

**STAFF REPORT:** FEBRUARY 12, 2025 MEETING  
**APPLICATION NUMBER:** HDC2024-00594 (garage), HDC2024-00709 (doors)  
**ADDRESS:** 19410 WARRINGTON  
**HISTORIC DISTRICT:** SHERWOOD FOREST  
**APPLICANT:** DEJUAN MCCLENDON  
**PROPERTY OWNER:** DEJUAN MCCLENDON  
**DATE OF PROVISIONALLY COMPLETE APPLICATION:** JANUARY 21, 2025  
**DATE OF STAFF SITE VISIT:** JANUARY 24, 2025

**PREPARED BY:** A. DYE

**SCOPE:** EXPAND/ALTER GARAGE, REPLACE FRENCH DOORS

**EXISTING CONDITIONS**

The 2-1/2-story dwelling at 19410 Warrington is faced with variegated brown brick. The façade has multiple planes as well as a castellated bay window and oriel window. The masonry walls are replete with stone: at the corners of the main gable, surrounds at the bay window and front door, lintels and sills for the pair of leaded glass windows, and varying designs of masonry/stone arches at the French door and openings that lead to the rear yard and driveway.

The entry door and French door are accessed by a raised masonry platform. The windows at the first floor and the oriel window are leaded glass or stained glass, while the remaining windows are steel casements with sidelights and transoms. The entry door and French door are wood.



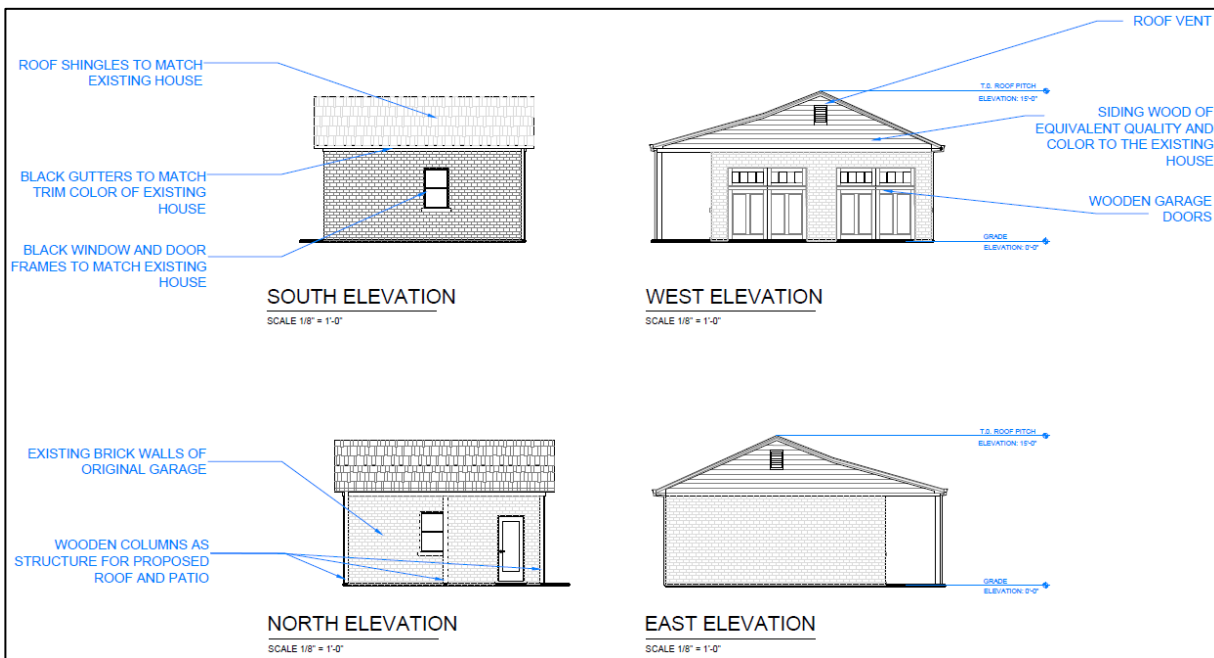
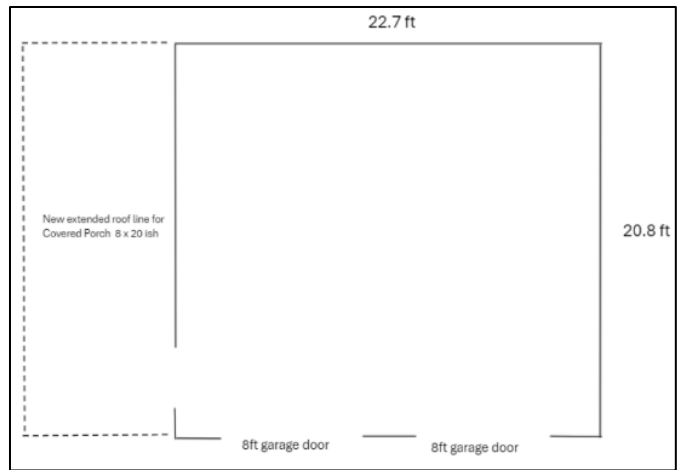
Above: Staff photo, January 2025.  
Right: Applicant photo of existing garage.  
Far Right: Aerial view, EagleView,

The freestanding two-car garage is located at the northeast corner of the lot; the roof and overhead garage doors have been removed.



**PROPOSAL**

- Rebuild and expand the garage, which includes a raised, pitched roof that extends beyond the porch walls on one side to create a covered, open porch that will be supported by unadorned wood posts.
  - Two new single opening wood and glass paneled overhead doors will be installed, as will a wood frame/glass panel pedestrian door and one double-hung window on each side wall.
  - Two siding options for the gable walls were submitted: wood clapboard and wood shake.
  - Both options include asphalt roof shingles (matching the house), stained glass and wood panel overhead doors; trim, gutters, siding, pedestrian door and window sash will be painted black.



*Applicant drawings and renderings.*



*Clapboard siding option*



*Shake siding option*

Other work included in this application:

- Replacement of the wood entry door at facade.
- Replacement of wood French doors at façade.

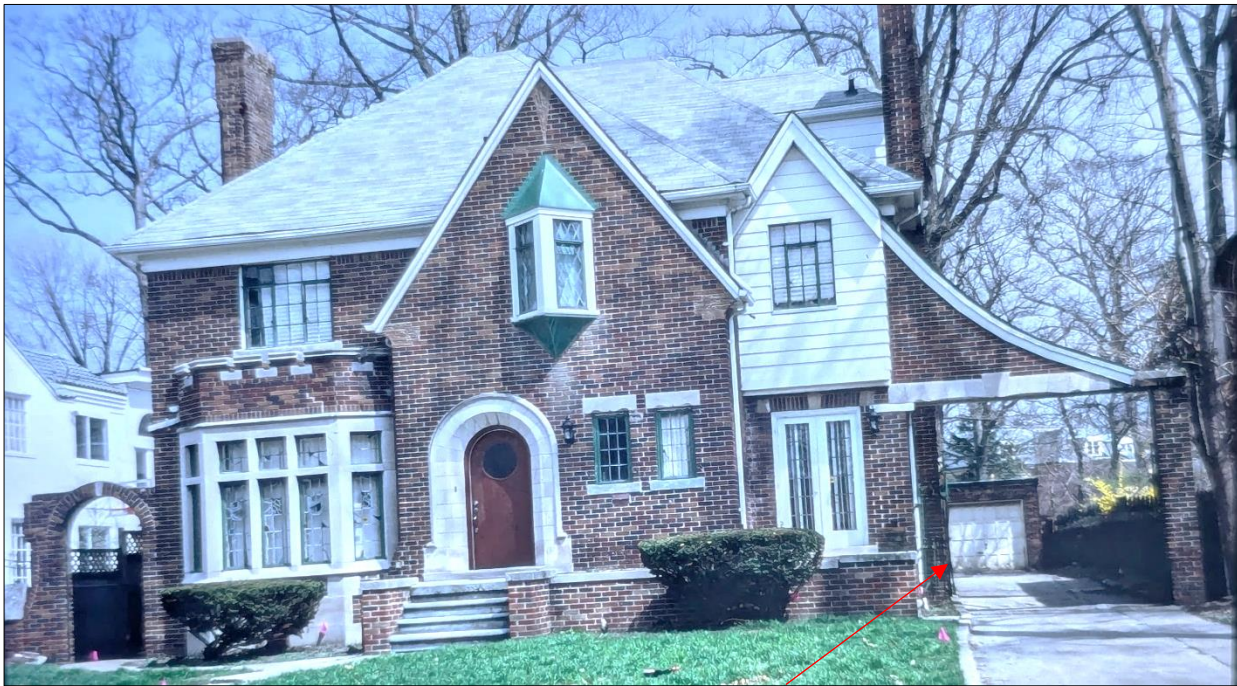
**STAFF OBSERVATIONS AND RESEARCH**

- The Sherwood Forest Historic District was enacted on May 13, 2002.
- The house and garage were erected in 1928.

19410 <i>Warrington</i> <i>Potoskey Dr.</i> 279	
50363	9-22-28 LOT NO.
dwllg	DATE
USE brk. ven	
CONS.	<b>O.K.</b>
REMARKS	O. K.

19410 <i>Warrington</i> <i>Potoskey Dr.</i> 279	
50363	9-22-28 LOT NO.
garage	DATE
USE frame	
CONS.	<b>O.K.</b>
REMARKS	O. K.

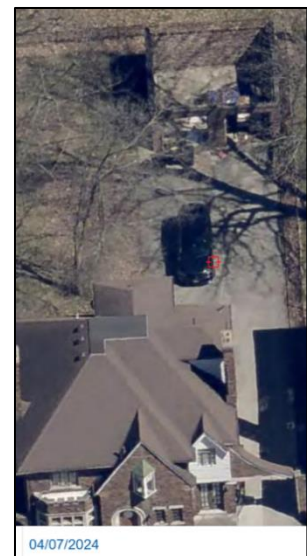
Building permit cards, BSEED.



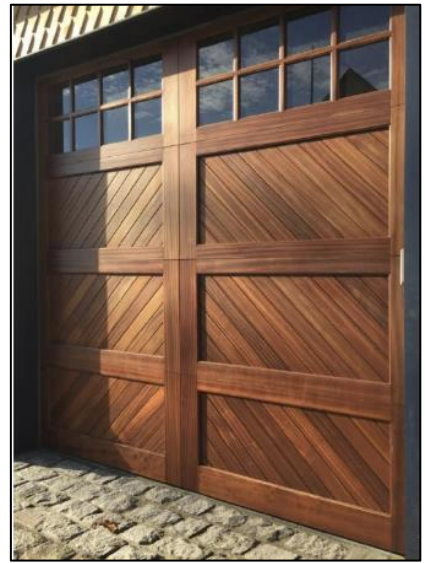
Designation photo, 2002. HDAB. This view shows a portion of the garage, which had a flat roof and wood paneled doors.

**GARAGE**

- The garage has brick veneer that matches the main house, but that is the only material and design component connecting the garage to the house. The (original) flat roof and lack of applied architectural details are a sharp contrast to the house’s steeply pitched and multiple gabled roof and highly ornamented facade.
- These aerial views show the garage roof was highly deteriorated by 2016; and a hole in one of the overhead doors is visible in the photo. By 2020 the roof had mostly collapsed. It was fully removed, along with the overhead doors, by 2024.



Right: Aerial views – 2016, 2020 and 2024. EagleView.

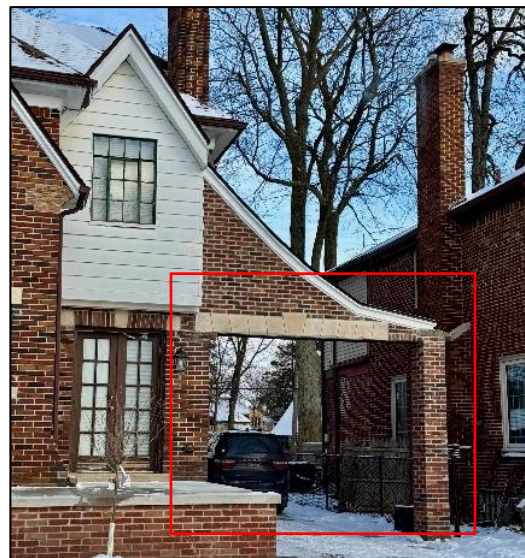


*Applicant photos*

- Above is an interior image of one of the deteriorated overhead garage doors prior to its removal.
- It is staff's opinion that the removal of the paneled doors and flat roof did not alter the features and spaces that characterize the property.
- While the garage has lost some of its integrity, the retention of the masonry-clad walls and individual garage door openings are distinctive features that allow the structure to remain relatable to the house and property.
- The applicant proposes installing new wood, stained finish, overhead doors. Staff believes the doors are compatible with the garage's design and date of construction, however historically these doors have been painted to match the wall's clapboard siding and/or trim.
- The Sherwood Forest Elements of Design, which should be referenced when reviewing additions and new construction, do not call out features of historic garages within any of the elements. Therefore, staff reviewed the proposal in direct relation to the property and house. The pitch and design of the new roof and porch area emulate the roof pitch/extension that connects the house with the driveway; staff believes this new construction is compatible with the property.



*Applicant rendering*



*Staff photo.*

- It is staff's opinion the smooth-faced clapboard siding is the most architecturally appropriate and compatible material for the garage and its visual connection to the dwelling.

## FACADE ENTRY DOOR

- It is staff's opinion that the existing entry door might not be the original historic door due to its texture and visual appearance:
  - Clear glass in the round opening (staff does not know if it ever contained decorative glass, this glass was in place at the time of designation).
  - No evidence of a mail slot, a common feature on many early 20<sup>th</sup>-century front doors.
  - The materiality and finish of the wood door and lock and handle appear to mimic historic components, but don't match the patina of aged early 20<sup>th</sup>-century doors and hardware.
- Staff reviewed the selected replacement doors submitted by the applicant. Staff believes the one included on this page (door only – not the wood trim/surround) is a compatible option, as it is consistent with the general characteristics of this house and its period of construction.



*Above and left: Staff photos of the existing door.*

*Right: Applicant photo of a proposed design for a front door. It is staff's opinion this door is compatible with the house.*



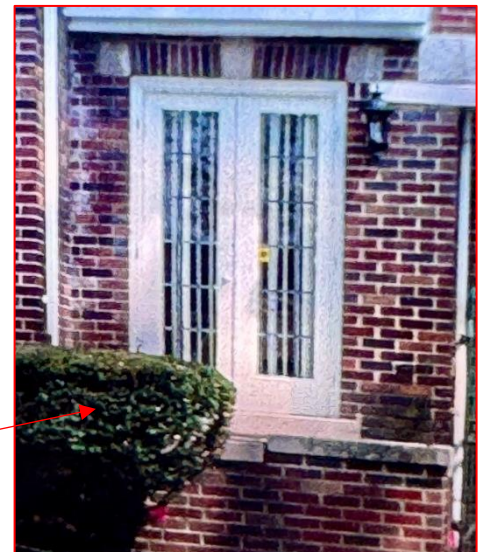
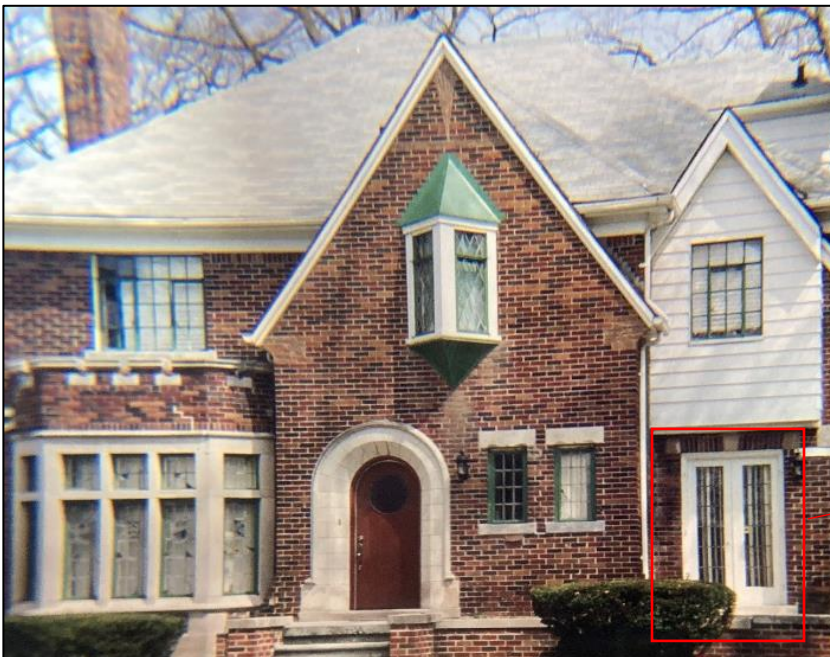
## FACADE FRENCH DOORS

- The existing wood French doors have wood muntins that create a glass pattern that is 2-wide by 5-high.



*Staff photos.*

- Staff identified different doors in place at the time of designation. Looking at the thinness of the muntins and different number of glass panels (2-wide by 6-high), it is staff's opinion the doors featured leaded glass.



*Designation photo.*

- Staff didn't find record of an application/approval for the replacement of the original French doors, which were a distinctive character-defining feature of the house. Therefore, the scope of work that would meet the requirements of the historic ordinance (Section 21-2-59(e)) is the fabrication of new wood frame, leaded glass French doors (with an identical pattern) at the first floor of the façade.
- If the Commission considers not requiring wood frame leaded glass French doors at this opening, it is staff's opinion that wood (not aluminum-clad) French doors, with true or simulated divided-light glass that match the existing design and pattern of the wood French doors, would be the most compatible solution.
- In contrast, the doors proposed by the applicant are a contemporary door design and not consistent with the general characteristic of doors of this type and period and are not compatible with the overall historic character of the dwelling.

## ISSUES

- The historic wood French doors were a distinctive character-defining feature of the house, and their removal and replacement were not approved by the Commission. Therefore, the scope of work that would meet the requirements of the historic ordinance (Section 21-2-59(e)) is the fabrication of new wood frame leaded glass French doors with an identical pattern as seen in the designation photo.
- The French doors proposed by the applicant are a contemporary design and not consistent with the general characteristic of doors of this type and period and are not compatible with the overall historic character of the dwelling.

## RECOMMENDATIONS

### Section 21-2-78, Determinations of Historic District Commission

#### **Recommendation 1 of 2, Denial: Installation of French doors**

Staff recommends that the proposed work will be inappropriate according to the Secretary of the Interior's Standards for Rehabilitation and the Sherwood Forest Historic District's Elements of Design, specifically:

- Standard 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.
- Standard 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- Standard 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.

For the following reasons:

- The historic wood and leaded glass French doors were a distinctive character-defining feature of the house, and their removal and replacement were not approved by the Commission. Therefore, the scope of work that would meet the requirements of the historic ordinance (Section 21-2-59(e)), is the fabrication of new wood frame leaded glass French doors, with an identical pattern as seen in the designation photo, at the first floor of the façade.
- The doors proposed by the applicant are a contemporary design and not consistent with the general characteristic of doors of this type and period and are not compatible with the overall historic character of the dwelling.

#### **Recommendation 2 of 2, Certificate of Appropriateness (Remaining work items including garage and front entry door)**

Staff recommends that the proposed work will be appropriate according to the Secretary of the Interior's Standards and the Sherwood Forest Historic District's Elements of Design, with the conditions that:

- Smooth-faced clapboard siding is used on the garage's gable walls.
- The garage doors will be painted; the color will be submitted for review by HDC staff.
- The front door will be the stained wood door with arched leaded glass opening. Should another door be considered by the applicant, it will be submitted to staff for review.