

Audra Dye

From: Alexander Grabowski <alexanderjgrabowski@gmail.com>
Sent: Tuesday, February 28, 2023 2:55 PM
To: Garrick Landsberg
Cc: Jason Friedmann; Audra Dye; Jennifer Ross
Subject: [EXTERNAL] Re: FW: Before and After - rear porch at 2905 Garland
Attachments: IMG-0139.jpg; IMG-0150.jpg; IMG-0146.jpg; IMG-0147.jpg; IMG-0149.jpg; IMG-0151.jpg

Garrick,

Thank you!

Find attached additional photos as requested. The floor structure, decking and attachment points were severely compromised by years of incorrect drainage, water leaks and improper renovations, including an interior grade hardwood floor, that added additional load. This combination of factors also resulted in interior water intrusion that impacted the kitchen framing below.

The low wall of the porch was ~2ft high. The windows were a combination of wood and aluminum common in 1950's construction. The somewhat new roof valley that butted against the former wall to the side of the door remains as does all of the historic material on the dormer. There is temporary sheathing covering the joists pending HDC direction.

The dormer is completely intact and once the valley is removed the dormer's cedar shake, corbels and porch entry door can be restored along with the original rear roofline.. No other materials remain. We had relied on, and anticipated building to, the Kraemer plans which factored an iron decorative railing and flat membrane roof. A wood railing could be easily substituted.

I am available for a call or site visit tomorrow before 1:30pm or after 4. I have a small procedure scheduled for Thursday and will be available again Monday. Hope this helps and let me know if I can be of further help in anyway.

All the best,
Alex

On Tue, Feb 28, 2023 at 11:18 AM Garrick Landsberg <landsbergg@detroitmi.gov> wrote:

Hi Alex,

Hope all is well today. I apologize for not being available for your earlier discussions with staff concerning this application. Can you provide additional detailed photos taken prior to or during the demolition of the upper porch, preferably images that might provide additional visual clues as to the age, condition, and interconnections between various elements? This is quite a lot of material to come off of such a small yet extraordinarily important building, and I'm hopeful it was more fully documented than what we have now. If any of the removed materials or elements remain on site, we can also come out and take a look.

Staff has ascertained, based on trial testimony, that an uncovered rear porch was in fact the historic condition during the property's significant events, but we are concerned that the lower portion of the upper porch may have been a knee-height enclosing wall which served as a railing, or perhaps as a base for a railing, and that the windows/roof were added later on top. This would be the area below the red line in the third attached image. Our recommendation will likely be that either the low wooden wall will have to be restored, or a period appropriate porch enclosure (i.e., wooden balustrade) would have to be proposed and fabricated. A metal railing would likely not be appropriate or consistent with a restoration treatment for this property. Examination of detailed images would help us understand whether that low wall was in fact original fabric or added later as part of the second floor enclosure.

Happy to jump on a call to discuss further.

Regards,

Garrick

Garrick B. Landsberg, AIA

Director, Historic Preservation | Planning & Development | City of Detroit

Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226

 www.detroitmi.gov/pdd

 landsbergg@detroitmi.gov

Michael E. Duggan, Mayor

From: Audra Dye <dyea@detroitmi.gov>
Sent: Tuesday, February 28, 2023 10:48 AM
To: Garrick Landsberg <landsbergg@detroitmi.gov>
Cc: Jennifer Ross <rossj@detroitmi.gov>
Subject: Before and After - rear porch at 2905 Garland

Audra Dye

Architectural Historian, Planner | Planning & Development | City of Detroit