

REVISED: 02/06/2024 UPON RECEIPT OF GARAGE REPAIR QUOTE (SEE CHANGES IN RED BELOW)

STAFF REPORT: 02/07/2024 REGULAR MEETING

PREPARED BY: D. RIEDEN

APPLICATION NUMBER: HDC2024-00010

VIOLATION NUMBERS: 134, 790

ADDRESS: 13134 BROADSTREET

HISTORIC DISTRICT: RUSSELLWOODS-SULLIVAN

APPLICANT/ PROPERTY OWNER: RODNEY BENNETT, MARATHON PARTNERSHIP LLC

DATE OF PROVISIONALLY COMPLETE APPLICATION: 01/16/2024

DATE OF STAFF SITE VISITS: 01/03/2024, 01/12/2024, 01, 30,2024

SCOPE: REPLACE WINDOWS, ROOF, GUTTERS (WORK COMPLETED WITHOUT APPROVAL), DEMOLISH GARAGE

EXISTING CONDITIONS

The property at 13134 Broadstreet is a 2-story, single-family residence facing west near the southwest corner of Tyler and Broadstreet with an alley behind the property. The pyramid-hipped asphalt shingled roof features a single dormer asymmetrically placed over the front brick facade. The home is covered with red brick cladding. At the time of designation, a metal awning once ran the length of the porch, with metal railing and post supports with metal detailing. The wood front door is outlined with stone masonry, which has been painted white since the time of designation. Prior to designation, shutters were once present as can be seen in ghost outlines on the brick. Also, metal sheathing has covered the wood fascia, that is now painted black. Today, new shutters have been added to the upper and lower windows without approval, and the trim painted black. Also recently, the porch awning, railing and original 1/1 double-hung wood windows have been replaced with vinyl windows with between-the-glass grids. A concrete drive ~~has been replaced with new concrete, which~~ leads to the garage in the rear. This garage has a matching pyramid hipped roof, Dutch lap wood siding, and angled trim headers over the windows and door openings that were characteristic of this midcentury garage. The garage opens to both the driveway to the front and the alley to the rear. Both the house and the garage were built in 1951.



Site Photo 1, by Staff January 17, 2024: (West) front elevation.



Designation photo 1999: (west) front elevation, showing existing garage in the backyard, porch railing and awning, original 1/1 windows without shutters, and wood fascia and soffits and wood door.

This property has no Certificates of Appropriateness on file for this property. However, this property has the following work completed without approval, some of which is included in this application:

- 03/06/2012 Violation #134: Installation of driveway apron without approval

- 01/03/2024 Violation #817: Replaced roof, replaced windows with vinyl, removed porch awning, railings and post, installed shutters, painted trim outside of HDC color chart.



Aerial#1 of Parcel # 14012165., showing original garage and alley behind the garage.



Site Photo 2, by Staff January 17, 2024: (West) front and side elevation of the garage.

PROPOSAL

The applicant proposes to demolish the original garage and seeks the Commission’s review of some of the work that was completed without approval: replacement of the asphalt shingled roof with asphalt shingles, replacement of the gutters and storm drains, paint of the wood trim, replacement of wood, double hung windows with vinyl windows (grids between the glass), replacement of the front door with a wood door.

Demolition of Garage (built in 1951)

- Demolish original garage, dispose of materials.
- There is no proposal for new garage construction.
- The proposed final ground/soil condition is not stated in the application.

Work Completed without approval in this application

- Replace asphalt roof shingles with asphalt shingles
- Replacement of gutters and storm drains (white) with gutters and storm drains (black)
- Paint trim black
- Replacement of wood, double hung windows with vinyl windows (grids between the glass)
- Replace front wood door with wood door, black

STAFF OBSERVATIONS AND RESEARCH

- Russell Woods - Sullivan Historic District was established in 1999. Its Elements of Design (Sec. 25-2-131) provide the following guidance for new construction and the landscape:
 - *“Rhythm of entrance and/or porch projections.”... Another common arrangement, predominately at the eastern end of the district in the Sullivan Subdivision, is the open porch with metal awning frames overhead....*
 - *“Relationship of materials. The majority of houses are faced with brick, often combined with wood, stone or stucco...Original metal awning shades and balustrades exist. Roofs on the majority of the buildings in the Russell Woods-Sullivan Historic District are now asphalt shingled, ...”*
 - *“Relationship of colors...Paint colors often relate to style. The buildings derived from classical precedents, particularly those of neoclassical styles, generally have woodwork painted white, cream, or in the range of those colors. Colors known to have been in use on similar buildings of this style in the eighteenth or early twentieth centuries may be considered for appropriateness.*

Buildings or vernacular English Revival styles generally have painted woodwork and window frames of a dark brown or cream color...





- *“Relationship of architectural details...Residential buildings derived from classical styles display modest detail, mostly in wood. Porches, shutters, window frames, cornices, and dormer windows are commonly, although not always, treated...”*
- *“Degree of complexity within the facades. The facades within the Russell Woods-Sullivan Historic District range from very simple to quite complex, depending on style, but are straightforward in its arrangement of elements and details; overall, there is a low degree of complexity.”*

- Staff offers the opinion that the publicly visible garage, even though of modest scale and utilitarian use, conveys an era of vernacular mid-century design that illustrates the middle class, blue collar story as described in the Historic Designation Advisory Board’s Final Report ([See page 4, City Council HDAB](#)). The garage features dutch-lap wood siding, angled-trim headers over the doorways and windows which were typically used during the mid-century. The alley behind this property features a series of garages that are of similar design, some in better condition, but collectively they tell a story of this historic neighborhood. (See staff’s Photo Study below.) The pyramid roof shares a strong relationship with the house with complementary wood trim as described by the Elements of Design and as reflected by its presence at the time of historic designation. Staff also points to the NPS Best Practices Review on *“Evaluating Garages and Outbuildings in Historic Districts”* (published in January 2023) and reminds us that garages are not to be excluded from evaluations as historic structures due their lack of “aesthetic appeal”, inability to see them from the public right-of-way, or cost of evaluating them. Instead, it recognizes the impact of automobile travel on suburban development and the introduction/proliferation of garages.* Staff accordingly finds that this structure is a contributing historic resource to the property despite its humble appearance.
- Broadstreet Alley Photo Study – January 30, 2024



Aerial #2 of Russell Woods-Sullivan HD, showing applicant’s location in the context of other resident’s garages along alley and Photo Study by staff on January 30, 2024 (see extent of photos in red line above).

<p>13204 Broadstreet (1935 Dwelling, Frame Garage date unknown)</p>	<p>13212 Broadstreet (1925 Dwelling, Frame Garage date unknown)</p>
<p>13144 Broadstreet (1922 Dwelling, Frame Garage</p>	<p>13120 Broadstreet (1927 Dwelling, Frame Garage</p>

date unknown)	date unknown)
	
4372 Buena Vista (1925 Dwelling, Frame Garage date unknown)	13114 Broadstreet (1936 Dwelling, Frame Garage with brick cladding date unknown)
	
13100 Broadstreet (1924 Dwelling, Frame Garage with brick and wood siding date unknown)	12844 Broadstreet (1924 Dwelling, Frame Garage with Dutch lap siding and pulley door system, date unknown)

- Staff requested the following information but did not receive this at the time of this report:

- A structural assessment of the garage.
- ~~A cost estimate for the repair of the garage. However, staff received a verbal range from the applicant that it may cost \$8-10,000. Staff received an estimate for garage repairs that amounts to \$15,100 from the applicant on February 5, 2024. The estimate includes: new roof, new gutters, new garage door and side door installation, straightening/bracing and new framing for the garage, new vinyl siding, and a dumpster and clean up. Staff offers the opinion that the siding for garage repair should be wood, rather than vinyl siding.~~



Site Photo 2, by Applicant date unknown showing original wood windows and vinyl window installation company.

- An assessment of the original conditions of the windows, their original design, operation, materiality.
- A window schedule that shows the number of windows replaced, the materiality, operation, dimensions, design, and manufacturer of the window company. We received a photo of the window installer, only showing contact information. (See site photo 2.)
- The asphalt shingle product information that was used to replace the roof shingles, gutters and storm drains.
- The material, design, dimensions of the replaced front door.
- The paint product information for the trim paint.

- Staff invited the applicant to include other outstanding violations on the property for this application but did not receive a response at the time of this report. This application excludes unapproved work for the removal of the porch railing, awning and posts, and the installation of the shutters on the façade of the house. Also, a driveway apron installation completed in 2012 without approval is not in this application.

- Staff observed that the garage requires considerable repair but has not yet undergone a professional structural assessment nor observed that the structure has reached a point of irreparable damage. As stated above, the applicant has not yet provided this information at the time of this report. The applicant allowed staff access to the garage and staff was able to compile the following photos for the Commission:



North elevation of garage showing wood damage along the foundation and roofline.



Garage roof and beam damage along south face area of the roof.



Interior baseboard damage of the garage.



Interior roof and siding of the garage condition of the north, east and west sides.



Rear door facing the alley, showing some roof damage.



South side of garage, showing roof damage and non-historic mulberry tree, which is likely one of the sources of roof damage.

- Staff received confirmation from the applicant that there is no plan to build a new garage in place of this one. Furthermore there is no plan described for the final site condition after demolition.
- Staff visited the site January 3rd, 12th and 30th; snow cover obscured some of the house surfaces. Despite not receiving materials from the applicant at the time of this report, staff observed that the shingles on the roof were dimensional asphalt shingles, and the front door was a wood door. These materials, in staff's opinion, are appropriate for the district. (See Site photo 3.)
- As noted above, staff requested information on both the conditions of the original windows and the product information of the installed vinyl windows. Staff received only a few photos as shown in the application material and Site Photo 2. It is Staff's opinion that the original 1/1 wood windows, as shown in the designation photo were historic, character-defining features of the building that have been altered by introducing a new material and features: vinyl windows with grids between the glass.



Site Photo 3, by Staff January 3, 2024 showing new roof, painted soffits, and new front door.



Site Photo 4, by Google Streetview Sept 2023 showing previous conditions: windows, porch awning and roof.

ISSUES

- Some of the work in this application was completed without Historic District Commission (HDC) approval.
- Beyond a verbal repair cost estimate of \$8-\$10,000, **\$15,100 (which includes vinyl, rather than wood siding)**, no documentation establishing that the original condition of the original garage was beyond repair was submitted or available. Also, there is no plan to replace the garage with an in-kind structure. With these conditions, staff has the opinion that this garage can be repaired and recommends that the adjacent mulberry tree also be removed to ensure this structure's longevity.
- Staff has the opinion that the garage is a contributing structure as it was present at the time of designation, conveys a strong relationship between the garage and the main house as shown in the roof design and represents an era of mid-century garages at the time of the automobile and alleys along Broadstreet in Russell Woods-Sullivan. Demolition of this garage without sufficient cause, in staff's opinion, fails to preserve and retain the historic character of the property.
- Concerning the house, staff has not received information that shows the original wood windows were irreparable.
- The proposed materiality of the vinyl windows with the between the glass grids is not compatible with the house's historic appearance and does not conform to the district's Elements of Design. Staff has not received a window schedule showing the full inventory of what type of window has replaced which type, in terms of operation, although most appear to be similar visually except for the vinyl material and grids between-the-glass.

RECOMMENDATION

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

Recommendation 1: Replacement of Wood Windows with Vinyl Windows (Work Completed without Approval) And Demolition Of The Garage

Staff finds that the replacement of the wood windows with vinyl windows at the house and the demolition of the garage does not meet the Secretary of Interior Standards for the following reasons:

- The window work was completed without Historic District Commission (HDC) approval.
- No documentation establishing that the original condition of the original windows were beyond repair was submitted or available. No documentation was presented that shows the garage is beyond repair.
- The original garage is a contributing building that is present at the time of historic designation and exemplifies the modest, yet character-defining features that bear strong relationship to the main house and the neighborhood along Broadstreet alley.
- The proposed vinyl windows are not historically appropriate materials as they do not conform to the District's Elements of Design.
- The grids between the glass introduces a new element that is not historic to the property and inappropriate.

Staff therefore recommends that the Commission issue a Denial for the above work items, as they do 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.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Recommendation 2 - Section 21-2-78, Determination of Historic District Commission - CERTIFICATE OF APPROPRIATENESS- Installation of Asphalt Roof Shingles, Storm Gutters and Drains, Front Door, Paint Trim

It is staff's opinion that the installation of asphalt shingles, storm gutters and drains, front door, and paint trim is appropriate. Staff therefore recommends the Commission issue a Certificate of Appropriateness for the work because it meets the Secretary of the Interior Standards for Rehabilitation and the Russell Woods-Sullivan Historic District Elements of Design.