

STAFF REPORT 7/24/2019  
APPLICATION NUMBER 19-6356  
ADDRESS: 19563 CANTERBURY  
HISTORIC DISTRICT: SHERWOOD FOREST  
APPLICANT: BRYANT HARRIS

PREPARED BY: J. ROSS

### PROPOSAL

The dwelling located at 19563 Canterbury is two stories in height and was erected ca. 1935. The resource features buff brick exterior cladding with stone detailing. A wrought iron balcony serves to shelter the building's primary entrance. Copper gutters and downspouts are located at the building's hipped roof. A two-story, 2 car garage/carriage house is connected to the rear of the house. The windows on the front elevation are original to the home and include steel casement units with fixed transoms. These windows are covered by metal exterior storm windows. Fiberglass casement and double-hung windows (approved by the Commission in 2017) are located at the side and rear elevations of the home.

With the current application the homeowner is seeking the Commission's approval to install three new "scalloped" cloth awnings at the home. Specifically, the new awnings shall be located at the front elevation, over the second story windows. Note that the dimensions, mounting details, and color of the proposed new awnings are currently not known.



**19563 Canterbury, location of proposed new awnings**

### STAFF OBSERVATIONS

Please see the attached narrative and photos. In these documents, the applicant outlines the location of perforations in the brick/wall and states that they indicate that awnings had previously existed at the home. He has also provided photos of two homes in his neighborhood that have awnings at the front elevation.

As noted previously, the only remaining historic-age windows are located at the home's front elevation. In 2017, The Commission allowed the applicant to replace the then historic-age casement windows at the side and rear elevations with the condition that those historic-age steel casement units at the front elevation remain. It is staff's opinion that the remaining original sash at the front elevation, the proportion of their openings in the façade, and the stone trim are character defining features of the home. The proposed new awnings would cover/obscure the upper portion of the trim, window opening, and window sash. Though removable in nature, it is staff's opinion that the proposed awnings would visually alter features and spaces (the windows, window openings, and trim) that characterize the property.

#### APPLICABLE ELEMENTS OF DESIGN

- (2) *Proportion of buildings front facades.* The typical front facades of residential buildings in the Sherwood Forest Historic District are predominantly wider than tall to their eaves.
- (3) *Proportion of openings within the facades.* Proportion of openings varies greatly according to the style of the building. Typical openings are taller than wide, but individual windows are often grouped together to fill a single opening which is wider than tall. Windows are usually subdivided; buildings designed in English Revival styles frequently display leaded glass in casement windows and transoms. In buildings derived from classical precedents, double-hung sash windows are further subdivided by muntins. A variety of arched openings and bay windows exist throughout the district. Modernistic style residential buildings have openings with a variety of proportional relationships, sometimes extending around the corners. In general, openings amount to between twenty percent (20%) and thirty-five percent (35%) of the front facades.
- (4) *Rhythm of solids to voids in front facades.* In buildings derived from classical precedents, voids are usually arranged in a symmetrical and evenly-spaced manner within the facades. In examples of other styles, particularly those of English Revival sub-styles, voids are arranged with more freedom, but usually result in balanced compositions. Windows are arranged by floor in asymmetrical arrangements in modernistic style houses.
- (7) *Relationship of materials.* The majority of houses are faced with pressed, wire cut or glazed brick, often combined with wood, stone and/or stucco. Stone trim is common, and wood is almost universally used for window frames, half-timbering and other functional trim. Windows are commonly either of the metal casement or wooden sash variety. Glass block exists as an original material in some window openings of modern buildings. Original metal balconets, balustrades and light fixtures exist on some properties. Roofs on the majority of the buildings in the Sherwood Forest historic district are either slate or slate-like asphalt shingles.
- (8) *Relationship of textures.* The major textural relationship is that of brick laid in mortar, often juxtaposed with wood or smooth or rough-faced stucco and/or stone elements and trim. Textured brick and brick laid in patterns creates considerable interest, as does half-timbering, leaded and subdivided windows, and wood shingled or horizontal sided elements. Slate roofs have particular textural values where they exist. Asphalt shingles generally have little textural interest, even in those types which purport to imitate natural materials. Garages correspond in materials to the main residential dwelling.
- (9) *Relationship of colors.* Natural brick colors -- such as red, yellow, brown, or buff -- predominate in wall surfaces. When brick is painted, it is in white or shades of cream. Natural stone colors also predominate; where stucco or concrete exists, it usually remains in its natural state, or is painted in a shade of cream. Roofs are in natural slate colors, and asphalt shingles are predominantly within this same dark color range. Paint colors often relate to style. The buildings derived from classical precedents, particularly those of classical styles, generally have woodwork painted the white or cream range. English Revival style buildings generally have painted wood trim and window frames of dark brown, gray, buff or shades of cream,



depending on the main body color. Half timbering is most frequently stained or painted dark brown. Stained glass, where it exists as decoration visible on the front facade, contributes to the artistic interest of the building. The original colors of any building, as determined by professional analysis, are always acceptable for a house, and may provide guidance for similar houses. Colors used on garages should relate to the colors of the main dwelling.

- (10) *Relationship of architectural details.* The architectural elements and details of each structure generally relate to its style. Residential buildings derived from characteristic elements and details displayed on vernacular English revival-influenced buildings include arched windows and door openings, steeply pitched gables, towers, and sometimes half-timbering. Tall, clustered chimney stacks and decorative chimney pots are features of the district. Classical styles display modest detail, mostly in wood. Porches, shutters, window frames, cornices, and dormer windows are commonly, although not always, treated. Modern style buildings are generally characterized by smooth, unadorned wall surfaces, horizontal bands of windows, and curved corners. A few cape cod style buildings and ranches are located in the northeastern section of the Sherwood Forest Manor subdivision. In general, the district is rich in early to mid-twentieth century architectural styles. Garages correspond in architecture to the main residential dwelling.
- (15) *Scale of facades and facade elements.* The Sherwood Forest Historic District comprises a residential neighborhood of moderate to large scaled dwellings. Elements and details within are appropriately scaled, having been determined by the style, size and complexity of the individual buildings. Window sash are usually subdivided by muntins and casement windows are leaded, affecting the apparent scale of the windows within the facades.
- (19) *Degree of complexity within the facades.* The degree of complexity has been determined by what is typical and appropriate for a given style. Overall, there is a higher degree of complexity in the English Revival style buildings, where their facades are frequently complicated by gables, bays, irregularly placed openings and entrances, and irregular massing, than those of other styles. The facades of classically inspired buildings and modernistic buildings are straightforward in their arrangement of elements and details.

## RECOMMENDATION

As noted above, it is staff's opinion that proposed awnings would visually alter features and spaces (the windows, window openings, and trim) that characterize the property. Staff therefore recommends that the Commission deny the proposal because the work does not meet the Secretary of the Interior Standards, 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.*



**Designation Slide**

# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

CITY OF DETROIT  
PLANNING & DEVELOPMENT DEPARTMENT  
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: 6-1-2019

## PROPERTY INFORMATION

ADDRESS: 19563 CANTERBURY AKA: \_\_\_\_\_

HISTORIC DISTRICT: SHERWOOD FOREST

## APPLICANT IDENTIFICATION

Property  
Owner/  
Homeowner

Contractor

Tenant or  
Business  
Occupant

Architect/  
Engineer/  
Consultant

NAME: BRYANT HARRIS COMPANY NAME: \_\_\_\_\_

ADDRESS: 19563 CANTERBURY CITY: DET STATE: MI ZIP: 48221

PHONE: (313) 342-2352 MOBILE: (313) 477-5800 EMAIL: harrisbryant@yahoo.com

## PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

- Photographs** of ALL sides of existing building or site
- Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, and material)
- Description of existing conditions** (including materials and design)
- Description of project** (including an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work** (formatted as bulleted list)
- Brochure/cut sheets** for proposed replacement material(s) and/or product(s)

### NOTE:

Based on the scope of work, additional documentation may be required  
See [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc) for scope-specific requirements

SUBMIT COMPLETED  
REQUESTS TO: **HDC@DETROITMI.GOV**



# Proposal

SPECIFICATIONS &  
ESTIMATE

# J.C. GOSS COMPANY

274 S. Waterman St  
Detroit, MI 48209



313/259-3520

Proposal submitted to: <b>BRYANT HARRIS</b>		Phone: <b>313-477-5800</b>	Proposal Date: <b>9/25/2018</b>
Street: <b>19563 CANTERBURY</b>		City, State & Zip: <b>DETROIT, MI 48221</b>	
Job Name:		Job Location:	
Architect/Contractor:	Telephone No.:	Job Phone:	Approx. Installation Date: <b>4 - 6 Weeks</b>
Mfg. Color/Pattern #:	Valance:	Scalloped Pattern:	Binding Color:
		Stripe/Applique:	Painted Frame Color:
Artwork: <b>N/A</b>	Opaque-Painted: <b>N/A</b>	Inserted: <b>N/A</b>	Translucent: <b>N/A</b>
		Vinyl-Applied: <b>N/A</b>	Back-sprayed: <b>N/A</b>
Back-Lit: <b>N/A</b>	Lights: <b>N/A</b>	Ceiling: <b>N/A</b>	Shadowless Frame: <b>N/A</b>

We hereby submit specifications and estimates for:

**FABRICATE & INSTALL (3) MODERN WINDOW AWNINGS COMPLETE, CHOICE OF COLOR AND STENCIL IF DESIRED.**

\*\*\* Permits & Engineering if required are not included unless specified

WE PROPOSE hereby to furnish material and labor as described above.

AUTHORIZED SIGNATURE \_\_\_\_\_ **Robert H. Brobst**

A PROPOSAL SHALL AUTOMATICALLY EXPIRE THIRTY (30) DAYS AFTER DATE OF ISSUE.

NOTE: The acceptance of payment as follows:  
50% Deposit Balance C.O.D.  
This proposal is subject to Credit Approval by Contractor's Credit Department.

PRICE	<b>\$4,080.00</b>
SALES TAX	<b>\$244.80</b>
PERMITS	
TOTAL	<b>\$4,324.80</b>
DEPOSIT	
BALANCE DUE	

**ACCEPTANCE OF PROPOSAL:** The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Customer is responsible for all permits unless otherwise specified.

Notes:

Customer Signature \_\_\_\_\_

Date of Acceptance \_\_\_\_\_

C.C.: \_\_\_\_\_

**\*\*READ CONDITIONS OF SALE ON REVERSE SIDE.**

**Bryant Harris**

**19563 Canterbury Rd**

**Detroit, Michigan 48221**

**Historic district Commission**

**2 Woodward Avenue, Room 808, detroit, Michigan 48226**

**Dear Historic District**

**I am requesting permission to install Awnings on the upper part of my property to prevent ice built up in the winter while preserving the historic character of the neighborhood. I have included a picture of the front, side and rear of property showing that awnings where on the property. before**

**The previous owners removed the awning and never replaced them. I have also included two photo's of properties in Sherwood Forest with awnings. Attached is the brand of material and a photo of the cloth along with a estimate that I received from a Awning company.**

**I am asking the board to please approve the re-installation of my awning so that I can complete this project this summer. Also, I did see where you can remove cloth awnings on existing frames without approval, but I don't have the frames up just the attachments.**

**Thanking you in advance for your consideration in this matter.**

  
**Bryant Harris**

**Sherwood Forest Association (SFA)**  
**Application For Home Repairs and Alterations**

Please submit a detailed description of your project, with relevant attachments, to Phillip Caldwell, II at [realcstate@sherwoodforestdetroit.org](mailto:realcstate@sherwoodforestdetroit.org) Chair, Historic Preservation Committee. We strongly advise that you not purchase materials or services or proceed with work, until board approval is obtained.

Applicant's Name: Bryant Harris Address: 19563 Canterbury

Phone: (313) 477-5800 Email: harrisbryant@yahoo.com

**Project Description:** Please include attachments to the application (photos, sketches, architectural drawings, samples of building materials).

I Am Asking For Approval To Have  
Awnings Install Over My Upper Windows.  
I Need The Awning Over My Door  
Where A Awning Installed Before To  
Protect The Tanning Over my Trust  
Door. A Photo is Attached Showing  
That A Awning was Here  
Thanks

(Attach additional sheets if needed)

Signature of Applicant: Bryant Harris Date: 4-3-19

**FOR COMMITTEE AND BOARD USE ONLY**

Date Application Received: \_\_\_\_\_

Date of Historic Preservation Committee Review: \_\_\_\_\_

Approval Recommended     Additional Documentation Requested     Approval Not Recommended

Date Forwarded to SFA Board of Directors: \_\_\_\_\_

Decision of SFA Board of Directors:     Approved     Not Approved





PO Box 21031, Detroit, MI 48221

May 6, 2019

Bryant Harris  
19563 Canterbury Rd.  
Detroit, MI 48221

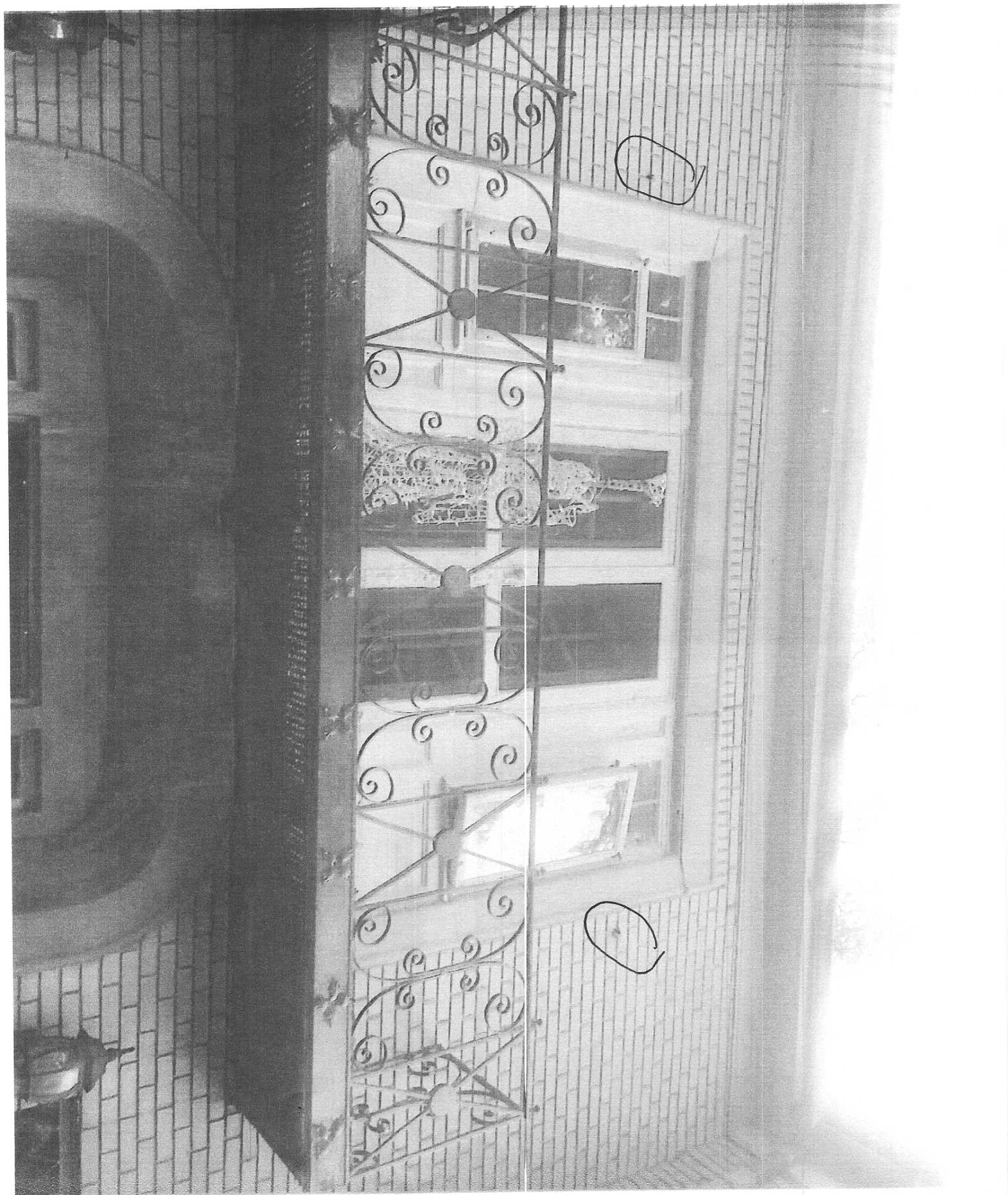
Dear Mr. Harris,

The Sherwood Forest Board of Directors is in receipt of your application to install awnings. An historic photograph taken of your property at the time of designation does not picture awnings. As such, we cannot approve your application at this time. Please contact the Detroit Historic District Commission staff at (313) 224-8907 and/or [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov) to further discuss historic guidelines regarding signs and awnings.

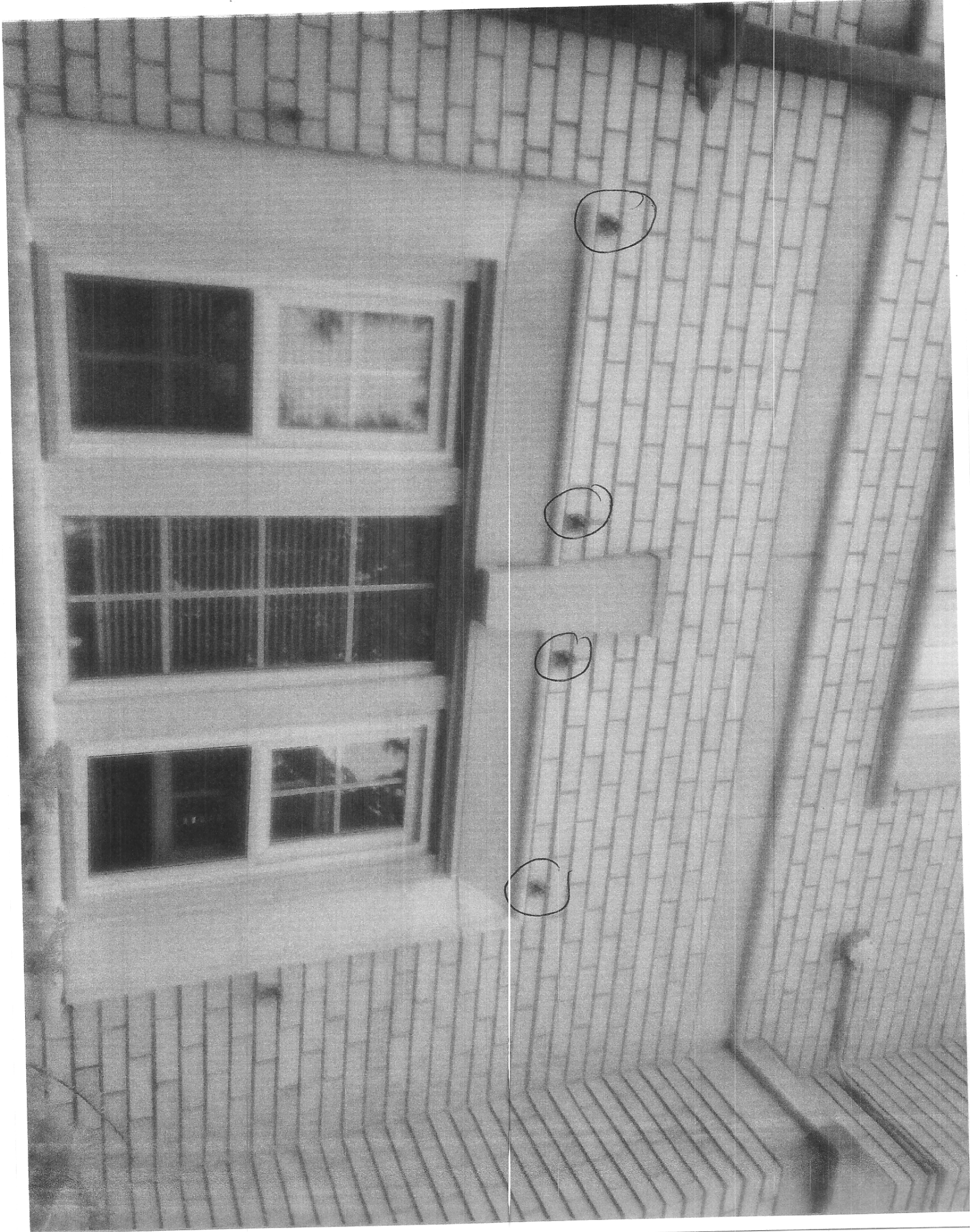
Also, please keep in mind that any future renovations or exterior improvements, such as gutter roof replacement or windows modifications require Sherwood Forest Association approval and permits where applicable. Please do not hesitate to contact us should you have additional questions/concerns.

Kind regards,

Phillip Caldwell, II  
President, Board of Directors  
Sherwood Forest Association









## What Requires Review

Call the Commission before:	Go ahead with your project if:
Changing paint colors	Painting in the same colors
Removing large trees, shrubbery, plantings	Trimming or pruning trees, shrubs, plantings
Installing new or replacement fencing	Repairing a few sections of fence with like materials and sizes
Replacing roofing, flashing, gutters	Repairing a few shingles, flashing, gutters
Reconstructing areas of masonry walls, chimneys, floors, porches, etc.	Replacing a few panes of glass with matching glass, switching seasonal storms/screens
Installing new storm and security doors, installing new storm windows	Tuckpointing <b>small areas</b> of mortar with matching mortar
Reconstructing all or part of a porch	Installing or removing <b>existing</b> storms and screens for the season
Installing new doors, garage doors, security doors	Replacing <b>small deteriorated areas</b> with identical materials and sizes
Installing or replacing signage, including awnings	Repairing existing doors with identical materials
Cleaning the building	Putting out or removing cloth awnings on existing frames for the season.
Demolishing all or part of a building, including garages	
Constructing a new building or addition	
Installing new or replacement storm windows	
Removing, repairing, or replacing existing windows; installing new windows	

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**The above lists are NOT all inclusive. If you do not see your project on this list, CALL THE COMMISSION!!**









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