

STAFF REPORT: NOVEMBER 10, 2021 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: 21-7576

ADDRESS: 864 LONGFELLOW

HISTORIC DISTRICT: BOSTON-EDISON

APPLICANT: JAIME STEIS THORSBY

PROPERTY OWNER: JAIME STEIS THORSBY

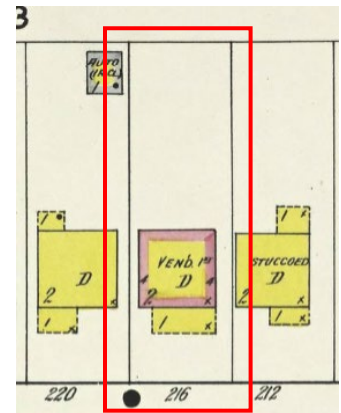
DATE OF PROVISIONALLY COMPLETE APPLICATION: OCTOBER 18, 2021

DATE OF STAFF SITE VISIT: 10/29/2021

SCOPE: REPLACEMENT OF HISTORIC GARAGE DOORS –11/08 UPDATED PROPOSAL

EXISTING CONDITIONS

Erected in 1909, the house at 864 Longfellow is located on the north side of the street, mid-block between 3rd Avenue and Hamilton Boulevard. The styling of the house is akin to the American Four-Square, where exterior ornament is applied against an otherwise minimally articulated structure. Arts and Crafts details; including a low-pitched hip roof, exposed rafter tails under deep overhangs, a large, deep front porch, and a masonry veneered first floor with shake shingles at the second floor, are combined with Victorian-era diamond paned upper window sash, creating a composite style for which four-square houses are well known.



Above: HDC Staff photo, October 29, 2021
Above Right: Sanborn Map Company, Vol. 9, 1915, pg. 45*
**the address shown below pre-dates the city's renumbering program that went into effect on 1/1/1921.*
Right: Aerial image, Google maps, 2021.

The existing garage sits at the rear lot line against the alley. While the garage was constructed at a later date than the house (as it doesn't appear on the 1915 Sanborn map), it is historic age and bears many early 20th century design features, including a low, hip roof, wood clapboard siding, and manual outswinging doors that have glass panels above wood paneling.



Above: Applicant photo
 Left: HDC staff photo, 10/29/21
 Below: Applicant photo of proposed replacement door



Figure 2: Example of garage door to be installed on garage

PROPOSAL

The applicant proposes to remove the four manual doors and two large door openings, so that a single, overhead automatic steel garage door can be installed. Color to match the existing garage paint color.

11/08 Revision

The design of the door has changed to a stamped design that is pressed into four vertically-rectangular sections; each section includes one narrow, horizontal window above two solid, vertical panels.. The door will be painted to match the color of the existing doors.

STAFF OBSERVATIONS AND RESEARCH

- The Boston-Edison Historic District was established in 1974.
- It is staff's opinion the existing garage doors are character-defining features of the structure and site.
- The houses on this block of Longfellow mostly fill the width of their lots, allowing the garages to not be visible from the public right-of-way.
- The garage is sited at the property's rear lot line and the doors face the alley. During staff's site visit, it was noted that two garages along the same side of the alley are in advanced state of deterioration, and many other historic garages have had unsympathetic replacement doors installed at a previous time.

ISSUES

- While the four doors show a uniform level of deterioration and may not be currently operable (due to missing hardware and being out of alignment), it must be noted that much of the historic material, and the historic design, remains intact.
- Standard Six states, “*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.*”

11/08 Revision

- The proposed design’s single overhead door with stamped detailing, while offering a suggestion of a historic door design, does not match the dimensional pattern of the individual doors within the larger two openings.

RECOMMENDATION

Section 21-2-78, Determination of Historic District Commission

It is staff’s opinion the replacement of the existing historic wood garage doors with one single metal solid overhead paneled door will alter the features and spaces that characterize the property. Staff therefore recommends the Commission deny a Certificate of Appropriateness for the work as proposed because it does not meet the Secretary of the Interior Standards for Rehabilitation and the Elements of Design for the Boston-Edison historic district.

HDC Application Description and Details: 864 Longfellow

Description of existing condition

The garage doors are currently manual garage doors that have been jerry-rigged with plywood and wood to be closed shut. The manual garage doors are wood and are carriage style with windows at the top of the doors (Figure 1). The garage doors face the alley.

Description of project

The project will entail removing and replacing exterior siding and trim of the two garage overhead door openings and removal and replacing the two existing manual garage doors with a single automatic garage door. The two existing doors need to be replaced because they are in disrepair- they do not open, are being held together by plywood, and have broken windows and hardware. The existing doors are being replaced with a single steel garage door for safety and durability concerns (Figure 2). We have chosen a single garage door to ensure that cars are able to get in the garage. The alley behind our house is overgrown and narrow which limits the turning ability of our car to enter the garage. A single door will allow more space to get our cars into the garage safely and without damage.

We have chosen features for the new garage door that are similar to the existing doors:

- The replacement garage door will entail small windows at the top of the doors. We have chosen smaller windows than the existing windows for safety/privacy concerns.
- The garage door will have stamped carriage style doors in a similar pattern to the existing doors.
- The door will be painted to match the existing doors color.

Detailed scope of work

- Inspection, removal and replacement of exterior siding and trim of the two garage overhead door openings.
- Inspection and removal of two garage overhead door openings.
- Installation of a single garage door with track and opener in the place of the two garage doors that are being removed.



Jamie Steis <steisjam@gmail.com>

Project - 864 Longfellow St., Detroit.

Joe Dobson <joe@johnmccarterconstruction.com>
To: Jamie Steis Thorsby <steisjam@gmail.com>

Mon, Nov 8, 2021 at 10:03 AM

Hello Jamie & Richard,

Thank you for your time and the opportunity to service your home.

After my initial inspection of your detached garage structure and 2 front bay garage doors it is my opinion that restoring the front of your garage and the bay doors would be estimated at \$30K - \$35K not including paint and concrete work.

The alternative recommendation would be structural and framing repairs/modifications to accommodate a new 16 x 7 Haas garage overhead door. Estimate - \$9K - \$11K not including paint and concrete work.

If you have any questions, feel free to contact me at your convenience.

Best regards,

Joe Dobson

John McCarter Construction

475 Washington

South Lyon, MI 48178

Michigan's #1 James Hardie Contractor



Cel. 248.709.6648

South Lyon Office 248.446.1750



Figure 1: Garage at 864 Longfellow



Figure 2: Example of garage door to be installed on garage

Regency

65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 270, 271



Safe-Way Model 65



Safe-Way Model 70 in Driftwood

Elegance and Performance

Enhance the appearance of your home with Regency Series by Safe-Way Door. These handsome residential garage doors combine the beauty of wood-like design with the strength and easy care of steel. Available with a variety of panel styles, the Regency Series features insulation surrounded by two steel skins, thus providing durability and noise reduction. A choice of window styles and durable baked factory finishes lets you select the perfect door for your home.

Make a Statement.



Regency

Models 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 270, 271



AVAILABLE COLORS

Models 70, 71, 72, 73, 74, 271



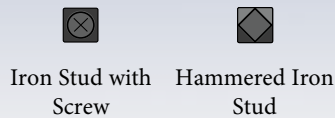
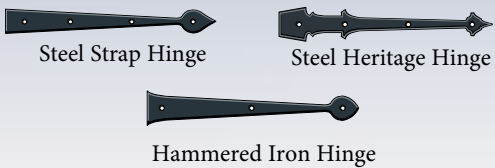
Models 65, 66, 67, 68, 69, 270

Safe-Way Model 68

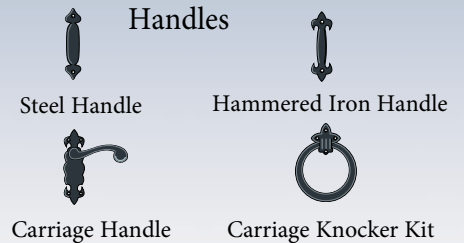


DECORATIVE HARDWARE

Hinges



Handles



AVAILABLE PANEL STYLES



Standard // Model 65, 70



Medium // Model 69, 71



Ranch // Model 67, 72



Flush // Model 66, 74



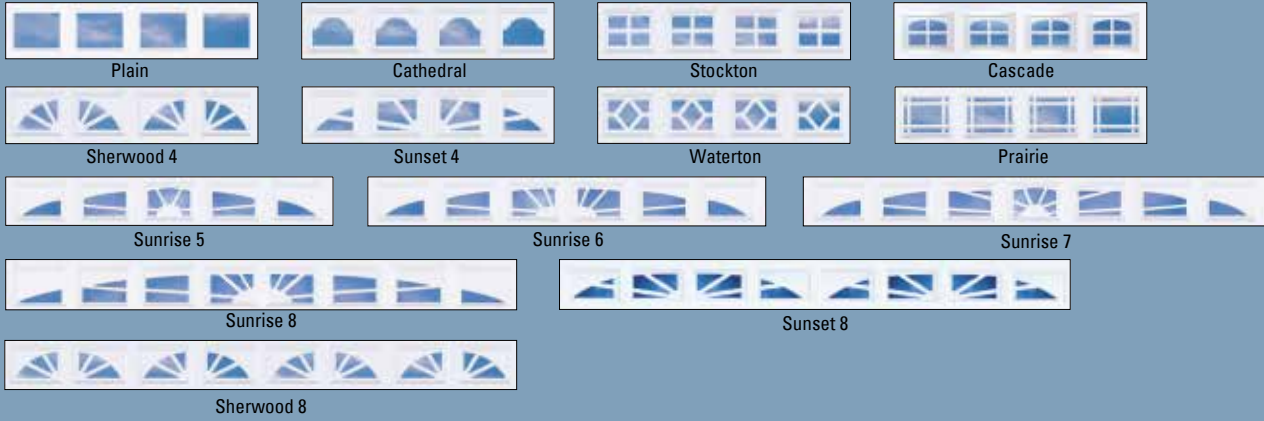
Stamped Carriage Short // Model 68, 73



Micro Ribbed // Model 270, 271

ESTATE WINDOW SERIES

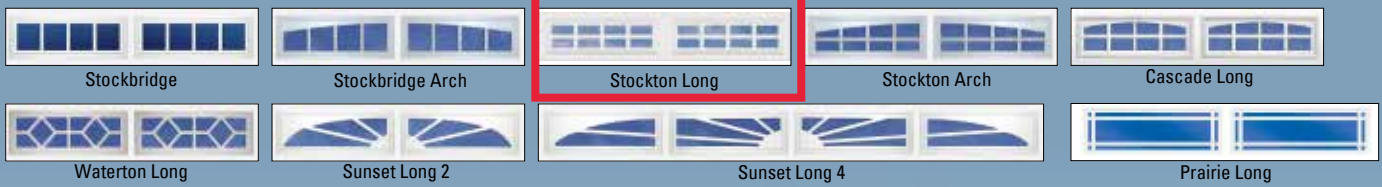
Model 65, 66, 68, 70, 73, 74, 270, 271 | **Standard** | **Raised Panel**



Model 69, 71, 270, 271 | **Medium** | **Raised Panel**

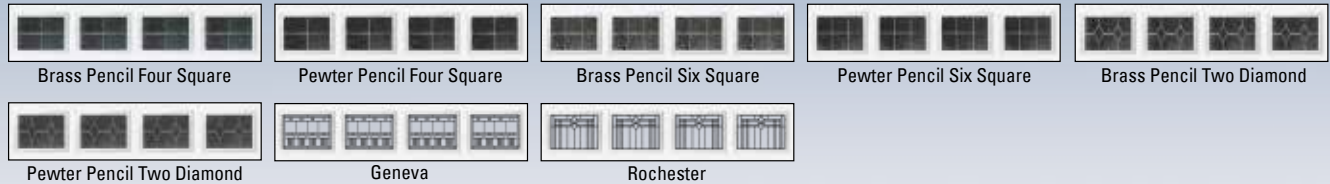


Model 66, 67, 68, 72, 74, 270, 271 | **Long Ranch** | **Raised Panel**

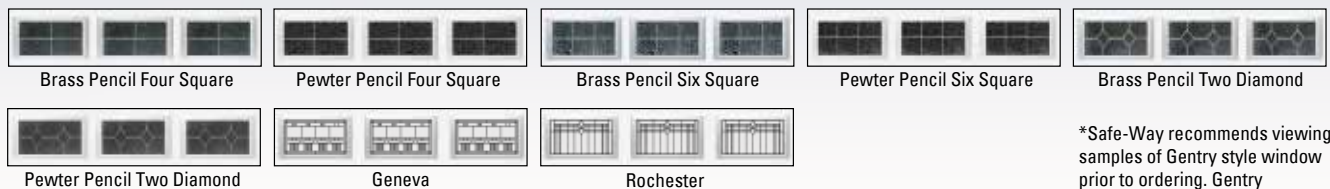


GENTRY WINDOW SERIES*

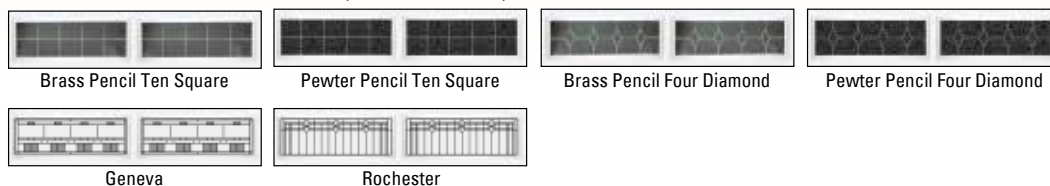
Model 65, 66, 68, 70, 73, 74, 270, 271 | **Standard** | **Raised Panel**



Model 69, 71, 270, 271 | **Medium** | **Raised Panel**



Model 66, 67, 68, 72, 73, 74, 270, 271 | **Long Ranch** | **Raised Panel**



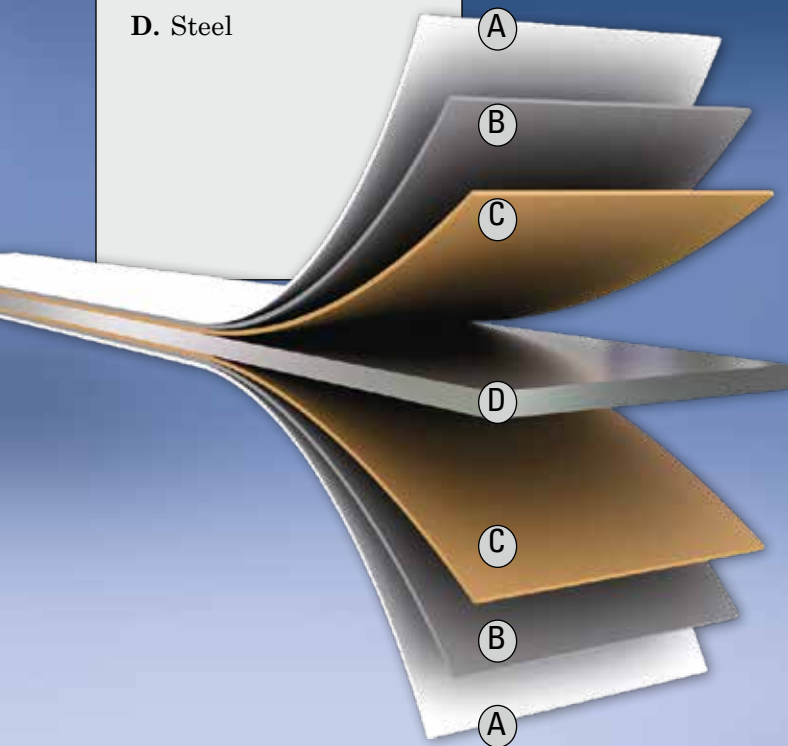
*Safe-Way recommends viewing samples of Gentry style window prior to ordering. Gentry depictions on this literature are actual photography however lighting inside or outside the garage can significantly impact the "look" of these windows. Please consult with your dealer prior to purchase.

CONSTRUCTION

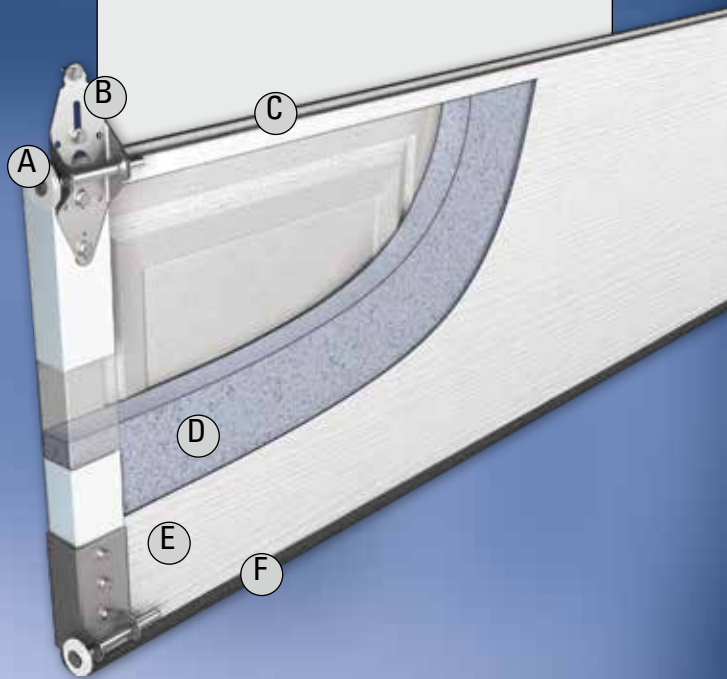
Two deep-drawn, tension-leveled, galvanized steel skins are polyester painted and wrapped around a one-pound density expanded polystyrene insulation board using a polyurethane adhesive.

This construction method provides insulation value, durability, sound deadening qualities, and dent resistance for an all-around superior product.

- A. Finish Painted Coat
- B. Primer Coat
- C. Galvanized Layer
- D. Steel



- A. 11 ball nylon rollers provide quiet operation and long lasting durability.
- B. Heavy duty galvanized 14 gauge hardware.
- C. Tongue and groove design provides weathertight section joints.
- D. 2" expanded polystyrene insulation provides an R-Value of 10.25.
- E. Steel skins inside and out provide maximum durability.
- F. Aluminum bottom retainer with vinyl weatherstrip.



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As Safe-Way Door constantly strives to improve our product, all specifications listed in this informative brochure are subject to change without notice or obligation. Printed color may vary from actual color, please check with your local dealer for color swatches.
9/18



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