

June 15, 2021

CERTIFICATE OF APPROPRIATENESS

Ms. Alyssa Taylor-Wendt
363 W. Grand Blvd.
Detroit, MI 48216

RE: Application Number 21-72912; 363 W. Grand Blvd; Hubbard Farms Historic District

Dear Ms. Taylor-Wendt:

At the regular scheduled meeting held virtually on June 9, 2021, the Detroit Historic District Commission ("Commission") reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205, MSA 5-3407(5)(10) and Section 21-2-73 of the 2019 Detroit City Code; the Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of June 15, 2021.

The following proposed work meets the defined elements of design for the historic district and the Secretary of the Interior's Standards for Rehabilitation and guidelines for rehabilitating historic buildings (36 CFR Part 67).

Per the attached documents, the project consists of the following components:

- Construct a 22' by 34' garage on a 4" concrete slab with following features:
 - Shingles: Owens Corning Oak Ridge, asphalt, color= aged cedar.
 - Garage Door: Precision Door, single door, short panel design, color = match house (green)
 - Entrance Door: Therma-Tru Benchmark 36"x80" steel, 3-panel design, color = match house (green)
 - Exterior Carpentry
 - Shake siding (roof gable only): wood to match existing house, color = match house
 - Board & Batten: 12" wood boards, 1"x2" wood battens, color = match house
 - Fascia: 10" h wood to match existing garage, color = match house
 - Trim: 1" x 4" H wood to match existing garage, color = match house
 - Windows: none
 - Exterior lighting: none.

Please retain this COA for your files. You should now proceed to obtain a building permit from the City of Detroit Buildings, Safety, Engineering and Environmental Department. It is important to note that approval by the Detroit Historic District Commission does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.

For the Commission:



Daniel Rieden
Staff, Detroit Historic District Commission

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

Date: 4/10/21

PROPERTY INFORMATION

ADDRESS: 363 W. GRAND BLVD, DETROIT MI 48216 AKA: (Garage)

HISTORIC DISTRICT: HUBBARD FARMS / HUBBARD PRITCHARD

SCOPE OF WORK: ☒ Windows/Doors ☒ Roof/Gutters/Chimney ☐ Porch/Deck ☐ Landscape/Fence/Tree/Park ☐ General Rehab
(Check ALL that apply) ☒ New Construction ☒ Demolition ☐ Addition ☐ Other: _____

APPLICANT IDENTIFICATION

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

NAME: ALYSSA TAYLOR WENDT COMPANY NAME: N/A

ADDRESS: 363 W GRAND BLVD. CITY: DETROIT STATE: MI ZIP: 48216

PHONE: N/A MOBILE: 917-698-2498 EMAIL: ALYSSA.TAYLOR.WENDT@GMAIL.COM

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) N/A

☒ **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) — see contractor's estimate

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

NOTE:

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

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

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.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: 4/10/21

PROPERTY INFORMATION

Address: 363 W. GRAND BLVD, DETROIT Floor: _____ Suite#: _____ Stories: _____
 AKA: _____ Lot(s): _____ Subdivision: _____
 Parcel ID#(s): _____ Total Acres: _____ Lot Width: _____ Lot Depth: _____
 Current Legal Use of Property: _____ Proposed Use: _____
 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)

DEMOLITION OF BLIGHTED GARAGE (ALREADY APPROVED - SEE ATTACHED LETTER)
AND NEW CONSTRUCTION OF SIMILAR, HISTORIC GARAGE WITH ELECTRICITY.

☐ 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) _____ cubic ft.

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

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

Use Group: _____ Type of Construction (per current MI Bldg Code Table 601) _____

Estimated Cost of Construction \$ _____ \$ _____
 By Contractor By Department

Structure Use

☐ Residential-Number of Units: _____ ☐ 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 Applicant

Name: ALYSSA TAYLOR WENDT Company Name: N/A
Address: 363 W GRAND BLVD City: DETROIT State: MI Zip: 48216
Phone: 917-698-2498 Mobile: 917-698-2498
Driver's License #: TX 35674548 Email: ALYSSA TAYLOR WENDT @ GMAIL.COM

Contractor☐ Contractor is Permit Applicant

Representative Name: MATT KUPER Company Name: KUPER + CO.
Address: 5568 ST. AUBIN City: HAMTRAMCK State: MI Zip: 48211
Phone: N/A Mobile: 313-801-3047 Email: SMCKUPER @ YAHOO.COM
City of Detroit License #: 262 000 284

TENANT OR BUSINESS OCCUPANT☐ Tenant is Permit Applicant

Name: ALYSSA TAYLOR WENDT Phone: 917-698-2498 Email: ALYSSA TAYLOR WENDT @ GMAIL.COM

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

Name: KEVIN BOYLE State Registration#: 1301062557 Expiration Date: 10/31/21
Address: 5940 Forest Ave City: Harbor Springs State: MI Zip: 49740
Phone: N/A Mobile: 248-918-3270 Email: KBOYLEDETROIT@GMAIL.COM

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: ALYSSA TAYLOR WENDT Signature: [Signature] Date: 4/10/21
(Homeowner)

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

Signature: _____ My Commission Expires: _____
(Notary Public)

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: ALYSSA TAYLOR WENDT Signature: [Signature] Date: 4/10/21
(Permit Applicant)

Driver's License #: TX-35674548 Expiration: 11/16/2024

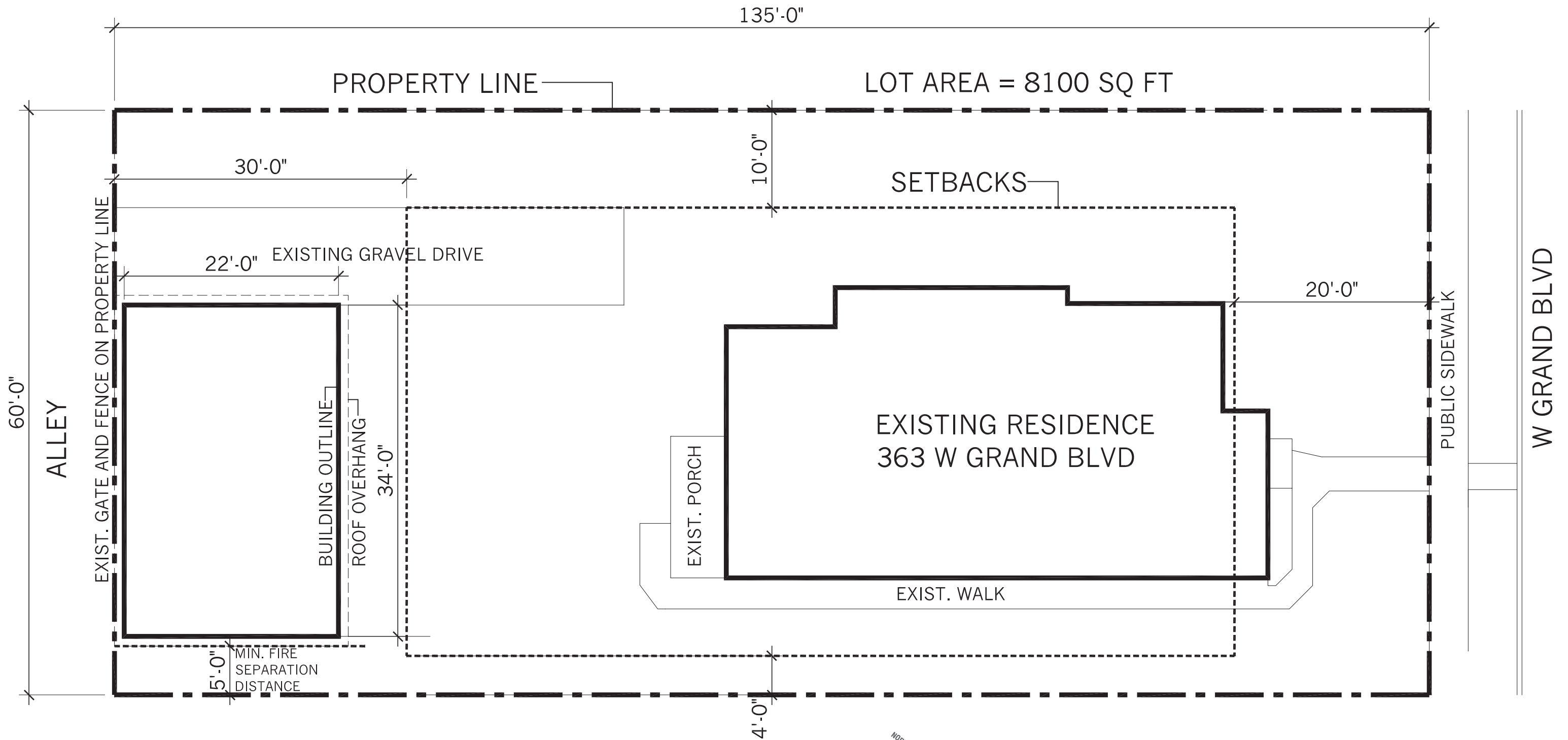
Subscribed and sworn to before me this _____ day of _____ 20____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

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.





ZONING REVIEW

PARCEL ID 14008336-7

R5 MEDIUM DENSITY RESIDENTIAL DISTRICT
HUBBARD FARMS HISTORIC DISTRICT

W W GRAND BLVD S 20 FT OF W 130 FT OF 17 W
130 FT OF 16 AND VAC ALLEY ADJ BLK 5 B HUB-
BARDS SUB L5 P49 PLATS, W C R 14/27 60 X 135

Setbacks

Front 20'
Side 4' / 14' combined
Rear 30'

Accessory Structures

Max Height = 15'

Maximum Lot Coverage

35%

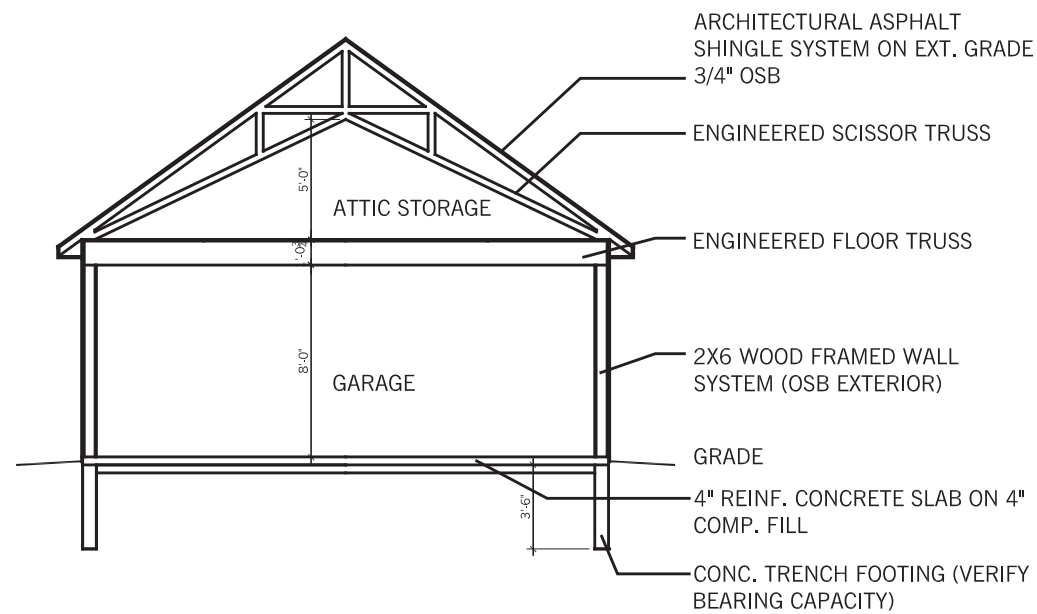


SITE PLAN
SCALE: 1" = 10'

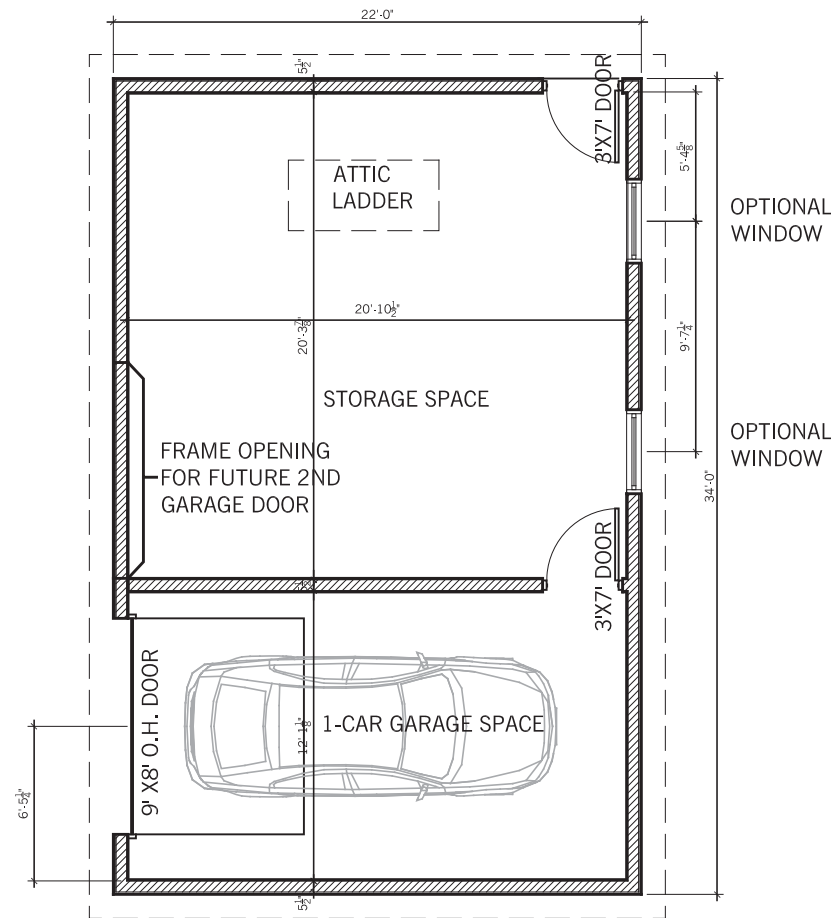


363 W GRAND BLVD DETROIT MI • SITE STUDY & ZONING REVIEW

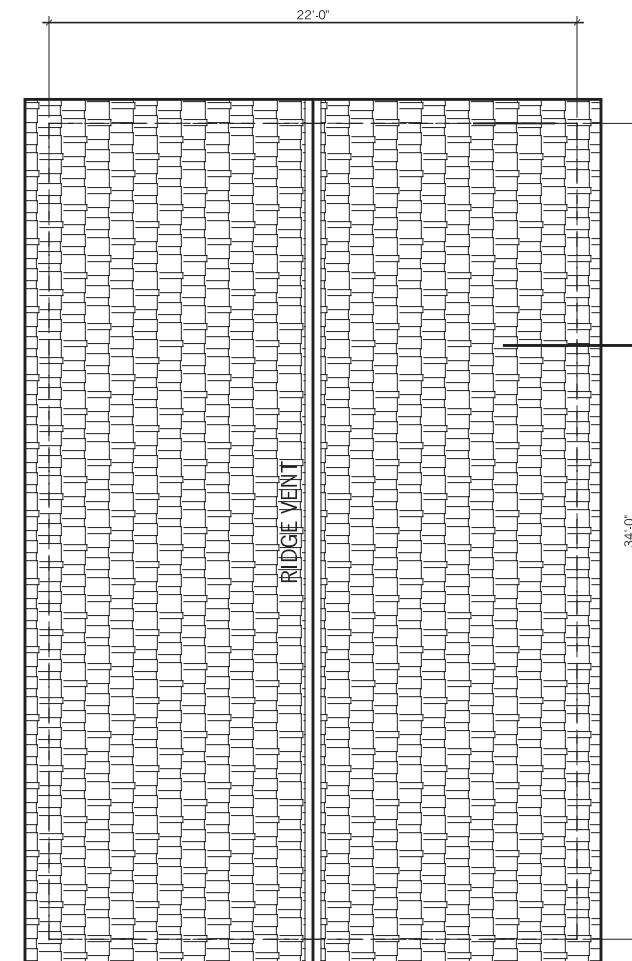
KEVIN JAMES BOYLE, AIA • (248) 918-3270 • ISSUED 05/18/2021



SECTION @ BUILDING



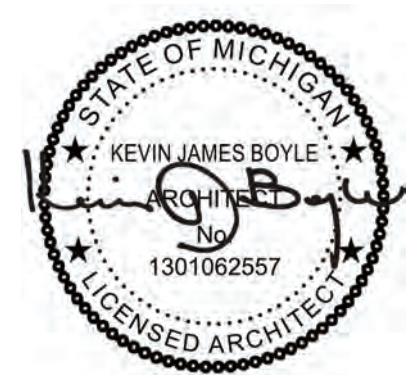
1ST FLR PLAN



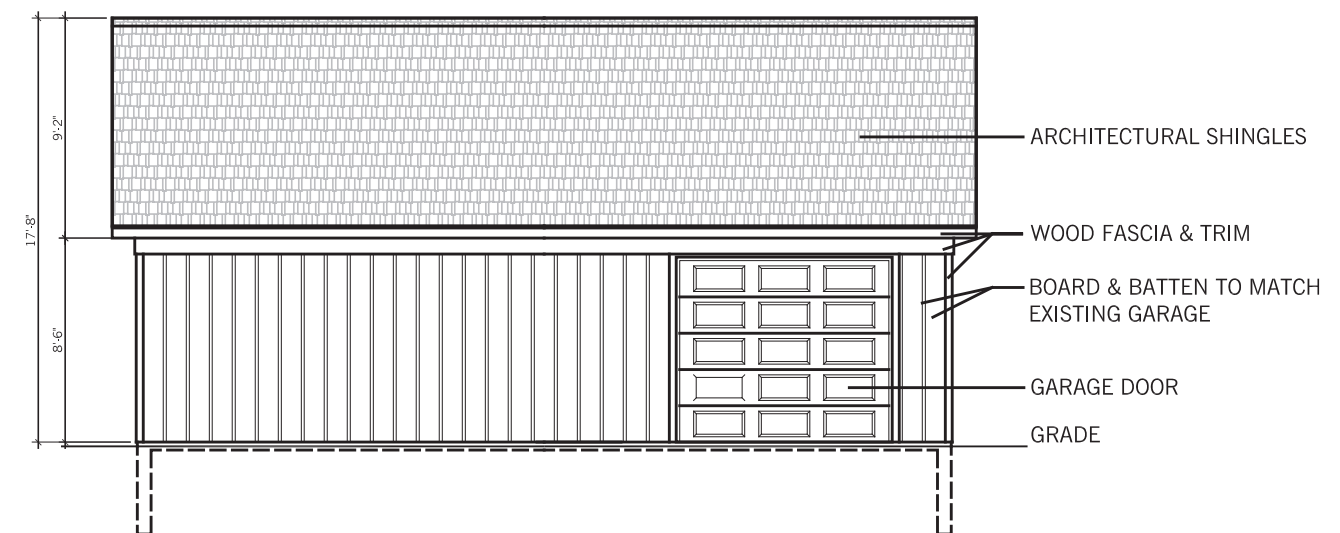
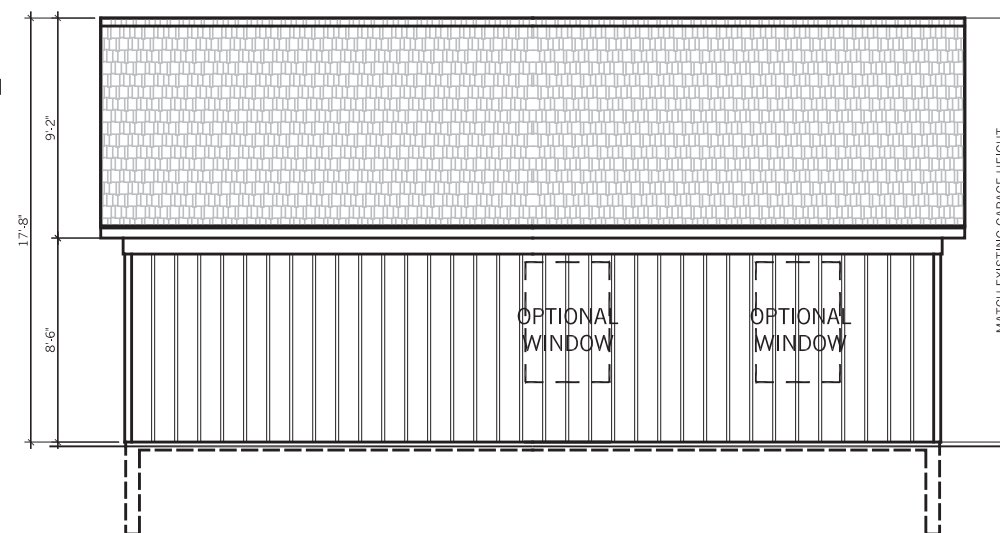
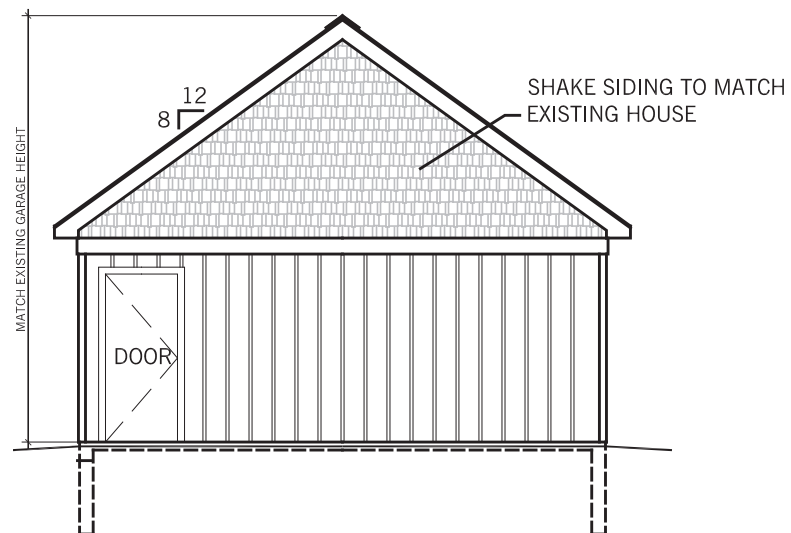
ROOF PLAN

COMPLETE ARCHITECTURAL ASPHALT SHINGLE ROOFING SYSTEM:

- OWENS CORNING OAKRIDGE (OR EQUIV.); COLOR TO MATCH EXIST. HOUSE; SELECTION BY OWNER
- INSTALL PER CODE AND PER MANUF. SPECS
- CONT. RIDGE VENT
- SYNTHETIC UNDERLAYMENT
- ICE & WATER SHIELD 3' ABOVE VERTICAL PROJECTION



NOTE: ALL PAINTED WOOD COLORS TO MATCH EXISTING HOUSE AND GARAGE



ELEVATIONS

PROJECT MATERIALS

SHINGLES

OWENS CORNING OAK RIDGE

<https://www.owenscorning.com/en-us/roofing/shingles/oakridge?color=aged-cedar>

O.H. GARAGE DOOR

PRECISION OVERHEAD GARAGE DOOR

<https://www.precisiondoor.net/garagedoors>

SINGLE DOOR, SHORT PANEL DESIGN, CUSTOM COLOR DOOR & TRIM TO MATCH HOUSE (GREEN)

ENTRY DOOR

Therma-Tru Benchmark 36”X80” Steel 3-panel design

<https://www.lowes.com/pd/Therma-Tru-Benchmark-Doors-Right-Hand-Inswing-Ready-To-Paint-Steel-Entry-Door-with-Insulating-Core-Common-30-in-x-80-in-Actual-31-5-in-x-81-5-in/3596356>

CUSTOM COLOR TO MATCH HOUSE (GREEN)

WINDOWS

Not included at this time

EXTERIOR CARPENTRY

Board & Batten: 12” WOOD boards; 1” x 2” WOOD battens

Fascia: 10” H WOOD to match existing garage

Trim: 1” x 4” H WOOD to match existing garage



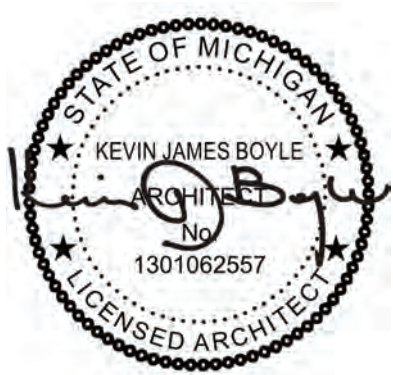
SHINGLE IMAGE FOR REFERENCE
(ACTUAL COLOR)



O.H. DOOR IMAGE FOR REFERENCE
(COLOR TO BE CUSTOM)



ENTRY DOOR FOR REFERENCE
(COLOR TO BE CUSTOM)



Kuper & Co

5568 Saint Aubin Street
Detroit, MI 48211-2639
313 801 3047
smckuper@yahoo.com

Estimate

Date

3/29/2021

Name / Address

Alyssa Taylor Wendt
363 West Grand Boulevard
Detroit, MI 48216-1409

Project

Garage

Item	Description	Qty	Total
	Build New 34' x 22' Garage Similar in design to existing Garage based on documents provided by KEVIN JAMES BOYLE, AIA • (248) 918-3270 • ISSUED 03/23/2021		
02.10 Demo	Demo Demolition of 748 square foot garage including slab and graded site		8,078.00
03 Excavation	Excavation including trenching to main house for electrical power		5,880.00
04 Concrete	Concrete Foundation		7,176.00
04 Concrete	Concrete Floors		13,416.00
07 Wall Frame	Wall Framing & Roof Framing		24,180.00
11 Siding	Siding Match existing		9,828.00
09 Roof Flashing	Roofing, Flashing Architectural Asphalt Shingles		5,460.00
09 Roof Flashing	Roofing, Flashing 5"K style gutters		1,075.00
16 Electrical & Lighting	Electrical & Lighting		5,100.00
12 Doors & Trim	Doors & Trim (1) Garage Door & (1) Pedestrian Door		3,000.00

Checks payable to: Kuper & Co. Deposit 35% Progress 35% Final 30%
Estimate may be subject to review if not accepted within 30 days. Line Item totals reflect acceptance of Full Estimate. Any individual Line Item changes will require Review and possible Price Adjustment of the Total Estimate

Total

\$83,193.00









