

STAFF REPORT: 04-14-2021 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: 21-7170

ADDRESS: 14300 E. JEFFERSON AVENUE

HISTORIC DISTRICT: JEFFERSON-CHALMERS

APPLICANT: BRIAN HURTIENNE, ARCHITECT; MARQUES KING, EAST JEFFERSON DEVELOPMENT CORPORATION

PROPERTY OWNER: EAST JEFFERSON DEVELOPMENT CORPORATION

DATE OF PROVISIONALLY COMPLETE APPLICATION: 03-22-2021

DATE OF STAFF SITE VISIT: 03-26-2021

SCOPE: REPLACE ENTRY DOORS

EXISTING CONDITIONS

The Kresge building, constructed in 1926, is a 6,000 square foot single-story structure located on the southeast corner of E. Jefferson and Lakewood. Constructed to the lot lines, this building remains relatively intact and is a strong example of the Art Moderne style. The dominant sign band, with its chrome framing and expansive red backdrop, helps identify the building as a former five-and-dime store.

The materials used and their placement on this building work together to reinforce the horizontality and a more industrial aesthetic, hallmark features of Art Moderne. The yellow brick brings a lightness to the street-facing elevations, the aluminum-edged sign band, overhanging canopy and windows wrapping around the curved corner of the storefront, give a feeling of movement and modernity while the limestone panels and recessed brick course (of alternating color) frame the storefront to draw even more attention to the items the Kresge store offered.



On the Lakewood elevation, the limestone coping at the roof line, the multiple recessed courses of contrasting brick, the wider than taller span of windows and continuous stone band stretching the length of the building (creating a ribbon window-like effect), and pilasters offering vertical and horizontal details, created a different but equally dramatic example of the horizontality of the design.

Beside the streamlined design, the most visible character-defining feature of the building is the aluminum canopy and sign band, which was originally, and up to recently, filled with red enameled glass panels, hallmark features of early-to-mid-20th century Kresge buildings. The asymmetrical storefront angles in toward the entrance, another subtle design to draw people into the store. Details within this small entryway continue with stepped trim on the ceiling and above the double-doors/below the transom.

Brief History of Kresge stores

During the economic depression of the 1890s, Sebastian Sperring Kresge and J.C. McCrory opened two stores

(one in Detroit; the other in Memphis, Tennessee) that focused on selling low-end, inexpensive products. In 1899 Kresge traded his interest in the Tennessee store to McCrory and took full possession of the Detroit store, which was on Woodward Avenue between Grand River and State. By 1907, Kresge had stores in Indianapolis, Cleveland, and Chicago; in 1912 he incorporated the company under the name S.S. Kresge Company.

In the 1920s Kresge established “green-front stores” with items priced between 25-cents and \$1; whereas the traditional five-and-dime stores were known as “red-front” stores. By its 40th anniversary, Kresge was one of the top three variety store chains and had 742 stores throughout the Midwest and eastern United States.

PROPOSAL

Within this application, the following work is proposed:

- Replace the existing double doors with new double doors. Manufacturer: YKK AP – 20D/35D/50D Standard Commercial Entrance



Applicant Photos

STAFF OBSERVATIONS AND RESEARCH

- The Jefferson-Chalmers Historic Business District was established in 2008.
- Due to the generic door frame and concrete entry floor, HDC staff suspects the existing doors and floor were likely replaced at some point. Following the staff report are photos staff took of the building during a recent site visit that supports staff’s claim.
- It is staff’s opinion, the character-defining features of the entryway are the amalgamation of details surrounding the doors, including the overall door design, but that the doors themselves are not historically significant.
- Staff isn’t clear on the purpose/use of the area above the doors and below the transom. This opening is currently covered with a painted wood board.
- The matte aluminum finish, as shown in the product materials, is similar to the window frame finish within the Lakewood window openings which was approved by the Commission.

- The Historic District Commission reviewed and approved the rehabilitation of this building at its February 8, 2017 and August 8, 2018 meetings. During recent site visits, staff noted the following issues with the existing building. These items, while noted here, are not a part of the current application.
 - Red enameled glass panels, matching the historic panels (the corner panel had horizontal metal bands), were to be installed within the sign band. The new panels have a matte finish and are narrow and vertical in design.
 - A cementitious coating for the east masonry wall was approved. However, staff doesn't have record the grayish color applied to the coating was submitted for staff review/approval.
 - The design and color of the rooftop mechanical equipment enclosure was to be submitted to HDC staff for review. Staff doesn't have record the red fabric panels were submitted for review/approval
 - The original/then-existing stainless steel vertical fastening strips on the storefront were to be retained and reinstalled over the new storefront system. Instead the flat vertical strips of the new storefront system remain exposed.

ISSUES

- While reviewing the door specifications, staff noted the glass will be "1-inch Insulated Glass Unit with Low-E (C.O.G. U-factor: 0.29)". Staff is concerned over the potential level of "green tint" exhibited by this type of glass.

RECOMMENDATION

Section 21-2-73, Certificate of Appropriateness

It is staff's opinion the replacement of the existing double doors with new double doors will not will alter the features and spaces that characterize the property. Staff therefore recommends the Commission issue a Certificate of Appropriateness for the work as proposed because it meets the Secretary of the Interior Standards for Rehabilitation and the Elements of Design for the district.

Staff recommends the Certificate of Appropriateness be issued with the following conditions:

- The selected door handle design be documented on the plans.
- The frame finish, YS1N-Clear, will be documented on the plans.
- The selected glass will appear to be colorless and not noticeably tinted or reflective.

COMPARISON OF MAIN AND SIDE ENTRANCES



Above: E. Jefferson Main Entrance with poured concrete ramp

Left and Below: Lakewood Side Entrance with historic mosaic entry ramp

HDC Staff Photos – March 2021



PHOTO COMPARISON OF ITEMS THAT DO NOT MATCH THE HDC'S PREVIOUS APPROVALS:

Sign Band – Red Enameled Glass Panels

Old Images



Google Street View, October 2011, showing the mostly intact red enameled glass panels. The panels with the ghost image of "Kresge" were gone when the HDC reviewed the rehabilitation project in 2017. These photos illustrate the dimensions, color, and glossiness of the enameled glass panels.



Photo submitted by the applicant and used in the February 2017 application/staff report for the building's rehabilitation.



Google Street View – dated August 2019, confirming the sign panels that were still in place during the building's early stages of rehabilitation.

Existing Condition



HDC Staff Photos,
February and March
2021.

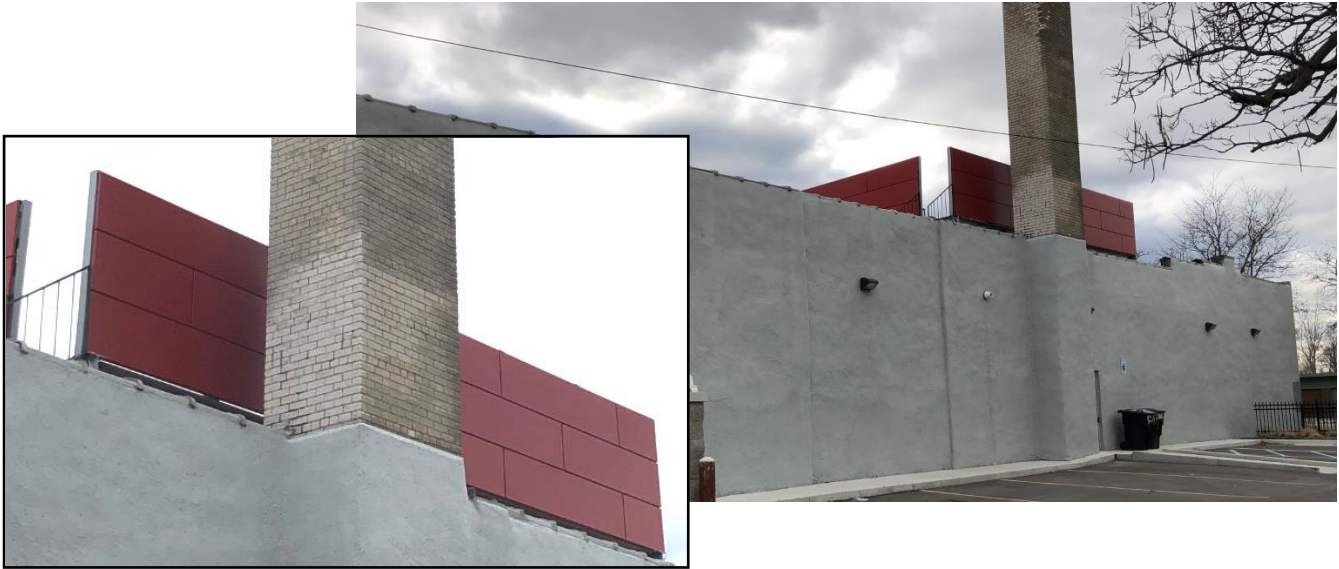
When comparing the 2011
side image to the image at
the left, staff determined
the original width of a
panel = 3 of the existing
panels.

Cementitious Coating – Color

HDC Photos, March
2021.
The below picture offers
the contrast of color
between the cementitious
coating and the intact
historic masonry rear
wall.



Rooftop Mechanical Equipment Enclosure



HDC Photos, February and March 2021.

Above Photo: Taken from alley, looking northwest. Close-up photo shows the matte, smooth panel finish.

Left Photo: Lakewood Avenue, looking northeast

Bottom Photo: E. Jefferson Avenue, looking east





Kresge Building Front Doors

March 4, 2021

Mr. Brendan Cagney, Historic Specialist
City of Detroit, Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, MI 48226

Re: Kresge Building Renovation
14300 East Jefferson, Detroit, MI 48215

Mr. Cagney,

We are submitting for your review documentation for the replacement of the historic front doors of the Kresge Building in the Jefferson/Chalmers Historic District.

The building has been under renovation for a couple years with our original intent of the front doors to be refurbished and retained. The General Contractor and sub trades have performed refurbishing work on the doors, but they are still very much out of alignment, damaged which is not repairable, and not weather tight. It is the wish of the Owner to replace the doors with very similar doors, as explained in the enclosed brochure and details, from the manufacturer which produced the adjacent replacement storefront material, so that the aluminum finish matches what was approved by the HDC, as well as matches what is now installed.

Please review.

Thank you,

Brian V. Hurttienne, Principal
Christian Hurttienne Architects
2111 Woodward Avenue, Suite 201
Detroit, MI



Lakewood
Jefferson E







STOP

Lakewood
Jettie



Red roof section

Orange and white traffic barrel

Utility pole with power lines

HOUSEKEEPING





BUS STOP

MOSKU
Protect yourself.
Protect each other.
Wear a mask.



URBAN
ALTER
SCAPE
DESIGN
RENOVATE
REMODEL
R & D

Lakewood
Jefferson E

UP MO

Kresge Building Front Doors



Existing Interior of doors



Existing Exterior of doors



20D / 35D / 50D - Standard Commercial Entrances



Door corners are mechanically joined and welded to ensure that they are more than capable of withstanding today's most demanding conditions. Standard hardware options include the Smart Series Push/Pull and touch bar exit devices. Custom entrances are available with options for one inch glazing, mid rails, high bottom rails and will accommodate most custom hardware.

PRODUCT DATA

FEATURES

Rapid Building Envelope / Non-Thermal

BENEFITS

- Doors are far above standard quality and performance
- Complete design freedom via varied rail and stile widths
- All door corners are mechanically joined and welded
- Lifetime warranty

STOCK ENTRANCES

- 20D Narrow Stile 3'-0" and 3'-6" x 7'-0" Singles
- 20D Narrow Stile 6'-0" x 7'-0" Pairs
- Offset Pivot, Butt Hung and Center Pivot
- MS Lock and CVR Exit Device (Offset Pivot only)

CUSTOM ENTRANCES

- 20D, 35D, and 50D
- Doors up to 8'-0" Tall
- Standard and Custom Hardware

DATA

Construction Use: New / Retrofit

Door Type: Swinging/Terrace Door

Entrance Style: Standard

Stile Width: Narrow / Medium / Wide

Glass Type: Monolithic / Insulating

PRODUCT LINE

Anodized Plus®

Category: Entrances

Entrance systems by YKK AP offer an abundance of design options. VersaJamb®, our unique reinforced tubular door frame, allows for side-lite glazing without shear clips while maintaining the structural integrity of transom frames.

Request Information	→
Find Your Local YKK AP Rep	→
View Technical Documents	→
Download Brochure	→
Installation Instructions	→

RELATED PRODUCTS



MegaTherm® 35XT / 50XT - Advanced Thermal Commercial Entrances

Our MegaTherm® 35/50 XT Advanced Thermal Commercial Swing Doors offer excellent energy efficiency and condensation resistance. They fit seamlessly within our enerGfacade® suite of products, making them a versatile option for clients interested in LEED® certification.

[VIEW PRODUCT →](#)



FEATURED PROJECT

LEGACY ER

Located in Allen, Texas, the new Legacy ER stands out amongst the suburban neighborhoods. Clad in metal and glass, the building is an example of the progressive architecture that is seeping into the medical community.

[VIEW PROJECT →](#)

TOOLS JUST FOR YOU:



Glazing Contractors



Architects

NEED SPECS? GO TO THE TECHNICAL PRODUCT GUIDE →

LOOKING FOR RESIDENTIAL PRODUCTS? →

EXPLORE PRODUCTS

- Entrances
- Storefront Systems
- Window Walls
- Curtain Wall
- Architectural Windows
- Sliding and Terrace Doors
- Sun Control

PERFORMANCE+ SYSTEMS

- ProTek® Hurricane Resistant and Blast Mitigation Systems
- enerGfacade® Energy Efficient Building Solutions
- Anodized Plus® Aluminum Finishes
- MegaTherm® Aluminum Framing System
- ThermaBond Plus®

PROFESSIONAL RESOURCES

- Product Explorer
- Continuing Education
- Technical Documents
- MyThermal Assistant
- myTECHLink Login
- myykap.com
- Technical Tools for Architects
- Technical Tools for Glazing Contractors
- Inspiration Gallery
- Price Book

GET SUPPORT

- Find a YKK AP Rep
- Request Project Support
- Request Product Training

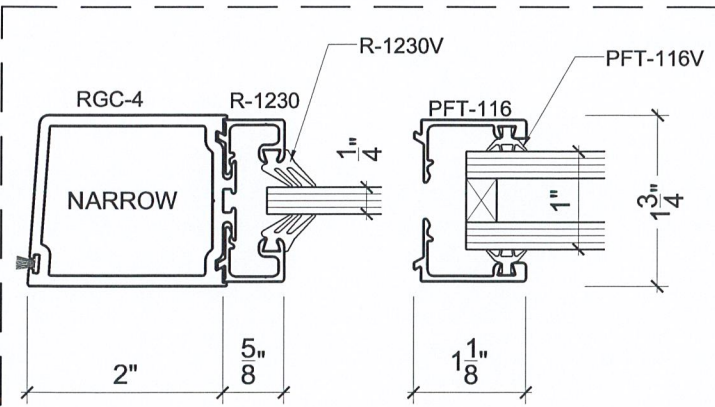
OUR COMPANY

- About YKK AP America Inc.
- Our Corporate Vision and Philosophy
- Environmental Responsibility
- Fundamental Behaviors
- USA Manufacturing
- Careers
- About the YKK Group
- Corporate Social Responsibility
- News & Events

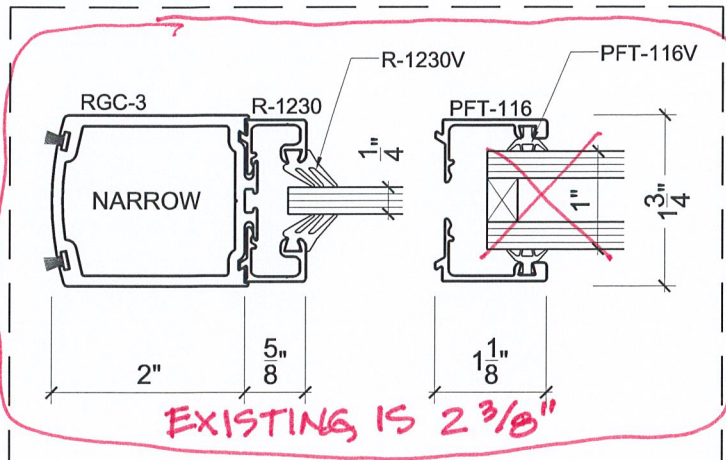
STILES

1/2 SCALE

SINGLE SWING DOOR STILE

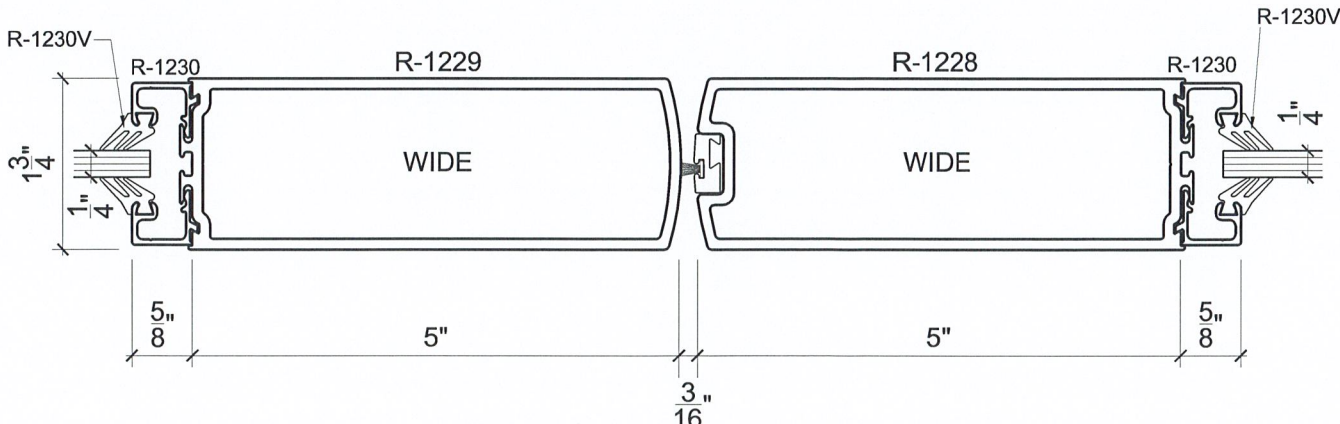
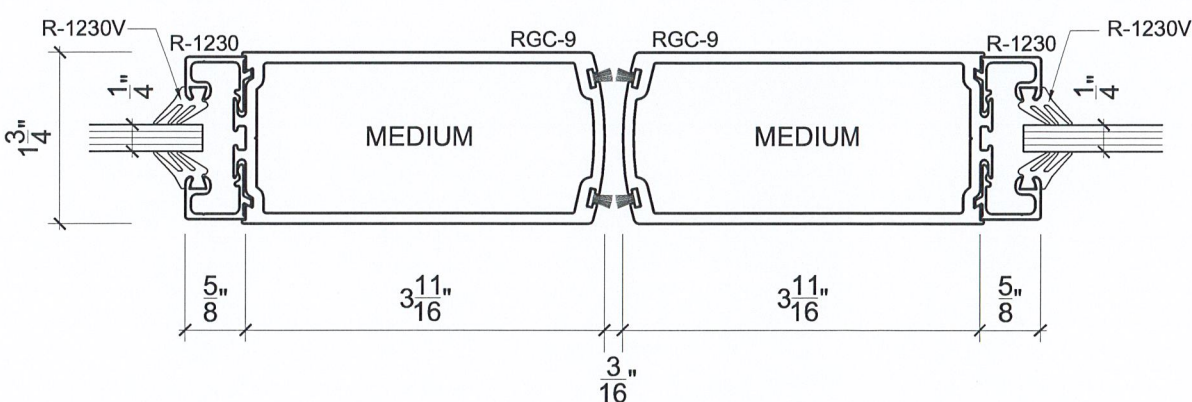
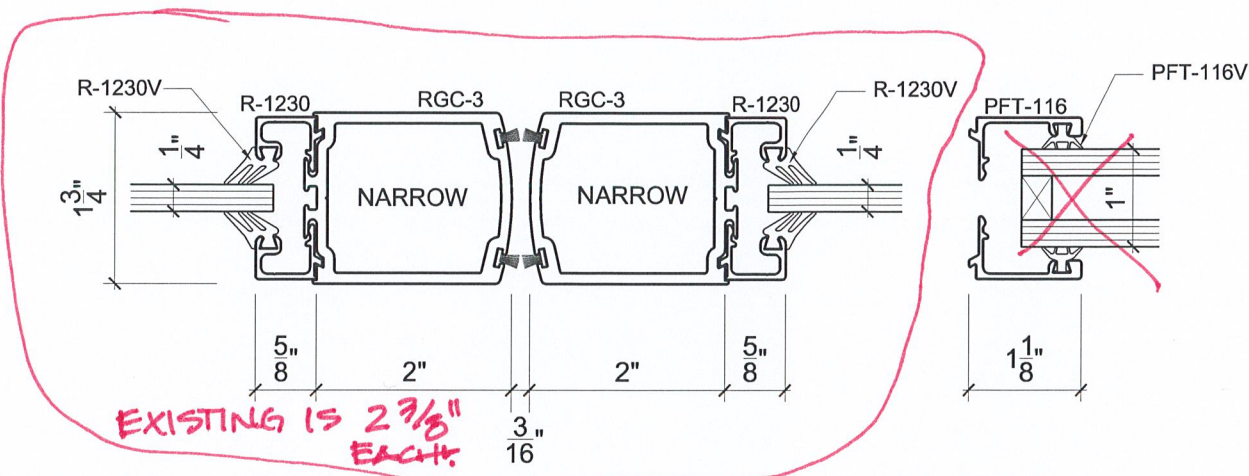


DOUBLE SWING DOOR STILE



MEETING RAILS

1/2 SCALE

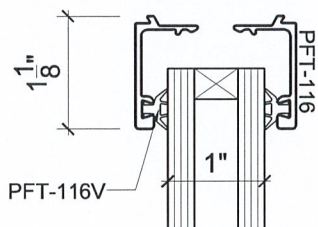
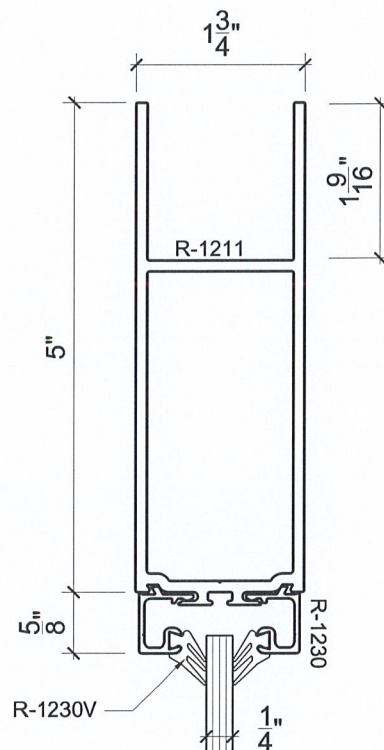
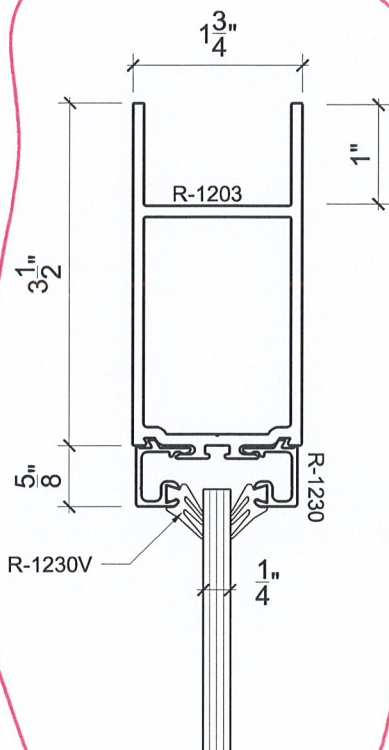
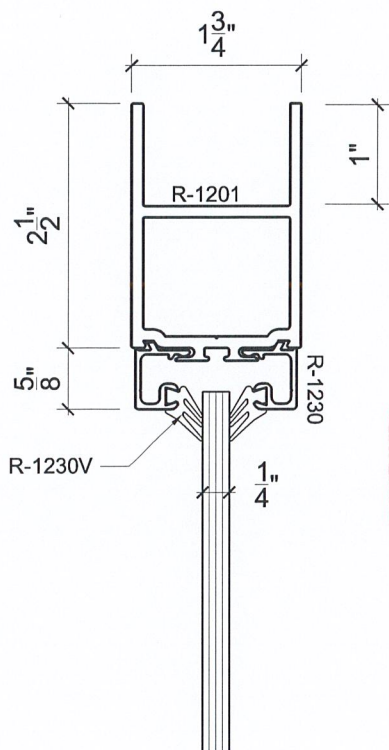


SECTION 2

TOP RAILS

1/2 SCALE

EXISTING IS 3 3/4"

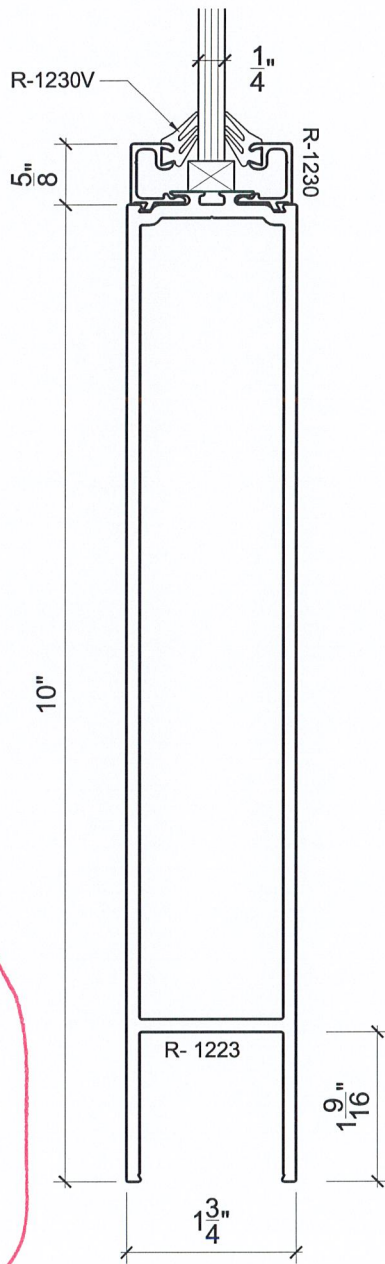
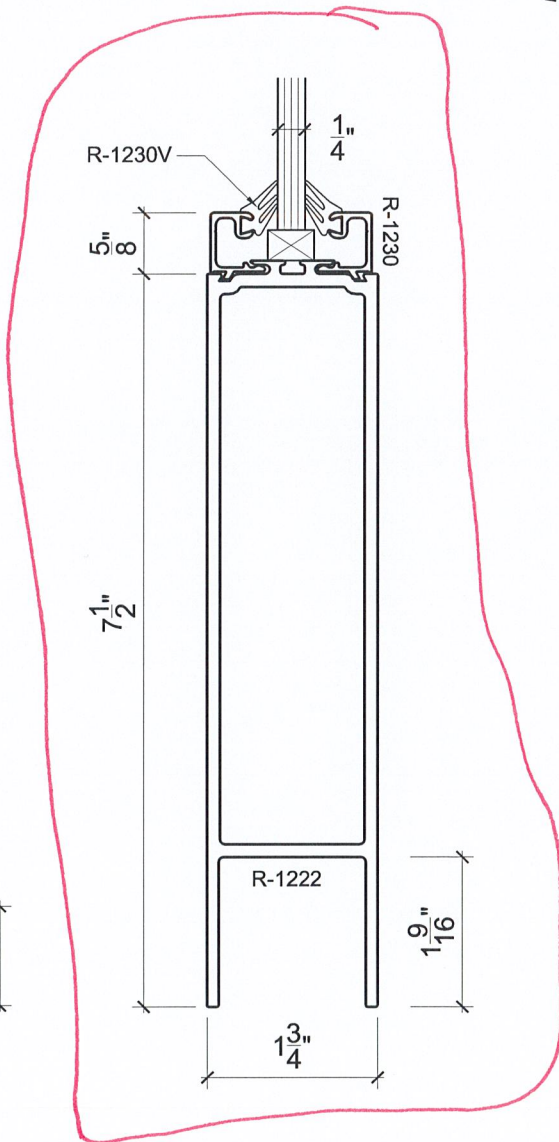
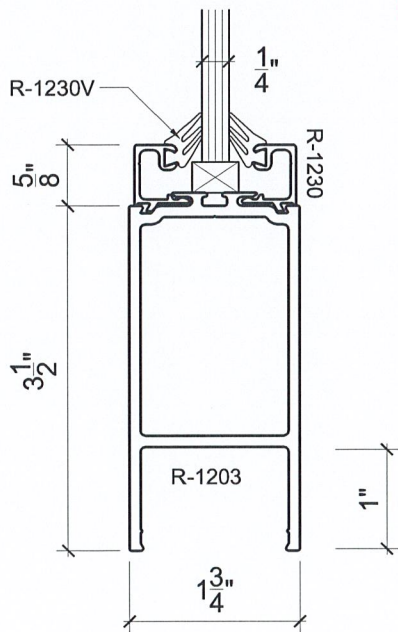
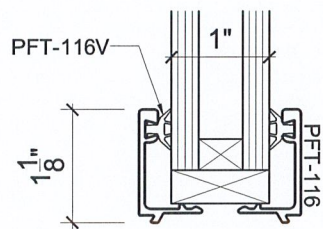


SECTION 3

BOTTOM RAILS

1/2 SCALE

EXISTING IS 7"



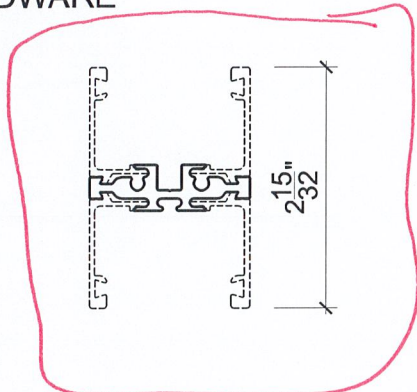
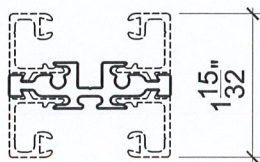
SECTION 4

ENTRANCE MODIFICATIONS

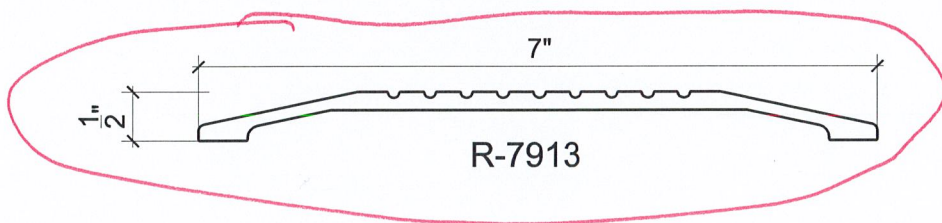
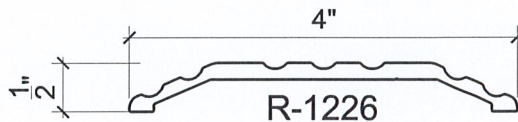
1/2 SCALE

CROSS RAIL: ANY TOP OR BOTTOM RAIL CAN BE USED DEPENDING ON THE HARDWARE

TRUE MUNTIN: R-26085



THRESHOLDS:



GLAZING STOPS OPTIONS: 1/4" R-1230
1" PFT116

STANDARD HARDWARE: BUTT HINGE, OFFSET PIVOT

20D, 35D & 50D Doors

Narrow, Medium and Wide Stile Standard Entrance Systems



ENTRANCE SYSTEM

Product Description

Entrance systems by YKK AP offer an abundance of design options. VersaJamb®, our unique reinforced tubular door frame, allows for side-lite glazing without shear clips while maintaining the structural integrity of transom frames.

Door corners are mechanically joined and welded to ensure that they are more than capable of withstanding today's most demanding conditions. Standard hardware options include the Smart Series Push/Pull and touch bar exit devices. Custom entrances are available with options for one inch glazing, mid rails, high bottom rails and will accommodate most custom hardware.

Product Options & Features

- Tested and manufactured well above standard grade and performance levels
- Complete Design Freedom via varied rail and stile widths
- Door Corners are mechanically joined and welded together
- Lifetime warranty on all entrance variations
- Integrates seamlessly with a variety of our YKK AP products

Anodized Plus®

YKK AP Standard Anodized Finishes



*YS1N - CLEAR



*YH3N - CHAMPAGNE



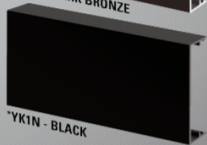
*YB1N - MEDIUM BRONZE



*YB5N - DARK BRONZE



*YW3N - WHITE



*YK1N - BLACK

* Normally in stock for quick delivery. Consult your local YKK AP Branch or Center for availability.

The samples shown are reproduced as closely as possible to the actual colors on the system and is only used as a guide. For actual anodized aluminum samples, contact your local YKK AP sales rep at 1-800-955-9551 or at www.ykkap.com



20D, 35D & 50D

SYSTEM SPECIFICATIONS

System Stile	Glazing & Config	Glass	Air Infiltration (Single Acting Butt Hinges or Offset Pivots)	Structural Uniform Load	Structural Performance
2-1/8" Narrow 3-1/2" Medium 5" Wide	Outside & Center	1" IGU with Low-E (C.O.G. U-factor: 0.29)	Single Doors: 0.50 CFM/FT ² Paired Doors: 1.00 CFM/FT ² @ 6.24 PSF (299 Pa)	20D Single/Pair: 35 psf 35D Single/Pair: 50 psf 50D Single/Pair: 60 psf	Door corner structural strength shall be tested per YKK AP's dual moment test procedure and certified by an independent testing lab to ensure corner integrity and weld compliance. Certified test procedures and results are available upon request.
Testing Standards			ASTM E 283	ASTM E 330	N/A
Available Finishes			Factory Anodized (AAMA 612) and Organic Paints (AAMA 2604 & AAMA 2605)		

SMART SERIES DEVICES

Smart Series Push/Pull

YKK AP's Smart Series one inch diameter Push/Pull provides maximum flexibility and occupant safety. The pull handle is open to permit access to the lock cylinder and is slightly angled to provide a uniquely modern look. The Smart Push starts at the locking stile similar to a typical one inch diameter push bar, but then has an ergonomic "S-Bend" toward the locking stile to bring the bar closer to the door where it is captured by a patented end cap. This innovative push bar easily accommodates custom width openings while subtly informing a pedestrian which side of the door to push on when exiting a building.



YKK AP Smart Series Pulls



YKK AP Smart Series Push Bar

STANDARD DEVICES

YKK AP Exit Devices

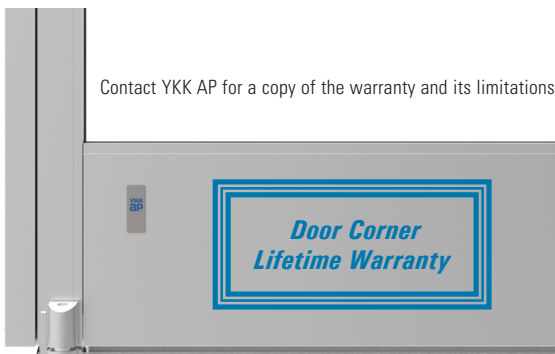
The modern and economical YKK AP standard touch bar exit devices are ideally suited for all applications that require emergency egress. The devices are ANSI Grade 1, carry the UL label and are approved for Life Safety. Both the rim and concealed vertical rod devices feature single point dogging and are available with electric actuation.



YKK AP Standard Concealed Vertical Rod Exit Device



YKK AP Standard Rim Exit Device



Stock Entrances

- 20D Narrow Stile 3'-0" and 3'-6" x 7'-0" Singles
- 20D Narrow Stile 6'-0" x 7'-0" Pairs
- Offset Pivot, Butt Hung and Center Pivot
- MS Lock and CVR Exit Device (Offset Pivot only)

Custom Entrances

- 20D, 35D, and 50D
- Doors up to 8'-0" Tall
- Standard and Custom Hardware

Additional information including CAD details, CSI specifications, Test Reports and Installation instructions are available online at:

www.ykkap.com/commercial/product/entrances/20d35d50d/