

STAFF REPORT: 5/12/2021 MEETING

PREPARED BY: D. RIEDEN

APPLICATION NUMBER: #21-7178

ADDRESS: 2061 LONGFELLOW

HISTORIC DISTRICT: BOSTON EDISON

APPLICANT: WILLIAM WROBLEWSKI/ CANDY CONSTRUCTION

PROPERTY OWNER: ASM REALTY HOLDINGS LLC

DATE OF PROVISIONALLY COMPLETE APPLICATION: 04/19/2021

DATE OF STAFF SITE VISIT: 4/27/2021

SCOPE: CONSTRUCT NEW GARAGE AND DRIVEWAY

EXISTING CONDITIONS

Built in 1921, this 2 1/2-story single-family colonial faces northwest. The moderate-pitched, side-gabled roof is punctured by 3 arched-topped dormers setting the division of the front elevation fenestration in threes: three sets of double-hung windows each with stone sills and shutters on the second floor, over the main door flanked on each side with two sets of double hung windows on either side. The main floor windows feature keystone lintels with masonry sills. The centerpiece of this façade is the curvilinear porch roof topped with an ornate metal railing and supported by a pair of classical columns on either side of the front door. The house is composed mostly of dark red brick that wraps around all elevation of the home. The house sits elevated on the property where a central walkway and steps leads to the front porch. A concrete driveway was recently removed and the remaining path leads to the backyard site of the proposed garage location, where trenches await the first pour of footings on the property's southeast corner. Landscape is mostly lawn, barren soil, and two large evergreens on either side of the front porch.

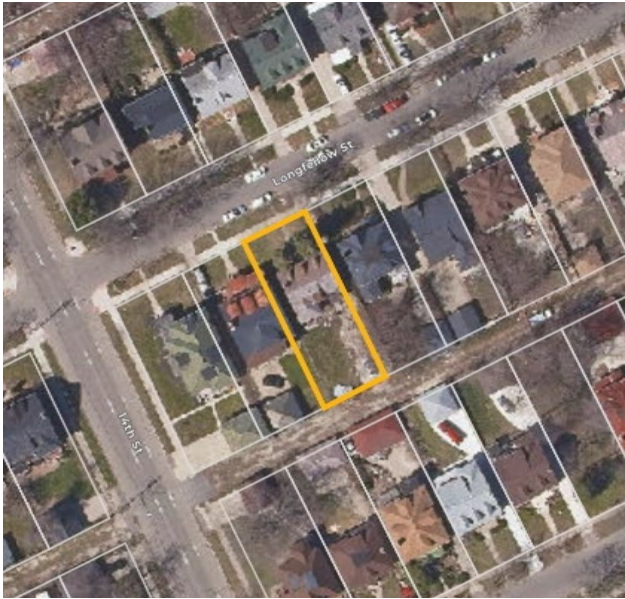


Site Photo 1, by Staff April 27, 2021: (Northwest) front side



Site Photo 2 by Staff April 27, 2021: Garage site (Southeast) side/rear.

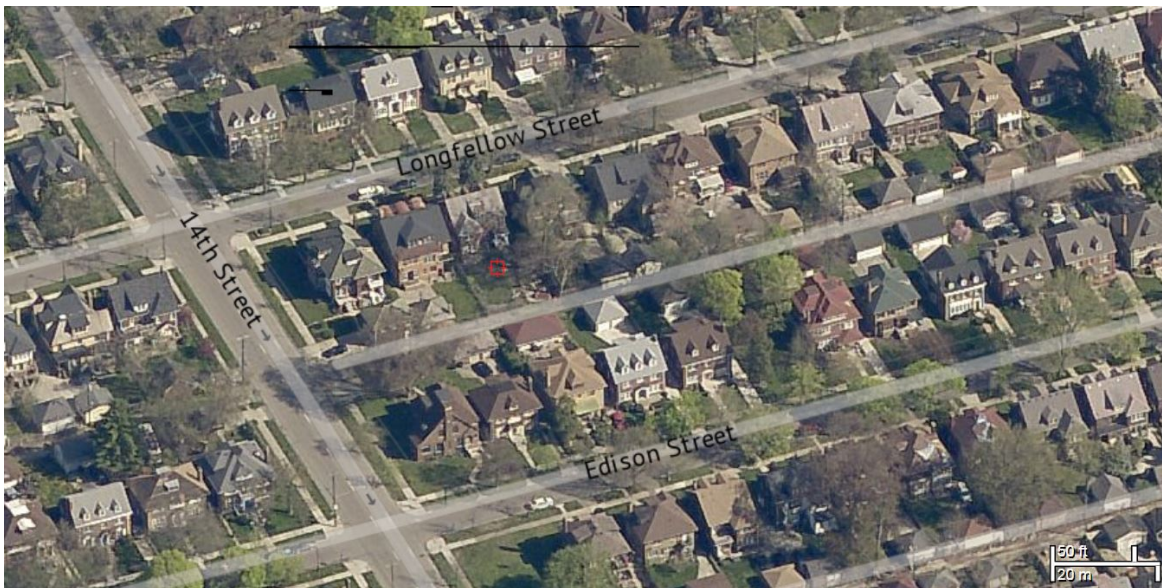
The owner purchased the property in July 2017. As staff currently does not have access to some of the previous paper applications and approval letters, the Detroit Property Index is the only available information on the property. This property has no previous HDC approved work. However, an outstanding violation is effect for work done without approval that includes the following scope: foundation work, front porch, windows, soffit, gutter, doors and new foundation for proposed garage. The City's BSEED is also monitoring this case.



Aerial of Parcel #08002946



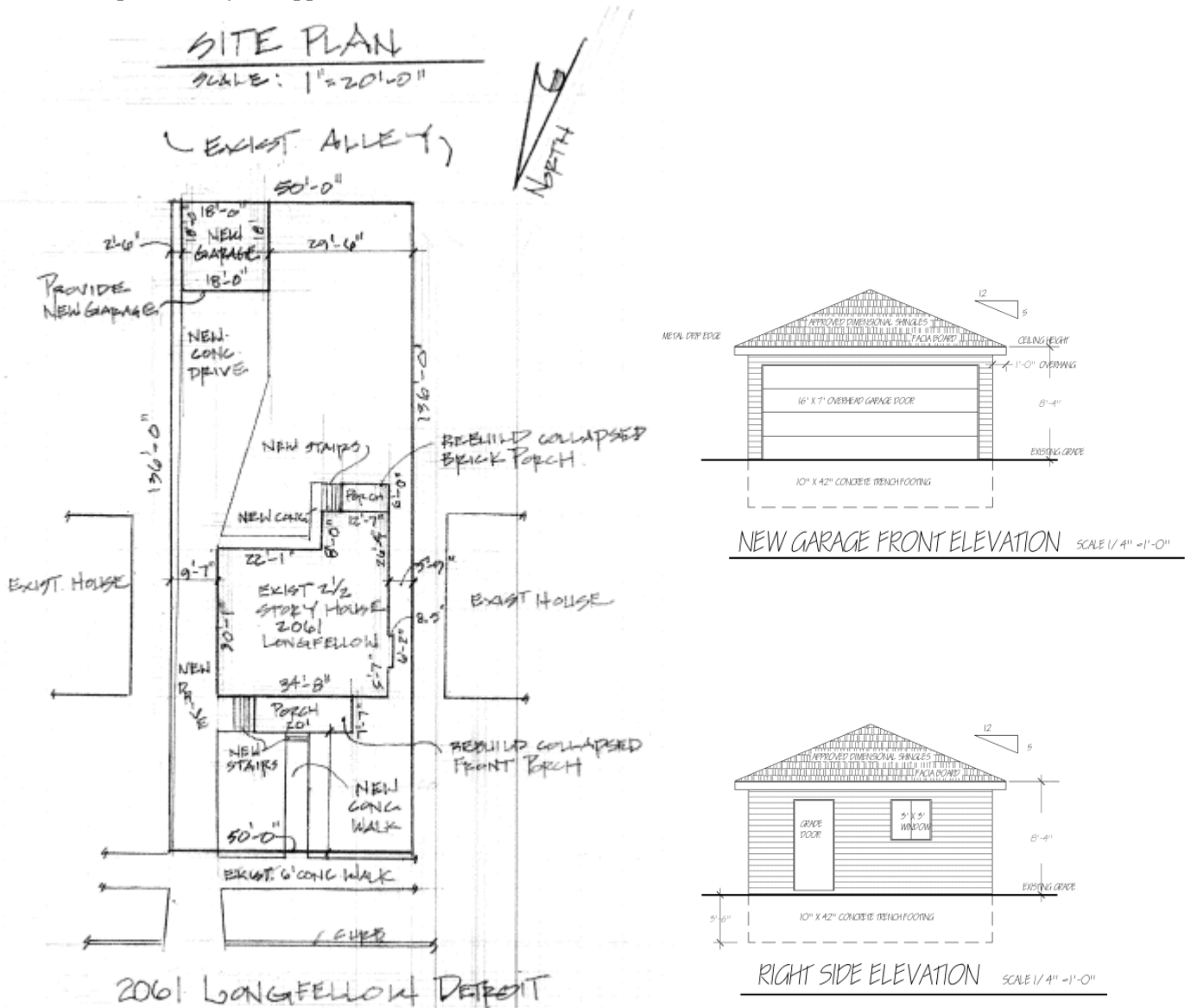
2061 Longfellow Designation Photo, 1974



Aerial, May 2020

PROPOSAL

The applicant provided an incomplete application initially for a broader range of work that included windows and a general rehab of the house. However, a complete application was received for the proposed new construction of a garage. Staff received a narrative, site photos, construction documents and material details for the following proposed work: construct a 18' x 18' two-car garage, with a 10" x 42" deep concrete trench footing foundation, 4" concrete slab set back 2 feet 6 inches from the side (east) property line and no setback from the rear (south) property line. This proposal also includes a 9 feet 7 inch wide driveway from the front property line to the rear of the house, flaring out to 18' at approximately 18' from the front of the proposed garage. See also attached documents provided by the applicant.



Site plan and elevations, by Applicant

STAFF OBSERVATIONS AND RESEARCH

- At the time of this report, Staff has not yet received a response to additional information requested from the applicant with regards to the following:
 - Color of garage shingles, Hardie cladding, soffit/trim, side and main garage doors.
 - Spec sheets for the windows, doors, with material make-up, dimensions, color and finish.
- Staff visited the site on April 27, 2021. Staff photographed the property from the public right-of-way and observed the front (north) and rear (south) sides of the house. (See staff photos enclosed)
- Staff observed that trenchwork for foundation work has already started.
- Staff found no record of a previous garage at this property.
- Staff observes that the proposed hipped pyramid roof shape is different than the house's side-gabled form, but the pitch for the roof at 12:5 appears close to the moderate pitch of the house, and there are many examples of hipped roof garages accompanying variously gabled houses.
- Because of this location and the garage being less than the maximum height allowed (15 ft) at approximately 11 ½ feet, it would not be hardly visible to the public.
- Staff received confirmation that all poured concrete surfaces shall be 4" thick with a 4" compacted base.
- It is staff's opinion with Hardie cladding, the materials, and size are appropriate for the existing context of the Boston Edison Historic District.

ISSUES

- Details regarding color, material, and finish of the garage have not been presented.

RECOMMENDATION

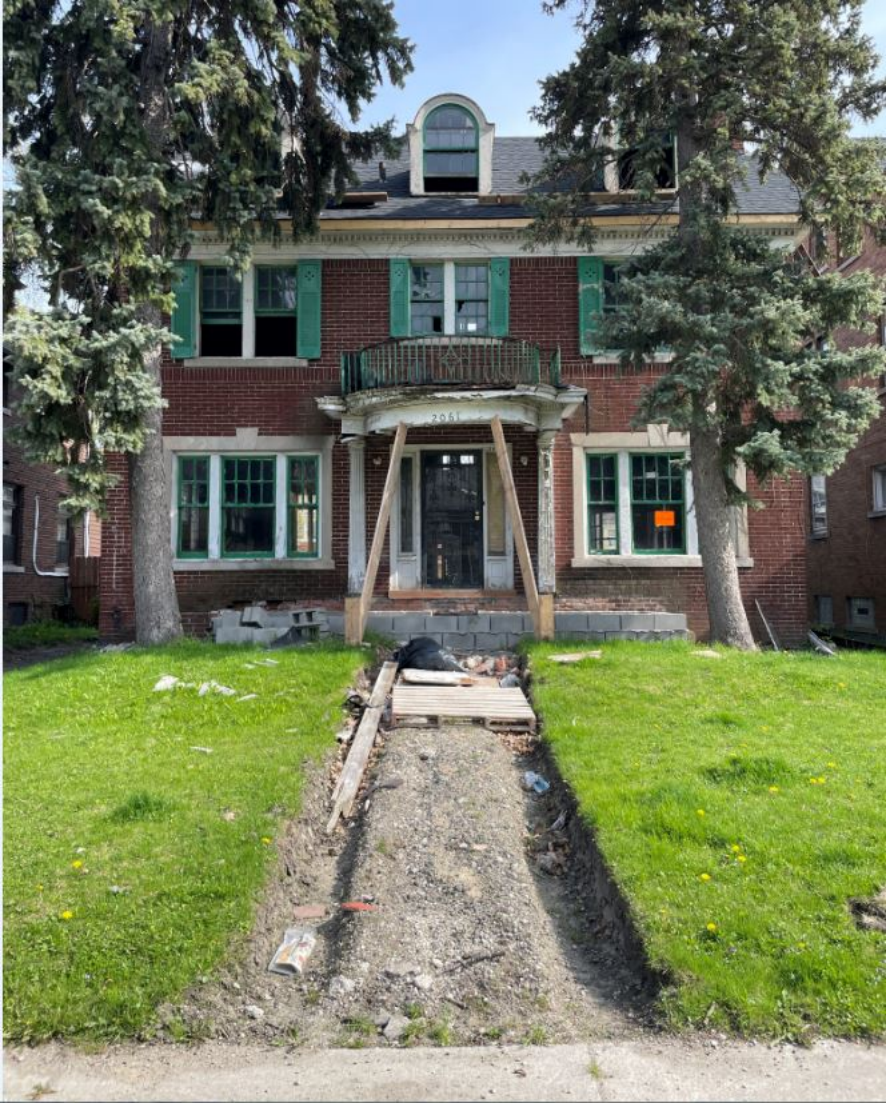
Section 21-2-78, Determination of Historic District Commission

HDC staff recommends the Commission issue a Certificate of Appropriateness 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 Boston Edison Historic District:

- Construct a new 18' x 18' garage, with a 4" concrete pad
- Construct a new cement driveway from front property line to garage.

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

- The applicant will provide manufacturer specifications on the following for HDC staff review and approval prior to an issued permit:
 - Color of garage shingles, Hardie cladding, soffit/trim, side and main garage doors.
 - Spec sheets for the windows, doors, with material make-up, dimensions, color and finish.













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ORANGE



HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

3-21-21
DATE: 2-14-21

PROPERTY INFORMATION

ADDRESS: 2001 LONG FELLOW AKA: _____

HISTORIC DISTRICT: _____

APPLICANT IDENTIFICATION

Property
Owner/
Homeowner

Contractor

Tenant or
Business
Occupant

Architect/
Engineer/
Consultant

NAME: WILLIAM KROBLEWSKI COMPANY NAME: CANDY CONSTRUCTION

ADDRESS: 11415 BROOKFIELD CITY: LIVONIA STATE: MI ZIP: 48150

PHONE: _____ MOBILE: 313-410-0680 EMAIL: BILLCANDYCONSTRUCTION@GMAIL.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, & material)
- Description of existing conditions** (including materials and design)
- Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work** (formatted as bulleted list)
- Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

NOTE:

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

See www.detroitmi.gov/hdc for scope-specific requirements.

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

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

CANDY CONSTRUCTION L.L.C.

11415 BROOKFIELD LIVONIA , MICHIGAN 48150

313-410-0680

April 18, 2021

Historic Preservation Staff
Detroit Planning and Development Dept.
Coleman A. Young Municipal Center.
2 Woodward Avenue , Suite 808
Detroit , Michigan 48226
Phone : 313-224-4803

Atten: Garrick B. Landsberg
Director Historic Preservation
Phone : 313-224-3521
E-mail : landsbergg@detroitmi.gov

Atten: Daniel P. Rieden, PLA
Lead Landscape Architect
Phone : 313-224-1762
E-Mail : hdc@detroitmi.gov

Re: 2061 Longfellow Detroit , Michigan 48206 U.S.A.

Candy Construction inspected the historic property at 2061 Longfellow Detroit , Michigan 48206 and presenting the following report.

EXISTING CONDITIONS : The house needs a lot of work. It's the most deteriorated house on the street. The exterior brick and stonework is in good condition. The exterior wood trim , shutters , and decorative porch cover (portico) need repair and paint . The front porch portico needs new support posts. The roof needs replacement. New gutters and downspouts are needed. The porch with excavated area below needs to be rebuilt. Windows need repair and some glass replacement. Dormers on front roof need repair. House needs driveway and concrete to the rear entry door. House has no driveway or walkways. The porch at one rear door needs replacement. A second rear first floor dining room door needs a new deck. Three of the four rear doors are gone and need replacement.

DESCRIPTION OF PROJECT : Remove and replace existing shingles. The shingles are damaged beyond repair and leaking. Replace missing gutters and downspouts. Repair exterior wood trim and repaint . Repair existing windows and replace glass as needed. Repair front porch and excavated area below and provide new supported concrete cap. Repair and paint front porch portico and provide new approved structural support posts. Provide new driveway and concrete to rear entry doors. Replace 3 missing rear doors with approved doors. Make stationary , repair and paint existing second floor door. Provide new garage with matching shingles and approved James Hardi smooth siding and new approved garage door

and service door. Repair interior drywall throughout , renovate cabinetry , replace interior trim and light fixtures.

DETAILED SCOPE OF WORK :

Existing shingles removed and disposed of properly. Provide new matching shingles. Replace damaged roof sheeting as needed.

Repair deteriorated roof dormers .

Repair and paint exterior wood trim.

Remove and replace front porch and rebuild excavated wine cellar area under front porch and replace with properly supported concrete cap and steps to code.

Repair front porch roof portico and provide proper support columns.

Replace missing exterior entry doors

Make stationary existing second floor entry door.

Reuse existing front window shutters. (repair and paint).

Repair existing windows and replace glass as needed throughout.

Provide new galvanized steel gutters and downspouts.

Provide new 18' x 18' 2 car garage with new matching roof , approved garage door and approved James Hardie siding with 8" x 42" concrete trench footing foundation.

Rebuild rear porch at dining room on existing footing and provide new steps

Provide new deck at right side rear entry door.

Provide new concrete driveway and walkways.

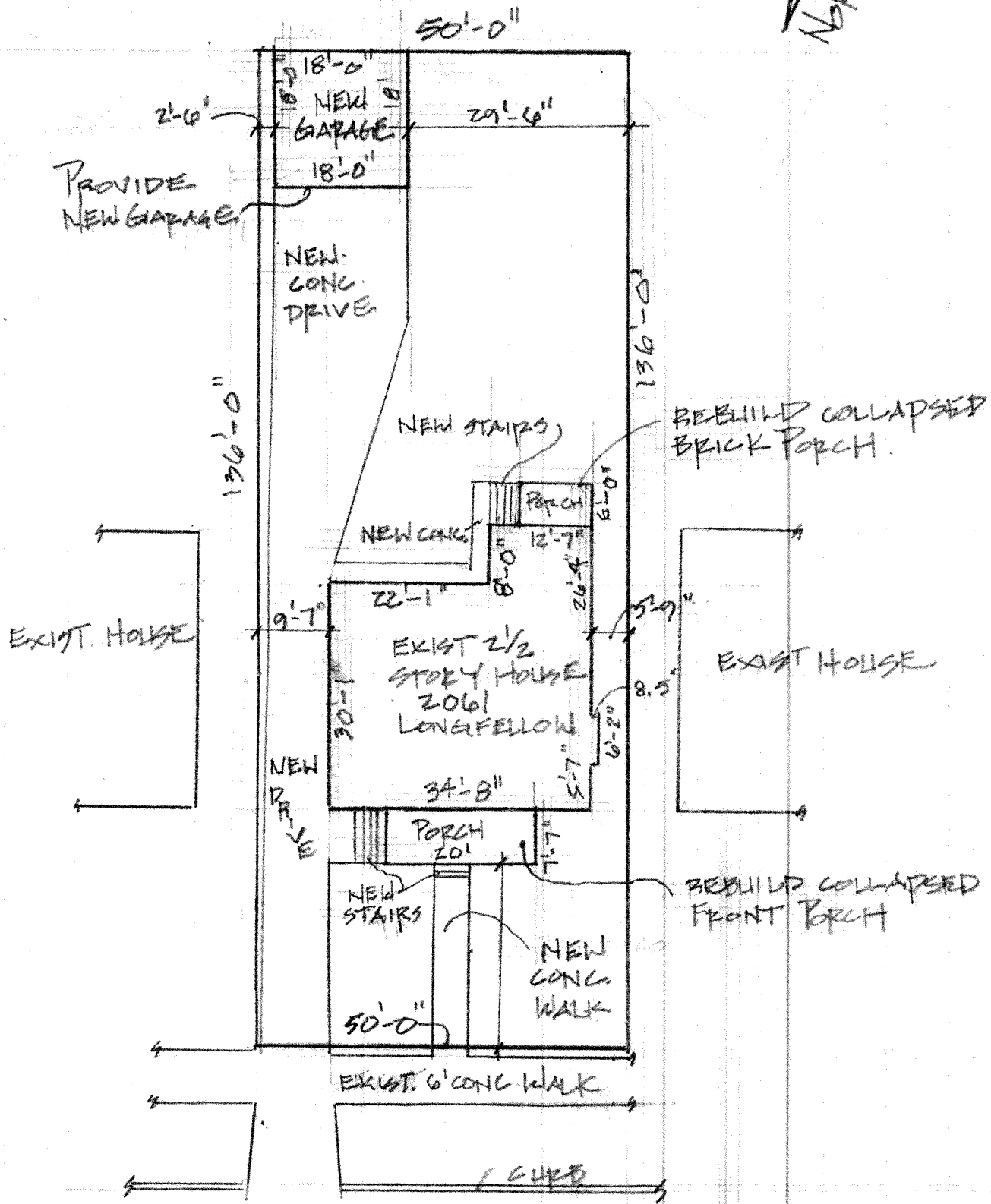
Thank You for your time.

William T. Wroblewski
State of Michigan Builders License Number
2101160504

SITE PLAN

SCALE: 1" = 20'-0"

(EXIST ALLEY)



2061 LONGFELLOW DETROIT

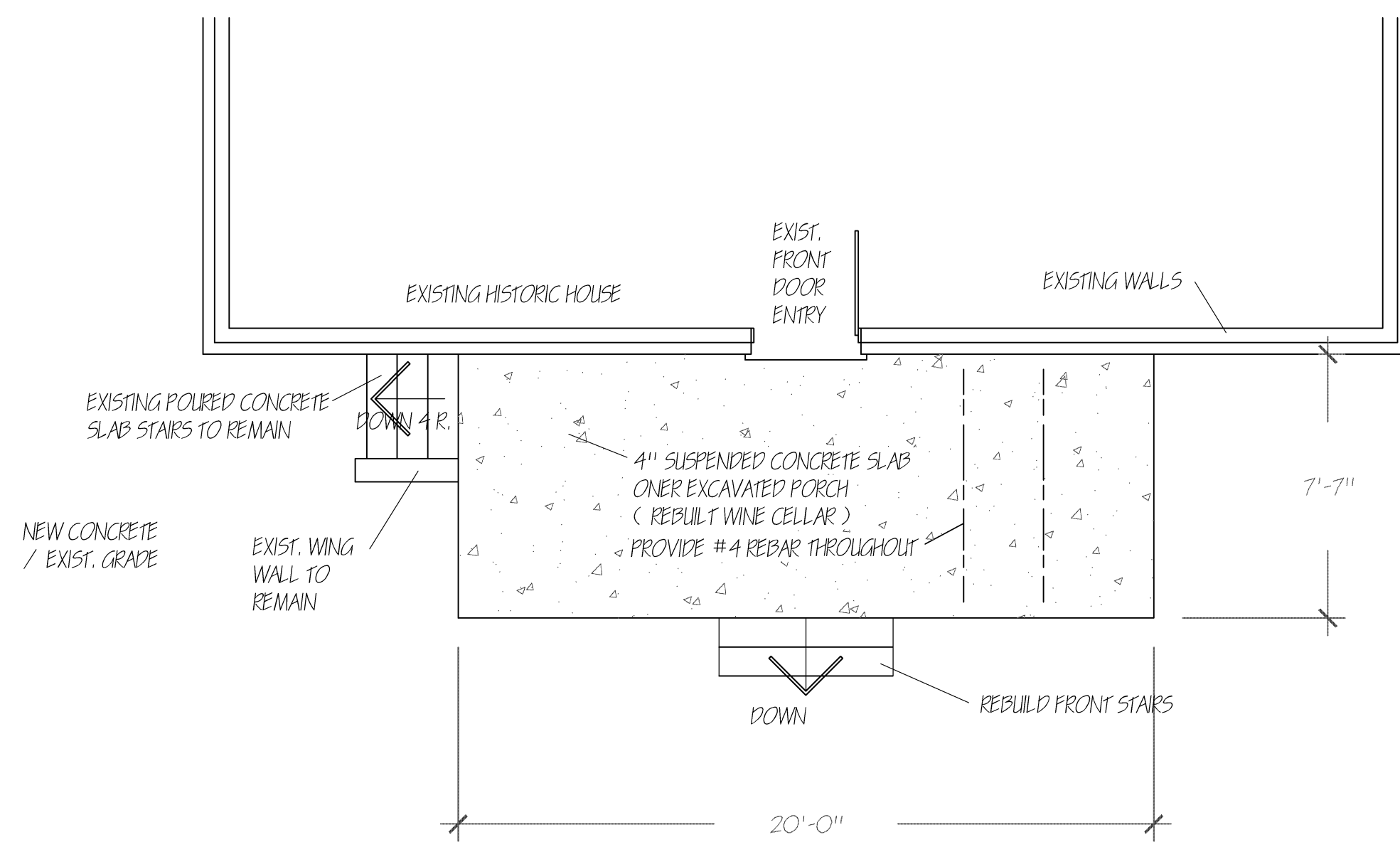
PROPERTY OWNER:

ASM REALTY HOLDINGS LLC
26630 MICHIGAN, SUITE 339
DEARBORN MI, 48124

PREPARED BY:

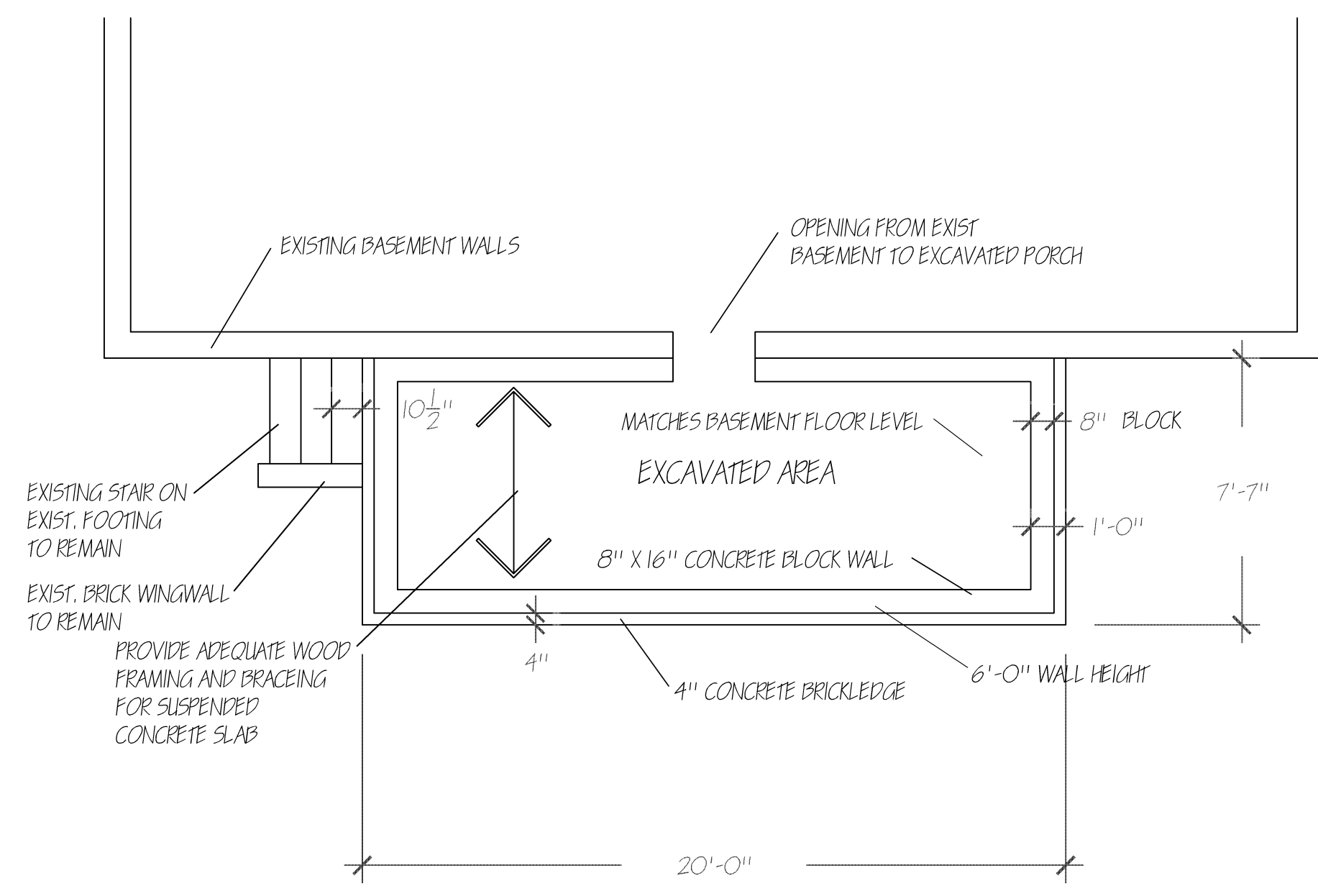
CANDY CONSTRUCTION
WILLIAM WRUBLEWSKI
11415 BROOKFIELD
LYONIA MI 48150
313-410-0680

DATE: 3-17-2021



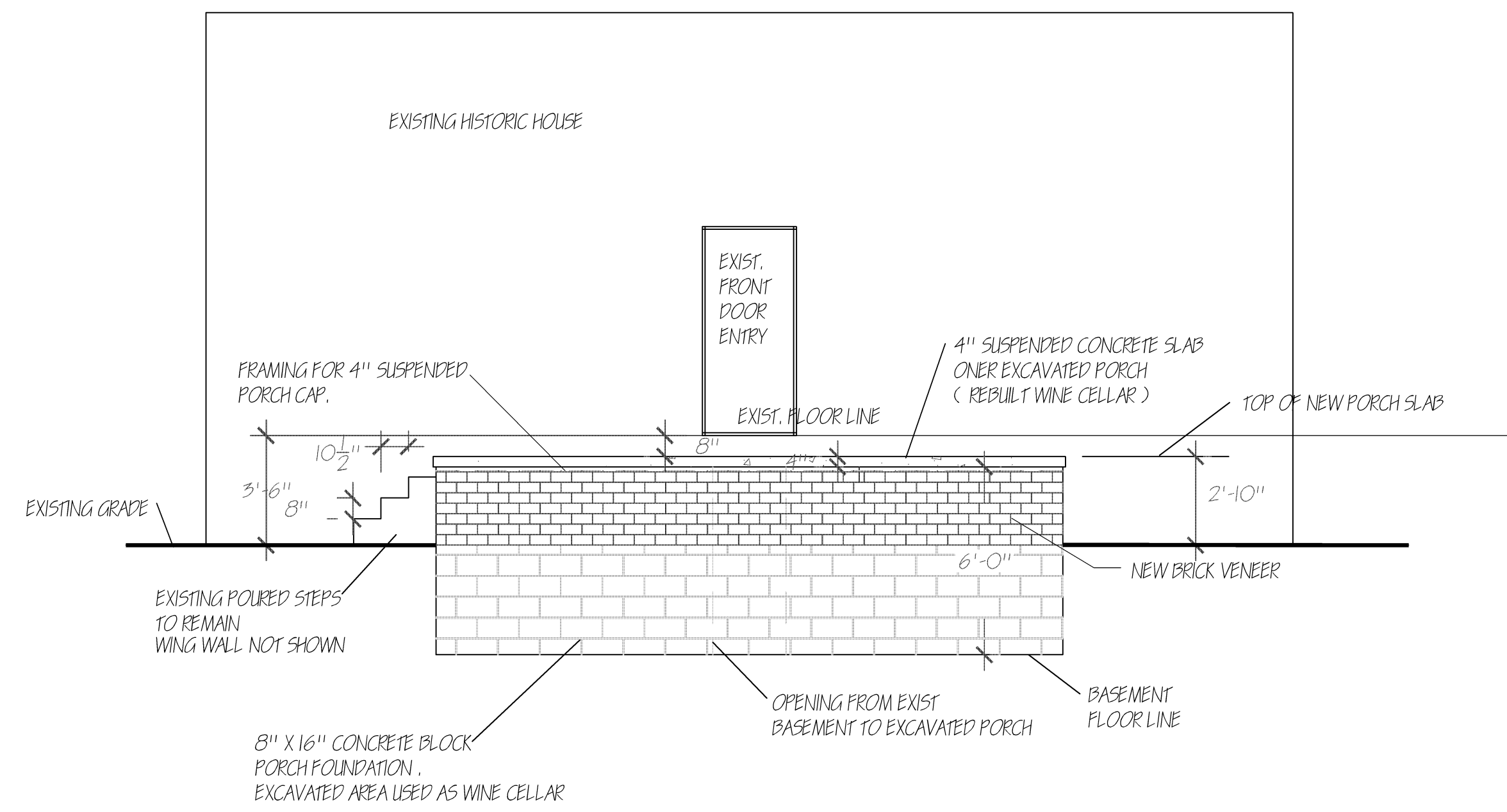
RECONSTRUCTION OF EXISTING FRONT PORCH / PLAN VIEW

SCALE 1/4" = 1'-0"



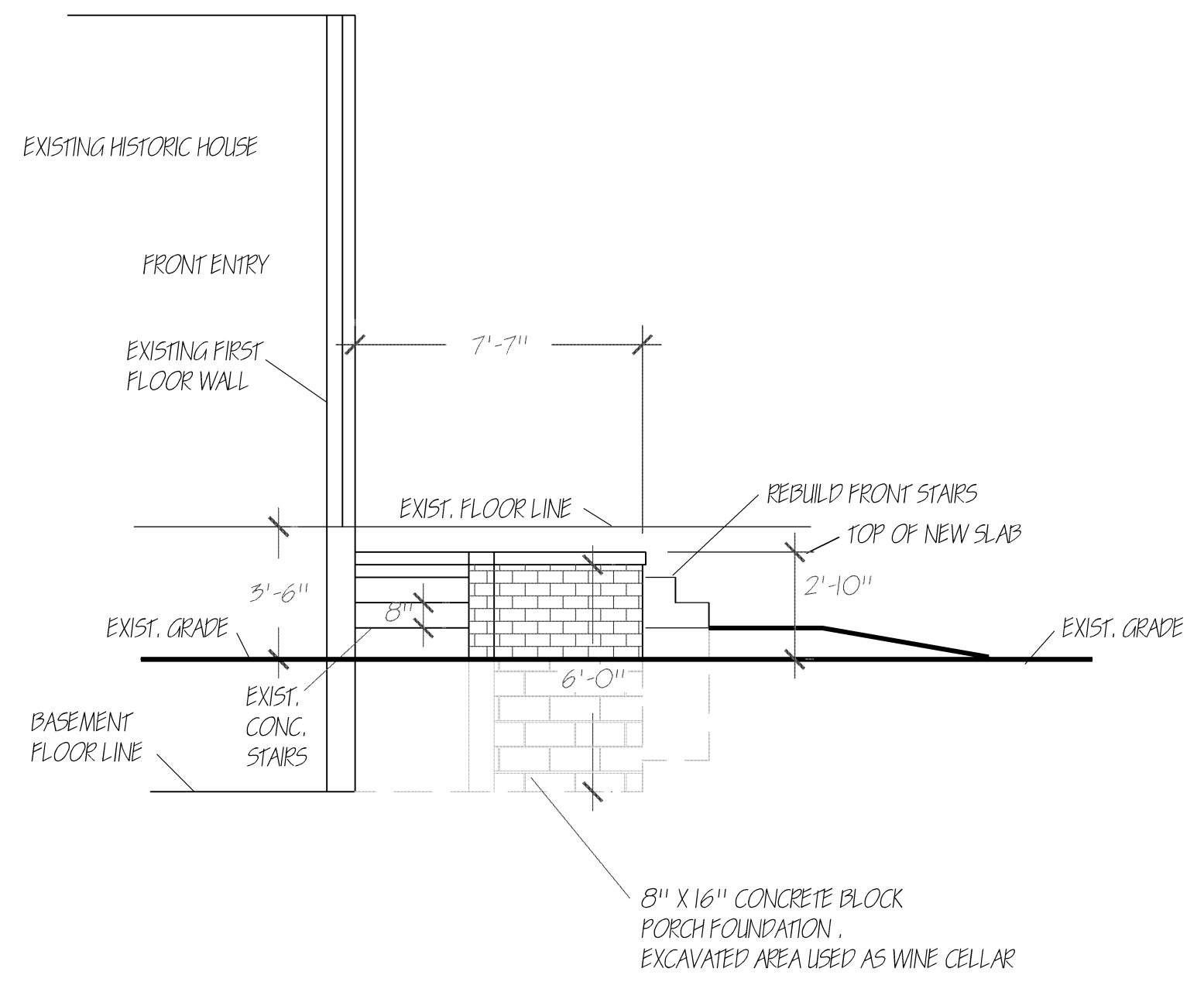
FRONT PORCH FOUNDATION PLAN (REBUILT)

SCALE 1/4" = 1'-0"



RECONSTRUCTION OF NEW FRONT PORCH (ELEVATION)

SCALE 1/4" = 1'-0"



RECONSTRUCTION OF NEW FRONT PORCH SIDE ELEVATION

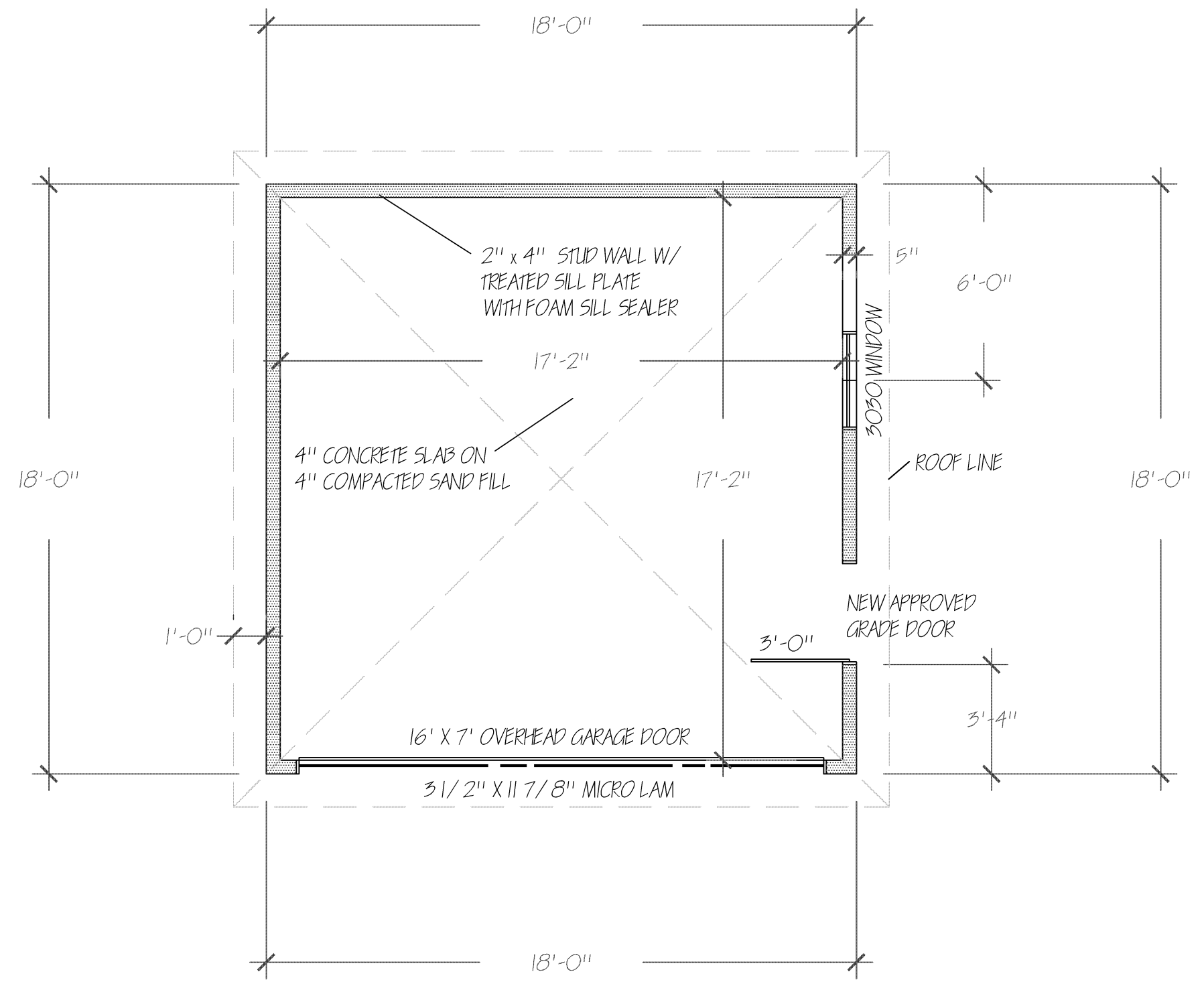
SCALE 1/4" = 1'-0"

PREPARED BY:
 CANDY CONSTRUCTION
 WILLIAM WROBLEWSKI
 11415 BROCKFIELD
 LIVONIA, MICHIGAN
 48150
 313-410-0680

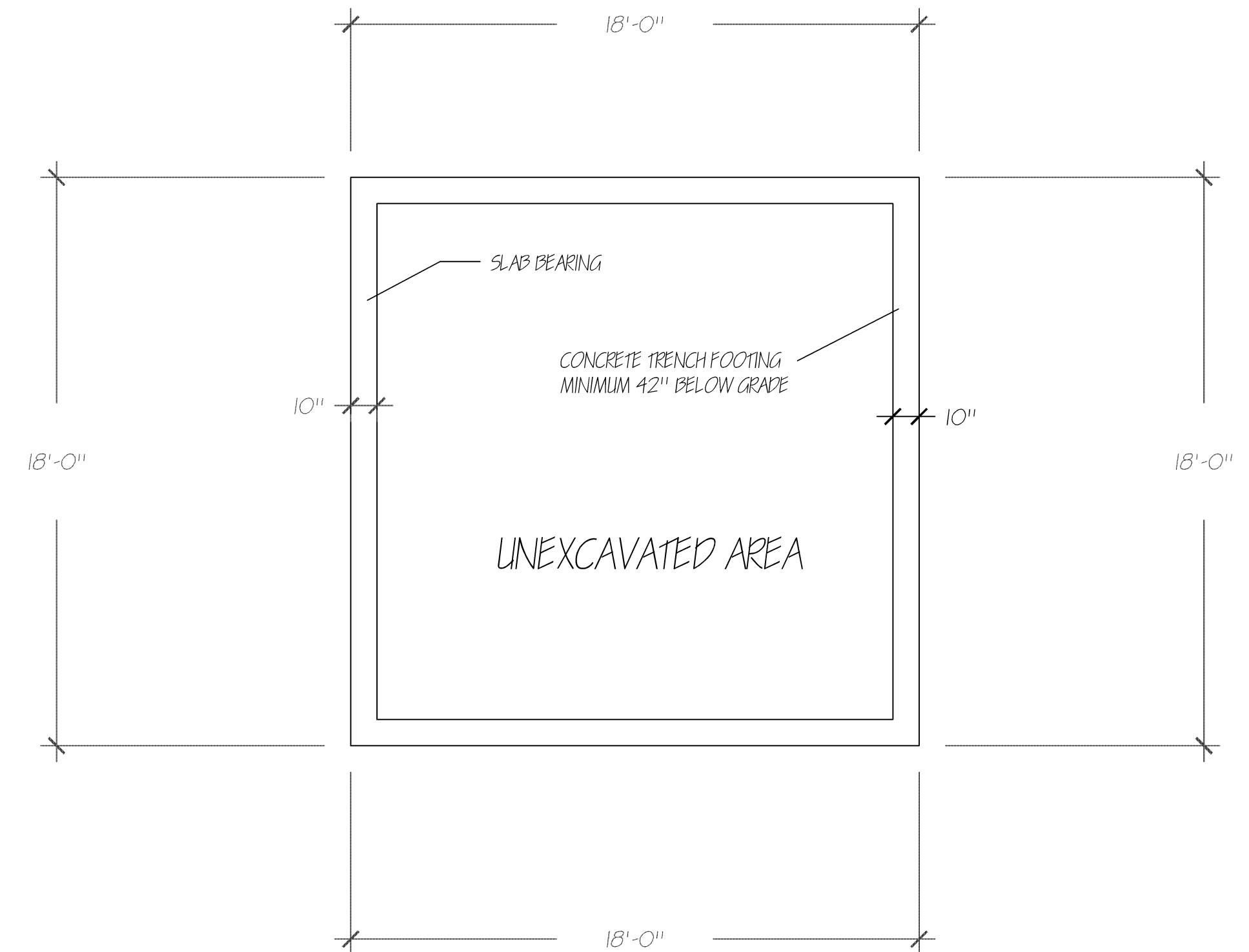
ASM REALTY HOLDINGS LLC
 26636 MICHIGAN AVE. SUITE 539 DEARBORN, MI. 48124
 PLAN VIEW, FOUNDATION, ELEVATIONS, SECTION

PROPERTY OWNER
 ASM REALTY HOLDINGS LLC
 26636 MICHIGAN AVE.
 SUITE 539
 DEARBORN MI. 48124

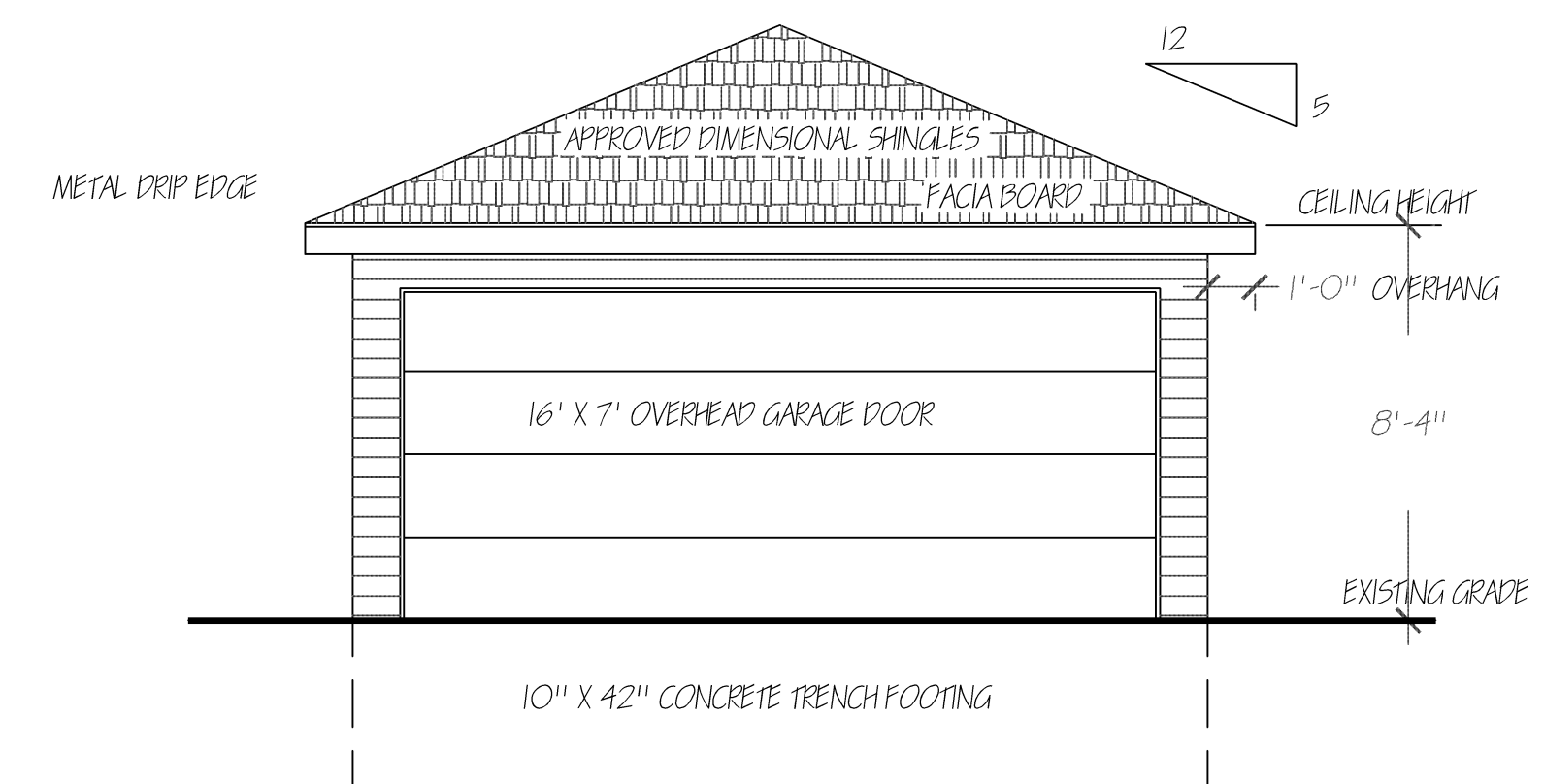
SHEET NUMBER
 1
 OF ONE



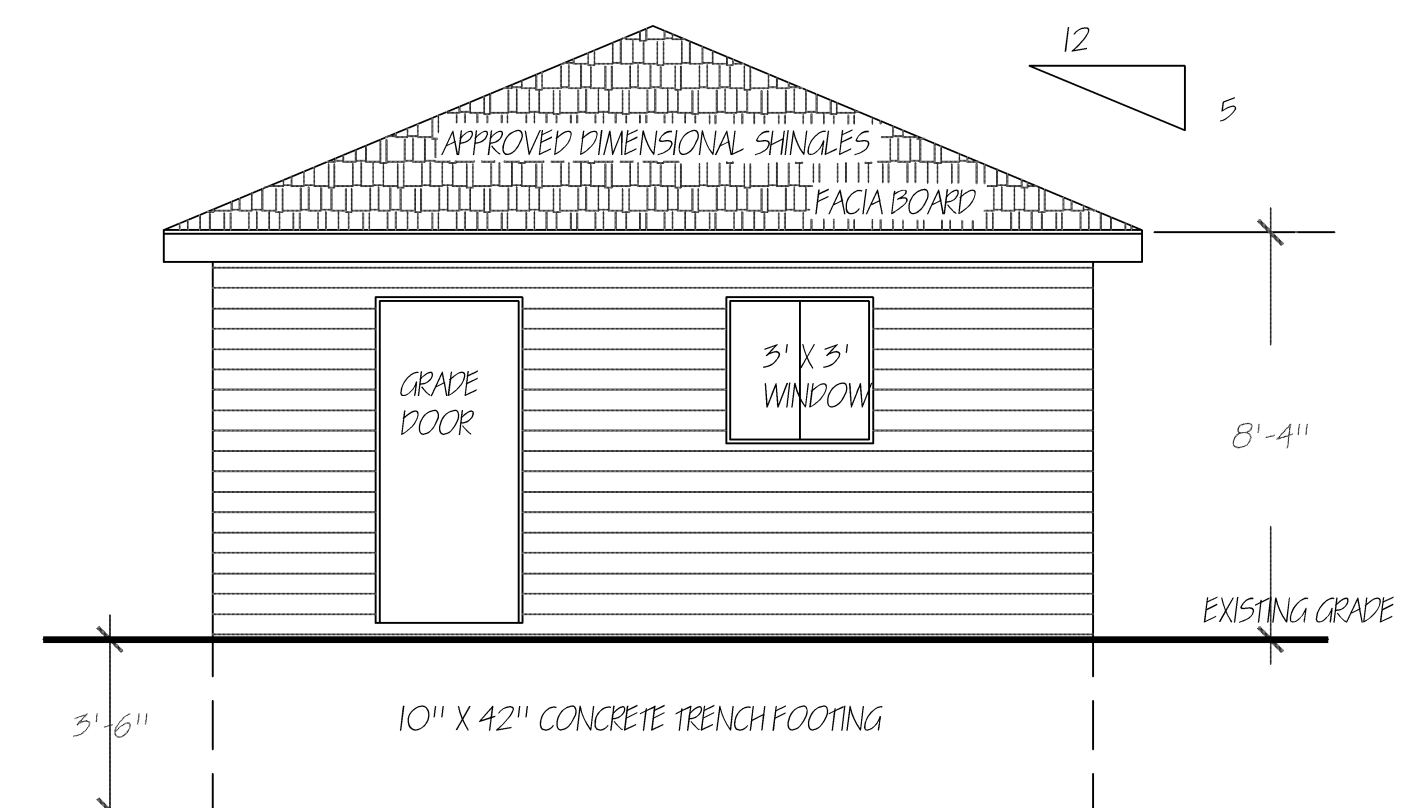
NEW GARAGE PLAN VIEW SCALE 1/4" = 1'-0"



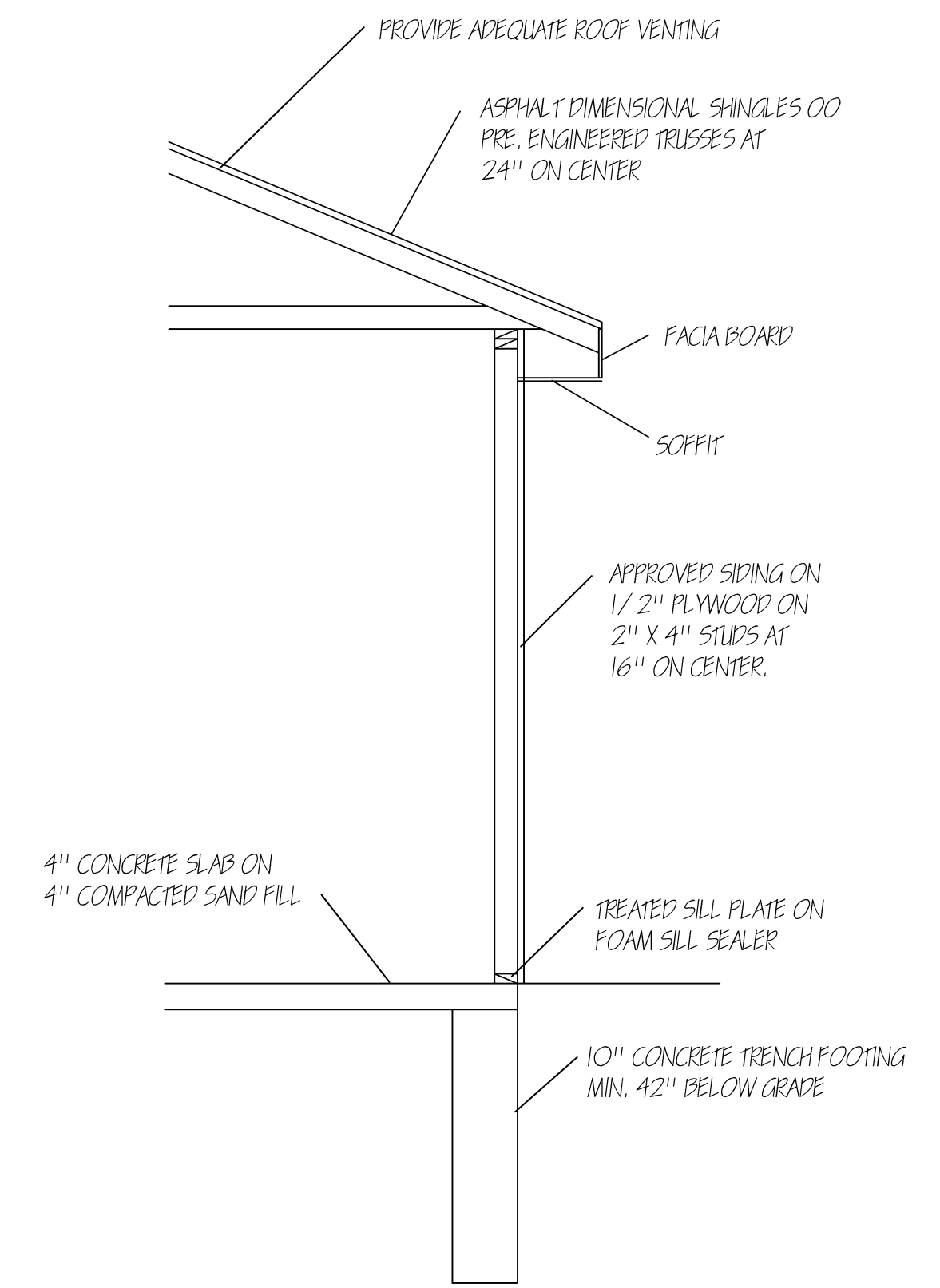
NEW GARAGE FOUNDATION PLAN SCALE 1/4" = 1'-0"



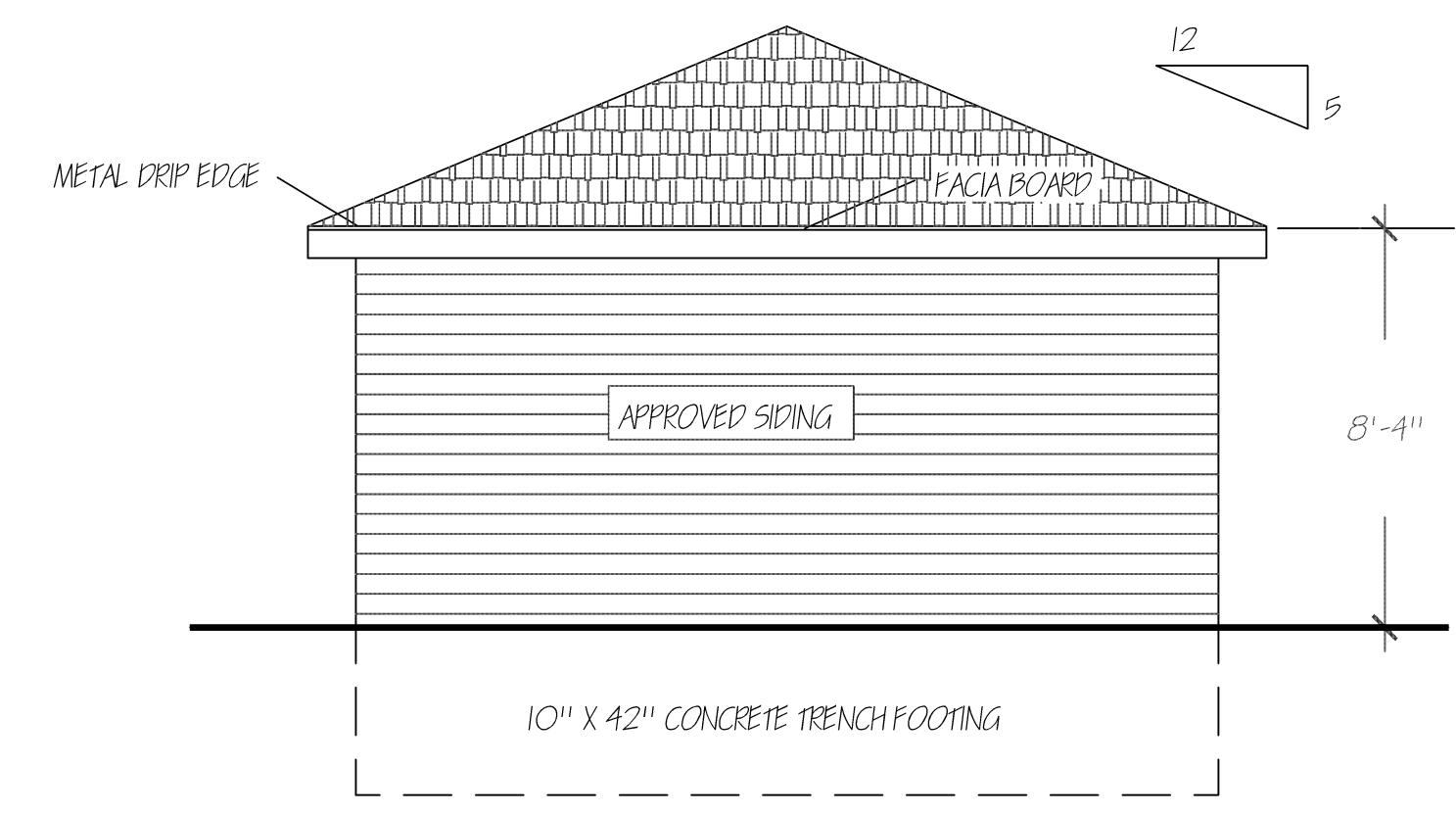
NEW GARAGE FRONT ELEVATION SCALE 1/4" = 1'-0"



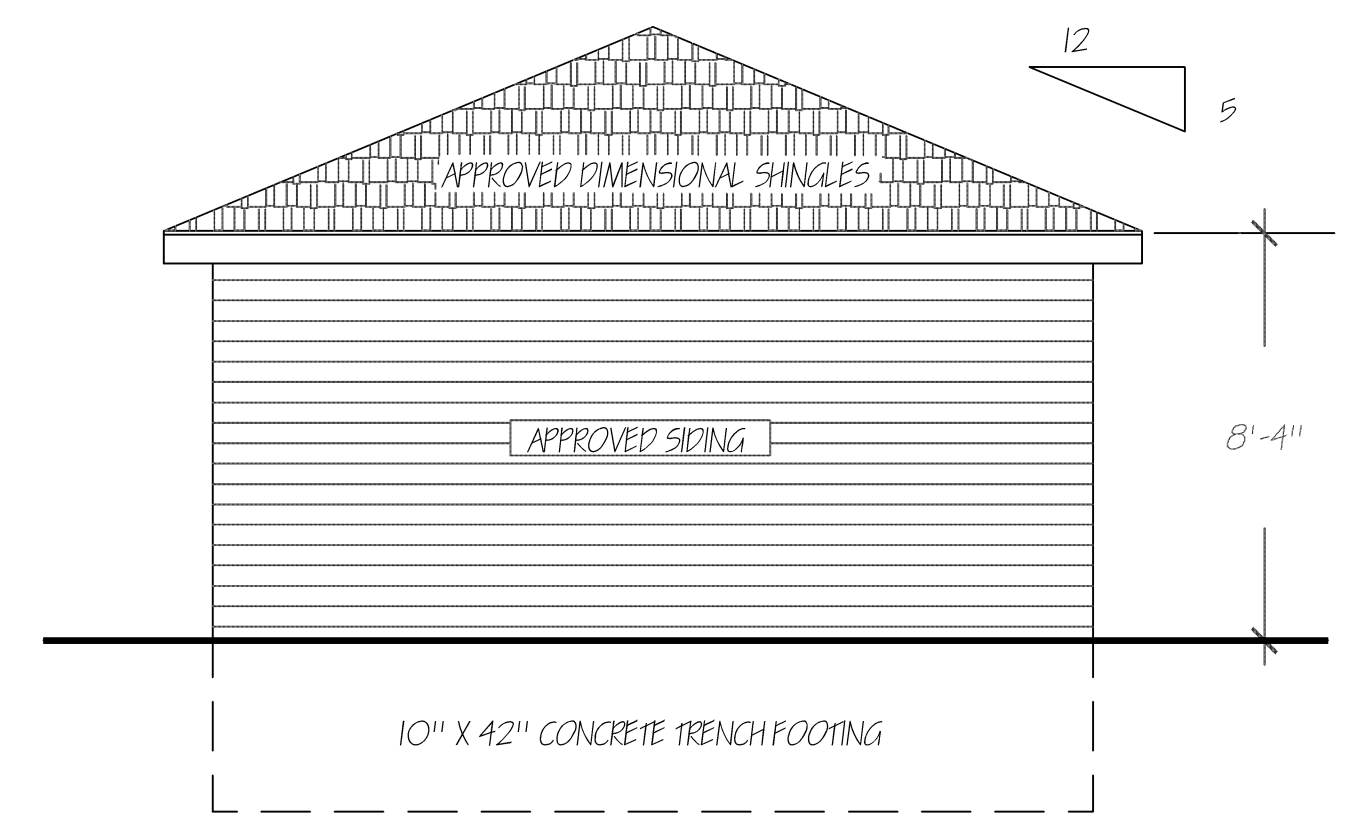
RIGHT SIDE ELEVATION SCALE 1/4" = 1'-0"



BUILDING SECTION SCALE 1/2" = 1'-0"



NEW GARAGE REAR ELEVATION SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION SCALE 1/4" = 1'-0"



2061























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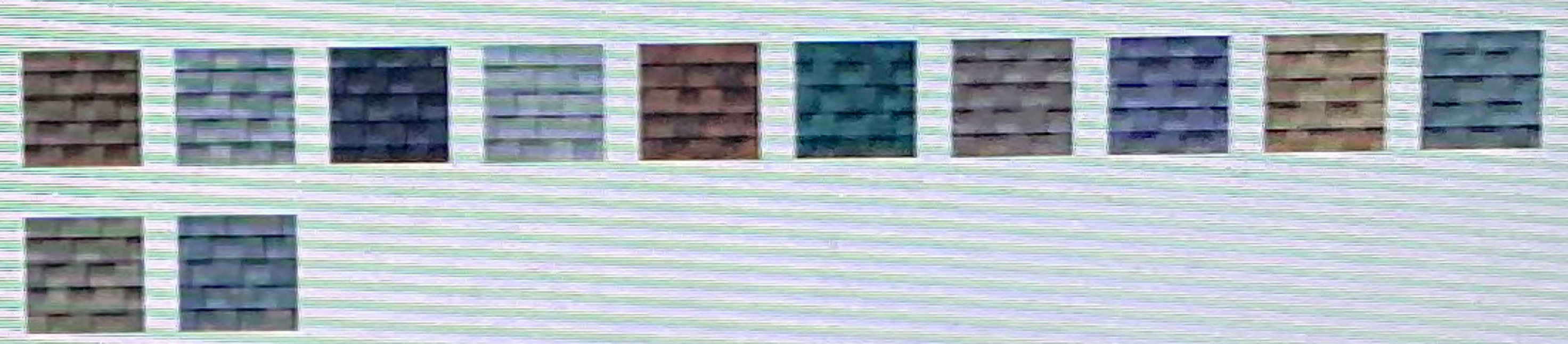
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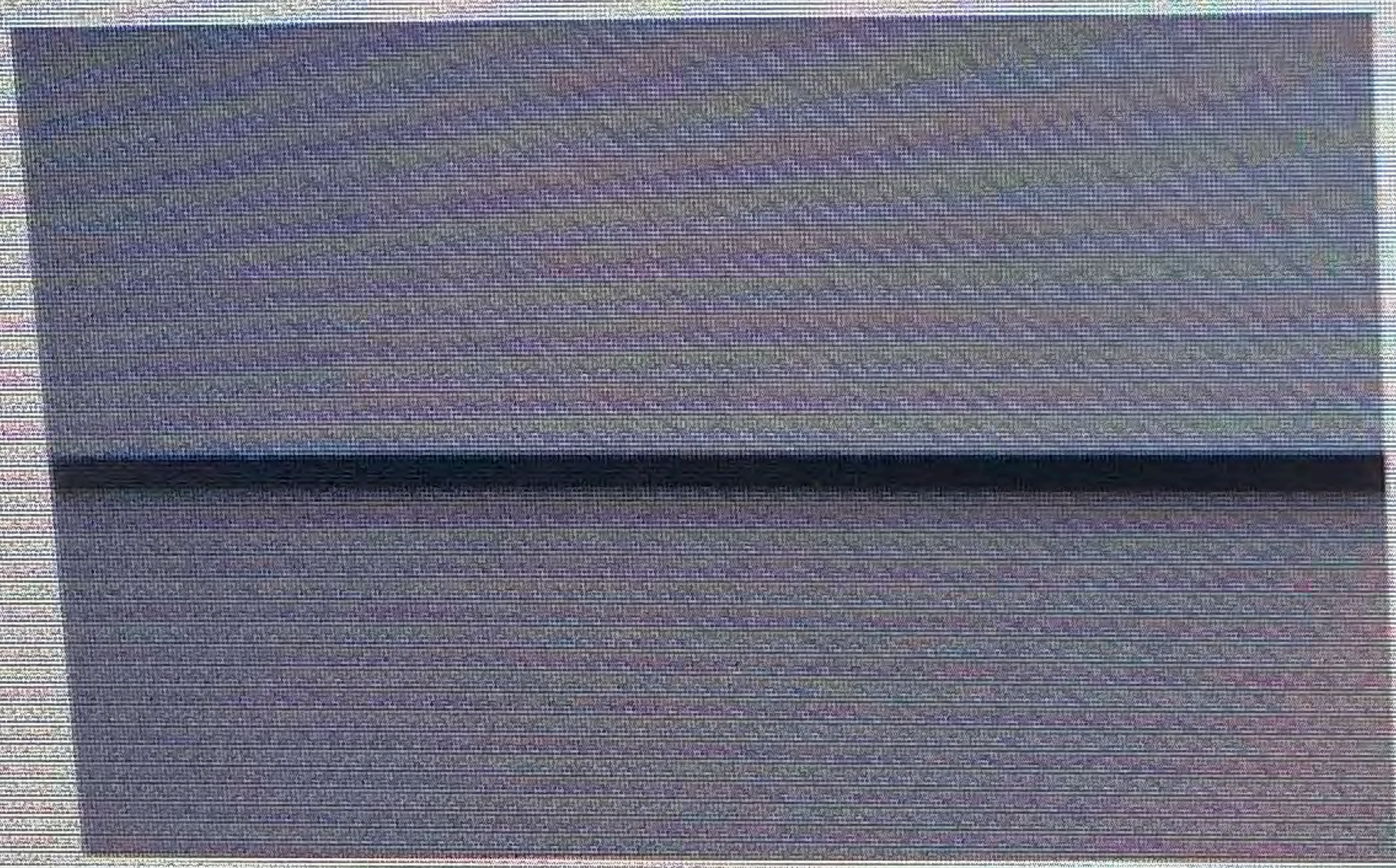
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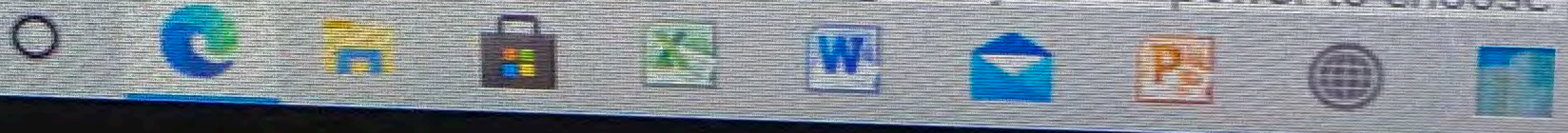
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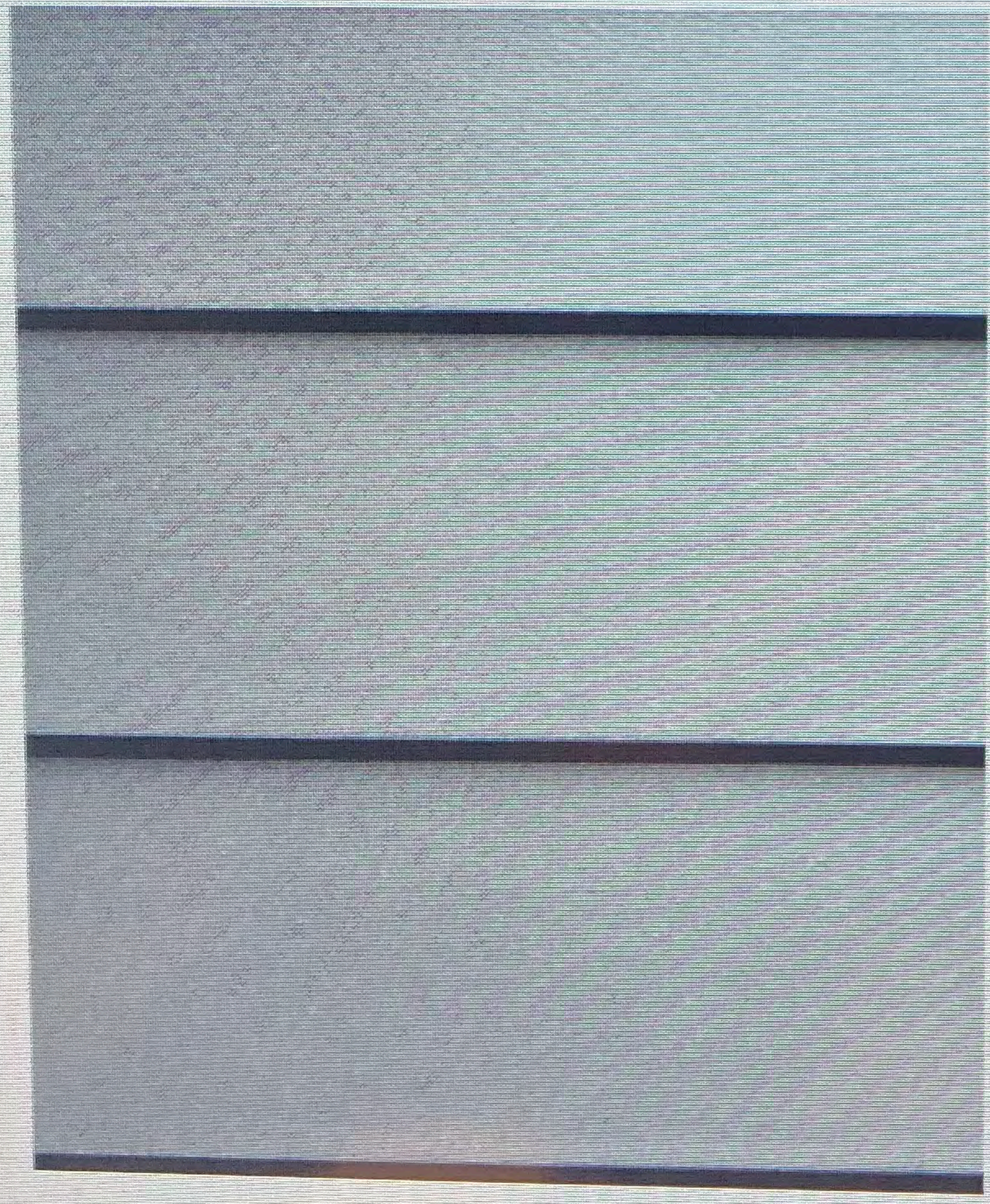
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	7"	

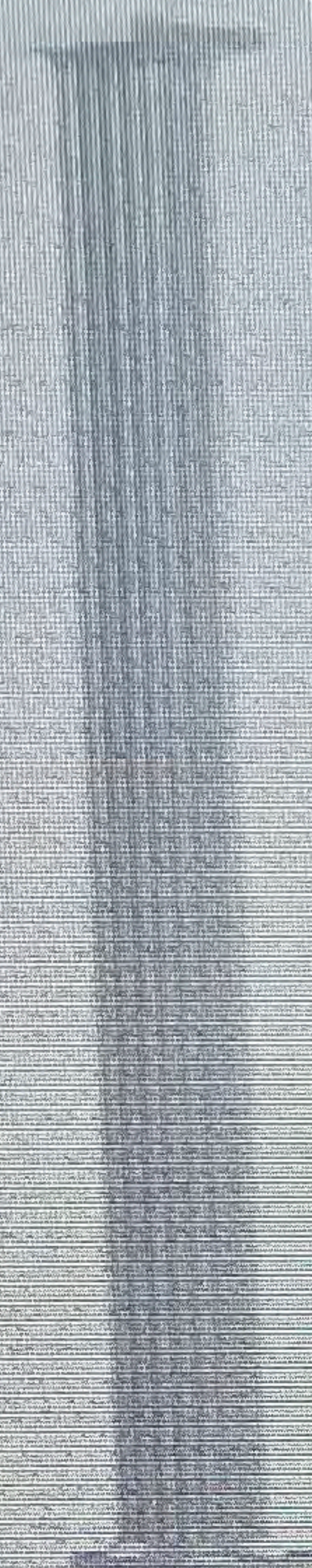
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Brand: Afco
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- 8" Round x 10' Total Height
- 10" Round x 8' Total Height
- 10" Round x 9' Total Height
- 10" Round x 10' Total Height
- 12" Round x 8' Total Height
- 12" Round x 9' Total Height
- 12" Round x 10' Total Height

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- Load-Bearing Application**
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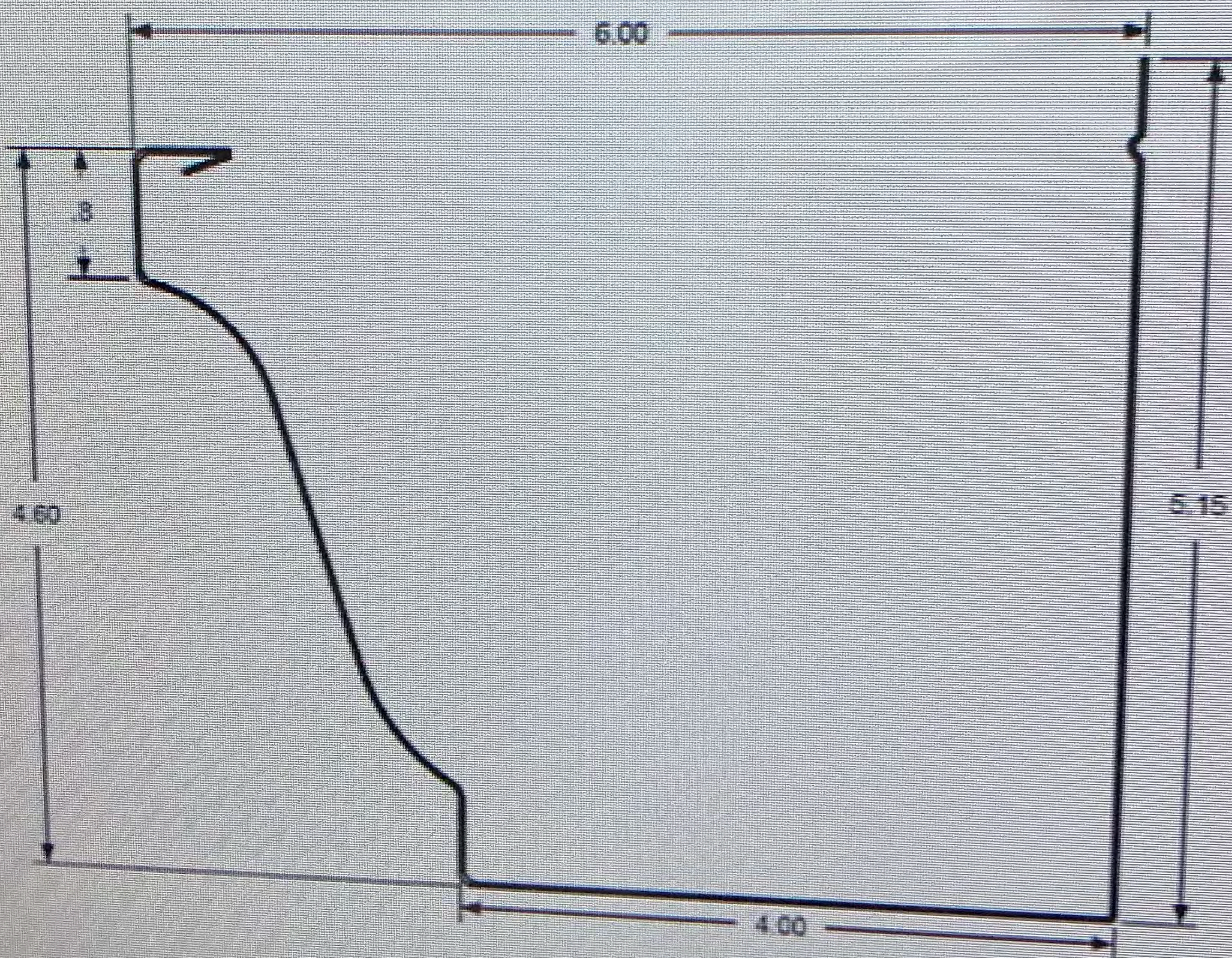
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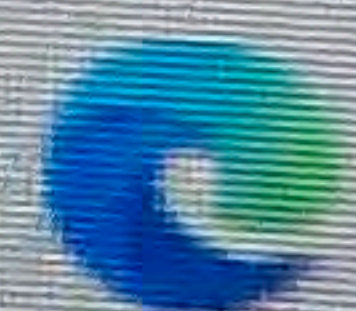


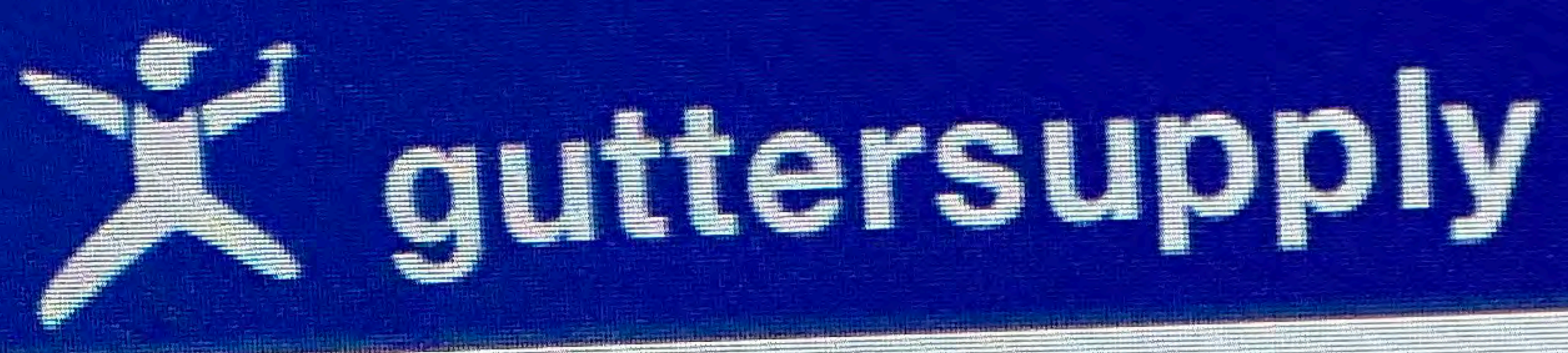
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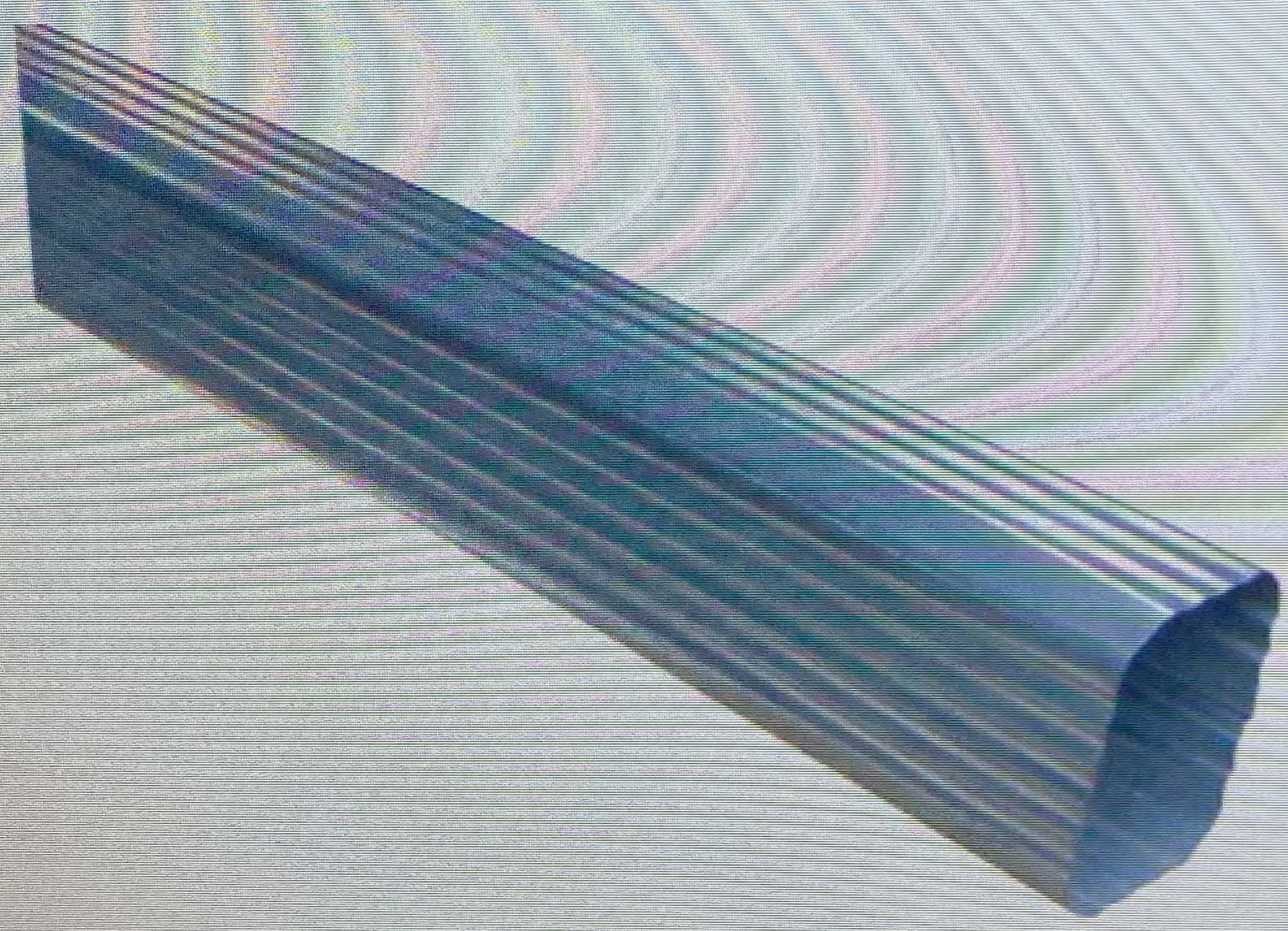




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