

DHDC 22-7657

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

3/15/22

CERTIFICATE OF APPROPRIATENESS

Steven Smith
916 Edison
Detroit, MI 48202

RE: Application Number 22-7657; 916 Edison; Boston-Edison Historic District

Dear Applicant,

At the Regular Meeting that was held on March 9, 2022, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on March 15, 2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

The reconstruction of the rear portion of the house per attached plans.

The Certificate of Appropriateness is issued with the following conditions:

- *The vinyl windows be replaced with wood or wood clad material and match in dimension and location of the original wood windows.*
- *The siding use Option B (Hardie board) in a 4-5” exposure size, but in a color that matches the existing stucco, existing brick or as found in Color System D or E for house siding colors.*
- *The applicant provides HDC staff a revised plan that addresses the prior to conditions for review and approval.*

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC 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 staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Daniel Rieden
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: 11-11-21

PROPERTY INFORMATION

ADDRESS(ES): 916 Edison St AKA:

PARCEL ID: 04002620 HISTORIC DISTRICT: Boston Edison

SCOPE OF WORK: (Check ALL that apply)

Windows/Doors
 Walls/Siding
 Painting
 Roof/Gutters/Chimney
 Porch/Deck/Balcony
 Addition
 Demolition
 Signage
 New Building
 Major Alteration (3+ scope items)
 Site Improvements (landscape, trees, fences, patios, etc.)

BRIEF PROJECT DESCRIPTION: I receive a stop work for work that has begun prior to me purchasing the home.

APPLICANT IDENTIFICATION

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

NAME: Stephen Smith COMPANY NAME: Gladiator Properties LLC

ADDRESS: 8827 Gratiot CITY: Det STATE: MI ZIP: 48213

PHONE: 800-337-9195 MOBILE: 313-282-0244 EMAIL: SSMITH1043@GMAIL.

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)
- Current Photographs: Including the front of the building & detailed photographs of the area(s) affected by the proposed work. All photographs must be labeled or captioned, e.g. "west wall", "second floor window," etc.
- 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 (BSEtED) to perform the work.

Date: 11-11-21

PROPERTY INFORMATION

Address: 916 edison st Floor: 3 Suite#: Stories: 3

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 [x] 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)

I would like to finish what was started prior to my purchase which mainly consist of back porch

[] MBC use change [] No MBC use change

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

[x] HVAC/Mechanical [x] Electrical [x] Plumbing [] Fire Sprinkler System [] Fire Alarm

Structure Type

[] New Building [x] 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 [x] 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

[x] Residential-Number of Units: 1 [] Office-Gross Floor Area [] Industrial-Gross Floor Area

[] Commercial-Gross Floor Area [] Institutional-Gross Floor Area [] Other-Gross Floor Area

Proposed No. of Employees: List materials to be stored in the building:

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

For Building Department Use Only

Intake By: Date: Fees Due: DngBld? [] No

Permit Description:

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:

Permit #:



IDENTIFICATION (All Fields Required)

Property Owner/Homeowner

Property Owner/Homeowner is Permit Applicant

Name: Stephen Smith

Company Name: Gladator properties

Address: 8827 gratiat Ave

City: Det State: MI Zip: 48213

Phone: 800-337-9195

Mobile: 313-282-0244

Driver's License #: 5530777157939

Email: SSMITH1043@gmail.com

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: Stephen Smith

(Homeowner)

Signature: [Signature]

Date: 11-11-21

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

Signature: _____

(Notary Public)

My Commission Expires: _____

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: Stephen Smith

(Permit Applicant)

Signature: [Signature]

Date: 1-18-22

Driver's License #: S-530977157939

Expiration: 12-10-2022

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

Signature: _____

(Notary Public)

My Commission Expires: _____

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.

Description of existing conditions

a. When I purchased the home there was construction started at the rear of my house and it was not finished .I have been trying to move forward with the materials I have now that I would like to be approved prior to my installation.

Currently the home has Tyvek with vinyl siding that's unfinished 3 vinyl windows I would like to replace that with a 4' x 8' engineer treated wood siding panel that comes primed and ready to be painted ,Or I will like to use the James Hardie backer board 8"x144" PCs white in color,To cover 400 ft.² of exterior siding

Description of project

a. I am trying to get approval from the commission too finish with approved materials the rear construction of my home that was started prior to my purchase to satisfy a stop work order and obtain certificate of appropriateness.

Detailed scope of proposed work for approval

a. Remove and replace deteriorated addition at the rear of the home with new dimensions to match exact existing dimensions (work was completed prior to my purchase And has remained the same to date)

b. I would like to remove the existing siding install engineer treated wood siding panels 4' x 8' or James hardy backer board 8" x 144" Both panels are primed and ready for painting I have included pictures of description of the products that I want to use

Sent: Wednesday, February 9, 2022 2:05:02 PM
To: Dan Rieden <riedenda@detroitmi.gov>
Subject: [EXTERNAL]Re: 916 Edison - HDC Questions

Good afternoon thank you for allowing me more time to respond I will not be replacing the doors or the windows those was there prior to my purchase.

Also as far as the material I will be using I was told I can give you several different options and whichever one they allow is the one I will go with.

The dimensions are 8' x 221" two sides and 12' x 221" for the front, the Color of this would be a basic white like the front of the house.

On Mon, Feb 7, 2022 at 2:02 PM Dan Rieden <riedenda@detroitmi.gov> wrote:

Good afternoon Mr. Smith,

I would like to introduce myself, so you have my information available. I will be working with you to help bring the application to full completion before the HDC meeting. Please note that staff is working from home, so please reach me by this email.

Upon initial review of your application for the siding at the rear of your house, it appears that we have most information we need. I have a few questions for you. Please respond by end of day tomorrow if possible:

1. Are you replacing the door and windows? If so, please provide a screen shot from the manufacturer of the new door and windows that shows the material, dimensions, color and design of each one.
2. Please provide dimensions of the exterior rear addition. It would be very helpful if you show these dimensions on top of one of the photos of the rear addition.
3. Please tell us which material you want to use for the exterior siding: the vertical wood paneling or the horizontal hardie board siding.
4. Please tell us what color the siding material will be. We encourage you to either match the existing colors of the house or choose a color from the attached color system. Please use Color System D or E, and the colors under "Body" in the chart.

I'm happy to answer any questions you may have. Please let me know how is the best way to reach you and at what time via phone, if you like.

Thank you!



James Hardie 8.25-in x 144-in-HZ5 HardiePlank
Cedarmill Fiber Cement Lap Siding

Item #122359 Model #6000265



CHAT NOW



From: [Don Smith](#)
To: [Dan Rieden](#)
Subject: Re: [EXTERNAL] 916 Edison st
Date: Monday, August 8, 2022 4:16:54 PM

This Message Is From an External Sender

ATTENTION: This email was sent from an external source. Please be extra cautious when opening attachments or clicking links.





Here is the pictures of the rear of the house the same three windows also the revised information

On Thu, Aug 4, 2022 at 5:10 PM Dan Rieden <riedenda@detroitmi.gov> wrote:

Don,

There are some items that need clarification:

- Please include the dimensions of the proposed windows in the window order so that we can see that they match the existing windows.
- Please provide exterior photos of the windows you wish to replace. (We see the internal photos you sent but we are not sure if they're the same as the ones that were previously approved). These windows should match the same three windows that were previously approved.

Thank you,

Daniel Rieden PLA/ASLA (he/him)

Lead Landscape Architect | Historic Preservation Team

Planning & Development Department | City of Detroit

Coleman A. Young Municipal Center, [2 Woodward Avenue, Suite 808, Detroit, MI 48226](https://www.detroitmi.gov/locations/2-Woodward-Avenue-Suite-808-Detroit-MI-48226)







SOLD BY:
 Mans Lumber and Millwork
 3300 W Jefferson Ave
 Trenton, MI 48183
 (734) 676-3300

SOLD TO:

CREATED DATE
8/29/2022

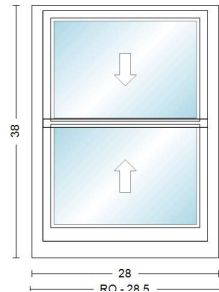
LATEST UPDATE
8/29/2022

OWNER
John Cross

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Unassigned Quote	400 DH	2852144		

ORDER NOTES:	DELIVERY NOTES:



Item	Qty	Operation	Location	Unit Price	Ext. Price
100	2	AA	None Assigned	\$550.00	\$1,100.00

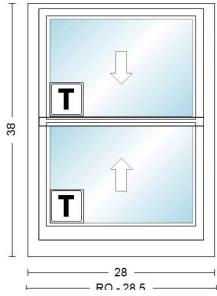
RO Size = 28 1/2" x 38"

Unit Size = 28" x 38"

TW 2' 4"X3' 2", Unit, 400 Series Double-Hung, Equal Sash, No Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks Stone (Factory Applied), WhiteJamb Liner, White, Half Screen, Aluminum

Insect Screen 1: 400 Series Double-Hung, TW 28 x 38 Half Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.3	0.31	NO	A1	24.2960	13.8940	2.34420	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
200	1	AA	None Assigned	\$778.60	\$778.60

RO Size = 28 1/2" x 38"

Unit Size = 28" x 38"

TW 2' 4"X3' 2", Unit, 400 Series Double-Hung, Equal Sash, No Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 Tempered Obscure Argon Fill Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks Stone (Factory Applied), WhiteJamb Liner, White, Half Screen, Aluminum

Insect Screen 1: 400 Series Double-Hung, TW 28 x 38 Half Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.3	0.31	NO	A1	24.2960	13.8940	2.34420	

SUB-TOTAL:	\$1,878.60
FREIGHT:	\$0.00
LABOR:	\$0.00
TAX:	\$112.72
TOTAL:	\$1,991.32

CUSTOMER SIGNATURE _____ DATE _____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors