



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

APPLICATION ID

HDC2023-00072

PROPERTY INFORMATION

ADDRESS(ES): 7908 - 7912 St Paul

HISTORIC DISTRICT: West Village

SCOPE OF WORK: (Check ALL that apply)

- Windows/Doors
 Walls/Siding
 Painting
 Roof/Gutters/Chimney
 Porch/Deck/Balcony
 Other
 Demolition
 Signage
 New Building
 Addition
 Site Improvements
 (landscape, trees, fences, patios, etc.)

BRIEF PROJECT DESCRIPTION:

THIS PROJECT IS A PROPOSAL TO RENOVATE AND RESTORE EXTERIOR ELEMENTS TO AN HISTORIC HOUSE LOCATED AT 7908-7912 SAINT PAUL STREET IN THE HISTORIC WEST VILLAGE NEIGHBORHOOD DISTRICT. THE SCOPE OF THIS PROPOSAL WILL BE TO REPAIR AND REFINISH ALL ORIGINAL WINDOWS, FRAMES, & CASING; TO INSTALL REAL TRUE WOOD EXTERIOR SIDING TO MIMIC THE ORIGINAL UNIQUE SIDING PATTERNS OF THE ORIGINAL HOUSE; AND TO PAINT EXTERIOR ELEMENTS IN APPROVED HISTORIC COLORS UNDER HDC'S GUIDANCE.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Property Owner/Homeowner

NAME: Renata Polk

COMPANY NAME: Sustainable Village Group, LLC

ADDRESS: 1462 Shipherd St

CITY: Detroit

STATE: Michigan **ZIP:** 48214

PHONE:

EMAIL:

I AGREE TO AND AFFIRM THE FOLLOWING:

- I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
 I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
 I hereby certify that I am the legal owner and occupant of the subject property and that the information on this application is true and correct.

DocuSigned by:

Renata Polk

CBFF7C40F4DA42E...

10/16/2023

SIGNATURE

DATE

NOTE: Based on the scope of work, additional documentation may be required. See www.detroitmi.gov/hdc

for scope-specific requirements.

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER:

(only applicable if you've already applied for permits through ePLANS)

N/A

GENERAL

1. DESCRIPTION OF EXISTING CONDITION

Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")

The exterior wood lap siding was removed due to lead paint and deterioration. Windows removed for repair.



2. PHOTOGRAPHS

Help us understand your project. Please attach photographs of all areas where work is proposed.



3. DESCRIPTION OF PROJECT

In this box, tell us about what you want to do at the areas described above in box #1. (For example, "Install new asphalt shingle roofing at garage.")

THE SCOPE OF THIS PROPOSAL WILL BE TO REPAIR AND REFINISH ALL ORIGINAL WINDOWS, FRAMES, & CASING; TO INSTALL TO INSTALL REAL TRUE WOOD EXTERIOR SIDING TO MIMIC THE ORIGINAL UNIQUE SIDING PATTERNS OF THE ORIGINAL HOUSE;; AND TO PAINT EXTERIOR ELEMENTS IN APPROVED HISTORIC COLORS UNDER HDC'S GUIDANCE.

4. DETAILED SCOPE OF WORK

In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")

Replace siding with real true wood siding, repair and replace windows, replace rotted fascia boards, repair and replace ornamentation.

5. BROCHURES/CUT SHEETS

Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.



ADDITIONAL DETAILS

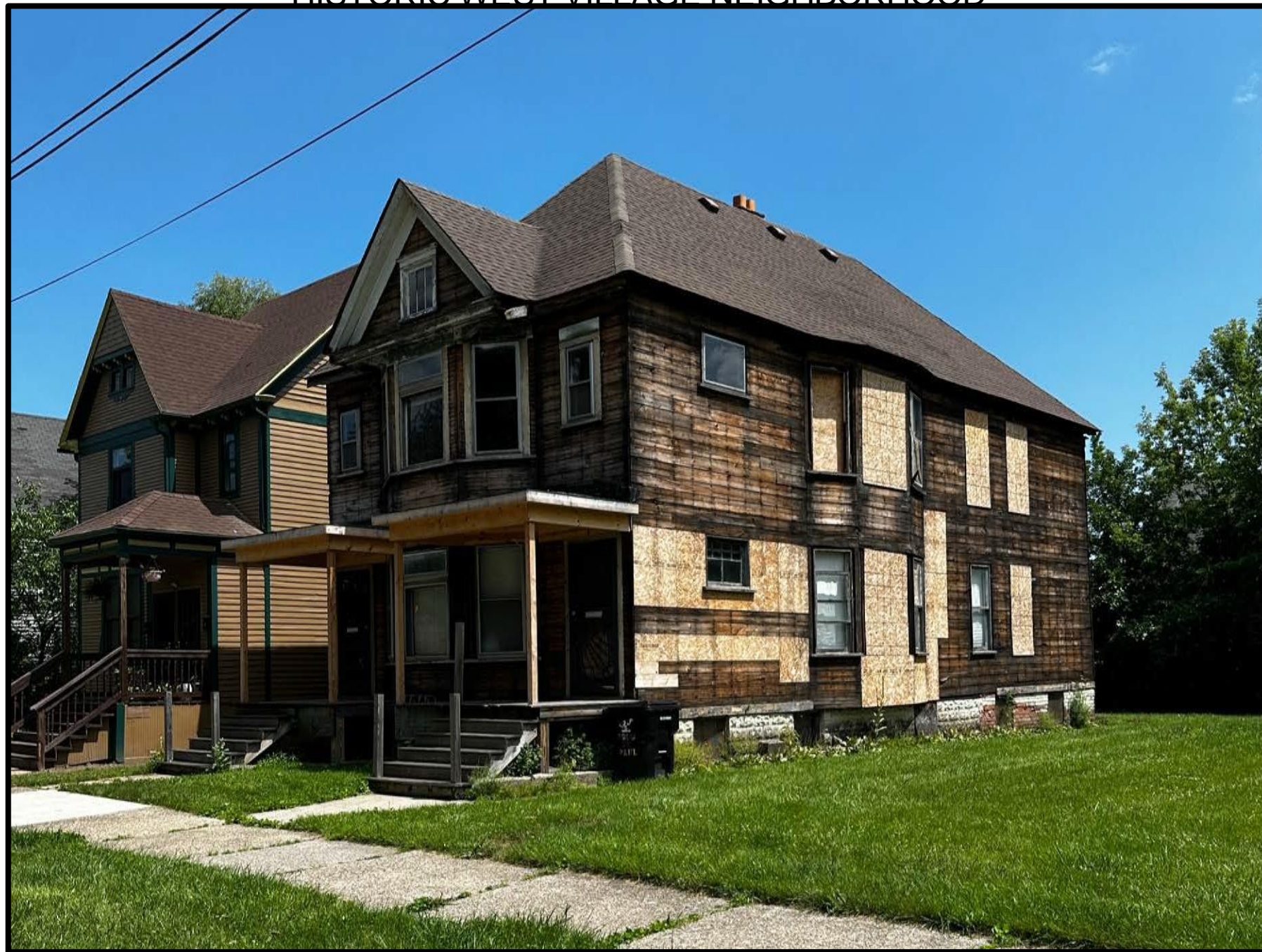
6. WINDOWS/DOORS

Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)



SAINT PAUL DUPLEX FACADE RENOVATION

7908-7912 SAINT PAUL STREET
DETROIT, MICHIGAN 48214
HISTORIC WEST VILLAGE NEIGHBORHOOD



PROJECT TEAM

OWNER/CLIENT:

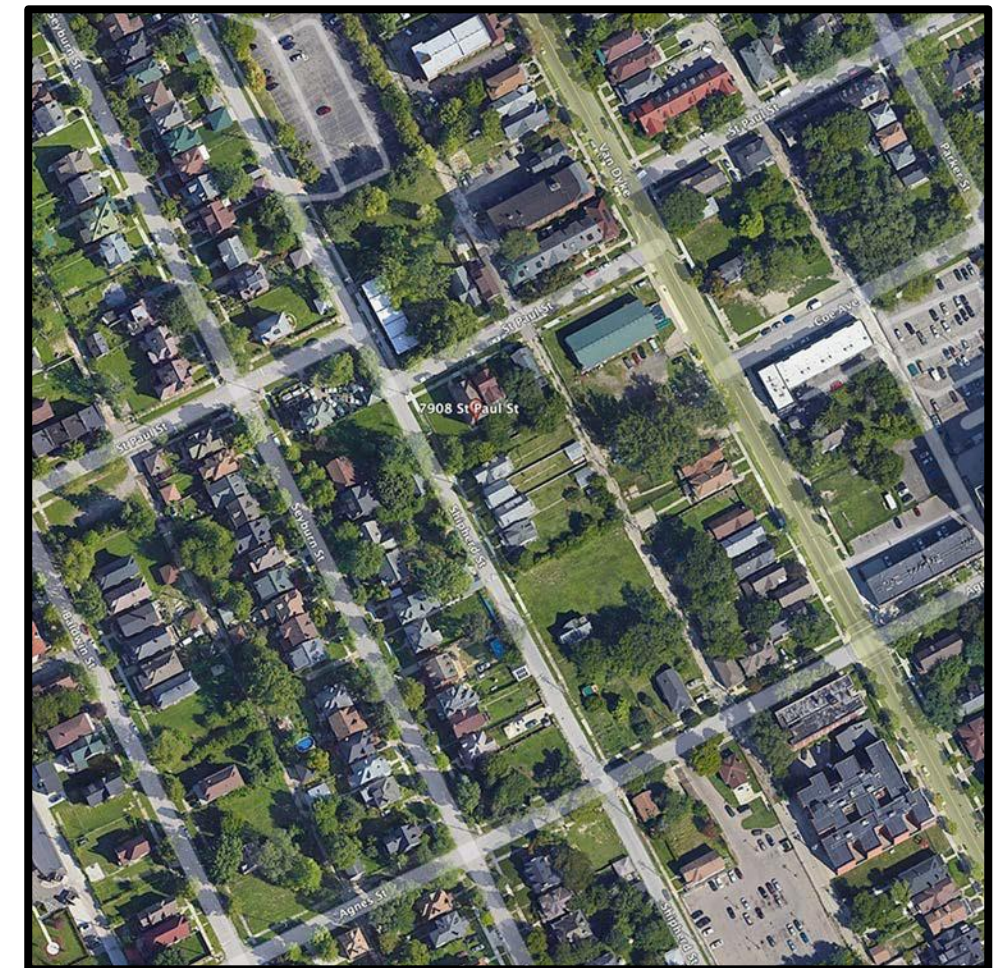
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ARCHITECT:

FABRICK DESIGN, LLC
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313-727-8550

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DETROIT HISTORIC DISTRICT COMMISSION REVIEW SET

31 August 2023



COVER PAGE



1 VICINITY MAP
A0 NOT TO SCALE

DATE: 31 August 2023

A0

DRAWING INDEX

A0	COVER SHEET
A1	DRAWING INDEX & PROJECT INFORMATION
A2	PREVIOUS EXTERIOR CONDITIONS OF THE HOUSE
A3	CURRENT EXTERIOR CONDITIONS OF THE HOUSE
A4	SCHEMATIC OF PROPOSED EXTERIOR ELEVATIONS
A5	WALL SIDING DETAILS
A6	WINDOW ELEVATIONS

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HDC COMMENT RESPONSES & REQUESTS APPROVAL

WE ARE SUBMITTING THE FOLLOWING RESPONSES TO THE COMMISSIONS PREVIOUS DENIAL COMMENTS FOR REVIEW AND APPROVAL, PER 'NOTICE OF DENIAL' DATED 3/15/2023 AND REVISED ON 3/20/2023.

COMMISSION'S DENIAL REASON 1. THE CURRENT APPLICATION DID NOT PROVIDE SUFFICIENT DOCUMENTATION OUTLINING THE DETERIORATION OF THE ORIGINAL WOOD SIDING THAT WAS REMOVED WITHOUT APPROVAL. THEREFORE, IT IS NOT CLEAR TO STAFF THAT THE ORIGINAL WOOD SIDING MERITED WHOLESALE REMOVAL, RATHER THAN REPLACEMENT OF ONLY THOSE BOARDS THAT WERE DETERIORATED BEYOND REPAIR.

APPLICANT RESPONSE & REQUEST. SINCE THE ORIGINAL WOOD SIDING HAS ALREADY BE REMOVED AND DISPOSED OF, THE CLIENT WILL PROCURE NEW SOLID WOOD SIDING PANELS, EXTERIOR CASING AND TRIM AND INSTALL THEM TO MIMIC AS BEST AS POSSIBLE THE ORIGINAL SIDING DETAILING. THE SIDING WILL BE PAINTED IN AN APPROVED HISTORIC COLOR FOR THE DISTRICT.

COMMISSION'S DENIAL REASON 2. THERE IS NO INDICATION THAT THE PROPOSED SYNTHETIC SIDING CAN FAITHFULLY REPRODUCE THE NARROW SIDING EXPRESSION AT THE FRONT ELEVATION, AS WELL AS THE DIMENSIONAL WINDOW FRAMES. ONLY TRUE WOOD SIDING CAN RESTORE THIS HISTORIC CHARACTER.

APPLICANT RESPONSE & REQUEST. REAL WOOD WILL BE USED AS THE REPLACEMENT SIDING TO AS BEST AS POSSIBLE REPRODUCE THE NARROW EXPRESSION ON THE FRONT ELEVATION. THE REPLACEMENT WINDOW FRAMES WILL ALSO BE MADE OF TRUE WOOD TO RESTORE THE HISTORIC CHARACTER AS BEST AS POSSIBLE.

COMMISSION'S DENIAL REASON 3. SIMILAR DOCUMENTATION OF THE EXISTING CONDITION OF ALL OF THE WINDOWS WAS NOT SUBMITTED, AND THE PROPOSED REPLACEMENT WINDOW IS NOT AN ADEQUATE MATCH TO THE HISTORIC SASH.

APPLICANT'S RESPONSE & REQUEST. ALL OF THE ORIGINAL WINDOWS HAVE BEEN SALVAGED AND WILL BE REPAIRED, RESTORED, AND REFINISHED AS NEEDED TO THEN BE INSTALLED BACK INTO THEIR ORIGINAL LOCATIONS IN THE HOUSE TO BE REUSED. THE SCOPE OF REPAIRS VARIES AND WILL INTEL A MIXTURE OF SASH AND FRAME REPAIR, GLASS REPLACEMENT, NEW GLAZING, MUNTIN REPAIR WHERE NEEDED, AND OPERATION HARDWARE REPLACEMENT.

COMMISSION'S DENIAL REASON 4. THE PLACEMENT OF THE HISTORIC WOOD SIDING AND EXISTING WINDOWS IS NOT COMPATIBLE WITH THE ARCHITECTURAL STYLE AND AGE OF THIS HOUSE AND WOULD ALTER FEATURES THAT CHARACTERIZE THE PROPERTY.

APPLICANT'S RESPONSE & REQUEST. PER THE COMMISSION RECOMMENDATIONS WE WILL BE USING TRUE REAL WOOD TO REPLACE THE 3" AND 5" REVEAL SIDING ON THEIR RESPECTIVE ELEVATIONS AND WILL USING THE SAME MATERIAL TO REPLACE AND REPAIR THE EXTERIOR WINDOW TRIM AND DETAILING AS NEEDED. ALL EXISTING WINDOWS WILL BE SALVAGED AND REPAIRED AS NEEDED FOR REUSING.

PROJECT DATA

ZONING/BUILDING AREA:

ZONING DISTRICT:	R5- MEDIUM DENSITY RESIDENTIAL DISTRICT
HISTORIC DISTRICT:	WEST VILLAGE LOCAL HISTORIC DISTRICT
PROPOSED USE:	TWO FAMILY DWELLING (CURRENTLY VACANT) USE IS UNCHANGED.
PARCEL/LOT AREA:	+/- 3,485 SF (PER COUNTY PROVIDED RECORDS)

EXISTING

FRONT SETBACK:	10'-0"
REAR SETBACK:	30'-0"
SIDE SETBACK:	3'-0"
EXST. TOTAL BUILDING AREA:	+/- 2,282 SF (1ST & 2ND FLOORS)

GARAGE AREA:	THERE IS NO GARAGE
LOT COVERAGE AREA/RATIO:	+/- 1,342 SF 40%
COVERED PORCHES:	+/- 38 SF
UNCOVERED PORCHES:	+/- 215 SF

CONSTRUCTION SUMMARY:

CONSTRUCTION TYPE: V-5	STRUCTURE BUILT: 1915
LIGHT FRAME WOOD CONSTRUCTION	OCCUPANCY GROUP: R-3
WOOD SIDING VENEER (DEMOLISHED)/ TO BE REPLACED WITH FIBER CEMENT TO MIMIC ORIGINAL WOOD SIDING.	
MASONRY FOUNDATION	
ASPHALT SHINGLE ROOF	

APPLICABLE CODES:

DETROIT ZONING ORDINANCE (FEBRUARY 6, 2023)
 2015 MICHIGAN RESIDENTIAL CODE
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 2015 MICHIGAN ENERGY CODE
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 2015 MICHIGAN PLUMBING CODE
 2014 NATIONAL ELECTRIC CODE

JURISDICTION:

CITY OF DETROIT
 BUILDING, SAFETY, ENGINEERING, AND
 ENVIRONMENTAL DEPARTMENT (BSEED)
 COLEMAN A. YOUNG MUNICIPAL, 4TH FLOOR
 2 WOODWARD AVENUE
 DETROIT, MICHIGAN 48226



DRAWING INDEX AND PROJECT INFORMATION

SCALE 1/8" = 1'-0"

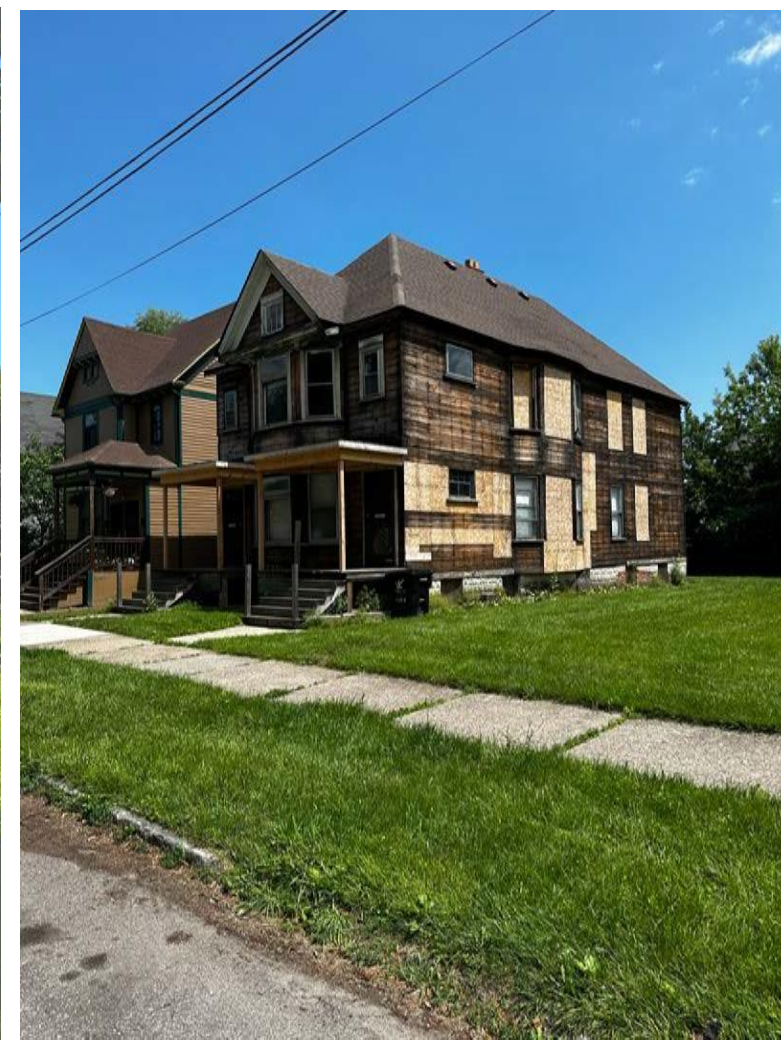
DATE: 31 August 2023



PREVIOUS CONDITION OF 7908 SAINT PAUL BEFORE SIDING AND WINDOWS WERE REMOVED; IMAGE FROM 2019 - FRONT ELEVATION



PREVIOUS CONDITION OF 7908 SAINT PAUL BEFORE SIDING AND WINDOWS WERE REMOVED; IMAGE FROM 2019 - FRONT & SIDE ELEVATIONS

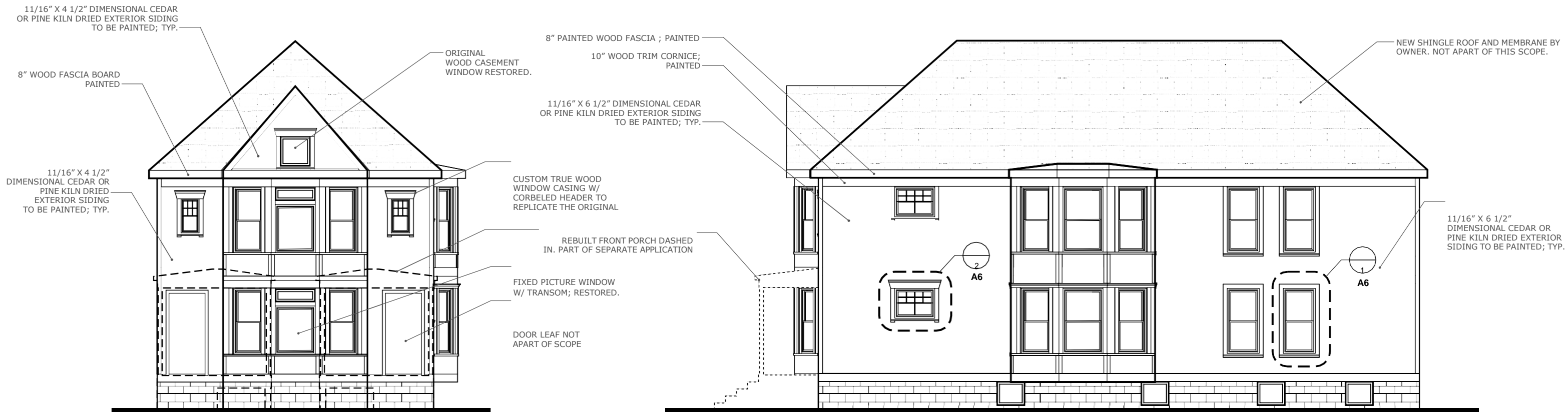


CURRENT CONDITIONS OF THE FRONT OF THE HOUSE

CURRENT CONDITIONS OF THE FRONT OF THE HOUSE

CURRENT CONDITIONS OF THE SOUTHERN SIDE OF THE HOUSE

CURRENT CONDITIONS OF THE SOUTHERN SIDE OF THE HOUSE



2 SCHEMATIC FOR FRONT ELEVATION
A4

1 SCHEMATIC FOR SIDES & REAR ELEVATIONS
A4

NOTES:

- ALL EXISTING AND ORIGINAL WINDOWS WILL BE REPAIRED AS NEEDED AND REINSTALLED INTO THEIR ORIGINAL LOCATIONS.
- WHERE MISSING, REPLACEMENTS OF THE ORIGINAL WINDOW AND DOOR CASINGS MADE OF TRUE WOOD WILL BE INSTALLED TO MIMIC THEIR ORIGINALS AS BEST AS POSSIBLE.

BODY COLOR #1
B:4 MODERATE YELLOW
SIDING COLOR FOR TRUE WOOD DIMENSIONAL SIDING WITH BOTH 3" & 5" REVEALS



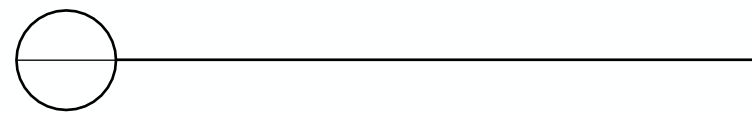
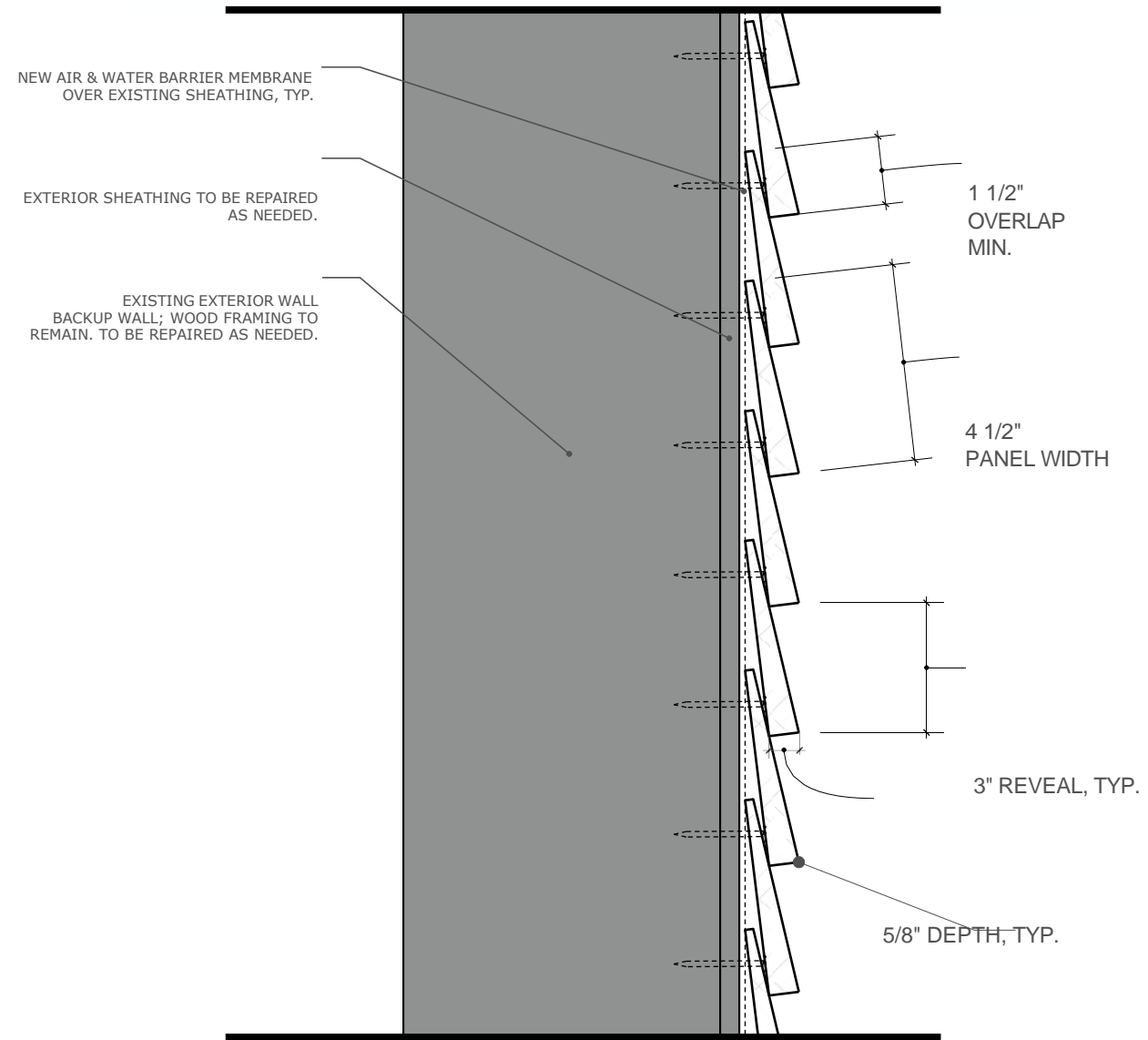
TRIM & DETAILING
C4: YELLOWISH WHITE
COLOR FOR TRUE WOOD TRIM, WINDOW & DOOR CASINGS, WINDOW SASHES & FRAMES, BELT LINE, CORNICE, ROOF FASCIA.



SCHEMATICS OF ELEVATIONS

HISTORIC WEST VILLAGE NEIGHBORHOOD

THIS DETAIL IS ONLY FOR THE FRONT
FACADE OF THE HOUSE TO MATCH
THE ORIGINAL HISTORIC SIDING REVEAL WIDTH
WHICH WAS APPROX. 3" OF EXPOSURE



2 3" REVEAL CEDAR/PINE SIDING DETAIL

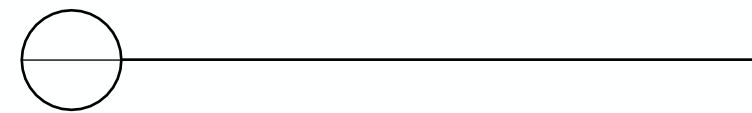
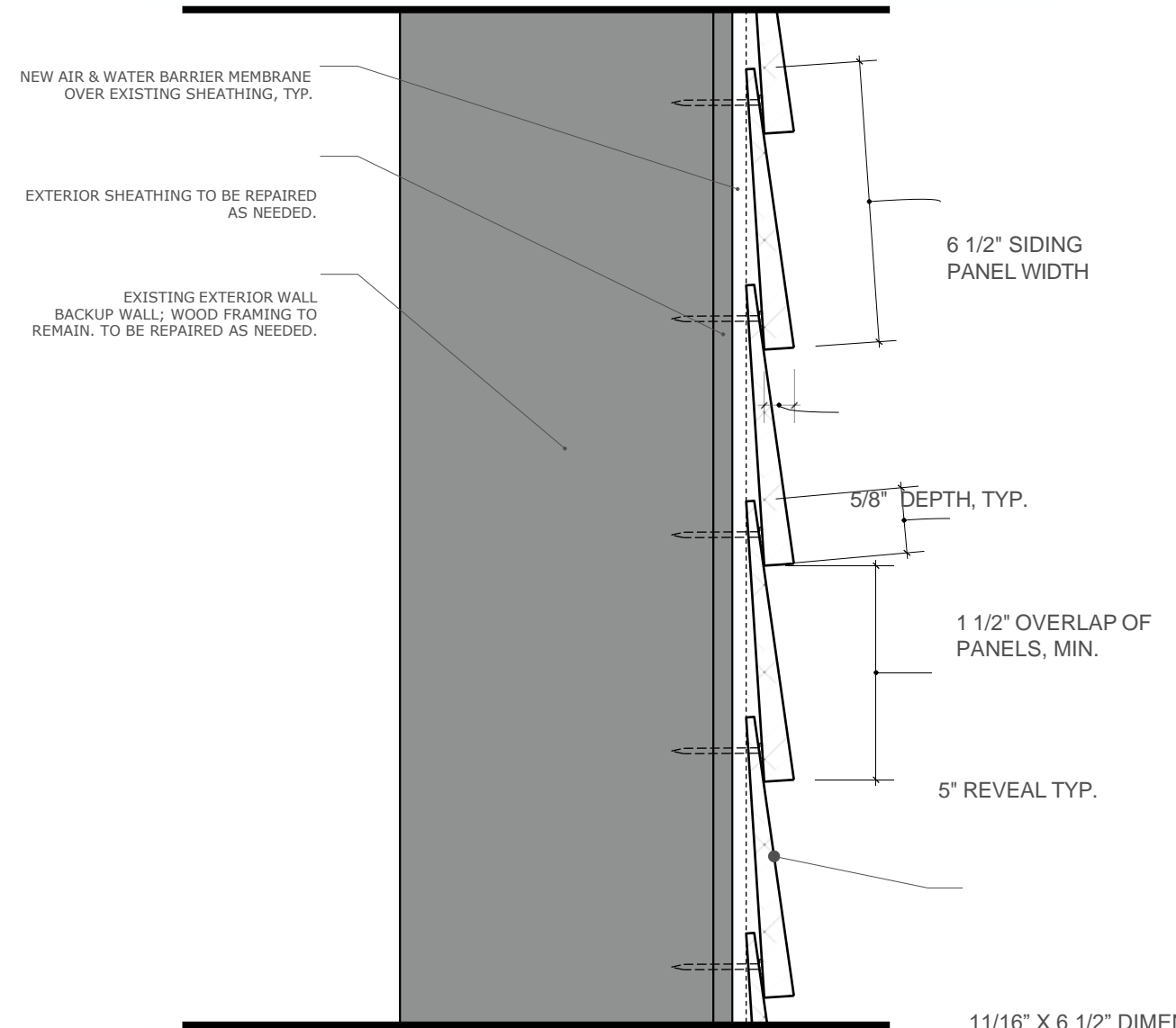
A5



NOTES:

- N/A

THIS DETAIL IS ONLY FOR THE SIDE AND
THE REAR FACADES OF THE HOUSE TO MATCH
THE ORIGINAL HISTORIC SIDING REVEAL WIDTH
WHICH WAS APPROX. 5" OF EXPOSURE



1 5" REVEAL CEDAR/PINE SIDING DETAIL

A5

11/16" X 6 1/2" DIMENSIONAL CEDAR
OR PINE KILN DRIED EXTERIOR SIDING
TO BE PAINTED; TYP. 3/16" BEVEL AT
THE SHALLOW END.

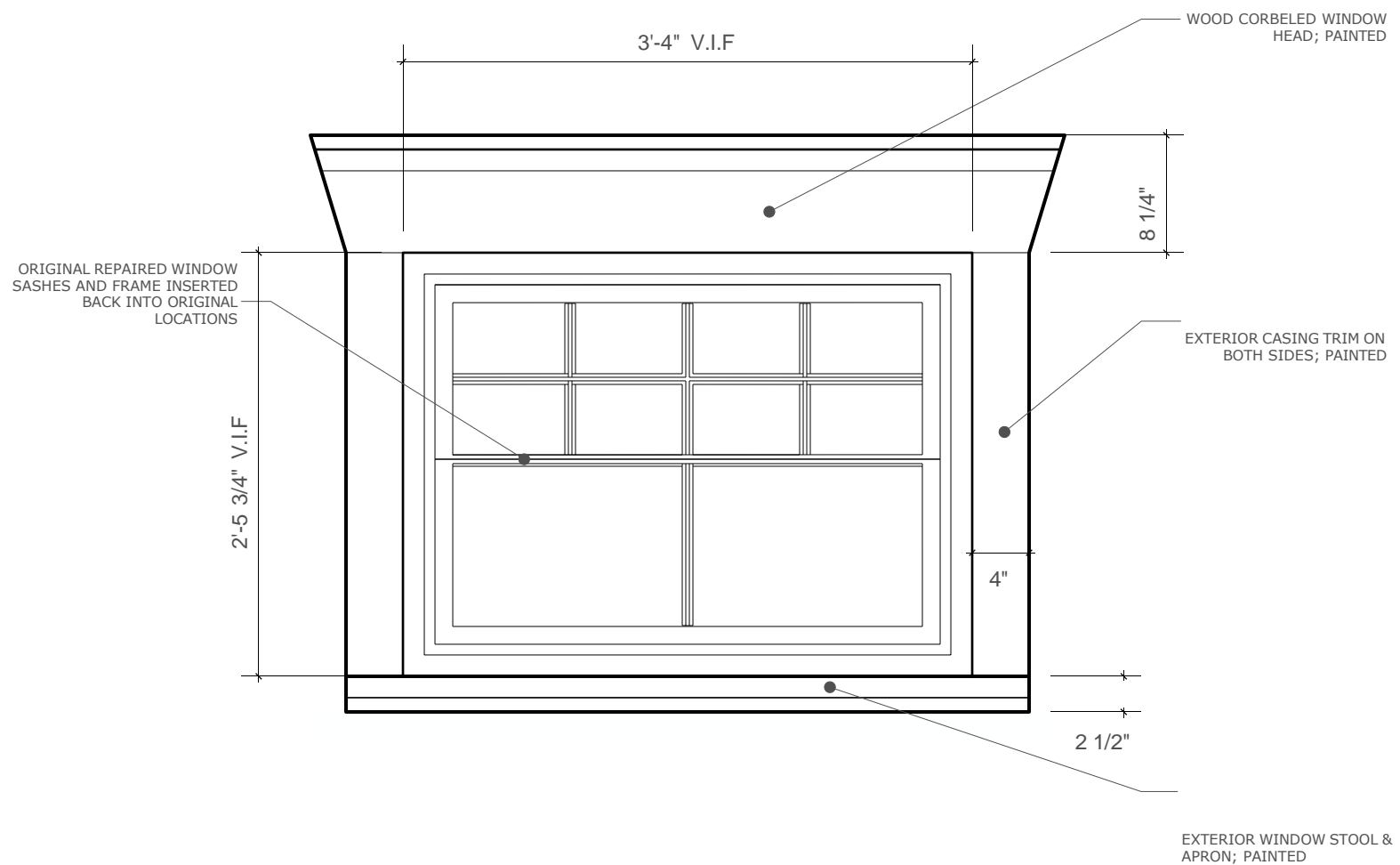
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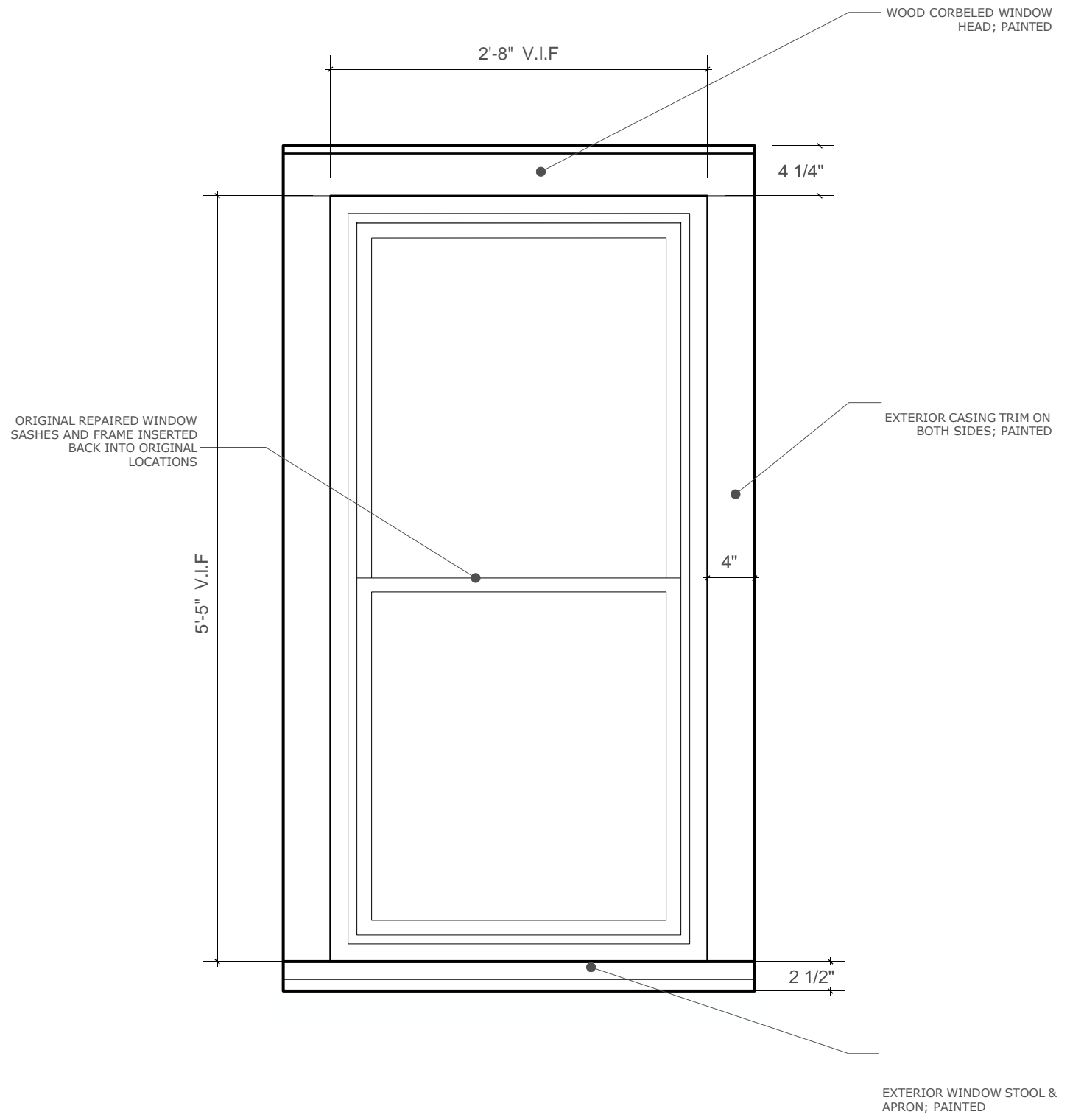
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A5

HISTORIC WEST VILLAGE NEIGHBORHOOD



2 EXTERIOR CASING TYPE 2
A6



1 EXTERIOR CASING 1
A6

NOTES:
- ALL ORIGINAL WINDOWS WILL BE REPAIRED, REGLAZED, AND REFINISHED AS NEEDED BEFORE BEING REINSTALLED BACK INTO THEIR ORIGINAL OPENINGS. SOME WINDOWS CASING ARE STILL ON THE FACADE AND SOME ARE NOT. WHERE THEY ARE NOT, THEY WILL BE REBUILT IN WOOD TO MATCH THE EXISTING FORM AND DETAIL OF THE ORIGINAL CASINGS. BOTH THE WINDOW SASHES, FRAMES AND CASINGS WILL BE PAINTED ACCORDING TO APPROVED DETROIT HDC COLOR FAMILIES PRESENTED ON THE PREVIOUS PAGE.



WINDOW ELEVATIONS

A6











SAINT PAUL DUPLEX FACADE RENOVATION

7908-7912 SAINT PAUL STREET
DETROIT, MICHIGAN 48214
HISTORIC WEST VILLAGE NEIGHBORHOOD



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OWNER/CLIENT:

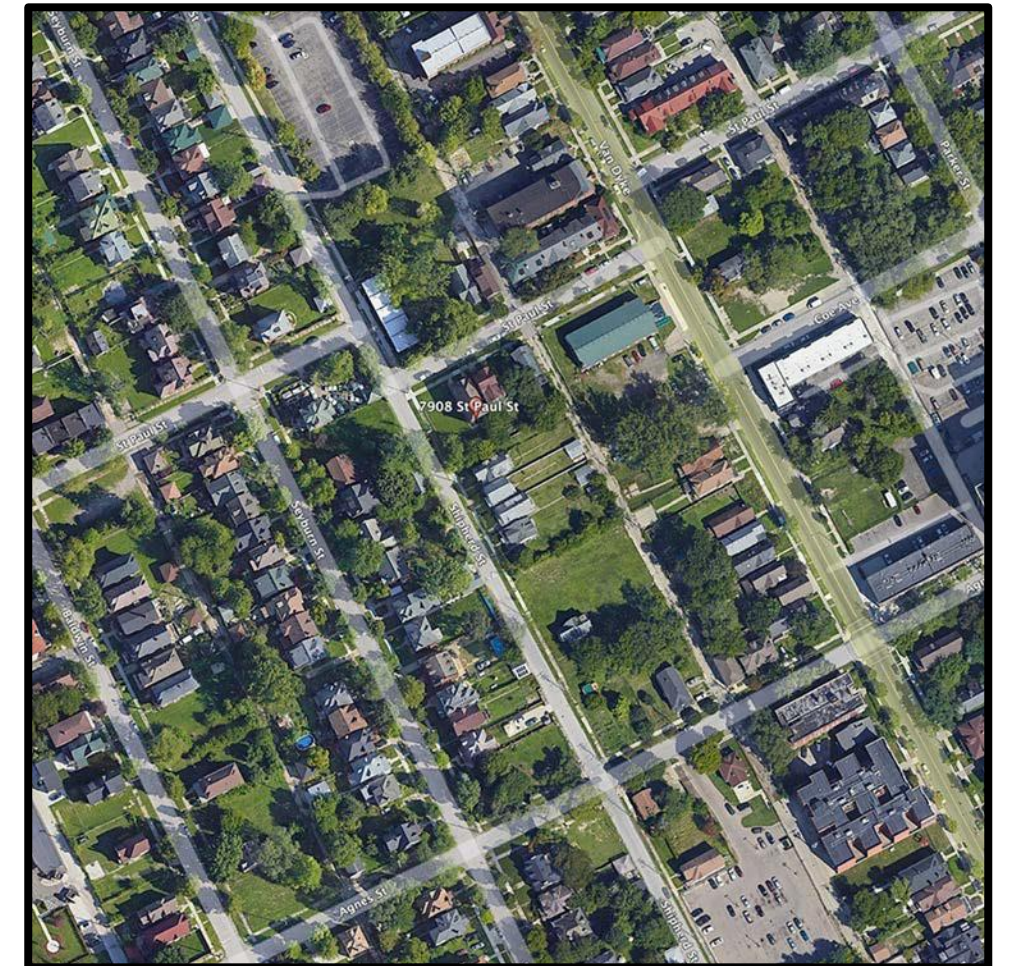
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COVER PAGE



1 VICINITY MAP
A0 NOT TO SCALE

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A0

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CONSTRUCTION TYPE: V-5	STRUCTURE BUILT: 1915
LIGHT FRAME WOOD CONSTRUCTION	OCCUPANCY GROUP: R-3
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JURISDICTION:

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 BUILDING, SAFETY, ENGINEERING, AND
 ENVIRONMENTAL DEPARTMENT (BSEED)
 COLEMAN A. YOUNG MUNICIPAL, 4TH FLOOR
 2 WOODWARD AVENUE
 DETROIT, MICHIGAN 48226



DRAWING INDEX AND PROJECT INFORMATION

SCALE 1/8" = 1'-0"

DATE: 31 August 2023



PREVIOUS CONDITION OF 7908 SAINT PAUL BEFORE SIDING AND WINDOWS WERE REMOVED; IMAGE FROM 2019 - FRONT ELEVATION



PREVIOUS CONDITION OF 7908 SAINT PAUL BEFORE SIDING AND WINDOWS WERE REMOVED; IMAGE FROM 2019 - FRONT & SIDE ELEVATIONS

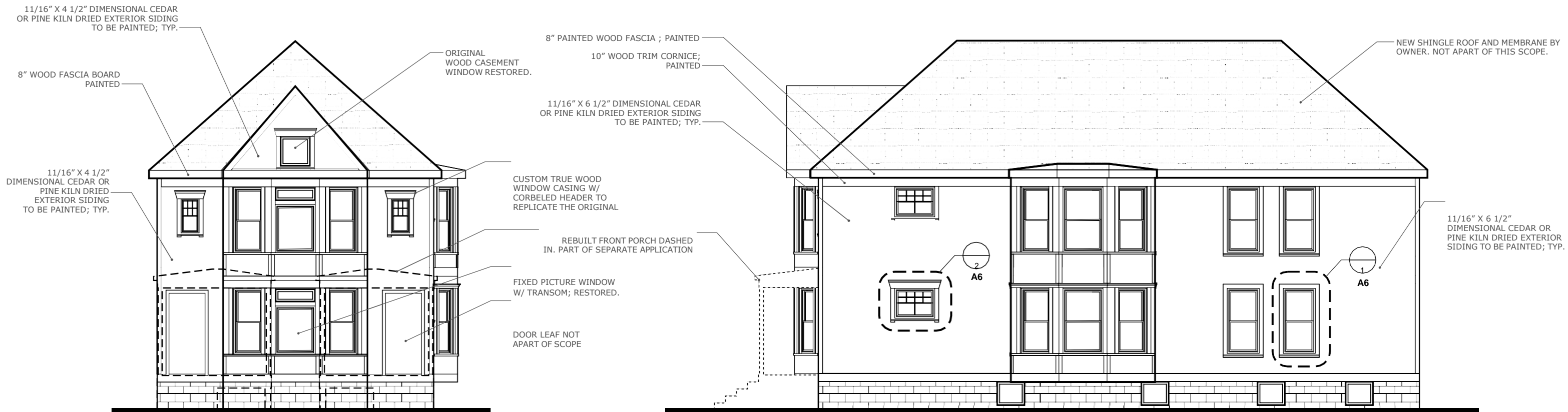


CURRENT CONDITIONS OF THE FRONT OF THE HOUSE

CURRENT CONDITIONS OF THE FRONT OF THE HOUSE

CURRENT CONDITIONS OF THE SOUTHERN SIDE OF THE HOUSE

CURRENT CONDITIONS OF THE SOUTHERN SIDE OF THE HOUSE



2 SCHEMATIC FOR FRONT ELEVATION
A4

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APPROVED HUES FROM COLOR SYSTEM C

BODY COLOR #1
B:4 MODERATE YELLOW
SIDING COLOR FOR TRUE WOOD DIMENSIONAL SIDING WITH BOTH 3" & 5" REVEALS



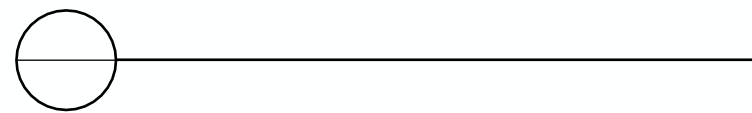
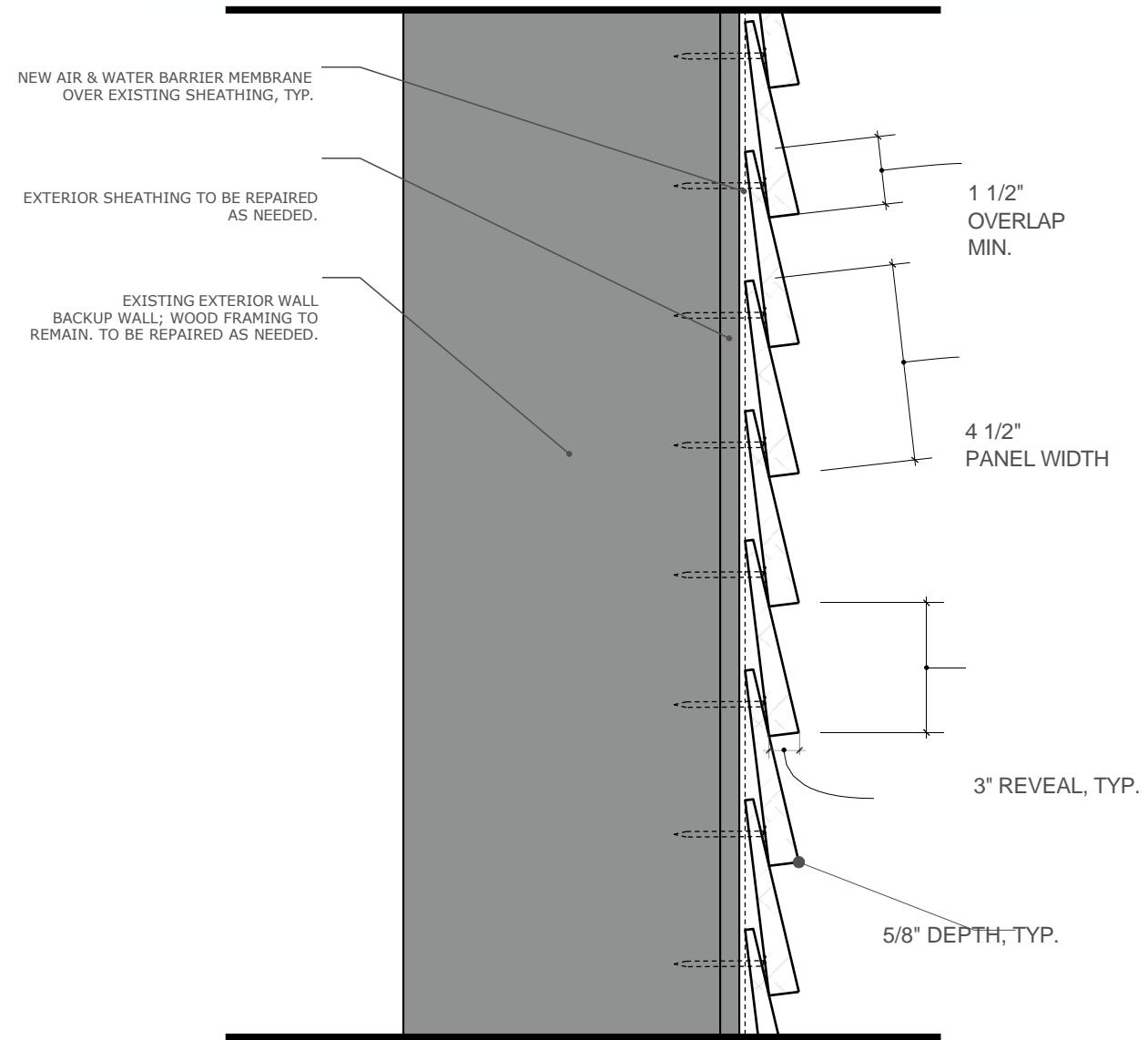
TRIM & DETAILING
C4: YELLOWISH WHITE
COLOR FOR TRUE WOOD TRIM, WINDOW & DOOR CASINGS, WINDOW SASHES & FRAMES, BELT LINE, CORNICE, ROOF FASCIA.



SCHEMATICS OF ELEVATIONS

HISTORIC WEST VILLAGE NEIGHBORHOOD

THIS DETAIL IS ONLY FOR THE FRONT
FACADE OF THE HOUSE TO MATCH
THE ORIGINAL HISTORIC SIDING REVEAL WIDTH
WHICH WAS APPROX. 3" OF EXPOSURE



2 3" REVEAL CEDAR/PINE SIDING DETAIL

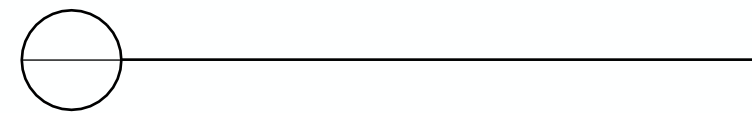
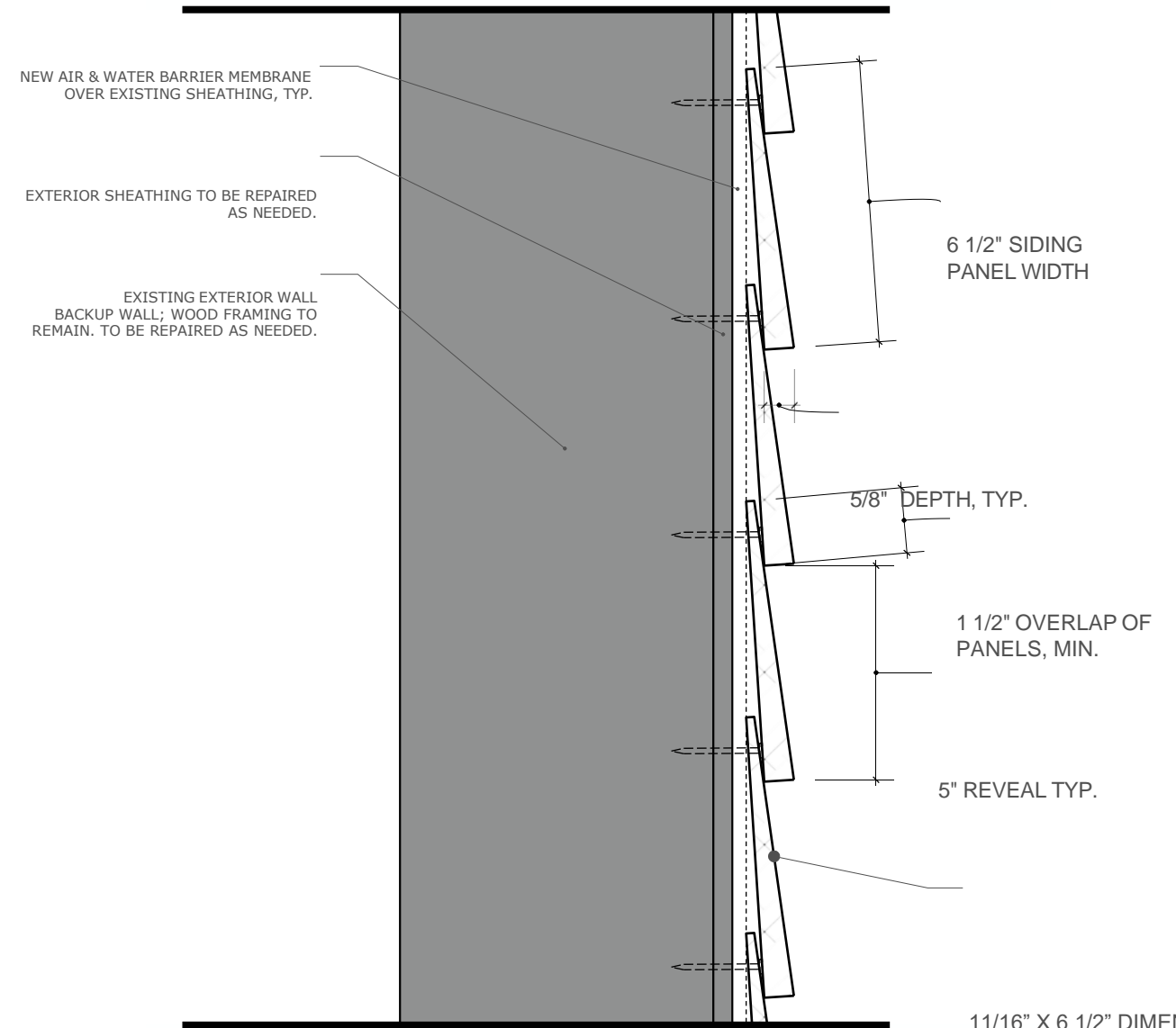
A5



NOTES:

- N/A

THIS DETAIL IS ONLY FOR THE SIDE AND
THE REAR FACADES OF THE HOUSE TO MATCH
THE ORIGINAL HISTORIC SIDING REVEAL WIDTH
WHICH WAS APPROX. 5" OF EXPOSURE



1 5" REVEAL CEDAR/PINE SIDING DETAIL

A5

11/16" X 6 1/2" DIMENSIONAL CEDAR
OR PINE KILN DRIED EXTERIOR SIDING
TO BE PAINTED; TYP. 3/16" BEVEL AT
THE SHALLOW END.

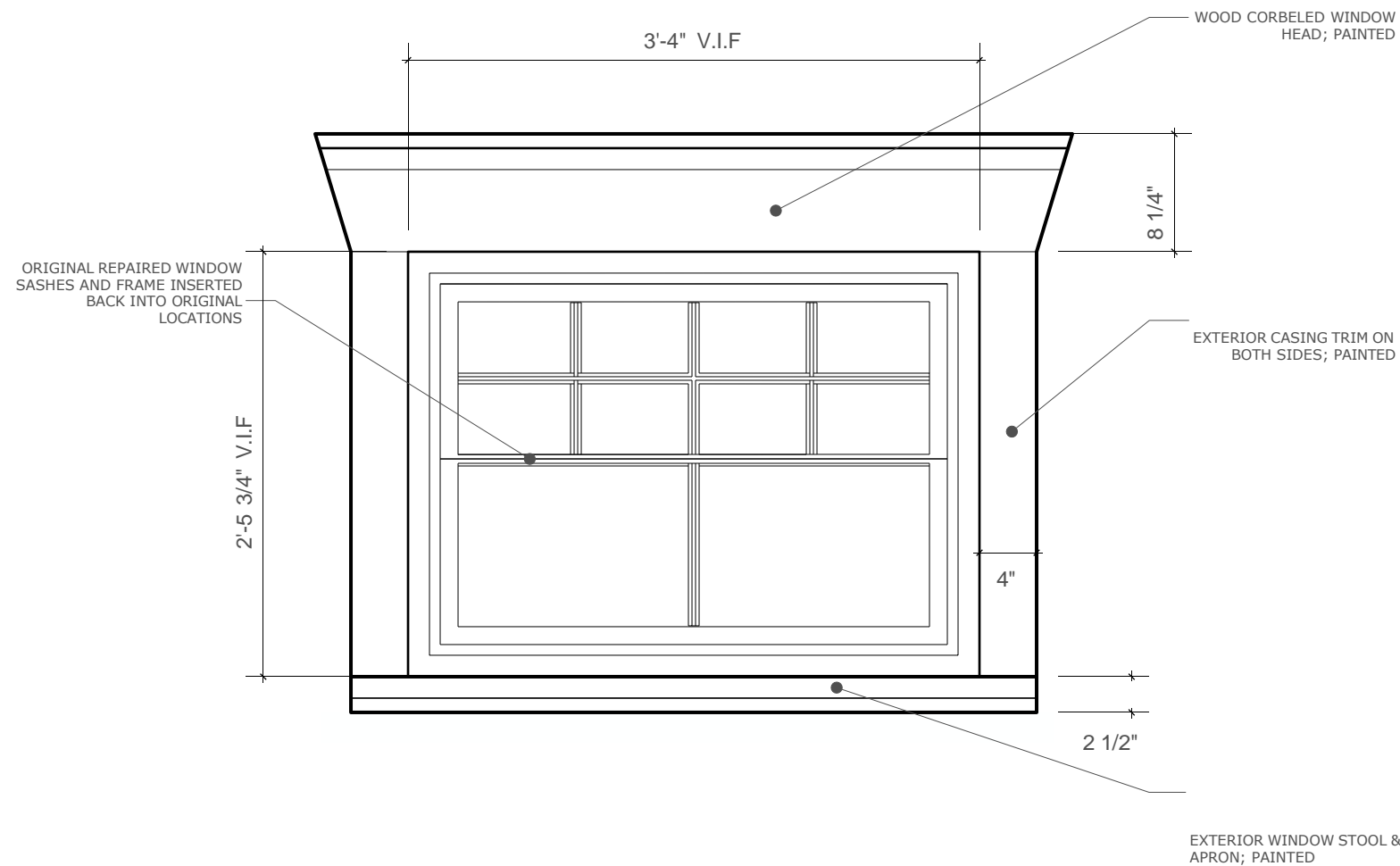
L SIDING DETAILS



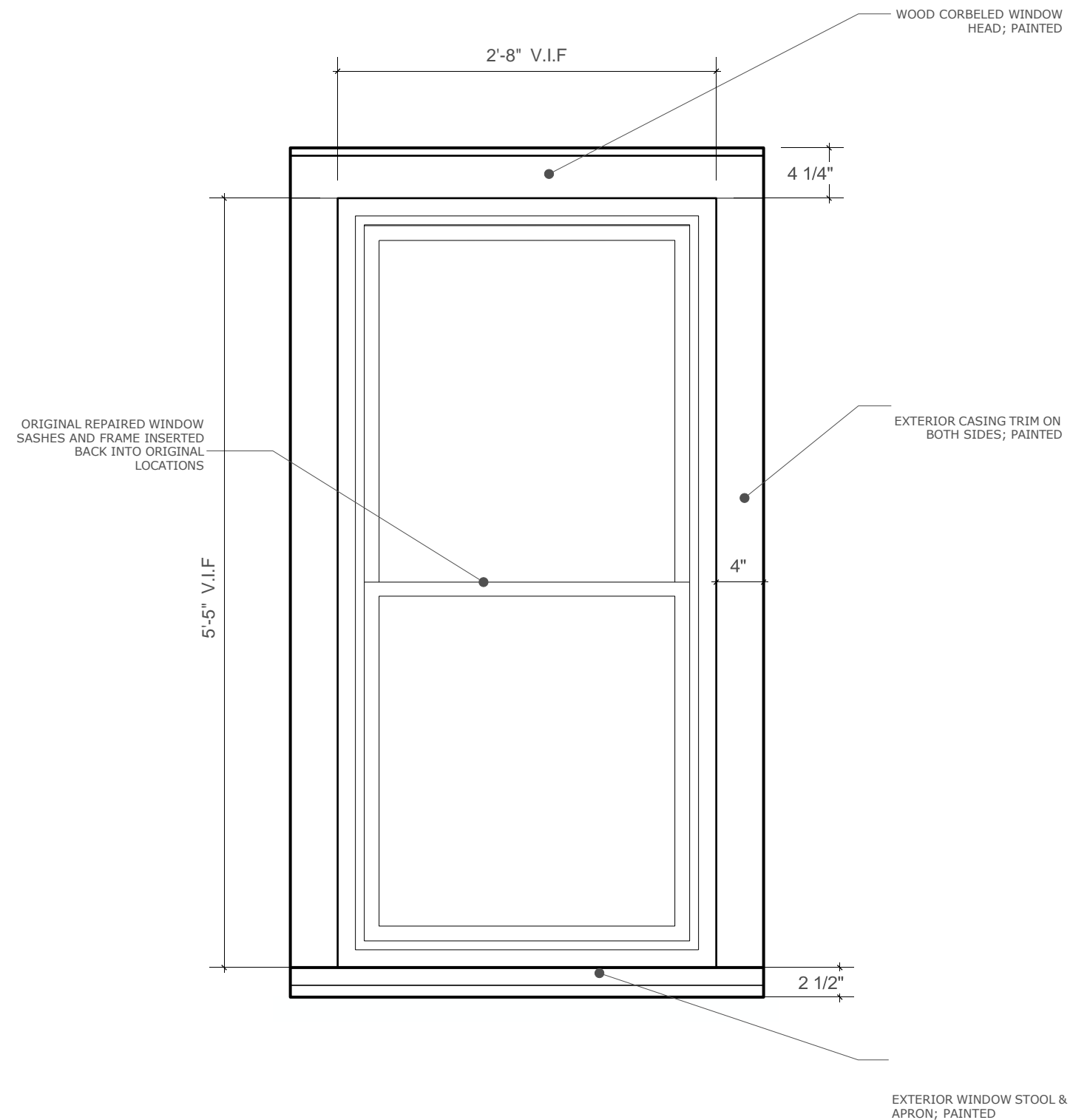
DATE: 31 August 2023

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HISTORIC WEST VILLAGE NEIGHBORHOOD



2 EXTERIOR CASING TYPE 2
A6



1 EXTERIOR CASING 1
A6

NOTES:

- ALL ORIGINAL WINDOWS WILL BE REPAIRED, REGLAZED, AND REFINISHED AS NEEDED BEFORE BEING REINSTALLED BACK INTO THEIR ORIGINAL OPENINGS. SOME WINDOWS CASING ARE STILL ON THE FACADE AND SOME ARE NOT. WHERE THEY ARE NOT, THEY WILL BE REBUILT IN WOOD TO MATCH THE EXISTING FORM AND DETAIL OF THE ORIGINAL CASINGS. BOTH THE WINDOW SASHES, FRAMES AND CASINGS WILL BE PAINTED ACCORDING TO APPROVED DETROIT HDC COLOR FAMILIES PRESENTED ON THE PREVIOUS PAGE.

A6







