

Request to Renovate an Existing Garage and Install a New Enclosed Brick Patio, Walkway and a Rear Yard Waste/Recycling Enclosure at the Residence of Aislinn Scofield

Located in the Indian Village Historic District at:

2151 Seminole St.
Detroit, MI 48214

Project Contact Information:

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Description of Existing Conditions:

The Tudor Revival home at 2151 Seminole was designed by noted theatre architect C. Howard Crane. The home's first floor exterior is clad with brick and the second floor and roof gables are clad in stucco with half-timber accents. The current proposed work scope does not impact the existing house.

There is an existing painted concrete masonry unit garage located in the rear northwest corner of the residential lot. The date of the garage's construction is unknown to the architect but it appears to have been constructed after the house-probably sometime during the 1930's.

The garage has two "front" vehicle doors facing Seminole St. and two "rear" doors facing Maxwell St. This arrangement of doors allowed for drive-through from Seminole St. to Maxwell St. Currently, the doors facing Maxwell St. are in poor condition and are inoperable. The current work scope would restore the "drive-through" feature of the garage. The owner would like to use the south drive-through bay of the garage as a workspace for her potter's wheel during the warm months. This use would be further

facilitated by the addition of a small patio adjacent to the south side of the garage where she could work outside when weather permits.

The garage also features an attached shed originally housed a heating plant for the garage. Piping remnants and wall-mounted radiators provide evidence that the garage was once heated by this heating plant. There is currently no heating equipment in this shed and it is used as a tool shed.

The garage gables are clad with asphaltic siding shingles that are exhibiting various levels of decay. The existing wood cornice and rake trim boards needs to be painted and are badly decayed at some locations. There is evidence that some of the wood rake trim is not original since the detailing at the north and south ends of the garage is not identical. It is the architect's opinion that the existing gable siding needs to be replaced and existing trim requires extensive repair and/or replacement in order to maintain the garage's integrity over the long term.

The north cmu garage wall has a large zig-zag crack from the top to the bottom. Based upon observed tree stump remains, it appears that this large crack was caused by "weed trees" that were allowed to grow up next to the garage for many years. The roots of these trees heaved the garage foundation and this upward force caused the wall to move upward and tilt outward with concomitant cracking of the wall. Despite the size and extents of this crack, the architect believes that the wall can be safely stabilized by adding stabilizing members spanning the crack on the wall interior. No attempt should be made to re-plumb the wall since the forces necessary to accomplish this might inflict even more damage on the masonry structure. Non-plumb door jambs can be made square for new garage door installation by installing square wood jambs and trim at existing plain masonry openings. The wood jambs will allow installation of new functional garage doors facing Maxwell street and the wood trim will help to mask the out-of-plumb masonry openings.

Currently, trash, recycling and compost containers are located near the middle of the backyard and diminish the beauty of the outdoor spaces. The owner hopes to improve this situation by surrounding these these containers in an enclosure. A new path is needed to connect the rear kitchen house entry to the waste/compost area and the proposed garage patio and pedestrian door.

Description of Project:

In this project, we propose to (1) renovate the garage exterior by stabilizing and painting the cmu walls, (2) replace all the garage doors with new functional doors that complement the existing house and garage architecture (3) re-side and repaint the garage gable siding (4) repair/replace (as necessary) and repaint garage trim. In addition, a small, partially-enclosed brick patio will be constructed adjacent to the garage to allow the owner a sheltered, quiet space where she can perform her ceramic art. Finally, an enclosure will be constructed to conceal the existing unsightly trash,

recycling and composting receptacles and a new brick path leading from the house to the garage will be constructed.

Detailed Scope of Work:

- Stabilized north garage cmu wall by through-bolting a wood beam to the interior of the garage as shown in the construction documents.
- Paint the garage cmu walls to coordinate better with the existing house brick color.
- Re-side garage gables to replace decayed siding and to coordinate with the existing house style. Paint to match house 2nd floor exterior field color.
- Repair and replace garage trim where necessary. Paint to match house trim.
- Replace all garage doors with new doors that are similar to the original garage doors.
- Reconfigure door/window openings at south garage elevation to accept a new patio door and picture window in lieu of the existing pedestrian door and two damaged flanking windows.
- Construct a new brick patio at the south end of the garage outside the proposed new patio door.
- Construct a new privacy screen at Southeast corner of proposed new garage patio.
- Construct a new brick path between the proposed brick garage patio and the existing brick walk that leads to the rear entrance of the house.
- Construct a wood enclosure to obscure trash, recycling and composting receptacles that are currently located in full view in the rear yard.
- Transplant any existing vegetation that is impacted by the proposed new construction to mulched areas indicated on the proposed site plan.