

STAFF REPORT 07-10-2019 MEETING
APPLICATION NUMBER: 19-6306
ADDRESS: 2254 LONGFELLOW STREET
HISTORIC DISTRICT: BOSTON EDISON
APPLICANT: BRIAN ELIAS, HANSON'S WINDOW
STAFF SITE VISIT: 07-02-2019

PREPARED BY: A. PHILLIPS

PROPOSAL

The building located at 2254 Longfellow Street is a 2½-story single family residence constructed in 1919. The house is clad in variegated brown brick and also features stucco and half-timbering. All wood detail, including the stucco and half-timbering have been painted the same color (light taupe). The asymmetrical front façade features a one-story projecting bay which features transom windows above casement windows with stucco and wood detailing at the base of the bay. A small covered entryway exists to the far right of the front façade and features ornamental columns. The original wood windows, including leaded sashes appear to still be intact. The multi-gable roof is covered in brown dimensional asphalt shingles.



With the current proposal, the applicant is seeking the Commission's approval to **wrap all existing wood and stucco on all sides of the house with vinyl siding per the attached application**. Including the following scope items:

- Proposed vinyl color is Coastal Sage (see attached).

STAFF OBSERVATIONS

The majority of the original building materials, including the stucco and half-timbering, are still intact and are

character-defining features of the English Revival style of architecture. Covering wood and stucco with vinyl has in many cases caused deterioration of the original material while removing the expression of the historic materials and textures.

ELEMENTS OF DESIGN

- (7) ***Relationship of materials.*** The majority of houses are faced with brick, while many are partially or totally stucco. There are some stone buildings, sometimes combined with stucco; clapboard is rare, and is extremely rare as the sole material. Roofing includes slate, tile and asphalt shingles. Wood shingle roofs were once common and have generally been replaced with asphalt. Wood shake does not exist and there is no known evidence that it was ever used in the district. Stone trim is common. Wood is almost universally used for window frames and other functional trim and is used in many examples for all trim.
- (8) ***Relationship of textures.*** The most common relationship of textures in the district is that of a low-relief pattern of mortar joints in brick contrasted with the smooth surface of wood or stone trim. There are a few houses with rough or rusticated stone surfaces. The use of stucco or concrete, with or without half-timbering, as a contrast to brick surfaces, is not unusual. Tile, slate, or wood shingle roofs have particular textural values where they exist. Asphalt shingles generally have little textural interest, even in those types which purport to imitate some other variety.
- (9) ***Relationship of colors.*** Natural brick colors (such as red, yellow, brown, buff) predominate in wall surfaces. Natural stone colors also exist. Where stucco or concrete exists, it usually remains in its natural state, or is painted in a shade of cream. Roofs are in natural colors (tile and slate colors, natural and stained wood colors), and asphalt shingles are predominantly within this same dark color range. Paint colors often relate to style. The buildings derived from classical precedents, particularly those of Neo-Georgian Style, generally have woodwork painted white, cream, or in the range of those colors including "putty"; doors and shutters are frequently dark green or black.

Colors known to have been in use on similar buildings of this style in the eighteenth or early twentieth centuries may be considered for appropriateness. Buildings of medieval inspiration (notable Neo-Tudor) generally have painted woodwork and window frames of a dark brown or cream color. Half timbering is almost always stained dark brown. The original colors of any building, as determined by professional analysis, are always acceptable for a house, and may provide guidance for similar houses.

- (10) ***Relationship of architectural details.*** Architectural details generally relate to style. Neo-Georgian buildings display classic details, mostly in wood, and sometimes in stone. Porches, shutters, window frames, cornices, and dormer windows are commonly, although not always, treated. Details on "Mediterranean" style or vernacular buildings including arched windows, door openings, and porches, are often done in stone, brick, tile, and sometimes in stucco. Buildings of medieval inspiration tend to have details in the form of carved wood or carved stone ornaments on window frames, door frames, and eaves. In general, the various styles are rich in architectural details.

RECOMMENDATION

Staff recommends that the Commission find the project scope, as proposed, to be inappropriate as it does not meet the following Secretary of the Interior's Standards for Rehabilitation:

- 2) *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 5) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*



2254 Longfellow Street

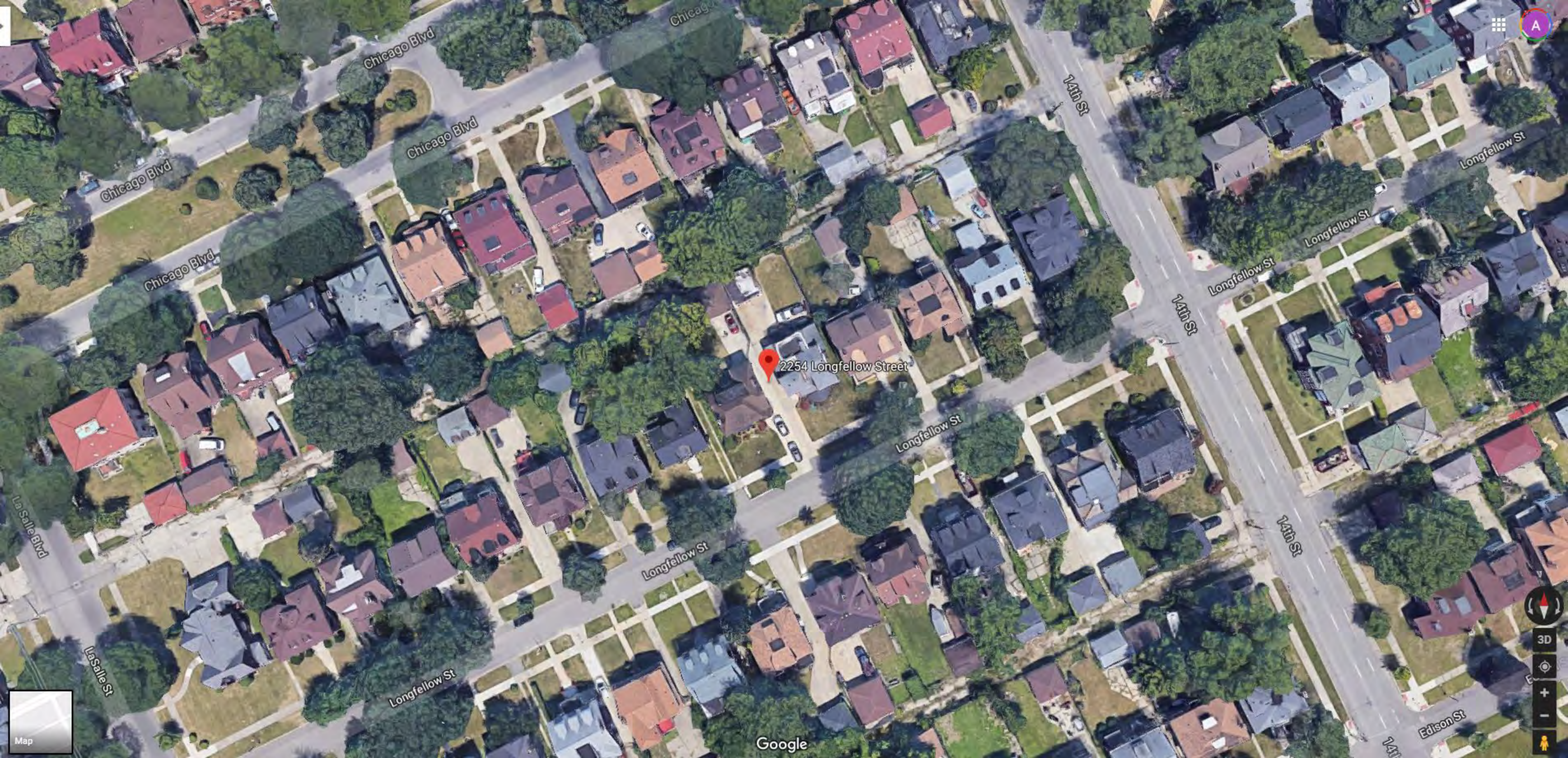
Longfellow St

Longfellow St

Longfellow St

Google

Map

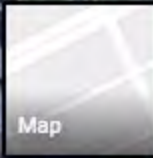


2254 Longfellow Street

Google



3D





STAFF SITE VISIT 7/2/19



STAFF SITE VISIT 7/2/19



STAFF SITE VISIT 7/2/19



APPLICANT-PROVIDED PHOTO



APPLICANT-PROVIDED PHOTO



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APPLICANT-PROVIDED PHOTO



APPLICANT-PROVIDED PHOTO



Master Work Order

Flexible installation date

Customer: M-20194141733496343 Install to be completed in approximately 6 to 12 weeks after approval

Customer 1: Janeene Montgomery Cell Phone 1: 3136136895 Text OK
Email 1: janeenem89@yahoo.com Land Line 1: 3134086895

Customer 2: Gregory Montgomery Cell Phone 2: 3134086895 Text OK
Email 2: gregory_m_48204@yahoo.com Land Line 2: 3136136895

Work to be done at:

Street #: 2254
Street Name: Longfellow st
City / State: Detroit MI
Zip Code: 48206

Billing Address:

Street #: 2254
Street Name: Longfellow st
City / State: Detroit MI
Zip Code: 48206

About Home:

To whom do you pay your property taxes: Detroit
Home Type: house
Year Built: 1920

Historic District: yes
Condo Complex:
Condo Ph#:

Customer Agreed to the Terms of Payment as Follows:

Final Price	\$12,820
Amount of unidentified wood prepaid	\$0
Administration Fee	\$0 (Waived)
Final Total	\$12,820
Deposit	\$0
Balance to be paid upon substantial completion (cash or by secondary lender)	\$0
Amount to be Financed	\$12,820

Deposit / Final Payment in the Form of:

Payment Type Financed

Siding Specification

SmartChoice Package

Total Squares: 8.92

if cedar shake, board & batten or scallops are selected, 1/2" insulation & hansonwrap will be used.

* Full Job Partial Job

Includes factory foam-backed insulation, Hansons Wrap, .046 thickness, designer colors available, hidden vent soffit if applicable, lifetime guarantee product and labor, R-4.75-5 insulation

Home Sections: 1 Window Trims < 105 U1:42, Alum Cols 8x8 (per story):6,

A Squares 8.92, Type Siding, Direction:Horizontal, Siding Style:Dutchlap, Siding Color:Coastal Sage, Trim Color:Coastal Sage, Soffit Color:Coastal Sage, Inside Corner Post Color:Coastal Sage, Outside Corner Post Color:Coastal Sage

NOTES:

Smart Choice Prodigy Vinyl Siding

Area below front bow window to be vertical, squares of siding above and below back windows to be horizontal (see attached photo) NOT INCLUDING "inside" of front porch area or back porch area . SOH and GOH ONLY Area below front bow window to be vertical, squares of siding above and below back windows to be horizontal (see attached photo) NOT INCLUDING "inside" of front porch area or back porch area . Area below front bow window to be vertical, squares of siding above and below back windows to be horizontal (see attached photo) NOT INCLUDING "inside" of front porch area or back porch area . Area below front bow window to be vertical, squares of siding above and below back windows to be horizontal (see attached photo) NOT INCLUDING "inside" of front porch area or back porch area .

Gutters Specification	SmartChoice Package	Total Linear FT: 443
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If gutter protection is purchased

* Full Job Partial Job

- 5" Grate
- custom fit
- Rigid aluminum
- Stainless steel
- Lifetime guarantee

Section: Home

Overall Gutter Running Ft: 443 (includes footage for downspouts and mitres)

Gutter Footage:156, One Story Downspouts:3, Two Story Downspouts:5, Mitres:9,

*Gutter Color
Coastal Sage

*Downspout Color
Coastal Sage

NOTES:

HOME IMPROVEMENT INSTALLMENT CONTRACT AND AGREEMENT

The customer(s) (the "Owner(s)") listed herein jointly and severally agree to purchase the goods and/or services listed herein, in accordance with the prices and terms described herein (the "Agreement") and Owner(s) has requested that such goods and/or services be installed or provided at Owner's address listed herein. 1-800-Hansons, LLC (the "Contractor") hereby agrees to install or cause to be installed, the products or services listed in this Agreement.

287978

NAME: <u>MONTGOMERY</u>		ADDRESS: <u>2254 LONGFELLOW</u>		CITY: <u>DETROIT</u>	
PHONE#		CROSS STREETS		MM <u>R0B</u>	
LOCATION	SIDING	LOCATION	TRIM	LOCATION	SOFFIT
L	14 x 6 = 84	L	36 x 1 = 36	4B L	17 x 1 = 17
L	14 x 9.6 = 134.4		x =		x =
	x =		x =		x =
	x =		x =		x =
B	26 x 4 = 104	B	87 x 1 = 87	B	26 x 1 = 26
B	16 x 3 = 48	104	14 x 1 = 14	B	26 x 1 = 26
	x =		x =		x =
B	8 x 8.6 = 68.8	R	65 x 1 = 65	R	22 x 1 = 22
	x =		x =		x =
R	10 x 4 = 40		x =	6 R	8 x 4 = 32
	x =		x =		x =
	x =		x =		x =
	x =	F	39 x 1 = 39	F	34 x 1.5 = 51
104	13 x 8.6 = 111.8	F 104	24 x 1 = 24	104	14 x 4 = 56
	x =	F 104	27 x 2 = 54		x =
	x =		x =		x =
	x =		x =		x =
TOTAL	4.43	TOTAL	3.27	TOTAL	2.38
GRAND TOTAL	10.08	COMMENTS (SEE REVERSE)		PLEASE SPECIFY IF THERE ARE DIFF. COLORS PER ITEM	



SIDING STYLE:
 BUTCHLAP D4
 SCALLOPS SHAKE
JCHANNEL STICKS/COLOR
 Siding: 86
 Trim: C. SAGE
 Soffit: C. SAGE
 Specially: _____
Siding Removal YES / NO
 Vinyl / Steel / Alum.
 #sq. / #sq. / #sq.

1 coil = approximately 7 windows. Picture windows count as 2 to 3 windows

Siding Nails:
 5lb box
 10lb bucket

Trim Nails:
 1/4 lb
 1lb

Starter Strip:
138'

Color:
C. SAGE

Amount
 42 Window 13 816
 Picture Window
 Bay
 Entry Door
 Door wall

Rolls
10 Alum. 13 = 13
 PVC

Squares
 Aluminum
 Aluminum Vented
 Vinyl
2.38 Vinyl Vented

Accessories
4 Outside corners
 Inside Corners
 Dryer Vents |
 Hose Blocks
 Utility Trap
1 Light Block |
 Garage door
 Electrical Outlet

Color
C. SAGE
C. SAGE

Hansons Wrap:
 4 5x100' rolls 2
 Rolls Tape 2

Insulation
 1/4" styrofoam
 1/2" styrofoam
 3/4" styrofoam
MUST FIR IF TUDOR STYLE
 Furring Strips
 #Fl. 1 x 6
 #Fl. 1 x 3

Caulk
 # of tubes NPC 900 26
C. SAGE
 COLOR(S) _____

Awning RR
Gutter RR
TO FOLLOW

Gable Vents qty.
 Pick Closest Size
 Rectangle 12x18 18x24 24x30
 Round Top 14x22 22x32 24x34 5
 Octogon 18" 22"
 Round 22" 32"
 Triangle 6/12 7/12 8/12 9/12
 Square 12x12

1 Tube per 2 Windows
 1 Tube per 10 Sq.

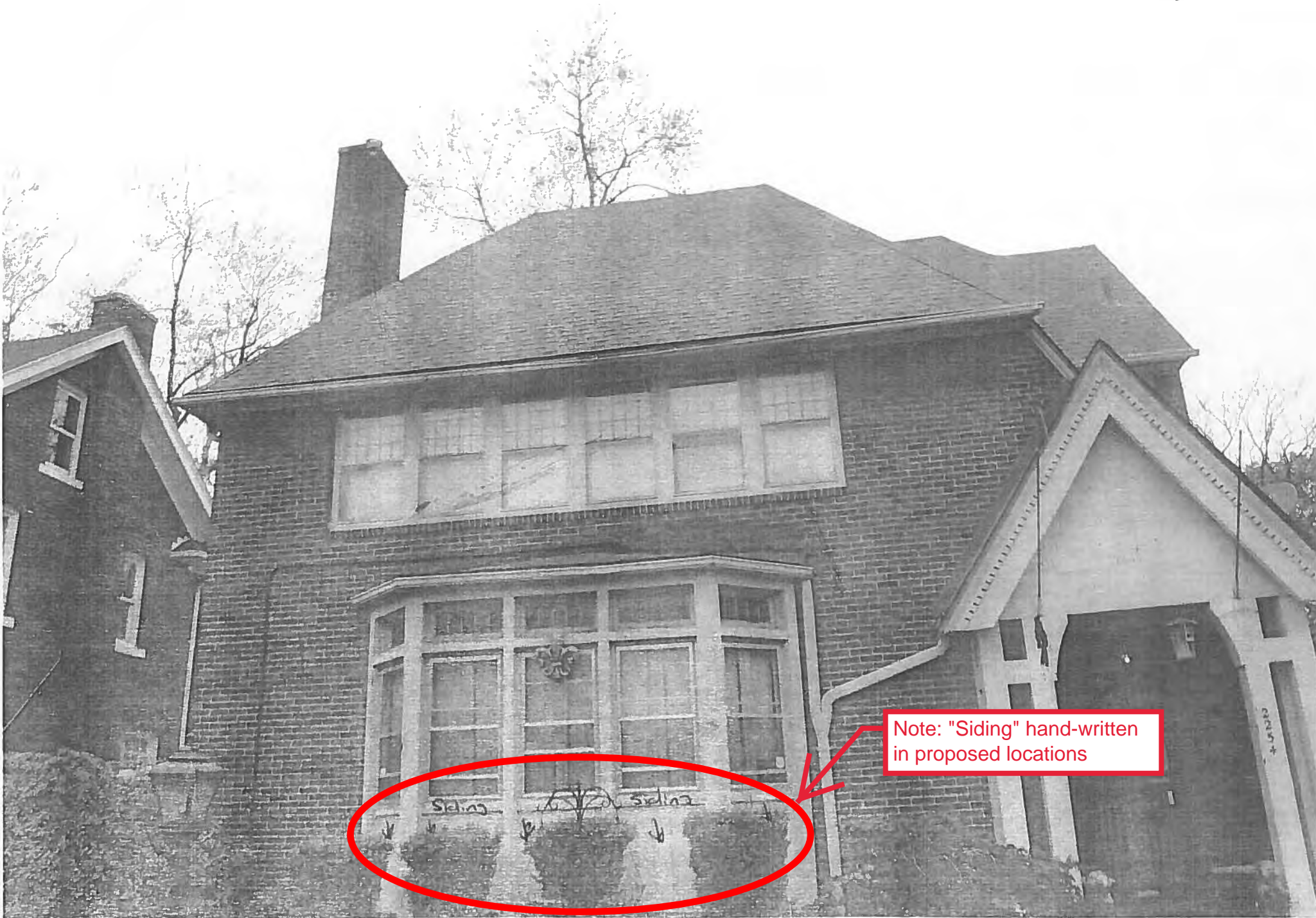
Trim Post
 Door Surround
 Columns ~~xxxxxxx~~
 Shutter RR
 Louvered Shutters
 Raised Panel Shutters
 Premade Gable Fan/Mini Fan
 Handmade Gable Fan

COLOR
 COLOR
 SIZE AND COLOR
 PAIRS
 SIZE AND PAIRS
 SIZE AND PAIRS
 COLOR
 # Sq. COLOR

COMMENTS see 3rd / 4th LCP

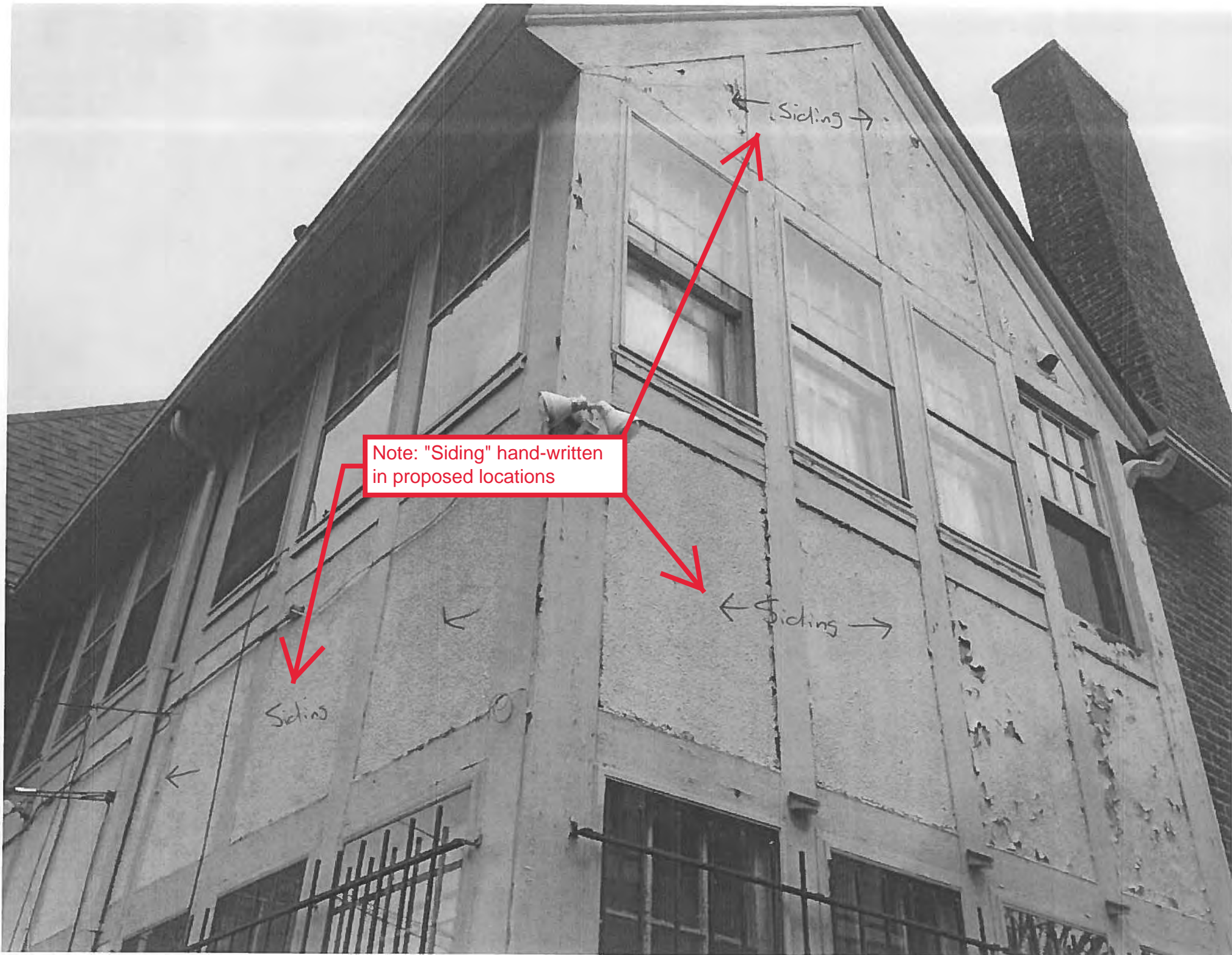
COASTAL SAGE

2254 Longfellow



Note: "Siding" hand-written in proposed locations





Note: "Siding" hand-written in proposed locations

Siding →

← Siding →

Siding



Note: "Siding" hand-written in proposed locations

← Siding

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Coastal Side
Siding

Note: "Siding" hand-written
in proposed locations

