

**STAFF REPORT:** 10/09/2024 REGULAR MEETING

**PREPARED BY:** D. RIEDEN

**APPLICATION NUMBER:** HDC2024-00520

**ADDRESS:** 15107 MINOCK

**HISTORIC DISTRICT:** ROSEDALE PARK

**APPLICANT:** ROBERT NAEYAERT, LUNAR GARAGES & MODERNIZATION INC.

**PROPERTY OWNER:** ROD HARTSFIELD

**DATE OF PROVISIONALLY COMPLETE APPLICATION:** 09/16/2024

**DATE OF STAFF SITE VISITS:** 09/19/2024

**SCOPE:** DEMOLISH GARAGE, ERECT GARAGE; REPLACE DOORS AND WINDOWS (WORK COMPLETED WITHOUT APPROVAL)

### EXISTING CONDITIONS

Built in 1939, the property at 15107 Minock is a 2 story, single-family residence facing east. The cross-gabled asphalt shingled roof of the house features a slightly protruding front gable that overhangs a bay of three windows that were once a ribbon of four fixed, 4/4 wood windows which have been replaced with vinyl since the time of designation. The front first floor is clad in stone and wood clapboard and panel siding on the second floor. The sides and rear are clad in dark brown brick and wood clapboard siding. Besides the replacement of windows, staff observed that the original wood front door was also replaced since the district's historic designation. The front entrance of this Colonial Revival style dwelling is slightly recessed under a flat roof supported by engaged columns. The original wood front door has been replaced with a steel door without approval and is one of the scope items in this application. A modest porch steps down between a garden bed to the concrete walkway. A concrete drive leads to the front gabled, asphalt shingle roof garage in the backyard. This wood-framed structure features wood, Dutch-lap siding, scalloped-edge trim and hinged wood doors. This property has no Certificates of Appropriateness (COA) on file and two violations: replacement of wood windows with vinyl and replacement of front door. These violations are addressed in this application.



*Site Photo 1, by Staff Sept. 19, 2024: (East) front elevation of house showing replaced windows and door.*



*Site Photo 2, by Staff Sept. 19, 2024: (East) front elevation of the existing garage.*



Figure 1, 2007 Designation Photo: (East) front elevation of house showing original windows and door.



Figure 2, Aerial#1 of Parcel # 22091241, showing original garage (red arrow) behind the house.

## PROPOSAL

The applicant proposes to demolish the original, 14 ft. x 20 ft. (280 SF) garage, construct a new 20 ft. x 22 ft. (440 SF), two-car garage with new concrete footing/floor slab and install a driveway that retains its existing 8 ft. width until it approaches the garage, where it flares to a 24 ft. width with added 3' wide walkway to the service door.

This proposal also includes the replacement of all windows with Pella vinyl windows and the replacement of the front and side doors. This addresses existing violations on the property.

### Demolish Existing Garage and Driveway

- Demolish original garage and driveway, dispose of materials.

### Erect New 20'x22' Two-Car Garage (440 SF) and Install New Driveway:

- At the same former garage location, pour concrete pad 20 ft. x 22 ft. foundation with concrete 4 in. x 24 in. ratwalls.
- Pour concrete driveway and walk to the service door, per attached drawings.
- Build new 20 ft. x 22 ft. wood framed garage on new cement floor, with a front gabled roof. The 6/12 pitch of the roof reaches a 12 ft. 8 in. height at its peak.
- Roof materials are Integrity dimensional asphalt shingles, color black with one (1) vent.
- Siding is Hardie 7 in. reveal, cementitious lap siding, color white with Cedarmill wood grain texture. Trim boards, fascia and rakes would be Hardie cementitious siding, color "artic white".
- Install 16 ft. x 7 ft. steel sectional garage door, raised panel on east elevation, color "artic white".
- Install 36 in. steel service door with 6 panels at the south (side) elevation, color white with a satin finish.
- Install two (2) 7 in. x 14 in. x 9 in. die-cast aluminum coach lights on the exterior, either side of the main garage door, color black.

### Replace Windows and Doors (work completed without approval):

- Replace all original wood windows with Pella vinyl windows with "colonial grilles" between the glass, color white, per attached photos.
- Replace front and side doors with steel, raised panel doors per attached photos. The front door has a half-moon shaped vision panel at the top, the side door has no vision panel. Both doors are color red.

## STAFF OBSERVATIONS AND RESEARCH

- Rosedale Park Historic District was established in 2007. Its Elements of Design (Sec. 21-2-199) provide the following guidance for new construction and the landscape:
  - “Height... Additions to existing buildings shall be related to the existing structure. Garages are generally one-story tall...”
  - “Proportion of openings within the façade. Proportion of openings varies greatly according to the style of the building. Typical openings are taller than wide, but individual windows are often grouped together to fill a single opening which is wider than tall...In buildings derived from classical precedents, double-hung sash windows are further subdivided by muntins.
  - “Relationship of materials. Masonry is the most significant material in the majority of houses in the Rosedale Park Historic District in the form of pressed or wire cut brick, often combined with wood, stone, and/or stucco. Wood is almost universally used for window frames, half-timbering, and other functional trim...Aluminum siding and aluminum canted windows on later buildings are sometimes original; vinyl siding and vinyl windows, where they exist, are replacements... Roofs on the majority of the houses in the Rosedale Park Historic District are asphalt shingled... Garages, where they are contemporary with the residential dwelling, often correspond in materials.”
  - “Relationship of colors...Paint colors often relate to style. The buildings derived from Classical precedents...generally have woodwork painted in the white or cream range... The original colors of any building, as determined by professional analysis, are always acceptable for a house, and may provide guidance for similar houses. Colors used on garages should relate to the colors of the main dwelling.”
  - “Roofs of houses built later in the period of development of the district, such as those of modern inspiration, tend to have significantly lower slopes.”
  - “Relationship of open spaces to structures... All houses have ample rear yards as well as front yards. Wider lots in Rosedale Park permitted side drives with garages at the rear of the lots. Where dwellings are located on corner lots, garages face the side street. Garages, when original, often correspond in materials to the main body of the dwelling, but are of modest, one-story, simple box design with single- or double-doors...”
  - “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.”
- The 1926 (revised in 1998) Sanborn maps do not show a garage. However, the permit cards from the Building Safety Engineering and Environmental Department (BSEED) shows the garage was erected at the time of the dwelling’s construction in 1939. Another permit was issued in 1956 for a garage. It is staff’s assessment that although there is some clarity needed as to whether this current garage is original, the current garage was constructed during the Rosedale Park Historic District’s period of significance and represents the mid-century design of garages at this time.

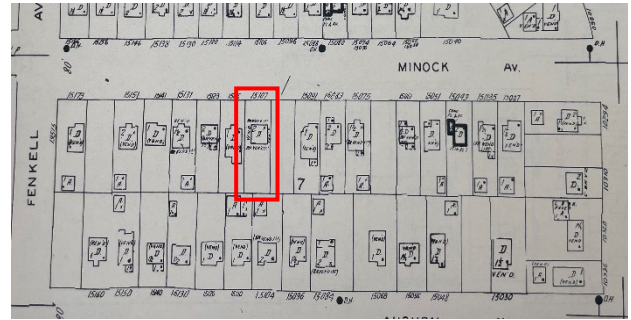
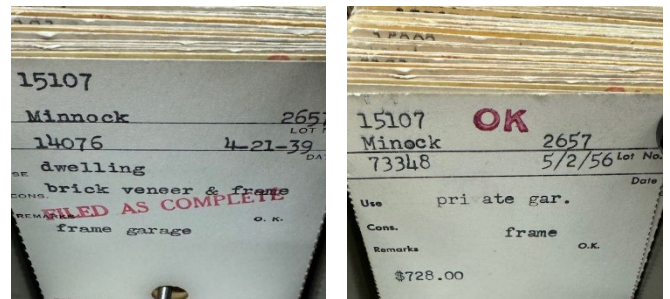


Figure 3, Sanborn vol 26, 1926 Revised 1998: showing garage absent (red outline)

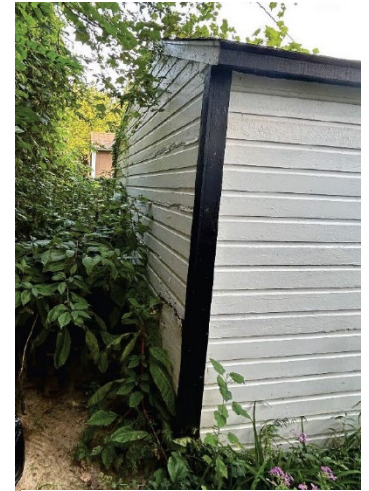


Figures 4 & 5, BSEED permit cards: showing garage and dwelling erected in 1939, and a garage erected in 1956.

- Staff offers the opinion that the publicly visible garage, even though of modest scale and utilitarian use, conveys an era of mid-century design that illustrates a strong relationship with the historic district with a complementary front facing gable, low pitched roof, and modest scale as described by the Elements of Design and as reflected by its presence at the time of historic designation. Staff believes that this structure is a contributing historic resource to the district despite its humble appearance.



Site Photo 3, by Applicant, 2024 showing south (side) and east (front) of the garage and current conditions.



Site Photo 4, by Applicant, 2024 south (side) and west (rear) of the garage, showing some wood siding damage at the rear.

- From the applicant's photos, staff observed that the garage is stable and not in a state of deterioration that is beyond repair. Staff requested the applicant to provide interior photos and any description that shows the structure is beyond repair and/or a statement from a licensed architect or structural engineer. The applicant states that the wood siding, front swing doors, and asphalt shingled roof are in poor condition and beyond repair. However, when asked to supply information (interior photos, and a certified professional assessment) that proves that this condition is beyond repair, the applicant states that "even if the existing were repairable, it would not be large enough to satisfy the customer's needs... it is not so much that the existing garage is unrepairable, it's the existing size of the garage." At the time of this report, no interior photos have been provided. (See exterior site photos 2-4)
- The rear wood siding is damaged, but not irreparable, in staff's opinion. Staff also noticed that the south side window has been replaced with a vinyl, double hung window with grilles between the glass, which may have occurred at the same time the house had its windows replaced. (See site photo 3.) The structure retains its historic integrity, contributes to the historic district, and is not beyond repair, in staff's opinion.
- According to Detroit Parcel Viewer, the 120'x40' (4,800SF) lot currently contains a 26'x25'+9'x13' (767 SF) footprint for the house and 20'x22' (440SF) new garage, which is approximately 25% of lot coverage, which falls within the 25-35% range as described in the Elements of Design.
- As described above, staff does not recommend replacement of the existing garage. We will however, for the Commissioners' information, assess the appropriateness of the new garage, independent of this consideration. Staff has the opinion that the proposed height, scale and design of the new garage is appropriate that is deferential to the

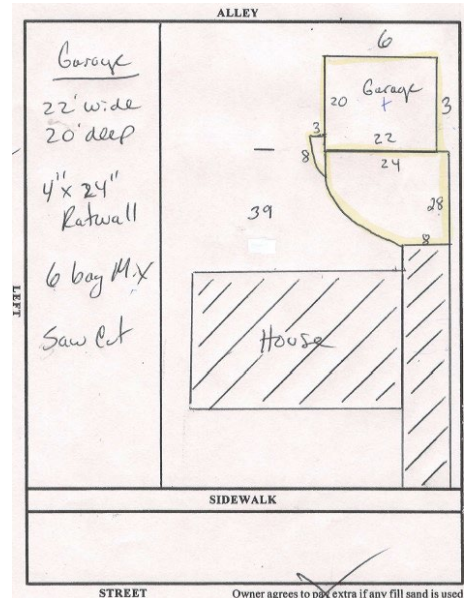


Figure 6, by Applicant: proposed site plan showing garage, driveway and service walk locations.

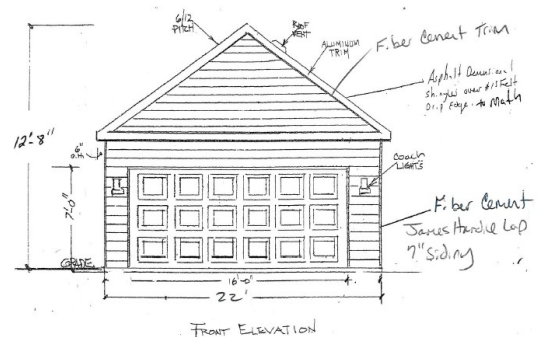


Figure 7, by Applicant: showing proposed front elevation of the garage.

primary structure, i.e., the house and meets the Elements of Design, i.e., “relates to the main dwelling”. Staff opines that a smooth finish cementitious board of a narrower reveal dimension and a color scheme that follows the HDC color guidelines for Color System C would be appropriate alternatives should the Commission decide that the construction of a new garage is appropriate.

- Staff has no issue with the proposed concrete driveway and walkway should the Commission decide that the construction of new garage is appropriate. (See Fig 6.)
- The applicant provided no repair estimate for the windows and doors. Instead, the applicant provided a statement on behalf of the homeowner stating that the owner was not aware of the need to seek approval from the Commission, and the homeowner states an apology for this lack in awareness and seeks approval for the windows and doors.
- The front and the north side windows are particularly visible from the public right-of-way and were replaced with vinyl windows with grilles between the glass. Staff learned that all windows were replaced with vinyl windows without approval. It is staff’s opinion that the original true divided-light, wood windows with true divided light were distinctive character-defining features. Their loss substantially detracts from and destroys the historic appearance of the building. (See photos 1, 5-7, Fig. 1) All windows replaced true-divided light with grids between the glass, creating a flat surface and destroying the complexity and dimensionality that was historically present.
- Staff received confirmation that the front and side doors are steel. While staff has no issue with the side door, it is staff’s opinion that the vision panel for the front is inconsistent with the simplicity of the rectilinear fenestration of this Colonial Revival style and therefore not appropriate. A rectangular vision panel would suffice, in staff’s opinion. Finally, the red color of both doors not follow the HDC Guidelines and should conform to Color System C.



Site Photo 5, by Applicant, 2024 north (side) of the house, showing replaced windows and side door.



Site Photo 6, by Applicant, 2024 west (rear) of the house, showing replaced windows.

## ISSUES

- No documentation establishing that the current condition of the original garage as beyond repair was submitted or available.
- It is staff’s opinion that the existing garage is a contributing historic building to the district as it was present at the time of designation, conveys a strong relationship between the garage and the main house as shown in the front facing gable that matches the façade of the house, the broad pitch of the roofline that is consistent with the architectural style of the house and other nearby historic structures. Demolition of this garage fails to preserve and retain the historic character of the property or the district.
- There is no documentation establishing that the condition of the original windows was beyond repair.
- It is staff’s opinion that the removal of the original windows and replacement with vinyl, between the glass windows greatly alters the original *scale, design, and materiality* of the building’s fenestration and the new windows are incompatible and inappropriate for this historic property. Therefore, this work item does not meet the Secretary of the Interior’s Standards for Rehabilitation and does not conform to the district’s Elements of Design.
- The replacement of the front wood door with a steel door is inappropriate as it introduces a design and material that alters the historic character of the property: the half-moon vision panel of this door introduces a new form that is not compatible with the Colonial Revival style of the house.
- Red is not an appropriate color for front and side door trim as this is not compatible with HDC color guidelines, nor with the Colonial Revival style of the house.



*Site Photo 7, by Applicant, 2024 east (front) of the house, showing replaced front door.*

## RECOMMENDATION

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

#### Recommendation 1: Demolish Garage, Erect Garage, Replace all Windows and Front Door

Staff finds that the demolition of the garage, construction of a new garage, replacement of all original wood windows with vinyl windows, and replacement of the front door does not meet the Secretary of Interior Standards for the following reasons:

- No documentation establishing that the original condition of the original garage was beyond repair was submitted or available.
- The original garage is a contributing building that was present at the time of historic designation and exemplifies the modest, yet character-defining features that bore strong relationship to the main house, namely the lower pitched, overhanging front gable that complements the front façade of the house, which is indicative of the modest form of mid-century architecture that defines this historic district.
- No documentation establishing that the original condition of the wood windows was beyond repair was submitted or available.
- The replacement of the original wood windows with vinyl windows with between the glass grilles is not compatible with historic architecture in the house in that they:
  - destroy the distinctive, character-defining features of the original windows, particularly the true-divided lights,
  - introduce a new design, material, and scale that does not conform to the District’s Elements of Design.
- The half-moon shaped vision panel of the front door is not compatible with the Colonial Revival style of the house.

Staff therefore recommends that the Commission issue a Denial for the above work items, as they do not meet the Secretary of the Interior's Standards for Rehabilitation, specifically 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 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 2: Install Side Door

It is staff's opinion that the side door is appropriate. Staff therefore 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 Rosedale Park Historic District's Elements of Design.

*Staff recommends the COA be issued with following conditions to be completed with Staff review for approval before completed:*

- The color of the door be selected from the HDC Color Guidelines, Color System C.