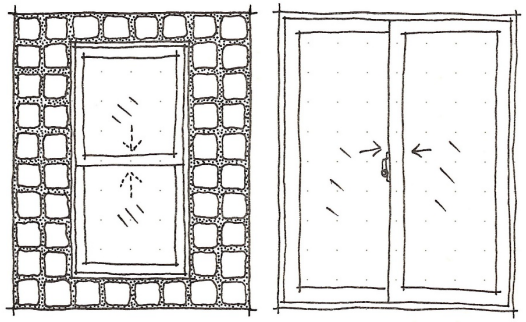
Reproduces the original window
- material: Aluminum clad wood
- matches operability
  (ex. transom window at top, lower windows swing outward)
- color is within HDC color system guidelines

C



- different / no lite configuration
- similar operability
- compatible color type
- compatible material
  (ex. aluminum clad wood)

D



- x using wood panels or glass block to fit window opening
- x does not match dimensions or operability
- x no lite configuration
- x incompatible material (ex. vinyl) and / or color

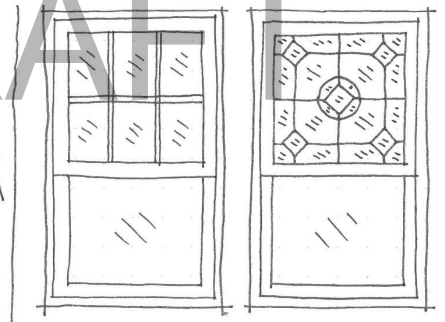
Original Wood Window

Aluminum Clad Wood

Vinyl

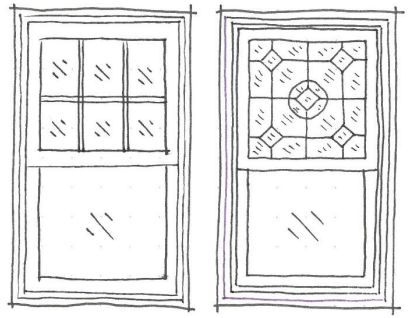
EXAMPLE FOR WOOD WINDOW REPLACEMENTS

A



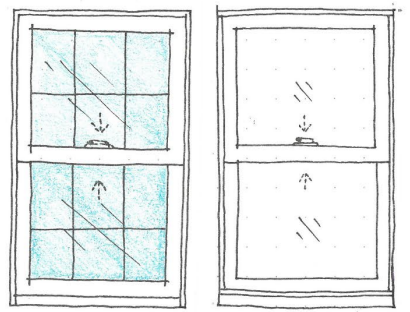
Matches in-kind
- same material & color
- same dimensions
- same lite configuration
- same operability

B



Reproduces the original window
- compatible material type (ex. aluminum clad wood)
- same operability (ex. double-hung for double-hung)
- compatible color type for the historic building
- similar/same dimensions

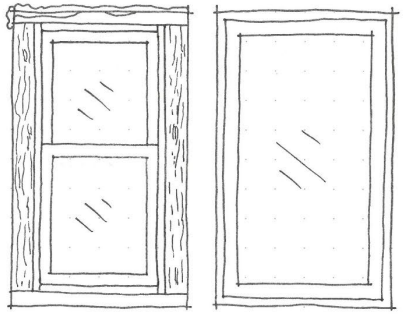
C



- different/no lite configuration
- same operability
- compatible color type
- compatible material type

X grids between glass

D

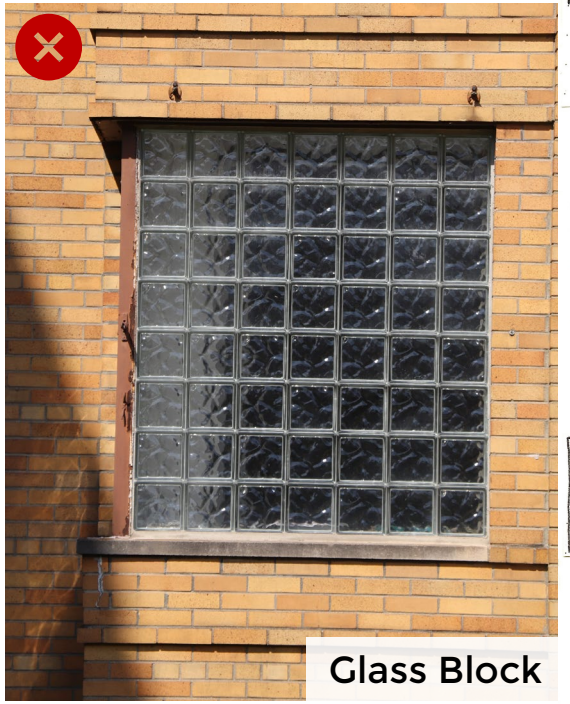


X using wood panels to fill in gaps

X does not match dimensions or operability

X incompatible material type (i.e. vinyl) and/or color

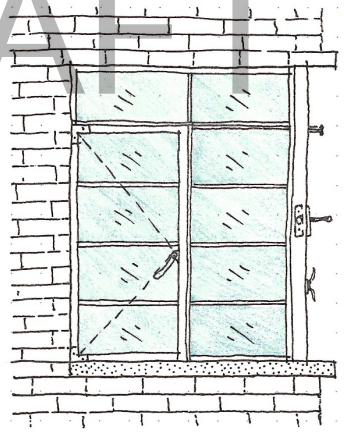
Original Steel Window



Glass Block

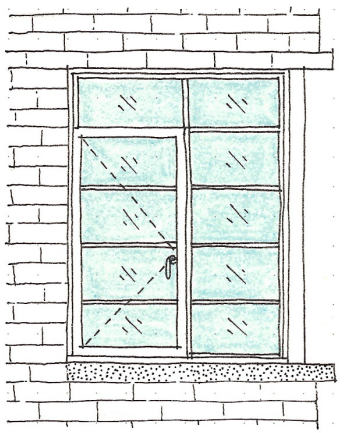
EXAMPLE FOR CORNER WINDOW REPLACEMENT

A



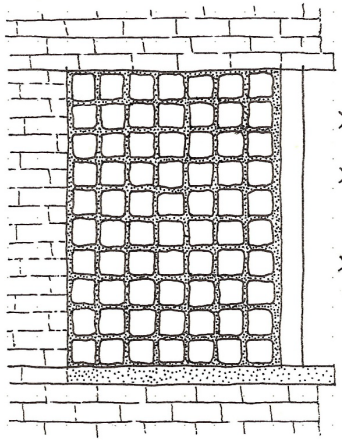
Matches in-kind
- same material (ex. steel for steel)
- same dimensions (mullion details match)
- same operability (ex. transom window at top, lower left side window swings out, lower right window fixed in place)

B & C

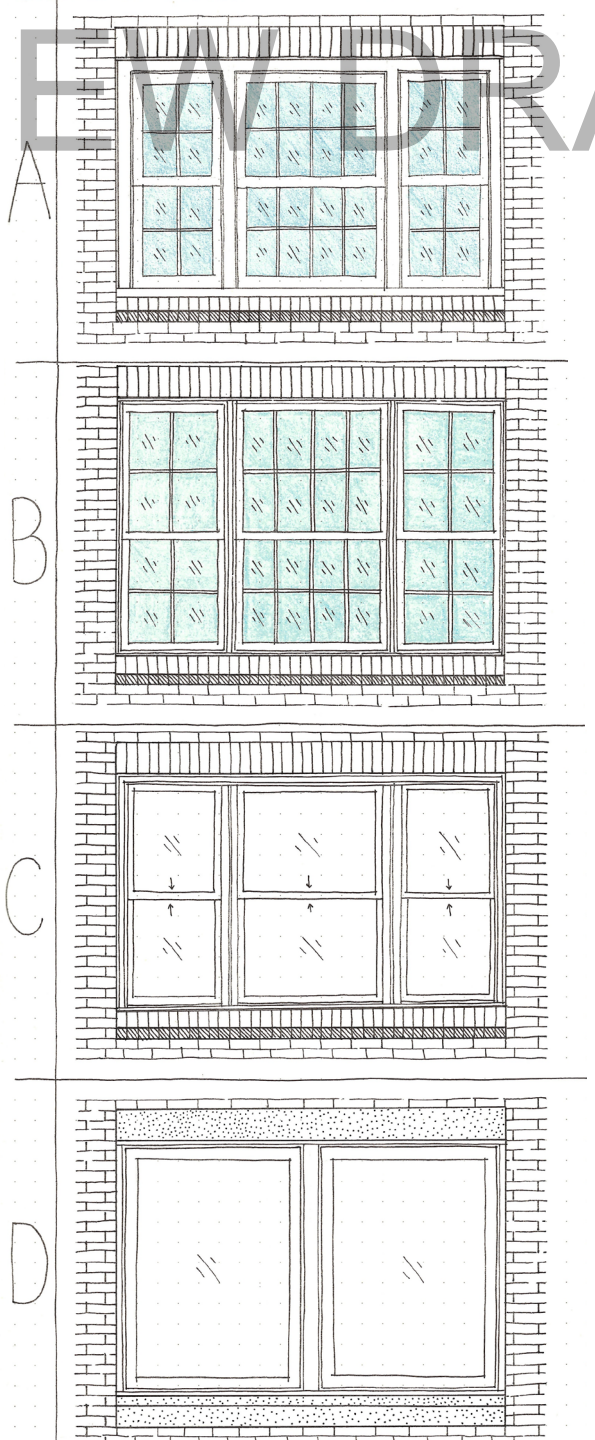


- compatible material type
- matches operability & dimensions
- compatible color type for the historic building

D



X glass block or vinyl
X different dimensions/ operability
X using other materials to alter window opening

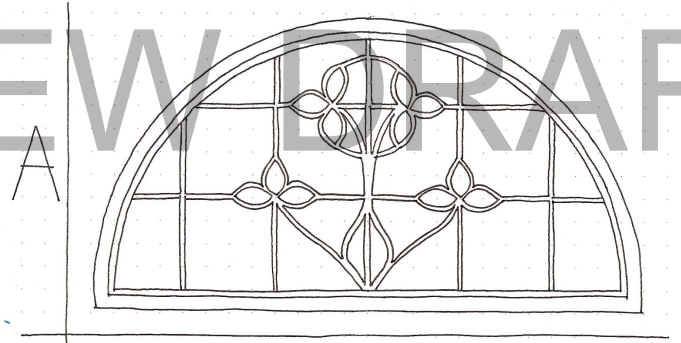


A: Matches in-kind
- Same material (ex. wood for wood) and color
- Same dimensions (mullion details match)
- Same lite configuration and operability
- Maintains/repairs brick mould
- Uses Type O – softer mortar type for brick repair

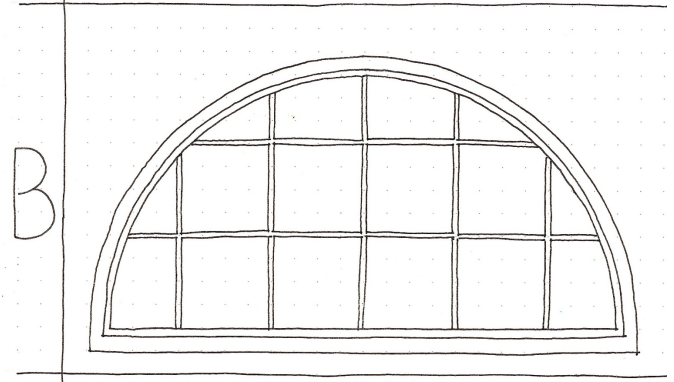
B: Reproduces the original window
- Compatible material type (ex. wood or aluminum clad wood)
- Same operability (ex. double hung for double hung)
- Same lite configuration (ex. 6/6 for 6/6)
- Compatible color type for the historic building
- Similar/same dimensions
- Matches brick mould – where replacement is needed uses brick that matches in size, color, and texture
- Uses Type O – softer mortar type for brick repair

C: Different/ no lite configuration
- Same operability
- Compatible color type
- Compatible material type
- NO grids between glass
- Matches brick pattern – replacement brick matches in size, color, and texture
- Uses Type O – softer mortar type for brick repair

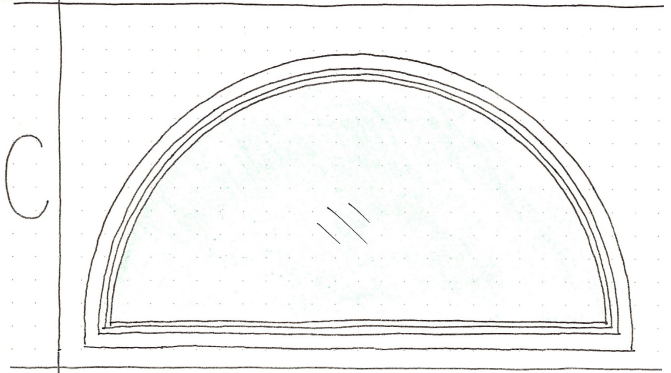
D: Using wood panels to fill in gaps
- Does not match dimensions or operability
- Incompatible material type (i.e. vinyl) and/or color
- Does not match mullion pattern? (ex. replacement of three windows for two windows to fit window opening)
- Alters brick mould (ex. removes brick detailing, replaces brick for cast stone/limestone detail
- Uses hard mortar type (this can damage the integrity of the historic brick)



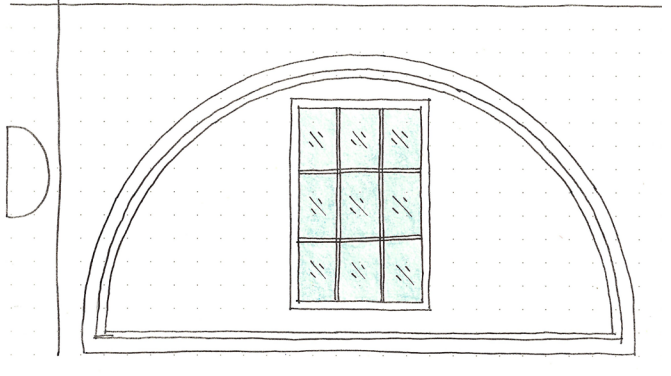
A: Matches in kind
- Same pattern
- Fits window opening



B: Uses a similar pattern (may have less detailing)
- Fits window opening



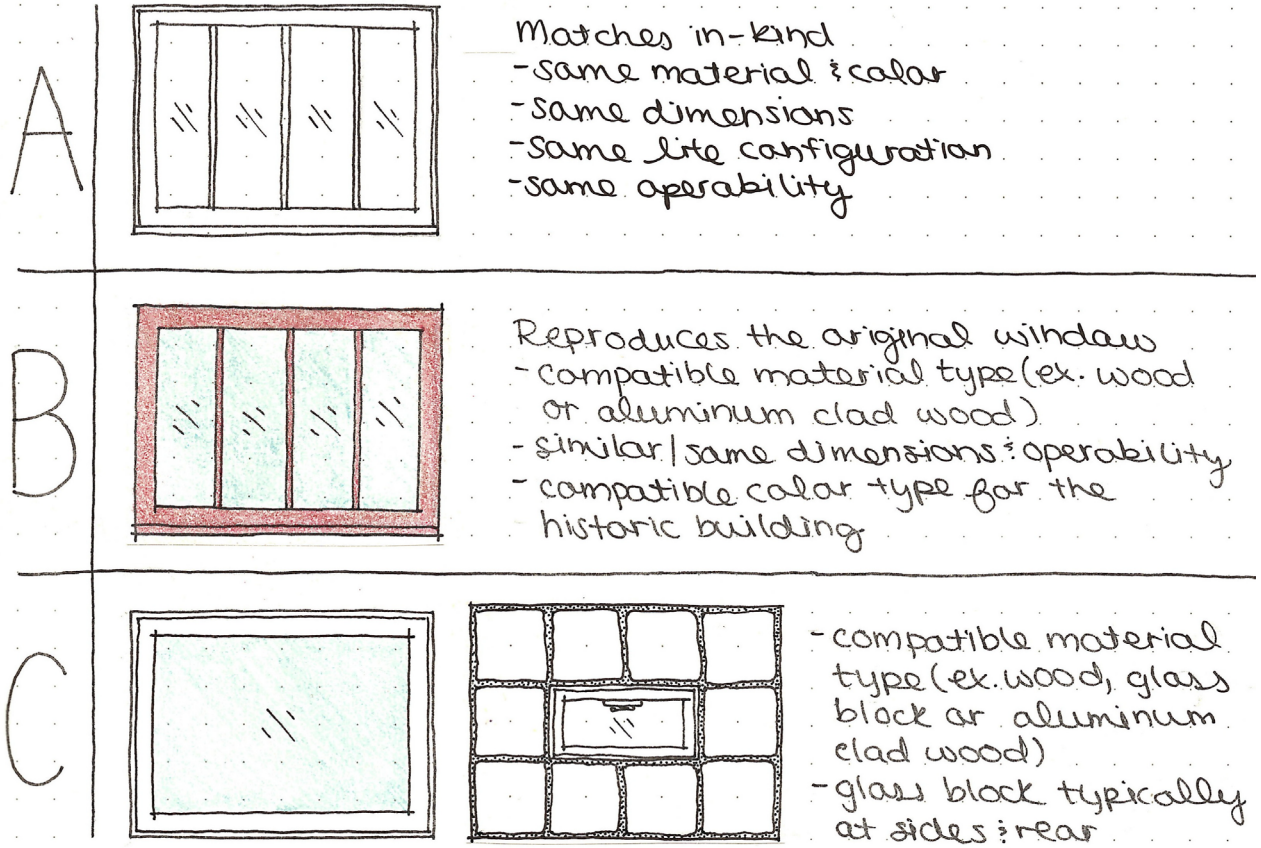
C: No pattern
- Fits window opening



D: Incompatible replacement
- Does not fit window opening

Replacement Window

EXAMPLE FOR BASEMENT WINDOW REPLACEMENTS



*** Glass Block Windows are staff approvable at the side and rear basement windows but may require Commission approval at the front of the building. An A or B replacement is often recommended at the front of the building.*

Other Alterations, Typical Building

ADA Ramp Locations

- *Ramps should be placed around the main entrance to provide equal access to all users.*
- *An alternative location may be proposed as some buildings that may have limited accessibility to the main entrance.*

Trash Enclosures

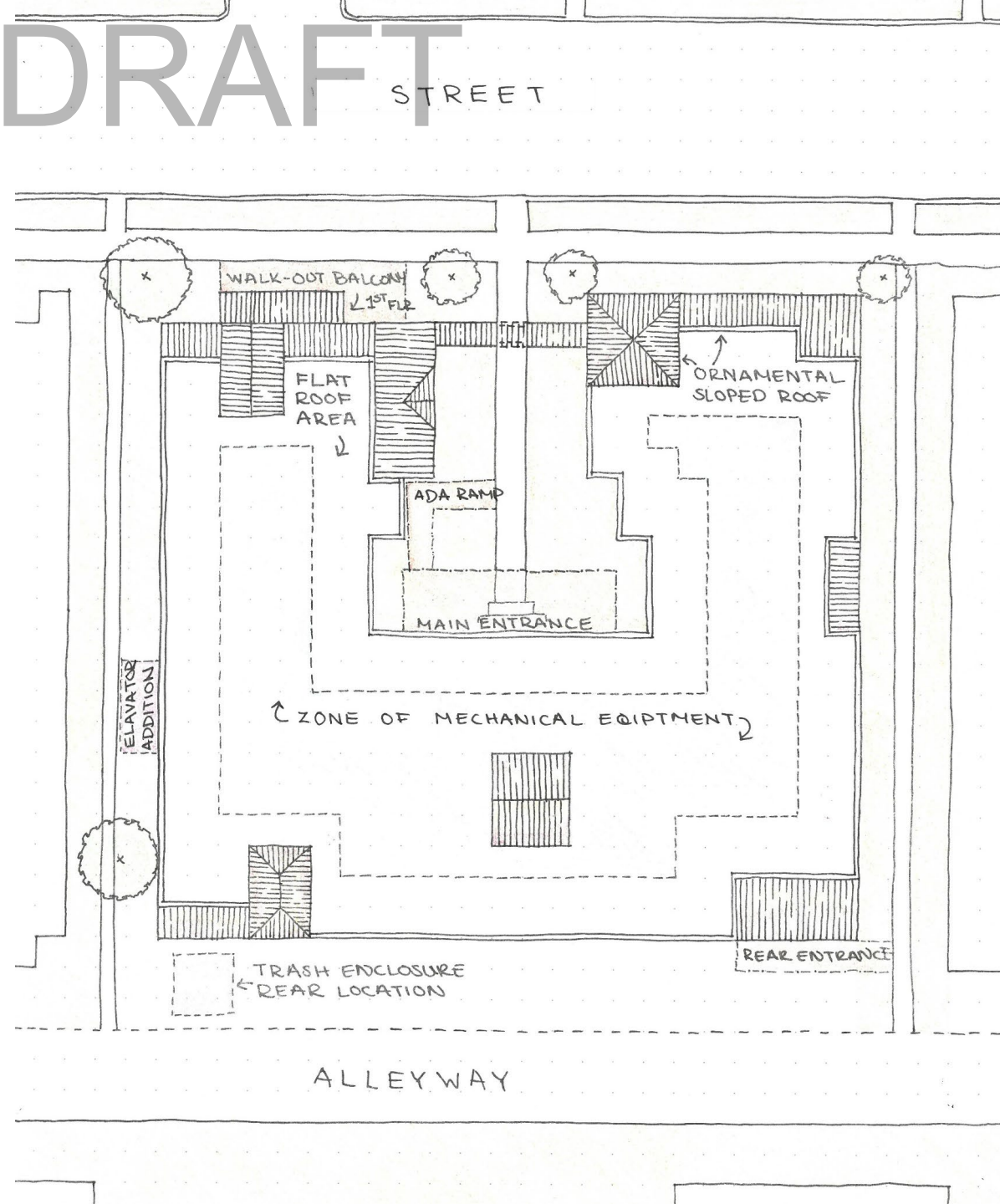
- *Trash enclosures are most commonly placed at the rear of the property (when and if the alley is accessible to garbage trucks)*
- *Trash enclosures should not block or conflict with features such as windows or green space*

Elevator Locations

- *Elevator additions shall not be installed in courtyard spaces and shall be inconspicuous from the main façade of the building.*
- *Good locations are at the sides set back but on an accessible sidewalk route.*

Mechanical Equipment Locations

- *Mechanical Equipment installed on the rooftop should have limited visibility to pedestrians and should not be placed close to roof edges*



Parking Lots – Potential Locations

Parking lots are recommended to be located where they do not impact contributing resources, which are depicted on this map.