

STAFF REPORT: 2/8/2023 REGULAR MEETING

PREPARED BY: J. ROSS

APPLICATION NUMBER: #23-8209

ADDRESS: 8469 E. JEFFERSON (BOOK MANSION)

HISTORIC DISTRICT: INDIAN VILLAGE

APPLICANT: JOHN BIGGAR/ARCHITECT (STUDIO ZONE DETROIT)

PROPERTY OWNER: SOARING PINE CAPITAL REAL ES et al

DATE OF PROVISIONALLY COMPLETE APPLICATION: 1/16/23

DATES OF STAFF SITE VISITS: 1/30/2023

SCOPE: INSTALL FENCE, INSTALL FRENCH DOORS AND WINDOWS

EXISTING CONDITIONS

Erected in 1911, the dwelling at 8469 E. Jefferson is a Renaissance Revival style home which was designed by notable architect Louis Kamper and modeled on the Petit Trianon in Versailles, France. The building was built for James Burgess Book Jr., one of three brothers who gained renown in the early 20th century within Detroit for real estate and property development. Specifically, the Book brothers funded the construction of the Book Cadillac Hotel (1114 Washington Blvd), the Book Building and Tower (1227-1265 Washington), and Industrial Bank Building (1410 Washington Boulevard). The Book Mansion rises three stories in height and features a flat roof, stone exterior walls, full-height Corinthian pilasters at the primary/south elevation, a decorative balustrade at the parapet, and arched window openings at its first story. Windows are 1/1, double-hung wood units. The rear/north elevation includes a one-story, flat-roof loggia which opens to a rear patio. The loggia is missing its exterior doors and windows and all fenestration openings are covered with plywood. A flat-roof, one-story solarium is adjacent to the loggia. A two-story carriage house sits to the rear/north of the main house within the property. The project also includes the empty lot at 947 Burns, which is adjacent to/located to the north/rear of at 8469 E. Jefferson.



8649 E. Jefferson, current appearance (staff photo taken on 1/30/2023)

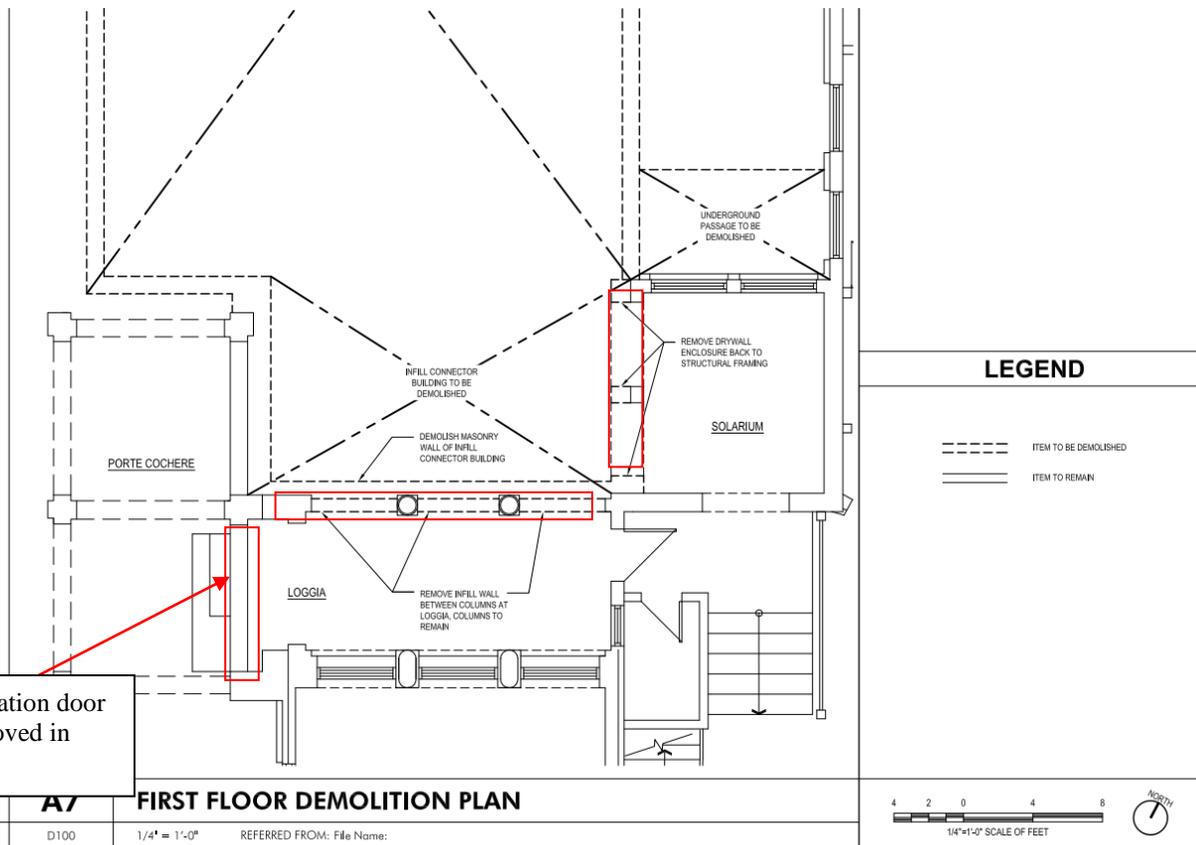
PROPOSAL

The current application proposes the following work items:

- Install three sets of French-style, multiple-lite wood doors, each with a multiple-lite arched window above at the loggia's north elevation. Note that these doors and windows will be simulated divided lite.
- Install one set of French-style, multiple-lite wood doors with a multiple-lite arched window above at the loggia's west elevation. Note that these doors and window will be simulated divided lite.
- Install two sets of French-style, multiple-lite wood doors at the solarium's west elevation. Note that these doors will be simulated divided lite.
- Erect a new 6'-6" high, picket-style steel fence per the submitted site plan. The new fencing will be located directly adjacent to the sidewalk at the east and south edge of the parcel and will extend past the house's front face. The new fencing along the west property line will also extend past the front face of the house to abut with the sidewalk. Paired swinging vehicular gates (measuring 6'-6" in height) with 7'-10" high stone piers will be located at the southeast corner of the parcel, adjacent to the sidewalk, and will provide access to the front yard circular drive. A set of 6'-6"-high paired swinging pedestrian gates will be located at parcel's southwest corner.
- Complete tuckpointing on areas where required
- Repair roof flashing/coping as needed
- Repair leaking roof at solarium
- At the rooftop of the solarium, reinstall the missing decorative limestone balustrade (it was removed by a previous owner and is currently stored on site). Replicate any missing pieces of the railing and balusters with new limestone to match the existing

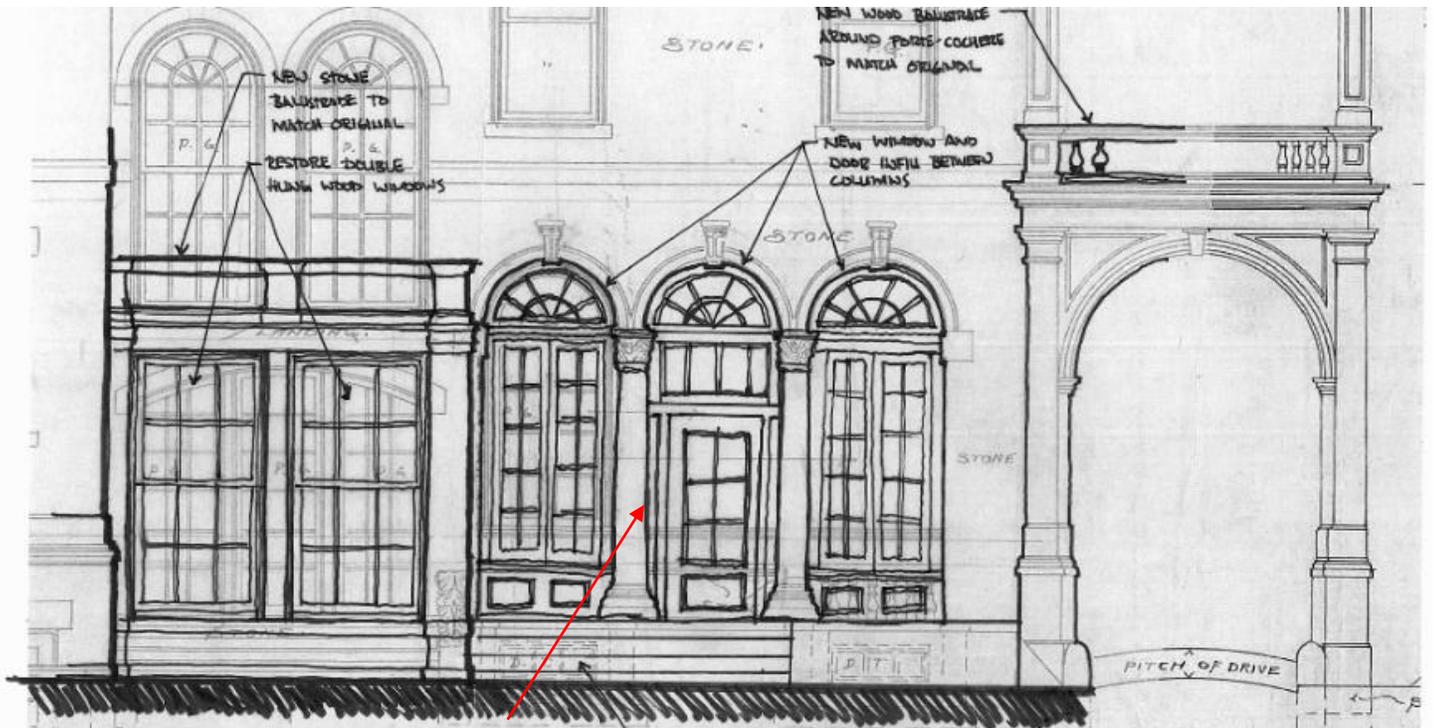
STAFF OBSERVATIONS AND RESEARCH

- Please note that in 2012 the Commission approved a proposal for an extensive rehabilitation of the property to include the demolition of a **non-original**, breezeway which was adjacent to the rear/north wall of the current loggia and south elevation of the carriage house. See the below plan which indicates the portion of the building which was proposed for demolition. Once the addition was demolished, it exposed the original north elevation of the loggia and west elevation of the solarium which had been covered by the breezeway. As the openings lacked doors/windows, the scope approved in 2012 called for the installation of new wood doors and windows in these locations. The design of these elements was based upon the original fenestration which had been located in the openings prior to the erection of the breezeway. The applicant also proposed to remove masonry infill from an enclosed original door opening at the loggia's west elevation. A new door which replicated the original was proposed for installation at that location. See the below elevation drawings which were submitted to the Commission in 2012 and depict the original appearance of the loggia's north and west elevations and the solarium's west elevation. The new door and window types which were proposed for installation in 2012 are superimposed on the drawings.
- A previous owner removed the doorway infill from the loggia's west elevation and demolished the non-original breezeway per the 2012 Commission approval, but never did follow through with their plan to install windows and doors within the now exposed/exterior fenestration openings at the loggia's north and west elevations and the solarium's west elevation. Currently these openings are covered with plywood, the current application proposes new doors/windows to be installed in these locations.



West elevation door infill removed in 2012

Demolition plan from 2012 approval showing conditions at the loggia and solarium prior to the demolition of the breezeway



Window/door proposal for the loggia's north elevation which was approved by the Commission in 2012. The design of this fenestration was based upon the original window/door design.

- The current application is proposing to install new wood windows and doors within the west and north elevation of the loggia and new doors at the west elevation of the solarium. However, the applicant is seeking to revise the design of the fenestration that was approved in 2012. See the above graphics which depict the design of the fenestration that was approved in 2012, which includes multiple-lite French doors with wood panel bases. The design of the new fenestration proposed in the current application appears to replicate the existing French windows/doors at the building's side and front elevations, first story. Specifically, the new fenestration calls for a set of paired, full-height, multiple-lite wood French doors which is topped with a fixed, arched multiple-lite transom in each opening.
- Per the National Park Service's document entitled "Replacement Windows that Meet the Standards" [Replacement Windows that Meet the Standards - Historic Preservation Tax Incentives \(U.S. National Park Service\) \(nps.gov\)](#)
 - "Replacement windows for missing or non-historic windows must be compatible with the historic appearance and character of the building. Although replacement windows may be based on physical or pictorial documentation, if available, recreation of the missing historic windows is not required to meet the Standards. Replacement of missing or non-historic windows must, however, always fill the original window openings and must be compatible with the overall historic character of the building. The general type of window – industrial steel, wood double-hung, etc. – that is appropriate can usually be determined from the proportions of the openings, and the period and historic function of the building. The appearance of the replacement windows must be consistent with the general characteristics of a historic window of the type and period, but need not replicate the missing historic window. In many cases, this may be accomplished using substitute materials.
- The loggia and solarium/areas of the home which will receive the proposed new fenestration are tucked in the building's rear southwestern corner, well outside of view from the public right-of-way.
- The new windows/doors proposed for the loggia's north and west elevations and the doors proposed for installation at the solarium's west elevation are compatible with the building's historic appearance and do meet the Secretary of the Interior's (SOI) Standards in staff's opinion.
- Currently a concrete curbing encloses the front yard area. The curbing at the southern edge of the property line is located directly adjacent to the sidewalk. The applicant proposes to install new fencing at that location. It is unclear to staff if the new fencing is proposed to be located directly behind that curbing, on top of the curbing, or if the curbing will be removed.
- The application proposes to install a new 6'-6" high fence at the south, east, and west property line to enclose the side and front yards. The proposed fencing will extend past the front face of the building and will abut the sidewalk at the front and side of the parcel. Current, no fencing exists at these locations. An approximately 8'-0"-tall masonry wall which appears to date from the property's original construction abuts the sidewalk at the east property line and encloses the rear yard. The fencing/gates proposed will be custom made of a high-quality material (steel). Despite the placement and height of the fencing/gates, the property will be highly visible from the public right-of-way due to its type (picket style) and the home's scale. The property's location on E. Jefferson is commercial in nature and is oriented away from the residential portion of the district. Finally, a number of homes within the district do have fencing of this type, height, and placement. It is staff's opinion that the proposed fencing is appropriate within the district and meets the Secretary of the Interior's Standards.

ISSUES

None

RECOMMENDATION

CERTIFICATE OF APPROPRIATENESS- Section 21-2-78, Determination of Historic District Commission

It is staff’s opinion that the project as proposed generally conforms to the Elements of Design for the district and meets the Secretary of the Interior's Standards for Rehabilitation. Staff therefore recommends that the Commission issue a Certificate of Appropriateness for the project as proposed.



New windows/French doors replicate this fenestration

