**From:** John Biggar
**To:** Historic District Commission (Staff)
**Subject:** [EXTERNAL]Re: [EXTERNAL]296 Elliot
**Date:** Monday, January 17, 2022 1:43:44 PM
**Attachments:** 296 Elliot Historic Commssion - Description of the Project REV 01 18 22.docx
296 Elliot Historic Commssion - Ex Conditions REV 01 18 22.docx
A210 Site Plan.pdf
A311 Main Floor Plans v4.pdf
A312 Second Floor Plans v4.pdf
A313 Roof Plans v4 .pdf
A500 Ex Elevations v2.pdf
A501 Ex Elevations v2.pdf
A510 NEW Elevations v4.pdf
A511 NEW Elevations v4.pdf

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Good Afternoon

Kindly see the information noted below.

Attached are the updated Project Description and Existing Conditions write-ups.

I will send additional emails with the additional back-up material and literature.

**John P. Biggar, PA, AIA, NCARB**

**Integrity Building Group**
350 Madison Avenue, 4th Floor
Detroit, Michigan 48226
jpb@ware-house.com
313 549 2790 p

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**From:** Detroit Historic Commission <hdc@detroitmi.gov>
**Date:** Wednesday, January 12, 2022 at 10:43 AM
**To:** John Biggar <jpb@ware-house.com>
**Cc:** Detroit Historic Commission <hdc@detroitmi.gov>
**Subject:** RE: [EXTERNAL]296 Elliot

Good Morning,
HDC staff reviewed the submitted application and all associated documents.

We will need more information for a complete application to understand the full scope of the proposal.

**Please note we will require the outstanding information no later than 12:00 pm on 1/18/2022 for this application to be added to the 2/9/22 HDC meeting agenda.** Once you are docketed to the agenda, it is possible that the staff reporter for your application may request additional information beyond what is required to complete your application.

-In the narrative, outline why you are proposing to reclad the rear addition. Revise and resubmit. **The owner wishes to have more uniformity in the façade which has three different types of brick used at the various times of construction. The owner draws upon the neighbor's rear of the structure using the gray, panels which was approved by the Historic Commission.**

-on the proposed elevations, outline materiality for all new elements to include front and rear porches (columns, decking, railing, etc), windows. **I have added Keyed Notes to the Proposed Elevations describing everything.**

-where will the HVAC mechanicals be installed. **At the very rear of the house. This is noted on the 1st Floor and Site Plan.**

-Provie a site plan, outlining the location of parking area, landscaping, hardscaping, and any HVAC equipment. The plan only indicates that there will be a rear patio. **Site Plan provided.**

-On existing elevation, note the materiality of all windows and trim. This should call out if the windows and/or trim are historic or recently added replacements. Also provide more detailed photos of the existing windows and trim which are proposed for replacement. **I have noted the windows are not original to the house or additions and do not fit properly in the masonry openings.**

-Provide actual cutsheets/brochures for all new windows, exterior cladding materials, doors, hardscape material (patio), and decking (for the rooftop deck). **I have provided and reference in the Project Description the Items used for the project.**

-The label for the existing elevation drawing, east side elevation is incorrect. Please revise. **Revised**

-What type of brick will be used for the new basement stairs? Please provide a photo of the brick sample **A brick to match the original house. I have noted the mason to provide a sample for approval.**

**Sincerely,**

**Brendan Cagney**
Staff, Historic Preservation | Planning & Development | City of Detroit
Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226
www.detroitmi.gov/pdd
cagneyb@detroitmi.gov
**Michael E. Duggan, Mayor**

In order to ensure your safety and ours during the COV-ID 19 pandemic, we will be working remotely until further notice.

**From:** Jennifer Ross <rossj@detroitmi.gov>
**Sent:** Wednesday, January 12, 2022 10:31 AM
**To:** Historic District Commission (Staff) <hdc@detroitmi.gov>
**Subject:** FW: [EXTERNAL]296 Elliot

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**From:** John Biggar <jpb@ware-house.com>
**Sent:** Tuesday, January 11, 2022 2:56 PM
**To:** Jennifer Ross <rossj@detroitmi.gov>; Garrick Landsberg <landsbergg@detroitmi.gov>
**Subject:** [EXTERNAL]296 Elliot

Good Afternoon

I was following up on my application for 296 Elliot for historic review. Do you have everything needed for the commission?

**John P. Biggar, PA, AIA, NCARB**

**Integrity Building Group**
350 Madison Avenue, 4th Floor
Detroit, Michigan 48226
jpb@ware-house.com
313 549 2790 p

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