

**STAFF REPORT:** 4/14/2021 MEETING  
**APPLICATION NUMBER:** #21-7154  
**ADDRESS:** 2489 ATKINSON  
**HISTORIC DISTRICT:** ATKINSON AVENUE  
**APPLICANT:** JOHN MCCARTER  
**PROPERTY OWNER:** ANNE CALAHAN  
**DATE OF PROVISIONALLY COMPLETE APPLICATION:** 03/05/2021  
**DATE OF STAFF SITE VISIT:** 3/24/2021

**PREPARED BY:** D. RIEDEN

**SCOPE:** SOFFIT, SIDING, FASCIA, & TRIM REPLACEMENT – WORK DONE WITHOUT APPROVAL

### EXISTING CONDITIONS

Built in 1922, 2489 Atkinson is a 2 1/2-story brick masonry residence that stands centrally in its lot facing northwest. A pedimented-dormer and brick chimney punctuate the side-gabled asphalt roof with a slight eave with dentils. Dark shuttered windows and mulled windows on the first and second floor break up the dark brick masonry of the house. A roof-covered porch shelters the asymmetrically placed entrance, but opens to a raised seating area several steps above the house’s foundation. A curvilinear path welcomes the visitor from the public sidewalk through the open lawn. A concrete side driveway leads to the rear, where, not visible to the public, the house’s rear elevation material transitions from brick to a lapped-siding exterior on the first floor, topped by cedar-shake siding on the second floor.



Site Photo 1, by Staff March 24, 2021: (North) front side

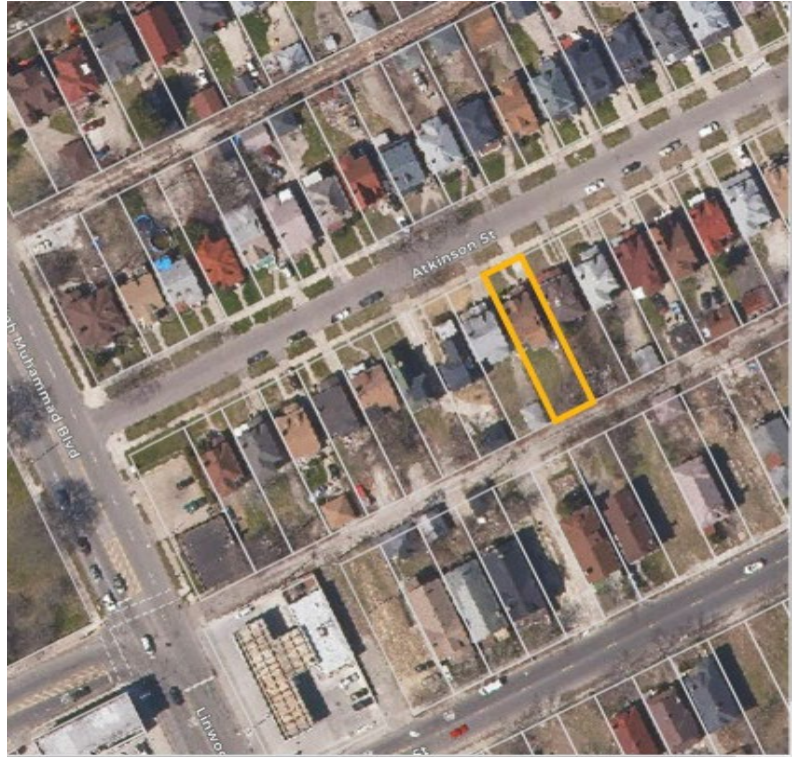
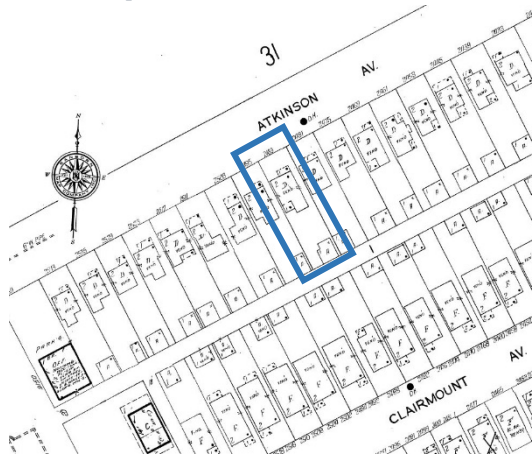


Site Photo 2 by Applicant: (South) side/rear, work complete.

The owner purchased the property in August 2020. 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. This property has open violation for work done on siding without permit, which this application is in response. This property also has the following previous HDC approved work:

- August 6, 2008 COA – Replace rear flat roof
- September 24, 2019 COA – Replace existing asphalt shingle roof with new.
- October 3, 2019 COA – Replace wooden rear porch, exterior lighting, address plaque, storm doors
- October 3, 2019 Abandoned Open Application - Replace rear siding with “hardyboard”
- February 18, 2021 COA - Replace EPDM roof surfaces on flat roofs

*Sanborn Map, Vol.8, P109, 1915. 1*



*Aerial of Parcel 10002498*

## **PROPOSAL**

The owner is working through a contractor whose application includes a project description, site photos, and material description for this proposed work, much has already been done without approval: replace cedar shake siding with primed pine lap siding, replace soffit and fascia board, replace window trim. The applicant is working in one location on the second floor of the rear elevation as described below. See also attached documents provided by the applicant.



## DETAILED SCOPE OF WORK

All repairs listed in this scope of work are located at the rear elevation, second story, above the 1<sup>st</sup> story flat roof. All material was nailed with electro-galvanized nails in accordance with Michigan Residential Builder's Code. All wood material shall be painted white to match existing conditions:

1. Roof soffit, corner and fascia repair and replacement:
  - a. Replace 14 linear feet of 3/8" plywood soffit with 3/8" smooth plywood.
  - b. Replace 14 linear feet of 1x6 fascia board with 1x6 rough sawn pine fascia board.
  - c. Replace corner trim with 1x6 pine.
2. Replace window trim for 3 windows:
  - a. Replace 4" window trim with 90 ft of linear feet of 4" rough sawn pine trim
3. Replace cedar shake siding with primed, pine lap siding:
  - a. Replace approximately 100 SF of cedar shake siding with primed, pine lap siding



Site Photo 3 by Applicant: (South) side/rear, before work complete.



Site Photo 4, by applicant March 24, 2021: (South) rear.

## STAFF OBSERVATIONS AND RESEARCH

- Upon receipt of the application, Staff requested the following details regarding the applicant's proposed scope of work.
  - Description of the existing conditions prior to the repairs
  - Description of the repair work that includes scope, amount of area and locations, specifications of material used, and how the material was installed.
  - Additional photo of the rear elevation.
  - Staff observed that a former owner had left an abandoned application in October 2019. In this application and from the current owner's photos, the rear first floor, lapped-siding appears to be recent work since October 2019. Staff requested that the owner submit a timeline that describes any siding work since October 2019. The owner responded that they had not done any siding work outside this application (rear 2<sup>nd</sup> story only), since their purchase of the house in August 2020.
- The application for this work is located in the rear of the house, on the second floor above the flat roof and includes the south and west facing siding and 3 windows at this location.
- Staff visited the site on March 24, 2021. Staff photographed the property from the public right-of-way and observed the front (north) and sides (east and west) of the house. The project area was not visible from the street, but visible from across the alley.

- It is staff’s opinion that the original cedar shake siding on the second floor is a character-defining feature of the house and therefore the pine lap siding is not an appropriate use of material for replacement of the cedar shake siding.
- From the older photo (see above) it appears that the original trim for the side of windows is 2” at the base and sill, but 4” at the mullion (separation between the two windows). It is staff’s opinion while the pine trim is an appropriate material, but the increase in the trim’s width from 2” to 4” all around both sets of windows is not an appropriate size for the existing context of these windows.
- It is staff’s opinion that the soffit, corner and fascia repair and replacement and painted white, are appropriate materials, size, and color for the existing context of the Atkinson Avenue Historic District.
- It is staff’s opinion that the associated architectural style for this house is Color System C, which identifies the lightest colors for the body of house against a dark brick is “Light yellow” (A:3 or C:2), “Pale yellow” (A:4), “Light bluish grey”(C1), “Pale Blue” (C:3), or “Yellowish White” (C:4, C5). While white is acceptable for this architectural style’s use for the cornice, cornerboards, window frames, and sash, the white color currently painted for the siding is not associated with this Color System, nor with any of the HDC color systems.

## ISSUES

- There appears to be previous siding work that was done without approval and outside the scope of this application on the first floor in the rear of the house with lap siding, with a material that is unknown.
- Because cedar shake is considered a character-defining material of the second floor of this house, removal and replacement with non-cedar shake material is not appropriate for the context of the Atkinson Avenue Historic District.
- Some of the window trim dimensions do not match existing dimensions of previous conditions.
- The color white for the siding of this house is not an appropriate color based on the HDC Color System.

## RECOMMENDATION

### Section 21-2-78, Certificate of Appropriateness (Siding)

Because the cedar shake expression at the rear second story is a distinctive character-defining feature, it should not be replaced with horizontal lapped siding. Staff therefore recommends that the Commission issue a Denial for this proposal as it does not 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.*

### Section 21-2-78, Certificate of Appropriateness (Soffit, fascia, and trim)

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 Atkinson Avenue Historic District:

- Roof soffit, corner and fascia repair, replacement and painting in color white.
- Replace window trim for 3 windows

However, staff recommends the Commission issue a COA with the following conditions:

- The applicant will provide dimensions and specifications to replace window trim for HDC staff review and approval prior to an issued permit.
- The applicant shall provide a paint color to HDC staff that meets Color System C color guidelines for the rear siding and trim.





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AVG 032







# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

DATE: \_\_\_\_\_

## PROPERTY INFORMATION

ADDRESS: 2489 Atkinson Street 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 repairs</u>	

## APPLICANT IDENTIFICATION

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

NAME: John McCarter Construction COMPANY NAME: John McCarter Construction

ADDRESS: 475 Washington CITY: South Lyon STATE: MI ZIP: 48178

PHONE: 248 446-1750 MOBILE: \_\_\_\_\_ EMAIL: James@johnmccarterconstruction.com

## PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

**\*PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB\***

**Completed Building Permit Application** (highlighted portions only)

**ePLANS Permit Number** (only applicable if you've already applied for permits through ePLANS)

**Photographs** of ALL sides of existing building or site

**Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)

**Description of existing conditions** (including materials and design)

**Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)

**Detailed scope of work** (formatted as bulleted list)

**Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

### NOTE:

Based on the scope of work, additional documentation may be required.

See [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc) for scope-specific requirements.

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

**SUBMIT COMPLETED REQUESTS TO [HDC@DETROITMI.GOV](mailto:HDC@DETROITMI.GOV)**

P2 - BUILDING PERMIT APPLICATION

Date: \_\_\_\_\_

PROPERTY INFORMATION

Address: 2489 Atkinson Floor: \_\_\_\_\_ Suite#: \_\_\_\_\_ Stories: \_\_\_\_\_
AKA: \_\_\_\_\_ Lot(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_
Parcel ID#(s): \_\_\_\_\_ Total Acres: \_\_\_\_\_ Lot Width: \_\_\_\_\_ Lot Depth: \_\_\_\_\_
Current Legal Use of Property: Residential 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: Repairs
[ ] Revision to Original Permit #: BLD 2021-00394 (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)
Repairs to siding & trim at rear of home

[ ] 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 \$ 7151.58 By Contractor \$ \_\_\_\_\_ By Department

Structure Use

[ ] Residential-Number of Units: \_\_\_\_\_ [ ] Office-Gross Floor Area \_\_\_\_\_ [ ] Industrial-Gross Floor Area \_\_\_\_\_
[ ] Commercial-Gross Floor Area: \_\_\_\_\_ [ ] Institutional-Gross Floor Area \_\_\_\_\_ [ ] Other-Gross Floor Area \_\_\_\_\_

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

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

For Building Department Use Only

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

Permit Description: \_\_\_\_\_

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: \_\_\_\_\_





**IDENTIFICATION** (All Fields Required)

**Property Owner/Homeowner**  Property Owner/Homeowner is Permit Applicant

Name: \_\_\_\_\_ Company Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_

Driver's License #: \_\_\_\_\_ Email: \_\_\_\_\_

**Contractor**  Contractor is Permit Applicant

Representative Name: John McCarter Company Name: John McCarter Construction

Address: 475 Washington City: South Lyon State: MI Zip: 48178

Phone: 248 446-1750 Mobile: \_\_\_\_\_ Email: john@johnmccarterconstruction.com

City of Detroit License #: LIC 2018-00360

**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: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Homeowner)

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

Signature: \_\_\_\_\_ 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: John McCarter Signature: \_\_\_\_\_ Date: 2-22-2021  
(Permit Applicant)

Driver's License #: M 263 729 660 093 Expiration: 2-4-2023

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

Signature: \_\_\_\_\_ 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](http://detroitmi.gov/bseed/elaps) for more information.



## Description of Siding Repairs at 2489 Atkinson Street

Removed existing cedar shake siding at 2<sup>nd</sup> story wall above rear porch and replaced with new primed cedar lap siding, installing housewrap prior to siding install.

Replaced existing rotted window trim with new pine window trim.

Flashed and caulked per standard industry specs.

Additional Description of repairs completed at 2489 Atkinson Street for Historic District Commission review:

Description of the existing conditions prior to the repairs: wood trim around windows was rotted. Cedar shake siding was previously repaired by others incorrectly and was water-logged. Soffit and fascia was rotted above 1<sup>st</sup> story flat roof.

Description of repairs:

We replaced approximately 100 square feet of cedar shake siding with primed pine lap siding. We replaced approximately 14 linear feet of plywood soffit and 1x6 fascia board. These repairs we focused on one area- the wall above the 1<sup>st</sup> story flat roof in the rear of the home.

3 windows were trimmed with rough sawn pine

Description (specs) of material used for repairs; what kind of lumber was used: 6" primed pine lap siding, rough sawn pine for trim and fascia, smooth plywood for soffit.

Total linear feet of material for the trim and soffits: 90 linear feet of rough sawn pine for trim and fascia. 15 linear feet of soffit was replaced.

How was the material installed? Did we use nails or screws: Nailed with electro-galvanized nails all in accordance with Michigan Residential Builders Code



Additional Information Requested 3/3/2021  
2489 Atkinson Street

Existing window trim: 1x4 pine trim, 1x6 pine trim  
New window trim: 1x4 pine trim, 1x6 pine trim

Existing soffits: 3/8" plywood  
New soffits: 3/8" plywood

Existing fascia: 1x6 pine  
New fascia: 1x6 pine

New corner trim: 1x6 pine













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EVER















**Done by others**











