

STAFF REPORT: FEBRUARY 8, 2023 MEETING

PREPARED BY: J. ROSS

APPLICATION NUMBER: #23-8211

ADDRESS: 260 ARDEN PARK

HISTORIC DISTRICT: ARDEN PARK – EAST BOSTON

APPLICANT: KELLAN LEE

OWNER: KELLAN LEE

DATE OF PROVISIONALLY COMPLETE APPLICATION: 1/16/2023

DATE OF STAFF VISIT: 1/30/2022

SCOPE OF WORK: INSTALL NEW FRONT ENTRANCE AND FENCE

EXISTING CONDITIONS:

The building located at 260 Arden Park Boulevard is a single-family dwelling that was erected ca. 1959. The Ranch-style home features a split-level plan which includes a one-story wing with an adjacent two-story wing to the east side. The broad, low-slung hipped-roof includes overhanging wood eaves and a monumental brick chimney at the building's one-story mass. Exterior walls are primarily clad with buff brick with permastone accents at the front elevation and lapped wood siding at the side elevation. The primary entrance includes the original wood door framing and full light sidelites. However, the current primary entry door is a non-historic, single steel door. A non-historic metal security door and grates obscure the primary entrance. Windows are historic single-light aluminum units. Some of the windows have been painted yellow, while some are unpainted. A single, non-historic, overhead metal door is located at the garage.



260 Arden, current appearance (staff photo taken 1/30/2023)

PROPOSAL

- Remove the existing metal front door while retaining the existing sidelites and wood door frame (casing and mullions). The existing metal security door and sidelite grates will also be removed.
- At the exterior of the primary entry door frame and sidelites, install new wood casing and mullions with vertical wood strips over the existing sidelites and a new full light wood door with exterior vertical wood strips. The new wood elements will be solid oak with a light stain finish. The project's design professional has noted that the new wood elements will be custom designed.

- Replace the rotted areas of wood at the fascia where necessary with new wood to match existing. Paint the fascia (Sherwin Williams Acier 9170 Peppercorn/a dark grey color) per the application to match the color of the building's buff brick cladding
- Install new aluminum gutters and downspouts (color Natural Clay)
- Paint garage door and aluminum window trim Sherwin Williams Acier 9170 Peppercorn/a dark grey color
- Replace existing rear yard fencing and side yard gate with new wood fencing and gate (solid oak wood, light stain finish). Per the submission, the gates and fencing will feature horizontal wood slats.

STAFF OBSERVATIONS AND RESEARCH

- The applicant has supplied a link to the district's National Register of Historic Places (NRHP) nomination form which was completed in 1982. The form describes the building as "noncontributing" to the district. Typically, a property must be at least 50 years or older or be of "exceptional importance" to be considered for individual listing in the NRHP or contributing to a district. As the property was only 21 years old at the time of the district's designation, it was identified as "non-contributing" by the NRHP nomination. However, the building is currently 63 years old (according to City of Detroit records) and contributes to the district, in staff's opinion. The building is as a good, highly-intact example of its type and style and remains as a physical record of mid-20th century infill development within the neighborhood, consistent with the historic context in the local district's designation report.
- The current application proposes to remove the non-historic age steel front door, metal security door, and metal sidelite grates. It is staff's opinion that these elements are not distinctive character-defining elements of the building. Rather, they detract from the building's historic character/appearance. Staff supports the removal of these elements.
- The application provides a dimensioned rendering and precedent images for the proposed new front entry treatment. However, applicant has not yet provided detailed drawings which specifically outline the manner in which the work will be designed as they are seeking to acquire the Commission's approval of this novel, custom-designed element before they outlay the funds for the project's design professional to develop the project specifications.
- The application proposes to retain the existing original primary door frame and sidelites. The new wood elements will be installed at the exterior/outside of the existing original primary door frame and sidelites in such a manner that if removed in the future, the original primary entry elements will remain/will not be destroyed.
- It is staff's opinion that the new wood elements proposed for the primary entrance are not demonstrably incompatible with the home's historic (mid-20th century) character.
- The applicant is proposing to paint the aluminum windows a grey color. As noted, some of the windows at the front elevation have been painted yellow. Staff feels that the proposed painting of the windows is appropriate.

ISSUES

- None

RECOMMENDATION

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

It is staff's opinion that the project generally conforms to the Elements of Design for the Arden Park-East Boston Historic District and meets the Secretary of the Interior's (SOI) Standards for Rehabilitation. Staff therefore recommends that the Commission issue a Certificate of Appropriateness for the work with the following condition:

- HDC staff shall be afforded the opportunity to review and approve the final installation details for the new primary entry wood elements and door prior to the initiation of the work and issuance of the project's permit. Should staff determine that the work does not conform to SOI Standards for Rehabilitation, it will be forwarded to the Commission for review at a future meeting.