

A modern dining room with a wooden table, chairs, and a large window overlooking a city. The room features a wooden floor, a large window, and a modern chandelier with several glass spheres. The text "THE CARRIAGE HOUSE" is overlaid in the center.

# THE CARRIAGE HOUSE

HISTORIC DISTRICT COMMISSION // MAY 22, 2020





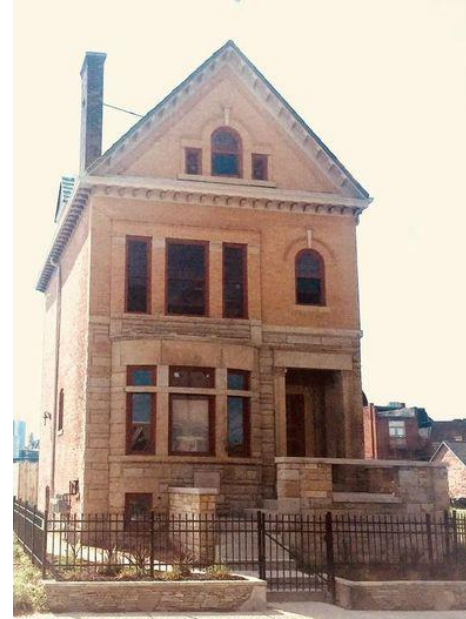
LUCIEN MOORE ESTATE



HUDSON / EVANS HOME



HP PULLING HOME



MT. SINAI GRAND LODGE

# PROJECT SITE

ON JOHN R ST BETWEEN ALFRED ST AND EDMUND PL



2827 JOHN R STREET

112 EDMUND PLACE



# EXISTING CONDITIONS

*CARRIAGE HOUSE*



*CARRIAGE HOUSE INTERIOR*



INTERIOR LOOKING EAST



FROM CARRIAGE INTO 1-STORY



INTERIOR NORTH-WEST CORNER



INTERIOR NORTH-EAST CORNER

*WINDOW OPENINGS*



CARRIAGE HOUSE NORTH WINDOWS



1 STORY WEST WINDOW

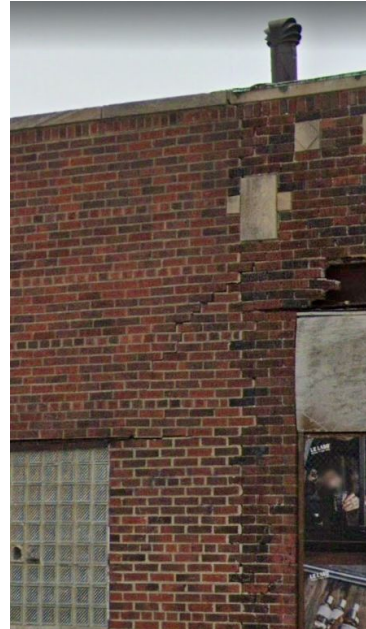


CARRIAGE HOUSE NORTH GABLE



1 STORY SOUTH WINDOWS

## 1-STORY STRUCTURE

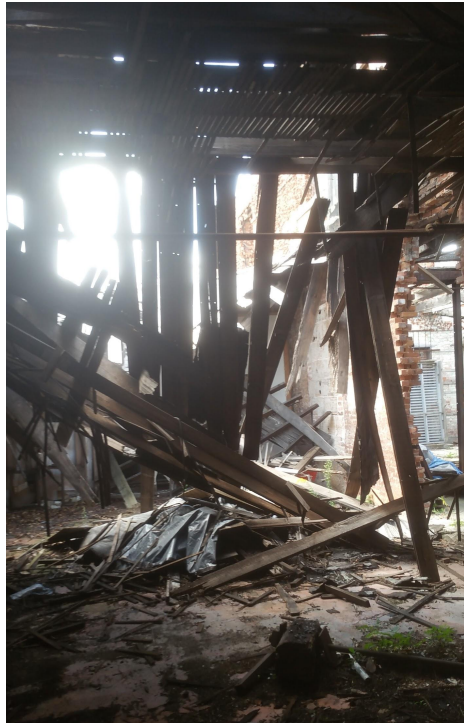


The one-story building does not appear original with the carriage house. Part of the walls are CMU and do not match the period of the brick of the carriage house (Photo 4). Similar to the carriage house, part of the roof has collapsed. The existing brick is in very poor condition. The existing steel lintels above the windows and doors have rusted and caused the brick to crack around the steel (Photo 5). In addition, there are several large step cracking around the corners and several other locations around the building (Photo 6).





1-STORY STRUCTURE INTERIOR



INTERIOR LOOKING EAST  
(COMPROMISED STRUCTURE)



INTERIOR LOOKING EAST  
(COMPROMISED STRUCTURE)



INTERIOR LOOKING NORTH



FROM 1-STORY INTO CARRIAGE  
(ROOF COLLAPSED)

EXISTING CONDITIONS

*WEST SIDE OF BUILDINGS*



## STRUCTURAL REPORT 2017



**Ingram Engineering Services, Inc.**  
16 Hagerly Blvd, Suite 400  
West Chester PA 19382  
Office 484-947-5549 Fax 610-431-7015

CLIENT: Brush Park Properties, LLC  
PROJECT: Structural Assessment, 2 Story Carriage House  
LOCATION: 2827 John R St.  
Detroit, MI  
DATE: October 18, 2017  
ATTENTION: Michael Vanoverbeke

### INVESTIGATION

Ingram Engineering Services, Inc. (IES) representative David O'Connell was present at 2827 John R St. on Wednesday, October 18, 2017 to perform a visual structural inspection and assessment of the stability of the east and north brick exterior walls. Reviewed components include the walls themselves and the remaining floor framing that serves to partially brace them. The inspection covered readily visible structure only; no material was removed to expose concealed elements. Neither destructive nor non-destructive testing were performed. No survey was performed as part of this assessment; all dimensional information is approximate based on visual estimates only. Although mostly destroyed: mechanical, electrical, plumbing equipment, waterproofing, roofing, other architectural and structural elements were not reviewed.

The property is a two-story brick carriage house measuring approximately 54 ft. (east-west) x 30 ft. (north-south). The front of the building faces east onto John R Street. Although the date of original construction is unknown, it is believed the structure is over 100 years old. The property experienced significant fire damage. IES was informed that the fire occurred approximately 17 years ago. The roof is completely gone exposing the interior of the structure to the elements. The 2<sup>nd</sup> floor framing is likewise mostly destroyed with only some joists remaining.

The roof framing is non-existent, therefore it is not possible to determine its original configuration.

The 2<sup>nd</sup> floor joists are 2x12 wood members spanning across 3 bays. Each bay is approximately an 18 ft. span, east-west. The east and west ends of the joists are pocketed into the east and west exterior brick walls. These walls are typically 12" thick, constructed of 3 wythes of red brick. There are two interior lines of support for the 2x12 joists. The east interior line of support is a 'drop girder' consisting of 5-2x14 wood members bolted together spanning 30 ft. The drop girder is supported on brick pilasters measuring approximately 21"x21" built into the north and south exterior walls. The west interior line of support is a 12" thick, 3 wythe, brick wall at the north end and a steel beam spanning from the end of this interior brick wall to the south exterior wall. There are numerous makeshift props located below the drop girder, the steel beam and the joists themselves.

### CONCLUSIONS/ RECOMMENDATIONS

Based on the observations noted above and supporting engineering calculations, it is IES' conclusion that the gable configurations on the exterior walls are potentially unstable and hazardous. They are at risk of collapse under an extreme wind event (gusts in excess of 60 mph), rain or other environmental loading. IES calculations indicate that the free-standing gable formations need to be braced near the top and 2<sup>nd</sup> floor, down to the ground.

Generally, the walls away from the gables have enough strength to remain stable under code level wind loading, so it is only necessary to brace the gables. Sawn lumber framing in the form of diagonal props, as shown in the attached structural sketches are capable of providing enough bracing to prevent the walls from falling into the street under code level wind forces.

Please note that the south and west walls which border private property are similarly susceptible to an extreme wind event. Likewise, the north and east walls, even with the proposed shoring are still susceptible to an inward collapse. The owner of the property and of the adjacent properties must prevent access to the areas near these walls.

Alternatively, IES can provide a similar bracing scheme to prevent an inward collapse and/ or collapse of the south and west walls.

## STRUCTURAL REPORT 2018

2827 JOHN R STREET  
STRUCTURAL REUSE EVALUATION

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Detroit, MI

ARCHITECT:

OOMBRA ARCHITECTS  
Philadelphia, PA

Submitted by:

THE HARMAN GROUP  
STRUCTURAL ENGINEERS  
900 W. Valley Forge Rd.

King of Prussia, PA

May 2, 2018

### BUILDING CONDITION

Although the date of construction of the buildings at 2827 John R is unknown, it is believed the carriage house was built in the late 1800's/early 1900's. The one-story building appears to have been built after the carriage house. The property experienced fire damage 17 years ago.

The carriage house roof collapsed as well as part of the second-floor framing (Photo 1). The existing brick wall is currently unbraced and will need stabilization during construction and in the final design. The gables at the north and east were previously rebuilt (Photo 2). All remaining gables will need to be removed for safety, the existing wall will need to be stabilized and the gables will be rebuilt after construction (Refer to PSKS-01). The existing brick of the carriage house is in good condition. A large opening was created between the carriage house and one-story building. It appears this opening was created when the one-story building was constructed. Part of the opening was infilled with CMU, not original to building (Photo 3).

The one-story building does not appear original with the carriage house. Part of the walls are CMU and do not match the period of the brick of the carriage house (Photo 4). Similar to the carriage house, part of the roof has collapsed. The existing brick is in very poor condition. The existing steel lintels above the windows and doors have rusted and caused the brick to crack around the steel (Photo 5). In addition, there are several large step cracking around the corners and several other locations around the building (Photo 6).

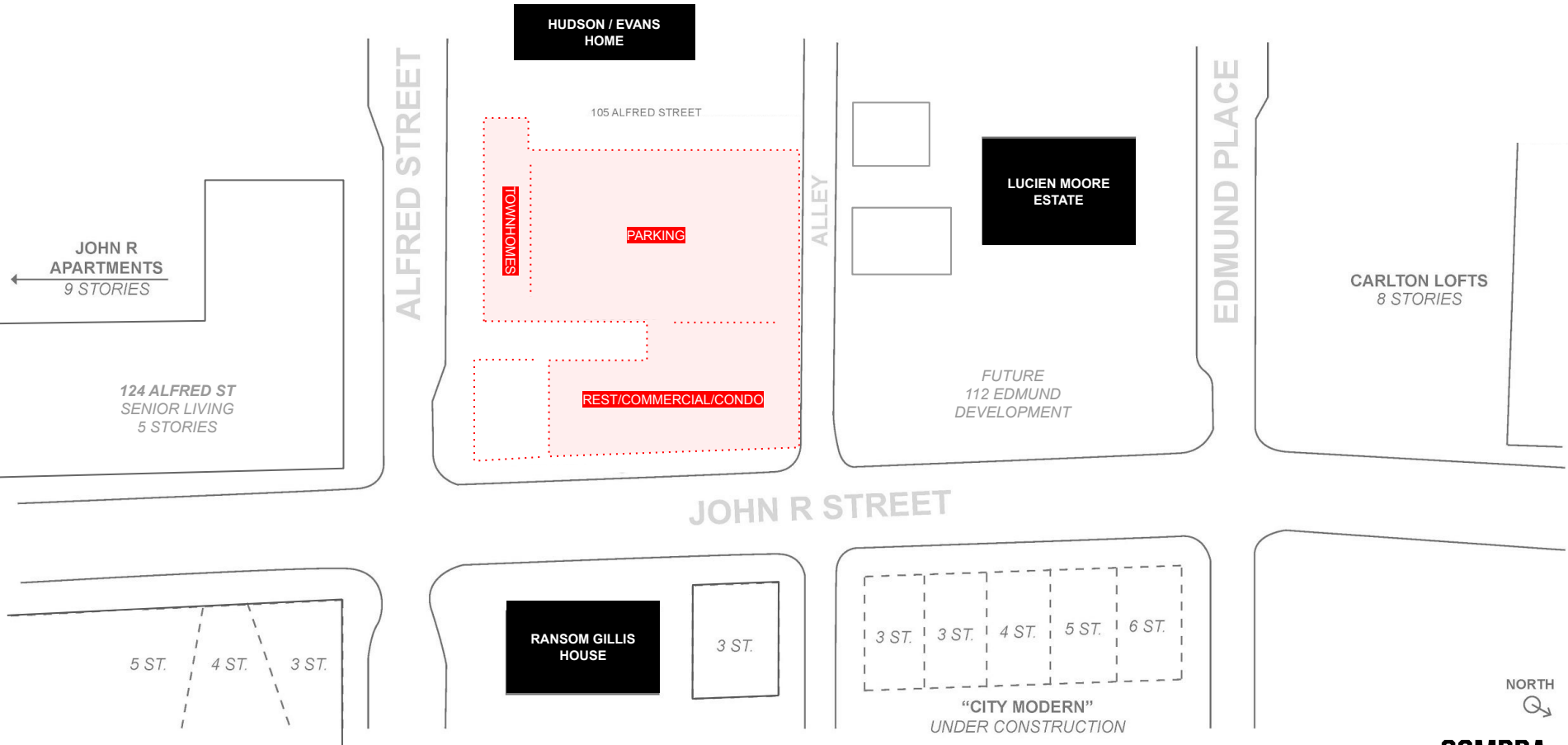
The final design intention has several of the existing columns and load bearing interior walls being demolished. This will require reframing if the existing structure is kept. In addition, the contractor will face challenges trying to construct the new concrete building around the existing.

### REFERENCE STRUCTURAL ASSESSMENT REPORT

See Ingram Engineering Services, Inc. Report dated October 18, 2017 for additional structural assessment of the existing carriage house.

### SKETCHES AND PHOTOS FOR REFERENCE

# PROJECT SITE



## SUMMARY OF REVISIONS SINCE HDC APPROVAL

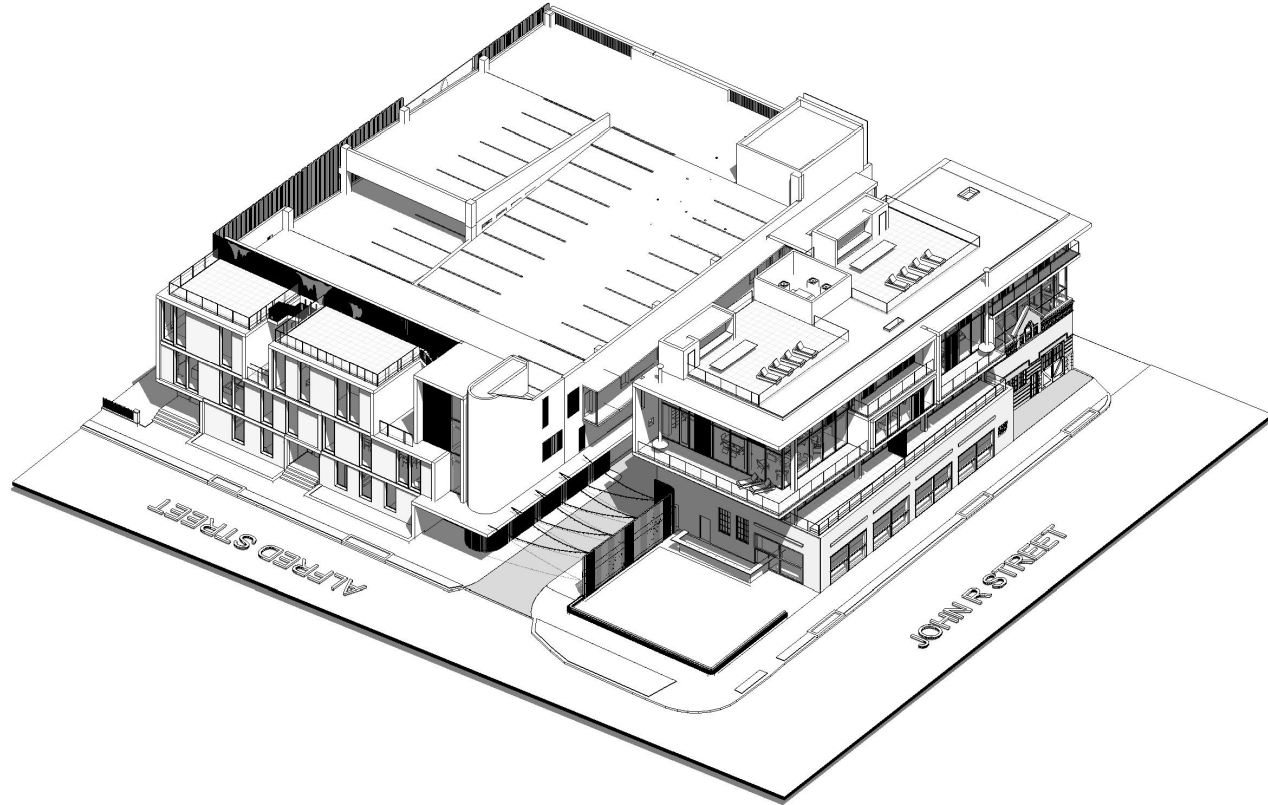
### ALFRED STREET:

- REDUCED WIDTH OF PARKING STRUCTURE BY 12 FEET (8,200 SF REMOVED IN TOTAL)
- REMOVED 12 PARKING SPACES - PARKING COUNT NOW ALIGNS WITH LATEST FBC PARKING REQUIREMENTS

### JOHN R STREET:

- ADDED A FLOOR FOR 3 ADDITIONAL RESIDENTIAL UNITS (LEVEL 5) AND A COMMERCIAL USE (LEVEL 2)
- REPLACE FAILING ONE STORY BUILDING WITH NEW STRUCTURE
- BUILD NEW GABLE STRUCTURE ON CARRIAGE HOUSE WHERE A PORTION HAS COLLAPSED
- EXTEND RESTAURANT 11 FEET TO THE SOUTH AND NEW FRAMEWORK STRUCTURE AT OUTDOOR DINING AREA

BUILDING AXON VIEW // HDC APPROVED



# BUILDING AXON VIEW // DESIGN REVISIONS

REMOVED 12' FROM PARKING  
STRUCTURE AND ELIMINATED  
12 SPACES (80)

ADDED RESIDENTIAL SPACE  
AND EXTENDED ELEVATOR

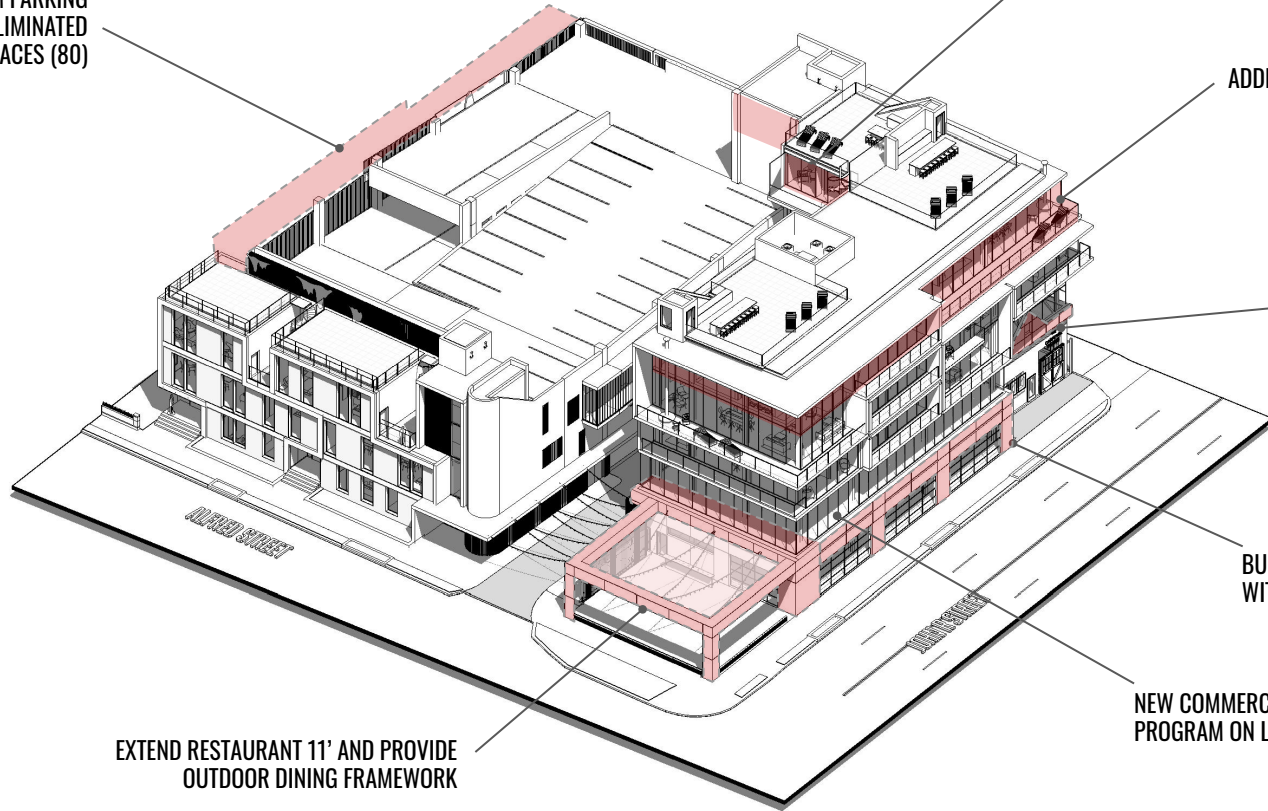
ADDED 5TH STORY

BUILD NEW GABLE ON  
CARRIAGE HOUSE

BUILD NEW ONE STORY STRUCTURE  
WITH SIMILAR FOOTPRINT

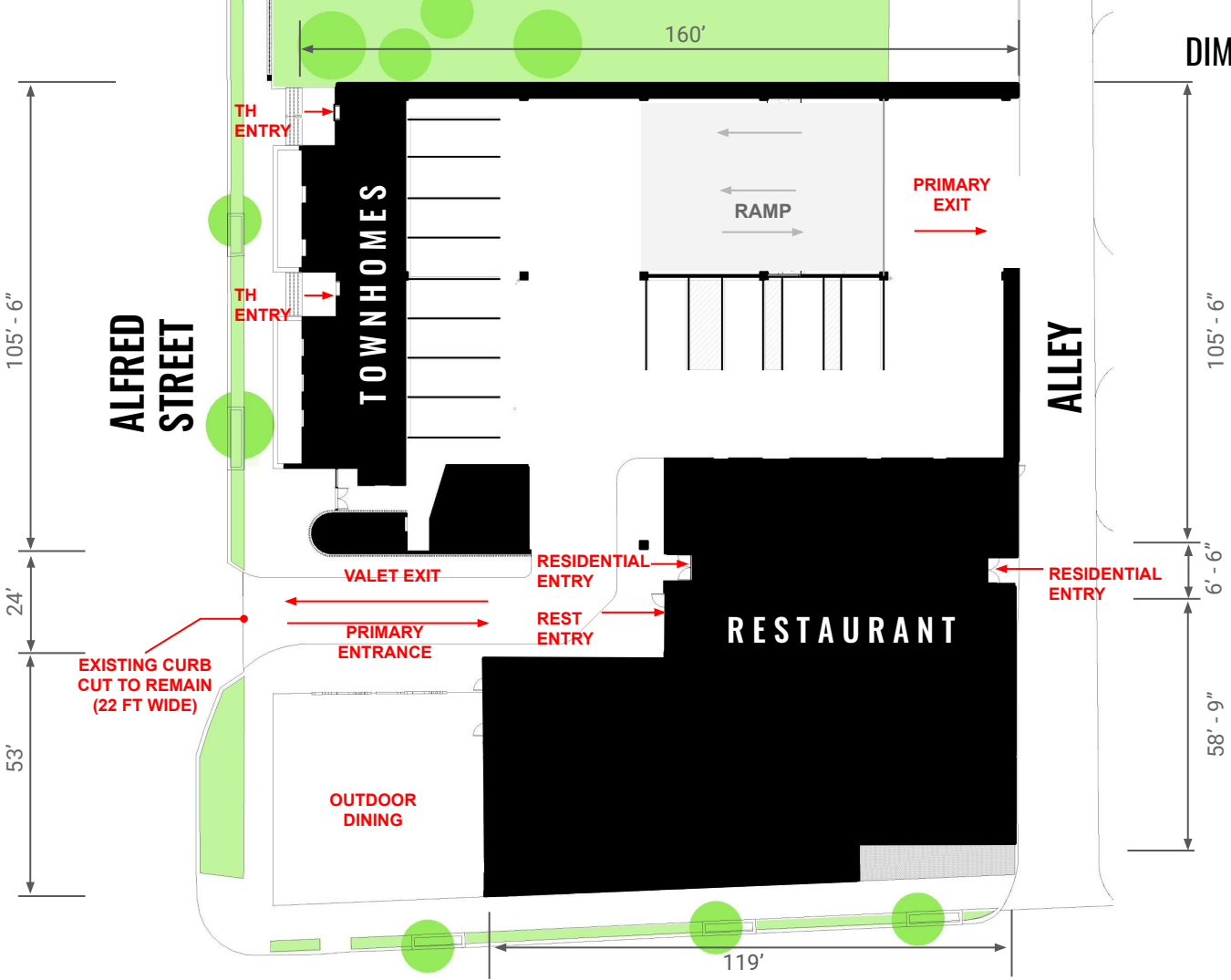
NEW COMMERCIAL OFFICE  
PROGRAM ON LEVEL 2

EXTEND RESTAURANT 11' AND PROVIDE  
OUTDOOR DINING FRAMEWORK

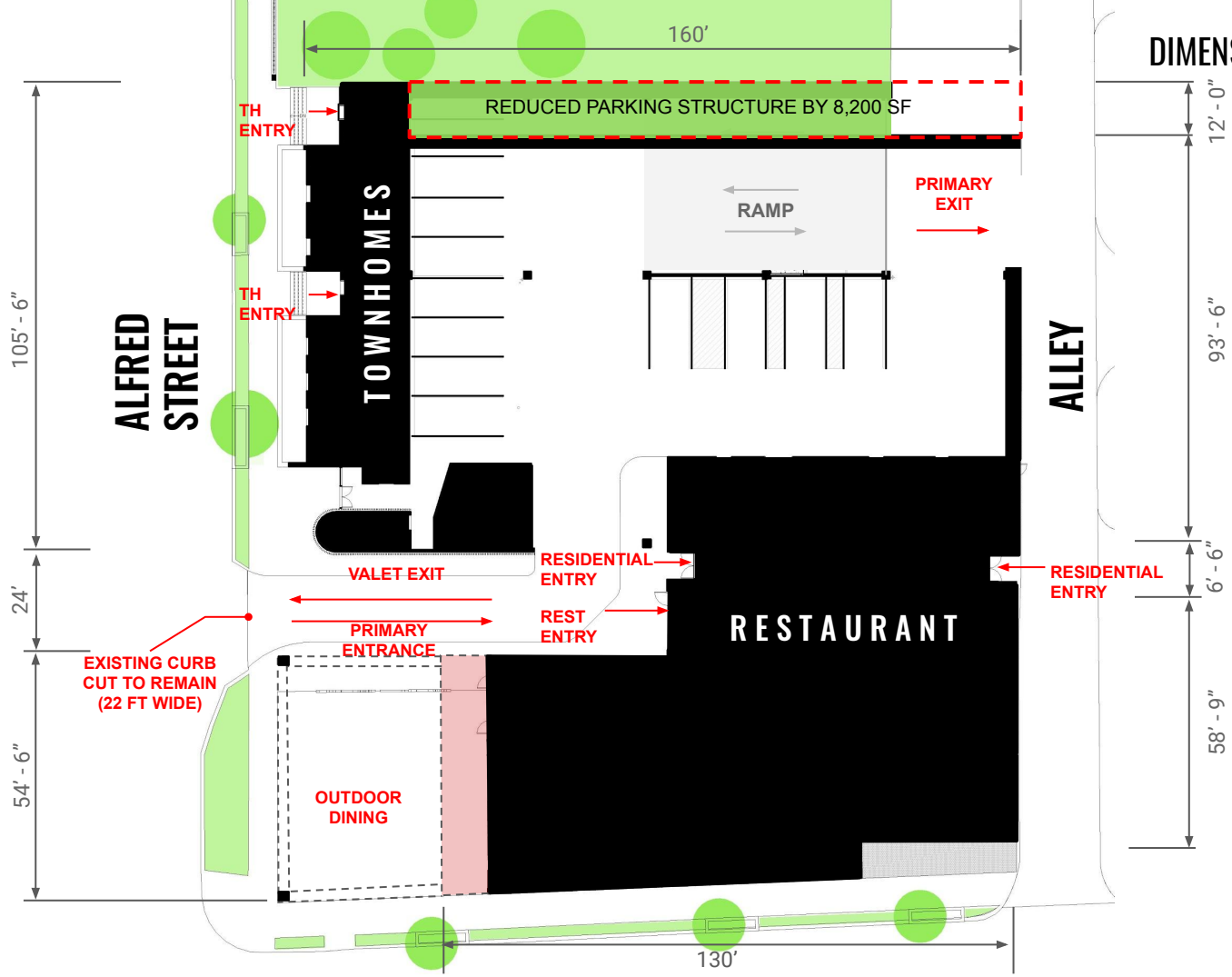


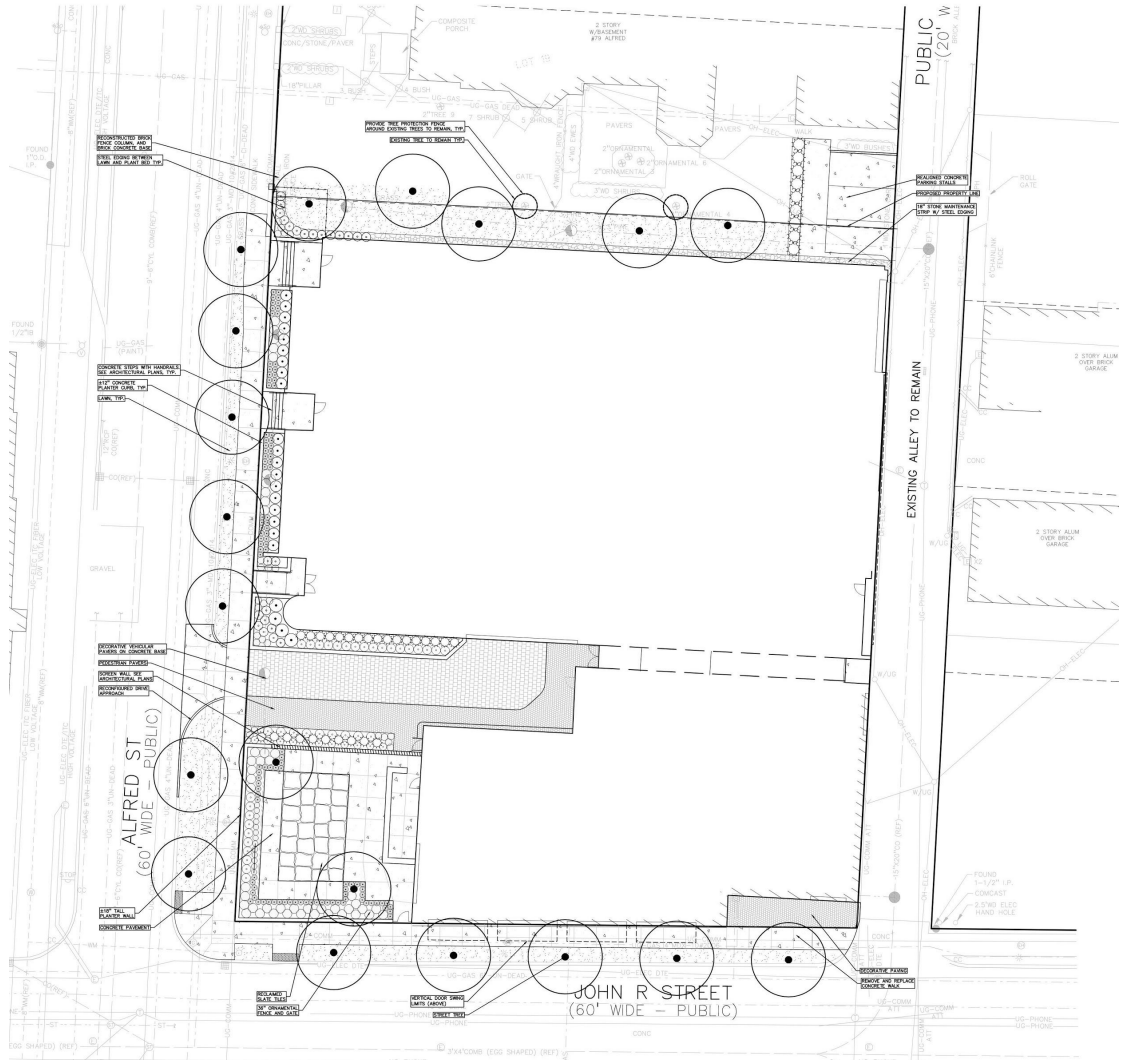


DIMENSIONED PLAN // HDC APPROVED

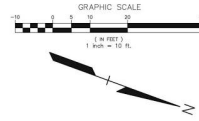


DIMENSIONED PLAN // DESIGN REVISIONS





# LANDSCAPE PLAN // DESIGN REVISIONS



DECIDUOUS TREE PLANT LIST:	
COMMON NAME	SCIENTIFIC NAME
Red Maple	<i>Acer rubrum</i>
Red Oak	<i>Quercus rubra</i>
Greenspire Linden	<i>Tilia cordata</i> 'Greenspire'
SHRUB PLANT LIST:	
COMMON NAME	SCIENTIFIC NAME
Endless Summer Hydrangea	<i>Hydrangea macrophylla</i> 'Endless Summer'
Blue Arrow Juniper	<i>Juniperus scopulorum</i> 'Blue Arrow'
Mexican Viburnum	<i>Viburnum tinia</i> 'Mexican'
PERENNIAL PLANT LIST:	
COMMON NAME	SCIENTIFIC NAME
Summer Beauty Onion	<i>Allium</i> 'Summer Beauty'
Summer Wine Yarrow	<i>Achillea millefolium</i> 'Summer Wine'
Walkers low Cabaret	<i>Piperita x hassonae</i> 'Walkers Low'
Camellia	<i>Camellia</i> 'Miss Daubert'
Sparkling Bergandy Coral Bells	<i>Heuchera</i> 'Sparkling Bergandy'
Lavender	<i>Lawsonia angustifolia</i> 'Munstead Strain'
Shenandoah Switch Grass	<i>Panicum virgatum</i> 'Shenandoah'
Heavy Metal Switch Grass	<i>Panicum virgatum</i> 'Heavy Metal'

# RENDERING COMPARISON



HDC APPROVED JUNE 2018



REVISED DESIGN 2020

REVISED DESIGN



HDC APPROVED



LOOKING EAST ON ALFRED STREET

**DOMBRA**  
ARCHITECTS

REVISED DESIGN

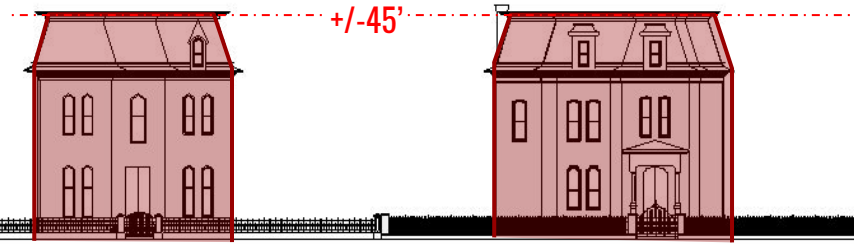


LOOKING EAST ON ALFRED STREET

OOMBRA  
ARCHITECTS



# NO CHANGE TO PREVIOUSLY APPROVED ALFRED ST TOWNHOMES



59 ALFRED

79 ALFRED

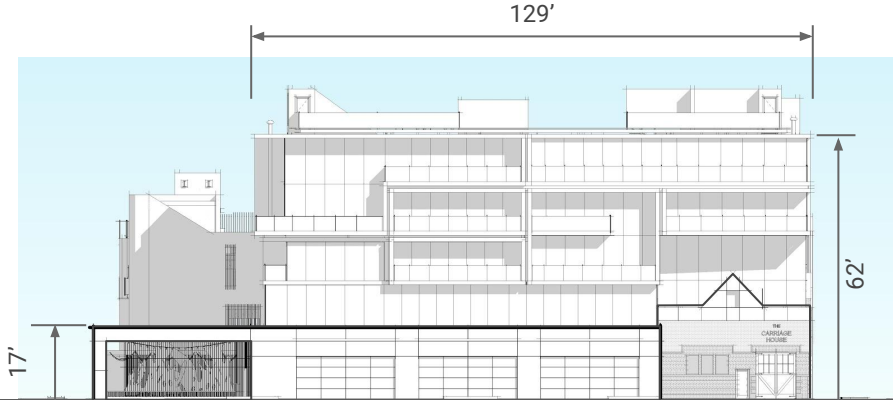


105 ALFRED

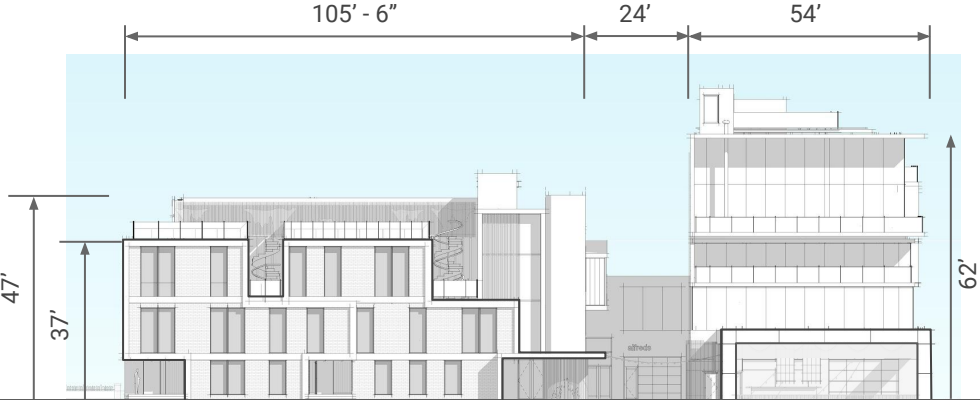
2827 JOHN R

NEW OUTDOOR DINING  
FRAMEWORK/TRELLIS

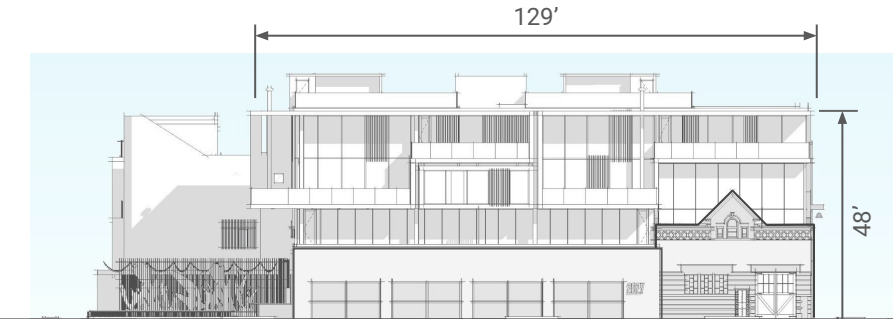
# ELEVATIONS WITH DIMENSIONS



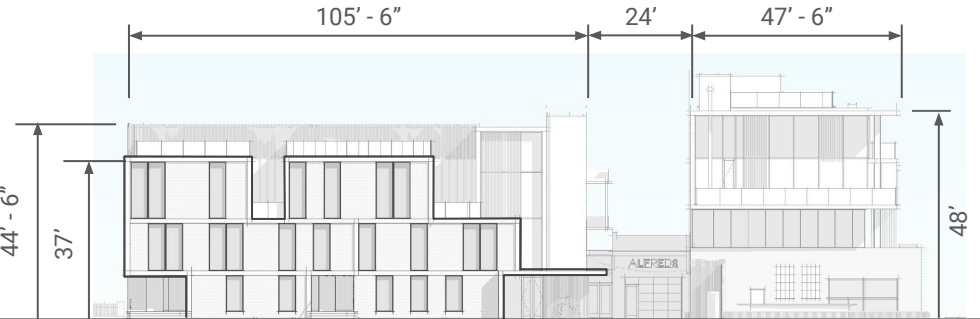
East Elevation - Current



South Elevation - Current

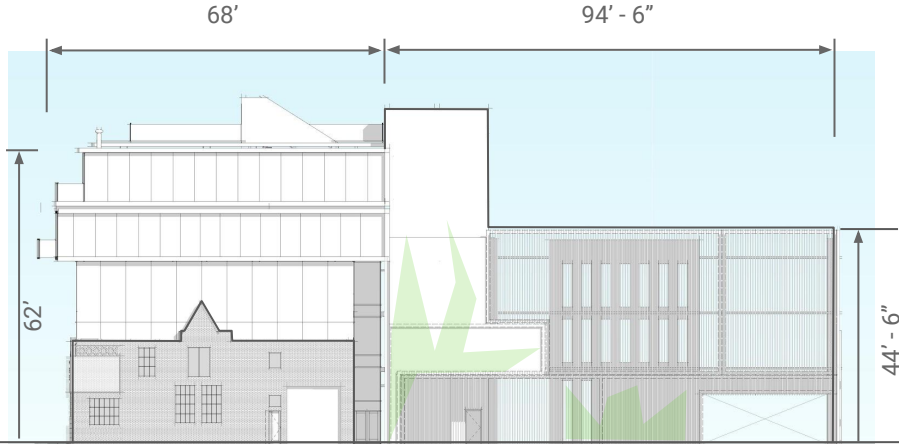


East Elevation - Previously Approved

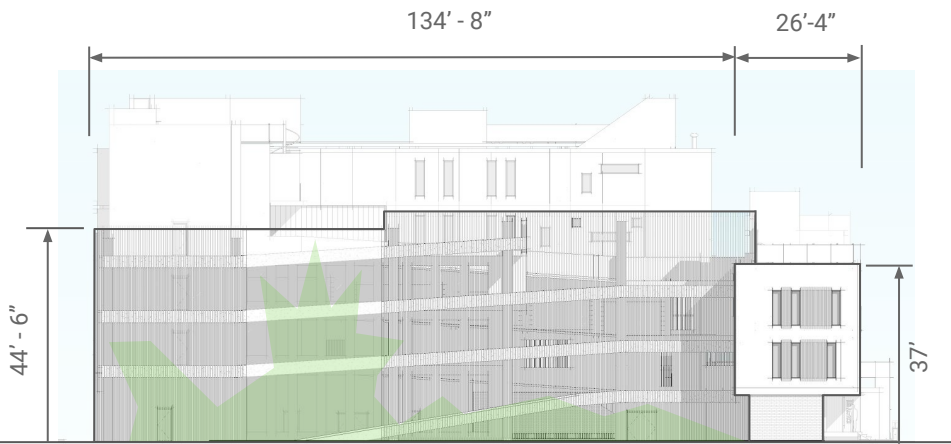


South Elevation - Previously Approved

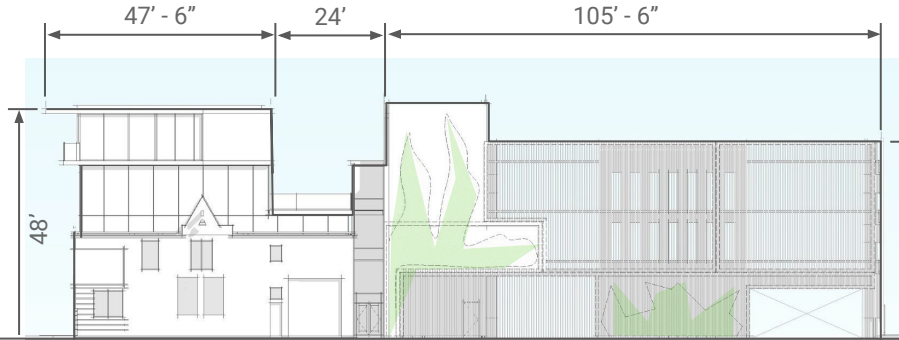
# ELEVATIONS WITH DIMENSIONS



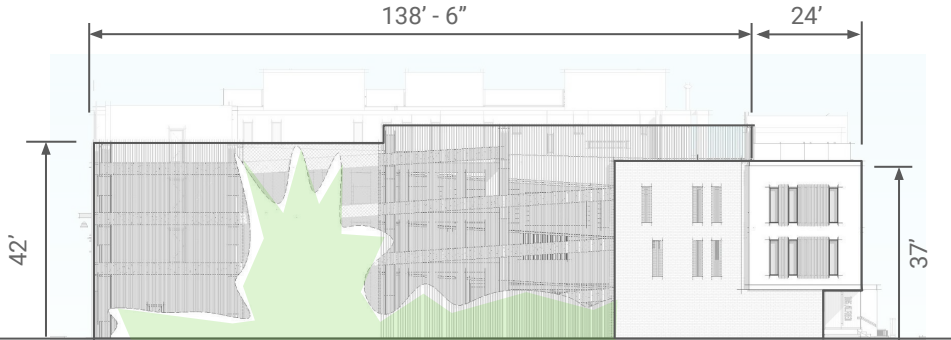
North Elevation - Current



West Elevation - Current



North Elevation - Previously Approved



West Elevation - Previously Approved

# MATERIALS

**BRICK**  
Fireclay, Big Horn



**GLASS GUARD**  
With Stainless Steel Shoe



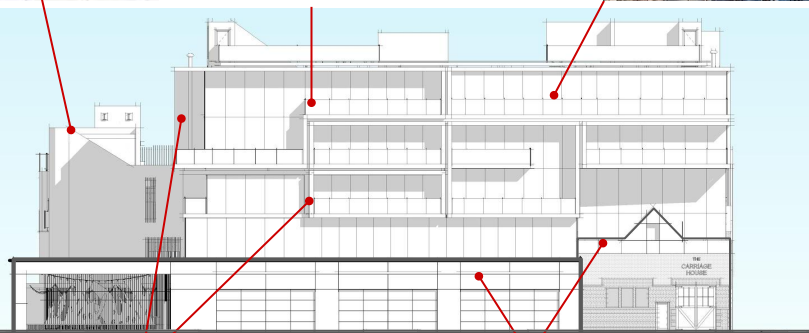
**STEEL CURTAIN WALL SYSTEM**  
Solar Innovation, Dark Bronze



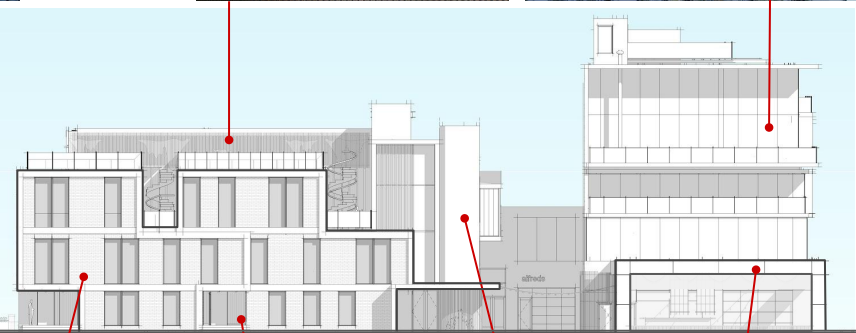
**CHARRED WOOD SCREEN**  
reSAWN Timber Co, Kebony, "Russ"



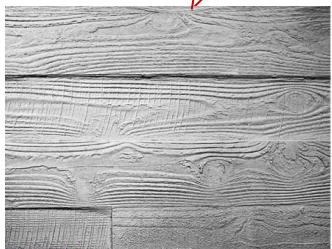
**SSG CURTAIN WALL**  
TGP Steelbuilt Curtainwall Infinity SSG System



East Elevation



South Elevation



**CIP CONCRETE**



**WEATHERING STEEL PANEL**  
Northclad, ZN Zinc Series



**BRICK**  
Fireclay, Front Range



**CHARRED WOOD CLADDING AND SCREEN**  
reSAWN Timber Co, Kebony, "Russ"



**BRICK**  
Fireclay, Big Horn



**WEATHERING STEEL PANEL**  
Northclad, ZN Zinc Series

# MATERIALS

**ZINC PANEL**  
Northclad, ZN Zinc Series



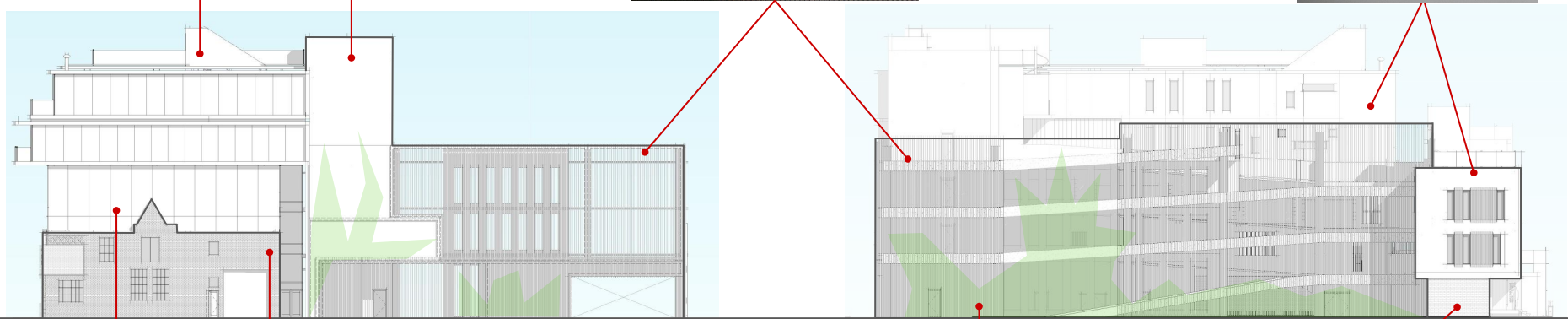
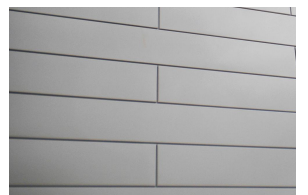
**PRECAST CONCRETE PANEL**  
White Portland Cement with Formliner



**CHARRED WOOD SCREEN**  
reSAWN Timber Co, Kebony, "Russ"



**ZINC PANEL**  
Northclad, ZN Zinc Series

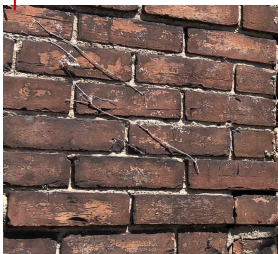


North Elevation

West Elevation



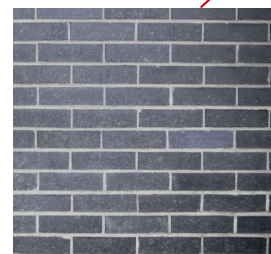
**SSG CURTAIN WALL**  
TGP Steelbuilt Curtainwall Infinity SSG



**EXISTING BRICK**



**CLIMBING VEGETATIVE WALL SYSTEM ON PRECAST**  
Greenscreen, Dark Bronze



**BRICK**  
Fireclay, Front Range

# BRUSH PARK ELEMENTS OF DESIGN

# BRUSH PARK ELEMENTS OF DESIGN

1 HEIGHT

7 RELATIONSHIP OF MATERIALS

13 RELATIONSHIP OF SIGNIFICANT LANDSCAPE FEATURES AND SURFACE TREATMENTS

19 DEGREE OF COMPLEXITY WITH THE FACADES

2 PROPORTION OF BUILDING'S FRONT FACADE

8 RELATIONSHIP OF TEXTURES

14 RELATIONSHIP OF OPEN SPACE TO STRUCTURES

20 ORIENTATION, VISTAS, OVERVIEWS

3 PROPORTION OF OPENINGS WITHIN THE FACADE

9 RELATIONSHIP OF COLORS

15 SCALE OF FACADES AND FACADE ELEMENTS

21 SYMMETRIC OR ASYMMETRIC APPEARANCE

4 RHYTHM OF SOLIDS TO VOIDS IN FRONT FACADE

10 RELATIONSHIP OF ARCHITECTURAL DETAIL

16 DIRECTIONAL EXPRESSION OF FRONT FACADES

22 GENERAL ENVIRONMENTAL CHARACTER

5 RHYTHM OF SPACING OF BUILDINGS ON STREETS

11 RELATIONSHIP OF ROOF SHAPES

17 RHYTHM OF BUILDING SETBACKS

6 RHYTHM OF ENTRANCE AND/OR PORCH PROJECTIONS

12 WALLS OF CONTINUITY

18 RELATIONSHIP OF LOT COVERAGE



# LOOKING EAST ON ALFRED STREET

# BP ELEMENTS OF DESIGN



1

**HEIGHT**  
"In the area between Woodward and Brush, the original development was almost exclusively 2 ½ story houses. Later . . . apartment buildings among the houses, the majority of which are 3 stories in height"

4

**RHYTHM OF SOLIDS TO VOIDS IN FRONT FACADE**  
"Victorian structures in the district often display great freedom in the placement of openings in the facades, although older examples are generally more regular in such placement"

7

**RELATIONSHIP OF MATERIALS**  
"By far the most prevalent material in the district is common brick"

5

**RHYTHM OF SPACING OF BUILDINGS ON STREET**  
"The area between Woodward and Brush appears to have been developed in a very regular spacing. . . many buildings stand on more land than one lot"



# LOOKING EAST ON ALFRED STREET

# BP ELEMENTS OF DESIGN



1

**HEIGHT**  
Along the historic J.L. Hudson home, the leading edge of the townhomes massing is 37 feet and lower than the adjacent historic home.

4

**RHYTHM OF SOLIDS TO VOIDS IN FRONT FACADE**  
Openings in the Alfred Street facade remain regular and vertical, in line with the residential context of the neighborhood.

7

**RELATIONSHIP OF MATERIALS**  
The existing brick of the carriage house will be cleaned, repaired, and repointed. In addition, new brick will be installed to contrast the old.

5

**RHYTHM OF SPACING OF BUILDINGS ON STREET**  
Set-back, residential entries are located along Alfred Street and are spaced from the existing adjacent home more than 45 feet, similar to spacing of those existing on Alfred

# ALFRED STREET SOUTH ELEVATION

## BP ELEMENTS OF DESIGN

16

### **DIRECTIONAL EXPRESSION OF FRONT FACADES**

"A substantial majority of the buildings in the district have front facades vertically expressed"

11

### **RELATIONSHIP OF ROOF SHAPES**

"Examples of many roof shapes . . . different types are sometimes combined into a single structure and tower roofs, cupolas, lanterns . . . are used on various Victorian houses"

5

### **RHYTHM OF SPACING OF BUILDINGS ON STREET**

"The most common relationship of textures in the district is the low relief pattern of mortar joints in the brick contrasted to smoother or rougher surfaces."

3

### **PROPORTION OF OPENINGS WITHIN THE FACADE**

"Areas of void generally constitute between 15 and 35 percent . . . generally taller than wide"

6

### **RHYTHM OF ENTRANCE AND OR PORCH PROJECTIONS**

"Most buildings have or had a porch or entrance projection"



# ALFRED STREET SOUTH ELEVATION



## BP ELEMENTS OF DESIGN

- 16 **DIRECTIONAL EXPRESSION OF FRONT FACADES**  
*Vertical voids in the massing and vertical fenestration give directionality to the facade.*
- 11 **RELATIONSHIP OF ROOF SHAPES**  
*Many homes in brush park embrace more than one roof type. The tourette at the stair tower serves as a contextual link as well as a classical element of the facade's composition.*
- 5 **RHYTHM OF SPACING OF BUILDINGS ON STREET**  
*On Alfred Street, the existing rhythm of the residential homes is maintained by the vertically oriented voids in the townhome massing and its compatibility to the spacing of existing structures.*
- 3 **PROPORTION OF OPENINGS WITHIN THE FACADE**  
*Areas of void within the townhomes constitute between 15 and 35 % of the facade, which is characteristic of the homes on Alfred Street.*
- 6 **RHYTHM OF ENTRANCE AND OR PORCH PROJECTIONS**  
*Residential entries are provided a covered, in-set porch for consistent means of entry along Alfred Street.*

ALFRED STREET TOWNHOMES

BP ELEMENTS OF DESIGN





**ALFRED STREET TOWNHOMES**

# ALFRED STREET ENTRY



# BP ELEMENTS OF DESIGN



By maintaining the existing open space at 2827 John R as an outdoor dining terrace, a visual connection is created between 2827 and the historic home. In a visual sense, the open terrace is a space that belongs to the Ransom Gillis.

14

## RELATIONSHIP OF OPEN SPACE TO STRUCTURES

"There is a large quantity of open space in the area, due to demolition of buildings. The traditional relationship of houses to street has become has thus become a relationship between houses and landscape"

# JOHN R STREET LOOKING SOUTHWEST

## BP ELEMENTS OF DESIGN



4

### RHYTHM OF SOLIDS TO VOIDS IN FRONT FACADE

Victorian structures in the district often display great freedom in the placement of openings in the facades . . . in later apartments, openings tend to be very regular."

21

### SYMMETRIC OR ASYMMETRIC APPEARANCE

"Asymmetric but balanced compositions are common"

8

### RELATIONSHIP OF TEXTURES

The most common relationship of textures in the district is the low-relief pattern of mortar joints in brick contrasted to the smoother or rougher surfaces of stone or wood trim."

15

### SCALE OF FACADES AND FACADE ELEMENTS

"Between John R and Brush, the scale tends to be large . . . towers, setbacks, porches and the like divide the facades into large elements. Later apartments are large in scale with simple, but large elements"

# JOHN R STREET LOOKING SOUTHWEST

# BP ELEMENTS OF DESIGN



4

## RHYTHM OF SOLIDS TO VOIDS IN FRONT FACADE

*On John R, the openings within existing masonry openings are maintained, while expensive curtainwall above serves to balance and contrast new and old.*

21

## SYMMETRIC OR ASYMMETRIC APPEARANCE

*The new is light and airy, floating evenly above an existing asymmetric masonry and corten steel base.*

8

**RELATIONSHIP OF TEXTURES**  
*The cleaned and repaired brick of the existing carriage house structure will be viewed in contrast with the new smoother textures of glass, metal and concrete above and on the rebuilt one-story building to the south.*

15

## SCALE OF FACADES AND FACADE ELEMENTS

*The residential facade is divided into large elements expressive of the bounds of each unit. These large elements are divided and ordered by the secondary elements of the facade (i.e. columns and mullions).*





A modern, bright interior space, likely a dining or living area, featuring large windows, a wooden dining table with chairs, and a chandelier with multiple glass spheres. The room is well-lit, suggesting a sunny day. The text 'THE CARRIAGE HOUSE' is overlaid in large, bold, black letters across the center of the image.

# THE CARRIAGE HOUSE

HISTORIC DISTRICT COMMISSION // MAY 22, 2020