STAFF REPORT: 2/17/2021 MEETING PREPARED BY: D. RIEDEN

APPLICATION NUMBER: #21-7051 ADDRESS: 1531 EIGHTH STREET HISTORIC DISTRICT: CORKTOWN

APPLICANT: BRIAN HURTTIENNE/ CHRISTIAN HURTTIENNE ARCHITECTS

**PROPERTY OWNER: BRIAN HURTTIENNE** 

DATE OF PROVISIONALLY COMPLETE APPLICATION: 12/4/2020

**DATE OF STAFF SITE VISIT: 2/7/2021** 

SCOPE: PORCH/DECK, FENCE/GATES, GENERAL REPAIR

### **EXISTING CONDITIONS**

This three-unit, Colonial Revival rowhouse, constructed in the early 20<sup>th</sup> century, is located at 1531 Eighth Street. The 2-story brick structure stands central to the 1/10-acre lot and features a masonry capped parapet with a central pediment. Support scars, which once supported the front elevation cornice, remain. Three wood-decked porches handsomely frame each raised entrance with a roof supported by wood columns on brick piers, with diamond-relief screen-boards between each post. The lot surrounding the structure is narrow, with 3 rear entrances that currently have raised decks, two wooden on either end with a concrete block structure for the center entrance. Each leads to a concrete walkway to the alley. This narrow backyard is enclosed with wooden and chain link fencing.

Since the building's designation, features that have changed over time include the following: the balustrade above each porch roof has been removed, the metal porch railing has been replaced with wood railing, the color scheme has changed from cream and black to a red and cream combination. Original windows were replaced with vinyl windows.



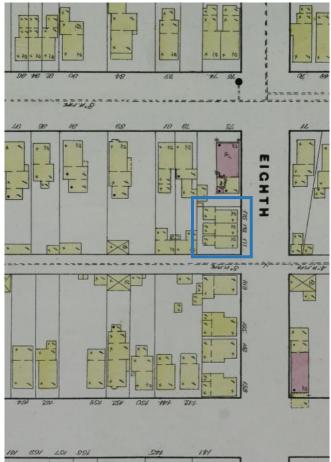
Site Photo 1, Designation photo: (East) front side

Site Photo 2 by Staff February 2, 2021: (East) front side.

The current owner purchased the house in April 2014. Since 2007, Certificates of Appropriateness were issued for previous applications. As staff currently does not have access to some of the previous paper applications and approval letters, the abbreviated scopes of work listed within the Detroit Property Index (listed below) is the only available information on the property:

10/10/2007 COA issued: Replace 9 windows with vinyl windows.

8/30/2016 COA issued: New roof



Sanborn Map, Vol. 1, 1884



Parcel 06005361.001 1531 Eighth St.

# **PROPOSAL**

This proposal includes the following scope of work:

- Install new cornice
- Replace front decks to match existing (3), add balustrade to each roof.
- Replace rear decks (2)
- Paint all decks
- Recondition front doors and add storm doors
- Repave back walkway and garbage storage area.
- Replace chain link fence and gate in the back yard.

The applicant provided the following description of proposed work, in his own words:

*Items to be renovated or reconstructed:* 

- Front porch reconstruction: The existing original front porches will be demolished with new all wood porches with brick corner posts, constructed following the details of the existing porches in their original configuration. The plans and details are illustrated in the documents enclosed.
- Painting: All new wood construction will be painted colors in conformance with the Detroit Historic District Color Guide, I believe Color Scheme C, for Colonial era appropriate colors consistent with the building style.
- Reconditioning of the front doors: The existing front doors are in poor condition. They will be patched and repaired with wood infill at the door lock locations and weather-stripped. The glass will be replaced to have clear glass. The trim around the glass will be replaced with matching trim. The doors will be painted to hide the repairs.
- Screen / Storm Door Installation: There were storm doors on all of the doors at one time. I wish to install new storm doors as proposed with the enclosed example. The doors will be black, with full light glass / screen. They will also fit the existing original door size, as opposed to the previous installation.
- New Cornice installation: There is no cornice, but there used to be one. I am proposing to install a new cornice in a configuration which would closely replicate the original cornice. Please see the details I the enclosed darwings.(sic)
- Rear Porches: The existing rear porches are in need or replacement. I am proposing to replace two of the three rear porches with wood construction matching the existing porches.
- Rear Area Renovation: The existing rear area is in poor condition for egress. I am proposing to reconfigure the area to accommodate trash storage in the rear (and not have it be in the alley), with new concrete throughout.
- Fence Replacement: The existing wood stockade fencing for the two small segments at the alley and on Eighth Street will be replaced with gates and fencing of black chain link 6'-0" high.

## **Detailed Scope of Work** (See attached drawings)

#### A. General

• Install screen/storm doors on all doors (6): aluminum and black in color. Product sample provided in drawings.

## **B.** Front Elevation

- Demolish front porches (3) and brick corner posts.
- Construct new front porches (3) with wood, brick corner posts, roof with wood balustrade, and wood steps and railings.
- Paint all front porches (3) according to Historic District Color Guide, Color Scheme C.
- Recondition all front doors (3) with wood infill, replace with clear plate glass and matching trim. Paint doors according to Historic District Color Guide, Color Scheme C.
- Install new cornice to replace previous one. Design details attached.

## C. Rear Elevation

- Demolish 2 rear porches, north and south ends, leaving center porch.
- Construct 2 rear porches (2) with wood, matching the existing porches.

### **D.** Backyard Site Improvements

- Remove existing concrete walkway.
- Construct new concrete pathway with trash storage area.
- Remove existing wood stockade fencing in the back, by the alley and on Eighth Street.
- Install 6' high black chain link fence in these same locations.

## STAFF OBSERVATIONS AND RESEARCH

- Upon receipt of the application, Staff contacted the applicant and requested further details regarding the proposed new material, such as type of wood, brick, color choice, paint-product, etc.
- Staff requested the applicant to provide a statement as to why the front porches had to be reconstructed instead of repaired. The applicant responded that porch was in too poor of condition to repair.
- Historic District Color Guide, Color Scheme C is associated with Colonial Revival architectural styles and is the appropriate color scheme for this proposal.
- The proposed black colored storm doors are close in color range to the Historic District Color Guide, Color Scheme C, "Blackish Green", and would be appropriate for the front doors.
- Staff visited the site on February 7 and February 11, 2021. Staff photographed the property from the public right-of-way and observed the following details, in particular to the front elevation porches (see all site visit photos and details in attached series):
  - o All front elevation porches:
    - Storm drains and balustrade are missing.
    - All roofs appear in need of securing and squaring to their supports.
    - All wood surfaces need treatment/painting.
    - Mortar joints need tuck-pointing.
    - All brick piers, wood columns, and roofs appear to be historic material.
    - All wood railings and wood decking are not historic material.



Figure 1 Porch A: Right brick pier, wood column, stair and screenboards. Photo by Staff 2/11/21

### Porch A (north end of front elevation, starting from the right side):

- Left brick piers and wood column: the brick and wood column appear to be in good condition, only the wood needs some treatment/painting.
- Right brick piers and wood column: the brick pier has some mortar missing at the base; brick units appear in good condition, with a few chips; wood column under peeled paint appears in fair condition.
- Roof has holes in ceiling.
- Stairs and decking: Deck wood material appears to be in need of conditioning and some repair, but wood material in fair condition.
- Railing: resurfacing and painting, but wood appears to be intact.
- Screen boards: need treatment/painting, but structurally good.



Figure 2 Porch B: Left corner, wood column and ceiling. Photo by Staff 2/11/21

### Porch B (center):

- Left brick pier and wood column: brickwork needs tuckpointing; brick units are in good condition. The wood under the peeled paint of the column appears to be in good condition.
- Right brick pier and wood column: the brick pier is leaning away from the structure, has some mortar missing at the base; brick units appear in good condition; wood column under peeled paint appears in fair condition.
- Roof ceiling has an opening along the frame.
- Stairs and decking: Wood trim is rotted and falling of front face of deck. Most deck wood material appears to be in need of conditioning and some repair, but in fair condition. Some decking appears in need of replacement. Some stair risers appear need of replacement.
- Railing: resurfacing and painting, but wood appears to be intact.
- Screen boards: base needs repair, but condition appears to require only resurfacing/painting.



Figure 3 Porch C: Left corner brick pier, wood column base. Photo by Staff 2/11/21

## Porch C (south end of front elevation, left side):

- Left brick pier and wood column: the brick pier is heaving away from the building; brick is separating from the mortar; most brick units are in fair condition, but some are missing at the top and bottom of the column. The wood under the peeled paint of the column appears to be in fair condition. The joints, where the posts meet the deck and roof appear to be beyond repair.
- Right brick pier and wood column: the brick pier has some mortar missing at the base; brick units appear in good condition; wood column under peeled paint appears in fair condition.
- Roof is not squarely resting on posts and has holes in the soffit.
   Ceiling has a couple of openings between the panels, where the ceiling meets the building.
- Stairs and decking: frame is separating at the corners/joints. Deck wood material appears to be in need of conditioning and repair.
- Railing: resurfacing and painting, but wood appears to be intact.
- Screen boards: some boards are missing or slipping from place.
- The rear porches, sidewalk and fencing material is in a condition that warrant repair or replacement and this proposal demonstrates appropriate replacements.

## **ISSUES**

• Staff identifies that the front porches are distinctive character-defining features of the property. Though field investigation and analysis have identified historic elements, other elements (to include the flooring and railing) are later non-significant replacements. The observed displacement in several elements indicates that the floor and support structure has degraded, suggesting that all three porches need to be rebuilt as they are deteriorated beyond repair. However, the three roofs, including their associated trim pieces and beadboard

ceilings should be stabilized/restored in place, while the areas below are replaced-in-kind. The porches' wood columns and other historic-age salvageable elements, should also be re-used to the greatest extent feasible. The roof and columns are character defining elements of the front porches and are identified in the Elements of Design of the Corktown Historic District:

- Rhythm of entrance and/or porch projections: "Most houses in the district have projecting front porches, usually on one side of the front façade and sometimes wrapping around to the side, especially on corner lots." (Section 21-2-142-d (6))
- o Relationship of textures: "...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 have considerable interest. Detailed brickwork on brick buildings contributes to textural interest when it exists." (Section 21-2-142-d (8))

#### RECOMMENDATION

HDC staff recommends the Commission issue an approval for the below work items because they meet the Secretary of the Interior's Standards for Rehabilitation and conform to the Elements of Design for the Corktown Historic District:

- Install screen/storm doors on all doors (6), aluminum, black in color
- Demolish three front porches with the exception of the following:
  - o roofs including their associated trim pieces and beadboard ceilings
  - o wood columns, and other salvageable historic age elements that can be reasonably reinstalled
- Reconstruct new front porches with replaced-in-kind decking, brick piers, steps and railings.
- Add balustrade to the porch roofs
- Paint all porches according to Historic District Color Guide, Color Scheme C.
- Recondition all front doors (3) with wood infill, replace with clear plate glass and matching trim.
- Paint doors according to Historic District Color Guide, Color Scheme C.
- Install new cornice to replace previous one as per attached drawings.
- Demolish and reconstruct rear porches (2), north and south ends, leaving center porch, according to attached drawings.
- Remove existing concrete walkway and construct new concrete pathway with trash storage area according to attached drawings.
- Remove existing wood stockade fencing and install 6' high black chain link fence according to attached drawings.

However, staff recommends that the Commission issue this Certificate of Appropriateness with the following conditions:

- The applicant maintain the three front porches' wood columns and roofs, including their associated trim pieces and beadboard ceilings. The applicant shall provide HDC Staff with the final drawings to verify they meet this condition. Staff shall receive the opportunity to review and approve this submission prior to the issuance of the permit.
- The applicant shall provide HDC Staff with the final paint selection to verify they meet with Historic District Color Guide, Color Scheme C. Staff shall receive the opportunity to review and approve this submission prior to the issuance of the permit.

























































THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

Date: December 4, 2020

City of Detroit - Planning & Development Department 2 Woodward Avenue, Suite 808 Detroit, Michigan 48226

| PROPERTY INFORMATION   |                                       |  |
|--|---------------------------------------|--|
| ADDRESS: 1531 Eighth Street  | AKA:                                  |  |
| HISTORIC DISTRICT: Corktown  |                                       |  |
| SCOPE OF WORK: Windows/ Check ALL that apply)  New Construction  Nem Demolition                            | Deck Tre                              | ndscape/Fence/ General<br>ee/Park Rehab<br>her: Repair and Replacement |
| APPLICANT IDENTIFICATION   |                                       |  |
| Property Owner/ Homeowner  NAME: Brian Hurttienne  COMPA   | Tenant or Business Occupant  NY NAME: | Architect/Engineer/<br>Consultant                                      |
| ADDRESS: 1531 Eighth Street CITY: Det  |                                       | ЛІ ZIP: <sup>48216</sup>   |
| PHONE: 313-850-6689 MOBILE:  |                                       |  |
| PROJECT REVIEW REQUEST CHECKLIST   |                                       |  |
| Please attach the following documentation to your requ   |                                       |  |
| *PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UND  Completed Building Permit Application (highlig            | hted portions only)                   | NOTE: Based on the scope of work,                                      |
| ePLANS Permit Number (only applicable if you'v for permits through ePLANS)                                 | o already applied                     | additional documentation may be required.                              |
| Photographs of ALL sides of existing building or s   | •                                     | See www.detroitmi.gov/hdc for  <br>scope-specific requirements.        |
| <b>Detailed photographs</b> of location of proposed wo (photographs to show existing condition(s), design, |                                       |  |
| Description of existing conditions (including ma   | aterials and design)                  |  |
| Description of project (if replacing any existing r replacementrather than repairof existing and/o         |                                       |  |
| Detailed scope of work (formatted as bulleted lis  | st)                                   |  |
| Brochure/cut sheets for proposed replacement in  | material(s) and/or prod               | uct(s), as applicable  |

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

| Address: 1531 Eighin Street  | Floor: _                       | Suite#:              | Stories:            |
|--|--------------------------------|----------------------|---------------------|
| AKA:   | Lot(s):                        | Subdivisio           | n:                  |
| Parcel ID#(s):   | Total Acres: Lo                | ot Width:            | Lot Depth:          |
| Parcel ID#(s):  Current Legal Use of Property: Residentia                        | <u> </u>                       | osed Use:            |                     |
| Are there any existing buildings or structu                                      |                                |                      | No                  |
| PROJECT INFORMATION  |                                |                      |                     |
| Permit Type: New Alteration  | on Addition                    | Demolition           | Correct Violations  |
| Foundation Only Change of Use  | Temporary Use                  | Other: Repa          | air and Replacement |
| Revision to Original Permit #:   | <del></del>                    |                      |                     |
| Description of Work (Describe in detail pro                                      |                                |                      |                     |
| Reconstruct front porches. Reconstruct rear p                                    | porches. Install new fence     | e with gates. Gene   | eral repair.        |
|  |                                |                      |                     |
|  | ☐ MBC use                      | change 🔳 No          | o MBC use change    |
| Included Improvements (Check all applica   | ıble; these trade areas requi  | re separate permit a | pplications)        |
| HVAC/Mechanical Electrical   | Plumbing Fir                   | e Sprinkler Syste    | m 🔲 Fire Alarm      |
| Structure Type   |                                |                      |                     |
| New Building Existing Structure  | Tenant Space                   | Garage/Acc           | cessory Building    |
| Other: Size of Structu   | ıre to be Demolished (L        | xWxH)                | cubic ft.           |
| Construction involves changes to the floor                                       | r plan? Yes                    | ■ No                 |                     |
| (e.g. interior demolition or construction to new wa                              |                                |                      |                     |
| Use Group: R2 Type of Cons   |                                | dg Code Table 601)   | 3B<br>              |
| Estimated Cost of Construction $\$ \frac{80,0}{}$                                | By Contractor                  |                      |                     |
| Structure Use  | •                              |                      | y Department        |
| Residential-Number of Units: $\frac{3}{}$ Offi                                   | ce-Gross Floor Area            | Industrial-G         | ross Floor Area     |
| Commercial-Gross Floor Area: Inst  | itutional-Gross Floor Area _   | Other-Gr             | oss Floor Area      |
| Proposed No. of Employees: List mate   | rials to be stored in the buil | ding:                |                     |
| PLOT PLAN SHALL BE submitted on separa (must be correct and in detail). SHOW ALL |                                |                      |                     |
| existing and proposed distances to lot lines                                     | •                              |                      | •                   |
| For Build  | ing Department Use C           | Only                 |                     |
| Intake By:   | Date: F                        | ees Due:             | DngBld? No          |
| Permit Description:  |                                |                      | <del>_</del>        |
|  |                                |                      |                     |
| Current Legal Land Use:  | Propose                        | d Use:               |                     |
| Permit#: Date Per  | rmit Issued:                   | Permit Cost: \$      |                     |
| Zoning District:   | Zoning Grant                   |                      |                     |
| Lots Combined? Yes   |                                |                      |                     |
| Revised Cost (revised permit applications only)                                  | Old \$                         | New \$_              |                     |
| Structural:  | Date:                          | Notes:               |                     |

Permit #:

| Address:  |  | City.  |  | State:   | Σιρ.  |
|---|--|--|--|--|---|
| Phone:  |  | Mobile   | e:   |  |   |
| Driver's License #:   |  |  |  |  |   |
| Contractor  |  |  |  |  |   |
| Representative Name:  |  | Con  | npany Nar  | ne:  |   |
| Address:  |  |  |  |  |   |
| Phone:  |  |  |  |  |   |
| City of Detroit License #:  |  |  |  |  |   |
| TENANT OR BUSINES   | S OCCUPANT   | Ter  | ant is Perm  | nit Applicant  |   |
| Name:   | Phone:   |  | Ema  | il:  |   |
| ADCULTECT/FAICIBLE  | D/CONCLUTAR  | <b>IT</b>  | shitast/Ens  | incor/Consult  | ant is Permit Applicant   |
| ARCHITECT/ENGINEE   |  |  | _  |  | ' '   |
| Name: Address:  |  |  |  |  |   |
| Phone:  |  |  |  |  |   |
| rnone.  | _ wobile:  |  |  | II. <u> </u>   |   |
| HOMEOWNER A   | <b>FFIDAVIT</b> (Only re   | equired for res  | idential perr  | mits obtained by   | y homeowner.)   |
| I hereby certify that I am the<br>on this permit application sh<br>requirements of the City of I<br>inspections related to the ins<br>other person, firm or corpora   | all be completed be<br>Detroit and take ful<br>stallation/work her   | by me. I am<br>Il responsib<br>ein describe  | familiar w<br>ility for all<br>ed. I shall r                           | ith the application in the second compliance in the second compliance in the second contract the second contract in the second contract i | able codes and<br>ince, fees and<br>or sub-contract to any          |
| Print Name: (Home   | Signowner)   | gnature:   |  |  | Date:   |
| Subscribed and sworn to befo  |  | lay of   | 20   | A.D  | County, Michigan  |
|   |  |  |  | nmission Expi  |   |
|   | (Notary Public)  |  |  |  |   |
|   | PERMIT API   | PLICANT S  | IGNATUR  | E  |   |
| I hereby certify that the inforestrictions that may apply to certify that the proposed we to make this application as to all applicable laws and ordininspections are requested the previous inspection and | o this construction<br>ork is authorized be<br>the property owner<br>nances of jurisdicti<br>and conducted w | n and am avery the owne or (s) authorizing avertical am a | vare of my<br>r of the rec<br>zed agent.<br>vare that a<br>lays of the | responsibilit<br>cord and I ha<br>Further I agr<br>a permit will   | y thereunder. I ve been authorized ree to conform to expire when no |
| Print Name:(Permit A  | Sig  | gnature:   |  |  | Date:   |
| Driver's License #:   | •  | Exp  | iration:   |  |   |
| Subscribed and sworn to befo  |  |  |  |  |   |
| Signature:(Nota   |  |  |  |  |   |
| (Nota   | ary Public)  |  |  |  |   |

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this

December 4, 2020

City of Detroit Historic District Commission 2 Woodward Avenue, Suite 808 Detroit, Mi 48216

Re: Exterior Renovation to 1531 Eighth Street

#### Hello!

This is Brian Hurttienne, owner of 1531 Eighth Street, Detroit, MI 48216, in the Corktown Historic District. I wish to improve my property with the renovation of items listed below. It is a 3-unit rowhouse constructed in the early 20<sup>th</sup> century on a street-side back lot facing Eighth Street. The building is 2 stories with a basement. The style of the building is Colonial Revival with craftsman detailing. It is a simple building in plan, configuration and style. It has very good street presence and it contributes to the historic character and charm of the Corktown Historic District.

I am enclosing existing photographs and plans for the renovation of the exterior for your review. Also a proposed front screen / storm door example.

Items to be renovated or reconstructed:

- Front porch reconstruction: The existing original front porches will be demolished with new all wood porches with brick corner posts, constructed following the details of the existing porches in their original configuration. The plans and details are illustrated in the documents enclosed.
- Painting: All new wood construction will be painted colors in conformance with the Detroit Historic District Color Guide, I believe Color Scheme C, for Colonial era appropriate colors consistent with the building style.
- Reconditioning of the front doors: The existing front doors are in poor condition. They will be patched and
  repaired with wood infill at the door lock locations and weatherstripped. The glass will be replaced to have
  clear glass. The trim around the glass will be replaced with matching trim. The doors will be painted to
  hide the repairs.
- Screen / Storm Door Installation: There were storm doors on all of the doors at one time. I wish to install new storm doors as proposed with the enclosed example. The doors will be black, with full light glass / screen. They will also fit the existing original door size, as opposed to the previous installation.
- New Cornice installation: There is no cornice, but there used to be one. I am proposing to install a new cornice in a configuration which would closely replicate the original cornice. Please see the details I the enclosed darwings.
- Rear Porches: The existing rear porches are in need or replacement. I am proposing to replace two of the three rear porches with wood construction matching the existing porches.
- Rear Area Renovation: The existing rear area is in poor condition for egress. I am proposing to reconfigure the area to accommodate trash storage in the rear (and not have it be in the alley), with new concrete throughout.
- Fence Replacement: The existing wood stockade fencing for the two small segments at the alley and on Eighth Street will be replaced with gates and fencing of black chain link 6'-0" high.

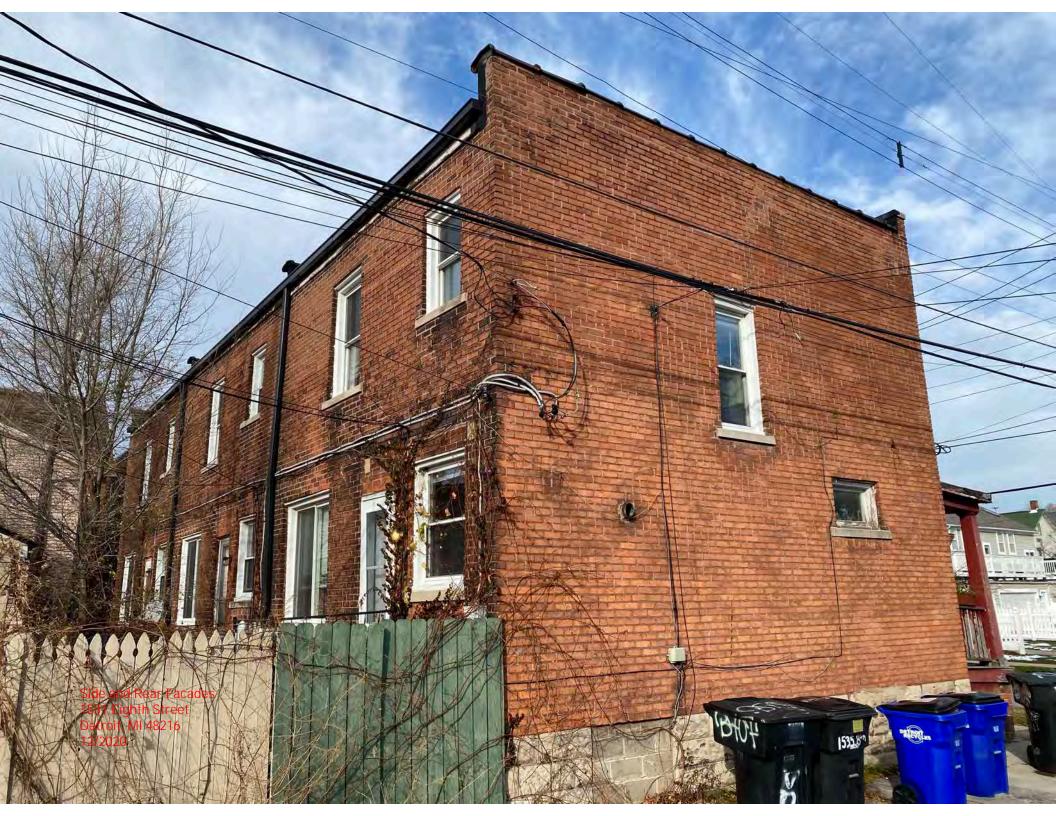
This concludes the extent of scope of work for renovating the exterior of the building. Please review and let me know of any further information you need.

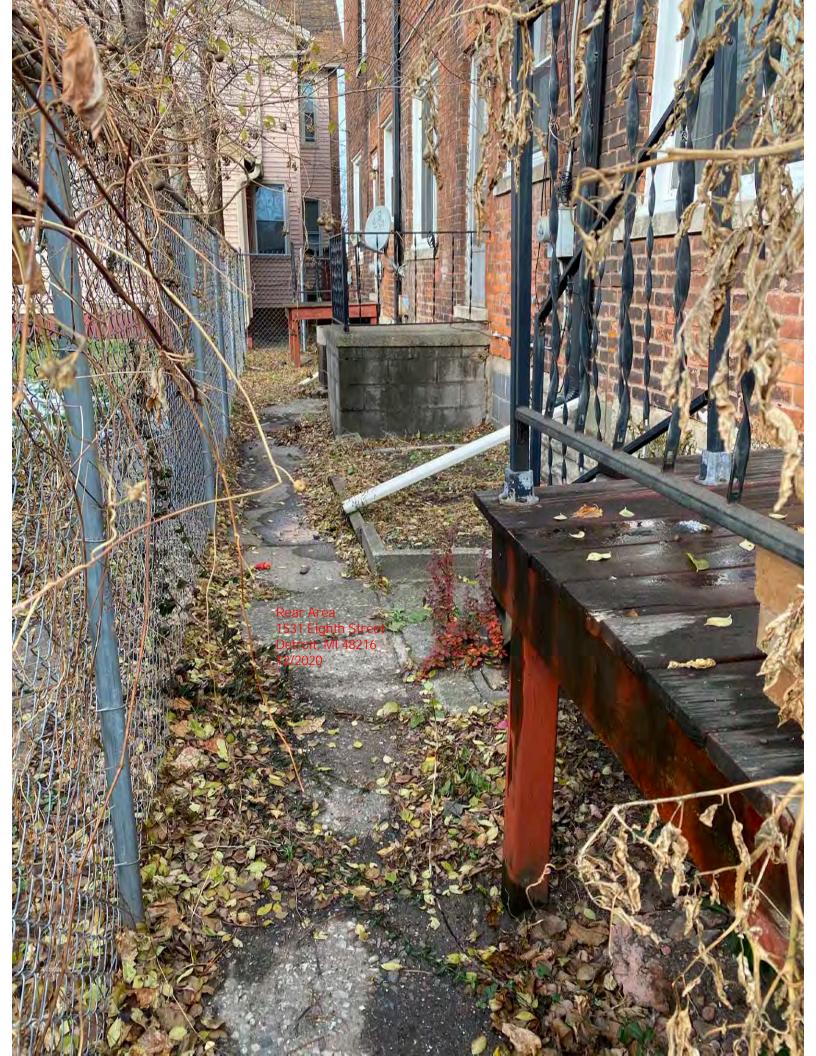
Brian V. Hurttienne 1401 Bagley Detroit, MI 48216 313-850-6689 brian@cha-c.com



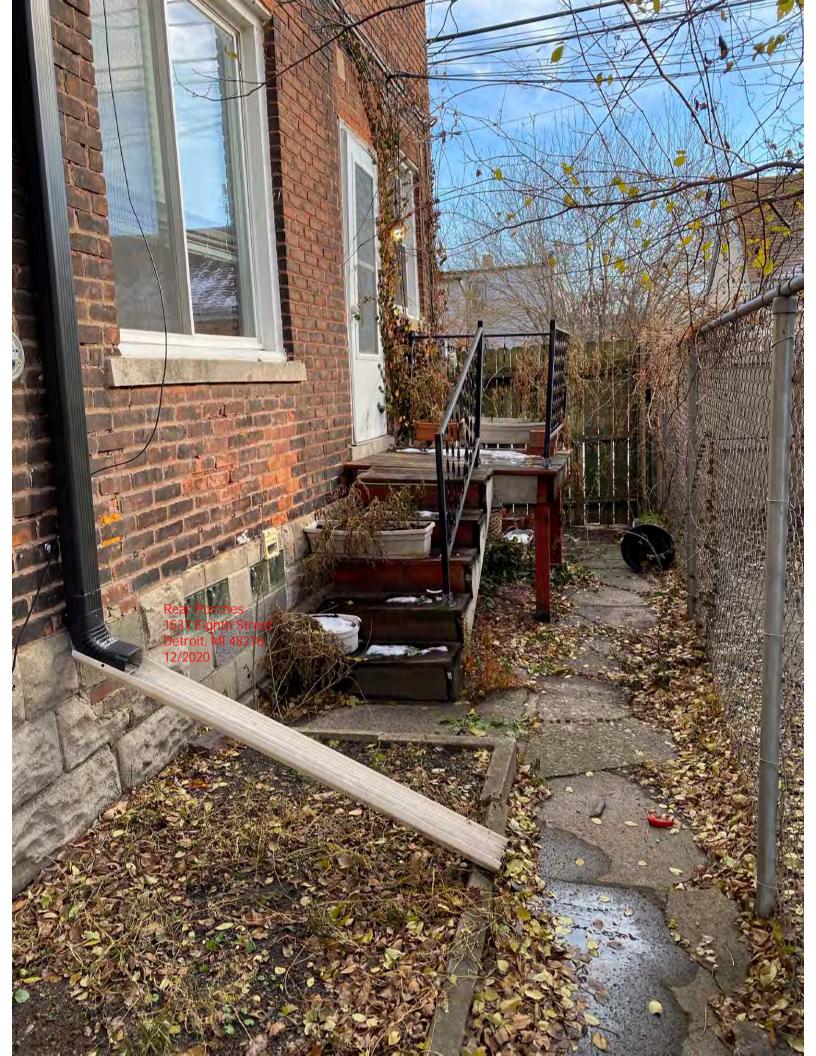














## LOCATION PLAN

| NERAL NOTES   | GENERAL NOTES   | PROJECT INFORMATION                     | ISSUANCE   | DRAWING LIST   |
|---|---|---|--|--|
| ALL WORK IS TO BE TONNE IN ACCORDANCE WITH THE DULES AND REBULATIONS OF THE LOCAL LURS GIGTION UNLESS OTHERWISE AGREED UPON, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURING ALL BUILDING PERMITS AS REQUIRED FOR WORK TO BE PERFORMED AND WILL BETAIN AND PAY FOR ALL REQUIRED INSPECTIONS DURING THE COURSE OF THE WORK TO BE PERFORMED AND WILL RETAIN AND PAY FOR ALL REQUIRED INSPECTIONS DURING THE COURSE OF THE WORK PROVIDE SAFE AND SECURE JOBSTIE PRIOR TO, DURING, AND AFTER WORK PROVIDE BALL INCESSARY SAFETY DEVICES, LIGHTING, AND BARRIERS AS NECESSARY - ESPECIALLY AROUND ALL STAR, ELEVATOR, AND ROOF PERFORMENT APPLICABLE OSHI GUIDELINES.  THE GENERAL CONTRACTOR SHALL WISH THE SITE BEFORE PROVIDING A PRICE AND BE AWARE OF EXISTING CONDITIONS TO THE EXTENT AND INTLUENCE OF THE WORK.  DO NOT SCALE DRAWINGS FOR DIMENSIONS AND / OR SIZES, THE GENERAL CONTRACTOR SHALL USIST THE SITE BEFORE PROVIDING A PRICE AND BE AWARE OF EXISTING CONDITIONS OF WORK AND DRAWINGS AND PRIVATOR THE WORK.  DO NOT SCALE DRAWINGS FOR DIMENSIONS AND / OR SIZES, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MEASURING EXISTING CONDITIONS, OR PRIVATOR THE WORK.  DO NOT SCALE DRAWINGS FOR DIMENSIONS AND / OR SIZES, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MEASURING EXISTING CONDITIONS, OR PROVIDED AND PRIVATOR OF THE WORK.  ANY DISCREPENCIES FOUND IN THE DRAWINGS, DIMENSIONS, EXISTING CONDITIONS, OR ANY APPARENT FORM OIL MEASURING STRUCK AND PRIVATOR OF THE CONTRACTOR BASE OF THE CONTRACTOR BASE OF THE CONTRACTOR BASE OF THE CONTRACTOR HAS BID THE MORE EXPENSIVE METHOD OF CONSTRUCTION OF ANY THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK AND PROVIDED HEAD OF THE CONTRACTOR HAS BID THE MORE EXPENSIVE METHOD OF CONSTRUCTION OF ANY TARDER OF THE METHOD OF CONSTRUCTION OF | NE. IN ACCORDANCE WITH THE BILLES AND COMPLIANCE OF THE CONTRACTOR OF THE CONTRACTO | AFE | ISSUANCE  SOZO1118  BERWIT REVIEW  O  O  O  O  O  O  O  O  O  O  O  O  O | GENERAL SHEETS  A-000 COVER  SITE AND CIVIL ENGINEERING SHEETS  C2-01 EXISTING SITE PLAN  C2-00 PROPOSED SITE PLAN  ARCHITECTURAL SHEETS - BUILDING A  A1-00 ARCHITECTURE PLANS  A2-00 EXTERIOR ELEVATIONS  A3-01 FRONT PORCH ELEVATIONS AND SECTIONS  A3-01 REAR PORCH ELEVATIONS AND SECTIONS  A5-00 ARCHITECTURAL DETAILS |

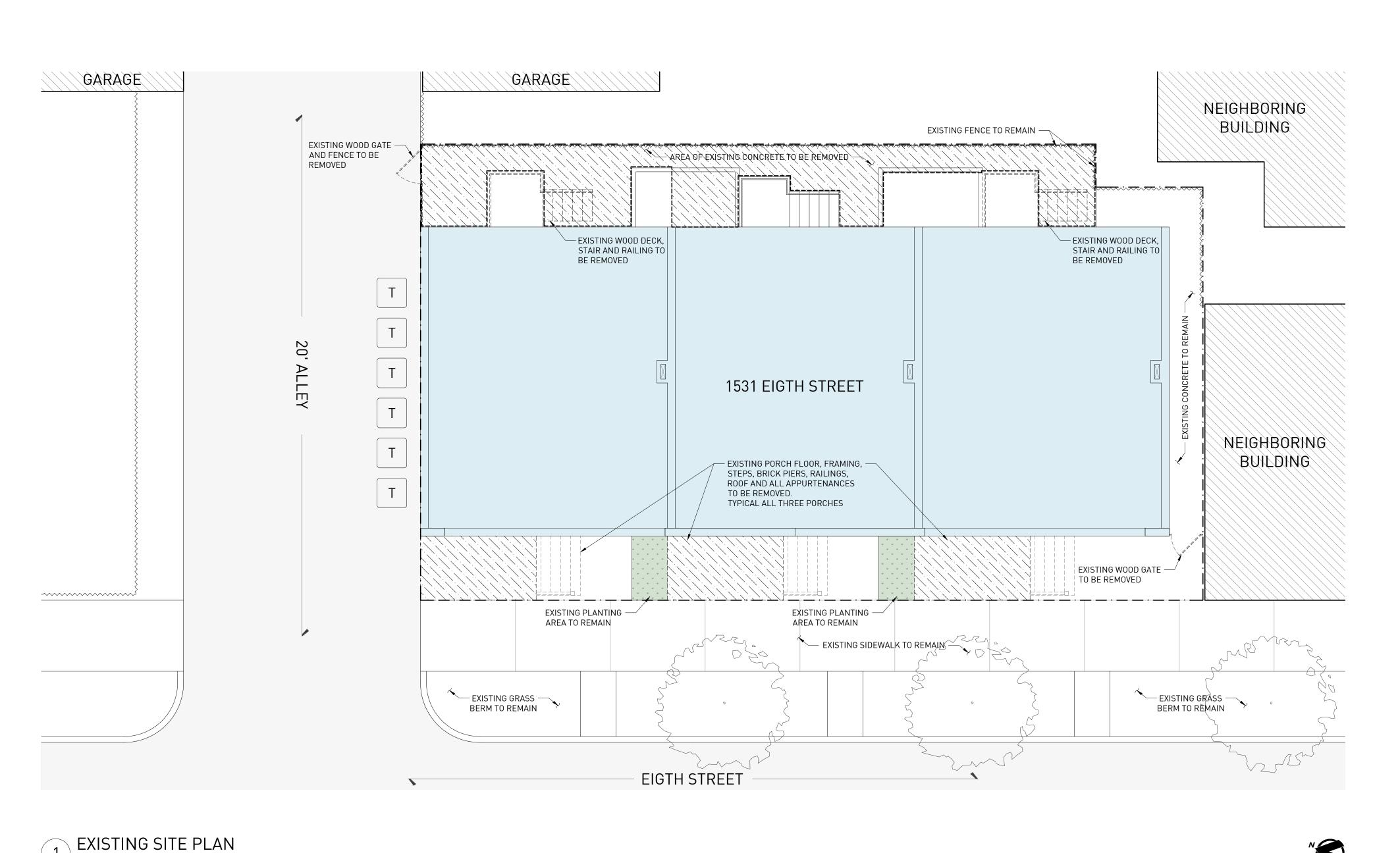
## ISSUED FOR:

PERMIT REVIEW 11.18.2020

# 1531 8TH STREET

Detroit, MI, 48216

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|--|---------------|
| Christian Hurttienne Architects, I<br>2111 Woodward Ave., Suite #201, Detroit, MI 48201 313.825.2005x101 Chris@o | LLC           |
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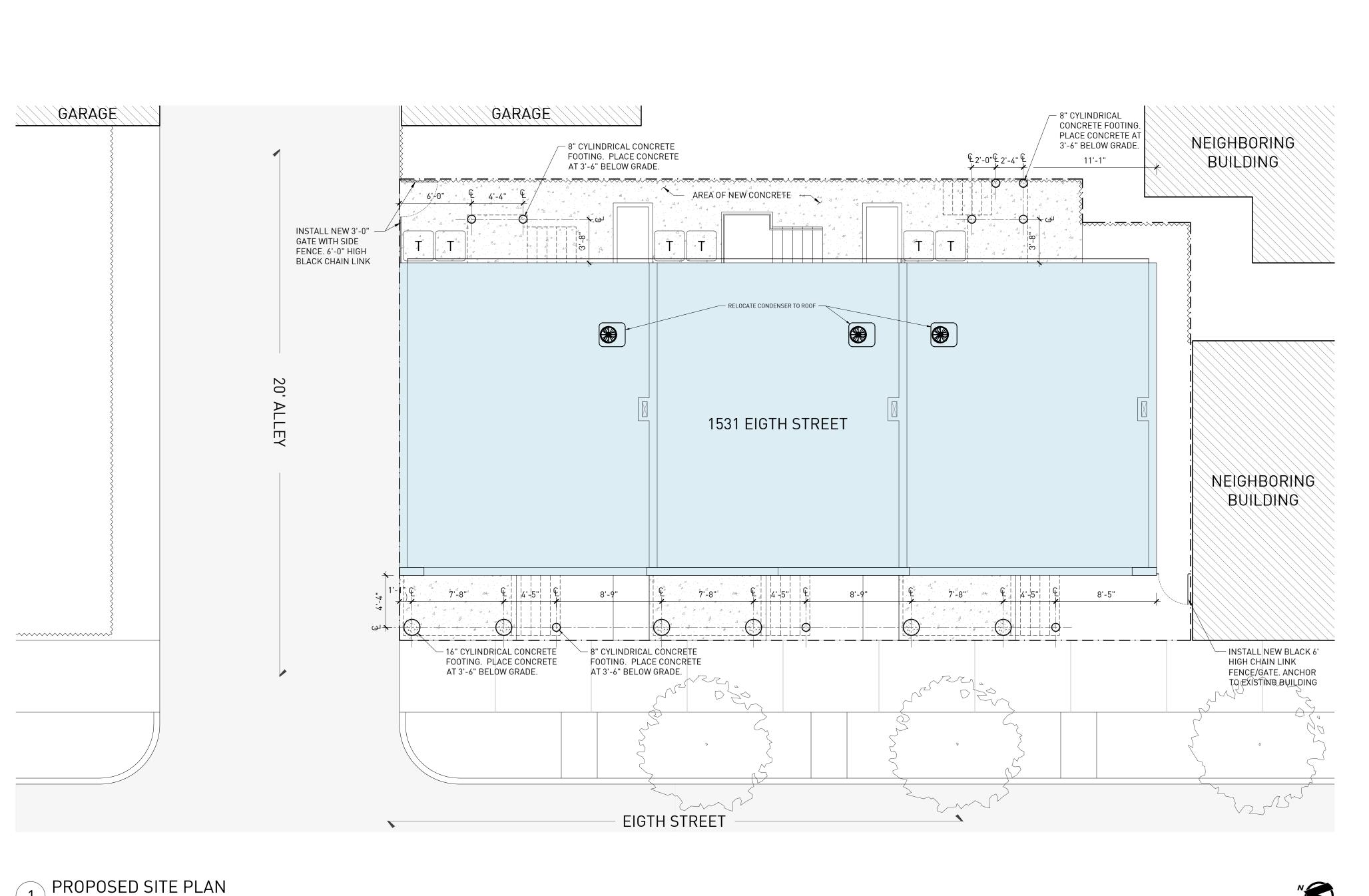


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EXISTING SITE PLAN

ORIGINAL IMAGE SCALE: 3/16" = 1'-0"



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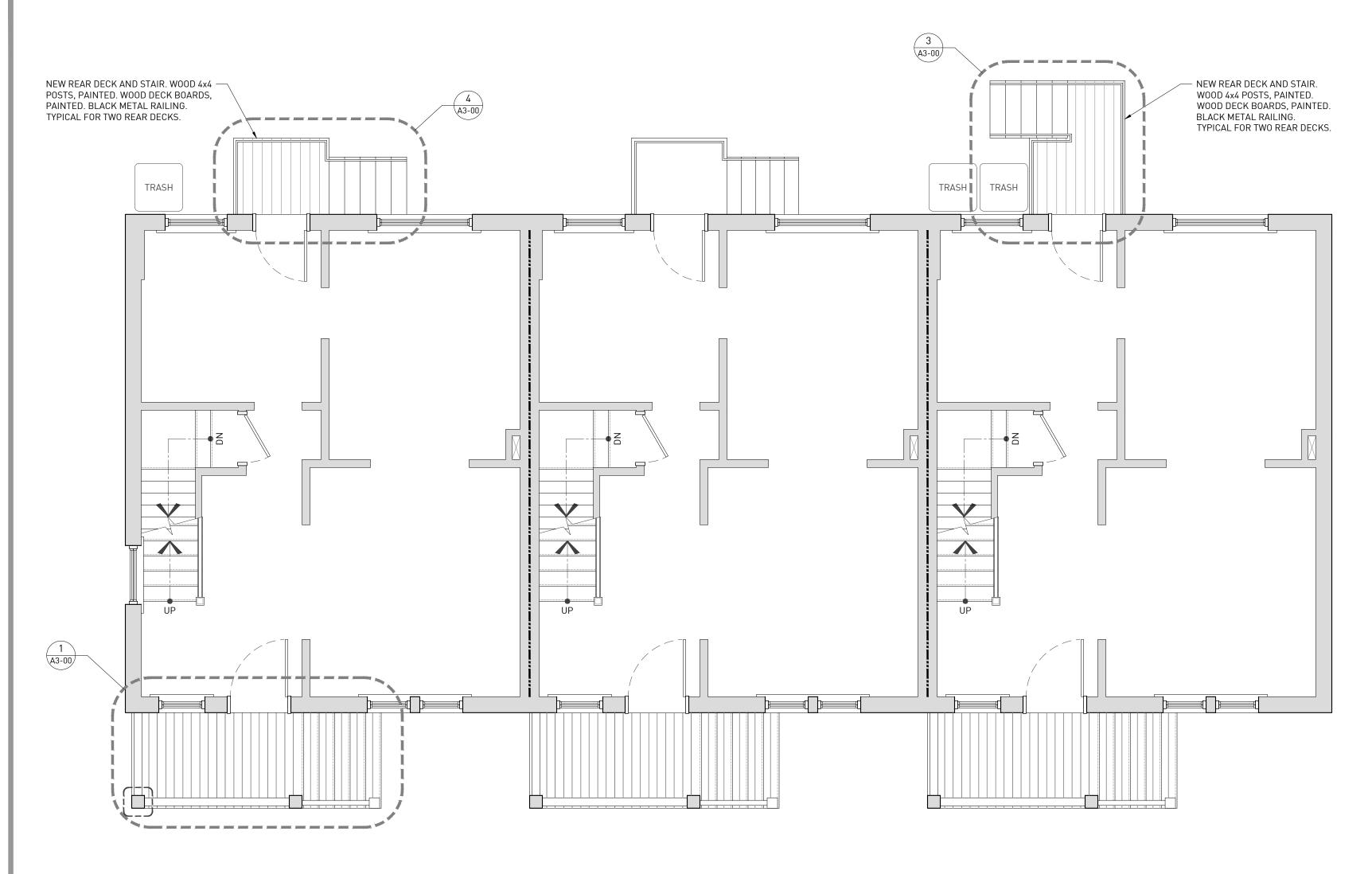
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PROPOSED SITE PLAN

DIAMING NO.

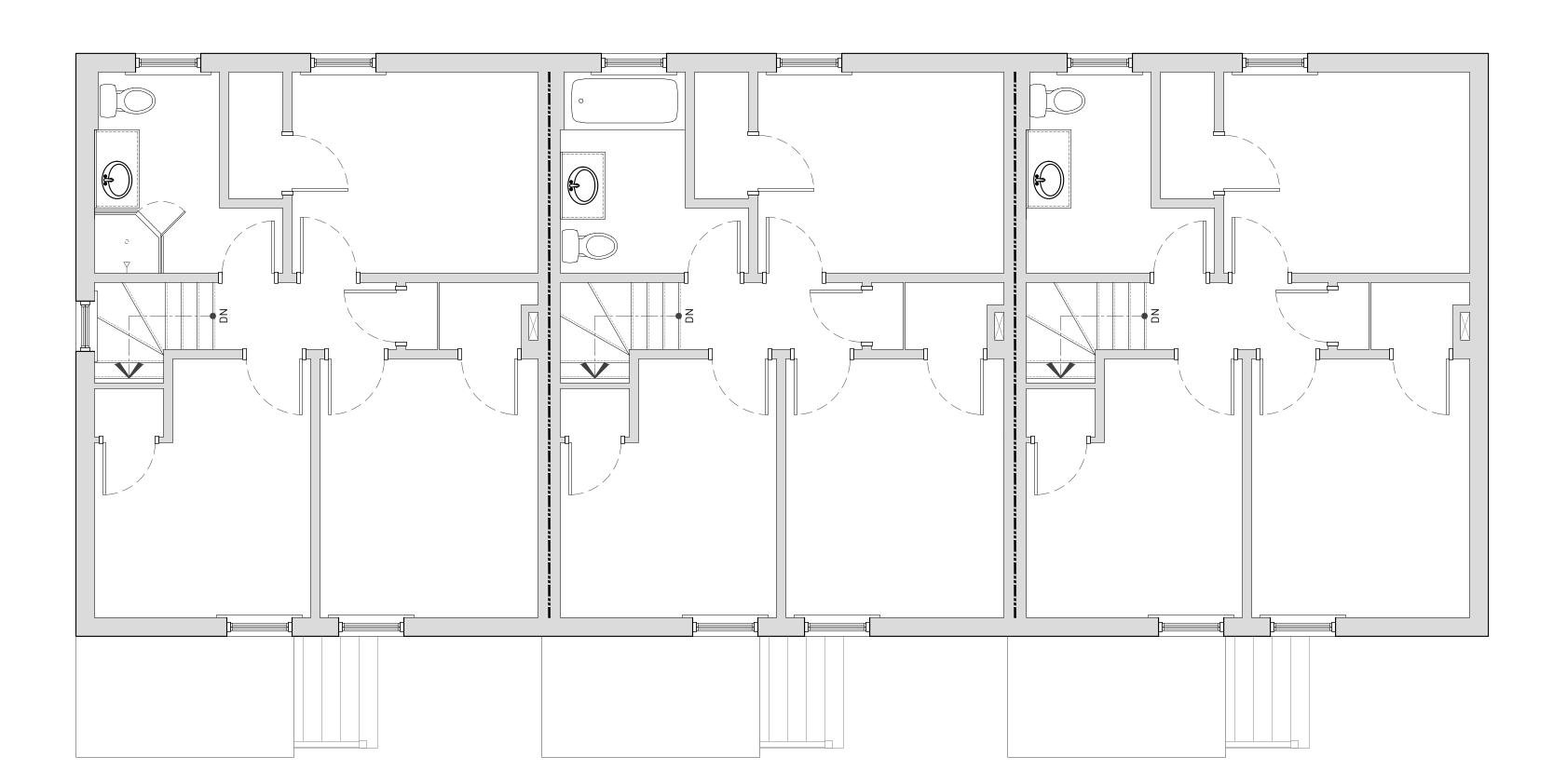
ORIGINAL IMAGE SCALE: 3/16" = 1'-0"



### RECONSTRUCT NEW FRONT PORCHES

- NEW BRICK PIERS - WOOD FRAMED - WOOD TRIM, PAINTED - WOOD DECKING, PAINTED - WOOD DECKING, FAINTED
- WOOD RAILINGS, PAINTED
- WOOD COLUMNS, TRIM AND SOFFITS, PAINTED
- WOOD CEILING, PAINTED - NEW BLACK ASPHALT ROOF - WOOD DECORATIVE RAILING, PAINTED





SECOND LEVEL PLAN 2 SECOND LEVEL PLAN
ORIGINAL IMAGE SCALE: 1/4" = 1'-0"

#### SYMBOLS

NOTE: SOME SYMBOLS MAY NOT BE APPLICABLE.

EXISTING MASONRY WALL CONSTRUCTION. EXISTING WALL CONSTRUCTION.

NEW 8" MASONRY WALL CONSTRUCTION WITH 2X6 METAL 'FURRED' CONSTRUCTION WITH BATT INSULATION AND 5/8" GYPSUM BOARD.

NEW 4" MASONRY WALL CONSTRUCTION WITH 2X6 METAL 'FURRED' CONSTRUCTION WITH BATT INSULATION AND 5/8" GYPSUM BOARD.

NEW METAL-FRAMED WALL CONSTRUCTION

#### ARCHITECTURE GENERAL NOTES

- 1. ALL NEW WALL AND PARTITION CONSTRUCTION IS TO BE PER WALL ASSEMBLY A2 SHEET A5-01, UNLESS OTHERWISE
- 2. ALL WALL ASSEMBLIES MAY OCCUR AT EXISTING FRAMING LOCATIONS TO REMAIN. ALL ASSEMBLIES, EXISTING OR NEW, ARE TO PERFORM ACCORDING TO ASSEMBLY DETAILS, ASSOCIATED UL RATINGS AND SPECIFICATIONS.
- 3. WHERE A NEW ASSEMBLY IS TO COORDINATE WITH AN EXISTING ASSEMBLY, MAKE ALL NECESSARY PREPARATIONS TO ENSURE SMOOTH, CONSISTENT AND UN-NOTICABLE FINISH ACROSS ENTIRE SURFACE. 4. FIRE-SEAL / FIRE-CAULK SEALANT TO BE INSTALLED AT ALL INTERSECTIONS, CONSTRUCTION ASSEMBLIES,
- PENETRATIONS, OR AS REQUIRED TO COMPLETE FIRE-BLOCKING CLOSURES AS PER APPLICABLE BUILDING 5. ALL WALL ASSEMBLIES LOCATED AT OR ADJACENT TO AN EXISTING EXTERIOR WALL, OR ARE LOCATED ADJACENT TO A

'COLD-ZONE', ARE TO RECEIVE A MINIMUM OF R-21

- INSULATION, WITH VAPOR BARRIER (WARM SIDE), PER CODE. 6. ALL LOCATIONS OF CEMENTITIOUS TILE BACKER BOARD ARE TO BE COORDINATED WITH THE OWNER AND SCHEDULED WALL ASSEMBLY. MAINTAIN ALL REQUIRED FIRE RATINGS ACCORDING TO WALL ASSEMBLY DETAILS, ASSOCIATED UL
- GENERAL CONTRACTOR PROVIDE BLOCKING WHERE REQUIRED TO SUPPORT MILLWORK, STOREFRONT EQUIPMENT, OR OTHER FINISHES.

RATINGS AND SPECIFICATIONS.

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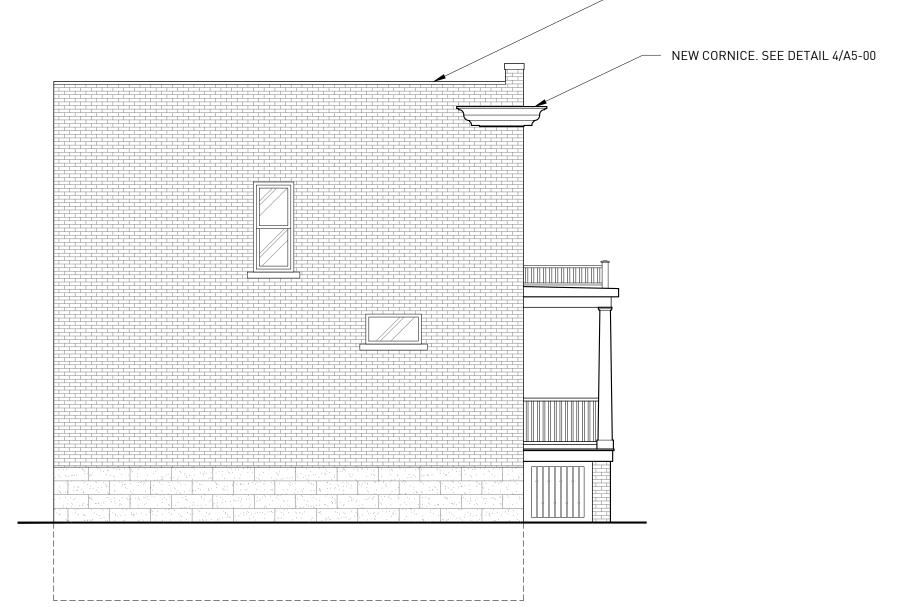
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ARCHITECTURE PLANS



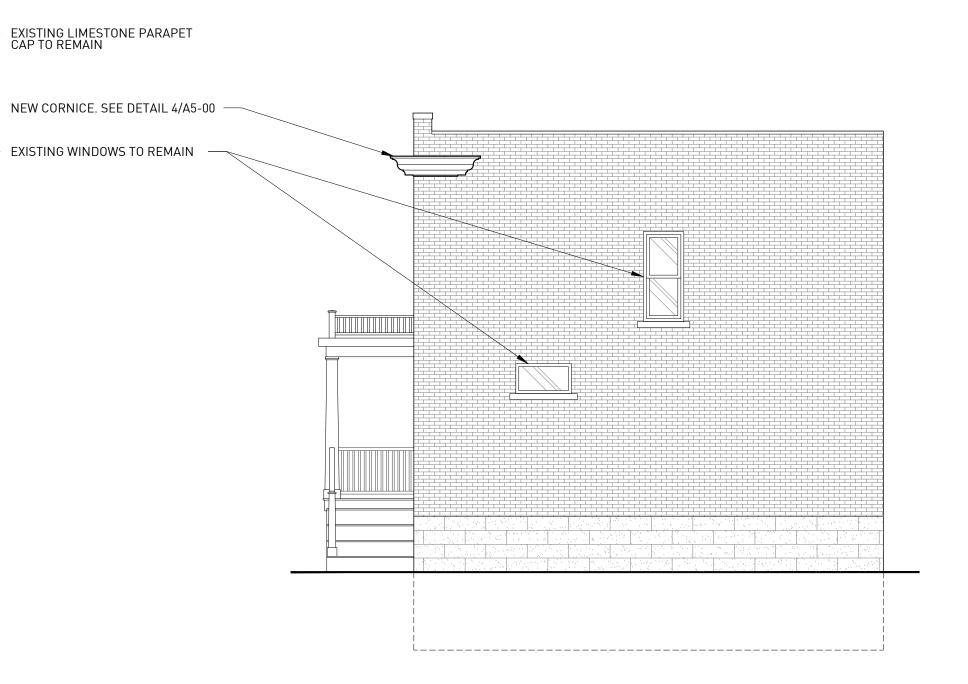


EXISTING CLAY TILE PARAPET CAP TO REMAIN

2 SOUTH ELEVATION ORIGINAL IMAGE SCALE: 3/16" = 1'-0"

EXISTING BASEMENT WINDOWS TO REMAIN

3 WEST ELEVATION
ORIGINAL IMAGE SCALE: 3/16" = 1'-0"



4 NORTH ELEVATION
ORIGINAL IMAGE SCALE: 3/16" = 1'-0"



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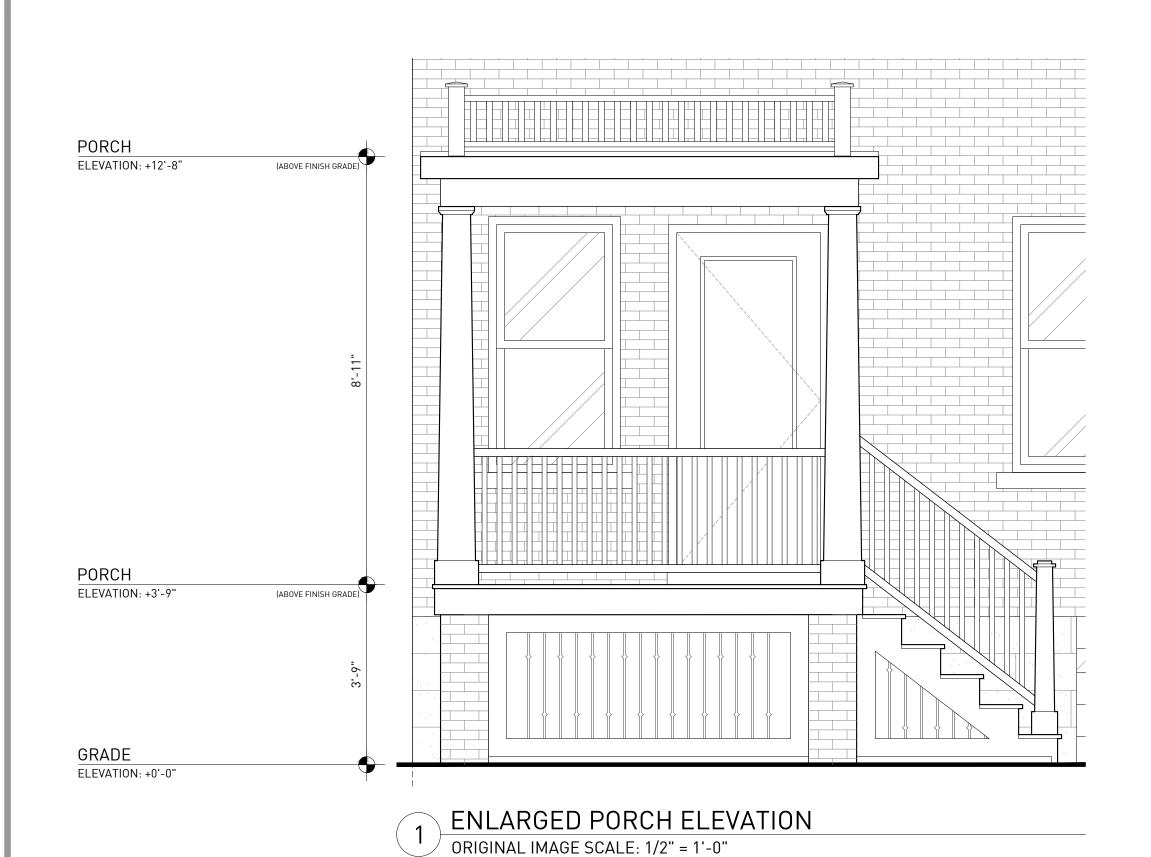
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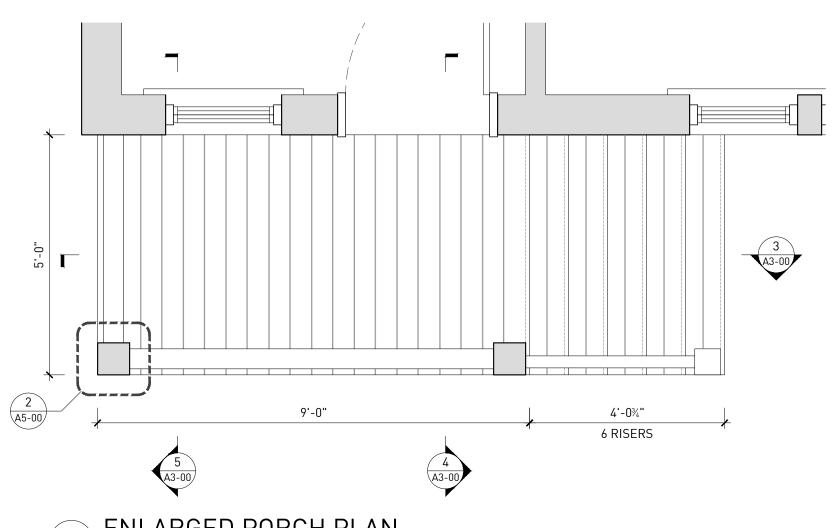
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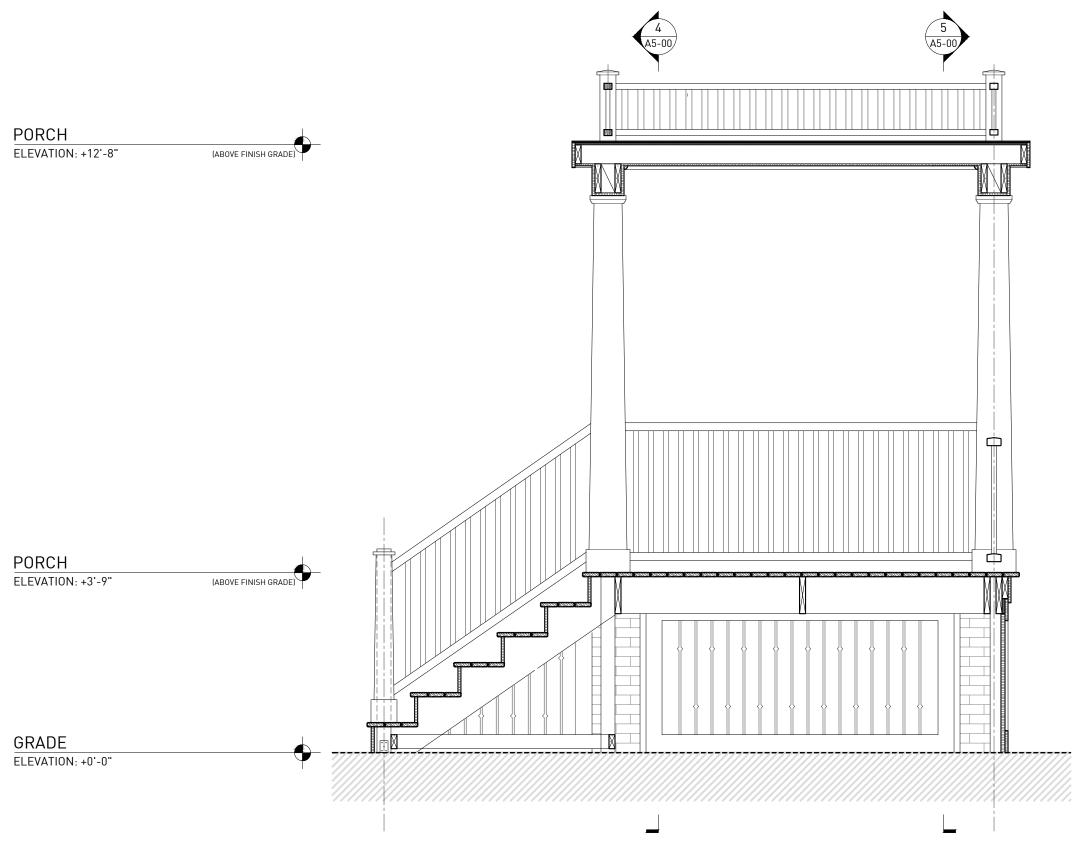


ELEVATIONS AND SECTIONS

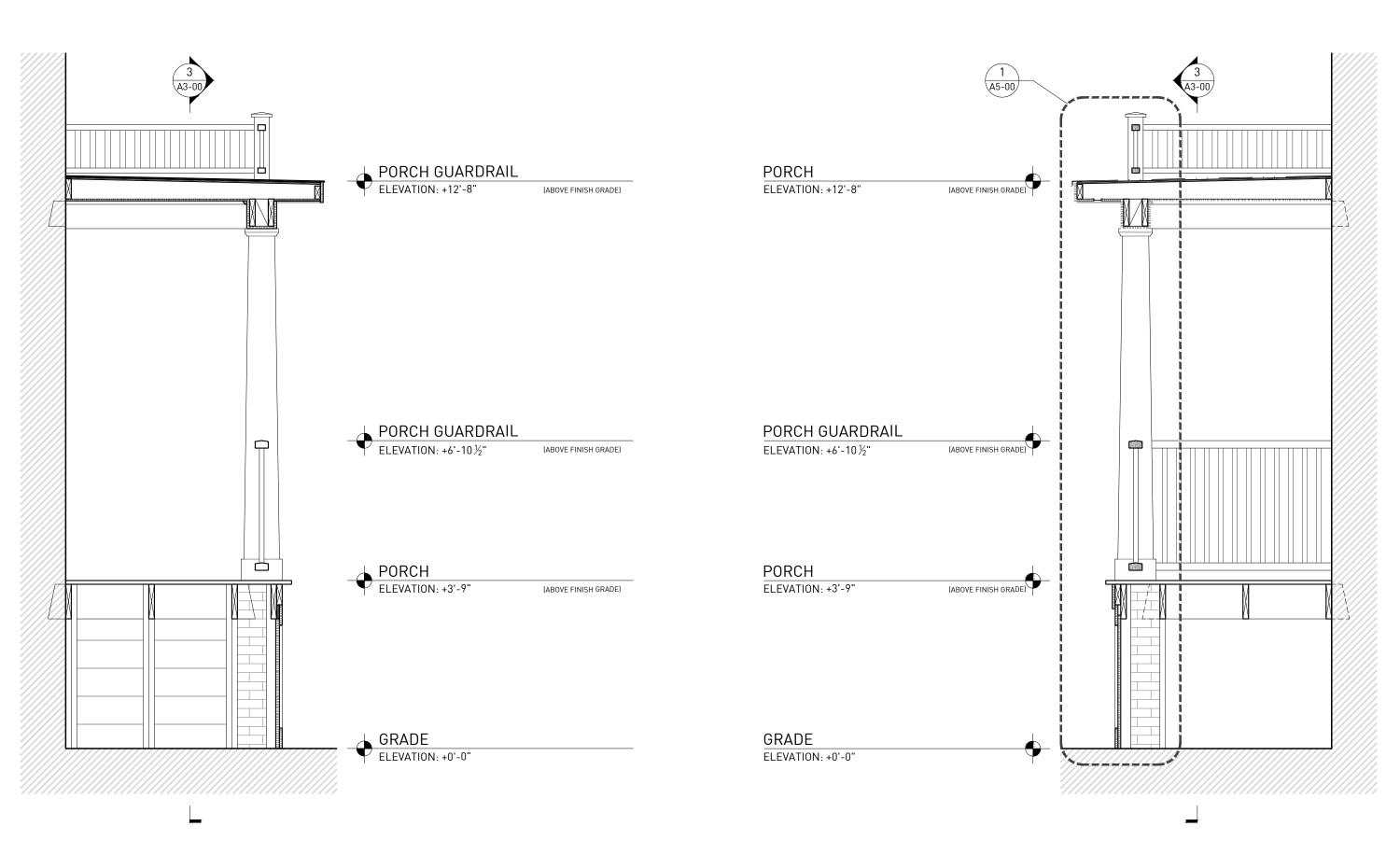




2 ENLARGED PORCH PLAN
ORIGINAL IMAGE SCALE: 1/2" = 1'-0"



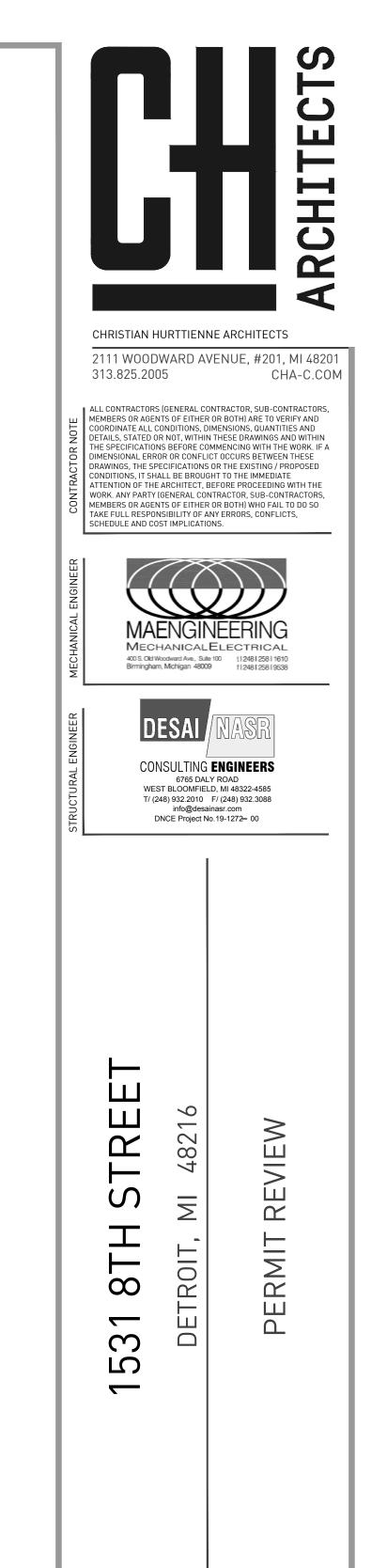
3 PORCH SECTION
ORIGINAL IMAGE SCALE: 1/2" = 1'-0"



PORCH SECTION

ORIGINAL IMAGE SCALE: 1/2" = 1'-0"

5 PORCH SECTION
ORIGINAL IMAGE SCALE: 1/2" = 1'-0"

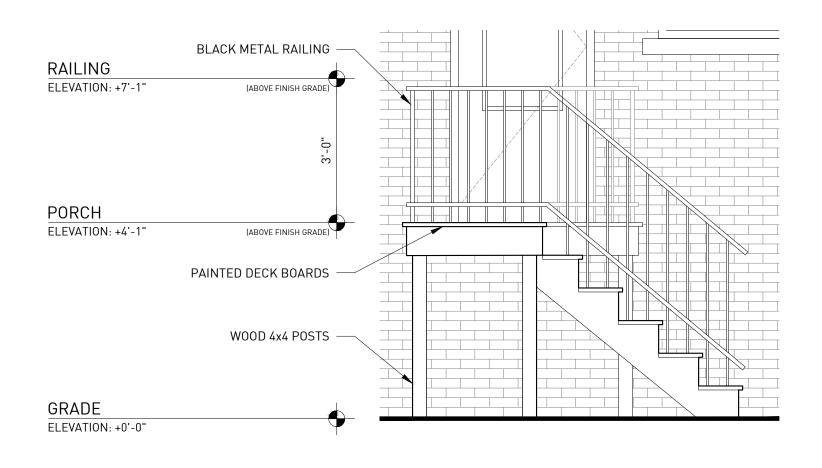


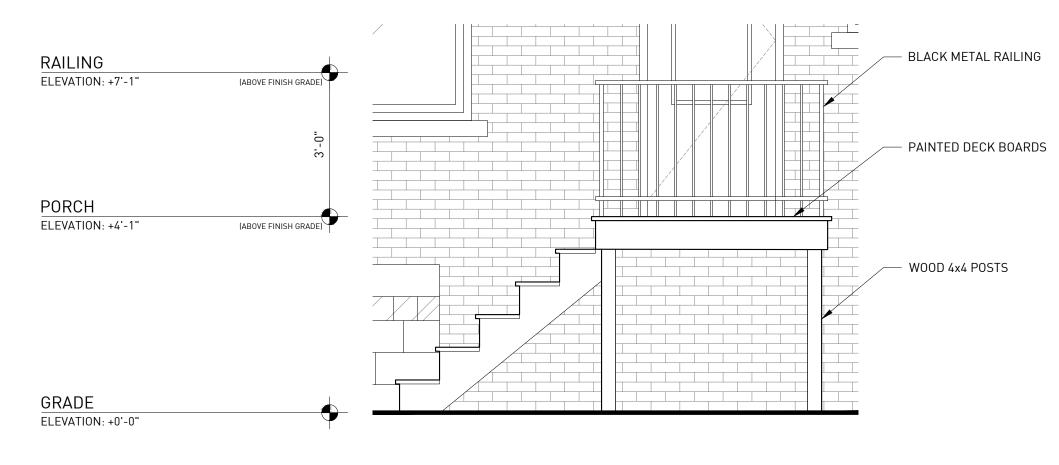
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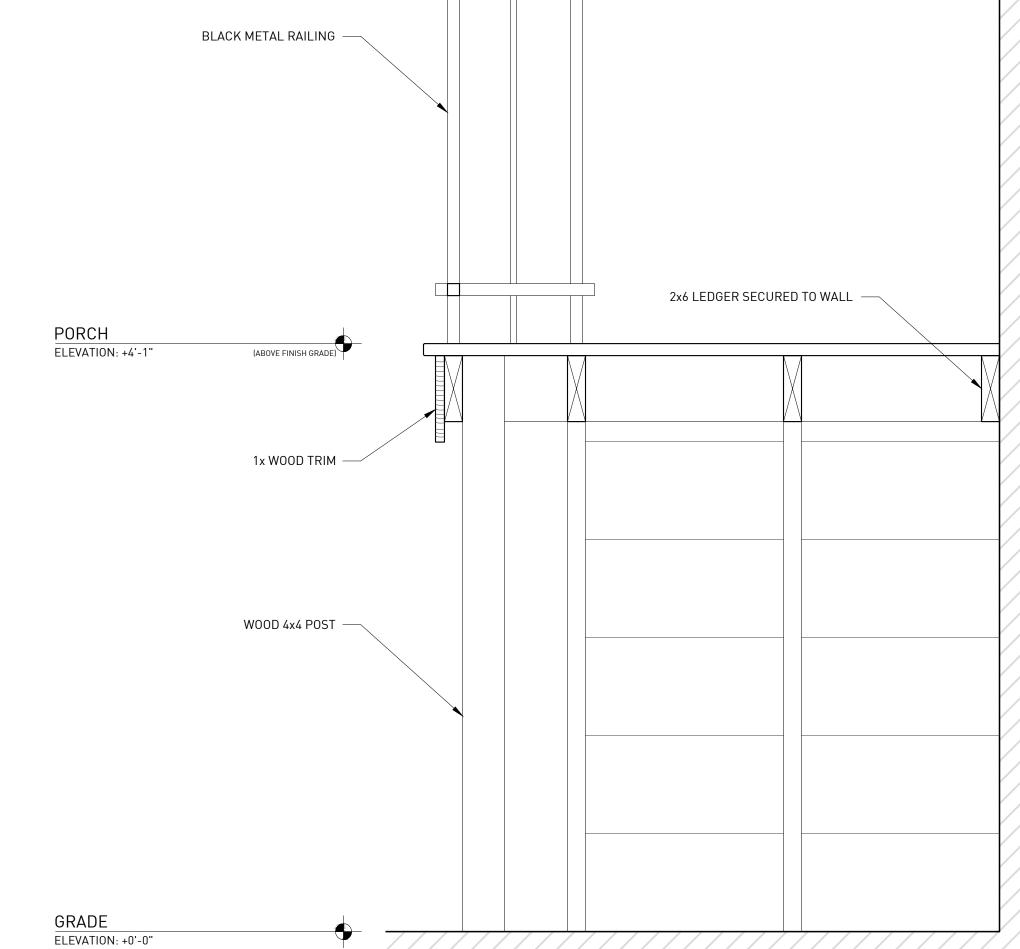
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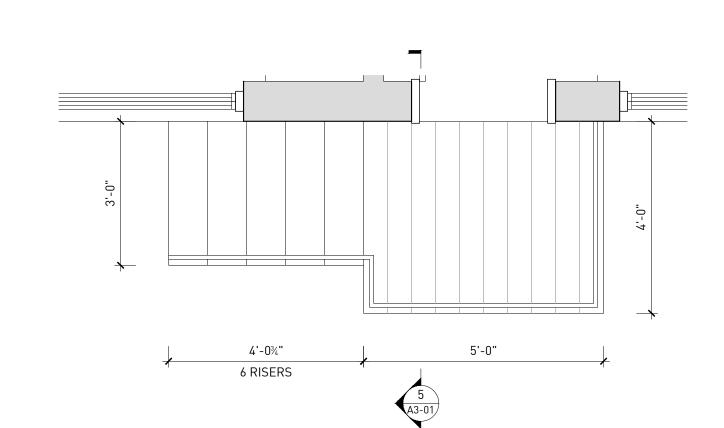
FRONT PORCHES ELEVATIONS AND SECTIONS





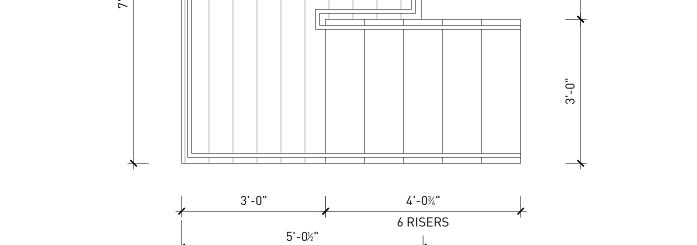


1 ENLARGED PORCH ELEVATION ORIGINAL IMAGE SCALE: 1/2" = 1'-0"



2 ENLARGED PORCH ELEVATION
ORIGINAL IMAGE SCALE: 1/2" = 1'-0"

4 ENLARGED PORCH PLAN
ORIGINAL IMAGE SCALE: 1/2" = 1'-0"



TRASH

TRASH

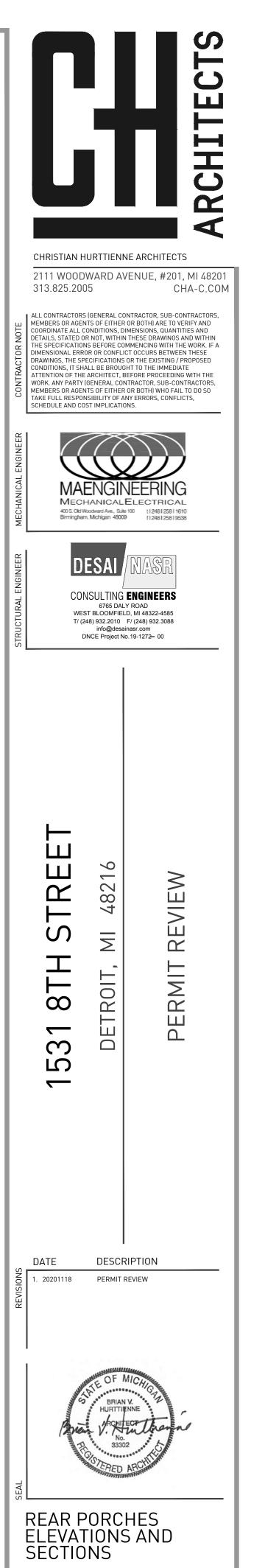
3 ENLARGED PORCH PLAN
ORIGINAL IMAGE SCALE: 1/2" = 1'-0"

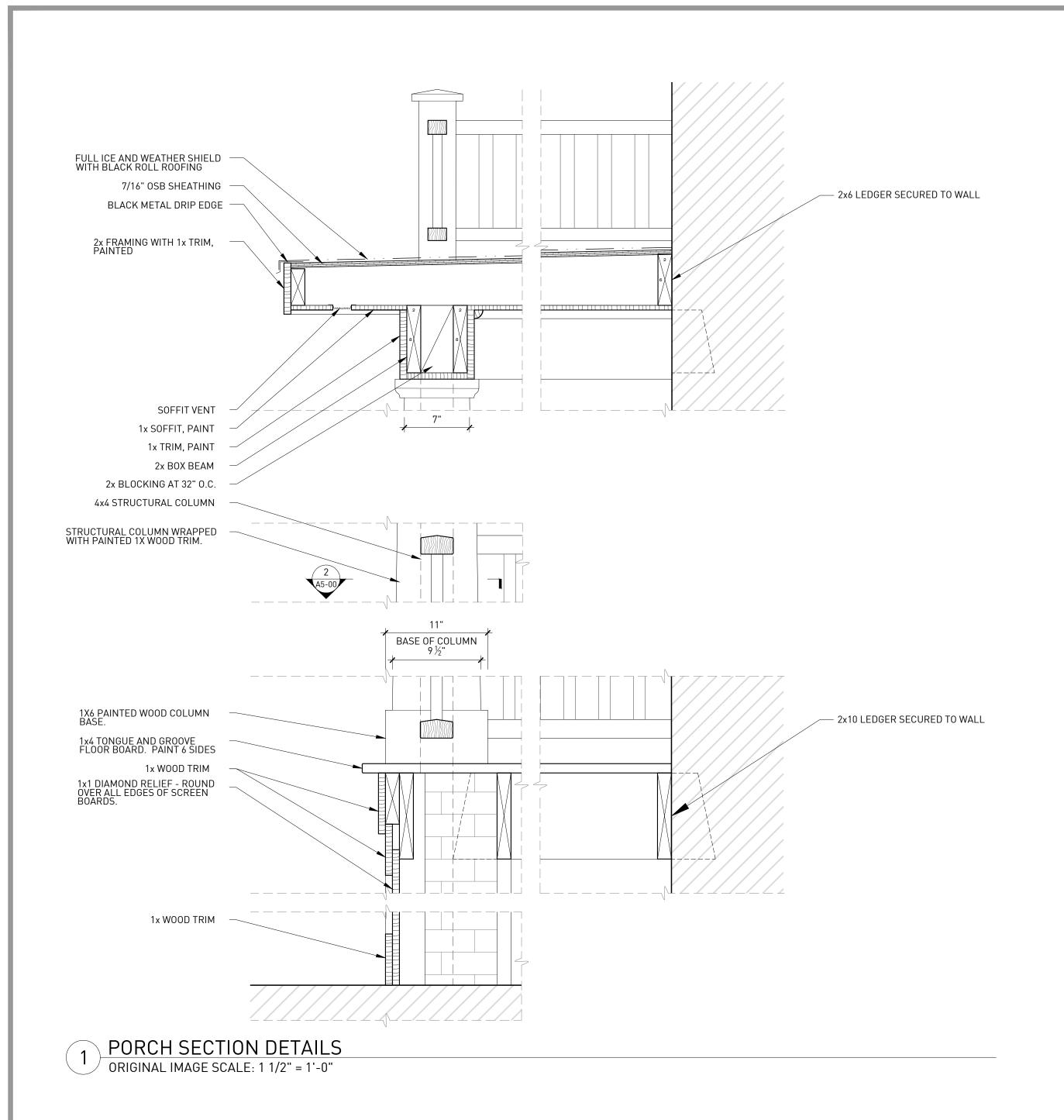


RAILING

ELEVATION: +7'-1"

(ABOVE FINISH GRADE)





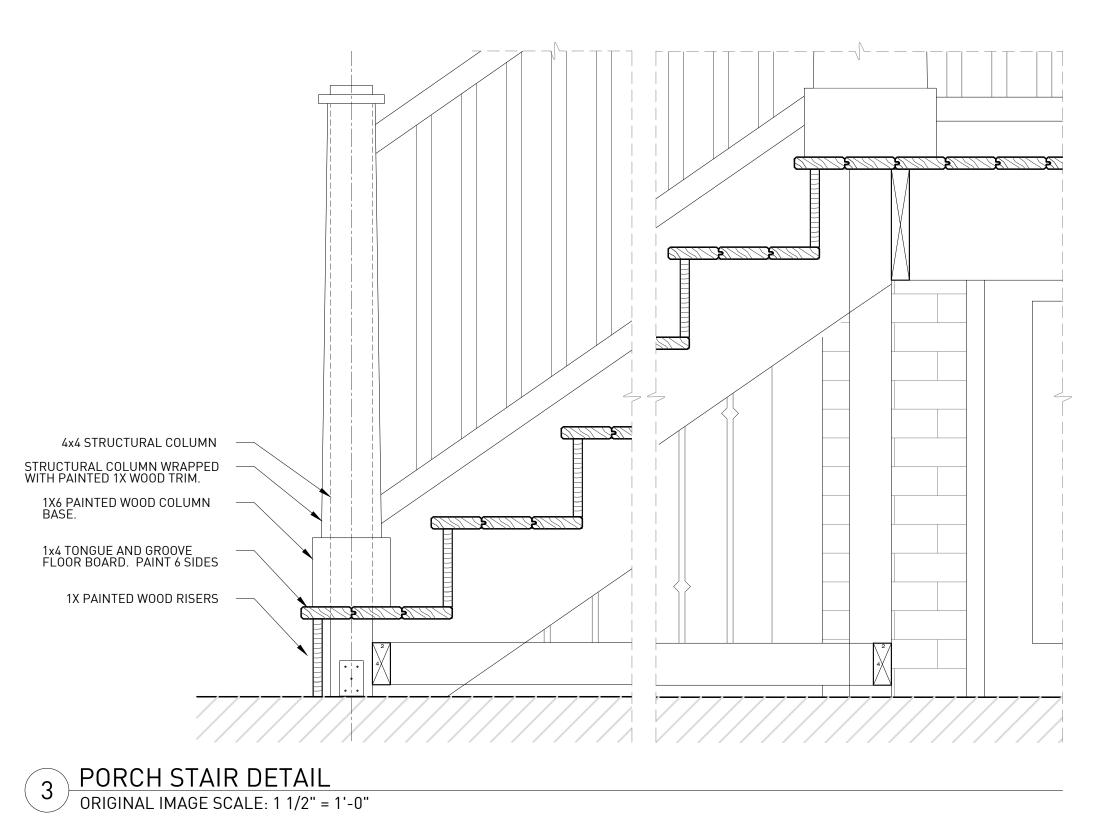
1x6 PAINTED WOOD TRIM AT BASE OF COLUMN

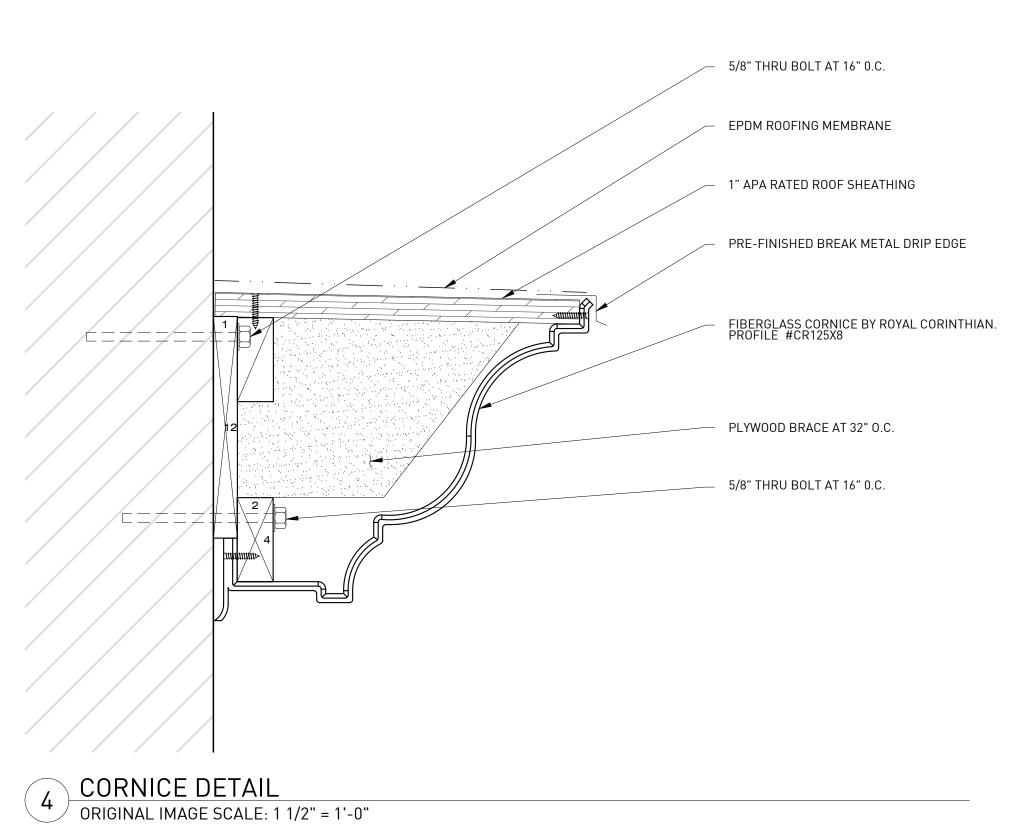
BLOCKING AS NEEDED TO TAPER SIDES OF COLUMN

2 PORCH COLUMN PLAN DETAIL
ORIGINAL IMAGE SCALE: 1 1/2" = 1'-0"

1x PAINTED WOOD

4x4 STRUCTURAL COLUMN





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