

STAFF REPORT: AUGUST 12, 2020 MEETING
APPLICATION NUMBER: 20-6786
ADDRESS: 2484 W. BOSTON
HISTORIC DISTRICT: BOSTON-EDISON
APPLICANT: THOMAS GOODLEY
PROPERTY OWNER: THOMAS GOODLEY
SCOPE OF WORK: ERECT NEW GARAGE
PROVISIONAL COMPLETE DATE: 6-30-2020
DATE OF STAFF SITE VISIT: 8-5-2020

PREPARED BY: B. CAGNEY



Front Elevation, W. Boston, Staff Photo



Corner View, W. Boston, Staff Photo

Existing Conditions

Located midblock on W. Boston, 2484 is a 2-1/2 story, single-family residence, built in 1919. The red brick home with grey roof has character defining features found on Colonial Revival style homes: The front façade of the home is symmetrically balanced; True divided light window are patterns mirrored on both sides of the front portico; Three (3) arched dormers project from the slope of the side gabled roof; The soffits under the roof overhang feature dentils extending from the cornice. The existing front entry driveway is located on the west side of the home, and directly abuts the adjacent neighbor's driveway, sharing a curb cut. The driveway was originally installed in the two-track, "ribbon" style that is common in Boston-Edison, but has been infilled with brick. **Sanborn maps confirm** that the previous garage was located on the existing concrete slab on the northwest corner of the property.

In the application, the homeowner states that the garage was removed prior to his purchase of the home. The HDC records currently available to staff do not indicate that a COA was issued for the removal of the garage and staff is only able to verify via Google Earth that **the garage has not been on the site since at least 2011**. HDC records on file do show that a COA was issued in 1995 to erect a wood deck at the rear of the home.

Erection of New garage:

The applicant proposes a new garage, at the rear of the building and expand the existing concrete slab as proposed:

- Expand the existing concrete slab **from 18'-2"x18'9" to 21'x20'**
- **Erect a new, 18'-9" x 18'-2" garage on concrete slab**, the location of previous garage with the following features:
 - **12/4 pitch, front-facing gable roof with a 1' overhang** on the front (south) side of the garage

- Roof to include two (2) air vents, location unspecified.
- *IKO Cambridge*, dimensional shingles –*dual grey*.
- **16' x 7' steel garage door** will be located slightly off center on the front (south) side of the garage – *Clopay Classic Collection*, in *white*.
- **36" x 80" 6-panel fiberglass door** will be added to the east side of the garage, *Jeld-Wen*, in *white*.
- **Two (2) wall-mounted lantern sconces** manufactured by *Hampton Bay*, in *black* (exact location unspecified).
- **Encore Dutchlap vinyl siding** with woodgrain texture, installed with 4-1/2" reveal, color *natural clay*.
- Aluminum Trim on all fascia and doors – *white*.

Staff Observations:

- **Location:** The proposed garage will be slightly visible from West Boston; however it will be erected in the location of the previous garage, and is typical for the neighborhood.
- **Materials:** The applicant is proposing to use synthetic materials which are not appropriate for the Boston-Edison. The applicant has stated to staff in correspondence he is aware that these materials are typically not approved by the Commission but he has also pointed out that other garages in Boston-Edison are clad with similar materials.
- **Form and design:** The overall form and design of the proposed garage raises no concern to staff that its construction will detract from any character defining features of the home.

Recommendations:

- **Construction of new garage w/ expanded concrete slab:** Staff recommends that the Commission issue a Certificate of Appropriateness for the proposed work based on Secretary of the Interior's Standards for Rehabilitation with the condition that the siding and trim of the structure be composed of wood (smooth finish) or cement-fiber board (smooth finish) with color selected from HDC Color System C.



1980 Designation Photo of 2484 W. Boston



Google



Post 1950's Sanborn map with 2484 W. Boston highlighted.



2484

Secured by
ADT
DON'T ASK
ASK FOR ADT

PROTECTED
DSS
1 866 SAFE DSS
SECURITY
SYSTEM















Description of existing conditions

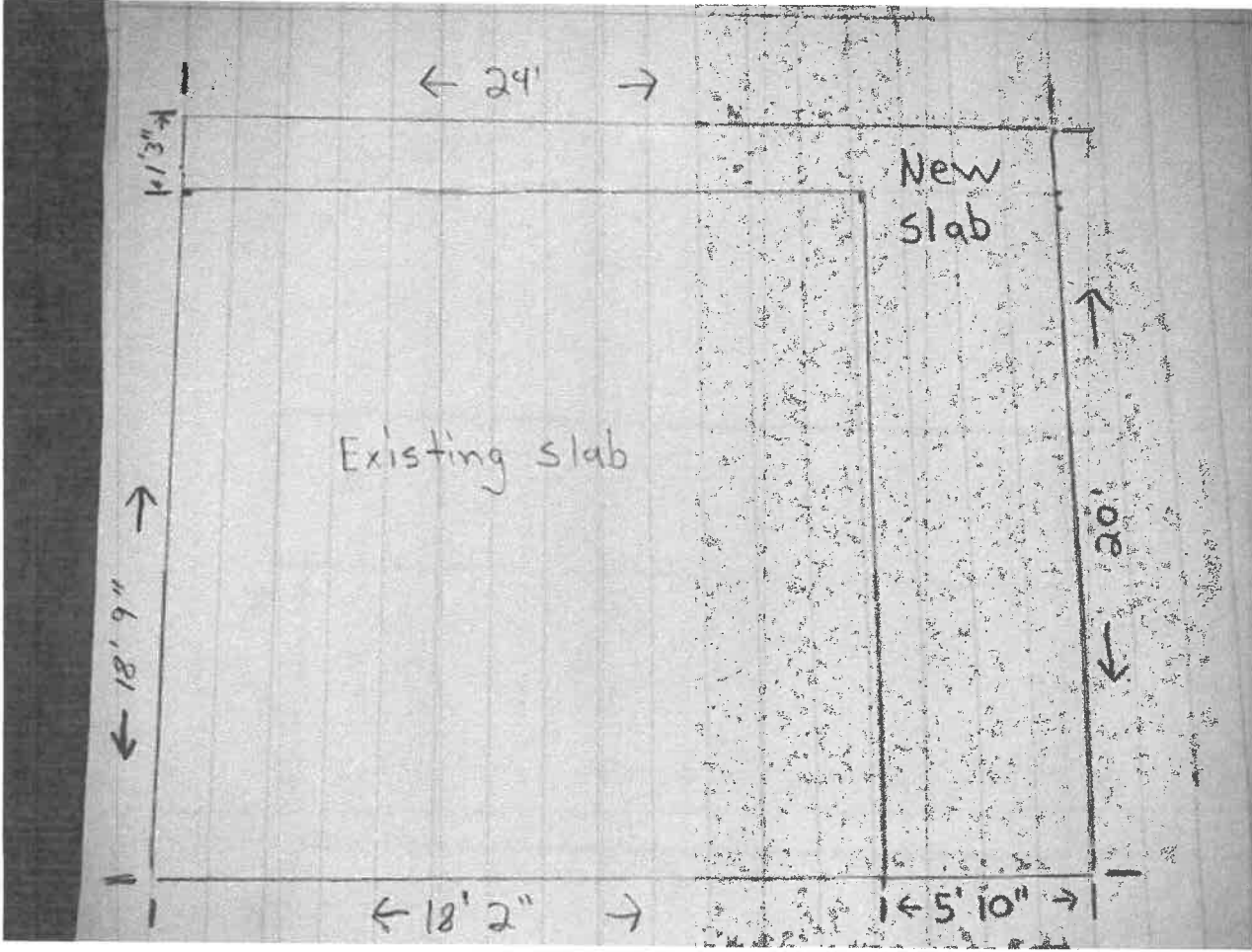
Currently there is no garage just a slab.

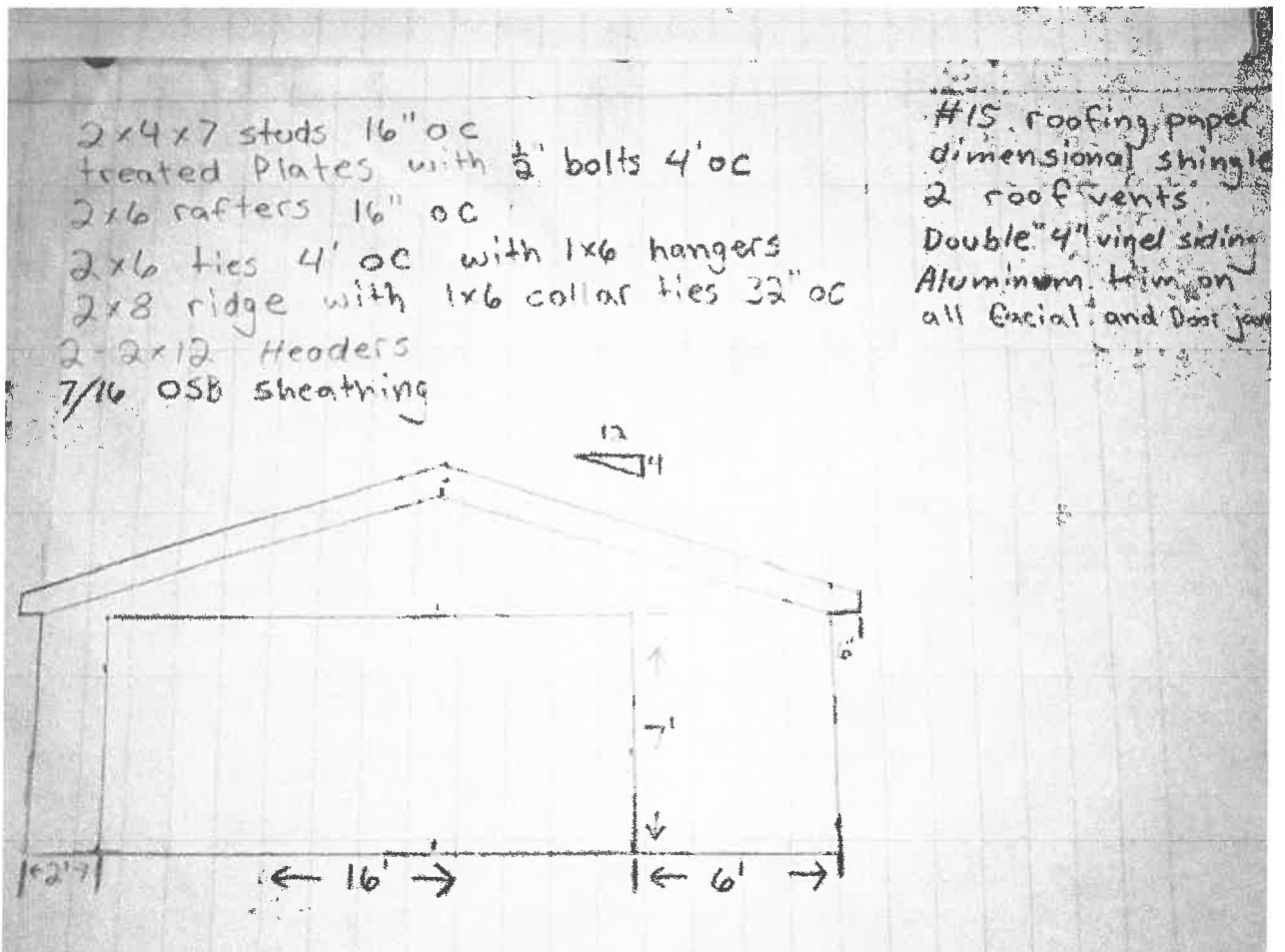
Description of project

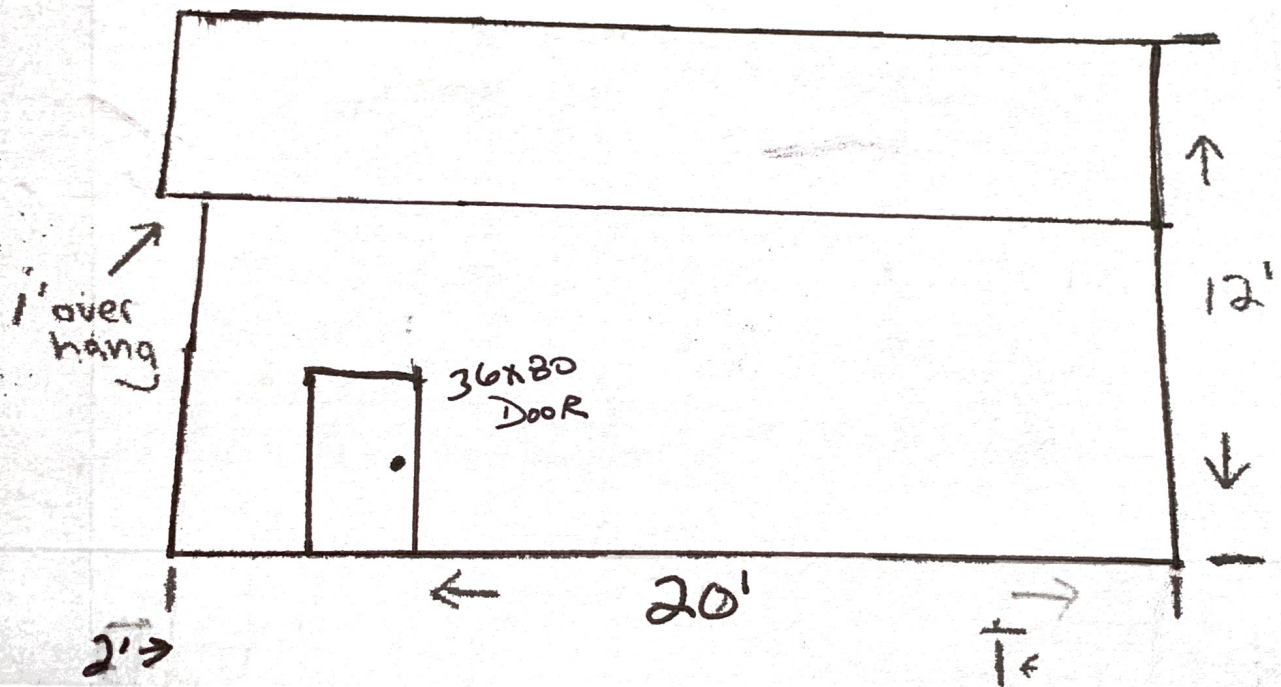
Looking to add a garage to my property as garage was removed prior to purchase of home. I will be adding additional concrete to support the scope of work.

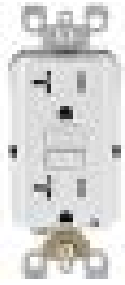
Scope of Work

- Expand garage slab from 18'2" x 18'9" to 21' x 20'
- Frame and sheet new garage
- Install 25 year shingles
- Install vinyl siding and trim
- Install 7' x 16' garage door







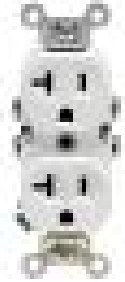


Leviton 20 Amp 125-Volt Duplex SmartTest Self-Test Smartlo...

\$39.94

Qty : 2

Expected pick up **tomorrow**



Leviton 20 Amp Commercial Grade Duplex Outlet, White

\$5.96

Qty : 2

Expected pick up **tomorrow**

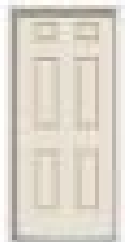


Hampton Bay 1-Light Black Dusk-to-Dawn Outdoor Wall Lan...

\$89.9

Qty : 2

Expected pick up **tomorrow**

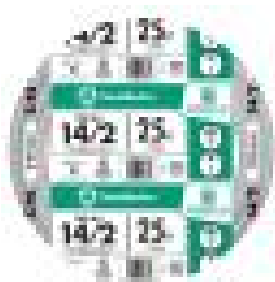


JELD-WEN 36 in. x 80 in. 6-Panel Primed Fiberglass Prehun...

\$216.00

Qty : 1

Expected pick up **tomorrow**



Southwire 25 ft. 14/2 Gray Solid CU UF-B W/G Wire

\$12.60

Qty : 1

Expected pick up **tomorrow**

Ship To Home

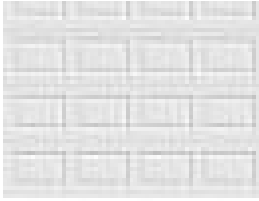
Expect it by Jul 27 - Aug 05

FREE



Clopay Classic Collection 9 ft. x 7 ft. 18.4 R-Value Intellicore ...

\$906.00



Qty : 1

Subtotal

\$1,270.44

Pick Up In Store

FREE

Shipping

FREE

Estimated Sales Tax*

(Calculated based on address)

[Apply Tax Exempt ID](#)

Total

\$1,292³²

[Have a promo code?](#)

Need help?

Call us at 1-800-466-3337, 6 a.m. - 2 a.m. ET

For assistance with custom blinds, call 1-800-658-7320



Hello Brendan,

Attached you will find pictures of the specific vinyl I'm looking to place on garage.

The specific vinyl siding is Encore double 4 1/2 double Dutchlap woodgrain vinyl siding.

Thanks

Thomas

Encore Dutchlap 4- 1/2





Encore™ Double 4 1/2" x 12' 1" Herringbone Dutchlap Vinyl Siding

Specifications

Siding Profile

Double 4-1/2" Dutchlap

Color

Herringbone

Length

12 ft. 1 in.

Thickness

0.04 inch

Material

Vinyl

Siding Surface Design

Woodgrain

Overall Width

9 inch

Overall Length

145 inch

Exposure

9 inch

Coverage Per Piece

9.06 square foot

Manufacturer Warranty

Limited Lifetime

Special Features

Class 1(A) Fire Rating

Maximum Wind Resistance

175 miles per hour

Listing Agency Standards

Class 1(A) Fire Rating



EVERLAST®

Advanced Composite Siding

CERTIFICATE OF CONFORMANCE

Everlast® Composite Siding

Everlast® Composite Siding panels are manufactured to the following specifications.

PHYSICAL DATA

Panel Thickness: 0.22" (± 0.005 "
 Panel Projection: $\frac{7}{16}$ "
 Width: $8\frac{1}{2}$ " $\pm \frac{1}{16}$ " and $6\frac{3}{8}$ " $\pm \frac{1}{16}$ "
 Exposure: $6\frac{7}{8}$ " & $4\frac{1}{2}$ "
 Length: 12'
 Weight: $6\frac{7}{8}$ " plank = 7.8#, $4\frac{1}{2}$ " plank = 6.4#
 Packaging: 8 planks/bundle
 Color: Uniformity is spectrophotometrically controlled.
 Texture: Embossed with a rough cut cedar finish
 Gloss: Uniform low gloss maintained with a 75° gloss meter

PRODUCT TEST DATA

Heat Shrinkage:	0.1% at 160°F
Static Windload Test Pressure:	93 psf. (>250mph)
Squareness:	<1/16" of square
Length:	Within - 1/4" of specification
Warp/Camber:	<1/16"
Coefficient of Linear Expansion (in/in/°F):	8.38×10^{-6}
Weathering and Flexural:	104.4% Strength Retention
Freeze Thaw and Flexural:	94.1% Strength Retention
Water Absorption per ASTM D-570:	<2.0% Long Term (3 weeks)

FIRE RESISTANCE

ASTM E84:

Flame Spread Index: 75
 Smoke Developed Index: >450

ASTM D635:

Classified CC1
 Rate of burn: No Self Sustained Burn

ASTM D-1929:

Self Ignition/Flash Ignition Temperature: 430°C/400°C

RELEVANT CODES AND REGULATIONS COMPLIANCE

Code Compliance Research Report #0201

COLORS

- Antique Ivory
- Cabernet Red
- Canvas
- Chestnut
- Flagstone
- Harbor Blue
- Heritage Cream
- Misty Taupe
- Polar White
- Sand Dune
- Seaside Gray
- Slate
- Spanish Moss
- Willow

All colors feature capping resins, a UV- Stable acrylic polymer for exceptional color retention.



0201

Encore™ Double 4-1/2" Dutchlap Vinyl Siding - Woodgrain Finish

Item #: 464710 Manufacturer #: 4311937



JELD-WEN

36 in. x 80 in. 6-Panel Primed Fiberglass Prehung Left-Hand Inswing Front Door w/Brickmould

Specifications

Dimensions

Door Height (in.)

80

Door Thickness (in.)

1.75

Door Width (in.)

36

Jamb Size (in.)

4-9/16"

Rough Opening Height (In.)

82.5 in

Rough Opening Width (In.)

39.9375 in

Details

Bore Type

Double Bore

Color Family

Off White

Color/Finish

Primed

Door Configuration

Single Door

Door Handing

Left-Hand/Inswing

Door Style

Classic

Door Type

Exterior Prehung

Features

Brickmold, Lockset Bore (Double Bore), Weatherstripping

Finish Type

Primed

Frame Material

Wood

Hinge Finish

Satin Nickel

Hinge Type

Standard

Included

Instructions

Material

Fiberglass

Number of Hinges

3

Panel Type

6 Panel

Product Weight (lb.)

49.23lb

Suggested Application

Front

Warranty / Certifications

Energy Star Qualified

North-Central, Northern, South-Central, Southern

Manufacturer Warranty

Lifetime Limited

1-Light Black Dusk-to-Dawn Outdoor Wall Lantern Sconce

by Hampton Bay

Specifications

Product Depth (in.)

7.7

Product Height (in.)

14.5 in

Product Width (in.)

6.5 in

Details

Compatible Bulb Type

CFL,Incandescent,LED

Exterior Lighting Product Type

Outdoor Lanterns

Fixture Color/Finish

Black

Fixture Material

Aluminum

Glass/Lens Type

Clear

Included

Hardware Included

Light Bulb Base Code

E26

Light Bulb Type Included

No Bulbs Included

Maximum Bulb Wattage

100

Maximum Wattage (watts)

0

Number of Lights

1 Light

Outdoor Lighting Features

Dusk to Dawn,Weather Resistant

Power Type

Hardwired

Product Size

Medium

Product Weight (lb.)

1.86 lb

Recommended Light Bulb Shape Code

A19

Returnable

180-Day

Sconce Type

Wall Lantern

Size

Medium

Style

Classic, Mediterranean

UL Listing

1-UL Listed

Voltage Type

Line Voltage

[*Warranty / Certifications*](#)

Manufacturer Warranty

Three Year Limited Warranty

Classic Collection 16 ft. x 7 ft. Non-Insulated Solid White Garage Door

Specifications

Dimensions

Garage Door Size

16 ft x 7 ft

Product Depth (in.)

2

Product Height (in.)

84

Product Width (in.)

192

Details

Color Family

White

Door Configuration

Double Door

Features

Paintable

Garage Door Collection

Classic

Garage Door Color

White

Garage Door Style

Classic

Included

Instructions

Insulation R-Value

0

Material

Steel

Product Type

Without Windows

Product Weight (lb.)

216lb

Returnable

180-Day

WindCode Rating

No WindCode Rating

Warranty / Certifications

Manufacturer Warranty

Paint System - 15 yrs., Windows - 10 yrs., Sections/Delamination - 5 yrs., Hardware/Springs -3 yrs.

1-Light Black Dusk-to-Dawn Outdoor Wall Lantern Sconce

by Hampton Bay

Specifications

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7.7

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Aluminum

Glass/Lens Type

Clear

Included

Hardware Included

Light Bulb Base Code

E26

Light Bulb Type Included

No Bulbs Included

Maximum Bulb Wattage

100

Maximum Wattage (watts)

0

Number of Lights

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[Warranty / Certifications](#)

Manufacturer Warranty

Three Year Limited Warranty

IKO Cambridge Architectural Shingles

Specifications & Standards

STANDARDS

ASTM D3462

ASTM D3161 Class F

ASTM E108/UL 790 Class A

ASTM D7158 Class H

CSA A123.5 (In Canada)

Miami-Dade Approved³

SPECIFICATIONS

Size

1 038 mm x 349 mm (40 7/8" x 13 3/4")

Exposure

149 mm (5 7/8")

Coverage Per Package

3.1 m² (33.3 sq. ft.)

Quantity Per Pallet

56 bundles

Shingles Per Square

60

Quantity Per Unit/Package

20 shingles

Warranty Term

Limited Lifetime¹

Limited Wind Warranty Upgrade

210 km/h / 130 mph¹

Fire Resistance Rating

Class A

**** PRICE QUOTE ****

PAGE: 1

SPARTAN BUILDING SUPPLIES, INC.
21540 SCHOENHERR RD.
WARREN, MI 48089

QUOTE NUMBER: 0128064

QUOTE DATE: 06/26/20

(586) 778-0180

SALESPERSON: RS
CUSTOMER NO: CASHINV

SOLD TO:
THOMAS GOODLEY

SHIP TO:
2484 W. BOSTON BLVD
DETROIT, MI

SHIP VIA:

TERMS:
NO TERMS

DESCRIPTION	UNIT	ORDERED	PRICE	AMOUNT
IKO CAMBRIDGE <u>DUAL GREY</u> <i>Shingles</i>	SQ	6.00	70.950	425.70
IKO MARATHON PLUS <u>DUAL GREY</u>	SQ	0.33	74.950	24.73
15# PLAIN FELT 4SQ	EACH	2.00	23.950	47.90
ARROW 3/8" STAPLES	EACH	1.00	5.950	5.95
CR3DGAL 1-1/4" COIL NAILS	BX	1.00	29.500	29.50
T STYLE DRIP EDGE WHITE	EACH	11.00	3.690	40.59
750 WHITE ROOF VENT	EACH	1.00	15.200	15.20
ENCORE DL4.5 <u>NATURAL CLAY</u> <i>Siding</i>	SQ	8.00	68.750	550.00
O/S CORNER POST <u>NATURAL CLAY</u>	PC	4.00	18.950	75.80
J5UN J CHANNEL <u>NATURAL CLAY</u>	EA	13.00	5.490	71.37
STARTER VINYL SIDING 10'	EACH	7.00	3.750	26.25
C24X50 <u>WHITE COIL</u> <i>Trim</i>	EACH	2.00	84.700	169.40

CONTINUED

**** PRICE QUOTE ****

PAGE: 2

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DETROIT, MI

SHIP VIA:

TERMS:
NO TERMS

DESCRIPTION	UNIT	ORDERED	PRICE	AMOUNT
1 1/2" GALV ROOFING NAILS-5#	EACH	2.00	7.500	15.00
DELIVERY CHARGE	EACH	1.00	30.000	30.00

NET ORDER: 1,527.39
DISCOUNT: .00
SALES TAX: 91.64

ORDER TOTAL: 1,619.03

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

DATE: June 8, 2020

PROPERTY INFORMATION

ADDRESS: 2484 West Boston Blvd AKA: _____

HISTORIC DISTRICT: Boston

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 checked="" type="checkbox"/> Other: <u>New Garage</u>	

APPLICANT IDENTIFICATION

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

NAME: Thomas Goodley COMPANY NAME: _____

ADDRESS: 2484 West Boston Blvd CITY: Detroit STATE: MI ZIP: 48206

PHONE: 3139157102 MOBILE: 3138157102 EMAIL: thomas.goodley@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

IDENTIFICATION (All Fields Required)

Property Owner/Homeowner

Property Owner/Homeowner is Permit Applicant

Name: Thomas Goodley Company Name: _____

Address: 2484 West Boston Blvd City: Detroit State: MI Zip: 48206

Phone: 3139157102 Mobile: _____

Driver's License #: g340792015544 Email: thomas.goodley@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: Thomas Goodley Signature: [Signature] Date: 6/16/2020
(Homeowner)

Subscribed and sworn to before me this 16th day of JUNE 20 20 A.D. Wayne County, Michigan

Signature: [Signature] My Commission Expires: 07/09/2026
(Notary Public)

MALEK HARAJI
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Comm. Exp. 07/09/26
Acting in the County of Wayne
Date: 6/16/2020

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**

P2 - BUILDING PERMIT APPLICATION

Date: June 8, 2020

PROPERTY INFORMATION

Address: 2484 West Boston Blvd Floor: _____ Suite#: _____ Stories: _____
AKA: _____ Lot(s): _____ Subdivision: Joy Farm
Parcel ID#(s): 10002812 Total Acres: _____ Lot Width: 50 Lot Depth: 174.15
Current Legal Use of Property: Residence Proposed Use: Residencial
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: New Garage
 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'm looking to build a new garage. The previous garage was demoed prior to me purchasing the home. It currently has a concrete slab where the original

garage once stood. I will be using original slab and adding concrete around existing concrete slab to meet measurements for garage so that I can park a truck inside.

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) Type III

Estimated Cost of Construction \$ 12,000 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: