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architecture

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1760 Wabash Street
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RE: 1760 Wabash St – New Construction Historic District Commission Submission

1760 Wabash is a mid-block lot on the east side of Wabash. Originally, this address consisted of a double-wide lot with an existing historic-aged home situated in the north half of the lot. The property has since been split, with the existing home on one parcel, and this project is proposed for the newly created lot to the south. The proposed project consists of a new single family home with a detached garage at the rear of the property. The detached garage is proposed to include an accessory dwelling unit on the second floor.

The home has a traditional gable end with a covered porch entry. New materials will include Hardie siding with colors as noted on the plans. New materials have been listed on the attached elevations and will consist of a mixture of Brick and pre-finished Hardie lap siding.

- 1. Height:**
The proposed structure is a two-story structure, with a total height of approximately 27'-7" above grade to the mid-point of the main gable. This height is constant with the adjacent properties.
- 2. Proportion of Front Façade:**
The front façade of the proposed structure is approximately 26'-0" wide, making it slightly taller than it is wide, giving the home a vertical orientation.
- 3. Proportion of Openings:**
The windows proposed for the structure are generally casement style. Individual windows are taller than they are wide and grouped together to form larger areas of glazing.
- 4. Rhythm of Solid to Void:**
Openings in the facades of the proposed structure are regular and ordered, like the existing worker cottage style homes in the neighborhood. Individual windows and groups of windows are placed to be considerate of adjacency between new façade and existing.
- 5. Rhythm of Spacing of Buildings:**
The lot width and building width are both consistent with the overall neighborhood.
- 6. Rhythm of Entrance and/or front porch projections:**
The proposed structure features an existing asymmetric front porch entry pushed to one side. This is consistent with similar small front porches in the neighborhood.
- 7. Materials:**
The proposed structure is comprised of wood framing with a concrete foundation, a standing seam metal roof, majority stone on the first floor, and Hardie lap siding on the second floor. At the entry and around some of the windows of the first floor, stained cedar ship-lap siding is introduced as an accent.
- 8. Textures:**
Texture is at play in the relationship between the lap siding, ship-lap wood siding and stone.
- 9. Colors:**
The color palette of the proposed structure has been kept neutral and natural in order to blend in with the existing homes on the block. The stone, roof, and siding are all within a gray-scale palette, the warm wood siding acting as an accent at the entry.
- 10. Architectural Details:**
The architectural details of the proposed structure are very simple in order to complement the existing modest homes on the block. The overall massing and roof shape are similar to adjacent historic homes, while the clean simplified detailing is more contemporary. In order to match the level of detail and visual interest of the existing

homes, a concept of layering and texture is used to create depth and hierarchy in the facades. The goal is to establish the existing structure as the primary focus and allow the addition to have a supporting role.

11. Roof Shapes:

Similar to many existing homes on the block, the proposed structure features a simple roof line with a single ridge running down the center of the structure, and front-facing gables.

12. Wall of Continuity (setbacks):

The front setback of the proposed structure is similar to adjacent homes.

13. Landscape Features:

The front lawn of the proposed structure is grass turf, consistent with adjacent properties. More decorative bushes and flowering plants will be included along the perimeter of the home.

14. Open space:

The front lawn is intended to be kept open, as well as the yard space between the home and garage/ADU.

15. Scale of Facades/Façade Elements:

The overall structure is a similar scale to the existing homes on the block. The front elevation is fairly simple with few façade elements. Window groupings are always in the same plane as the overall façade. Window groupings are generally 2 windows wide and consistent in shape between the new and existing facades, and account for approximately one-quarter of the overall façade width. Solid walls have been used where we are in close proximity to adjacent parcels.

16. Directional Expression of Front Elevation:

The directional expression of the front elevation is generally vertical. The south portion of the front façade has the covered entry and is clad in siding. The remaining portion of the façade is clad in brick and horizontally oriented siding. This composition breaks down the scale of the building by incorporating vertical and horizontal elements.

17. Rhythm of Setbacks:

The front setback is consistent with adjacent properties.

18. Lot Coverage:

- a. Lot Size: 3383 Square Feet
- b. Building Footprint: 1112
- c. Percentage of lot Coverage: 32.9%

19. Degree of Complexity in Façade:

The proposed structure is very simple in massing and façade complexity. The façade uses a simple palette of 3 materials, organized in a way to provide hierarchy, depth and interest without relying on additional detail and applied architectural elements.

20. Orientation/Vistas/Views:

The long axis of the proposed structure is oriented east-west with the front of the structure facing Wabash street. Bedrooms are placed at the rear of the building, while the living space is organized to the front of the home, because most of the green space for the lot is located in the front yard the home has a focus on connecting living space with that are for its primary exterior use and connection to the neighborhood.

21. Symmetric or asymmetric appearance:

The appearance of the proposed structure is asymmetric to complement existing asymmetric homes on the block. Windows on the front façade are aligned in stacking groups. The front porch is offset to one side. These balanced elements are unified by the centered forward facing gable.

22. General Character:

Corktown is made up of modestly detailed small-scaled homes on narrow lots creating a dense walkable

neighborhood. The proposed structure follows the simple massing and closely spaced arrangement precedent set by the existing adjacent homes. The materials used for the proposed structure speak to the textural quality of the existing homes with the use of horizontal siding and stone. More contemporary expression and detailing speak to the longevity of the neighborhood and the notion that Corktown houses are built to last. The homes in Corktown were built over various periods of time, and are examples of many architectural styles. What makes the neighborhood cohesive is the attention to scale, proportion, and quality in each home regardless of style. While the proposed structure utilizes some contemporary elements, the overall scale, massing, and textural quality are inspired by and designed to complement the overall Corktown character