STAFF REPORT 06-26-2019 MEETING **PREPARED BY:** G. LANDSBERG
APPLICATION NUMBER: 19-6300
ADDRESS: 2221 WABASH
HISTORIC DISTRICT: CORKTOWN
APPLICANT: TIMOTHY FLINTOFF/4545 ARCHITECTURE

DATE OF STAFF VISIT: 06-21-2019

2221 Wabash, View from East. Staff photo, June 21, 2019.

PROPOSAL
2221 Wabash is an irregularly shaped vacant parcel with a small nineteenth-century house immediately south of a similar irregularly-shaped parcel at 2225 Wabash. Both parcels were originally one lot and later split. The property is located between Michigan Avenue and Dalzelle Street on the west side of the block. The applicant is proposing a major renovation of the existing house, to include partial demolition of the rear (alley) section.

The applicant is seeking the Commission's approval for the following scope:

Demolition Work:
- Demolish existing rear addition complete; including foundations (original structure to remain)
- Remove existing fence and site debris
- Remove existing rear deck and concrete pads in rear of property

Existing Structure (some items apply to existing and new structures*):
- Tuck point/repair existing masonry foundations

- Repair foundation of existing original structure
- Replace existing vinyl windows: Pella wood clad double hung windows
- Repair/replace and paint: lap board siding, trim, eave, rake, soffit
- Replace gutters and down spouts
- Repair/replace and paint: porch roof to match existing including deck boards, steps, railing and
- balusters

Addition (some items apply to existing and new structures*)

- New Standing seam metal roof
- New windows: Pella wood clad double hung windows
- New brick and ship lap siding
- New gutters and down spouts

Site:

- New wood fence in rear and sides of property
- New landscape area and planter beds in front of property
- Replace sod as required due to construction damage
- New concrete walkway from front on house to rear of property

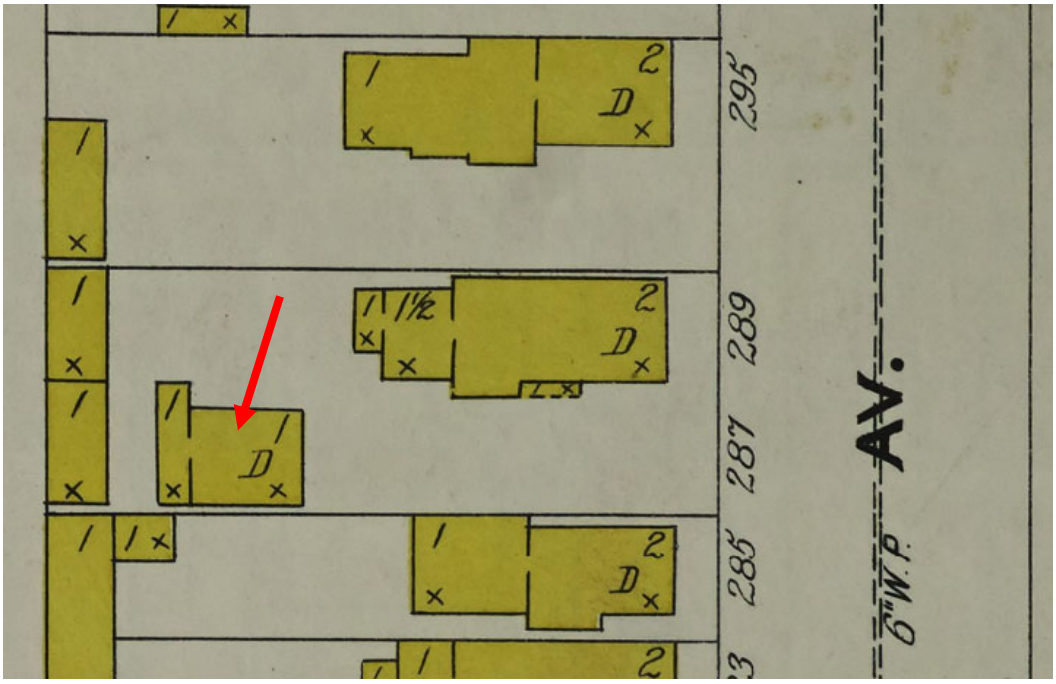
STAFF OBSERVATIONS

In its current configuration, both 2221 and 2225 Wabash appear to be maintained as a single large parcel with no delineation of the boundary between them. 2221 Wabash has a small, late nineteenth century "workers cottage" set back to the extreme rear of the parcel, a setback of more than 80 feet. All of the 2225 Wabash parcel is currently grass turf or planted beds, as is the front (street-adjacent) portion of 2221 Wabash, which measures about 18 feet in width. The property (i.e., both parcels) appear to be well-maintained and 2221 Wabash appears to be occupied and in fair to good condition.

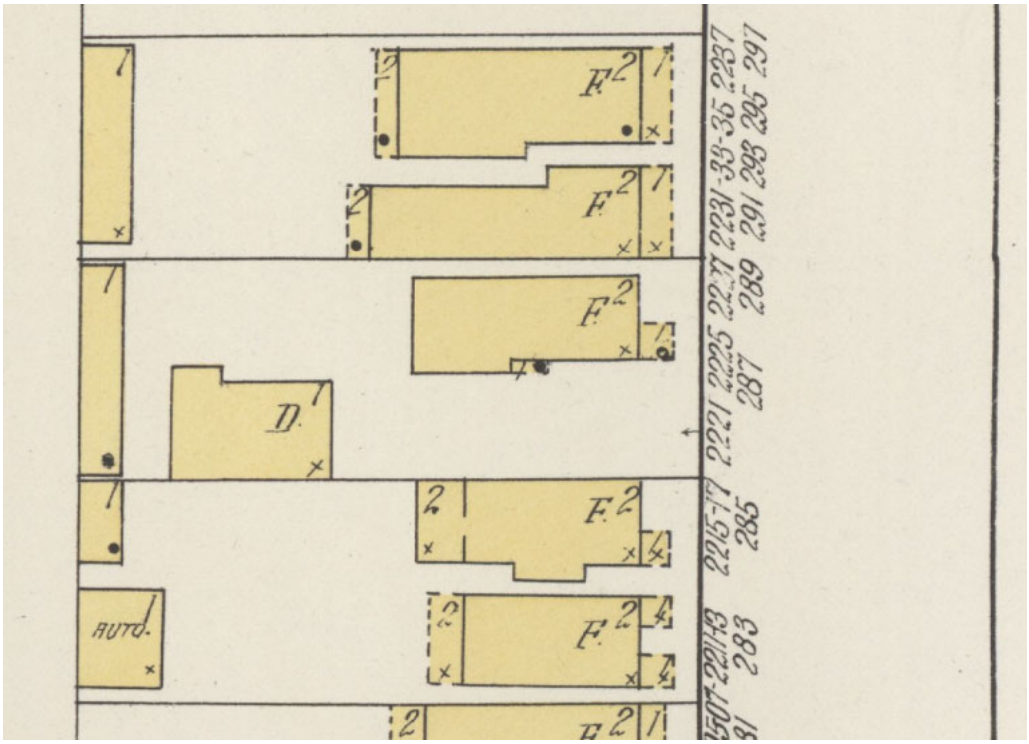
2221 Wabash, current parcel boundaries per City of Detroit Parcel Viewer.

Originally, it appears from Sanborn maps dated 1897 that both parcels were a single parcel with two separate single-family dwellings erected thereon; a now demolished larger frame house (originally 289, later 2225) at the street front

(northeast) corner of the lot, and a smaller rear house (originally 287, now 2221) at the rear or alley-adjacent southwest corner. It is likely that the rear house was built first, and is among the oldest in the vicinity. Two frame garages, presumably one for each home, are no longer extant. Both were originally single-family dwellings.



1897 Sanborn map of frame structures at 287-289 Wabash (now separated parcels 2221-2225 Wabash)
Red arrow indicates currently extant 2221 Wabash dwelling. All other structures on parcel have been removed.



1921 Sanborn map. 2225 Wabash has been converted to a two-family flat, as have the surrounding dwellings.2221 at the rear remains a single-family dwelling. Note another two-family flat has

been inserted immediately to the north of 2225. This is 2231-33 Wabash, currently extant.

Upon designation as a historic district in late 1984, only 2221 Wabash was still extant. HDC staff has no record of previous COA applications for either of these properties.

2221 Wabash, HDAB Designation Slide, circa March 1985.

Based on the designation slide, most of the current porch detailing is not original. Two turned wood columns have replaced three simple square posts, and the porch balustrade does not match the earlier flat-sawn configuration. Some apparently original 2/2 wooden windows have been replaced with 1/1 vinyl. With the exception of its clapboard siding and wood trim, the house has lost much of the historic integrity it had when the district was designated.

The applicant is proposing to remove the rearmost portion of 2221 Wabash, which is described in the application as a later addition. This portion incorporates the existing bathroom and kitchen, and may have been added early in the building's history to provide additional plumbed facilities to a very modest-sized dwelling. Per the above, the "addition" appears on the earliest available Sanborn map of the property, making its history difficult to discern. Given the awkward geometry, it is staff's opinion that the addition was a historic-age addition to the (slightly) earlier original structure. In many cases such historic-age additions were not well integrated into the original structural system.

The applicant has provided a report signed and sealed by a structural engineer, Alexander Lamb, P.E., attesting to the condition of 2221 Wabash, specifically finding:

- *Heavy rot and section loss of timber beams in crawl space supporting ground floor level.*
- *Cause is likely a result of water exposure and insect infestation*
- *Collapse of roof sheathing and deterioration to roof framing members*
- *Partial collapse of the east section of the house*

- *Settlements of foundations in the range of 4" to 6"*
- *Spalling/crumbling of foundation elements*

The conclusion of the structural engineer is that the structure should be demolished due to the "severity, nature, ubiquity, and extreme repair costs associated with the deteriorations visually identified."

The applicant does not however seek to demolish the entire structure, but instead remove the "addition," make various interior configuration changes, structural improvements and alterations, and erect two modern additions to the rear and north side of the building. The proposed additions will expand the building's footprint from approximately 450 SF to 650 SF. The newly proposed north addition features a dramatic raking roofline which takes cues from the original roof while preserving its original reading, overtopping it and extending the building mass to the north.

The front (east-facing) elevation of the new north addition is proposed to be brick punctuated with two 4/4 wood windows. The brick materiality of the addition is somewhat at odds with the more typical frame construction predominant for single-family homes in the district and specifically called out in the Elements of Design, as well as inconsistent with the typical relationship between historic dwellings and additions in Detroit (i.e., brick is rarely used in additions to frame houses, with the notable exception of commercial storefront additions built towards the street in front of older frame houses in the pre-war era). Typical residential additions were finished in siding, panels, or stucco. The brick is proposed to be gray or black, which, along with the small setback in plane, will recede in deference to the historic core. Note that there are several multi-family brick buildings in the district, including nearby on Wabash.

The existing historic clapboard siding and wood trim is proposed to be repaired and painted. Siding on the addition, in addition to the brick, is proposed to be Hardie board. A metal panel roof is proposed for the new addition, while the historic core will be reshingled. Related landscape and fence improvements appear to be appropriate.

View of paved path to 2221 Wabash from sidewalk. Staff photo.

View of historic context immediately across street on east side of Wabash. Staff photo.

ELEMENTS OF DESIGN

The applicant has provided a narrative (appended to this report) addressing how the proposed work complies with the district's elements of design.

(1) *Height.* Most residential buildings in the district range from one (1) story to two and one-half (2½) stories tall. However, an apartment building on Porter Street and a multi-unit building on Fourteenth Street are comprised of four (4) stories each. Commercial and industrial buildings range in height from one (1) to five (5) stories tall; the Victorian commercial buildings are between two (2) and three (3) stories tall. Institutional buildings range from one (1) to three (3) stories.

(2) *Proportion of buildings' front facades.* Proportion varies in the district, depending on the age, style and type of building. One-story workers' cottages are slightly wider than tall to the peak of the gable; two-story pre-1880's residential buildings are generally taller than wide. Side-by-side duplexes are either wider than tall or square in proportion; terraces or attached rowhouses, when grouped together, are substantially wider than tall, although the individual units may appear taller than wide. Queen Anne style residences are generally slightly wider than tall or as tall as wide to the eaves of their roofs. The church buildings in the district are taller than wide, and other institutional buildings are generally wider than tall. Victorian commercial buildings are generally taller than wide, while newer commercial buildings in the district may be wider than tall. Multi-story industrial buildings in the district are usually taller than wide, while one (1) or (2) story industrial buildings are wider than tall. The fire station on Bagley Street at Sixth Street is wider than tall.

(3) *Proportion of openings within the facades.* Window openings are usually taller than wide, but there are also square openings and transom window openings which are wider than tall. Several windows are sometimes

grouped into a wider than tall combination. Window openings are almost always subdivided, the double-hung sash is the most common window type. Its sashes are generally further divided by muntins, resulting in lights arranged two-over-two, four-over-four, or six-over-six. There is a great variety of sizes and shapes of window openings in the Queen Anne style buildings, while there is a more regular arrangement in the earlier pre-1880's buildings. Facades have approximately five (5) percent to seventy-five (75) percent of their area glazed; residential buildings generally fall into the thirty (30) to thirty-five (35) percent range.

(4) *Rhythm of solids to voids in front facades.* Pre-1880's buildings in the Italianate and Greek Revival styles display a great regularity in the rhythm of solids to voids, with one (1) opening placed directly above the other. The post-1880's Queen Anne style buildings exhibit a greater freedom, with their bay windows and combinations of windows in gables.

(5) *Rhythm of spacing of buildings on streets.* The original pattern of spacing of buildings on streets was that of houses placed very close together. Most houses were situated on twenty-five (25) foot lots, the major exceptions being the Lognon Farm where most lots were thirty-three (33) feet wide and where a house was infrequently placed on an undivided fifty-foot (50) lot. Houses on narrow lots were usually placed on or closer to a side property line, providing more space on one side of the building. Rhythm has been interrupted by vacant lots due to demolition of buildings almost throughout the district.

(6) *Rhythm of entrance and/or porch projections.* Most houses in the district have projecting front porches, usually on one (1) side of the front facade and sometimes wrapping around to the side, especially on corner lots. Some Victorian houses have a secondary porch at the side.

(7) *Relationships of materials.* The great majority of buildings in the district are wood frame structures originally clad in clapboard with wooden skirting or brick foundations. Some have more recently been sheathed in aluminum, vinyl or asphalt siding, and original skirting has often been replaced with metal skirting or concrete block foundations. Window sash and functional and decorative trim are in wood. Wood is frequently the only material below the eaves of a building, except for the window glass. There are some brick residential buildings in the district, the majority of these being duplexes and multi-unit dwellings. The small commercial buildings, the industrial buildings, the fire station, and most of the institutional buildings in the district are brick. Roofing material is primarily asphalt shingles, although a few wood shingle roofs and one (1) slate roof exist in the district.

(8) *Relationship of textures.* The most common relationship of textures in the district is that of clapboard to the smooth surface of wood trim. Aluminum or vinyl siding of the same width as the original clapboard siding that does not alter the relationship of the siding to the functional trim and architectural detail of the building can sometimes contribute to textural relationships. Porches are usually in wood, although some have brick piers. Steps are either in wood, which was the original material, or concrete. Where wooden shingles, carvings, or other decorative wooden details exist, they add significantly to the textural interest of the building. Asphalt shingles or rolled asphalt roofs generally have little textural interest, while wood shingles has considerable interest. Detailed brickwork on brick buildings contributes to textural interest when it exists.

(9) *Relationships of colors.* Paint colors in the district generally relate to style. Earlier buildings usually display muted colors, such as earth tones and shades of yellow, while Italianate and Queen Anne style buildings sometimes display richer and darker colors, such as browns, golds, grays, and blues. Common trim colors include; shades of cream, yellow, gray, brown, green, and white. Window sashes are frequently painted white, deep red, brown and gray. Asphalt siding is either red or brown brick color. Wood shingle roofs are a weathered cedar tone, while most asphalt shingled roofs are either in light colors, such as sand, light gray, light brown, or light green, or darker colors, such as dark gray, black, or dark green.

(10) *Relationship of architectural details.* These generally relate to style, and the styles in Corktown run from early Victorian to late Victorian and Colonial Revival. The earliest houses in the Greek Revival and Venacular styles contain a minimal amount of architectural detail. Functional detail includes the wood cornerboards, wide cornices with brackets supporting the eaves, and window frames and sills. More ornate details of the Italianate or Queen Anne styles include paired brackets, window and porch hoods, wooden carvings, sunburst patterns, fishscale shingles, and verge-boards in gables, and spindlework on balustraded porches. Some buildings, especially those on Church Street, have leaded glass windows. The late Victorian commercial buildings sometimes have decorative cornice work, corbeltables, and pediments or parapet walls. In general, Corktown is rich in its diversity and quality of architectural styles and detail.

(11) *Relationship of roof shapes.* Pitched roofs with frontal gables predominate in the district, although pitched roofs with side-facing gables, hip roofs, and hip roofs with intersecting gables also exist. More complex roof shapes occur primarily on Church Street. Commercial buildings generally have flat roofs. St. Peter's Episcopal Church has a steeply pitched roof with frontal gables. Rear additions to houses, such as kitchens, frequently have shed roofs.

(12) *Walls of continuity.* The major wall of continuity is created by the buildings, with their fairly uniform setbacks within blocks. Mature and recently planted trees along the tree lawns create a secondary wall of continuity.

(13) *Relationship of significant landscape features and surface treatments.* The typical treatment of individual properties is a shallow flat front lawn area in grass turf, subdivided by a concrete walk leading to the front entrance and sometimes a concrete walk leading to the side entrance. Short concrete walks from the curbline to the public sidewalk are also frequent in the district. Foundation plantings and evergreens are typical plantings in front yards. Hedges are occasionally planted along the side lot lines in the front yards and sometimes along the front lot line; this treatment usually occurs on corner lots when it exists. Chain link fences predominate as rear yard enclosures; few continue into the front yards. Wood posts and rails with wire mesh are also common fence types found in the district, and a few of these fences enclose the front yard as well as the rear. Many rear garages with alley entrances exist. Concrete side driveways, where they exist interrupt the succession of front yards and are not the original treatment of the property. The curbs are cut red-brown stone in the majority of the district, with the primary exceptions of Porter Street, Labrosse Street, Leverette Street, and Michigan Avenue. Alleys in the district are paved in concrete. Vacant lots are either paved-over or gravelled as parking lots or are unkept. Light fixtures are elevated on wooden telephone poles in most parts of the district.

(14) *Relationship of open space to structures.* Open space occurs in the form of vacant land, a playground, and parking lots, and frequently occurs on corner lots. Open space in the form of front yards to buildings is generally very shallow. Some buildings are situated on the front lot line or very close to it; this usually occurs on north-south streets east of Rosa Parks Boulevard, and on Porter Street.

(15) *Scale of facades and facade elements.* The majority of buildings in the district are small in scale, with the exception of multi-story industrial buildings and apartment buildings, which are medium to large in scale and therefore do not comply with the original scale of the neighborhood. Facade elements, such as bays, steep roofs, gables, and/or verandas, are moderate in scale. Details within these elements are generally small in scale.

(16) *Directional expression of front elevations.* One-story residences are usually slightly wider than tall but their directional expression is vertical due to the gable of the steeply pitched roof. Two-story, Italianate and Greek Revival single-family residences are vertical in directional expression, while duplexes in those styles are usually neutral. Two-story Queen Anne buildings are either neutral in directional expression or have vertically expressed front facades, depending on the projection of gables and/or roof slopes. Terraces are horizontal in directional expression, churches are emphatically vertical, and industrial buildings are either vertically or horizontally

expressed, depending on the number of stories. Individual Victorian commercial buildings are usually vertical but may form a commercial row that is horizontal.

(17) *Rhythm of building setbacks.* Setbacks vary from area to area within the district, although they are usually consistent within blocks. In general, buildings have very shallow front yards, although buildings may relate to the building lines differently due to porch projections and pays where they exist. Buildings on the north-south streets and corners are very close to the front lot lines. Some industrial and commercial buildings are situated directly on the front lot line.

(18) *Relationship of lot coverage.* Lot coverage ranges from zero (0) percent to one hundred (100) percent, the average residential coverage being approximately forty (40) percent. Industrial buildings are in the upper range, as are some corner stores and some houses on north-south cross streets.

(19) *Degree of complexity within the facade.* Early buildings are simple and straightforward. Queen Anne style buildings are more complex in massing and detail but are not overly complex.

(20) *Orientation, vistas, overviews.* In general, buildings East of Rosa Parks Boulevard are oriented toward the east-west streets, with Trumbull Avenue, Eighth Street and Sixth Street being exceptions. Buildings west of Rosa Parks Boulevard are most often oriented toward the north-south streets. Garages are oriented toward the alleys. Commercial buildings are located on corner lots and on Michigan Avenue and sometimes on corner lots within the residential areas. There are vistas of downtown Detroit and Tiger Stadium from the Corktown District. The general overview is that of small-scaled mixed-use neighborhood with major thoroughfares and major landmarks, such as Tiger Stadium, Michigan Central Station, and Most Holy Trinity R.C. Church surrounding the district.

(21) *Symmetric or asymmetric appearance.* Most buildings in the district are asymmetrical in appearance, but result in balanced compositions.

(22) *General environmental character.* The Corktown Historic District, with its narrow lots, shallow front yards, and small-scaled buildings, has a low-density, urban, mixed use character of a pre-automobile city. Its original cohesiveness has been eroded by housing demolition over the years. Anchored by Tiger Stadium on the north, Michigan Central Station and Roosevelt Park on the west, Most Holy Trinity Church and the John C. Lodge Expressway on the east, and the West Side Industrial Park on the south, the neighborhood is set apart from its surrounding environment, resulting in a definable community in the shadows of Downtown Detroit.

RECOMMENDATION

The proposed addition adds reasonable space to the area of a very small house while clearly delineating the historic core and preserving historic materials that characterize the property. Remaining original features and finishes, including the nineteenth-century clapboard siding and trim, are proposed to be preserved and repaired. While the proposed north side addition, especially, is very contemporary, the sloped roof, projecting eaves, and other gestures are generally in keeping with the district context and elements of design, and are deferential while remaining distinct, serving almost as a visual bracket. Staff therefore recommends that the Commission approve the proposed demolition, additions, and exterior alterations, as the proposed changes appear to be appropriate per Secretary of the Interior Standards 5, 9, and 10; however, staff does recommend a condition that the use of brick on the addition be reduced to the foundation only.

- *5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- *9. New additions, exterior alterations, or related new construction shall not destroy historic*

materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the historic property and its environment.

- *10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Motion DRAFT

I move that the Commission **issue** a Certificate of Appropriateness for the work proposed in application #19-6300 because the work as proposed meets the Secretary of the Interior's Standards for Rehabilitation Numbers 5, 9, and 10, contingent upon the applicant working with staff to identify a material other than masonry for the addition above the level of the foundation wall.

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May 28, 2019

Zieger Properties, LLC.
2512 San Elijo Ave.
Cardiff, CA 92007

RE: 2221 Wabash St – New Construction Historic District Commission Submission

Scope of Work

Demolition Work:

- Demolish existing addition complete; including foundations (original structure to remain)
- Demolish interior partitions of original structure
- Remove existing fence and site debris
- Remove existing rear deck and concrete pads in rear of property

Existing Structure (some items apply to existing and new structures*):

- Tuck point/repair existing masonry foundations
- Repair foundation of existing original structure
- Replace existing windows: Pella wood clad double hung windows
- Repair/replace and paint: lap board siding, trim, eave, rake, soffit
- Replace gutters and down spouts
- Repair/replace and paint: porch roof to match existing including deck boards, steps, railing and balusters
- New interior finishes: including kitchen and two bathrooms (appliances and fixtures included)*
- Water proof/insulate crawl space

Addition (some items apply to existing and new structures*)

- Update electrical service and wiring in house complete*
- New interior finishes: including kitchen and two bathrooms *
- New hot water heater*
- New plumbing/sanitary complete from incoming services*
- New HVAC forced air system with central air*
- New 2x6 wood construction with R-38 in ceiling and R-19 in walls and new Tyvek house wrap*
- New Standing seam metal roof
- New windows: Pella wood clad double hung windows
- New brick and ship lap siding
- New gutters and down spouts

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Site:

- New wood fence in rear and sides of property
- New landscape area and planter beds in front of property
- Replace sod as required due to construction damage
- New concrete walkway from front on house to rear of property

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HISTORIC DISTRICT COMMISSION
PROJECT REVIEW REQUEST

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

DATE: 05-28-2019

PROPERTY INFORMATION

ADDRESS: 2221 Wabash St **AKA:**

HISTORIC DISTRICT: Corktown

APPLICANT IDENTIFICATION

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

NAME: Timothy R. Flintoff Jr. **COMPANY NAME:** 4545 Architecture

ADDRESS: 4545 Commonwealth St. **CITY:** Detroit **STATE:** Mi **ZIP:** 48208

PHONE: 248-320-6098 **MOBILE:** 248-320-6098 **EMAIL:** tim.flintoff@4545architecture.com

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

- ☐ **Photographs** of ALL sides of existing building or site
- ☐ **Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, and material)
- ☐ **Description of existing conditions** (including materials and design)
- ☐ **Description of project** (including 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)

NOTE:
Based on the scope of work, additional documentation may be required
See www.detroitmi.gov/hdc for scope-specific requirements

SUBMIT COMPLETED REQUESTS TO: HDC@DETROITMI.GOV

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May 28, 2019

RE: 2221 Wabash St – New Construction Historic District Commission Submission

Existing Images.

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May 28, 2019

Zieger Properties, LLC.
2512 San Elijo Ave.
Cardiff, CA 92007

RE: 2221 Wabash St – New Construction Historic District Commission Submission

2221 Wabash is a mid-block lot on the west side of Wabash nearly equidistant from Michigan Avenue to the North and Dalzelle Street to the South. The proposed structure is a single-family home comprised of a two-bedroom unit and is approximately 1112 GSF. The existing structure is approximately 460 GSF and the two additions are 247 GSF and 405 GSF respectively.

This project faces several challenges; because of the unique configuration of the lot and its connection to 2225 Wabash. The owner intends to renovate 2221Wabash in parallel with 2225 Wabash. The goal of this project was to preserve as much of the original structure as feasible. Bases on our assessment attached; conducted by the project structural engineer we are able to preserve the original portion of the home. In consideration of the historic character of the home and the neighborhood this project and the design for 2225 Wabash propose a modern renovation, with new construction that seek to draw from historic context and design as inspiration while maintaining the integrity of neighborhood's historic fabric.

The home has a traditional gable end with a cover porch entry. Where existing materials remain, we will paint and repair as necessary. New materials have been listed on the attached elevations and will consist of a mixture of Brick, Lap Board Wood Siding and metal panel for the roof.

1. Height:
   The proposed structure is a one-story structure, with a total height of approximately 20'-2" above grade. This height is constant with the adjacent properties.

2. Proportion of Front Façade:
   The front façade of the proposed structure is approximately 28'-0" wide, making it wider than it is tall, with a lower rectangular proportion. A portion of the front façade is pushed further back to the west to maintain the original elevation as the primary focus of front façade.

3. Proportion of Openings:
   The windows proposed for the structure are generally wood casement style. Individual windows are taller than they are wide and grouped together to form larger areas of glazing. On the front façade, the openings make up about 20% of the façade.

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4. Rhythm of Solid to Void:
   Openings in the facades of the proposed structure are regular and ordered, like the existing Greek revival homes on either side of the proposed structure. Individual windows and groups of windows are placed to be considerate of adjacency between new façade and existing.

5. Rhythm of Spacing of Buildings:
   The lot has a width of approximately 18'-0"at the street, and it is anticipated that this space in front of the building will remain open. The proposed structure has a significant setback from the East property line approximately 82' from the property line to the front facade. The close placement to the existing house to the south is consistent with the close spacing between other existing homes on the block. The close placement to the proposed home to north is also consistent with spacing of homes in the neighborhood.

6. Rhythm of Entrance and/or front porch projections:
   The proposed structure features an existing asymmetric front porch entry, which is to remain. The covered porch provides a visual break in the tall gable end wall and creates visual interest with its railing and shed roof.

7. Materials:
   The proposed structure is comprised of wood framing with a concrete foundation, and a metal standing-seam roof on the new portions, existing roof area will be re-shingled. The majority of the facades are clad in wood ship-lap siding new and existing is lap siding. Trim used around the windows will be wood painted to accent the existing structure. Brick is used as a base element for transition between the existing structure and new additions.

8. Textures:
   Texture is at play in the relationship between the lap siding, ship-lap wood siding, brick, and smooth metal accent and trim panels. The majority of the front façade is clad in horizontally oriented wood siding to provide continuity between the existing siding and new.

9. Colors:
   The color palette of the proposed structure has been kept neutral and natural in order to blend in with the existing homes on the block. The brick, metal panels and roof, and painted wood siding are all within a gray-scale pallet.

10. Architectural Details:
    The architectural details of the proposed structure are very simple in order to complement the existing modest homes on the block and the addition which we are connecting to. The overall massing and roof shape are similar to adjacent historic homes, while the clean simplified detailing of the addition is more contemporary. In order to match the level of detail and visual interest of the existing homes, a concept of layering and texture is used to create depth and hierarchy in the facades. The goal is to establish the existing structure as the primary focus and allow the addition to

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have a supporting role.

11. Roof Shapes:
    Similar to many existing homes on the block, the proposed structure features a simple roof line with a single ridge running down the center of the structure, and front-facing gables. With an attempt to balance the existing roof line with the roof line of the addition the roofs have been offset in the vertical to create a break between the existing and proposed.

12. Wall of Continuity (setbacks):
    The front setback of the proposed structure is not at all similar to adjacent properties and because of this we are challenged with maintaining the street façade continuity. This home was established before many of its neighbors existed and because of the age of the home it has a very unique site arrangement that has been altered at time to accommodate its adjacent neighbors. The home that previously was sited on 2225 Wabash influenced the 'L" shape to lot that we currently have and while that home no longer existing, we are left with a very unique lot with a lot of historic character.

13. Landscape Features:
    The front lawn of the proposed structure is grass turf, consistent with adjacent properties. More decorative bushes and flowering plants will be included along the north and south property lines. A simple brick foot path extends from the sidewalk to the east façade to provide access to the unit.

14. Open space:
    This directly is approximately 18'-0" of frontage along Wabash street. It is planned that this narrow front portion of the lot will remain open in the future for street access

15. Scale of Facades/Façade Elements:
    The overall structure is a similar scale to the existing homes on the block. The front elevation is fairly simple with few façade elements. Window groupings are always in the same plane as the overall façade. Window groupings are generally 2 windows wide and consistent in shape between the new and existing facades, and account for approximately one-quarter of the overall façade width. Solid walls have been used where we are in close proximity to adjacent parcels.

16. Directional Expression of Front Elevation:
    The directional expression of the front elevation is generally horizontal. The south portion of the front façade has the existing covered entry and is clad in the existing siding. The remaining portion of the façade is clad in brick and horizontally oriented wood ship-lap siding, painted. This composition expresses the width of the front façade, emphasizing its vertical split between the existing and proposed additions

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17. Rhythm of Setbacks:
    The front setback in 82' because of the location of the existing structure the building has minimal setbacks on the rear and sides the existing location of the building will require variances for the side and rear yard set back.s

18. Lot Coverage:
    a. Lot Size: 3383 Square Feet
    b. Building Footprint: 1112
    c. Percentage of lot Coverage: 32.9%

19. Degree of Complexity in Façade:
    The proposed structure is very simple in massing and façade complexity. The façade uses a simple palate of 4 materials, organized in a way to provide hierarchy, depth and interest without relying on additional detail and applied architectural elements.

20. Orientation/Vistas/Views:
    The long axis of the proposed structure is oriented east-west with the front of the structure facing Wabash street. Bedrooms are placed at the rear of the building, while the living space is organized to the front of the home, because most of the green space for the lot is located in the front yard the home has a focus on connecting living space with that are for its primary exterior use and connection to the neighborhood.

21. Symmetric or asymmetric appearance:
    The appearance of the proposed structure is asymmetric to complement existing asymmetric homes on the block. Windows on the front façade are aligned in groups of two with the existing and proposed matching each other. The additions connection the existing and with the break in plane between the two facades helps reinforce the asymmetry of the home.

22. General Character:
    Corktown is made up of modestly detailed small-scaled homes on narrow lots creating a dense walkable neighborhood. The proposed structure follows the simple massing and closely spaced arrangement precedent set by the existing adjacent homes. The materials used for the proposed structure speak to the textural quality of the existing homes with the use of wood ship-lap siding and brick. More contemporary materials such as the standing seam metal roof and metal trim panels speak to the longevity of the neighborhood and the notion that Corktown houses are built to last. The homes in Corktown were built over various periods of time, and are examples of many architectural styles. What makes the neighborhood cohesive is the attention to scale, proportion, and quality in each home regardless of style. While the proposed structure utilizes some contemporary elements, the overall scale, massing, and textural quality are inspired by and designed to complement the overall Corktown character.

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Proposed Brick:

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Grey Ship Lap Boards:

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Metal panel Color:

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May 28, 2019

Mr. Tim Flintoff
Principal
4545 Architecture and Design, PLLC.
4545 Commonwealth St., Detroit, MI 48208

RE: 2221 Wabash – Structural Condition Evaluation
Project No. 19-1005

Dear Mr. Flintoff:

In accordance with your request, we have completed our evaluation process of the above captioned project on May 23, 2019.

An evaluation of the structural deteriorations visually identified was performed on 05/22/2019 at which time the main structural framing members were reviewed. The structure consists of wood floor and roof decks supported on 2x4 stud walls which are supported on shallow foundations. At the time of the visual evaluation, significant structural deteriorations were observed in many locations throughout the house. The main issues identified are as follows:

Heavy rot and section loss of timber beams in crawl space supporting ground floor level.
Cause is likely a result of water exposure and insect infestation
Collapse of roof sheathing and deterioration to roof framing members
Partial collapse of the east section of the house
Settlements of foundations in the range of 4" to 6"
Spalling/crumbling of foundation elements

The rotten framing members supporting the ground floor level cannot be easily replaced without disturbing already precarious structural conditions resulting from the deteriorations. Further, the foundation settlements cannot be mitigated given the current condition of the shallow foundations. Significant underpinning and stabilization would be required in order to not cause partial collapse or additional settlements to the previously mentioned adjacent framing conditions.

Based on the severity, nature, ubiquity, and extreme repair costs associated with the deteriorations visually identified, it is our recommendation to demolish the structure.

If you have any questions regarding the contents of this report, please do not hesitate to contact our office.

Sincerely,

Alexander Lamb, Ph.D., P.E.

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2221 WABASH - SINGLE FAMILY RENOVATIONS

2221 WABASH ST.
DETROIT MI, 48216

ARCHITECT

4545 ARCHITECTURE | DESIGN, PLLC
TIMOTHY FLINTOFF
4545 Commonwealth St
Detroit Mi 48208

PROJECT DATA

BUILDING CODE AUTHORITY:
City of Detroit

OWNER:
ZEIGER PROPERTIES, LLC
DIANE ZEIGER
2512 SAN ELIJO AVE.
CARDIFF, CA 92007

APPLICABLE CODES:
BUILDING CODE
ALSO KNOWN AS THE "MICHIGAN BUILDING CODE"
2015 MICHIGAN BUILDING CODE (MBC) AS AMENDED

MECHANICAL CODE
ALSO KNOWN AS THE "MICHIGAN MECHANICAL CODE"
2015 MICHIGAN MECHANICAL CODE AS AMENDED

PLUMBING CODE
ALSO KNOWN AS THE "MICHIGAN PLUMBING CODE"
2015 MICHIGAN PLUMBING CODE AS AMENDED

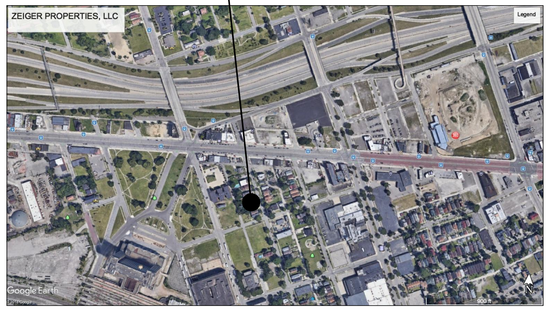
ELECTRICAL CODE
ALSO KNOWN AS THE "MICHIGAN ELECTRICAL CODE"
2017 NATIONAL ELECTRIC CODE (NEC) AS AMENDED &
MICHIGAN AMENDMENTS PART 8.

ENERGY CODE
2015 UNIFORM ENERGY CODE

BARRIER FREE REQUIREMENTS
AMERICANS WITH DISABILITIES ACT (ADA)
MBC-2015, CHAPTER 11
ICC / ANSI 117.1 - 2010, EXCEPT SECTION 611 & 707

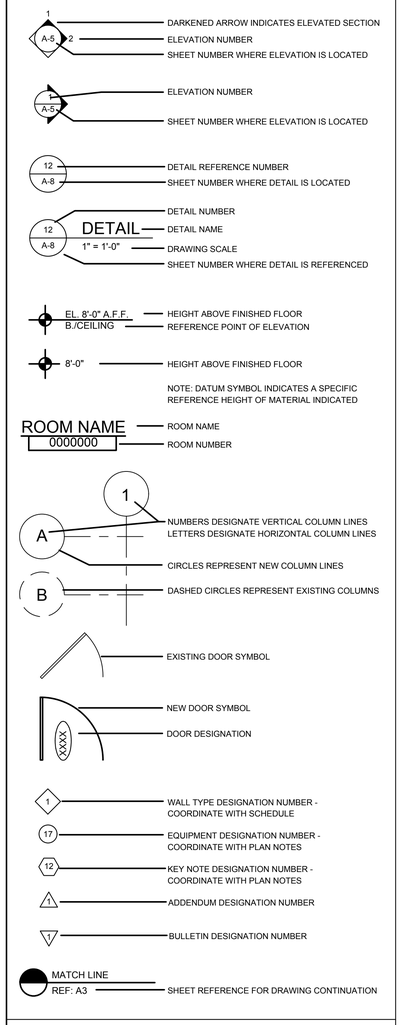
SHEET INDEX

PROJECT LOCATION
2221 Wabash St. Detroit MI



N
PROJECT SITE MAP: NOT TO SCALE

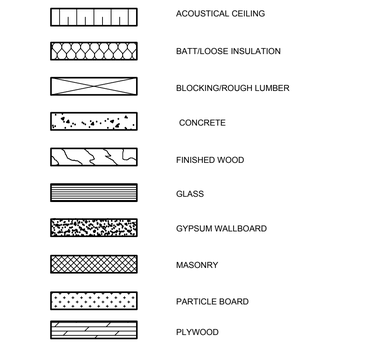
SYMBOL LEGEND



ABBREVIATION

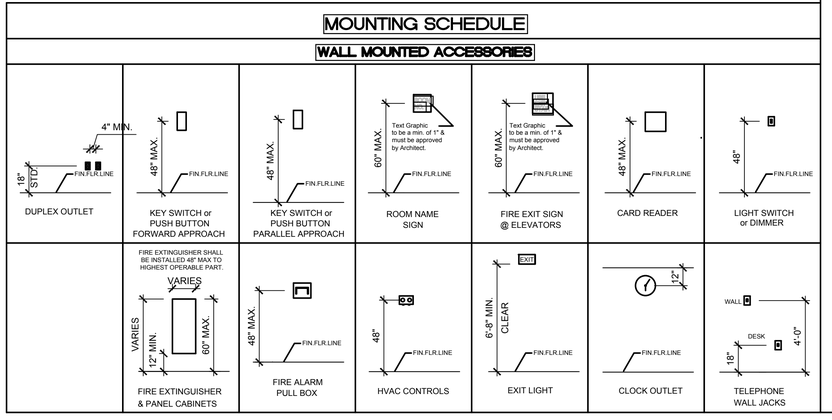
@	AT
ACOUST.	ACOUSTICAL
A.C.T.	ACOUSTIC CEILING TILE
ADJ.	ADJACENT
A.F.F.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
ANOD.	ANODIZED
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
CEM.	CEMENT
C.J.	CONTROL JOINT
CLG.	CEILING
℄	CENTER LINE
C.O.	CLEAN OUT
COL.	COLUMN
CONC.	CONCRETE
C.G.	CORNER GUARD
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CORR.	CORRUGATED
CPT.	CARPET
C.T.	CERAMIC TILE
DET.	DETAIL
DIA.	DIAMETER
DM.	DIMENSION
DN.	DOWN
D.O.	DOOR OPENING
DR.	DOOR
DWG.	DRAWING
EA.	EACH
ELEV.	ELEVATION
E.W.	EACH WAY
EXG.	EXISTING
EXIST.	EXISTING
EXP.	EXPANSION, EXPOSED
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.R.P.	FIBER REINFORCED PANELS
FIN.	FINISH
FLR.	FLOOR
F.O.	FACE OF
F.O.S.	FACE OF STUD
FR.	FRAME
FTG.	FOOTING
FV.	FIELD VERIFY
GA.	GAUGE
GALV.	GALVANIZED
GYP.	GYPSUM
HDW.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HT.	HEIGHT
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
LAV.	LAVATORY
LG.	LONG
L.L.O.	LONG LEG OUTSTANDING
L.L.V.	LONG LEG VERTICAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MET.	METAL
MEZZ.	MEZZANINE
M.I.	MISCELLANEOUS IRON
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
OPP.	OPPOSITE
PL.G.	PLATE GLASS
PL.S.	PLATE STEEL
P.LAM	PLASTIC LAMINATE
PLAS.	PLASTER
PREFAB.	PREFABRICATED
PROJ.	PROJECT, PROJECTION
P.S.F.	POUNDS PER SQUARE FOOT
PT.	PAINT, POINT
R.	RISER
R.A.	RETURN AIR
R.B.	RUBBER BASE
R.C.	ROOF CONDUCTOR
R.C.P.	REFLECTED CEILING PLAN
R.D.	ROOF DRAIN
R.F.	RUBBER FLOORING
REINF.	REINFORCED, REINFORCING
REQ'D.	REQUIRED
RFG.	ROOFING
RM.	ROOM
R.S.	ROOF SUMP
R.T.	RUBBER TILE
SAN.	SANITARY
SCHED.	SCHEDULE
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
S.S.	SERVICE SINK
STL.	STEEL
STD.	STANDARD
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SW.	SWITCH
SYM.	SYMMETRICAL
T.	TREAD
T&B	TOP AND BOTTOM
TEL.	TELEPHONE
TERR.	TERRAZZO
T&G	TONGUE AND GROOVE
THK.	THICK, THICKNESS
THRES.	THRESHOLD
T.O.S.	TOP OF STEEL
TYP.	TYPICAL
U/C	UNDERCUT
U.N.O.	UNLESS NOTED OTHERWISE
V.B.	VINYL BASE
V.C.T.	VINYL COMPOSITION TILE
V.I.F.	VERIFY IN FIELD
W.	WIDE
VERT.	VERTICAL
WAINS.	WAINSCOT
W.C.	WATER CLOSET
WD.WIN.	WOOD WINDOW
WT.	WEIGHT
W.W.F.	WELDED WIRE FABRIC

MATERIAL LEGEND



MOUNTING SCHEDULE

WALL MOUNTED ACCESSORIES



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CONSULTANT:

Project :
ZIEGER PROPERTIES, LL
RENOVATIONS
2221 WABASH
DETROIT, MI 48216

Issued for :
HDC 05/28/19

Drawn by :
TRF

Sheet Title :
TITLE SHEET, SHEET INDEX, AND LOCATOR PLAN

Project No. :
2019006

Sheet No. :
TS1.1

GEORGE JEROME & CO.

FOUNDED 1828

MORTGAGE REPORT for:

ZEIGER PROPERTIES, LLC

CONSULTING MUNICIPAL & CIVIL ENGINEERS • SURVEYORS • 28304 HAYES • ROSEVILLE, MI 48066 • (586)774-3000

LEGAL DESCRIPTION OF PROPERTY (AS FURNISHED BY CLIENT)

Land situated in the City of Detroit, County of Wayne, State of Michigan, described as follows:

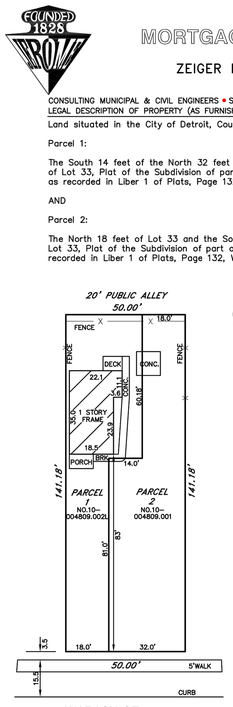
Parcel 1:

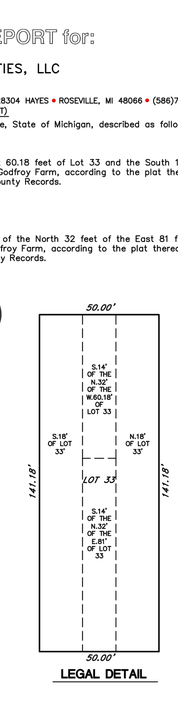
The South 14 feet of the North 32 feet of the West 60.18 feet of Lot 33 and the South 18 feet of Lot 33, Plat of the Subdivision of part of Peter Godfroy Farm, according to the plat thereof, as recorded in Liber 1 of Plats, Page 132, Wayne County Records.

AND

Parcel 2:

The North 18 feet of Lot 33 and the South 14 feet of the North 32 feet of the East 81 feet of Lot 33, Plat of the Subdivision of part of Peter Godfroy Farm, according to the plat thereof, as recorded in Liber 1 of Plats, Page 132, Wayne County Records.





CERTIFICATE: We hereby certify to: ZEIGER PROPERTIES, LLC That we have surveyed the above-described property in accordance with the description furnished and confirmed to be correct by the owner, 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. The location of fences, driveways, other buildings, and non-permanent structures shown are only approximate. Any easements shown are either recorded in the subdivision plat or appear in the instrument referenced in the title policy, if both have been furnished to us. This survey does not locate or identify the existence or absence of utilities entering into or crossing above or below the property. This report is to be used for mortgage purposes only and not for the purpose of establishing property lines, nor for construction purposes. No property lines were established and no property corners were set. This is not an ALTA type survey. This cannot be used for future refinance purposes or transferred to any future property owners.

REVISED _____

DRAWN BY TMM

SCALE 1"=30'

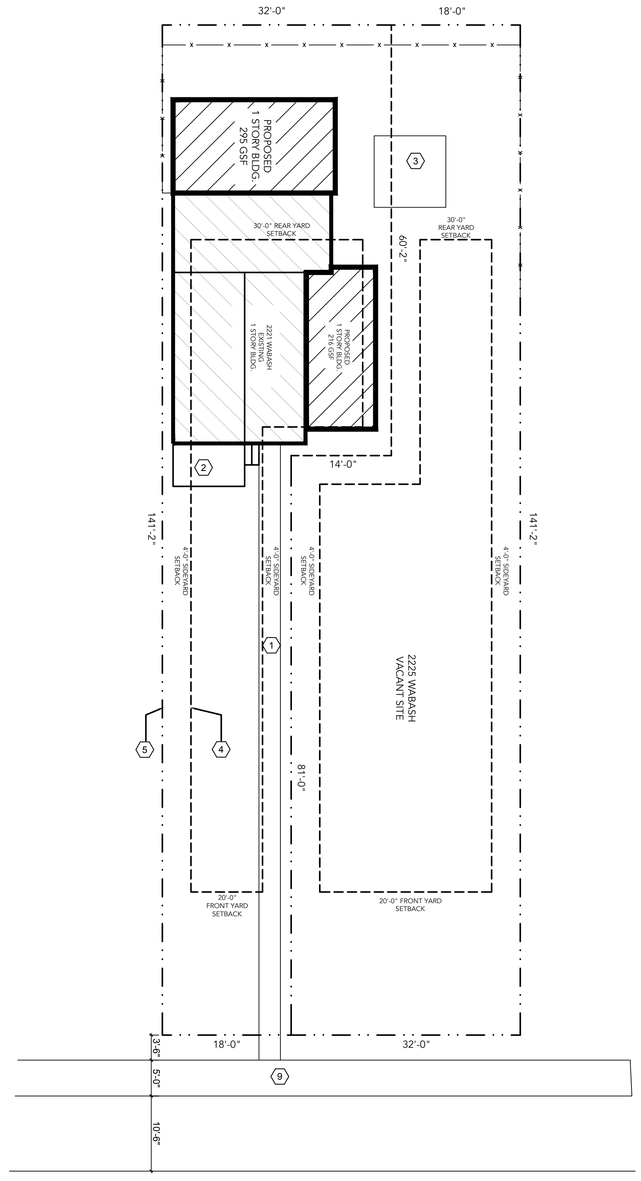
GEORGE G. JEROME
PROFESSIONAL LAND SURVEYOR
NO. 19837

DATED 11-02-18

JOB NO. 246224

N

MORTGAGE SURVEY
SCALE: 1"=30'-0"



WABASH ST.
65' WD

N

ARCHITECTURAL SITE PLAN
SCALE: 1"=10'-0"

GENERAL SITE PLAN NOTES:

1. PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:
2. CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.
3. ASPHALT: BASE COURSE - MDOT BITUMINOUS MIXTURE NO. 1100L, 20AA; SURFACE COURSE - MDOT BITUMINOUS MIXTURE NO. 1100T, 20AA; ASPHALT CEMENT PENETRATION GRADE 85-100, BOND COAT - MDOT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2 INCH LIFT.
4. PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.
5. ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.
6. ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-S164.
7. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.
8. ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.
9. ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.
10. CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.
11. FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.
12. EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.
13. EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.
14. SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.
15. ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.
16. FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.
17. ALL LANDSCAPED AREAS TO BE PROVIDED W/ SPRINKLER SYSTEMS FOR 100% COVERAGE.

SITE PLAN KEY NOTES:

(TYPICAL THIS SHEET ONLY)

1. EXISTING BRICK WALK WAY
2. EXISTING FRONT PORCH
3. EXISTING CONC. PAD
4. LINE OF SET BACK BY ORDINANCE
5. PROPERTY LINE
6. SIDEWALK

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CONSULTANT:

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ZIEGER PROPERTIES, LLC
RENOVATIONS
2221 WABASH
DETROIT, MI 48216

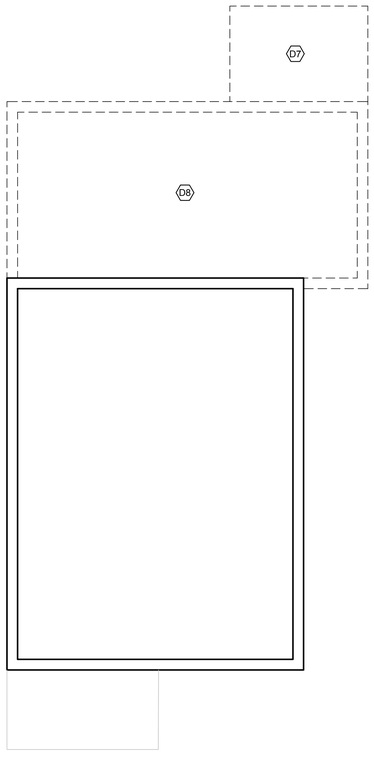
Issued for :
HDC 05/28/19

Drawn by :
TRF

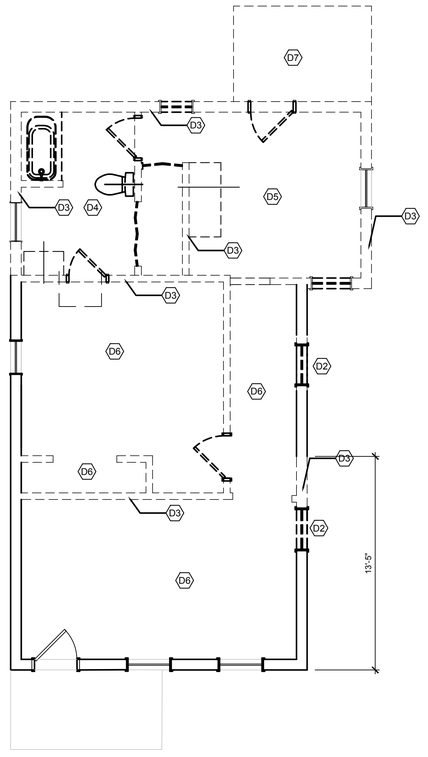
Sheet Title :
ARCHITECTURAL SITE PLAN

Project No. :
2019006

Sheet No. :
SP1.1



DEMOLITION FOUNDATION PLAN
SCALE: 1/4"=1'-0"



DEMOLITION FLOOR PLAN
SCALE: 1/4"=1'-0"

GENERAL DEMOLITION PLAN NOTES:

1. ALL DEMOLITION WORK REQUIRED IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON THE DEMOLITION PLANS. THE INTENT IS TO REMOVE ALL MECHANICAL, ELECTRICAL, AND ARCHITECTURAL ITEMS AS REQUIRED TO FACILITATE NEW CONSTRUCTION.
2. COORDINATE SCOPE AND EXTENT OF DEMOLITION WORK WITH NEW WORK PLANS AND DETAILS.
3. ALL WALLS, DOORS, FRAMES, AND RELATED HARDWARE ASSEMBLIES DESIGNATED AS "TO BE REMOVED" (SHOWN AS DASHED LINES) SHALL BE COMPLETELY REMOVED AND DISPOSED OF AS DESIGNATED BY OWNER/TENANT. ALL EXISTING WALLS NOT DESIGNATED FOR DEMOLITION SHALL BE PROTECTED FROM DAMAGE AND REMAIN "AS-IS".
4. ALL EQUIPMENT, DOORS, FRAMES, RELATED HARDWARE, AND DESIGNATED ITEMS TO BE SALVAGED SHALL BE REMOVED, PROTECTED FROM DAMAGE, AND STORED FOR REUSE.
5. CLEAN AND REPAIR ALL EXISTING FLOOR FINISHES AS NECESSARY.
6. ALL DEMOLITION WORK SHALL BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER. ALL SURFACES ADJACENT TO AND ABUTTING TO THOSE DESIGNATED "TO BE REMOVED" SHALL BE LEFT WITH A SMOOTH AND FLUSH APPEARANCE.
7. THE CONTRACTOR SHALL EXERCISE ALL REQUISITE CARE NECESSARY TO ENSURE THAT ALL EQUIPMENT, MATERIALS, FINISHES AND ASSEMBLIES WHICH ARE NOT BEING REMOVED ARE PROTECTED FROM DAMAGE DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION OPERATIONS.
8. REFER TO MECHANICAL AND ELECTRICAL DEMOLITION DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL DEMOLITION INFORMATION.
9. GENERAL PRECAUTIONS SHALL BE TAKEN AS NECESSARY TO HOLD ALL DISRUPTION, DUST, DIRT, NOISE, AND DEBRIS TO A MINIMUM.
10. THE CONTRACTOR SHALL COORDINATE DEMOLITION WORK WITH OWNER TO ENSURE THAT IMPACTS ON THE BALANCE OF THE BUILDING ARE HELD TO A MINIMUM.
11. PREPARE ALL SURFACES TO RECEIVE THE NEW WORK AND FINISHES OF THE CONTRACT.
12. THE CONTRACTOR SHALL DESIGN, PROVIDE, INSTALL AND MAINTAIN ANY AND ALL TEMPORARY BRACING AS REQUIRED TO ENSURE THE STABILITY OF THE BUILDING ASSEMBLY AND/OR ANY SYSTEMS AND/OR SUB-ASSEMBLIES AND/OR SYSTEMS APPURTENANT THERETO UNTIL SAID ASSEMBLY AND/OR SUB-ASSSEMBLIES ARE COMPLETE, SELF-SUPPORTING AND/OR STABLE.

DEMOLITION PLAN KEY NOTES:

(TYPICAL THIS SHEET ONLY)

- D1 FRONT PORCH TO REMAIN
- D2 REMOVE WINDOW COMPLETE
- D3 REMOVE WALL COMPLETE, INCLUDING ELECTRICAL TO PANEL
- D4 REMOVE BATHROOM COMPLETE, INCLUDING ELECTRICAL AND PLUMBING
- D5 REMOVEKITCHEN COMPLETE, INCLUDING ELECTRICAL AND PLUMBING
- D6 REMOVE INTERIOR DRYWALL/PLASTER AND FLOOR FINISHES COMPLETE, ALL HVAC AND ELECTRICAL
- D7 REMOVE REAR PORCH COMPLETE, INCLUDING FOUNDATIONS
- D8 REMOVE FOUNDATION COMPLETE

DEMOLITION KEY:

- WALL TO REMAIN
- WALL TO BE REMOVED
- DOOR TO REMAIN
- DOOR, FRAME AND HARDWARE TO BE REMOVED UNLESS NOTED OTHERWISE
- DESIGNATED ITEM TO REMAIN
- DESIGNATED ITEM TO BE REMOVED

ARCHITECT:
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2221 WABASH
DETROIT, MI 48216

Issued for :
HDC 05/28/19

Drawn by :
TRF

Sheet Title :
DEMOLITION FLOOR PLAN

Project No. :
2019006

Sheet No. :
D1.1

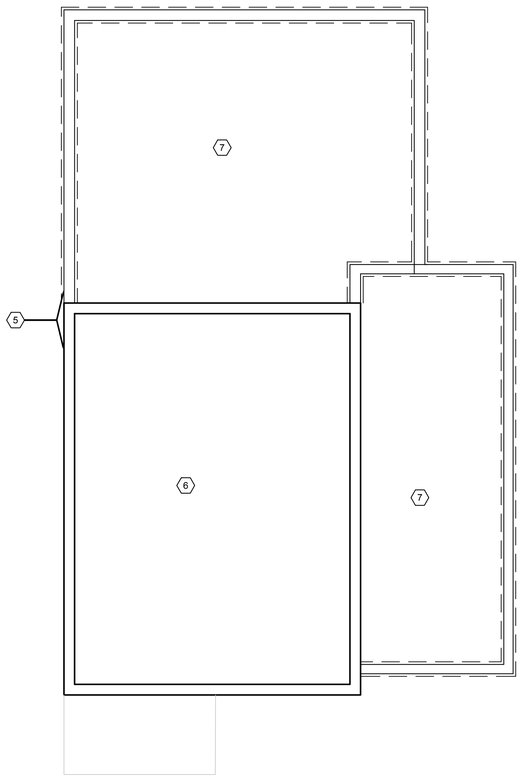
GENERAL ELEVATIONS NOTES:

1. THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK, COORDINATE ALL DRAWINGS / NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
2. ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
3. WALL THICKNESS' ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE WALL SCHEDULE FOR ACTUAL DIMENSIONS.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
5. PROVIDE POSITIVE SLOPE TO ALL FLOOR DRAINS WHILE KEEPING FLOOR LEVEL AT WALL BASE CONDITION.

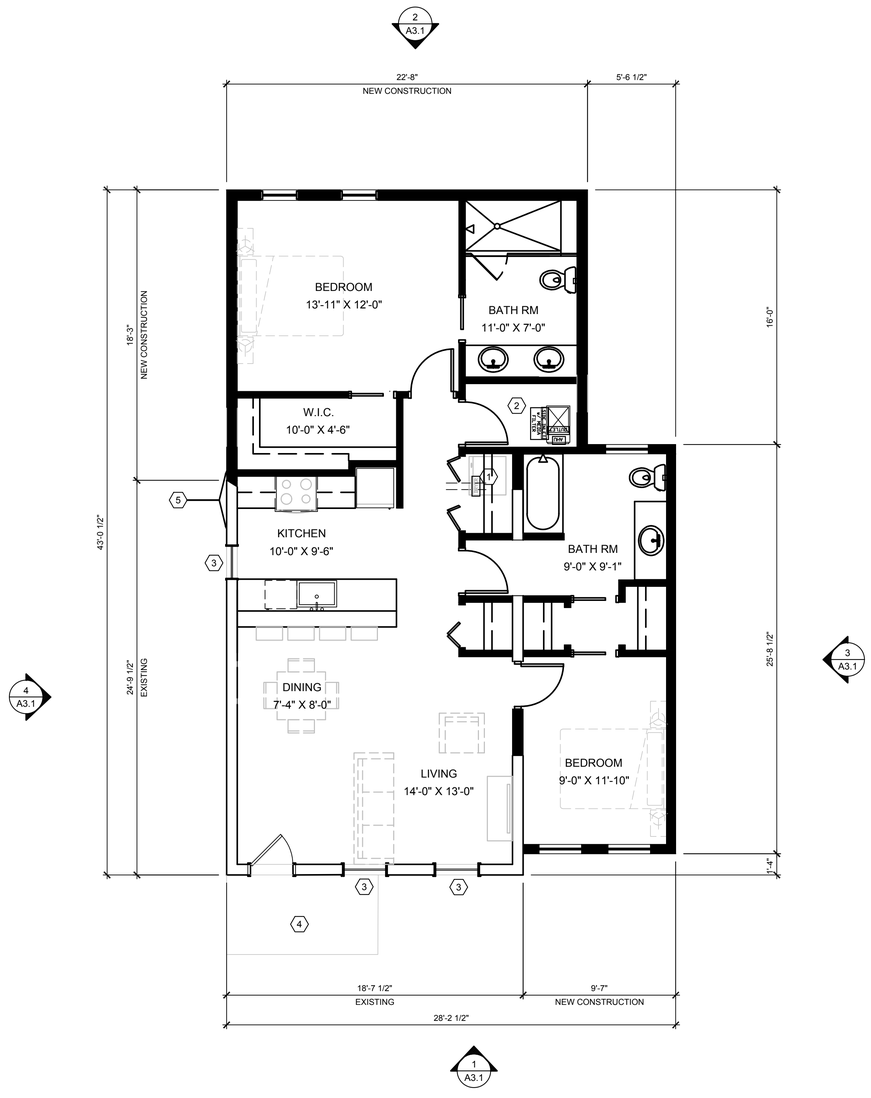
FLOOR PLAN KEY NOTES:

(TYPICAL THIS SHEET ONLY)

1. STACKED WASHER AND DRYER
2. FURNACE AND ON-DEMAND HW SYSTEM
3. EXISTING WINDOWS TO REMAIN
4. FRONT PORCH TO REMAIN
5. ALIGN ADDITION WITH FACE OF EXISTING
6. EXISTING FOUNDATION TO REMAIN
7. NEW FOUNDATION WITH CRAWL SPACE



FOUNDATION PLAN
SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

FOOTPRINT EXIST: 462 GSF
FOOTPRINT NEW: 650 GSF
TOTAL BUILDING SQ.FT.: 1112 GSF

ARCHITECT:
4545 architecture
4545 COMMONWEALTH ST.
DETROIT, MI 48208
P. 248.320.6098
TIM.FLINTOFF@4545ARCHITECTURE.COM

CONSULTANT:

Project :
ZIEGER PROPERTIES, LLC
RENOVATIONS
2221 WABASH
DETROIT, MI 48216

Issued for :
HDC 05/28/19

Drawn by :
TRF

Sheet Title :
1ST FLOOR + 2ND FLOOR PLANS

Project No. :
2019006

Sheet No. :
A1.1

GENERAL ELEVATIONS NOTES:

1. THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK, COORDINATE ALL DRAWINGS / NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
2. ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
3. WALL THICKNESS' ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE WALL SCHEDULE FOR ACTUAL DIMENSIONS.
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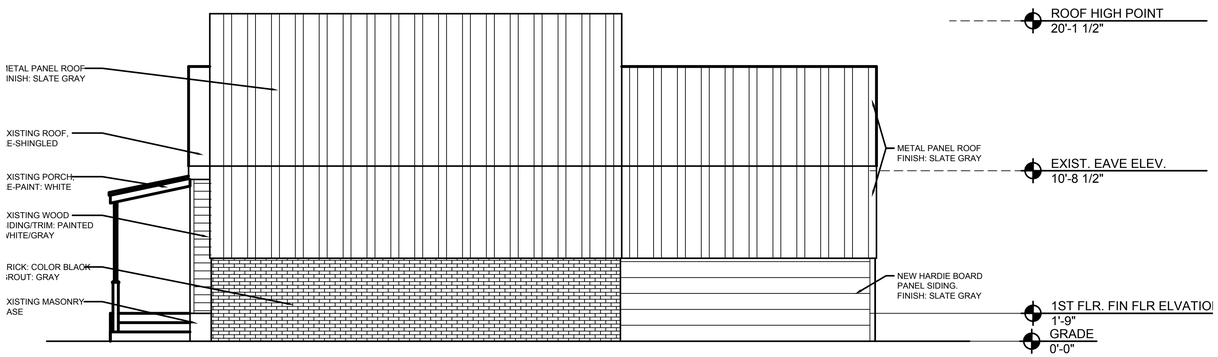
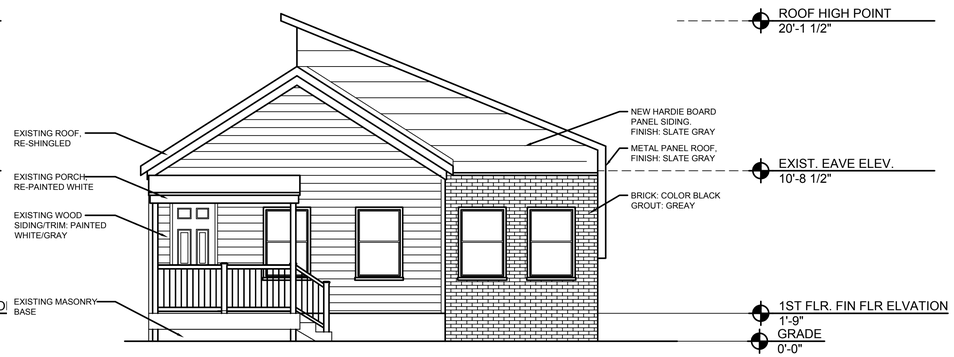
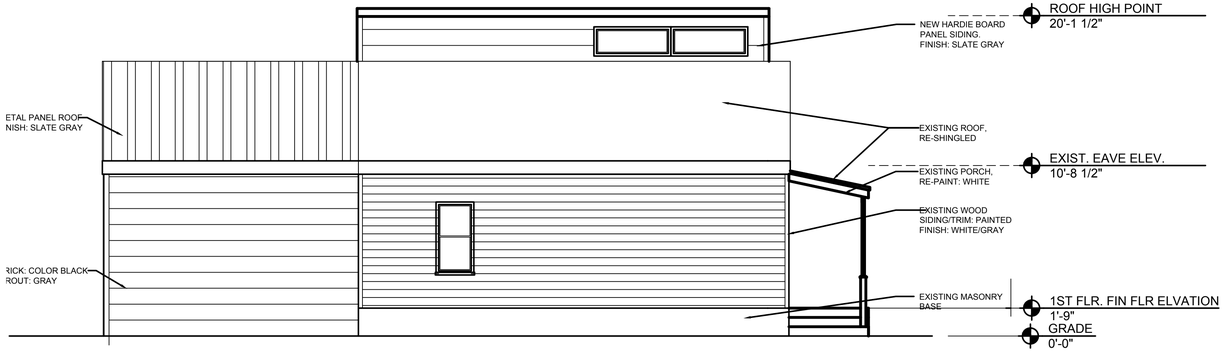


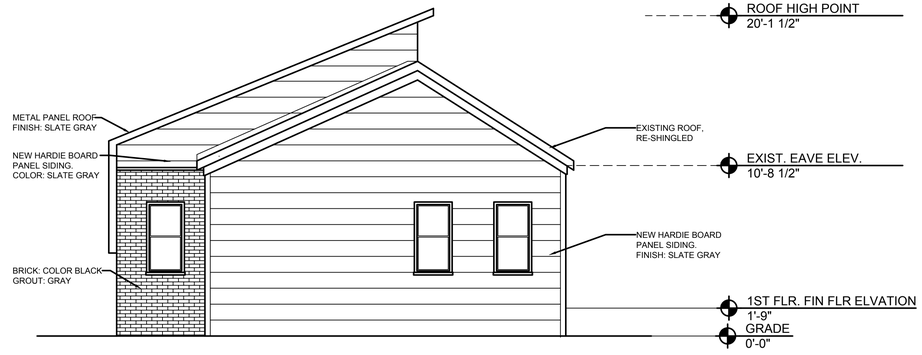
3 A1.1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 A1.1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 A1.1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A1.1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

ARCHITECT:
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4545 COMMONWEALTH ST.
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CONSULTANT:

Project :
ZIEGER PROPERTIES, LLC
RENOVATIONS
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DETROIT, MI 48216

Issued for :
HDC 05/28/19

Drawn by :
TRF

Sheet Title :
EXTERIOR
ELEVATIONS

Project No. :
2019006

Sheet No. :
A3.1

2 A1.1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

ARCHITECT:

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CONSULTANT:

Project :

ZIEGER PROPERTIES, LLC
RENOVATIONS
2221 WABASH
DETROIT, MI 48216

Issued for :

HDC 05/28/19

Drawn by :
TRF

Sheet Title :
EXTERIOR
RENDERING

Project No. :
2019006

Sheet No. :
A3.2

HISTORIC DISTRICT COMMISSION
PROJECT REVIEW REQUEST

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

DATE: 05-28-2019

PROPERTY INFORMATION

ADDRESS: 2221 Wabash St **AKA:**

HISTORIC DISTRICT: Corktown

APPLICANT IDENTIFICATION

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

NAME: Timothy R. Flintoff Jr. **COMPANY NAME:** 4545 Architecture

ADDRESS: 4545 Commonwealth St. **CITY:** Detroit **STATE:** Mi **ZIP:** 48208

PHONE: 248-320-6098 **MOBILE:** 248-320-6098 **EMAIL:** tim.flintoff@4545architecture.com

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

- ☐ **Photographs** of ALL sides of existing building or site
- ☐ **Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, and material)
- ☐ **Description of existing conditions** (including materials and design)
- ☐ **Description of project** (including 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)

NOTE:
Based on the scope of work, additional documentation may be required
See www.detroitmi.gov/hdc for scope-specific requirements

SUBMIT COMPLETED REQUESTS TO: HDC@DETROITMI.GOV

4545
architecture

May 28, 2019

RE: 2221 Wabash St – New Construction Historic District Commission Submission

Existing Images.

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May 28, 2019

Zieger Properties, LLC.
2512 San Elijo Ave.
Cardiff, CA 92007

RE: 2221 Wabash St – New Construction Historic District Commission Submission

2221 Wabash is a mid-block lot on the west side of Wabash nearly equidistant from Michigan Avenue to the North and Dalzelle Street to the South. The proposed structure is a single-family home comprised of a two-bedroom unit and is approximately 1112 GSF. The existing structure is approximately 460 GSF and the two additions are 247 GSF and 405 GSF respectively.

This project faces several challenges; because of the unique configuration of the lot and its connection to 2225 Wabash. The owner intends to renovate 2221Wabash in parallel with 2225 Wabash. The goal of this project was to preserve as much of the original structure as feasible. Bases on our assessment attached; conducted by the project structural engineer we are able to preserve the original portion of the home. In consideration of the historic character of the home and the neighborhood this project and the design for 2225 Wabash propose a modern renovation, with new construction that seek to draw from historic context and design as inspiration while maintaining the integrity of neighborhood's historic fabric.

The home has a traditional gable end with a cover porch entry. Where existing materials remain, we will paint and repair as necessary. New materials have been listed on the attached elevations and will consist of a mixture of Brick, Lap Board Wood Siding and metal panel for the roof.

1. Height:
   The proposed structure is a one-story structure, with a total height of approximately 20'-2" above grade. This height is constant with the adjacent properties.

2. Proportion of Front Façade:
   The front façade of the proposed structure is approximately 28'-0" wide, making it wider than it is tall, with a lower rectangular proportion. A portion of the front façade is pushed further back to the west to maintain the original elevation as the primary focus of front façade.

3. Proportion of Openings:
   The windows proposed for the structure are generally wood casement style. Individual windows are taller than they are wide and grouped together to form larger areas of glazing. On the front façade, the openings make up about 20% of the façade.

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4. Rhythm of Solid to Void:
   Openings in the facades of the proposed structure are regular and ordered, like the existing Greek revival homes on either side of the proposed structure. Individual windows and groups of windows are placed to be considerate of adjacency between new façade and existing.

5. Rhythm of Spacing of Buildings:
   The lot has a width of approximately 18'-0"at the street, and it is anticipated that this space in front of the building will remain open. The proposed structure has a significant setback from the East property line approximately 82' from the property line to the front facade. The close placement to the existing house to the south is consistent with the close spacing between other existing homes on the block. The close placement to the proposed home to north is also consistent with spacing of homes in the neighborhood.

6. Rhythm of Entrance and/or front porch projections:
   The proposed structure features an existing asymmetric front porch entry, which is to remain. The covered porch provides a visual break in the tall gable end wall and creates visual interest with its railing and shed roof.

7. Materials:
   The proposed structure is comprised of wood framing with a concrete foundation, and a metal standing-seam roof on the new portions, existing roof area will be re-shingled. The majority of the facades are clad in wood ship-lap siding new and existing is lap siding. Trim used around the windows will be wood painted to accent the existing structure. Brick is used as a base element for transition between the existing structure and new additions.

8. Textures:
   Texture is at play in the relationship between the lap siding, ship-lap wood siding, brick, and smooth metal accent and trim panels. The majority of the front façade is clad in horizontally oriented wood siding to provide continuity between the existing siding and new.

9. Colors:
   The color palette of the proposed structure has been kept neutral and natural in order to blend in with the existing homes on the block. The brick, metal panels and roof, and painted wood siding are all within a gray-scale pallet.

10. Architectural Details:
    The architectural details of the proposed structure are very simple in order to complement the existing modest homes on the block and the addition which we are connecting to. The overall massing and roof shape are similar to adjacent historic homes, while the clean simplified detailing of the addition is more contemporary. In order to match the level of detail and visual interest of the existing homes, a concept of layering and texture is used to create depth and hierarchy in the facades. The goal is to establish the existing structure as the primary focus and allow the addition to

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have a supporting role.

11. Roof Shapes:
    Similar to many existing homes on the block, the proposed structure features a simple roof line with a single ridge running down the center of the structure, and front-facing gables. With an attempt to balance the existing roof line with the roof line of the addition the roofs have been offset in the vertical to create a break between the existing and proposed.

12. Wall of Continuity (setbacks):
    The front setback of the proposed structure is not at all similar to adjacent properties and because of this we are challenged with maintaining the street façade continuity. This home was established before many of its neighbors existed and because of the age of the home it has a very unique site arrangement that has been altered at time to accommodate its adjacent neighbors. The home that previously was sited on 2225 Wabash influenced the 'L" shape to lot that we currently have and while that home no longer existing, we are left with a very unique lot with a lot of historic character.

13. Landscape Features:
    The front lawn of the proposed structure is grass turf, consistent with adjacent properties. More decorative bushes and flowering plants will be included along the north and south property lines. A simple brick foot path extends from the sidewalk to the east façade to provide access to the unit.

14. Open space:
    This directly is approximately 18'-0" of frontage along Wabash street. It is planned that this narrow front portion of the lot will remain open in the future for street access

15. Scale of Facades/Façade Elements:
    The overall structure is a similar scale to the existing homes on the block. The front elevation is fairly simple with few façade elements. Window groupings are always in the same plane as the overall façade. Window groupings are generally 2 windows wide and consistent in shape between the new and existing facades, and account for approximately one-quarter of the overall façade width. Solid walls have been used where we are in close proximity to adjacent parcels.

16. Directional Expression of Front Elevation:
    The directional expression of the front elevation is generally horizontal. The south portion of the front façade has the existing covered entry and is clad in the existing siding. The remaining portion of the façade is clad in brick and horizontally oriented wood ship-lap siding, painted. This composition expresses the width of the front façade, emphasizing its vertical split between the existing and proposed additions

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17. Rhythm of Setbacks:
    The front setback in 82' because of the location of the existing structure the building has minimal setbacks on the rear and sides the existing location of the building will require variances for the side and rear yard set back.s

18. Lot Coverage:
    a. Lot Size: 3383 Square Feet
    b. Building Footprint: 1112
    c. Percentage of lot Coverage: 32.9%

19. Degree of Complexity in Façade:
    The proposed structure is very simple in massing and façade complexity. The façade uses a simple palate of 4 materials, organized in a way to provide hierarchy, depth and interest without relying on additional detail and applied architectural elements.

20. Orientation/Vistas/Views:
    The long axis of the proposed structure is oriented east-west with the front of the structure facing Wabash street. Bedrooms are placed at the rear of the building, while the living space is organized to the front of the home, because most of the green space for the lot is located in the front yard the home has a focus on connecting living space with that are for its primary exterior use and connection to the neighborhood.

21. Symmetric or asymmetric appearance:
    The appearance of the proposed structure is asymmetric to complement existing asymmetric homes on the block. Windows on the front façade are aligned in groups of two with the existing and proposed matching each other. The additions connection the existing and with the break in plane between the two facades helps reinforce the asymmetry of the home.

22. General Character:
    Corktown is made up of modestly detailed small-scaled homes on narrow lots creating a dense walkable neighborhood. The proposed structure follows the simple massing and closely spaced arrangement precedent set by the existing adjacent homes. The materials used for the proposed structure speak to the textural quality of the existing homes with the use of wood ship-lap siding and brick. More contemporary materials such as the standing seam metal roof and metal trim panels speak to the longevity of the neighborhood and the notion that Corktown houses are built to last. The homes in Corktown were built over various periods of time, and are examples of many architectural styles. What makes the neighborhood cohesive is the attention to scale, proportion, and quality in each home regardless of style. While the proposed structure utilizes some contemporary elements, the overall scale, massing, and textural quality are inspired by and designed to complement the overall Corktown character.

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Proposed Brick:

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Grey Ship Lap Boards:

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Metal panel Color:

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May 28, 2019

Mr. Tim Flintoff
Principal
4545 Architecture and Design, PLLC.
4545 Commonwealth St., Detroit, MI 48208

RE: 2221 Wabash – Structural Condition Evaluation
Project No. 19-1005

Dear Mr. Flintoff:

In accordance with your request, we have completed our evaluation process of the above captioned project on May 23, 2019.

An evaluation of the structural deteriorations visually identified was performed on 05/22/2019 at which time the main structural framing members were reviewed. The structure consists of wood floor and roof decks supported on 2x4 stud walls which are supported on shallow foundations. At the time of the visual evaluation, significant structural deteriorations were observed in many locations throughout the house. The main issues identified are as follows:

Heavy rot and section loss of timber beams in crawl space supporting ground floor level.
Cause is likely a result of water exposure and insect infestation
Collapse of roof sheathing and deterioration to roof framing members
Partial collapse of the east section of the house
Settlements of foundations in the range of 4" to 6"
Spalling/crumbling of foundation elements

The rotten framing members supporting the ground floor level cannot be easily replaced without disturbing already precarious structural conditions resulting from the deteriorations. Further, the foundation settlements cannot be mitigated given the current condition of the shallow foundations. Significant underpinning and stabilization would be required in order to not cause partial collapse or additional settlements to the previously mentioned adjacent framing conditions.

Based on the severity, nature, ubiquity, and extreme repair costs associated with the deteriorations visually identified, it is our recommendation to demolish the structure.

If you have any questions regarding the contents of this report, please do not hesitate to contact our office.

Sincerely,

Alexander Lamb, Ph.D., P.E.

4545 Commonwealth Street, Detroit, MI 48208
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2221 WABASH - SINGLE FAMILY RENOVATIONS

2221 WABASH ST.
DETROIT MI, 48216

ARCHITECT

4545 ARCHITECTURE | DESIGN, PLLC
TIMOTHY FLINTOFF
4545 Commonwealth St
Detroit Mi 48208

PROJECT DATA

BUILDING CODE AUTHORITY:
City of Detroit

OWNER:
ZEIGER PROPERTIES, LLC
DIANE ZEIGER
2512 SAN ELIJO AVE.
CARDIFF, CA 92007

APPLICABLE CODES:
BUILDING CODE
ALSO KNOWN AS THE "MICHIGAN BUILDING CODE"
2015 MICHIGAN BUILDING CODE (MBC) AS AMENDED

MECHANICAL CODE
ALSO KNOWN AS THE "MICHIGAN MECHANICAL CODE"
2015 MICHIGAN MECHANICAL CODE AS AMENDED

PLUMBING CODE
ALSO KNOWN AS THE "MICHIGAN PLUMBING CODE"
2015 MICHIGAN PLUMBING CODE AS AMENDED

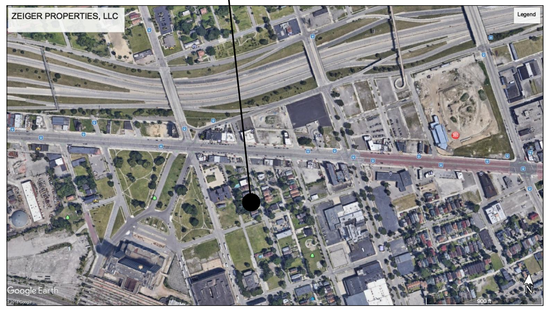
ELECTRICAL CODE
ALSO KNOWN AS THE "MICHIGAN ELECTRICAL CODE"
2017 NATIONAL ELECTRIC CODE (NEC) AS AMENDED &
MICHIGAN AMENDMENTS PART 8.

ENERGY CODE
2015 UNIFORM ENERGY CODE

BARRIER FREE REQUIREMENTS
AMERICANS WITH DISABILITIES ACT (ADA)
MBC-2015, CHAPTER 11
ICC / ANSI 117.1 - 2010, EXCEPT SECTION 611 & 707

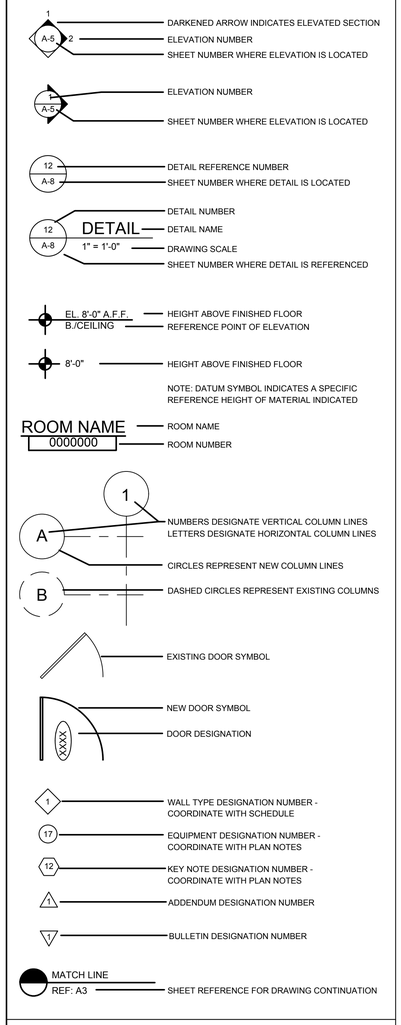
SHEET INDEX

PROJECT LOCATION
2221 Wabash St. Detroit MI



N
PROJECT SITE MAP: NOT TO SCALE

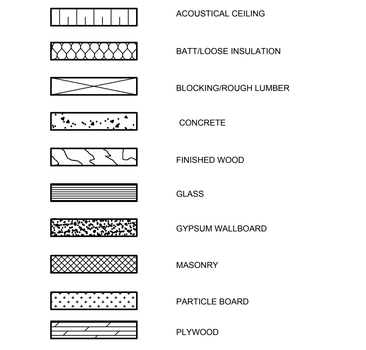
SYMBOL LEGEND



ABBREVIATION

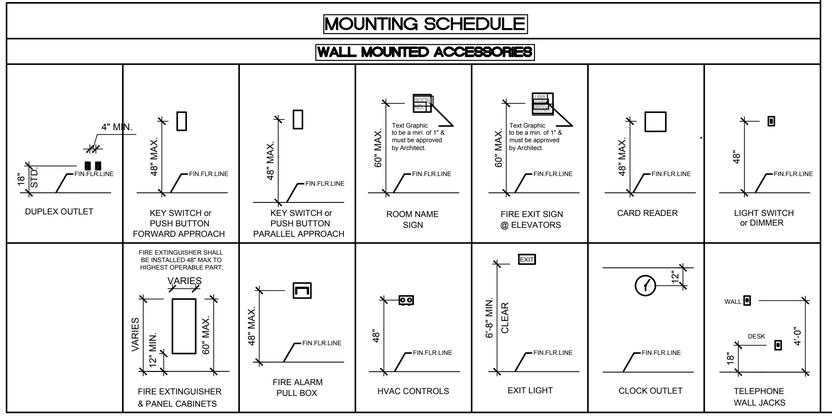
@	AT
ACOUST.	ACOUSTICAL
A.C.T.	ACOUSTIC CEILING TILE
ADJ.	ADJACENT
A.F.F.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
ANOD.	ANODIZED
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
CEM.	CEMENT
C.J.	CONTROL JOINT
CLG.	CEILING
℄	CENTER LINE
C.O.	CLEAN OUT
COL.	COLUMN
CONC.	CONCRETE
C.G.	CORNER GUARD
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CORR.	CORRUGATED
CPT.	CARPET
C.T.	CERAMIC TILE
DET.	DETAIL
DIA.	DIAMETER
DM.	DIMENSION
DN.	DOWN
D.O.	DOOR OPENING
DR.	DOOR
DWG.	DRAWING
EA.	EACH
ELEV.	ELEVATION
E.W.	EACH WAY
EXG.	EXISTING
EXIST.	EXISTING
EXP.	EXPANSION, EXPOSED
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.R.P.	FIBER REINFORCED PANELS
FIN.	FINISH
FLR.	FLOOR
F.O.	FACE OF
F.O.S.	FACE OF STUD
FR.	FRAME
FTG.	FOOTING
FV.	FIELD VERIFY
GA.	GAUGE
GALV.	GALVANIZED
GYP.	GYPSUM
HDW.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HT.	HEIGHT
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
LAV.	LAVATORY
LG.	LONG
L.L.O.	LONG LEG OUTSTANDING
L.L.V.	LONG LEG VERTICAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MET.	METAL
MEZZ.	MEZZANINE
M.I.	MISCELLANEOUS IRON
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
OPP.	OPPOSITE
PL.G.	PLATE GLASS
PL.S.	PLATE STEEL
P.LAM	PLASTIC LAMINATE
PLAS.	PLASTER
PREFAB.	PREFABRICATED
PROJ.	PROJECT, PROJECTION
P.S.F.	POUNDS PER SQUARE FOOT
PT.	PAINT, POINT
R.	RISER
R.A.	RETURN AIR
R.B.	RUBBER BASE
R.C.	ROOF CONDUCTOR
R.C.P.	REFLECTED CEILING PLAN
R.D.	ROOF DRAIN
R.F.	RUBBER FLOORING
REINF.	REINFORCED, REINFORCING
REQ'D.	REQUIRED
RFG.	ROOFING
RM.	ROOM
R.S.	ROOF SUMP
R.T.	RUBBER TILE
SAN.	SANITARY
SCHED.	SCHEDULE
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
S.S.	SERVICE SINK
STL.	STEEL
STD.	STANDARD
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SW.	SWITCH
SYM.	SYMMETRICAL
T.	TREAD
T&B	TOP AND BOTTOM
TEL.	TELEPHONE
TERR.	TERRAZZO
T&G	TONGUE AND GROOVE
THK.	THICK, THICKNESS
THRES.	THRESHOLD
T.O.S.	TOP OF STEEL
TYP.	TYPICAL
U/C	UNDERCUT
U.N.O.	UNLESS NOTED OTHERWISE
V.B.	VINYL BASE
V.C.T.	VINYL COMPOSITION TILE
V.I.F.	VERIFY IN FIELD
W.	WIDE
VERT.	VERTICAL
WAINS.	WAINSCOT
W.C.	WATER CLOSET
WD.WIN.	WOOD WINDOW
WT.	WEIGHT
W.W.F.	WELDED WIRE FABRIC

MATERIAL LEGEND



MOUNTING SCHEDULE

WALL MOUNTED ACCESSORIES



ARCHITECT:
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TIM.FLINTOFF@4545ARCHITECTURE.COM
CONSULTANT:

Project :
ZIEGER PROPERTIES, LL
RENOVATIONS
2221 WABASH
DETROIT, MI 48216

Issued for :
HDC 05/28/19

Drawn by :
TRF

Sheet Title :
TITLE SHEET, SHEET INDEX, AND LOCATOR PLAN

Project No. :
2019006

Sheet No. :
TS1.1

GEORGE JEROME & CO.

FOUNDED 1828

MORTGAGE REPORT for:

ZEIGER PROPERTIES, LLC

CONSULTING MUNICIPAL & CIVIL ENGINEERS • SURVEYORS • 28304 HAYES • ROSEVILLE, MI 48066 • (586)774-3000

LEGAL DESCRIPTION OF PROPERTY (AS FURNISHED BY CLIENT)

Land situated in the City of Detroit, County of Wayne, State of Michigan, described as follows:

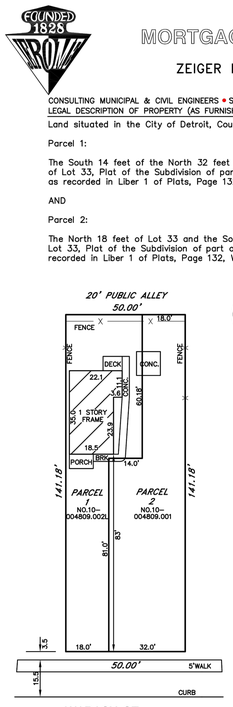
Parcel 1:

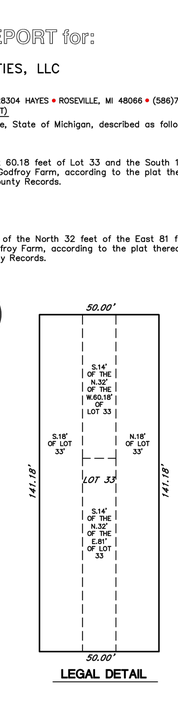
The South 14 feet of the North 32 feet of the West 60.18 feet of Lot 33 and the South 18 feet of Lot 33, Plat of the Subdivision of part of Peter Godfroy Farm, according to the plat thereof, as recorded in Liber 1 of Plats, Page 132, Wayne County Records.

AND

Parcel 2:

The North 18 feet of Lot 33 and the South 14 feet of the North 32 feet of the East 81 feet of Lot 33, Plat of the Subdivision of part of Peter Godfroy Farm, according to the plat thereof, as recorded in Liber 1 of Plats, Page 132, Wayne County Records.





CERTIFICATE: We hereby certify to: ZEIGER PROPERTIES, LLC That we have surveyed the above-described property in accordance with the description furnished and confirmed to be correct by the owner, 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. The location of fences, driveways, other buildings, and non-permanent structures shown are only approximate. Any easements shown are either recorded in the subdivision plat or appear in the instrument referenced in the title policy, if both have been furnished to us. This survey does not locate or identify the existence or absence of utilities entering into or crossing above or below the property. This report is to be used for mortgage purposes only and not for the purpose of establishing property lines, nor for construction purposes. No property lines were established and no property corners were set. This is not an ALTA type survey. This cannot be used for future refinance purposes or transferred to any future property owners.

REVISED _____

DRAWN BY TMM

SCALE 1"=30'

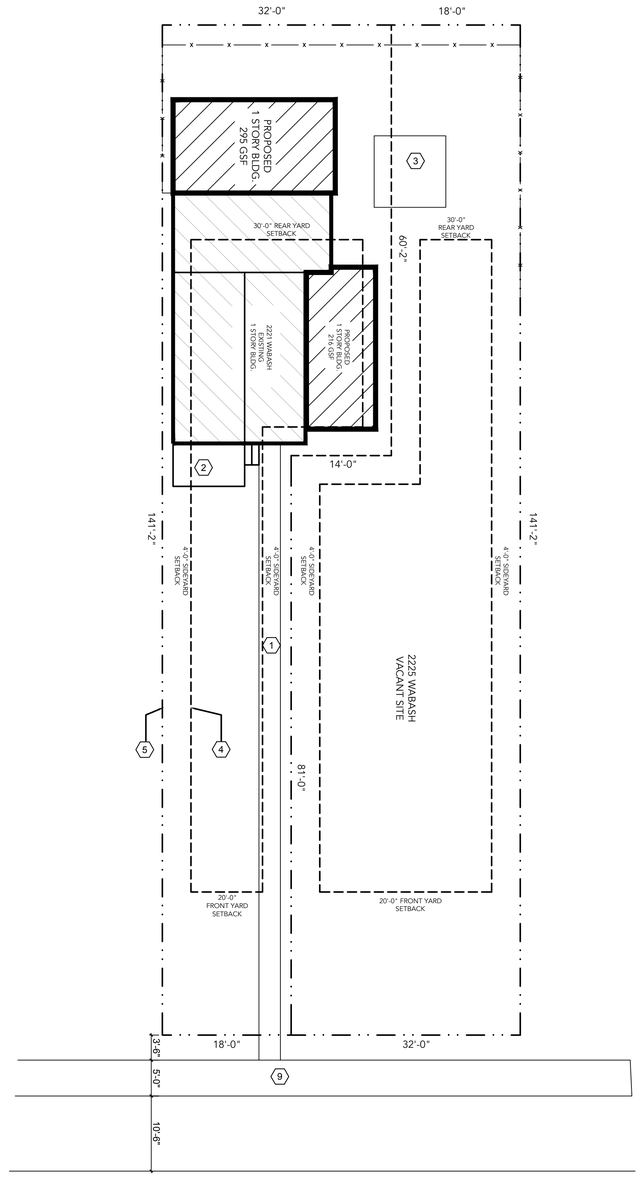
GEORGE G. JEROME
PROFESSIONAL LAND SURVEYOR
NO. 19837

DATED 11-02-18

JOB NO. 246224

N

MORTGAGE SURVEY
SCALE: 1"=30'-0"



WABASH ST.
65' WD

N

ARCHITECTURAL SITE PLAN
SCALE: 1"=10'-0"

GENERAL SITE PLAN NOTES:

1. PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:
2. CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.
3. ASPHALT: BASE COURSE - MDOT BITUMINOUS MIXTURE NO. 1100L, 20AA; SURFACE COURSE - MDOT BITUMINOUS MIXTURE NO. 1100T, 20AA; ASPHALT CEMENT PENETRATION GRADE 85-100, BOND COAT - MDOT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2 INCH LIFT.
4. PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.
5. ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.
6. ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-S164.
7. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.
8. ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.
9. ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.
10. CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.
11. FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.
12. EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.
13. EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.
14. SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.
15. ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.
16. FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.
17. ALL LANDSCAPED AREAS TO BE PROVIDED W/ SPRINKLER SYSTEMS FOR 100% COVERAGE.

SITE PLAN KEY NOTES:

(TYPICAL THIS SHEET ONLY)

1. EXISTING BRICK WALK WAY
2. EXISTING FRONT PORCH
3. EXISTING CONC. PAD
4. LINE OF SET BACK BY ORDINANCE
5. PROPERTY LINE
6. SIDEWALK

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Issued for :
HDC 05/28/19

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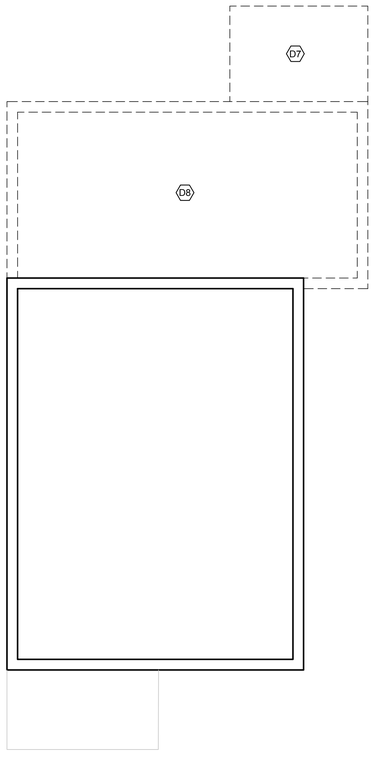
TRF

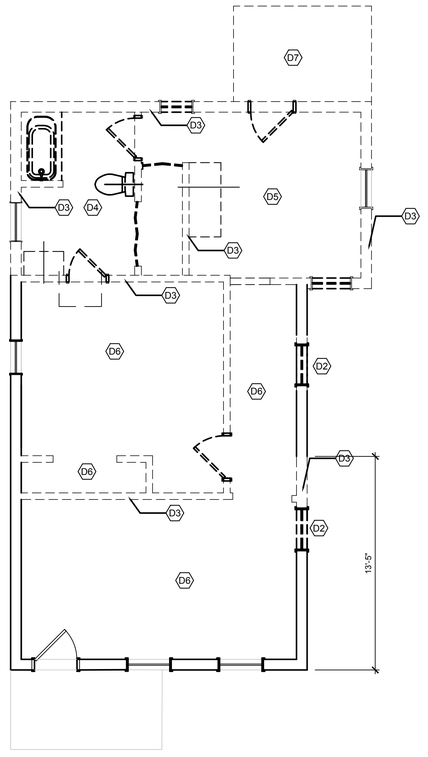
Sheet Title :
ARCHITECTURAL SITE PLAN

Project No. :
2019006

Sheet No. :
SP1.1



DEMOLITION FOUNDATION PLAN
SCALE: 1/4"=1'-0"



DEMOLITION FLOOR PLAN
SCALE: 1/4"=1'-0"

GENERAL DEMOLITION PLAN NOTES:

1. ALL DEMOLITION WORK REQUIRED IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON THE DEMOLITION PLANS. THE INTENT IS TO REMOVE ALL MECHANICAL, ELECTRICAL, AND ARCHITECTURAL ITEMS AS REQUIRED TO FACILITATE NEW CONSTRUCTION.
2. COORDINATE SCOPE AND EXTENT OF DEMOLITION WORK WITH NEW WORK PLANS AND DETAILS.
3. ALL WALLS, DOORS, FRAMES, AND RELATED HARDWARE ASSEMBLIES DESIGNATED AS "TO BE REMOVED" (SHOWN AS DASHED LINES) SHALL BE COMPLETELY REMOVED AND DISPOSED OF AS DESIGNATED BY OWNER/TENANT. ALL EXISTING WALLS NOT DESIGNATED FOR DEMOLITION SHALL BE PROTECTED FROM DAMAGE AND REMAIN "AS-IS".
4. ALL EQUIPMENT, DOORS, FRAMES, RELATED HARDWARE, AND DESIGNATED ITEMS TO BE SALVAGED SHALL BE REMOVED, PROTECTED FROM DAMAGE, AND STORED FOR REUSE.
5. CLEAN AND REPAIR ALL EXISTING FLOOR FINISHES AS NECESSARY.
6. ALL DEMOLITION WORK SHALL BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER. ALL SURFACES ADJACENT TO AND ABUTTING TO THOSE DESIGNATED "TO BE REMOVED" SHALL BE LEFT WITH A SMOOTH AND FLUSH APPEARANCE.
7. THE CONTRACTOR SHALL EXERCISE ALL REQUISITE CARE NECESSARY TO ENSURE THAT ALL EQUIPMENT, MATERIALS, FINISHES AND ASSEMBLIES WHICH ARE NOT BEING REMOVED ARE PROTECTED FROM DAMAGE DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION OPERATIONS.
8. REFER TO MECHANICAL AND ELECTRICAL DEMOLITION DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL DEMOLITION INFORMATION.
9. GENERAL PRECAUTIONS SHALL BE TAKEN AS NECESSARY TO HOLD ALL DISRUPTION, DUST, DIRT, NOISE, AND DEBRIS TO A MINIMUM.
10. THE CONTRACTOR SHALL COORDINATE DEMOLITION WORK WITH OWNER TO ENSURE THAT IMPACTS ON THE BALANCE OF THE BUILDING ARE HELD TO A MINIMUM.
11. PREPARE ALL SURFACES TO RECEIVE THE NEW WORK AND FINISHES OF THE CONTRACT.
12. THE CONTRACTOR SHALL DESIGN, PROVIDE, INSTALL AND MAINTAIN ANY AND ALL TEMPORARY BRACING AS REQUIRED TO ENSURE THE STABILITY OF THE BUILDING ASSEMBLY AND/OR ANY SYSTEMS AND/OR SUB-ASSEMBLIES AND/OR SYSTEMS APPURTENANT THERETO UNTIL SAID ASSEMBLY AND/OR SUB-ASSSEMBLIES ARE COMPLETE, SELF-SUPPORTING AND/OR STABLE.

DEMOLITION PLAN KEY NOTES:

(TYPICAL THIS SHEET ONLY)

- D1 FRONT PORCH TO REMAIN
- D2 REMOVE WINDOW COMPLETE
- D3 REMOVE WALL COMPLETE, INCLUDING ELECTRICAL TO PANEL
- D4 REMOVE BATHROOM COMPLETE, INCLUDING ELECTRICAL AND PLUMBING
- D5 REMOVEKITCHEN COMPLETE, INCLUDING ELECTRICAL AND PLUMBING
- D6 REMOVE INTERIOR DRYWALL/PLASTER AND FLOOR FINISHES COMPLETE, ALL HVAC AND ELECTRICAL
- D7 REMOVE REAR PORCH COMPLETE, INCLUDING FOUNDATIONS
- D8 REMOVE FOUNDATION COMPLETE

DEMOLITION KEY:

- WALL TO REMAIN
- WALL TO BE REMOVED
- DOOR TO REMAIN
- DOOR, FRAME AND HARDWARE TO BE REMOVED UNLESS NOTED OTHERWISE
- DESIGNATED ITEM TO REMAIN
- DESIGNATED ITEM TO BE REMOVED

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Issued for :
HDC 05/28/19

Drawn by :
TRF

Sheet Title :
DEMOLITION FLOOR PLAN

Project No. :
2019006

Sheet No. :
D1.1

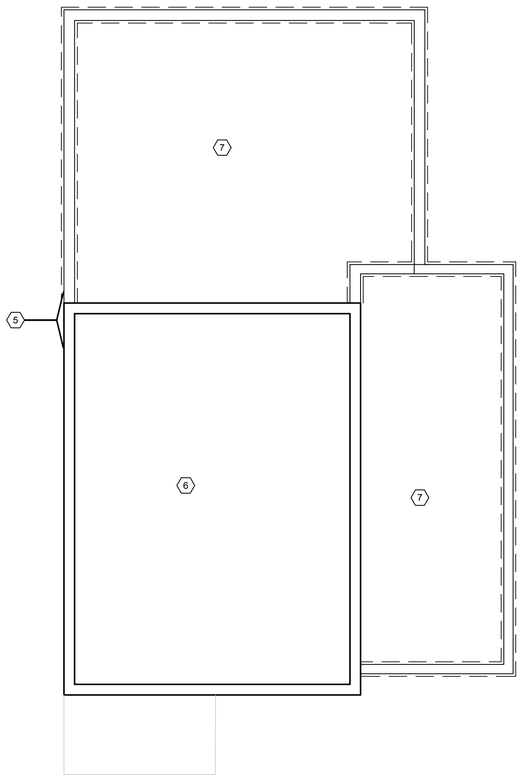
GENERAL ELEVATIONS NOTES:

1. THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK, COORDINATE ALL DRAWINGS / NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
2. ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
3. WALL THICKNESS' ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE WALL SCHEDULE FOR ACTUAL DIMENSIONS.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
5. PROVIDE POSITIVE SLOPE TO ALL FLOOR DRAINS WHILE KEEPING FLOOR LEVEL AT WALL BASE CONDITION.

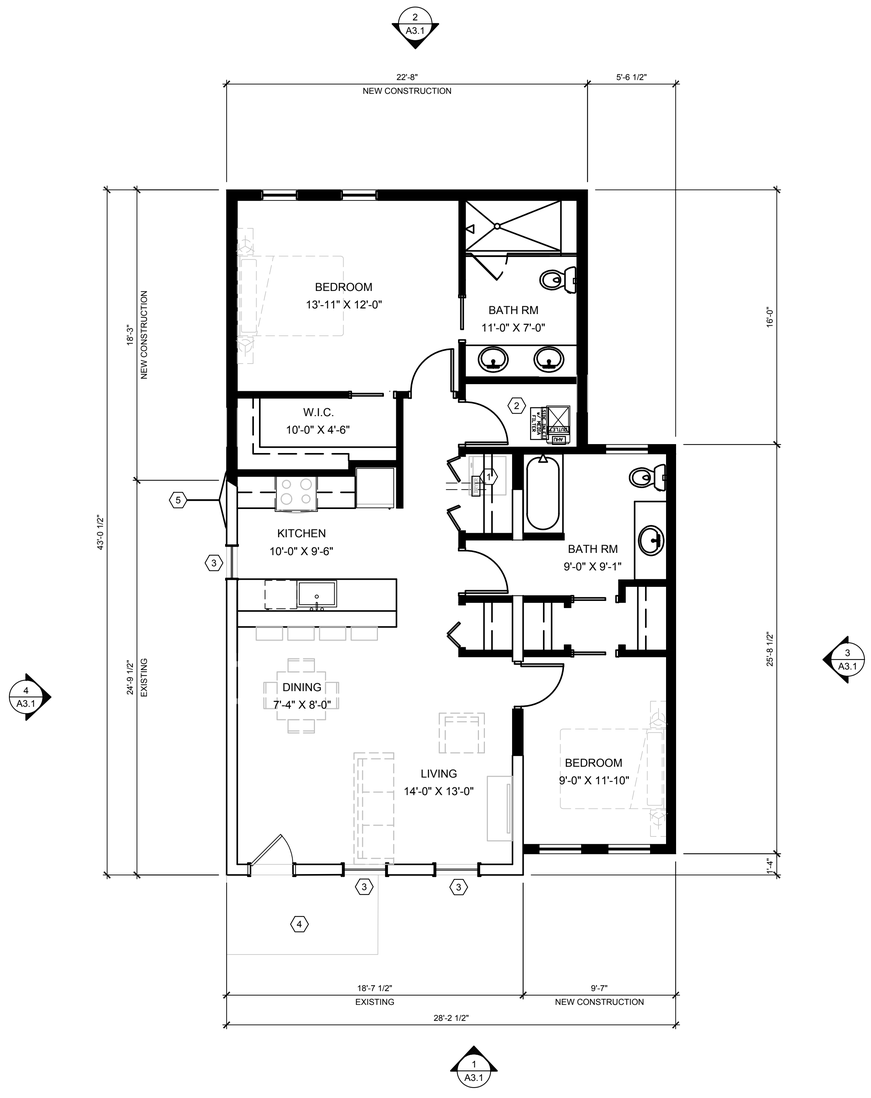
FLOOR PLAN KEY NOTES:

(TYPICAL THIS SHEET ONLY)

1. STACKED WASHER AND DRYER
2. FURNACE AND ON-DEMAND HW SYSTEM
3. EXISTING WINDOWS TO REMAIN
4. FRONT PORCH TO REMAIN
5. ALIGN ADDITION WITH FACE OF EXISTING
6. EXISTING FOUNDATION TO REMAIN
7. NEW FOUNDATION WITH CRAWL SPACE



FOUNDATION PLAN
SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

FOOTPRINT EXIST: 462 GSF
FOOTPRINT NEW: 650 GSF
TOTAL BUILDING SQ.FT.: 1112 GSF

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Issued for :
HDC 05/28/19

Drawn by :
TRF

Sheet Title :
1ST FLOOR + 2ND FLOOR PLANS

Project No. :
2019006

Sheet No. :
A1.1

GENERAL ELEVATIONS NOTES:

1. THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK, COORDINATE ALL DRAWINGS / NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
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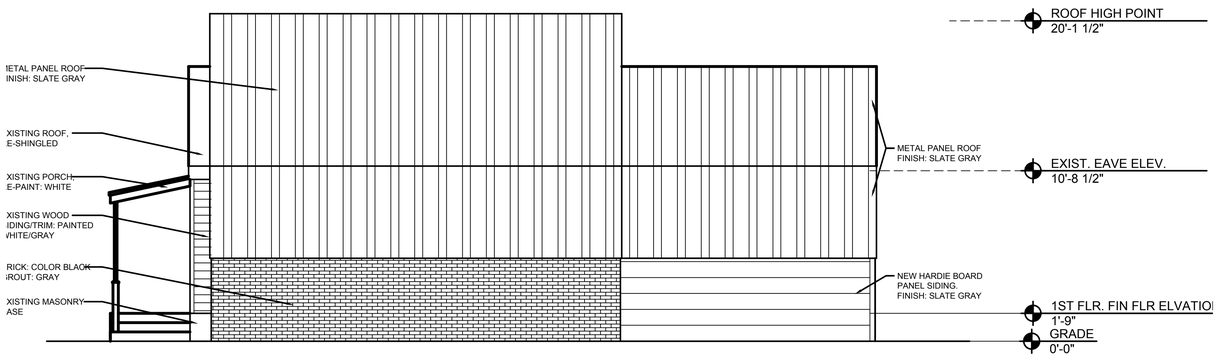
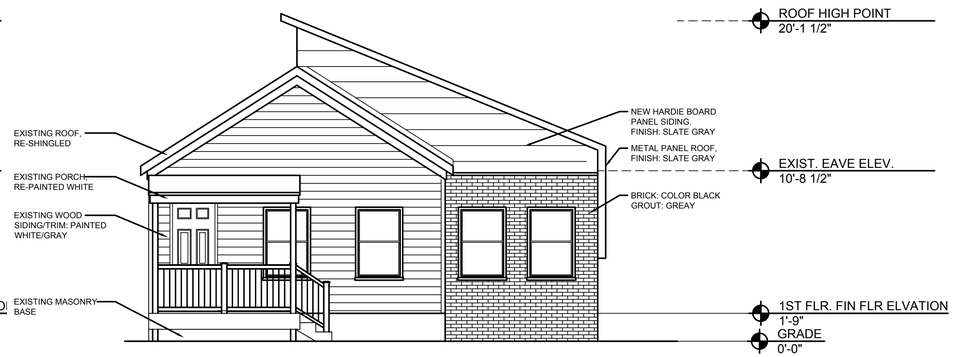
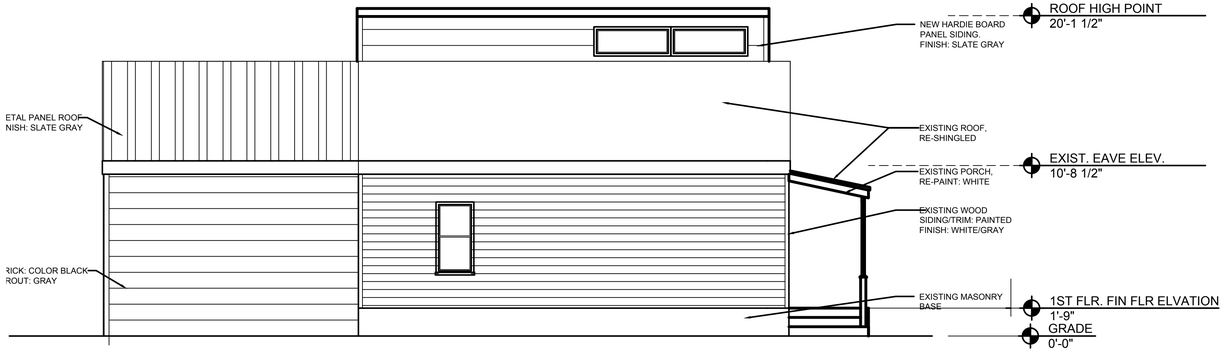


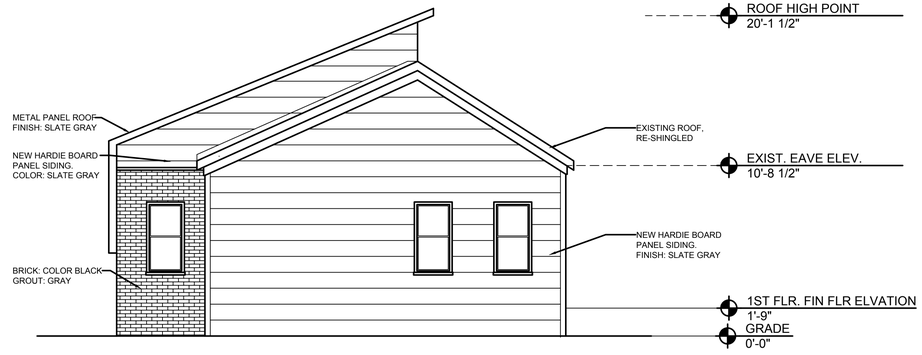
3 A1.1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 A1.1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 A1.1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A1.1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

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Issued for :
HDC 05/28/19

Drawn by :
TRF

Sheet Title :
EXTERIOR
ELEVATIONS

Project No. :
2019006

Sheet No. :
A3.1

2 A1.1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

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Issued for :

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Drawn by :
TRF

Sheet Title :
EXTERIOR
RENDERING

Project No. :
2019006

Sheet No. :
A3.2

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226
PHONE 313-224-6536
FAX 313-224-1310

7/3/2019

CERTIFICATE OF APPROPRIATENESS

Timothy Flintoff/4545 Architecture
4545 Commonwealth St
Detroit, MI 48208

RE: Application Number 19-6300; 2221 Wabash, Corktown Historic District

Dear Mr. Flintoff,

At the special meeting that was held on June 26, 2019, 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 25-2-20 of the 1984 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 July 3, 2019.

The following scope, as per the attached drawings, meets the Secretary of the Interior's Standards for Rehabilitation, Standards number 5) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*, 9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*, and 10) *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*:

Demolition Work:

- Demolish existing rear addition complete; including foundations (original structure to remain)
- Remove existing fence and site debris
- Remove existing rear deck and concrete pads in rear of property

Existing Structure:

- Tuck point/repair existing masonry foundations
- Repair foundation of existing original structure
- Replace existing vinyl windows: Pella wood clad double hung windows
- Repair/replace and paint: lap board siding, trim, eave, rake, soffit
- Replace gutters and down spouts
- Repair/replace and paint: porch roof to match existing including deck boards, steps, railing and balusters

Addition:

- New Standing seam metal roof
- New windows: Pella wood clad double hung windows
- New brick and ship lap siding
- New gutters and down spouts

Site:

- New landscape area and planter beds in front of property

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226
PHONE 313-224-6536
FAX 313-224-1310

- Replace sod as required due to construction damage
- New concrete walkway from front on house to rear of property

With the following conditions:

- The new windows must be 2/2
- The color should conform to the home's existing color chart. Staff shall be afforded the opportunity to approve the color
- The applicant work with staff to identify a siding other than brick above the foundation wall at the new addition (the brick siding material should be limited to the foundation wall)

Please retain this COA for your files. Once any conditions are met, you should 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 313-224-3521.

For the Commission:

Garrick B. Landsberg
Director
Detroit Historic District Commission