

02/16/21

**CERTIFICATE OF APPROPRIATENESS**

Nicole Rittenour  
2255 Wabash St  
Detroit, MI 48216

**RE: Application Number 20-7054; 2263 Wabash; Corktown Historic District  
Project Scope: Erect new building**

Dear Applicant,

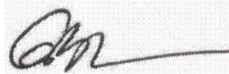
At the Regular Meeting that was held on February 10, 2021, the Detroit Historic District Commission ("Commission") reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205, MSA 5-3407(5)(10) and 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 February 16, 2021.

The Commission issued a Certificate of Appropriateness for the following work as it meets the Secretary of Interior's Standards for Rehabilitation and the district's Elements of Design:

***Erect a new building per submitted documents and plans.***

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. If you have any questions regarding the foregoing, please contact me at 313-224-1762.

For the Commission:



Garrick Landsberg  
Director/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](http://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](mailto: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: \_\_\_\_\_ Company Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_

Driver's License #: \_\_\_\_\_ Email: \_\_\_\_\_

**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: \_\_\_\_\_ 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: \_\_\_\_\_ 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](http://detroitmi.gov/bseed/elaps) for more information.





# 2263 WABASH

## SINGLE FAMILY RESIDENCE



2263 WABASH IN 1884

NO.	SHEET NAME
HDC0	COVER
HDC1	SANBORN MAPS 1
HDC2	SANBORN MAPS 2
HDC3	AERIAL PHOTOGRAPHS
HDC4	STREET VIEWS
HDC5	EXISTING ELEVATION PHOTOS
HDC6	PROJECT INFORMATION
HDC7	SITE PLAN
HDC8	FLOOR PLANS
HDC9	EXTERIOR ELEVATIONS
HDC10	GARAGE
HDC11	3D VIEWS
HDC12	MATERIALS

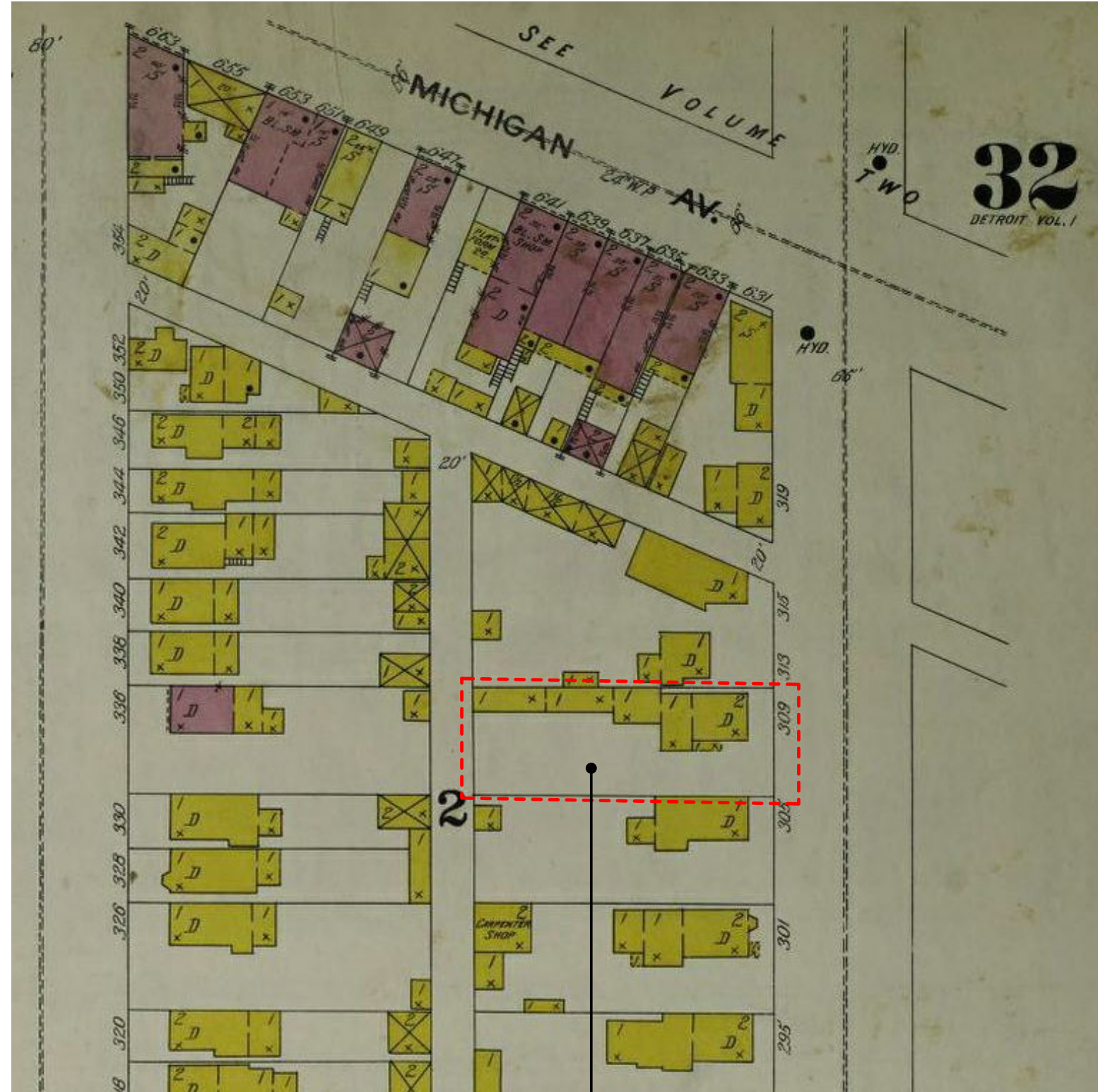


# SITE HISTORY



309 (NOW 2263) WABASH  
SINGLE FAMILY RESIDENCE WITH 2 ACCESSORY BUILDINGS

1884 SANBORN MAP

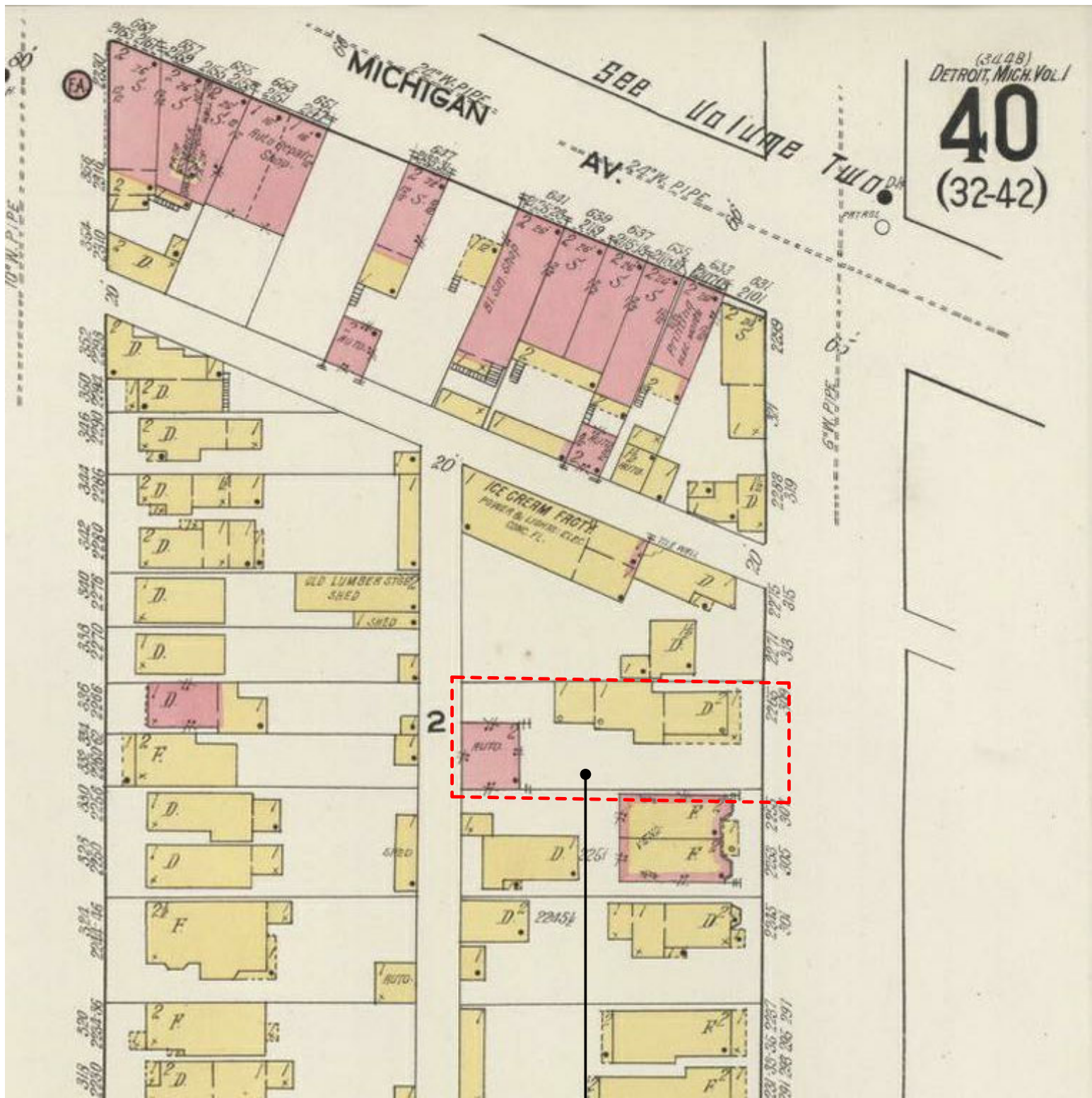


309 (NOW 2263) WABASH  
SINGLE FAMILY RESIDENCE

1887 SANBORN MAP



# SITE HISTORY



309/2265 (NOW 2263) WABASH  
2-STORY SINGLE FAMILY RESIDENCE WITH MASONRY ACCESSORY BUILDING

1921 SANBORN MAP



309/2265 (NOW 2263) WABASH  
2-STORY SINGLE FAMILY RESIDENCE WITH MASONRY ACCESSORY BUILDING

1921-1950 SANBORN MAP



# SITE AERIAL PHOTOGRAPHS



2-STOREY MASONRY  
CARRIAGE HOUSE AT REAR

2002



CARRIAGE HOUSE  
CONCRETE PAD AT REAR

2017



2-STOREY MASONRY  
CARRIAGE HOUSE AT REAR

2007



2-STOREY MASONRY  
CARRIAGE HOUSE AT REAR

2018

01.15.2021  
2263 WABASH







WABASH LOOKING WEST (PROPOSED)

2263



WABASH LOOKING EAST



WABASH LOOKING WEST (PROPOSED)



# SITE PHOTOS



AREA IN FRONT OF FENCE

LOOKING EAST



AREA BEHIND FENCE

LOOKING NORTH



AREA IN FRONT OF FENCE



AREA BEHIND FENCE

LOOKING WEST



AREA IN FRONT OF FENCE

LOOKING SOUTH



AREA BEHIND FENCE (LOOKING INTO 2253 - 2255 YARD)



# EXISTING CONDITIONS DESCRIPTION

2263 WABASH STREET, DETROIT, MI 48216

LEGAL DESCRIPTION: W WABASH 21 SUB OF GODFROY FARM  
L1 P132 PLATS, W C R 10/24 50 X 141.18

PARCEL #: 10004805

PARCEL SIZE: 50FT X 141FT (7,050SF) 0.162 ACRES

ZONING: R2

VACANT LOT WITH EXISTING CURB CUT. GRASS AND GRAVEL.  
FENCED WITH ADJACENT 2255 WABASH PROPERTY. EXISTING FENCE IS 8FT WOOD.

## PROJECT DESCRIPTION

CONSTRUCT A NEW 2-STORY SINGLE-FAMILY HOUSE WITH DETACHED GARAGE.

THE BLOCK OF WABASH BETWEEN MICHIGAN AVENUE AND DALZELLE CONTAINS BOTH SMALL WOOD SINGLE-STORY COTTAGES, 2-STORY WOOD MULT-FAMILY BUILDINGS, MASONRY 2-STORY SINGLE FAMILY & DUPLEX DWELLINGS. THERE IS CURRENTLY A NEW MULTI-FAMILY BUILDING UNDER CONSTRUCTION AT 2221 WABASH.

THE MASSING OF THE PROPOSED NEW SINGLE-FAMILY DWELLING AT 2263 WABASH WILL MATCH THE EXISTING BUILDINGS. THE FRONT SETBACK ALIGNS WITH ADJACENT RESIDENCES TO THE SOUTH ON WABASH. THE PROPOSED HEIGHT MATCHES THE NEIGHBORING MASONRY DUPLEX AND THAT OF THE MASONRY DUPLEX DIRECTLY ACROSS WABASH. THE SQUARE FOOTAGE IS SIMILAR TO THE OTHER DWELLINGS ON THE WEST SIDE OF WABASH.

THE MATERIALS OF THE PROPOSED BUILDING INCORPORATE BOTH MASONRY BRICK AND HORIZONTAL SIDING WHICH ARE BOTH PRESENT ON THE BLOCK.

SIMILAR TO TRADITIONAL HOMES IN THE AREA, THE PROPOSED DWELLING FEATURES A SMALL FRONT PORCH AND A SIDE ENTRY. THE PROPORTIONS OF THE FRONT FACADE AND ITS OPENINGS PLAY OFF A TRADITIONAL LARGE LOWER BAY WINDOW, WITH BOTH LARGE & SMALL OPENINGS AT THE SECOND FLOOR. MODERN LINEAR BRICK DETAILS ADD DEPTH TO THE FRONT FACADE.

THE MASSING IS CONSISTENT WITH OTHER MASONRY DWELLINGS IN THE AREA, BUT IS MODERNIZED TO ALLOW FOR A REAR COVERED DECK AND SECOND STORY BALCONY. THE PROPOSED FOOTPRINT IS SMALLER THAN BUILDINGS THAT EXISTED ON THE SITE SINCE 1884, BUT IS CONSISTENT WITH EXISTING BUILDINGS ON THE BLOCK.

PER THE SANBORN MAPS, THE PROPERTY HAS HOSTED SEVERAL ACCESSORY BUILDINGS INCLUDING A 2-STORY ORNATE CARRIAGE HOUSE THAT WE DEMOLISHED BY THE CITY BETWEEN 2011 AND 2013. PRIOR TO THE CURRENT OWNERS. THE PROPOSED DETACHED GARAGE IS LOCATED JUST OFF THE REAR AND SIDE PROPERTY LINES, AS WERE THE PREVIOUS GARAGES (PER SANBORN MAPS AND PHOTOGRAPHS).

# DETAILED SCOPE OF WORK

## EAST ELEVATION (STREET)

- BRICK VENEER FACADE WITH PAINTED FIBER-CEMENT LAP SIDING
- COVERED ENTRY PORCH WITH FIXED SIDELITE
- INSTALL PRECAST CONCRETE TREAD PORCH STAIR
- INSTALL FIXED PICTURE WINDOW AT FIRST FLOOR
- INSTALL SLIDING GLASS DOOR AT SECOND FLOOR WITH INTERIOR GUARD RAIL
- INSTALL PREFINISHED ALUMINUM COPING WITH 3" FASCIA
- REPLACE EXISTING 8 FEET TALL WOOD PRIVACY FENCE WITH 6 FEET TALL FENCE

## NORTH ELEVATION

- PAINTED FIBER-CEMENT LAP SIDING CLADDING WITH BRICK VENEER WALL AT FRONT
- INSTALL OPERABLE CORNER WINDOW AT FIRST FLOOR
- INSTALL (2) OPERABLE CASEMENT WINDOWS
- INSTALL (4) OPERABLE CASEMENT WINDOWS WITH FIXED LOWER PANEL
- INSTALL WOOD SCREEN WALL
- INSTALL PREFINISHED ALUMINUM BOX GUTTER WITH (2) SQUARE DOWNSPOUTS

## WEST ELEVATION (REAR)

- BRICK VENEER FACADE WITH PAINTED FIBER-CEMENT LAP SIDING
- SECOND FLOOR BALCONY WITH SLIDING GLASS DOOR & METAL GUARD RAIL
- INSTALL (1) HINGED ALUMINUM-CLAD WOOD DOOR
- INSTALL 3-PANEL SLIDING GLASS DOOR
- INSTALL PREFINISHED ALUMINUM COPING WITH 3" FASCIA

## SOUTH ELEVATION

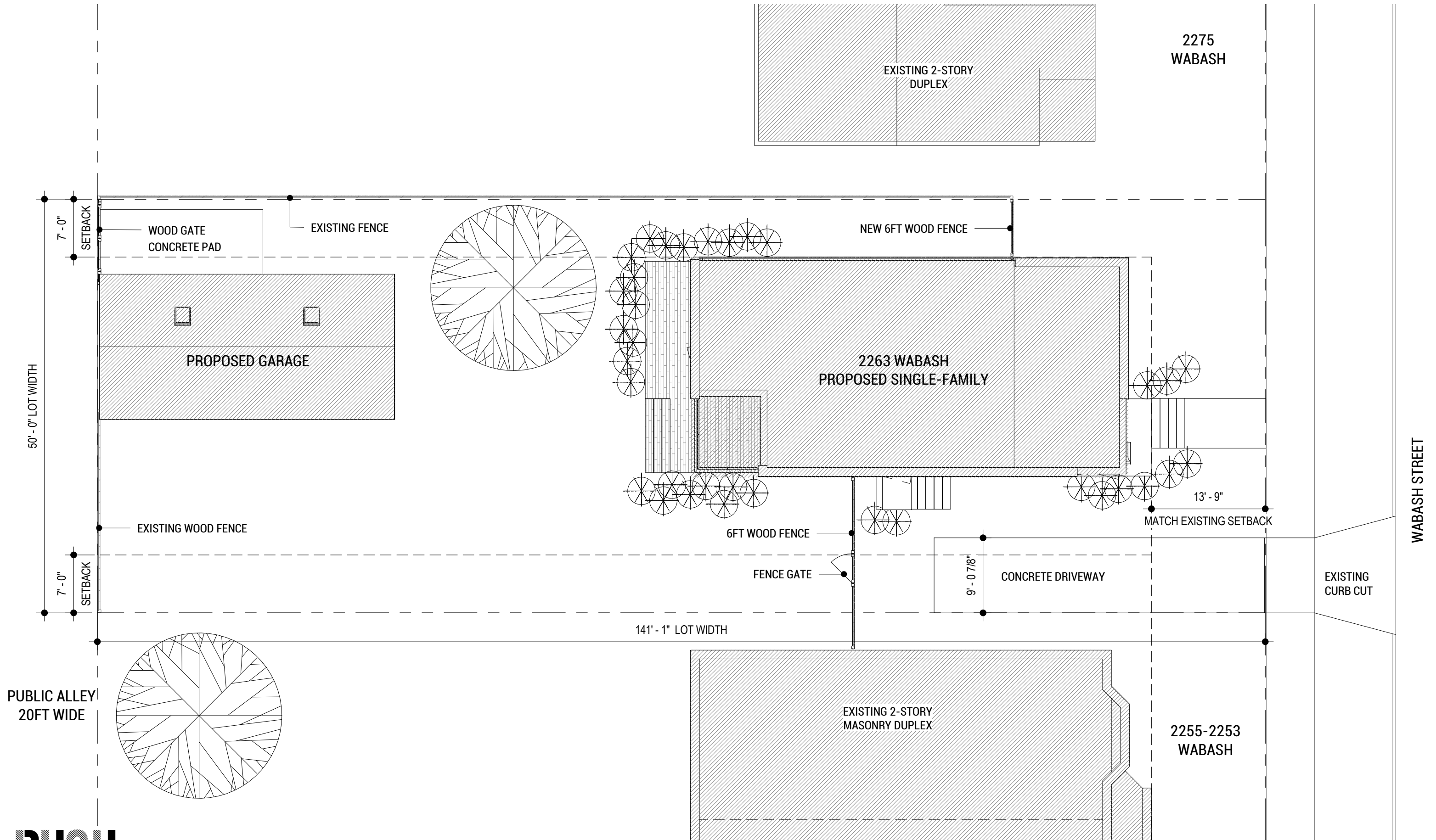
- BRICK VENEER WALL WITH FIBER-CEMENT LAP SIDING ACCENT PANELS
- INSTALL SIDE ENTRY WITH PREFINISHED METAL CANOPY
- INSTALL (1) OPERABLE CASEMENT WINDOW
- INSTALL (2) OPERABLE CASEMENT WINDOWS WITH FIXED LOWER PANEL
- INSTALL PREFINISHED ALUMINUM COPING WITH 3" FASCIA

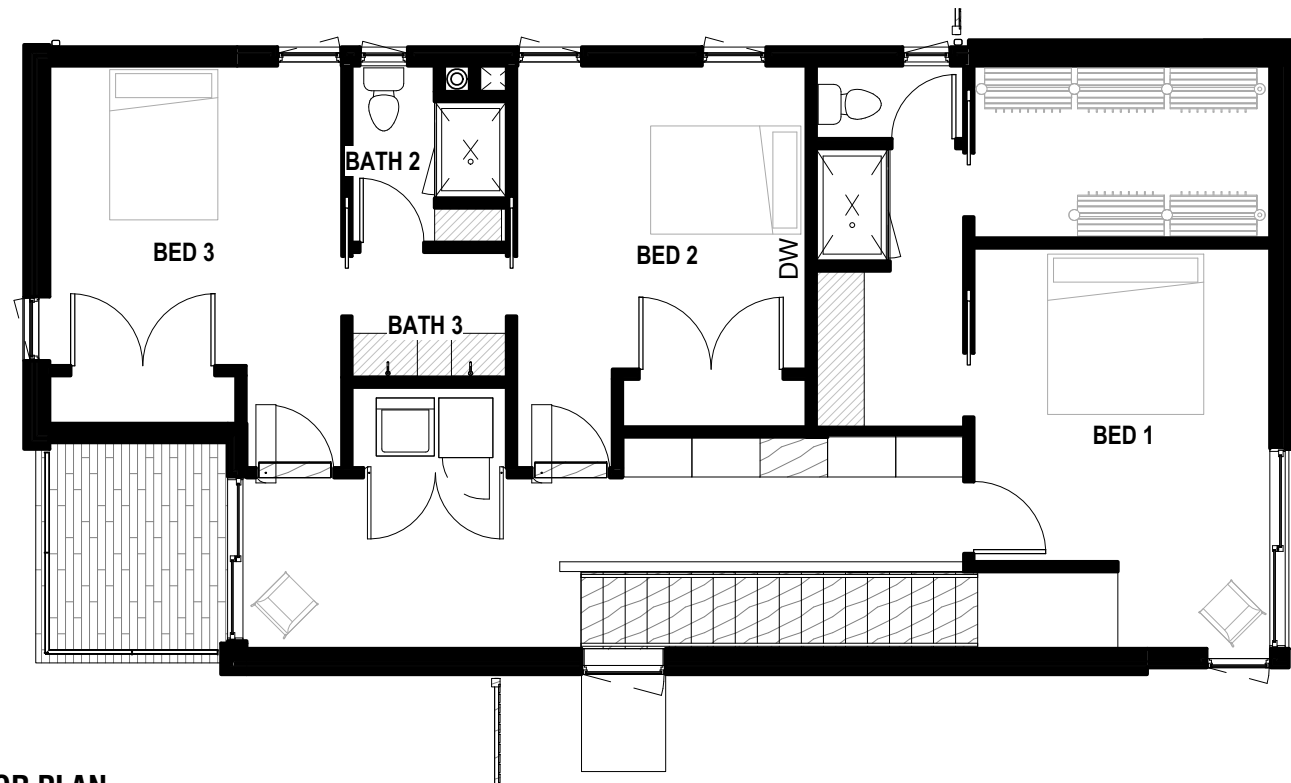
## GARAGE BUILDING

- 1-STORY STRUCTURE WITH FIBER-CEMENT LAP SIDING AT (4) FACADES
- GABLE ROOF WITH ASPHALT SHINGLES
- INSTALL (1) ALUMINUM & GLASS OVERHEAD DOOR AT ALLEY
- INSTALL (1) ALUMINUM-CLAD WOOD & GLASS DOOR AT NORTH FACADE
- INSTALL (1) 6' WIDE DOUBLE DOOR AT EAST FACADE
- INSTALL (3) CASEMENT WINDOWS AT SOUTH FACADE
- INSTALL (1) OPERABLE CASEMENT WINDOW AT EAST FACADE
- INSTALL (2) ROOF SKYLIGHTS
- INSTALL PREFINISHED ALUMINUM BOX GUTTER AT EACH EAVE

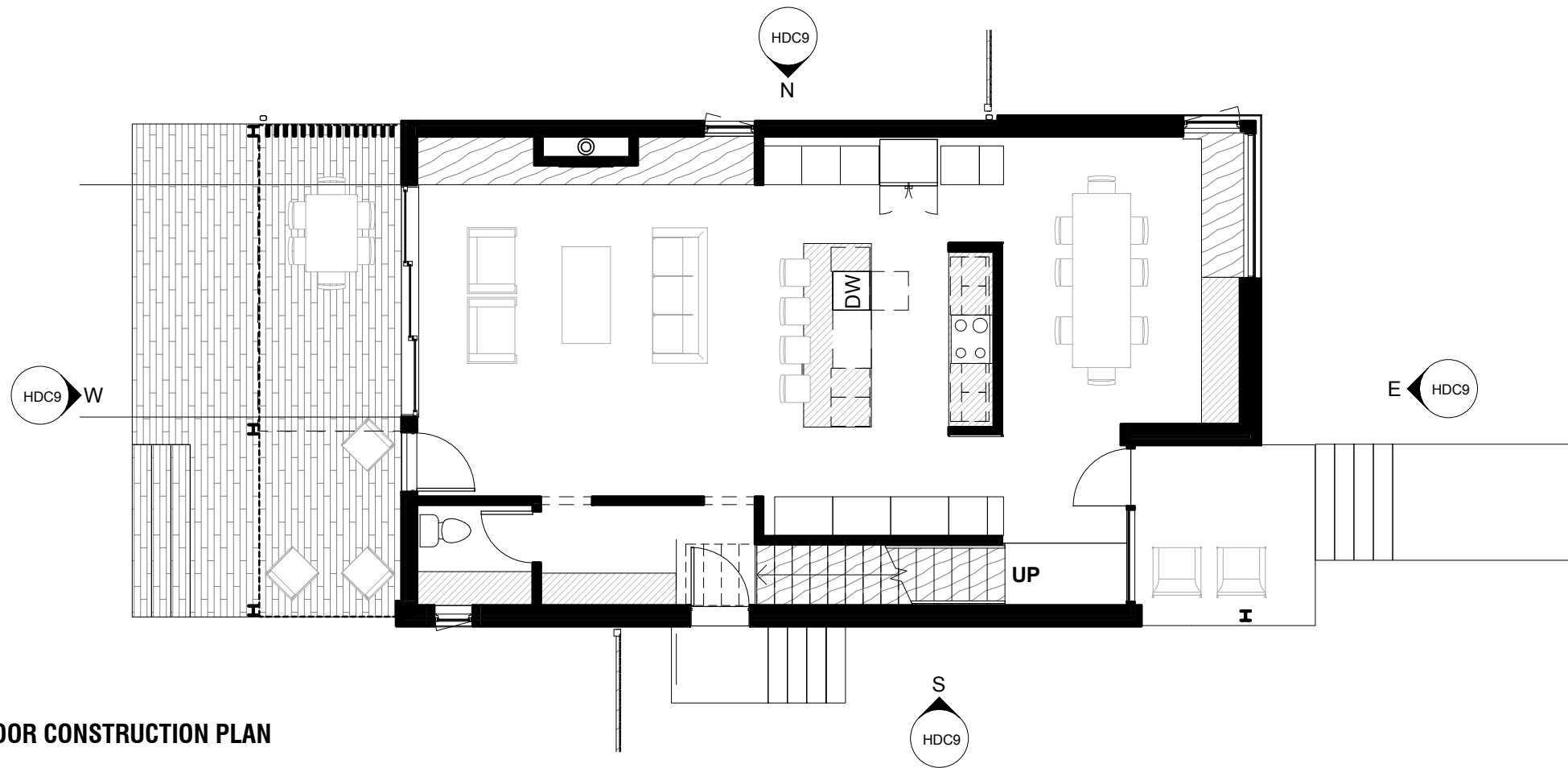
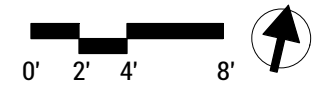
## SITE

- INSTALL 9' X 40' CONCRETE DRIVEWAY ALIGNED WITH EXISTING CURB CUT
- EXISTING STREET TREES TO REMAIN
- INSTALL GRASS AT FRONT GROUND WITH SHRUB/ORNAMENTAL GRASS BED ALONG BUILDING

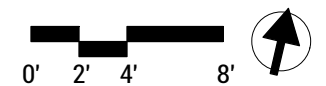




**2 SECOND CONSTRUCTION FLOOR PLAN**  
1/8" = 1'-0"



**1 FIRST FLOOR CONSTRUCTION PLAN**  
1/8" = 1'-0"







**E EAST ELEVATION (FRONT)**  
1/8" = 1'-0"



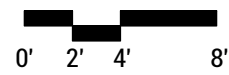
**N NORTH ELEVATION**  
1/8" = 1'-0"



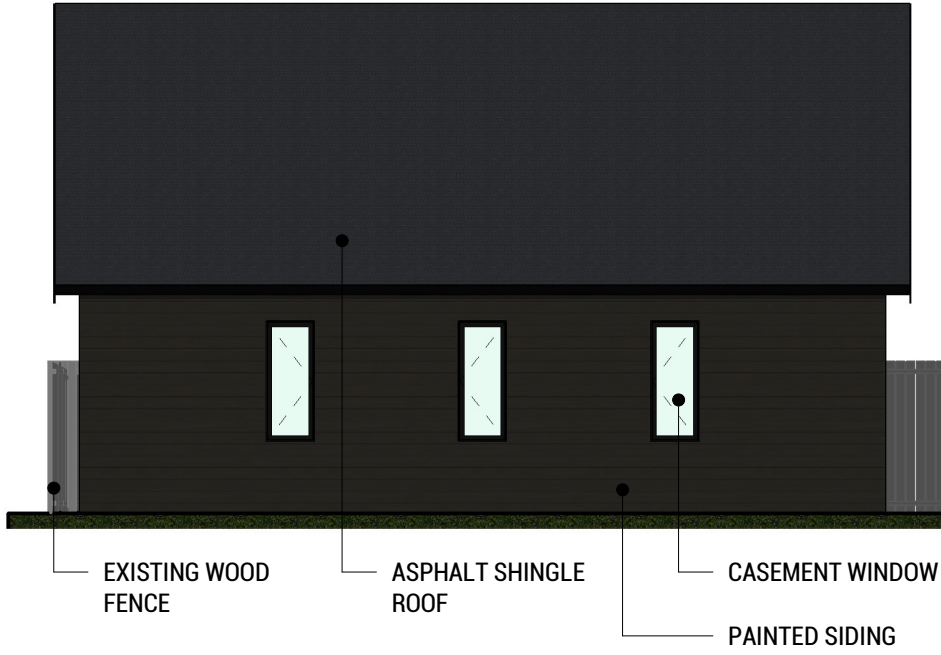
**W WEST ELEVATION (REAR)**  
1/8" = 1'-0"



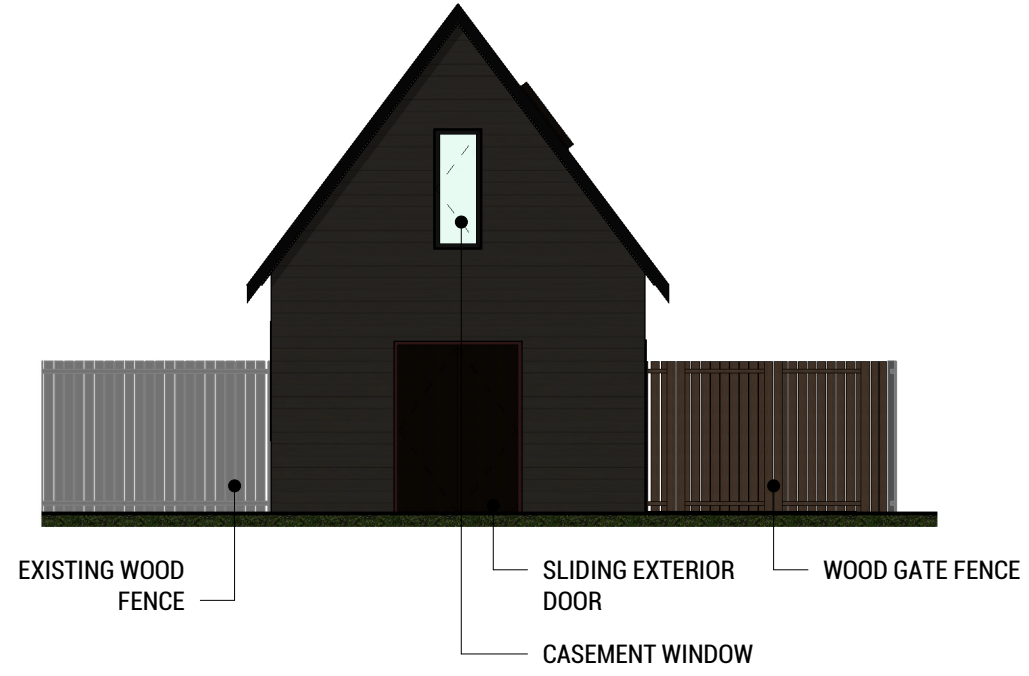
**S SOUTH ELEVATION**  
1/8" = 1'-0"



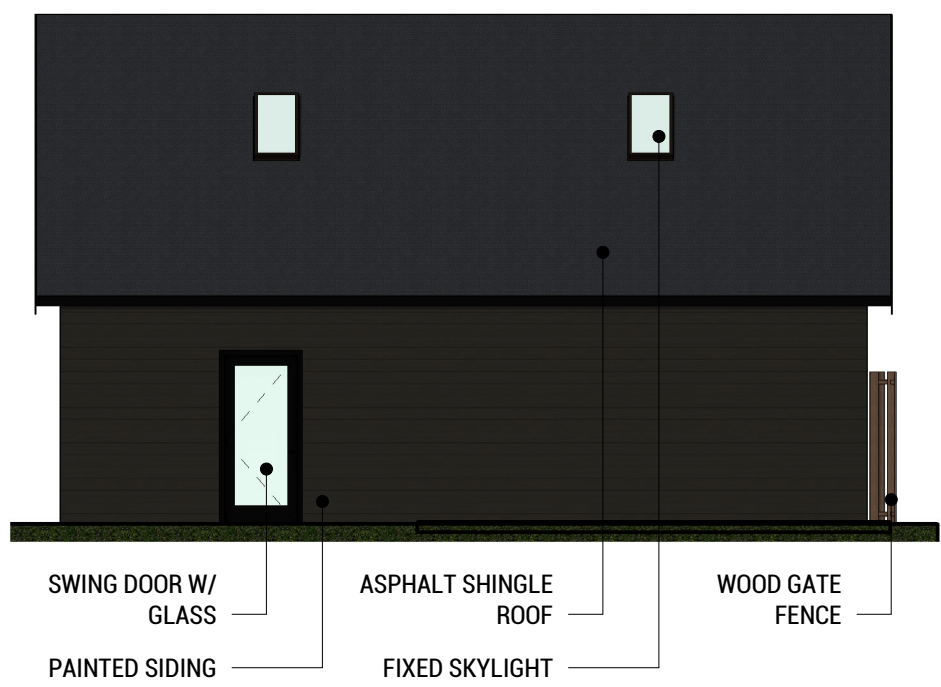




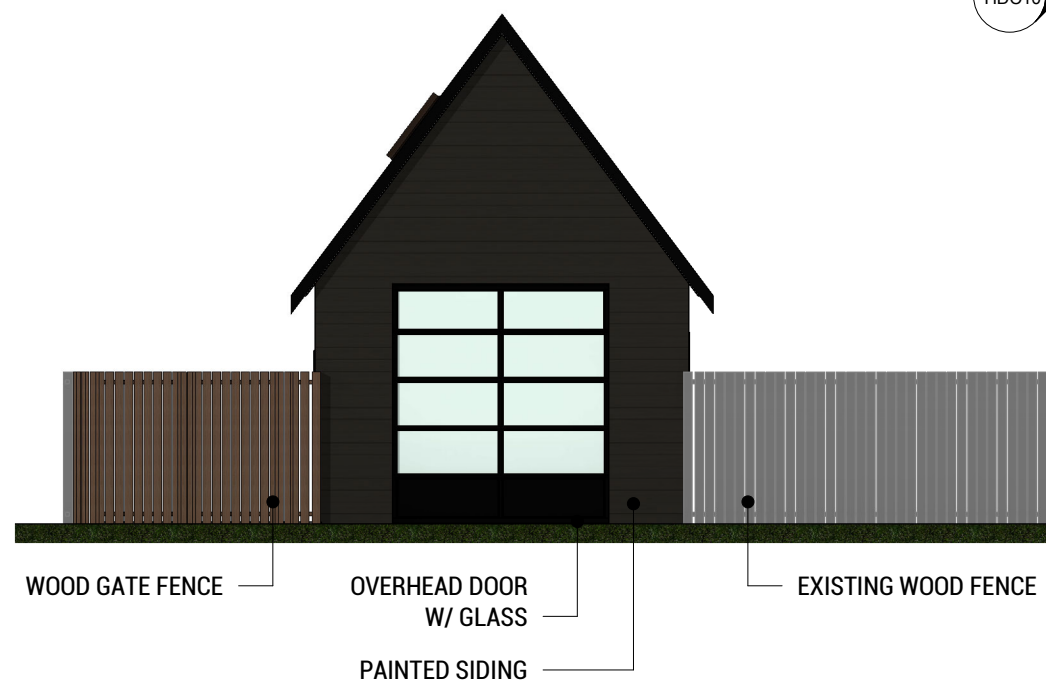
**4 GARAGE SOUTH ELEVATION**  
1/8" = 1'-0"



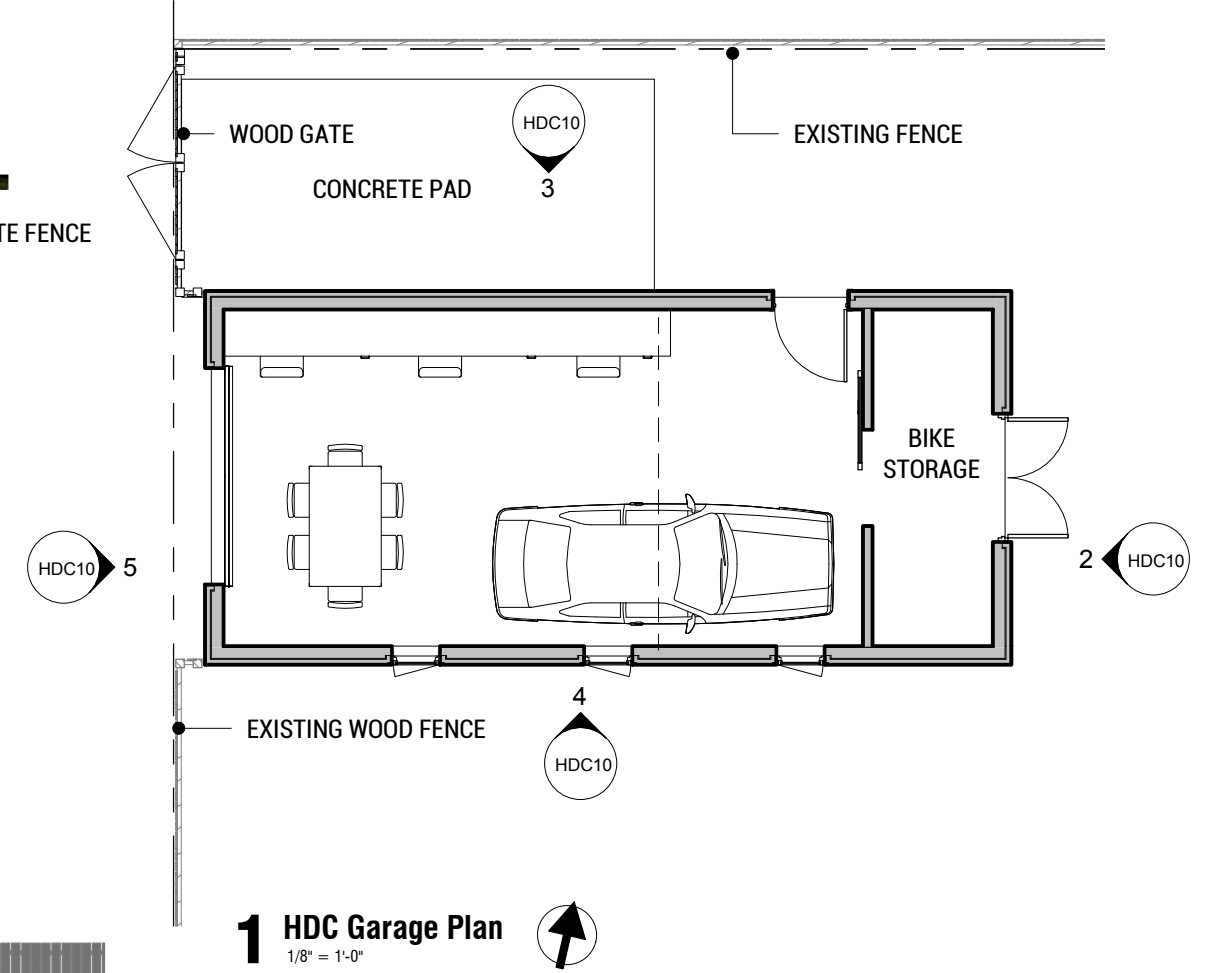
**2 GARAGE EAST ELEVATION**  
1/8" = 1'-0"



**3 GARAGE NORTH ELEVATION**  
1/8" = 1'-0"



**5 GARAGE WEST ELEVATION**  
1/8" = 1'-0"



**1 HDC Garage Plan**  
1/8" = 1'-0"





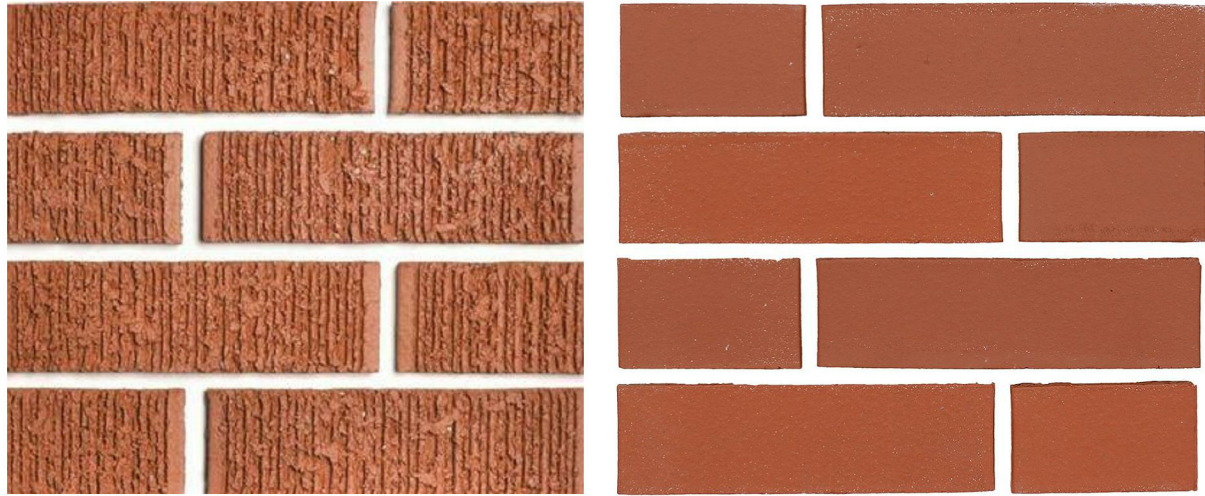
**F** 3D View EXT FRONT



**R** 3D View EXT REAR



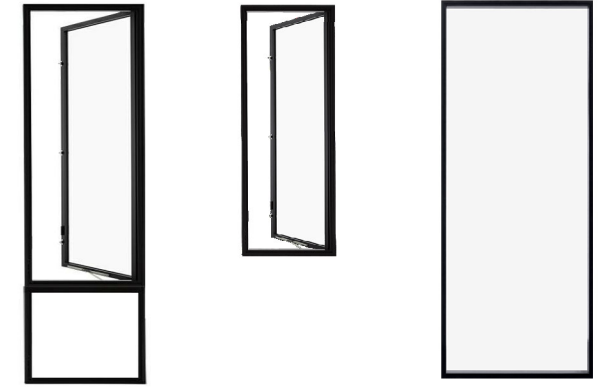
# MATERIALS



BOWERSTONE TERRA COTTA SMOOTH BRICK  
WITH VERTICAL SCORED ON DETAILS  
BRICK



THERMALLY MODIFIED WOOD  
(THERMORY - WHITE ASH)  
REAR DECK

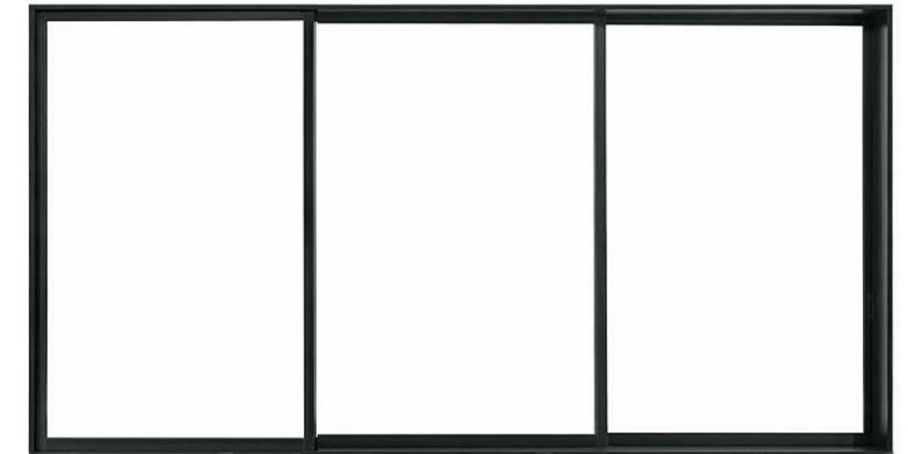
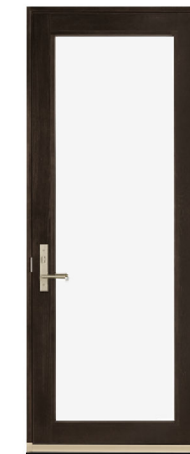
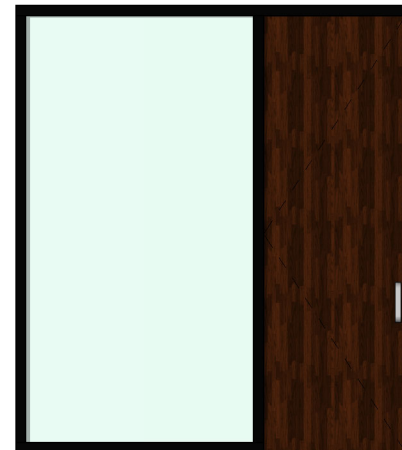
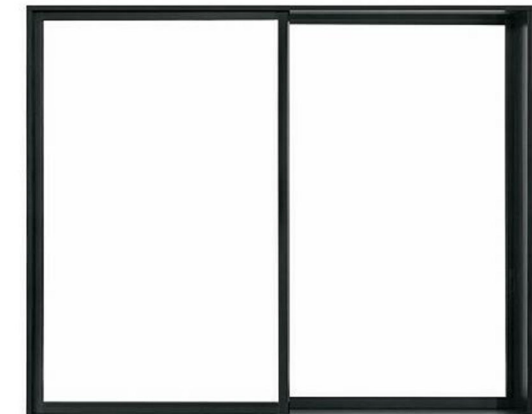


MARVIN MODERN CASEMENT PUSH OUT  
(INTERIOR SCREEN) & FIXED WINDOW  
WINDOWS



Black Magic  
SW 6991 (251-C3)

HARDI ARTISAN 8-1/4" LAP SIDING (SMOOTH) WITH MITERED CORNERS  
COLOR SHERWIN WILLIAMS SW6991 BLACK MAGIC  
SIDING



CLOPAY RESIDENTIAL ALUMINUM GARAGE DOOR, MARVIN MODERN MULTI-SLIDE (3 PANEL & 2 PANEL)  
MARVING ULTIMATE SWING DOORS WITH GLASS, SOLID WOOD SWING ENTRY DOOR W/ SIDELITE  
DOORS