

**STAFF REPORT:** 07-08-2020 MEETING

PREPARED BY: A. DYE

**APPLICATION NUMBER:** 20-6673

**ADDRESS:** 308 ELIOT

**HISTORIC DISTRICT:** BRUSH PARK

**APPLICANT:** NICOLE RITTENOUR, PUSH DESIGN

**PROPERTY OWNER:** THOMAS, RENEE & ERIC TOFT

**DATE OF PROVISIONALLY COMPLETE APPLICATION:** 06/24/2020

**SCOPE:** REHABILITATE STRUCTURE, NEW WINDOWS, BUILD REAR 3-STORY DECK, INSTALL WOOD SIDING ON GARAGE, FRONT YARD LAMP POST

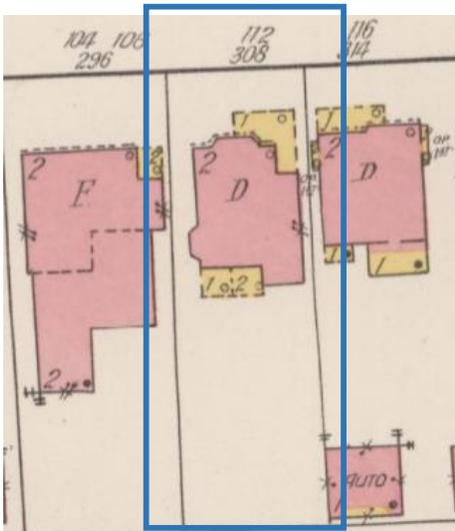
### EXISTING CONDITIONS

The house at 308 Eliot was constructed in 1902. Due to the narrowness of the lot, the three-story house fills the width of the lot and the building's footprint is deeper than wide. The front elevation is dominated by a deep covered porch and a five opening, two-story bay window and a front-facing dormer. The solid red brick walls with narrow mortar joints creates an almost solid material effect and offers a contrast in color to the stone sills and headers, and the stucco and half-timber detail of the gable.

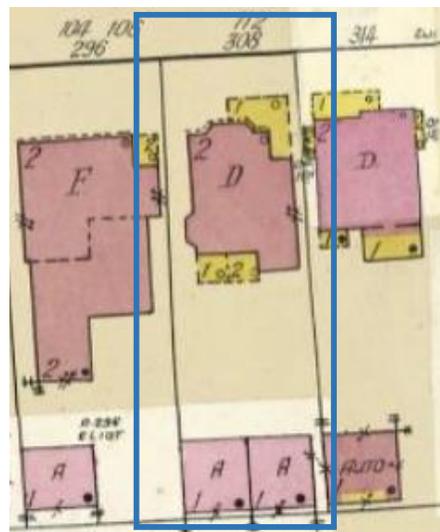
Since 2001, Certificates of Appropriateness have been issued for similar projects. As staff currently doesn't have access to the previous paper applications and approval letters, the abbreviated scopes of work listed within the Detroit Property Index (listed below) is the only available information on the property. Please note: staff can't confirm if all of the work listed below was completed, but rather it shows the possibility that some of the existing exterior conditions may not be original.

- |            |  |
|------------|--|
| 02/02/2001 | COA issued: new roof, wood windows, repair of masonry and stucco painting                    |
| 11/09/2002 | COA issued: wood windows, asphalt roof, reconstruct front and rear porches, new doors, paint |
| 08/23/2004 | COA issued: gables – replace damaged stucco with fiber cement siding                         |
| 2015       | COA issued: Kelly windows, aluminum-clad wood  |

The garage, as shown in the Sanborn maps, was constructed after 1921. The current garage was severely altered at some point in time. The earliest date staff can confirm the conditions of the existing garage is through a 2007 Google Street View. The original west wall of the garage is intact (visually determined by size and appearance of brick). However, the south wall and the majority of the east side wall have been rebuilt with new brick, and the north wall and the northern portion of the east wall were reconstructed with cement block. The south elevation has two overhead doors opening directly onto the alley; the north elevation has two service doors and three window openings filled with glass block.



Sanborn Map, Vol. 3, 1921, #32



Sanborn Map, Vol. 3, 1921 – Nov 1950, #32

## **PROPOSAL**

The current owners purchased the house in June 2019 and have compiled the following scope of work. The list was copied from the architect's cover letter and regrouped by project. The architect's letter is grouped by elevation.

### **Window and Door Replacement**

**Windows** - Pella Architect Series Traditional, Hunter Green. All windows will be wood, aluminum-clad with clear glass and no muntins.

#### **Front/North Elevation**

- Ten aluminum-clad wood double-hung windows within 1<sup>st</sup> and 2<sup>nd</sup> floor bay window to be replaced with double-hung windows
- Two basement openings will receive fixed windows (one opening has a wood aluminum-clad unit; the other opening was infilled with brick)
- Replace two mulled aluminum clad, wood double-hung windows in the gable with three mulled double-hung windows – *overall window opening dimensions will change from 4'-8" x 4'-8" to 8'-0" x 5'-4"*.

#### **Side/East Elevation**

- Replace two glass block windows; one opening will have a casement exit window, the other a fixed window
- Five double-hung windows will be installed within existing window openings (four openings are currently covered with plywood; one opening has a wood aluminum-clad unit)

#### **South/Rear Elevation**

- Four double-hung windows will be installed within existing window openings (covered with plywood)
- Install one fixed window in basement window opening
- Add Velux roof access window for third floor living space.

#### **Side/West Elevation**

- Remove glass block from two basement openings and install fixed windows
- Remove brick infill from three basement openings and install casement exit windows
- Install ten double-hung windows at existing wall openings

**Doors** – Pella Steel Entry Doors, Style: Craftsman Light, Black.

- Front Entry Doors (2) to include two embossed bottom panels, a top glass panel and dentil shelf trim
- Rear Entry Doors (2) to include two embossed bottom panels and a top tempered glass panel
- Side Entry Door (1) to include two embossed bottom panels and an embossed top panel
- Rear Entry Door (1 – 2<sup>nd</sup> floor) to include full tempered glass panel

### **Exterior Alterations: New Gable Design, Color Scheme, Gutters/Downspouts, HVAC**

#### **Gables (all elevations)**

- Replace existing stucco and half-timbering with engineered wood 8" smooth finish lap-board siding (LP Smartside Lap Siding)
- Replace corbel trim with painted wood. Spaced approximately 16" on-center to match original trim (estimated from markings on existing fascia trim).

#### **Color Scheme**

- The architect submitted a mock-up of the front elevation with the proposed color scheme. The selected colors fall within Color System D – English Revival and Arts and Crafts Styles.

#### **Gutters/Downspouts**

- New K-style 5" gutters and 4" rectangular downspouts
- Roof access window – rear elevation, west side of gable

#### **HVAC**

- Install two condenser units at the rear wall, southeast corner of the house

### **Rear Three-Story Deck**

- A three level deck will be constructed on the rear elevation.
- Composite decking will be used; the 42-inch guardrail will be metal, black finish
- First and second floor deck dimensions: 9'-0" deep x 19'-0" wide
- Third floor deck dimensions: 4'6" deep x 19'-0" wide
- Stairs will lead from the first floor deck to grade; the other decks are not connected by stairs.

### **Exterior lighting**

- Two wall mounted lights on front entry porch piers
- Add one lamp post to front yard
- Add three wall-mounted lights by rear entrances

### **Masonry cleaning and Tuck-pointing**

- The masonry cleaning will comply with the Historic District Commission's Guidelines on Masonry Cleaning.
- New mortar shall match the old in color, composition, profile and dimension.

### **Garage Renovation**

- Paint existing CMU on east elevation to match existing brick
- Install engineered wood lapped siding at entire north elevation (7" exposure, smooth finish). Edge trim and door/window casings to be 5/4" x 4" wood, painted dark green.

### **Site**

#### **Fence**

- Erect 54" tall ornamental metal (black) fence with three matching metal gates.
  - West fence to extend from NW corner of the garage to the SW corner of the house
    - One gate will be located at the SW corner of the house.
  - East fence to extend from NE corner of the garage to the SE corner of the house.
    - One gate will be located at each corner

#### **Pavers**

- Unilock 5" x 10" permeable (Eco-priora, Granite Blend finish, running bond pattern) and non-permeable (Westport Classic, Granite finish, running bond pattern) concrete pavers will be placed at the sides and rear of the property, per the site plan.

### **STAFF OBSERVATIONS AND RESEARCH**

- The adjacent house (to the east) at 314 Eliot was also constructed in 1902. The designs of the two houses are sympathetic to each other through their deep front porches, exaggerated fascia boards, cross gables, and gable details which include double windows, stucco and half-timbering.
- While staff suspects the stucco and half-timbering within the gables of 308 is not original (the half-timbering boards are narrow and the entire gable area has a flat appearance, this is likely fiber-cement siding, half-timbering infill as listed on the 2004 approved project application), it gives a contemporary effect of a historic detail and is a product of its time.
- The three-story deck, due to its rear elevation location and minimal attachment to the house, will not remove or alter distinctive features or finishes that characterize the property.
- It doesn't appear that exterior lighting is proposed for the garage.
- No landscaping has been proposed, outside of the pavers.

### **ISSUES**

- The proposed gable redesign would change the historic architectural proportions of the house as well as its sympathetic, and slightly mirroring, relationship to the neighboring structure. Adding details to a house that were not there is in direct conflict with Standards 2, 3 and 6.
- Photographs of the side elevations were not submitted. If overall photographs can't be taken due to the close proximity of the adjacent houses, multiple pictures can be submitted.
- A catalog cut for the Velox window is needed to confirm its profile and how far it will protrude from the roof.

- Clarification on the proposed windows for the rear elevation is needed. The scope of work states four double-hung windows will be installed, but photographic mock-up shows casement or fixed windows in most of the openings. Additionally, it looks like an existing opening on the rear elevation, second floor, is at the level of the decking.
- The floor plans show portions of the walls within the gables being rebuilt; staff is concerned the windows within those gables (sides and rear) are being reduced in size. Confirmation on existing and proposed window sizes must be submitted.
- Staff is unclear how the lap siding will terminate at the corners of the garage. Staff also would like the Commission to discuss whether it would be better to wrap the siding around the northeast corner and “die into” the newer brick. This would allow all of the CMU to be covered and a straight vertical line separating materials can be applied to the east elevation.

## **RECOMMENDATION**

### **1. Window/Door Replacement, Gutters/Downspouts, HVAC, Three-story rear deck, Exterior Lighting, Masonry Cleaning, Tuck-pointing, Garage Renovation, Installation of Fence and Pavers**

As the proposed projects will not remove historic materials nor alter features or spaces that characterize the property, HDC staff recommends the Commission issue a COA for these projects as proposed as they meet the Secretary of the Interior’s Standards for Rehabilitation.

*Staff recommends the COA be issued with the following conditions:*

- The additional information for the window replacement will be submitted for staff review, which includes: photographs confirming the existing conditions/windows openings for the east and west elevations, additional details on the existing and proposed rear elevation openings, as well as the final detailed window order.
- The color of the lap siding would be changed to match the dark red-maroon color of the brick. This will allow the siding to play a more neutral role against the two different bricks. Also, traditional lap siding should be selected rather than Dutch-lap siding.

### **2. Gable Design/Color Scheme**

HDC staff recommends the Commission deny the issuance of a Certificate of Appropriateness for the gable design and color scheme, as proposed, as it would cause the removal of features and spaces that characterize the property and does not meet the Secretary of the Interior’s Standards for Rehabilitation, specifically Standards:

*2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

*5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

*6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

*9) New additions, 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.*

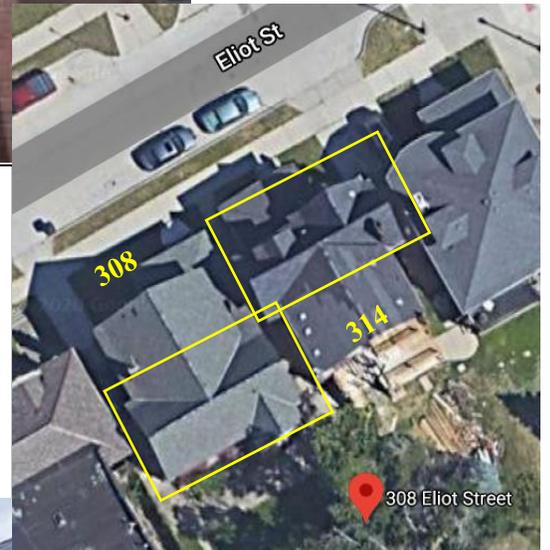




*Above: 308 Eliot*

There are many similarities between the neighboring houses, with staff identifying both as examples of Tudor Revival/Craftsman (an emerging style at the beginning of the 20<sup>th</sup> century). Each house has a cross-gable; one is at the front (314), the other is at the rear (308). Carrying down from the cross gables are boxed out overhangs (314) or a double bay window (308). Side-by-side windows in gables that display half-timbering details, extended and elaborated rafter ends, exposed rafter tails, and deep porches with brick piers, create a cohesion between the two structures.

*Below: 314 Eliot*





Side (east) and rear (south) gables









The entire west wall is original brick.