

STAFF REPORT: FEBRUARY 8, 2023 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: 23-8197

ADDRESS: 15083 MINOCK

HISTORIC DISTRICT: ROSEDALE PARK

APPLICANT: EVAN THOMAS

PROPERTY OWNER: EVAN THOMAS

DATE OF PROVISIONALLY COMPLETE APPLICATION: JANUARY 17, 2023

DATE OF STAFF SITE VISIT: JANUARY 24, 2023

SCOPE: DEMOLISH GARAGE*, ERECT GARAGE, DEMOLISH ADDITION, ERECT ADDITION AND DECK, INSTALL VINYL WINDOWS, NEW ENTRY DOOR, GUTTERS/DOWNSPOUTS, LANDSCAPING, WOOD SIDING

Staff updated this report on 2/6/23 at 4:30 p.m. to identify and discuss additional work completed without approval.

Staff updated the report again on 2/8/23 at 2:30 p.m. to correct some dimensions and calculations of square footage, and to add a condition to the Certificate of Appropriateness recommendation for some work items.

EXISTING CONDITIONS

The two-story dwelling at 15083 Minock was erected in 1926. Wide shed dormers extend from the gambrel roof on the front and rear elevations; the large front elevation window openings have vinyl sliding units. Black asphalt shingles cover the roof, while the walls are faced with wood, aluminum, vinyl, and asphalt siding.

Most of the front porch is covered by a shallow-pitched hip roof that is supported by round wood columns. The house sits high above grade; the raised porch is accessed by stairs that are enclosed with masonry wing walls. A low iron railing (likely original to the house) runs along the majority of the porch perimeter and a contemporary aluminum railing has been installed on one side of the front steps.

The color palette on the sides and rear of the house are brown (asphalt siding) and white (aluminum/vinyl siding, window sash), while the front elevation is faced with unstained wood shingles and aluminum siding painted a dark blue-green. A new front door (black with square lights in the top half) and copper gutters and downspouts complete the front elevation.



Staff photo, January 24, 2023

A driveway, spanning the distance between the house and the north lot line, extends from Minock to the rear yard. A garage is not present, but a concrete pad remains.

PROPOSAL

- Demolish concrete pad in rear yard (garage was demolished by a previous owner without HDC approval); pour new concrete foundation and erect two-story garage in same location.
- Demolish addition at back of house; erect two-story addition.
- Install black vinyl window trim and vinyl windows on existing house (to match proposed addition). This would replace the white vinyl windows installed by a previous owner without approval.
- Remove asphalt siding from second story gable walls; install cementitious shake siding to match addition. Cover front elevation wood siding with cementitious shake siding.
- Aluminum siding on first floor will remain in place and will be painted white.
- Erect deck at rear elevation; install new door opening on existing rear wall.
- Retain contemporary aluminum railing at front porch steps.

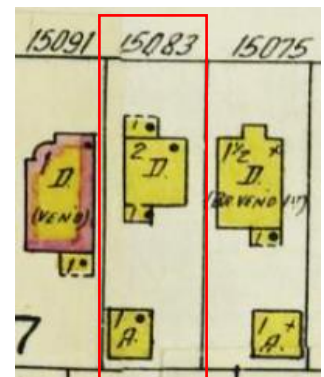
STAFF OBSERVATIONS AND RESEARCH

- The Rosedale Park Historic District was established in 2006.
- Minock Avenue was likely named after Edward J. Minock, who in 1913 recorded a plat of land in Redford Township, which ultimately was developed as part of the Rosedale Park subdivision.
- Below is the district designation photo that shows original/historic wood windows in place on the front elevation, as well as asphalt (second floor) and aluminum siding. The front porch railing extended to the steps (portion between column and steps is now missing), and a two-car garage was present at the northwest corner of the rear yard.



HDAB designation photo, 2006

Left: HDAB
designation photo,
2006
Below: Sanborn Map,
Vol. 26, 1938-1950



- The 1950 and 1971 Sanborn maps show a one-car wood frame garage at the rear corner of the lot. Per HDAB's Final Report that discussed the erection of garages, "*The majority of builders and homeowners tended to select modest, utilitarian designs, settling for the simple box garage with a gable or hipped roof, double doors, and perhaps a stock window or two.*"
- The garage in the 2006 photo appears to be a two-car garage with hip roof, larger than the original garage, but still reminiscent of the general designs of the earlier structures. Staff doesn't have any

information on its time of construction, beyond it being post-1971.

- Based on Google street view images, the garage was demolished between 2009 and 2011 and the wood windows were replaced with the vinyl units between 2006 and 2009.
- It is staff's opinion that Dutch Colonial-style houses are the least common revival architectural style within the city. HDAB's Rosedale Park Final Report states: *"Favored choices included...the English Tudor Revival style, the Bungalow, and the Colonial Revival style, all styles of many early Rosedale Park homes. Other styles occurred in more episodic fashion, such as the Dutch Colonial Revival and French Renaissance."*
- The wood double-hung windows were distinctive character-defining characteristics of the dwelling. During early review of this application, staff sent the designation photo to the applicant. In turn, the window selection for the front elevation (which at that time were sliding windows to match the existing condition) was changed to double-hung units with a six-over-one pattern. However, the applicant retained the specification for vinyl windows.
- According to the National Park Service's document [Replacement Windows that meet the Standards](#):
 - Replacement windows on primary, street-facing or any highly visible elevations of buildings of three stories or less must match the historic windows in all their details and in material (wood for wood and metal for metal).
 - The more important a window is in defining the historic character of a building the more critical it is to have a close match for its replacement.
 - Replacement windows on secondary elevations that have limited visibility must match the historic windows in size, configuration, and general characteristics, though finer details may not need to be duplicated and substitute materials may be considered.
- The applicant proposes to retain the remaining wood awning window units on the dwelling, located on both side elevations. The existing aluminum siding installation "jumped the casings" so the windows appear as small holes in the exterior walls. Vinyl trim is proposed to be installed around these window openings.
- The applicant proposes to install cementitious siding once the asphalt siding is removed. It is staff's opinion the original wood siding is under the asphalt siding. Staff reviewed the National Park Service's [Preservation Brief 8: Aluminum and Vinyl Siding on Historic Buildings](#) in context of how substitute siding (regardless of material) is installed.
 - Changes to the character-defining features of a building, such as distinctive clapboarding and other wall surfaces and decorative trim, always have an impact on more than just that building; they also alter the historic visual relationship between the buildings in the district.
 - Because substitute siding is usually added on top of existing siding, details around windows and doors may appear set back from the siding rather than slightly projecting; and if the relationship of molding or trim to the wall is changed, it can result in the covering or removal of these historic features.
 - Therefore, the underlying issue in any discussion of replacement materials is whether or not the integrity of historic materials and craftsmanship has been lost.
 - For historic residential buildings, substitute siding may be an acceptable alternative only if:
 - (1) the existing siding is so deteriorated or damaged that it cannot be repaired;
 - (2) the substitute material can be installed without irreversibly damaging or obscuring the architectural features and trim of the building; and
 - (3) the substitute material can match the historic material in size, profile, and finish so that there is no change in the character of the historic building.
 - In cases where a non-historic artificial siding has been applied to a building, the removal of such a siding, and the application of substitute siding would, in most cases, be an acceptable alternative, as long as the abovementioned first two conditions are met.
- The aluminum railing installed at the front steps does not match the historic porch railing in height or design; it is a standard available product with thin turned spindles. It was installed between August 2013

and August 2018.

- The following work was completed between August 2018 and July 2021 and shown in the below comparison photographs.
 - A new front door was installed, replacing a non-historic door.
 - Wood shake siding was installed at the front elevation dormer, replacing asphalt siding.
 - Copper gutters and downspouts were installed, replacing white aluminum gutters and downspouts.
 - New front yard landscaping was installed replacing plantings at the base of the front porch.



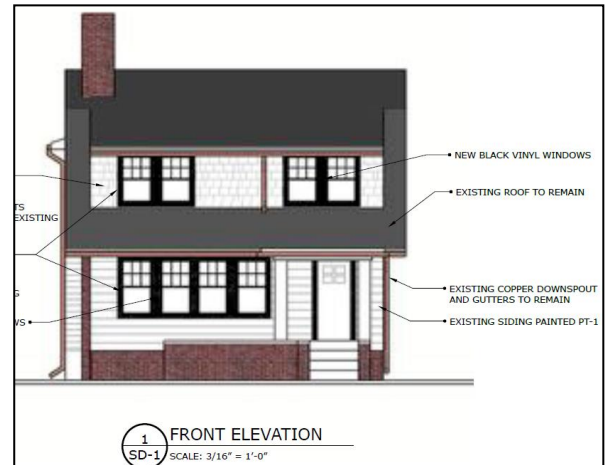
August 2018, Google street view



July 2022, Google street view

ISSUES

- The dimensions, material and design of the original windows were appropriate for the architectural style and massing of the house. The applicant has proposed vinyl double-hung units with a six-over-one pattern to remedy the violation of the vinyl sliding units. It is staff's opinion installing new vinyl windows will not be appropriate. Rather, installing wood sash (possibly aluminum clad) double-hung windows with simulated-divided lights (six-over-one) and structural mullions (as opposed to factory mulled window units) would be a historically appropriate selection. Generally speaking, wood frames can be milled with differently dimensioned components (ex. meeting rail vs. bottom rail) and offer profiles more in line with historic wood sash.
- Staff isn't sure which Jeld-Wen product is currently proposed. The window order that went with the original design (sliding vinyl windows) specifies the "Builder's Vinyl" product, V-2500. This line only offers between-the-glass grids. However, the catalog cut submitted is for Jeld-Wen's V-4500 unit, which offers simulated divided-light muntins. Both vinyl products offer thick sash with little difference between vertical and horizontal components.

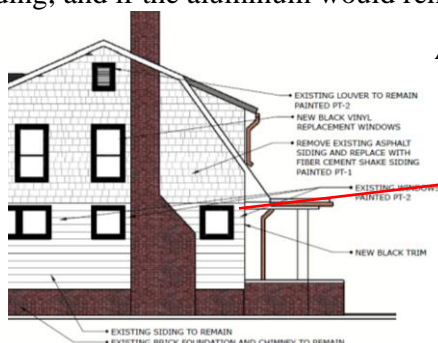


Jeld-Wen V-2500 Vinyl Unit



Jeld-Wen V-4500 Vinyl Unit

- The proposal states the aluminum siding will be cut back for the installation of vinyl trim/window casings for the remaining first floor wood windows. Not only is there inadequate room at the chimney on the south elevation, staff also isn't clear on the long-term viability of vinyl trim being installed within aluminum siding, and if the aluminum would remain rigid if cut back and terminated against vinyl casings.



Applicant drawing and photos



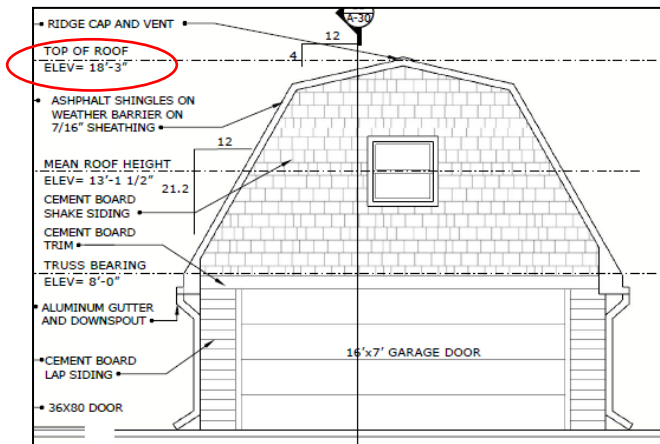
- The proposal states cementitious siding will be installed on the second story side walls where the asphalt siding is to be removed; as well as on the front elevation wall, covering the wood shake siding. Staff disagrees with covering the wood siding; it is a character-defining feature for this style of house and wall location, and it can be painted or stained to match an approved color palette. The applicant told staff that the siding is attached in such a way that when removed, the wood siding will be too damaged to save. If this is true, and subject to additional documentation, this historic feature should only be renewed with like material.



- Staff reviewed the new construction (addition and garage) against the district's elements of design. Elements that relate to the proposal are listed below:

1) Height *The height of the single-family residential structures in the Rosedale Park Historic District range from one-story to 2½ stories tall, the half-stories contained within the roof. Additions to existing buildings shall be related to the existing structure. Garages are generally one-story tall.*

- The garage has a standard footprint of 20' wide x 20' deep, however the steep pitch of the gambrel roof creates a ridge height of 18'-3". The garage's design is in context with the house's gambrel roof; however, the exceptionally tall height of this garage will be out of proportion for the neighborhood. Additionally, the standard six-foot privacy fence, only five feet way (on 40' wide lots) would only conceal the bottom third of the structure from the neighboring property.



Detroit Parcel Viewer -gray box denotes location of proposed garage.



Staff conducted a visual survey of a few surrounding streets with Google street view. A number of similarly designed houses and their respective garages are shown. All of them are one-story with gable or hipped roofs.

15025 Artesian



14941 Artesian



14890 Artesian



15016 Glastonbury



15042 Artesian

(15) Scale of façades and façade elements. The Rosedale Park Historic District comprises a single-family residential neighborhood of moderately scaled dwellings. Elements and details within are appropriately scaled, having been determined by the style, size, and complexity of the individual buildings. Window sash are usually subdivided by muntins, and casement windows are leaded, affecting the apparent scale of the windows within the façades.

- The addition's southern elevation (shown below) has smaller horizontal windows, which are similar to small windows on the house (which the applicant will retain). It is common for side and rear elevation windows to have one-over-one sash (which are shown on the addition's northern and west elevations).



Applicant drawings and photo

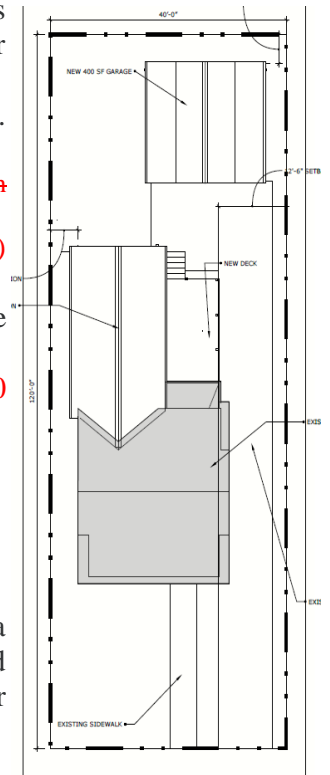
- ~~Staff calculated the square footage of each structure; the size of the addition is 34% larger than the existing dwelling. The footprint of the proposed addition is 401 sq. ft. compared with 670 sq. ft. for the house; the footprint of the proposed addition is 59% the size of the house's footprint. It is staff's opinion the addition is not in proportion to the "moderately scaled dwelling" and lot.~~

(18) Relationship of lot coverages. The lot coverage for single-family dwellings ranges generally from 25 percent to 35 percent, including the garage, whether freestanding or attached.

- Per the site plan, the lot is 120' long x 40' wide, which equals 4800 square feet.
- 25% of 4800 = 1,200 sq. feet / 35% of 4800 = 1680 sq. feet
- ~~Staff used the scaled site plan (at 90%) to measure the house footprint (1/8" = 1' 0"), which roughly came to 25' w x 25' d, which equals 625 sq. feet.~~
- The applicant informed staff the house (once the one-story addition is removed) has a footprint of 670 sq. ft.
- The drawings state: addition is 802 sq. feet/2 stories=401 sq. ft footprint, garage is 400 sq. feet in footprint.
- Adding all footprints together: 670 (house) + 401 (proposed addition) + 400 (garage) = 1471 sq. feet/31% of the site.
- ~~Adding all dimensions together: 625 (house) + 802 (addition) + 400 (garage) = 1827 sq. feet/38% of site.~~
- Even though the percentage of site coverage didn't increase ~~too much~~ from the neighborhood average, the size of the addition is out of proportion for the house and neighboring properties.

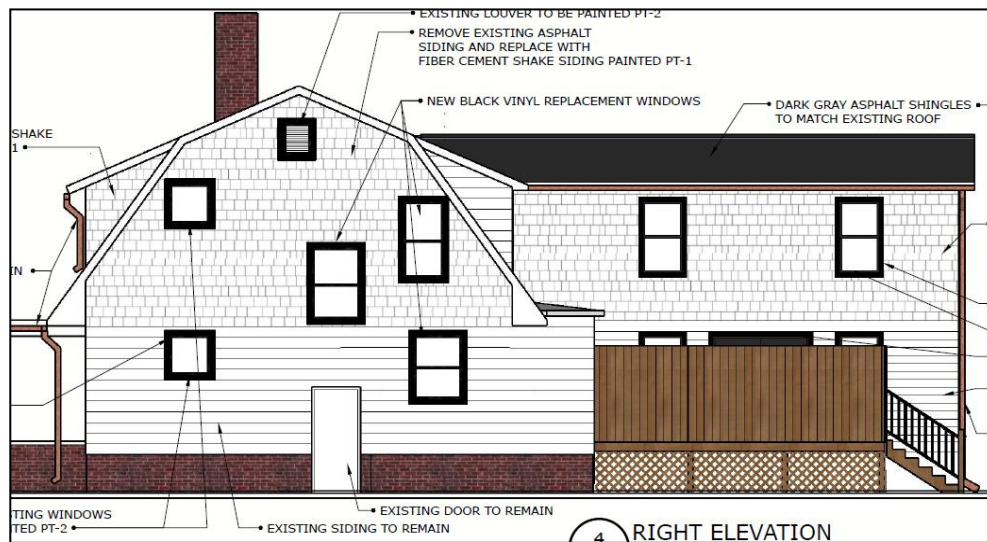
(22) General environmental character. The Rosedale Park Historic District is a solid, fully developed large residential area of just under 1,600 moderately scaled single-family dwellings, built-up in the period between World War I and World War II and complemented with typical examples of compatible houses from the 1950s.

- The term "moderately scaled dwellings" is referenced in multiple elements of design. As staff mentioned with the garage, a two-story addition with a finish



height of ~~over 20'~~ 19'-8" high (~~when the raised foundation is considered~~) and extending 23' ~~almost 29'~~ back from the house, and within five feet of the lot line, will create a large impact on the neighboring house to the south.

- Staff isn't opposed to the erection of an addition or a 20' x 20' garage, rather the main opposition is over the scale of each structure. Additions extending from the rear elevation are very common, however they often have flat or low slope shed roofs starting at/near the house's eave. ~~An addition should also not have a larger footprint than the house (whether in direct length or overall square footage).~~ Just as the width of the proposed addition is about half the width of the house, the addition's length should be at most half of the existing house's length. Therefore, all elevations would be more proportional to the house, lot, and neighboring properties.
- A raised deck is proposed at the rear elevation and includes a privacy wall that will extend from the corner of the house and return at the west corner to the stairs, enclosing the outdoor space. Decks are contemporary features and are not enclosed spaces/structures. The height of the privacy wall is not noted, but the top of the wood wall is just shy of the sliding door, so it is likely around seven feet tall. Add in the raised distance from grade, the finished height is eight to nine feet. Any vertical element at this location should be lower and transparent in some way. The proposed decking material is Trex, but the privacy wall is to be constructed of wood similar to the lot line fence. It is staff's opinion the material at the north and west deck perimeter should match the selected material for the deck and stairs.



Applicant drawings and photographs. The applicant's photo is taken from the location of the proposed garage. A star denotes the location of the proposed deck.



RECOMMENDATION

Recommendation One: Denial – New garage, addition, vinyl windows, cementitious siding

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

It is staff's opinion the work as proposed will drastically alter the features and spaces that characterize the property and district due to the vinyl and cementitious materials proposed for the existing house, and the size of the addition and garage. Installation of vinyl windows will not match the dimensions, materiality and detailing of the previously removed wood windows. The applicant and the Commission must understand the condition and repairability of the wood siding, once the asphalt siding is removed, before an alternative siding product can be approved. The garage and addition are too large and too tall, and are out of proportion with the neighborhood. Therefore, staff recommends the Commission deny a Certificate of Appropriateness for the work as proposed because it does not meet the Secretary of the Interior Standards for Rehabilitation and the Elements of Design for the district, specifically Elements 1, 15, 18 and 22; and 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 historic 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.*

Recommendation Two: COA – New door, wood shake siding, gutters/downspouts, front yard landscaping

It is staff's opinion the installation of the front door, wood shake siding, gutters/downspouts and front yard landscaping did not replace historic materials. The installed components are appropriate to the house and site and do not detract from the features and spaces that characterize the property and district. Therefore, staff recommends the Commission issue a Certificate of Appropriateness for the work as installed because it meets the Secretary of the Interior Standards for Rehabilitation and the Elements of Design for the district.

Staff recommends the Commission issue a Certificate of Appropriateness with the following condition:

- The wood shake siding will be stained a color approved by staff.