

STAFF REPORT: 2/23/2022 MEETING
APPLICATION NUMBER: #22-7657
VIOLATION NUMBER: #218
ADDRESS: 916 EDISON
HISTORIC DISTRICT: BOSTON-EDISON
APPLICANT: STEVEN SMITH
PROPERTY OWNER: STEVEN SMITH
DATE OF PROVISIONALLY COMPLETE APPLICATION: 1/18/2022
DATE OF STAFF SITE VISIT: 1/21/2022

PREPARED BY: D. RIEDEN

SCOPE: RECONSTRUCT REAR PORTION OF HOUSE (WORK INITIATED)

EXISTING CONDITIONS

Built in 1911, the property at 916 Edison is a 2 ½ story home that faces southeast, filling nearly the width of its property. The pyramid roof with elongated eaves, has a central dormer that peers from the brown asphalt shingles. The dark brown brick cladding of the first floor is dominated by the bright yellow stucco of the first floor with corner detailing and the first floor bay, sheltered by white awnings. Tall, narrow muntins accentuate the tops of the double hung windows. The front entrance recedes under the sturdy porch with brick pillars topped with wood columns. The dark brick and stucco siding wraps around the house and into the rear. The site of this application is not visible from the front, due to the close positioning of the neighboring houses. The front yard is minimally landscaped with an evergreen property line hedgerow and a front concrete walkway through the front lawn to the public sidewalk.



Site Photo 1, by Staff January 21, 2022: (Southeast) front elevation.



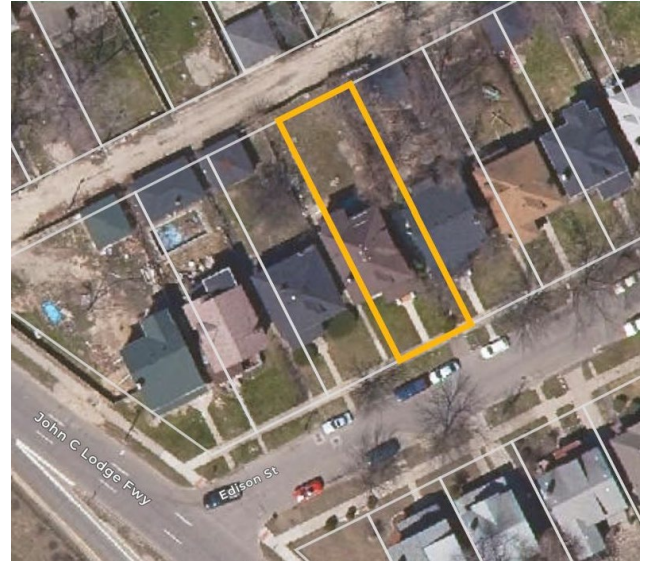
Site Photo 2, by Staff January 21, 2022: (Northwest) rear elevation showing reconstructed rear portion of the house.

This property has the following HDC approvals on Detroit Property Information System (DPI).

- April 1992, Certificate of Appropriateness (COA): Extend stockage fence, plant shrubs.
- April 2017, Violation: Replaced siding on reconstructed rear of house.



Site Photo 3, by HDAB 1980: (Southeast) front elevation



Aerial of Parcel # 04002620 by Detroit Parcel Viewer.



Site Photo 4, by applicant: (Northwest) rear elevation showing prior condition, photograph taken by previous owner.



Site Photo 5, by applicant: (Northwest) rear elevation showing current condition as started by previous owner.

PROPOSAL

The applicant states that they would like to complete the reconstruction of the rear area of the house that was left unfinished at the time of purchase. Currently, this area is left with Tyvek wrap, vinyl siding, three (3) vinyl windows and a rear, steel door. The proposed completion of this reconstruction is pulled from the applicant's narrative and follow-up questions to identify individual scope items found within the application. See also attached photos and narrative.

Rear Reconstruction of House

- Retain dimensions of the existing floor plan at 8' x 12', and existing height at two stories.
- Retain the previously installed three (3) vinyl windows and a steel door.
- Remove exterior vinyl siding and install one of two options for siding:
 - Option A: Engineered treated wood siding panels 4'x8', SmartSide 38 Series Cedar Texture, 8" OC Panel.
 - Option B: James Hardie board 8¼" x 144".
 - Both options are primed painted and ready for installation, color white to match trim at front of house.

STAFF OBSERVATIONS AND RESEARCH

- Boston-Edison Historic District was established in 1974.
- Staff observed that the location of the rear reconstruction is only visible from the alley, and not visible from the front street.
- Staff confirmed with the applicant the following items, to clarify the above proposal:
 - Confirmed that the dimensions of the floor plan and height were to be retained as built.
 - Confirmed that the door and vinyl windows were to remain.
 - Confirmed that the proposed new siding would be presented as two options.
 - Staff offered the applicant the HDC recommended color chart, Color System D or E, for the siding color. The applicant confirmed that they prefer color white, although not on the color chart.
- It is staff's opinion that the only character-defining feature of the reconstructed rear of the house is the feature as a whole with its original dimensions, but not its material siding. Staff believes the vertical wood siding of the first and second floor is not original construction material for this house. (See site photo 3)
- While the window and door of the first floor appear to be at their original approximate location, the second floor windows have been relocated to areas that are off-centered from their original location. The dimensions of all the vinyl windows are smaller than the original wood windows but appear to be the same operation and configuration.
- Staff observed that the steps to the door appear to be temporary in construction, but they are not part of this application.



Site Photo 6, by applicant: (West) side elevation showing current condition by previous owner.

ISSUES

- Because staff offers the opinion that the siding of this rear reconstructed areas is not a character-defining feature at this location of the house, staff recommends that the introduction of a new siding material, such as Hardie board, would be an appropriate use of material, although the 8” dimension is too wide and not compatible on this historic house. Staff offers the opinion that Option B (Hardie board) would be a more suitable material than Option A (wood panel siding).
- Vinyl is not an appropriate use of material for the Boston-Edison Historic District, and therefore, staff offers the opinion that the vinyl windows are not an appropriate use.
- It is staff’s opinion that the location and dimensions of the windows should attempt to match the original wood window dimensions.
- Staff offers the opinion that the siding color white, although used in some trim at the front of the house, would be more suitable to match the existing stucco, brick or other siding color as found in Color System D or E.
- Staff found no other issues with this proposal as shown in this application.

RECOMMENDATION

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

Recommendation #: Reconstruct Rear Portion Of House:

It is staff’s opinion that the proposed reconstruction of the rear portion of the house retains and preserves the historic character of the building, its site, and setting. Staff therefore recommends that the Commission issue a Certificate of Appropriateness as the proposed work meets the Secretary of the Interior’s Standards for Rehabilitation.

Staff recommends the COA be issued with the following conditions:

- The vinyl windows be replaced with wood or wood clad material and match in dimension and location of the original wood windows.
- The siding use Option B (hardie board) in a 4-5” exposure size, but in a color that matches the existing stucco, existing brick or as found in Color System D or E for house siding colors.
- The applicant provide HDC staff a revised plan that addresses the prior to conditions for review and approval.







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: 11-11-21

PROPERTY INFORMATION

ADDRESS(ES): 916 Edison St AKA: _____

PARCEL ID: 04002620 HISTORIC DISTRICT: Boston Edison

SCOPE OF WORK: (Check ALL that apply)

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

BRIEF PROJECT DESCRIPTION: I receive a stop work for work that has begun prior to me purchasing the home.

APPLICANT IDENTIFICATION

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

NAME: Stephen Smith COMPANY NAME: Gladiator Properties LLC

ADDRESS: 8827 Gratiot CITY: Det STATE: MI ZIP: 48213

PHONE: 800-337-9195 MOBILE: 313-282-0244 EMAIL: SSmith1043@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.

Date: 11-11-21

PROPERTY INFORMATION

Address: 916 edison st Floor: 3 Suite#: Stories: 3

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 [x] 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)

I would like to finish what was started prior to my purchase which mainly consist of back porch

[] MBC use change [] No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

[x] HVAC/Mechanical [x] Electrical [x] Plumbing [] Fire Sprinkler System [] Fire Alarm

Structure Type

[] New Building [x] 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 [x] 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

[x] Residential-Number of Units: 1 [] 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:

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:

Permit #:



IDENTIFICATION (All Fields Required)

Property Owner/Homeowner

Property Owner/Homeowner is Permit Applicant

Name: Stephen Smith

Company Name: Gladator properties

Address: 8827 gratiat Ave

City: Det State: MI Zip: 48213

Phone: 800-337-9195

Mobile: 313-282-0244

Driver's License #: 5530777157939

Email: SSMITH1043@gmail.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: Stephen Smith

(Homeowner)

Signature: [Signature]

Date: 11-11-21

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

Signature: _____

(Notary Public)

My Commission Expires: _____

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: Stephen Smith

(Permit Applicant)

Signature: [Signature]

Date: 1-18-22

Driver's License #: S-530977157939

Expiration: 12-10-2022

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

Signature: _____

(Notary Public)

My Commission Expires: _____

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.

Description of existing conditions

a. When I purchased the home there was construction started at the rear of my house and it was not finished .I have been trying to move forward with the materials I have now that I would like to be approved prior to my installation.

Currently the home has Tyvek with vinyl siding that's unfinished 3 vinyl windows I would like to replace that with a 4' x 8' engineer treated wood siding panel that comes primed and ready to be painted ,Or I will like to use the James Hardie backer board 8"x144" PCs white in color,To cover 400 ft.² of exterior siding

Description of project

a. I am trying to get approval from the commission too finish with approved materials the rear construction of my home that was started prior to my purchase to satisfy a stop work order and obtain certificate of appropriateness.

Detailed scope of proposed work for approval

a. Remove and replace deteriorated addition at the rear of the home with new dimensions to match exact existing dimensions (work was completed prior to my purchase And has remained the same to date)

b. I would like to remove the existing siding install engineer treated wood siding panels 4' x 8' or James hardy backer board 8" x 144" Both panels are primed and ready for painting I have included pictures of description of the products that I want to use

From: [Don Smith](#)
To: [Dan Rieden](#)
Subject: [EXTERNAL]Re: [EXTERNAL]Re: 916 Edison - HDC Questions
Date: Wednesday, February 9, 2022 2:36:33 PM





Here is some I will draw it out better I'm just trying to make sure you have what's needed to keep my appointment open for the 23rd

On Wed, Feb 9, 2022 at 2:24 PM Dan Rieden <riedenda@detroitmi.gov> wrote:

Thank you Mr. Smith,

Would you please send us the dimensions on top of one of your photos or you can draw the dimensions and send us photo of your sketch with the dimensions of the addition in plan view. We do need to see this in feet and inches.

Thank you.

Dan

Daniel Rieden PLA/ASLA
Lead Landscape Architect
City of Detroit
Planning & Development Department
Coleman A. Young Municipal Center
[2 Woodward Avenue, Suite 808](#)
[Detroit, MI 48226](#)
313.224.1357
Michael E. Duggan, Mayor

From: Don Smith <ssmith1043@gmail.com>

Sent: Wednesday, February 9, 2022 2:05:02 PM
To: Dan Rieden <riedenda@detroitmi.gov>
Subject: [EXTERNAL]Re: 916 Edison - HDC Questions

Good afternoon thank you for allowing me more time to respond I will not be replacing the doors or the windows those was there prior to my purchase.

Also as far as the material I will be using I was told I can give you several different options and whichever one they allow is the one I will go with.

The dimensions are 8' x 221" two sides and 12' x 221" for the front, the Color of this would be a basic white like the front of the house.

On Mon, Feb 7, 2022 at 2:02 PM Dan Rieden <riedenda@detroitmi.gov> wrote:

Good afternoon Mr. Smith,

I would like to introduce myself, so you have my information available. I will be working with you to help bring the application to full completion before the HDC meeting. Please note that staff is working from home, so please reach me by this email.

Upon initial review of your application for the siding at the rear of your house, it appears that we have most information we need. I have a few questions for you. Please respond by end of day tomorrow if possible:

1. Are you replacing the door and windows? If so, please provide a screen shot from the manufacturer of the new door and windows that shows the material, dimensions, color and design of each one.
2. Please provide dimensions of the exterior rear addition. It would be very helpful if you show these dimensions on top of one of the photos of the rear addition.
3. Please tell us which material you want to use for the exterior siding: the vertical wood paneling or the horizontal hardie board siding.
4. Please tell us what color the siding material will be. We encourage you to either match the existing colors of the house or choose a color from the attached color system. Please use Color System D or E, and the colors under "Body" in the chart.

I'm happy to answer any questions you may have. Please let me know how is the best way to reach you and at what time via phone, if you like.

Thank you!

● OPEN until 10 pm

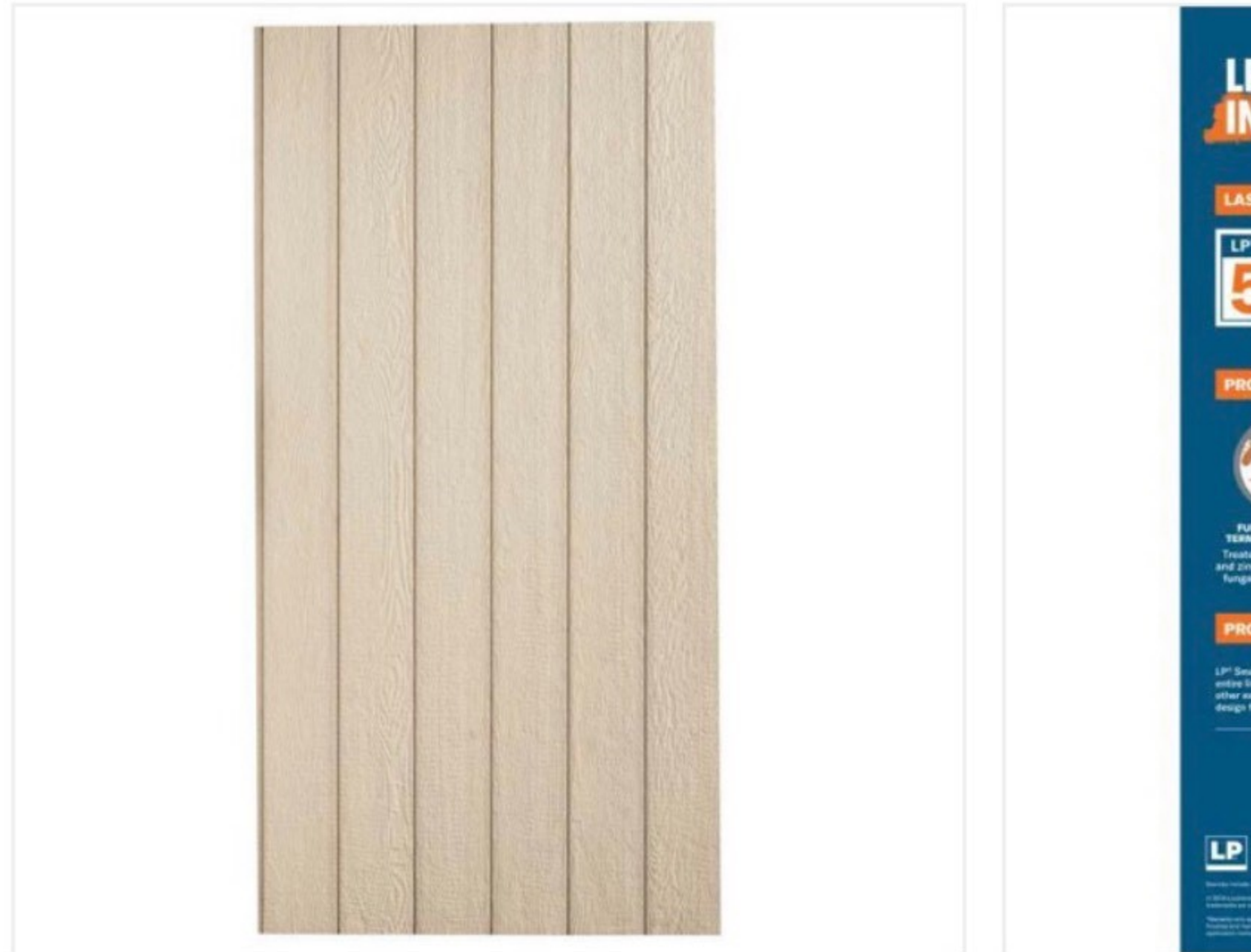
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