



November 21, 2022

Ms. Jennifer Ross
City of Detroit
Historic District Commission
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

RE: Broderick Manor – Request for Rehabilitation Approval
1516 Vinewood Avenue, at the northeast corner of Vinewood Avenue and Shady Lane, in the Hubbard Farms Local Historic District

Dear Ms. Ross:

Blue Ink Vinewood LLC, the owner of the building at 1516 Vinewood, requests that the Historic District Commission grant approval for the proposed rehabilitation of the building's façade in conjunction with the complete renovation of the building after the fire that were suffered in August 2011 and the building's subsequent vacancy. Proposed plans for the renovation are attached as Exhibit A. Following approval, the Owners intend to proceed with build out and construction work per the approved certificate of appropriateness for the exterior work.

Background

The building is a 4-story and basement masonry structure with a flat roof. The building's overall footprint is U-shaped, with the building measuring 85 feet on Vinewood Avenue and 146 feet on Shady Lane in overall dimension. The building is clad in rough textured red brick with limestone accents. The two primary decorative facades face west on Vinewood Avenue and south on Shady Lane.

The primary, west-facing facade is symmetrical in nature, with a center front doorway. The doorway is framed by limestone pilasters and a limestone header with dentals and capped with an ornamental metal railing. Within the outer limestone frame is a leaded glass transom, sidelites, and wooden door surround capped by a broken pediment. The original front door is no longer extant.

Pairs of limestone quoins bookend window bays at each end of the facade, and also demarcate the central window bay above the front door. Horizontal limestone accent bands occur at the first floor, third floor, and roof lines. The brick and limestone quoins below the first floor accent band have largely been painted brown.

The south-facing primary facade is bookended by pairs of limestone quoins at each end. A regular series of window bays punctuate the facade. Like the west facade, horizontal limestone accent bands occur at the first floor, third floor, and roof lines. The brick and limestone quoins below the first floor accent band have largely been painted brown.

The west-facing façade abuts a public alley. The facade closest to Shady Lane is covered in red face brick, whereas the portion of the facade furthest north is covered in common brick. Save for limestone quoins at the southeast corner, the facade is unadorned. A series of stacked door openings with metal

railings. These openings once contained a pairs of double doors, one of which is extant on the second floor, and served a hoist which is no longer present.

The north-facing façade opens onto the vacant lot to the north of the building. Presumably a structure was located here, but has since been demolished. The portion of the facade nearest Vinewood is of red face brick and contains no window openings. Some of this brick has been painted brown. The balance of the facade and the courtyard-facing elevations are composed of common brick and unornamented.

The building was constructed in the 1920s and designed for the estate of James Broderick by an unknown architectural firm. The structure suffered a three alarm fire on August 8, 2011. The fire caused the interior structure to collapse completely in the northwest corner of the building, and damage to other portions of the building. The building has sat vacant since 2011, and prior owners have been unable to execute plans for the structure's rehabilitation. The current owners purchased the building in 2021, and are committed to overseeing its rehabilitation by the end of 2023.

The building sits within the Hubbard Farms Local historic district.

Scope of Work

The following describes the proposed exterior work planned for the building and site, which includes: Replacement of 325 non-historic era 1/1 vinyl windows and non-extant historic-era windows in existing openings, repair and restoration of the front door entry surround, including original leaded glass transom window and glass sidelites, replacement of all exterior doors, stripping of paint from limestone accents, painting of existing brick where indicated, and installation of new exterior lighting fixtures. The following is a detailed description of each work item:

Masonry Restoration & Facade Work

Most of the brick at the base of the building on the Vinewood and Shady Lane facades has been painted below the limestone belt course. The applicant is proposing to paint all of the brick below the limestone belt course Aurora Brown (SW 2837) to match the face brick on the building.

All painted limestone elements will be stripped of paint utilizing chemical stripping. The applicant is currently testing products and working to determine which will work best without damaging the masonry in accordance with NPS Preservation Brief #1.

This scope of work meets Secretary of Interior Standards for Rehabilitation #6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Window Replacement

All windows on floors 1-4 of the building were replaced with 1/1 double hung vinyl units prior to 1994. Historic wood windows remained at the basement level prior to the building's abandonment; however, these are no longer extant. The original brick moulds remain on most windows. Some brick moulds are missing where burned by fire, or charred beyond the point of repair.

The owner plans to replace all windows with aluminum clad wood windows and install 330 historic replica Quaker Brighton Classic Fit windows. The windows will be double hung in operation, except at the east facade, where the doors leading to the hoist were located; these windows will be fixed and the historic decorative metal guards will remain. The original brick moulds will remain, where present, and will be scraped, primed, and painted. Where original brick moulds are no longer present, or where they are too charred or rotted to salvage, the original brick mould trim will be replaced in-kind with new wood brick moulds to match. All brick moulds will be painted Roycroft Bottle Green (SW 2847) to match the adjacent window color.

Two new windows will be installed in the courtyard to service apartments that face the courtyard. Additionally, 7 new egress wells will be installed at the basement level at the west facade, as well as the interior courtyard, as required to accommodate code-required egress windows for sleeping areas in new apartment units being developed at the basement level.

This proposed scope of work meets the Secretary of Interior Standards for Rehabilitation #6 as referenced above, and Secretary of Interior Standards for Rehabilitation #9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment and should be approved.

Door Replacement

The owner proposes to replace three non-historic age exterior doors, one at the Vinewood elevation, one at the alley elevation, and one at the courtyard.

At the west facade, the historic door surround, including the painted limestone, leaded glass transom, two flanking sidelights, and the wood door surround will be restored. A new aluminum door will be placed in the existing opening.

At rear facade and at the courtyard, the existing doors will be replaced with an insulated hollow metal door and frame (grade entry leading to the basement). Please refer to the attached cut sheet. All exterior doors will be painted Roycroft Bottle Green (SW 2847).

This proposed scope of work meets the Secretary of Interior Standards for Rehabilitation #6 as referenced above, and Secretary of Interior Standards for Rehabilitation #9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Exterior Lighting

No historic-age lighting remains. Two new sconces will be installed flanking the front door where sconces were once present. Security lighting will be installed, with Wall Packs at the alley wall and north wall, and downlighting in the courtyard. Refer to the attached cut sheets. This proposed scope of work meets the Secretary of Interior Standards for Rehabilitation #9, as referenced above.

Rooftop Scope of Work

The roof is a flat roof which is not visible from the public right of way. It is currently compromised, and will be replaced with a new EPDM membrane roof. This proposed scope of work meets the Secretary of Interior Standards for Rehabilitation #6 and 9, as referenced above.

Site Work

Five new parking spaces are proposed for the adjacent parcel, 1524 Vinewood. Five spaces are required for the added intensity to the existing building.

Conclusion

The items listed above and attached exhibits provide a synopsis of the Owner's proposed scope of work for the rehabilitation of the building at 1516 Vinewood Avenue. All of the proposed rehabilitation work meets the Secretary of Interior Standards for Rehabilitation Nos. 1-9, as well as the specific standards mentioned above. As such, we believe that this plan should be approved.

Sincerely,
Infuz Architects Ltd.



Allan Machielse, RA, NCARB
Architect

Scope of Work - Broderick Manor

1516 Vinewood Avenue; Hubbard Farms Historic District; as follows:

- Replacement of Three hundred and Twenty Five (325) windows in existing openings with Three hundred and Twenty Five (325) new aluminum-clad wood double hung windows. Historic brick mould trim to be repaired or replaced in-kind and painted to match the new window units.
- Replacement of four (4) double doors on floors 1-4 at the east facade with four (4) new fixed pane, aluminum-clad wood windows in the existing openings. Existing ornamental metal railings to remain.
- Strip all paint from limestone accents at the Vinewood and Shady Lane facades.
- Paint all brick below the first floor limestone accent band to match the face brick above.
- Replacement of two exterior doors.
- Installation of new exterior lighting in historic locations flanking either side of the front entry door.

Exterior Photos

1994 photo at the corner of Vinewood Avenue & Shady Lane



Scanned with *Photomyne*

Present - Corner of Vinewood Avenue & Shady Lane



Front (West) Elevation - Vinewood Avenue



South Elevation - Shady Lane from above



East Elevation - Alley



East Elevation - Alley



North Elevation - Side Yard



North Elevation - Side Yard from above



North Elevation - Side Yard from Vinewood Avenue



Images of painted over graffiti & paint on limestone accents





