

STAFF REPORT: FEBRUARY 7, 2024 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: HDC2024-00022

ADDRESS: 14500 ARTESIAN

HISTORIC DISTRICT: ROSEDALE PARK

APPLICANT: DAVID PALMER

PROPERTY OWNER: DAVID PALMER

DATE OF PROVISIONALLY COMPLETE APPLICATION: JANUARY 16, 2024

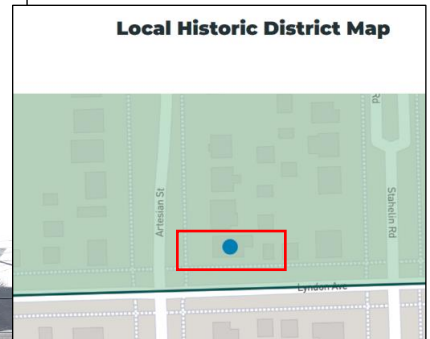
DATE OF STAFF SITE VISIT: JANUARY 25, 2024

SCOPE: DEMOLISH GARAGE, ERECT NEW GARAGE, REMOVE TREES AND ALTER LANDSCAPING, REPLACE FENCE, PAINT HOUSE

EXISTING CONDITIONS

The property at 14500 Artesian is located at the northeast corner of Artesian and Lyndon which is at the southern boundary of the Rosedale Park historic district. Erected prior to 1950, the house is a 1-1/2 story dwelling that is longer than wide. A covered front porch, created by a recessed front wall and a small hip roof extending from the reverse gable roof, is supported by tapered square columns. The entry door is “hidden” due to its side wall placement. Horizontal features on the front elevation include two-over-two windows; mulled small window openings; a broad chimney; and narrow ashlar stone pattern. Multiple wall materials include stone, wood siding and brick. Windows of different operations, shapes and sizes are located on each side of the dwelling.

A raised four-season porch extends from the rear elevation, and a side entrance faces Lyndon. A 1-1/2 car garage is located at the southeast corner of the rear yard and is accessible from Lyndon. A chain link fence extends to the sidewalk from the southwest corner of the garage and southeast corner of the house and encloses the rear yard from the public walk.



Staff photos, January 25, 2024. HDC map showing southern boundary of Rosedale Park Historic district.

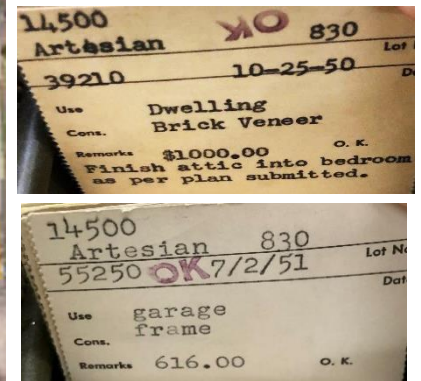
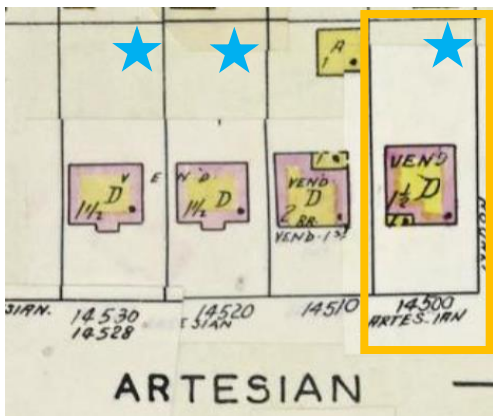


PROPOSAL

- Demolish 14'-4" x 20'-3" front gabled, 1-1/2 car garage.
- Erect 23' x 27' side-gabled, 2-car garage.
- Remove two trees – one in rear yard, and one in grass median adjacent sidewalk and east/rear property line.
- Replace existing front yard landscaping with new plantings.
- Remove chain link fence and install 6'-0" horizontal board wood privacy fence (footprint expanded).
- Repaint exterior siding, trim, and windows - C:4 yellowish white or B:19 black.

STAFF OBSERVATIONS AND RESEARCH

- The Rosedale Park Historic District was enacted on February 19, 2007.
- As shown on the 1938-1950 Sanborn map, the house was erected prior to 1950, and its architectural styling reflects that it was likely erected post-war in the late 1940s. A permit was issued in 1950 to finish the attic space into a bedroom, and a permit was issued for garage in July 1951.
- The house is "Minimal Traditional". The front elevation showcases a modern asymmetrical design, while the overall footprint, double-hung windows and masonry cladding on the side and rear elevations offers a more traditional pattern.



1938-1950 Sanborn map.

Aerial view, Detroit Parcel Viewer

Building Permit Cards, BSEED.

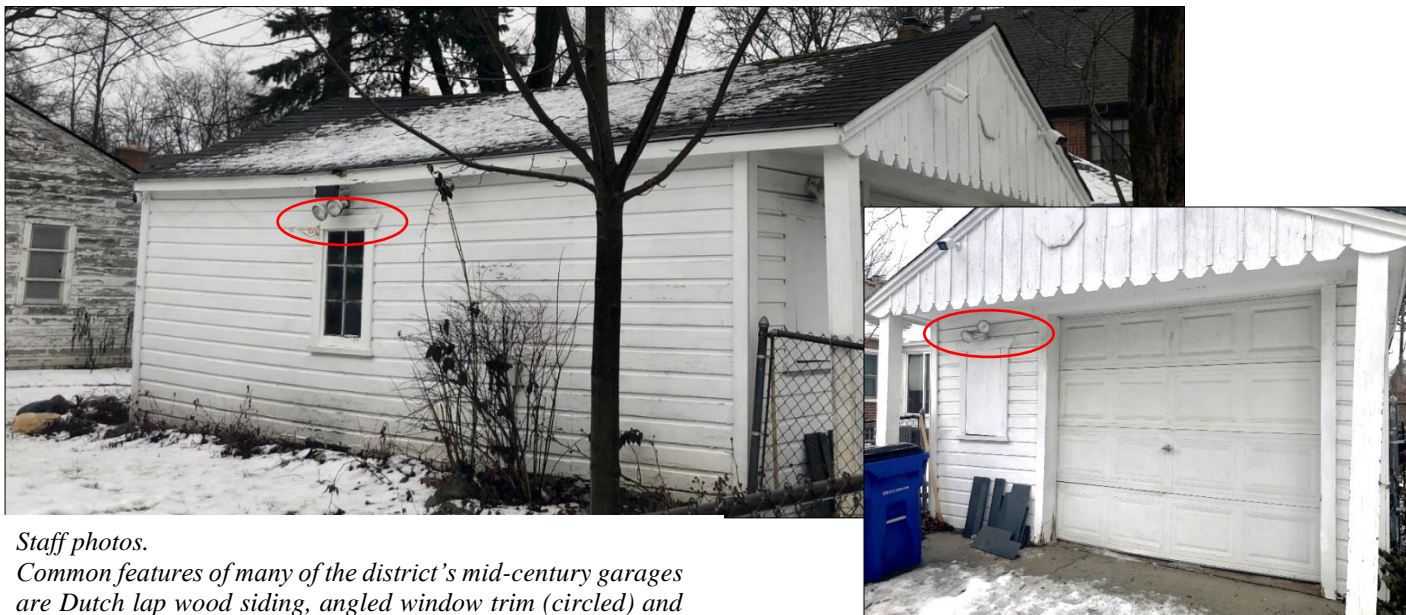
15123 Artesian is identified with the orange box. The blue stars show that only one of the four houses on this part of Artesian had a garage prior to 1950.

- Regarding the erection of garages, the Rosedale Park Final Report (HDAB), states:
 - According to an article entitled *AA House for the Automobile: The Changing Garage* in the Old House Journal, the garage evolved in surprising ways to meet the demands of the automobile age (Wahlberg 1998:60). Housing for the family car was a natural outgrowth from this new transportation lifestyle, sparking a range of one, one-and-one-half, and two car garages.
 - The wider lots in Rosedale Park permitted side drives, so garages were most often placed behind the house at the rear of the lot. Corner-lot owners who saved side yard space by placing the garage to face the side street achieved particularly convenient garage placement.
 - A small percentage of residences featured garages integrated into the main body of the dwelling, but the combined factors of relatively narrow lots and aesthetic preferences resulted in the dominance of freestanding garage structures in Rosedale Park.
 - Construction types of these ancillary buildings vary from detailed efforts to match a house in roofline and materials to astylistic structures built simply to provide shelter for the family car.
 - 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.



Staff photo.

- Some of staff’s research of Rosedale Park’s history when writing staff reports, specifically related to the demolition and/or erection of garages, is noted below.
 - The construction of garages in this neighborhood spanned a wide length of time and offer different, and yet at times common, architectural expressions.
 - When reviewing building permit cards, it is not unusual for separate building permits to have been issued for garages, even if they were erected in the same year (and at times the same date) as the house. (On the other hand, it is staff’s experience that it is highly common in other districts for one building permit card to include the dwelling and garage.)
 - When conducting the site visit for this application, staff identified garages that have identical or similar building designs, details, and materials. Staff researched the building permit cards for those properties. The collection of garage images and construction data follows this report and illustrates the garage development timelines described above and that staff believes is somewhat unique to Rosedale Park.
- Using the recently issued (January 2023) National Park Service document [Evaluating Garages and Outbuildings in Historic Districts](#) as a guide, the freestanding garage at 14500 Artesian retains much of its physical and architectural integrity. The garage is intact and retains the original exterior wall materials, ornamental detailing, window opening and sash, and a single garage door opening (although the door itself is not original).
 - The extended, angled trim at the window headers, Dutch lap siding, and front-facing asymmetrical door/window placement add dimensionality and clean-lined profiles to each elevation.
 - The roof extension with supporting posts and fenestration of the front gable reflects a mid-century architectural styling that is residential in design (i.e., the extended roof and columns create a front porch-like element, and the scalloped edge is similar to trim often used above window openings in kitchens). It is staff’s opinion that these details “softened” the appearance of the garage within the residential district.



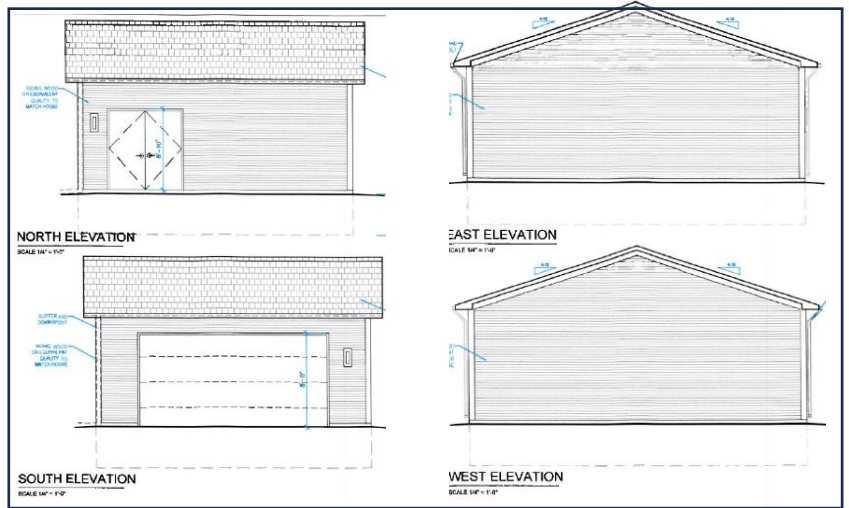
Staff photos.

Common features of many of the district’s mid-century garages are Dutch lap wood siding, angled window trim (circled) and an asymmetrical arrangement of the vehicle door and single window. The octagon shaped piece covers what was likely a false window (which is still visible on the garage at 15301 Penrod, which is included on the staff’s Rosedale Park garage survey).

Below right: Designation photo (2007) of 15133 Artesian, two blocks to the north of 14500 Artesian, which has an almost identical design at this house’s front facing gable, as well as a masonry post (rather than wood post) supporting the small roof overhang at the front porch.



- The proposed design has a minimal aesthetic and is sympathetic to the dwelling's architectural design. The reverse gable would match that of the house and offer a commonality between structures. The applicant proposes smooth faced cementitious siding.
- Accordingly, staff assess that the garage is a contributing structure/resource to the Rosedale Park Historic District. A contributing structure is one that retains a high degree of architectural integrity, and was built during the period of significance for the district.



ISSUES

Garage

- The applicant and staff photos, two of which are below, show evidence of deterioration and structural issues. However, it is staff's opinion that the level of deterioration does not appear to be so severe that repair remains a viable option.

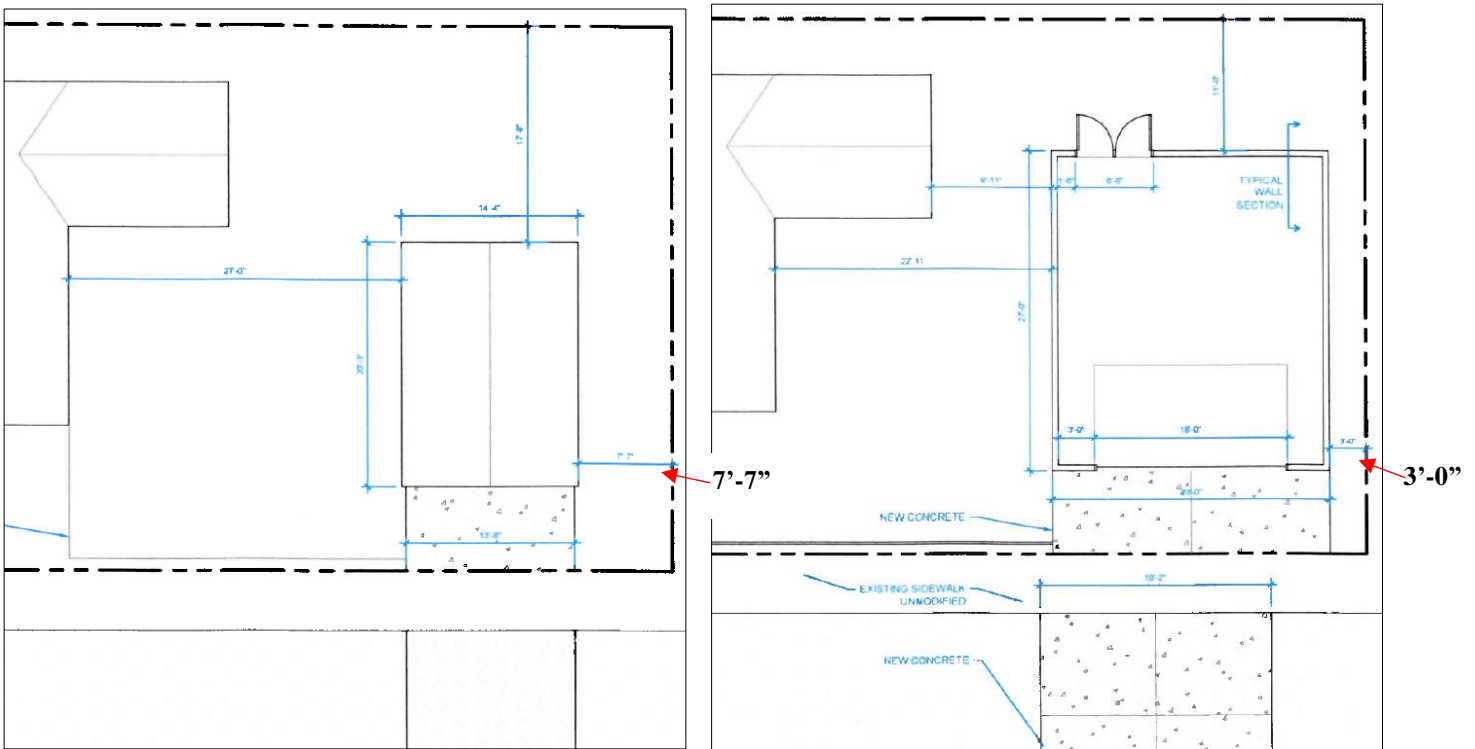


Staff photos.

The southeast corner is sinking — as seen by the wood siding angling downward. The centers of the east and west walls are buckling in the center, as well as at the center of the roof. ★



- The existing garage showcases the evolution from the early 20th century one-car garages erected in this neighborhood whose sole function was to shelter an automobile, to a 1-1/2 car garage that offers storage space for additional items, such as outdoor furniture and lawn maintenance equipment. The garage’s features and spaces express the mid-century aesthetic and historic sense of its place in the district’s developmental history.
- The applicant states the reason for this application is the need for a two-car garage in which to safely store vehicles. An addition to the existing structure could be considered if the existing garage remains intact. As the west elevation (shown above) has significant features (straight wall as part of the rectangular footprint, single window opening with 2-over-3 window sash and angled header trim, and uninterrupted Dutch lap wood siding, termination of gabled roof), a separate and minimally attached one car bay addition, could be possible. This option would meet Standard 10: *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
- According to the site plans, the width of the new garage will be 8’-4” wider than existing (14’-4” existing - compared to 23’ proposed) and 6’-9” deeper (20’-3” existing – compared to 27’ proposed).
 - The existing site plan states that there is a distance of 7’-7” to the property line, which would be reduced to 3’-0” with the new garage. However, as the photo shows on the following page, it appears as though there is about seven feet between the garages, not seven feet to the applicant’s property line.
 - Staff isn’t clear on why the concrete drive between the sidewalk and street doesn’t line up with the wider concrete pad proposed at the garage itself.



Applicant site plans. Left is existing; right is proposed.



Staff photos. The additional width of the proposed garage will be absorbed slightly by its extension towards the rear lot line. The remaining width (which needs to be confirmed once the rear yard setback is confirmed) will extend into the existing rear yard.



Staff photos. The applicant's existing garage is on the left side of the photo. The neighbor's garage appears to be about 3'-0" from the lot line, but it doesn't appear to staff that the distance between the applicant's garage and the fence is more than twice the width of the neighbor's open space.





Existing conditions at adjacent front-facing garages. 14500 Artesian is identified by a star.



Google street view photos, Sept. 2023. Detroit Parcel View aerial photo. The yellow line denotes historic district boundary.

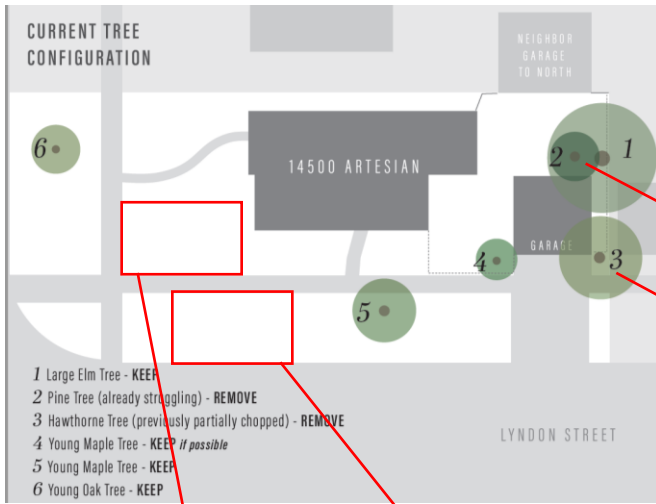
These houses are on the south side of

Lyndon and are not in the historic district.



Tree Removal

- Staff agrees that the trees proposed for removal are deteriorating as well as being in locations that would not be greatly impacted by removal. However, retaining a tree canopy in the district is important. Therefore, staff believes at least one new tree should be planted elsewhere on the lot. It appears that the southwest quadrant of the front yard and tree lawn may have adequate space.



Applicant tree plan, staff photos.

Front Yard Landscaping

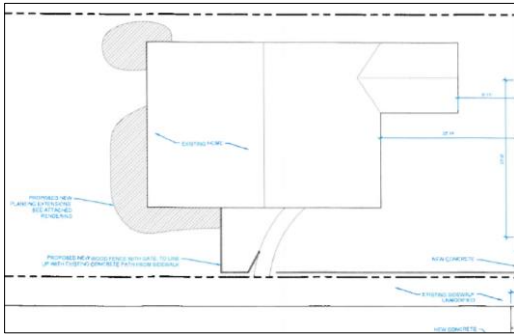
- Staff has two concerns related to the proposed landscaping.
 - The placement of the arborvitae and maple tree are very close to the house and porch. Adequate spacing must be given so the branches and roots won't cause damage to the historic structure.
 - The arborvitae and maple, if not maintained, can grow to substantial heights, and would restrict the view of the front elevation of the house.



Applicant photos.

Fence

The applicant should submit confirmation that the rear of each panel has an intermediary vertical support. A solid/opaque stain must be used, and a color sample of the “medium” brown must be submitted for staff review.



Applicant documents

RECOMMENDATION

Recommendation One – Denial – Demolition of existing garage

Staff finds that the proposal for the demolition of the historic garage does not meet the Secretary of the Interior’s Standards for the following reasons:

- The existing garage is a strong example of vernacular mid-century design due to pattern of fenestration, extending gable and textured/dimensional materials. This garage showcases the mid-century evolution of the early 20th century one-car garages and offers an expression of garage design from a particular period.
- The garage is intact and retains the original exterior wall materials, ornamental detailing, window openings and sash, and a single garage door opening.
- The applicant and staff photos show evidence of deterioration and structural issues. However, the level of deterioration does not appear to be so severe that repair is likely a viable option.
- It is not known if an addition could be erected (and minimally attached) to the existing garage’s west wall to meet the property owners’ increased space needs and leaving the existing garage in place.

Staff therefore recommends that the Commission issue a Denial for the work as proposed, as it does not meet the Secretary of the Interior’s Standards for Rehabilitation, specifically Standards 1, 2, 5, and 6:

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.

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.

Recommendation Two – COA – Removal of trees, alter landscaping, replace fence, paint house

Staff finds that the proposal for the remaining work items will not alter the features and spaces that characterize the property and district and therefore recommends the Commission issue a Certificate of Appropriateness for the work as proposed as it meets the Secretary of the Interior’s Standards and the Elements of Design for the district.

Staff recommends the Certificate of Appropriateness be issued with the following conditions:

- One tree will be planted on the property to replace the formerly substantial shade tree located adjacent to the rear yard sidewalk and garage. The location and tree species will be submitted for staff review.
- A revised landscape plan will be submitted for staff review.
- Confirmation of the physical support for the fence, along with a color sample and specification for the opaque fence stain, will be submitted for staff review.