

As there are a lot of projects planned for this property, I appreciate the amount of work and thought that has been put into this application to-date. I predict the Commission will have the following questions as they do not know the history of this lot and the condition of the house as your team does, due to your time spent analyzing the property for this project. Therefore, to help the review go as smoothly as possible, offering the below information will give the Commission a better understanding of the proposal in advance of the meeting, which should allow you and them to jump right into the heart of the discussion.

Hi Audra, thank you very much. It certainly is an involved project and we want to make it the best it can for our neighborhood. We appreciate your thorough review as it will help us be better prepared for the upcoming meeting.

Lot

I am a bit confused by the layout of the driveway that is on the property of 9321 Rosa Parks as it turns left onto the rear yard of 1920 Atkinson, giving the illusion the church used this rear lot for parking. The 1984 designation photo shows a chain link fence separating the two properties, but it doesn't show how far back this fence goes. As you have named this project "The Rectory", were you able to determine the house was constructed for, or used by the church at a later date, hence the design of the driveway leading to the adjacent property?

It is our assumption that it was The Rectory as the house seems to face what is now the greenspace. The Alta survey we conducted confirms the separation of the properties following the chain link fence all the way to the alley. We assume the properties were either separated at some point or were developed separate and used jointly.



According the Detroit Parcel Viewer, the current zoning for this lot is R1 – Residential. Have you obtained rezoning for this lot?

Yes, zoning has been changed to SD-1.

The drawings don't indicate if the existing front walks will be removed or replaced in-kind. Please amend the scope of work and site plan to state what will be done with these areas.

We are planning to leave them as they are.

Windows

Are the windows within the three-unit opening (W22) in place? Can you please provide an interior photo showing the existing window sash?

No, the windows are non-existent with the window opening being boarded up. Please see pics of the current state below.



Doors

The removal of the existing rear entry and the construction of a new door closer to the NW corner of the house is not listed within the scope of work. Please add this to the project list.

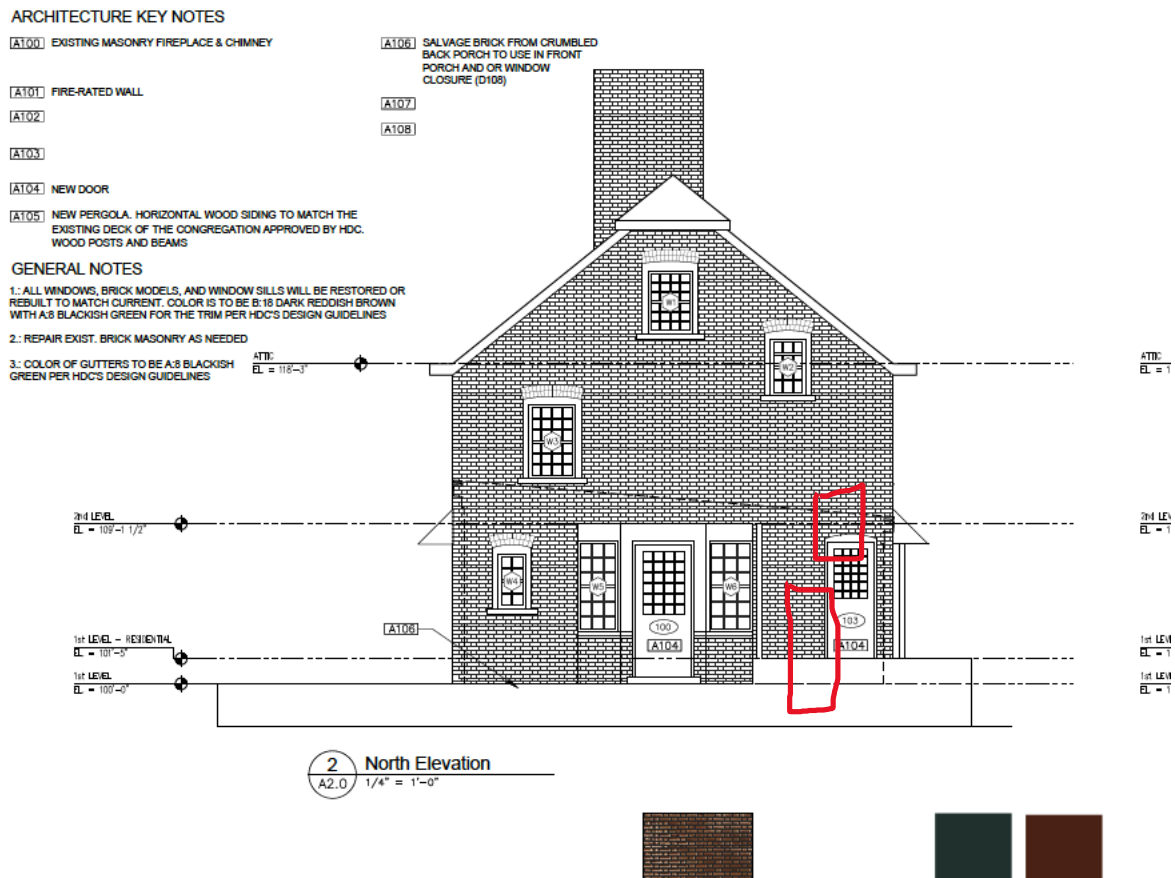
Please see this snapshot from Page 5 of the drawings submitted to you where the window has been bricked in and the door moved higher and farther West. I drew in some redlines where they used to be. Sorry if you have seen this already and you are exclusively referencing the Narrative/Scope of Work.

The following language was also added to the Narrative:

03: Move Door (D103) higher and further west to accommodate for the New Residential Door Entrance (103) at the back of the building.

Added link here for your convenience.

<https://drive.google.com/open?id=1LzHEVEibUB1PrnWkhFqktZIN59S6xCLf>



New door sill height. - Does this refer to the door within the bay window, as the patio floor will be higher than the existing porch being removed?

The patio/deck height will remain the same. No, this refers to the door (D103), the farthest to the West in the North Elevation where the entry for the upstairs residential tenants will be. Raising the door and the door landing are necessary in order to create a code-compliant stairwell. Please see above.

New doors - Will the glass area offer true/simulated divided lights, or will they have between-the-glass grids? If the doors have been selected, please submit the catalog cut/s.

Doors will be built by historic window contractor with true divided lights.

Front Porch

The drawings need to identify the footprint and dimensions of the existing-to-new front porch so the Commission clearly understands the extent of the change. It will be helpful to show a dotted footprint of the porch that will be removed, as well as the dimensions of the porch extending from front and side of the house (existing and proposed dimensions). Comparison of finished heights of existing and new is also needed (with dimensions of the new stairs at the SE corner noted).

The elevation drawing of the front porch shows steps extending beyond the SE corner of house. I expect this references the steps leading to the rear patio, please add a note to avoid any confusion.

Porch will not be removed and will remain at the same height. All we are doing is making it four feet wider. We have updated the drawing as well with the dotted line.

Gutters/Downspouts

Page A2.0 states gutters will be painted A:8 Blackish Green. Are new gutters and downspouts planned? If so, please add the specifications to the scope of work.

No new locations for gutters and downspouts are planned. We will simply replace the rotten ones with new ones in A:8 Blackish Green color.

Rear Elevation

Will a flat roof be installed for the bay window due to the proposed sloping pergola? I don't see that the drawings address the removal of the bay window's existing roof.

Yes. This is now indicated in the scope of the work.

What will be done to the painted brick that were considered the inside walls of the previously enclosed rear porch? It is not clear to us what it was or if it was an enclosed porch - it seems that way because of the current roof line/markings. Will this orange color remain? Will the paint be removed, or will these brick be painted a different color? Please note what will be done (if paint to be removed – please state the removal method) on drawing A2.0.

Will remain as is.

Rear Deck/Pergola

It is noted the raised deck will match the raised deck design and construction at The Congregation. I am not clear on the full method of construction as I read the drawings. Will a visible concrete base be poured, which is how I read the elevations/renderings. Please clarify this elevation, and add the finished heights of the sloped pergola and rear wall.

The deck of The Congregation is built completely out of wood and so will be the deck for The Rectory. There will be no visible concrete base. It will match the same style as the Congregation.

Regarding the new rear entry stairs, please dimension this detail. Will a railing be required? Did you consider facing these stairs with brick as it extends beyond the NW corner of the house? Please confirm how much taller this platform will be than the new front entry porch.

This platform will be 1'-5" taller than the adjacent porches. With this platform being taller than 30", railing will be required.

Parking area

Please add the three-spot parking area to the scope of work.

I didn't see where ADA access extends from the rear parking spot to the house, as the patio is entirely enclosed and the path leading from the rear parking area culminates with steps.

I was not aware that ADA Compliance was also a topic for HDC or else we would have clarified, sorry. Parking

is a requirement for tenants and not for the restaurant. Restaurant goers will be able to access via the current The Congregation ramp which will be integrated to the new deck of The Rectory.