

**STAFF REPORT:** 11/10/2021 MEEETING

**PREPARED BY:** J. ROSS

**ADDRESS:** 940 EDISON

**APPLICATION NO:** #2021-7573

**HISTORIC DISTRICT:** BOSTON-EDISON

**APPLICANT:** JOSHUA VAN BERKUM

**OWNER:** JOSHUA VAN BERKUM

**DATE OF PROVISIONALLY COMPLETE APPLICATION:** 10/22/2021

**DATE OF STAFF SITE VISIT:** 11/03/2021

**SCOPE:** ERECT NEW GARAGE USING SALVAGED MATERIALS FROM HISTORIC GARAGE

### **EXISTING CONDITIONS**

Erected ca. 1910, the dwelling located at 940 Edison is a 1 ½-story dwelling that is located within the Boston-Edison Historic District. The resource features wood siding, wood-sash windows, and a side-gabled roof which is covered with asphalt shingles. A shed-roof dormer that is clad with wood shake extends across the roof's front face. A hipped-roof garage sites to the rear of the home. Currently, the wood sheathing exists at the garage's exterior walls and no windows and doors are present.



**940 Edison, current appearance**



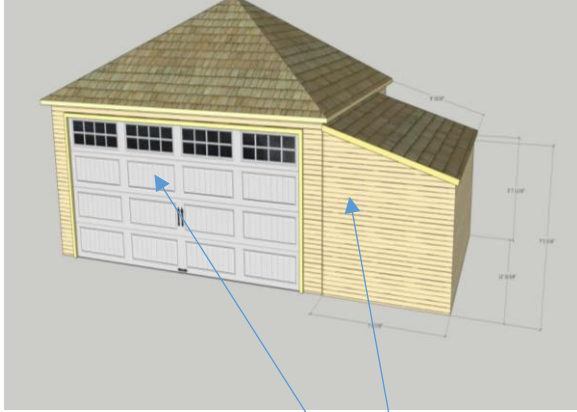
**940 Edison, garage's current condition**

### **PROPOSAL**

Please note that the applicant appeared in front of this body at the December 2017 meeting with an application to replace the wood carriage-style doors at the front elevation of the property's garage with new, steel carriage-style doors. The applicant also proposed to install a shed-roof, lean-to type addition to the garage's west elevation. The applicant proposed to clad the addition with a lapped, wood siding of the same dimension/exposure/profile as the existing historic wood siding. The Commission approved the proposal. See the following for photos of the building in 2017



**In 2017, the Commission approved the replacement of these door. Condition prior to the current work**



**Carriage-style metal replacement doors approved by the Commission in 2017. The Commission also approved the addition of a side/west elevation lean-to, shed-roof wing to be clad with wood siding**



**Lean-to addition approved by the Commission in 2017**

In April 2021, the owner submitted an application to staff for review so that he might pull a permit for work which the Commission approved in 2017. Please see the attached COA which notes that HDC staff approved the following in April 2021:

- Remove existing concrete slab and re-pour new concrete slab w/ 24” ratwall
- Stabilize structure, including: replacement of rotted header, as proposed; true and cross-brace structure
- Remove existing wood siding, install sheathing and tar paper, reinstall existing siding. Any new siding to match existing style, dimensions and profile of existing siding
- Repair existing 4” trim, soffits and fascia, where feature has deteriorated beyond repair, install new to match existing material, dimensions, profile and style.
- Install new aluminum gutters and downspouts
- Paint as proposed to compliment home (Blackish Green, white trim)
- Install (2) 8’x8’ carriage-style doors, in existing opening, instead of approved single overhead door

It appears that the applicant pulled a permit for the work per HDC staff's April 2021 approval, and undertook the rehabilitation of the garage. However, per the applicant, 2' was added to the garage's base without HDC approval because he was unable to fit the new garage door within the current header with the garage's original 8'-0" height. He noted that had therefore added an additional 2'-0" to the base of the garage to meet the required 10'-0" height. Specifically, per the applicant/owner:

*Yes, the 2' was added to the structure, as I would not have been able to fit a 7 or 8 foot garage door on an 8' tall hipped-roof garage that required an 18" header...But, yes, the BSEED inspectors along the way required me to add a tremendous amount of lumber into this structure that I never intended, including rafters, roof buttressing, etc. You'll see that in the photos I'm attaching. It was an empty shell when I started. If I had to do it again, I'd would have just asked to demolish the garage and build a new one, but here we are...I had to lift the structure off the ground and suspend it to remove dry-rotted lumber, and to remove the heaved cement pad and pour a new one. It was then set back down, and I then cladded the structure in plywood sheathing.*

Note that that the addition of the 2'-0" at the garage base now requires that height of the approved west elevation, shed-roof addition will need to be to increased by 2'-0". Therefore, with the current application, the property owner is seeking the Commission's approval of the following work items:

- At the base of the garage, add/sister in 2'-0" -high studs to increase the garage height from 8'-0" to 10'-0"
- Increase the height of the west elevation, shed-roof addition 2'-0"
- Install cementitious sheathing at the east elevation
- Install the salvaged historic wood siding at the rear and side elevations. New lapped wood siding of the same dimension, detailing, and profile as the original will be installed at the new shed-roof addition and where necessary at the side and rear elevations/at the area of the 2'-0" height increase

Please note that the applicant's scope which was submitted on 10/20/2021 proposes to install a "fire-suppressant material on the East side of the garage." However, he has since revised this work item to include the addition of a fire-suppressant sheathing at the east elevation and reinstall the original lapped wood siding and new lapped wood siding (where necessary ) over the sheathing.

#### **STAFF OBSERVATIONS AND RESEARCH**

- Beginning in 2017, the garage has undergone numerous alterations, to include the replacement of the existing non-historic asphalt roof and sheathing, the addition of new rafters, the addition of a new slab, the removal of the wall sheathing, the addition of new structural members at the walls, and the removal of the dilapidated primary entry doors. The only remaining original fabric at the building will include the siding, two windows, and a small amount of structural wall and roof members. Essentially, once erected, the" new" garage will exist as an amalgam of salvaged material from the original garage
- The applicant has noted that it was technically infeasible to retain the original garage due to its poor condition and the fact that its then current 8'-0" could not accommodate the required 18" header
- It is staff's opinion that the new garage is compatible with the historic character of the home and the district and will not be mistaken for the original building as an assessment of the interior will clearly indicate the garage's date of reconstruction.

## ISSUES

- None

## RECOMMENDATION

### Section 21-2-78. Determination of the Historic District Commission

Staff recommends that the Commission issue a Certificate of Appropriateness for the project because it conforms to the Boston Edison-Historic District's Elements of Design and meets the Secretary of the Interior Standards for Rehabilitation.





**Garage, current appearance**

## 940 Edison Garage & Shed Project - Revised

There are already approvals in place for the shed as well as replacement of the garage doors, and for the garage rehabilitation project. This is a submission to account for changes and requirements made by BSEED to bring the structure as close to code as possible.

### **Summary:**

This Spring, the garage was reinforced for lifting, the siding was carefully removed (to be placed back on the garage), and timbers were placed to facilitate lifting. The structure was lifted 40" in the air, and the floor was removed. A new concrete floor was poured at proper grade, and the garage was set back down.

Various changes were made at the request of BSEED and multiple inspectors. Some were made when the permit was pulled, and others have been requested since, such as:

-Require 2x6 "rafters" to be added to structure under the top-plate of the exterior walls. Tie in North and South walls into the "rafter" structure. While not a seemingly drastic change from a historical perspective, this requirement makes it very difficult to achieve functioning garage doors, and also requires me to make the structure taller.

-Requirement of 18" header above garage doors, per code, instead of a 6" header. This requirement makes it impossible to install 7' or 8' doors without making the garage taller. My solution was to set the garage down with 10' 2x4's, thus leaving room for 8' doors below the header. BSEED would like confirmation from historic that 10' in height is approved.

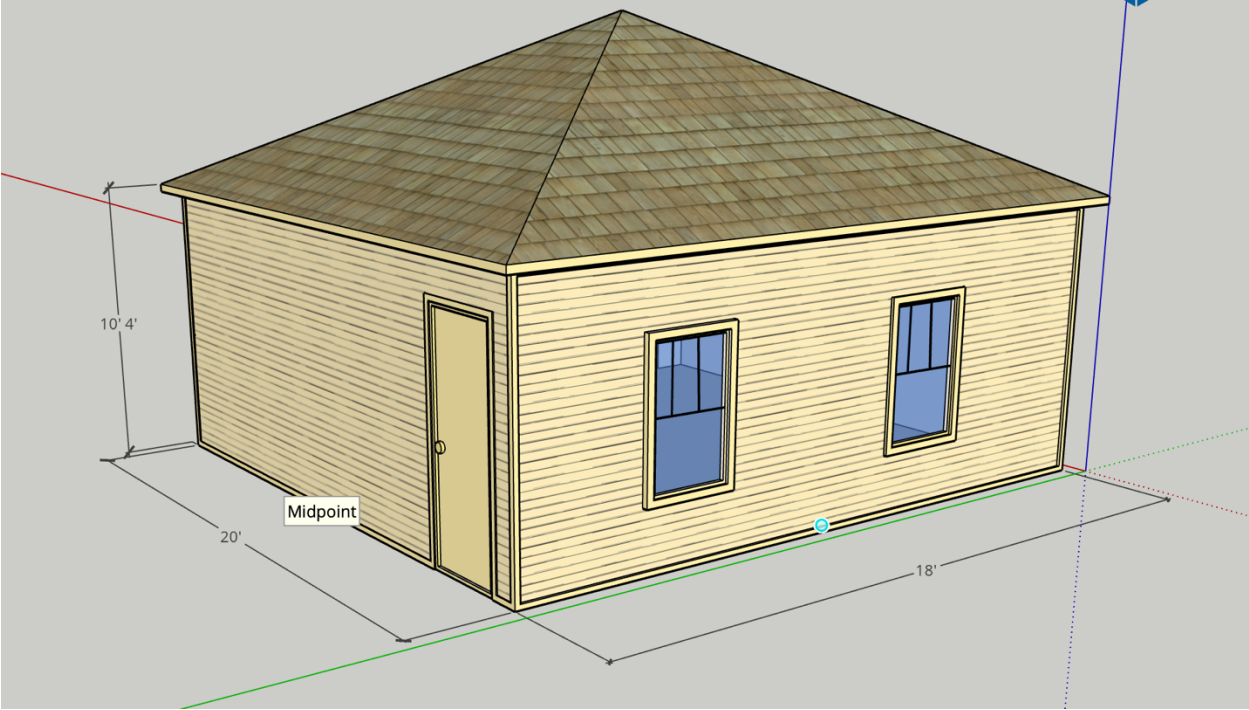
-Fire-suppressant material on the East side of the garage. Was initially approved by BSEED to clad the garage in plywood and then re-apply german-lap wood siding (original, or perfect reproduction). Most recent inspector said that they would require fire-suppressant material on the East Side of the garage since it is arguable a "new" garage, and is therefore too close to the neighbor's property line to be constructed without fire-suppressant material.

### **Punch list:**

- Obtain approval from HDC to allow for increased garage height (10') to accommodate increased header and doors as required by HDC.
- Obtain approval from HCD to allow fire-suppressant material on the East side of the garage. The rest of garage will use the original wood german-lap style siding.
- Obtain approval to modify the height of the lean-to shed to be proportional with increased garage height. 8'1" to 9'3" will be the roof pitch, tucking under the garage soffit with about 6" of siding exposed.







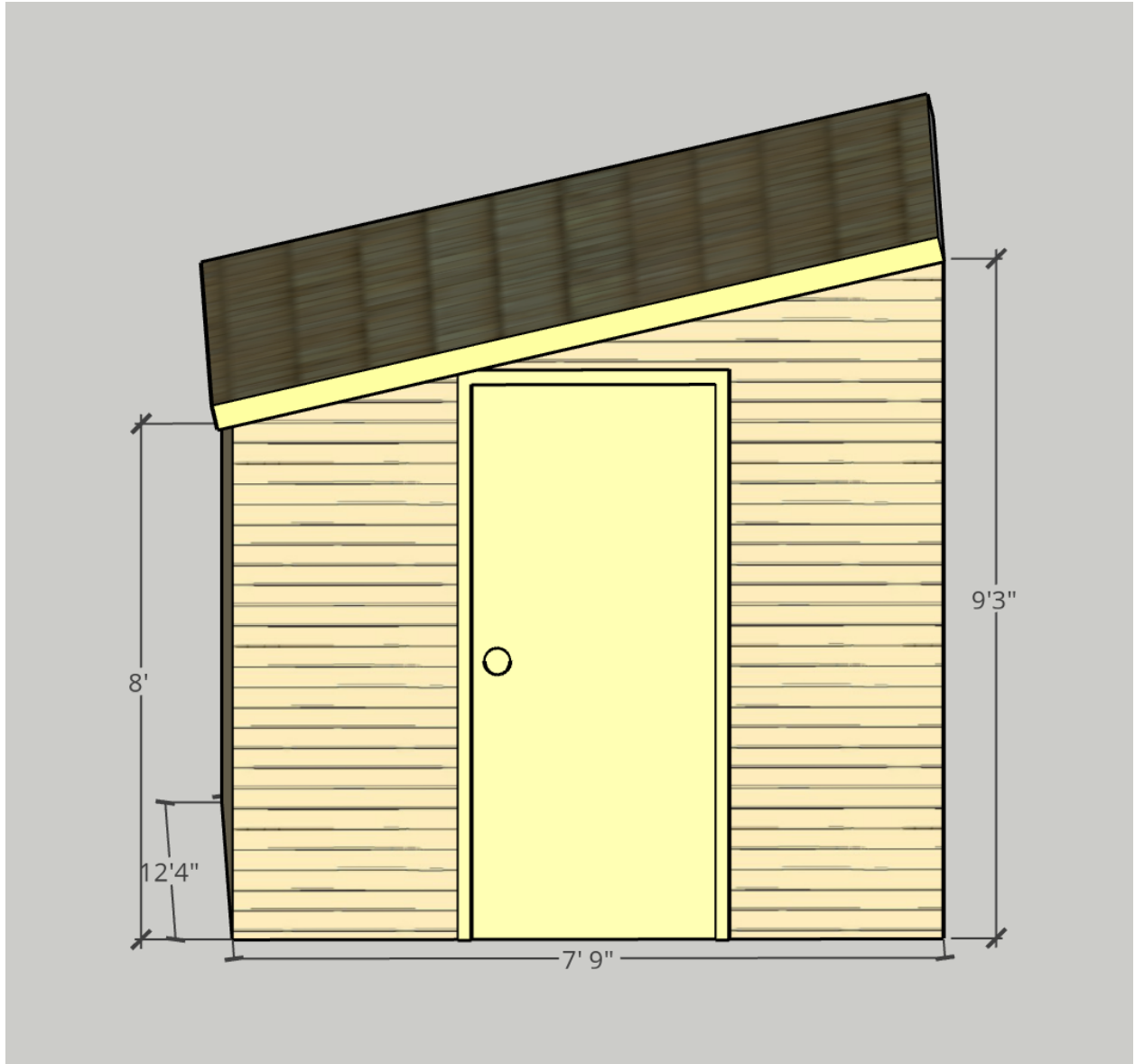


Figure 1 8x8 Carriage doors proposed.

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: 10-11-21

## PROPERTY INFORMATION

ADDRESS(ES): 940 Edison St. Detroit AKA: \_\_\_\_\_

PARCEL ID: \_\_\_\_\_ HISTORIC DISTRICT: Boston Edison

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input checked="" type="checkbox"/> Walls/ Siding	<input checked="" 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 checked="" type="checkbox"/> Major Alteration (3+ scope items)	<input type="checkbox"/> Site Improvements (landscape, trees, fences, patios, etc.)	

BRIEF PROJECT DESCRIPTION: Repair / Restore Garage & Add  
shed.

## APPLICANT IDENTIFICATION

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

NAME: Joshua Van Berkom COMPANY NAME: \_\_\_\_\_

ADDRESS: 940 Edison St. CITY: Detroit STATE: MI ZIP: 48202

PHONE: 248 890 9242 MOBILE: \_\_\_\_\_ EMAIL: jvb248@icloud.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

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)**

### 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.

**P2 - BUILDING PERMIT APPLICATION**

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

**PROPERTY INFORMATION**

Address: 940 Edison St. Detroit Floor: \_\_\_\_\_ Suite#: \_\_\_\_\_ Stories: 2.5  
AKA: \_\_\_\_\_ Lot(s): \_\_\_\_\_ Subdivision: Boston Edison  
Parcel ID#(s): 04002617 Total Acres: \_\_\_\_\_ Lot Width: \_\_\_\_\_ Lot Depth: \_\_\_\_\_  
Current Legal Use of Property: residential R1 Proposed Use: N/A  
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 #: BLD2021-02030 (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)  
Increase Height of Garage to 10' clad East Side of garage in fire suppressant material.  
 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 \$ 500 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: \_\_\_\_\_  
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: Joshua Van Berkm Company Name: \_\_\_\_\_  
Address: 940 Edison St. City: Detroit State: MI Zip: 48202  
Phone: 248 890 9942 Mobile: 248 890 9942  
Driver's License #: V516440429336 Email: jv5248@icloud.com

**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.



