

July 14<sup>th</sup>, 2022

Planning & Development,  
City of Detroit  
2 Woodward Ave. Suite 808  
Detroit, Michigan 48226

Att. Audra Dye  
Architectural Historian, Planner

Re. Historic District Commission Review Narrative

Project: Second Avenue Townhomes  
3746 / 3752 Second Avenue  
Detroit, MI

**Existing conditions:**

The existing residence has been in a state of neglect for an extended period of time. Over the years, the residence exterior was modified with materials that are not in keeping with the original design and color. The following materials were applied to the exterior that greatly impacted the original design:

- 1) Original brick painted over with a yellowish color.
- 2) Wood siding painted with white paint.
- 3) Decorative window cornices painted white as well.
- 4) Exterior door replaced including storm/security screen unwelcoming approach.
- 5) Although windows appear to have been replaced with the same type (double hung) many of the windows are in a state of disrepair, which will require replacement.
- 6) Exterior stairs, railing and porch have been rebuilt over the years and do not believe they resemble the original (please note, we are not aware of drawings or photos of original design that are available).

**Restoration:**

The intent is to restore existing materials and finishes to original conditions as much as practicable. Therefore, the face brick will be restored by removing paint and employing power wash when effective and sand blast if necessary. The same method will be applied to window cornices and other stone trims.

The existing entry door will be completely removed and replaced with new to include sidelights and transom panel. Door will be paint grade to coordinate with windows that will also be replaced in the same manner.

The stairs and porch will be totally rebuilt with new composite wood decking and guard rail per attached material specs (attached and shown on sheet A-04)

## New Development:

Proposed construction on vacant lot adjacent to existing building intended for restoration.

- Proposed two-story townhouse building with total of 4 units. Units are designed with living space on first floor and two bedrooms on second floor.
- Design of new development / building was presented to PDD in previous submittals and PDD shared guidelines for design and provided photos of similar developments. Architect received commentary on design and certain aspects were revised accordingly. (see previous submittals and related commentary)

Materials proposed for new development

- Brick proposed to be as close as possible in shape and color to brick on adjacent existing house.
- Other materials for new structure are detailed on sheet A-05 indicate adherence with district elements of design in terms of type, finish and color.

Thank you for your time and cooperation.

Najim Saymuah, R.A.  
Principal in Charge