

**STAFF REPORT 12-18-2019 SPECIAL MEETING**  
**APPLICATION NUMBER: 19-6524**  
**ADDRESS: 690 VIRGINIA PARK STREET**  
**HISTORIC DISTRICT: NEW CENTER AREA**  
**APPLICANT: MICHAEL MAGEAU, CONSULTANT**  
**PROPERTY OWNER: BRIAN AND KATIE HABER**  
**DATE OF COMPLETE APPLICATION: 11-18-2019**  
**STAFF SITE VISIT: 12-10-2019**

**PREPARED BY: A. PHILLIPS**

**SCOPE: DEMOLISH EXISTING REAR PORCH, CONSTRUCT NEW REAR ADDITION**

### **EXISTING CONDITIONS**

The building located at 690 Virginia Park Street is a 2 ½-story single-family residence constructed in 1912. The lower 2/3 of the building is clad in dark brown brick while the upper 1/3 of the house, including the dormers, is clad in stucco which is painted light yellow (A:3) in color. Stone and wood detailing is featured at the windows and porch. The massing of the house is L-shaped with the front entrance located at the rear wing of the “L.” The original wood windows are remaining and the low, hipped roof is covered in brown dimensional asphalt shingles. Situated on the north side of Virginia Park Street in the center of the block between 2<sup>nd</sup> and 3<sup>rd</sup> Avenues, the rear façade and yard are minimally visible from the right-of-way. The west side of the rear façade of the house currently includes a small covered porch which provides access from grade up to the rear entrance at the first floor of the house. The existing porch is constructed of wood and stained a dark brown. In addition to a small portion of chain-link fence located adjacent to the rear porch along the driveway, stone paving exists around and adjacent to the porch and provides a walk-way to the driveway. A detached two-car garage exists at the far northwest corner of the parcel.



### **PROPOSAL**

With the current proposal, the applicant is seeking the Commission’s approval **to demolish the existing rear porch, remove the existing chain-link fence, and erect a new enclosed sunroom addition with decks at the roof and at the first floor level adjacent to the addition at the rear elevation per the attached drawings and application.**

Included in the proposal are the following scope items:

- Demolish existing wood rear porch in its entirety.
- Remove existing chain-link fence and gate
- Remove existing stone paving and store for reuse
- Construct new 14’-4” x 15’-7” enclosed sunroom addition with rooftop deck in approximately same location as existing rear porch including:
  - Dark brown brick at the base of the addition (from grade up to approximately 4’-6” above grade) to match existing brick at house
  - Stone sills to match existing at all windows

- (9) Aluminum clad wood, 7' tall x 3' wide, six-over-six simulated divided lite, double hung windows around the perimeter of the addition – finish color of windows not specified
- (1) Set of aluminum clad wood, 8' tall x 3' wide, simulated divided lite (9 lites), French doors at the east façade of the addition which open onto the proposed adjacent deck – finish color of doors not specified
- Painted wood mullions and corner columns between windows – paint color not specified
- Low-slope roof with a single-ply membrane covered by 12" x 12" composite interlocking deck tiles (color: Brown)
- Aluminum gutter to be located along north edge. Color of gutter not specified.
- Aluminum downspout is called out on drawings, however, the location of the downspout is not indicated. Color of downspout not specified.
- 3' high, stained wood guardrail with 2x6 top rail, 4x4 posts, and 2x2 spindles around the perimeter of the roof deck
- Existing wood, double-hung, second story window to be replaced with new aluminum clad wood simulated divided lite door to provide access to rooftop deck – finish color of door not specified.
- Construct new 12'-4" x 13'-2" wood deck directly adjacent to sunroom addition including:
  - Finish floor level is to align with level of first floor of house
  - Painted lattice at base of deck – color not specified.
  - Stained wood decking at floor
  - 3' high stained wood guard rail around perimeter of deck
  - New wood stair at northwest corner of deck to provide access from the raised deck to grade
- Install new walkway (of stone pavers) from the base of the deck stairs to the existing driveway

#### **STAFF OBSERVATIONS & RESEARCH**

- The rear of the house is visible from the right-of-way
- The rear structure proposed for demolition is not a historically significant feature of the property

#### **ISSUES**

- Downspout location not indicated on drawings
- Finish colors not specified for: windows, doors, paint, stain, gutter, downspout

#### **RECOMMENDATION**

It is staff's opinion that the work, as proposed, retains and preserves the historic character of the building, its site, and setting. Staff therefore recommends that the Commission issue a Certificate of Appropriateness as the proposed work meets the Secretary of the Interior's Standards for Rehabilitation, especially:

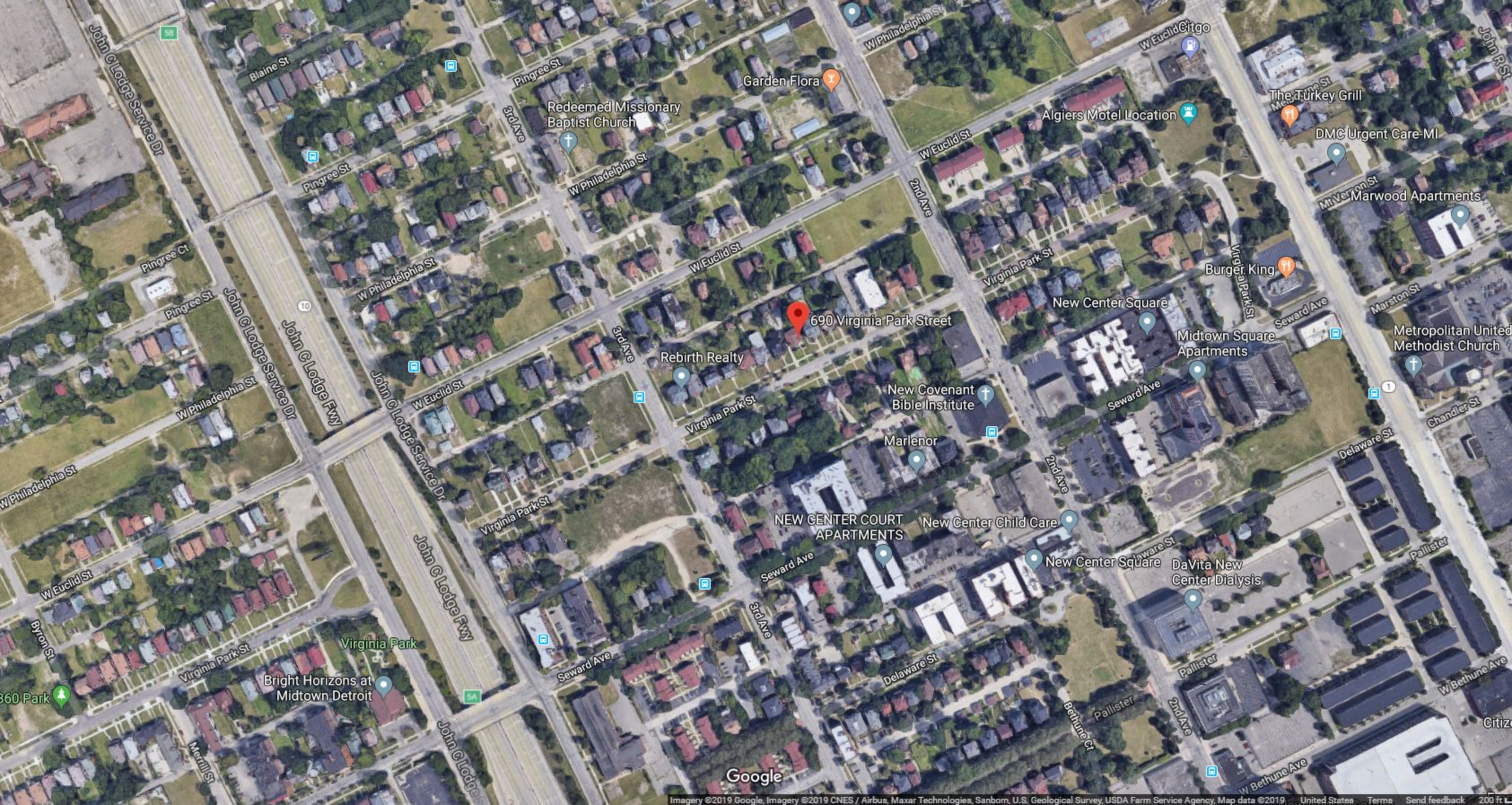
*#2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

*#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.*

However, staff recommends that the Commission issue this Certificate of Appropriateness with the following conditions:

- All color selections (windows, doors, paint, stain, gutter, downspout) to match those at the existing house.





690 Virginia Park Street

Redeemed Missionary Baptist Church

Garden Flora

Algiers Motel Location

The Turkey Grill

DMC Urgent Care-MI

Marwood Apartments

Burger King

New Center Square

Midtown Square Apartments

Metropolitan United Methodist Church

Rebirth Realty

New Covenant Bible Institute

Marlenor

NEW CENTER COURT APARTMENTS

New Center Child Care

New Center Square

DaVita New Center Dialysis

Bright Horizons at Midtown Detroit

Google



Rebirth Realty

690 Virginia Park Street

Google





**DESIGNATION SLIDE 1982**





**STAFF SITE VISIT 12/10/2019**





**STAFF SITE VISIT 12/10/2019**





STAFF SITE VISIT 12/10/2019



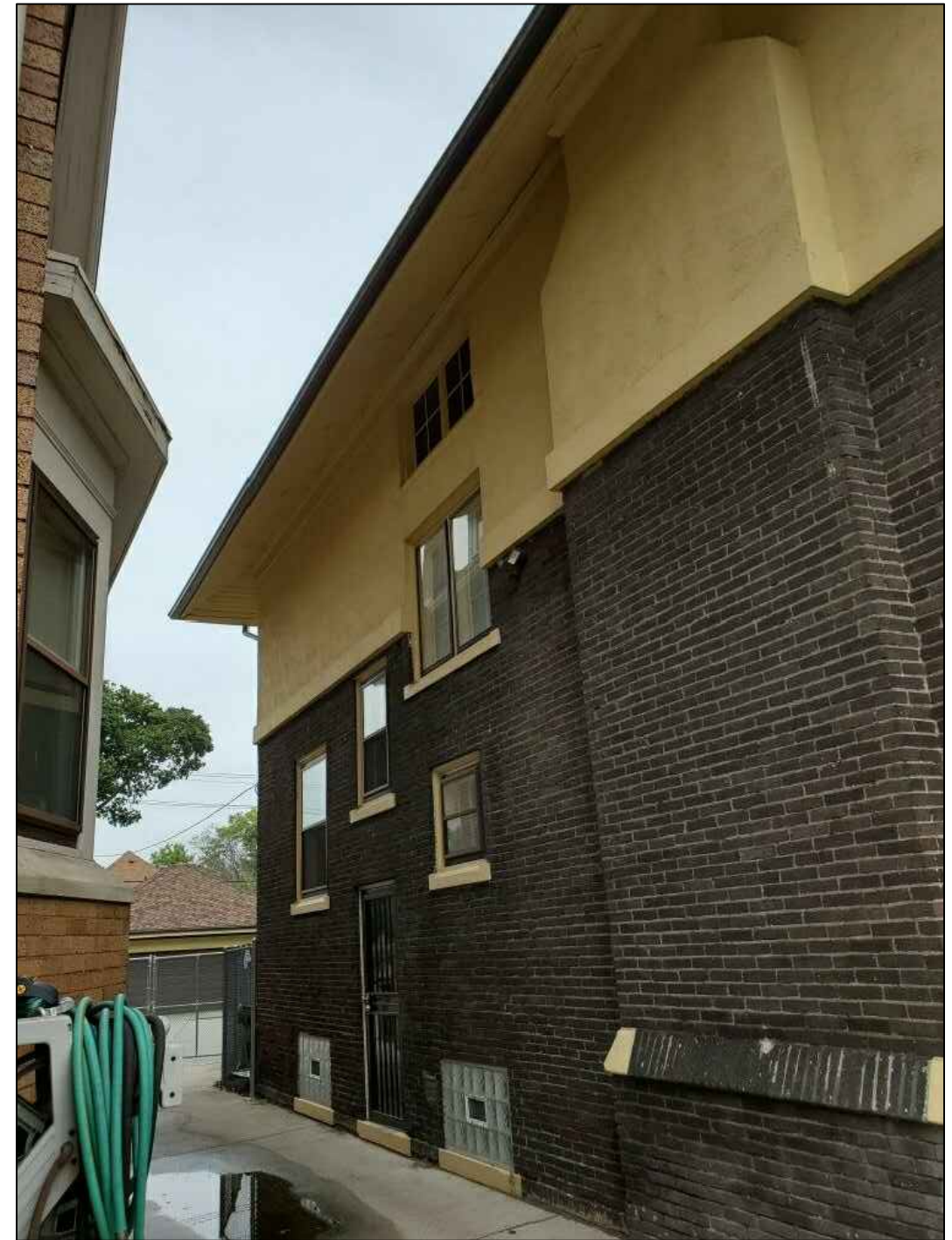


**STAFF SITE VISIT 12/10/2019**





FRONT (SE) ELEVATION

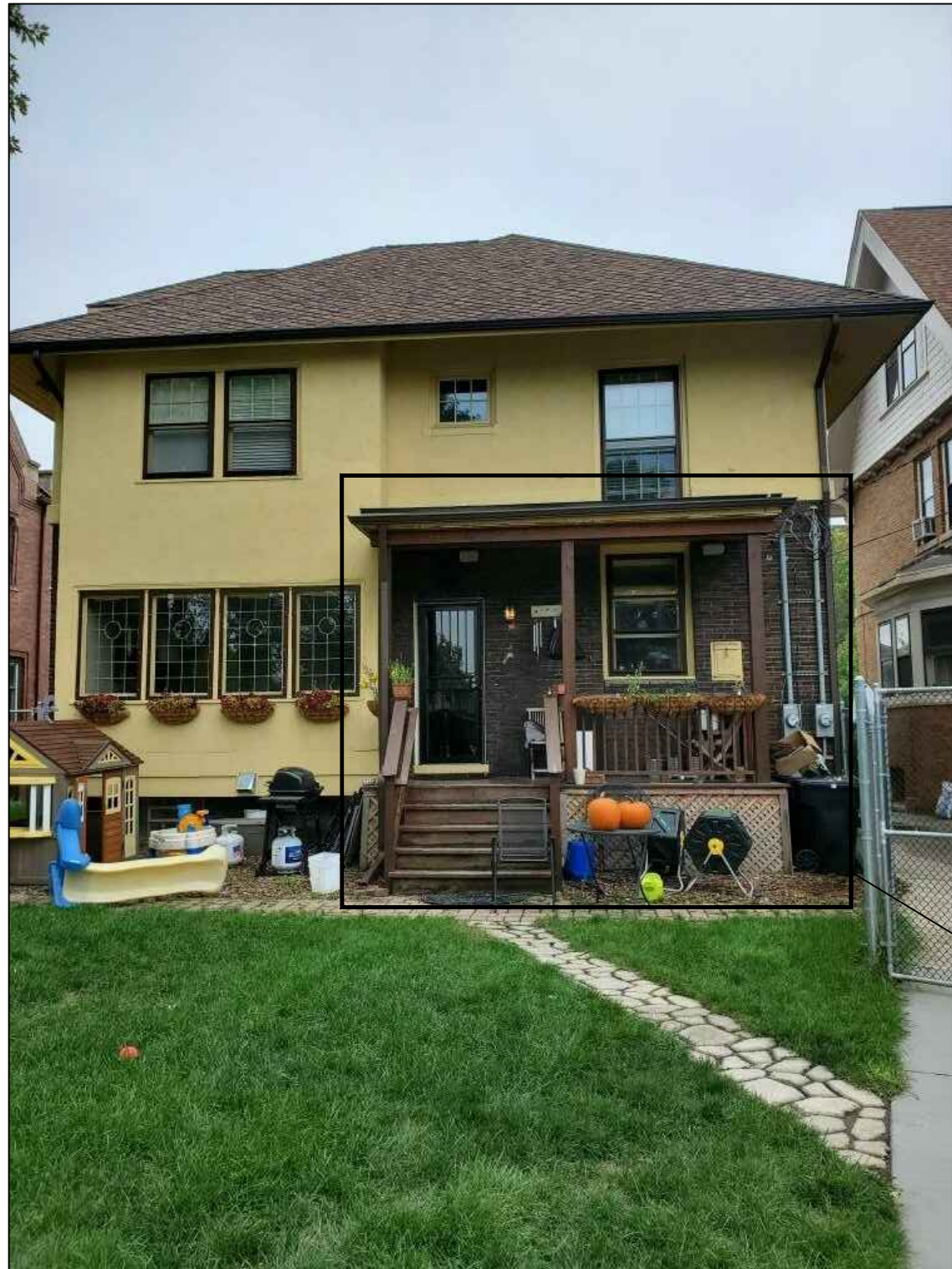


SIDE (SW) ELEVATION

EXISTING PHOTOGRAPHS

HABER RESIDENCE  
690 VIRGINIA PARK ST.,  
DETROIT , MI. 48202  
HDC SUBMITTAL  
2019-10-18  
SHEET A100.1





REAR (NW) ELEVATION



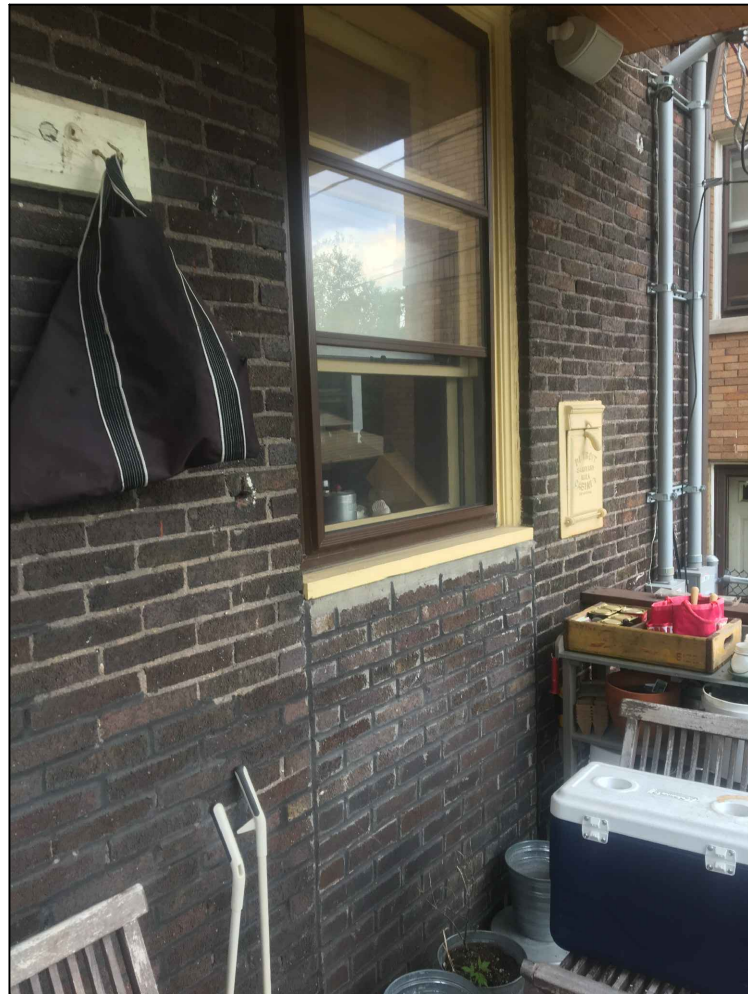
SIDE (NE) ELEVATION

EXISTING PORT TO BE  
REMOVED AND  
REPLACED WITH A  
NEW SUNROOM.

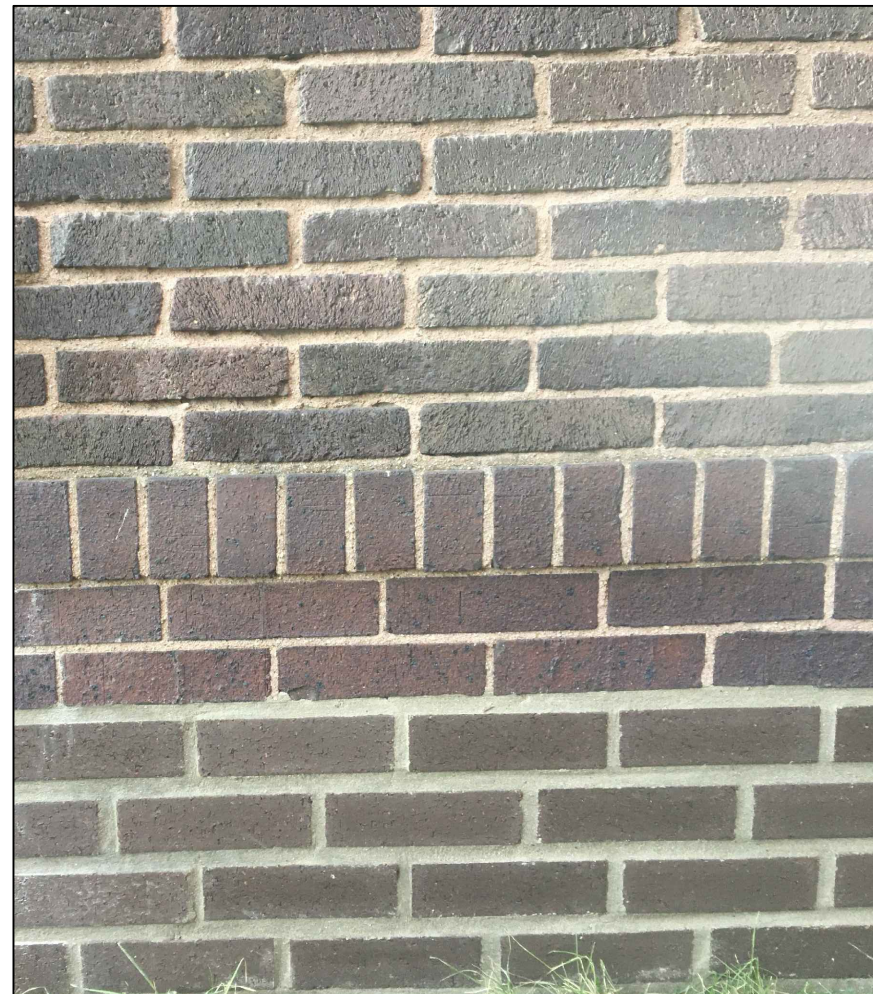
EXISTING PHOTOGRAPHS

HABER RESIDENCE  
690 VIRGINIA PARK ST.,  
DETROIT , MI. 48202  
HDC SUBMITTAL  
2019-10-18  
SHEET A100.2



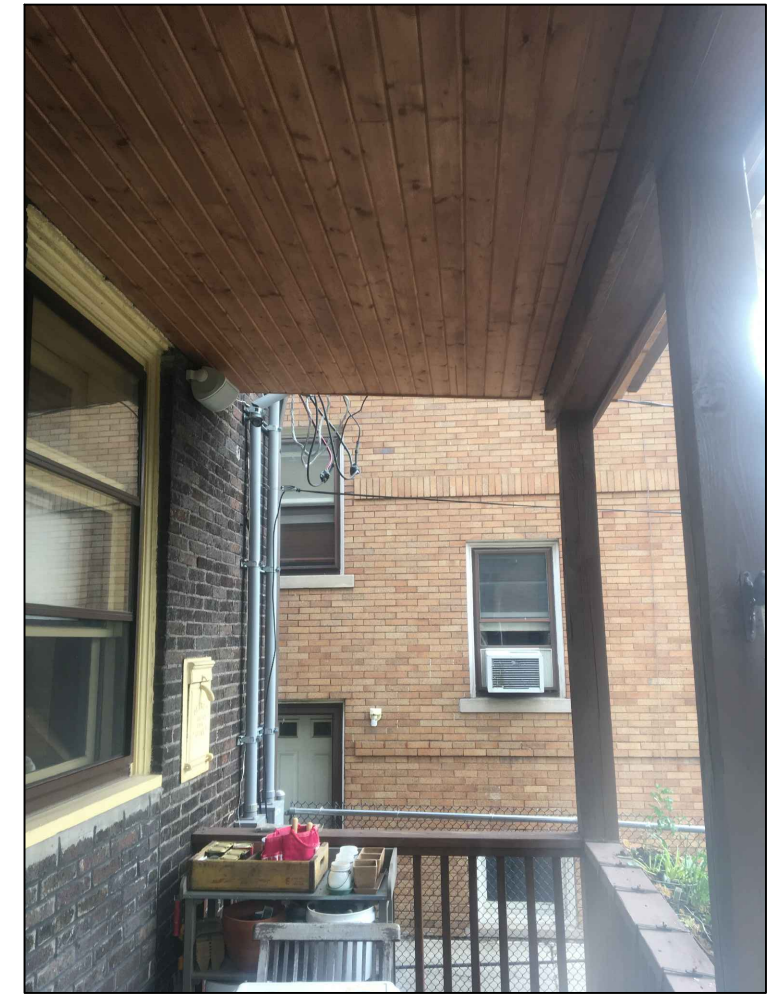


REAR PORCH DETAIL PHOTO



EXISTING FRONT PORCH PHOTO

PHOTO OF EXISTING FRONT PORCH SHOWING RECENTLY COMPLETED REPAIR WORK W/ NEW BRICK THAT CLOSELY MATCHES THE EXISTING BRICK. WE PROPOSE TO USE THE SAME BRICK ON THE SUNROOM ADDITION.



REAR PORCH DETAIL PHOTO

EXISTING PHOTOGRAPHS

HABER RESIDENCE  
 690 VIRGINIA PARK ST.,  
 DETROIT , MI. 48202  
 HDC SUBMITTAL  
 2019-10-18  
 SHEET A100.3



## **PROPOSAL FOR NEW SUN ROOM**

690 VIRGINIA PART ST.

DETROIT, MI. 48236

OCTOBER 18, 2019

### **DESCRIPTION OF EXISTING CONDITIONS**

Year Built: 1912  
Size: 3100 SF  
Stories: 2  
Lot Size: 8,146 SF  
Bedrooms: 5  
Baths: 3  
Construction: Wood frame w/ brick and stucco  
Garage: 2 Car detached  
Front Porch: Brick w/ concrete slab/ partially covered  
Rear Porch: Wood construction/ covered

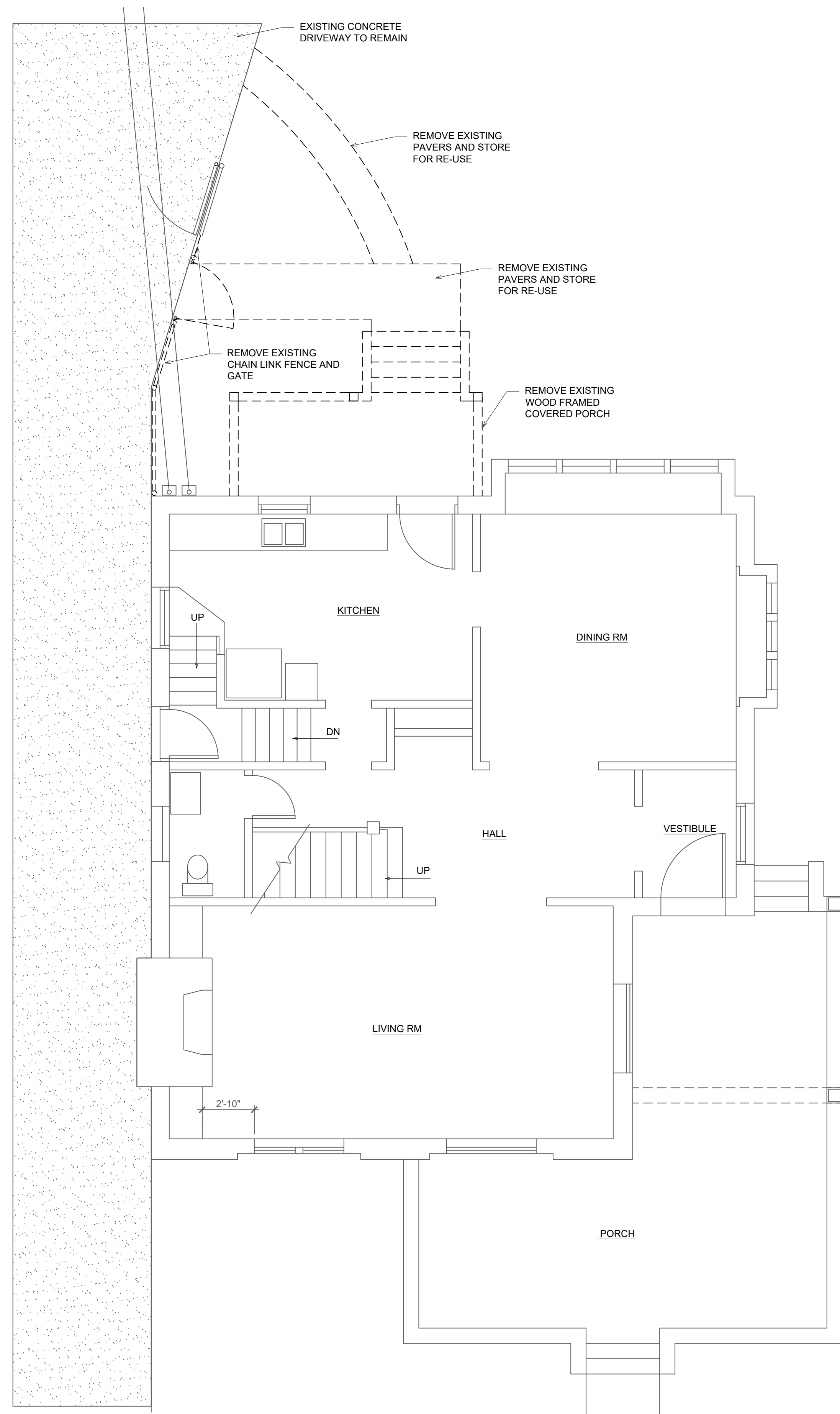
### **DESCRIPTION OF PROJECT**

The owners, Brian and Katie Haber, would like to add a single story Sunroom and wood deck on the back of their home. The Sunroom will increase the living space of the home and create an area for the children to play. The deck will provide a place for the family to barbeque and enjoy the warm summer months outdoors.

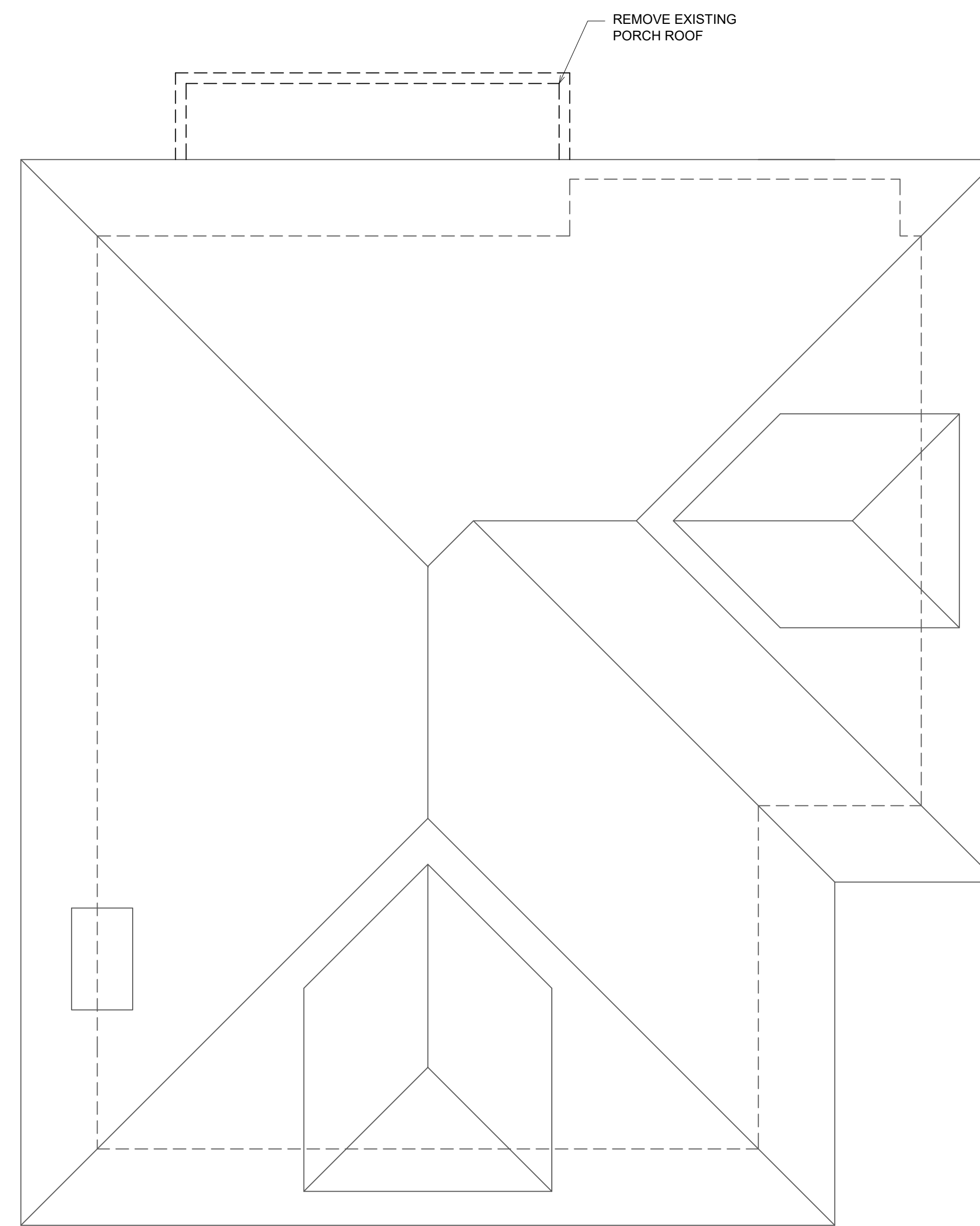
The Sunroom is designed with a brick base to match the existing brick of the home. Above the base will be a series of double hung windows (see attached window product literature) that will surround the room. The roof will be a low slope roof with a single ply membrane covered by composite tiles (see the attached literature) that will protect the roof and provide a comfortable walking surface. The existing second story window will be replaced with a wood and glass "French" style door that will provide access to the second floor deck. The Sunroom will replace the existing wood deck.

The new wood deck will be similar in construction to the existing wood deck with a wood guardrail. It will be constructed next to the house but will not be attached to the house. The deck will not be covered.



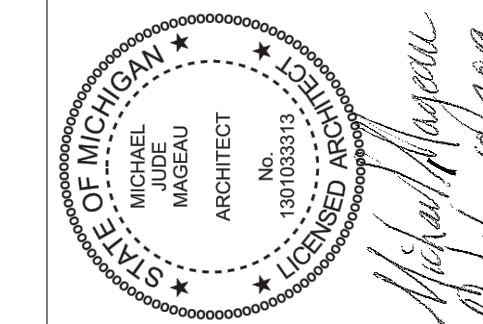


1  
EXISTING FLOOR PLAN  
1/4"=1'-0"  
0 1 2 4



1  
EXISTING ROOF PLAN  
1/4"=1'-0"  
0 1 2 4

MICHAEL MAGEAU  
ARCHITECT  
475 LEXINGTON, GROSSE  
POINTE FARMS MI, 48236  
313-316-3118



HABER RESIDENCE  
690 VIRGINIA PARK ST.,  
DETROIT, MI. 48202

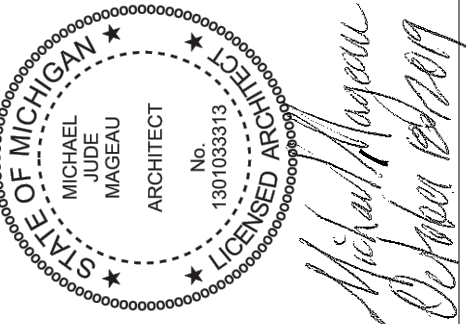
EXISTING PLANS

2019-016  
ISSUED FOR HDC REVIEW  
2019-10-06

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A101





HABER RESIDENCE  
 690 VIRGINIA PARK ST.,  
 DETROIT, MI. 48202

EXISTING  
 ELEVATIONS

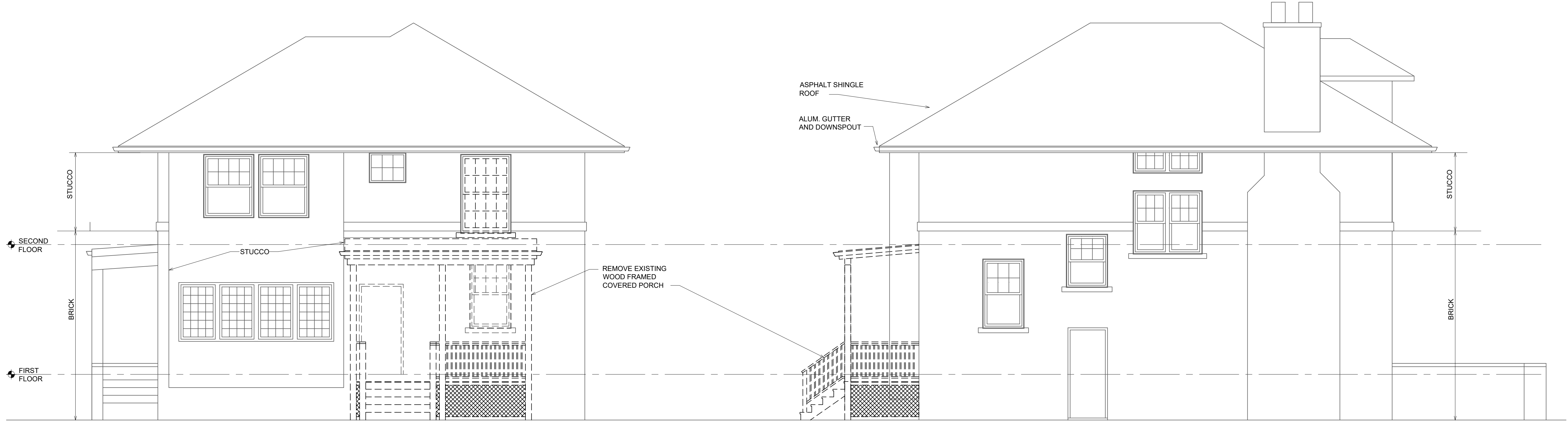
2019-016  
 ISSUED FOR HDC REVIEW  
 2019-10-06

DRAWN BY \_\_\_\_\_ CHECKED BY \_\_\_\_\_



1  
 FRONT ELEVATION  
 1/4"=1'-0"  
 0 1 2 4

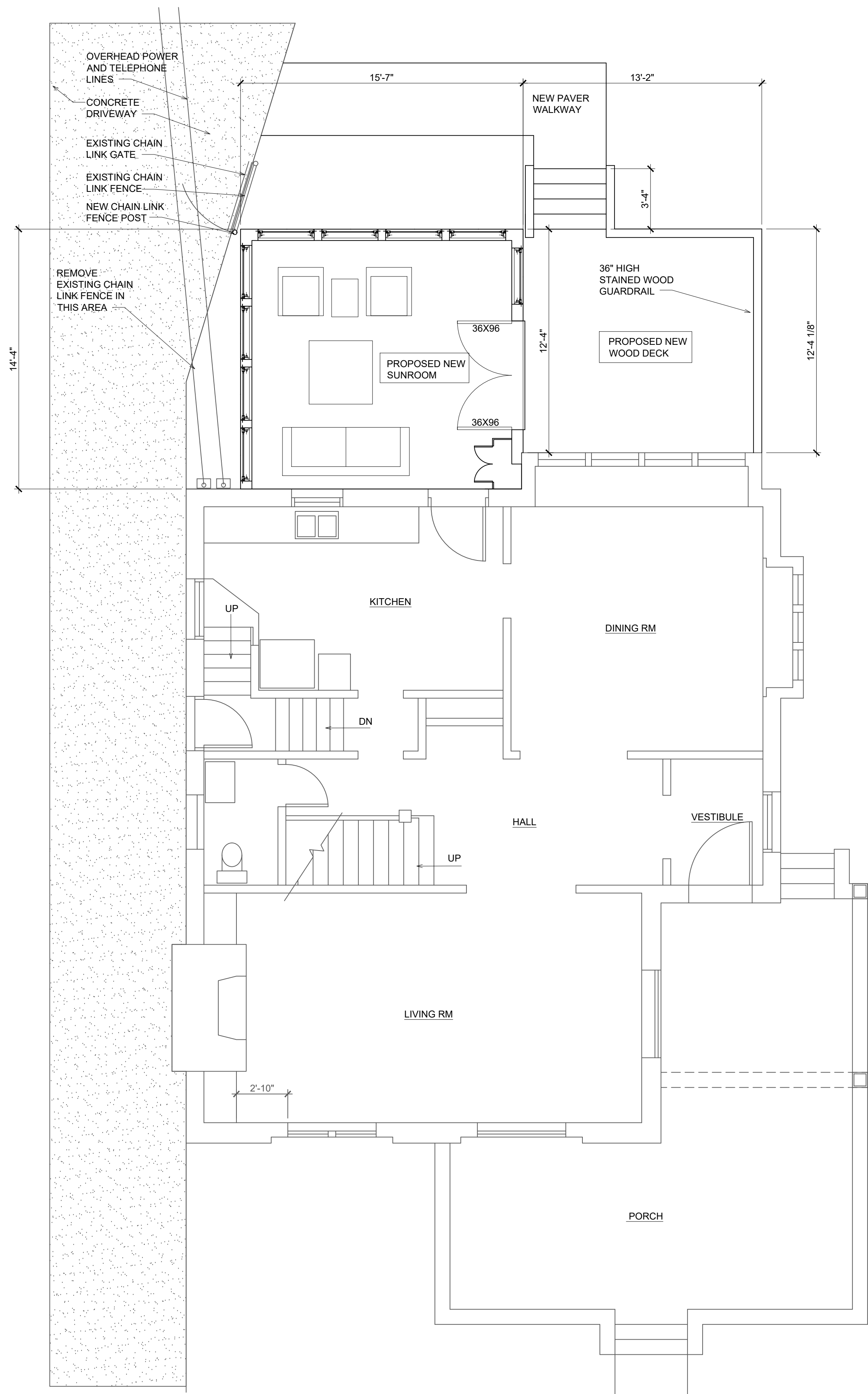
1  
 SIDE ELEVATION  
 1/4"=1'-0"  
 0 1 2 4



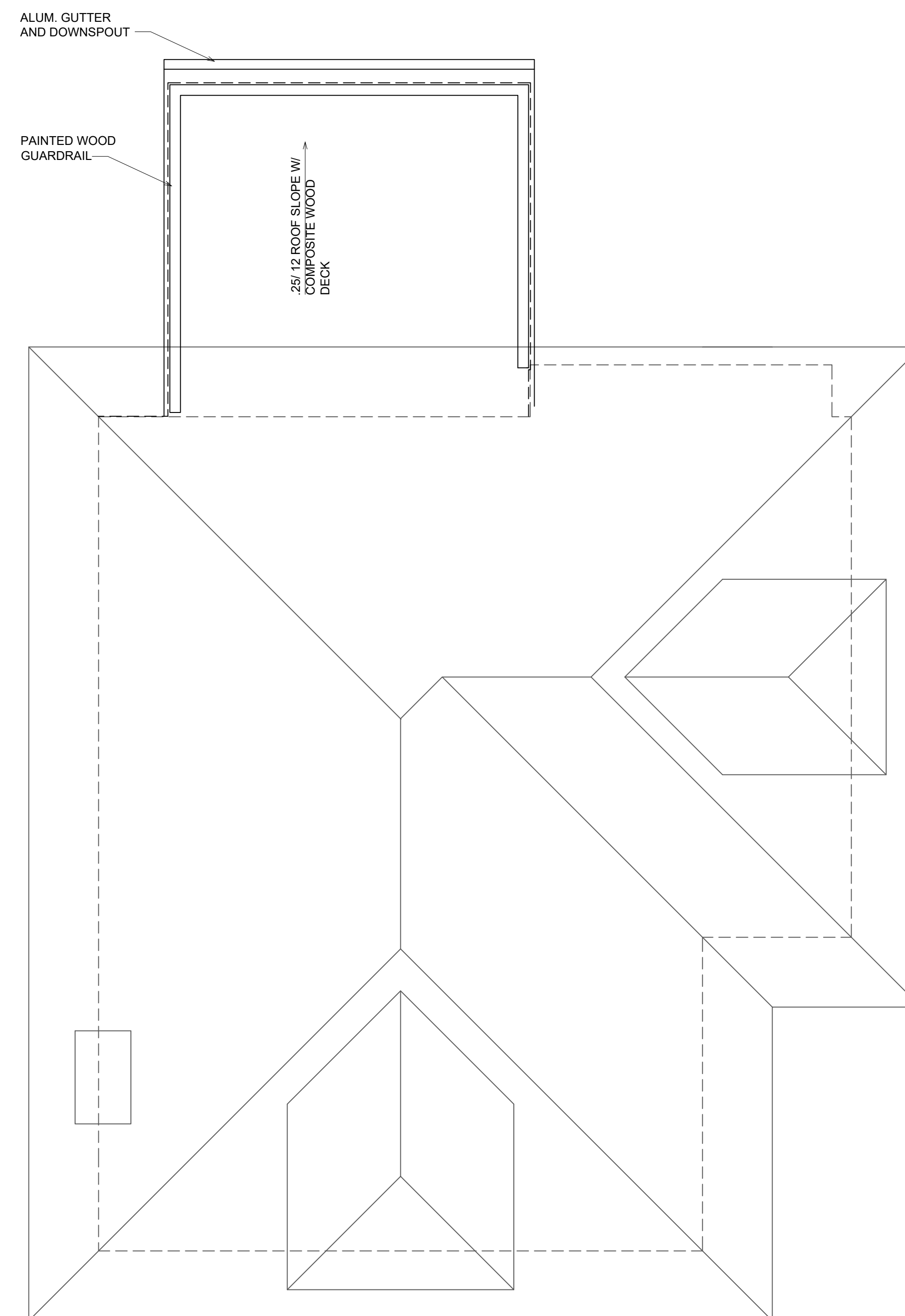
3  
 REAR ELEVATION  
 1/4"=1'-0"  
 0 1 2 4

4  
 SIDE ELEVATION  
 1/4"=1'-0"  
 0 1 2 4



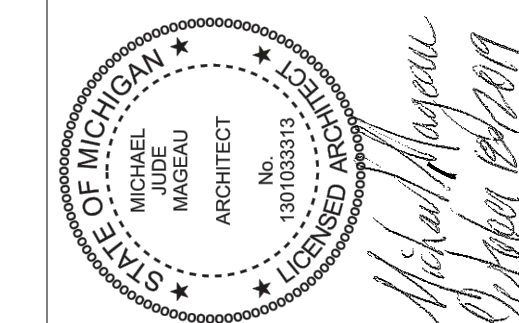


1  
 PROPOSED FIRST FLOOR PLAN  
 1/4"=1'-0"  
 0 1 2 4



2  
 PROPOSED ROOF PLAN  
 1/4"=1'-0"  
 0 1 2 4

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 DETROIT, MI. 48202

PROPOSED PLANS

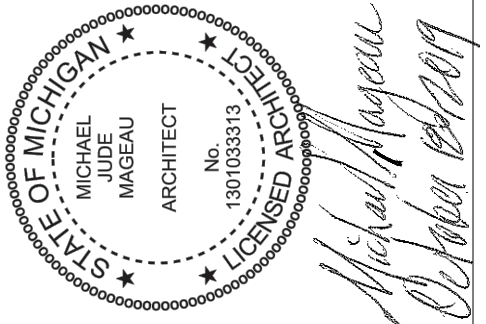
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A103



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 DETROIT, MI. 48202

PROPOSED  
 ELEVATIONS

2019-016

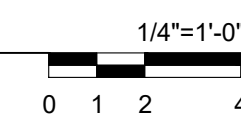
ISSUED FOR HDC REVIEW  
 2019-10-06

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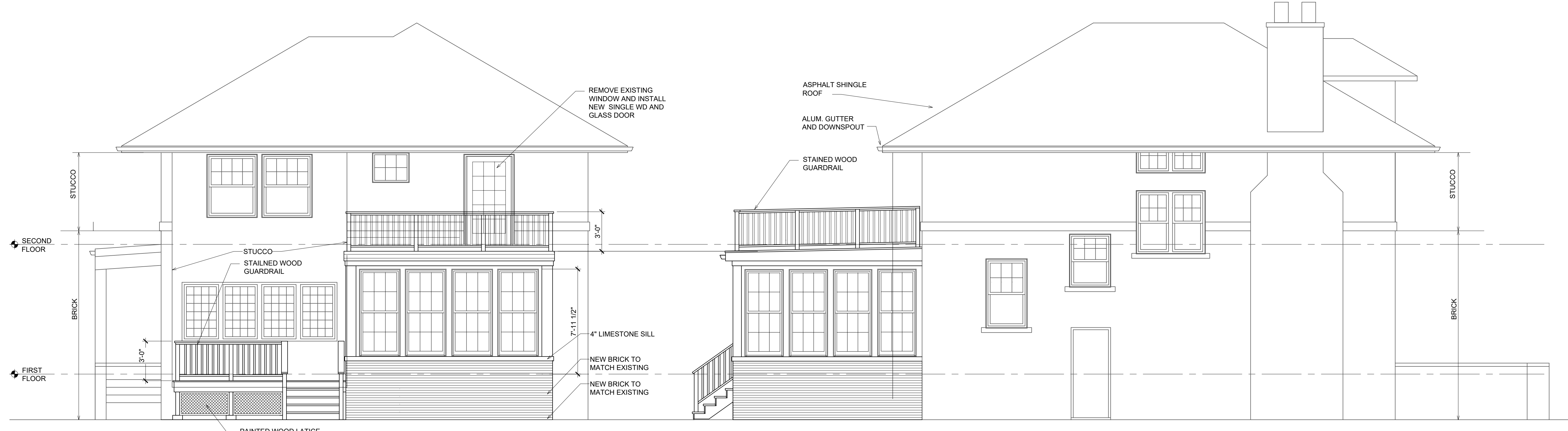
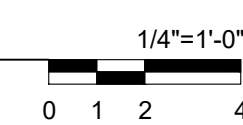
A104



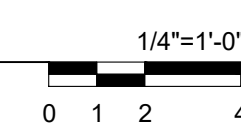
1  
 FRONT (SE) ELEVATION



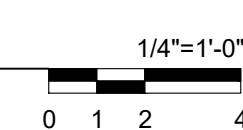
2  
 SIDE (NE) ELEVATION



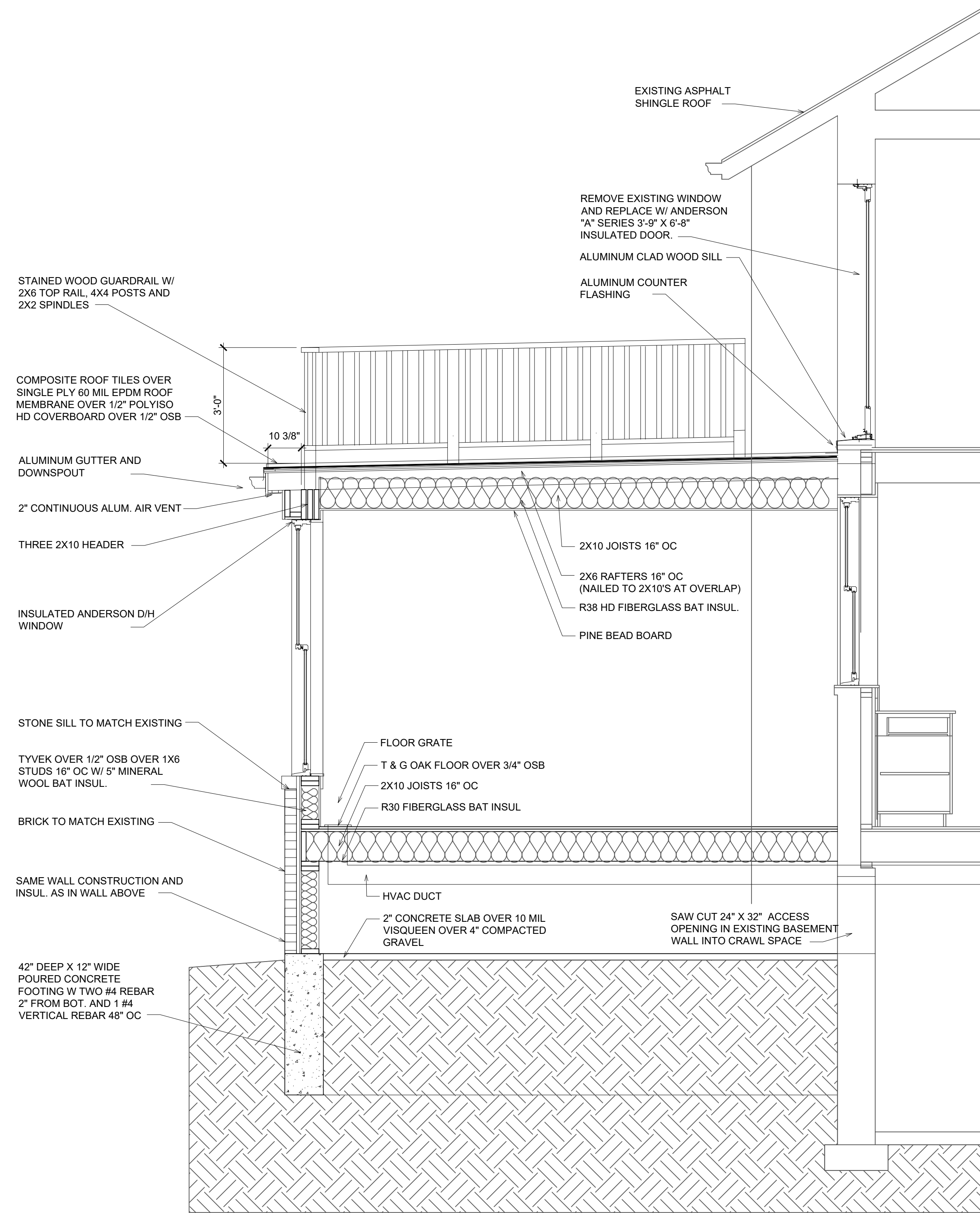
3  
 REAR (NW) ELEVATION



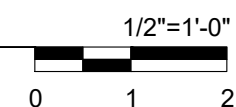
4  
 SIDE (SW) ELEVATION



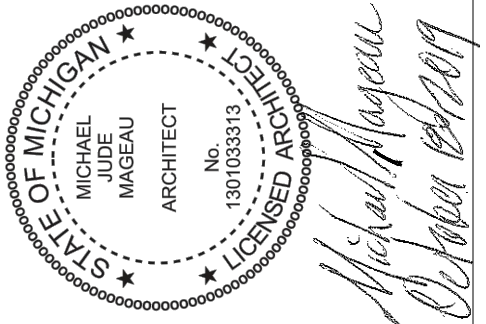




1  
BUILDING SECTION



MICHAEL MAGEAU  
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313-316-3118



HABER RESIDENCE  
690 VIRGINIA PARK ST.,  
DETROIT, MI. 48202

SECTIONS

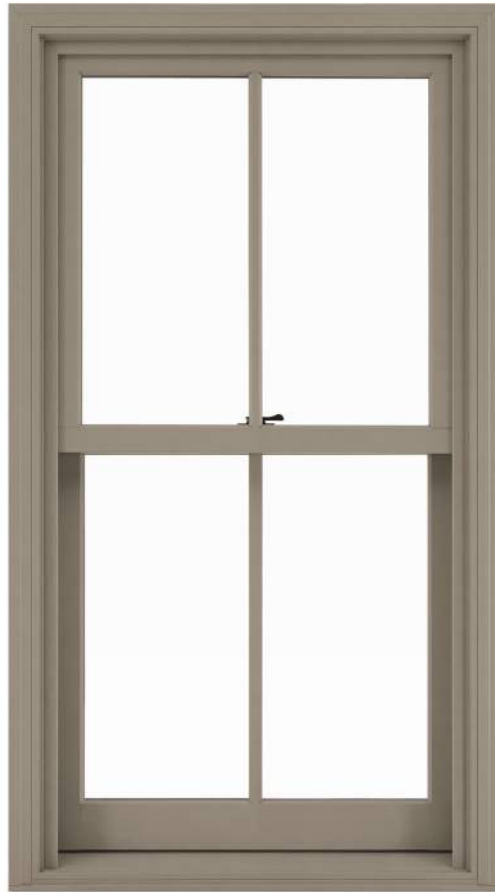
2019-016  
ISSUED FOR HDC REVIEW  
2019-10-06

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A105



wash mode for easy cleaning. Customize your design with round top styles or single hung operation with optional Lift Lock - Marvin's exclusive bottom rail locking mechanism for easier operation in hard-to-reach areas.



INTERIOR

EXTERIOR

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## Features of the Ultimate Double Hung G2 Window

- Available in heights up to 10.5 feet or widths up to 5.5 feet
- Marvin's exclusive auto-lock activates when sashes are closed for convenient security
- Unique wash mode allows cleaning of both sides of glass from indoors



- Narrow checkrail maximizes view, while maintaining historical accuracy
- Retractable screen option is nearly invisible when the screen is not in use
- Available with the same features in a single hung style, with optional Lift Lock
- Additional configurations include round top, stationary transom or picture window
- Hidden Lock Status Sensor option connects with your smart home to indicate when windows are closed and locked
- Available with IZ3 coastal/hurricane certification
- Available with Commercial Windows Performance certification
- CE certified

# SIGNATURE COLLECTION

## **Marvin Signature Ultimate**

Our broadest range of product types, sizes, configurations and design options.

[>](#) **LEARN ABOUT SIGNATURE ULTIMATE**





### Materials

Low-maintenance extruded aluminum exteriors with your choice of rich wood interior, or wood throughout.

[> LEARN ABOUT MATERIALS](#)



### Energy Efficiency

Options that help achieve long-term performance and cost savings, in any climate.

[> LEARN ABOUT ENERGY EFFICIENCY](#)



# DESIGN OPTIONS

Exterior Finish	+
Interior Finish	+
Sticking Options	+
Hardware	+
Glass	+
Screens	+
Divided Lites	-

The look of multiple, individual panes of glass in a window sash is popular in a wide range of architectural styles - from historic replications to modern farmhouses. Simulated divided lites, available in a number of different styles, mimic the look of individual panes of glass in a window sash without sacrificing the energy efficiency of a single pane of glass. For true historical accuracy, authentic divided lites utilize individual glass panes, and are available as a custom order on select all-wood windows.

## Grilles-between-the-Glass (GBGs)





An energy-efficient way to create the look of authentic divided lites, SDL bars are permanently adhered to both sides of the glass and are available with or without a spacer bar installed between the glass to create even more depth that resembles an



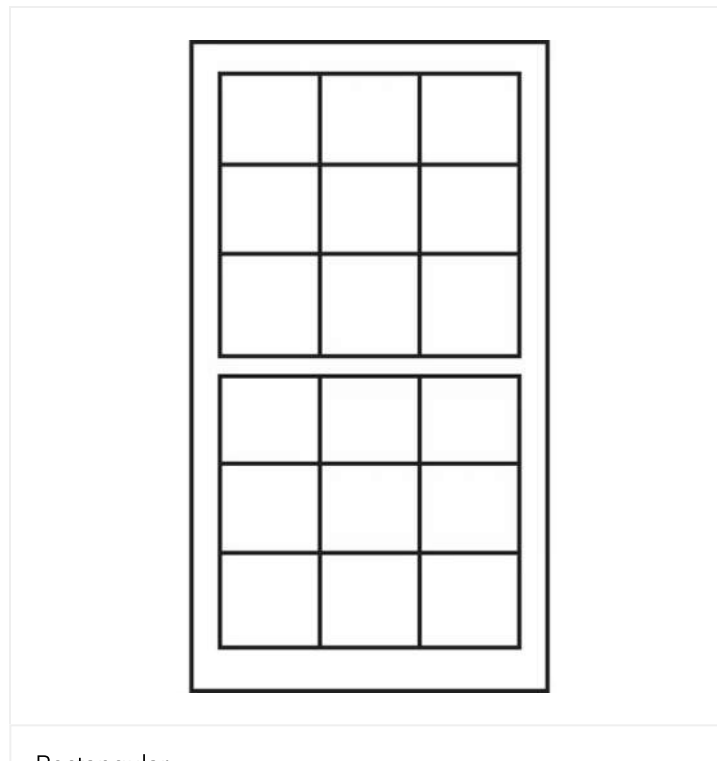


Paired with SDL bars on the exterior of the glass, a spacer bar is installed between the glass, creating an even closer match to the Authentic Divided Lite look.

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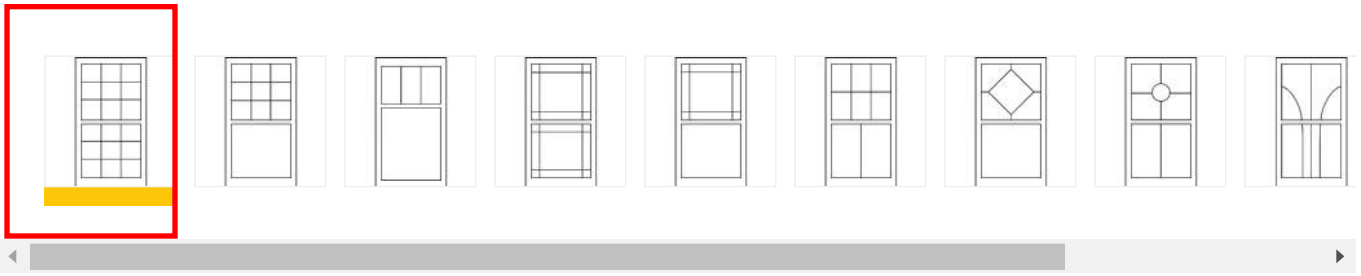
## Patterns

Marvin's custom capabilities allow us to create almost any divided lite pattern you can dream up, with combinations of widths, unique profiles, rectangular or radius cuts and more. Choose from an existing lite cut, specify custom divided lites according to a new design or ask our design professionals to assist in creating a pattern for your needs.



Rectangular





*\*These are some of our most frequently-requested divided-lite patterns.*

Casings



Shades



Home Automation



Coastal Performance



Window Opening Control Devices



VIEW MORE PRODUCTS FROM THIS COLLECTION



Ultimate Awning



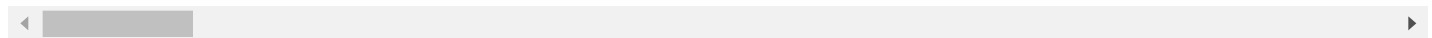
Ultimate Awning  
Narrow Frame



Ultimate Awning Push  
Out



Ultimate Awning Push  
Out Narrow Frame





MARVIN > SIGNATURE COLLECTION > MARVIN SIGNATURE™ ULTIMATE > ULTIMATE SWINGING FRENCH DOOR

# ULTIMATE SWINGING FRENCH DOOR



The Marvin Signature™ Ultimate Swinging French Door combines a classic double-panel French style with expert craftsmanship. Engineered for both quality and performance, this door features a beautiful, substantial wood surround and a durable sill for weather protection even in harsh climates. To maximize views and access to



the outdoors, select from inswing or outswing operation in sizes up to 14 feet wide, and if a more streamlined look is desired, choose our contemporary panel option with sleek 4 ¾" wood surround on all sides.



INTERIOR

EXTERIOR

## Features of the Ultimate Swinging French Door

- Available in heights up to 9 feet or widths up to 14 feet
- Choose a Traditional panel aesthetic with a 8" bottom rail or for a Contemporary look and more daylight opening, select a 4 ¾" bottom rail
- Integrated, concealed multi-point lock offers security and a tight seal with no visible components



- Handles available in a wide range of styles from traditional to contemporary
- Durable sill is engineered for years of energy-efficient and weathertight performance
- Unique multi-point lock offers security and a tight seal with no visible components
- Adjustable hinges for years of smooth operation
- Hidden Lock Status Sensor option connects with your smart home to indicate when door is closed and locked
- Available with IZ3 coastal/hurricane certification. IZ4 available for Ultimate Outswing French Door only.
- CE certified.

# SIGNATURE COLLECTION

## **Marvin Signature Ultimate**

Our broadest range of product types, sizes, configurations and design options.

[>](#) **LEARN ABOUT SIGNATURE ULTIMATE**





### Materials

Low-maintenance extruded aluminum exteriors with your choice of rich wood interior, or wood throughout.

[> LEARN ABOUT MATERIALS](#)



### Energy Efficiency

Options that help achieve long-term performance and cost savings, in any climate.

[> LEARN ABOUT ENERGY EFFICIENCY](#)



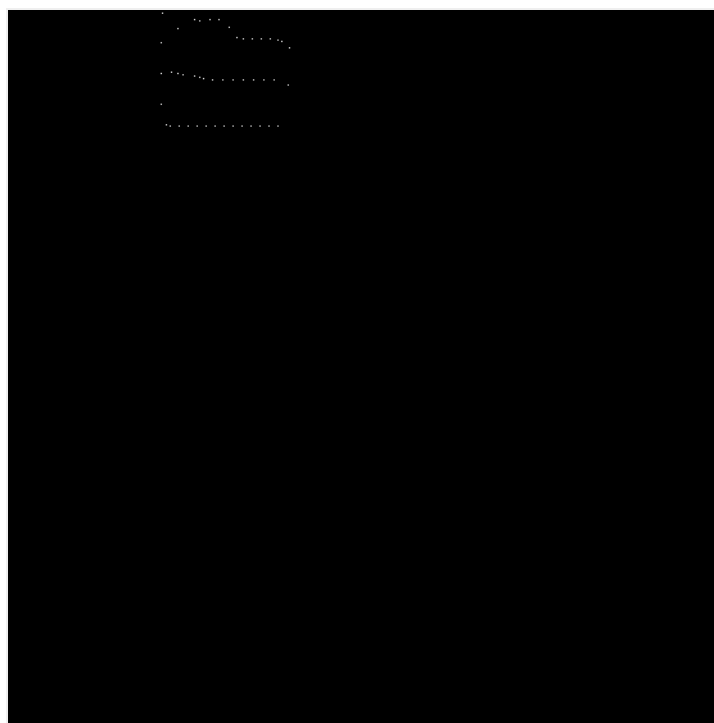
# DESIGN OPTIONS

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Exterior Finish —

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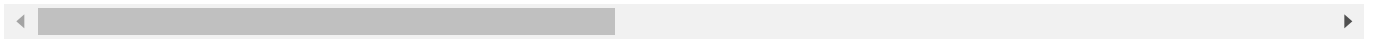
## Clad Color Options



Ebony

A high-quality door deserves a dependable finish. Our low maintenance clad-wood products feature an extruded aluminum exterior finished in commercial-grade paint for superior resistance to fading and chalking. Our palette of nineteen color options spans from muted, earthy tones to bold, rich colors and three pearlescent finishes. Custom color matching is also available to meet any design vision.





*\*Custom Colors: Any color. Any window or door. You name it. No matter what your inspiration for a custom window or door color, Marvin will match it. You get any color your heart desires, with your own personal custom color name and a 20-year warranty. See your Marvin [dealer](#) for details and ask about special pricing.*

## Wood Options



Mahogany

For projects that call for the natural or historic beauty of wood exteriors, we offer a selection of high-quality exterior wood options, including Pine, Vertical Grain Douglas Fir, Mahogany and Primed Pine.





*\*Finish samples are approximate and colors on screen can vary. Visit your local [dealer](#) to see actual color samples.*

Interior Finish	+
Interior Glazing Profile	+
Hardware	+
Sills	+
Glass	+
Screens	+
Divided Lites	-

The look of multiple, individual panes of glass in a door panel is popular in a wide range of architectural styles—from historic replications to modern farmhouses. For those who seek historical accuracy, authentic divided lites utilize individual glass panes. Simulated divided lites, available in a number of different styles, mimic the look of individual panes of glass in a window sash without sacrificing the energy efficiency of a single pane of glass.

## Authentic Divided Lite (ADL)



## Simulated Divided Lite (SDL)

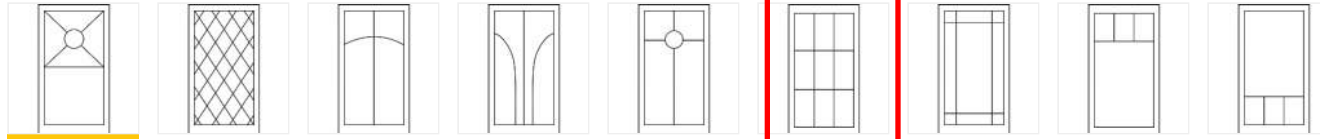
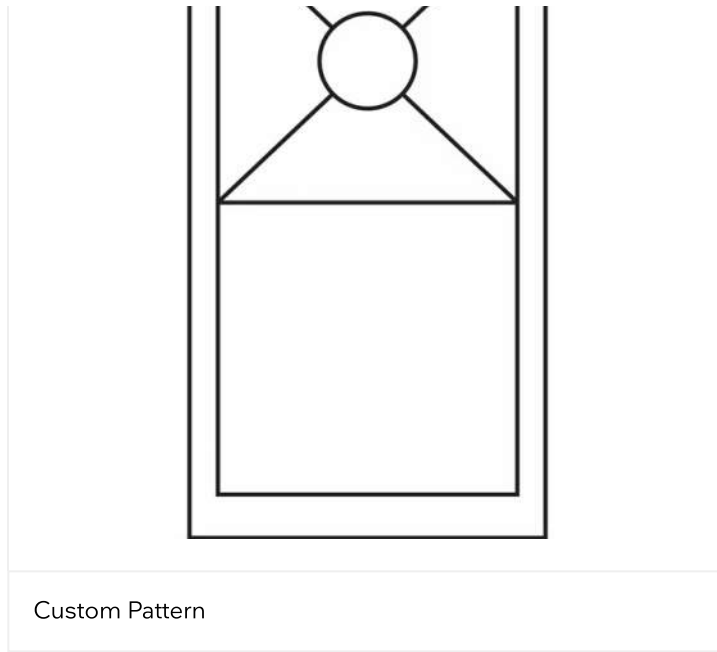


An energy-efficient way to create the look of authentic divided lites, SDL bars are permanently adhered to both sides of the glass and are available with or without a spacer bar installed between the glass to create even more depth that resembles an ADL.

## Simulated Divided Lite with Spacer Bar (SDLS)







*\*These are some of our most frequently-requested divided-lite patterns.*

Casings



Shades



Home Automation



Coastal Performance



VIEW MORE PRODUCTS FROM THIS COLLECTION



# PRAVOL Outdoor Composite Interlocking Deck Tiles

12" x 12" / interlocking deck tile

BuildDirect

★★ 4 reviews

SKU: 15239894



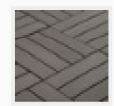
Share:

USD \$3.49 / sq ft

Best Shipping!

In Stock 7,660 sq ft available

Other Styles:



Style: Brown 12" x 12"

Type: interlocking deck tile

Coverage:

140 sq ft minimum

sq ft

Flexible Monthly Payments with **affirm**  
[Learn More and See If You Qualify](#)

**Add To Cart for Shipping**

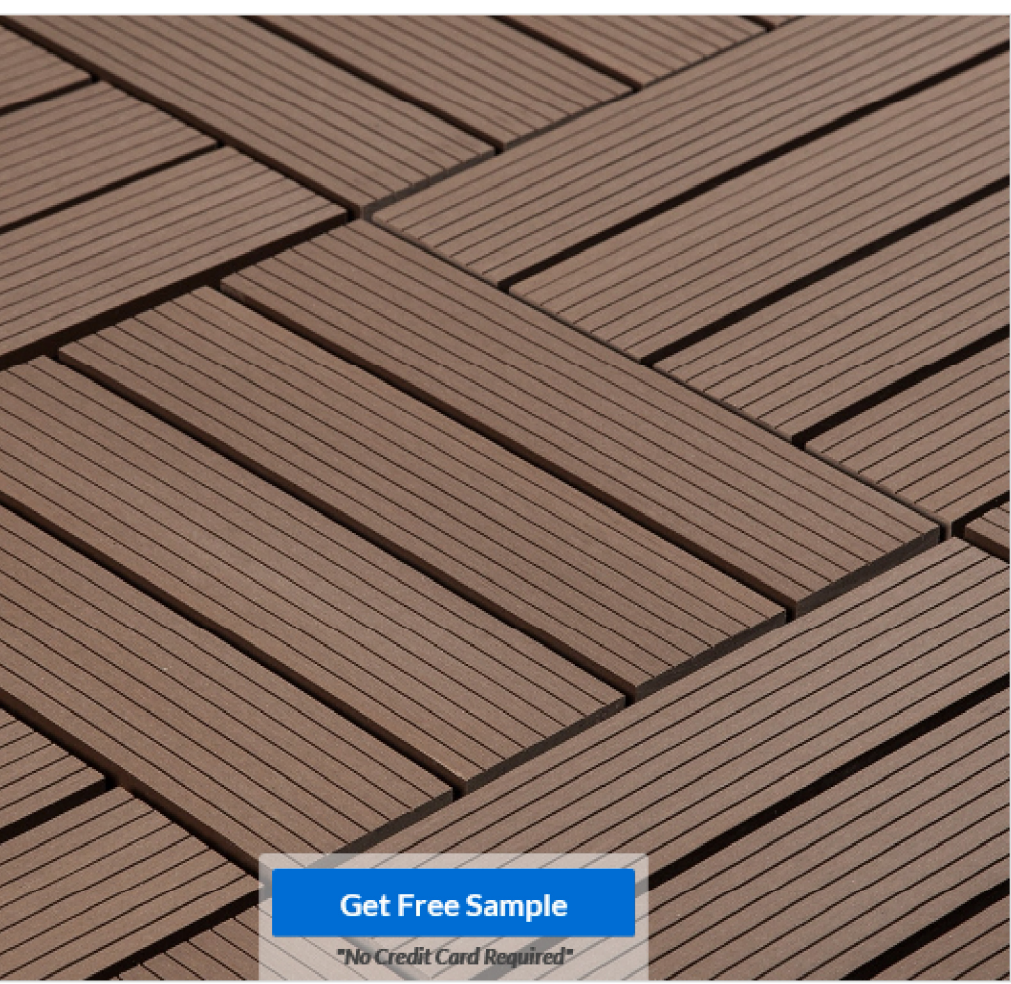
Save to Wishlist

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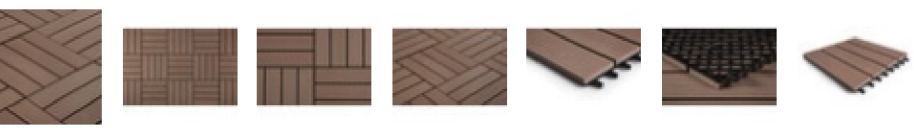


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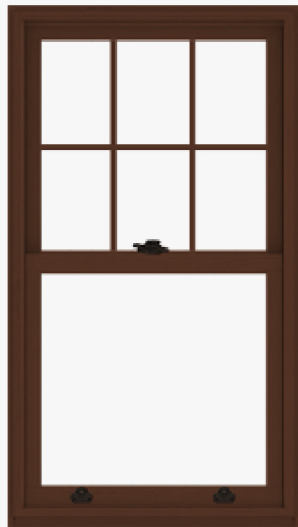
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