

6/16/2020

CERTIFICATE OF APPROPRIATENESS

Robert Murray
26375 Halstead #184
Farmington Hills, MI 48331

RE: Application Number 20-6728; 888 Longfellow Street, Boston – Edison Historic District

Dear Mr. Murray,

At the regularly scheduled meeting held virtually on June 10, 2020, the Detroit Historic District Commission (“Commission”) reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205, MSA 5-3407(5)(10) and Section 21-2-73 of the 2019 Detroit City Code; the Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of June 16, 2020.

The following proposed work meets the defined elements of design for the historic district and the Secretary of the Interior’s Standards for Rehabilitation and guidelines for rehabilitating historic buildings (36 CFR Part 67).

- **Erect a new garage, replace concrete driveway, and erect new fence at rear yard including the following scope items:**
 - Remove existing driveway and garage pad in its entirety.
 - Pour new concrete driveway, driveway apron, and garage pad. New driveway is to match existing “two-track” driveway and the driveway apron is to be 24’ wide and is proposed to include (2) 6’ W x 16’ L parking engineered gravel areas to help with drainage. The gravel areas are to be located directly adjacent (south) to the vehicle entrance of the garage. The new garage pad and footings will be constructed per code for a new 24’ x 24’ garage.
 - Erect new 24’ x 24’ garage located at the northwest corner of the lot. Garage materials to include:
 - Panelized fiber cement “mortarless” brick veneer (Color: Alexandria Buff) cladding at front (south) elevation the body of the garage only.
 - Smooth Lap Hardie Plank siding with 7” reveal at gable end of front (south) façade and at the body of the garage at all elevations other than the front elevation. Siding to be painted to match the existing house.
 - Trim to be 1” x 6” smooth fiber cement.
 - Hipped roof to be covered in architectural singles and will match those at the existing house
 - Gutters are to match those at the existing house
 - Garage door to be panelized 16’W x 7’H insulated steel garage door with divided lites along the top of the door (color: white).
 - Person door located at the east elevation to be a 36” x 80” gray fire primed steel door.
 - Wall sconce lighting proposed
 - Install a new 6’ tall cedar privacy fence at north and west property lines to match the existing cedar fence along the east property line. Fence along west property line will stop at rear façade of existing house.
 - Install 8’ wide cedar swinging gate at side driveway entrance.

With the following conditions:

- The new design option for the garage, with the simpler roofline is to be used. This alternate garage design was presented by the applicant at the June 10, 2020 meeting and was approved by the Commission at that meeting.
- The cladding of the garage is to be of a single material.
 - If the applicant chooses to use brick as the material, it must be a true masonry (with mortar) product.
 - If the applicant chooses to use Hardie Board material, it must mimic historic wood siding in surface treatment, corner details, depth of profile and dimensions of reveal.
- Paint color selections are to complement the existing house.
- The applicant shall revise the drawing set/construction documents to reflect the updated garage design, material

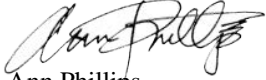
CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226
PHONE 313-224-1762

selections, and paint color selections.

Please retain this COA for your files. You should now proceed to obtain a building permit from the City of Detroit Buildings, Safety, Engineering and Environmental Department. It is important to note that approval by the Detroit Historic District Commission does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.

For the Commission:

A handwritten signature in black ink, appearing to read "Ann Phillips", written over a horizontal line.

Ann Phillips

Staff

Detroit Historic District Commission

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Date: 4/14/2020

PROPERTY INFORMATION

ADDRESS: 888 LONGFELLOW AKA: _____

HISTORIC DISTRICT: BOSTON EDISON

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/Doors	<input type="checkbox"/> Roof/Gutters/Chimney	<input type="checkbox"/> Porch/Deck	<input checked="" type="checkbox"/> Landscape/Fence/Tree/Park	<input type="checkbox"/> General Rehab
<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Other: <u>Driveway/GARAGE</u>	

APPLICANT IDENTIFICATION

Property Owner/Homeowner Contractor Tenant or Business Occupant Architect/Engineer/Consultant

NAME: Robert Murray COMPANY NAME: _____

ADDRESS: 26375 HALSTED #184 CITY: Farmington Hills STATE: MI ZIP: 48331

PHONE: _____ MOBILE: 248-224-0803 EMAIL: bob3mdz@gmail.com

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- Completed Building Permit Application** (highlighted portions only)
- ePLANS Permit Number** (only applicable if you've already applied for permits through ePLANS)
- Photographs** of ALL sides of existing building or site
- Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions** (including materials and design)
- Description of project** (if replacing any existing material(s), include 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), as applicable

NOTE:

Based on the scope of work, additional documentation may be required.

See www.detroitmi.gov/hdc for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV





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- The applicant shall revise the drawing set/construction documents to reflect the updated garage design, material selections, and paint color selections.

Subdivision of Village of West Park subdivision of E.W. Wood's
SUBDIVISION OF WEST PARK FARM LSEB 22 PAGE 04 OF PLATS WAYNE COUNTY
RECORDS. SUBJECT TO ALL EASEMENTS OF RECORD

Parcel ID# 22015611
Address 888 Longfellow
Detroit, Michigan 48202

LAND
SERVICES
Civil Construction Management
& Surveying Services
Land Development Services



888 Longfellow
buildin...-21.pdf



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Ann,

The word document below has facade that illustrates the garage from my garage addendum. This is what an 8/12 pitch roofline looks like.?

My garage proposal does not have a window in the gable.

Can this be presented at tonights meeting?

Thanks,

Bob



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600 Longview Addition

- Garage footprint will remain the same with the same front door and access door dimensions and placement.
- Garage roof will remain with the same shingles but roofline will be of a standard gable design with an 8/12 pitch (see attachment below)
- Garage roof overhang of 1'
- Garage Wall

Garage wall info Wall Info:

Siding Material Types: Fiber Cement Siding

Siding: Allura™ 5/16" x 7-1/4" x 12' Smooth Fiber Cement Lap Siding Siding Color: Primed

Accent Material Type: None

Wainscot Material Type: None

House Wrap: Kimberly-Clark BLOCK-IT® 9'x75' House Wrap

Gable Vents: Novik® 16" Octagon Gable Vent

Gable Vent Color: ABT Co - White - 001

Walls Sheathing: 7/16" OSB (Oriented Strand Board)

- All garage trim, fascia and soffit of smooth cement fiberboard
- Garage cladding will be 12' reveal smooth lap cement board or with a reveal acceptable to the DHC. Painted to match existing home.

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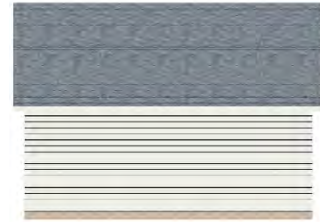
LIVONIA, 12701 MIDDLEBELT RD, LIVONIA, MI, 734-261-1470

Wall Configurations

*Illustration may not depict all options selected.



ENDWALL B



SIDEWALL D



SIDEWALL C

(1)- Mastercraft® Primed Steel 6-Panel Prehung Exterior ...



ENDWALL A

(1)- Ideal Door® Designer 16' x 8' White Insulated Garag...

*Some items like wainscot, gutter, gable accents, are not displayed if selected.

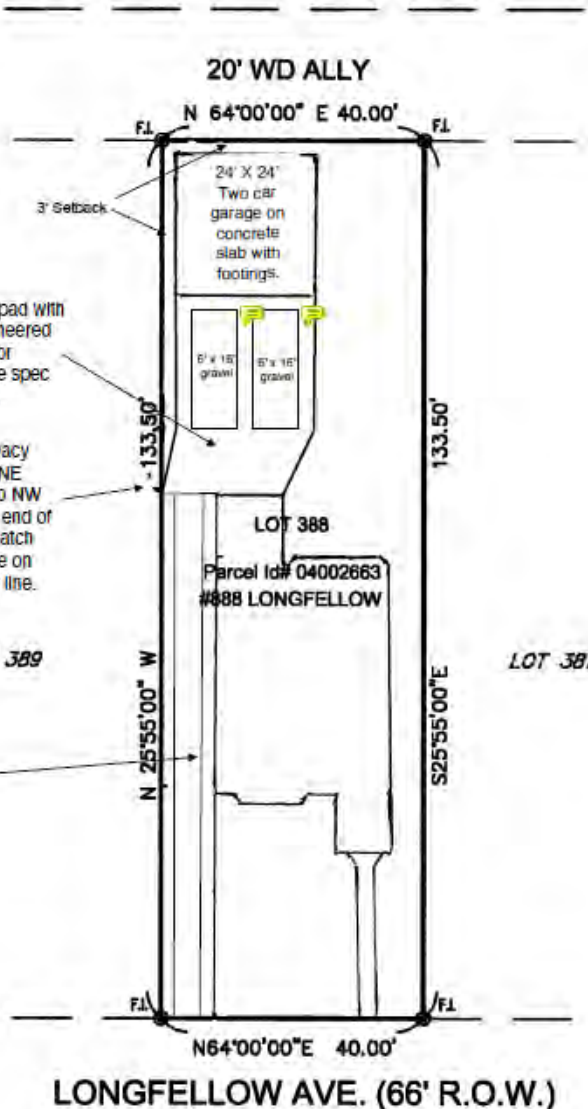


Design Name: Garage Design

Design ID: 330854406604

Estimate ID: 26105

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New concrete pad with parking engineered gravel for drainage. See spec sheet.

6' Cedar privacy fence from NE property line to NW property line to end of house. To match existing fence on East property line.

Replace Driveway. 8' 6" two 30" wide tracks to match existing.

LONGFELLOW AVE. (66" R.O.W.)

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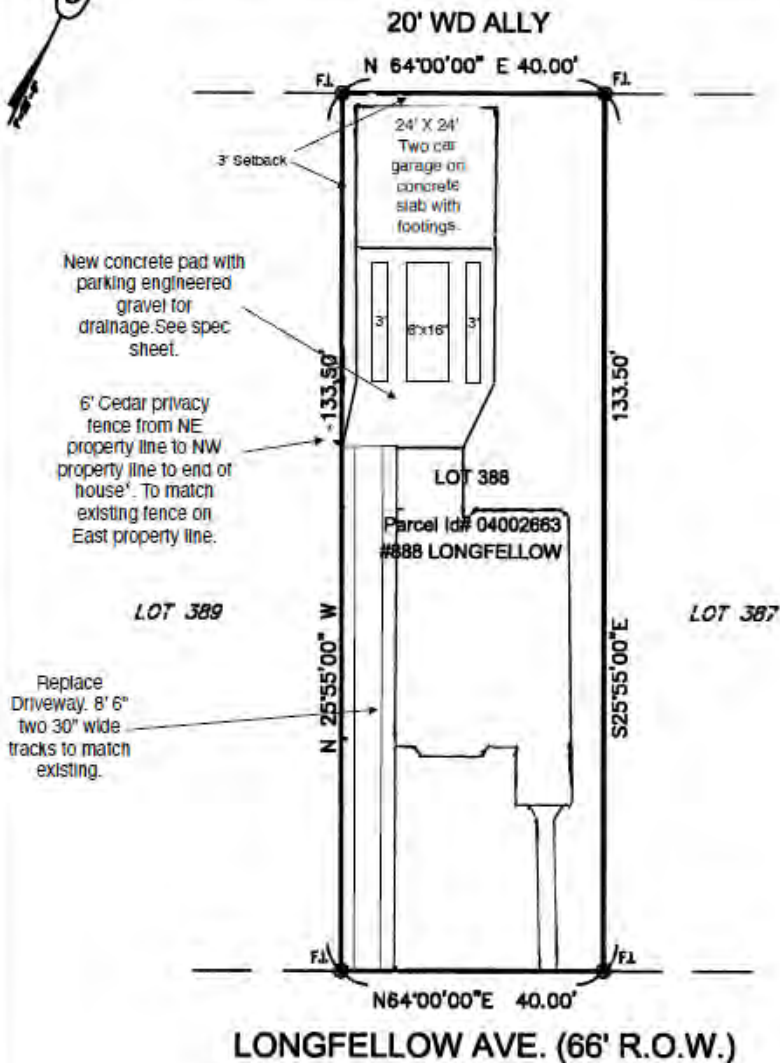
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Project description - removal and replacement of existing dilapidated driveway, construction of new 2 car garage and installation of new backyard fence.

- Existing conditions
 - Dilapidated concrete driveway and garage pad
 - Cedar fence
 - 6' cedar picket fence with cedar tone posts and cross members
- Scope of work
 - Removal of existing driveway and garage pad.
 - installation of new concrete/gravel driveway, driveway apron, and garage pad.
 - side drive to match existing two track driveway.
 - New garage approach 24' wide to new garage. To include reinforced 6' x 16' gravel drainage areas.
 - New garage pad and footings per code for 24' x 24' garage.
 - New 24' x 24' garage. See included plans for details. Brick veneer on garage front to be similar to existing home brick veneer. Alura Fiber/cement board lap siding painted to match existing home. Garage shingles to match existing home shingles.
 - Install new 6' tall cedar privacy fence to match existing east property line fence. With 8' wide cedar swinging gate at side driveway entrance.
- Materials and notes
 - Garage
 - Foundation will be 8" concrete block instead of raised concrete above slab
 - Entry door will be on opposite side compared to garage plan
 - Materials
 - Siding will be smooth Lap Hardie Plank with 7" reveal, painted to match residence
 - Trim - 1" x 6" smooth fiber cement
 - Roof - architectural shingle to match home
 - Gutters - standing seam to match home
 - Garage door - insulated (see in brochures)
 - Brick veneer panels (see in brochures)
 - Entry door - plain steel fire door (see in brochures)
 - Driveway, pad and footings - 4" thick, footings 42" deep as per code
 - Gravel spaces - 2" of crushed gravel base, then 2" plastic gravel grid filled with crushed gravel
 - Fence - pickets, posts and supports to match existing.
- Brochure - see attached site plan, photos and details of hip roof garage plan.

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LAND DEVELOPMENT SERVICES

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1405 N. 203rd Street
Elkhorn, NE 68022
(402) 445-0489

Before building, the contractor shall verify and if necessary correct the working drawings. Any work done after such discovery will be done at the contractor's expense.

DESIGN LOADS:

- Floor: 40 psf. live, 15 psf. dead
- Roof: 30 psf. live, 10 psf. dead
- Ceiling: 10 psf. live, 10 psf. dead
- Soil bearing Capacity - 1500 psf.
- Live loads, dead loads, wind loads, snow loads, lateral loads, seismic zoning and any speciality loading conditions will need to be confirmed before construction and adjustments to plans made accordingly. See your local building officials for verification of your specific load data, zoning restrictions and site conditions.

CONCRETE AND FOUNDATIONS:

- All foundation walls and slabs on grade shall be 3000 PSI, minimum compressive strength concrete, unless noted otherwise.
- All interior slabs on grade shall bear on 4" compacted granular fill with a 6 mil polyethylene vapor barrier underneath.
- Provide proper expansion and control joints as per local requirements.
- All 36" x 36" x 18" concrete piers to have (3) #5 rods each way.
- All 48" x 48" x 24" concrete piers to have (4) #5 rods each way.
- Foundation walls are not to be backfilled until properly braced.
- Verify depth of foot footings with your local codes.
- Provide termit protection as required by HUD minimum property standards.
- Foundation bolts must be anchored to all plate with 5/8" bolts embedded 12" in concrete walls.

STEEL:

- All structural steel for beams and plates shall comply with ASTM specification A-36.
- All structural steel for steel columns shall comply with ASTM specification A-53 Grade B or A-501.
- All reinforcing steel for concrete shall comply with ASTM specification A-65 Grade 60.
- Provide steel shims in all beam pockets.
- Steel columns are to be 3" I.D. (inside diameter) unless noted otherwise.

FRAMING MEMBERS:

- Unless noted otherwise, all framing lumber shall have the following characteristics:
Pb = 1000 psi Fv = 75 psi E = 1,400,000 psi
Contractor to confirm the size, spacing and stress characteristics of all framing and structural members to meet your local code requirements.
- Note sizes and locations in Glulam or Laminated Veneered Lumber (L.V.L.) members are to be confirmed by a professional engineer.
- Any structural or framing members not indicated on the plan are to be sized by contractor.
- Double floor joists under all partition walls, unless noted otherwise.
- All surflooring is assumed to be 3/4" thick, glued & nailed.
- All exterior walls are dimensioned to outside of 1/2" sheathing.
- Calculated dimensions take precedence over scaled dimensions.
- All angled walls on floor plans are at 45 degree angle, unless otherwise noted.
- Any wall 12'-0" high or higher shall be 2x6 and balloon framed.
- Unless noted otherwise, above all openings that are:
(1) Load bearing and less than or equal to 3 ft. use 4x6 with 1/2" Plywood between.
(2) Non-load bearing and more than 3 ft. use 2x12 with 1/2" Plywood between.
(3) Non-load bearing and less than or equal to 6 ft. use 4x6 with 1/2" Plywood between.
(4) Non-load bearing and more than 6 ft. use (2) 2x12 with 1/2" Plywood between.
- All exterior openings use (2) 2x12 with 1/2" Plywood between.
- All trusses to be engineered by truss manufacturer according to the loading indicated on this plan.
- All exterior corners shall be braced in each direction with let-in diagonal bracing or plywood.
- Place (2) rows of 1" x 3" cross-bridging on all spans over 16'-0" and (2) rows of 1" x 3" cross-bridging on all spans over 16'-0".
- Collar ties are to be spaced 4'-0" o.c.
- All purlins and kickers are to be 2x6s, unless noted otherwise.
- Any hip or valley rafters over a 28'-0" span are to be Laminated Veneer Lumber (L.V.L.).

MISC. NOTES:

- Prefabricated fireplaces and flues are to be U.L. approved and installed as per manufacturer's specifications.
- All materials, supplies and equipment to be installed as per manufacturer's specifications and per local codes and requirements.
- Provide proper insulation for all plumbing.
- 1/2" water-resistive drywall around showers, tubs and whirlpools.
- 1/2" drywall on interior walls and ceilings.
- 5/8" type "X" fire code drywall on garage walls and ceilings.
- Only non-braced or specified windows are called out by glass size only.
- Windows, if not noted, are assumed to be casements.
- Header heights are labeled to bottom of architraves.
- Confirm window openings for your local egress requirements and minimum light and ventilation requirements.
- Handicap at stairs shall have a minimum clearance of 6'-8" high.
- Provide proper handrails at stairs per local codes.
- The mechanical and electrical layouts are suggested only. Consult your mechanical and electrical contractors for exact specifications, locations and sizes.
- Locate specifications, locations and sizes.
- Locate to rise of ridge as necessary.
- Provide proper wiring for all electrical appliances, mechanical equipment and whirlpools per manufacturer's specifications.
- Air conditioner locations may vary depending on restrictive covenants and codes.

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advancedhouseplans

29219

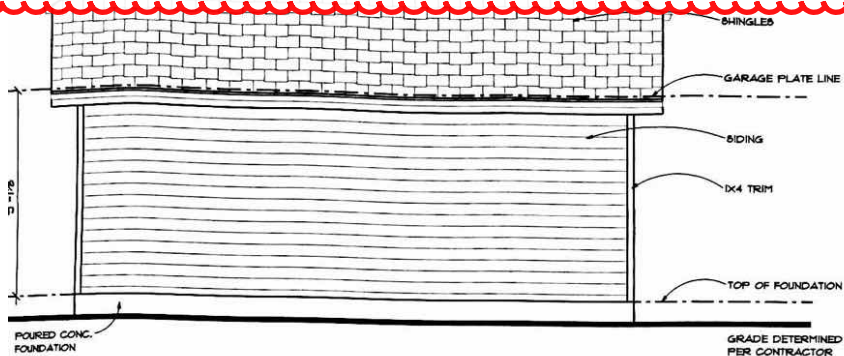
2018

SHEET 1 OF 6

100% SCALE • 1/8" = 1'-0"

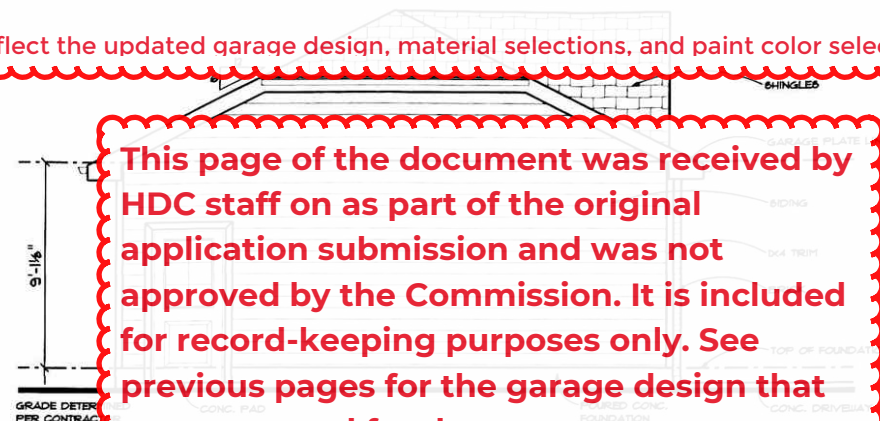
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REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

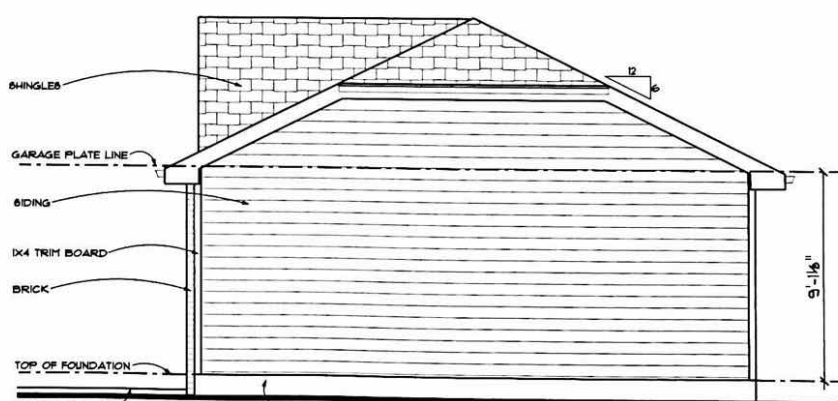
SCALE: 1/4" = 1'-0"

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FRONT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



IF THIS IS NOT RED - DO NOT COPY



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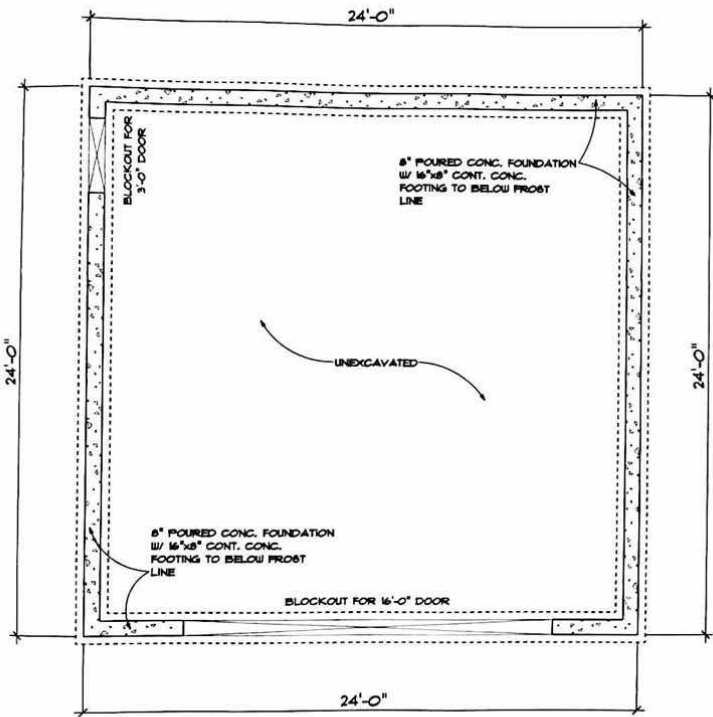
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SHEET
2

100% SCALE = 1/8\"/>

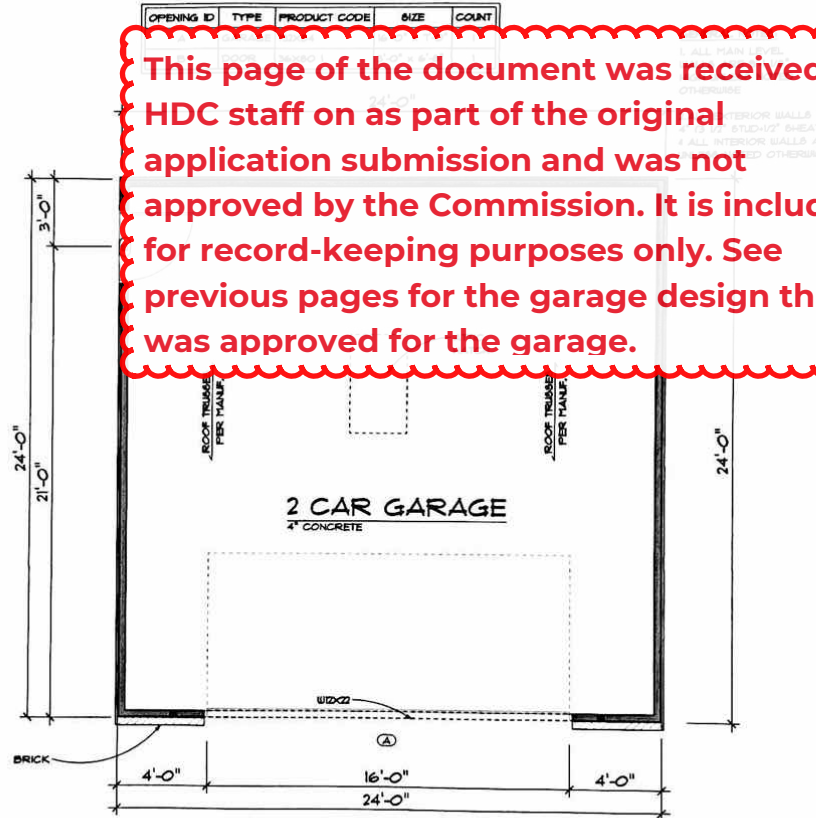
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FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

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FRONTIER

ORIGINAL DRAFT

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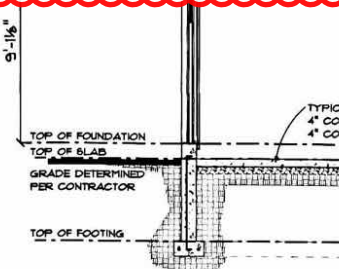
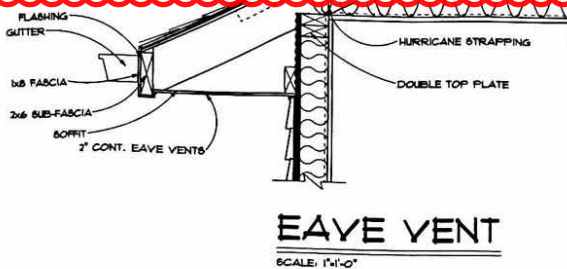
SHEET 3 OF 6

100% SCALE = 1/8"=1'-0"

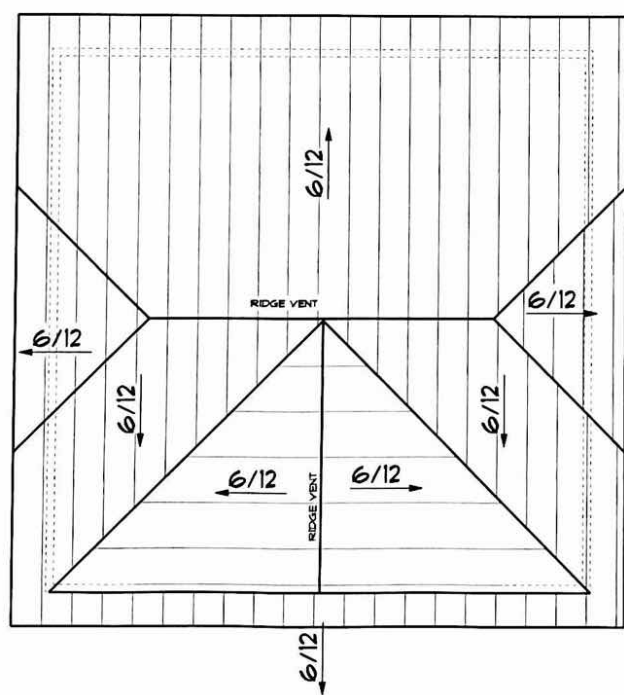
100% SCALE = 1/8"=1'-0"

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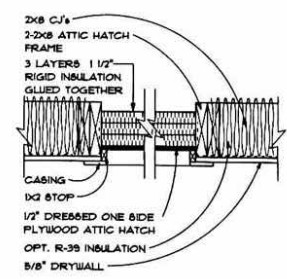
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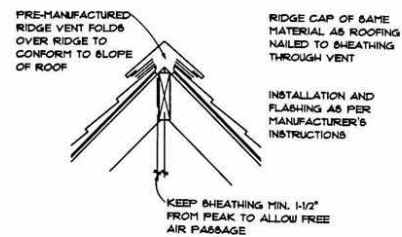
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ROOF PLAN
SCALE: 1/4" = 1'-0"



ATTIC HATCH
SCALE: 1/4" = 1'-0"



RIDGE VENT
SCALE: 1/4" = 1'-0"

ORIGINAL DRAFT

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29219²⁰¹⁸

SHEET 4 OF 6

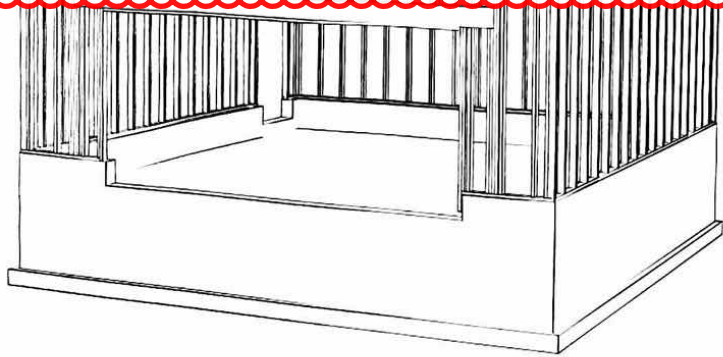
GENERATED: 10/2018

100% SCALE = 1/4" = 1'-0"

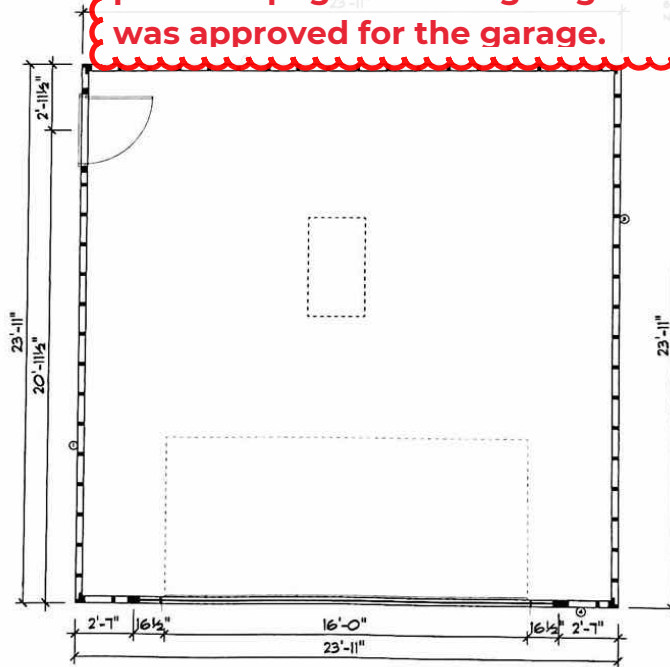
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FRAMING DIAGRAM
NOT TO SCALE



MAIN LEVEL FRAMING PLAN
SCALE: 1/4" = 1'-0"

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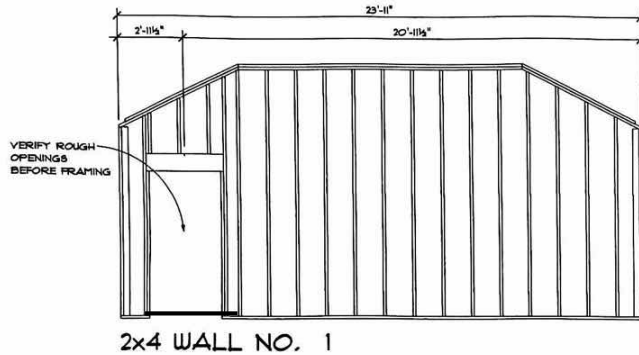
SHEET
5

SCALE: 1/4" = 1'-0"

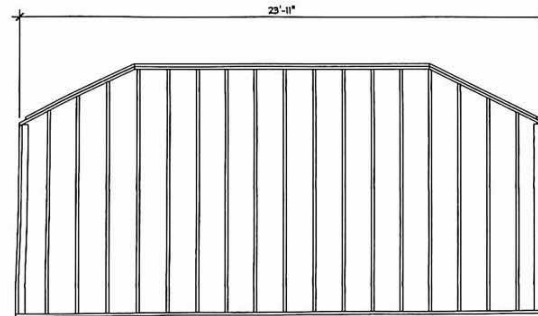
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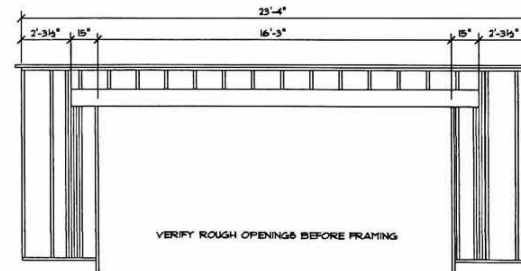


2x4 WALL NO. 1



2x4 WALL NO. 3

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2x4 WALL NO. 4

WALL PANELS

SCALE: 1/4" = 1'-0"

FRONTIER

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SHEET 6 OF 6

100% SCALE • 18" x 24"

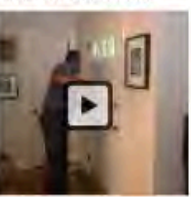
GENERATED: 11/20/20

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Internet #202080897 Model # HFC3068X Store SKU #410304 Store SO SKU #113776



36 in. x 80 in. Gray Fire Primed Steel Commercial Door Slab

★★★★☆ (14) [Write a Review](#) [Questions & Answers \(41\)](#)

- Primed and ready to paint the color of your choice
- Can be hung to open to either the right or left
- Strong enough to hold up to commercial use

\$149⁰⁰

Save up to \$100⁰⁰ on your qualifying purchase. Apply for a Home Depot Consumer Card

Door Size (WxH) in.: **36 x 80**

- 30 x 80
- 32 x 80
- 36 x 80**

How to Get It

 Store Pickup Pickup Today FREE	 Ship to Home Not available for this item	 Scheduled Delivery As soon as Tomorrow \$79.00
--	--	--

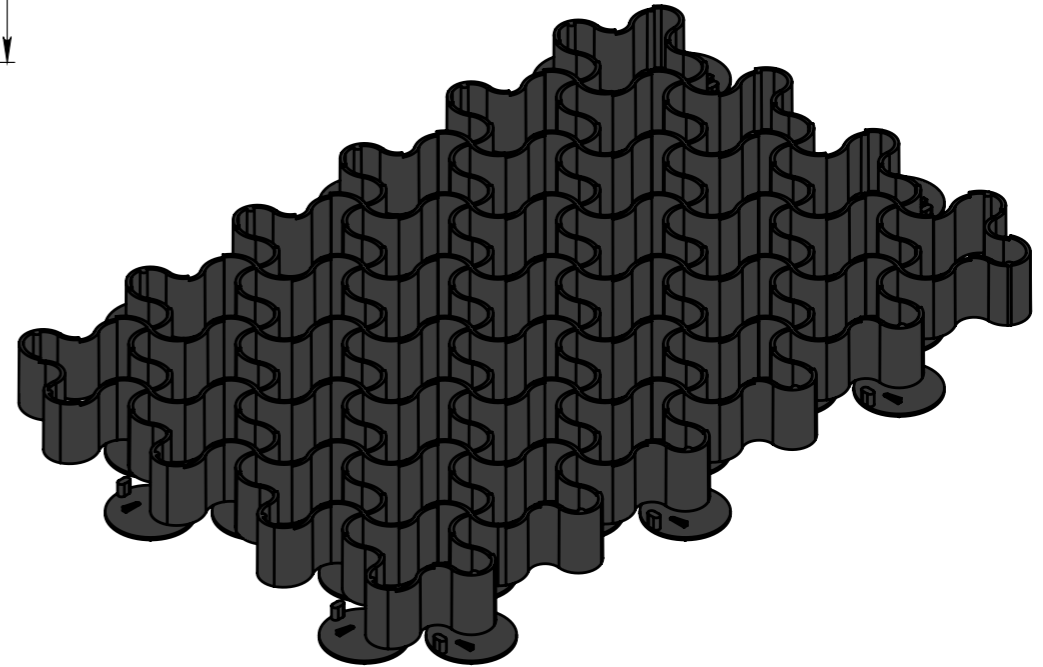
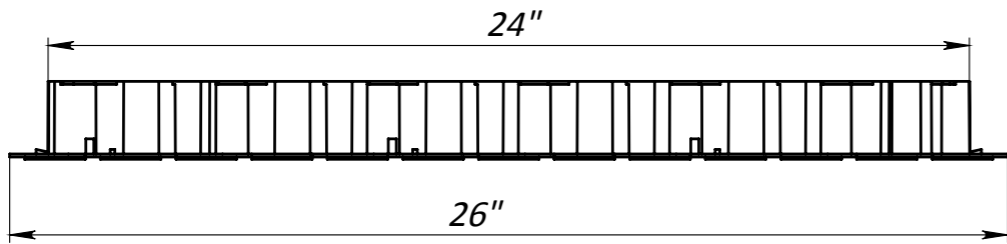
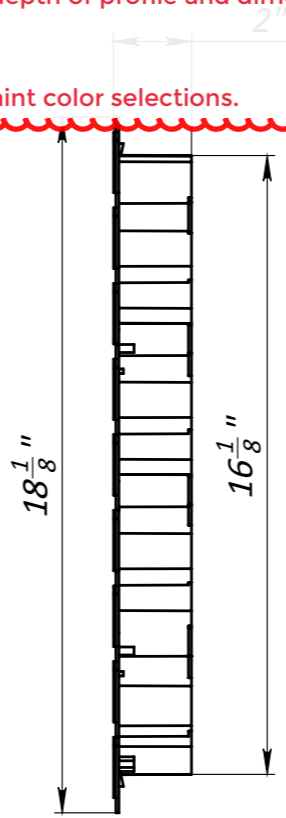
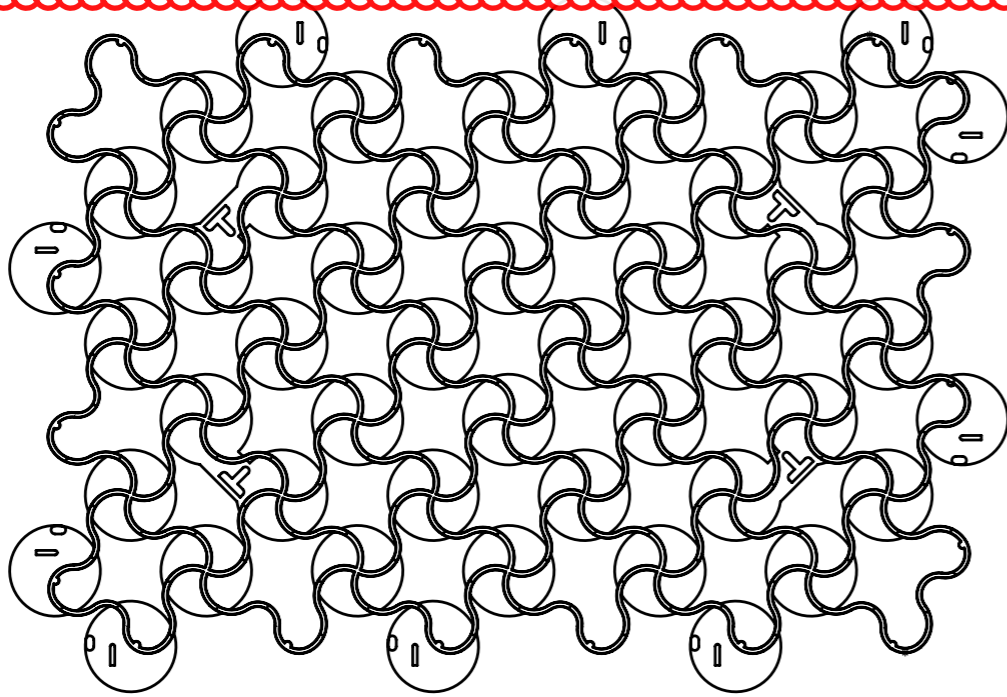
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Feedback

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Reference No.	
Sign. and date	
Copy inv. No.	
Repl. Inv. No.	
Sign. and date	
Orig. Inv. No.	

					Art. 8100-CH			
					Plastic Lawn Grid Black			
Rev.	Sheet	Doc. No.	Sign.	Data	NP-LG8100-CH	Let.	Weight (lb)	Scale
				05.08.17			1.5	1:5
					Sheet		Sheets 1	
					Plastic			

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EVERYDAY LOW PRICE

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\$4.45 /sq.ft

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Color: Alexandria Buff

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Qty

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This product is rated HardieZone 5 (HZ5).

HZ5 materials are approved in HZ5 & HZ10 weather zones.

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Size: 16 ft. wide x 7 ft. high
Ideal Door® Traditional 16' x 7' White Insulated Garage Door with Windows (R-Value 6.5)

ADD TO CART

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