

**STAFF REPORT: 11-13-2019 MEETING**

**PREPARED BY: A. DYE**

**APPLICATION NUMBER: 19-6025**

**ADDRESS: 1474 SHIPHERD**

**HISTORIC DISTRICT: WEST VILLAGE**

**APPLICANT: MARE AMHOWITZ, PATRON ENTERPRISES**

**DATE OF COMPLETE APPLICATION: 10/30/2019**

**DATE OF STAFF SITE VISIT: 10/29/2019**

**SCOPE: WINDOW REPLACEMENT AND REMOVAL, INSTALL REAR STAIRS, REMOVE SYNTHETIC SIDING, EXTERIOR PAINTING, FRONT PORCH REPAIR, SECURITY LIGHTS, ANTENNA**

### **EXISTING CONDITIONS**

The building located at 1474 Shipherd Street is a 2-½ -story single family residence that was constructed ca. 1913. The building at the time of district designation (1983) was clad in smaller width aluminum white siding at the lower half of the building, narrow beige aluminum siding on the second story and wider width yellow aluminum siding within the front gable. It featured wood windows, a simple gabled roof with asphalt shingles, a one-story bay at the left side of the front façade and a small entry porch (accessed by four stairs) on the right side of the front facade.

Sometime between 1983 and 2007, the original porch was replaced without a COA. Please see the below photos which depicts the illegally installed replacement porch.

In November 2018, a COA was issued by HDC staff for the repair of the existing wood risers at the front porch stair with new wood risers, and the repair of existing wood risers and newel post with new wood risers and newel post on the back stairs. All work was to be painted or stained to match existing. In January 2019 the HDC approved the construction of a new garage at the rear of the lot.

In August 2019, the applicant met with staff to discuss replacement windows. While waiting for the additional required submission information, staff conducted a site visit and noticed work had been completed without a COA and permit, including: removal of the aluminum siding, exterior painting, new wood windows/removal of a window, and the rebuilding of the front porch.

Since the August site visit, the applicant installed security lights on the front elevation. Below are comparison photographs: the left photo is from time of designation (1983); the right photo shows its current appearance.



## **PROPOSAL**

With the current proposal, the applicant is requesting the Commission's approval for the following work items:

### All Elevations

- Removal of manufactured siding to expose the original wood siding
- Wood siding painted white; windows and trim painted green
- Replacement wood windows installed

### West Elevation/Front

- Front porch floor boards redone, not posts
- Security lights installed
- Windows \*\*

First floor, Bay window:

- Center fixed window replaced with double-hung (leaded glass transom remains)
- Two flanking single double-hung replaced with single double-hung

Second floor: two single double-hungs replaced with two single double-hungs

Third floor: original fixed window remains

### Side/North Elevation

- Windows
  - First floor: photos not submitted to clearly show before and after conditions

### Side/South Elevation

- Windows
  - First floor: Leaded glass fixed window remains, single double-hung replaced with single double-hung, two single double-hungs (within mulled opening) replaced with two single double-hung, fixed window in rear porch remains
  - Second floor: single double-hung replaced with single double-hung

### Rear Elevation

- Windows
  - First floor: single double-hung replaced with single double-hung, single double-hung on porch removed and opening closed
  - Second floor: two single double-hungs replaced with two single double-hungs
  - Back porch stairs rebuilt

*\*\*Replacement windows are Jeld-Wen, primed wood frames, double-hung operation, one-over-one, clear glass, frames painted green to match surrounding trim*

## **STAFF OBSERVATIONS AND RESEARCH**

### All Elevations

- The removal of the manufactured siding allows the original narrow wood clapboard siding and decorative fish scale gable siding to be shown.
- The window and trim color closely matches Color System B, B11: Grayish Olive Green

### West/Front Elevation

- The aluminum wrapping the top horizontal trim of the window remains in place (the remaining three sides have been removed).
- The sills of the first floor windows (all four of them) remain wrapped in aluminum.
- The front porch has been rebuilt (as opposed to only the risers and newel posts being replaced), as the wood is unfinished and the handrail placement against the column and newel post are different than the stained railing). It is not clear if the applicant proposes to paint or stain the porch.
- Two security lights have been installed: one above left bay window, the other on the far right of the porch.
- An entry light to the right of the front door has been installed.
- A dish-type antenna was installed on the front elevation without a COA sometime between 2011 and 2013 (per Google maps).

### North Elevation

- As photos were not submitted of the before and after condition of the windows, staff can't comment.

### South Elevation

- The aluminum still wraps the sill of the leaded glass window (whereas the other three sides have been removed).
- The side-by-side double-hung windows' wood mullion and sill remain wrapped in aluminum.

### East Elevation

- The rear stairs have been rebuilt. It is not clear if the applicant intends to stain or paint them.
- The porch's double-hung window was removed. New wood siding has been cut to fill the opening leaving a distinct outline of the former window. It is not clear how/if the applicant intends to finish this any further.
- The sill of the remaining first floor window looks to be wrapped in aluminum.
- Beadboard has been installed at grade, matching the existing board on the south elevation. Applicant hasn't stated if it will be painted.

## ISSUES

### West Elevation

- The solid wood double-hung windows match the material, size, operation and appearance of the original windows (exception is the double-hung window in the center bay opening). However staff does not know the condition of the original wood windows and if they were beyond repair.
- The new porch mimics the previous porch (which was issued a COA in 2018 for only the repair of the risers and one newel post), but does not match the original porch as shown in the designation slide. The original porch offered detailing to match the vernacular design of the early 20<sup>th</sup> century house and included round porch columns with simple capitals, a square, wide newel post, and straight balusters. The original stair railing was no longer standing (if there had been one to begin with) and two single boards comprised the newel post and handrail. Additionally, a balustrade ran the perimeter of the porch roof, which included identical wide/boxy newel posts. The newly constructed porch and stair retain a contemporary deck appearance due to the railing design, thin, square posts and unfinished surfaces.
- The design of the new entrance light is sympathetic to the design of the house.
- Painting the trim olive green conforms to the Color System B color chart.
- The painting the wood siding white does not conform to the Color System B color chart.
- The locations of the security lights are not appropriate to the historic nature of the property and should be removed. Per the Commission's "Security Bar and Lighting Guidelines", only ground lighting and porch lighting are appropriate for the front of a property.
- The antenna dish installation doesn't meet the Commission's "Antenna and Satellite Dish Guidelines" which states "Antennas shall be placed so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features; and "Any type of dish antennas shall not be attached to the facades of residences or mounted on roofs in a manner that they are visible from the street. It is recommended dish-type antennas be placed on other buildings, such as garages or on the surrounding grounds, where their presence can be screened from the street by landscaping".

### North Elevation

- The applicant must submit before and after photographs to confirm the extent of the window replacement.

### East Elevation

- The removal of the window on the rear porch does not impact the historical appearance of the house. The Standards require original window openings to retain a profile so it is clear the opening has been altered. Historically this area of the house would have been an open porch, so this window opening is likely not original to the house.
- The beadboard matches the adjacent board, but has not been painted.
- No documentation exists on the design of the original rear exterior stairs. The previously existing stairs displayed no architectural or historic detailing. The existing stairs are straight-forward in design and match those on the front of the house. The natural finish is not appropriate to the style and era of the house.

### All Elevations

The remaining aluminum wrapping portions of the original window openings is awkward in both appearance and maintenance. It minimizes the historic and architectural impact made by the removal of 95% of the house's aluminum siding.

## RECOMMENDATION

It is staff's opinion that the work, as proposed for the full property, will result in the removal of historic materials or the alteration of features and spaces that characterize the property.

- 1) However staff recommends the Commission issue a COA for the following components as they meet the following Secretary of the Interiors Standards for Rehabilitation:

*#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. When 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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

- The removal of the aluminum siding and retention of the original wood siding.
  - The installation of the front entry light.
  - The wood siding may remain white; the green may remain for the windows and trim, as this color scheme doesn't detract from the historic nature of the house and district.
- 2) Staff recommends the Commission issue a COA for the following components, with conditions, as they meet the Secretary of the Interiors Standards for Rehabilitation:

*#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. When 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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

- Due to the character-defining elements of the historic porch, the replacement porch should be modified so its appearance closely emulates the original porch, which can be obtained by the following:

- The replacement of the square columns with round columns (of a similar dimension/diameter) which will retain the square trim detail at the top,
- The three existing newel posts will be retained; square newel caps (matching the trim/capital on the porch columns) will be installed so the posts read as individual structural components.
- The exterior porch balusters shall be enclosed at the top rail to match the interior baluster/rail detail.
- The upper porch balustrade shall be rebuilt as depicted in the designation slide.
- All porch items will be painted to eliminate its appearance as a deck. The color will be selected by the applicant and will be submitted to staff for review.
- The minimal size and design of the security lights are appropriate, however their locations are not and will be relocated to meet the Commission's guidelines. (Locations to be submitted for staff review.)
- The dish-type antenna will be removed and relocated to a spot that meets the Commission's guidelines. (Location to be submitted for staff review.)
- The newel posts on the rear stairs will receive newel caps (matching those selected for the front stair newel posts), the length of the spindles shall be shortened to not extend past the bottom rails, and the stairs and railings will be painted or stained in a historically appropriate color (possibly matching the color selected for the front porch and stairs).
- The siding installed covering the window enclosure should be feathered in so the opening is no longer evident.
- The bead board will be painted white to match the existing condition.

3) Staff recommends the Commission deny a COA for the following project as it alters the features and spaces that characterize the property and doesn't meet the Secretary of the Interiors Standards for Rehabilitation:

*#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*

*#6) Deteriorated historic features shall be repaired rather than replaced. When 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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

- The replacement of the original wood-double hung windows (and fixed center bay window) as the applicant did not submit documentation to substantiate the original windows were beyond repair.

Should the Commission issue a COA for the installation of the wood replacement windows, as they closely match the original in material, operation, dimension and glass, it should be done with the following conditions:

- The windows on the north elevation be submitted for staff review to confirm the new windows match the old windows.

- The double-hung in the center bay will be replaced with a fixed window to match the original design.
- The aluminum coil stock, in the locations noted earlier in the staff report, will be removed and the original wood trim will be repaired and painted.

Plans, photographs and specifications, required to meet the above approvals shall be submitted to staff for review.



DESIGNATION SLIDE – MAY 1983





DESIGNATION SLIDE – MAY 1983. Note round wood columns & balustrade at roof and deck



2007, Google Streetview. Note, that the front porch has been replaced without approval



APPLICANT PHOTOS – NOVEMBER 2018



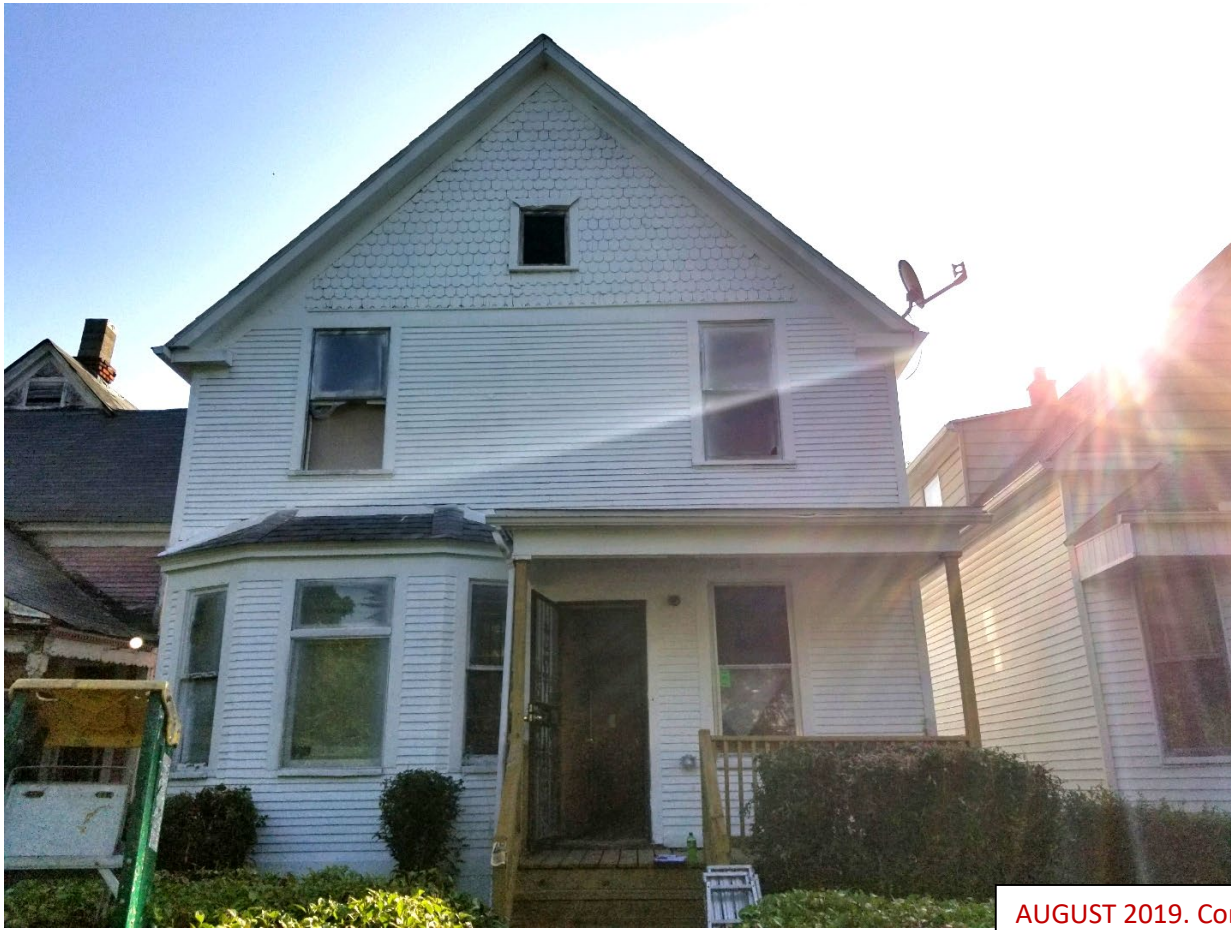


APPLICANT PHOTOS – NOVEMBER 2018





APPLICANT PHOTOS – NOVEMBER 2018



AUGUST 2019. Conditions prior to window replacement. Applicant has removed siding, painted the exterior walls, and replaced the front & rear porch (while retaining the original roof)





AUGUST 2019



AUGUST 2019



SEPTEMBER 2019. Windows have been replaced and rear enclosed porch window opening infilled. Security lights were also installed. Satellite dish/antenna appeared after 2011, per Google streetview.



September 2019



Sep 2011





























APPLICANT PHOTO – SEPTEMBER 2019



APPLICANT PHOTO – SEPTEMBER 2019



APPLICANT PHOTO – SEPTEMBER 2019





APPLICANT PHOTO – SEPTEMBER 2019



HDC STAFF PHOTOS – OCTOBER 2019







HDC STAFF PHOTOS – OCTOBER 2019





HDC STAFF PHOTOS – OCTOBER 2019







# Patron LLC

1861 Grove Street  
Highland, MI. 48356  
[patronllc@aol.com](mailto:patronllc@aol.com)

September 24, 2019

Historical Department  
Attn: Brendan Cagney

Ref: 1474 Shpherd

The exterior work that was performed at the above property is as follows.

Window replacement

Window trim painting

Old siding removed

Existing siding painted

Front porch floor boards redone, not posts.

Remove back porch window and close opening

Back porch rebuilt

Security lights installed in front

Sod laid

Old shrubs removed

This work was performed without your department approval because the owner had the understanding that the prior GC took care of it. The owner is a very reputable individual that owns many properties in the city and will do what he needs to in order to move forward. Let me know if you need more information in order to get the compliance certificate.

Thank you



# Windows Rehabilitation Cost Estimates

Façade	Estimated Cost per Window										Attic	Porch
	Window Number/Location	KIT	LR	FR	GRPH	1BR	2BR	3BR	BATH	PORCH		

## Level I: Preservation-Weatherization

Exterior storm window-														
Existing storm - tune up														
New - installation/replacement	1K	1600	1600	400	400	400	400	400	400	400	400			800
Sill repair/stabilization														
Frame repair/stabilization														
Replace broken/missing glass													200	
Essential sash repair/stabilization														
Replace missing/broken sash (like kind)														
Caulking - exterior	100	400	400	100	100	100	100	100	100	100	100	200	200	200
Weatherstripping - interior (basic)														
<b>Subtotals</b>														

## Level II: Rehabilitation

Glazing repair														
Scrape exterior and repaint														
Hardware - clean and working														
Sash ropes														
Integral weatherstripping														
<b>Subtotals</b>														

## Level III: Restoration

Remove and replace all glazing														
Fully repair all sash, sills, and frames														
Remove all exterior finishes and repaint														
Restore or refinish sash interior														
Other														
<b>Subtotals</b>														

<b>Total Cost per Window</b>	1100	2000	2000	500	500	500	500	500	500	500	500	400	1000	
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- This project is replacing all existing windows.
- The majority of windows are broken and have rotted wood.
- Windows and trim will be replaced and painted.
- end sheets have already been approved by Mr. Casper.

Expedited Plan Review Request (subject to additional fees)

Date: 8-1-19

**Property Information**

Address: 1474 Shepherd Floor: \_\_\_\_\_ Suite#: \_\_\_\_\_ Stories: \_\_\_\_\_  
AKA: \_\_\_\_\_ Lot(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Parcel ID#(s): 17016357 Total Acres: \_\_\_\_\_ Lot Width: \_\_\_\_\_ Lot Depth: \_\_\_\_\_  
Current Legal Use of Property: Single Family Proposed Use: Single Family  
Are there any existing buildings or structures on this parcel?  Yes  No

**Project Information**

**Permit Type**

New  Alteration  Addition  Demolition  Correct Violations  Foundation Only  Temporary Use  
 Change of Use  Other: \_\_\_\_\_  
 Revision to Original Permit #: \_\_\_\_\_ (original permit has been issued and is active)

**Description of Work** (Describe in detail proposed work and use of property, attach work list)

WINDOW INSTALL (15)  
 MBC use change  No MBC use change

**Included Improvements** (Check all applicable; these trade areas require separate permit applications)

HVAC/Mechanical  Electrical  Plumbing  Fire Sprinkler System  Fire Alarm

**Structure Type**

New Building  Existing Structure  Tenant Space  Garage/Accessory Building  Other \_\_\_\_\_  
Size of Structure to be Demolished (LxWxH): \_\_\_\_\_ cubic feet  
Construction involves changes to the floor plan? (e.g. interior demolition or constructing new walls)  Yes  No  
Use Group: R3 Type of Construction (per current MI Bldg Code Table 601): SB

**Estimated Cost of Construction** \$ 10,000 By Contractor / \$ \_\_\_\_\_ By Department

**Structure Use**

Residential-Number of Units: 1  Office-Gross Floor Area: \_\_\_\_\_  Industrial-Gross Floor Area: \_\_\_\_\_  
 Commercial-Gross Floor Area: \_\_\_\_\_  Institutional-Gross Floor Area: \_\_\_\_\_  Other-Gross Floor Area: \_\_\_\_\_  
Proposed no. of employees: \_\_\_\_\_ List materials to be stored in the building: \_\_\_\_\_

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail).  
SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines.

(Building Permit Application Continues on Next Page)

**FOR BUILDING DEPARTMENT USE ONLY**

Intake by: N. Dewlent Date: 8/6/19 Fees Due: 0 DngBld?  No

**Permit Description**

Exterior renovations as per attached document.

Current Legal Land Use: Single Family Proposed Use: Same

Permit#: \_\_\_\_\_ Date Permit Issued: \_\_\_\_\_ Permit Cost: \$ \_\_\_\_\_

Zoning District: R2 Zoning Grant(s): \_\_\_\_\_ Lots Combined?  Yes  No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ \_\_\_\_\_ New \$ \_\_\_\_\_

STRUCTURAL: \_\_\_\_\_ DATE: \_\_\_\_\_ NOTES: \_\_\_\_\_

ZONING: \_\_\_\_\_ DATE: \_\_\_\_\_ NOTES: \_\_\_\_\_

OTHER: \_\_\_\_\_ DEPT: \_\_\_\_\_ DATE: \_\_\_\_\_

PERMIT #