

STAFF REPORT: 04/10/2024 REGULAR MEETING

PREPARED BY: D. RIEDEN

APPLICATION NUMBER: HDC2024-00121

ADDRESS: 19690 SHREWSBURY

HISTORIC DISTRICT: SHERWOOD FOREST

APPLICANT/PROPERTY OWNER: DAVID LAWSON

DATE OF PROVISIONALLY COMPLETE APPLICATION: 03/25/2024

DATES OF STAFF SITE VISIT: 03/26/2024

SCOPE: DEMOLISH GARAGE, ERECT GARAGE AND DECK

EXISTING CONDITIONS

Erected in 1927, the 2 ½ story English/Tudor Revival dwelling at 19690 Shrewsbury features a prominent clipped-front gable with stucco, half-timbering, and brick cladding. The house features a series of brick lay types nestled within the second floor's half-timbering. Stone surrounds the main arched entrance and brick detailing arches over the entrance's companion windows. Stone also appears at the foundation of the entrance, the front bay and corner foundation. The modest front porch and foundation are embraced by evergreen plantings. A concrete walkway meanders through the front lawn to the street. A concrete driveway leads to a pyramid-roofed, two car garage at the rear southeast corner of the property. The garage, also built in 1927, is clad in matching brick, with matching casement windows and side door with an asphalt roof.



Site Photo 1, by Staff March 27, 2024: (West) front elevation of house.



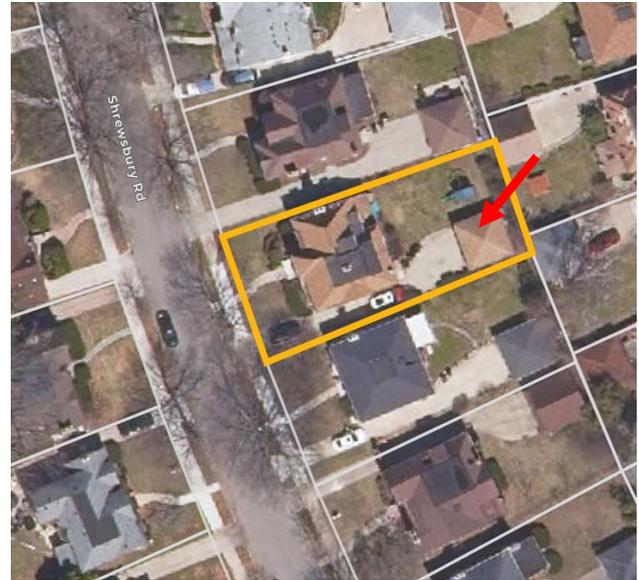
Designation photo April 2002: (West) front elevation of the house.

This property has the following previous HDC approvals (Certificates of Approval) found on record and has no violations for work done without approval.

- 2018 COA: remove shrubs
- 2019 COA: install fence



Site Photo 2, by Staff March 27, 2024: (West) front elevation of garage, showing foundation cracks, bowing of center roof, and some efflorescence and cracks in the masonry.



Aerial 1, by Detroit Parcel Viewer of Parcel # 02005409 showing location of garage.



Site Photo 3, by Staff March 27, 2024: (North) side elevation of garage, showing some step cracks in the masonry.



Site Photo 4, by Staff March 27, 2024: (South) side elevation of garage, showing cracks in the masonry and along the foundation areas.

PROPOSAL

The proposal consists of the following (See also submitted materials):

DEMOLISH GARAGE & REAR STOOP/STEPS

- Demolish garage, remove all materials, regrade per site plans.
- Demolish rear porch stoop and rear porch steps per site plans.
- Move HVAC equipment to north, rear side of house per site plans.

CONSTRUCT NEW GARAGE

- Construct new, 24'x24' garage in location slightly moved within setback of property line (see site plan) over concrete slab per attached drawings. Garage features 17' 6" height pyramid hipped roof, brick cladding, wood windows with limestone sill and wood entry door to match existing home.
- Roof is sand shingles to match existing home.

- All trim painted dark grayish olive, Color System D.
- Brick is Antique Red Blend Multicolor Wire Cut Brick
- Clopay Steel Garage Door with 4x2 grid windows, painted dark grayish olive.
- Wall mounted, lantern-style 19.5” sconces (2) model# OL5401 per attached details.

REPLACE REAR STEEL CASEMENT WINDOWS with FRENCH DOOR OPENING

- Remove (1) pair casement windows and remove the limestone sill.
- Construct new door opening, re-install original limestone sill.
- Install Marvin Ultimate Wood French doors with 4x6 grid per attached drawings.

CONSTRUCT REAR DECK

- Erect 12’x29’ rear cedar wood deck as shown in attached drawings.
- Attach black metal hand railing per attached drawings.

INSTALL REAR PATIO AND MODIFIED DRIVEWAY

- Install 24’x12’7” concrete paver patio per attached drawings.
- Modify concrete driveway location to match new garage location per attached drawings.

LANDSCAPE

- Install planting bed surrounding proposed deck and rear patio per attached drawings.
- Plant with assorted perennials and annual plants.

STAFF OBSERVATIONS AND RESEARCH

- The Sherwood Forest Historic District was established in 2002.
- With the pyramid hipped roof, matching brick cladding, casement windows and wood door, staff assesses that the garage is a contributing feature to the property with historic distinctive character-defining features.
- Staff visited the site with the owner and observed the garage’s conditions inside and outside. Staff observed that the general condition of the property has been draining towards the garage and that there is substantial foundation damage in the concrete slab and on the sides of the garage, which contributes to a slight bowing of the main garage door lintel. Step cracking can be observed along the north and south mortar joints of the walls, especially near the foundation. Some efflorescence is evident as well as “rising damp” as the internal wood framing pulls moisture from the ground surface up into the lower walls. The rear wall from the exterior appeared to have little to no damage. The roof had previous support work completed, and the exterior roof appears to need new shingles. Staff’s initial assessment was that the foundation was failing and requested the applicant to provide the option for an assessment on restoration of the garage, looking at alternatives, perhaps lifting and restoring the foundation of the garage.
- The applicant has provided additional documentation from a licensed architect and cost estimate from a builder for potential restoration of the garage. The principal, Anthony Morin from Omilian & Morin who’s statement and observations are certified by architect Ronald Omilian, observed the following:
 - **Foundation:** Upon assessment of the foundation, cracking and displacement of below-grade foundation are likely present and have caused resultant cracks and shifting in above grade brick wall. This may be due to frost heave during unseasonably cold winters where frost depth exceeded the 42” inch below grade design standard.
 - **Slab:** A longitudinal crack in the concrete floor slab was observed and the elevation of the slab measured to be higher along this crack line suggesting damage from frost heave.
 - **Walls:**
 - Masonry walls: single wythe brick masonry wall was observed to have vertical cracking indicating foundation issues.

opening at this location are incompatible with the exterior architectural features of the house and introduces, in staff's opinion, a redundant door element that conflicts with and not compatible with historic features and proportions of the tudor, English Revival form of the property.

- The proposed cedar wood deck, patio, and landscape are an appropriate design that complements the house. The proposed modification of the driveway to meet the proposed garage is also appropriate in staff's opinion.

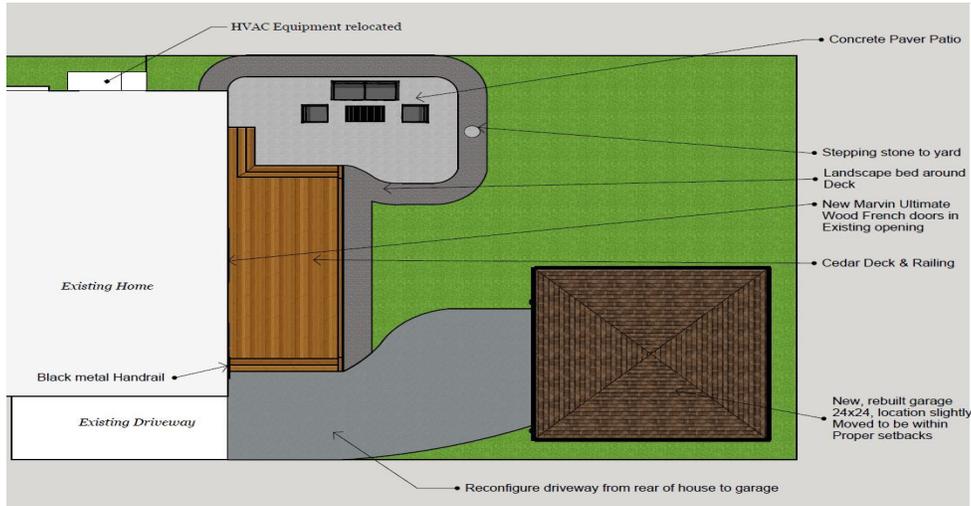


Figure 2., from Applicant, proposed site plan, showing proposed new garage location, driveway, deck and patio.

ISSUES

- Staff has the opinion that the casement windows are a historic, distinctive character-defining feature and the rear composition of window and door openings should be preserved. It is staff's opinion that the profile dimensions, texture, and addition of another door opening at this location are incompatible with the exterior architectural features of the house and introduces, in staff's opinion, a redundant door element that conflicts with and not compatible with historic features and proportions of the tudor, English Revival form of the property. This adds conjectural feature while destroying a character-defining feature and does not meet the Standards.

RECOMMENDATION

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

Recommendation: Replace Steel Casement Windows with French Doors

Staff finds that the replacement of steel casement windows with French doors by creating a new door opening does not meet the Secretary of the Interior's Standards for the following reasons:

- The construction of the door opening creates a new element that is not compatible with the historic features, scale, massing and proportion to the English Revival architecture of the house.
- The replacement of the casement windows with French doors is not compatible with historic architecture in the house in that they:
 - destroy the distinctive, character-defining features of the original remaining windows, particularly the true-divided lights and steel casement detailing,
 - introduce a new operation, configuration, design and scale.

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

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

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

Recommendation 2: Demolish garage, erect new, garage, construct deck, install patio, and driveway

It is staff's opinion that the demolition of the demolition of the garage, construction of the new garage, new deck, new patio, driveway and garden bed are appropriate. Staff therefore recommends the Commission issue a Certificate of Appropriateness for the work as proposed because it meets the Secretary of the Interior Standards for Rehabilitation and the Sherwood Forest Historic District Elements of Design.