

STAFF REPORT 9-8-2021 REGULAR MEETING

PREPARED BY: A. PHILLIPS

APPLICATION NUMBER: 21-7395

VIOLATION NUMBER: 21-479

ADDRESS: 4784 STURTEVANT STREET

HISTORIC DISTRICT: RUSSELL WOODS – SULLIVAN

APPLICANT: DARNELL JACKSON, AMPRO CONSTRUCTION, LLC

PROPERTY OWNER: SOLOME WILLIAMS

DATE OF PROVISIONALLY COMPLETE APPLICATION: 7-19-2021

DATE OF STAFF SITE VISIT: 7-31-2021

SCOPE: DEMOLISH EXISTING GARAGE, REPLACE COLUMNS AND RAILING AT FRONT PORCH

EXISTING CONDITIONS

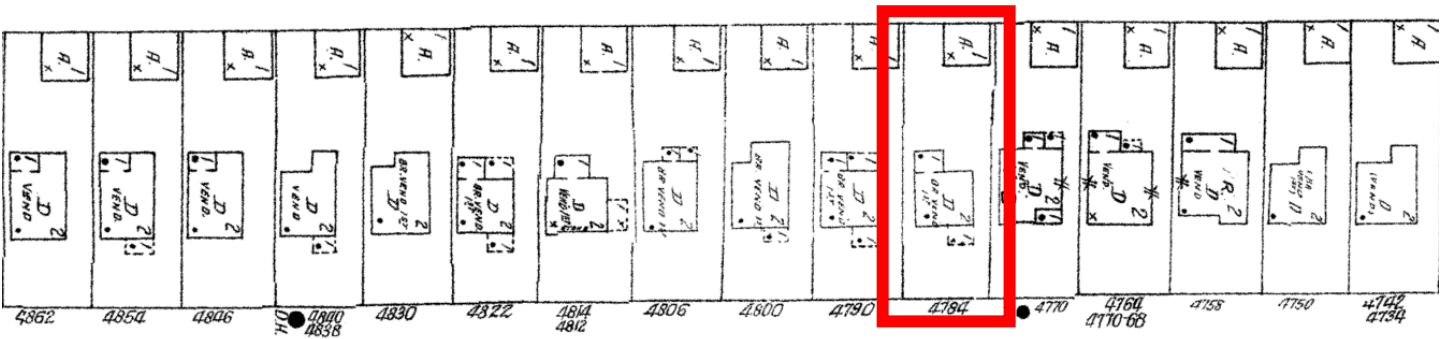
The building located at 1508 Brooklyn Street is a 2 ½-story, gambrel-style, single-family residence that was constructed ca. 1923. The building is clad in red brick at the first floor and porch and a buff-colored horizontal stone at the second floor. The house features metal and painted wood details. The asymmetrical front façade includes a wide elevated front porch which nearly spans the front façade. The porch features a decorative wrought iron railing. The main entrance to the house is located on the east end (right side) of the façade and is accentuated by a small gabled porch roof supported by two tapered, fluted wood columns. The side gable roof is covered in reddish brown asphalt shingles and includes a brick chimney at the west end of the roof. The building appears to retain the majority of its historic wood windows. The windows at both the first and second floor are protected from the sun with aluminum awnings. A modest garage is situated at the rear northeast corner of the lot and is accessed from Sturtevant Street via a concrete driveway which runs adjacent to the east side of the building.



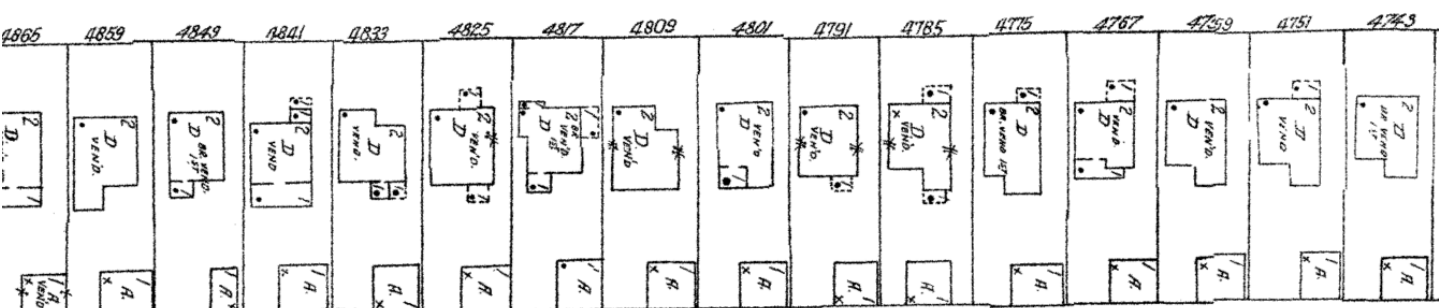
4784 Sturtevant. View from Sturtevant Street looking northeast. Photo taken by HDC staff, July 31, 2021.



4784 Sturtevant. View from Sturtevant Street looking northeast. Roof replacement started and in progress on July 28, 2021 without COA and completed by July 31, 2021. The work was pending an administrative approval when it was started and when HDC staff documented the work in progress on July 28th. A COA for the roof along with miscellaneous other scope items was issued by staff on July 30th, 2021. Photo taken by HDC staff, July 28, 2021.



STURTEVANT AV.



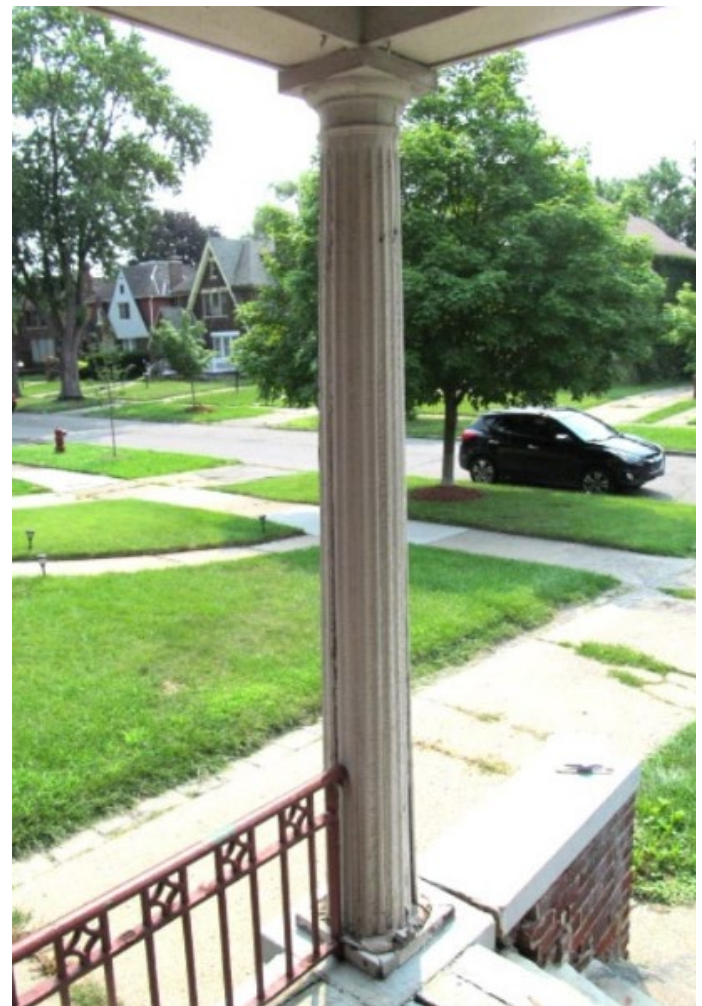
Sanborn map of vicinity, circa 1951.



Existing conditions at garage. Applicant photos.



Existing conditions at west (left side) porch column. Applicant photo.



Existing conditions at east (right side) porch column. Applicant photo.



Existing conditions at west (left side) porch column. Applicant photos.



Existing conditions at west (right side) porch column. Applicant photo.



Existing conditions at porch railing. Applicant photo.



Existing conditions at porch columns and railing. Applicant photo.



Existing conditions at porch railing. Applicant photo.



Existing conditions at porch railing. Applicant photo.

PROJECT DESCRIPTION

Per the submitted documents, the applicant is proposing to:

- Demolish existing garage by dismantling and removing all construction debris. The existing concrete pad and trees are to remain.
- Remove both fluted & tapered wood porch columns and replace with new fiberglass reinforced polymer (FRP) tapered columns which will be fluted.
- Remove existing 24” high decorative wrought iron railing (currently painted red) and replace with a new black wrought iron railing, 36” in height.

STAFF OBSERVATIONS & RESEARCH

- Russell Woods – Sullivan Historic District was designated in 1999.
- It is staff’s opinion that the existing garage has lost historic integrity and no longer contributes to the overall historic character of the property.
- The tapered, fluted wood columns are distinctive and important character-defining features of the property. It is staff’s opinion that the east column (right side) appears to be beyond repair and may require replacement. It is staff’s opinion that although the west column (left side) demonstrates the need for repair at the base, does not appear to be beyond repair.
- The proposed replacement columns are listed in the cut sheet as being 16” in diameter at the bottom of the column, this is 4” larger than the bottom of the existing column which is 12” in diameter.
- The existing 24” high decorative wrought iron porch railing is also a distinctive and important character-defining feature of the property. The materiality, design, and height of the existing railing all contribute to the historic character of the property. It is staff’s opinion that although portions of the railing appear to be rusted, the railing is not beyond repair and therefore does not require replacement.
- Staff observed active work happening (re-shingling the roof of the house) when completing their routine field visit on Wednesday, July 28th, 2021. This work was started without a COA, however, the work was pending an administrative approval at that time. The official COA was issued by staff on Friday, July 30th, 2021. Staff then went back out to the site on July 31st and the work had been completed. Multiple scope items were included in the administrative approval that was issued on July 30th, 2021 (see attached COA).
- This project is City-assisted and is utilizing the 0% Interest Home Repair Loan. The 0% Interest Home Repair Loan program is administered by the Housing and Revitalization Department (HRD).

ISSUES

- The proposal to replace the west column (left side) does not meet Standard 6 as it does not appear beyond repair. It is staff’s opinion that the west column (left side) should be repaired rather than replaced. While the east column (right side) may require replacement, the material and size (16” diameter) of the proposed replacement columns (fiberglass reinforced polymer) is an inappropriate material as it does not match the existing material or diameter of the distinctive feature.
- The proposed removal and replacement of the existing 24” high decorative wrought iron railing removes historic materials that characterize the property.

RECOMMENDATION

Section 21-2-78, Determinations of Historic District Commission (Replacement of columns & replacement of metal railings at front porch)

It is staff’s opinion that the proposal to replace both existing fluted, tapered wood columns with new fiberglass reinforced polymer (FRP) columns and the proposal to remove and replace the existing 24” high decorative wrought iron porch railing removes historic materials and is inappropriate with respect to the character of this property and its environment. Staff therefore recommends that the Commission issue a Denial for the proposed work because it does not meet the Secretary of the Interior’s Standards for Rehabilitation and the Russell Woods – Sullivan Elements of Design, especially 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.

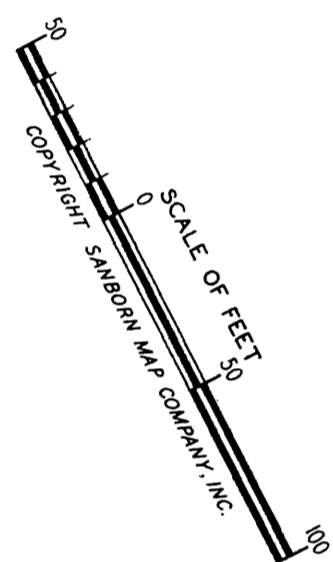
(5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

(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, Determinations of Historic District Commission (Demolition/dismantling of existing garage)

It is staff's opinion that the proposal to demolish the existing garage by dismantling and removing all construction debris and the proposal to retain the existing concrete slab and surrounding trees should qualify for a Certificate of Appropriateness. Staff recommends that the Commission approve a COA for the proposed application, as it meets the Secretary of the Interior's Standards and the Russel Woods – Sullivan Elements of Design.





STAFF SITE VISIT 7/28/2021



4800

STAFF SITE VISIT 7/28/2021



STAFF SITE VISIT 7/31/2021



STAFF SITE VISIT 7/31/2021



NICOLE
REAL ESTATE
SOLUTIONS

STAFF SITE VISIT 7/31/2021

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: 7/19/21

PROPERTY INFORMATION

ADDRESS(ES): 4784 STURTEVANT AKA: _____
PARCEL ID: 14004730 HISTORIC DISTRICT: RUSSELL WOODS - SULLIVAN

SCOPE OF WORK: (Check ALL that apply)
 Windows/Doors Walls/Siding Painting Roof/Gutters/Chimney Porch/Deck/Balcony Addition
 Demolition Signage New Building Major Alteration (3+ scope items) Site Improvements (landscape, trees, fences, patios, etc.)

BRIEF PROJECT DESCRIPTION: SEE ATTACHED SCOPE OF WORK & PHOTO'S.

APPLICANT IDENTIFICATION

Property Owner/Homeowner Contractor Tenant or Business Occupant Architect/Engineer/Consultant
NAME: Darnell Jackson COMPANY NAME: Ampro Construction LLC
ADDRESS: 13501 MT. ELIOTT CITY: Detroit STATE: MI ZIP: 48212
PHONE: 313-891-6000 MOBILE: 313-304-8476 EMAIL: AmproContractor@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)
- Current Photographs:** Including the front of the building & detailed photographs of the area(s) affected by the proposed work. All photographs must be labeled or captioned, e.g. "west wall", "second floor window," etc.
- 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 (BSEtED) to perform the work.

SUBMIT COMPLETED REQUESTS TO: HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: 7/19/21

PROPERTY INFORMATION

Address: 4784 STURTEVANT 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)

REMOVE & REPLACE FRONT PORCH COLUMNS. DEMOLISH GARAGE & REMOVE DEBRIS. SEE ATT. SCOPE OF WORK

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: GARAGE Size of Structure to be Demolished (LxWxH) 22'x22'x7' 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:



Address: 4784 Sturtevant

Historic District Name: Russell Woods-Sullivan

Homeowner: Solome Williams

HRD Compliance Inspector: Phil Sluma **e-mail:** psluma@detroitmi.gov

Contractor Company Name: Ampro Construction, LLC.

Address: 13501 Mt. Elliot Detroit, Mi. 48212

Phone: (313) 891-6000

Email: amprocontractor@gmail.com

Scope of work: This scope includes work related to Lead Hazard Reduction

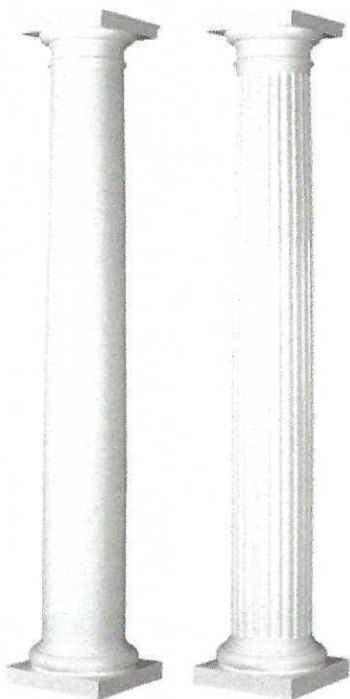
- **Garage Demolition:** Completely dismantle and remove wood frame garage.
 - Remove all demolition and construction related debris. Homeowner is to remove all personal belongings prior to work beginning.
 - **Note: Concrete slab is cracked in areas but is not to be removed. Tree limbs over roof and tree at alley side will not be cut & remain in place.** Contractor is responsible for obtaining demolition permit for this work item through the HDC approval process.
 - **Reason for Demolition:** Garage is in a total state of disrepair. Currently all (4) walls are leaning, side to side & front to rear. The (2) side walls & (1) rear wall are not seated on the concrete slab and are sitting alongside it on clay. The roof shingles are rotted & worn, with large tree branches touching in a few areas. I found several holes in the roof and a considerable amount of rotted wood in areas including the wood siding on the walls. All exterior painted surfaces are covered with peeling LBP. **There is a large tree that has grown directly into & penetrated the rear wall on the alley side that will not be cut or removed and remain in place.** The garage is missing the vehicle bay door & is open to trespass. **See Attached photos of all exterior sides of the garage as well as interior photos:**
- **Front Porch:**
 - **Remove and Replace existing wood fluted & tapered columns (2) at front porch.**
 - Existing columns are wood, fluted & tapered columns that measure 12” at the base & 88” tall.
 - **Reason for replacement:** Current columns including the cap & base at front porch have extensive rotted wood covered with lead based paint. (1) column is completely separated & split open. The other column is water saturated rotting wood with missing pieces and holes. Both columns are compromised and not providing proper support for the front porch overhang. **See attached photos of existing columns & front porch overhang.**

- **Material used for replacement:** We would like to replace the existing columns with fluted & tapered columns that measure 12" at the base & 88" tall. New columns are load bearing porch columns made as one piece from (FRP) fiberglass reinforced polymer and will look exactly like old columns. These new columns will give extra support to overhang. Existing front porch overhang has dropped on one side and needs to be raised up.
- **See attached brochure** which includes photos & specifications of custom made replacement columns that remarkably resemble the existing columns.
- **Railings:**
- Existing railings that line the perimeter of front porch in 3 separate areas are made of wrought iron and are painted, rusted, separated and only 24" high which does not meet code. The measurements are as follows: 1-1/2" square posts with 1/2" ballusters, an R3 radius top rail for a total of approximately 27 feet. There is a custom shaped star inserted in areas. **See attached photos of existing railings.**
- **Material used for replacement:** We would like to replace the existing wrought iron railings with new black wrought iron. The style & measurements would be similar except the height would be 36" to meet existing building code. We are trying very hard to duplicate the star shape in old railings.



PRODUCT CATEGORIES

- HOME
- COLUMNS / PORCH POSTS
- ROUND TAPERED FIBERGLASS COLUMNS
- 16" ROUND TAPERED COLUMN FRP**



16" Round Tapered Column FRP

\$835.00 – \$3,974.00

Large robust synthetic columns, exterior maintenance free.

Height

Flute Options

[Clear](#)

\$2,036.00

Split Option *

A: Whole

Add Tuscan Cap and Base Set? *

Yes (\$306.00)

Reassembly Kit for Split Columns? *





Options \$506.00
total:
Sub total: \$2,342.00

1

Add to cart

SKU: 16RTFRP Categories: Columns / Porch Posts,
 Round Tapered Fiberglass Columns

SPECIFICATIONS

Specifications

We manufacture load bearing porch columns as one piece from fiberglass reinforced polymer (FRP). Infused with marble dust, load bearing columns have a stone-like feel. They are in keeping with the look and feel of traditional classical architecture. These columns are hollow so they can be used as a decorative wrap if needed. And yet they feel and sound solid because of the hard dense nature of the composite column material.

Weatherproof, insect-proof, rot-proof, virtually maintenance free, pound for pound stronger than concrete, steel, or aluminum. This is the premier option for columns. Works great with **either wood or synthetic balustrades**. Interior or exterior use. Use acrylic-latex primer and paint for best results. Whole columns are load bearing. See capacity chart below. Round tapered shafts have a modified architectural entasis, with a Tuscan style astragal for authentic styling. This creates a very visually appealing and architecturally correct look.

Load bearing porch columns work great with either wood or composite balustrades. Interior or exterior use. Use acrylic-latex primer and paint for best results. Keep in mind that if you order the columns split, then they are not load bearing. Of course split columns are intended to be used as a wrap on an existing structural load bearing member.

Split Columns:

Split/reassembled composite columns are NOT load bearing. The idea of a split column is that it can be used around a supporting post, or as a pilaster against a wall. Optional Reassembly Kit



Fluted Columns:

16" load bearing porch columns are available custom fluted. We will flute columns for your specific overall opening height. Just drop us a note on how tall the finished column will be, and we'll make the flutes to start at the appropriate height on the column shaft.

Column Capitals and Bases:

Tuscan Capitals for the 16" Columns are Polyurethane. Tuscan Bases are Fiberglass Polymer (same material as the column shaft).

All Caps and Bases (except ornamental capitals) install around the shaft and do not affect the overall installed height.

Two Column Installation Kits are included with every Column Shaft. Having two kits helps hold these larger columns in place. The Install Kits contain hardware to install round and square composite columns in just about any application. Brackets are bolted to the column, then Tapcon screws attach the top brackets to the ceiling/soffit. Kit includes full instructions on installing FRP columns. If you are attaching wood railing to a round column, you'll want to look at the [Wood Rail to Round Column Hardware Kit](#).

Craftsman Pedestals available for these round tapered columns. Matching square and non-tapered columns available.

[For CURRENT LEAD TIME and shipping transit time, click here.](#)

Shipping cost is displayed in shopping cart.

For exact specs, load capacities, inside/outside dimensions, cap/base specs, & more, click specifications below.

[Limited Lifetime Warranty – never replace your columns again! Click Here for Warranty Information](#)

Proudly Made in the USA.

For Pros

Download Product Drawings:

- [Column Specifications PDF](#)
- [Column Installation Instructions.pdf](#)
- [Cap & Base Installation Instructions.pdf](#)
- [Reassembling Split Columns PDF](#)
- [Installing Split Columns as Pilasters PDF](#)
- [Installing Ornamental Capitals PDF](#)



You may also like...



**18" ROUND TAPERED COLUMN
FRP**

[Select options »](#)



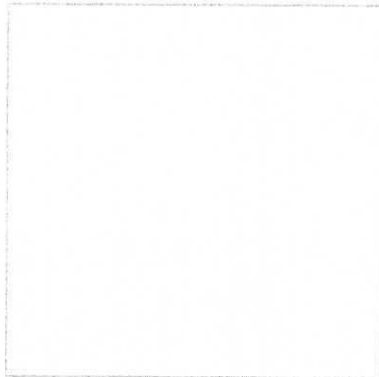
5 1/4" POLY SPINDLE

[Select options »](#)



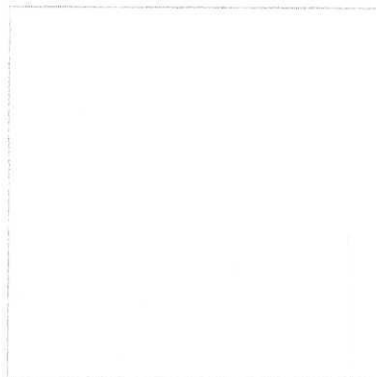
FRP COLUMN INSTALL KIT

[Add to cart »](#)



7 1/4" POLY RAIL

[Select options »](#)



**REASSEMBLY KIT, SPLIT
COLUMNS, FRP**

[Add to cart »](#)



**14" ROUND TAPERED COLUMN
FRP**

[Select options »](#)

Related products





8" ROUND TAPERED COLUMN

FRP

Select options »

10" ROUND TAPERED COLUMN

FRP

Select options »

WOOD RAIL TO ROUND COLUMN

HARDWARE KIT

Add to cart »

SIGN UP FOR OUR FREE CATALOG



THE BALUSTER BLOG

ORDERING INFO

PRIVACY POLICY

CUSTOMER SERVICE

SHIPPING INFORMATION

MY ACCOUNT

CONTACT

LINKS

JOIN OUR TEAM

© 2021 American Porch, LLC. | Website design & development by Gecko Designs



























4264

BRAND



4184





















































































































































FOR REFERENCE ONLY

COA FOR APP. #21-7419 - NOT FOR CURRENT APPLICATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

DETROIT, MICHIGAN 48226
PHONE 313-224-6536
FAX 313-224-1310

7/30/2021

CERTIFICATE OF APPROPRIATENESS

Darnell Jackson /
Ampro Construction
13501 Mt. Elliot
Detroit, MI
48212

RE: Application Number 21-7419; 4784 Sturtevant; Russell Woods-Sullivan Historic District

Dear Darnell,

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205(10), MSA 21-7386 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 (COA), which is effective as of July 30, 2021.

Staff finds the following proposed work meets the defined elements of design for the historic district and the Secretary of the Interior's Standards for Rehabilitation and guidelines for rehabilitating historic buildings (36 CFR Part 67).

Front Porch Rehab:

- Remove and replace brick wing walls and rebuild to match existing dimensions
- Wingwalls are 12-3/4" wide x 40-1/2" tall x 44" deep with concrete cap 14" wide x 4" tall x 43" long
- New mortar to match existing color, profile and texture
- Remove and replace concrete steps to match existing- four (4) precast concrete are 8-1/3" high x 6' wide

Rebuild Rear porch

- Remove and replace entire porch to include deck, framing, steps, railing columns, skirting and brick piers, to match existing footprint, 5' wide x 10' deep x 3' high
- Install (2) new brock piers to same size and configuration on stable footings, using new brick to match existing color and style of existing, mortar to match existing color, profile, texture and strength of existing
- Rebuild porch to match existing footprint with pressure treated lumber
- Install pressure treated radius edge decking on floor
- Install new columns, steps and pickit style railings to match existing on open sides of porch and down both sides of steps
- Install new picket skirt wall on porch and steps with hinged door opening under porch

Exterior Surface Lead Remediation – substrate stabilization, scrape and paint to match existing colors:

- Windows: eight (8) on wall A, eight (8) on wall B, four (4) on wall C, seven (7) on wall D
- Remove storm windows and awnings –
 - Scrape, prime and paint metal lintels, sashes, all exterior wood casing, sills and trim to match existing

FOR REFERENCE ONLY

COA FOR APP. #21-7419 - NOT FOR CURRENT APPLICATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

DETROIT, MICHIGAN 48226
PHONE 313-224-6536
FAX 313-224-1310

- Remove upper and lower sashes and stops to perform necessary repairs, perform substrate stabilization and apply eco-bond lead defender to all painted surfaces
- Reinstall sashes and stops, storm windows
- Using lead safe practices, remove peeling paint alt all exterior wood components on home including siding, soffits, fascia, rake frieze, gable, trim boards, front and rear porch ceilings and main beams. Prime and paint all to match existing colors
- Remove peeling paint at rear and side exterior doorjambs and transom window (at rear), casing and trim above door, prime and paint to match existing

Asphalt Shingle Roof Replacement – Home:

- Removal of existing asphalt shingle roof.
- Install new HDZ Timberline asphalt shingles in Patriot Red (appears Brownish Red, similar to existing).
- Install new roof to manufacturer specifications, including drip edge, water / ice shield, hip / ridge caps, synthetic underlay, venting, flashing and replacement decking where necessary

Gutter & Downspout Replacement – Home:

- Removal of existing aluminum gutters
- Install new 4” aluminum gutters and downspouts

Please retain this COA for your files. You should now proceed to obtain a building permit from the City of Detroit Buildings, Safety, Engineering and Environmental Department. It is important to note that approval by the Detroit Historic District Commission does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact me at cagneyb@detroitmi.gov.

For the Commission:



Brendan Cagney
Detroit Historic District Commission Staff