

STAFF REPORT: 6/9/2021 MEETING
APPLICATION NUMBER: #21-7291
ADDRESS: 363 W GRAND BLVD
HISTORIC DISTRICT: HUBBARD FARMS
APPLICANT: ALYSSA TAYLOR WENDT
PROPERTY OWNER: ALYSSA TAYLOR WENDT
DATE OF PROVISIONALLY COMPLETE APPLICATION: 04/21/2021
DATE OF STAFF SITE VISIT: 5/21/2021

PREPARED BY: D. RIEDEN

SCOPE: ERECT NEW GARAGE; DEMOLITION OF EXISTING GARAGE PREVIOUSLY APPROVED

EXISTING CONDITIONS

Built in 1894, this 2 1/2-story single-family Queen Anne-style residence faces northeast. The steeply-pitched, cross-gabled roof shelters round and half-moon windows surrounded by scallop-shake on the 3rd floor. A Juliette balcony with matching balustrade projects over the front porch from the second floor. A trio of double-hung windows are sheltered by a bracketed overhang where rectangular shake wraps around the second floor of the house. The siding transitions to clapboard on the first floor, where the front elevation is dominated by a bracketed roofed wrap-around porch, beautifully detailed with wood-clad pediments, columnar posts, and spindled railing. Key-hole skirting compliments the house's intricate detailing. All wood elements from peak to foundation are painted a shade of light green. A complementary wood fence encloses the back yard, while the front lawn is bifurcated by a concrete walk that welcomes the visitor to the front porch stair. A side pathway leads to the garage in the rear, barely visible between this and the neighbor's house. In the rear, from the alley, the existing garage sets long-side the rear property line, where chain link fence completes the backyard enclosure.



Site Photo 1, by Staff May 21, 2021: (Northeast) front side



Site Photo 2 by Staff May 21, 2021: Garage site (West) rear.

The owner purchased the property in June 2007. 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:

- October 2015, COA issued: Front porch repair, wood fencing, concrete paving
- May 2016, COA issued: 6' wood fence at front elevation, 4' chain link front elevation, 7' chain link fence at rear property, black finish
- August 2018, COA issued: Demolition of garage



Aerial of Parcel #14008336-7



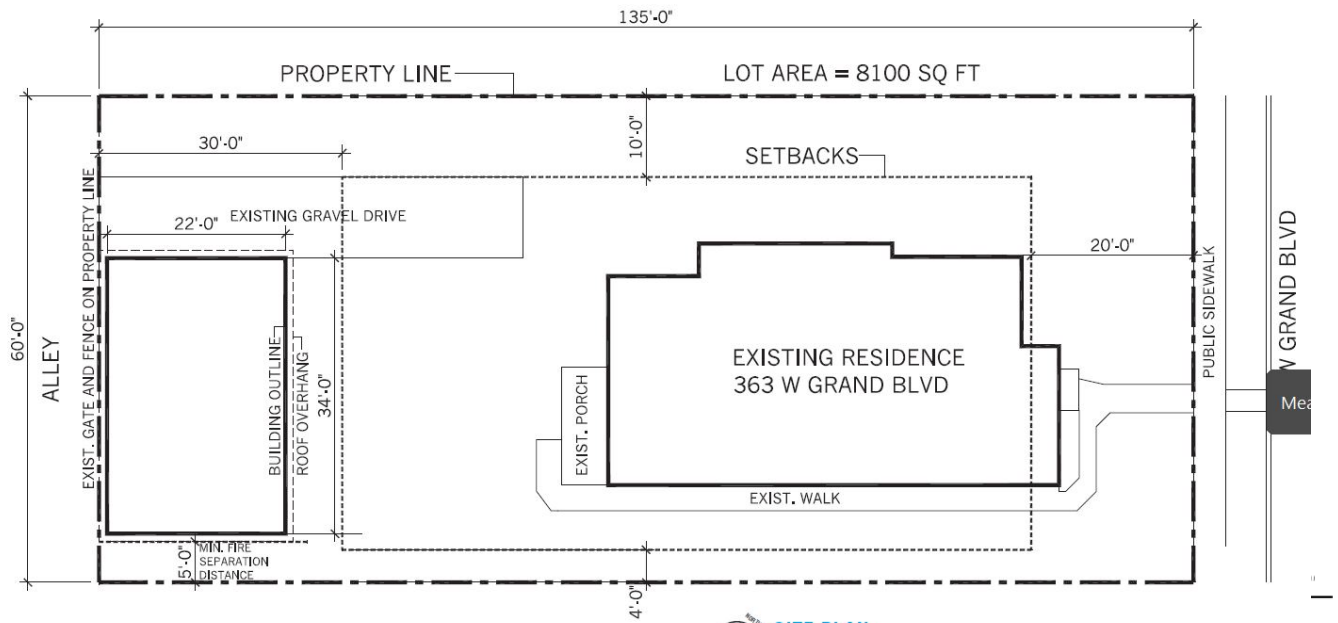
Aerial, May 2020

PROPOSAL

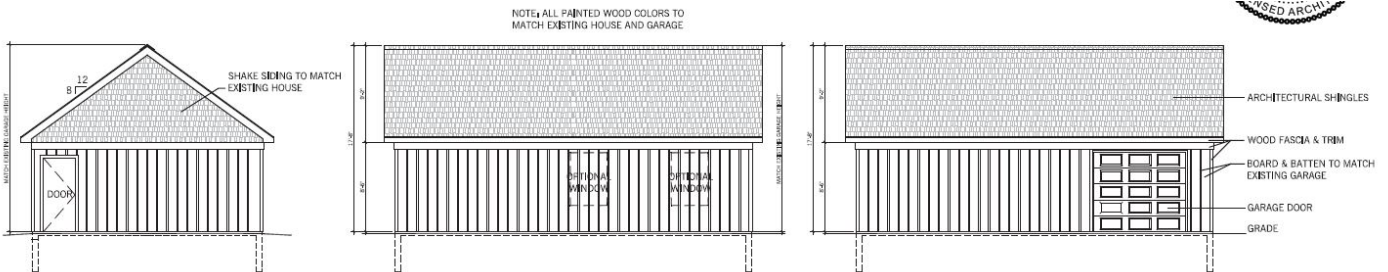
The applicant provided a complete application for the proposed new construction of a 748 SF garage and the demolition of the existing, 748 SF garage, previously approved. The scope of this proposal includes the following:

- Construct a 22' x 34' garage with a 42" deep concrete trench footing foundation, 4" concrete slab set back five feet from the side (southeast) property line and no setback from the rear (southwest) property line.

- This proposed garage will have optional features for future use of windows on the northwest side (facing the house) and framing for a secondary, optional garage door on the southwest side center elevation of the garage.
- Features of the proposed garage include the following:
 - Shingles: Owens Corning Oak Ridge, asphalt, color= aged cedar.
 - Garage Door: Precision Door, single door, short panel design, color = match house (green)
 - Entrance Door: Therma-Tru Benchmark 36"x80" steel, 3-panel design, color = match house (green)
 - Exterior Carpentry
 - Shake siding (roof gable only): wood to match existing house, color = match house
 - Board & Batten: 12" wood boards, 1"x2" wood battens, color = match house
 - Fascia: 10" h wood to match existing garage, color = match house
 - Trim: 1" x 4" H wood to match existing garage, color = match house
 - Windows: none
 - Exterior lighting: none.
- No additional site work. See also attached documents provided by the applicant.



Site plan and elevations, by Applicant



ELEVATIONS

STAFF OBSERVATIONS AND RESEARCH

- Staff received an updated set of drawings on June 1, 2021 in response to additional information requested from the applicant with regards to the following:
 - Color of garage board and batten siding, shake siding, wood fascia and trim all to match house.
 - Confirmation that no exterior lights will be installed.
 - Windows were removed from the drawing set.
- Staff visited the site on May 21, 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)
- While the garage is higher than normal heights for garages, it is staff's opinion that this design is consistent with both the currently existing garage height and the grand scale of the house.
- Staff observed that proposed roof is asphalt shingle, side-gabled, and the existing roof is wood-shingled, hipped-pyramid.
- Because the location of the proposed garage is set on the footprint of the existing garage, the visibility of this new construction is mostly obscured from public view by surrounding houses.
- It is staff's opinion with shake and board and batten siding, the materials, and size are appropriate for the existing context of the Hubbard Farms Historic District.

ISSUES

- In May 2016 issued COA, chain link with black finish was listed, but on-site investigation shows that the chain-link is not colored black.

RECOMMENDATION

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

HDC staff recommends the Commission issue a Certificate of Appropriateness for the proposed garage because it meets the Secretary of the Interior's Standards for Rehabilitation and conform to the Elements of Design for the Hubbard Farms Historic District.

September 1, 2018

CERTIFICATE OF APPROPRIATENESS

Alyssa Wendt
363 W. Grand Blvd
Detroit, MI

RE: Application Number 18-5806; 363 W. Grand Blvd.; Hubbard Farms Historic District

Dear Ms. Wendt

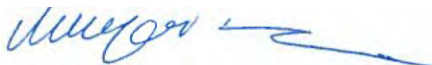
At the regular scheduled meeting held on August 8, 2018, the Detroit Historic District Commission reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205(10), MSA 5-3407(5)(10); Section 25-2-57(b) of the 1984 Detroit City Code; Detroit Historic District Commission Resolution 97-01 (adopted August 13, 1997); Detroit Historic District Commission Resolution 97-02 (adopted October 8, 1997); and Detroit Historic District Commission Resolution 98-01 (adopted February 11, 1998), the staff of the Detroit Historic District Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of August 8, 2018.

The following work, per the below description and the submitted scope of work, meets the Secretary of the Interior's Standards for Rehabilitation Standard 5) *Distinctive feature, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved:*

- Demolish the historic-age garage at the rear yard

Please retain this Certificate of Appropriateness for your files. You should now proceed to the City of Detroit Building, Safety, Engineering and Environmental Department. The Detroit Historic District Commission's approval and issuance of a Certificate of Appropriateness does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding this letter, please contact me at (313) 224-8907.

For the Commission:



Jennifer Ross
Staff, Detroit Historic District Commission











018634





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

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

Date: 4/10/21

PROPERTY INFORMATION

ADDRESS: 363 W. GRAND BLVD, DETROIT MI 48216 AKA: (Garage)

HISTORIC DISTRICT: HUBBARD FARMS / HUBBARD PRITCHARD

SCOPE OF WORK: Windows/Doors Roof/Gutters/Chimney Porch/Deck Landscape/Fence/Tree/Park General Rehab
(Check ALL that apply) New Construction Demolition Addition Other: _____

APPLICANT IDENTIFICATION

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

NAME: ALYSSA TAYLOR WENDT COMPANY NAME: N/A

ADDRESS: 363 W GRAND BLVD. CITY: DETROIT STATE: MI ZIP: 48216

PHONE: N/A MOBILE: 917-698-2498 EMAIL: ALYSSA.TAYLOR.WENDT@GMAIL.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) N/A

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) — see contractor's estimate

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

P2 - BUILDING PERMIT APPLICATION

Date: 4/10/21

PROPERTY INFORMATION

Address: 363 W. GRAND BLVD, DETROIT 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)

DEMOLITION OF BLIGHTED GARAGE (ALREADY APPROVED - SEE ATTACHED LETTER)
AND NEW CONSTRUCTION OF SIMILAR, HISTORIC GARAGE WITH ELECTRICITY.

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: _____ 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: ALYSSA TAYLOR WENDT Company Name: N/A

Address: 363 W GRAND BLVD City: DETROIT State: MI Zip: 48216

Phone: 917-698-2498 Mobile: 917-698-2498

Driver's License #: TX 35674548 Email: ALYSSA TAYLOR WENDT @ GMAIL . COM

Contractor Contractor is Permit Applicant

Representative Name: MATT KUPER Company Name: KUPER + CO.

Address: 5568 ST. AUBIN City: HAMTRAMCK State: MI Zip: 48211

Phone: N/A Mobile: 313-801-3047 Email: SMCKUPER @ YAHOO . COM

City of Detroit License #: 262 000 284

TENANT OR BUSINESS OCCUPANT

Tenant is Permit Applicant

Name: ALYSSA TAYLOR WENDT Phone: 917-698-2498 Email: ALYSSA TAYLOR WENDT @ GMAIL . COM

ARCHITECT/ENGINEER/CONSULTANT

Architect/Engineer/Consultant is Permit Applicant

Name: KEVIN BOYLE State Registration#: 1301062557 Expiration Date: 10/31/21

Address: 5940 Forest Ave City: Harbor Springs State: MI Zip: 49740

Phone: N/A Mobile: 248-918-3270 Email: K BOYLE DETROIT @ GMAIL . COM

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: ALYSSA TAYLOR WENDT Signature: [Signature] Date: 4/10/21
(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: ALYSSA TAYLOR WENDT Signature: [Signature] Date: 4/10/21
(Permit Applicant)

Driver's License #: TX-35674548 Expiration: 11/16/2024

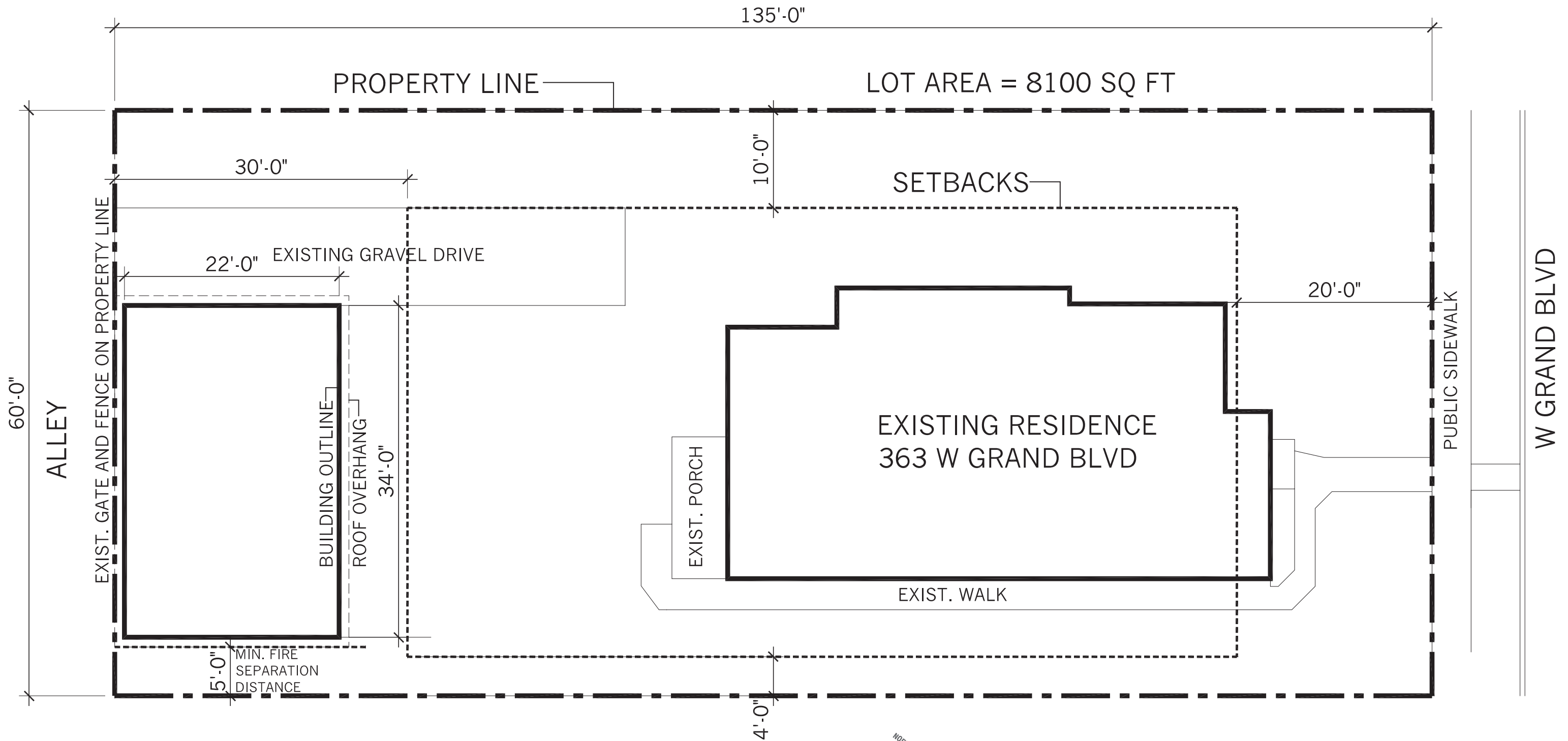
Subscribed and sworn to before me this _____ day of _____ 20____ A.D. _____ County, Michigan

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 for more information.





ZONING REVIEW

PARCEL ID 14008336-7

**R5 MEDIUM DENSITY RESIDENTIAL DISTRICT
HUBBARD FARMS HISTORIC DISTRICT**

W W GRAND BLVD S 20 FT OF W 130 FT OF 17 W
130 FT OF 16 AND VAC ALLEY ADJ BLK 5 B HUB-
BARDS SUB L5 P49 PLATS, W C R 14/27 60 X 135

Setbacks

Front 20'
Side 4' / 14' combined
Rear 30'

Accessory Structures

Max Height = 15'

Maximum Lot Coverage

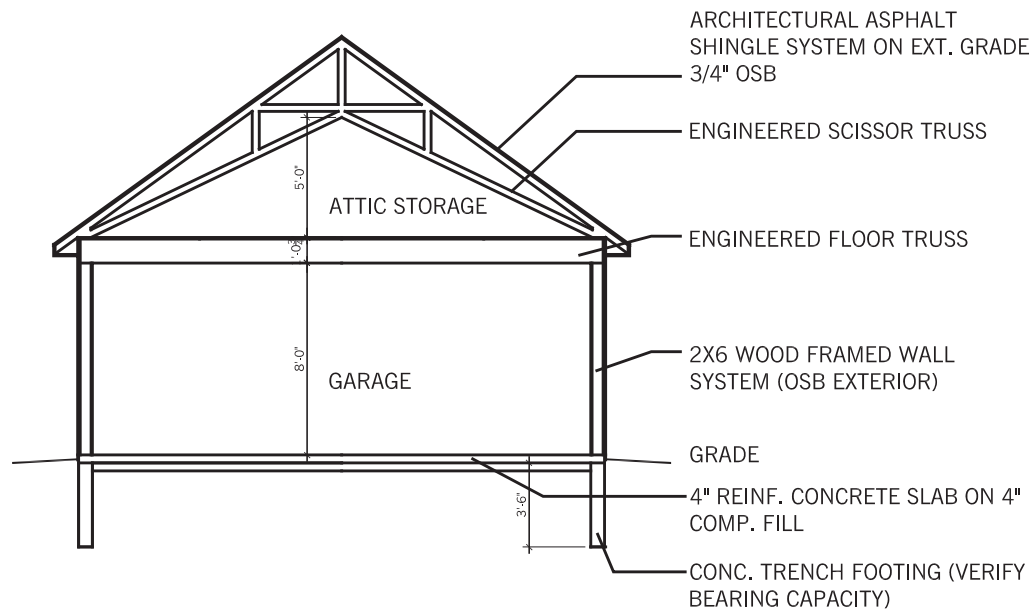
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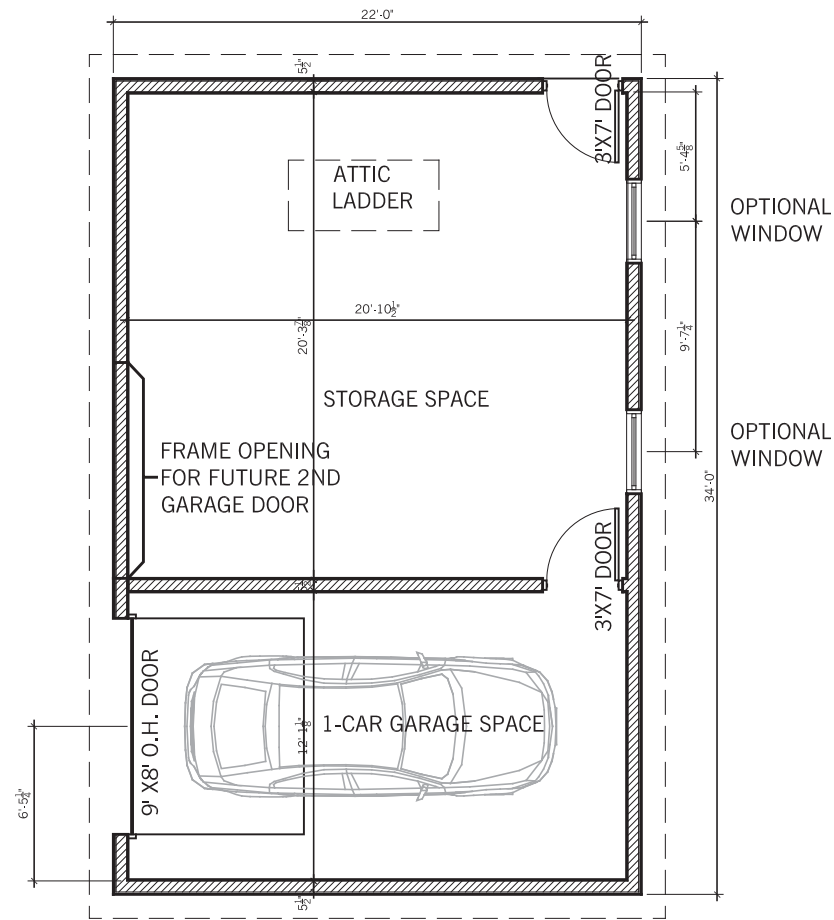
SITE PLAN

SCALE: 1" = 10'

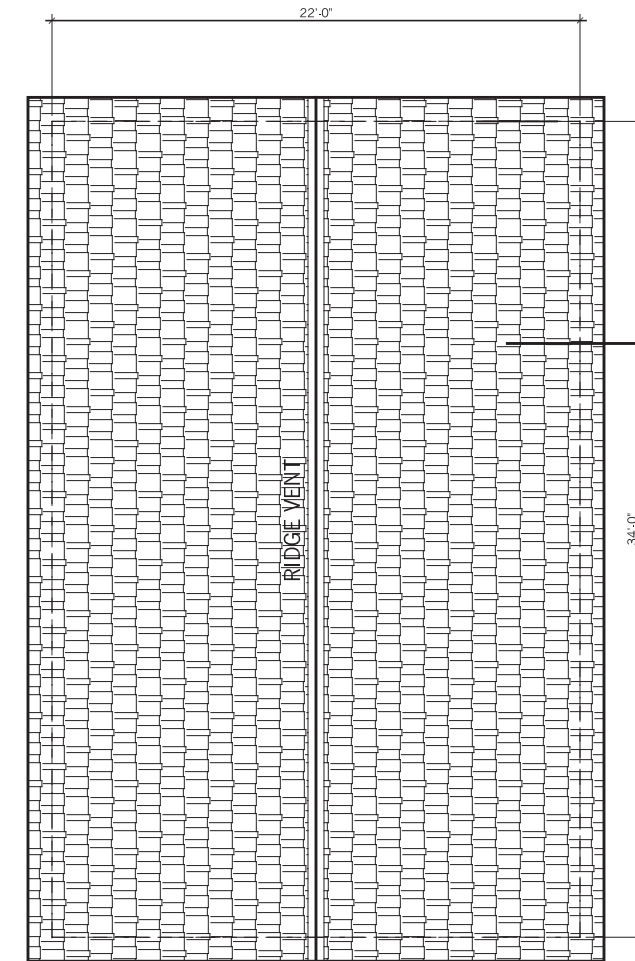




SECTION @ BUILDING



1ST FLR PLAN



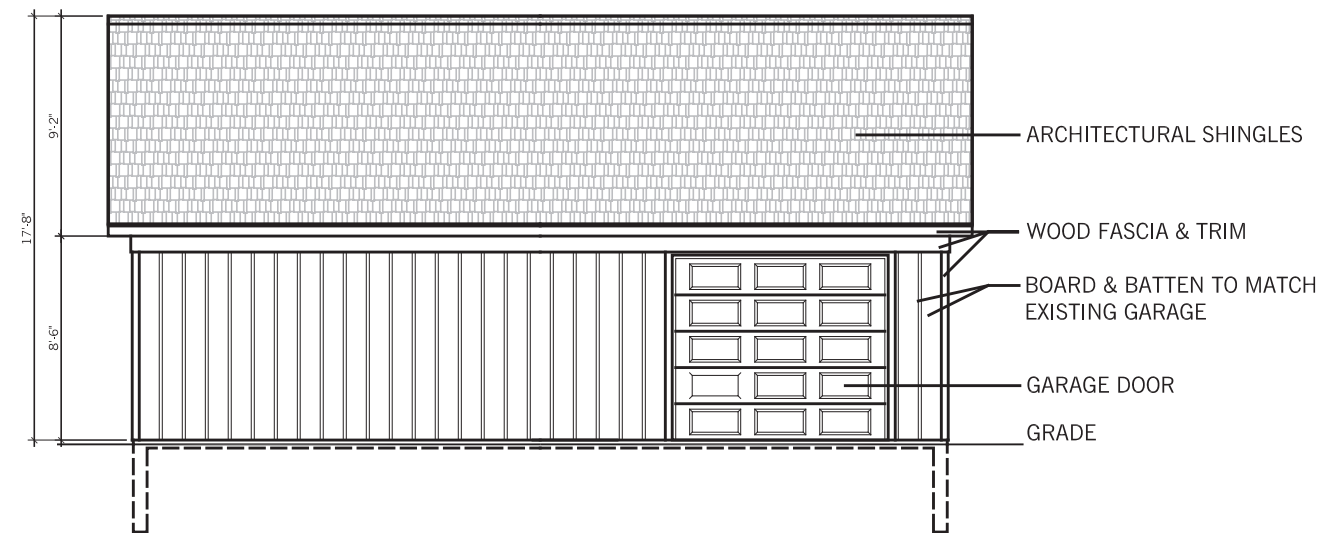
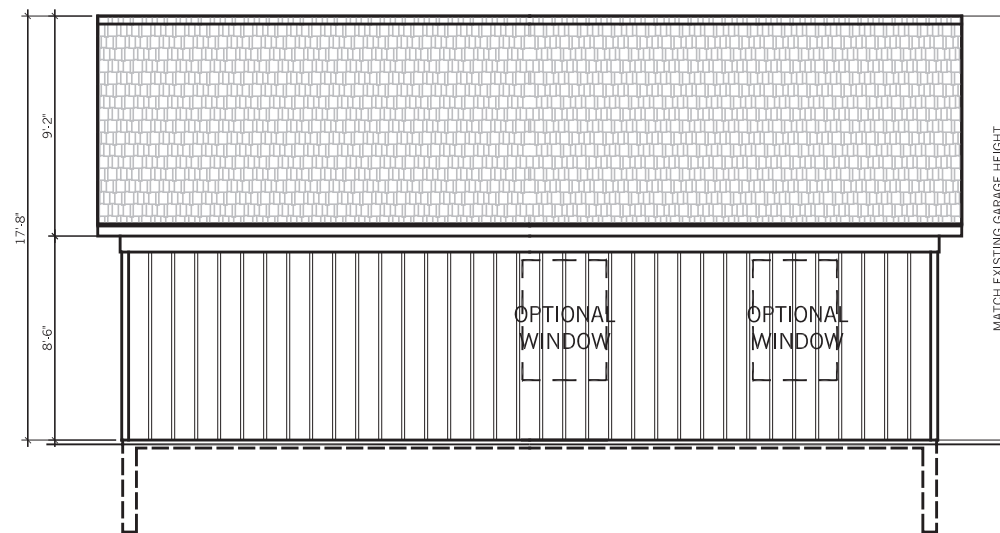
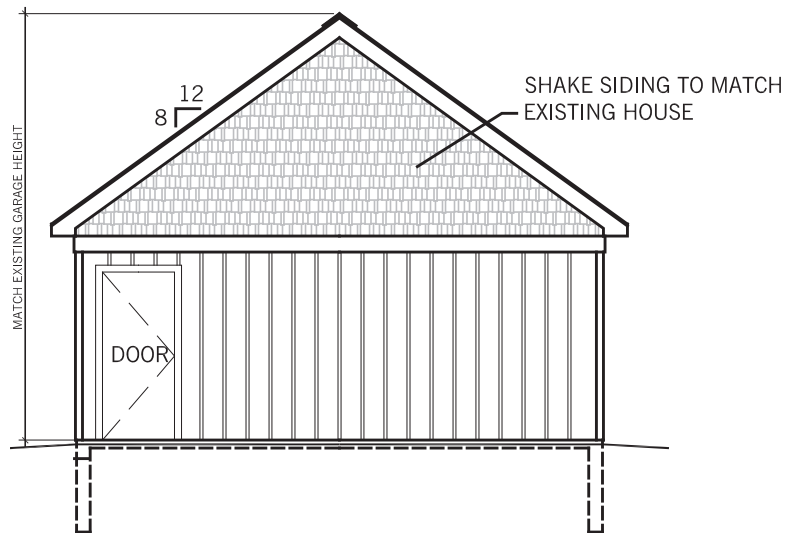
ROOF PLAN

COMPLETE ARCHITECTURAL ASPHALT SHINGLE ROOFING SYSTEM:

- OWENS CORNING OAKRIDGE (OR EQUIV.); COLOR TO MATCH EXIST. HOUSE; SELECTION BY OWNER
- INSTALL PER CODE AND PER MANUF. SPECS
- CONT. RIDGE VENT
- SYNTHETIC UNDERLAYMENT
- ICE & WATER SHIELD 3' ABOVE VERTICAL PROJECTION



NOTE: ALL PAINTED WOOD COLORS TO MATCH EXISTING HOUSE AND GARAGE



ELEVATIONS

PROJECT MATERIALS

SHINGLES

OWENS CORNING OAK RIDGE

<https://www.owenscorning.com/en-us/roofing/shingles/oakridge?color=aged-cedar>

O.H. GARAGE DOOR

PRECISION OVERHEAD GARAGE DOOR

<https://www.precisiondoor.net/garagedoors>

SINGLE DOOR, SHORT PANEL DESIGN, CUSTOM COLOR DOOR & TRIM TO MATCH HOUSE (GREEN)

ENTRY DOOR

Therma-Tru Benchmark 36"X80" Steel 3-panel design

<https://www.lowes.com/pd/Therma-Tru-Benchmark-Doors-Right-Hand-Inswing-Ready-To-Paint-Steel-Entry-Door-with-Insulating-Core-Common-30-in-x-80-in-Actual-31-5-in-x-81-5-in/3596356>

CUSTOM COLOR TO MATCH HOUSE (GREEN)

WINDOWS

Not included at this time

EXTERIOR CARPENTRY

Board & Batten: 12" WOOD boards; 1" x 2" WOOD battens

Fascia: 10" H WOOD to match existing garage

Trim: 1" x 4" H WOOD to match existing garage



SHINGLE IMAGE FOR REFERENCE
(ACTUAL COLOR)



O.H. DOOR IMAGE FOR REFERENCE
(COLOR TO BE CUSTOM)



ENTRY DOOR FOR REFERENCE
(COLOR TO BE CUSTOM)



Kuper & Co

5568 Saint Aubin Street
 Detroit, MI 48211-2639
 313 801 3047
 smckuper@yahoo.com

Estimate

Date

3/29/2021

Name / Address

Alyssa Taylor Wendt
 363 West Grand Boulevard
 Detroit, MI 48216-1409

Project

Garage

Item	Description	Qty	Total
02.10 Demo	Build New 34' x 22' Garage Similar in design to existing Garage based on documents provided by KEVIN JAMES BOYLE, AIA • (248) 918-3270 • ISSUED 03/23/2021 Demo Demolition of 748 square foot garage including slab and graded site		8,078.00
03 Excavation	Excavation including trenching to main house for electrical power		5,880.00
04 Concrete	Concrete Foundation		7,176.00
04 Concrete	Concrete Floors		13,416.00
07 Wall Frame	Wall Framing & Roof Framing		24,180.00
11 Siding	Siding Match existing		9,828.00
09 Roof Flashing	Roofing, Flashing Architectural Asphalt Shingles		5,460.00
09 Roof Flashing	Roofing, Flashing 5"K style gutters		1,075.00
16 Electrical & Lighting	Electrical & Lighting		5,100.00
12 Doors & Trim	Doors & Trim (1) Garage Door & (1) Pedestrian Door		3,000.00

Checks payable to: Kuper & Co. Deposit 35% Progress 35% Final 30%
 Estimate may be subject to review if not accepted within 30 days. Line Item
 totals reflect acceptance of Full Estimate. Any individual Line Item changes
 will require Review and possible Price Adjustment of the Total Estimate

Total

\$83,193.00











