

**STAFF REPORT: 9/22/2021 MEETING**

**PREPARED BY: D. RIEDEN**

**APPLICATION NUMBER: #21-7469**

**ADDRESS: 803-831 W. BOSTON**

**HISTORIC DISTRICT: BOSTON-EDISON**

**APPLICANT: BISHOP THOMAS L. JOHNSON SR**

**PROPERTY OWNER: BISHOP THOMAS L. JOHNSON SR**

**DATE OF PROVISIONALLY COMPLETE APPLICATION: 8/9/2021**

**DATE OF STAFF SITE VISIT: 8/31/2021**

**SCOPE: NEW DRIVEWAY AND CURB CUT INSTALLED WITHOUT APPROVAL**

### **EXISTING CONDITIONS**

The property at 803 W. Boston is a 2 ½ story, single-family residence facing northwest and sits on a corner lot at Boston Blvd and 3<sup>rd</sup> Street. The steeply pitched roof features a front-gabled roof, two steeply pitched gable dormers, and flat roofed extension. Half-timbered vergeboards match the dark brown half-timbering of the second floor with contrasting, off-white stucco. A massive, darkly-bricked chimney, crowned by decorative chimney pots, matches the dark brick exterior of the first floor. Multi-pane windows appear in pairs or groupings of threes, featuring narrow transoms on the first floor. The front doorway recedes under a heavy-planked roof and wood columns. The brick walled front porch encloses the entrance. The cement walkway to the entrance is flanked by a variety of foundation evergreens, ornamental trees, flowering shrubs and cannas. Most of the front yard is green lawn, with a sidelot that is enclosed by a black metal fence. The front entry driveway, which was installed without approval, introduces a new curb-cut on the adjacent parcel at 831 W. Boston Blvd. On July 22, 2021, the Applicant received notice for work complete without approval by HDC staff for this installation, hence the application before the Commission.



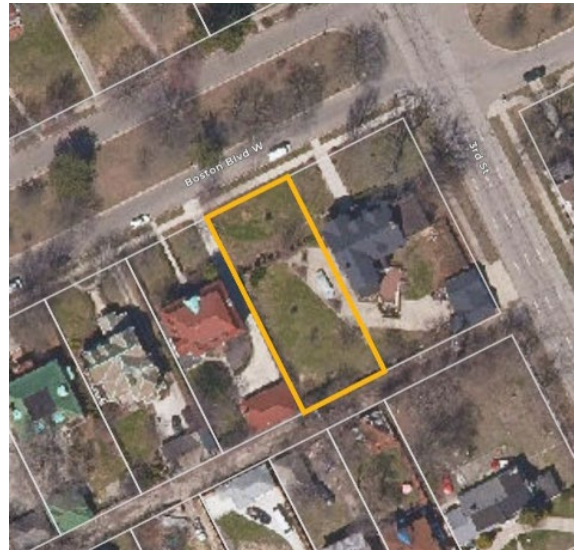
*Site Photo 1, by Staff August 31, 2021: (North) front yard*



*Site Photo 2 by Staff August 31, 2021: Driveway (North) front yard.*



Site Photo 3, by Staff August 31, 2021: View (West) front yard and neighbor's driveway, further west.



Aerial of Parcel #04002744, at 831 W. Boston

**PROPOSAL**

The applicant provided a complete application for the proposed installation of a 12' by 62' concrete driveway and 5' by 15' approach with curb cut (860 SF total). See also applicant photos and attachments:

Installation of Driveway:

- Remove grass lawn and soil.
- Add 4" of base material (sand or crushed stone), power tamp base for compaction
- Install expansion joints where needed.
- Saw cut control joints where needed.
- Add 4" of concrete for driveway, 6" of concrete at approach with light broom finish.

**STAFF OBSERVATIONS AND RESEARCH**

- Staff visited the site on two occasions. On July 22, 2021, staff visited the site in response to neighborhood complaint concerning the installation of the driveway. At that time, Staff informed the applicant of the HDC application process and gave the applicant a HDC application. On August 31, 2021, staff visited the site to observe work completed. Staff photographed the property from the public right-of-way and observed the front, corner and neighboring property. (See staff photos enclosed.)
- While the initial white color of the concrete does not currently match existing concrete of the public walkway and front entrance walkway, the concrete is a historically appropriate material and will age and darken over time. It is staff's opinion that the driveway and curb-cut does not detract from the overall historic character of the property.
- It is staff's opinion that this driveway, similar to the adjacent neighbor's driveway, is consistent with the design, material and scale of the house.

**ISSUES**

- Staff finds no issues with this proposal.

**RECOMMENDATION**

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

HDC staff recommends the Commission issue a Certificate of Appropriateness for the proposed work because it meets the Secretary of the Interior's Standards for Rehabilitation and conforms to the Elements of Design for the Boston Edison Historic District.



























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: \_\_\_\_\_

## PROPERTY INFORMATION

ADDRESS(ES): \_\_\_\_\_ AKA: \_\_\_\_\_

PARCEL ID: \_\_\_\_\_ HISTORIC DISTRICT: \_\_\_\_\_

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Walls/ Siding	<input type="checkbox"/> Painting	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/Deck/ Balcony	<input type="checkbox"/> Addition
<input type="checkbox"/> Demolition	<input type="checkbox"/> Signage	<input type="checkbox"/> New Building	<input type="checkbox"/> Major Alteration <i>(3+ scope items)</i>	<input type="checkbox"/> Site Improvements <i>(landscape, trees, fences, patios, etc.)</i>	

BRIEF PROJECT DESCRIPTION: \_\_\_\_\_

## APPLICANT IDENTIFICATION

Property Owner/  
Homeowner

Contractor

Tenant or  
Business Occupant

Architect/Engineer/  
Consultant

NAME: \_\_\_\_\_ COMPANY NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

## 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](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 (BSEtED) to perform the work.

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



# P2 - BUILDING PERMIT APPLICATION

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

## PROPERTY INFORMATION

Address: \_\_\_\_\_ 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)

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

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

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

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

**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: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**ARCHITECT/ENGINEER/CONSULTANT**  Architect/Engineer/Consultant is Permit Applicant

Name: \_\_\_\_\_ State Registration#: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

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

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

**HOMEOWNER AFFIDAVIT** (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Homeowner)

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

Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
(Notary Public)

**PERMIT APPLICANT SIGNATURE**

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. **I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be**

Print Name: \_\_\_\_\_ 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.





**IDENTIFICATION** (All Fields Required)

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

Name: Thomas L. Johnson St Company Name: \_\_\_\_\_  
Address: 803 W Boston City: Detroit State: MI Zip: 48202  
Phone: (313)401-1532 Mobile: \_\_\_\_\_  
Driver's License #: J 525 792 497 942 Email: bishop\_tljohnson@att.net

**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: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**ARCHITECT/ENGINEER/CONSULTANT**  Architect/Engineer/Consultant is Permit Applicant

Name: \_\_\_\_\_ State Registration#: \_\_\_\_\_ Expiration Date: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

**HOMEOWNER AFFIDAVIT** (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: Thomas L. Johnson Sr Signature: Thomas L. Johnson Sr Digitally signed by Thomas L. Johnson Sr  
Date: 2021.08.08 09:06:13 -0400 Date: Aug 4, 2021  
(Homeowner)

Subscribed and sworn to before me this 6th day of Aug 20 21 A.D. Wayne County, Michigan  
Signature: Darlean R. Shaw My Commission Expires: 3/4/26  
(Notary Public)

**PERMIT APPLICANT SIGNATURE**

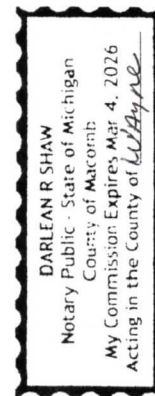
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Print Name: Thomas L. Johnson Sr Signature: Thomas L. Johnson Sr Digitally signed by Thomas L. Johnson Sr  
Date: 2021.08.08 09:07:08 -0400 Date: Aug 4, 2021  
(Permit Applicant)

Driver's License #: J525 792 49 7942 Expiration: 12/11/2023  
Subscribed and sworn to before me this 6th day of Aug 20 21 A.D. Wayne County, Michigan  
Signature: Darlean R. Shaw My Commission Expires: 3/4/26  
(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.

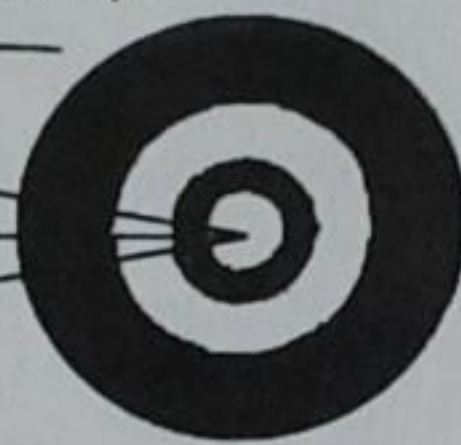
This application can also be completed online. Visit [detroitmi.gov/bseed/elaps](http://detroitmi.gov/bseed/elaps) for more information.





R  
V  
K

July 22-25th.



right on target for all  
your concrete needs!

Kariem Ford (248) 996-7130

**Construction LLC**

30039 Pleasant Trail, Southfield, MI 48076

~~28936 Robinson Farmington Hills, Michigan 48336~~

~~Office Phone: (313) 850-4405 • (248) 497-6331~~

~~www.rvkconstruction.com~~

all types of cement work: commercial - residential - porches - driveways - footing  
garage/basement floors - patios - walks. - stamped concrete - color concrete  
complete landscaping installation.

No need to sacrifice quality for price - get the best of both

Estimate/proposal prepared for:

Bishop Johnson  
803 W. Boston  
Detroit, MI 48202  
Description of Services:

#cell  
(313) 401-1532  
(313) 401-1554 ELLA

Date  
July 15, 21

\* Take out ~~existing~~ grass area from street to existing  
patio pass iron gate. 12' x 62' Driveway  
Approach. 5' x 15' 6" thick with curb cut 16' ft.

\* Repair curb at street 12' ft, Also curb around pond area

- \* Supply, Place & Grade base up to 4" of base material (sand or crushed stone).
- \* Power tamp base for complete compaction
- \* Supply and install expansion joint material where needed as needed.
- \* Control joints to be either saw cut/tool cut as needed where needed.
- \* Supply, Place & Finish an average of 4" concrete that is to contain 6 sacks of cement per cubic yard, air-entrained type.
- \* All exterior regular concrete exposed to weather shall have a light broom finish.
- \* This job includes all necessary material, labor and clean-up.

860 sq Ft total

Total investment of job:

Initial investment payment:

Balance due upon completion of job:

\$ 6500.00  
Downpayment \$ 3250.00

(WE WILL MEET OR BEAT ANY WRITTEN ESTIMATE !!!)

Work to be performed in accordance with drawings and completed in a substantial workmanlike manner. Any alteration or deviation from specifications involving extra costs will be executed only upon written agreement and will become an additional charge over and above this estimate. Break-out price based upon standard 4" concrete; variations will be charged accordingly. Total cost of job will remain valid for 21 days from date of estimate above.

**ACCEPTANCE OF ESTIMATE PROPOSAL**

The above prices, specifications and conditions are satisfactory and are hereby accepted, I authorize RVK Construction, L.L.C. to complete the work as specified and agree that payment will be made as outlined above. I understand that RVK Construction, L.L.C. is not responsible for backfill.

Authorized signature

Kariem Ford

RVK Construction Authorized signature

July 15, 21

Date

7/15/21

Thank you for becoming a client of RVK Construction, L.L.C. The exterior concrete paving season is relatively short in Michigan. To be assured the highest priority in completing your work, please contact our office for scheduling.























