

STAFF REPORT: 9/13/2023 REGULAR MEETING

PREPARED BY: D. RIEDEN

APPLICATION NUMBER: HDC2023-00023

VIOLATION NUMBER: 758

ADDRESS: 13320 BROADSTREET

HISTORIC DISTRICT: RUSSELL WOODS - SULLIVAN

APPLICANT/ PROPERTY OWNER: LUIS RAJNAR

DATE OF PROVISIONALLY COMPLETE APPLICATION: 10/16/2023

DATES OF STAFF SITE VISITS: 7/21/2023, 8/1/2023, 8/22/2023, 8/24/2023, 10/19/2023

SCOPE: REBUILD EXTERIOR OF HOUSE AND GARAGE (WORK COMPLETED WITHOUT APPROVAL)

EXISTING CONDITIONS

Erected in 1926, the two-story dwelling at 13320 Broadstreet once featured a cross-gabled, asphalt-shingled roof with a central brick chimney and vergeboard detailing. The upper cedar shake floor slightly cantilevers out with wood bracket supports over the red brick cladding of the first floor that characterizes it as English Revival. The northwest corner wall swept out into the landscape, broadening the front façade, which featured a bay window and an arched front entrance with keystone details. A modest brick-walled porch with brick piers hugs the steps leading to the front entrance, which was once covered by a fabric awning. A metal railing surrounds the balcony above this entrance. Modest landscaping included a foundation shrub planting, a front lawn and a concrete driveway leading to the wood siding garage in the rear of the property. This property had suffered damage to the roof and siding. At the time of this report, many features have been altered or removed without approval and are the subject of this application.



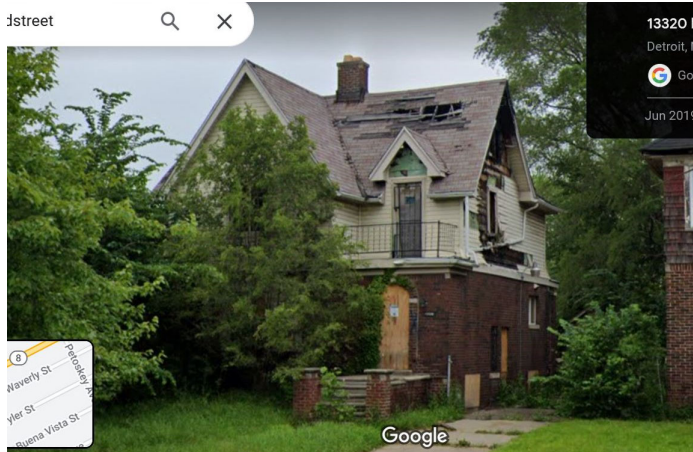
Designation Slide, 1999: (West) front/side elevation showing original condition.



Site Photo 1, by Staff October 19, 2023: (West) Front elevation showing replaced roof, removed chimney, removed arched doorway, bay windows, siding, porch, and other features, and introducing new window in the gable without approval.

This property has no former HDC approvals and the following violations for work done without approval on Detroit Property Information System (DPI):

- Violation, July 2023: Removal of chimney, siding, walls, windows, doors, porch, railings, roof, landscaping, and garage siding and roof. Addition of new window openings, alterations of door and window openings, alterations of walls, roof, porch, balcony.
- September 2023 Denial: the proposed alteration/removal of the brick chimney, cedar shake siding (former owner), wood brackets and wood fascia/soffits with detailing, brick cladding, brick wall extension at the front façade, front arched doorway with brick and stone detailing, front bay windows, all original windows, all original doors, balcony metal railing (former owner), front brick-walled porch and brick piers and stone details, rear porch, and not limited to the garage brick or wood siding



Site Photo2, Google Streetview October 2022: (West) front/side elevation showing roof and siding conditions prior to applicants work.



Aerial of Parcel # 14012174.



Site Photo 3, by Staff July 21, 2023: (West) front elevation, showing work in progress without approval.



Site Photo 4, by Staff October 19, 2023: (North) Side elevation showing removed windows, removed brick and shake siding, and installation of the front deck.

PROPOSAL

A proposal previously came before the Commission at the September 13, 2023 Regular Meeting, whereupon the Commission issued a denial for the work. This proposal again consists of “comprehensive exterior renovation plan” per the submitted materials and includes attempts to bring back some of the historic features that were altered or removed without approval. The work includes the following (*see also the submitted proposal*):

ROOF/SOFFITS/FASCIA FOR THE HOUSE AND GARAGE

1. Install new roof and shingles with Timberline’s “Natural Shadow Charcoal” architectural shingles (work completed without approval).
2. Remove all wood soffits and wood fascia (work completed without approval)
3. Install common pine board to replace remaining fascia. Add aluminum clad over the new fascia boards.
4. Install Quality Aluminum Products’ aluminum “SVPT4 Triple-four solid v-panel” soffits, color bronze
5. Install new aluminum gutters and downspouts.

WALLS/SIDING/CHIMNEY/MASONRY FOR THE HOUSE AND GARAGE

1. Replacement of the brick chimney (previously removed without approval) with a new brick chimney.
2. Remove all brick cladding and cedar shake siding for the house and garage, add new sheathing (work completed without approval).
3. Remove the brick wall extension at the front façade (work completed without approval)
4. Remove wood brackets at the front façade (work completed without approval), install new red cedar brackets at same location per attached drawings and materials.
5. Install and paint new cedar shake siding to the second floor exterior as shown at elevations. Install brick cladding over first floor exterior walls.
6. Apply new wood siding to the garage, repair existing wood siding at the garage gable, by replacing damaged pieces with wood siding, prime and paint.
7. Remove wood “belly band” which separates the cedar shake and brick cladding between the first and second floor (work completed without approval).
8. Restore brick and limestone detailing around the front door (which was previously removed without approval) per the attached drawings.
9. All brick shall be Meridian’s “Grand Chenier” king-size thick brick, color red, “Cherry Creek Williamsburg”
10. All wood siding is new cedar shake, single coursing installation, primed and painted with Sherwin Williams “Rookwood Red” paint.

DOORS/WINDOWS FOR THE HOUSE AND GARAGE

1. Remove all doors and windows, remove front façade wood shutters (work completed without approval)
2. The previous alterations and installations of new window/door openings (work completed without approval), will be removed to follow the original windows location and dimensions:
 - a. The new attic window at front façade gable (work completed without approval), will be removed and replaced with a cedar shake siding wall.
 - b. The single 8/8 double-hung wood window, which was replaced with a pair of double-hung aluminum-clad wood windows on the second floor of the front façade (work completed without approval), will be replaced with a single 1/1 double-hung aluminum clad wood window. Install “Cathedral Top Cottage-style Open Louver” polypropylene shutters on either side of this window, color white. (The drawing states that this is wood, but the product sheet shows that this material is polypropylene not wood.)
 - c. The front bay of casement wood windows with true divided lights were replaced by a single window opening (work completed without approval), will be replaced with newly constructed bay windows with matching wood panel headers and a set of 1/1 double-hung, aluminum-clad wood windows, reducing the window count from 4 to 3.
 - d. The front, round-top wood door with limestone and brick detailing was replaced with a rectangular steel door without approval. The proposal is to install HGI’s “Signature Series-Roundtop” steel door with woodgrain exterior finish and paneling, color brown.
 - e. The north elevation had two new window openings added toward the rear side of the house (work completed without approval). This is now proposed for removal, to have brick cladded wall here, which is what was historically present.
3. Remove side elevation door (south elevation), replace with wall with brick cladding.
4. Install new window opening at front garage gable. Install aluminum-clad wood picture window.
5. Install new wood window frames (work completed without approval) around all windows.
6. Unless otherwise noted in the drawings, all windows are new Sierra Pacific’s “Westchester” series double-hung, aluminum-clad wood 1/1 windows, color white.
7. Install HGI steel doors for the front balcony and rear doors.
8. Install basement block glass windows (work completed without approval)
9. Install new panel garage door

FRONT AND REAR PORCH AND BALCONIES OF THE HOUSE

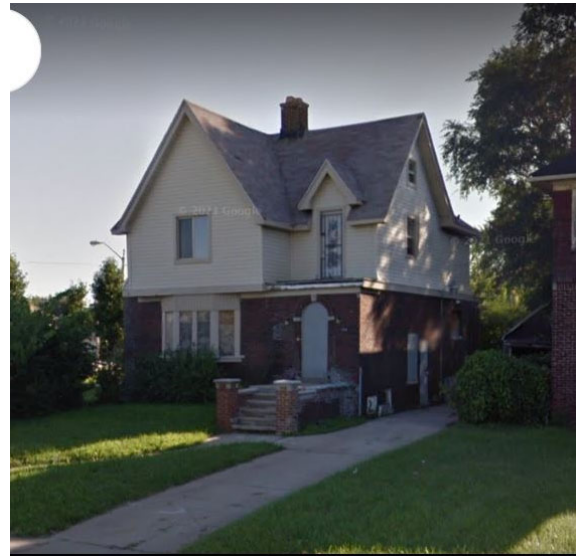
1. Restore front porch by removing the wood deck that was constructed without approval.
2. Tuckpoint brick piers and brick walls as required. Install railing on top of wall.
3. Repair concrete porch with concrete.
4. Install new front balcony metal railing (which was removed without approval), color white.
5. Construct new rear wood deck and balcony per the attached drawings. Paint a solid color not yet identified.

SITE FEATURES

1. Replace existing 6' chain link fence with new chain link fence at current location.
2. Concrete driveway and walkway to be pressure washed (30,000 PSI), repair damaged areas with concrete. No changes to the width/size of the driveway.
3. Remove bushes and debris.

STAFF OBSERVATIONS AND RESEARCH

- The Russell Woods- Sullivan Historic District was established in 1999.
- Staff observed that the property had some fire damage at the roof and south elevation of the house, as observed in Google Street view images from August 2018-June 2019. (See site photo 1.)
- The cedar shake siding of the second floor was covered at some time prior to September 2007. (See Site photos 5-6.)
- Staff observed that the brick wall extension that swept from the first-floor façade, crumbled in 2009 and was removed by a former owner by August 2011. (See Site photos 5-6.)
- It is staff's opinion that the historic and distinctive character-defining features that have been removed, altered, or destroyed include, but are not limited to:
 - Brick chimney
 - Cedar shake siding (former owner)
 - Wood brackets and wood fascia/soffits with detailing
 - Brick cladding
 - Brick wall extension at the front façade (former owner, between 2009-2011)
 - Front arched doorway with brick and stone detailing
 - Front bay windows
 - All original windows
 - All original doors
 - Balcony metal railing (former owner)
 - Front brick-walled porch and brick piers and stone details
 - Rear porch brick pier
 - Garage brick or wood siding



Site Photo 5, by Google Streetview August 2011, showing shake siding covered with vinyl, brick wall extension and balcony railing removed.



Site Photo 6, by Google Streetview October 2011, showing shake siding covered with vinyl, brick wall extension removed and patched with new mortar.

- The brick and cedar shake materials are appropriate materials. The reddish color paint, ie., Sherwin Williams' "Rookwood Red" for the cedar shake, however, falls outside of the recommended HDC Color Guide for shingles. Staff recommends that the cedar shake be of a more appropriate color as suggested in the HDC color guide.

DOORS/WINDOWS FOR THE HOUSE AND GARAGE

- The proposed wood framing around each window is uniform and each side has the same width. Historically, however, these wood frames would only occur in the upper floors not the lower floors, which were clad with brick. These upper floors had wood frame sills that were nearly half the width of the header, and the sides were a width in-between these dimensions. The windows on the first floor had stone sills and no wood header. Staff has the opinion that these details are historic, character-defining features that contribute to the architectural integrity of this home, and by making all window frame treatments identical, as portrayed in the drawings, these features are lost.
- There appears to be an attempt to restore the doors and windows to their previous historic placement and locations, which is appropriate in staff's opinion. However, there are some alterations that are not historically accurate:
 - The bay windows historically had 4 casements with divided lights, not 3 double-hung windows with no divided lights as proposed here. Staff considers the bay windows, the 4 casements with divided lights as a historic, character defining feature that is still missing in this proposal's attempt to restore the dismantled bay windows.
 - The side door at the south elevation (mis-labeled North elevation in the drawing) is no longer present. Staff has the opinion that this feature is not historically contributing to the house and its removal is not demonstrably inappropriate.
 - The removal of the newly installed attic window at the front façade's gable is appropriate, in staff's opinion to restore front façade's historic, character-defining features.
 - The proposal to install a single double-hung aluminum-clad wood window at the second-floor front façade to recover the lost original wood window is appropriate. However, the 1/1 configuration does not match the 8/8 true-divided light as shown in the historic designation slide. Also, the installation of polypropylene shutters instead of wood shutters is not appropriate.
- The north side of the house had two new window openings added toward the rear side of the house (work completed without approval). This is now proposed for removal, to have brick clad wall here, which is appropriate in staff's opinion.
- Staff has not received confirmation from the applicant whether the original wood front door was stored or thrown away. While the proposed shape and color of the door is appropriate the use of a woodgrain exterior finish on a steel door is not appropriate in staff's opinion.
- The proposal to install a picture window at the garage's front facing gable, is not appropriate in staff's opinion. This introduces a new feature that was not historically present and reduces the relationship of garage to the main house, which also has no window in its front facing gable.
- Because all windows have been removed and destroyed, staff offers the opinion that the proposed Sierra Pacific's "Westchester" series double-hung, aluminum-clad wood windows are appropriate. Staff offers the opinion that the front facing windows should also have true or simulated divided lights that closely resembles that of the original wood windows and casements. Also, white is not an appropriate color for the exterior trim and recommends that the applicant use Color System D of the HDC Color Guide to select an appropriate color.
- Staff has no issue with the proposed steel doors for the balconies and rear door, the basement block glass windows, nor the panel garage door. However, staff requests that a color for the doors be selected from the HDC Color Guide, and a detail showing the material of the garage door be provided.

FRONT AND REAR PORCH AND BALCONIES OF THE HOUSE

- The proposal to remove the front deck and restore the front porch brick piers, wingwalls and concrete surface is appropriate in staff's opinion. However, the installation of a railing on top of the wingwall is not historically appropriate, and staff would recommend its removal to restore the historic coping.

- The front balcony railing lacks design detailing and dimensions and does not appear to be historically appropriate as shown in the drawings. Staff has not received a response from the applicant on whether the original metal railing has been stored or discarded. The newly built railing is wood, however the proposal states that this railing would be metal, painted white, which would be appropriate, provided that the applicant shows the design and dimensions of this feature.
- The proposed rear deck and balcony are appropriate as they maintain the brick support pier, which in staff's opinion, is a distinctive character-defining feature.

SITE and OTHER FEATURES

- Staff finds that the proposed replacement of the chain link fence, repair of the concrete drive and walkway and the removal of bushes and debris as appropriate.
- Staff recommends that this English Revival style house use HDC Color Guide, Color System D to verify colors used for the exterior materials. The following features are using colors not recommended or not yet identified:
 - Storm gutters and downspouts
 - White window trim
 - Red cedar shake shingles
 - Balcony and rear doors
 - Garage door
 - Rear wood deck and balcony

ISSUES

- No documentation establishing that the original conditions of the work proposed were beyond repair was submitted or available.
- Much of the work in this application was completed or started without Historic District Commission (HDC) approval.
- It is staff's opinion that the removal and alteration of the following historic distinctive character-defining features with this proposal alters the original *scale*, *design*, and *materiality* and is incompatible and inappropriate for this historic property, and therefore does not meet the Secretary of the Interior's Standards for Rehabilitation and Elements of Design for Russell Woods Historic District:
 - The proposed chimney lacks limestone and brick detailing that closely matched the front door archway.
 - The removal of the wing-tip detailing of the fascia and the use of aluminum cladding on the wood fascia and soffits.
 - The wood "belly band" siding and front façade wing wall are missing from the proposal, therefore erasing historic, character-defining features from the property.
 - The proposed uniform wood framing around all windows lacks historic dimensionality and use of historic stone sills on the first floor.
 - The reduction of 4 divided-light casements in the front façade bay down to 3 double-hung windows destroys this historic, character defining feature.
 - The proposed windows, especially at the front façade have no true or simulated divided lights that were once present in the historic windows.
 - The use of polypropylene instead of wood for the front façade shutters.
 - The use of steel with a faux, wood-grain finish, instead of a solid wood for the front round-top door.
 - The installation of a picture window in the garage's front-facing gable which detracts from the cedar shake siding that matches the front gable of the house.
 - The installation of a railing on top of the front porch wing wall is not appropriate.
- Staff recommends the use of HDC Color Guide, Color System D, for features listed above that have no color identified or an inappropriate color identified.
- Staff has no issue with the remaining work of this proposal.

RECOMMENDATION

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

Recommendation: Alter House and Garage (Work Completed Without Approval)

Staff finds that the following proposed work does not meet the Secretary of the Interior's Standards for the following reasons:

- Distinctive, historic character-defining features have been altered or destroyed, including but not limited to the following:
 - Brick chimney with brick, coping and limestone detailing
 - Wood fascia/soffits with wing-tip detailing
 - Wood, "belly band" siding between the first and second floor
 - Brick wall extension at the front façade
 - Historically dimensioned wood framing of windows on the second floor
 - Stone sills where windows are surrounded by brick cladding on the first floor
 - Front bay wood casements with true divided light and the front second floor wood double-hung window with 8/8 true divided light with wood shutters
 - Front arched doorway with brick and stone detailing, with a solid wood, round top front door
 - The matching garage materials and design with the main house
 - Front balcony metal railing
- The above features were critical to the building and district's historic character, and their removal and replacement with the proposed alterations will drastically alter the appearance and features of the structure and district.
- The introduction of new materials, garage window opening, and the omission of other distinct, character-defining elements, further erases the historic features of this home. The apparent result of the proposed work reduces the architectural character, which is substantially at odds with the intent and purpose of historic designation.

Staff therefore recommends that the Commission issue a Denial for the proposal, as it 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.

Recommendation 2: Remaining Work (Work Started Without Approval)

It is staff's opinion that the following work is appropriate:

- Repair roof and replace asphalt shingles
- Rebuild wood soffits with wood soffits, wood fascia with wood fascia, paint
- Install aluminum gutters and downspouts
- Rebuild chimney
- Install cedar shake siding to the house and garage
- Install brick cladding to the house and garage
- The removal of the side door, with brick wall.

- Removal of the non-historic, attic window in the front facing gable of the house
- Installation of the single double-hung aluminum clad window at the front second-floor façade with shutters.
- Removal of non-historic window openings per the attached drawings.
- Installation of the front door.
- Installation of Sierra Pacific's "Westchester" series double-hung, aluminum-clad wood windows, except for the bay windows
- Installation of glass block basement windows
- Installation of rear and balcony steel doors.
- Removal of non-historic front deck and restoration of front porch with tuckpointing and repair of concrete surface.
- Install metal railing at front balcony.
- Install rear wood deck and balcony.
- Replace 6' chain link fence with a 6' chain link fence.
- Repair concrete driveway and walkway with concrete, no changes to the dimensions.
- Removal of bushes and debris around the immediate area of the house.

Staff therefore recommends the Commission issue a Certificate of Appropriateness for these remaining work items because they meet the Secretary of the Interior Standards for Rehabilitation and the Russell Woods-Sullivan Historic District's Elements of Design.

Staff recommends the COA be issued with following conditions:

- The wood fascia and soffits are not covered with aluminum cladding, but instead painted a solid color.
- An appropriate color selected for the gutters and downspouts.
- Detail drawings of the proposed chimney including the use of brick, limestone and stone coping that closely matches the historic chimney's scale, location, design and materials.
- The cedar shake be applied to accommodate a wood, "belly band" as depicted in the historic designation photo.
- The applicant updates the drawings to show how the brick cladding allows for stone sills on the first-floor window openings.
- The applicant updates the drawings to show how the brick cladding includes the reconstruction of the front façade wing wall as depicted in the designation photo.
- The front single, double-hung, aluminum clad window at the front second floor has 8/8 true- or simulated divided light as shown in the designation slide. The surrounding shutters are painted wood.
- The front door is solid wood material.
- The applicant provides window installation drawings that show historic wood framing dimensions of the upper floor and stone sill in the first-floor locations.
- The applicant updates the drawing to show the removal of railing on top of front porch wing walls and restoration of the wall surface coping.
- The applicant provides HDC staff with dimensions and detail design of the front balcony metal railing.
- The applicant provides HDC staff with a paint or solid stain colors for the above work using Color System D from the HDC Color Guide.
- The applicant provides HDC staff with updated drawings to review the above items before execution.