June 20, 2022

City of Detroit
Historic District Commission
2 Woodward Avenue
Suite 808
Detroit, Michigan 48226

RE: 1567 Church – HDC Submission

Dear Historic District Commission:

Kraemer Design Group, LLC (KDG) is writing to the Historic District Commission regarding the proposed rehabilitation of the building at 1567 Church (formerly the John Whittaker Planing Mill, then the Red Arrow Bottling Plant, and most recently the Downtown Self Storage Co.). This project is being pursued simultaneously with the new construction building proposed at 1750 Trumbull Street. These two projects together are a part of the Perennial Phase 2 work by Hunter Pasteur and Oxford Perennial Corktown Propco II, LLC (Owner). The proposed exterior work at 1567 Church Street will include exterior masonry cleaning and restoration; historic replica replacement windows; restoration and repair of existing roof monitors and skylight structure and historic replica replacement windows in the monitors; new roofing; and the addition of exterior lighting and signage. We are submitting this package and requesting that we be placed on the HDC July agenda.

The building at 1567 Church Street was originally erected in 1894 as the John Whittaker Planing Mill. This original portion of the building dating to 1894 is identifiable by the brick cornice detailing at the northwest quadrant of the building. The building underwent a series of additions in the early years of the twentieth century, expanding to its current footprint by 1916. From the 1920s to the 1970s the building was utilized as the Red Arrow Bottling Works, a local soda company named after the 32nd Infantry Division of the National Guard. The building has been utilized as the Downtown Self Storage Co. since 1999. The building is proposed to be rehabilitated into multi-family residential with some indoor parking on the ground floor and is proposed to be renamed the Red Arrow Lofts.

The following is a detailed description of the proposed exterior work and its historic implications:

Masonry Restoration

The exterior of the building is faced in both a red orange brick and a red brown brick with a simple denticulated cornice brick detailing at the parapet of the primary façade facing Church Street and wrapping partially onto the west façade on 10th Street. The brick has been painted a tan and gray color on the primary façade as well as wrapping onto the side elevations. The brick is in fair condition while the brick parapets are in fair-to-poor condition from years of weather and water infiltration and there is significant spalling and dislodged units. The unpainted brick has areas of staining, spalling, and damaged units. The windows have rusticated stone sills and brick headers. All damaged, deteriorated, or spalling masonry units are to be removed and replaced with new material to match original units. Missing units are to be replaced to match the remaining adjacent materials and new brick will match the existing as closely as possible in size, color, texture, and compressive strength. Any salvaged brick will be reused where replacement is needed before new material is used.

The brick and stone will be cleaned and inspected for damage. The paint will be removed from the brick where it is present. The cleaning will be done according to the Secretary of Interior Standards, and NPS Technical Preservation Briefs 1, 2, and 6. Mock-ups have been conducted to determine the feasibility of using a standard detergent wash to remove the paint from the exterior brick. It has been determined that the detergent wash is not able to adequately remove the paint from the brick. It is proposed to use the Clear Blast Wet Abrasive Blaster system and a mock-up using the Clear Blast system is pending. The Clear Blast system utilizes low volumes of water, low pressure, and fine inert granulate. The Clear Blast system uses pressures as low as 10 PSI making it significantly less abrasive than many other pressure cleaners and ideal for gentle restoration work as required on this building. The mock-up of the Clear Blast system will be evaluated to determine if the system is able to effectively remove the paint while not further degrading or damaging the existing brick.

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Exterior Doors

There are currently multiple entrances to the building on the first floor.

- There are four large, metal coiling doors on the building – two on the rear façade facing the alley, one on the west façade facing 10th Street, and one on the primary façade along Church Street.
- There are two non-historic hollow metal doors on the north elevation facing Church Street.
- There is one non-historic hollow metal door on the south elevation facing the alley.

Three of the metal coiling door openings will be retained and replaced with modern coiling door systems. Two of these doors, the one on the primary façade and directly opposite on the alley façade, will be used as car entrance and exit locations for the indoor parking proposed for the first floor of the building. The coiling door located on the west elevation is proposed to be replaced with a modern coiling door system. The proposed modern coiling door system will be powder coated with a black finish to match the proposed finish for the historic replica window frames. The new doors will be installed in the existing masonry openings. The fourth metal coiling door located on the alley façade is proposed to be infilled with brick to match existing.

The non-historic hollow metal doors will be removed. The two non-historic doors on the north elevation are proposed to be removed. These doors are currently installed in the location of former window openings. A new historic replica window will be installed in place of one of the doors and a new aluminum storefront system with simulated divided mullions will be installed in the location of the other door. The storefront window is designed to emulate the historic opening which originally existed in this location without appearing falsely historic.

The existing non-historic hollow metal door on the south elevation is proposed to be removed and infilled with brick to match existing. A new hollow metal door is proposed to be installed west of this location to provide necessary egress to the alley. Just to the east of the existing non-historic hollow metal door is a large, infilled opening. It is proposed this infill be removed and the opening be reused for trash removal. A metal coiling door will be installed in this opening providing access to the trash room.

There is an infilled opening on the north elevation approximately centered on the elevation. It is proposed this brick and CMU infill be removed and the primary entrance to the building be located there. The entrance is to be recessed as the door swing cannot obstruct the sidewalk which runs along the façade at this location. The recessed entrance will contain an aluminum storefront system door with sidelight panel finished in black. A simple surround detail is proposed around the recessed entrance. The surround will protrude slightly from the face of the brick façade and be faced in a stucco material and painted black. The surround takes influence from the Colonial Revival style historic door surround seen on the north elevation in a 1942 historic photograph. So as to not appear falsely historic the proposed door surround is to be simple and flat, lacking the ornamentation seen in the historic door surround.

There are currently two loading doors located on the second floor on the south, alley facing elevation. These loading doors consist of masonry openings centered above the two existing metal coiling doors on the ground floor and close via existing fire doors. The fire doors are in poor condition, may contain hazardous materials, and not suitable for modern use. It is proposed the fire doors be removed and fixed aluminum storefront windows be installed in the existing masonry openings. The windows would provide additional light for the residential units against that south elevation.

Windows

The building has existing wood windows which are double hung with rope and pulley balance systems. The existing windows are a combination of 4-over-4 double hung windows and six-over-six double hung windows. Many of the first-floor windows have been infilled with brick or concrete masonry units. There is one non-historic aluminum window installed in a historic window opening. There are also a series of existing roof monitors and sawtooth skylights on the roof which contain fixed windows.

The existing windows have been evaluated by both Kraemer Design Group and BlackBerry Systems, Inc. The windows have been found to be in very poor condition. The exterior sills are heavily rotted and, in some cases, non-existent allowing for water to infiltrate the window system. The corner joinery at the bottom rail of the lower sash is in very poor condition and is rotting and decaying on most of the existing windows. Many of the sashes

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have been 'ad-hoc' repaired by securing a steel 'L' bracket to hold the rails and stiles together. The fixed windows found on the roof monitors and skylights are in a similarly very poor condition. These windows were also found to have rot and are disintegrating. Further, the roof monitor windows are severely bowing causing further damage to the wood members which make up the window units. Due to the very poor condition of these windows, it is proposed that the existing windows on the building be replaced with new aluminum thermally broken single hung and fixed window systems. These historic replica windows would include custom mullion details and an exterior custom panning and sill assembly to match existing profile conditions. The condition of the windows as well as the recommendation for historic replica windows is further detailed in the window report provided by BlackBerry Systems, Inc. BlackBerry created their report following multiple site visits to the building and conducting a detailed assessment of the existing window conditions. Due to a technical glitch, the BlackBerry window report does not include photographs of the windows. These photographs will be submitted to HDC as soon as they are made available. Representative photos of the windows and detailed images of the window conditions described above can be found in the photo document submitted with this application.

Many of the infilled windows on the first-floor are proposed to be re-opened and historic replica windows installed. These infilled openings exist primarily on the north and west elevations of the building. Historic photographs were used to determine the appearance and configuration of the historic windows which once existed in these infilled openings and the proposed historic replica windows match the configuration of those historic windows. Many of the infilled openings retain the historic rusticated stone window sills. In the case of the openings where the stone sills were removed, new rusticated stone sills will be installed to match existing. Historic photographs depict a large, rectangular glazed opening with divided lites on the western side of the north elevation. This is currently the location of a CMU infilled opening with a non-historic hollow metal door centered in the infill. It is proposed this opening be re-opened and a large storefront opening with simulated divided lites be installed. Using the historic photograph as a guide, the new storefront system will draw inspiration from the historic window configuration while not appearing falsely historic. Below the glazed portion of the storefront will be a solid insulated metal panel in a black finish to match the proposed finish of the storefront and the historic replica windows. The historic image used to inspire the storefront opening is Figure #25 of the attached photo document and the proposed storefront configuration can be found in the architectural drawings.

There are only six existing historic wood windows on the east elevation of the building. To provide necessary light to the residential units on the second floor of the building, additional windows are proposed on the east elevation. Five additional historic replica windows are proposed on the east elevation. These windows will match the appearance and configuration of the existing six-over-six arched top windows on this elevation and will be evenly spaced to match the spacing of the existing windows. New rusticated stone sills will be installed below each window to match the existing window conditions. Further, the proposed new windows will be held back from the primary façade and will not be located on the first two structural bays off the primary façade.

There are two second-floor loading doors on the rear alley elevation which are proposed to be removed and replaced with fixed aluminum storefront systems. More information on these two openings can be found in the above section titled "Exterior Doors."

Exterior Roof Scope

The existing membrane roofing system is in poor condition and will be replaced or roofed over with a new EPDM or TPO roofing system. The existing membrane roofing system will be tested for hazardous materials and removed if any are found, otherwise new roofing will be installed the existing roofing.

New rooftop mechanical equipment will be installed on the roof as indicated in the attached plans. The mechanical units have been located as far from the parapet of the building as possible so as to be minimally visible. The rooftop units selected were chosen due to their compact size and with the importance of minimal visibility in mind. Please see the attached sightline study which confirms the rooftop units will be minimally visible within a one block radius of the building and in many locations not visible at all.

The skylights and roof monitors are in poor condition. These elements are of wood frame construction with fixed wood windows and clad on the exterior with a variety of non-historic metal paneling. It is proposed that the roof monitors and skylights be prepared and those monitors exhibiting any bowing or sagging be shored up with additional framing. Any damaged framing members are to be replaced. The fixed wood windows are to be replaced with aluminum replica windows as detailed in the above section titled "Windows". The roof monitors

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will be clad with a neutral-colored fiber cement paneling. If further assessment determines any of the skylights or roof monitors are too damaged to repair or rehabilitate, these elements will be removed and infilled and roofed over with the new membrane roof system.

Exterior Signage

There is currently a non-historic illuminated plaque sign mounted on the north elevation above one of the non-historic hollow metal entry doors. This sign is in poor condition. It is proposed that the non-historic sign be removed. There is also currently painted signage for the "Down Town Self Storage Co" on the east elevation of the building. This painted signage is also non-historic and proposed to be removed via brick cleaning as described in the above section titled "Masonry Restoration".

Historic photographs show a long history of painted signage on the building, specifically on the north elevation between the first and second floor windows. The attached photo document includes historic photographs which demonstrate the precedent of painted signage on the masonry exterior. We are proposing painted signage on the north elevation between the first and second floor windows. The building name "RED ARROW LOFTS" is to be painted in this location. Additional building address signage is proposed above the main entrance on the primary façade on the proposed new door surround.

Exterior Lighting

There is currently no exterior lighting on the building. New downlight sconces will be installed on the north and west elevations which face Church Street and Tenth Street. These sconces will provide necessary lighting for pedestrians on the sidewalk adjacent to the building The downlight sconces will be in a black finish. Utilitarian wall pack light fixtures will be installed above the metal coiling doors and hollow metal egress doors on the southern alley facing façade. The wall pack light fixtures will also be a black finish. We are currently studying installing linear light fixtures to light the painted signage. These linear fixtures would be placed beneath the stone sills of the second-floor windows on the westernmost half of the north façade for a total of (5) linear fixtures. This location was selected to minimize visual impact. Our lighting design team recommends the fixtures be mounted on 3" arc arms to provide a more even light spread and to minimize grazing and shadows on the façade. We intend to mock-up the linear fixture with and without the arc arm to assess the visual impact and ensure we select the fixture which provides the best light but with the least visual impact. Should the linear fixtures be selected, they will be custom finished a brown/red color to match the existing brick so as to appear minimally visible.

Conclusion

The items listed above provide a synopsis of the proposed scope of work for the exterior rehabilitation of the building at 1567 Church Street. We kindly request approval of the work proposed at 1567 Church Street. Further detail is provided in the attached drawings, photos, and documentation. Please contact Lillian Candela at Kraemer Design Group if you have any further questions.

Sincerely,

Kraemer Design Group, LLC

Lillian Candela

Project Architect & Architectural Historian

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