

STAFF REPORT: 01-22-2020 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: 19-6592

ADDRESS: 15053 FAUST

HISTORIC DISTRICT: ROSEDALE PARK

APPLICANT: ROBERT NAEYAERT, LUNAR GARAGES & MODERIZATION, & RENEE SHORT, PROPERTY OWNER

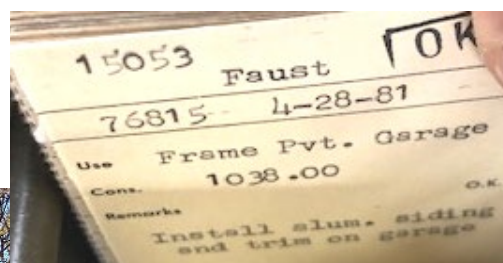
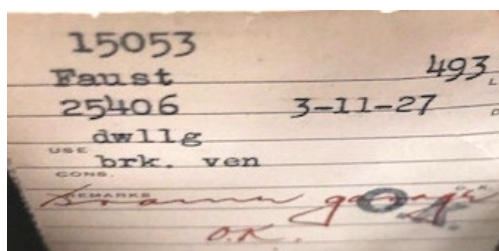
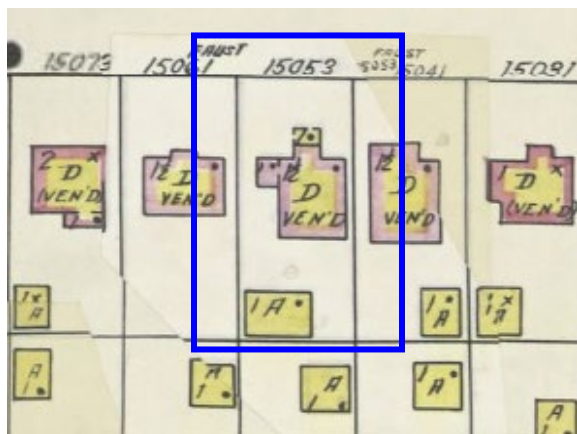
DATE OF COMPLETE APPLICATION: 12/15/2019

DATE OF STAFF SITE VISIT: 1/08/2020

SCOPE: DEMOLISH EXISTING GARAGE, ERECT NEW GARAGE

EXISTING CONDITIONS

The Tudor Revival style house and garage at 15053 Faust were constructed in 1926. The house retains much of its original architectural detailing, such as leaded glass windows and a decorative iron railing running the perimeter of the raised front porch. The existing frame three-car, three-door garage is 30' x 20' and sits on the rear lot line. The hip roof allowed the structure to have a reverse gable to match the house while retaining a lower roof pitch (than the house). Aluminum siding was applied to the garage in 1981, prior to the district's historic designation, and remains on the structure.





PROPOSAL

With the current proposal, the applicant is seeking the Commission's approval to demolish the existing garage and construction of a new garage in the same area per the attached drawings. Included with the proposal are the following items:

- **Demolish existing garage in its entirety.** Per the contractor's statement and submitted photographs:
 - The existing garage has rotted rafters, sheet and wall studs. Some rafters are cracked in half, helping to cause the southern end of the roof to cave in.
 - The north and south side walls are leaning due to deteriorating wall studs and bottom wall plates which have rotted away.
 - The concrete floor in the garage is separating, which could mean there is no foundation (rat wall or footing) under the floor.
- **Construction of a new garage**
 - The new detached, two-car garage will be located in the northwest corner of the lot with setbacks to conform to current zoning requirements. The overall dimensions will be 24' wide x 20' deep. The front elevation will have one overhead door (16' x 7') and an adjacent man door.
 - The new garage draws inspiration from the existing garage; it will have a hip roof (6/12), lap siding and the overhead door will have a top row of glass windows (clear glass).
 - The material specifications are: roof – asphalt shingles to match the house, lap siding – vinyl with aluminum trim, overhead and man doors – steel. Catalog cuts for the overhead door and exterior lighting was submitted
 - Colors haven't been selected, but the goal is to match the existing colors as close as possible and will be submitted to HDC staff for review.

STAFF OBSERVATIONS AND RESEARCH

- The garage is uncommonly large for the time of construction and a house of this size, yet its design offers typical and straightforward architectural detailing of an early 20th century garage.
- A structural report for the garage was not submitted, however photographic images of its significant level of deterioration are compelling.
- The garage is partially visible from the public right-of-way.
- A single overhead door is a contemporary design option and is not a design feature of older, historic garages.
- Even though a new garage may be constructed, as it is being built in a historic district, double doors are the most appropriate design solution so the new structure aesthetically fits into the historic environment. Per Rosedale Park's Elements of Design: "*Garages, when original, often correspond in materials to the main body of the dwelling, but are of modest, one-story, simple box design with single or double-doors.*"
- The existing overhead doors are character defining features of the garage. The condition of the doors was not noted in the applicant's proposal, so staff questions on whether they can be reused in the new garage.

ISSUES

- Vinyl siding, due to its materiality (plastic) and associated appearance: visible seams, limited widths and profiles, and limited colors, does not mimic wood siding and therefore, is not compatible with the historic materials on the house and not appropriate within a local historic district.

RECOMMENDATION

1. Demolish existing garage

It is staff's opinion the existing garage, due to its visible leaning and partially collapse roof, is significantly deteriorated. Its demolition will result in the removal of historic materials or the alteration of features and spaces that characterize the property. Therefore, staff recommends the Commission issue a Notice-to-Proceed for the garage demolition based on:

Condition #1) *The resource constitutes a hazard to the safety of the public or the occupants.*

2. Erect new garage

It is staff's opinion the design of the new garage is compatible with the massing, size (the reduced size to a two-car garage is appropriate for the lot), scale and placement of the existing garage. Therefore, staff recommends the Commission issue a Certificate of Appropriateness for the construction as the scope of work meets the Secretary of the Interior Standards for Rehabilitation, especially Standards:

#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 related adjacent or relate 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.*

However staff recommends the Commission issue the COA with the following conditions:

- The exterior siding will be lapped wood or fiber-cement board.
- The exterior color scheme will correspond with Color System D (for English Revival style buildings).

- Two overhead doors shall be designed for the garage. Ideally, the existing doors should be reused. If the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials (i.e., the new doors shall have a panel and glass arrangement similar to the existing doors).
- The applicant will submit the catalog cut for the man door and garage doors.

The above information will be submitted for staff review.



(D) The defined elements of design, as provided for in section 25-2-2 of this code, are as follows:

Height. The height of the single-family residential structures in the Rosedale Park Historic District range from one (1) story to two-and-one-half (2½) stories tall, the half-stories contained within the roof. The standards, as defined in original deed restrictions, shall be met by new single-family residences. Additions to existing buildings shall be related to the existing structure. Garages are generally one-story tall. The three (3) apartment buildings on West Outer Drive near Grand River Avenue are two-stories tall on a high basement. The red brick church on Fenkell at Stahelin has a slightly vaulted sanctuary section that is nearly three stories in height and two single-story wings.

Proportion of buildings' front façades. The typical front façades of residential buildings in the Rosedale Park Historic District are often wider than tall or as wide as tall to their eaves. Tall half-stories with dormers provide additional height.

Proportion of Openings within the Façades. Proportion of openings varies greatly according to the style of the building. Typical openings are taller than wide, but individual windows are often grouped together to fill a single opening which is wider than tall. Windows are often subdivided; buildings designed in English Revival styles frequently display leaded glass in casement windows and transoms. In buildings derived from classical precedents, double-hung sash windows are further subdivided by muntins. A variety of arched openings and bay windows exist throughout the district. Modernistic-style residential buildings have large openings with a variety of proportional relationships. Dormers projecting from the front roof slopes of many houses in the district add to the window area. Openings range from twenty percent (20%) to seventy-five percent (75%) of the front façades, most falling into the twenty-five percent (25%) to thirty-five percent (35%) range.

Rhythm of Solids to Voids in Front Façades. In buildings derived from classical precedents, voids are usually arranged in a symmetrical and evenly-spaced manner within the façades. In buildings of other styles, particularly those of English Revival sub-styles, voids are arranged with more freedom, but usually result in balanced compositions. Voids often dominate the design of the front façades of modernistic style houses.

Rhythm of Spacing of Buildings on Streets. The spacing of the buildings is generally determined by the lot sizes and the setbacks from side lot lines. There is a general regularity in the widths of subdivision lots from one block to another, and a shared rhythm and cadence along the streetscapes. Generally, all residences or parts thereof, including cornices, balconies, pergolas or porches, are not nearer than three (3) feet to the side lot line, or as defined by specific subdivision or deed restrictions.

Rhythm of Entrance and/or Porch Projections. Entrance and porch types usually relate to the style of the building. Generally, entrances and porches on buildings of English Revival precedents exhibit freedom of placement and orientation, while buildings of classical inspiration typically have porches and entrances centered on the front façade. A common entry arrangement on vernacular English Revival houses is that of a slightly projecting, steeply gabled vestibule or gabled wall punctured with an arched opening. On smaller scaled buildings of later building styles, such as the Garrison Colonials, minimalist traditionals, and ranches, entrances and porches are positioned on one side of the front façade. Some houses have entrances that recede while others have porches, steps, and/or entrances that project. Most porches occupy a single bay while others, particularly on Arts and Crafts and Bungalow style houses, span the length of the front façade. Side and rear secondary entrances and porches and enclosed sunrooms are common. A rhythm of entrances and porches is not discerned due to the variety of house designs in the district.

Relationship of Materials. Masonry is the most significant material in the majority of houses in

the Rosedale Park Historic District, in the form of pressed or wire cut brick, often combined with wood, stone, and/or stucco. Wood is almost universally used for window frames, half-timbering, and other functional trim. Windows are commonly either of the metal casement or wooden sash variety. Aluminum siding and aluminum canted windows on later buildings are sometimes original; vinyl siding and vinyl windows, where they exist, are replacements. Glass block exists as an original material in some window openings of buildings in “modern” styles. Roofs on the majority of the houses in the Rosedale Park Historic District are asphalt shingled, while several original slate roofs still exist. Garages, where they are contemporary with the residential dwelling, often correspond to it in materials.

Relationship of Textures. The major textural relationship is that of brick laid in mortar, often juxtaposed with wood or smooth or rough-faced stucco and/or stone elements and trim. Textured brick and brick laid in patterns creates considerable interest, as does half-timbering, leaded and subdivided windows, and wood shingled or horizontally-sided elements. Some Arts and Crafts style buildings have stone as their major first floor material, providing a rustic, organic appearance, and stucco or wood at second story level. Slate roofs have particular textural values where they exist; asphalt shingles generally do not.

Relationship of Colors. Natural brick colors such as red, yellow, brown, or buff, dominate in wall surfaces. Natural stone colors also predominate; where stucco or concrete exists, it usually remains in its natural state, or is painted in a shade of cream. Roofs are in natural slate colors, and asphalt shingles are predominantly within this same dark color range. Paint colors often relate to style. The buildings derived from classical precedents, such as the Neo-Dutch Colonials and Garrison Colonials, generally have woodwork painted in the white or cream range. English Revival style buildings generally have painted wood trim and window frames of dark brown, gray, buff, or shades of cream, depending on the main body color. Half timbering is most frequently stained or painted dark brown. Stained and leaded glass, where it exists as decoration visible on the front façade, contributes to the artistic interest of the building. The original colors of any building, as determined by professional analysis, are always acceptable for a house, and may provide guidance for similar houses. Colors used on garages should relate to the colors of the main dwelling.

Relationship of Architectural Details. The architectural elements and details of each structure generally relate to its style. Contributing residential buildings, constructed between 1917 and 1955, were designed in styles identified as English Tudor Revival, Arts and Crafts, Bungalow, Colonial Revival, Dutch Colonial Revival, Foursquare, Prairie, French Renaissance, Ranch, Garrison Colonial, Minimal Traditional, and International, or hybrids of these styles. Characteristic elements and details displayed on vernacular English Revival-influenced dwellings include arched windows and door openings, steeply pitched gables, towers, clustered chimneys, and sometimes half-timbering. Classically-derived styles display modest detail and architectural elements, mostly in wood in the form of columned porches, shutters, cornices, and keystones. A great variety of dormer types (shed, gabled, hipped, round-arched, and wall dormers), complimentary to the style of pre-circa 1935 buildings, are very common throughout the district. Porte cocheres and archways adjoining the main body of the house add architectural interest where they exist. Modern styles are generally characterized by smooth, relatively unadorned wall surfaces, horizontal bands of windows, and simplicity. The bank building at the corner of Grand River Avenue and Fenkell at 18203 Ashton was designed in a pared down Neo-classical style typical of its period. The red brick church on Fenkell at Stahelin features a triple set of double doors,

stylized cross, and substantial stone piers demarcating its principal entrance. In general, the district is rich in early to mid-twentieth century architectural styles.

Relationship of Roof Shapes. A variety of roof shapes exists, relating to the style of the dwellings. Common on English Revival buildings are steeply sloped pitched or hipped roofs with complex arrangements of secondary roof shapes, including steeply sloped gables, clipped gables, and shed roofs. These roofs are commonly interrupted by gabled, shed, and multi-sided dormers, and substantial chimneys which are sometimes clustered. Bungalows feature low-slung, side facing gable roofs with shed dormers. Classically-inspired buildings display pitched or hipped roofs with less slope, with or without dormers. Roofs of houses built later in the period of development of the district, such as those of modern inspiration, tend to have significantly lower slopes. Flat roofs are not typical except on porches, sunrooms, and other small extensions of a primary building with a pitched roof, with the exception of the International style building facing Stoepel Park No. 1 at 14901 Minock. Flat roofs as the main roof of a primary building are generally not appropriate in the district.

Walls of Continuity. The common setbacks of houses on straight residential streets create strong visual walls of continuity. This is augmented by the landscaped features in the public right-of-ways, such as the traffic islands and tree lawns planted with mature trees.

Relationship of Significant Landscape Features and Surface Treatments. Monumental features mark the entrance to Rosedale Park near Grand River Avenue at Ashton Boulevard and Fenkell with an elaborate set of brick and stone piers; at Glastonbury with brick piers and masonry globes, bearing a plaque identifying the area's developers; and at Piedmont, the more modest of the three with its very squat brick piers bearing masonry globes. The flat terrain of the area is divided with principal streets oriented north-south and alternating eighty (80) feet and one hundred (100) feet in width, and five east-west streets fifty (50) feet wide. The district is separated from the Grand River Avenue commercial lots by an alley. The typical treatment of individual residential properties is that of a dwelling erected on a flat or slightly graded front lawn. The front lawn area is generally covered with grass turf, subdivided by a straight or curving concrete or brick walk leading to the front entrance and a single width side driveway leading to a garage. There is variety in the landscape treatment of individual properties. Lack of front yard fencing in all but the western part of the district is a result of subdivision restrictions that prevent fences nearer to the front line of the property than the rear of the building. The placement of trees on the tree lawn between the concrete public sidewalk and masonry curb varies from block to block or street to street. Lots in Rosedale Park Subdivision No. 4, on Auburn, Minock, and Plainview, have no curbs, and feature wide tree lawns. Replacement trees on the public right-of-way should be characteristic of the area and period. Original street lighting standards throughout the district have tall fluted poles with crane's necks and replacement lanterns. Many have been replaced by tall, modern steel poles. A specific light standard was designed for Outer Drive, and many still exist.

Relationship of Open Space to Structures. The curbed, landscaped traffic islands in the center of the north-south streets require that the road curves around them. Minock, Auburn, and Plainview on the western end of the district do not have the landscaped islands in the public right-of-way, although West Outer Drive has some wide medians. Public sidewalks line each side of the street, and are set back from the road by a tree-lawn that widens when not opposite a landscaped traffic island. All houses have ample rear yards as well as front yards. Wider lots in Rosedale Park permitted side drives with garages at the rear of the lots. Where dwellings are located on corner lots, garages face the side street. Garages, when

original, often correspond in materials to the main body of the dwelling, but are of modest, one-story, simple box design with single or double-doors. Some later houses in the west part of the district were originally built with garages that were integrated into the main body of the dwelling. About half of the original garages in the district have been removed and/or replaced. Fences of metal, wood, or stone separate individual properties from the alley behind the Grand River Avenue commercial frontage. While there are a few hedges between properties in front, hedges and backyard fences are common along the east-west streets, and backyard fences are common throughout the district. Stoepel Park No. 1, outside of the district=s southern and western edge, preserves open space, as does Flintstone Park, outside of the district at its southeastern edge.

Scale of Façades and Façade Elements. The Rosedale Park Historic District comprises a single-family residential neighborhood of moderately scaled dwellings. Houses erected in the 1940s and 1950s are generally smaller in scale than those built in the earlier phase of development. Three (3) multi-unit apartment buildings, on the west side of West Outer Drive near Grand River Avenue, are also moderately scaled. Elements and details within are appropriately scaled, having been determined by the style, size and complexity of the individual buildings. Window sash are usually subdivided by muntins and casement windows are leaded, affecting the apparent scale of the windows within the façades.

Directional Expression of Front Elevations. The houses in the Rosedale Park Historic District are horizontal or neutral in directional expression. Large architectural elements within façades are frequently vertical in directional expression, such as multi-storied projecting gabled sections, clustered chimneys, or columns. The three (3) apartment buildings on West Outer Drive are horizontal in directional expression.

Rhythm of Building Setbacks. Front yard setbacks are generally consistent on each residential street in the Rosedale Park Historic District, as prescribed by the deed restrictions, although porches, entrance arrangements, window projections, and irregular massing result in the appearance of variety.

Relationship of Lot Coverages. The lot coverage for the single-family dwellings ranges generally from twenty-five percent (25%) percent to thirty-five percent (35%), including the garage, whether freestanding or attached.

Degree of Complexity within the Façades. The degree of complexity has been determined by what is typical and appropriate for a given style. Overall, there is a higher degree of complexity in the English Revival style buildings, where their façades are frequently complicated by gables, bays, irregularly placed openings and entrances, and irregular massing, than those of other styles. The façades of classically inspired buildings and modernistic buildings are more straightforward in their arrangement of elements and details.

Orientation, Vistas, Overviews. The orientation of buildings is generally toward the north-south streets, with the exception of the house at 14901 Minock, which faces Stoepel Park No. 1. The primary vistas are created by the landscaped traffic islands. Because of the standard setbacks and lack of front yard fencing, the streetscape appears as an unbroken greenbelt.

Symmetric or Asymmetric Appearance. Front façades of buildings range from completely symmetrical to asymmetrical but balanced compositions. English Revival style buildings are irregular in layout and asymmetrical in appearance. The classically-inspired buildings are generally symmetrical. The modernistic buildings are not symmetrical but result in highly ordered compositions.

General Environmental Character. The Rosedale Park Historic District is a solid, fully developed, large residential area of just under 1600 moderately-scaled single family

dwellings, built-up in the period between World War I and World War II and complemented with typical examples of compatible houses from the 1950s. Its landscaped features within the public right-of-ways results in a park-like setting. Located approximately twelve miles from the city's center, the Grand River Avenue commercial strip is to its north; otherwise, the area features several other substantial residential subdivisions, including North Rosedale Park and Grandmont.

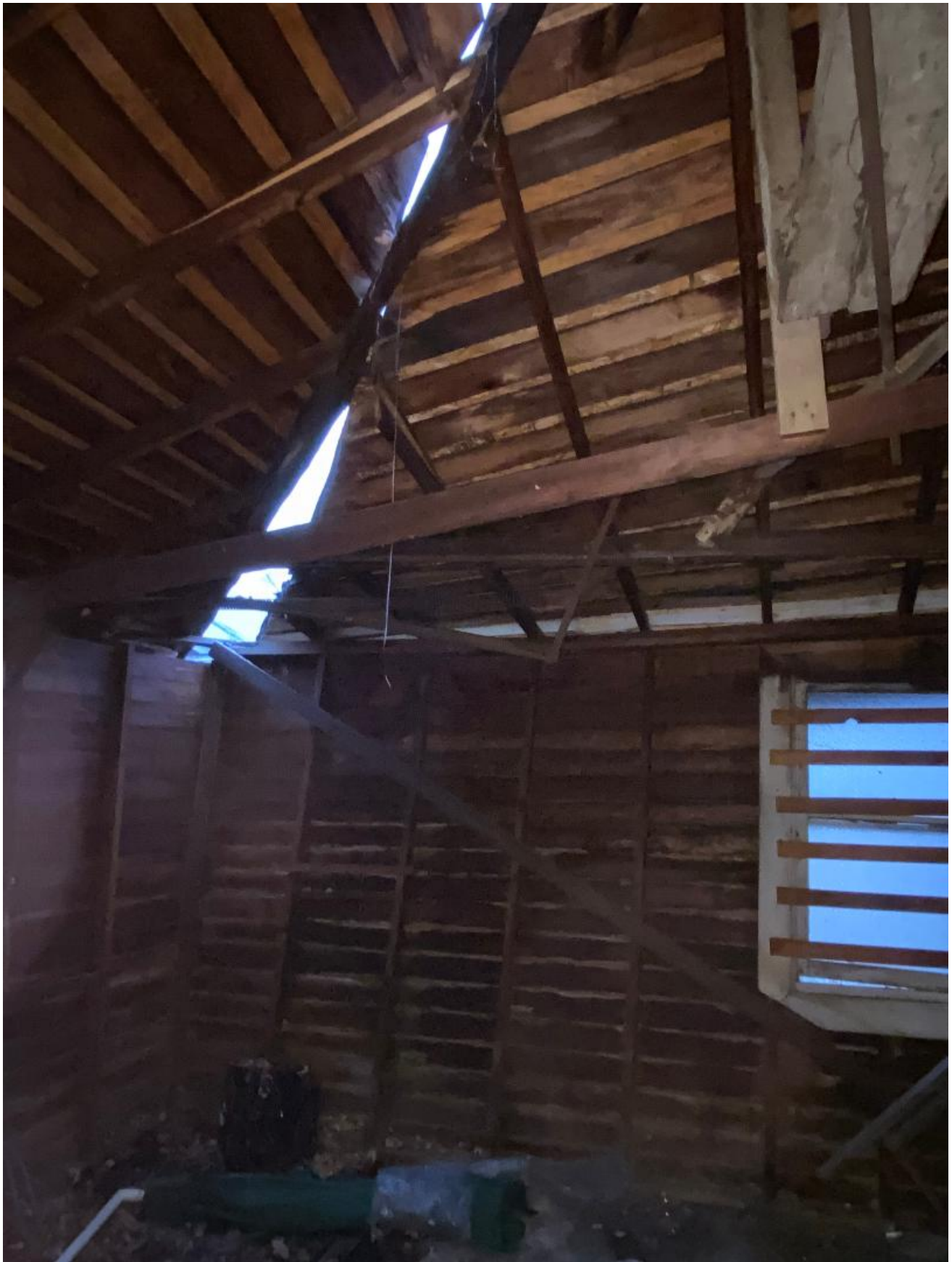


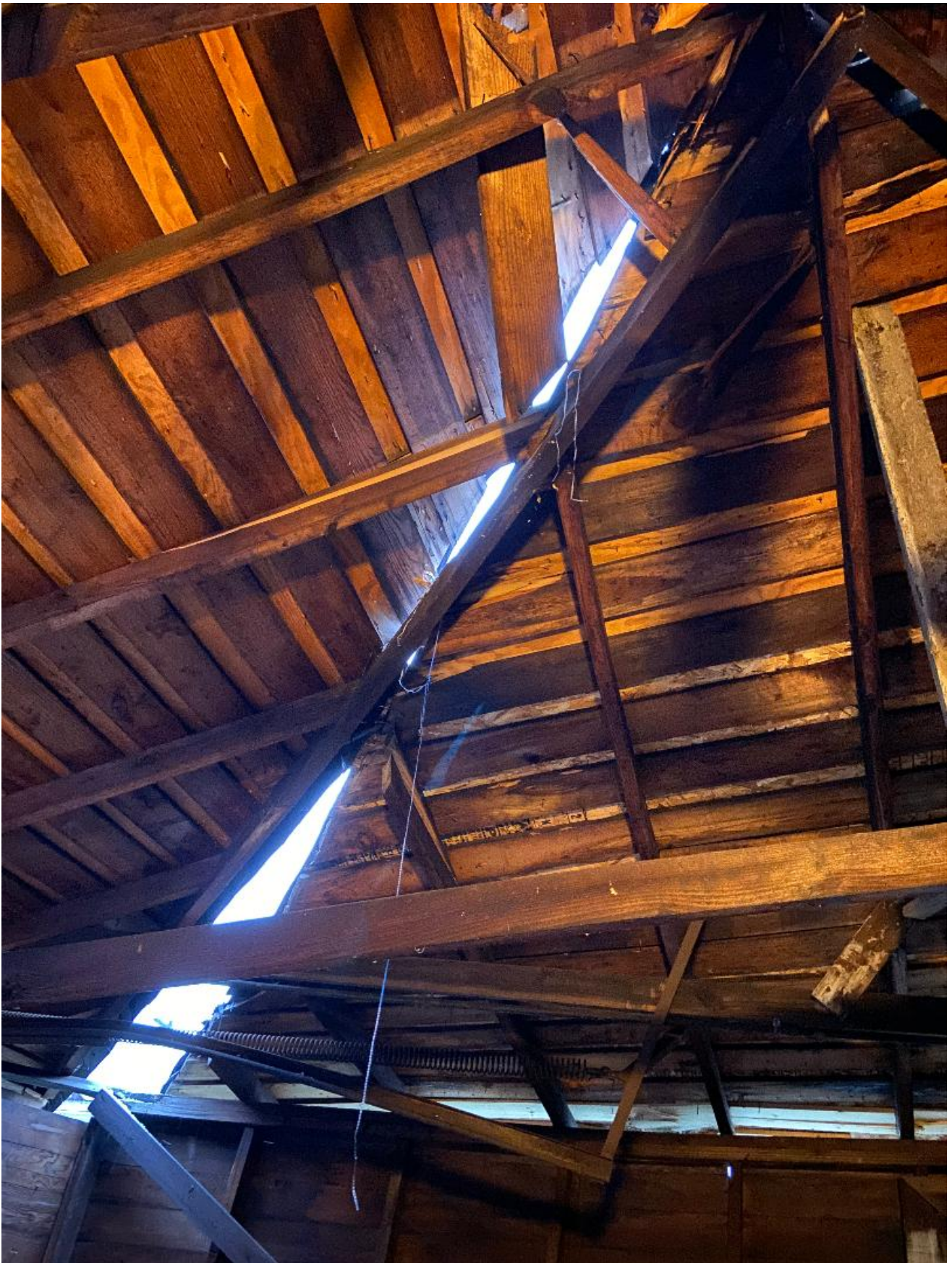














Proposed exterior light fixture

LUNAR

Home Improvement

December 5, 2019

Attention:

Detroit Historical District Commission
Planning & Development Department

Property Address:

15053 Faust
Detroit, MI 48223

- Tear down and haul away existing 30x20 detached garage. See Attached photos.
- Remove existing concrete floor and pour new 4" x 24" ratwall and concrete floor.
- Build a new detached garage approx 24x20 to include a Hip style roof line with 6/12 roof pitch.
- Install Asphalt dimensional shingles to match house as close as possible.
- Install 16x7 insulated garage door with windows.
- Install Vinyl siding on entire garage. Note: Color selection to be approved by historic commission.
- Install Aluminum trim around garage door, and fascia boards. Note: Color selection to be approved by historic commission.
- Install electric to code.



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LUNAR

Home Improvement

December 5, 2019

Attention:

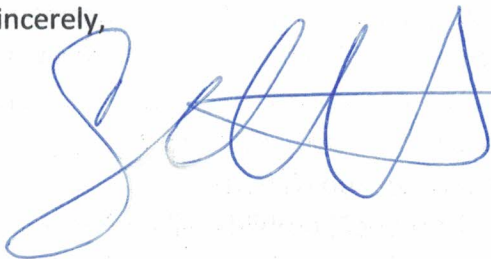
Detroit Historical Commission
Planning & Development Department

Property Address:

15053 Faust
Detroit, MI 48223

Lunar Garages & Modernization is proposing to tear down existing 30x20 detached garage and build a new 24x20 detached garage with new cement floor and foundation. The existing garage is leaning, and the roof is in the process of falling down on its own. Due to the condition of the existing garage we are asking for an expedited approval to tear it down and haul it away. The homeowner is worried it could be dangerous for not only herself but neighbors next door who may have smaller children (See Attached photos). The characteristics of the existing garage include a hip style roof line, dark brown aluminum siding, and asphalt dimensional shingles which currently match the house, and (3) white 8x7 garage doors with windows on top panel. Lunar Garages is proposing to build a detached garage which include many of the same characteristics as the existing garage. The new garage will be 24ft wide by 20ft deep, Hip style roof with a 6/12 pitch (Higher Pitch), Asphalt shingles to match house, Vinyl siding and aluminum trim. The steel garage door will be 16x7 and will have windows on the top panel much like the existing garage door. The color selections have been undetermined at this point however the homeowner would like to try and match the colors as close as possible to the existing garage. All colors selections will be up to the Historic Commission to approve.

Sincerely,



Sean Horvath

Lunar Garages & Modernization, Inc.

(586) 779-4700

(586) 709-2761



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LUNAR

Home Improvement

December 11, 2019

Attention:

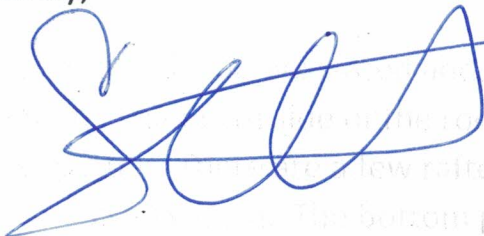
Detroit Historic Commission
Planning & Development Department

Property Address:

15053 Faust
Detroit, MI 48223

The garage at the above stated address has deteriorated and will not be repairable. The north side of the roof and overhand has rotted rafters, sheeting, and wall studs. There are a few rafters that completely cracked in half causing the roof to start caving in. The bottom plates around the perimeter of the garage has also rotted away. The north side and south side wall of garage is leaning due to the deteriorating wall studs and bottom wall plates. The 2x4 wall construction is 24" on center not 16" on center with much of the wall framing deteriorating as well. The roof at the north east corner completely moved away from the garage wall leaving the roof open to the outside. The overhangs around the entire garage rotted away. The cement floor in garage is separating which could mean that there is no foundation under the cement floor (Rat wall or Footing).

Sincerely,



Sean Horvath

Lunar Garages & Modernization, inc.



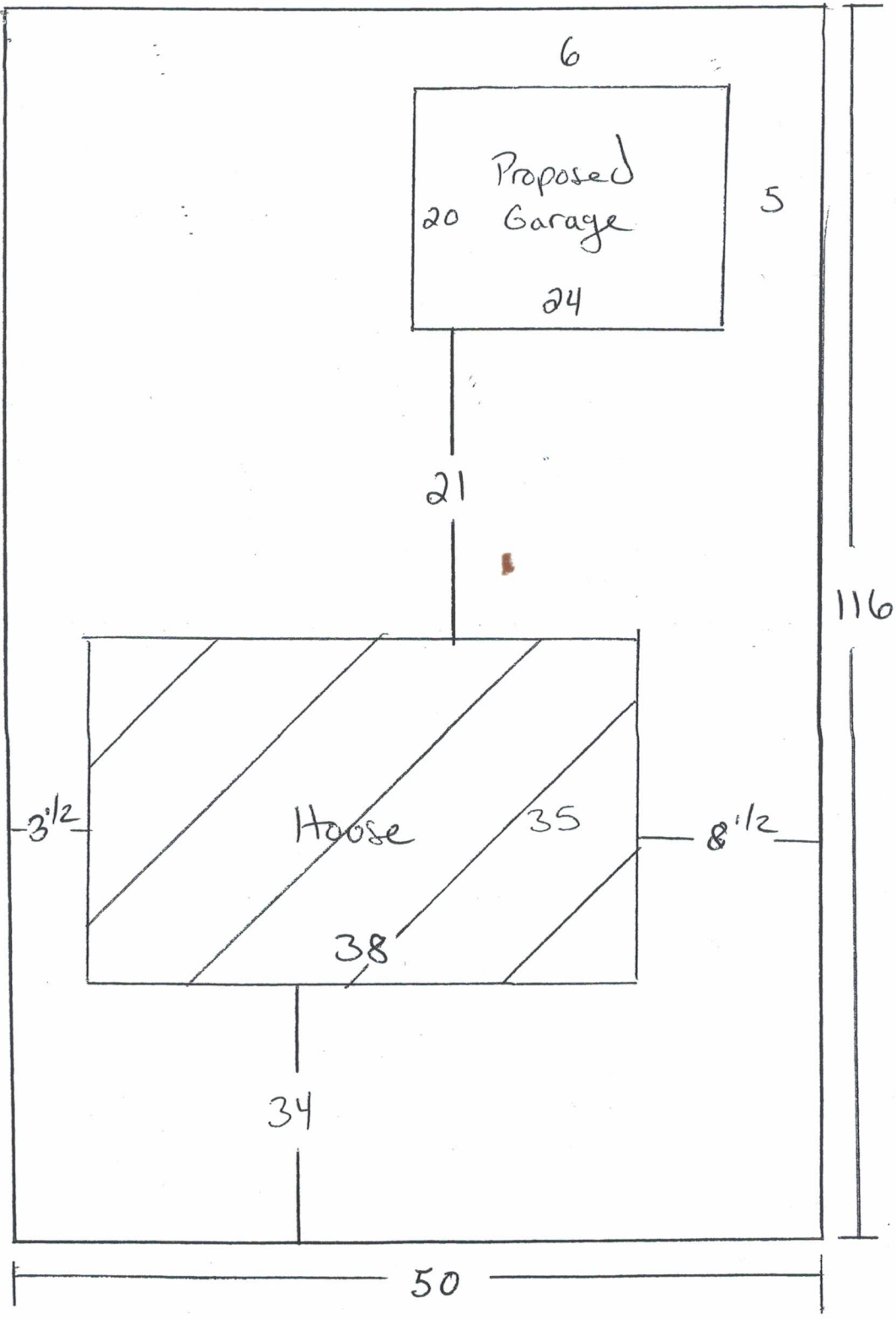
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Lot 50 x 116

LUNAR

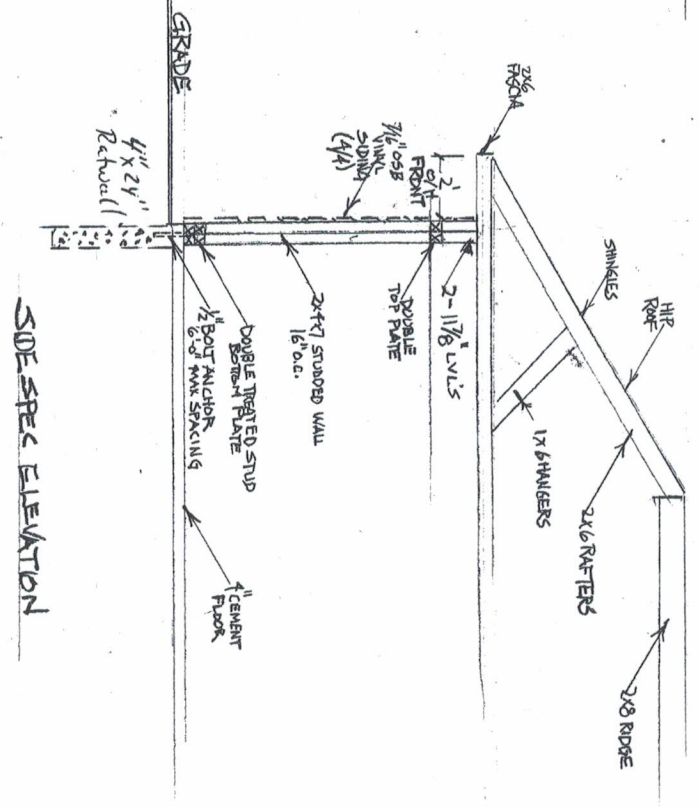
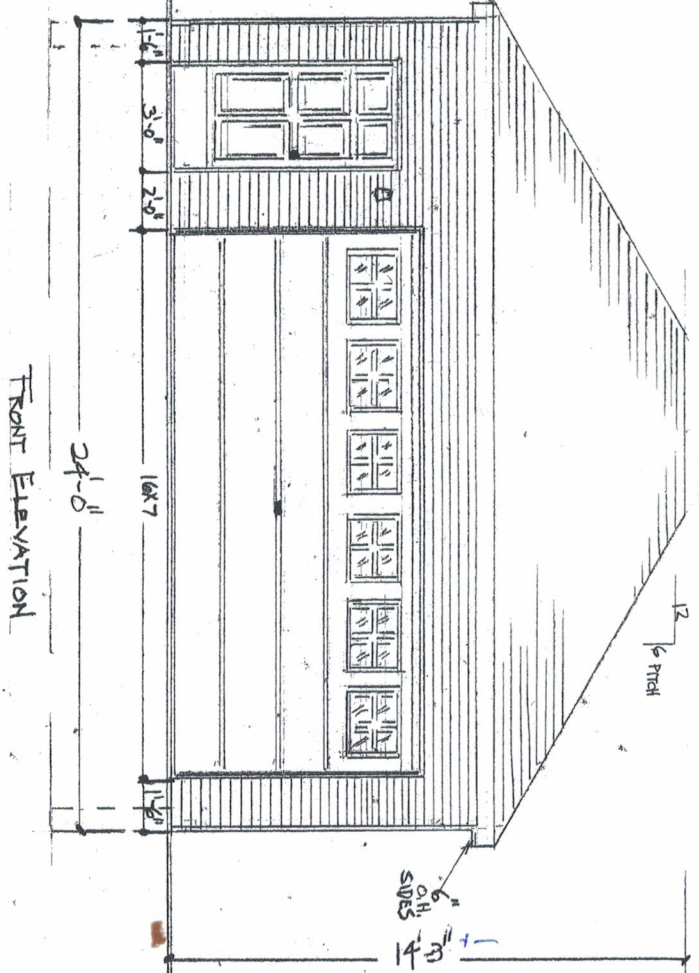
Home Improvement



15053 Faust, Detroit 48223

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15053 FAUST
DETROIT, MI

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

LUMR CONSTRUCTION, INC.
ROBERT WAEYAERT, PRES.



LUNAR

586-779-4700

Garage Builders

Modernization Contractors

13491 EAST EIGHT MILE ROAD

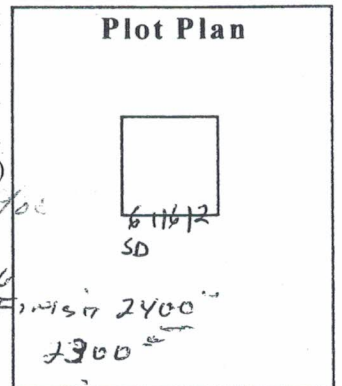
WARREN, MICHIGAN 48089

CONTRACT AND SPECIFICATIONS

Name Renée Short Source BBB Lot No. _____
 Address 15053 FAUST Phone (313 493 0248) Sub. _____
 City Der MI 48223 Work Phone () _____ Side of Street _____
 E-mail Address SHORTRE@ATT.NCT CELL 313 938 6085 Between Sts. _____
 Directions _____
 ROOFS Hip ☒ Sided Gable ☒ Reverse Gable ☐ Lot Size (insulated) @ obscure
 Size 24 x 20 Door Size 16'8" x 7' SECTIONAL Door Design Embossed Glass
 Overhang 6" One Piece Steel ☐ Sectional ☒ wood side + aluminum more reinforcement
 Centers 16" OC Electrical to Existing Service GFI Play open Play 2 Lubitt + Extern
 Rafters 2x6 OC 6/12 Door Opener Re-use Existing Opener Corner Studs triples
 Cornice 6" Boxed Octagon Window NONE Top Plates Poultice
 Windbrace OSB Louvre Roof Vent Bldrs. Felt NONE
 Headers 2-11 7/8 LVLs Stud Size 7 Studs Break and Haul yes As needed
 Steel Channel NONE Roof Sheathing OSB (Marazim) Fill yes Load _____
 Windows NONE Shingles #15 felt and nailed Cement Work Asper Sited
 Service Door 36" Door Hangers 1x6 Side Hanger Dirt Removal NONE
 Brick Front NONE Collarties 1x6 Expansions Frost Plate +
 Cross Ties 6- 2x6's Rev. Tie 1- 2x4 Theated Bottom Plate

SPECIAL INSTRUCTIONS: 1) tear down old Garage + Haul away
 2) Pull Permits 3) Cleanup Job
FRONT BUTTER ONLY and Patio Side

I/We, the OWNER, Renée Short
 agree to pay you the sum of Eighteen Thousand Dollars (\$ 18887)
 as follows: \$ 3000 upon signing of this agreement Eight Thousand
3300 upon rough of job 7987
 Upon completion of said work I/we further agree to pay the sum \$ 7800 upon rough of job
 as follows: Cash (if any) \$ _____, and to execute a promissory note for \$ upon electric
 plus finance charge payable in _____ equal monthly installments.



This Contract contains the entire agreement between the parties hereto, and shall become binding as of the date hereunder.
 Contractor shall not be liable for loss, damage or delays caused by strikes in the industry, inclement weather, acts of God, or for any other cause beyond its control.
 It is further agreed if the Owner cancels this Contract at any time before commencement of the work, he shall then be liable for the liquidated damages arising from costs and expenses necessarily incident to the business of the Contractor in connection with this Contract.
 And it is further agreed if Owner cancels before completion of work, the liquidated damages arising by the breach of contract thereof shall be 25% of Contract price, and added thereto all expenses extended by Contractor for permits, appraisals, blueprints and architectural fees, which sum Owner agrees to pay immediately and forthwith plus cost for labor and materials.
 Buyer shall execute and deliver to Contractor a completion certificate in form satisfactory to Contractor immediately upon or after completion of the work.
 Any changes of cement work or carpentry work on the garage, grading, hauling dirt to premises or from premises, etc., other than that specified above, will be considered as an extra, and the cost will be added to the above amount. We are not responsible for cement after laid. Owner responsible for cement when already in.
CONCRETE NOT GUARANTEED AGAINST CRACKING, FLAKING, SCALING OR FOR ANY REASON, NOR ANY LENGTH OF TIME.
 Contractor agrees to use materials specified in the Contract, however, if not obtainable, comparable materials may be substituted.
 Contractor is responsible only for electric service contracted for by Owner and is not responsible for inadequate electrical capacity in-house.
 All surplus materials property of the Contractor.
 No painting or gutters to be done by Contractor unless otherwise herein specified.
 Contractor will not be held liable for work performed prior to this Contract which does not conform to present day building codes. If work is demanded by building codes the cost will be added to the above amount.

BUYERS RIGHT TO CANCEL — If this agreement was solicited at your residence and you do not want the goods or services, you may cancel this agreement by mailing a notice to the seller. The notice must say that you do not want the goods or services and must be mailed before midnight on the third business day after you sign this agreement. This notice must be mailed to Lunar Garage Builders and Modernization Contractors, 13491 East Eight Mile Road, Warren, Michigan 48089.
NO VERBAL AGREEMENTS RECOGNIZED. THIS CONTRACT NOT BINDING ON LUNAR GARAGE BUILDERS AND MODERNIZATION CONTRACTORS UNTIL ACCEPTED BY AUTHORIZED AGENT.
 IN WITNESS WHEREOF the undersigned have hereunto subscribed their names this 9th day of November 2019

5983 STAMPED CARRIAGE HOUSE LONG

PERSONALIZING OPTIONS

GOOD / **BETTER** / BEST

COLORS¹



White

Almond

Sandstone

Brown



Bronze

Gray

Desert Tan

Black

ACCENTS WOODTONES¹



Walnut

Driftwood

Mahogany

Cedar

Dark Oak

OVERSIZED⁴ WINDOW INSERTS



No Inserts



Stockton



Arched Stockton



Cascade



Madison



Arched Madison

GLASS



Plain

Frosted

Tinted

Obscure

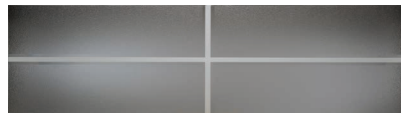
Glue Chip

Seeded

DESIGNER GLASS



Newport



Hampton



Florence



LaSalle not available in 18" sections

EXTERIOR HARDWARE

Permanent



Spade



Wrought Iron



Barcelona 1

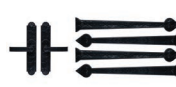


Barcelona 2

Magnetic



Spade



Ashford



Clavos



Specifications

Panel Style	Stamped Carriage House
Section Construction	2" Thick - 2-Sided Steel
Section Material	Medium Duty / 27" Ga. Steel
Insulation Type	1-13/16" Polystyrene
R-value / Thermal Performance	R-9.65
Powder Coating ¹	188 colors
Window Style ³	Oversized ⁴ [42" x 15"]
Glass	Insulated and Non-Insulated
Wind Load	Non-Impact and Impact Rated
Warranty	Limited Lifetime on Sections 3 Years on Springs 6 Years on Hardware

¹ Refer to your local C.H.I. Dealer for exact color and woodtones match. ² Lower steel gauge [ga.] number indicates stronger steel. ³ Model number indicates window style. ⁴ Long [40.5" x 12.75"] windows will be substituted in doors with windows in 18" sections.

Your Local Garage Door Professional

chiohd.com
1485 Sunrise Drive | Arthur, IL 61911 | USA



From: [Lunar Home Improvement](#)
To: [Brendan Cagney](#)
Subject: Re: 15053 Faust
Date: Saturday, January 4, 2020 12:33:09 PM
Attachments: [CHI Garage Door Faust.pdf](#)
[image001.png](#)

Brendan,

Regards to: 15053 Faust, Detroit

Attached is flyer for garage door which will be a insulated white 16x7 with Madison style windows (Clear glass). I also attached a picture of a exterior light which maybe be installed on both sides of garage door.

Vinyl siding with aluminum trim was selected because it is maintenance free and affordable. We have been to several historic meetings in the past few years and vinyl was accepted. I can send you addresses if you would like?

Please let me know if you would like any additional information. looking forward to the meeting on January 22nd.

Bob Naeyaert
Lunar Construction,Inc.
13491 E. 8 Mile Rd.
Warren, MI 48089
office: 586.779.4700
mobile: 810.560.0743
fax: 586.779.0275

On Friday, January 3, 2020, 03:51:32 PM EST, Brendan Cagney <cagneyb@detroitmi.gov> wrote:

Good afternoon,

I reviewed your proposal with senior staff prior to beginning your staff report.

We are requesting that you provide the catalog cuts for the proposed doors and exterior lighting.

Additionally, it should be noted that typically, the Historic District Commission does not approve vinyl siding in historic districts.

Therefore, you may want to provide more information as to why the vinyl siding was selected for this project.

It might also be worth exploring an alternate option as well, if wood is not feasible, smooth-sided "Hardie

Board" or similar cementous-composite material has been approved in the previously.

Sincerely,

Brendan

From: Historic District Commission (Staff)
Sent: Thursday, December 12, 2019 10:37 AM
To: Lunar Home Improvement; Historic District Commission (Staff)
Cc: Jennifer Ross
Subject: RE: 15053 Faust

Good morning,

Thank you for sending over these items. Staff will review them as soon as we get a chance.

Once we determine that the application is complete, we will docket you for the next available agenda.

We will be reviewing projects tomorrow and Monday, you should expect to hear back again from us shortly after.

Sincerely,

Brendan Cagney

Historic Preservation Staff
Detroit Planning & Development Dept.
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit MI, 48226

313-224-4803

www.detroitmi.gov/hdc
cagneyb@detroitmi.gov

Michael E. Duggan, Mayor



From: Lunar Home Improvement [<mailto:lunarconstruction@sbcglobal.net>]
Sent: Wednesday, December 11, 2019 4:02 PM
To: Historic District Commission (Staff)
Subject: 15053 Faust

Attached are the pictures you requested along with a narrative explaining the current condition of the garage at 15053 Faust. Let me know if you need anything else. Also if you can confirm we are on schedule for the January 22 meeting.

Bob Naeyaert

Lunar Construction, Inc.

13491 E. 8 Mile Rd.

Warren, MI 48089

office: 586.779.4700

mobile: 810.560.0743

fax: 586.779.0275

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

CITY OF DETROIT
PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: 12-5-2019

PROPERTY INFORMATION

ADDRESS: 15053 Faust, Detroit, MI 48223 AKA: _____

HISTORIC DISTRICT: Rosedale Park

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/ Deck	<input type="checkbox"/> Landscape/Fence/ Tree/Park	<input type="checkbox"/> General Rehab
<input checked="" type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Demolition	<input type="checkbox"/> Addition	<input type="checkbox"/> Other: _____	

APPLICANT IDENTIFICATION

☐ Property Owner/
Homeowner ☒ Contractor ☐ Tenant or
Business Occupant ☐ Architect/Engineer/
Consultant

NAME: Robert Naeyaert COMPANY NAME: Lunar Garages & Modernization Inc.

ADDRESS: 13491 E. 8 Mile Rd CITY: Warren STATE: MI ZIP: 48089

PHONE: 586-779-4700 MOBILE: 810-560-0743 EMAIL: lunarconstruction@sbcglobo

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

☐ Completed Building Permit Application (highlighted portions only)

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

☐ Photographs of ALL sides of existing building or site

☐ Detailed photographs of location of proposed work (photographs to show existing condition(s), design, color, & material)

☐ Description of existing conditions (including materials and design)

☐ Description of project (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)

☐ Detailed scope of work (formatted as bulleted list)

☐ Brochure/cut sheets for proposed replacement material(s) and/or product(s), as applicable

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

NOTE:

Based on the scope of work, additional documentation may be required.

See www.detroitmi.gov/hdc for scope-specific requirements.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: _____

PROPERTY INFORMATION

Address: 15053 Faust, Detroit, MI 48223 Floor: 2 Suite#: _____ Stories: 2
 AKA: _____ Lot(s): 493 Subdivision: Rosedale Park
 Parcel ID#(s): 22079068 Total Acres: 133 Lot Width: 50 Lot Depth: 116
 Current Legal Use of Property: Residential Proposed Use: Residential
 Are there any existing buildings or structures on this parcel? ☒ Yes ☐ No

PROJECT INFORMATION

Permit Type: ☒ New ☐ Alteration ☐ Addition ☐ Demolition ☐ Correct Violations
☐ Foundation Only ☐ Change of Use ☐ Temporary Use ☐ Other: _____
☐ Revision to Original Permit #: _____ (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)

Teardown existing detached garage and build a new detached garage approx 24x20 on new cement floor and ratwall.

☐ MBC use change ☐ No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

☐ HVAC/Mechanical ☒ Electrical ☐ Plumbing ☐ Fire Sprinkler System ☐ Fire Alarm

Structure Type

☐ New Building ☐ Existing Structure ☐ Tenant Space ☐ Garage/Accessory Building
☐ Other: _____ Size of Structure to be Demolished (LxWxH) 30x20 cubic ft.

Construction involves changes to the floor plan? ☐ Yes ☒ No

(e.g. interior demolition or construction to new walls)

Use Group: R3 Type of Construction (per current MI Bldg Code Table 601) 5B

Estimated Cost of Construction \$ 18,887.00 By Contractor \$ _____ By Department

Structure Use

☒ Residential-Number of Units: 1 ☐ Office-Gross Floor Area _____ ☐ Industrial-Gross Floor Area _____
☐ Commercial-Gross Floor Area: _____ ☐ Institutional-Gross Floor Area _____ ☐ Other-Gross Floor Area _____

Proposed No. of Employees: _____ List materials to be stored in the building: _____

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: _____ Date: _____ Fees Due: _____ DngBld? ☐ No

Permit Description:

Permit #:

Current Legal Land Use: _____ Proposed Use: _____

Permit#: _____ Date Permit Issued: _____ Permit Cost: \$ _____

Zoning District: _____ Zoning Grant(s): _____

Lots Combined? ☐ Yes ☐ No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ _____ New \$ _____

Structural: _____ Date: _____ Notes: _____

Zoning: _____ Date: _____ Notes: _____

Other: _____ Date: _____ Notes: _____



IDENTIFICATION (All Fields Required)**Property Owner/Homeowner**☐ Property Owner/Homeowner is Permit ApplicantName: Renee Short

Company Name: _____

Address: 15053 FaustCity: DetroitState: MI Zip: 48223Phone: 313-493-0248Mobile: 313-938-6085

Driver's License #: _____

Email: _____

Contractor☒ Contractor is Permit ApplicantRepresentative Name: Robert NaeyaertCompany Name: Lunar Garages & Mod Inc.Address: 13491 E 8 Mile RdCity: WarrenState: MI Zip: 48089Phone: 86-779-4700Mobile: 810-560-0743Email: lunarconstruction@sbcglobal.netCity of Detroit License #: LIC2001-06059**TENANT OR BUSINESS OCCUPANT**☐ Tenant is Permit Applicant

Name: _____

Phone: _____

Email: _____

ARCHITECT/ENGINEER/CONSULTANT☐ Architect/Engineer/Consultant is Permit Applicant

Name: _____

State Registration#: _____

Expiration Date: _____

Address: _____

City: _____

State: _____

Zip: _____

Phone: _____

Mobile: _____

Email: _____

HOMEOWNER AFFIDAVIT (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: _____

(Homeowner)

Signature: _____

Date: _____

Subscribed and sworn to before me this _____ day of _____ 20 _____ A.D., _____ MI County, Michigan

Signature: _____

(Notary Public)

My Commission Expires: _____

PERMIT APPLICANT SIGNATURE

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be

Print Name: Robert Naeyaert

(Permit Applicant)

Signature: _____

Date: 12/2/2019Driver's License #: N 630745162482Expiration: 06/24/2023Subscribed and sworn to before me this 5 day of Dec 20 19 A.D. Wayne County, Michigan

Signature: _____

(Notary Public)

My Commission Expires: 8/12/21

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.

This application can also be completed online. Visit detroitmi.gov/bseel/elaps for more information.