

AGENDA

STAFF REPORT 5-8-2019 MEETING
APPLICATION NUMBER 19-6176
ADDRESS: 2224 W. BOSTON BLVD.
HISTORIC DISTRICT: BOSTON EDISON
APPLICANT: JASON SENIOR
DATE OF STAFF VISIT: 05-02-2019

PREPARED BY: B. CAGNEY

PROPOSAL

The building located at 2224 West Boston Boulevard is a Tudor-Style, English Revival home built in 1924. It sits toward the eastern end of the block on West Boston Boulevard between 14th Street and LaSalle Blvd. The home features a prominent front facing gable with a two-story bay window and ornamental half-timber details. The brick façade is composed of several character defining architectural elements: A steeply pitched roof, a centrally located chimney with ornamental brick work and half-timbering around a secondary front gable that features an oriel window.

The home originally had a garage in the rear yard, bordering the alley that was accessible through the alleyway. The applicant states in the description of existing conditions that “the garage was razed many years ago and we could not find any information on it.”

With the current proposal, the applicant is seeking the Commission’s approval to complete the following work associated with the overall rehabilitation of the building **as per the attached drawings:**

- The erection of a new 20’ x 20’ garage at the approximate location of the previous garage with the following features:
 - The garage walls will be 8’ ht.
 - Total height is 17’-3” at roof peak
 - Two-car garage with (1) overhead garage door [7’x17’] - brown
 - (1) door on the side [36”] - brown
 - HardiePlank lap siding [6” exposed width]
 - Trim and siding to be painted “brown”
 - The roof will be covered in dimensional shingles by Owens Corning in “brown” color to match the roof on the home
 - The roof will feature 1’ overhangs at the gable and the eaves
 - Roof pitch: 10/12

ELEMENTS OF DESIGN

- (7) Relationship of materials. The majority of houses are faced with brick, while many are partially or totally stucco. There are some stone buildings, sometimes combined with stucco; clapboard is rare, and is extremely rare as the sole material. Roofing includes slate, tile and asphalt shingles. Wood shingle roofs were once common and have generally been replaced with asphalt. Wood shake does not exist and there is no known evidence that it was ever used in the district. Stone trim is common. Wood is almost universally used for window frames and other functional trim and is used in many examples for all trim.
- (8) Relationship of textures. The most common relationship of textures in the district is that of a low-relief

REPORT

pattern of mortar joints in brick contrasted with the smooth surface of wood or stone trim. There are a few houses with rough or rusticated stone surfaces. The use of stucco or concrete, with or without half-timbering, as a contrast to brick surfaces, is not unusual. Tile, slate, or wood shingle roofs have particular textural values where they exist. Asphalt shingles generally have little textural interest, even in those types which purport to imitate some other variety.

- (9) *Relationship of colors.* Natural brick colors (such as red, yellow, brown, buff) predominate in wall surfaces. Natural stone colors also exist. Where stucco or concrete exists, it usually remains in its natural state, or is painted in a shade of cream. Roofs are in natural colors (tile and slate colors, natural and stained wood colors), and asphalt shingles are predominantly within this same dark color range. Paint colors often relate to style. The buildings derived from classical precedents, particularly those of neo-georgian style, generally have woodwork painted white, cream, or in the range of those colors including "putty"; doors and shutters are frequently dark green or black. Colors known to have been in use on similar buildings of this style in the eighteenth or early twentieth centuries may be considered for appropriateness. Buildings of medieval inspiration (notably neo-tudor) generally have painted woodwork and window frames of a dark brown or cream color. Half timbering is almost always stained dark brown. The original colors of any building, as determined by professional analysis, are always acceptable for a house, and may provide guidance for similar houses.
- (10) *Relationship of architectural details.* Architectural details generally relate to style. Neo-georgian buildings display classic details, mostly in wood, and sometimes in stone. Porches, shutters, window frames, cornices, and dormer windows are commonly, although not always, treated. Details on "mediterranean" style or vernacular buildings including arched windows, door openings, and porches, are often done in stone, brick, tile, and sometimes in stucco. Buildings of medieval inspiration tend to have details in the form of carved wood or carved stone ornaments on window frames, door frames, and eaves. In general, the various styles are rich in architectural details.
- (11) *Relationship of roof shapes.* A variety of roof shapes exist in the district, depending on building style. Shallow hipped roofs with dormers, roofs with triangular gables, and steep hipped roofs predominate. A few gambrel roofs exist. Complex arrangements of the gabled and/or the hipped types, with subsidiary or transverse roofs, are not unusual. Dormers are common. Flat roofs are present only as subsidiary roofs on residential structures. Garage roofs generally reflect the style and pitch of the roof on the main house.
- (20) *Orientation, vistas, overviews.* Most of the houses in the district have front entrances which are oriented toward the streets running east-west. The houses on Lasalle Boulevard, from Chicago Boulevard to Edison Boulevard, are orientated toward Lasalle. Garages are frequently oriented either toward an alley and/or the front drive or toward a side street in the case of corner lots. Almost all garages are detached and are at the rear of the lot.

RECOMMENDATION

It is unclear when the original garage was demolished. The proposed garage will be placed in the rear of the property, with vehicular access to the alleyway. The proposed location is not easily visible from the Primary View Corridor, and will not detract from any character defining features of the home. Additionally, the steep pitch of the roof is compatible with that of the residence. Staff is unsure as to the exact tone of the "brown" color proposed for the garage. Therefore, it is recommended that the applicant select colors from the appropriate color chart or make sure that the selected "brown" color is an identical match to the paint on the home.

It is staff's recommendation that the Commission issue a Certificate of Appropriateness for the proposed work based on the Secretary of the Interior's Standards for Rehabilitation Number 10) *New addition, exterior alterations, or*

REPORT

related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

... with the condition that the applicant selects colors from the appropriate color chart or make sure that the selected “brown” color is an identical match to the paint on the home.

Motion DRAFT

- I move that the Commission **issue** a Certificate of Appropriateness for the proposed work items proposed in application number 19-6176 because the work as described does meet the Secretary of the Interior’s Standards for Rehabilitation Number 10) *New addition, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

... with the condition that the applicant selects colors from the appropriate color chart or make sure that the selected “brown” color is an identical match to the paint on the home.

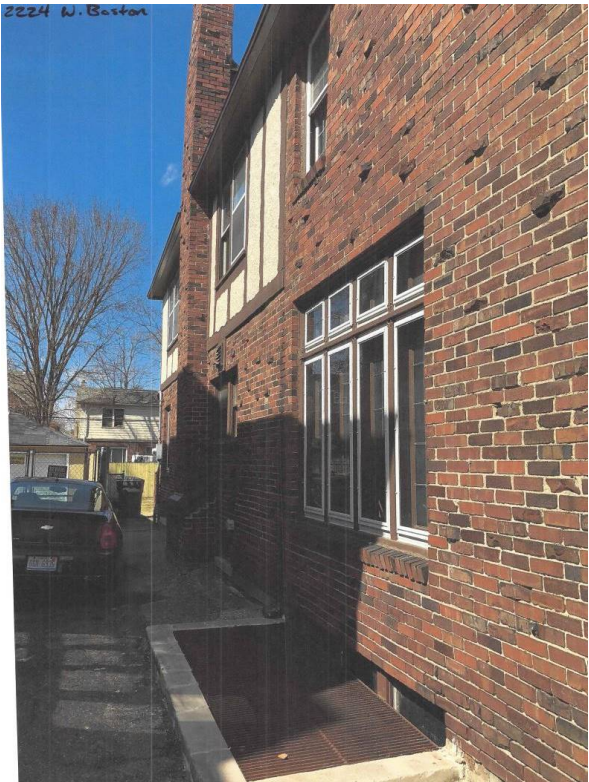
REPORT



Front Elevation and location of proposed garage –Applicant Photo

REPORT

2224 W. Boston



Side View –Applicant Photo

2224 W. Boston



Rear View –Applicant Photo

REPORT

2224 W. Boston

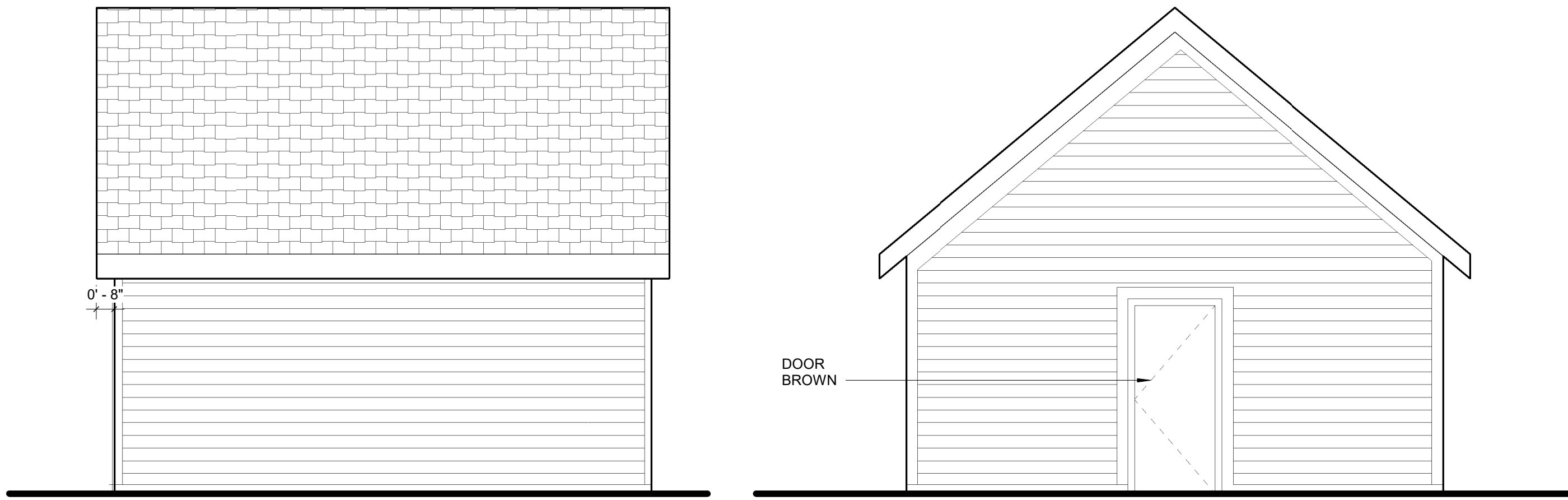


Loation of proposed garage – Applicant Photo

2224 W. Boston

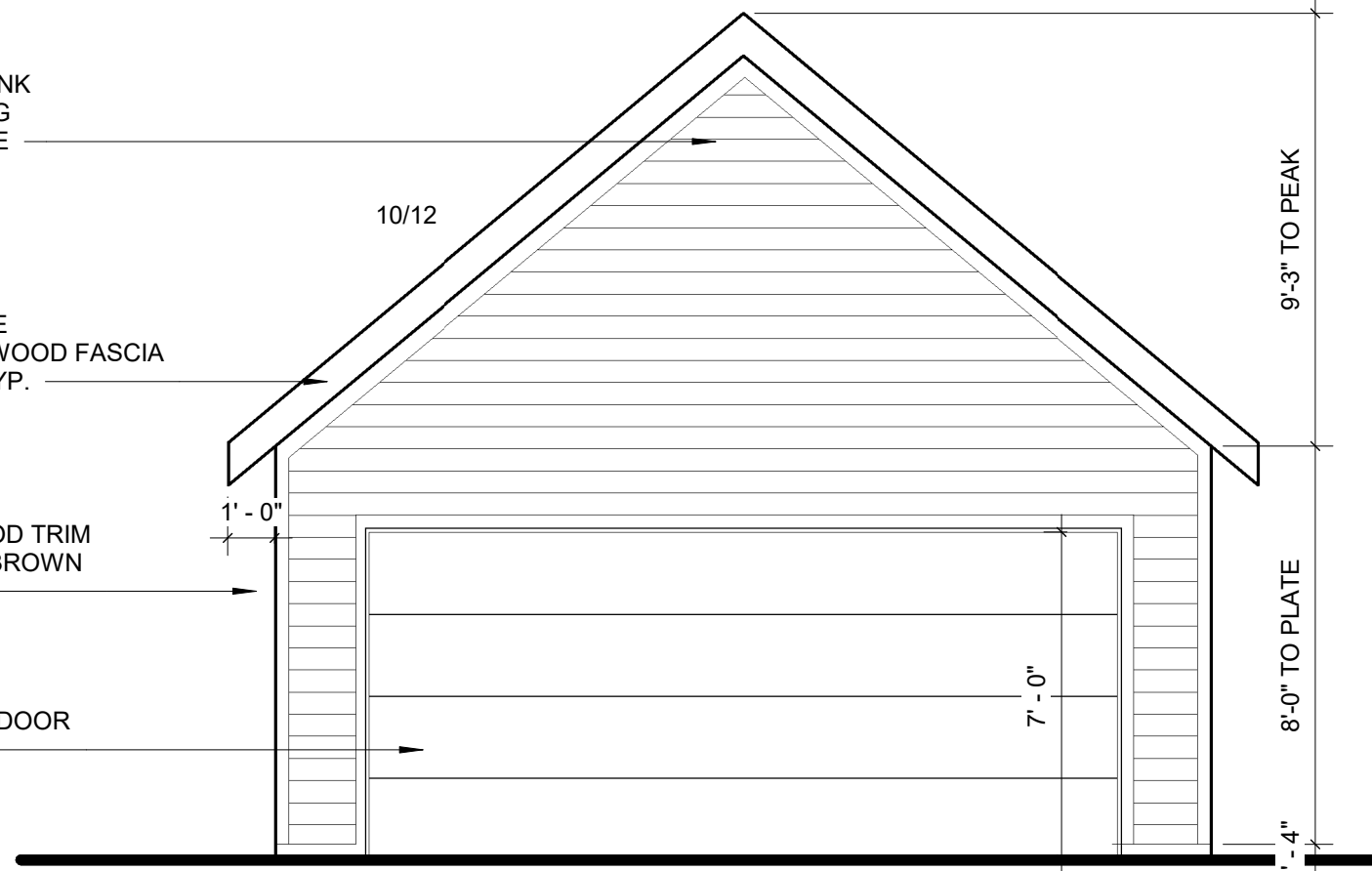


Front Elevation and loation of proposed garage –Applicant Photo

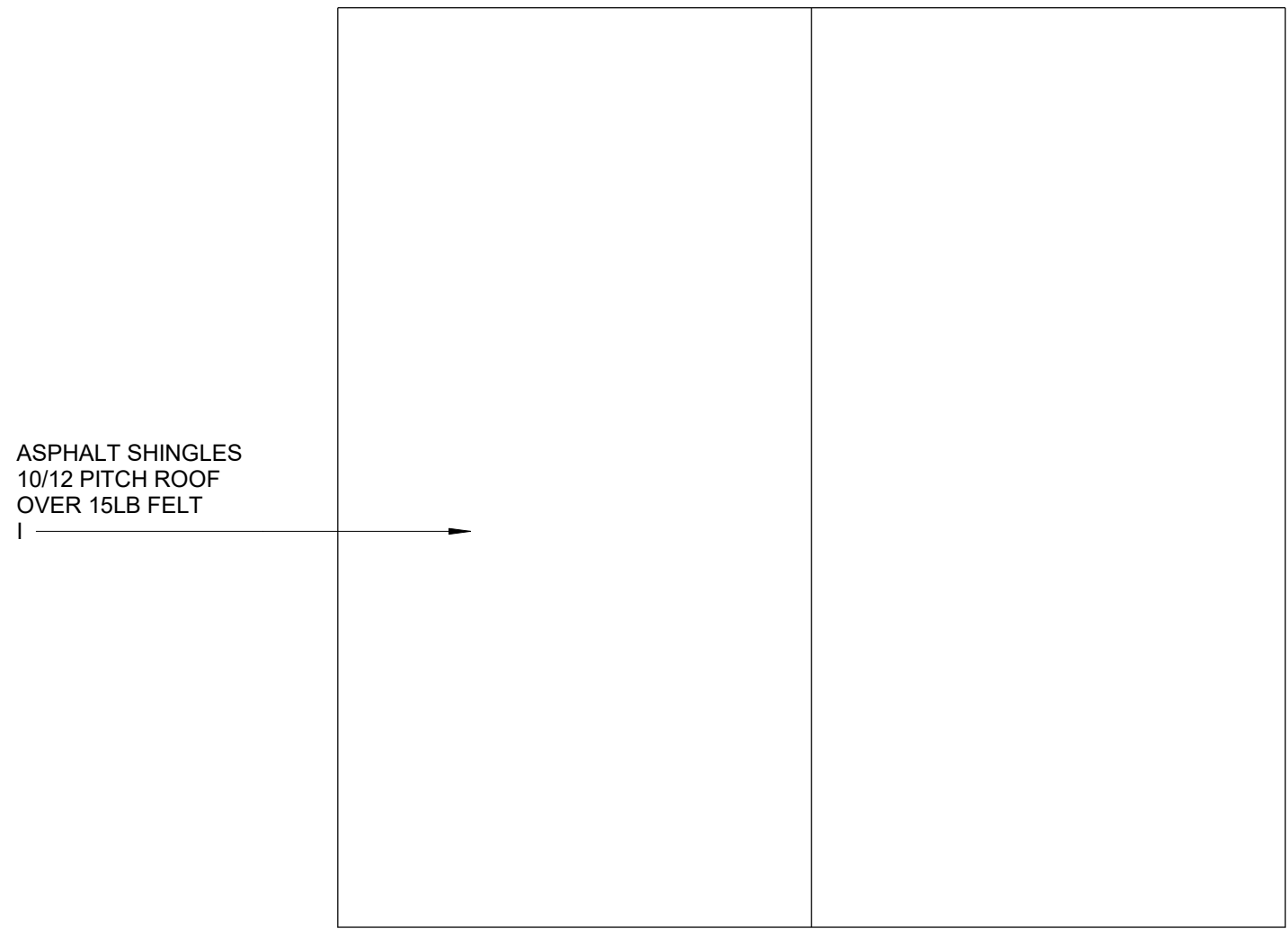


6 Elevation 6 - a
1/4" = 1'-0"

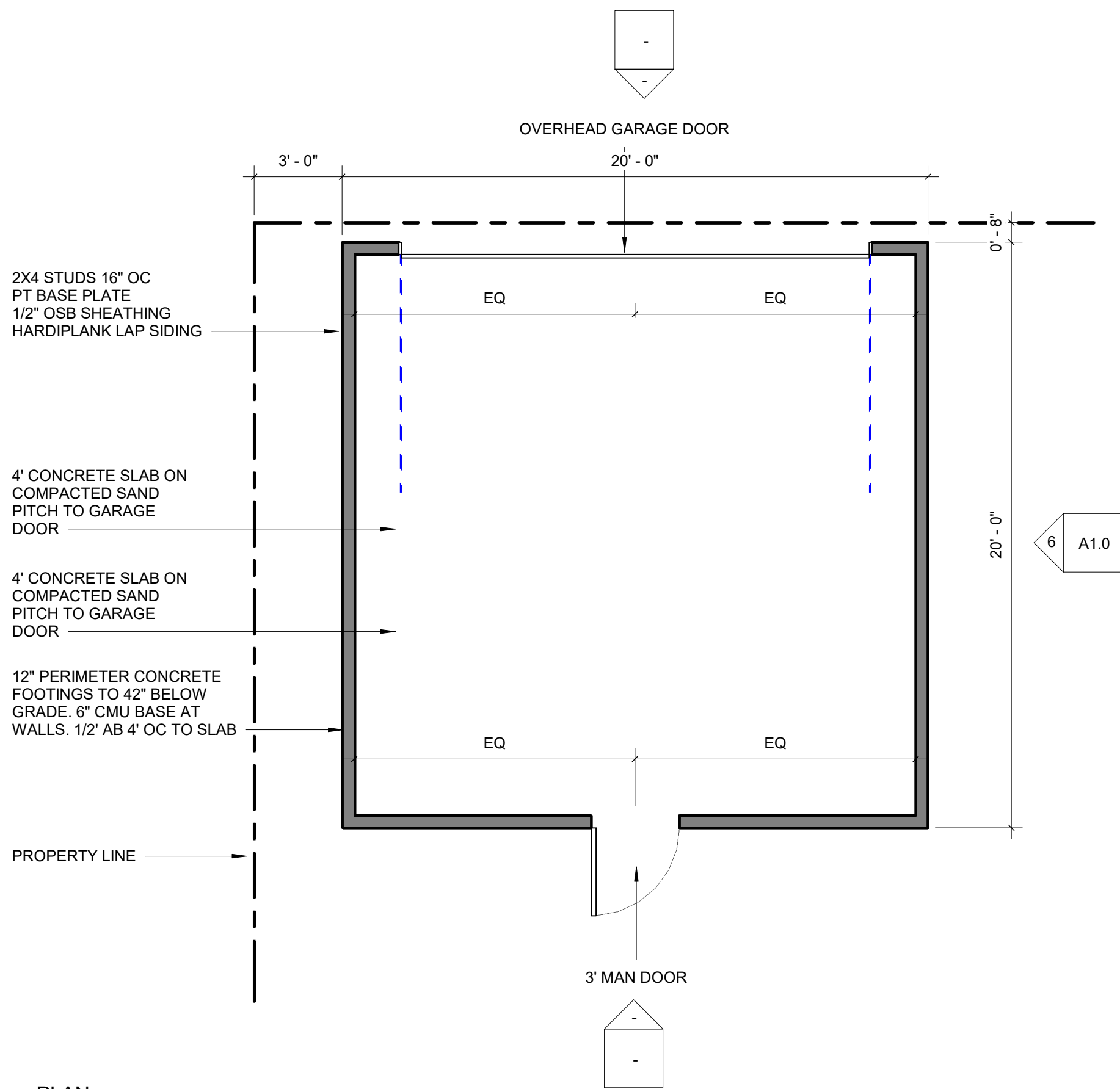
5 Elevation 3 - a
1/4" = 1'-0"



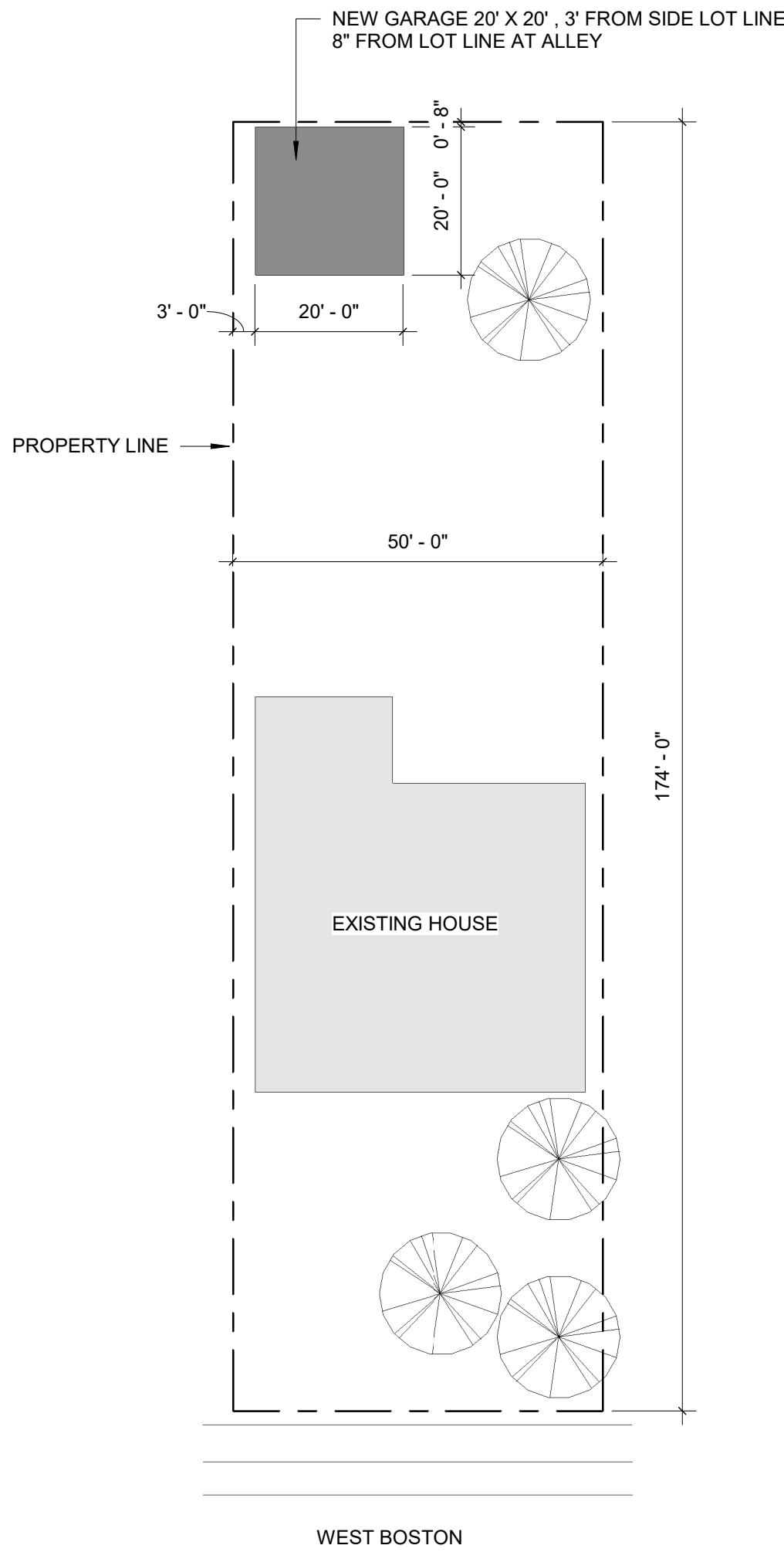
4 Elevation 1 - a
1/4" = 1'-0"



3 ROOF PLAN
1/4" = 1'-0"



1 PLAN
1/4" = 1'-0"



2 SITE PLAN
1" = 20'-0"

2224 W. Boston Detroit MI

Description of existing conditions:

Unfortunately, the existing garage was raised many years ago and we could not find any information on it.

Description of project:

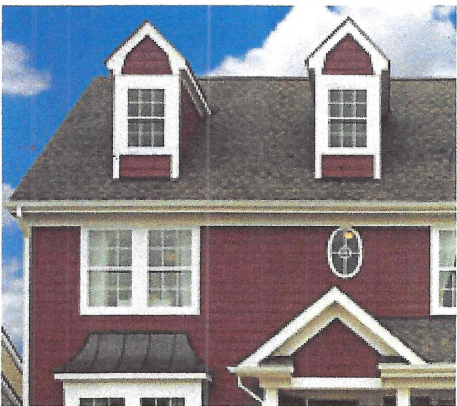
Construct a new 20' x 20' garage in the area where we believe the old existing garage was originally located. Garage to be accessed with a vehicle through the existing alleyway only.

Detailed Scope of work:

- Dig footings for exterior walls approximately 42" below grade and 12" wide
- Run electrical lines from house to garage
- Install steel rebar reinforcing
- Pour cement footings
- Install 4" concrete slab on compacted sand. Pitch to garage overhead door
- Install 2x4 studs 16" OC with PT base plate
- Install ½" OSB sheathing with waterproof membrane laid on top of OSB
- Install cement based, wood grain embossed 6" ship lap siding
- Install roof joists 16" OC on a 10/12 pitch
- Install 15lb felt paper and 25year asphalt shingle over roof deck
- Install 17'wide OVH door
- Install 36" wide pedestrian door
- Paint siding and trim to match existing house colors

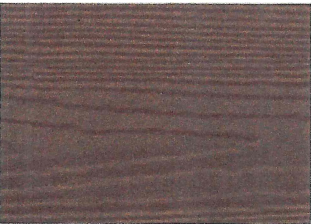
HardiePlank Lap Siding

HardiePlank® lap siding is the most popular brand of siding in America and can be found on over 5.5 million homes. With its strength, beauty and durability, HardiePlank® siding enhances and protects homes in all kinds of climates—and now, with the HardieZone™ System, James Hardie provides siding with specific performance attributes relative to the climate where the product is being used. James Hardie now gives you the optimum siding for your home and climate, regardless of location.



All HardiePlank® lap siding comes in a variety of looks and textures, all of which are engineered for climate. We are so sure about how well the HardieZone system will perform, HardiePlank® lap siding comes with a 30-year nonprorated, transferable, limited warranty—our strongest warranty ever.

Select Cedarmill® ColorPlus



Thickness:	5/16"			
Weight:	2.3 lbs./sq. ft.			
Length:	12' planks			
WIDTHS	5.250"	6.250"	7.250"	8.250"
EXPOSURE	4.0"	5.0"	6.0"	7.0"
FOR HARDIE ZONE				

Color Palette

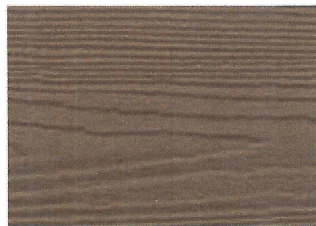


COLUMBIAN

PRIMED



Select Cedarmill®



Thickness: 5/16"

Weight: 2.3 lbs./sq. ft.

Length: 12' planks

WIDTHS 9.250"

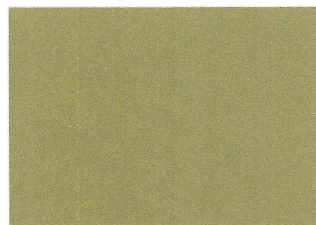
EXPOSURE 8.0"

PRIMED



This product is not available in ColorPlus® colors in this area.

Smooth Lap Siding ColorPlus



Thickness: 5/16"

Weight: 2.3 lbs./sq. ft.

Length: 12' planks

WIDTHS 5.250" 6.250" 7.250" 8.250"

EXPOSURE 4.0" 5.0" 6.0" 7.0"

COLORPLUS®



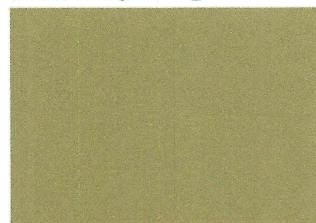
PRIMED



Color Palette



Smooth Lap Siding



Thickness: 5/16"

Weight: 2.3 lbs./sq. ft.

Length: 12' planks

WIDTHS 9.250"

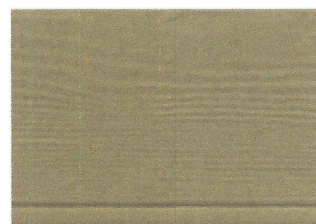
EXPOSURE 8.0"

PRIMED



This product is not available in ColorPlus® colors in this area.

Beaded Cedarmill®



Thickness: 5/16"

Weight: 2.3 lbs./sq. ft.

Length: 12' planks

WIDTHS 8.250"

EXPOSURE 7.0"

COLORPLUS®



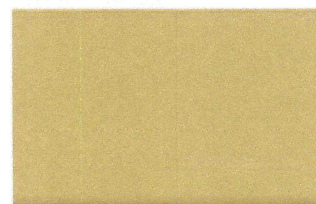
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Color Palette



Beaded Smooth



Thickness: 5/16"

Weight: 2.3 lbs./sq. ft.

Length: 12' planks

WIDTHS 8.250"

EXPOSURE 7.0"

Color Palette

