

May 18, 2021

CERTIFICATE OF APPROPRIATENESS

Ms. Stella Thompson
1670 Bagley
Detroit, MI 48216

RE: Application Number 21-7215; 1670 Bagley; Corktown Historic District

Dear Ms. Thompson:

At the regular scheduled meeting held virtually on May 12, 2021, 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 May 18, 2021.

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).

Per the attached documents, the project consists of the following components:

- Relocation of front porch stair, walkway and gate to center with the front door
- Replacement of wood porch features with wood features
- Paint according to Color System A
- Replacement of chain link with wood picket fence
- Installation of new porch lights

With the following conditions:

- The applicant shall provide final specifications for light fixtures that are similar in dimension and material to existing light fixtures for HDC staff review and approval prior to a permit being issued.
- The applicant presents HDC staff with a front porch plan that confirms use of wood material for decking and stairs, and confirms design and locations of proposed railings.

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

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

DATE: July 20, 2020

PROPERTY INFORMATION

ADDRESS: 1670 Bagely, Detroit, MI 48216 AKA: _____

HISTORIC DISTRICT: Corktown

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Roof/Gutters/ Chimney	<input checked="" type="checkbox"/> Porch/ Deck	<input checked="" 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 checked="" type="checkbox"/> Other: <u>flat roof overhang, siding</u>	

APPLICANT IDENTIFICATION

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

NAME: Stella Thompson COMPANY NAME: Cj's Project Management

ADDRESS: 1670 Bagely CITY: Detroit STATE: MI ZIP: 48216

PHONE: 313-452-7736 MOBILE: 313-452-7763 EMAIL: stompson@emich.edu

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: July 20, 2020

PROPERTY INFORMATION

Address: 1670 Bagely, Detroit, MI 48216 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)
Install new posts, repair overhang, extend front porch, install new steps, replace fence with wood fence,
repair side porch and repair trim under roof.
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 \$ 8000.00 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: Stella Thompson Company Name: Cj's Project Management

Address: 1670 Bagley City: Detroit State: MI Zip: 48216

Phone: 313-452-7763 Mobile: 313-452-7763

Driver's License #: _____ Email: sthompson@emich.edu

Contractor

Contractor is Permit Applicant

Representative Name: _____ Company Name: _____

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

Phone: _____ Mobile: _____ Email: _____

City of Detroit License #: _____

TENANT OR BUSINESS OCCUPANT

Tenant is Permit Applicant

Name: Stella Thompson Phone: 313-452-7763 Email: sthompson@emich.edu

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: Stella Thompson 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: Stella Thompson Signature: _____ Date: _____
(Permit Applicant)

Driver's License #: _____ Expiration: _____

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

Signature: _____ My Commission Expires: _____
(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.



March 30, 2021

To: The Planning and Development Department for the City of Detroit Historic District Commission.

From: Estela A. Thompson, Tenant at 1670 Bagley.

Property Owner: Petra Galvan

Attach is a Project Review Request for the house of 1670 Bagley, Detroit, Michigan 48216. Also, included are answers to the questions sent by Brenden Cagney. The only question that I could not answer was question number (7) pertaining to re-vise drawings of the porch I believe. I am not sure.

Historic District: Corktown Detroit

Stella Thompson <sthompson@emich.edu>

Tue, Nov 10, 2020,
2:52 PM

From: Historic District Commission (Staff)
Sent: Friday, August 14, 2020 9:41 AM
To: Carol Johnson <cjsprojectmgt@gmail.com>; Historic District Commission (Staff) <hdc@detroitmi.gov>
Subject: RE: [EXTERNAL] 1670 Bagley Renovation Project

Thanks, feel free to email me if you have any questions...
-Brendan

From: Carol Johnson [<mailto:cjsprojectmgt@gmail.com>]
Sent: Thursday, August 13, 2020 5:22 PM
To: Historic District Commission (Staff) <hdc@detroitmi.gov>
Subject: Re: [EXTERNAL] 1670 Bagley Renovation Project

Good Afternoon Brendan,
I will get to work on your request. Thank you for the clarification.

On Thu, Aug 13, 2020 at 5:19 PM Historic District Commission (Staff) <hdc@detroitmi.gov> wrote:
Good Afternoon,
I had a hard time understanding the application based on the items submitted.

Please provide / revise the following items to complete your application:

1. Photos of front, rear and sides of home (photos should capture the entire home in one shot, as best as possible... only front elevation provided)
2. Detailed photos of rear / side porch,
3. Detailed photos of front porch, showing decorative elements at top of columns (brackets and trim) bottoms of columns.... deteriorated decking, overhang,
4. Detailed Photos of proposed window to be removed – interior and exterior
5. Better description of all things to be replaced in project- describe columns size and how exactly they will be replaced... for example – replace (4) existing 4"x4" solid wood column with new 4"x4" solid wood column, etc... . you also need to detail what is happening with the brackets and decorative trim, will it be retained It says it will on drawing but needs to be in written description as well... Also, provide detailed info about proposed decking, railing, etc. You will need to better describe the existing window proposed for removal and why it should be replaced. The more detail, the better
6. Spec sheets (pdf or jpeg) for all replacement products, including window, shingles, new fence, decking, columns, octagon window
7. Revise drawings: I am not sure what I am looking at with regard to the drawings, I cannot submit to the commission as they are, please revise them. A 4' line should not be longer than an 8' line. Maybe it would be perhaps more effective if you did a before and after drawing instead of showing both existing and proposed. and label the items so we know what we are looking at.

Please note that your application is incomplete until all required information is submitted and cannot be acted upon further. Incomplete applications cannot be heard before the Historic District Commission.

Sincerely,

Brendan Cagney

Historic Preservation Staff

Detroit Planning & Development Dept.

Coleman A. Young Municipal Center

2 Woodward Avenue, Suite 808

Detroit MI, 48226

www.detroitmi.gov/hdc

cagneyb@detroitmi.gov

Michael E. Duggan, Mayor

Photos from front of house.



Front top window plus front of house.



Picture of front porch.



West corner of the front of the house. Metal gate and will be replanced by painted white wood gate and fence.



Paint peeling from front bottom fence



Side gate and fence.



Front gate and fence.



Porch floor is wider than overhang and rail.



Porch is falling into the ground.



Front steps from front porch.



Front porch rail, skirt, and floor siding.



West side of porch.



Side porch of house.



Side of house.



Side of house, heading toward back.



Rear of house.

Side Porch

Most of the work for 1670 Bagley will be the removal of rotted wood floor deck for both side and front porch. The railings, steps and handrails on both front and side porch need to be removed due to hazardous conditions and replaced by sturdy, heavier wood materials for safer traffic.

A.) Side Porch is in poor condition.

- 1.) Requesting removal of wood deck, rails, spindles, handrails, and steps. Requesting Trex composite for side porch deck floor, kick board and top of steps only to prevent wear, tear and wood rot.**
- 2.) Spindles, rails and front of steps will be wood. I will provide desired spindles further into the report. All spindles and rails to be painted white. Except for Trex composite. Whatever color composite is on sale, I will take.**
- 3.) Requesting side porch rail to be move over 2 inches from original middle position.**

Please see attached photos of side porch:



This is my mother helping me take measurements for this project. This is the rail post which will be replaced by a new wood post.

It is 42 inches long inserted into a block wood square which will also be wood.



Bottom rail is 45 inches long, being replaced by new wood.



Top of steps are 45 inches wide and top of deck is 46 inches wide. I am requesting to add two more inches in width to the deck of side porch for added space. I am requesting Trex composite for the floor deck and top of steps. I am also requesting Trex composite for the stepping kick board since it has a tendency to fall apart.

Not sure if I should stay with 3 steps or make it 2 steps?



Post for side porch rail is 38 inches. It will be replaced by new wood rail.



Measuring side porch deck. Kinda blurry. Sorry

Length of side porch is 87 ½ inches long. The length of porch will stay as is preferably with Trex floor composite.



End of porch floor is at 87 ½ inches long.



End of top rail for side porch is 52 ½ inches long. It will be replaced by a new wood rail.



This is the beginning of the rail attach to the house. A wood board attach to the house and rail from top to bottom it is 34 ½ inches long. It will be replaced by a new wood board.



The bottom side porch measures at 82 ½ inches long and 26 inches from top to bottom. It will be replaced with and hopefully with the same kind of design.



The above photo is sample of how I would like the skirting of the side porch to be. The precious woman helping me measure the porch is my beautiful 92-year-old mother and owner of the house.

I would like to have the skirting covered with Trex material and a small entry door.



Mother is helping me measure the spindles, but her hand got in the way.



I think the length of the spindles are 31 ½ or 32 inches. There are (13) spindles on the side rail and (5) spindles on the hand/step rail. All spindles will be replaced with new wood spindles but the amount of spindles might decrease according to width of new wood spindles.



The side porch rail starts in between the side door and the accessory trim of house siding.

I am requesting to move the rail from the middle of door and trim siding, over two inches to the right towards the trim of siding for added space.



Another picture where side rail begins.

Front Porch

The front porch is what distinguish itself from the other homes. So, it is with great ambition and desire to have it renovated and upheld to its original beauty.

A.) Current Condition of Front Porch.

- 1.) Entire front porch, front side rails, handrails, steps, and missing spindles are all deteriorated and poor condition.**
- 2.) Porch Overhang is shorter than width of front porch causing wood rot. The overhang is 4 feet wide. The front port is 4 feet 5 inches wide. Porch roof is in an inner slop, making it look slopping and disproportion. I am requesting to widen the front porch from 55 inches (4'.5) wide to 60 inches (5 ft.)**
- 3.) The front stairs of the porch are currently located to the left of the front entry door.**
- 4.) The front fence is current a metal fence which I believe is called Hurricane fence and the gates are directly in front of the stairs.**
- 5.) The small window over the porch currently has a square frame over an arch or octagon window.**

B.) Proposed Modifications

- 1.) I am requesting that the front steps be re-located directly in front of the front entry door for easier entry. It has become difficult for my mental disabled 56-year-old sister and 91-year-old mother to maneuver from the sidesteps, then make a right turn, then make a left turn to enter the house when they use their walkers.**
- 2.) The original frame of the original front window above the porch roof is peeling and need to be framed to the shape of the original window. My 91-year-old mother who remembers the window from back in 1965, says that it was octagon. I believe the top of the original window might be half-moon shape, but I don't know since there is no second floor and the attic area is a crawl space.**
- 3.) The front metal or hurricane fence has two gates and will be replaced with a wood picket fence, painted white and one gate. I am requesting the one gate to be moved to the front of the stairs in alignment with the main entry door. The gate to the side porch will be removed and replaced with wood fence**
- 4.) The current overhang of the front porch will be extended to cover the new extended front porch. From 4 feet wide to 5 feet and 5 inches wide.**

5.) I am requesting the damage frame and window above the front porch roof be replaced by a new window and top frame being arch/half-moon with small shutters.



The front porch deck is 22 feet long. I am requesting Trex composite to replace the damage wood deck for both front and side porch in order to keep the deck from deteriorating.

Front steps are 5 feet long and 11 ½ wide. I am requesting Trex composite for the top of the steps for both front and side porch to keep from deteriorating. I am also requesting that the kick of the steps be composite.



Front porch hand rails are 39 inches long and 3 inches wide. The square Finial at the end of rail is 5 x 5 inches and will be replaced with wood round topper like in picture for both front and side porch. The left Newel post is 46 ½ , right Newel post is 44 ½ inches tall, all to be replaced with wood. The front and side handrail will be wood. The spindles are 4 ½ inches round and will be replaced with wood spindles for both front and side porch.





Front and side rails for front porch and side porch will be wood. Side rails for front porch will be moved forward 5 inches. Front porch side rails are 39 inches tall





The porch skirting would preferably be small lattice panels. Painted white.



Corner of porch post and rail will go to corner of porch. Corbels will remain.



The corner of the porch rail will go to the corner of the porch floor.



The corbels and arch panel of the porch roof will remain as is.



New porch light will be installed on both side of front door.





Front porch steps will be moved in front of front door







Picture - 1 Front entry



Picture - 2 Steps and railing



Picture 3 - Front Entry Overhang



Picture 4 - Fence

Picture 1: Posts will be replaced with new posts. Overhang is going to be extended to cover extended front porch.

Picture 2: Fence is going to be replaced with picket fence. Gate is going to be moved and centered with porch steps. Porch steps are going to be centered with main entry door to home.

Picture 3: Damaged window will be replaced with new octagon shaped window

Picture 4: Porch steps are going to be moved and centered with main entry door to home

From: [Stella Thompson](#)
To: [Brendan Cagney](#)
Cc: [Historic District Commission \(Staff\)](#)
Subject: Re: [EXTERNAL] Re: 1670 Bagley Renovation Project
Date: Monday, April 5, 2021 1:48:35 PM

Good Afternoon Brendan, just want to say Thank you for the update. Okay, first how should I reply to the above questions? Should I address them to you or go back into my report and update?

Answer to question number one.

1.) Okay, you are correct Brendan. I am thinking about complete destruction and reconstruction of the roof and ceiling in order to have the porch extended 5 inches. I would prefer to keep the corbels and arches and have them replaced once the roof is complete. I was told by a contractor that the corbels and arches are original and deteriorating from paint and weather. If need be, I would like to have new corbels and arches done but with original design.

2.) Octagon Window. I have the Octagon window measuring 27 inches x 27 inches. I measured from the outer edge of the frame where the nail holes are at. The pictures that I took look like 25 or 26 inches. My mother said that she remembers an Octagon attic window when we first moved in back in 1964. My 93 year old mother also suffers from the beginning stages of Dementia. So, I thought if it is going to be a really big hassell to put an octagon window in, then I would prefer to keep the existing window that is half moon on the top edge of the attic window with shutters.

3.) The photo of the new steps on the side is an **example** of what I would like to have.

Once again, Thank you Brendan for all your help and patience with getting this project under way. I know it's been a long time dealing with me and my gratitude and appreciation for you is beyond words.

Please let me know if there is anything else that is required for completion.

Sincerely,

Stella Thompson

On Thu, Apr 1, 2021 at 4:19 PM Brendan Cagney <cagneyb@detroitmi.gov> wrote:

Good afternoon,

Thank you for providing the detailed scope of work and application. I think the application is pretty solid, here are my current questions....

1. I see that you may want to clarify is the information about the porch overhang extension... Are you proposing to remove the entire overhang and columns (and corbel / arch details) and replace

From: [Stella Thompson](#)
To: [Dan Rieden](#)
Subject: [EXTERNAL] Re: 1670 Bagley Application
Date: Saturday, May 01, 2021 10:48:10 AM
Attachments: [Baker Street Horse streetcar.docx](#)

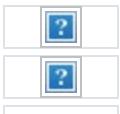
Greetings Dan,

Thank you very much for taking the time to speak to me this afternoon. It was very informative and helpful to know what you and the committee are looking for in repairing my mother's front porch. Also, thank you for the photo of the house from 1984 and the color scheme chart. Very helpful but no white color, not happy about that.

Answers to your questions:

- 1.) I will not be replacing the porch roof. I have no contractor, nor architect to measure and re-design the roof. The current roof will stay as is.
- 2.) There will be no Barge Board installed at this time. Barge Boards are decorative features which are mounted on the gables of the house, following the pitch of the roof. The boards would have been mounted right along the roofline adding a decorative accent, trim to the roof. Barge Boards will be installed later in the future.
- 3.) The propose color for the Trex composite front and side **porch floors** will be **A: 2 Light Olive Gray**
The **steps and kickboards** for the front porch and side porch will be **A: 2 Light Olive Gray**
- 4.) I would like to confirm that I am not repairing the existing 2nd floor window. There will be **NO** Octagon window to replace the 2nd floor window.
- 5.) There will be **NO** shutters for the 2nd floor window at this time.
- 6.) The railing height for the side and front railing will be 39 inches in height.
- 7.) The newels and handrails will remain the same dimensions as mentioned in my report.
- 8.) I would like to keep the same color of white for the newels and posts, but since I am not allowed to have white, then I propose new colors for the cobels, newels and posts. I would prefer for the front and side porch posts and newels to be **A: 4 Pale Yellow**.
For the side and front porch rail to be **A: 4 Pale Yellow**. For the front porch Cobels, **A: 7 Bluish Gray**
- 9.) The outdoor lights will be located on the top right and left side of the front door.

Patriot Lighting® Reece White Outdoor Wall Light - 2 pack
Model Number: IOL378TWH-M | Menards © SKU: 3563811





Description & Documentscollapse

Add a welcoming glow for you and your guests at any outdoor entrance with Patriot Lighting® Reece. This two-pack outdoor wall light offers a simple yet traditional style with its white finish and clear glass, as well as the option to mount as an up light or open or closed downlight. Create a dramatic effect and light up your outdoor space for security and curb appeal.

[Installation Instructions](#)

To read PDF files, you need the Adobe Acrobat Reader 6.0 or higher.

[Click here](#) to download it for free from Adobe's site.

Shipping Dimensions: 13.50 H x 12.50 W x 8.50 D

Shipping Weight: 5.5 lbs

Brand Name: **Patriot Lighting**

10.) I am confirming that the site conditions also include relocation of the front gate to the center.

11.) I am confirming that the existing sidewalk will be replaced with a new sidewalk for the center location. It will be 36 wide and 60 inches long. Material will be cement.

Okay, I answered your questions as best that I can in such a short time. I wish these questions were given to me sooner for better preparedness. I also sent you a picture of the corner of my mother's house from back in 1865.

Please, do let me know asap what other questions need to be answered. I will try my best to complete it tonight since tomorrow I will be gone all day.

Sincerely,
Estela Thompson

On Fri, Apr 30, 2021 at 4:13 PM Dan Rieden <riedenda@detroitmi.gov> wrote:

Good afternoon Ms. Thompson,

It was a pleasure talking to you this afternoon. This helped me to understand your intentions. Please note that I do have to capture some of your decisions in written format, so please respond to the questions below. If you are deciding to change some of the scope of work items, please clearly state that you're wishing to amend the application with your changes.

1. If you are still looking at replacing the porch roof with a new designed porch roof, please provide drawings of proposed new porch roof and include the modified porch deck design. We need to see the new designed porch roof with the dimensions of the top, sides and underside. All materials and shingle materials with their material cut sheets. We would also then, need to understand how the existing corbels, posts, and arched detailing under the roof would be treated during the construction of the new roof. Your contractor may be able to provide this if they have it already available.
2. What is the use of the Bargeboard? Please provide locations, designs, color.
3. Please provide a proposed color for the Trex composite board material for each location that you intend to use it.
4. Please confirm if you are replacing the 2nd floor window with the octagon shape or repairing the existing window that is currently in place. Please note that the designation photo shows that the window had dividers.
5. Please confirm whether or not you intend to add shutters to the upstairs window.
6. Please confirm the proposed railing height for the front and side railings.
7. Please confirm that the newels and handrails (as you show in your report) will remain the same dimensions or if you are proposing new dimensions (length, height, width).
8. As we discussed, white is a color that is not typically approved by the HDC, if you would like to propose a new color from the attached color chart, please state this. Please confirm the locations for this color.
9. Please provide samples of the two proposed porch lights (an image from a website that shows the model/color/material is helpful) and describe their locations.
10. Please confirm that the site conditions also include relocation of the front gate to the center.
11. Please confirm that the old sidewalk will be replaced with a new sidewalk for the center location. Please describe the dimensions and materiality of this new sidewalk.

For your refernce, I have attached the color scheme color chart for your home. See Color System A. I have also attached what we call a “Designation photo (1985)” of the house.

I believe you said that you can provide a response tomorrow to these questions, which will be much appreciated!

Thank you!



Patriot Lighting® Reece White Outdoor Wall Light - 2 pack

Model Number: IOL378TWH-M | Menards® SKU: 3563811

Final Price:

\$26.67

You Save \$3.30 with
Mail-In Rebate

ADD TO CART

Overall Height	17 3/4 inch	Overall Width	6 3/8 inch
Overall Depth	8 inch	Weight	5.06 pound
Backplate Dimensions	4 1/2 X 6 inch	Product Type	Outdoor Wall Light
Power Source	Direct Wire	Voltage	120
Number of Bulbs Required	2	Total Light Wattage	200
Bulb Type	Incandescent	Bulb Base	E26
Bulb Shape	A-Line	Bulb Shape Code	A19
Bulbs Included	No	Material	Aluminum
Shade/Diffuser Material	Glass	Shade/Diffuser Color/Finish	Clear
Mount Type	Wall	Collection	Reece
Location Rating	Wet	Recommended Environment	Outdoor
Listing Agency Standards	CSA-US Listed	Manufacturer Warranty	5 year
Return Policy	Regular Return (view Return Policy)		