STAFF REPORT: AUGUST 11, 2021 MEETING PREPARED BY: A. DYE

APPLICATION NUMBER: 21-7401

ADDRESS: 475 E. KIRBY

HISTORIC DISTRICT: EAST KIRBY AVENUE

APPLICANT: MARCO SILVERI, SILVERI ARCHITECTS **PROPERTY OWNER:** EAST KIRBY HOLDINGS, LLC.

DATE OF PROVISIONALLY COMPLETE APPLICATION: 07/19/2021

DATE OF STAFF SITE VISIT: 07/28/2021

SCOPE: MODIFY COMMERCIAL ENTRANCE - NEW CANOPY, SIGN, AND ALTERED RAMP & STAIRS; GLASS BLOCK WINDOW, CONCRETE PAVERS

EXISTING CONDITIONS

The Pelavin Brothers constructed this four-story, 30-unit apartment building, located on the northwest corner of East Kirby and Beaubien, in 1925 and named the building Kirby Manor Apartments.

The architectural and historic description below is from the East Kirby Avenue Historic Designation Advisory Board's (HDAB) Final Report:

"The four-story building originally contained 34 units and a store. In plan, it has two light wells created by the recessions and projections on its east elevation, or Beaubien, side.

Interrupting the brick of the building is a stone watertable, a stone course between the third and fourth stories, and a band of stone between the fourth story and the parapet. The entrance bay is centered on the front façade and is recessed. Two Doric columns support the segmentally arched broken pediment that bears a pinecone, the symbol of hospitality, in its center. The doorway is surrounded by sidelights and a transom."

The front façade is heavily fenestrated, with groupings of three windows in the face of the two projecting pavilions. Openings are varied on the east side elevation; the front portion displays blind arched openings with keystones and rectangular windows inset."

The articulation of the east elevation is comparable to the front elevation; blind arched openings continue across most of the first floor windows and bas-relief panels (similar to the one on the front elevation) are centrally placed near the top of the projecting walls. At-grade within the two recessed areas, the yard area to the south until recently, was covered with grass; while the area to the north was excavated (possibly at the time of original construction) for access to a side entry door, as a store was included in the original building design. Currently stairs and a ramp allow access to this entrance. The ramp's CMU (unfinished) block exterior wall is in line with the central pavilion's brick wall.

Through-wall HVAC units were installed at an earlier date and remain in place on the east elevation. HDC staff approved the installation of aluminum-clad wood windows in 2017.

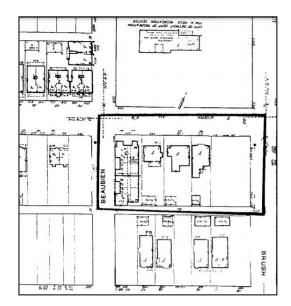


PROPOSAL

- Addition of an entry canopy and column.
- Signage on the face of the canopy.
- Downlighting below the canopy eave and ceiling for purposes of lighting the canopy, entrance ramp and stair.
 No up-lighting is proposed.
- New ADA-compliant steel handrails painted to match the 2017 replacement windows; alteration of existing CMU walls.
- Removal of double-hung window within an east elevation basement opening and installation of glass block.
- Removal of grass turf and installation of concrete pavers within southern recessed area on east elevation.

STAFF OBSERVATIONS AND RESEARCH

- The East Kirby Avenue Historic District, designated in 1992, is a small, multi-property district that is comprised of four residential buildings: three two-family flats and a 30-unit apartment building.
- History of 457 E. Kirby, as listed within the district's HDAB Final Report:
 - o The Great Lakes Mutual Insurance Company formed in 1928 "to assist blacks in financing homes and fostering business, and helping relax credit restrictions placed on blacks".
 - o In 1934, nine years after Kirby Manor Apartments opened, the insurance company established the Great Lakes Land and Investment Company who then purchased the apartment building. The building was renamed Great Lakes Manor in 1935. (A "ghost sign" for the insurance company remains on the rear of the building.)
 - o Great Lakes Manor became home to some of Detroit's most notable black citizens, including John W. Roxborough, early manager for Joe Louis (Joe Louis lived there for brief periods of time with his manager).



Map of East Kirby Avenue Historic District, HDAB Final Report, 1992.

- o In the mid-1950's Great Lakes Insurance Company had become the largest black-owned company in Michigan.
- o 457 E. Kirby remained an investment property for the Great Lakes Land and Investment Company until it was sold in the 1970s.
- Staff did not find an HDC decision on file related to the construction of the ramp and CMU walls and it is not known if it was in place at the time of district designation.
 - o This side elevation location does not alter the historic primary street elevation, while offering accessibility from the sidewalk to the interior building.
 - The current application proposes to lower the height of the CMU walls, from 32-inches to about 8-inches. The installation of a single tube handrail to cover the differential in height, as well as the railing and remaining CMU block being painted brown, will significantly reduce the physical and visual impact of the ramp on the east elevation. Limestone caps on the lowered CMU walls will offer a finished appearance of the ramp, extending the finished height to about 11-inches.
- The east elevation is slightly offset, so the rectangular canopy will be in line with the building's exterior wall at the north corner, while protruding approximately 18-inches from the building's exterior wall at the south corner, as shown on Page A-1 (concept plan).
- The proposed canopy constructed of contemporary materials (pre-finished metal fascia, a black EPDM rubber membrane roof, and soffit-board ceiling) and minimal design distinguishes it as a product of its time. The pin mounted sign letters offer another precise, dimensional quality to the canopy.

- During staff's recent site visit, two projects within the southern recessed area along Beaubien were identified as being completed without HDC review:
 - o A double-hung window removed and glass block installed.
 - o The grass lawn removed and concrete pavers installed.

The applicant added these items to their application. The glass block infill is noted on the coversheet elevation, and the precast concrete pavers are noted on the site plan on page A-1.

• The small metal vents above the glass block window and the adjacent louvered vent have been in place since at least 2007, according to Google Street View.

ISSUES

- The replacement door leading to the ice cream shop will be selected once the ice cream shop design is underway. The applicant requested that it be submitted to staff for review.
- Regarding the glass block installation, the HDC's glass block guidelines allow installation within basement windows with the condition that the openings are covered with screens, and if visible from a side street, the windows are further screened with foundation plantings.
 - o It may be difficult to install a screen due to the glass block being in line with the adjacent masonry walls.
 - o Foundation plants are no longer possible due to the concrete pavers.
 - o The glass block opening is recessed from the street and is adjacent to a previously enclosed vented window opening.

RECOMMENDATION

Section 21-2-78, Determination of Historic District Commission

It is staff's opinion the modification of the commercial entrance, including a new canopy, sign, and altered ramp and railings, as well as the installation of glass block in one at-grade window opening and the installation of brick pavers within the southern recessed area of the east elevation, 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.

However, staff recommends the Certificate of Appropriateness shall be issued with the following conditions:

- Screening will be installed in front of the glass block, within the window opening.
- The catalog cut for the new exterior door will be submitted to staff for review.
- Permanently-affixed objects placed within the paved recessed area (such as outdoor seating, lighting, etc.) will be submitted to staff for review prior to placement.

SILVERI ARCHITECTS

July 15, 2021

Historic District Commission City of Detroit

Re: 457 East Kirby

Proposed Exterior Alterations

Doc's Ice Cream Shop

Attachment: HDC Review 07-15-21 drawing set

To the attention of Historic District Commission:

The following is a synopsis of proposed exterior modifications to the 457 East Kirby Building in the East Kirby Historic District.

Description of Existing Conditions

The structure is a thirty unit apartment building in the East Kirby Historic District built in 1925 on the corner of East Kirby and Beaubien Street. The four story building originally contained a store at the lower level, which is the location of the currently proposed ice cream shop. The exterior is brick with limestone accents on all four sides. The building was renovated in the 1980s and some exterior louvers for HVAC fan coil units were added at that time. The building is heavily fenestrated and windows were replaced with historically appropriate units by the current owners with the approval of Detroit Historic District Commission in 2017.

Description of Project

An ice cream shop is proposed for the lower level of the building that uses an existing entrance off of Beaubien Street. The existing entrance is currently comprised of an open-air ramp and stair from the Beaubien Street sidewalk down to the lower level four feet below grade. The ramp was probably added in the 1980s renovation of the building. Current best practices for the entry ramp and stair are that they be covered to protect them from ice and snow as a life safety consideration. We are proposing a canopy with a single support column at this entrance to cover the ramp and stair (see drawings).

The existing ramp is currently enclosed by a partial height CMU wall which, like the ramp, is not part of the original structure. We are proposing lowering this wall to just above grade and adding a metal handrail painted dark bronze to match the 2017 replacement windows.

This will add an important element of security to the entrance by making all parts of it more readily visible from the street.

Scope of Proposed Work for Approval

Proposed new exterior work is comprised of the following:

- Addition of the entry canopy and column.
- Signage on the face of the canopy in compliance with City of Detroit Signage Ordinance.
- Limited downlighting below the canopy eave and ceiling for purposes of lighting the canopy, entrance ramp and stair. No up-lighting is proposed.
- New ADA compliant steel handrails painted to match the 2017 historical replacement windows.

Photos of existing conditions and drawings of proposed alterations are found in the four sheet drawing set, HDC Review 07-15-21, submitted with this letter:

Sincerely

Marco Silveri AIA

Cc: Joseph Richert, Doc's Holdings LLC James Richert, Doc's Holdings LLC

457 East Kirby - Doc's Ice Cream Shop

HDC Review 07/29/21 REV

Detroit, Michigan 48202

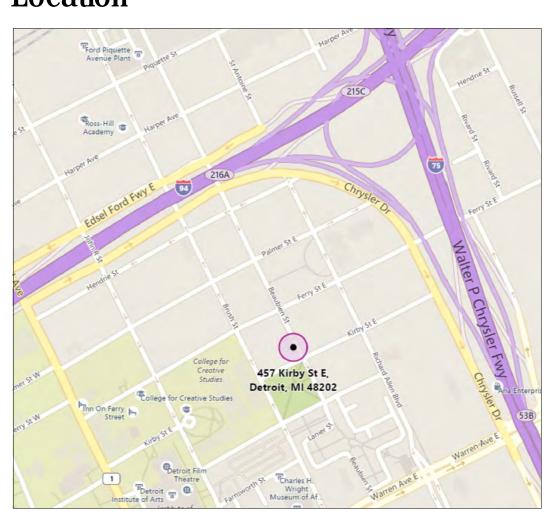
Index	K		HDC REVIEW 07/15/21	HDC REVIEW REV 07/29/21	
COVER	TITLE SHEET	•	•	•	
A-1	SITE PLAN, FLOOR PLAN, ELEVATION	•	•	•	
A-2	EXTERIOR PHOTOS AND RENDERING	•	•	•	
C-1	SITE SURVEY	•	•	•	

Project Description

457 East Kirby Docs Ice Cream shop is a proposed 1540 SF retail ice cream and coffee shop located in the lower level of a 1920s era masonry apartment building in Midtown Detroit. In addition to the interior fit-out of the ice cream shop, work includes handrail replacement at the exisitng ramp and stair entrance off of Beaubien Sreet and a new canopy over the ramp and stair protecting the entrance from snow and ice.

No other site work is proposed other than the ramp and stair improvements and the addition of the canopy.

Location



SILVERI ARCHITECTS LLC

650 Livernois Ferndale, MI 48220 (248) 259-8187

OWNER

KIRBY HOLDINGS LLC

10909 Hannan Rd Romulus, MI 48174 (734) 893-1000

Bui	lding	Data
Dai	. G.m.	Data

GROSS BLDG SQ FOOTAGE:	LOWER LEVEL 6,25	7 SF
	FIRST FLOOR 6,15	1 SF
	SECOND FLOO R ,24	2 SF
	THIRD FLOOR 6,24	
	FOURTH FLOO r ,24	2 SF
	TOTAL	31,134 SF
NUMBER OF RESIDENTIAL	LOWER LEVEL	2
UNITS:	FIRST FLOOR	7
	SECOND FLOOR	7
	THIRD FLOOR	7
	FOURTH FLOOR	7
	TOTAL	28 UNITS

Site Data

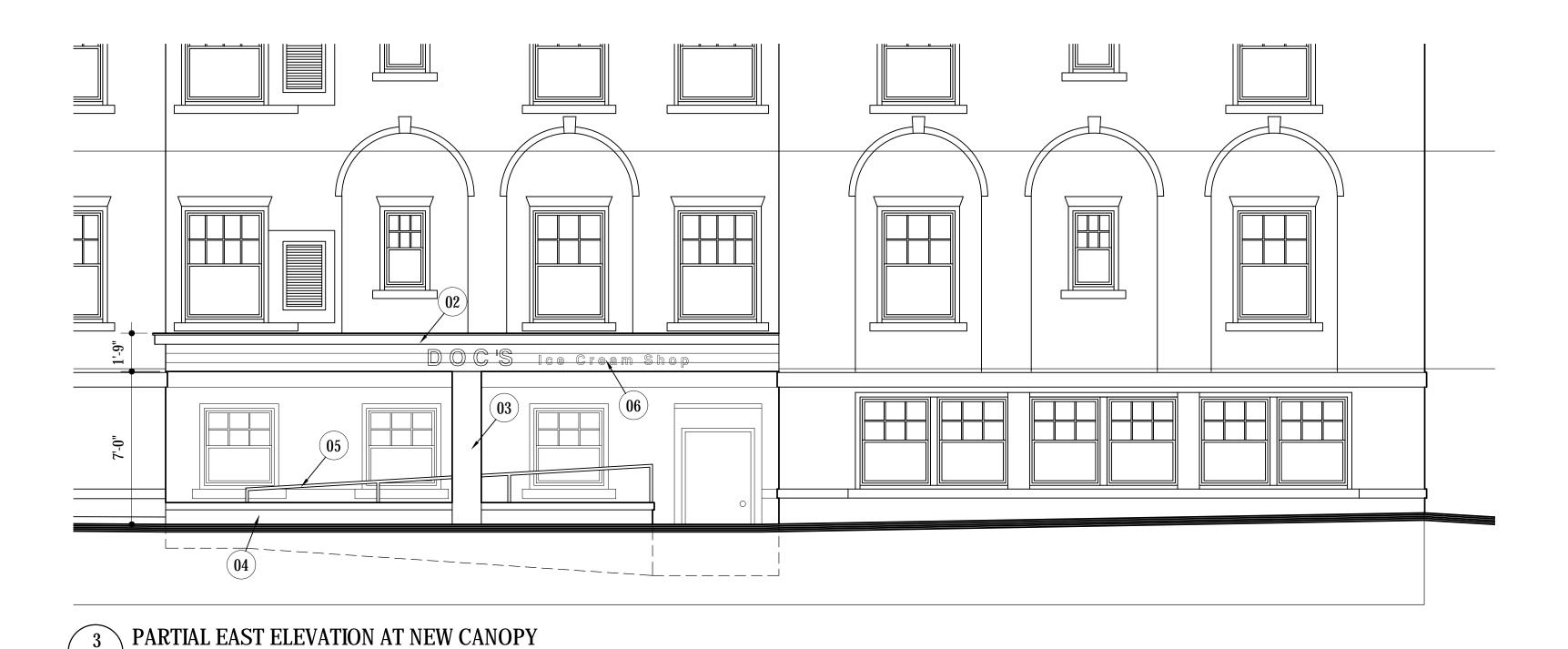
SITE SQ FOOTAGE:	9,692 SF
SITE ACREAGE:	.22 ACRE
EXISTING SF STRUCTURE:	31,134 SF
EXISTING SETBACKS:	FRONT: 10'-8" SIDE: EAST 0'-0", WEST 8'-0" REAR: 0'-0"
EXISTING LOT COVERAGE:	6,257 SF
EXISTING BUILDING HEIGHT:	50' PARAPET
EXISTING NO. OF STORIES:	4 ABOVE GRADE, 1 LOWER LEVEL
EXISTING FAR:	EXISTING FAR: 65%
PARKING:	ON STREET ONLY

Parcel ID

01001474		
	L DESCRIPTION E COMMITMENT NO. A0720620	2 REV#2)
THE LAND FOLLOWS:	REFERRED TO IN THIS COMMI	TMENT IS DESCRIBED AS
	ATED IN THE STATE OF MICH	IGAN, COUNTY OF WAYNE, CITY DESCRIBED AS:
FERRY'S SUBDIVISION O.L. 192,	UBDIVISION OF O.L. 194 AND ON OF O.L. 196, ALSO THE NO	ORTH 20 福 FEET OF LOT 8 OF TO THE PLAT THEREOF RECORDED
ADDRESS:	457 EAST KIRBY, DETROIT, M	II



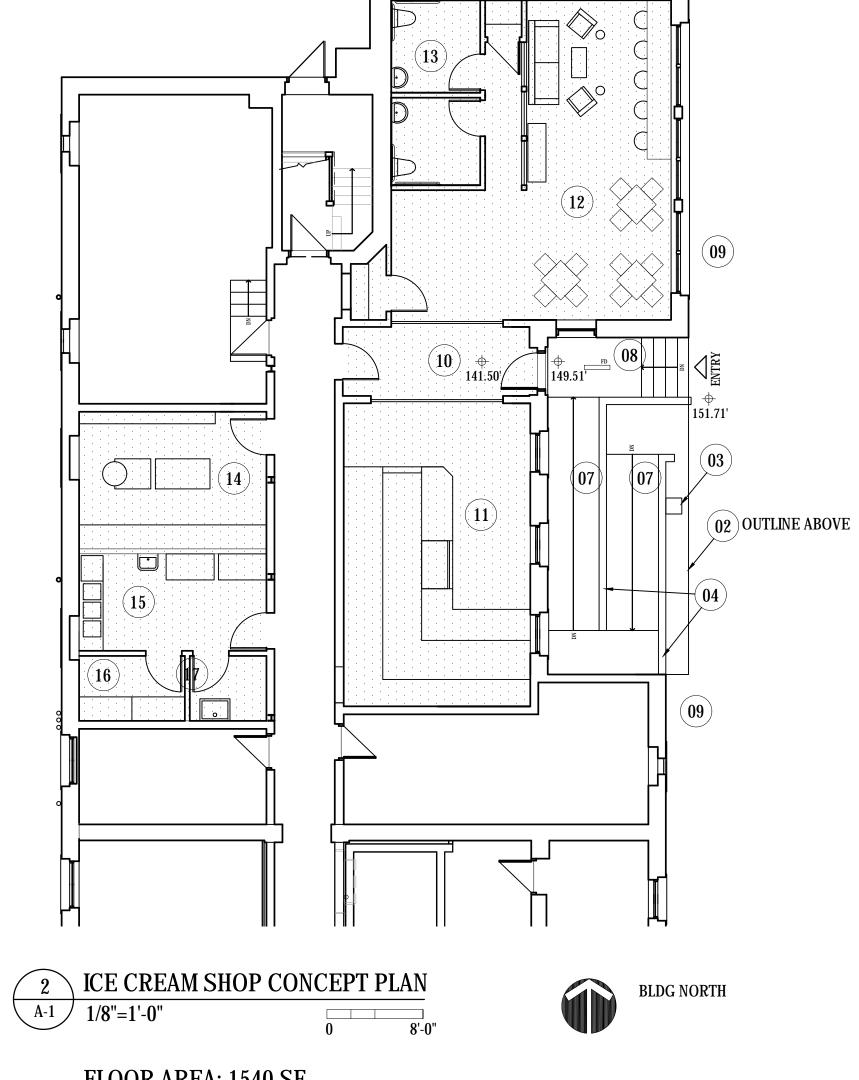
EAST ELEVATION FACING BEAUBIEN STREET



Keynotes

A-1 1/4"=1'-0"

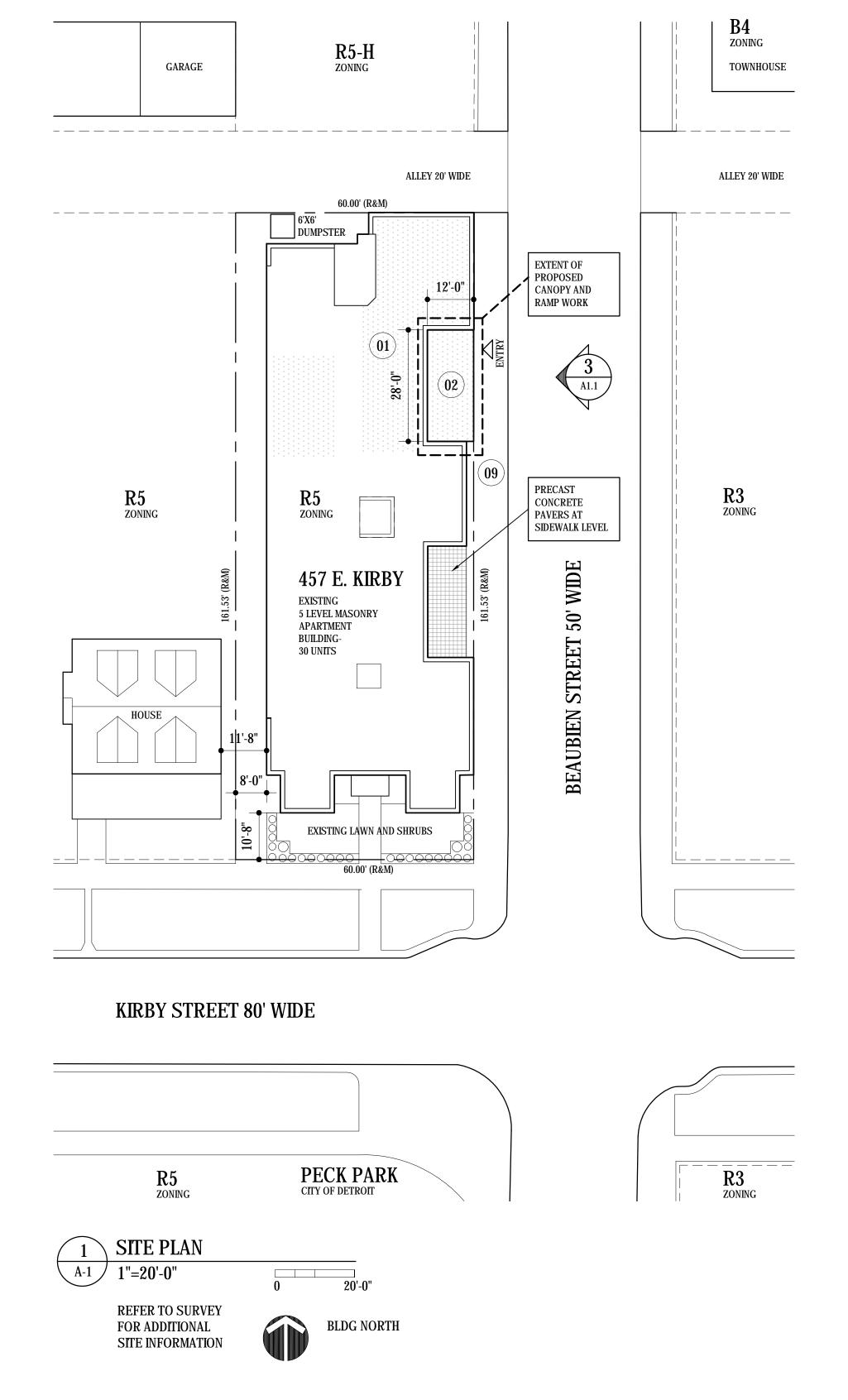
- 01 ICE CREAM SHOP AT LOWER LEVEL (SHADED AREA)
- NEW ENTRY CANOPY OVER EXISITNG RAMP AND STAIR
- (03) NEW MASONRY COLUMN
- (04) EXISTING PARTIAL HEIGHT CMU RAMP WALL LOWERED TO 11" ABOVE GRADE AT SIDEWALK
- 05 NEW RAILINGS
- (06) NEW SIGNAGE AT CANOPY FASCIA
- (07) EXISTING RAMP REPAIRED AS NEEDED
- (08) EXISTING STAIR REPAIRED AS NEEDED
- (09) EXISTING SIDEWALK
- (10) ENTRY VESTIBULE
- (11) SERVICE COUNTER
- (12) SEATING AREA
- (13) TOILET ROOM
- (14) COFFEE PREP AREA
- (15) FREZZERS AND SINKS
- (16) STORAGE
- (17) JANITORS CLOSET



FLOOR AREA: 1540 SF SEATING COUNT: APPROXIMATELY 22

General Notes

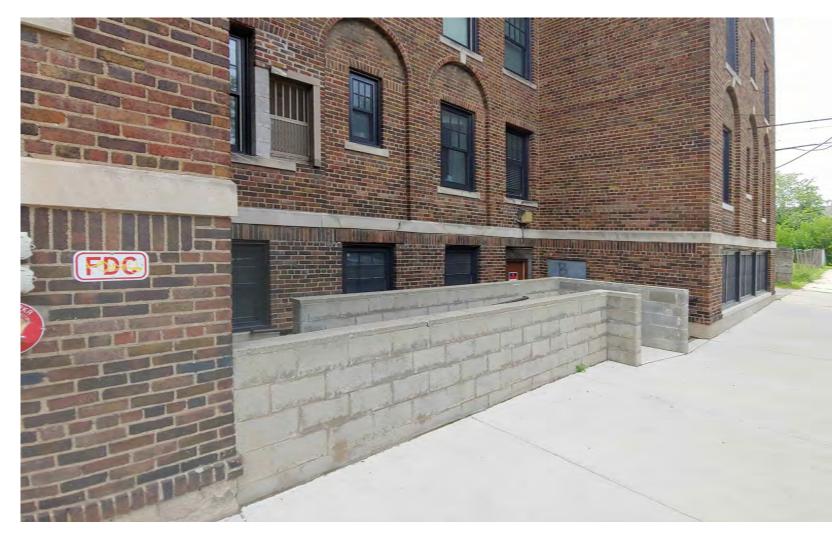
- Exterior work limited to new east entry canopy to cover existing ramp and stair, related signage and lighting, ramp and stair railing replacement and concrete pavement repair as needed.
 Entry canopy roof drain connected to existing building roof
- conductor system.



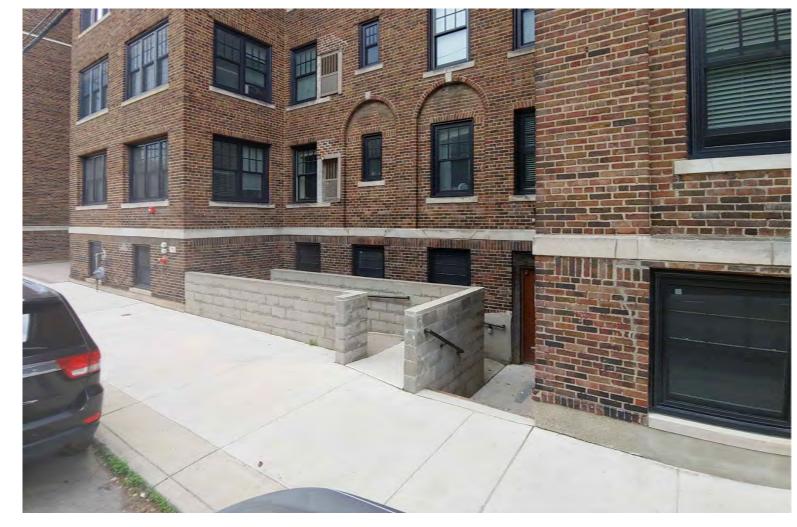




Building from corner of Kirby and Beaubien Streets



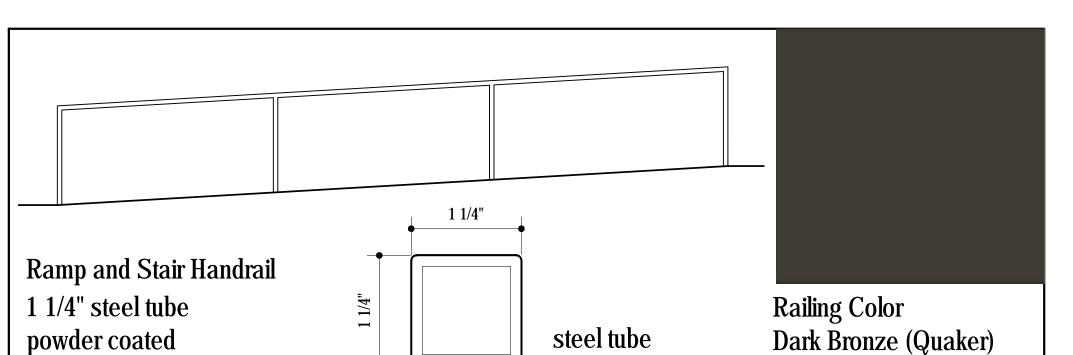
Proposed canopy location over existing ramp and stair off of Beauben Street



Proposed canopy location over existing ramp and stair off of Beauben Street

Handrails

posts 6' O.C., no pickets



section

Canopy Lighing color temperature: 3000K



Canopy Soffit Recessed Striplight (over signage) Kano 2" LED Linear



Canopy Ceiling (6) recessed 6" square Lithonia WF6 LED

Canopy Colors



Proposed canopy Fascia
Dark Bronze (Quaker)
matching existing windows

Keynotes

- EXISTING 2017 REPLACEMENT WINDOWS
- 02 NEW ENTRY CANOPY OVER EXISITNG RAMP AND STAIR
- 03 NEW MASONRY COLUMN
- 04 EXISTING PARTIAL HEIGHT CMU RAMP WALL LOWERED 24"
- 5 NEW RAILINGS
- 06 NEW SIGNAGE AT CANOPY FASCIA

Canopy Signage

Proposed Canopy

SW 0053 Porcelain

Ceiling and Trim



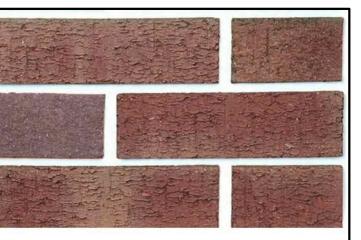
Sign Type:
Painted cast metal letters
Pin mounted on fascia



"Ice Cream Shop" "I 8" Helvetica Light 1: SW 0053 Porcelain S

"DOC'S" 12" Helvetica Light SW 0053 Tangerine

Canopy Brick Column



Proposed Brick Column Bowerston Brick #1303 Mahogany Flash Wirecut

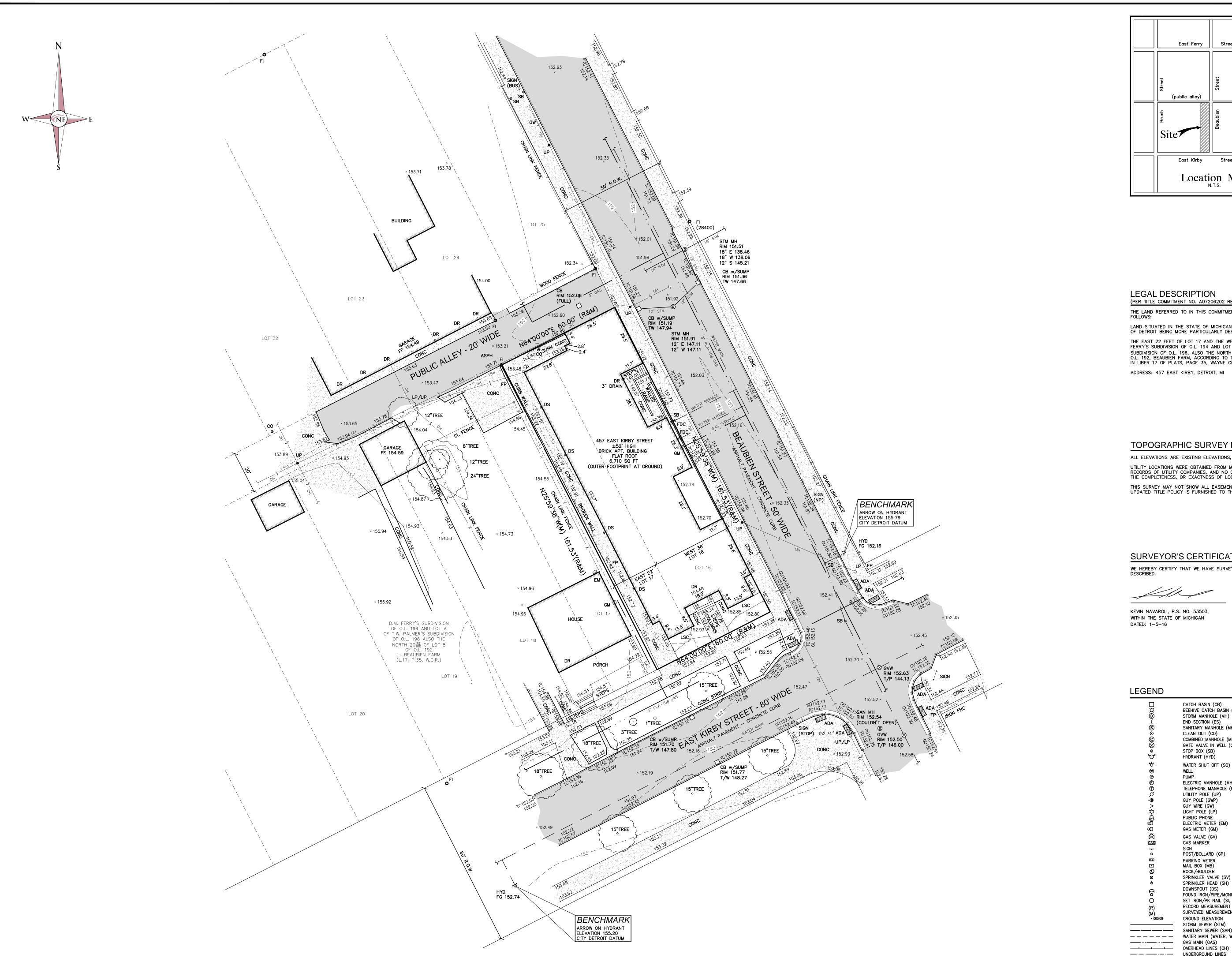


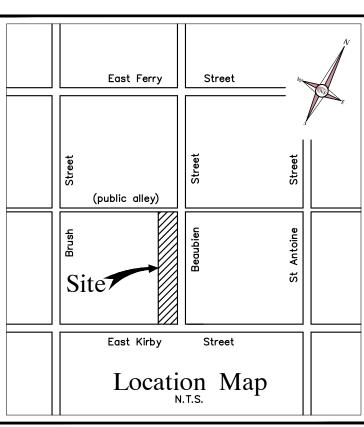
Ex



matchingexisting windows

Beaubien Street Entrance





ENGINEERS CIVIL ENGINEERS LAND SURVEYORS

NOWAK & FRAUS ENGINEERS 46777 WOODWARD AVE. PONTIAC, MI 48342-5032 TEL. (248) 332-7931 FAX. (248) 332-8257

LAND PLANNERS

KEVIN NAVAROLI PROFESSIONAL SURVEYOR NO. 53503

LEGAL DESCRIPTION (PER TITLE COMMITMENT NO. A07206202 REV#2)

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF WAYNE, CITY OF DETROIT BEING MORE PARTICULARLY DESCRIBED AS: THE EAST 22 FEET OF LOT 17 AND THE WEST 38 FEET OF LOT 16, D.M. FERRY'S SUBDIVISION OF O.L. 194 AND LOT A OF J.W. PALMER'S SUBDIVISION OF O.L. 196, ALSO THE NORTH 20 756 FEET OF LOT 8 OF O.L. 192, BEAUBIEN FARM, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 17 OF PLATS, PAGE 35, WAYNE COUNTY RECORDS. ADDRESS: 457 EAST KIRBY, DETROIT, MI

457 East Kirby Street Detroit, Michigan

PROJECT

Contact:

James Richert

PROJECT LOCATION

CLIENT Kirby Holdings, LLC 39000 Chase Road Romulus, MI 48174

Phone: (734) 941-1260 Fax: (734) 944-5650

D.M. Ferry's Subdivision/ J.W. Palmer Subdivision at

East Kirby Street and Beaubien Street, Detroit, MI

East Kirby Office Site

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED. UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER

WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED.



KEVIN NAVAROLI, P.S. NO. 53503, WITHIN THE STATE OF MICHIGAN DATED: 1-5-16

SURVEYOR'S CERTIFICATION



SHEET Boundary and Topographic Survey

LEGEND

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