

DHDC 22-8093

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

11/22/22

CERTIFICATE OF APPROPRIATENESS

Jordan Rattray
226 Arden Park Blvd
Detroit, MI 48202

**RE: Application Number 22-8093; 226 Arden Park; Arden Park – East Boston Historic District
Project Scope: Erect 2nd story garage addition, rehabilitate front and rear porches, replace driveway**

Dear Applicant,

At the Regular Meeting that was held on November 16, 2022, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on November 22, 2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Erect 2nd story garage addition, rehabilitate front and rear porches, replace driveway, per submitted documents and drawings, as attached.

With the condition that:

- The garage windows will be repaired. Should additional field inspections suggest the infeasibility of repair, the applicant shall submit additional documentation to staff, who may approve replacement consistent with the window product submitted in this application or another window found appropriate by staff.***

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Garrick B. Landsberg, Director

Historic District Commission Narrative: 226 Arden Park

Arden Park Boulevard / East Boston Boulevard Historic District

October 17, 2022

Introduction:

Background

We, Scott Sheline and Jordan Rattray, purchased our new home on September 29, 2020, located at 226 Arden Park Blvd., Detroit, MI 48202. The home, designed by architect Oscar C. Gottesleben and constructed by builder Russel G. Finn was built for Mary J. Murphy in 1916-1917. When we purchased the home, we knew it needed a lot of work to restore it to its original condition, but we wanted to take on the project as we put roots down in our new city. Over the past two years, we have been chipping away at the long list of projects. The condition of the garage and some other elements of the property have continued to worsen in the two short years we have owned the home and we want to do something to prevent it from further deterioration. To guide the exterior restoration of the house, and the rehabilitation of the house and property, we have hired Finnicum Brownlie Architects for the firm's background in historic architecture.

Before we purchased the house it had been unoccupied for several years (neighbors estimate 5 years). We have been told the previous owner operated an unlicensed nursing facility from the property. After she was forced to close the illegal business, she left the home unoccupied. The house sat unoccupied before it was used as a nursing facility as well. At some point vandals stripped the house of its original copper piping. Before the property could be occupied the holes in the walls had to be repaired. While this history is not specific to the garage, it is included it to explain how the garage fell into disrepair.

Summary of needs

The roof on the garage today is flat and falling down. Dates on the plywood used to construct the roof are dated 1996 so we know a previous owner replaced the roof at some point. We have asked our neighbors, both long-term residents, and neither can remember what the garage looked like originally. Historic photographs of the garage are not available. Tax records reference a carriage house on the property.

The garage is currently a large unusable structure that is an eyesore. If left unaddressed, it will eventually collapse, which is not what we want to happen. Additionally, other items of deferred maintenance must be addressed. The driveway leading into the garage is cracked, uneven and is in extreme disrepair as well. Time and roots from the large trees near the garage have caused the floor of the structure and the driveway to crack and become hazardous. Both the garage slab and the driveway must be removed and replaced. A six-foot garden wall separating the rear yard from the alley is partially collapsing and must be

rebuilt. Damage to the front and rear porches showing the long-term effects of the annual freeze-thaw cycle must be corrected to stop further deterioration. To prevent water from pooling in the yard and infiltrating the basement, and to protect the new driveway and garage slabs, the yard needs to be regraded for proper drainage.

Appeal

We respectfully request approval for the work described in this application. These long-term improvements by stopping the deterioration and restoring the home's former dignity. are in the best interest of the Historic District.

Existing Conditions:

Context

What is now known as Arden Park was first Platted in 1892 as the McLaughlin's and Owen's subdivision. After a period of financial ups and downs during which less than one-fifth the lots were sold, the remaining lots were sold to the North Woodward Avenue Land Corporation. It was renamed Arden Park by its forward-thinking president, Max Broock. Mr. Broock also was instrumental in deeding Woodward Avenue frontage to the City of Detroit for small parks; erecting the red brick entrance feature at Arden Park and Woodward; landscaping the broad boulevards with trees and shrubbery; keeping the utilities from being placed under the street paving; and instituting strict design guidelines. His efforts resulted in an exclusive residential enclave of two-story masonry houses that became home to many of Detroit's prominent citizens, including Frederick Fisher, John Dodge, the Grinnell Brothers, and J. L. Hudson. Arden Park Boulevard / East Boston Boulevard Historic District remains a highly desirable residential neighborhood. It is on the upswing after a period of economic decline. The homes are generally in good repair, and, like 226 Arden Park, many are in the process of rehabilitation.

House

226 Arden Park is a stately, two-story, French Renaissance style house. The style was quite popular from 1915 to 1945. Many of the style's characteristics are exhibited: tall, steep-pitched, terra cotta tile roof; absence of a front-facing cross-gable; flared eaves at the roof/wall junction; iron balconies; wood, double-hung windows – 4/4 on the 1st and 2nd floors and 6/6 on the 3rd floor; limestone entrance and window surrounds/pediments; and brick walls with limestone quoins. A somewhat unusual feature is the rafter tails are exposed under the open eaves.

Garage

The garage was designed in the image of the house: Brick bearing walls with limestone quoins and frieze; wood doors with iron hinges; wood double-hung windows (6/6); steep-pitched, terra cotta tile roof; and aluminum ogee gutters and

fluted aluminum downspouts. Time has left the garage in serious disrepair. Prior to the current owners' purchase of the property, the roof collapsed and the overhead steel doors that had replaced the original wooden carriage doors deteriorated dangerously. Subsequently, the roof has been demolished and the doors removed. The original terra cotta tile roof shingles have been stockpiled for use in maintaining the matching house shingles.

Description of the Project:

The design intent of the garage rehabilitation is to create a structure matched in style and possessing a dignity of scale worthy of the adjoining house. Because the current owners' needs are different than those of the original owner, changes are being made to the garage. It is, therefore, considered a rehabilitation. Second-floor usable space is being provided for use as a home office. It is necessary for separating the work-from-home space, made common by the pandemic, from the family living environment. In its current state, the structure indicates the probable existence of a high roof, and the ceiling is structured as a floor. However, while probable, the existence of a second-floor space within the original garage cannot be confirmed or refuted.

The construction work will be executed by first repairing an item wherever possible; and secondly, if the item is beyond repair, it will be replaced in kind. Finally, the criteria guiding the items new to the structure (i.e., the rehabilitation) will be sensitive to the spirit of the original house and garage. Color choices are from an historic color palette.

Repair

Everywhere possible, the existing garage structure will be repaired, not replaced. As evident in the attached photographs, the masonry walls are generally sound, so they will be cleaned (with detergent) and repaired. Several areas of the garage and the six-foot alley/garden wall are distressed. For example, stepped stress cracks exist; wythes of brick have separated due to water infiltration and the freeze-thaw cycle; and joints need pointing. These repairs will be done utilizing the existing bricks and limestone and with mortar matched to the existing in color and texture. The existing wood windows exhibit evidence of rot and loss of structural integrity. Each window will be analyzed individually to determine the feasibility of its restoration. The alley carriage doors and the east side pedestrian door will be evaluated for potential restoration.

The masonry of the front and rear porches will be repaired. Any individual components deemed beyond repair will be replaced in kind. The existing masonry will be gently cleaned with detergent, and new materials and mortar will be matched in color and texture. The lawn will be regraded for proper drainage and reseeded.

Replacement

Garage windows and doors determined to be beyond repair will be matched with stock or custom replacements. Rotted structural and trim lumber will be replaced to secure necessary structural integrity and weathertight finish. The garage slab is beyond repair and is intended to be replaced to allow replacement of plumbing drains and to adjust to site grading/drainage conditions. Likewise, the driveway will be removed, regraded, and replaced.

Rehabilitation

The design is respectful of the original garage. The second-floor usable space is tucked under a new hip roof which is a continuation of remaining steep-pitched (12/12) roof portion (north side). The roof springs from the existing roof plane and parapets. Its profile is as low possible, while enabling proper headroom. The roof height is determined by the bearing height of the existing roof, by the 12 FT elevation of the existing second-floor structure and the desire to restore the interior glass curtain wall. The garage is properly scaled to the house. Gabled dormers toward the north and south enhance the usable space in the second-floor shop. Their form is reflective of the house gabled dormers. Because the historic design guidelines stress the desirability of contrasting the old and the new, the garage dormers are at a bit larger scale than the house and are unembellished with ornamentation. Again, respectful of the historic guidelines, the shed dormers which add headroom to the home office are a bit larger than the house shed dormers. New doors mirror the original carriage doors (see above); new masonry will match the existing; the new painted wood windows will have authentic divided lites with a 6/6 pattern, matching the existing windows. The lighting fixtures will be dimmable LED in period style.

Detailed Scope of Work:

Garage Rehabilitation

Exterior

- Remove non-original materials
- Repair/point masonry
- Re-establish original 8'x9' garage door openings
- Restore original windows
- Protect alley windows and door glazing with iron grilles
- Add two piers on the north side – masonry to match existing brick and limestone
- Provide new overhead garage doors on the north side reflective of the existing alley door
- Restore alley doors if feasible
- Restore the east pedestrian door and secure it from the inside to disable it

- Provide new pedestrian door of similar design to overhead doors on North side for second floor access

Addition

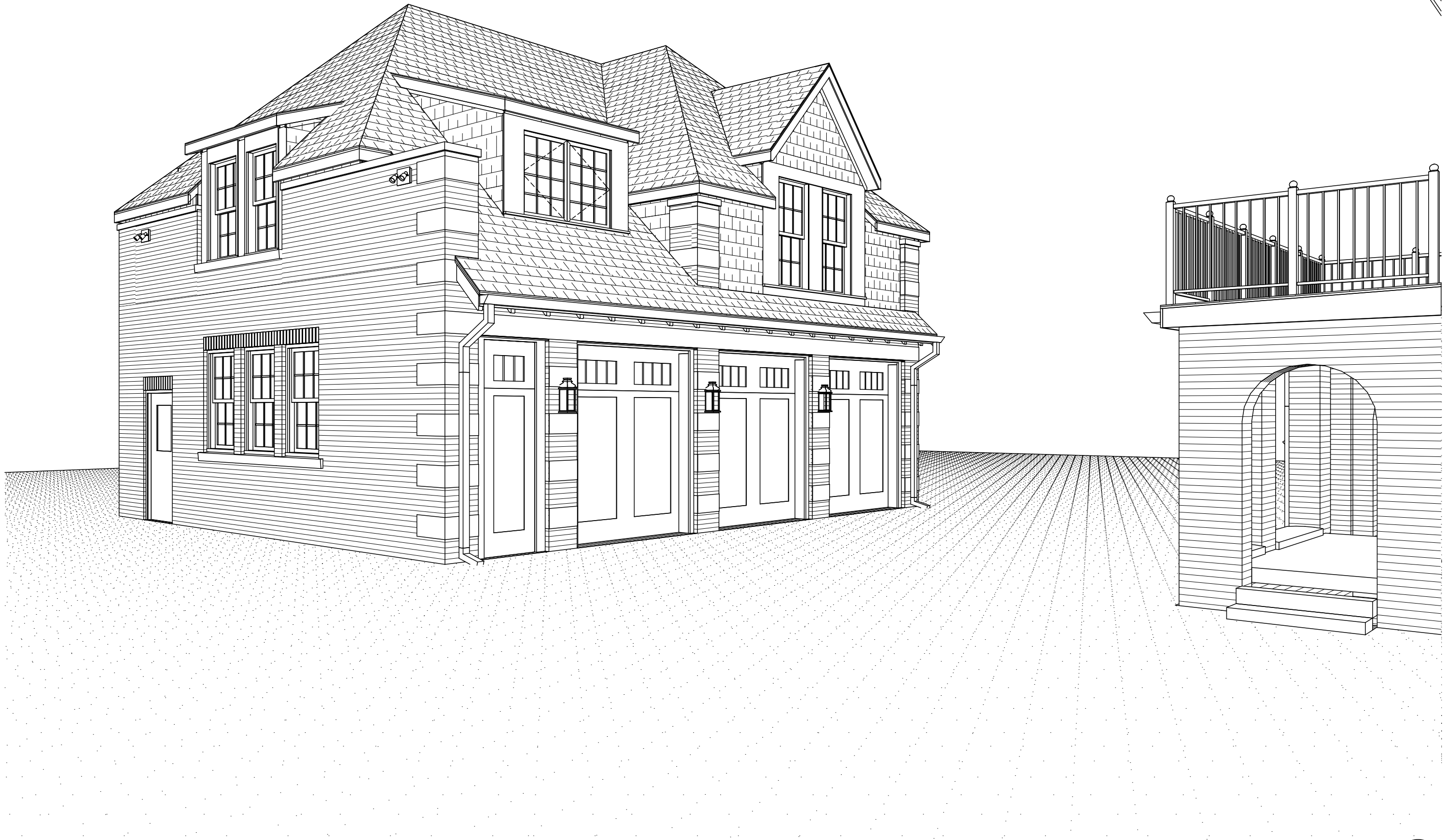
- Build a new roof bearing on the existing parapet walls
- Roof pitch 12/12 respectful of the house roof pitch
- Clad roof with synthetic tile shingles respectful of the house terra cotta tile shingles
- Construct gable dormers to north and south larger than the house gable dormers, in keeping with the intent of the Department of Interior Guidelines requiring the distinguishing of old from new
- Construct the shed dormers smaller than the house shed dormers, in keeping with the intent of the Department of Interior Guidelines requiring the distinguishing of old from new
- Second floor exterior walls to be synthetic tile shingles respectful of the house synthetic tile shingles used on the dormer walls
- All trim to be wood, primed and painted
- Install 5" ogee, aluminum gutters and 4"x3" fluted aluminum downspouts

Interior

- Remove and replace existing concrete floor
- Restore original glass wall
- First floor finishes – exposed masonry walls, sealed concrete floor, painted drywall ceiling
- Second floor finishes – walls insulated and drywalled, painted; floors plywood; bathroom floors, ceramic tile
- Office to have fire separation from the garage and shop

Other:

- Reconstruct damaged portions of the six-foot alley/garden wall using existing brick and limestone. If new materials are necessary, they should match the existing in kind, color, and texture. Match the mortar in color and texture to the existing mortar
- Remove and replace the concrete driveway. Carefully adjust the grade with the yard and garage slab elevation for proper drainage
- Replace the deteriorated front porch steps with new Limestone steps, replace the porch slab and repair the porch foundation wall masonry
- Dismantle and reconstruct the rear porch foundation wall; repair the concrete slab; and replace the steps with new limestone steps
- Regrade the lawn by top dressing with topsoil and reseeding



RATTRAY / SHELINE RESIDENCE - 226 ARDEN PARK BLVD. - DETROIT, MI

View From North-East
SCALE: 1/4" = 1'-0"

1
3D1

SHEET
NO.
3D1

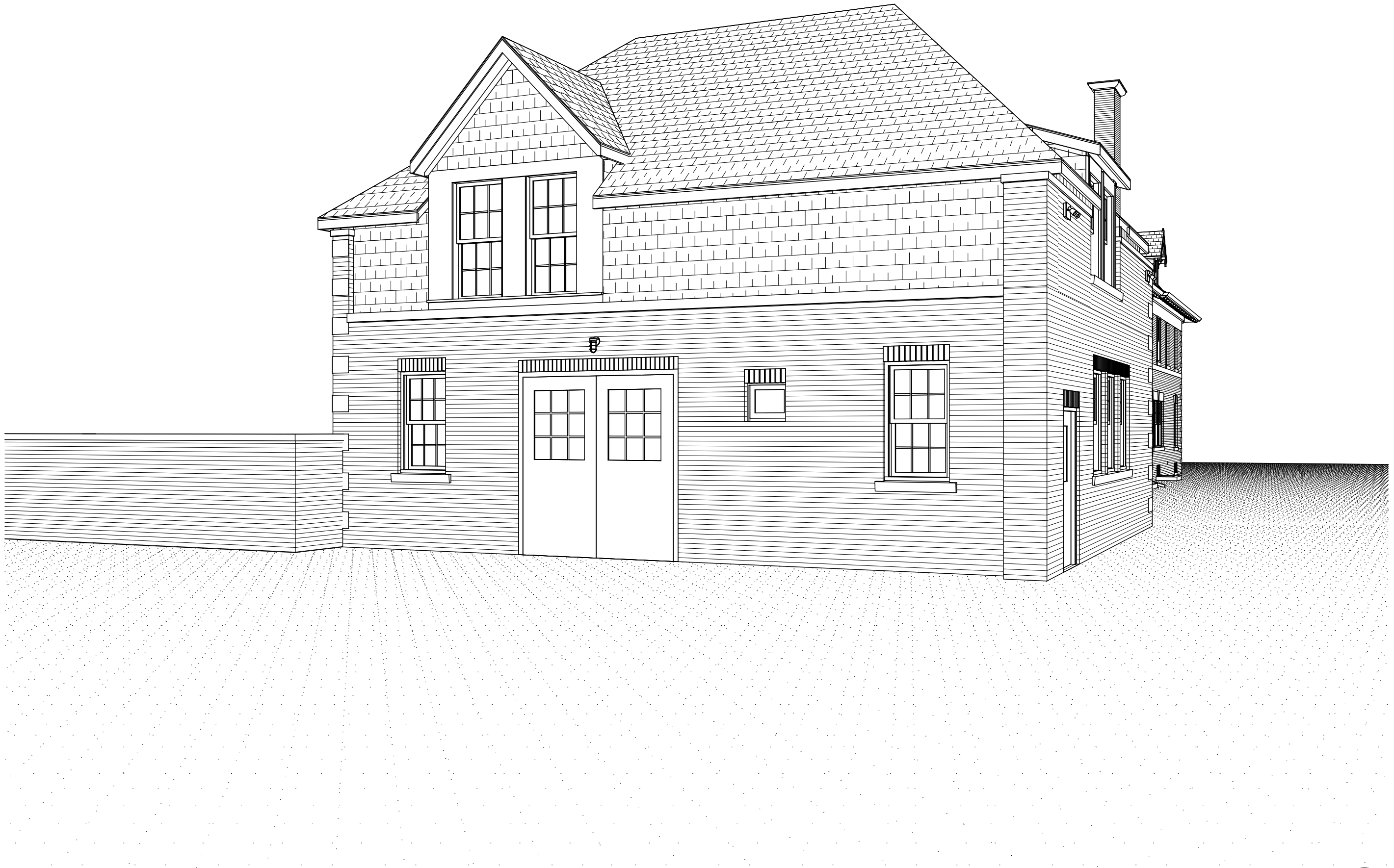


RATTRAY / SHELINE RESIDENCE - 226 ARDEN PARK BLVD. - DETROIT, MI

View From North-West
SCALE: 1/4" = 1'-0"

1
3D2

SHEET
NO.
3D2



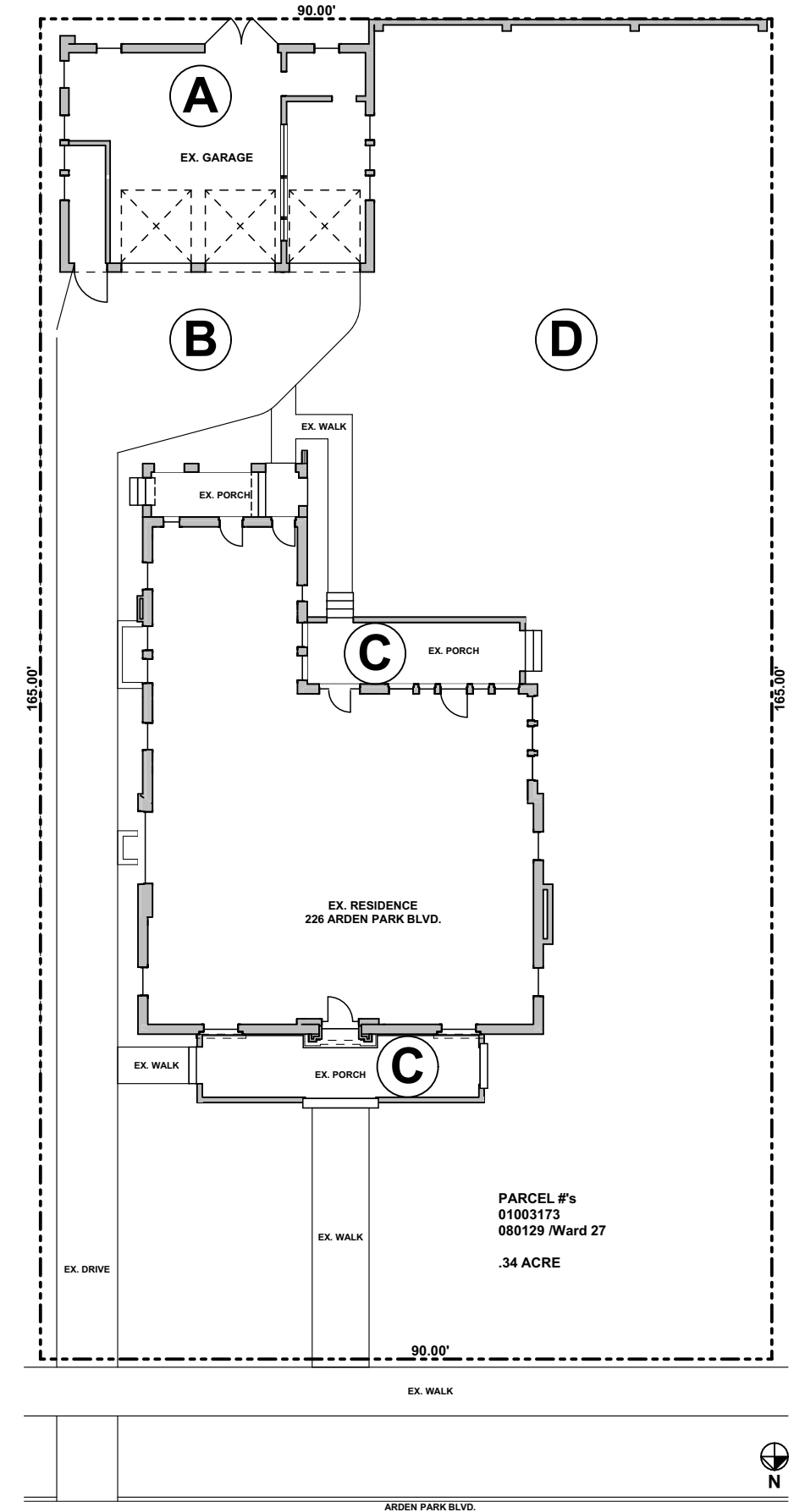
RATTRAY / SHELINE RESIDENCE - 226 ARDEN PARK BLVD. - DETROIT, MI

View From South-East
SCALE: 1/4" = 1'-0"

1
3D3

SHEET
NO.
3D3

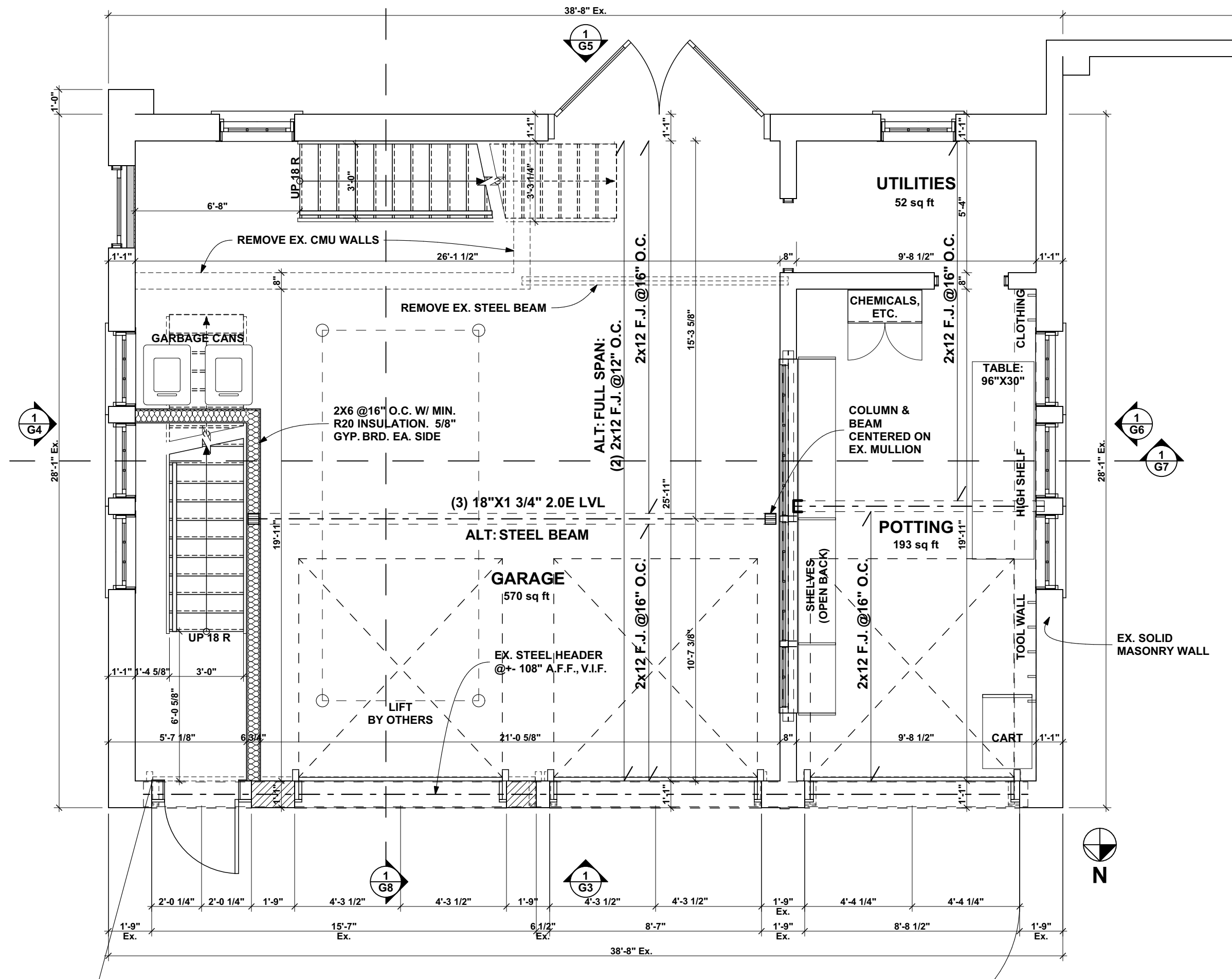
- A** Rehabilitate Garage:
Repair Garage and Alley / Garden Wall.
Add Second Floor, New Roof.
- B** Driveway:
Remove and Replace Concrete.
- C** Porches:
Restore Masonry, Porch Slab, Walls,
Steps in Kind.
- D** Lawn:
Regrade Lawn to Prevent Ponding,
Reseed.



Architectural Site Plan

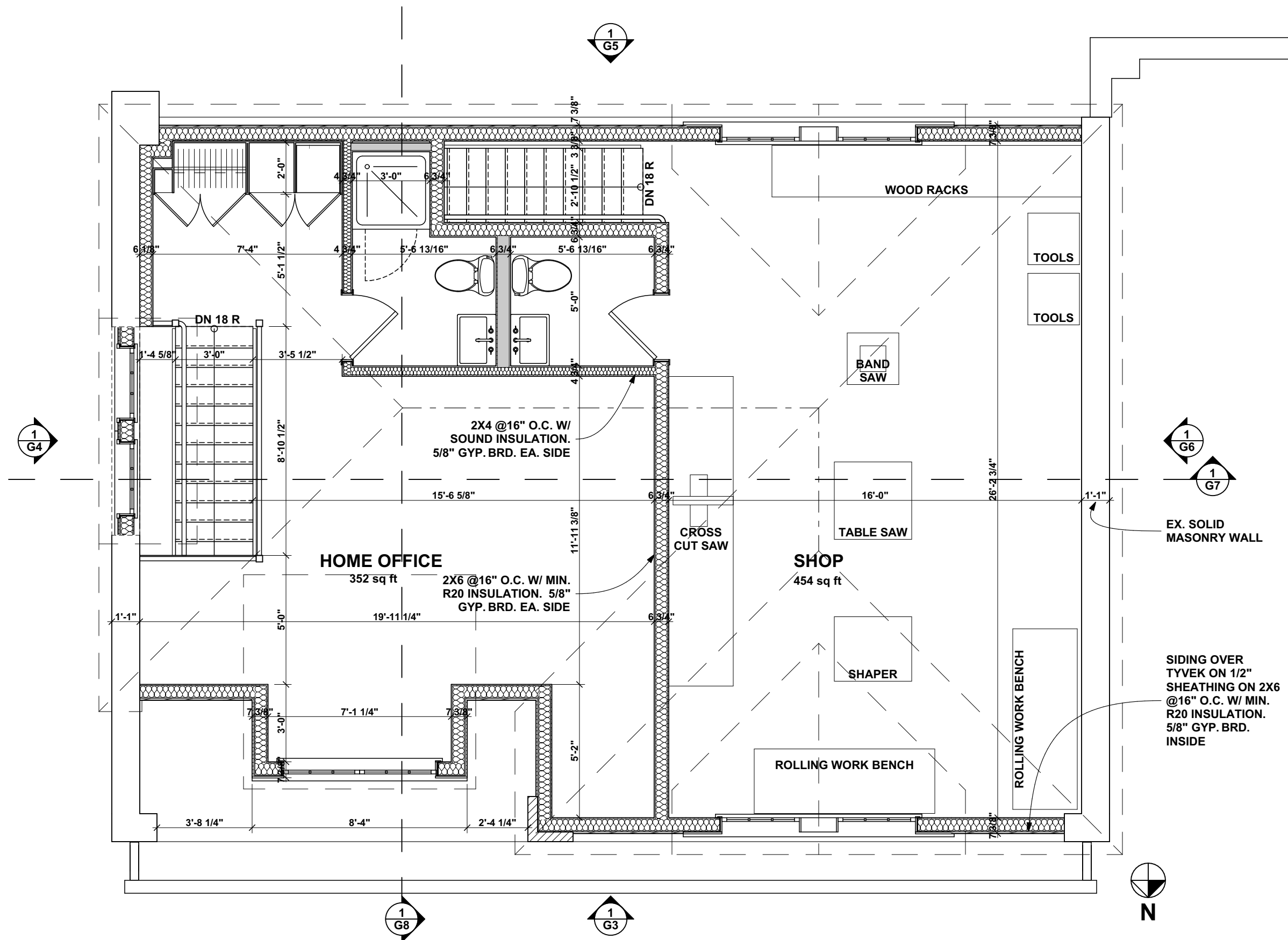
SCALE: 1" = 20'

1
G0



Garage First Floor Plan
SCALE: 1/4" = 1'-0"

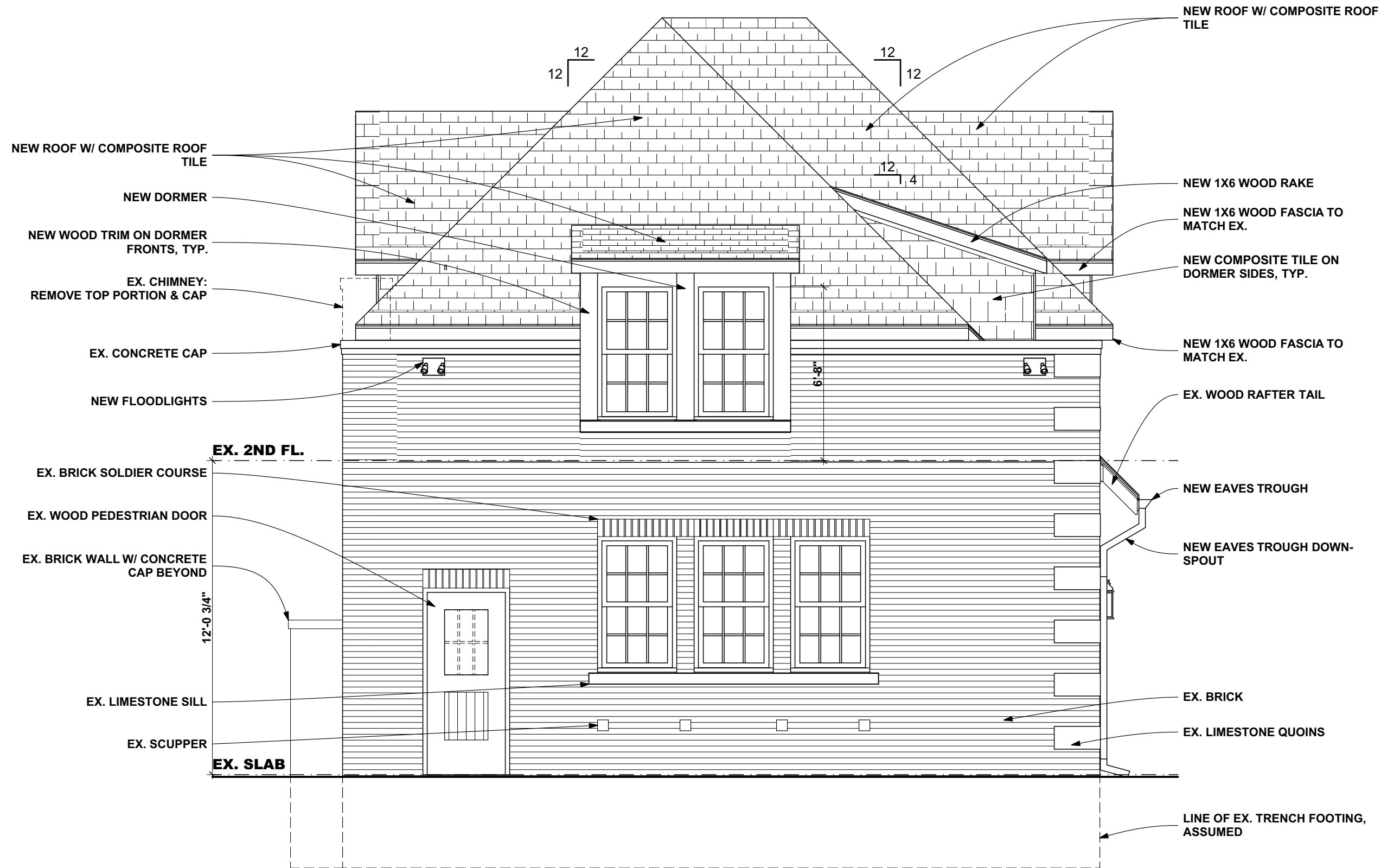
1
G1



Garage Second Floor Plan
SCALE: 1/4" = 1'-0"

1
G2





RATTRAY / SHELINE RESIDENCE - 226 ARDEN PARK BLVD. - DETROIT, MI

Garage East Elevation
SCALE: 1/4" = 1'-0"

1
G4

SHEET
NO.
G4

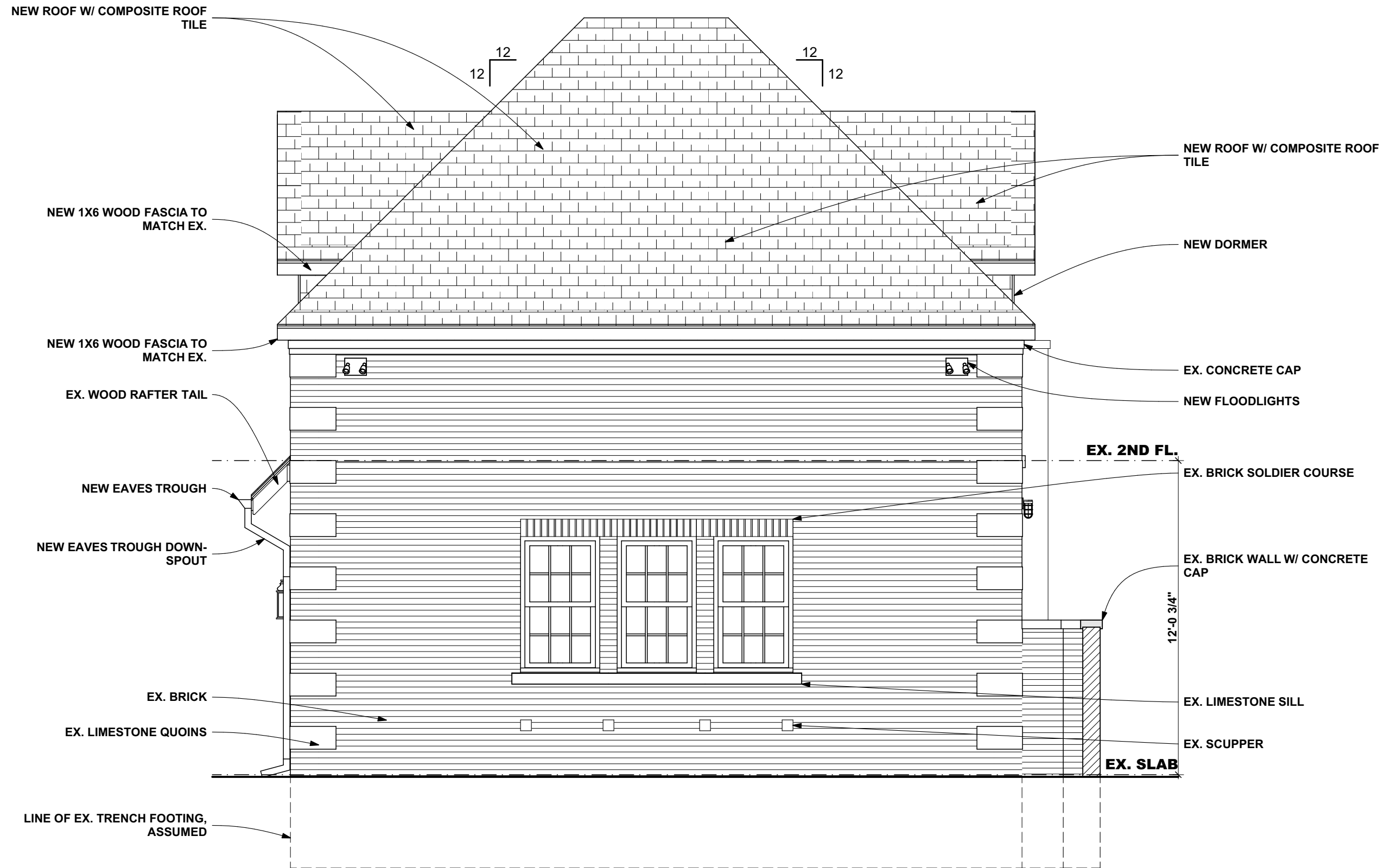


Garage South Elevation
SCALE: 1/4" = 1'-0"

1
G5

RATTRAY / SHELINE RESIDENCE - 226 ARDEN PARK BLVD. - DETROIT, MI

SHEET
NO.
G5

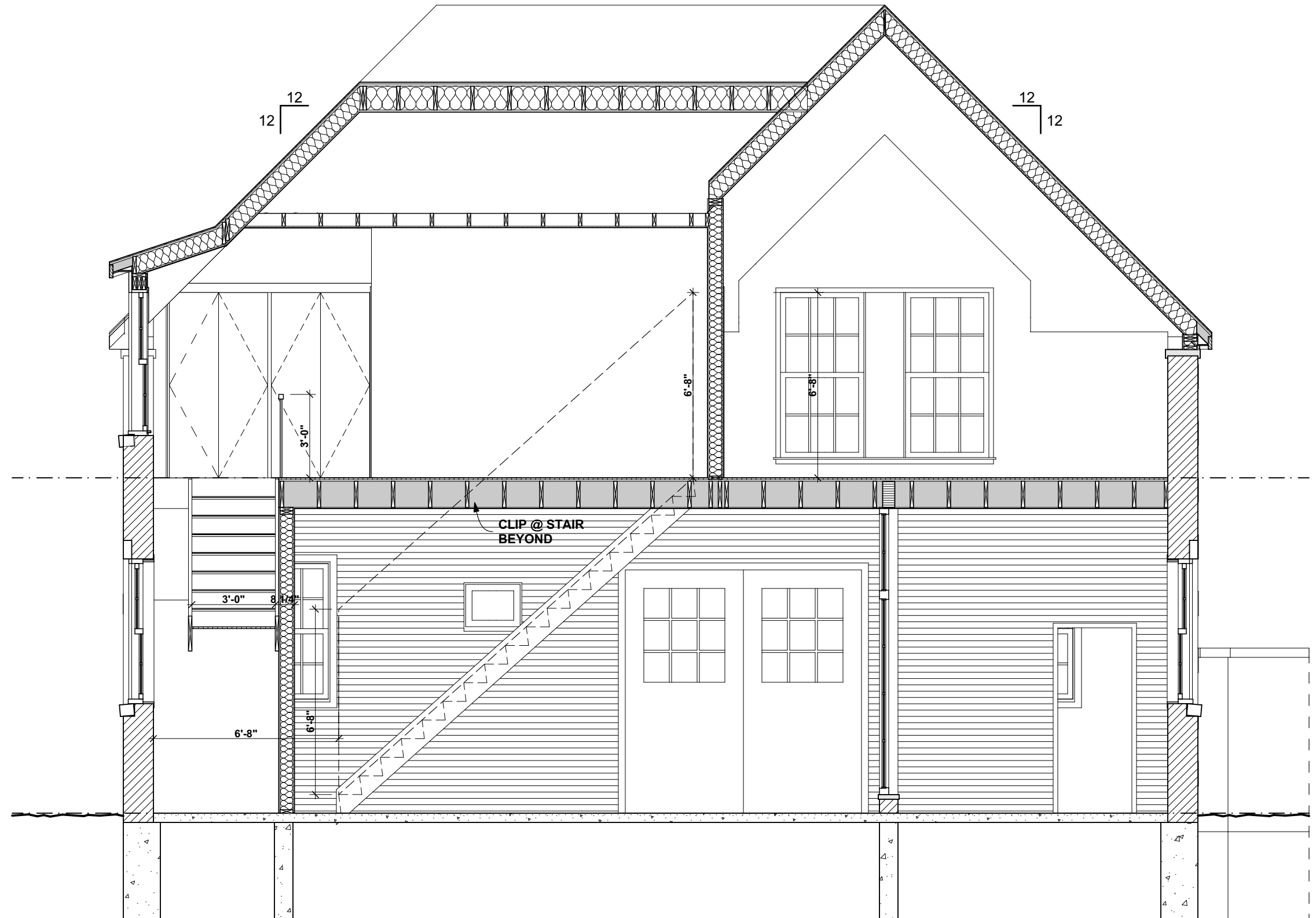


Garage West Elevation
SCALE: 1/4" = 1'-0"

1
G6

RATTRAY / SHELINE RESIDENCE - 226 ARDEN PARK BLVD. - DETROIT, MI

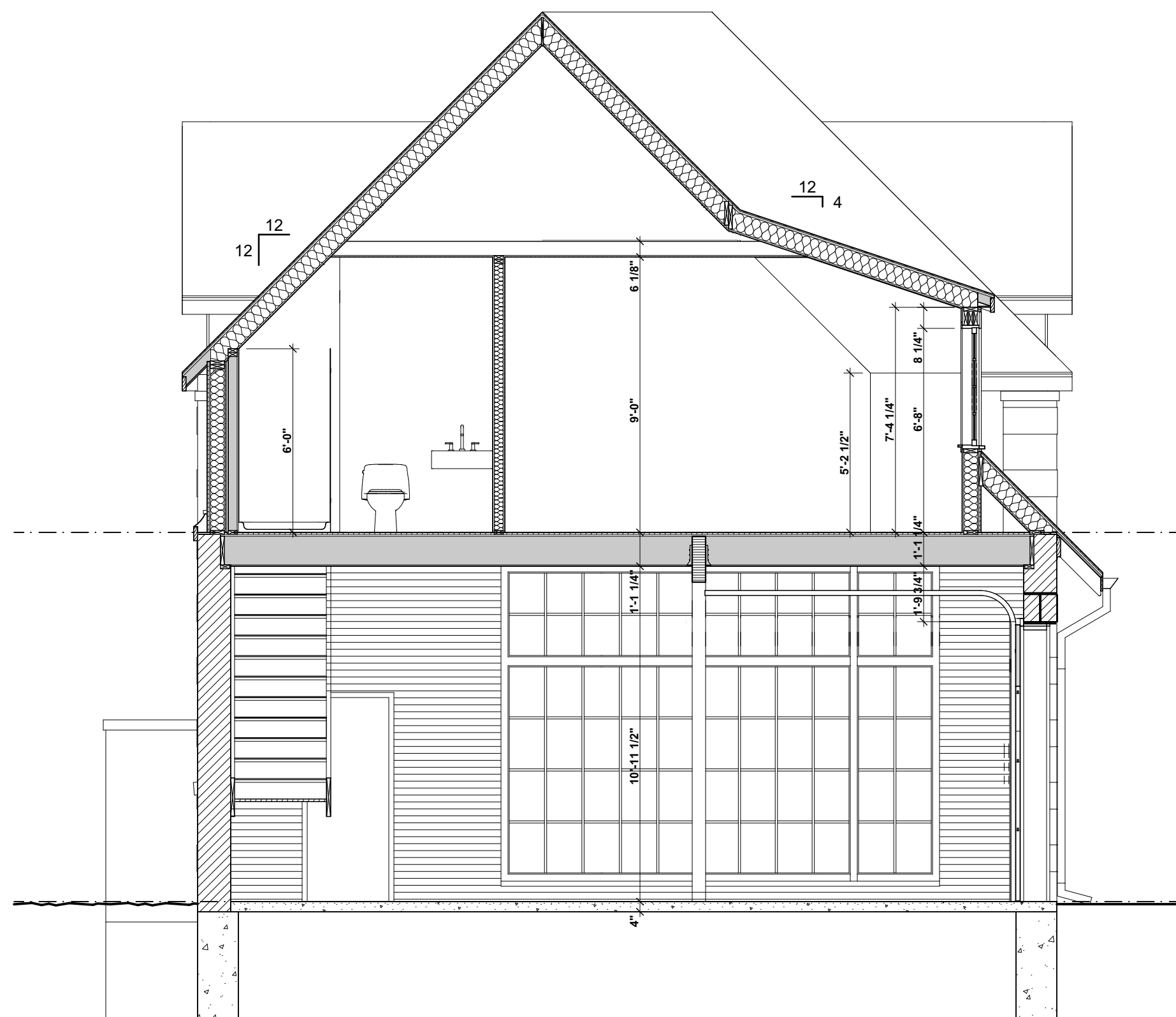
SHEET
NO.
G6



Garage Section Looking South
SCALE: 1/4" = 1'-0"

1
 G7

RATTRAY / SHELINE RESIDENCE - 226 ARDEN PARK BLVD. - DETROIT, MI



Garage Section Thru Apartment Looking West
 SCALE: 1/4" = 1'-0"

1
 G8

Photographs:



Residence, North Elevation.



Residence, Front Entry Detail.



Residence, View from South-West.



Residence, Roof, And Dormer Detail.



Garage, North Elevation.

- T-111 wood header infill to be removed.
- Gutters and downspouts to be replaced.



Garage, Parapet Detail.



Garage, West Elevation, April 2021. East Elevation Similar.

- Existing brick and limestone to be cleaned, repaired, and pointed.
- Windows to be repaired.



Garage, South Elevation, April 2021.

- Existing brick and limestone to be cleaned, repaired, and pointed.
- Doors to be replicated.
- Windows to be repaired.
- Alley garden wall to be reconstructed.



Garage, View From South-East In Alley.



Garage: Brick Coursing And Limestone Masonry Quoins, Rafter Tails.



Alley / Garden Wall.

- Repair Alley / Garden wall with existing brick and limestone.
- Mortar to match existing in color and texture.

- Remove and replace concrete driveway.



Driveway.



- Repair front and rear porch concrete, brick, limestone caps, and steps.
- Material shall match existing in kind, color, and texture.

Front Porch.



Rear Porch.



Garage: Existing Exterior Windows.

- Windows to be repaired.
- Brick and limestone to be cleaned, repaired, and pointed.



Garage: Existing South (Alley) Wood Door.

- Doors to be replicated.



Garage: Existing Interior.

- Remove and replace concrete slab.
- Remove and replace overhead doors.
- Restore glass curtain wall.
- New ½" gypsum board ceiling.

Materials / Products:

Windows:

Marvin

PO Box 100
Warroad, MN 56763
888 537-7828

New windows will be Ultimate Wood Double-Hung windows:



Exterior



Interior

Exterior Finish:

For projects that call for the natural or historic beauty of wood exteriors, Marvin offers a selection of high-quality exterior wood options, including Pine, Vertical Grain Douglas Fir, Mahogany, and Primed Pine.

The garage windows will be factory primed pine, field painted.

Interior Finish:

Marvin offers a selection of high-quality standard wood options, including Pine, Mahogany, and Vertical Grain Douglas Fir. Marvin factory-applied interior finishes include natural, stained, or painted wood.

The garage window interiors will be factory primed and painted.

Glass:

Marvin standard glazing is dual pane: two panes of glass with Low E coatings and argon insulating gas.

Standard glazing with Simulated Divided Lites will be utilized in the garage windows.

Garage Overhead Doors:

Custom wood doors to be provided by:

Craft Doors USA

1512 Mount Olive Road
Newton, NC 28568
828 220-4101



Model 17 with 5 horizontal panels.

Materials:

1 1/2-inch #1 pine frames, with 1x6 cedar infill. All doors are solid wood. All doors are made of Western Red #2 Cedar.

Garage Pedestrian Doors:

Custom wood door and transom to match style of overhead doors. Provided by:

Sun Mountain Custom Doors

140 Commerce Drive
Berthoud, CO 80513
970 532-2105

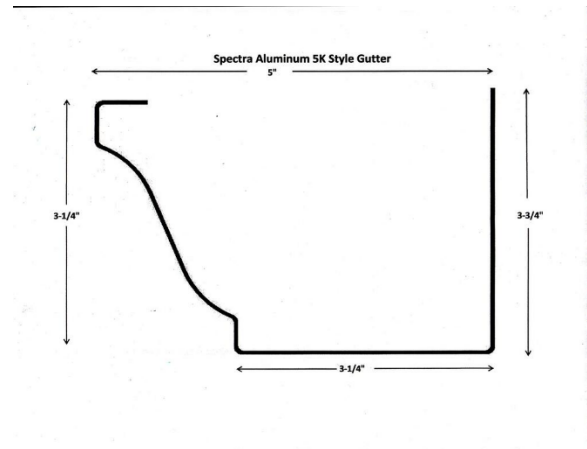
See Garage North Elevation, drawing number 1 on sheet G3.

Gutters / Downspouts:

Gutters and Downspouts are to match the existing style and size of the residence.

Gutters:

Spectra Metals 5" White K-Style Heavy-Duty Aluminum Gutter or equal.



Downspouts:

Spectra Metals 3" x 4" White Aluminum Gutter Downspout or equal.



Hardware:

Pedestrian Door Hinges:



Wrought Iron hinges.

Pedestrian Doorknobs:

See Overhead Door Pulls Below.

Alley Door Strap Hinges:



Wrought Iron Carew strap hinges. Match existing length.

Overhead Door Pulls:



Wrought Iron Door Pulls.

Lighting:

Wall Sconces (North):



Manufacturer:	Generation Lighting
Model Number:	OL11101DWC
Size:	18" H x 7" W x 6" D
Finish:	Dark Aged Copper
Lamp:	60 W (2)

Tamperproof Alley Light (South):



Manufacturer:	Southwire
Model Number:	L1707SVBLK
Size:	12" H x 5" W x 5" D
Finish:	Hammered Black
Lamp:	150 W (1)

Floodlights (East & West):



Manufacturer:	Acclaim Lighting
Model Number:	LFL2WHM
Size:	7" H x 10" W x 5" D
Finish:	Gloss White
Lamp:	24 W LED (2)

Synthetic Tile Roof Shingles:

Composite Slate Roof tile by:

Brava Roof Tile

915 E Tyler Street

Washington, IA 52353

844 290-4196



Cottage.

Existing Roof:



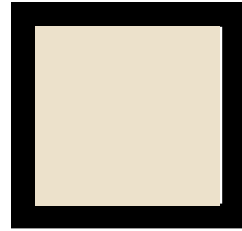
Terra Cotta.

Colors:

A. Trim:



Existing fascia, soffit, frieze, and rafter tails.



Color System C

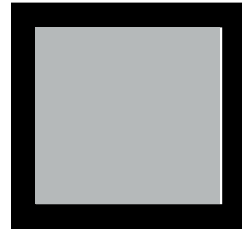
C:4 Yellowish White

MS: 5Y 9/2

B. Overhead and Pedestrian Doors:



Painted Wood.



Color System C

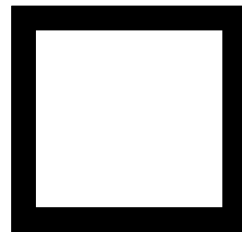
C:1 Light Bluish Grey

MS: 10B 7/1

C. Gutters / Downspouts:



White to match existing residence.



Spectra Metals

White

A. Limestone:



Existing limestone to be cleaned and pointed as required.

B. Brick:



Existing brick to be cleaned and pointed as required.