

STAFF REPORT: 3/10/2021 MEETING
APPLICATION NUMBER: #21-7114
ADDRESS: 2220 WABASH
HISTORIC DISTRICT: CORKTOWN
APPLICANT: MARY GALVAN
PROPERTY OWNER: MARY GALVAN
DATE OF PROVISIONALLY COMPLETE APPLICATION: 02/16/2021
DATE OF STAFF SITE VISIT: 2/24/2021

PREPARED BY: D. RIEDEN

SCOPE: NEW SIDING (WORK DONE WITHOUT APPROVAL)

EXISTING CONDITIONS

Built in 1900, this 2-story single-family Victorian style home stands in the center block of Wabash facing west. The steeply sloped, cross-gabled wood-framed dwelling features bay windows on the first floor and an entrance with ornate brackets accentuating the column-supported overhang. The house rests tightly inside the 23' x 130' lot, nestled closely to its neighbors on either side.



Site Photo 1, by Staff February 24, 2021: (West) front side

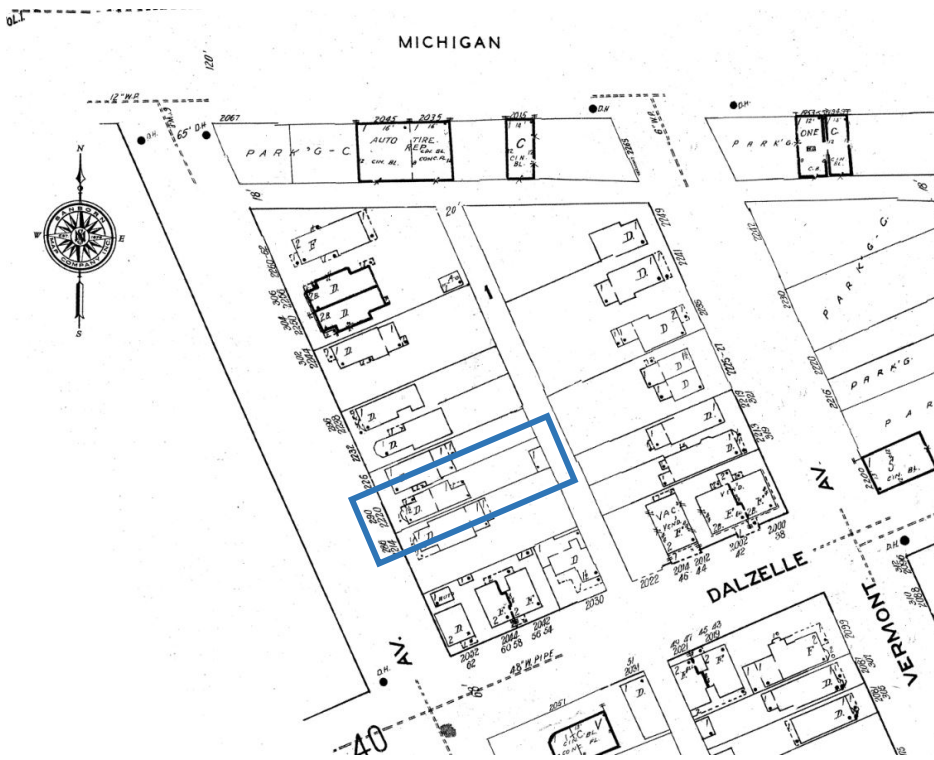


Site Photo 2 by Applicant: (North/West) side/front.

The owner purchased the property in February 1980. As staff currently does not have access to some of the previous paper applications and approval letters, the Detroit Property Index is the only available information on the property which includes the following previous activity:

- November 2002, COA Denied: Install 16 vinyl windows
- January 2021, Violation: Vinyl siding, work done without permit

To clarify, the applicant states that they began work on the siding installation in January, received a work without permit notice from BSEED in January, and then they paid for a permit with BSEED, receipts attached.



Sanborn Map, Vol. 1, P027



Aerial of Parcel 08008730.001. 2220 Wabash

PROPOSAL

The owner provided an application, project narrative, BSEED permit receipts (see timeline above), vinyl siding description and site photos for the following proposed work: Install vinyl siding on top of existing Insul-brick siding. Per the attached project narrative, the applicant proposes the following detail work:

- Existing Insul Brick to remain intact
- Install vinyl siding on exterior of existing siding, 4-1/2 " exposed
- Vertical trim at corners 4"
- Trim at all windows 5-1'2"

STAFF OBSERVATIONS AND RESEARCH

- Staff visited the site on February 24, 2021. Staff photographed the property from the public right-of-way and observed the front (west) and sides (north and south) of the house. (See enclosed staff photos.)
- Vinyl siding has been installed on the first floor and portions of the second floor of the north (side), west (front) and south (side) elevations of the house. The vinyl siding appears to be installed on top of the existing Insul-brick siding.
- A family member began installing the siding in early January of this year. On January 8th the applicant received a stop-work notice, work done without approval.
- The applicant states that the insul-brick is deteriorating, with squirrels infiltrating the siding to build nests.
- Underneath the insul-brick, the applicant states that this is wood board, not wood-lapped siding.
- Because material under the insul-brick is not visible from the public right of way, staff requested additional photos from the applicant, which were provided March 6th. See below.
- From these photos, staff believes that the material under the insul-brick is the original clapboard siding, which appears to be deteriorated.



Detail 1 Rear Elevation Siding: Applicant Photo



Detail 2 Exposed area under Insul-brick: Applicant Photo

ISSUES

- Vinyl is not a historically appropriate material for the Corktown Historic District.

RECOMMENDATION

Staff finds that the placement of vinyl siding of the house destroys the historic character of this property and removes distinctive features. Vinyl introduces a material and design that does not retain the historic character of the property. Staff therefore recommends that the Commission issue a Denial for this proposal as it does not conform to the Elements of Design for the Corktown Historic District nor does it meet the Secretary of the Interior's Standards for Rehabilitation, specifically Standards:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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.



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DETROIT RECYCLES



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DETROIT RECYCLES



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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: _____

PROPERTY INFORMATION

ADDRESS: 2220 WABASH AKA: _____

HISTORIC DISTRICT: _____

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/ Deck	<input type="checkbox"/> Landscape/Fence/ Tree/Park	<input type="checkbox"/> General Rehab
<input type="checkbox"/> New Construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Addition	<input type="checkbox"/> Other: <u>SIDING</u>	

APPLICANT IDENTIFICATION

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

NAME: MARY E GALVAN COMPANY NAME: _____

ADDRESS: 2220 WABASH CITY: MICH STATE: MICH ZIP: 48216

PHONE: 3136381883 MOBILE: 3136176074 EMAIL: GALVAN.MARY@SBC GLOBAL.NET

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

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

- Completed Building Permit Application (highlighted portions only)
- ePLANS Permit Number (only applicable if you've already applied for permits through ePLANS)
- Photographs of ALL sides of existing building or site
- Detailed photographs of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions (including materials and design)
- Description of project (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work (formatted as bulleted list)
- Brochure/cut sheets for proposed replacement material(s) and/or product(s), as applicable

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

P2 - BUILDING PERMIT APPLICATION

Date: _____

PROPERTY INFORMATION

Address: 2220 WABASH Floor: _____ Suite#: _____ Stories: 2

AKA: _____ Lot(s): _____ Subdivision: _____

Parcel ID#(s): _____ Total Acres: _____ Lot Width: _____ Lot Depth: _____

Current Legal Use of Property: _____ Proposed Use: _____

Are there any existing buildings or structures on this parcel? Yes No

PROJECT INFORMATION

Permit Type: New Alteration Addition Demolition Correct Violations

Foundation Only Change of Use Temporary Use Other: SIDING

Revision to Original Permit #: _____ (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)

MBC use change No MBC use change

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

HVAC/Mechanical Electrical Plumbing Fire Sprinkler System Fire Alarm

Structure Type

New Building Existing Structure Tenant Space Garage/Accessory Building

Other: _____ Size of Structure to be Demolished (LxWxH) _____ cubic ft.

Construction involves changes to the floor plan? Yes No

(e.g. interior demolition or construction to new walls)

Use Group: _____ Type of Construction (per current MI Bldg Code Table 601) _____

Estimated Cost of Construction \$ _____ By Contractor \$ _____ By Department

Structure Use

Residential-Number of Units: 1 Office-Gross Floor Area _____ Industrial-Gross Floor Area _____

Commercial-Gross Floor Area: _____ Institutional-Gross Floor Area _____ Other-Gross Floor Area _____

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

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

For Building Department Use Only

Intake By: _____ Date: _____ Fees Due: _____ DngBld? No

Permit Description: _____

Permit #: _____ Current Legal Land Use: _____ Proposed Use: _____

Permit#: _____ Date Permit Issued: _____ Permit Cost: \$ _____

Zoning District: _____ Zoning Grant(s): _____

Lots Combined? Yes No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ _____ New \$ _____

Structural: _____ Date: _____ Notes: _____

Zoning: _____ Date: _____ Notes: _____

Other: _____ Date: _____ Notes: _____



P2 - BUILDING PERMIT

IDENTIFICATION (All Fields Required)

Property Owner/Homeowner Property Owner/Homeowner is Permit Applicant

Name: MARIE GALVAN Company Name: _____
Address: 2220 WABASH City: DET State: MI Zip: 48216
Phone: 313 617 6074 Mobile: _____
Driver's License #: 6415587210549 Email: GALVAN.MARY@SBCGLOBAL.NET

Contractor Contractor is Permit Applicant

Representative Name: ESTEBAN CAMPOS Company Name: _____
Address: 14178 PENNSYLVANIA City: SOUTHGATE State: MI Zip: 48195
Phone: 313-888 1453 Mobile: _____ Email: _____
City of Detroit License #: N/A

TENANT OR BUSINESS OCCUPANT Tenant is Permit Applicant

Name: _____ Phone: _____ Email: _____

ARCHITECT/ENGINEER/CONSULTANT Architect/Engineer/Consultant is Permit Applicant

Name: _____ State Registration#: _____ Expiration Date: _____
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Mobile: _____ Email: _____

HOMEOWNER AFFIDAVIT (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: MARIE GALVAN Signature: Mary Galvan Date: _____
(Homeowner)

Subscribed and sworn to before me this _____ day of _____ 20 _____ A.D. _____ County, Michigan
Signature: Mary Galvan My Commission Expires: _____
(Notary Public)

PERMIT APPLICANT SIGNATURE

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. **I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be**

Print Name: MARIE GALVAN Signature: Mary Galvan Date: _____
(Permit Applicant)

Driver's License #: 6415587210549 Expiration: 7-11-22
Subscribed and sworn to before me this _____ day of _____ 20 _____ A.D. _____ County, Michigan
Signature: Mary Galvan My Commission Expires: _____
(Notary Public)

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.

This application can also be completed online. Visit detroitmi.gov/bseed/elaps for more information.



Description of Project:

Applicant: Mary Galvan, Resident of 40 years... insul brick siding was present on home at time owner moved in around 40 years ago.

Siding Replacement of Existing Non-historic siding material (Insul brick) with CertainTeed Vinyl Dutchlap siding on entire home.

The applicant was unaware of permit and HDC requirements necessary for exterior alterations in Historic Districts.

In early January, a family member began installing the siding. On January 8 with stop work notice, work done without permit.

Existing Conditions:

Insul brick siding has been deteriorating. Squirrels have infiltrated the siding and have nested in the walls of the home and attic.

Underneath is not wood lapped siding but wood board.

Detailed Scope of Work:

Existing Insul Brick to remain intact

Install vinyl siding on exterior of existing siding - 4-1/2 " exposed

Vertical trim at corners 4"

Trim at all windows 5-1'2"



Buildings, Safety Engineering
& Environmental Department

City of Detroit
Buildings, Safety Engineering and Environmental Department
Licensing and Permits Division
Coleman A. Young Municipal Center
2 Woodward Avenue, 4th Floor, Suite 402, Detroit, Michigan 48226
(313) 224-3202 and (313) 224-3168

INVOICE

RECORD INFORMATION

Applicant: GALVAN, MARY
2220 WABASH ST
DETROIT, MI 48216-1517

Invoice No. : 5785227
Invoice Date: 01/14/2021
Due Date : 02/13/2021

Record ID: BLD2021-00115
Record Type: Building Permit Application
Property Address: 2220 WABASH , # 48216
Description of Work: Exterior alterations (siding) per documents & (HDC Notified)
(Subject to all applicable Federal, State, and Local Executive Orders).

FEE DETAIL

Fee Description	Quantity	Fee Amount
Building Permit Fee	1	\$150.00
		<u>\$150.00</u>

RECEIPT

Building Safety Engineering and Environmental Department
DETROIT
2 WOODWARD AVENUE
Mayor Mike Duggan

Application: BLD2021-00115
Application Type: Permits/Building/Application/NA
Address: 2220 WABASH , # 48216

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
1602791		\$150.00	01/14/2021	WARRENA	In Person	

Owner Info.: GALVAN, MARY
2220 WABASH ST
DETROIT, MI 48216-1517

Work Description: Exterior alterations (siding) per documents & (HDC Notified) (Subject to all applicable Federal, State, and Local Executive Orders).

BUILDINGS, SAFETY ENGINE
2 WOODWARD AVE SUITE 402
DETROIT MI 48226
313-224-3136

SALE

RESTORATION CLASSIC

D4-1/2" DUTCHLAP

MIDNIGHT BLUE

3611945



ICC-ES ESR-1066
CONFORMS TO ASTM SPECIFICATION D3679
TX DEPT OF INSURANCE PRODUCT EVALUATION EC-11
FL BCIS APPROVAL FL1573
FL BCIS APPROVAL FL12483
STD. DESIGN PRESSURE RATING: 68.9 PSF (ASD)

SAP 639036

Select Cedar

J13102820

22 PC

2.00 SQ

CertainTeed

SAINT-GOBAIN

Siding Products Group, Malvern, PA 19355
Made in the U.S.A.



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