

APPLICATION NUMBER 04-342

104 EDMUND PLACE

Applicant/Owner: Debroe Co./Platinum Building &amp; Development

Brush Park Historic District

## PROPOSAL

The applicant proposes to rehabilitate the building including masonry repair, front and rear porch construction with a rear ramp, roof reconstruction, demolish a portion of the rear, the construction of new rear additions and the construction of carriage houses at the rear of the lot. The building is being converted into six living units, which will include interior changes to the building as well. The current condition of the building is poor, the front porch has long been gone, the front section of the roof near completely collapsed, no windows or doors exist. There is little evidence on the building to indicate a front porch, but the 1887 Sanborn map shows a porch that extended past the side face of the house.

The front porch, collapsed by designation in 1980, is proposed start in the same location as the original, from the front door, and wrapping around one side, longer than the original. A Sanborn map from 1887 shows the original footprint of the porch. The porch entrance is proposed to be 10' 10½" wide, 6' deep and one story high. The porch section that wraps around the east elevation is 7' deep along the front elevation and 5' 5½" deep along the side. The porch itself is proposed to have paneled plinths, arched apron, dentils, and a wood rail with a quatrefoil design. The rear porch has a three-sectioned ramp with landings between and a set of steps to the east. Each ramp is 4' wide and 16' long, extending 17' total beyond the rear face of the house. The exterior rail has a matching quatrefoil wood pattern while the interior rails are metal.

The very top portions of the roof have collapsed, leaving sections of roofing around eaves and dormers. The roof is proposed to have a hipped 12/12 pitch with asphalt shingles. The other sections of the roof are proposed to be rebuilt to match the remains. The central tower's roof was collapsed at designation, and the applicant proposes a convex tower roof with a front round window. Extensive masonry repair is needed throughout the building, reconstructing the tops of walls, chimneys for example. The windows are proposed to be replaced to match the existing openings. There has been no specified window product, but the applicant proposes to use the quatrefoil pattern in the tympanum of the arched window openings instead of full arched windows as original.

On the west end of the rear elevation are two, two-storied additions, both which appear on the 1887 Sanborn. The farthest to the rear, staff determined to be the oldest section of the house, is proposed to be demolished and rebuilt. This section has a clear line of construction between it and the rest of the house. The original roof appears to have not been integrated into the rest of the houses' roof as well. The reconstruction of this section will cover the rear hipped section under the roof, creating a 12/10 pitch. The reconstructed addition is proposed to be the height of the section before it, 12' deep and 23' wide. A new addition is proposed on the eastern portion of the rear elevation as well. This addition is proposed to extend to the rear elevation of the other rear addition, but is 37' deep from the rear face of the house and 18' wide. An area for the doorway is proposed between the rear additions. Both rear additions have a single window on each story at the back elevations and other windows along the sides.

Two, three-story carriage houses are also proposed at the rear of the property. Setback 5' from the rear and both side lot lines, the carriage houses are 46' wide and 23' long with garage doors facing a bricked driveway leading to the alley. The first floor, constructed of brick, has four, one-car paneled garage doors with a central entry door. The second and third stories have two-storied box bays that project 2' from the wall face on the front and side elevations. The bays are gabled roofed with a Palladian style window on the third story and four windows on the second. Both the bays and the front elevation have paneled details with additional windows on the front elevation between the bays on the third floor. The applicant is proposing iron fencing around the front face of the house as well as shrubs and trees along the property lines.

## BRUSH PARK ELEMENTS OF DESIGN

- (6) *Rhythm of entrance and/or porch projections.* Most buildings have or had a porch or entrance projection. The variety inherent in Victorian design precludes the establishment of any absolute rhythm, but such projections were often centered.
- (7) *Relationship of materials.* By far the most prevalent material in the district is common brick; other forms of brick, stone and wood trim are common; wood is used as a structural material only east of Brush. Some later buildings have stucco wall surfaces. Originally, roofs were wood or slate with an occasional example of tile; asphalt replacement roofs are common.
- (9) *Relationship of colors.* Brick red predominates, both in the form of natural color brick and in the form of painted brick. Other natural brick and stone colors are also present. These relate to painted woodwork in various colors, and there is an occasional example of stained woodwork. Roofs of other than asphalt are in natural colors; older slate roofs are often laid in patterns with various colors of slate.
- (10) *Relationship of architectural detail.* On the buildings of the Victorian period, elaborate detail in wood, stone, or sheet metal was common; areas treated include porches, window and door surrounds, cornices, dormers, and other areas. Later buildings are generally simpler, but include less elaborate detail in similar areas.
- (11) *Relationship of roof shapes.* Examples of many roof shapes, including pitched gable roofs, hip roofs, mansard roofs, and gambrel roofs are present. Different types are sometimes combined in a single structure, and tower roofs, cupolas, lanterns, belvederes, monitors, conical roofs are used on various Victorian houses. Flat roof areas in the center of hip or mansard roofs are frequent. The generally tall roofs add height to the houses of the Victorian period.
- (13) *Relationship of significant landscape features and surface treatments.* Individual houses have front lawns often subdivided by walks leading to the entrance; lawns are exceedingly shallow or non-existent in the area between Beaubien and Brush. Side drives are rare, access to garages or coach houses being from the alleys. Some walks of stone slabs have survived; others have been replaced in concrete. Sidewalks are characteristically close to the curb.

## RECOMMENDATION

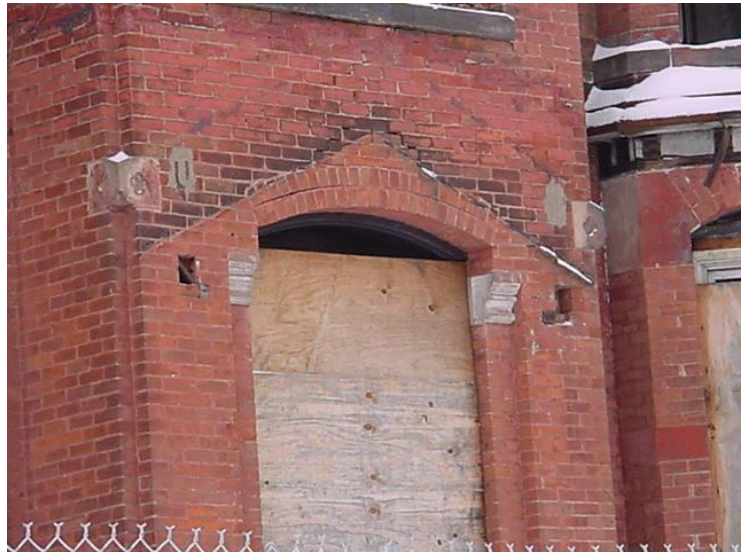
I recommend the Commission issue a Certificate of Appropriateness for the reconstruction of the roof, repair of the masonry and the replacement of the windows and trim with the conditions that 1) the final window specifications are reviewed by staff; and 2) the final color selection is reviewed by staff. The work meets “The Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings” standard number 6, “Deteriorated historic features shall be repaired 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.”

There is little evidence as to the design and location of the original front porch, which may have been off the building for many years. There is evidence, a building shadow, that there was a pediment shaped roof above the front door and maybe a porch across the front as well. Therefore, the application for a new front porch should be considered like new construction. In that case, the porch that is being proposed should be simplified in design and detail since the porch cannot be duplicated to match the original. The applicant has not supplied height measurements for any of the new construction. I recommend the Commission issue a Certificate of Appropriateness for the rear additions, the fencing and landscaping additions, the construction of the carriage houses, the construction of the rear porch with accessible ramp and the front porch with the conditions 1) the front porch design detail is reduced to a simpler form, and review by staff; and 2) measured drawings showing the height of all new construction is reviewed by staff. The work meets “The Secretary of the Interior’s

Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings” standard number 9, “New additions, exterior alternations, or related new construction shall not destroy historic material that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, scale, and architectural features to protect the historic integrity of the property and its environment.”



96-104 Edmund Place, front elevation



96-104 Edmund Place, evidence of pediment over front door in a shadow line.



96-104 Edmund Place, more shadows of a front porch on the front elevation where a new porch is proposed.



96-104 Edmund Place, rear elevation showing approximate area (box) of new addition.



96-104 Edmund Place, addition for the rear proposed to be rebuilt.



96-104 Edmund Place, side view of addition proposed to be rebuilt. Notice the brick line, the foundation change and lower eave line.



96-104 Edmund Place, detail of the second and third stories. Windows are proposed to be installed, masonry



96-104 Edmund Place, third story tower that is proposed to be rebuilt with a convex roof and round window. Notice the brick detailing.



96-104 Edmund Place, detail of a side dormer with return cornice, arched window, bay window cornice and arched window lintel.



96-104 Edmund Place, second and third story detail of west elevation. Chimney (arrow) is proposed to be rebuilt.



96-104 Edmund Place, detail of the conical roof on the east elevation showing the variations of roof shape on the property.



96-104 Edmund Place, the one remaining and visible sash. Notice the arched top.