

**STAFF REPORT: OCTOBER 12, 2022 MEETING**

**PREPARED BY: A. DYE**

**APPLICATION NUMBER: 22-8049**

**ADDRESS: 15135 FAUST AVENUE**

**HISTORIC DISTRICT: ROSEDALE PARK**

**APPLICANT: CHARLES VODEN, VODEN CONSTRUCTION**

**PROPERTY OWNER: JOHN CASTLEBERRY**

**DATE OF PROVISIONALLY COMPLETE APPLICATION: SEPTEMBER 27, 2022**

**DATE OF STAFF SITE VISIT: SEPTEMBER 27, 2022**

**SCOPE: DEMOLISH GARAGE**

### **EXISTING CONDITIONS**

15135 Faust is located on the west side of the street, four lots south of Fenkell Avenue. The 1-1/2 story dwelling is faced with variegated brick in red, brown, and black tones. The cross-gabled roof (covered in asphalt shingles) is further accentuated by the painted wood shake shingles within the front and side elevation gables. The wide, front-facing chimney with a subtle decorative brick pattern and carved wood lintel spanning the recessed, raised front entry and adjacent window opening are additional distinctive character-defining features. Vinyl replacement windows of varying operation (single-hung, casement and slider) were in place prior to the historic district designation and do not contribute to the historic architectural character of the house.



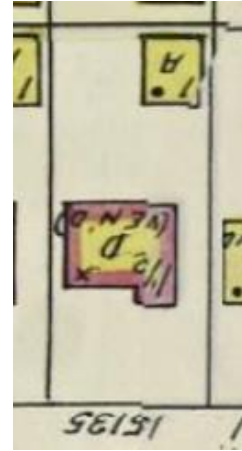
*Staff photo, September 27, 2022*



A detached garage is located at the northwest corner of the lot and is accessed by a driveway extending from Faust. The wood framed structure has narrow wood clapboard siding, and three wood sash casement windows have a 2-over-2 or 2-over-3 window pattern. A single overhead paneled steel door fills the majority of the front elevation's lower wall, and wood siding fills the gable above.



Applicant photo



Top: Sanborn Map, Vol. 26, 1938-1950  
Bottom: Staff photo of a neighborhood example of an original garage.

## PROPOSAL

Demolish existing garage and concrete foundation. Remove debris.

## STAFF OBSERVATIONS AND RESEARCH

- The Rosedale Park Historic District was established in 2007.
- The 1938-1950 Sanborn map shows the original garage for this lot was a one car structure. As stated in the Elements of Design, "Garages, when original, often correspond in materials to the main body of the dwelling, but are of modest, one-story, simple box design with single- or double-doors." Due to the size and style of the existing structure, staff believes the present garage was constructed after 1950.
- Staff considers the existing garage a contributing structure to the property and historic district. The structure offers a modest echoing of the house through the front facing gable, steeply pitched roof (slightly lower than the house), and wood casement windows. The narrow wood clapboard siding is atypical of Tudor Revival structures, but mimics the wood clapboard siding of the district's original garages. In other words, staff sees the existing structure as a larger and slightly more elaborate interpretation of the district's original garage design.

## ISSUES

- The submitted photos show two walls are leaning, and staff agrees the interior lower wall construction shows a high level of deterioration. However, the remaining walls, roof and windows are intact. Staff questions if the

walls can be repaired through the installation of new sill plates and additional vertical framing. Adding in the refurbishment of the wood siding, windows and roof, and a new overhead door, the cost of the rehabilitation might be less expensive than the combined cost for this proposed demolition and future erection of another garage, especially when wood/fiber cement siding and wood/fiberglass windows are considered, as the Commission doesn't often approve vinyl siding and vinyl windows for new construction.

## **RECOMMENDATION**

### **Section 21-2-78, Determination of Historic District Commission**

It is staff's opinion the demolition of the existing garage will alter the features and spaces that characterize the property. Staff therefore recommends the Commission issue a denial for the work as proposed because it meets the Secretary of the Interior Standards for Rehabilitation and the Elements of Design for the district.

The Commission's reason for denial is that the proposed work fails to meet the Secretary of the Interior's Standards, 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.*
- 4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and 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.*



## Audra Dye

---

**From:**  
**Sent:** Monday, September 26, 2022 4:26 PM  
**To:** Audra Dye  
**Subject:** [EXTERNAL] Re: 15135 Faust - Demolition of Garage - Historic District Commission Application

Hello Audra, this is Charles Voden with Voden Construction. In regard to the condition of this garage, I didn't submit a quote to repair because in my opinion it is not possible to repair. There are no sill plates left on the walls and no visible foundation. This garage has been repaired numerous times over the years and is now beyond repair. It is leaning badly in two directions and is about to fall over. My client would like it removed from his property this year and would like to build a new one in the next year or two. I will send additional photos in my next correspondence shortly hereafter.

Sent from my iPhone

On Sep 22, 2022, at 2:22 PM, Audra Dye <dyea@detroitmi.gov> wrote:

Good afternoon, Mr. Voden.

As the assigned staff reporter for this application, I reviewed the submitted documents (consisting of the project review request forms, a few exterior garage photos, and a demolition contract). Looking at the photos, it appears the walls, windows and roof are intact; the only visible issue is the mis-aligned overhead door. At this time, no information has been provided to explain the structural need for the demolition. Please submit the following items:

Additional photographs

1. exterior and interior images that further illustrate the garage's existing condition

Narrative

2. detail the deteriorated condition of the garage (substantiated by the additional photographs),
3. discuss if a repair estimate was obtained (if yes, submit the repair estimate / if not, why can't the garage be repaired?)
4. explain what will be done with this area if the garage is demolished

**Audra Dye**





































