

DHDC 21-7579

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

11/16/2021

CERTIFICATE OF APPROPRIATENESS

Matt Sachse
2238 Wabash
Detroit, MI 48216

RE: Application Number 21-7579, 2238 Wabash, Corktown Historic District
Project Scope: Remove non-historic siding, reproduce and install true wood windows and other details

Dear Applicant,

At the Regular Meeting that was held on November 10, 2021, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on November 16, 2021, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Exterior rehabilitation including removal of non-historic siding and reproduction of wood windows per submitted narrative and documents.

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or landsbergg@detroitmi.gov.

For the Commission:



Garrick Landsberg, Director/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: _____

PROPERTY INFORMATION

ADDRESS(ES): _____ AKA: _____

PARCEL ID: _____ HISTORIC DISTRICT: _____

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Walls/ Siding	<input type="checkbox"/> Painting	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/Deck/ Balcony	<input type="checkbox"/> Addition
<input type="checkbox"/> Demolition	<input type="checkbox"/> Signage	<input type="checkbox"/> New Building	<input type="checkbox"/> Major Alteration <i>(3+ scope items)</i>	<input type="checkbox"/> Site Improvements <i>(landscape, trees, fences, patios, etc.)</i>	

BRIEF PROJECT DESCRIPTION: _____

APPLICANT IDENTIFICATION

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

NAME: _____ COMPANY NAME: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

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)

Current Photographs: Including the front of the building & detailed photographs of the area(s) affected by
the proposed work. All photographs must be labeled or captioned, e.g. "west wall", "second floor window," etc.

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

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 (BSEtED) to perform the work.

SUBMIT COMPLETED REQUESTS TO: HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: _____

PROPERTY INFORMATION

Address: _____ 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)

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: _____ Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____

Driver's License #: _____ Email: _____

Contractor Contractor is Permit Applicant

Representative Name: _____ Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____ Email: _____

City of Detroit License #: _____

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: _____ Signature: MS Date: _____
(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: _____ Signature: MS Date: _____
(Permit Applicant)

Driver's License #: _____ Expiration: _____

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

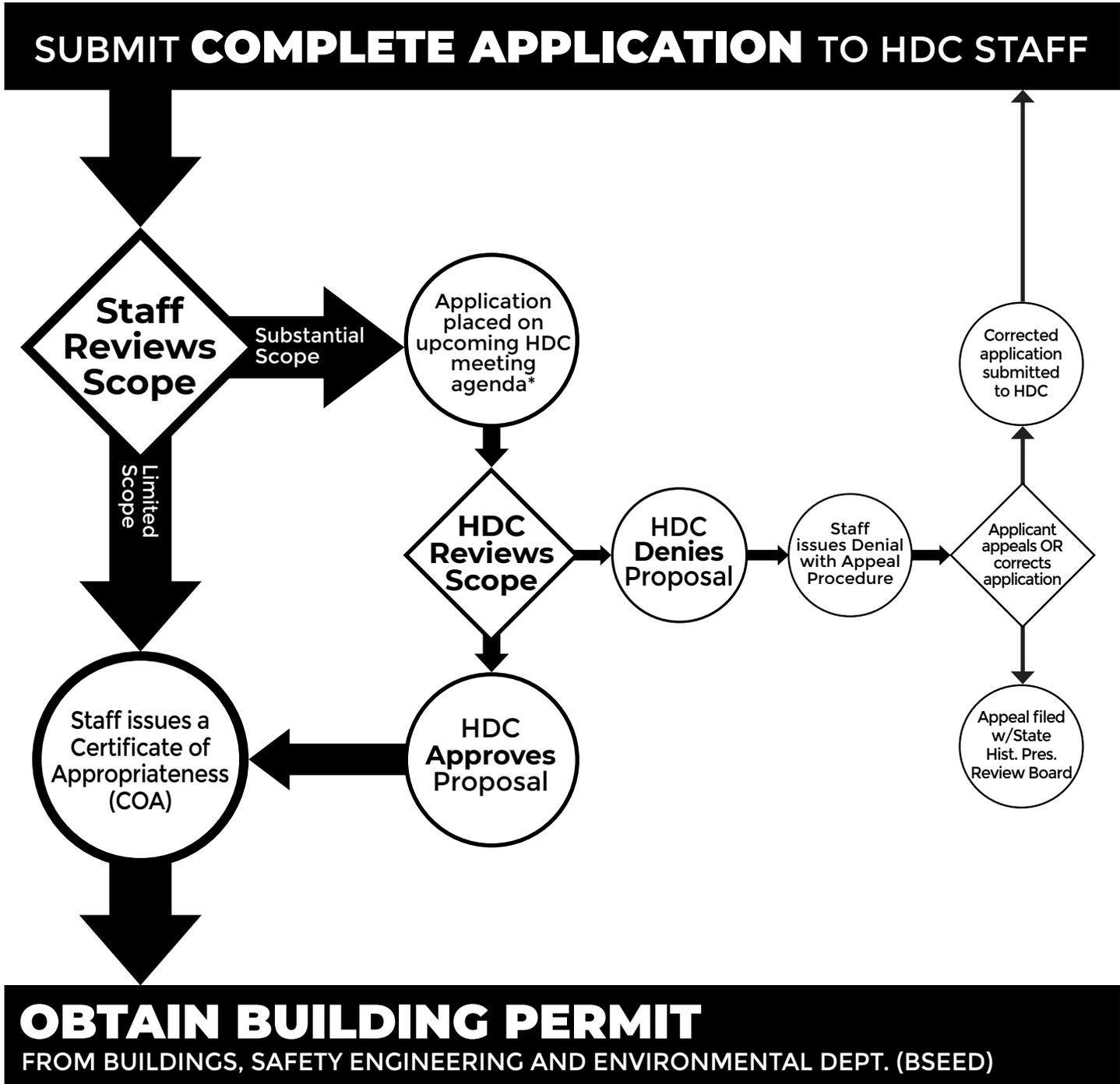
Signature: _____ My Commission Expires: _____
(Notary Public)

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/bseed/elaps for more information.



HISTORIC DISTRICT COMMISSION REVIEW & PERMIT PROCESS



* THE COMMISSION MEETS REGULARY AT LEAST ONCE PER MONTH, TYPICALLY ON THE SECOND WEDNESDAY OF THE MONTH.
(SEE WEBSITE FOR MEETING SCHEDULE/AGENDAS)

FIND OUT MORE AT: www.detroitmi.gov/hdc

2238 Wabash St currently



2238 Wabash when I purchased it around 2013



(yes, my neighbor -- a historian of sorts in his own right -- has had the same car parked in the driveway for almost a decade)

About the house

This is what's referred to, as I'm sure anyone reading this well knows, as a workers cottage, almost certainly dating back to the mid 1860s or at the latest the 1870s. The few victorian flourishes (the bay window, the corbels, some moulding), were likely added around the turn of the century at the close of the era to keep up with the fashion of the times.

There's a fairly colorful and lengthy history of ownership and neglect that I will spare you the novel on at this time, so let's just skip forward until around 2006 or 7, when the house went up for auction by the Detroit Land Bank, I believe.

A man about town bought the house, and had some modest dreams of renovation he was purportedly working on. Some time not long into his stewardship, he got a call from the neighbor -- the one who has had his broken down car parked in the driveway this entire time -- yelling over the blare of the diesel engines that the house was about to be torn down.

In a fittingly dramatic fashion this man immediately went to the premises and according to him basically heroically stopped the bulldozers. Now, I have no idea how long the city had been prepping this, in fact all I know is that there was a very high, very disputed bill about all of this, and part of the settlement with the city about the partial demolition was contingent on this man selling the house.

ENTER CURRENT OCCUPANT // APPLICANT

So, a spray painted sign that said '4 sale', and the previous owner was in business. With me. I will spare you the trials and tribulations of our 'negotiations' just that the purchase closed some time in 2013 I believe.

All of this is a very long winded way of saying that when I bought the house, it was on the demolition list.

Which I mention because that is why the windows on the house are missing. And that is why one of the items I would like to cover is the rebuilding of these missing windows. The window sash will be built out of the same exact old-growth long leaf pine as they were at the time. The design and dimensions are identical to within 1/100 of an inch of what the original neighborhood joiner would have specced. I have restored many windows in this neighborhood (and sadly watched many more go), and there is a very specific profile that these windows of this vintage have -- a very slightly elongated ogee -- likely unique to a particular set of moulding planes, but that I have had recreated in various tooling over the years.



The 'horns' at the bottom of the sash are I believe the best design of the local sashmakers. Were I rich enough to afford the luxury of glass back then, this is the sash I would have picked. This design prevents the racking failure at the bridal joint that is so often used as a reason that windows cannot be saved. My goal is to build windows that

could be horribly neglected for a few decades and even then the owner would not be able to justify their removal!

The single piece of information that the previous owner could tell me about the windows the city removed, was that they were 2 over 2. Which is why I went with that particular style.

The good news is everything else around the windows is in good shape all things considered and will be no trouble to restore.

What is not in good shape is the roof. If I let the current roof go any longer I will risk harming the integrity of the building. So I have looked up all the appropriate guidelines and color charts and believe this is the best 'modern' roof. I have dreams of someday recreating the exact wood shingled roof the house would have had originally, but I should first ensure the house can get through this winter.



The finest home depot has to offer. For the record, this will be I believe the only material in the entire project that comes from such a place.

Okay, so we have covered the roof and the windows, probably the two most important items. Now there is something of a mea culpa.

In since speaking with some of the staff members, I can see the historic validity to what I had written off as basically, a fake chintzy design. Which would be the asphalt siding, and the tinned metal skirting, both of which I removed.

I will say, truly, that the houses asphalt sweater did a tremendous job protecting the siding underneath, and for that I will be forever grateful.

The metal skirting was not quite as noble in its sacrifice, but I have learned to appreciate it on it's own terms.

Here is a picture of the skirting that was removed:



Just so we are all clear on some things. I take the preservation of history extremely seriously. I cannot tell you how many times the language 'it couldn't be saved' are used falsely to justify destruction. Actually, of all people, I don't need to tell you because whoever reads this likely knows even better than I. So please believe me when I say that I do not take my responsibilities on this project lightly. The reason I have that picture at all is because I piled the old skirting and found a home for it.

So nothing was thrown away or destroyed. But that metal skirting was removed. It has been rehomed.

What it revealed was undoubtedly the part of the house most in need of attention, so in that sense it was a necessary part of the process.

The skirting was put over the asphalt siding, which laid against the bare, original, wooden skirting.

Where the stacked, beveled, horizontal nature of the siding gives a natural air gap against the asphalt siding ensuring the preservation of both, the original heartwood pine skirting, placed vertically (made of the same exact dimensions as the flooring in these cottages), sits right against it. And so when the water wicks up in the materials over time it has no where to breathe or 'air out', which creates the phenomenon called dry rot, which I am pretty sure anyone reading this knows is an erroneous term but, the condition nonetheless is very real.

So what I'm trying to say is that this original wood skirting was in a dire way. It had been trapped for a very long time and being in contact with the ground, subject to the whim of various snows and rodents, it was really trying to survive against the odds. And for these reasons -- and probably because any house still standing after 150 years has had at least one substantial foundation job -- you never see these old workers cottages with this original skirting.

Which is why it is my intention to have the singular house that does.

But first let me share some pictures about what I am referring to. You can see some of this original tongue-and-groove pictured above, but here are some more.



I am also going to attach a photo of the one house left in the entire corktown area that to my knowledge still has the original skirting boards:



I am doing everything I can to save as many of the boards as I have. They are extremely far gone, and believe me I do not say that lightly. I believe I have enough to do the front half of the house, in the original design and as pictured, going up to the siding, with a board across the top. I will dip the bottoms in epoxy and use a french drain to try to give them the best lifespan possible.

The boards I do not have, I will try to source as much as I can of original material. My salvaging days (and thankfully the destruction of houses around here), seem to be behind me, but I will do my best to source as much as possible.

What I cannot make out of the original longleaf tongue-and-groove, I will have sourced by the lumbermaster at Brooks, and I will mill it to the exact dimensions myself.

After the roof, windows and skirting are complete, the remaining details seem relatively minor by comparison. The house has some corbels that were destroyed when the asphalt siding was put on. Fortunately the paint lines (that can be seen in person but not in any photograph my camera is capable of taking) are visible and the design is well-known.



Here you can see the existing corbels and the

shadow lines over the foremost bay window:

I intend to reproduce two of the larger corbels exactly, as well as two of the smaller ones, exactly.

They will be made out of the same longleaf pine from the same vintage as everything in the house, from lumber sourced from neighboring demolitions and remodels.

Once this work is complete, I can then wrap my head around some of the remaining finer points of the design and I will be happy to contact anyone who reads this when that time comes. But at this time this is the entirety of the scope of work I intend to complete on the house.

If you have actually taken the time to read all of this, thank you. Honestly, I am appreciative of the obligation to document all of this, and many years when I look back on this project, I will be grateful that I had to take all of these pictures, I'm sure.

-- Matt