

STAFF REPORT 07-13-2021 REGULAR MEETING

PREPARED BY: G. LANDSBERG

APPLICATION NUMBERS: 22-7904

ADDRESSES: 1567 CHURCH

HISTORIC DISTRICT: CORKTOWN

APPLICANT: LILLIAN CANDELA/KRAEMER DESIGN GROUP

PROPERTY OWNER: OXFORD PERENNIAL CORKTOWN PROPCO II, LLC

DATE OF PROVISIONALLY COMPLETE APPLICATION: 08-18-22

DATE OF STAFF SITE VISITS: 02-26-21, 04-30-21, 07-01-22

SCOPE: REHABILITATE BUILDING FOR MULTI-FAMILY USE

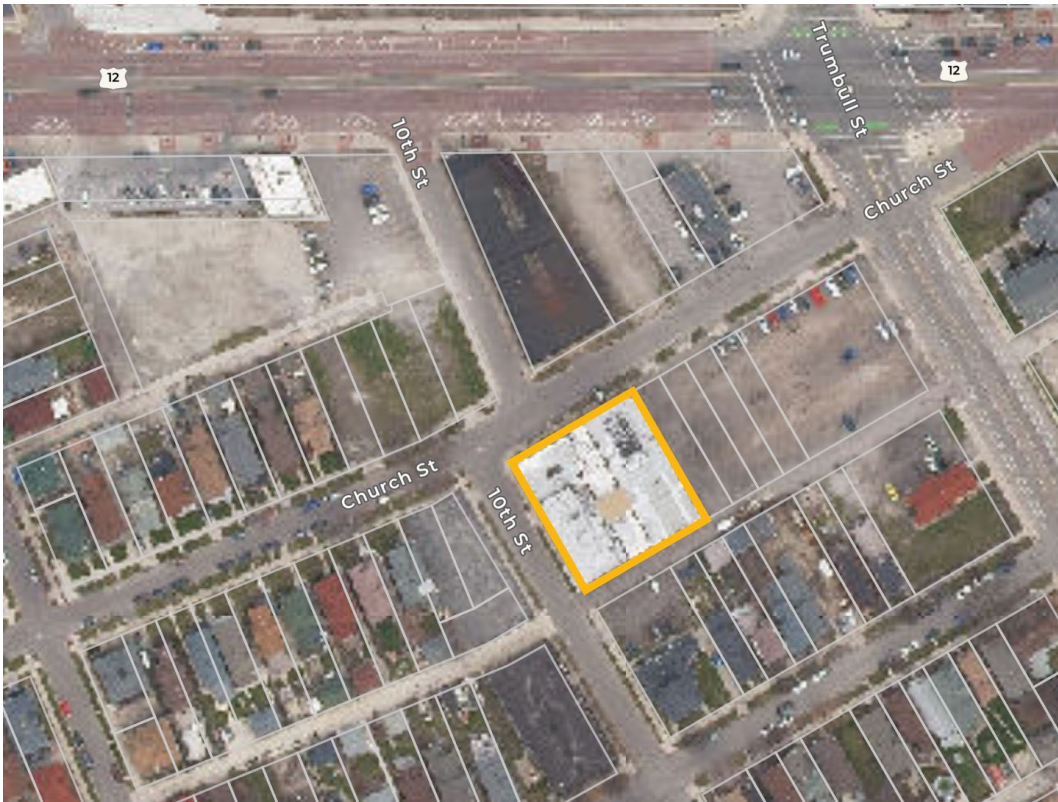


View of 1567 Church, looking southeast from intersection of Church and 10th. Staff photo, July 1, 2022.

EXISTING CONDITIONS

1567 Church, at the west end of the block at 10th, is a roughly 130' square parcel fully occupied by a two-story brick warehouse/storage building. The building (addressed as 1551 Church) was erected circa 1894 and is today referred to as the Downtown Self-Storage Building. For many years, this was the John Whittaker Planing Mill, a sawmill associated with the many nearby lumberyards in Corktown. Later, after expansion in 1916, it was the Red Arrow soda factory.

The building grew from a smaller core that was originally constructed at the corner of Church and 10th Streets, as shown below on an 1897 Sanborn map. This historic core still exists and is readable from the exterior. The building, in its current form, exhibits a high degree of historic integrity, including character-defining brickwork and opening patterns. The windows appear to be of historic age, but are in varying states of deterioration. It is considered a contributing structure to the historic district.



Subject site outlined in yellow. Detroit Parcel Viewer.



PROPOSAL

The applicant proposes to rehabilitate the building for a new use, that of a multi-family residence with indoor parking, per the submitted drawings, narrative, and documents. The scope of work includes, but is not limited to:

- Exterior masonry cleaning & restoration at the exterior perimeter wall, including infill of some existing openings and creation of new openings for entrances and windows
- Restoration and repair of existing roof monitors/skylight structure
- Historic replica replacement windows, configured in historic patterns and finished in black, at all elevations and roof monitor
- New coiling doors at vehicle-sized openings, finished in black to match new windows
- New roofing
- Exterior lighting and painted signage



Perspective view from applicant's sightline study document.



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

North (Church Street) elevation, from applicant's architectural drawing set.

STAFF OBSERVATIONS

- The Corktown Historic District was established in 1984.
- Originally targeted for potential demolition as part of the adjacent parking garage project, the owner instead chose to rehabilitate this historic building for a complementary adaptive reuse. For an adaptive reuse, staff directs the Commission's attention to the application of Secretary of the Interior Standard #1, which states:

(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

In staff's opinion, the proposed transition from a light industrial/storage use to a residential/parking use, as designed, has a minimal effect on the defining characteristics of this building.

- The area of greatest change will be the window openings. Several new openings will appear either in historic locations, or in locations consistent with the historic expression (for instance, at the east alley which has fewer windows than necessary for a residential reuse). All window locations will see rusticated stone sills either restored or introduced, and be fitted with new "historic replica" window units.
- The applicant has presented photographs and a report from a professional historic window consultant, BlackBerry. Staff concurs with the applicant's contention that the windows are deteriorated beyond repair. The applicant has included window head/sill/jamb details that describe a close match to the historic units, but no product selection or overall specification has been provided, and the window schedule (referenced as A600 series in a note on A201) has not been included in the submitted architectural drawings. They are described as aluminum units in the applicant narrative, in both single-hung and fixed configurations, with custom exterior trim to match the historic precedent.
- Similarly, the proposed new aluminum-framed entrances are not described via product specifications, cut sheets, or additional details
- Staff has reviewed the proposed signage and lighting configuration/specifications, and finds them to be appropriate. The roof scope, also, has been sensitively designed and presents no issues.

ISSUES

- Further documentation will be required for the proposed new windows and entrance systems, prior to review for permit.

RECOMMENDATIONS

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

Staff recommends that the proposal for the rehabilitation of 1567 Church should qualify for a Certificate of Appropriateness, as it meets the Secretary of the Interior's Standards and the Corktown Historic District's Elements of Design, with the condition that:

- Product specifications, cut sheets, glazing types, and window/door schedule for the proposed new windows and storefront entrance systems shall be reviewed and approved by staff prior to issue of permit. Should the proposed windows/entrances not be satisfactory to staff under the Standards and consistent with the intent of the Commission's approval, the design will be returned to the Commission for additional review.