

**STAFF REPORT: 5/12/2021 MEETING**

**PREPARED BY: D. RIEDEN**

**APPLICATION NUMBER: #21-7215**

**ADDRESS: 1670 BAGLEY**

**HISTORIC DISTRICT: CORKTOWN**

**APPLICANT: STELLA THOMPSON**

**PROPERTY OWNER: PETRA GALVAN**

**DATE OF PROVISIONALLY COMPLETE APPLICATION: 04/06/2021**

**DATE OF STAFF SITE VISIT: 4/27/2021**

**SCOPE: FRONT/SIDE PORCH MODIFICATIONS, WOOD FENCE INSTALLATION, PAINT**

### **EXISTING CONDITIONS**

Erected in 1900, the 1-1/2 story bungalow at 1670 Bagley is located on the north side of the street, mid-block. Under the moderately-pitched front gable with dentiled detailing is small arched second-floor window, boxed inside wood trim. Four wood posts connected with graceful arches and corbels that frame the front elevation's fenestration support the swooping form of the front porch roof. The front door is central to newly shutter-framed windows on either side. The wood-decked porch surrounded with a wood-spindled railing is not original in size to the house's historic designation, extending slightly beyond the porch roof posts. The wood steps leading to the porch is not centrally located, as are most porch approaches along this street. Cross-paneled skirting was introduced (and approved by the HDC) along the front porch's underside. A modest-sized raised wood deck is located at the east elevation entrance. A low, chain-link fence with concrete walkways that lead to both the front and side entrances encloses the front yard. Small shrubs and perennials dot the front landscape.



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



*Designation Photo 2 HDAB, 1985*

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 approvals:

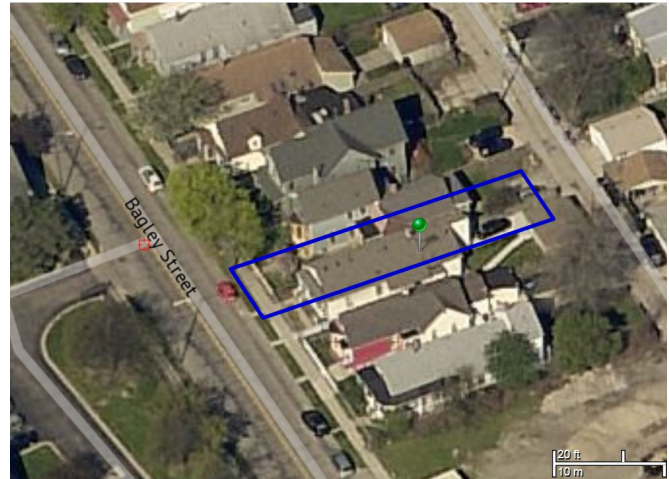
- August 1997, COA issued: Replace wood windows with wood windows, repair fascia, install storm doors, gutters
- March 2004, COA issued: Rebuild front porch deck and skirting, rebuild side porch, replace gutters, replace fascia.
- November 2004, Denial issued: Install 17 vinyl replacement windows

- November 2004, COA issued: Replace windows with wood windows, replace concrete walkway, rebuild side porch, replace garage doors, masonry repairs
- December 2004, COA issued: Repair porch post, skirting, risers, rafter tails on garage

While the changes to porch deck and skirt have a COA on file that denotes approval, Staff has not found approval for the addition of the window shutters to the first floor, front elevation.



1670 Bagley: Parcel# 170009110.



1670 Bagley: May 2020 Aerial.



Supplied by Applicant: 1670 Bagley (originally called Baker Street), showing a clip of front porch details. Date 1865?



## PROPOSAL

The initial application proposed to install a new window on second floor, posts, expand porch overhang and trim, extend front porch, install new steps at a central location on the South (front) elevation of the house, repair side porch on the East (side) elevation of the house, and to replace the chain-link fence with a wooden fence in the front yard. Since initial receipt of the proposal, the applicant changed the proposal to remove the following scope items: expand porch overhang, extend porch, replace second story window, and add bargeboard to roof gable. A detailed list of scope items that remain are as follows:

### FRONT (SOUTH) ELEVATION

- Replace wood decking of porch with Trex composite decking, Color: Grey
- Relocated front steps to be centered with the front door. Replace wood steps and risers with Trex composite steps and risers. Color: Grey
- Replace front porch rails (39" tall x 3" wide) with 39" tall, 2x3x36" "Classic Spindle" and moved outward 5" towards porch deck edge. Painted Color System A:4 Pale Yellow.
- The 5x5" square-topped finials at the top of each railing post to be replaced with wooden round, 4x4x54" turned cedar post topper as shown in pictures below. Painted Color System A:4 Pale Yellow.
- Front porch newels to be replaced with wood newels, maintaining existing design and dimensions. Painted Color System A:4 Pale Yellow.
- The front and side handrails will remain wood, maintaining existing design and dimensions. Painted Color System A:4 Pale Yellow.
- All posts, spindles and rails. Painted Color System A:4 Pale Yellow. All corbels proposed to be painted Color System A: 7 Bluish Gray.
- Porch skirting replaced with small, wood lattice panels, Painted Color System ~~A:4 Pale Yellow~~.A:7 Bluish Gray
- Install two new, uplit porch lights to be installed at top left and right sides of the front door: Patriot Lighting® Reece White Outdoor Wall Light - 2 pack Model Number: IOL378TWH-M Menards
  - Dimensions: 18" height x 6" width x 8" depth with 4"x6" backplate
  - Material: Aluminum, Glass
  - Bulbs: 2, incandescent



*Supplied by  
Applicant: proposed  
porch light*

### SIDE (EAST) ELEVATION

- Replace 3 wood steps (45" wide), decking (46"x ) and risers with Trex composite steps and risers. Color: Grey.
- Replace side porch rails (45" length, 32" tall x 3" wide) with 39" tall, 2x3x31" "Classic Spindle" and moved outward 2 inches outwards towards porch deck edge. Painted Color System A:4 Pale Yellow.
- Replace railing post/newel (42" height) with new wood, maintaining existing design and dimensions. Painted Color System A:4 Pale Yellow.
- Replace side porch panel skirting with trex material with small entry door. Color System A:2 Light Olive Grey
- The 5x5" square-topped finials at the top of each railing post to be replaced with wooden round, 4x4x54" turned cedar post topper, as shown in pictures below.
- All posts, spindles and rails painted Color System A:4 Pale Yellow.

### SITE IMPROVEMENTS

- Replace metal gate and chain-link fence with white-painted, open picket, wood fence and gate.
- Relocate front gate to center with new location of stairs.

- Install new concrete sidewalk at new gate and stairwell entrance with same dimensions (36" x 60") as original sidewalk. Demolish old sidewalk.

The applicant provided additional photos of these improvements in the attached package.

## STAFF OBSERVATIONS AND RESEARCH

- As described in the project proposal above, Staff received a request from the applicant to *remove* the following scope items from its initial application: expand porch roof and deck, replace second story window, add shutters to second story window, and add bargeboard to roof gable.
- Staff visited the site on April 27, 2021. Staff photographed the property from the public right-of-way and observed the windows of the front (north) and sides (east and west) of the house.
- The single window of the second floor front elevation originally contained muntins separated the arched glass upper row from the lower 2 glass panels.
- Arching roof corbels of the front porch, sweeping roof design, and the arched window are distinct character defining features of the house.
- Porch columns and railing are not original from the designation photo of 1985.
- Front porch deck does not appear to be its original size from the designation photo. Staff observes that the deck may have been resized by extending the deck dimensions beyond the drip-line of the front porch roof, thereby causing potentially additional wear and tear to the wood deck surface.
- Many houses along Bagley Street have asymmetrical placement of the front porches in relationship to their front façade. However, all houses on this block have a stair to that front porch positioned directly across the front elevation door. (See attached Staff photos.)
- As part of the Corktown fabric of Mid-Century Vernacular, the architecture of this house falls under Color System A.
- The applicant's photos and staff site observations confirm that the front porch conditions of the decking, rim-joist, stairs, railings, spindles, and skirting are all in need of repair and/or replacement. The side porch appears to be in similar condition.

## ISSUES

- It is Staff's opinion that relocation of the front steps to center with the front door is an appropriate change due to the context of neighboring porches that also have their front stoop centered to their front door.
- Trex composite material is not an appropriate material for a front elevation of the house for Corktown. Staff has the opinion that a less public location, such as the side elevation porch, may be an appropriate use of Trex decking material due to its lack of public visibility. Staff recommends repair of wood deck materials, especially at the front elevation, rather replacement of wood decking with composite material decking.
- The proposed moving of the railing of the front porch outward by 5" will create a disharmonious gap between the porch roof posts and the new railing.
- The proposed moving of the railing of the side porch outward by 2" is appropriate if subsequent railing posts are also moved and because there is no roof post effected to create a disharmonious gap and because there are no porch roof posts impacted.





- Color choices for the painting of the front porch, railings, and corbels are appropriate as they match the Color System A for this property.
- The proposed installation of two light fixtures on either side of the front door introduces a new material (aluminum) and a larger scale (18” height by 8” width) that is not appropriate to the front elevation of this property. The proposed fixtures are also too ornate for this property.
- Although the rounded finials, which are proposed to replace flat, square finials, introduces a new shape, it is Staff’s opinion that this impact is not inappropriate due to its nominal impact.
- All proposed railing, spindle and newel repairs at both porches are appropriate.
- Replacement of the chain-link fence with a white-painted, open picket, wood fence and gate at the same height of the existing chain-link is appropriate.
- If the Commission approves the relocation of the steps to the front porch, it is Staff’s opinion that the subsequent relocation and installation of the proposed sidewalk and gate is also appropriate.

**RECOMMENDATION**

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

Recommendation #1: Front Porch Decking and Relocation of Front Porch Railing

Staff finds that the replacement of wood decking and stairs with composite material and moving the front porch railing at the front elevation of the house does not retain the historic character of this property and removes distinctive features of the property, and 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 the proposed replacement of wood decking and moving the front porch railing as they do 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.*

Recommendation #2: Relocation of front stair, walkway and gate; Replacement of wood porch features with wood features; Paint; Replacement of chain link with wood picket fence; and Installation of new porch lights.

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:

- Relocation of the front stair, entrance walkway and front gate to center with the front door.
- Replacement of front porch decking, stairs, railings, spindles, skirting and newels with wood, maintaining existing dimensions.
- Replacement of square with rounded finials as described in this proposal.
- Painting of surfaces as described in this proposal.
- Replacement of chain-link fence with wood picket fence at same height, painted white.
- Installation of new proposed porch lights at locations in proposal.

However, staff recommends the COA be issued with the following conditions:

- The applicant shall provide final specifications for light fixtures that are similar in dimension and material to existing light fixtures for HDC staff review and approval prior to a permit being issued.
- The applicant presents HDC staff with a front porch plan that confirms use of wood material for decking and stairs, and confirms design and locations of proposed railings.

















3670















1706







# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

DATE: July 20, 2020

## PROPERTY INFORMATION

ADDRESS: 1670 Bagely, Detroit, MI 48216 AKA: \_\_\_\_\_

HISTORIC DISTRICT: Corktown

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Roof/Gutters/ Chimney	<input checked="" type="checkbox"/> Porch/ Deck	<input checked="" 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 checked="" type="checkbox"/> Other: <u>flat roof overhang, siding</u>	

## APPLICANT IDENTIFICATION

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

NAME: Stella Thompson COMPANY NAME: Cj's Project Management

ADDRESS: 1670 Bagely CITY: Detroit STATE: MI ZIP: 48216

PHONE: 313-452-7736 MOBILE: 313-452-7763 EMAIL: stompson@emich.edu

## 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: July 20, 2020

PROPERTY INFORMATION

Address: 1670 Bagely, Detroit, MI 48216 Floor: Suite#: Stories:
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:
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)

Install new posts, repair overhang, extend front porch, install new steps, replace fence with wood fence,
repair side porch and repair trim under roof.
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 \$ 8000.00 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: Stella Thompson Company Name: Cj's Project Management

Address: 1670 Bagley City: Detroit State: MI Zip: 48216

Phone: 313-452-7763 Mobile: 313-452-7763

Driver's License #: \_\_\_\_\_ Email: sthompson@emich.edu

**Contractor**

Contractor is Permit Applicant

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

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

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

City of Detroit License #: \_\_\_\_\_

**TENANT OR BUSINESS OCCUPANT**

Tenant is Permit Applicant

Name: Stella Thompson Phone: 313-452-7763 Email: sthompson@emich.edu

**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: Stella Thompson 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: Stella Thompson Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Permit Applicant)

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

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.



**March 30, 2021**

**To:** The Planning and Development Department for the City of Detroit Historic District Commission.

**From:** Estela A. Thompson, Tenant at 1670 Bagley.

**Property Owner:** Petra Galvan

Attach is a Project Review Request for the house of 1670 Bagley, Detroit, Michigan 48216. Also, included are answers to the questions sent by Brenden Cagney. The only question that I could not answer was question number (7) pertaining to re-vise drawings of the porch I believe. I am not sure.

**Historic District:** Corktown Detroit

**Stella Thompson** <[sthompson@emich.edu](mailto:sthompson@emich.edu)>

Tue, Nov 10, 2020,  
2:52 PM

**From:** Historic District Commission (Staff)

**Sent:** Friday, August 14, 2020 9:41 AM

**To:** Carol Johnson <[cjsprojectmgt@gmail.com](mailto:cjsprojectmgt@gmail.com)>; Historic District Commission (Staff) <[hdc@detroitmi.gov](mailto:hdc@detroitmi.gov)>

**Subject:** RE: [EXTERNAL] 1670 Bagley Renovation Project

Thanks, feel free to email me if you have any questions...  
-Brendan

**From:** Carol Johnson [<mailto:cjsprojectmgt@gmail.com>]

**Sent:** Thursday, August 13, 2020 5:22 PM

**To:** Historic District Commission (Staff) <[hdc@detroitmi.gov](mailto:hdc@detroitmi.gov)>

**Subject:** Re: [EXTERNAL] 1670 Bagley Renovation Project

Good Afternoon Brendan,  
I will get to work on your request. Thank you for the clarification.

On Thu, Aug 13, 2020 at 5:19 PM Historic District Commission (Staff) <[hdc@detroitmi.gov](mailto:hdc@detroitmi.gov)> wrote:

Good Afternoon,

I had a hard time understanding the application based on the items submitted.



Please provide / revise the following items to complete your application:

1. Photos of front, rear and sides of home (photos should capture the entire home in one shot, as best as possible... only front elevation provided)
2. Detailed photos of rear / side porch,
3. Detailed photos of front porch, showing decorative elements at top of columns (brackets and trim) bottoms of columns.... deteriorated decking, overhang,
4. Detailed Photos of proposed window to be removed – interior and exterior
5. Better description of all things to be replaced in project- describe columns size and how exactly they will be replaced... for example – replace (4) existing 4"x4" solid wood column with new 4"x4" solid wood column, etc... . you also need to detail what is happening with the brackets and decorative trim, will it be retained It says it will on drawing but needs to be in written description as well... Also, provide detailed info about proposed decking, railing, etc. You will need to better describe the existing window proposed for removal and why it should be replaced. The more detail, the better
6. Spec sheets (pdf or jpeg) for all replacement products, including window, shingles, new fence, decking, columns, octagon window
7. Revise drawings: I am not sure what I am looking at with regard to the drawings, I cannot submit to the commission as they are, please revise them. A 4' line should not be longer than an 8' line. Maybe it would be perhaps more effective if you did a before and after drawing instead of showing both existing and proposed. and label the items so we know what we are looking at.

Please note that your application is incomplete until all required information is submitted and cannot be acted upon further. Incomplete applications cannot be heard before the Historic District Commission.

Sincerely,

**Brendan Cagney**

*Historic Preservation Staff*

Detroit Planning & Development Dept.

Coleman A. Young Municipal Center

2 Woodward Avenue, Suite 808

Detroit MI, 48226

[www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc)

[cagneyb@detroitmi.gov](mailto:cagneyb@detroitmi.gov)

**Michael E. Duggan, Mayor**

**Photos from front of house.**



**Front top window plus front of house.**



**Picture of front porch.**





**West corner of the front of the house. Metal gate and will be replanced by painted white wood gate and fence.**



**Paint peeling from front bottom fence**





**Side gate and fence.**



**Front gate and fence.**



**Porch floor is wider than overhang and rail.**



**Porch is falling into the ground.**





Front steps from front porch.





**Front porch rail, skirt, and floor siding.**



**West side of porch.**



Side porch of house.





Side of house.





Side of house, heading toward back.



Rear of house.



## Side Porch

Most of the work for 1670 Bagley will be the removal of rotted wood floor deck for both side and front porch. The railings, steps and handrails on both front and side porch need to be removed due to hazardous conditions and replaced by sturdy, heavier wood materials for safer traffic.

### **A.) Side Porch is in poor condition.**

- 1.) Requesting removal of wood deck, rails, spindles, handrails, and steps. Requesting Trex composite for side porch deck floor, kick board and top of steps only to prevent wear, tear and wood rot.**
- 2.) Spindles, rails and front of steps will be wood. I will provide desired spindles further into the report. All spindles and rails to be painted white. Except for Trex composite. Whatever color composite is on sale, I will take.**
- 3.) Requesting side porch rail to be move over 2 inches from original middle position.**

Please see attached photos of side porch:



**This is my mother helping me take measurements for this project. This is the rail post which will be replaced by a new wood post.**



**It is 42 inches long inserted into a block wood square which will also be wood.**

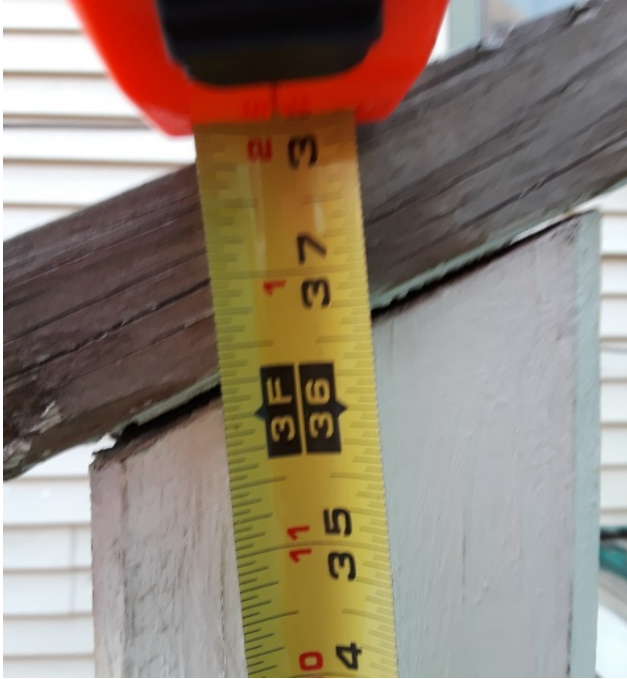


**Bottom rail is 45 inches long, being replaced by new wood.**



**Top of steps are 45 inches wide and top of deck is 46 inches wide. I am requesting to add two more inches in width to the deck of side porch for added space. I am requesting Trex composite for the floor deck and top of steps. I am also requesting Trex composite for the stepping kick board since it has a tendency to fall apart.**

**Not sure if I should stay with 3 steps or make it 2 steps?**



**Post for side porch rail is 38 inches. It will be replaced by new wood rail.**



**Measuring side porch deck. Kinda blurry. Sorry**

**Length of side porch is 87 ½ inches long. The length of porch will stay as is preferably with Trex floor composite.**





**End of porch floor is at 87 ½ inches long.**



**End of top rail for side porch is 52 ½ inches long. It will be replaced by a new wood rail.**



**This is the beginning of the rail attach to the house. A wood board attach to the house and rail from top to bottom it is 34 ½ inches long. It will be replaced by a new wood board.**



**The bottom side porch measures at 82 ½ inches long and 26 inches from top to bottom. It will be replaced with and hopefully with the same kind of design.**



The above photo is sample of how I would like the skirting of the side porch to be. The precious woman helping me measure the porch is my beautiful 92-year-old mother and owner of the house.

I would like to have the skirting covered with Trex material and a small entry door.





**Mother is helping me measure the spindles, but her hand got in the way.**



**I think the length of the spindles are 31 ½ or 32 inches. There are (13) spindles on the side rail and (5) spindles on the hand/step rail. All spindles will be replaced with new wood spindles but the amount of spindles might decrease according to width of new wood spindles.**



**The side porch rail starts in between the side door and the accessory trim of house siding.**

**I am requesting to move the rail from the middle of door and trim siding, over two inches to the right towards the trim of siding for added space.**



**Another picture where side rail begins.**

## Front Porch

The front porch is what distinguish itself from the other homes. So, it is with great ambition and desire to have it renovated and upheld to its original beauty.

### **A.) Current Condition of Front Porch.**

- 1.) Entire front porch, front side rails, handrails, steps, and missing spindles are all deteriorated and poor condition.**
- 2.) Porch Overhang is shorter than width of front porch causing wood rot. The overhang is 4 feet wide. The front port is 4 feet 5 inches wide. Porch roof is in an inner slop, making it look slopping and disproportion. I am requesting to widen the front porch from 55 inches (4'.5) wide to 60 inches (5 ft.)**
- 3.) The front stairs of the porch are currently located to the left of the front entry door.**
- 4.) The front fence is current a metal fence which I believe is called Hurricane fence and the gates are directly in front of the stairs.**
- 5.) The small window over the porch currently has a square frame over an arch or octagon window.**

### **B.) Proposed Modifications**

- 1.) I am requesting that the front steps be re-located directly in front of the front entry door for easier entry. It has become difficult for my mental disabled 56-year-old sister and 91-year-old mother to maneuver from the sidesteps, then make a right turn, then make a left turn to enter the house when they use their walkers.**
- 2.) The original frame of the original front window above the porch roof is peeling and need to be framed to the shape of the original window. My 91-year-old mother who remembers the window from back in 1965, says that it was octagon. I believe the top of the original window might be half-moon shape, but I don't know since there is no second floor and the attic area is a crawl space.**
- 3.) The front metal or hurricane fence has two gates and will be replaced with a wood picket fence, painted white and one gate. I am requesting the one gate to be moved to the front of the stairs in alignment with the main entry door. The gate to the side porch will be removed and replaced with wood fence**
- 4.) The current overhang of the front porch will be extended to cover the new extended front porch. From 4 feet wide to 5 feet and 5 inches wide.**



5.) I am requesting the damage frame and window above the front porch roof be replaced by a new window and top frame being arch/half-moon with small shutters.



The front porch deck is 22 feet long. I am requesting Trex composite to replace the damage wood deck for both front and side porch in order to keep the deck from deteriorating.

Front steps are 5 feet long and 11 ½ wide. I am requesting Trex composite for the top of the steps for both front and side porch to keep from deteriorating. I am also requesting that the kick of the steps be composite.





Front porch hand rails are 39 inches long and 3 inches wide. The square Finial at the end of rail is 5 x 5 inches and will be replaced with wood round topper like in picture for both front and side porch. The left Newel post is 46 ½ , right Newel post is 44 ½ inches tall, all to be replaced with wood. The front and side handrail will be wood. The spindles are 4 ½ inches round and will be replaced with wood spindles for both front and side porch.







Front and side rails for front porch and side porch will be wood. Side rails for front porch will be moved forward 5 inches. Front porch side rails are 39 inches tall







**The porch skirting would preferably be small lattice panels. Painted white.**



**Corner of porch post and rail will go to corner of porch. Corbels will remain.**





The corner of the porch rail will go to the corner of the porch floor.





**The corbels and arch panel of the porch roof will remain as is.**





**New porch light will be installed on both side of front door.**









**Front porch steps will be moved in front of front door**













Picture - 1 Front entry



Picture - 2 Steps and railing



Picture 3 - Front Entry Overhang



Picture 4 - Fence

Picture 1: Posts will be replaced with new posts. Overhang is going to be extended to cover extended front porch.

Picture 2: Fence is going to be replaced with picket fence. Gate is going to be moved and centered with porch steps. Porch steps are going to be centered with main entry door to home.

Picture 3: Damaged window will be replaced with new octagon shaped window

Picture 4: Porch steps are going to be moved and centered with main entry door to home



**From:** [Stella Thompson](#)  
**To:** [Brendan Cagney](#)  
**Cc:** [Historic District Commission \(Staff\)](#)  
**Subject:** Re: [EXTERNAL] Re: 1670 Bagley Renovation Project  
**Date:** Monday, April 5, 2021 1:48:35 PM

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Good Afternoon Brendan, just want to say Thank you for the update. Okay, first how should I reply to the above questions? Should I address them to you or go back into my report and update?

Answer to question number one.

1.) Okay, you are correct Brendan. I am thinking about complete destruction and reconstruction of the roof and ceiling in order to have the porch extended 5 inches. I would prefer to keep the corbels and arches and have them replaced once the roof is complete. I was told by a contractor that the corbels and arches are original and deteriorating from paint and weather. If need be, I would like to have new corbels and arches done but with original design.

2.) Octagon Window. I have the Octagon window measuring 27 inches x 27 inches. I measured from the outer edge of the frame where the nail holes are at. The pictures that I took look like 25 or 26 inches. My mother said that she remembers an Octagon attic window when we first moved in back in 1964. My 93 year old mother also suffers from the beginning stages of Dementia. So, I thought if it is going to be a really big hassell to put an octagon window in, then I would prefer to keep the existing window that is half moon on the top edge of the attic window with shutters.

3.) The photo of the new steps on the side is an **example** of what I would like to have.

Once again, Thank you Brendan for all your help and patience with getting this project under way. I know it's been a long time dealing with me and my gratitude and appreciation for you is beyond words.

Please let me know if there is anything else that is required for completion.

Sincerely,

Stella Thompson

On Thu, Apr 1, 2021 at 4:19 PM Brendan Cagney <[cagneyb@detroitmi.gov](mailto:cagneyb@detroitmi.gov)> wrote:

Good afternoon,

Thank you for providing the detailed scope of work and application. I think the application is pretty solid, here are my current questions....

1. I see that you may want to clarify is the information about the porch overhang extension... Are you proposing to remove the entire overhang and columns (and corbel / arch details) and replace



**From:** [Stella Thompson](#)  
**To:** [Dan Rieden](#)  
**Subject:** [EXTERNAL] Re: 1670 Bagley Application  
**Date:** Saturday, May 01, 2021 10:48:10 AM  
**Attachments:** [Baker Street Horse streetcar.docx](#)

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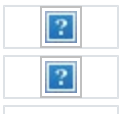
Greetings Dan,

Thank you very much for taking the time to speak to me this afternoon. It was very informative and helpful to know what you and the committee are looking for in repairing my mother's front porch. Also, thank you for the photo of the house from 1984 and the color scheme chart. Very helpful but no white color, not happy about that.

Answers to your questions:

- 1.) I will not be replacing the porch roof. I have no contractor, nor architect to measure and re-design the roof. The current roof will stay as is.
- 2.) There will be no Barge Board installed at this time. Barge Boards are decorative features which are mounted on the gables of the house, following the pitch of the roof. The boards would have been mounted right along the roofline adding a decorative accent, trim to the roof. Barge Boards will be installed later in the future.
- 3.) The propose color for the Trex composite front and side **porch floors** will be **A: 2 Light Olive Gray**  
The **steps and kickboards** for the front porch and side porch will be **A: 2 Light Olive Gray**
- 4.) I would like to confirm that I am not repairing the existing 2nd floor window. There will be **NO** Octagon window to replace the 2nd floor window.
- 5.) There will be **NO** shutters for the 2nd floor window at this time.
- 6.) The railing height for the side and front railing will be 39 inches in height.
- 7.) The newels and handrails will remain the same dimensions as mentioned in my report.
- 8.) I would like to keep the same color of white for the newels and posts, but since I am not allowed to have white, then I propose new colors for the cobels, newels and posts. I would prefer for the front and side porch posts and newels to be **A: 4 Pale Yellow**.  
For the side and front porch rail to be **A: 4 Pale Yellow**. For the front porch Cobels, **A: 7 Bluish Gray**
- 9.) The outdoor lights will be located on the top right and left side of the front door.

Patriot Lighting® Reece White Outdoor Wall Light - 2 pack  
Model Number: IOL378TWH-M | Menards © SKU: 3563811







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#### Description & Documentscollapse

Add a welcoming glow for you and your guests at any outdoor entrance with Patriot Lighting® Reece. This two-pack outdoor wall light offers a simple yet traditional style with its white finish and clear glass, as well as the option to mount as an up light or open or closed downlight. Create a dramatic effect and light up your outdoor space for security and curb appeal.

#### [Installation Instructions](#)

To read PDF files, you need the Adobe Acrobat Reader 6.0 or higher.

[Click here](#) to download it for free from Adobe's site.

**Shipping Dimensions:** 13.50 H x 12.50 W x 8.50 D

**Shipping Weight:** 5.5 lbs

Brand Name: **Patriot Lighting**

10.) I am confirming that the site conditions also include relocation of the front gate to the center.

11.) I am confirming that the existing sidewalk will be replaced with a new sidewalk for the center location. It will be 36 wide and 60 inches long. Material will be cement.

Okay, I answered your questions as best that I can in such a short time. I wish these questions were given to me sooner for better preparedness. I also sent you a picture of the corner of my mother's house from back in 1865.

Please, do let me know asap what other questions need to be answered. I will try my best to complete it tonight since tomorrow I will be gone all day.

Sincerely,  
Estela Thompson

On Fri, Apr 30, 2021 at 4:13 PM Dan Rieden <[riedenda@detroitmi.gov](mailto:riedenda@detroitmi.gov)> wrote:

Good afternoon Ms. Thompson,

It was a pleasure talking to you this afternoon. This helped me to understand your intentions. Please note that I do have to capture some of your decisions in written format, so please respond to the questions below. If you are deciding to change some of the scope of work items, please clearly state that you're wishing to amend the application with your changes.



1. If you are still looking at replacing the porch roof with a new designed porch roof, please provide drawings of proposed new porch roof and include the modified porch deck design. We need to see the new designed porch roof with the dimensions of the top, sides and underside. All materials and shingle materials with their material cut sheets. We would also then, need to understand how the existing corbels, posts, and arched detailing under the roof would be treated during the construction of the new roof. Your contractor may be able to provide this if they have it already available.
2. What is the use of the Bargeboard? Please provide locations, designs, color.
3. Please provide a proposed color for the Trex composite board material for each location that you intend to use it.
4. Please confirm if you are replacing the 2<sup>nd</sup> floor window with the octagon shape or repairing the existing window that is currently in place. Please note that the designation photo shows that the window had dividers.
5. Please confirm whether or not you intend to add shutters to the upstairs window.
6. Please confirm the proposed railing height for the front and side railings.
7. Please confirm that the newels and handrails (as you show in your report) will remain the same dimensions or if you are proposing new dimensions (length, height, width).
8. As we discussed, white is a color that is not typically approved by the HDC, if you would like to propose a new color from the attached color chart, please state this. Please confirm the locations for this color.
9. Please provide samples of the two proposed porch lights (an image from a website that shows the model/color/material is helpful) and describe their locations.
10. Please confirm that the site conditions also include relocation of the front gate to the center.
11. Please confirm that the old sidewalk will be replaced with a new sidewalk for the center location. Please describe the dimensions and materiality of this new sidewalk.

For your refernce, I have attached the color scheme color chart for your home. See Color System A. I have also attached what we call a “Designation photo (1985)” of the house.

I believe you said that you can provide a response tomorrow to these questions, which will be much appreciated!

Thank you!





## Patriot Lighting® Reece White Outdoor Wall Light - 2 pack

Model Number: IOL378TWH-M | Menards® SKU: 3563811

**Final Price:**

**\$26.67**

You Save \$3.30 with  
Mail-In Rebate

ADD TO CART

Overall Height	17 3/4 inch	Overall Width	6 3/8 inch
Overall Depth	8 inch	Weight	5.06 pound
Backplate Dimensions	4 1/2 X 6 inch	Product Type	Outdoor Wall Light
Power Source	Direct Wire	Voltage	120
Number of Bulbs Required	2	Total Light Wattage	200
Bulb Type	Incandescent	Bulb Base	E26
Bulb Shape	A-Line	Bulb Shape Code	A19
Bulbs Included	No	Material	Aluminum
Shade/Diffuser Material	Glass	Shade/Diffuser Color/Finish	Clear
Mount Type	Wall	Collection	Reece
Location Rating	Wet	Recommended Environment	Outdoor
Listing Agency Standards	CSA-US Listed	Manufacturer Warranty	5 year
Return Policy	Regular Return ( <a href="#">view Return Policy</a> )		