



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: 1451 Bagley – Request for Approval of New Addition & Rehabilitation
1451 Bagley Avenue, at the southeast corner of Bagley Avenue and Trumbull Avenue, in the Corktown
Local Historic District

Dear Ms. Ross:

Ballpoint Bagley LLC, the owner of the building at 1451 Bagley, requests that the Historic District Commission grant approval for the proposed rehabilitation of the building's façade in conjunction with a new addition proposed to the east. 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 2-story and partial basement masonry and wood-framed structure with a flat roof. The building's overall footprint is rectangular, with the building measuring 22 feet on Bagley Avenue and 68 feet on Trumbull Avenue in overall dimension. The building is clad in common brick with limestone sills and lintels. The two primary decorative facades face north on Bagley Avenue and west on Trumbull.

The primary, north-facing facade contains a ground floor aluminum storefront system that wraps around to the Trumbull avenue facade and features a corner entrance. An entry door leading to the second floor access is located at the east end of the facade. All original brick at the first floor was replaced with a white brick at the first floor level. The second floor is punctuated by a series of openings with double hung windows, which have been replaced with vinyl units. The easternmost opening was once a door that has since been infilled with a window; Sanborn maps from 1887 show what appears to be a full-width frame porch stretching across the Bagley frontage. This porch is not shown in the 1921 Sanborn map, so it had likely been removed by that point.

The west-facing primary facade contains the corner storefront and then two additional storefronts at the south end of the building. The storefronts at the west end of the building have been infilled with T1-11 siding; it is unclear whether there is any historic fabric remaining underneath. Like the Bagley facade, the brick at the first floor level was replaced with white brick. The second floor is punctuated by a series of openings with double hung windows, which have been replaced with vinyl units.

The south-facing façade abuts the adjacent property to the south. It is covered in T1-11 wood siding and is unornamented.

The east-facing façade opens onto the vacant lot to the east of the building, where a brick Victorian era house once stood. The two-thirds of the building closest to Bagley is covered in common brick. The rear

third of the building is clad in T1-11 siding. There is a set of precast concrete steps leading to one historic age door. At the rear of the building, there is a concrete block retaining wall and a set of concrete stairs that lead to a small basement housing mechanical equipment.

The building was constructed prior to 1884 and designed by an unknown architectural firm. The current owners have recently purchased the building, and plan to rehabilitate the historic building, while adding a compatible new addition on the vacant lot to the east.

The building sits within the Corktown Local historic district.

Scope of Work

The following describes the proposed exterior work planned for the building and site, which includes: Construction of a new two-story addition to the east, installation of a new metal canopy at the building entrance, replacement of 14 non-historic era 1/1 vinyl windows, replacement of existing storefront systems, 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:

New Addition

The owner proposes to erect a new, 2 story addition to the east of the existing historic building. As the building is landlocked, adding an addition to the east is the only option for increasing the square footage of the building.

The new addition will be clad in gray brick with a subtle red accent at the north elevation, providing a contrast to the historic building, while still referencing the red common brick that is present. In contrast to the historic building, the new addition will have fixed pane single lite windows in lieu of 1/1 double hung windows. A two story bay window element on the front facade makes reference to the Victorian-era house that was once located on the site. The side and rear of the new addition will be clad in composite siding.

Like the historic building, the new addition will have a storefront window system on the ground floor, and punched openings above. The east facade and rear of the new addition will be clad in a composite siding. These facades are secondary facades, and will be minimally visible from the public right of way.

Between the materiality, setbacks, differences in windows, the new addition is designed to utilize the same architectural language, yet be differentiated from the historic building so as not to convey a false sense of history.

The National Park Service Technical Preservation Briefs state that an addition should be subservient to the historic building. As such, the building is designed to set back slightly from the facade of the original building, and is also slightly lower in height than the historic building.

This scope of work meets 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 #10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Masonry Restoration

The brick on the historic building has been poorly maintained and re-pointed over time. The applicant proposes to remedy this through re-pointing and cleaning as required. All painted limestone elements will be stripped of paint utilizing chemical stripping. The applicant is currently testing products, means, and methods 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.

Entry Canopy

Historically, there was a full width second floor balcony with exterior access. The owner proposes to add a new aluminum entry canopy/balcony and reactivate this historic opening with a new door.

This scope of work meets Secretary of Interior Standards for Rehabilitation Standard #9 and Standard #10 as referenced above.

Window Replacement

On the north, west, and south elevations, all 14 windows at the second floor level of the building were replaced prior to the current owner's purchase of the building. Most of these are double hung 1/1 vinyl units that are inappropriate for the building. The original brick moulds remain on most windows.

The owner plans to replace all windows at the second floor level with aluminum clad double hung wood windows and install 14 historic replica Andersen E-Series windows. 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 deteriorated 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 Tricorn Black (Sherwin Williams SW-6258) to match the adjacent window color.

Windows in the new addition will be single-lite fixed pane Andersen E-Series windows to differentiate the addition windows from those in the historic building.

This proposed scope of work meets the Secretary of Interior Standards for Rehabilitation Standard #6 and Secretary of Interior Standards for Rehabilitation Standard #9 as referenced above.

Storefront Replacement

The owner proposes to replace the current non-historic age storefront systems at the retail bays with a new Kawneer Trifab 451 storefront system in a configuration as indicated on the drawings.

This proposed scope of work meets the Secretary of Interior Standards for Rehabilitation Standard #9 and Standard #10 as referenced above.

Exterior Lighting

No historic-age lighting remains. Black gooseneck lighting and sconce lighting will be provided where indicated on the drawings. Refer to the cut sheets included with the application.

This proposed scope of work meets the Secretary of Interior Standards for Rehabilitation Standard #9 and Standard #10 as referenced above.

Blade Signs

Black metal brackets for future retail tenant signage will be provided at 4 locations on the exterior facade where indicated on the drawings. Individual tenants will work with HDC staff on individual sign designs once tenants have signed leases for the spaces. Refer to the cut sheets included with the application.

This proposed scope of work meets the Secretary of Interior Standards for Rehabilitation Standard #9 and Standard #10 as referenced above.

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 1451 Bagley 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 - 1451 Bagley

1451 Bagley Avenue; Corktown Historic District; as follows:

- Construct a new, 2-story addition at the east side of the existing building.
- Masonry restoration, including tuck pointing, facade cleaning as required, and stripping of paint from limestone lintels and sills.
- Installation of new entry canopy at second floor entrance and reactivation of historic door opening.
- Replacement of fourteen (14) windows in existing openings with fourteen (14) 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 existing storefront systems with new anodized aluminum storefront systems.
- Installation of new exterior lighting.
- Installation of blade sign brackets at four (4) locations for future tenant signage.

Exterior Photos



Front (North) Elevation - Bagley Avenue



Corner - Bagley & Trumbull



West Trumbull Elevation



Trumbull Elevation



South Elevation - Rear



East Elevation - Side Yard