

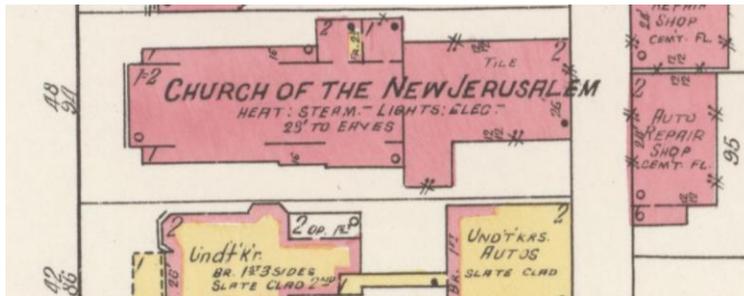
ADDRESS: 92 E. FOREST**APPLICATION NO: #22-7853****HISTORIC DISTRICT: SUGAR HILL/JOHN R MUSIC AND ARTS****APPLICANT: JEFF KLATT (ARCHITECT)****OWNER: NEIL CHECK****DATE OF STAFF SITE VISIT: 5/27/2022****DATE OF PROVISIONALLY COMPLETE APPLICATION: 5/14/2022****SCOPE: REPLACE DOORS, WINDOWS & SLATE ROOF****EXISTING CONDITIONS**

The building located at 92 E. Forest is a church that was erected in 1915 to house the New Jerusalem (Swedenborgian) congregation. See the below Sanborn Map which indicates that the gabled-roof portions of the building and the side/east elevation, flat-roof wings had been erected by 1921. By 1950, the rear flat-roof portion of the building had been erected and the New Grace Baptist Church congregation had purchased the property. The northern mass/sanctuary has a slate roof while asphalt shingles are located at the rear, gabled-roof addition and the shed-roof, one-story additions at the east and west elevations. The material at the east elevation, flat-roof wings is an asphalt roll. Red brick clads the walls of the building's northern mass and the rear/southwest addition, while stucco walls are located at the southernmost rear gabled portion. The large fixed arched original windows at the building's sanctuary remain at the east, west and north elevations but are covered with wood panels. All other windows are 1/1, double hung wood units. The building's original, monumental front/north elevation doors have been removed and the opening has been enclosed with plywood. A single door has been added within the plywood. A masonry accessible ramp at the west elevation leads to a secondary set of paired, non-historic metal doors.

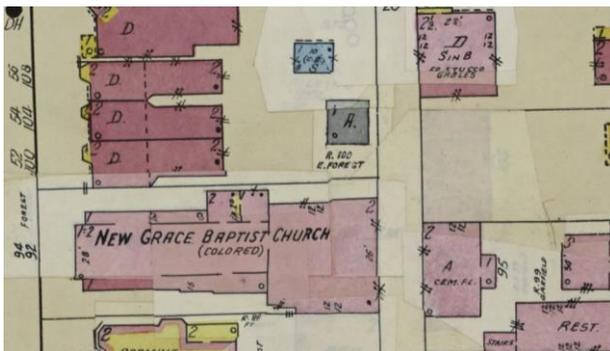
**92 E. Forest, current conditions**



92 E. Forest, current conditions



Sanborn Fire Insurance Maps, 1921



Sanborn Fire Insurance Maps, 1950

PROPOSAL

With the current submittal, the applicant is proposing to rehabilitate the building so that it might house a number of apartment units. Specifically, per the current submission, the application proposes to undertake the following work items:

Roof

- At nave's gabled roof, remove the existing historic slate roof system. Install new GAF Timberline Slateline asphalt shingles

Doors

- At front elevation, replace non-historic primary entry door and adjacent wood infill with set of paired wood doors with v-groove finish and strap hinges
- At secondary/west elevation entry, replace non-historic paired metal doors with wood door and sidelite, v-groove finish and strap hinges
- At west elevation basement entrance, install a new steel door (wood grain finish)

All Existing 1/1, Double-Hung, 1/1 Historic Windows and Trim (per current window scope outlined in documents entitled "92 E Forest Existing Window Trim Profiles" and "HDC Window Scope clarification")

- Please see the documents entitled "92 E Forest Existing Window Trim Profiles" and "HDC Window Scope clarification" for current window scope
- Remove all existing original 1/1, wood double-hung windows and associated trim (casing, brickmould, and mullions)
- Install new wood trim (casing, brickmould, and mullions) to exactly replicate existing in profile, dimension, materiality, and detailing
- Install new 1/1, aluminum-clad, double-hung wood new sash (Windsor Pinnacle brand) to match existing in profile, dimension, light configuration, and operation

All Existing 1/1, Vinyl Non-Historic Windows (per current window scope outlined in documents entitled "92 E Forest Existing Window Trim Profiles" and "HDC Window Scope clarification")

- Remove all existing 1/1 non-historic vinyl window units (original wood trim is not longer extant)
- Install new historically-appropriate wood trim (casing, brickmould, and mullions)
- Install new 1/1, aluminum-clad, double-hung wood new sash (Windsor Pinnacle brand)

All Existing Historic Arched Windows at Front and Side Elevation of Nave (per current window scope outlined in documents entitled "92 E Forest Existing Window Trim Profiles" and "HDC Window Scope clarification")

- Remove all existing original wood trim (casing, brickmould, and mullions) **to include original decorative wood tracery/trim pieces**
- Remove all existing steel casement windows (behind decorative wood tracery/trim pieces)
- Install new replicated wood trim (casing, brickmould, and mullions) **to include original decorative wood tracery/trim pieces** to match existing/original
- Install new windows to replicate existing steel casement in in profile, dimension, and detailing. Applicant has noted that the windows may be constructed of either steel or aluminum

STAFF OBSERVATIONS AND RESEARCH

- At the 3/30/2022 Special Meeting, the Commission approved an application to rehabilitate the building (note that the applicant removed the slate roof replacement from the scope last minute/prior to the meeting) [#22-7716_92 E. Forest - Staff Report.pdf \(detroitmi.gov\)](#). However, the 3/30/2022 proposal to the Commission **did not** address the windows, slate

roof, or the front door, the side door, or the basement door. With the current proposal, the applicant is seeking the Commission's approval to replace these items

- **Slate Roof Removal Proposal**

- As the original portion of the building/the sanctuary was erected in 1915, the current slate roof system is over 100 years old
- It is staff's opinion that the current slate roof is a distinctive character-defining feature of the building
- The applicant has noted that they are seeking to replace the existing slate roof with a new asphalt shingle roof because it has met the end of its serviceable life. Specifically, they have stated that slate tiles are missing, with many more in poor condition (cracked, chipped, loose, etc). They have also noted that the roof has a number of holes and it is sagging in many areas. See the annotated photos and roof plans which outlines the roof's areas of concern. The applicant has also included photos of the slate roofing which demonstrates its current level of deterioration. Staff is satisfied that it has met the end of its serviceable life
- The applicant has submitted statements from two roofing companies (Esko Roofing and Rubber Baby Roofing) which recommend the wholesale replacement of the slate roof system due to its condition. These contractors also provided quotes for in-kind replacement, replacement with new "synthetic slate", and replacement with new asphalt shingles. Specifically, the quote include the following:
 - Esko Roofing:
 - New Slate Roof - \$340,000.00
 - New Synthetic Slate Roof (material not specified) - \$250,000.00
 - New Asphalt Shingle Roof - \$130,000.00
 - Rubber Baby Roofing:
 - New Slate Roof - \$300,000.00
 - New Synthetic Slate Roof (material not specified) - \$190,000.00
 - New Asphalt Shingle Roof - \$98,000.00

- **Non-historic, 1/1 vinyl window replacement**

- The applicant has noted that no original wood trim remains at the non-historic, 1/1 vinyl windows. Staff supports the removal of these window units because they detract from the building's historic character and are not character defining.
- The applicant proposes to remove these windows and install custom wood historically-appropriate wood trim/brickmould/casing and new 1/1, double-hung, aluminum-clad window sash (Windsor Pinnacle brand). It is staff's opinion that this approach is appropriate. However, staff does recommend that the applicant provide window detail drawings so that they can determine if the new windows will present an appearance that is appropriate to the building's historic character

ISSUES

- **Historic 1/1, wood window and trim (casing/brickmould/mullions) replacement**

- The applicant is proposing to remove all elements of the existing 1/1 historic wood window units to the rough openings, to include the removal of the sash and trim (casing/brickmould/mullions). New wood trim (casing/brickmould/mullions) which will be custom made to replicate the existing will be installed. Also, 1/1 aluminum-clad, double-hung wood sash (Windsor Pinnacle brand) which will match the existing in operation, profile, dimensions, light configuration, and detailing will be installed

- The applicant has stated that they wish to remove these windows and associated trim because they are deteriorated beyond repair. Note that the current submission includes an assessment from North Coast Wood Window Works which indicate that the windows and trim are in poor condition and recommends their repair due to the quality of the windows, the expense of repair, and the long-term maintenance of the repair work.
 - It is staff's opinion that these windows and associated trim are distinctive, character-defining features
 - Staff has noted that the current submission does not adequately indicate that these windows and associated trim are deteriorated to an extent that merits their wholesale removal and replacement.
 - RE: the proposed new windows and trim, please note that the existing proposal does currently include dimension and profile details for the existing units. However, corresponding information/details for the proposed new windows and trim is not currently outlined in this application. Details for the existing new windows and trim should be provided in order for the Commission to determine if the new units are an acceptable replication of the existing/historic should this body determine that the existing units are deteriorated beyond repair. The applicant has noted that they intend to supply to information to staff sometime prior to the 6/8/2022 regular meeting.
- **All Existing Historic Arched Windows at Front and Side Elevation of Nave**
 - The applicant has noted that these windows feature wood trim and decorative wood detailing/tracery at the exterior with fixed steel sash windows behind the tracery.
 - The applicant is proposing to remove all elements of the existing historic arched window units, to include the wood trim and decorative wood tracery and the steel fixed steel sash casement, to the rough openings. New wood trim and decorative tracing which will be custom made to replicate the existing will be installed. Also, new fixed sash will be installed to replicate the existing. The applicant has noted that these windows will be constructed of aluminum or steel.
 - It is staff's opinion that these windows and associated trim are distinctive character-defining features
 - The applicant has stated that they wish to remove these windows and associated trim because they are deteriorated beyond repair. The current submission includes an assessment from North Coast Wood Window Works which indicate that the windows and trim are in poor condition, but recommends that they be repaired.
 - Staff has noted that the current submission does not adequately indicate that these windows and associated trim are deteriorated to an extent that merits their wholesale removal and replacement
 - RE: the proposed new windows and trim, please note that the existing proposal does currently include the dimension and profile details for the existing wood trim and tracery. However, this information for the existing steel sash has not been provided. Also, corresponding information/details for the proposed new windows and trim is not currently outlined in this application. The details for the existing new windows and trim should be provided in order for the Commission to determine if the new units are an acceptable replication of the existing/historic should this body determine that the existing units are deteriorated beyond repair. The applicant has noted that they intend to supply to information to staff sometime prior to the 6/8/2022 regular meeting.

RECOMMENDATION

Recommendation #1). Section 21-2-78. Determination of the Historic District Commission – Certificate of Appropriateness

HDC staff recommends that the Commission issue a Certificate of appropriateness for the replacement of the slate roof, front and side doors, and the vinyl windows because the work meets the Secretary of the Interior's Standards and conforms to the Elements of Design for the Sugar Hill/John R. Music and Arts Historic District. However, staff does recommend that the Commission issue this COA with the following conditions:

- Details for the new windows and trim which will be installed to replace the existing vinyl windows shall be submitted to HDC staff for review and approval prior to the issuance of the project's permit. If staff determines that these elements do not meet the SOI standards, the work items shall be submitted to the Commission for review at a regular meeting

Recommendation #2). Section 21-2-78. Determination of the Historic District Commission – Certificate of Appropriateness

HDC staff recommends that the Commission deny the issuance of a Certificate of appropriateness for the proposed 1/1 wood windows and associated trim and the arched nave windows, to include the steel sash, wood trim and decorative wood tracery, because the work does not meet the Secretary of the Interior's Standards, in particular Standards #:

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

and

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