




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: <small>(only applicable if you've already applied for permits through ePLANS)</small>	na
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GENERAL

<p>1. DESCRIPTION OF EXISTING CONDITION <i>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.")</i></p> <p>the home was left vacant with the back of the home open and exposed to the elements for more than 10 years according to the neighbors. A large hole showed some</p>	
<p>2. PHOTOGRAPHS <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i></p>	
<p>3. DESCRIPTION OF PROJECT <i>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.)</i></p> <p>straighten existing frame, dig basement and rebuild the foundation by jacking up the frame and using cement block to build a foundation for the existing frame. Adding to the back to resemble the building as it was framed in the early 1900's. Paint it yellow with white trim. take down the existing grade to match the neighboring homes that are the same style and build a similar wood porch to those homes.</p>	
<p>4. DETAILED SCOPE OF WORK <i>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.")</i></p> <p>I will leave the trim details around the doors and windows and match the new doors and window trim to that. I will be using a solid wood door and windows. The windows will be new, manufactured by Pella but a wood window. The roof will be architect 3ply shingles and the siding will be wood to match the existing width</p>	
<p>5. BROCHURES/CUT SHEETS <i>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.</i></p>	

ADDITIONAL DETAILS

<p>6. WINDOWS/DOORS <i>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)</i></p>	
<p>8. SITE IMPROVEMENTS <i>If site improvements are proposed, please provide any relevant site improvement plans pertaining to your project.</i></p>	







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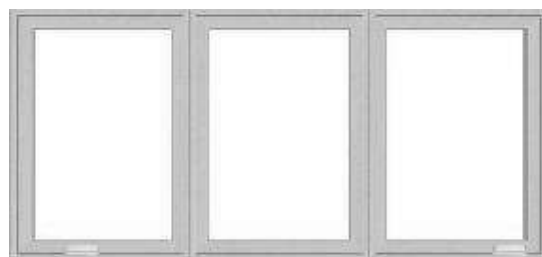
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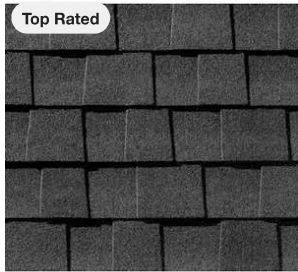


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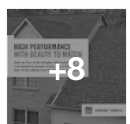
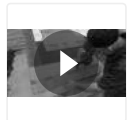
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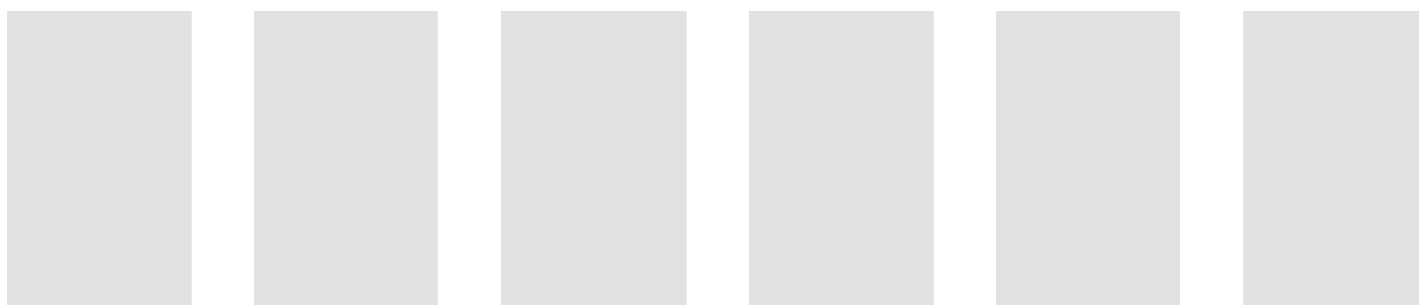
Color/Finish: **Sierra Gray**

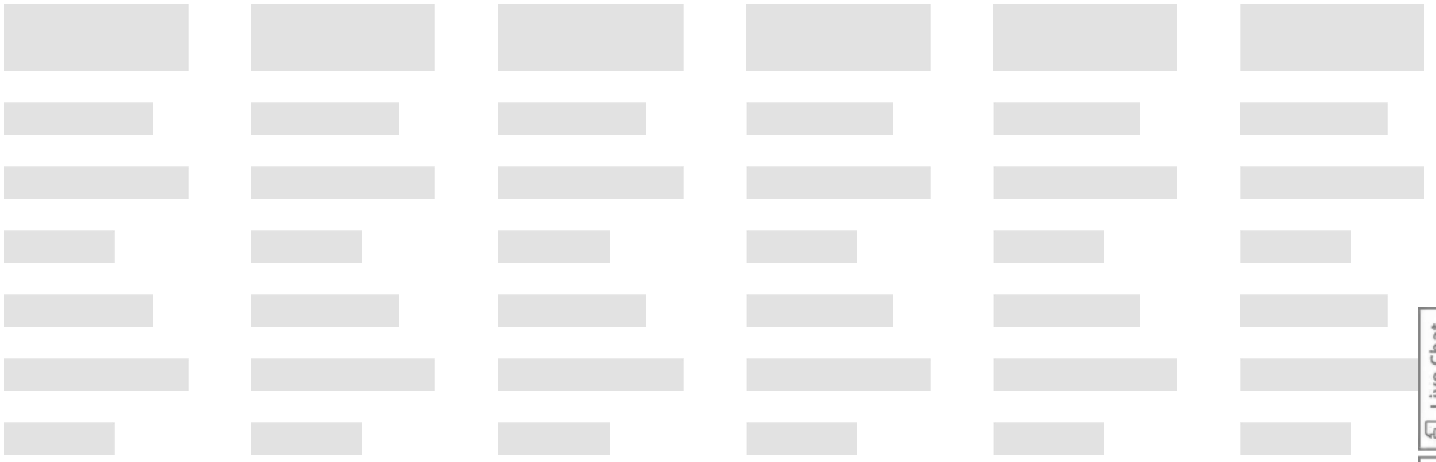


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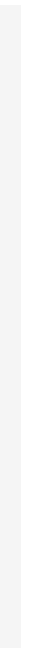
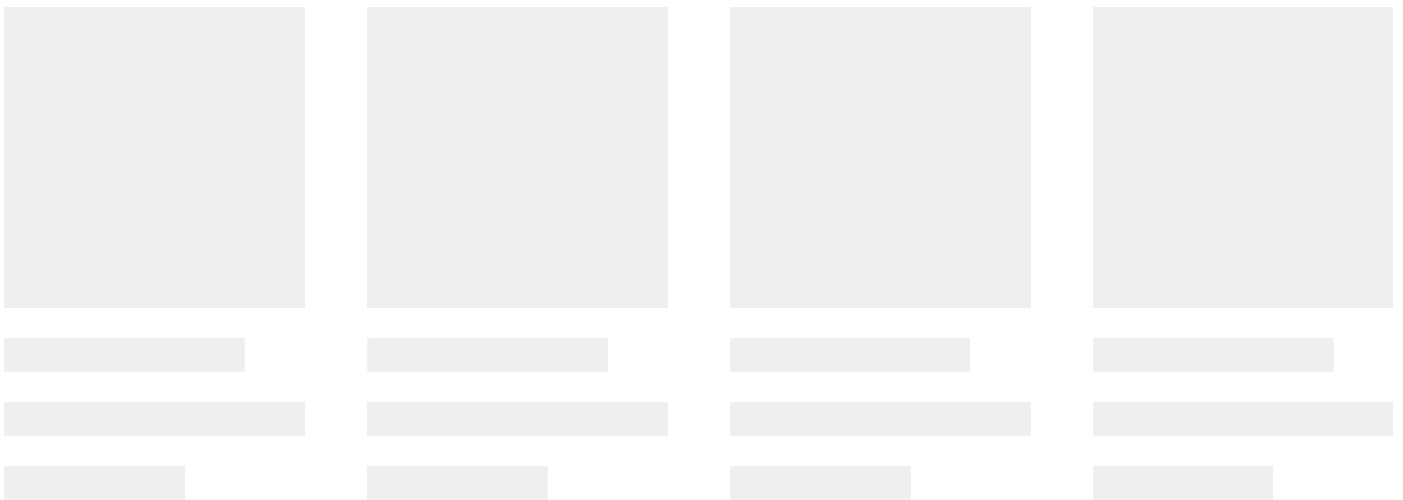
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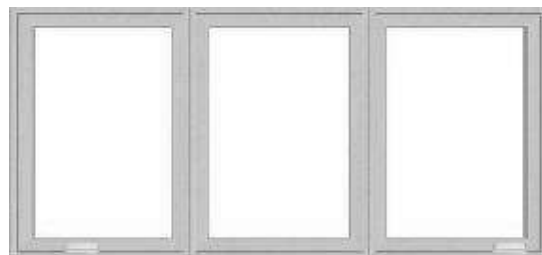
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Received second application for same project.
Additional information noted in scope of work and cut sheets.

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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)

NA

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 current condition of the home is wide open in the back of the home, a foundation that has crumbled, we tore off the back addition because of extensive rot due to it being open to the elements for 10 years and occupied by vagrants, as well as only a partial foundation.

The roof and structure as it stands is secure. We need to replace the portion torn off and grade the land to meet the current grade of the neighbors.

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 home needs the existing foundation replace, so I will jack up that portion, remove the surrounding soil, replace the foundation with cement block and grade the soil around the home to be closer to the surrounding homes.

The addition is a replacement of the portion that I removed, as I felt, as well as every general contractor, carpenter and foundation company suggested needed to be removed due to rot and loss of structure.

I would like the foot print to be as close to the original, keeping the current trim, and lowering the grade to meet the neighbors grade.

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 foundation, grade land to meet surrounding area, which is lower. Finish the basement and build an addition to match what was existing, and what is more likely the same footprint as the early 1900 foot print. The home will have egress windows in the bedrooms, a small wooden porch and grass without additional landscaping the windows and exterior doors will be solid wood painted white. The window will be Pella wood windows and will be new. The roof will have dimensional shingles to match the existing and the siding will be a wood, or a hardy board wood siding which is more durable and looks the same after it is painted.

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

<p>6. WINDOWS/DOORS <i>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)</i></p>	
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STAFF REPORT: OCTOBER 11, 2023 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: HDC2023-00024

ADDRESS: 2244 WABASH

HISTORIC DISTRICT: CORKTOWN

APPLICANT: JILL BLEEDA

PROPERTY OWNER: JILL BLEEDA

DATE OF PROVISIONALLY COMPLETE APPLICATION: SEPTEMBER 18, 2023

DATE OF STAFF SITE VISIT: SEPTEMBER 12, 2023

**SCOPE: DEMOLISH REAR OF HOUSE* (WORK COMPLETED WITHOUT APPROVAL);
ERECT REAR ADDITION**

EXISTING CONDITIONS

The structure at 2244 Wabash is a single-story wood-framed dwelling. The building is rectangular in shape and has a front-facing gable. Clapboard siding covers the front and south-side elevations, while the north-side elevation is covered with wide flat boards (which might be late 19th century or early 20th century sheathing to which the clapboard siding was attached). The façade includes a single-entry door and a wide window opening, both of which have decorative surrounds and contemporary styled hoods. The remaining details include a small circular window near the peak of the gable, a wide, flat rake board and dimensional dentil trim which is placed on the north side only. A small raised front porch consists of a concrete pad which sits on concrete block.



The front elevation at Wabash. Staff photo, September 12, 2023.



The south-side elevation. Staff photo, September 12, 2023.

The rear extensions of the house and side wing were recently demolished without HDC approval; a large deep hole currently covers this area of the lot.

PROPOSAL

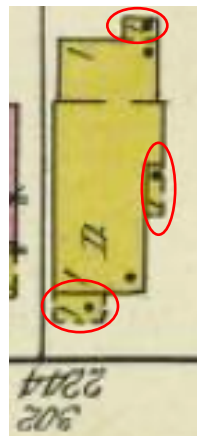
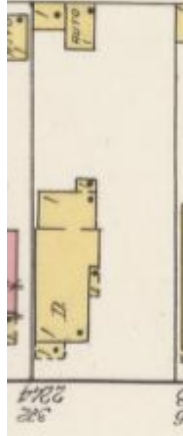
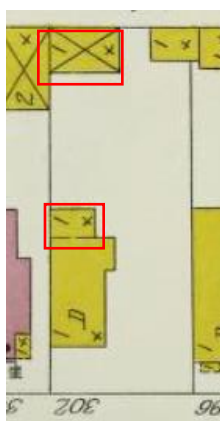
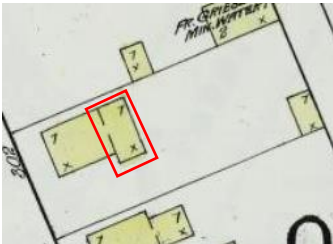
The property owner demolished the rear portion of the house and proposes to erect an addition that will extend directly from the existing rear corners of the house. The addition will be faced with wood siding to match the existing siding; matching dimensional asphalt shingles will be installed on the new roof. A new concrete block foundation for the existing house will be laid, in addition to the foundation for the new construction. The lawn will be regraded to remove the raised yard and a new front and side porch will be erected.

STAFF OBSERVATIONS AND RESEARCH

- The Corktown Historic District was established in 1984.

Sanborn symbols

- 1 Single story structure
- X Shingle roof
- D Dwelling
- Composite roof



Staff comments on Sanborn maps:
 --The location and number of windows were not noted on any map.
 --The composite roof symbol is shown at the three porches on the 1921 map, identifying each porch had a roof.



1884 Sanborn
 The drawing depicts a wood framed structure with a wider than deep rear area that possibly was an addition.

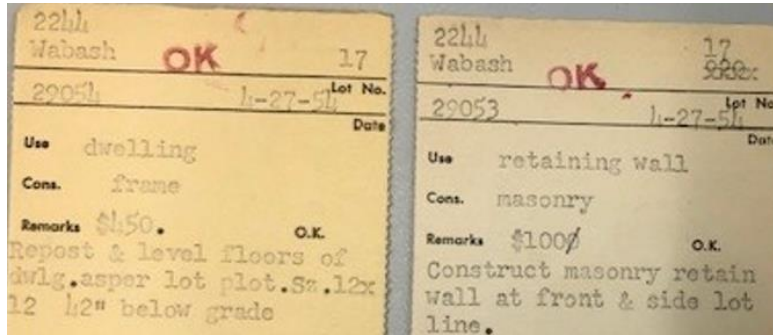
1897 Sanborn
 The former addition is integrated into the body of the structure (now identified as a dwelling). Another rear addition was erected, as well as another outbuilding at the alley.

1921 Sanborn
 It is possible the rear addition was enlarged, and a front, side and rear porch were added.

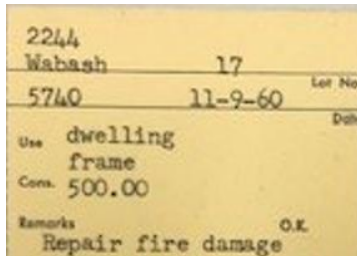
1921-1950 Sanborn
 No changes to dwelling; changes to rear of lot structures, first shown in 1921 remain in place, but not visible in this image.

2023 Google aerial
 It appears the additions shown in the 1897 and 1921 maps are gone, and a bay window had been added. All rear lot structures are gone. Staff located seven permits for rear yard commercial parking, beginning in 1954.

- Two permits were issued in April 1954 to:
 - Level the dwelling's floors and install supporting posts below grade, and
 - Construct masonry retaining walls at the front and side lot line, which in staff's opinion hints to the raising of the yard.



- Two permit cards document that fires occurred in the dwelling. The 1981 permit mentions the side door was replaced.



Designation photo – view from Wabash showing front and south-side elevations, 1984. HDAB.

No changes to the footprint of the pre-1884 addition are present (i.e., bay window).

Pre-1921 rear addition is visible and has a shed roof.

- Aluminum siding covered the house at time of designation. The front elevation's window opening appears to have a non-historic window. The pointed window in the side gable is a shape that was common on Gothic Revival structures. Staff doesn't know when this window was removed and replaced with a rectangular fixed window.

- In 2008, the Commission approved an application for the following scope of work: removal of aluminum siding at the front and side of the house and replace with wood siding to match , install two doors, replace three vinyl windows to match, build hood over door, paint building A:1 and trim A:8 & A:9. There are no documents in the paper file to offer a detailed scope of work.



Google street view, July 2009.

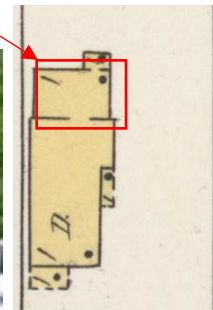
- The 2009 image shows the property as exterior work was nearing completion (note: the boards in the bay walls are not yet painted). Staff doesn't know if the bay window was part of the 2008 scope of work, or if the front façade's window/door hoods matched the Commission's approval. It is clear, however, that the bay window is not a historic feature.
- Staff doesn't know when the shed roof rear extension was demolished; however, it was gone prior to June 2009 based on the below photo.



Google street view, June 2009. The blue tarp covers the area where the rear extension had been located.



July 2018. Although hard to see, it appears as though a wall was erected (and windows installed) to enclose the space where the extension had been.



1921 Sanborn.

ISSUES

- The demolished side wing was part of the 1884 structure and a distinctive character-defining feature of the house. The applicant didn't submit sufficient visual or physical information to substantiate that the side wing was so deteriorated that it necessitated its entire removal, rather than completing repairs to the foundation and internal structural supports.

Staff obtained photos from BSEED's Dangerous Buildings Division that show the condition of the rear wall prior to the recent demolition of the rear section of the house. This view shows the historic gable's wood sheathing and rake board were intact. Staff believes this section of the house could have had temporary support while the structural issues were corrected.

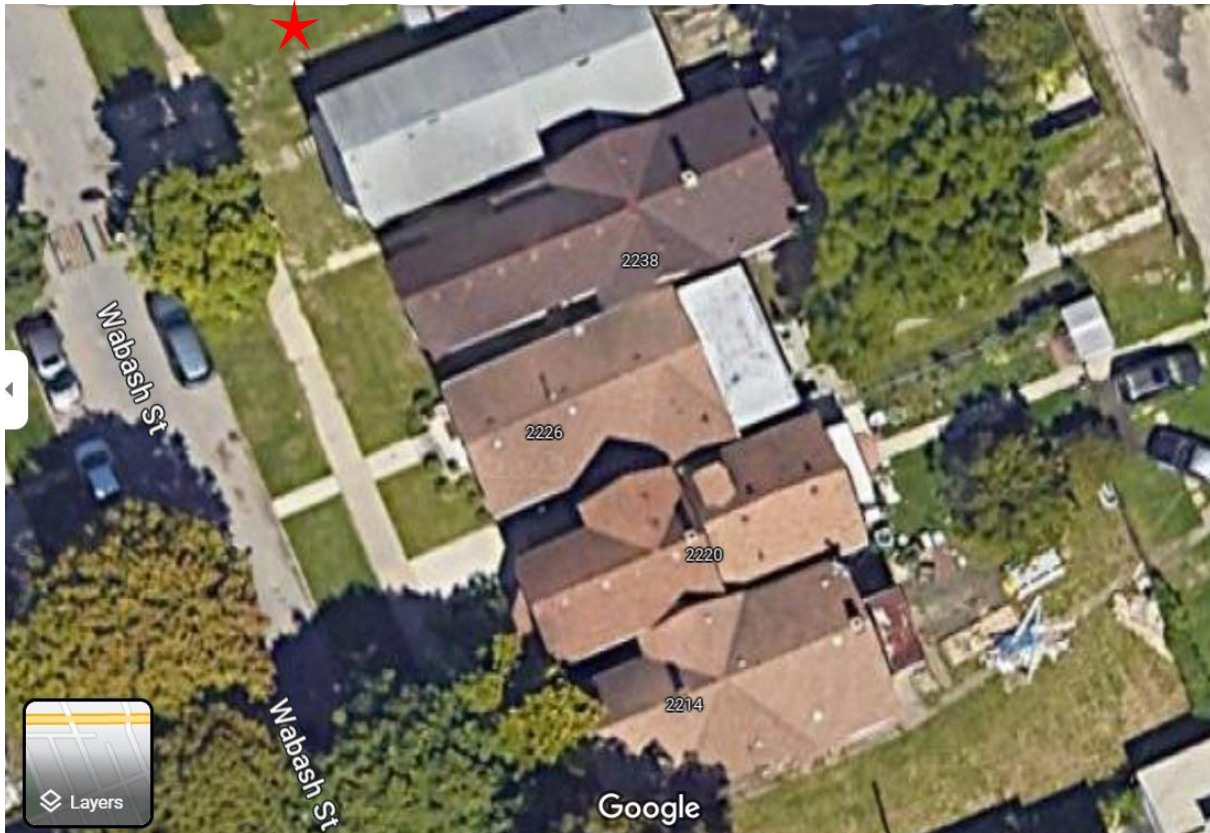


CC 2244 Wabash5 11-14-22 Jaafar.JPG

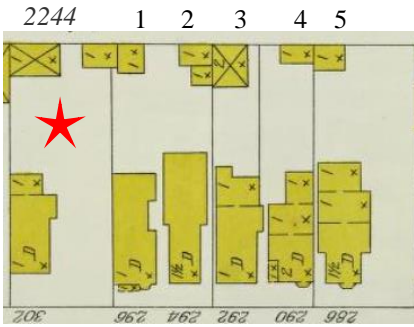
- The applicant states the new design is to duplicate the neighboring homes as a style and size reference. The Standards do not allow for a house to be changed to match other houses; a house must remain a product of its time and its individual architectural design. Beyond that, the previous footprint did match the neighboring homes that were built within the same 19th century time.

On the following page is an expanded view of the 1897 Sanborn map which shows that neighboring five dwellings had inset or extending walls and all but one had (and still have) cross gabled roofs.

- Elements of Design #6) Rhythm of Entrance and/or porch projections: *Most houses in the district have projecting front porches, usually on one side of the front façade and sometimes wrapping around to the side, especially on corner lots. Some Victorian houses have a secondary porch at the side.*
- Elements of Design #11) Relationship of roof shapes: *Pitched roofs with frontal gables predominate in the district, although pitched roofs with side-facing gables, hip roofs, and hip roofs with intersecting gables also exist...*



Google aerial image. 2244 Wabash is not visible but is directly above where the star is located. This view shows how four of the five houses have cross gable roofs, many of which cover extending walls (identical to what was in place at 2244 Wabash). The photos on the following page offer streetscape views of the above dwellings.



1897 Sanborn map.
 2244 Wabash is highlighted.
 Photos on this page were taken by staff,
 standing at Wabash sidewalk.



House 1

House 2



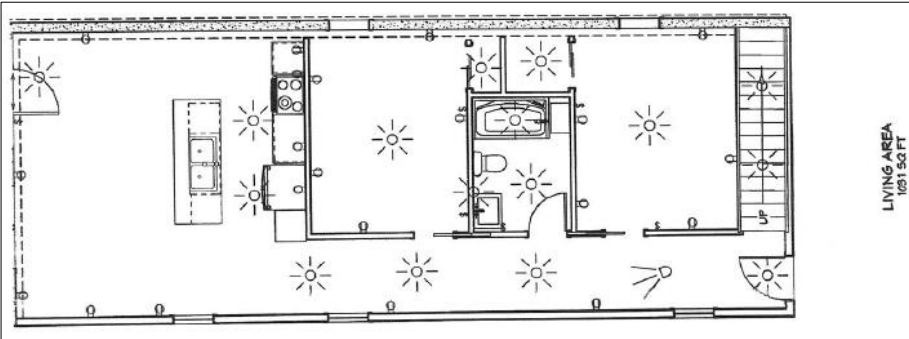
House 3

House 4

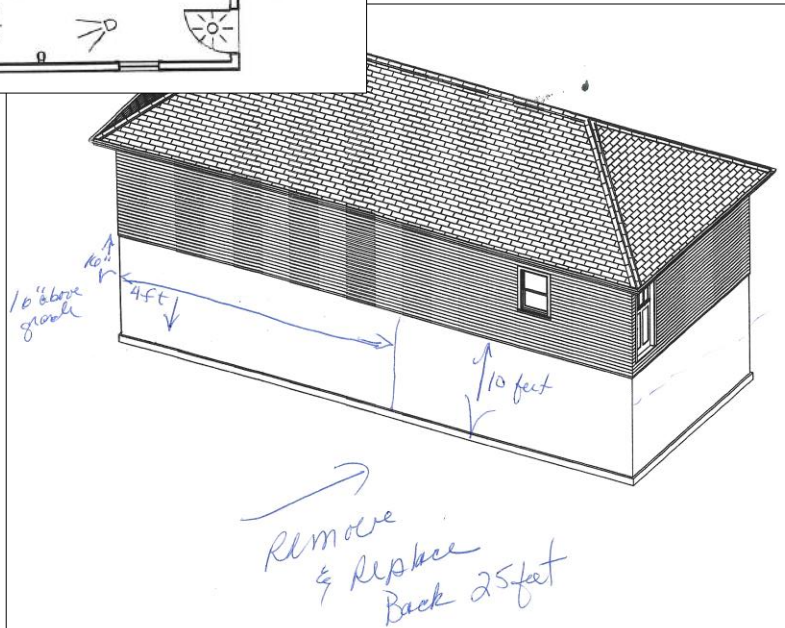


House 5 – two views

- In addition to the new construction, the applicant is proposing a new foundation/basement for the remaining existing portion of the house, and the re-grading/lowering of the front and side lawn to match the tree lawn and adjacent yards. 19th century houses in Corktown were typically built on piers and many houses have had full foundations added to the structures. Staff doesn't know if the raised yard is original to the site, or if it was added in 1954 along with the retaining walls. Staff doesn't dispute the idea of lowering the grade so that the lawn is similar to the other houses on the street. However, staff doesn't know if the applicant proposes to cover the area between the wood siding and grade with some type of skirting, which is a typical detail for houses in the district which are of similar age.
 - Elements of Design #7) Relationship of materials: *The great majority of buildings in the district are wood frame structures originally clad in clapboard with wooden skirting or brick foundations. Some have more recently been sheathed in aluminum, vinyl or asphalt siding, and original skirting has often been replaced with metal skirting or concrete block foundations.*



Drawings submitted by applicant. The drawing above doesn't show the door that will be retained at the south (bottom) wall, and the drawing at right should be used as an indication for massing only. The majority of window and door openings, as well as the proposed south elevation porch, are not shown.

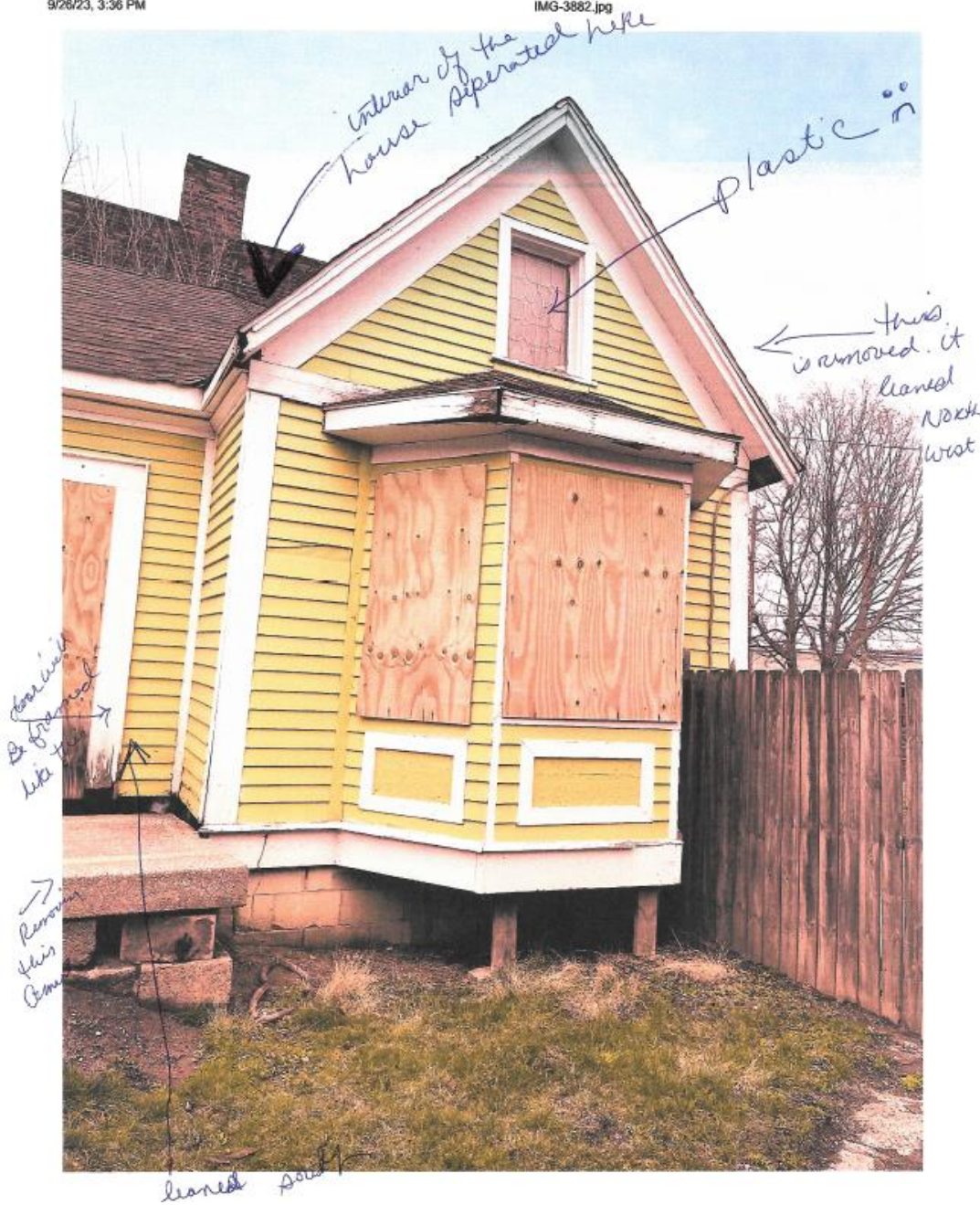


Google street view. 2244 Wabash is partially seen on the far-left side of the photo. This view shows the flat yards of the neighboring houses.

- While the rear portion of the house, shown in the below photo, may have had structural issues, this section of the dwelling could have been stabilized or rebuilt to retain the historic footprint. It is staff's opinion that the smaller pre-1921 extension that had a lower shed roof (as seen in the designation photo on page 3) was not a distinctive character-defining feature of the dwelling. Therefore, erecting a rear addition in that location might meet the Standards and achieve the additional square footage desired by the applicant while retaining the distinctive character-defining footprint of the 1884 dwelling.

9/26/23, 3:36 PM

IMG-3882.jpg



Applicant photo, showing rear section that was recently demolished.

- Staff consistently doesn't recommend additions being joined in plane with the walls of an existing structure, rather new construction should be recessed from existing walls. This allows the new framing and exterior materials to end cleanly against the existing structure and eliminates the problem of threading in new materials that will age differently than the existing adjacent materials. A recessed addition also allows the new construction to read as an independent component and a product of its time.

- The submitted documents do not clearly show how the house and lot will look with the proposed rehabilitation and new construction, and different dimensions for the addition are mentioned in the varying documents. A landscape plan, dimensioned site plan, and dimensioned elevations are necessary to review the proposal for its placement on the site as well as showing how the walls, window and door openings, new porches, exterior siding and trim and landscaping will be articulated. Staff sent multiple requests for detailed documents but only received additional hand drawings and marked-up photos.

RECOMMENDATION

Staff finds that the proposal will alter the features and spaces that characterize the property and district and does not meet the Secretary of the Interior's Standards and the Elements of Design for the district for the following reasons:

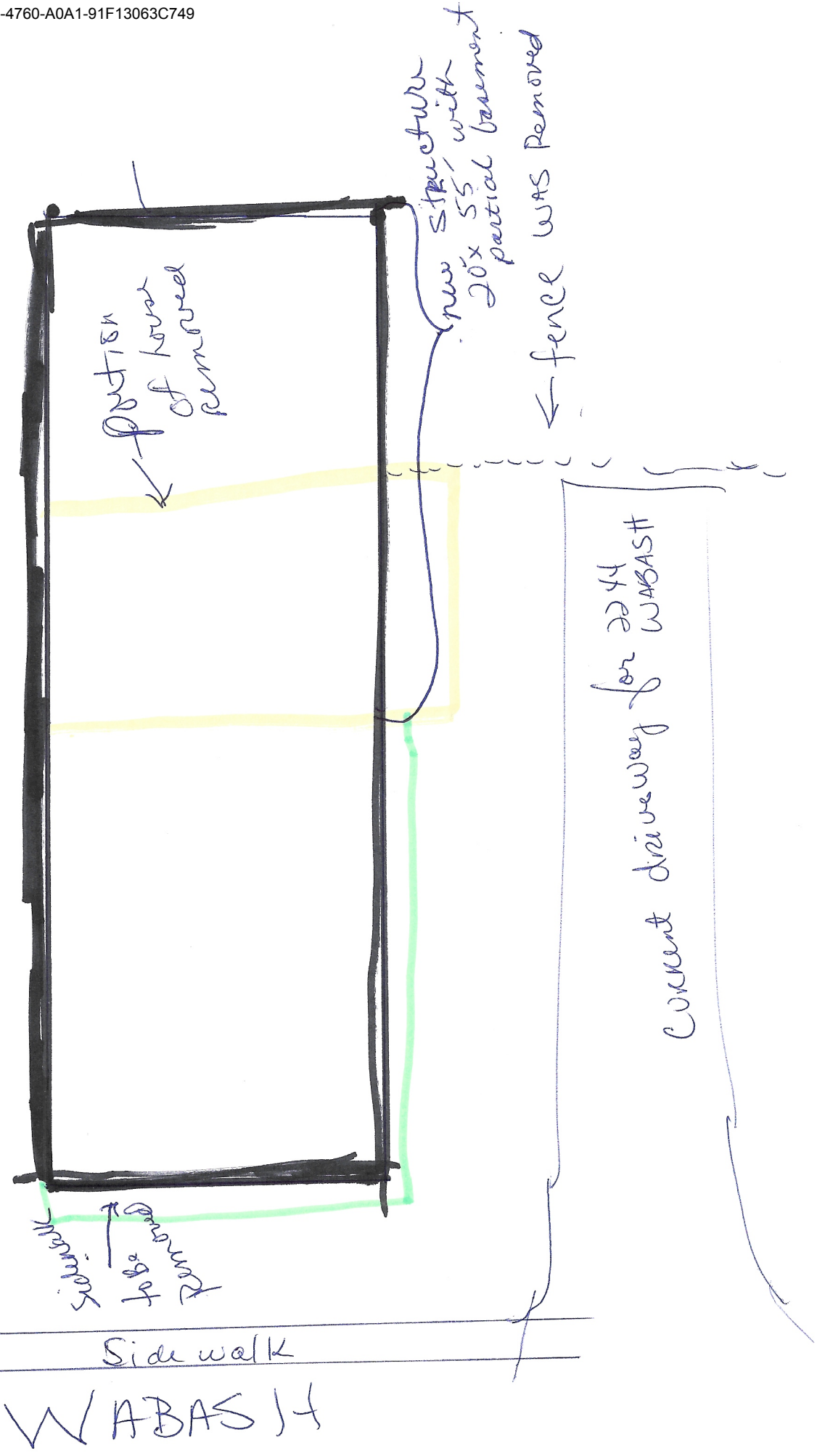
- The historic side wing was removed without substantiation that it was beyond repair. Its removal destroyed the house's historic massing and its contextual relationship to other 19th century houses within the district.
- The addition, proposed to be constructed in line with the remaining portion of the historic house, will continue to alter the features and spaces that characterize the property and district.
- The applicant states the new design is to duplicate the neighboring homes as a style and size reference. The Standards do not allow for a house to be changed to match other houses; a house must remain a product of its time and its individual architectural design. Beyond that, the previous footprint did match most neighboring homes that were built within the same 19th century time period. The side wing should be reconstructed as part of a new construction proposal.
- Detailed, dimensioned drawings that would adequately convey the finished appearance of the house and lot were not submitted, therefore the Commission can't review the proposal beyond the work completed without approval.

Staff therefore recommends that the Commission issue a Denial for the work as proposed, as it does not meet the Secretary of the Interior's Standards for Rehabilitation, specifically Standards 1, 2, 3, 6, 9 and 10:

- 2) *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 3) *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- 9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
- 10) *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*



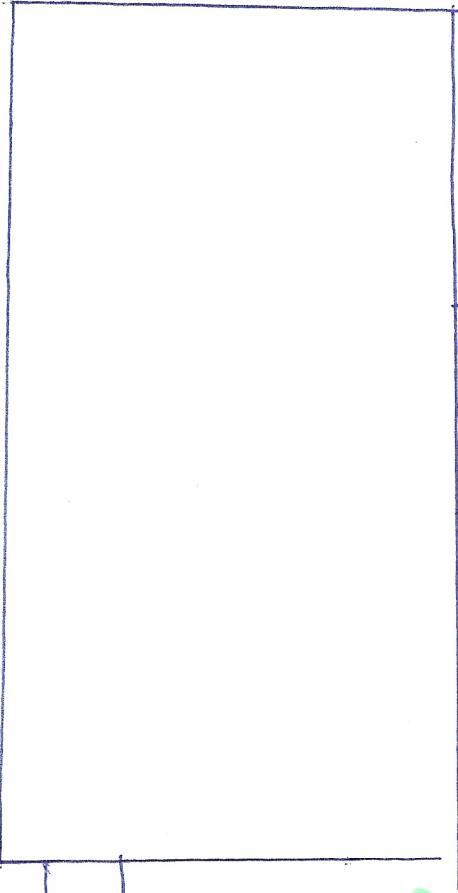
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4x4 post

driveway

grass

Front - V

Street
the back



Interior of the house separated here

plastic in

← this is removed. it leaned North West

door will be framed like this →

→ Remove this Cement

leaned South



Rotted wood
replaced
Cement
Removed

← Cement
Sidelwalk
to be
Removed

← ~~Cement~~
Cement Block
put in for
foundation

Original foundation
to be repaired, by
jacking it up to square and
using cement block to support.



Support
& Repair
Foundation



Push
home to
square
6"

Side
of home
will
look original

Repair
this DOOR
and

Repair
foundation
under original
home

← Leave
the original
structure
and follow
the existing
roof line
and walls
back 20 feet
to meet original
foundation









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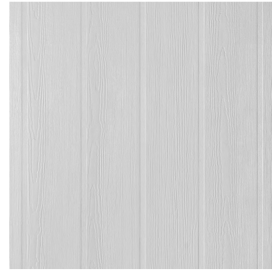
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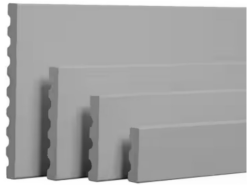


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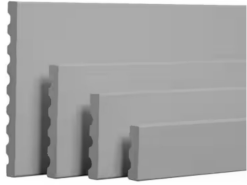
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