

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

A handwritten signature in black ink, appearing to read 'Marco Silveri', with a small dot above the 'i'.

Marco Silveri AIA

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