

STAFF REPORT: 12-11-2019 MEETING
APPLICATION NUMBER: 19-6526
ADDRESS: 1155 CLARK
HISTORIC DISTRICT: HUBBARD FARMS
APPLICANT: KOBLAR JACKSON
DATE OF COMPLETE APPLICATION: 11/5/2019
DATE OF STAFF SITE VISIT: 12/6/2019

PREPARED BY: J.ROSS

SCOPE: REPLACE PORCH AT REAR ELEVATION

EXISTING CONDITIONS

Erected ca. 1916, the property at 1155 Clark is a 2 ½-story apartment building. Exterior walls are brick with stone detailing. An historic-age, one-story, central, gabled and hipped-roof porch is located at the building's primary elevation. The rear elevation features a full-width, flat-roof porch wood porch. A one-story, wood-frame enclosed stair is centrally-located within the rear porch. The stair enclosure is currently clad with vinyl and metal siding. The rear porch, included the central stair enclosure, is in poor condition. Windows are non-historic vinyl units.

1155 Clark, current conditions





PROPOSAL

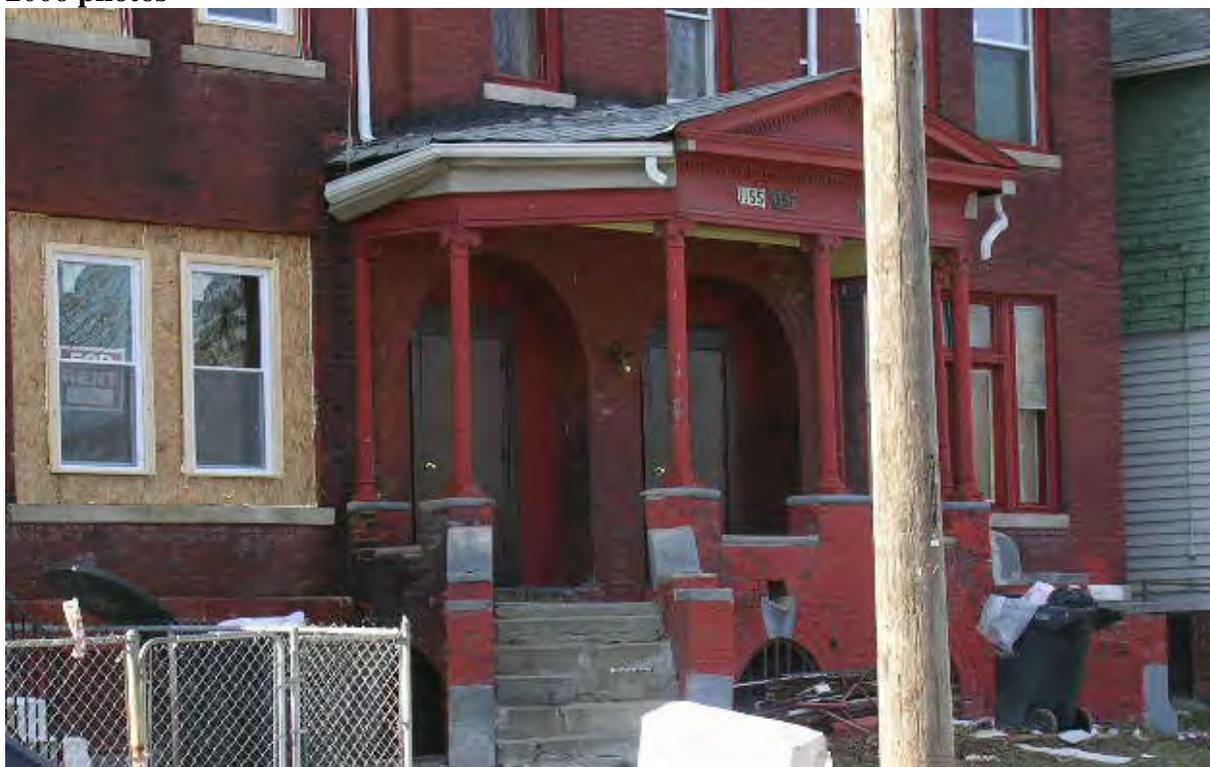
With the current proposal, the applicant is seeking the Commission's approval to replace the existing rear two-story porch and central stair enclosure with a new porch and stair enclosure. Specifically, the new porch shall be erected according the following description:

- The porch footprint will extend the length of the rear elevation and will rise two stories in height.
- The deck's footprint will measure 12' x 48'-9 1/2" (6' deeper than the existing porch footprint)
- The railing, decking, and columns will be wood (finish color not specified)
- A new one-story, concrete-block, central stair enclosure will be erected. The exterior walls will be clad with brick (sample not provided). Two new metal doors will be located at the enclosure's rear elevation (finish color not specified)
- The roof will be flat/slightly sloping. Aluminum 4" gutters and downspouts (color not specified) will be installed at the roof.

STAFF OBSERVATIONS AND RESEARCH

- The porch proposed for removal is historic age. However, it appears to be in poor conditions and appears to have been significantly modified over time. It is staff's opinion that the structure is not a character defining feature of this historic house.
- The submitted drawings indicate that the small deck which leads to the elevated door at the proposed new central stair enclosure does not have a railing. Building code will require that a railing be installed at this location
- A review of the property file revealed that original windows were removed, opening were partially infilled with plywood, and new vinyl windows were added without HDC approval and or permit in 2006. Please see the below scanned pictures of the 2006 violation:

2006 photos





- It appears that the vinyl windows that were installed in 2006 were recently replaced with new vinyl windows with grilles between the glass.
- It is unclear if the current owner was responsible for either window replacement violation

ISSUES

None

RECOMMENDATION

It is staff's opinion that the proposed new porch not destroy historic materials that characterize the property and that the new work is compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. Staff therefore recommends that the Commission issue a Certificate of Appropriateness (COA) for the proposal because it meets the Secretary of the Interior's Standards for Rehabilitation, especially Standard #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.* However, staff does recommend that the Commission issue the COA with the following conditions:

- The new steel doors, gutters and downspouts shall be finished a color which complements the color of the home
- Regarding the new stair enclosure cladding, the applicant shall furnish a brick sample to HDC staff for review and approval. If staff determines that the cladding is appropriate to the building's historic character, the item will be forwarded to the commission for review at a future meeting
- On or before December 11, 2020, all wood components/elements of the porch shall be stained or painted a color which complements a color of the home.

Historic District Commission Project Review Request—1155 Clark Street, Detroit, MI 48209

Below is the submission for the proposed work at 1155 Clark Street, Detroit, MI 48209, within the Hubbard Farms Historic District.

This project is being submitted by Kojacks Contracting LLC, as a consultant for Ayana Maria Rubio.

Contact information is as follows:

Koblar Jackson—Owner Kojacks Contracting LLC—Mobile: (989) 817-3324

Address: 3925 Commonwealth Street Unit #2, Detroit, MI 48208

Email: koblarjackson@gmail.com

Notes:

- All work for this submission is located at the rear of the building. The front porch, nor the main building will be affected outside of removal of the existing structure and installation of the new structure.
- In the work descriptions, the terms Porch and Deck may be used in a similar meaning.
- If there are any questions, clarifications, or The Commission would like additional photos, or angles of the existing conditions, please do not hesitate to contact me at the information above.

Front of Building (Fx— Numbering system starts top left and moves clockwise—Typ.)



Above: (F1) Front Left Corner of Building



Right: (F2) Front Left Corner of Building



Above: (F4) Front Right Corner of Building

Right: (F3) Detail Shot of Front porch (Same layout and design both sides, this porch is NOT included in this permit for work, though will be applied for in a separate permit and HDC Application after the rear porch is completed)



Left Hand Side of Building (From Street) (LHx)



Left: (LH1) Front Left Corner leading into Left Side Wall

Right: (LH2) Main Face of Left Side Wall. Rear Porch visible at rear of Building



Right Hand Side of Building (RHx)



Above: (RH1) Right hand side of Building. Neighbors property line appears to be Right Side of Building. Did not have neighbor access for more detailed photos.

Back of Building (Bx) - Existing Deck Proposed to be removed and replaced

Below: (B1) Central Stair Column providing egress and access to second floor deck and basement. Tree Strike covered by tarp. Proposed to be Rebuilt with same access points / Layout as existing, to Modern Code.



Above: (B2) RH Side (Viewed from alley) of Existing Deck

Below: (B4) LH Side of rear Deck



Above: (B3) Typ. Detail of existing First level access. Proposed Deck to match existing style and placement, at new proposed extents.

Rear Porch Detail Photos 1— (Dx)



Above: (D1) Existing Decking condition, as well as stair detail shot. Note deterioration in the existing decking, as well as the condition of the existing board and batten (B&B) siding.



Right: (D2) Transition between perceived original B&B siding and new Vinyl lap siding. Condition of existing vinyl is quite poor, and doesn't match in pattern or material the perceived original B&B.

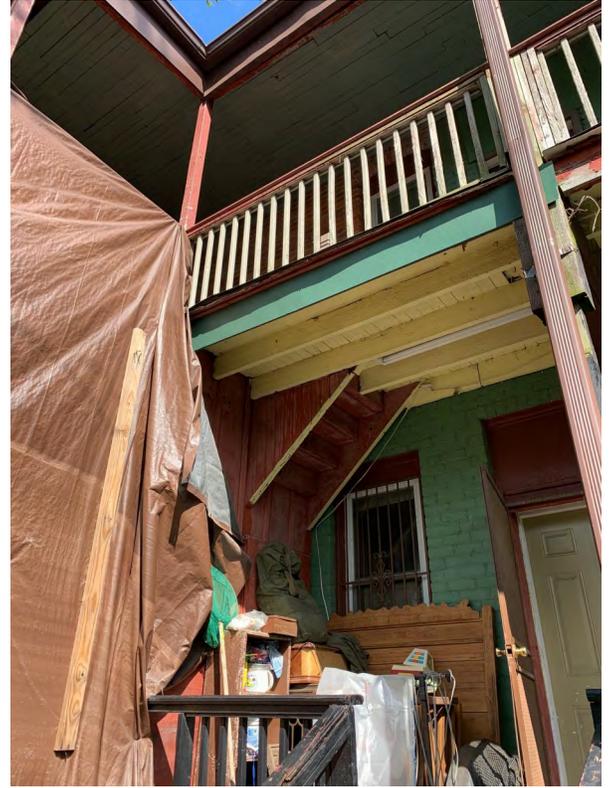


Left: (D3) Further existing decking details. Also note the O.S.B. Sheathing on the underside of the roof deck. Original has deteriorated to the point of need cover.

Rear Porch Detail Photos 2— (Dx)



Above: (D4) RH side of deck Structural detail. Note slight bow in upper 4"x4", condition of joist over the beam, and extra blocking around the floor to floor connection.



Above: (D5) RH side of deck Layout detail.

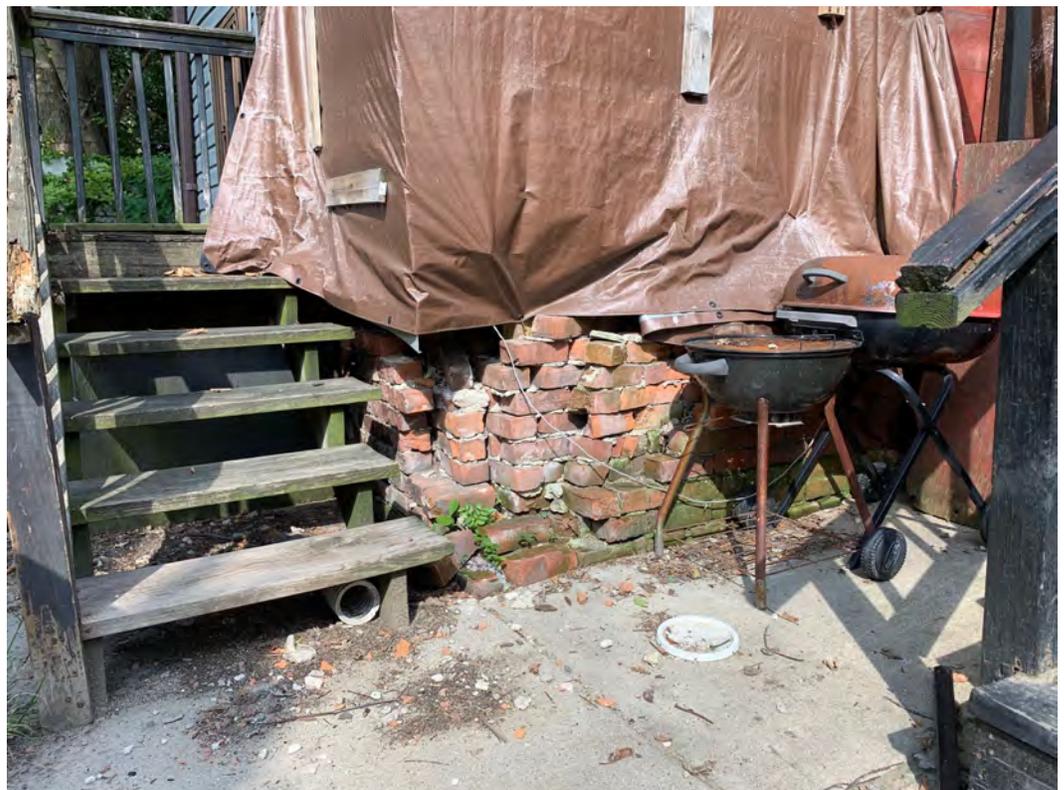


Left: (D6) RH Deck Structural Detail. Note Deterioration of Beam connecting column to Building. Also of note, deterioration of bead board ceiling on second floor. Floor to floor connection is out of plumb.

Rear Porch Detail Photos 3— (Dx)



Left: (D7) Center Stair Column Detail. Area Covered by Tarp had a Tree Strike. Fair Amount of damage, Interior has been braced by homeowner temporarily.

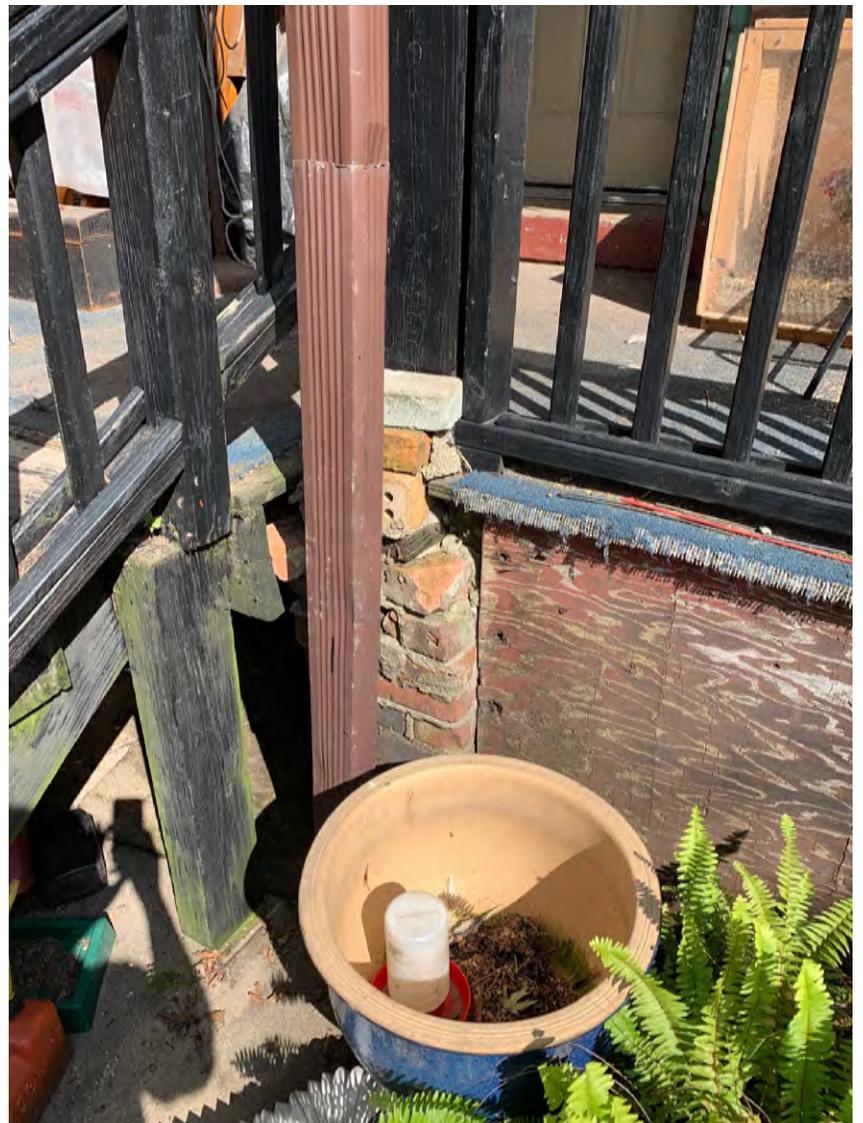


Right: (D8) Stair Column Foundation Detail. Brick Corner (3 wythe) of foundation wall sustained significant damage from tree strike. Far Corner (Behind Stair Run) shows water damage, with the top several feet of the foundation wall delaminating.



Left: (D9) Profile of center stair column. Notice the bow on the outer-most post on the stair column. The middle column floor to floor connection also shows serious water damage.

Right: (D10) Column pier Detail. This picture represents the typical condition of the column support piers. They are brick, roughly 3' tall and 1' square. The current condition is out of plumb, with mortar failing and on some piers, bricks missing. The columns also are not set in a bracket, are loose on top of masonry piers.



Description of Existing Condition

The existing deck spans the entire rear of the building (48.5'), is two stories and has a flat roof above, in the same roof plane as the main building. There is a central stair column (12.5' wide x 12' feet off the rear wall), with a flight up to the second story of the deck, and a separate flight to a basement access. The Central stair column is stick framed, uninsulated, and has board and batten siding on the exterior, with some portions having been covered by vinyl siding at some point. The framing is 2x8 running parallel to the rear wall of the building, with 4"x4" columns 9' O.C. either side of the stair column. From each column is a 2-ply 2x8 beam that runs perpendicular back to the rear wall, supporting the joists. The decking is 5/4 decking boards running perpendicular to the main building, where it hasn't been covered by O.S.B. Columns are 4x4 coming off a ~3' above grade brick pier (photo D10), with some 2 x blocking to hold everything together.

The design, in contrast to the front porch, appears to be a standard deck design, without ornamentation. The 5/4" Deck Boards and T&G roof decking will be carried into the new design.

There is significant damage from a tree fall on the center stair column (the area is tarped at the moment, for a temporary weather barrier) Photos D7, D8 and D9 show the afflicted areas. The framing has been affected, and the foundation wall is delaminating as a result.

There is also significant water damage to the existing structure. Most of the upper deck boards have either rotted away, or will be unstable soon, resulting in covering with O.S.B. (photos D1, D3, D6), and the column to joist connections have begun to fail (Photo D6)

Based upon the damage to the existing structure, I am proposing the existing structure be removed and replaced with new construction.

Description of Project

The Project as proposed will include there phases.

First Phase: Selective Removal

After approved permitting and occupant notices, sequential removal of existing deck structure, and separation and sealing of the main buildings roof deck from the porch structures.

- Once braced, the roof structure will be cut and removed in pieces, while simultaneously installing a new rim joist and sealing the Main Building's roof.
- Once the roof has been removed, porch sections will be removed from the existing structure, while the existing doorways have safety railings installed.
- Porch to be removed to foundation / Brick piers.

Second Phase: Foundation Work

- Existing foundation to be removed, and replaced. New column piers to be placed at new distance from building (12' from the original 6')

Third Phase: Rebuild

- Build two new decks, with roof above, set below bottom lip of main roof dripline. New stair column to existing layout, where code permits. Final grading and walkways.

New Build Vs. Repair:

The Structure of the porch has been compromised by both water, and a tree strike. The wood is rotten throughout much of the deck, and does not appear to be in a condition where restoration would result in a safe end product. The foundation in the stair column was damaged in the tree strike, and is also delaminating on the opposite side of the structure. The brick piers supporting the columns are leaning at a significant angle, and the mortar has failed / bricks are missing in most. The decking itself has also failed, with visible pieces missing, and is covered by O.S.B. in many parts. Lastly, the owner would like to extend the extents of the porch, from 6' to 12', to provide the residents more outside space.

While there is significant detailing on the front face of the structure, and the front porch / basement entry, the sides of the building, and the rear face where the porch in question is, are common brick, and compared to the front porch, it appears that the rear porch was constructed with a utilitarian purpose in mind. As such, we propose to remove and rebuild the rear porch, matching the existing design, to the larger depth requested by the owner.

Detailed Scope of Work

Bulleted list of project tasks:

- Completion of HDC Project Review Request
- Permit approval
- Resident Notifications and documentation
- Miss Dig
- Temporary bracing
- Sequential removal of existing porch roof deck
- Installation of new rim and sealing of main building roof deck and membrane
- Installation of new ledger and ledger flashing for new roof deck
- Sequential removal of porch second story deck
- Installation of new ledger and ledger flashing for new second story deck
- Sequential removal of porch first story deck
- Installation of new ledger and ledger flashing for new first story deck
- Removal to grade of existing column piers
- Removal of loose brick on existing stair column foundation wall
- Bracing of stair column foundation walls
- Step excavation around existing stair column
- Removal of existing foundation walls
- Removal of existing footings and slab
- Preparation for new footing and french drain for footings
- Dig new footing piers for new columns to 42" below grade
- Foundation & below slab inspection
- Pour footings and piers, placing anchor bolts and reinforcement—2 #4 bars in continuous footing, with L bar for vertical reinforcement in new foundation walls, anchor bolts for new column bases
- Drill and epoxy epoxy-coated #4 bar into main building foundation, place separation joint
- Place new foundation walls (12" CMU to grade, 8" above grade with 4" brick ledge for face brick) with necessary bracing and ladder reinforcement every other course, grout solid every other core with 1 #4 bar, anchor bolts every grouted core for sill plate
- Frame first floor of new stair column
- Install column bases and columns with temporary bracing
- Frame first floor deck
- Install first floor decking & Railings
- Frame basement access stairs & first story stairs for second floor deck, and individual deck access.

Detailed Scope of Work Continued

- Install board and batten sheathing on stair column
- Frame second story porch deck
- Install second story porch decking and railings
- Frame new roof deck
- Install decking, membrane and flashing on new roof deck
- Install gutters and downspouts on new roof deck
- Final grading and final clean
- Final inspection

Brochures / Cut Sheets

Materials Proposed:

Foundation Walls: 12" CMU to Grade, 8" CMU above grade, reuse existing brick for face brick on brick ledge, galv. brick ties, galv. anchor bolts.

Piers: 12" Quiktubes to 42" below grade with galv. anchor bolts

Stair column framing: SPF 2x4

Stair stringers: Treated 2" x 10" SPF

Stair treads: Treated 2" x 10" SPF on galv. stair brackets

Stair column sheathing: 3/4" Baltic Birch Ply, with battens to match existing, painted to match existing

Porch deck framing : 2"x8" SPF treated lumber for joists, 6" x6" Treated SPF columns

Decking: 5/4" Treated SPF deck boards

Roof Decking: 5/4" treated T&G deck boards

Railings: Treated SPF 2"x4" rails, with treated 2"x2' spindles

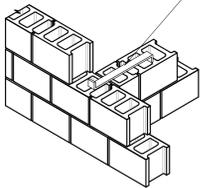
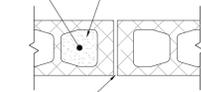
Roof Membrane: New flat roof membrane, final membrane material TBD, flashing to match existing, gutters and downspouts to match existing.

(1) #4 (TYP)
GROUT CORES
SOLID @ REINF
EVERY 4 BLOCKS

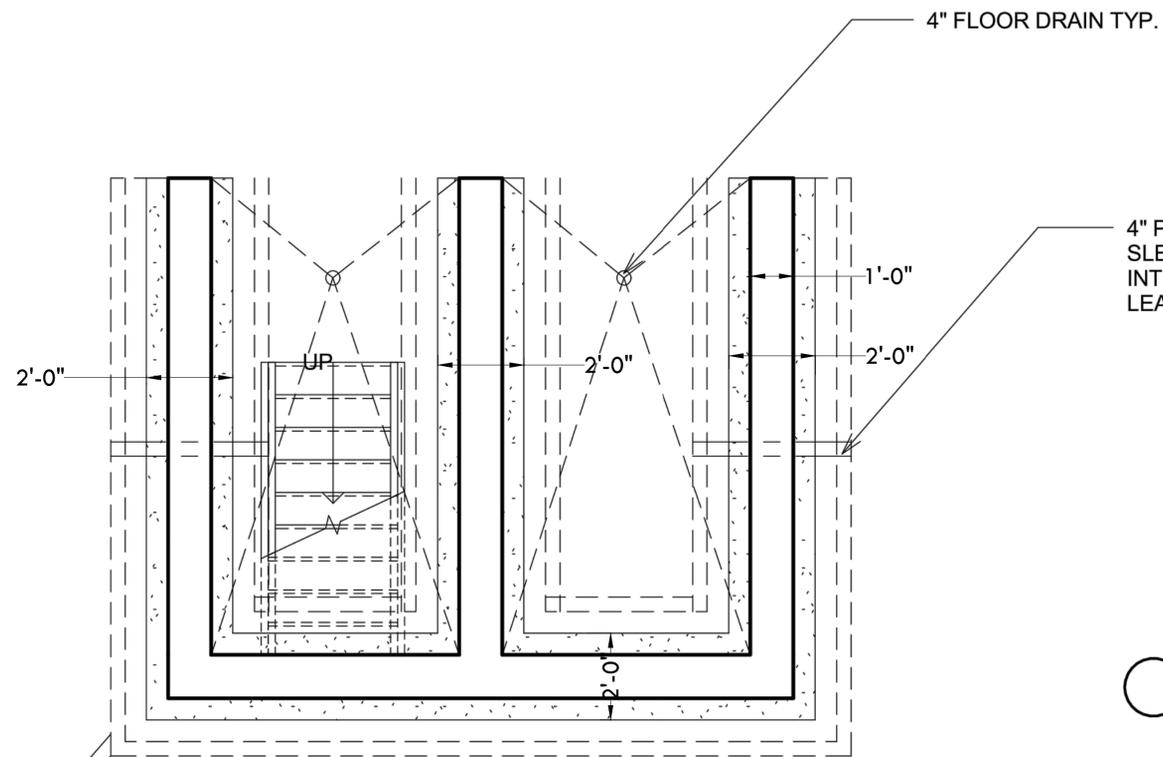
3000 PSI CONC GROUT

CAULK & JOINT
FILLER (B.S.)

1 1/2" WIDE Z
STRAPS MIN. @
16" o.c.



MASONRY DETAIL
N.T.S.



16" QUICK TUBE TO
48" BELOW GRADE
TYP.

4' X 4' X 4' DRY SUMP
WELL LOCATED BELOW
DRAIN TILE GRADE

① BOTTOM OF FOUNDATION WALL
1/4" = 1'-0"

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1155 CLARK AVE, DETROIT MI 48209

NEW BUILD

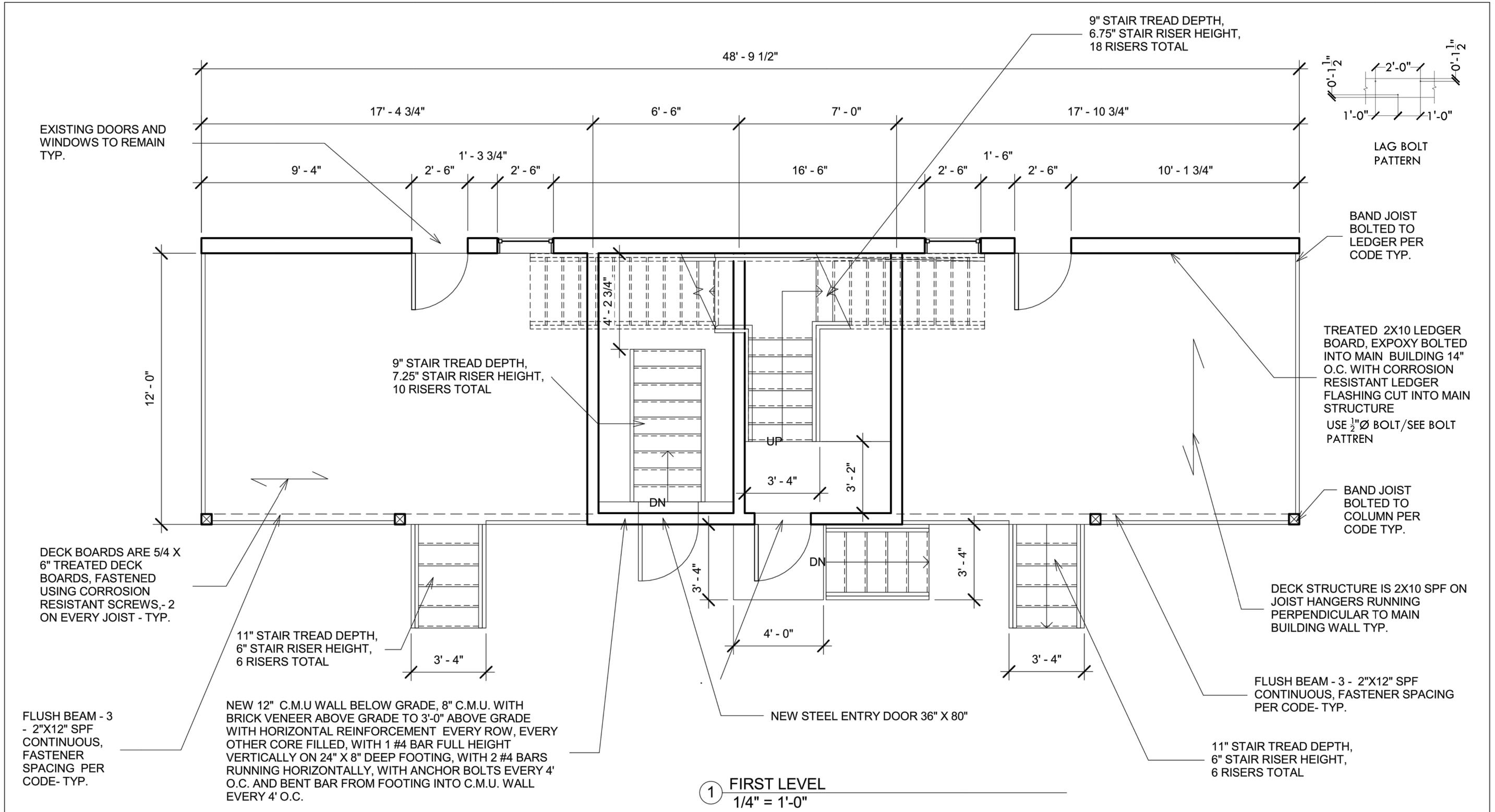
No.	Description	Date

FOUNDATION PLAN

Project number :
Date :
Drawn by :
Checked by :

A101

Scale 1/4" = 1'-0"



① FIRST LEVEL
1/4" = 1'-0"

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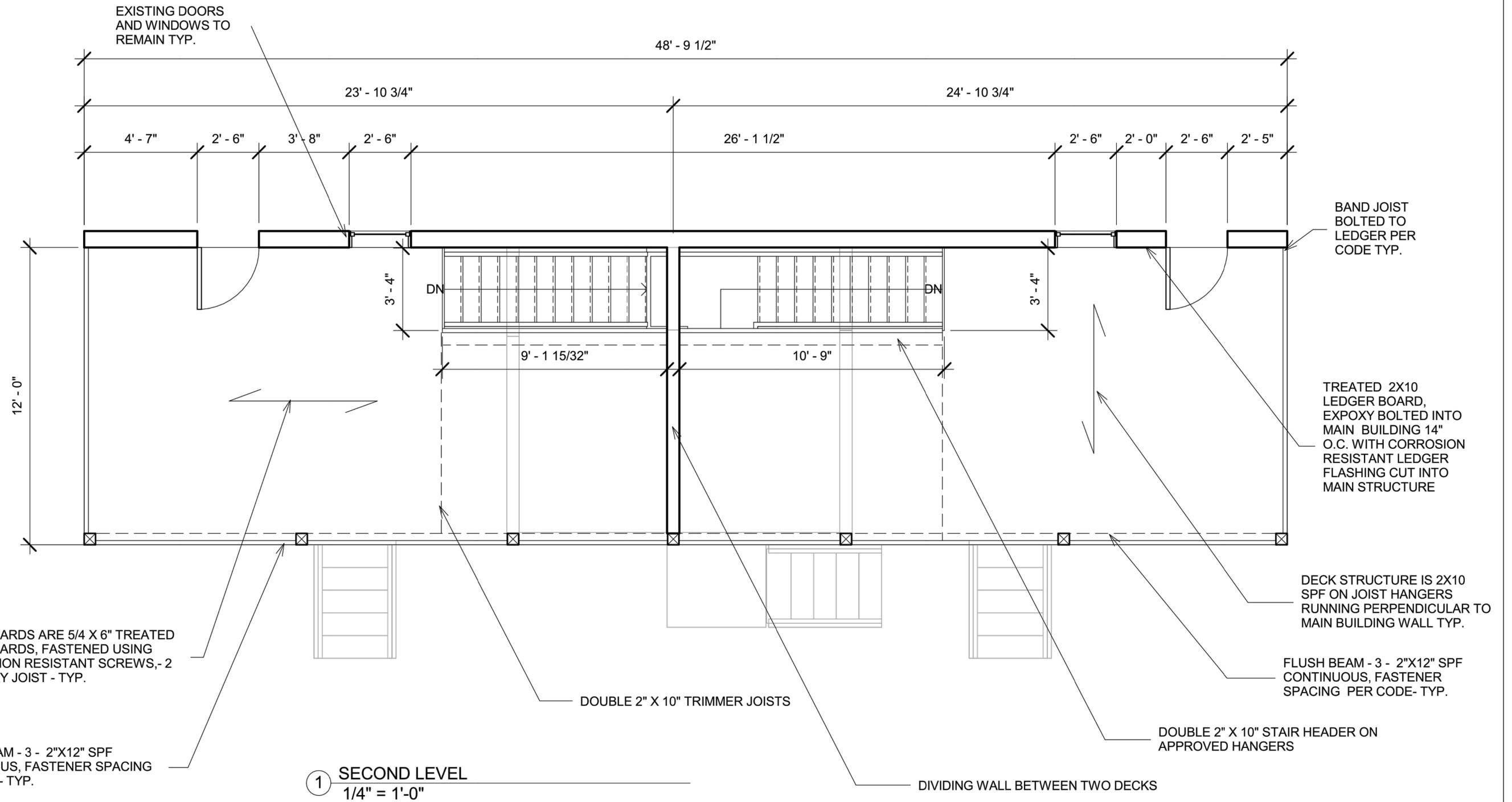
No.	Description	Date

FIRST LEVEL

Project number :
Date :
Drawn by :
Checked by :

A102

Scale 1/4" = 1'-0"



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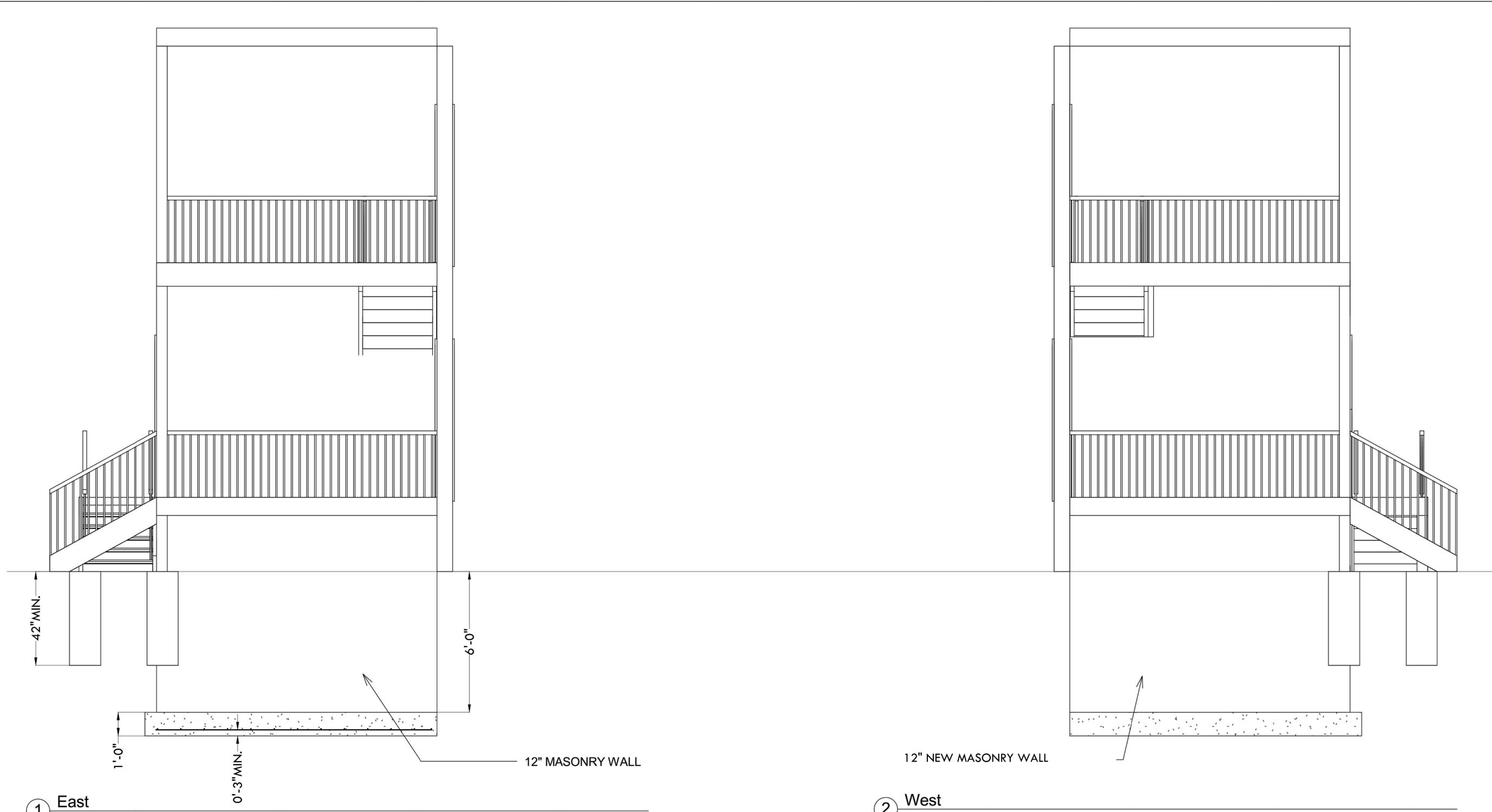
No.	Description	Date

SECOND LEVEL

Project number	:	
Date	:	
Drawn by	:	
Checked by	:	

A103

Scale 1/4" = 1'-0"



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NEW BUILD

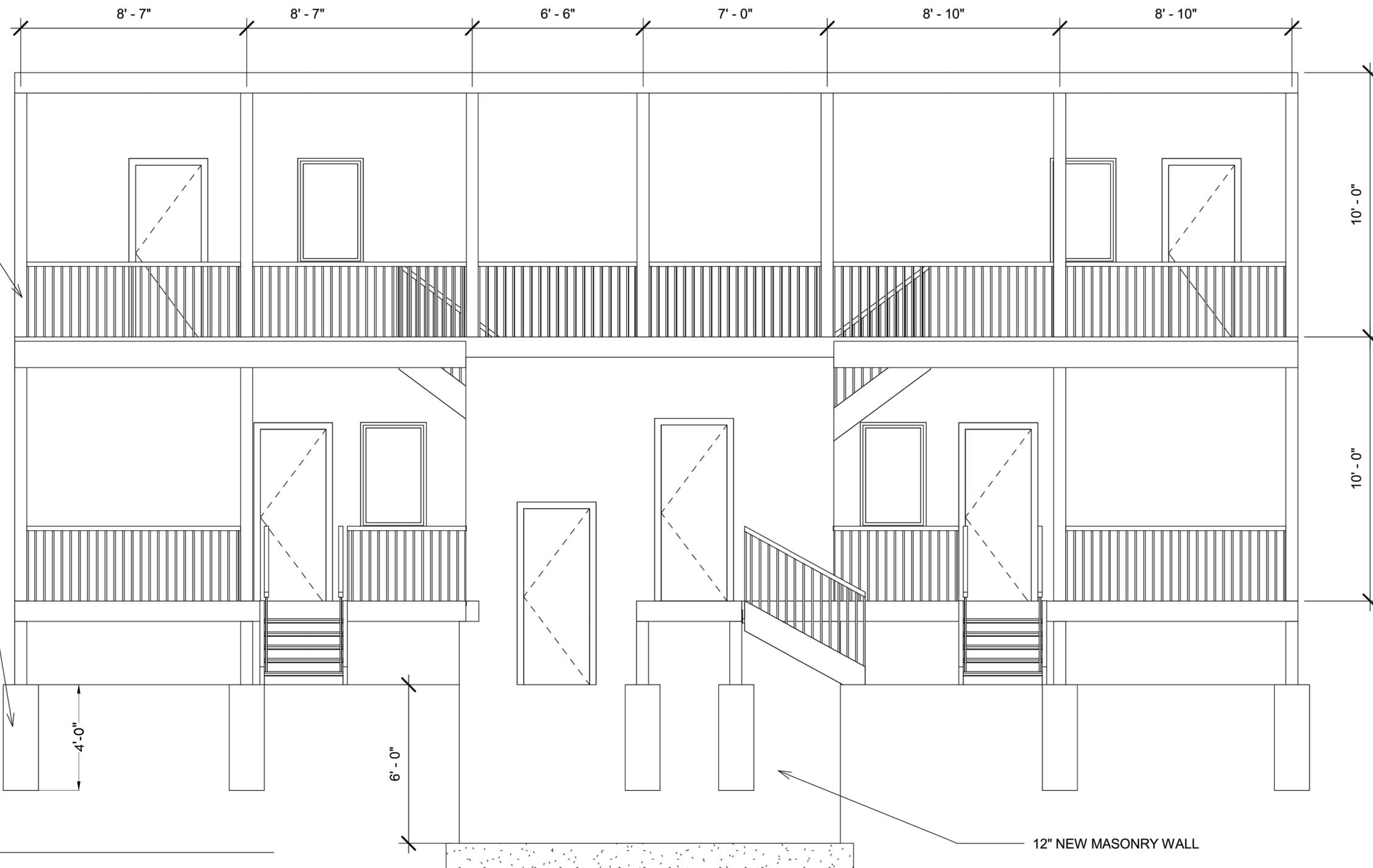
No.	Description	Date

ELEVATIONS - EAST & WEST

Project number :
Date :
Drawn by :
Checked by :

A105

Scale 1/4" = 1'-0"



1 South
1/4" = 1'-0"

12" NEW MASONRY WALL

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NEW BUILD

No.	Description	Date

ELEVATION - SOUTH

Project number :
Date :
Drawn by :
Checked by :

A106

Scale 1/4" = 1'-0"

