

1/27/2021

CERTIFICATE OF APPROPRIATENESS

Mr. James A. Franke
Normandy Properties
1991 Chicago
Detroit, MI 48206

RE: Application Number 21-7069; 1991 Chicago: Boston Edison Park Historic District

Dear Mr. Franke:

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205(10), MSA 5-3407(5)(10); Sections. 21-2-57 and 21-2-73 of the 2019 Detroit City Code; Detroit Historic District Commission Resolution 97-01 (adopted August 13, 1997); Detroit Historic District Commission Resolution 97-02 (adopted October 8, 1997); and Detroit Historic District Commission Resolution 98-01 (adopted February 11, 1998), the staff of the Detroit Historic District Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness (COA), which is effective as of January 27, 2021.

Staff finds the replication of the original porch as per the attached drawings, narrative scope, and below-outlined work items meet the defined Elements of Design for the Boston Edison Historic District and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (36 CFR Part 67):

- Rebuild porch to replicate original in dimension, material, design which shall include the erection of a masonry entry porch and wings and limestone steps and edging.
- Install iron railing with black paint or iron-powder coating to match original
- Install four (4) new wood porch columns to match original

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:



Daniel Rieden
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: _____

PROPERTY INFORMATION

ADDRESS: _____ AKA: _____

HISTORIC DISTRICT: _____

SCOPE OF WORK: (Check ALL that apply)

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

APPLICANT IDENTIFICATION

Property Owner/
Homeowner

Contractor

Tenant or
Business Occupant

Architect/Engineer/
Consultant

NAME: _____ COMPANY NAME: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

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

P2 - BUILDING PERMIT APPLICATION

Date: _____

PROPERTY INFORMATION

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

PROJECT INFORMATION

Permit Type: New Alteration Addition Demolition Correct Violations
 Foundation Only Change of Use Temporary 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)

_____ 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 ft.

Construction involves changes to the floor plan? Yes No

(e.g. interior demolition or construction to new walls)

Use Group: _____ Type of Construction (per current MI Bldg Code Table 601) _____

Estimated Cost of Construction \$ _____ By Contractor \$ _____ By Department

Structure Use

Residential-Number of Units: _____ 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: _____ Date: _____ Fees Due: _____ DngBld? No

Permit Description: _____

Permit #: _____ Current Legal Land Use: _____ Proposed Use: _____
 Permit#: _____ Date Permit Issued: _____ Permit Cost: \$ _____
 Zoning District: _____ 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: _____ Date: _____ Notes: _____



IDENTIFICATION (All Fields Required)

Property Owner/Homeowner

Property Owner/Homeowner is Permit Applicant

Name: David Darkowski Company Name: Normandy Properties, LLC

Address: 8178 Jackson Rd, Ste D City: Ann Arbor State: MI Zip: 48103

Phone: 734-545-8546 Mobile: 734-368-8663

Driver's License #: D 622 135 676 047 Email: ddarkowski@norfolk-homes.com

Contractor

Contractor is Permit Applicant

Representative Name: Brent Virkus Company Name: In the D Construction

Address: 2465 LaSalle Gardens South City: Detroit State: MI Zip: 48206

Phone: 586-854-9203 Mobile: 586-854-9203 Email: brent@restorethed.com

City of Detroit License #: LIC2020-00674

TENANT OR BUSINESS OCCUPANT

Tenant is Permit Applicant

Name: _____ Phone: _____ Email: _____

ARCHITECT/ENGINEER/CONSULTANT

Architect/Engineer/Consultant is Permit Applicant

Name: _____ State Registration#: _____ Expiration Date: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____ Email: _____

HOMEOWNER AFFIDAVIT (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: _____ Signature: _____ Date: _____
(Homeowner)

Subscribed and sworn to before me this _____ day of _____ 20 _____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

PERMIT APPLICANT SIGNATURE

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. **I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be**

Print Name: David Darkowski Signature: _____ Date: 1/12/2021
(Permit Applicant)

Driver's License #: D 622 135 676 047 Expiration: 1/17/2024

Subscribed and sworn to before me this 12 day of January 20 21 A.D. Washtenaw County, Michigan

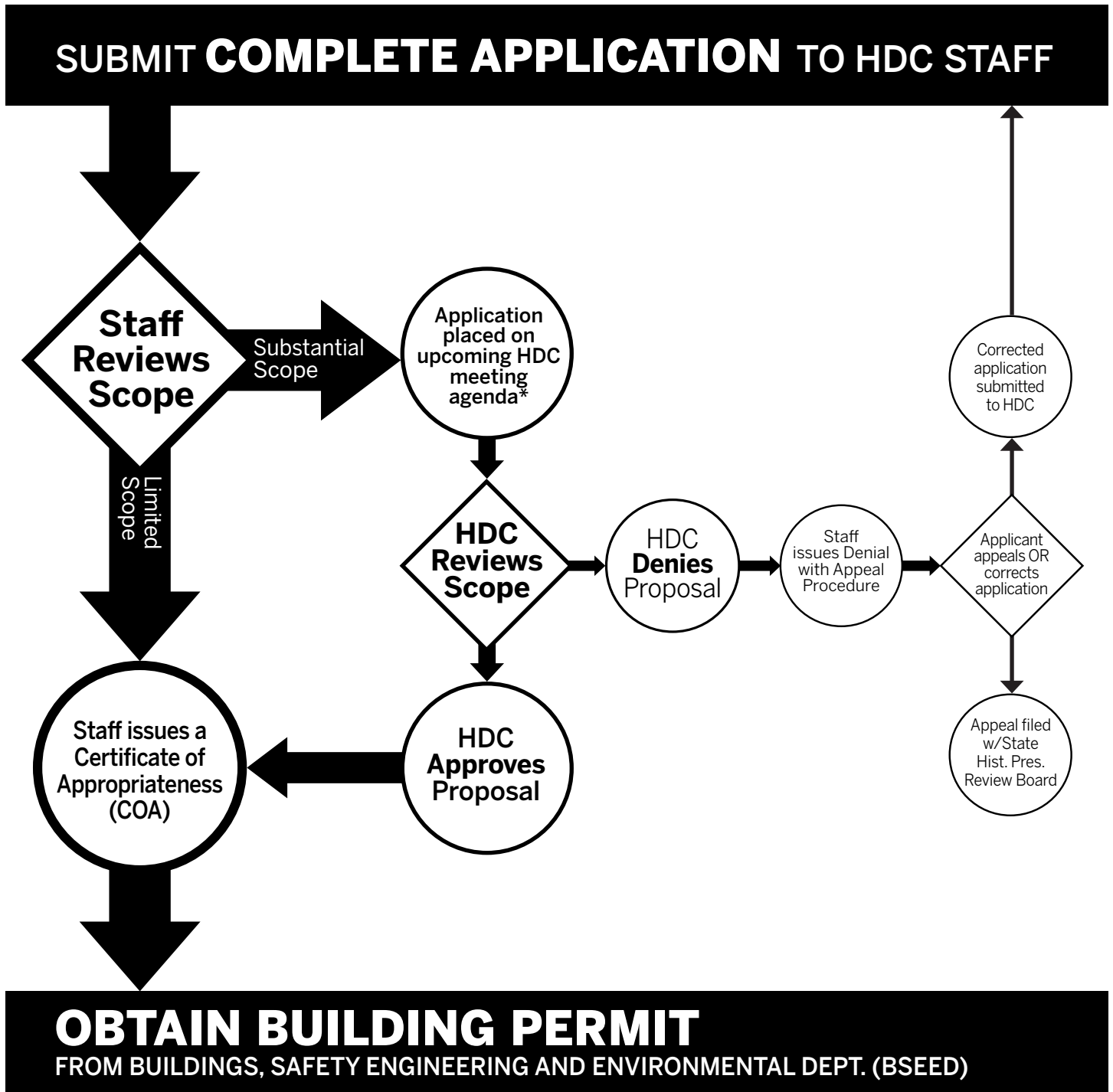
Signature: Natalie Papars My Commission Expires: 7/11/26
(Notary Public)

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.

This application can also be completed online. Visit detroitmi.gov/bseed/elaps for more information.



HISTORIC DISTRICT COMMISSION REVIEW & PERMIT PROCESS



* THE COMMISSION MEETS REGULARLY AT LEAST ONCE PER MONTH, TYPICALLY ON THE SECOND WEDNESDAY OF THE MONTH. (SEE WEBSITE FOR MEETING SCHEDULE/AGENDAS)

FIND OUT MORE AT www.detroitmi.gov/hdc

MORTGAGE SURVEY

Certified to: NORFOLK HOMES

Property Description:

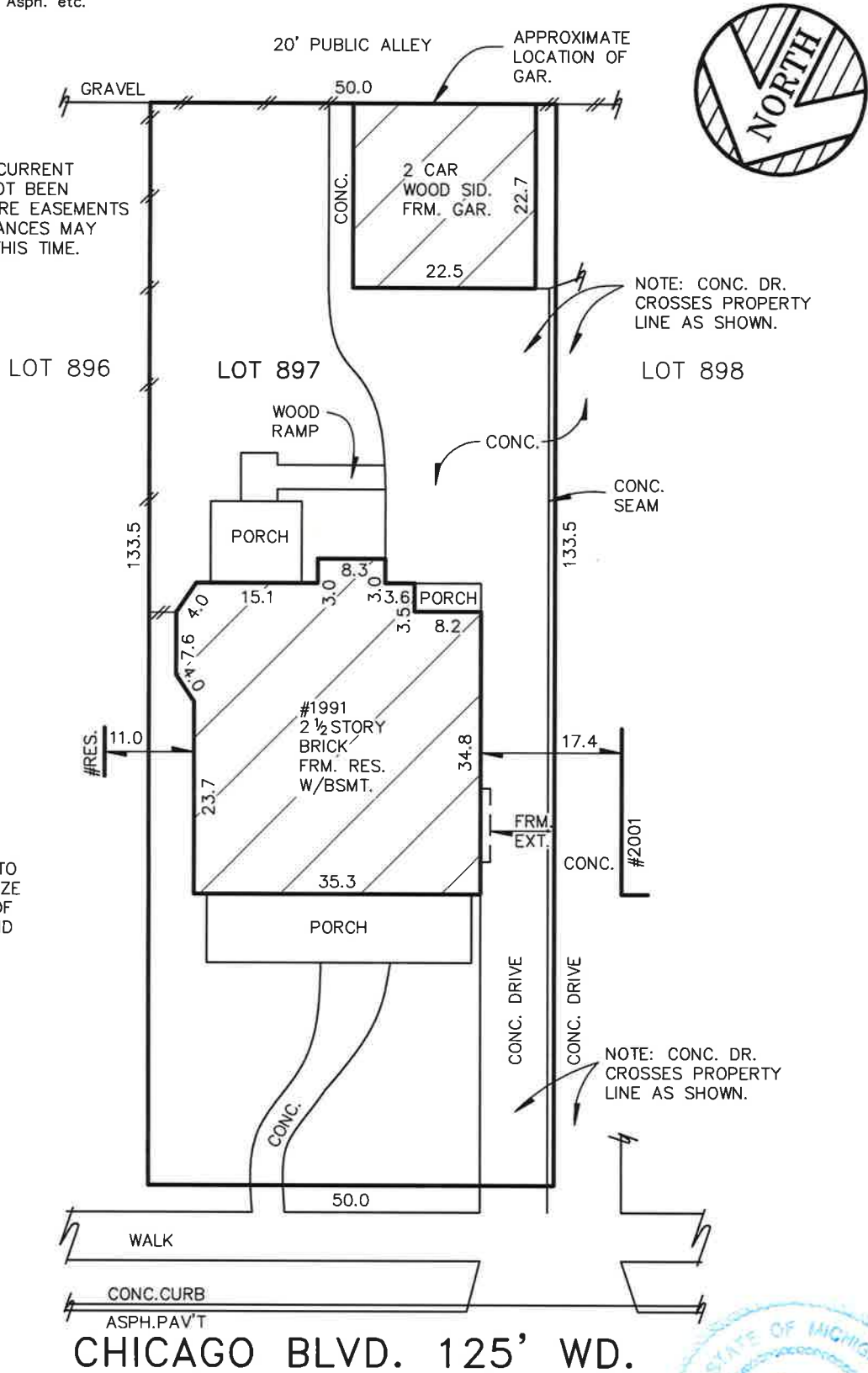
Lot 897; THE JOY FARM SUBD'N., 1/4 Section 34 and Northerly part of 1/4 Section 47, 10,000 A.T., Greenfield Twp. (now City of Detroit), Wayne County, Michigan, as recorded in Liber 32 of Plats, Pages 39 and 40 of Wayne County Records.

NOTE:

Due to snow cover some surface level features may not be shown, such as Conc. & Asph. etc.

NOTE: A COMPLETE CURRENT TITLE POLICY HAS NOT BEEN FURNISHED, THEREFORE EASEMENTS OR OTHER ENCUMBRANCES MAY NOT BE SHOWN AT THIS TIME.

NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES, AND FENCE LOCATIONS.



CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

Anthony J. Sytko, Jr.

JOB NO: 17-00373 SCALE: 1"=20'
 DATE: 02/02/17 DR BY: MH

KEM-TEC PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES
 A GROUP OF COMPANIES

Eastpointe (800) 295.7222	Detroit (313) 758.0677	Ann Arbor (734) 994.0688	Grand Blanc (888) 694.0001
FAX: (586) 772.4048	FAX: (586) 772.4048	FAX: (734) 994.0667	FAX: (810) 694.9955

www.kemtecgroupofcompanies.com

1991 West Chicago Boulevard

Rev 3 01/20/2021

Detroit, Michigan Porch Restoration

OWNER
NORMANDY PROPERTIES LTD

ARCHITECT
MARCO SILVERI AIA LLC

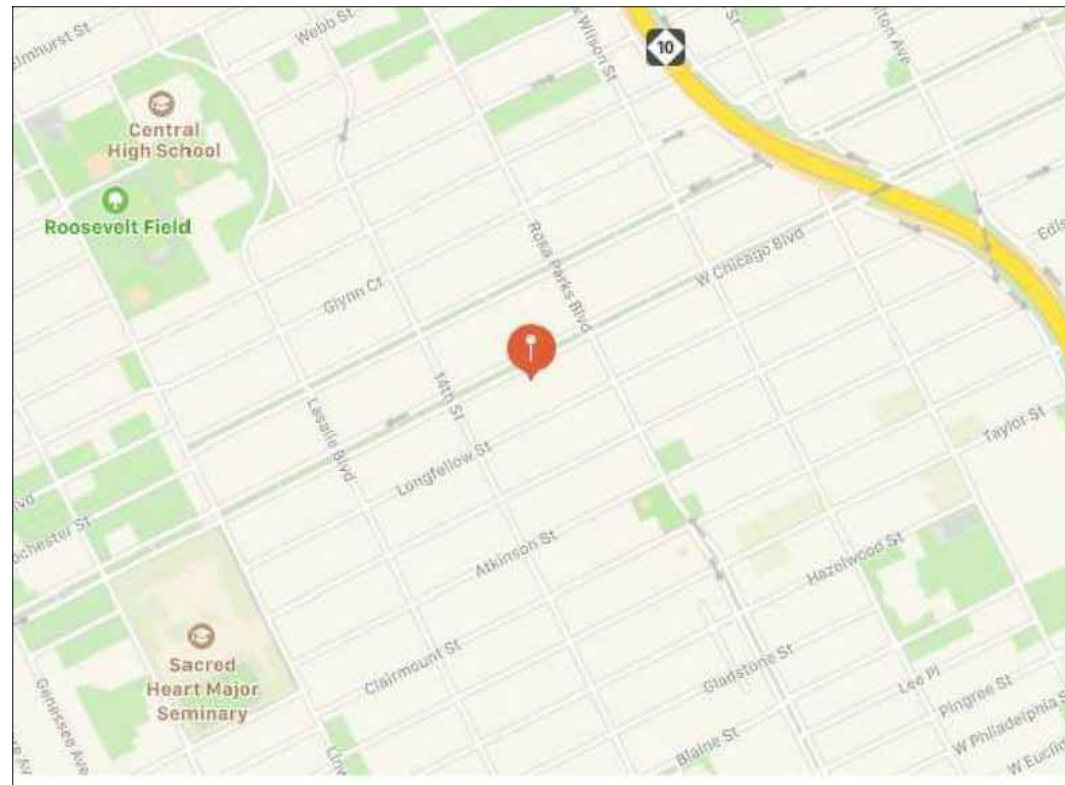
Index

A1.0	INDEX, SITE PLAN	01/10/2020	02/26/2020	11/20/2020	Rev 3 01/20/2021
A1.1	PARTIAL PLANS, SECTION, ELEVATIONS	•••••	•••••	•••••	•••••

Building Data

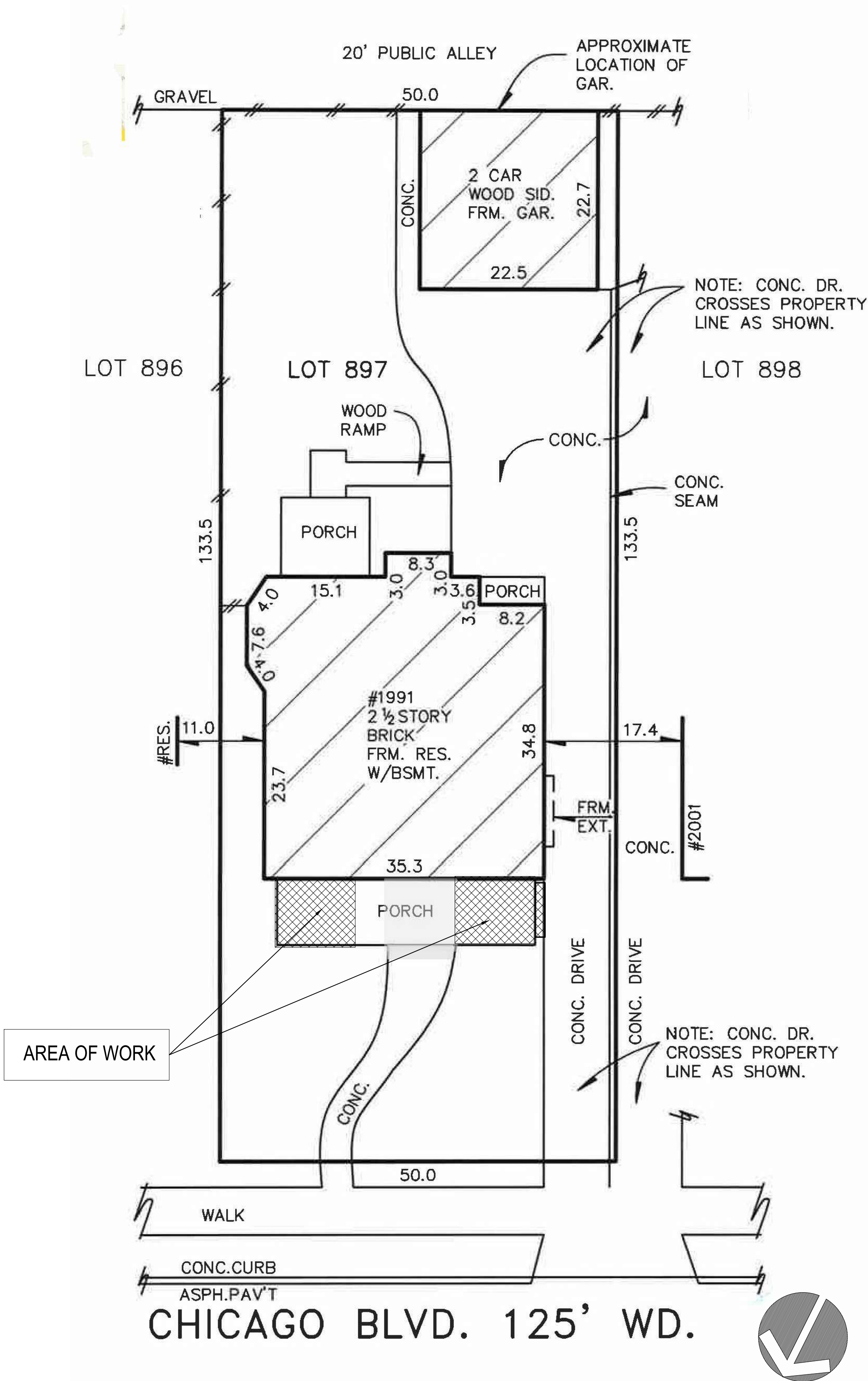
USE GROUP:	SINGLE FAMILY HOME
CONSTRUCTION TYPE:	V

Location

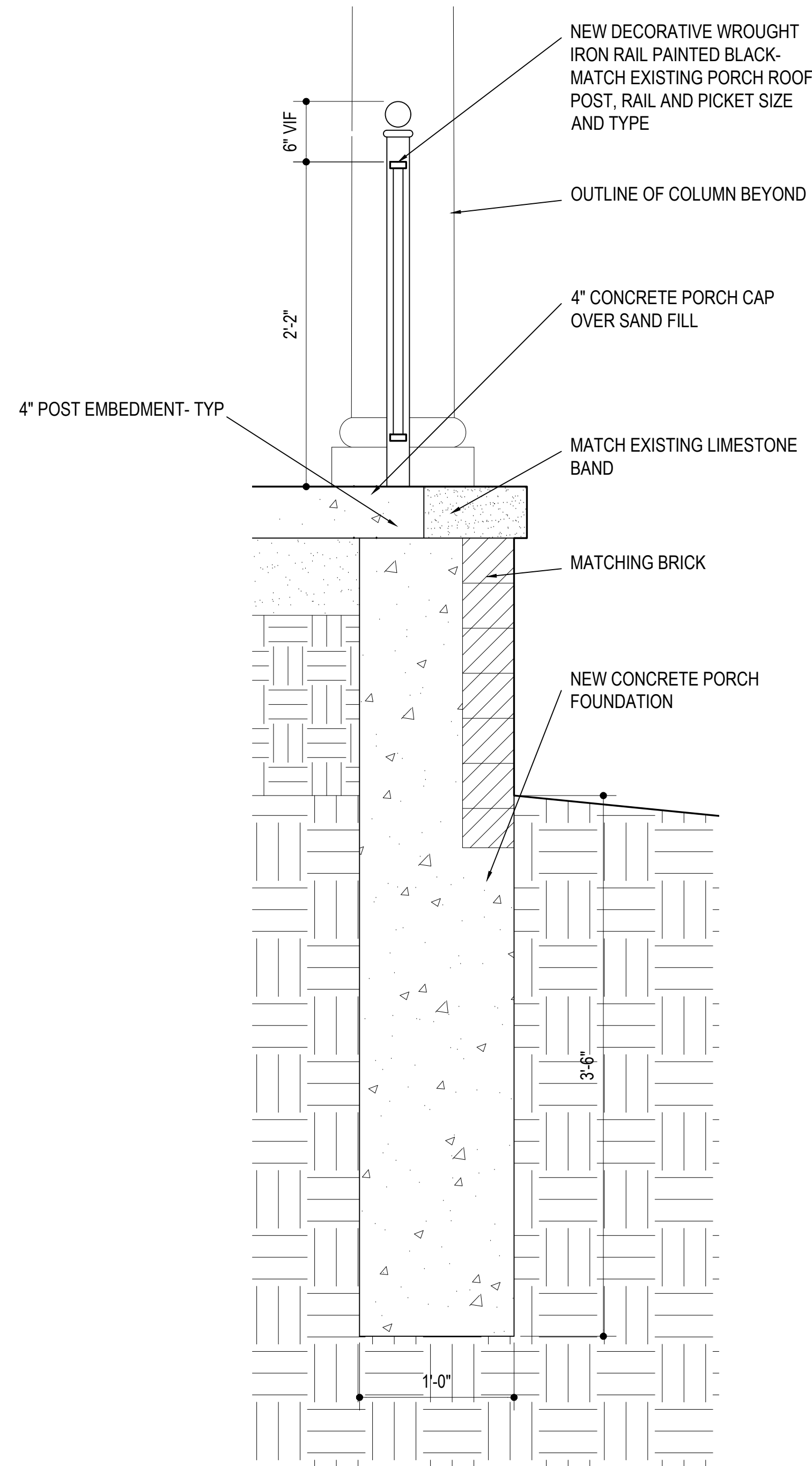


Project Description

The porch restoration project is the re-building of two demolished wings of the front entry porch of the property at 1991 West Chicago. Work includes design and materials matching the original home to the extent possible, based on existing conditions and available historical photos.

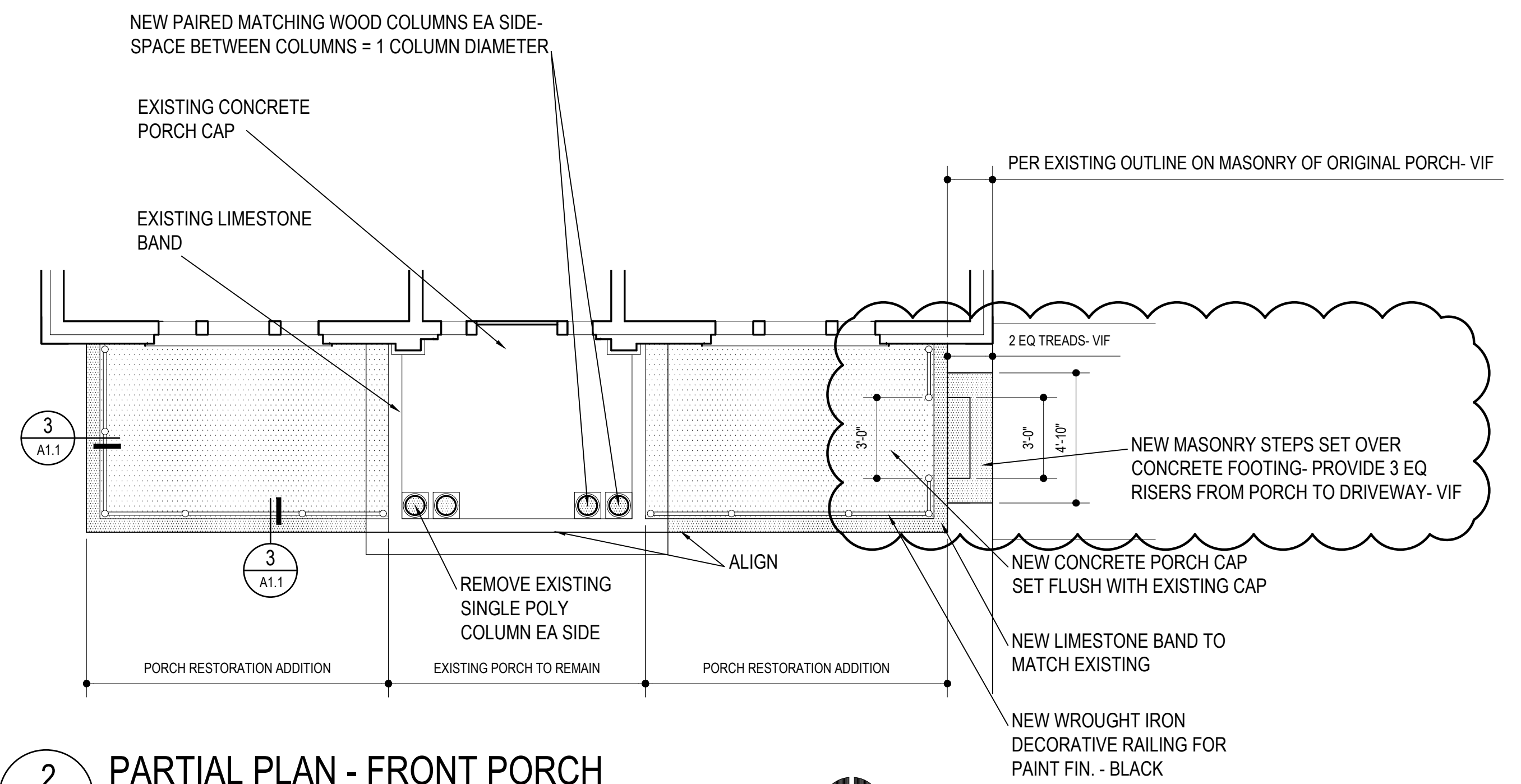


1991 West Chicago Boulevard Rev 3 01-20-2021



3 PORCH SECTION
 A1.1 1 1/2"=1'-0" 0 1'-0"

NOTE: EXISTING ABANDONED PORCH FOUNDATION MAY BE RE-USED IF INSPECTED AND FOUND INTACT AND STABLE.



2 PARTIAL PLAN - FRONT PORCH
 A1.1 1/4"=1'-0" 0 4'-0" BLDG NORTH



2 NORTH ELEVATION
 A1.1 1/4"=1'-0" 0 4'-0"

PORCH ADDITIONS ARE SYMMETRICAL

Proposal

Page No. _____
of _____ Pages

HOUSE OF IRON

Ornamental Iron Work

15475 DALE

DETROIT, MI 48223

(313) 532-2282 • Fax (313) 532-9894

Fax 734-408-0780

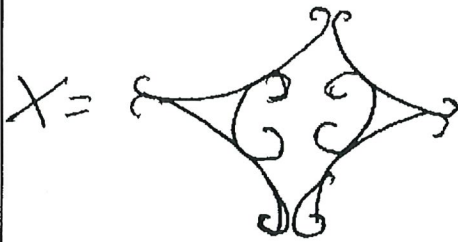
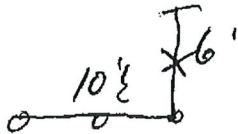
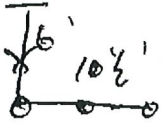
734-575-8546

PROPOSAL SUBMITTED TO:		PHONE	DATE
NAME <i>David Parkowski</i>		<i>cell 734-368-8662</i>	<i>1/5/21</i>
STREET		JOB NAME	
CITY		CITY	STATE
STATE		ARCHITECT	DATE OF PLANS

We hereby submit estimates for ornamental iron as follows:

27" tall Alt Twist Rail

33 Ft + 6 Posts Ball Top



Black → \$1825

Powder Coat Black → \$2221

Estimated Time for completion following acceptance *8* weeks.

Ins. tallied

* ALL MATERIALS GUARANTEED FOR ONE YEAR EXCEPT PAINT. PRIME AND POWDER COAT PAINT NOT GUARANTEED.

All labor and materials -- completed in accordance with the above proposal, for the sum of:

_____ dollar (\$ _____) with payment to be made as follows:

Down Payment at time of acceptance \$ _____

Agree. + 50%

Balance on Completion _____

COB

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practice. Any alteration or deviations from the above proposal involving extra costs, will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmans Compensation Insurance.

Authorized Signature _____

[Signature]

NOTE: This proposal may be withdrawn by us if not accepted within *30* days.

Acceptance of Proposal

The above prices and proposal are satisfactory and are hereby accepted. You are authorized to do the work as proposed.

Payment will be made as outlined above.

Accepted:

Date *1-12-2021*

Signature _____

[Signature]

Signature _____



Quote

Date	Quote #
12/4/2020	8-59276

Name
Chelsea Lumber Company Old Barn Circle Chelsea, MI 48118

Jim Mackie Distribution
Romulus, MI. 48174 30881 Beverly Rd

Item	Description	Qty	Cost	Total
-Spec Ord Col Freight	8" x 8' Plain Round tapered Primed FJ Cedar Column with Cedar Cap and Base- Ashalted and Flashed for Exterior Use Net delivered price 5-6 weeks lead time			
Thank you, Mark		Total		

Signature 

Phone #	Fax #
734-729-0780	734-729-0757

1991 CHICAGO APPROX 1974



1991 CHICAGO BLVD 2017



1991 CHICAGO FAILING PORCH 2017



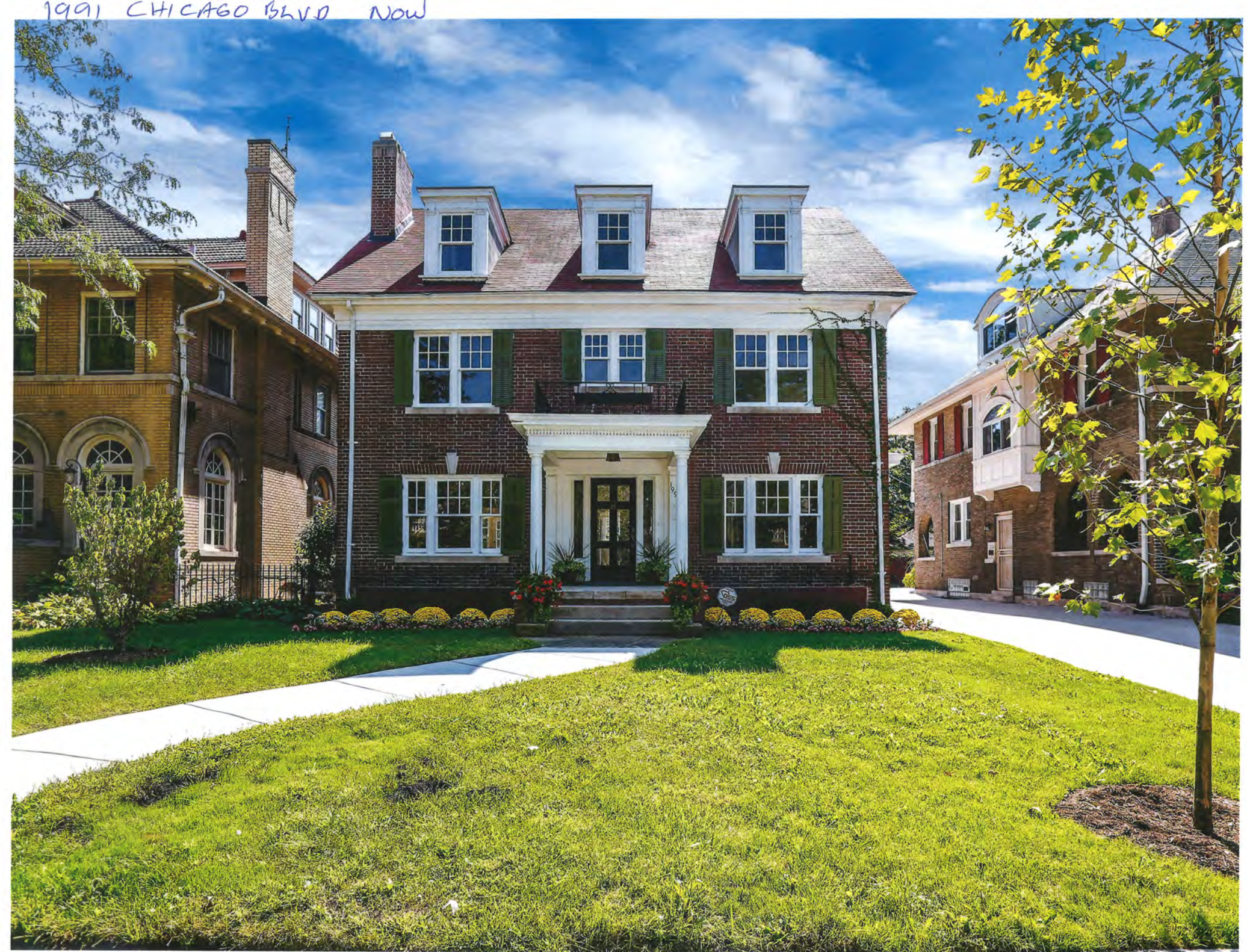
1991 CHICAGO BLVD NOW



1991 W CHICAGO BLVD PORCH NOW



1991 CHICAGO BLVD Now





**1991 West Chicago Blvd
Detroit, MI**

The following details did not change:

1. Porch roof. Nothing changed to the porch roof. Hence, no work was done to the porch roof.
2. Upper railing. Just restored as noted below.
3. Limestone "rim" of the porch slab was salvaged and used in place.
4. Outer pair of columns supporting porch roof. The outer columns at the front corners of the porch were saved and restored/repared. The columns on the rear corners of the porch are also original.
5. Shutters. Shutters are original to the home and were restored back to the original color that existed under the current white color.
6. Windows. All windows were restored throughout the home. Each window was taken apart, resized, new historic chain and hardware installed and glass replaced where needed.
7. Roof Color. The front facing surface of the roof had been replaced sometime prior to our purchase of the home.
8. Light on underside of porch roof. The original underside light was repaired and re-installed.

The following items were changes made to front elevation:

- 1) Wings of porch were removed. The wings were collapsing due to failing footings (See attached photo). The wings could not have been repaired. They would have had to be completely re-built. In order for us to do so we would have had to dig out the old footings and pour new ones and re-build from that point. Rebuilding the wings would have added \$20,000 to the cost of the porch rebuild. This would not have made financial sense considering the value of the home. The main porch's footings were in good shape so we were able to just rebuild the brick work etc. for the center porch. In respect to the old footings, we dug them out and removed to accommodate installation of the new landscaping and grading from the exterior walls of the house. We also used as much of the original porch materials as possible in the re-build which is evident in the photos.
- 2) Railings on wings of porch removed. The railing was corroded and damaged, but intact, on the left wing but none attached to the right. The vintage of the railing was undetermined.
- 3) Four Columns were rotted out and could not be salvaged. The exterior columns were replaced with composite columns to support the roof above.
- 4) The shutter color was changed from white to green. The shutters were returned to their original color (or at least the last color they were prior to being painted white) We color matched the green to what color was under the white so we're not sure what the exact color is.
- 5) The railing above the roof over the porch changed from white to black. The same thought process was applied as was to the shutters. The original color of the railing was black. We returned it to its original color. We also restored them to the extent possible as there was a lot of rust, etc.

The following items will be replaced/rebuilt to front elevation:

- 1) Wings of porch will be rebuilt to match original look of front elevation, including the limestone steps off the right side of the right porch wing (see plans attached).
- 2) Railings on wings of porch will be rebuilt and installed to match original look of house. Iron powder coated railing will be used, unless raw painted iron railing is preferred (see attached estimate).
Please advise on the paint specification/preference.
- 3) Four wood columns that were rotted and previously removed, will be replaced with new wood columns to match original look of the house (see attached estimate).

A list of specific materials used:

Front porch brick manufacturer and color. We used/will use re-claimed brick from Belding Masonry. We took one of the original bricks and matched it to the best extent possible.

Mortar manufacturer and color. We color matched the current mortar of the house.

Porch paint manufacturer and color. I believe it was Behr Premium. It was color matched to the existing white.

Shutter paint manufacturer and color. I believe it was Behr Premium. It was color matched to the original green color.