

STAFF REPORT 7-10-2019 MEETING
APPLICATION NUMBER 19-6314
ADDRESS: 1778 SEYBURN
HISTORIC DISTRICT: WEST VILLAGE
APPLICANT: GEORGE DANAYAN / GERALD GRUBEY
DATE OF STAFF VISIT: 7-3-2019

PREPARED BY: B. CAGNEY

PROPOSAL

The building at 1778 Seyburn Street is a 2 ½ -story, brick Prairie style, single-family home. It is located midblock on Seyburn and has garage access to the rear off Shipherd Street. The home was built in 1913 and is characterized by a yellow brick facade and bay windows that feature leaded glass on the upper sash.

The home has suffered significant damage as a result of having a damaged roof for many years. A Certificate of Appropriateness for a new roof was issued in 2015. HDC staff has worked with the homeowner throughout the renovation process, issuing COA's for several items on the front façade, including: the removal of the non-historic aluminum awning; the restoration of the windows; rehabilitation of fascia trim and gutters; the replacement of the deteriorated concrete front steps. The owner states that the restoration process has been difficult, as he lives out of state and has worked with several different general contractors throughout the process. This has led to some issues with the building department inspectors issuing violations and work being done on the rear of the home without HDC approval. This work includes the demolition and removal of the deteriorated upper deck, the demolition and removal of the deteriorated non-insulated sun-porch as well as the cladding of the garage in vinyl siding. However, the homeowner has worked with staff to make sure that the home is finished properly and hired an architect to assist in the process.

With the current proposal, the applicant is seeking the Commission's retroactive approval for the work items performed without approval and to complete the following work associated with the overall rehabilitation of the building **as per the attached drawings:**

Retroactive Approval

- Removal of existing deteriorated upper deck / sun porch
- Removal of existing deteriorated sun porch
- Replacement of sun porch with wood deck (matching footprint, stain to match trim, *C:4 Yellowish White*)

Rear Elevation

- Install new gutter system
- Painting of deck, shake siding, soffits, trim railings and windows
- Infill existing first floor rear door opening with brick
- Create new doorway on first floor adjacent wall opening to rear deck
- Upper deck: Install wood deck over torch down roof, including 3' railing

Site Work

- Re-grade and seed lawn
- Add new 3' Concrete walk
- Replace concrete approach to garage

Painting

- Concrete Window Sills – A:4 Pale Yellow
- All Shingled Areas – A:2 Light Olive Gray
- Trim, Soffit and Windows – C:4 Yellowish White

Garage

- Replace yellow vinyl siding that was added without approval with CertainTeed “Restoration Classic” Vinyl Siding
 - 4” Double Clapboard
 - Finish: *Select Cedar* Color: *Seagrass*

ELEMENTS OF DESIGN

- (6) *Rhythm of entrance and/or porch projections* Most residences have porch projections and/or entrance recessions. Porches and entrances on classically inspired buildings are either centrally placed or, as in the case of some duplexes, placed on both sides of the facade in a symmetrical arrangement. Victorian and arts and crafts inspired buildings display more freedom in placement. Side and sun porches are rare in the district due to the lack of side yards; a few exist on larger lots. Rowhouses or terraces generally exhibit freedom in placement of porches and entrances within each complex; centrally located recessed entrances in Shepherd Court create a rhythm amongst themselves. Commercial buildings on Kercheval display a progression of recessed entrances, usually two (2) per building. No rhythm is established along the Jefferson Avenue frontage.
- (7) *Relationship of materials.* The majority of the buildings in West Village have either common or pressed brick or clapboard sheathing as their principal exterior material. Stucco wall surfaces also exist as a principal material; some later replacement siding exists in the district, but much of such siding changes the visual relationship of the siding to the building. Masonry is used on the first story only on some houses, and wood shingles exist on some second stories. Most buildings have wood trim; a few more substantial houses and apartment buildings have stone trim. There are some tile roofs; some slate roofs still exist; asphalt replacement roofs are common. Porches are built of brick or wood.
- (8) *Relationship of textures* The most common relationships of textures are the low-relief pattern of mortar joints in brick contrasted to smooth wood trim and/or wood clapboard contrasted with smoother trim. Random ashlar used at first story level is contrasted with a wood-sheathed or shingled upper story in a few houses, as is a brick first story and a stuccoed second story. The smoother surface of glazed brick or painted brick is sometimes contrasted with stone or wood trim. Carved wooden detail and half-timbering provide textural interest. Slate and tile roofs provide textural interest whereas asphalt shingles usually do not.
- (13) *Relationship of significant landscape features and surface treatments.* The typical treatment of individual properties is a flat or slightly graded front lawn area in grass turf, subdivided by a walk leading to the front entrance from the curb and frequently a side walk beginning at the sidewalk leading to the rear. Materials for such walks are primarily concrete, although a few brick walks exist. Some front yards have rectangular raised earthwork terraces upon which the house stands, sometimes with a brick or stone retaining wall at the change of grade. Foundation plantings, often of a deciduous character, are present. Hedges between properties and along front lot lines are not uncommon. Several types of fences exist in the district, including cyclone fences, fences with wooden posts and rails with wire mesh, wrought iron fences, and brick and concrete walls. Some large American elm trees remain on the tree lawns in the district, although they are virtually extinct. Replacement trees should be characteristic of the area and period, though only a disease resistant elm would be a practical choice. Very few straight side drives from the street to the rear are present; alley-facing garages are the norm, although many parking bays are present with alley entrances. The lack of front driveways leads to a unity of front yards. Street

pavements are now asphalt; cut stone curbs exist with frequency although in some areas they have been replaced with concrete curbs. Alleys are concrete except for the alley between Shipherd and Van Dyke and the alley between East Jefferson and Van Dyke Place, which are brick. Steel lighting poles on Van Dyke are fluted; elsewhere in the district on north/south streets O.P. poles are the predominant type. On east-west streets and Shepherd there are telephone poles with cranes carrying lanterns. A boulevard with a landscaped median forty-four (44) feet by three hundred seventy (370) feet exists on Parker Avenue between the Jefferson and Lafayette and Lafayette Avenue [sic].

- (22) *General environmental character.* The West Village District is characterized by residential and minor commercial development dating from 1880-1930. Long, straight streets, a significant array of housing types, and a cohesiveness achieved through uniform setbacks and heights result in an urban, medium density neighborhood. Newer commercial and institutional uses exist primarily on the northern and southern fringes of the district. West Village is of an urban character rare in Detroit because of the diversity of building types in the area. (Ord. No. 547-H, ' 1(28A-1-39), 2-18-83)

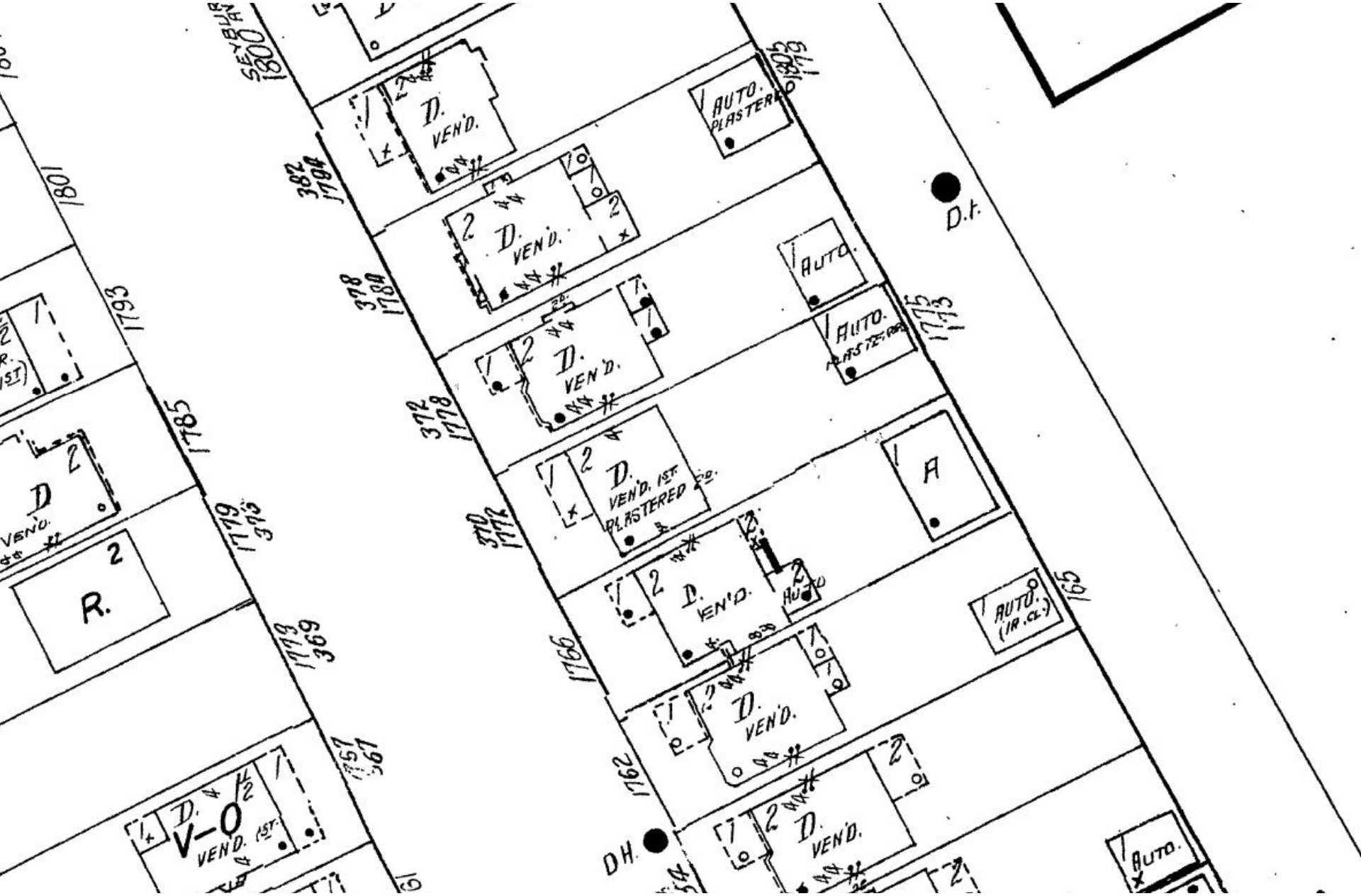
RECOMMENDATION

While it is unfortunate that some of this work comes before the Historic District Commission for retroactive approval, it should be noted that the applicant has worked with staff to find a path forward to compliance. It is HDC staff's opinion that the rehabilitation of the following items is appropriate under Secretary of the Interior Standards 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:* Installation of new gutter system, painting as proposed (**with the exception of painting the concrete window sills, staff recommends these remain unpainted**), as well as all proposed site work.

It is also staff's opinion that the much of the remaining work is appropriate under Secretary of the Interior Standards 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:* While it may be of historic age, the Sanborn map indicates that the deteriorated upper sun porch does not appear to be original to the home and therefore, it's replacement with an exposed wood deck appears to be appropriate. Additionally, the removal of the existing deteriorated sun porch and replacement with a wooden deck also appears appropriate.

It should also be noted that vinyl siding is not typically a historically appropriate material for a home in a historic district and there has been some recent discussion among the commission concerning the use of vinyl siding in historic districts. Therefore, staff recommends that the garage be clad in wood siding in favor of vinyl which would be appropriate under Secretary of the Interior Standards Number 6. However, **vinyl siding can be found on other garages on Shipherd Street with various results.**

Finally, staff does not offer an opinion if the in-filling of the rear door opening with brick and the creation of a new doorway onto the rear porch is appropriate under Standards 6 or 9.



1778 (372) Seyburn, Sanborn Map



1778 Seyburn, Front Façade, *Staff Photo*



TOP: 1778 Seyburn, Rear Façade, *Staff Photo*



BOTTOM: 1778 Seyburn, Garage, *Staff Photo*



1778 Seyburn, Front Façade, Applicant Photo



1778 Seyburn, Side, Applicant Photo



1778 Seyburn, Rear Façade, Applicant Photo



1778 Seyburn, Side, Applicant Photo

1778 Seyburn, Upper Porch Prior to Removal, *Applicant Photo*



1778 Seyburn,
Upper Porch Prior to
Removal,
Applicant Photo



1778 Seyburn,
Upper Porch Detail,
Applicant Photo



1778 Seyburn,
Upper Porch Detail,
Applicant Photo



1778 Seyburn,
Upper Porch Detail,
Applicant Photo



1778 Seyburn,
Lower Porch Detail,
Applicant Photo



ADDITIONS, ALTERATIONS, & REPAIRS TO BACK OF 1778 SEYBURN STREET, DETRIOT, MI

OWNER:

MR. GEORGE DANAYAN

CELL: 602.741.6750

PROJECT DESCRIPTION:

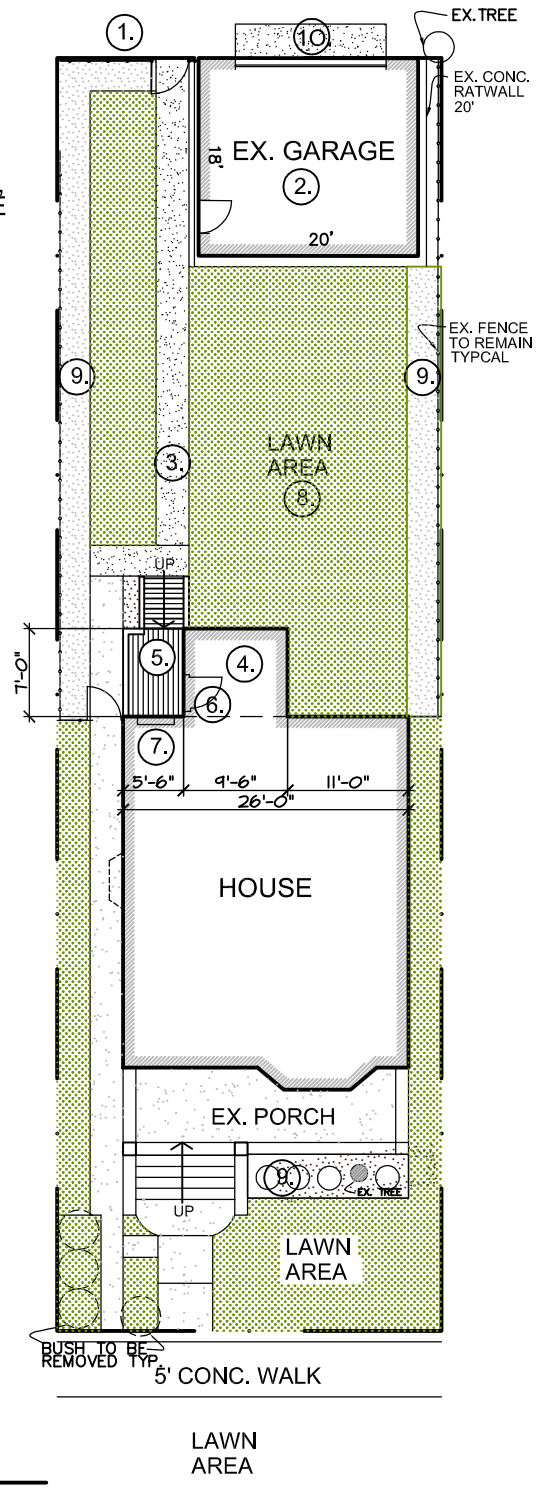
THE ROTTED PORCHES ON FIRST AND SECOND FLOORS HAVE BEEN REMOVED AND FIRST FLOOR PORCH DECK HAS BEEN INSTALLED AND NEEDS TO BE STAINED. SECOND FLOOR ROOF DECK HAS BEEN REROOFED AND NEEDS NEW RAILING. DOOR TO OFF KITCHEN IS TO BE RELOCATED TO NEW LOCATION. GARAGE SIDING WILL BE REPLACED WITH A MORE APPROPRIATE SIDING, PAINT AND STAIN ENTIRE HOUSE'S TRIM, SOFFIT, AND WINDOWS. COMPLETE GENERAL CLEAN UP OF YARD.

SCOPE OF WORK:

1. REPLACE GATE AND FENCE TO MATCH EXISTING WIRE MESH FENCE.
2. REMOVE SIDING FROM EXISTING GARAGE AND INSTALL APPROVED SIDING.
 - REMOVE EXISTING VINYL SIDING AND ALUMINUM, KEEP PINE TRIM BOARDS AND ADD 1X6 AT ALL CORNERS.
 - INSTALL CERTAINTED CLASSIC RESTORATION VINYL DOUBLE 4", SMOOTH SIDING TO MANUFACTURERS SPECS, CAULK AND PAINT ALL TRIM TO MATCH HOUSE.
3. INSTALL NEW 3' WIDE CONCRETE WALK.
4. INSTALL NEW 3' RAILING AROUND SECOND FLOOR ROOF DECK. (SEE PROPOSED ELEVATION)
 - MATCH PORCH DECK DETAILS. (SEE PHOTO)
5. EXISTING 5' X 7' PORCH DECK REPLACES OLD PORCH
 - STAIN TO MATCH HOUSE TRIM
6. NEW DOOR LOCATION (SEE PHOTO)
 - RECONDITION AND REUSE EXISTING DOOR.
7. EXISTING DOOR TO BE RELOCATED. OPENING TO BE FRAMED OUT AND BRICKED IN TO MATCH EXISTING.
8. EXISTING LAWN TO BE REGRADED AND SEEDED.
9. EXISTING LANDSCAPED AREAS ARE TO BE PRUNED, TRIMMED AND MULCHED.
10. REPLACE CONCRETE APPROACH TO GARAGE.

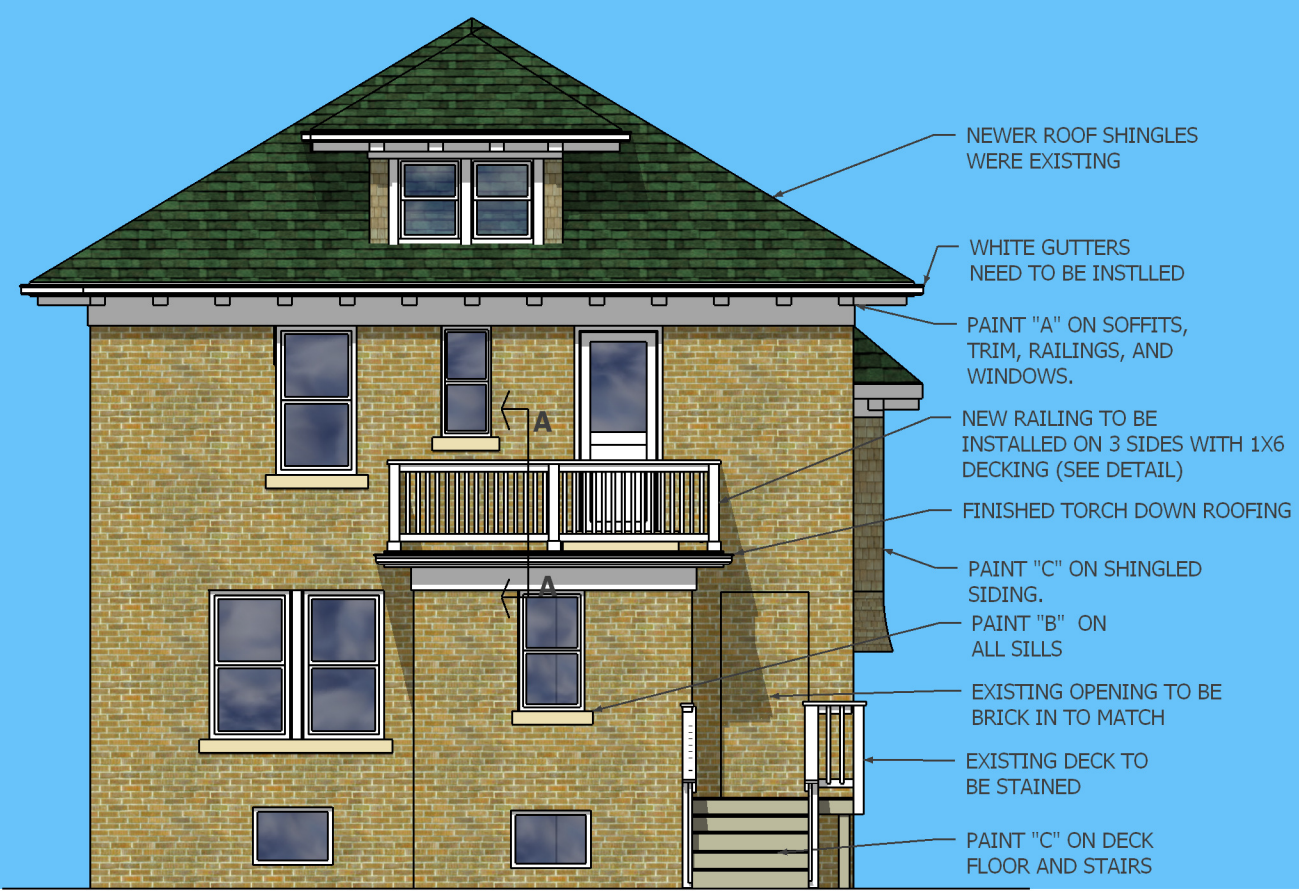
INDEX TO SUBMITTAL

1. INDEX OF SUBMITTALS, PROJECT DESCRIPTION, PLOT PLAN SHOWING WORK AREA, AND SCOPE OF WORK
2. PROPOSED REAR ELEVATION WITH NOTES
3. PROPOSED DECK RAIL DETAIL A-A
4. PROPOSED PAINT SELECTIONS FOR HOUSE
5. PHOTOS OF ORIGINAL CONDITION AND CURRENT CONDITION OF REAR ELEVATION
6. PHOTOS SHOWING DECK RAIL DETAILS SHOWING CORNER WHERE DOOR RELOCATION OCCURS.
7. EXISTING GARAGE PHOTOS.
8. PROPOSED COLOR AND MATERIAL SELECTION FOR GARAGE SIDING.



PLOT PLAN

SCALE: 1/16" = 1'-0"



PROPOSED REAR ELEVATION

Exhibit 3: Proposed Paint Colors

B



A:4 Pale Yellow

Concrete Window Sills

C



A:2 Light Olive Gray

All shingled areas

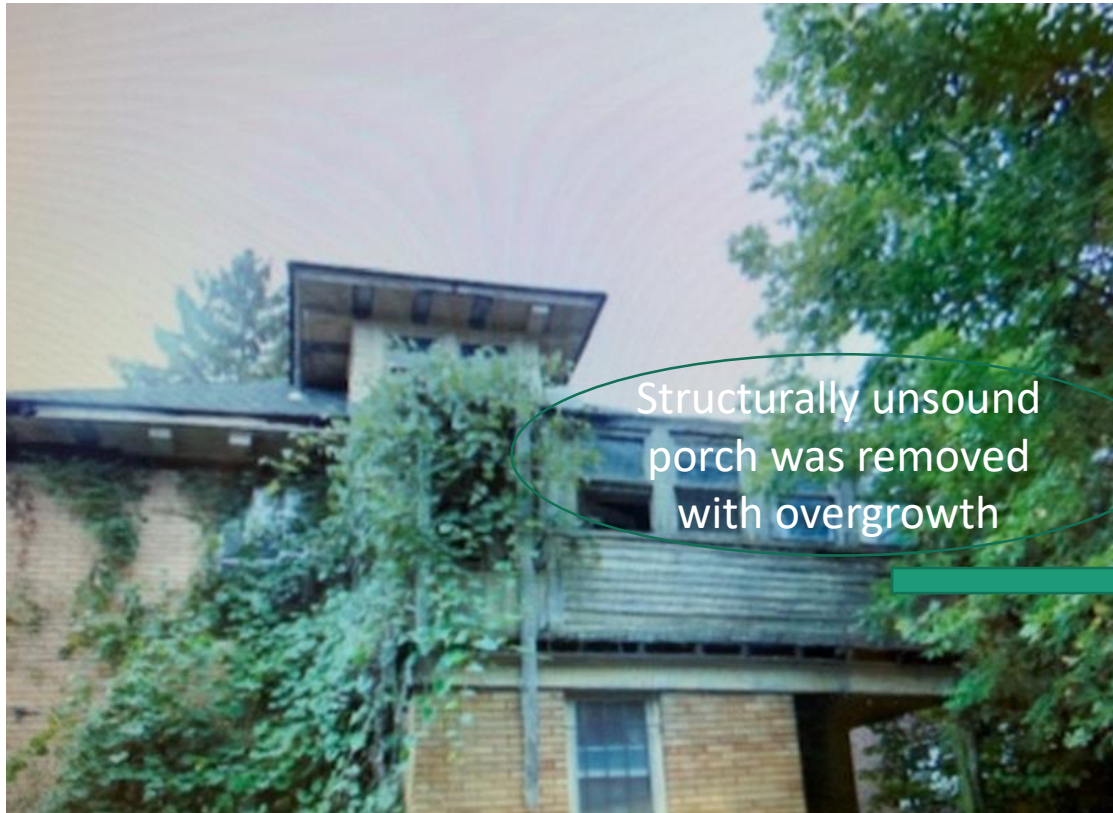
A



C:4 Yellowish White

Trim, soffit and
Windows

Exhibit 4: Photos of Original condition and current Rear Porch

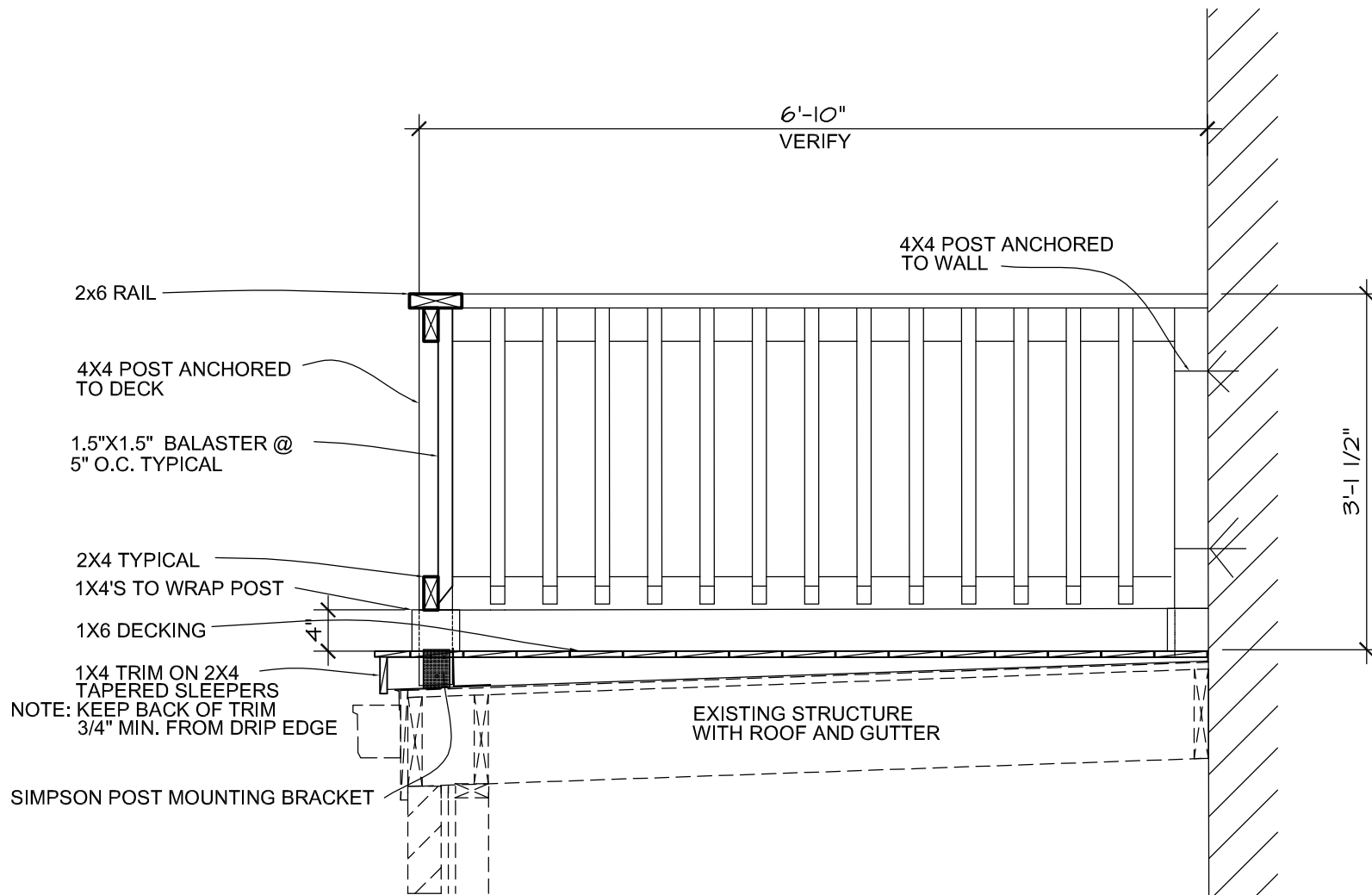


Current: closed-in upper deck porch has been removed



Before: Rear porch, structurally unsound.

Plan: Add railings to upper deck to match lower porch railings



DECK RAIL DETAIL A-A

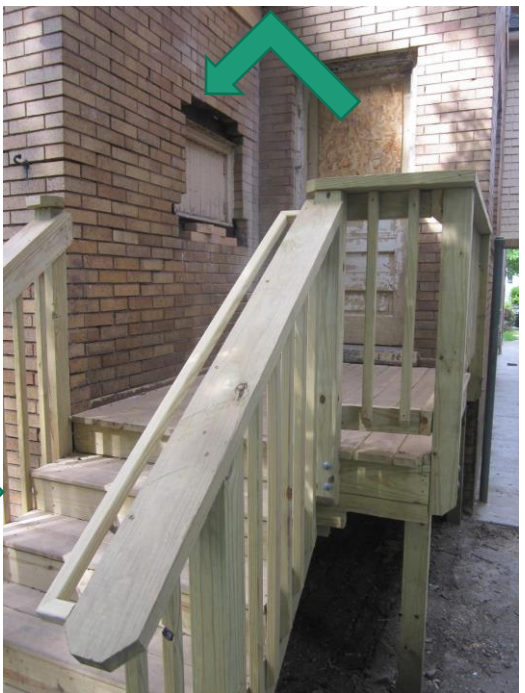
NO SCALE

NOTE: ALL DECK AND RAILING LUMBER IS TREATED FOR EXTERIOR USE AND IS TO BE STAINED

Exhibit 5: Photos showing Deck Railing Details Door Relocation



Current: Rear entrance railing details



Plan: move door to left wall where current opening is located

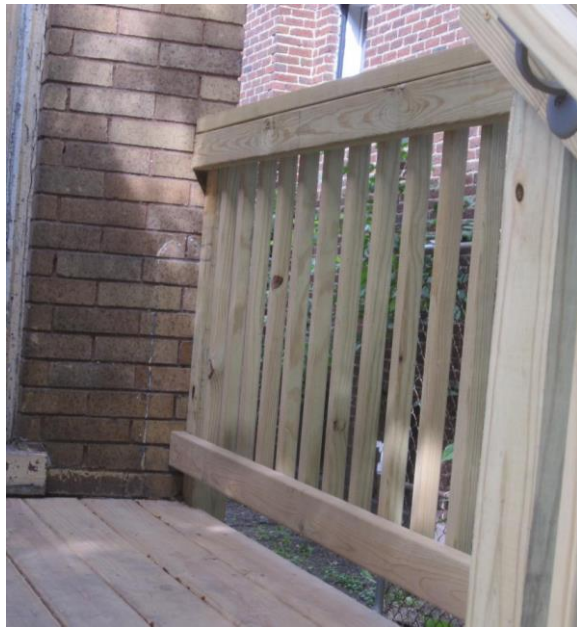


Exhibit 6: Existing Garage Photos



Neighboring
Garages



Current: Two car garage built
on slab

Plan: Replace siding with
appropriate color (per
samples) with similar details
to blue neighboring garage
circled above.

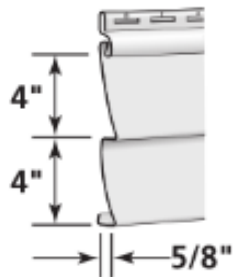


Exhibit 7: Color and Material of CertainTeed Restoration Siding



Restoration Classic™

**DOUBLE 4"
CLAPBOARD**



Product Code: 36110

Finish: Select Cedar

Length: 12' 6"

Thickness: .044"

Exposure: 8"

Projection: 5/8"

Panels/Ctn.: 24

Squares/Ctn.: 2

Cartons/Pallet: 16

lbs./Ctn.: ≤ 106



SEAGRASS (SELECT CEDAR ONLY) ONLY

