

STAFF REPORT: DECEMBER 11, 2024, REGULAR MEETING

PREPARED BY: T. BOSCARINO

APPLICATION NUMBER: HDC2024-00658

ADDRESS: 15107 MINOCK

HISTORIC DISTRICT: ROSEDALE PARK

APPLICANT: ROBERT NAEYAERT, LUNAR GARAGES & MODERNIZATION INC.

PROPERTY OWNER: ROD HARTSFIELD

DATE OF PROVISIONALLY COMPLETE APPLICATION: NOVEMBER 12, 2024

DATE OF STAFF SITE VISIT: NOVEMBER 25, 2024

SCOPE: DEMOLISH GARAGE, ERECT GARAGE



November 2024 photo by staff.

EXISTING CONDITIONS

The house at 15107 Minock is a two-story, Colonial Revival building built in 1939 and facing east onto the street. Character-defining features include random stone cladding on the first floor, front façade, aluminum siding resembling board-and-batten and clapboard on the bay window and second floor, front façade, and Doric columns flanking the main entrance. The sides of the building are brick.

Original windows have been replaced with vinyl windows, without approval of the Historic District Commission. This work received a Denial at the October 9, 2024, meeting.

The garage, subject of the application, is a small, gable-front building located in the back yard. It features wood, Dutch-lap siding, scalloped trim, and strap-hinged wood doors. A proposal to demolish this garage received a Denial at the October, 2024, Historic District Commission meeting for the reasons that the garage was a contributing building that was not shown to be beyond repair. The applicant now returns with additional information.



The garage, viewed from the front sidewalk. September 2024 photo by staff.



Undated photo by applicant.



Left: Detroit Parcel Viewer image with subject property outlined in yellow. Right: 2007 photo by the Historic Designation Advisory Board showing the original windows that have since been removed without approval.

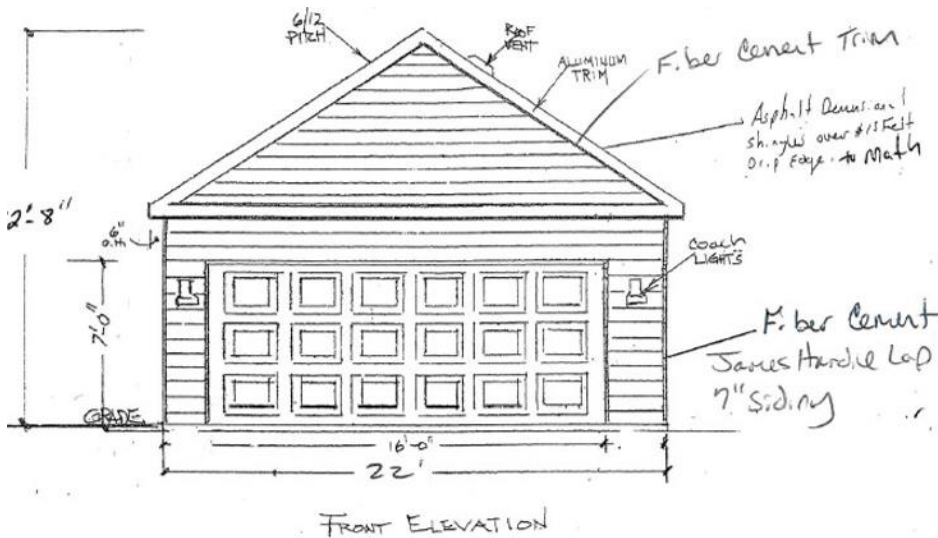
PROPOSAL

The applicant proposes to demolish the existing, 14' x 20' ft (280 SF) garage and construct a new 20' x 22' (440 SF), two-car garage in the same location. The proposed work would also repave the driveway; the new paved area would retain the existing 8' width for the front portion, then flaring as it approaches the garage to a 24' width with added 3' wide walkway to the service (side) door.

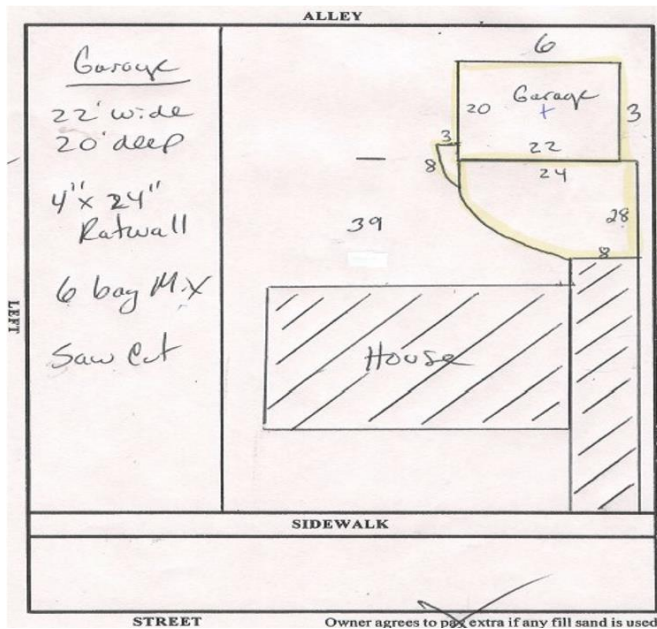
The garage would be clad in James Hardie cementitious lap siding in "smooth" texture, color not specified.

The vehicle door and pedestrian door would each be a steel, raised panel door in white.

The roofing would be Integrity architectural asphalt shingles in "Moire black" color.



Front elevation drawing from application materials. Additional drawings are included in the submitted materials.



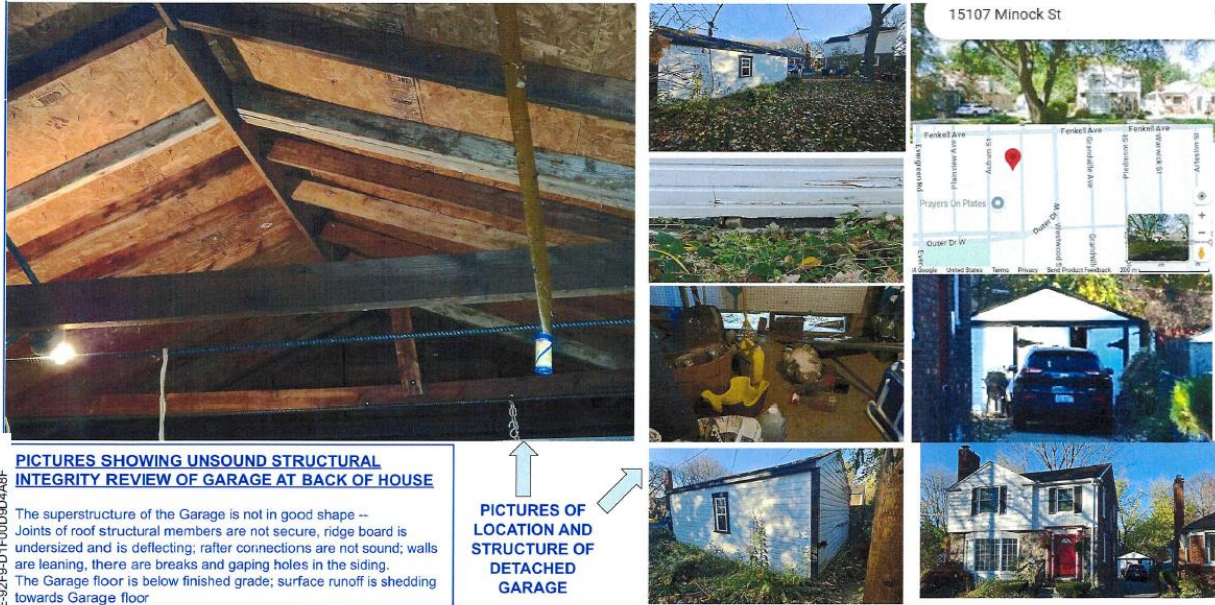
Site plan showing proposed work. Image from application materials.

STAFF OBSERVATIONS AND RESEARCH

- The Rosedale Park Historic District was established in 2007. Its Elements of Design (Sec. 21-2-199) provide the following guidance:
 - “Garages are generally one story tall.”
 - “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.”
 - “Paint colors often relate to style. The buildings derived from Classical precedents ... generally have woodwork painted in the white or cream range ... Colors used on garages should relate to the colors of the main dwelling.”
 - “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. 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.”
- It is not clear when the garage was built. Permit cards from the Buildings, Safety Engineering, and Environmental Department show garage permits from 1939 and 1956. Regardless, staff opinion is that the current garage was constructed during the district’s period of significance. Staff argues that the garage conveys a mid-century, Colonial Revival design that relates strongly to the house and the district as a whole, and is a contributing building.
- At the October 9, 2024, Historic District Commission meeting, Sean Horvath, representing the applicant and contractor, stated that there were structural inadequacies with the garage: the concrete slab was below grade and would have to be raised, there were “issues with rot at the bottom of the garage,” the studs and rafters were 24 inches on center, and the ridge board is a 1x8. However, no photos or other evidence were provided.
- The present application includes photos of the garage interior, documenting the conditions described in the previous bullet point.
- The present application includes a stamped and signed statement from a licensed structural engineer, Yogindra Anand Deng, P.E., stating “ridge board is undersized and is deflecting,” “walls are leaning,” and “the garage floor is below finished grade,” among other concerns. The engineer states “I believe the garage is structurally unsound and needs to be demolished” (page 23 of the submitted application, see also image next page).
- Staff opinion (previously described in detail in the October 2024 staff report and verbally at the October 2024 Historic District Commission meeting) is that the proposed garage, concrete driveway, and walkway are appropriate for the property and the district. At the time of the October staff report,

staff had issue with the proposed, textured siding. However, the present application has changed this to smooth siding, which staff considers to be appropriate.

- Staff opinion is that the issues described in the October 2020 staff report, and the “reasons” cited in the October 2024 Denial determination from the Historic District Commission, have been addressed and resolved, and staff now recommends approval.



PICTURES SHOWING UNSOUND STRUCTURAL INTEGRITY REVIEW OF GARAGE AT BACK OF HOUSE
 The superstructure of the Garage is not in good shape -- Joints of roof structural members are not secure, ridge board is undersized and is deflecting; rafter connections are not sound; walls are leaning, there are breaks and gaping holes in the siding. The Garage floor is below finished grade; surface runoff is shedding towards Garage floor

PICTURES OF LOCATION AND STRUCTURE OF DETACHED GARAGE

BACKGROUND
 I visited the job site on Nov-08-2024 accompanied by Lunar Construction 586-709-2761) to look at the condition of the detached Garage at the back of the house from structural integrity viewpoint. The Garage is structurally unsound and needs to be demolished.

This is specially work and is to be done by personnel experienced in this type of work keeping in mind safety of workers, occupants, and structure in mind at all times in accordance with all applicable rules and regulations

RESOLUTION
 Based on my field inspection, the information provided to me, my engineering judgment and my practical experience, I believe the Garage is structurally unsound and needs to be demolished.



ADVANCE COPY

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 Detached Garage At Back Of House
 Structural Integrity Review
 LunC1J2401ygd-DWG01-241108
 Nov-08-2024

Engineer's report, provided with application materials.

ISSUES

- The application does not propose a color scheme from the garage. Staff offers that colors consistent with Color System C (Colonial Revival) would be appropriate for the building.

RECOMMENDATION

Section 21-2-78: Determinations of Historic District Commission

Staff recommends that the Commission issue a *Certificate of Appropriateness* for the proposed work as it meets the Secretary of the Interior's Standards for Rehabilitation, with the following conditions:

- The garage will adhere to Color System C or another appropriate color scheme approved by staff.