

STAFF REPORT: MARCH 8, 2023 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: 22-8197

ADDRESS: 15083 MINOCK

HISTORIC DISTRICT: ROSEDALE PARK

APPLICANT: EVAN THOMAS

PROPERTY OWNER: EVAN THOMAS

DATE OF PROVISIONALLY COMPLETE APPLICATION: FEBRUARY 13, 2023

DATE OF STAFF SITE VISIT: JANUARY 24, 2023

SCOPE: DEMOLISH GARAGE*, ERECT GARAGE, DEMOLISH ADDITION, ERECT ADDITION AND DECK, INSTALL VINYL WINDOWS

**Staff report updated on 3/8/2023 based on applicant's revision to scope of work (submitted 3/6/2023).*

EXISTING CONDITIONS

The two-story dwelling at 15083 Minock was erected in 1926. Wide shed dormers extend from the gambrel roof on the front and rear elevations; the large front elevation window openings have vinyl sliding units. Black asphalt shingles cover the roof, while the walls are faced with wood, aluminum, vinyl, and asphalt siding.

Most of the front porch is covered by a shallow-pitched hip roof that is supported by round wood columns. The house sits high above grade; the raised porch is accessed by stairs that are enclosed with masonry wing walls. A low iron railing (likely original to the house) runs along the majority of the porch perimeter and a contemporary aluminum railing has been installed on one side of the front steps.

The color palette on the sides and rear of the house are brown (asphalt siding) and white (aluminum/vinyl siding, window sash), while the front elevation is faced with unstained wood shingles and aluminum siding painted a dark blue-green. A new front door (black with square lights in the top half) and copper gutters and downspouts complete the front elevation.



Staff photo, January 24, 2023

A driveway, spanning the distance between the house and the north lot line, extends from Minock to the rear yard. A garage is not present, but a concrete pad remains.

PROPOSAL

- Demolish concrete pad in rear yard (garage was demolished by a previous owner without HDC approval); pour new concrete foundation and erect two-story garage in same location.
- Demolish addition at back of house; erect two-story addition.
 - Both structures would be faced with fiber cement siding at the first floor and wood cedar shake siding at the second floor. All surfaces to be painted white. Install copper gutters and downspouts (matching those on the house).
- Replace non-compliant sliding vinyl windows at front elevation with aluminum-clad wood double-hung windows (three-over-one vertical grille pattern) with mullions; **replace vinyl double-hung units on the side elevations with one-over-one double hung aluminum-clad wood windows. Install aluminum-clad window units on addition and garage. Anderson, E Series, Color: black.**
- ~~Install black vinyl trim around all window openings. Install vinyl windows on existing house (sides and rear) and addition.~~
- **Retain existing wood trim at existing window openings on house; paint wood trim PT-2, tricorn black.**
- Remove asphalt siding from second story gable walls and install wood cedar shake siding; retain wood shake siding on front elevation. Siding will be painted white.
- Aluminum siding on first floor will remain in place and will be painted white.
- Aluminum railing at front porch steps to be removed; iron railing section to be fabricated at porch perimeter (where missing) to match historic railing.
- Erect deck at rear elevation; install new door opening on existing rear wall.

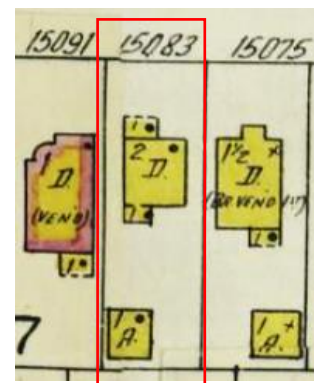
STAFF OBSERVATIONS AND RESEARCH

- The Rosedale Park Historic District was established in 2006.
- Minock Avenue was likely named after Edward J. Minock, who in 1913 recorded a plat of land in Redford Township, which ultimately was developed as part of the Rosedale Park subdivision.
- Below is the district designation photo that shows original/historic wood windows in place on the front elevation, as well as asphalt (second floor) and aluminum siding. The front porch railing extended to the steps (portion between column and steps is now missing), and a two-car garage was present at the northwest corner of the rear yard.

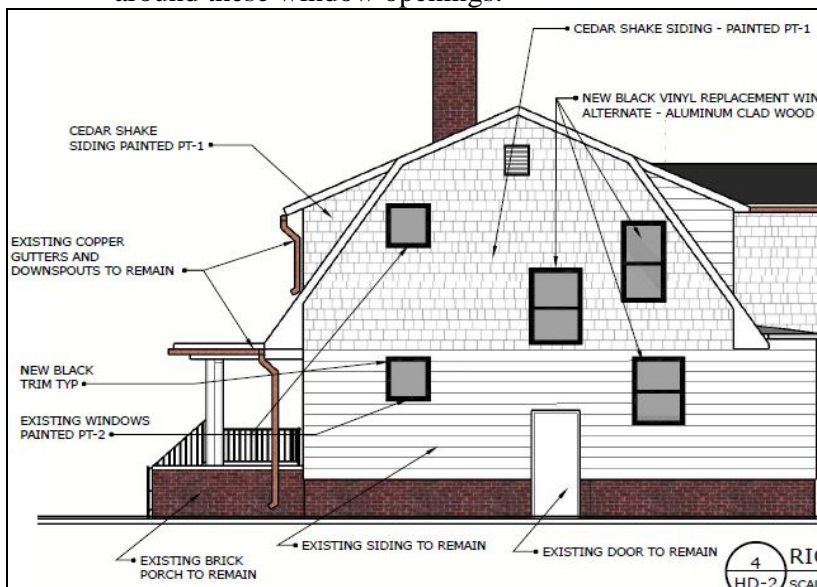


*Left: HDAB
designation photo,
2006*

*Below: Sanborn Map,
Vol. 26, 1938-1950*



- The 1950 and 1971 Sanborn maps show a one-car wood frame garage at the rear corner of the lot. Per HDAB’s Final Report that discussed the erection of garages, *“The majority of builders and homeowners tended to select modest, utilitarian designs, settling for the simple box garage with a gable or hipped roof, double doors, and perhaps a stock window or two.”*
- The garage in the 2006 photo appears to be a two-car garage with hip roof, larger than the original garage, but still reminiscent of the general designs of the earlier structures. Staff doesn’t have any information on its time of construction, beyond it being post-1971.
- Based on Google street view images, the garage was demolished between 2009 and 2011 and the wood windows were replaced with the vinyl units between 2006 and 2009.
- It is staff’s opinion that Dutch Colonial-style houses are the least common revival architectural style within the city. HDAB’s Rosedale Park Final Report states: *“Favored choices included...the English Tudor Revival style, the Bungalow, and the Colonial Revival style, all styles of many early Rosedale Park homes. Other styles occurred in more episodic fashion, such as the Dutch Colonial Revival and French Renaissance.”*
- The wood double-hung windows on the front elevation were distinctive character-defining characteristics of the dwelling.
- According to the National Park Service’s document [Replacement Windows that meet the Standards](#):
 - Replacement windows on primary, street-facing, or any highly visible elevations of buildings of three stories or less must match the historic windows in all their details and in material (wood for wood and metal for metal).
 - The more important a window is in defining the historic character of a building the more critical it is to have a close match for its replacement.
 - Replacement windows on secondary elevations that have limited visibility must match the historic windows in size, configuration, and general characteristics, though finer details may not need to be duplicated and substitute materials may be considered.
- The applicant selected the [Anderson E-series](#) window line for the front elevation replacement windows. The replacement windows proposed for the double-hung window openings on the house’s side elevations and for the openings on the addition is [JELD-WEN V-4500](#) vinyl sash.
- The applicant proposes to retain the remaining wood awning window units on the dwelling, located on both side elevations (first and second floor). The existing aluminum siding installation “jumped the casings” so the windows appear as small holes in the exterior walls. Vinyl trim is proposed to be installed around these window openings.



Applicant drawing – side/north elevation

ISSUES



2006 designation photo



2023 staff photo



The designation photo shows what is likely the original casings/framing around the windows. The wood had a flat profile; the horizontal header is wider than the vertical members, and the bottom sill was very thin in height and extended outward from the vertical framing.

The clarity of the historic and current images isn't ideal; however, it still appears to staff that the existing framing is very similar in dimension to what is shown in the designation image, and a narrow, protruding sill is evident. Therefore, staff believes the historic wood casings remain in place and should be retained for the upper and lower window openings, including the mullion remaining within the first floor opening (visible in top right photo). The trim choices offered by Anderson: flat and profiled casings, brick mould casings and sill nose (metal and wood) should not be selected as none of these options match the historic/existing conditions.

EXTERIOR TRIM

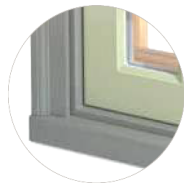
Designed to add depth and traditional appeal, our exterior trim options extend outward from the window or door frame, casting a shadow line consistent with true historical applications. Choose from our extended selection of flat and profiled casings, brick mould casings and sill nose. Match or contrast the trim with your windows and doors in any of our 50 exterior colors, custom colors and anodized finishes.



3 1/2" backband and bead casing and 1 1/2" sill nose shown on casement



3 1/2" flat casing shown on hinged inswing patio door



2" brick mould and 1 1/2" sill nose shown on casement

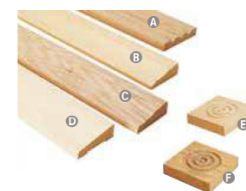


3 1/2" brick mould and 1 1/2" deep sill nose shown on double-hung

Anderson E-series brochure

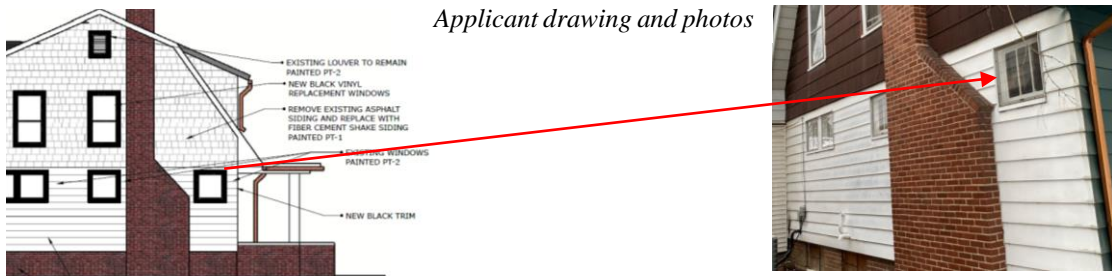
Wood Casing

A subtle touch around the perfect window or door makes your view even more special. Choose from four different casings and add plinth blocks at the corners for just the right touch of detail.

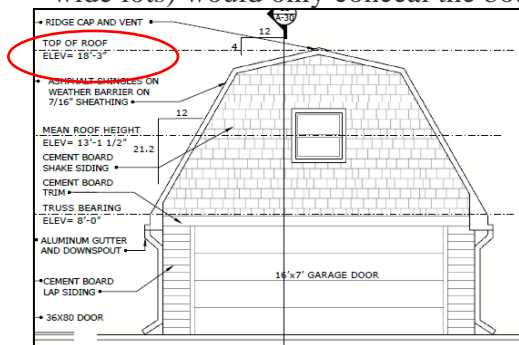


- A 1/2" x 3 1/4" Fluted Casing
- B 1 1/8" x 2 1/4" Colonial Casing [WM366]
- C 1 1/8" x 2 1/4" Colonial Casing [WM356]
- D 1 1/8" x 2 1/4" Ranch Casing [WM324]
- E 2 1/2" Plinth Block
- F 3 1/2" Plinth Block

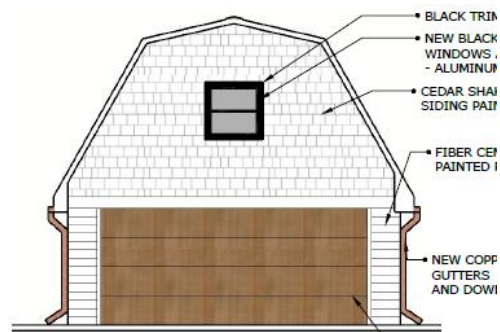
- Staff does not know if the side and rear elevation vinyl windows were in place prior to the district’s designation, however the applicant proposes to replace the vinyl units as part of this application. The applicant’s first choice of window sash for the addition and the existing side elevation windows on the house is JELD-WEN V-4500 vinyl frames, an alternate selection of Anderson E series is noted on the elevation drawings.
 - Staff believes the commonality of materials between the addition and house should include the window openings. (Example: The applicant has proposed wood shake siding at the second floor on the house and addition.) It is highly probable the sash dimensions (top/meeting/bottom rails and stiles) of the JELD-WEN units will not match the dimensions of the Anderson E-series. Additional details such as finishes for energy efficient glass could further differentiate the appearance of replacement windows fabricated by different manufacturers.
- The proposal states the aluminum siding will be cut back for the installation of vinyl trim/window casings for the first floor windows, and existing wood trim at all second floor openings will be covered. As mentioned on page 4, staff believes the original wood window casings remain exposed at second floor front elevation and at the side elevations. Vinyl trim should not cover original window casings. Rather than cutting back the aluminum siding to install vinyl trim, the aluminum should be cut back to expose the existing wood casings. Additionally, there is inadequate room at the chimney on the south elevation to install additional window trim.



- Staff reviewed the new construction against the district’s elements of design. Elements that relate to the proposal are listed below:
 - Height** The height of the single-family residential structures in the Rosedale Park Historic District range from one-story to 2½ stories tall... Additions to existing buildings shall be related to the existing structure. Garages are generally one-story tall.
 - The garage has a standard footprint of 20’ wide x 20’ deep, however the steep pitch of the gambrel roof creates a ridge height of 18’-3”. The garage’s design is in context with the house’s gambrel roof; however, the exceptionally tall height of this garage will be out of proportion for the neighborhood. Additionally, the standard six-foot privacy fence, only five feet way (on 40’ wide lots) would only conceal the bottom third of the structure from the neighboring property.



Drawing from February 2023 application



Drawing from current March 2023 application

- The applicant removed the notation of a second floor on the garage plans; however, the sizing/height of the garage was not reduced.



15025 Artesian



14941 Artesian



14890 Artesian

Staff conducted a visual survey of a few surrounding streets with Google street view. A number of similarly designed houses and their respective garages are shown. All of them are one-story with gable or hipped roofs.



15016 Glastonbury

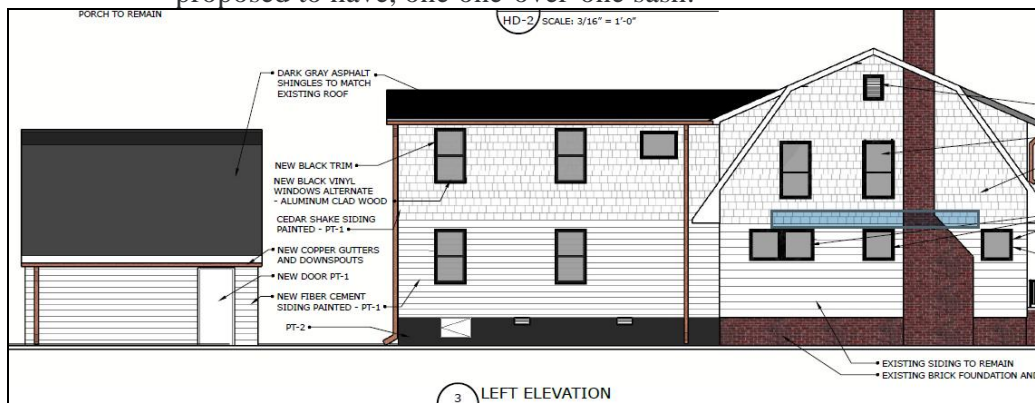


15042 Artesian

(15) *Scale of façades and façade elements.* The Rosedale Park Historic District comprises a single-family residential neighborhood of moderately scaled dwellings. Elements and details within are appropriately scaled, having been determined by the style, size, and complexity of the individual buildings. Window sash are usually subdivided by muntins, and casement windows are leaded, affecting the apparent scale of the windows within the façades.



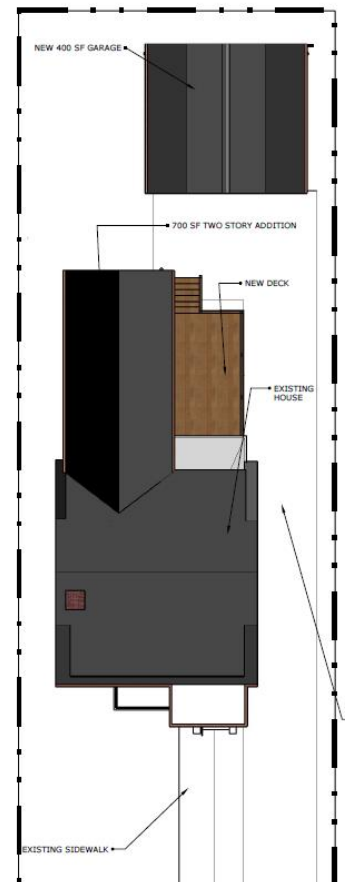
- The addition's southern elevation (shown below) has mostly double-hung windows, but one smaller horizontal window remains. The existing small windows on the house (which the applicant will retain) are located on both sides of the house; the north elevation has one small window at the second floor. All of the double-hung windows on the sides and rear have, and are proposed to have, one one-over-one sash.



Above, top, and bottom right: applicant drawings and photo; middle right: staff photo

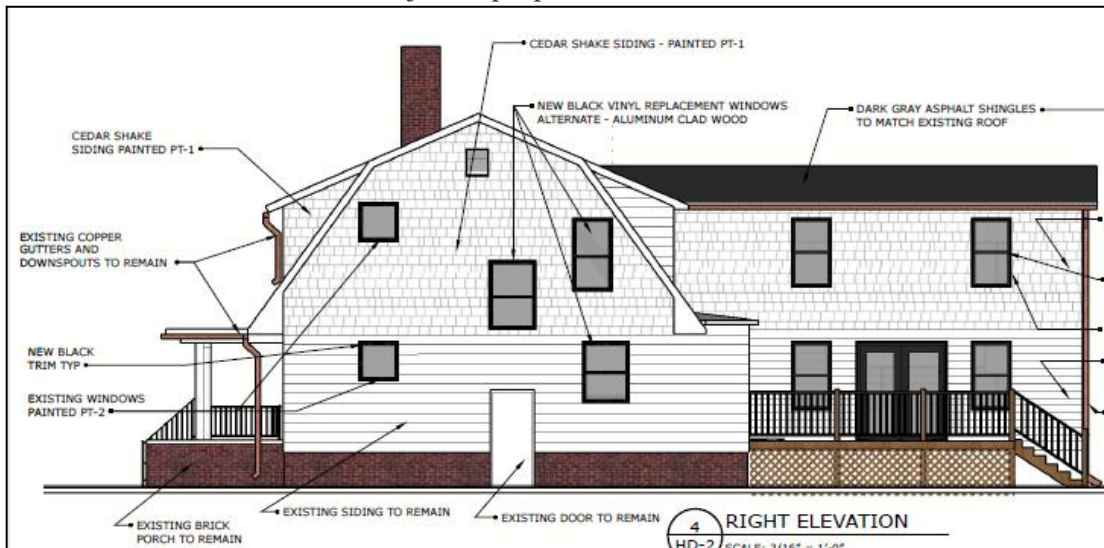
(18) *Relationship of lot coverages.* The lot coverage for single-family dwellings ranges generally from 25 percent to 35 percent, including the garage, whether freestanding or attached.

- Per the site plan, the lot is 120' long x 40' wide, which equals 4800 square feet.
- 25% of 4800 = 1,200 sq. feet / 35% of 4800 = 1680 sq. feet
- Staff used the scaled site plan (at 90%) to measure the house footprint (1/8" = 1'-0"), which roughly came to 25' w x 25' d, which equals 625 sq. feet.
- The drawings state: addition has footprint of 350 sq. feet, garage is 400 sq. feet.
- Adding all dimensions together:
625 (house) + 350 (addition) + 400 (garage) = 1475 sq. feet/31% of site.
- Even though the percentage of site coverage doesn't exceed the neighborhood range, and the addition's setback from the house's side elevation is an improvement to the overall design, staff retains the opinion that the massing of the addition is out of proportion for the house and site.



(22) General environmental character. The Rosedale Park Historic District is a solid, fully developed large residential area of just under 1,600 moderately scaled single-family dwellings, built-up in the period between World War I and World War II and complemented with typical examples of compatible houses from the 1950s.

- The term “moderately scaled dwellings” is referenced in multiple elements of design. As staff mentioned with the garage, a two-story addition extending almost 29’ back from the house will create a large impact on the neighboring lots.
- Staff isn’t opposed to the erection of an addition or a 20’ x 20’ garage, rather the main opposition is over the scale of each structure. Additions extending from the rear elevation are very common, however they often have flat or low slope shed roofs starting at/near the house’s eave. An addition should also not have a larger footprint than the house (whether in direct length or overall square footage). Just as the width of the proposed addition is about half the width of the house, the addition’s length should be at most half of the existing house’s length. Therefore, all elevations would be more proportional to the house, lot, and adjacent properties.



Applicant drawings and photographs. The applicant’s photo is taken from the location of the proposed garage. A star denotes the location of the proposed deck.

RECOMMENDATION

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

Recommendation One: Denial – Addition/deck, garage, vinyl windows and trim

It is staff's opinion the installation of vinyl trim will cover historic materials, and the garage and addition's footprint and/or height are too large and thus out of proportion for this property. The work as proposed will alter the features and spaces that characterize the property and district; therefore staff 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 district, specifically Elements 1, 15, 18 and 22; and Standards:

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 historic property shall be preserved.

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.

Recommendation Two: Certificate of Appropriateness – Replacement of vinyl windows on house, front porch railing, cedar shake siding at second floor gable walls

It is staff's opinion the remaining work items will remove non-historic materials and allow for the installation of architecturally appropriate windows, railing and siding. Therefore, the work as proposed will improve the features and spaces that characterize the property, and staff recommends the Commission issue a Certificate of Appropriateness for the work as proposed because it meets the Secretary of the Interior Standards for Rehabilitation and the Elements of Design for the district.

The Certificate of Appropriateness is issued with the following conditions:

- Anderson E-series double-hung units will be selected for the house. Full divided light or simulated divided light grilles will be selected; the width will be 5/8", and have the ovolo profile.
- A mocked-up photograph of the front porch, showing where the new railing will be installed, and a description stated that the new railing will match the historic railing in material, color, dimension, and design, shall be submitted for staff review.