

DHDC 22-8136

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

11/08/22

CERTIFICATE OF APPROPRIATENESS (ADMINISTRATIVE APPROVAL)

Hassan and Maurita Mussawwir
2465 Chicago St.
Detroit, MI 48206

RE: Application Number 22-8136; 2465 Chicago; Boston-Edison Historic District

Dear Applicant,

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (10) and Sections 21-2-57 and 21-2-73 of the 2019 Detroit City Code, and Detroit Historic District Commission (“DHDC”) delegation of administrative authority via Resolutions 97-01, 97-02, 98-01, 20-03, 21-04, and/or 21-07, as applicable, the staff of the DHDC has reviewed the above referenced application and hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on November 8, 2022, as it meets the Secretary of the Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- ***Construct rear wood 4’x13’ balcony per the attached drawings and materials.***
- ***Construct rear wood 8’x34.5’ deck per the attached drawings and materials.***
- ***Stain both rear balcony and deck to match dark wood front door, per attached notes.***

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 hdc@detroitmi.gov.

For the Commission:



Daniel Rieden
Detroit Historic District Commission

Memorandum For Record: Detroit Historic Commission, its parties and associated City of Detroit Departments and entities et al.

Subject: Home Renovation of 2465 Chicago Blvd. Detroit MI 48206

Historic District: Boston: Edison

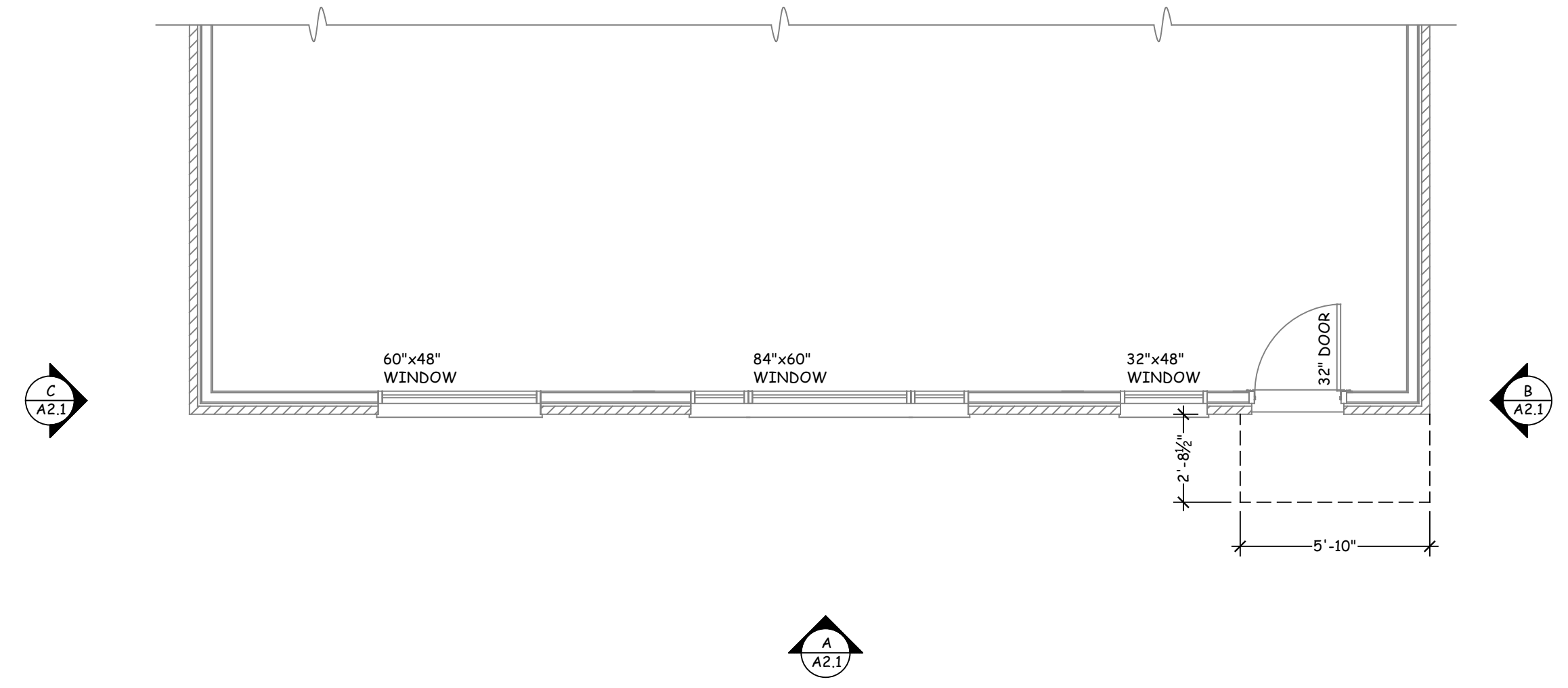
Property Owner: Hassan A. Mussawwir and Maurita Mussawwir

Scope of Project: 2465 CHICAGO BLVD. DETROIT MI. 48206

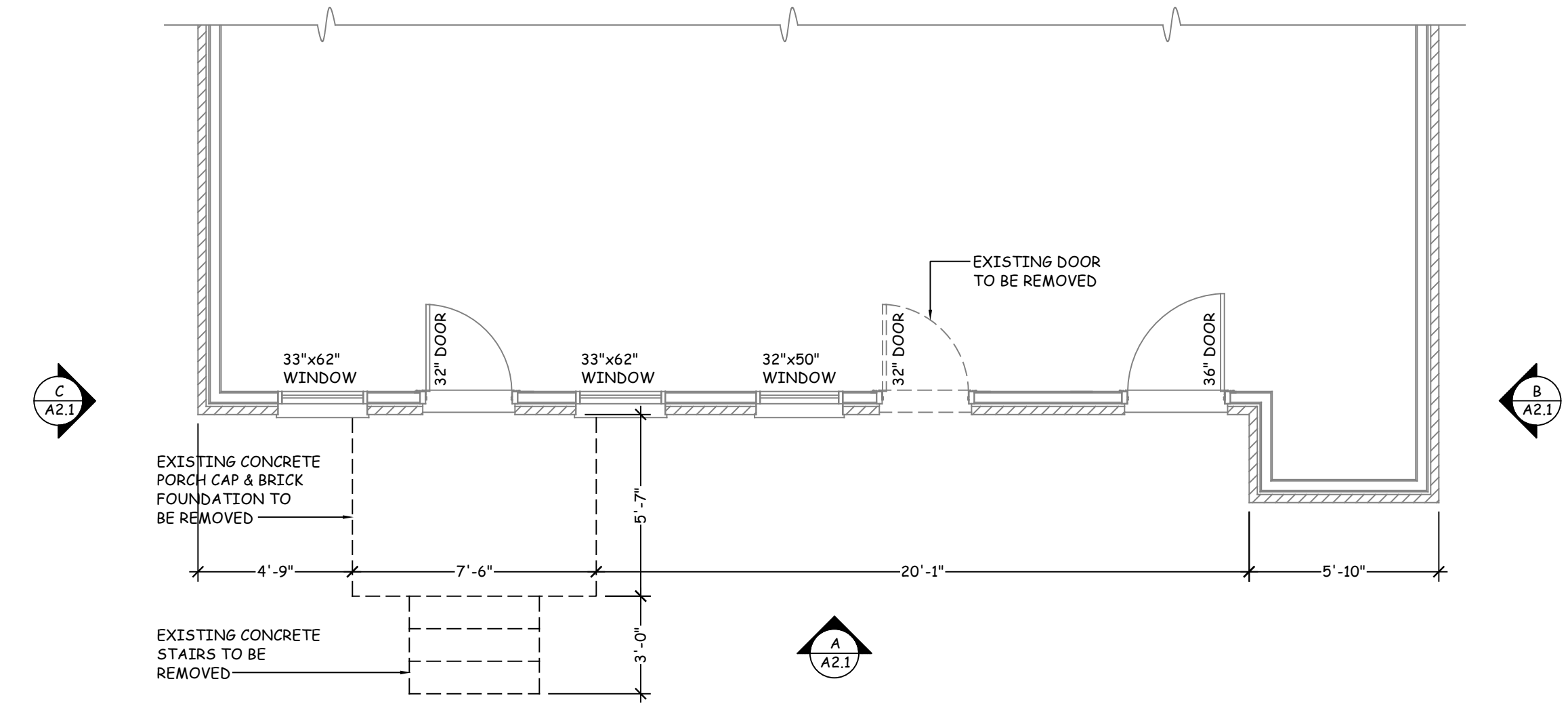
- Repair and replace vinyl windows with wood framed windows
- Repair and install wood soffits and fascia
- Install wood upper and lower decks on the rear of the home
- [Replace exterior doors](#)

We are asking to install windows in phases starting with the front of the home. We have quotes to install the 1st 4 windows on the main floor of the of the front of the home. In the future, we would install 4 windows on the second-floor front and continue over time in this fashion until the vinyl windows are replaced. Wood framed windows currently have over a 6-month minimum lead time after placing an order.

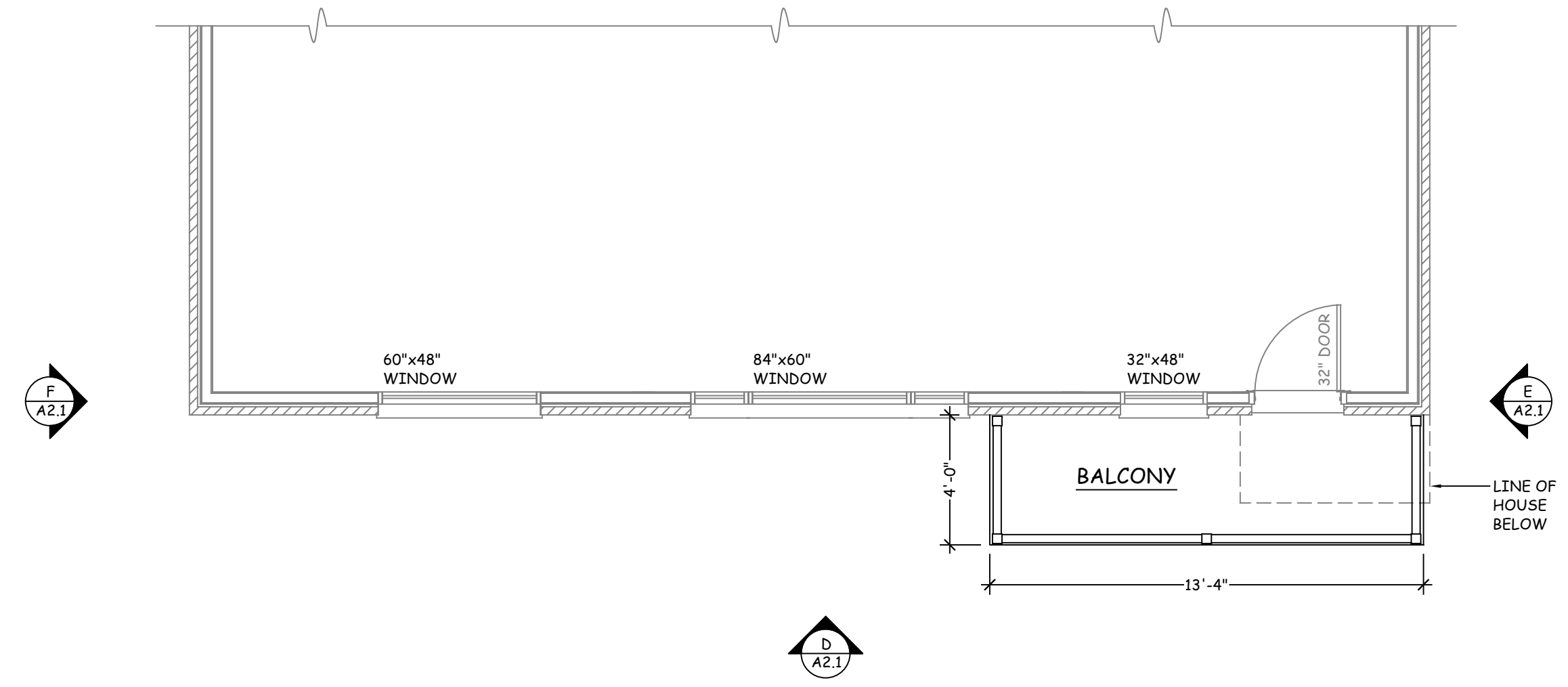
1. Per the March 09, 2022 DHC meeting, we are proposing installing wood framed windows in phases. See the attached proposals from four window suppliers. We are first requesting to repair the existing 3 broken vinyl framed windows until the 1st four wood framed windows can be installed due the lead time to receive said items.
2. Repair existing wood soffits and fascia that remain. [Where original is not present, please note that replacement will match original material, dimensions and style.](#)
3. Install new wood upper and lower decks on the rear of the home. See proposal attached (architectural drawings)
4. Replace exterior doors.



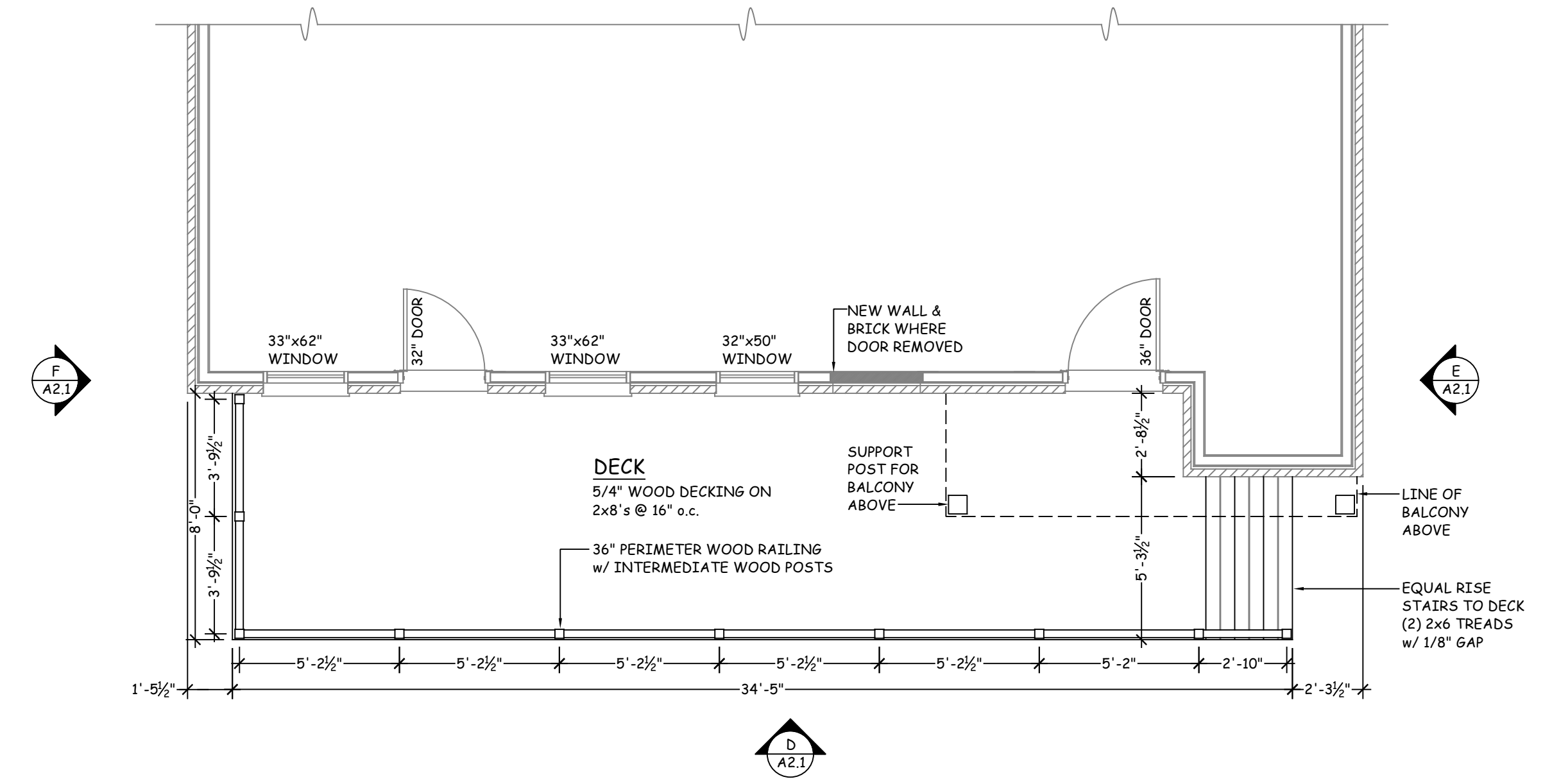
EXISTING SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



EXISTING FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

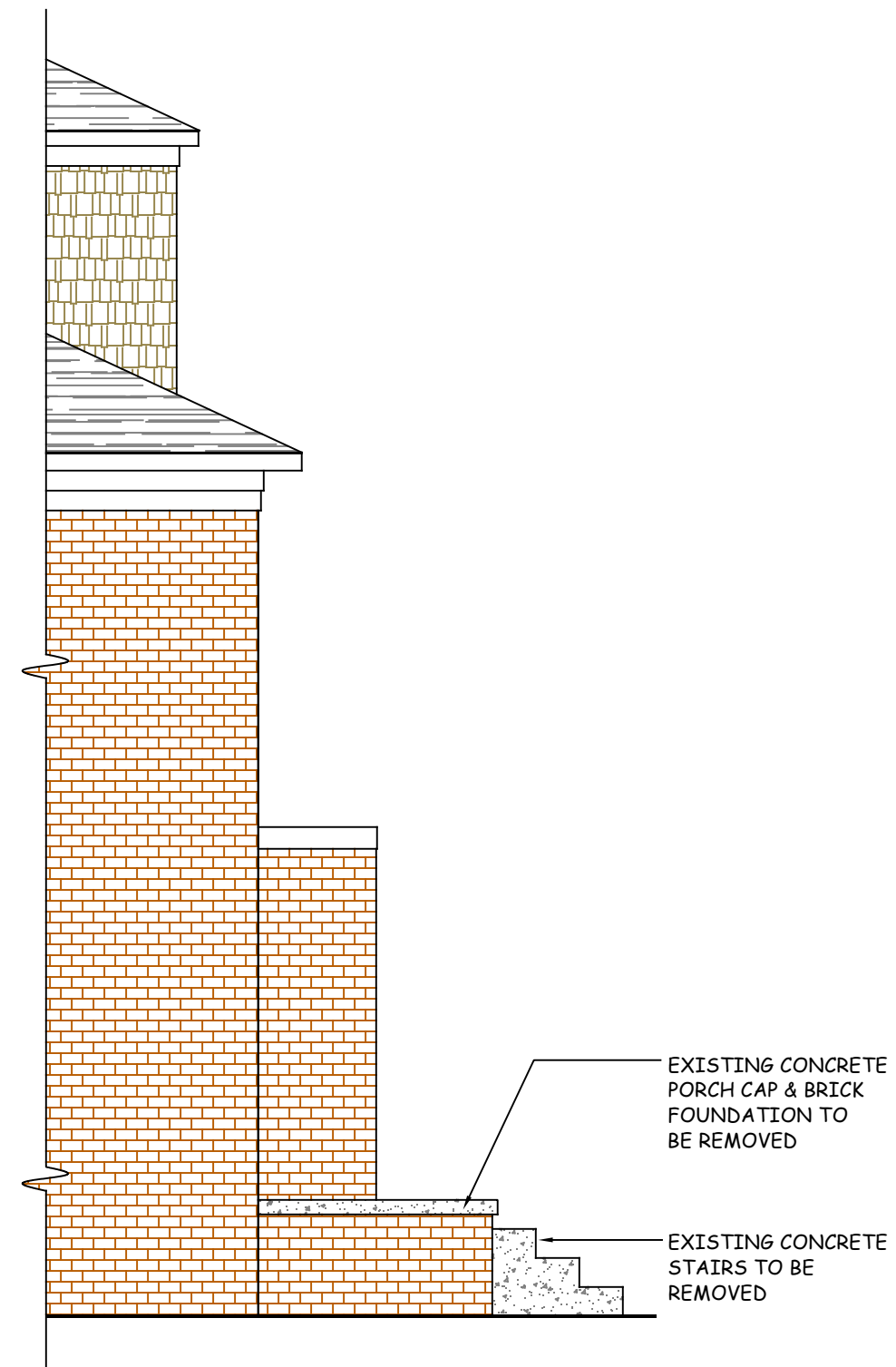


PROPOSED SECOND FLOOR PLAN / BALCONY PLAN
 SCALE: 1/4" = 1'-0"

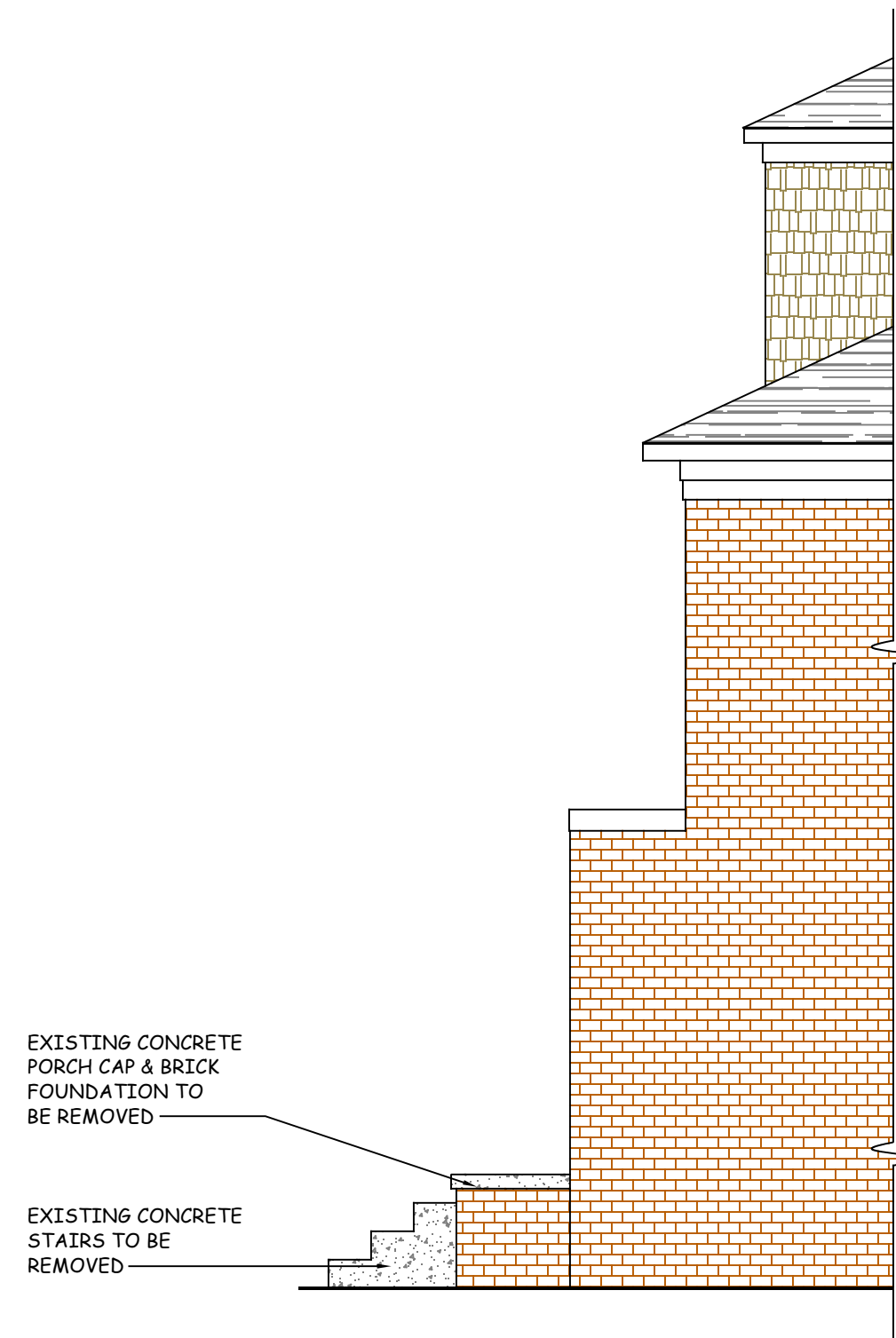


PROPOSED FIRST FLOOR PLAN / DECK PLAN
 SCALE: 1/4" = 1'-0"

THESE DRAWINGS ONLY PERTAIN TO THE DECK & BALCONY AND NO OTHER FEATURES OF THE HOME



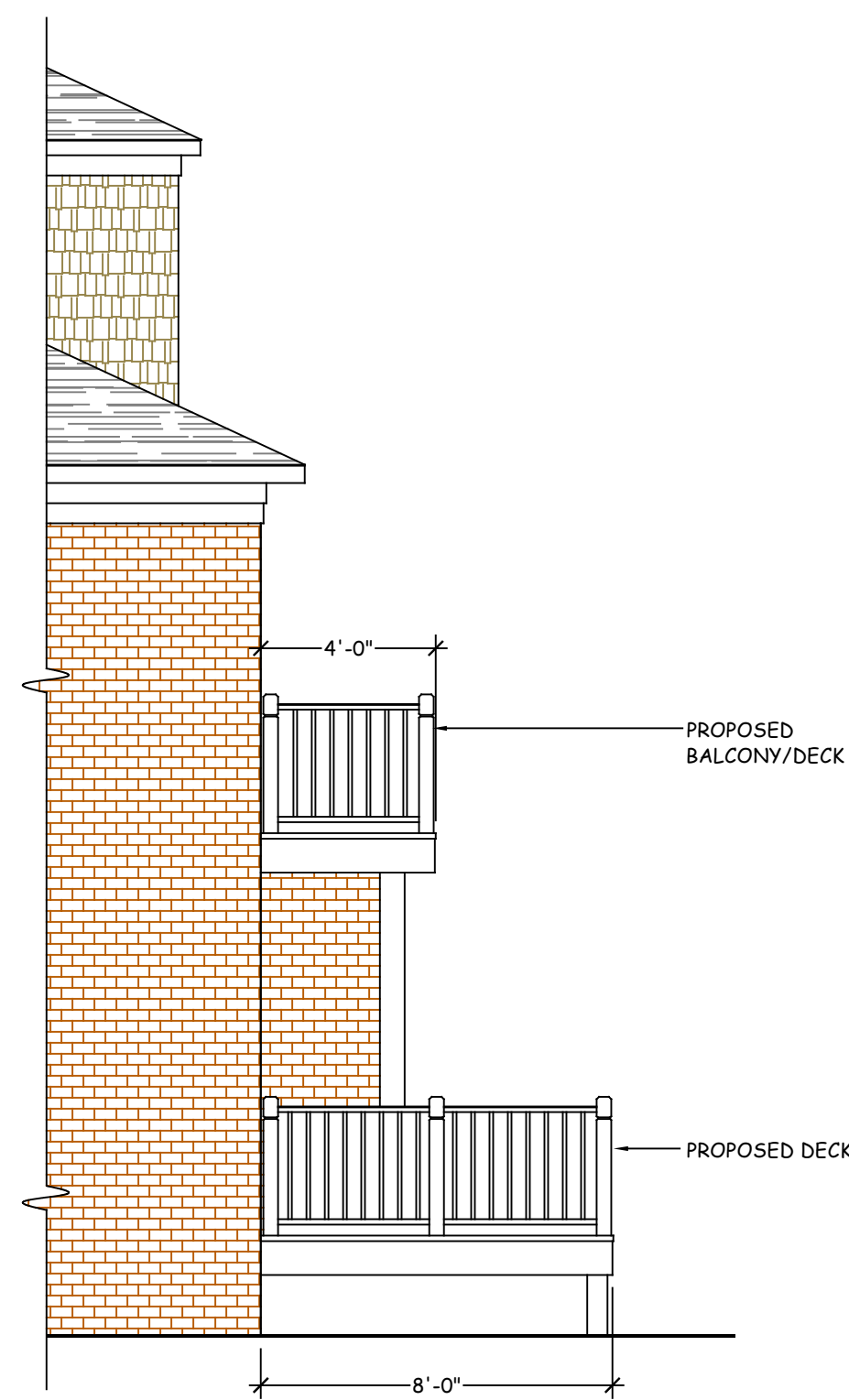
EXISTING SIDE ELEVATION 'C'
SCALE: 1/4" = 1'-0"



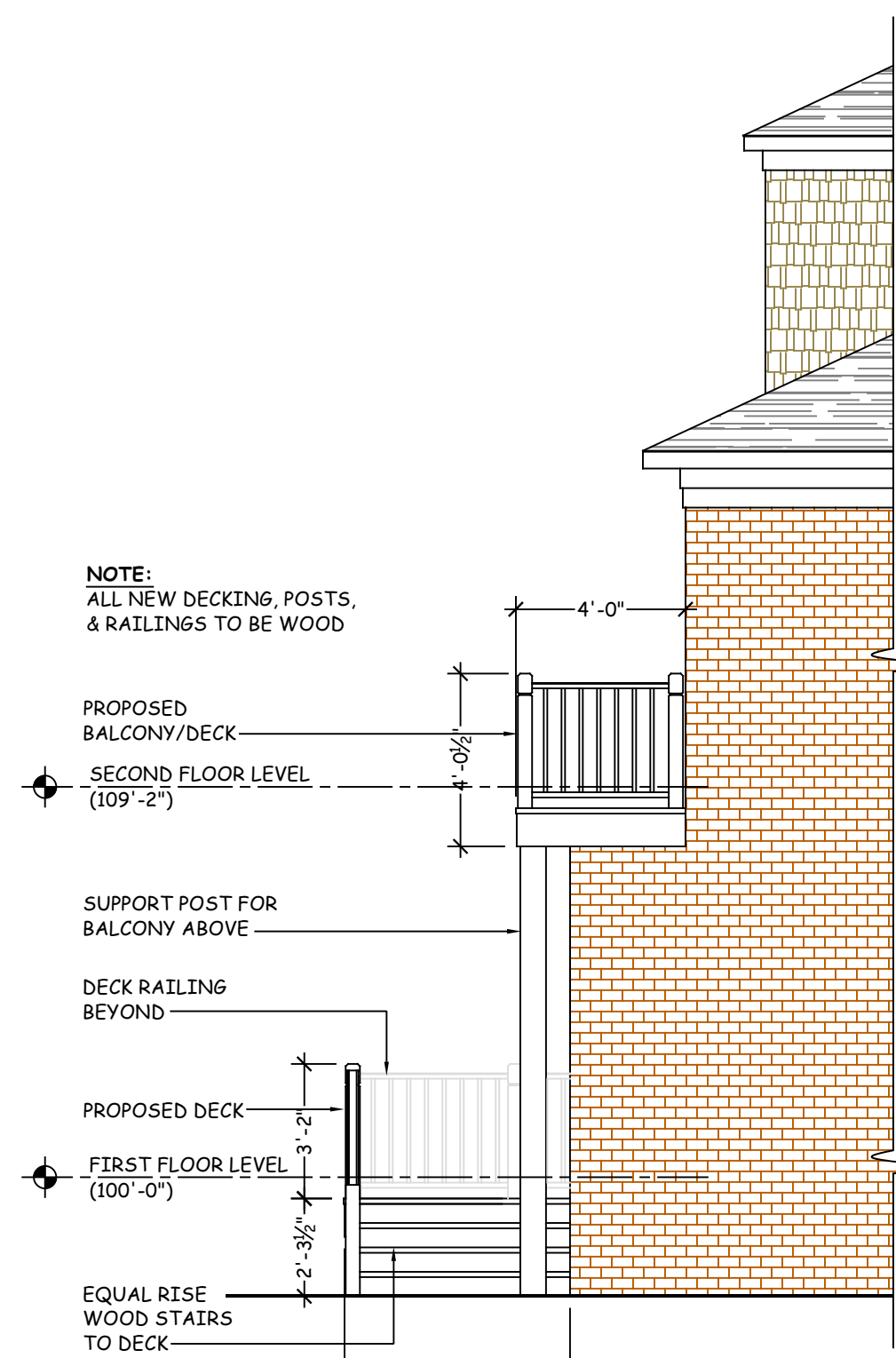
EXISTING SIDE ELEVATION 'B'
SCALE: 1/4" = 1'-0"



EXISTING REAR ELEVATION 'A'
SCALE: 1/4" = 1'-0"



PROPOSED SIDE ELEVATION 'F'
SCALE: 1/4" = 1'-0"



PROPOSED SIDE ELEVATION 'E'
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION 'D'
SCALE: 1/4" = 1'-0"

THESE DRAWINGS ONLY PERTAIN TO THE DECK & BALCONY AND NO OTHER FEATURES OF THE HOME



CONSTRUCTION BY DESIGN, LLC
tbrodoski@gmail.com | 248.930.5260

PROJECT NAME: **MUSSAWIR RESIDENCE - PROPOSED RENOVATIONS**
2465 CHICAGO BOULEVARD, DETROIT, MI 48206
SHEET NAME: **EXISTING & PROPOSED EXTERIOR ELEVATIONS**

DATE: **03.02.2022**

ISSUED FOR:
 REVIEW
 PERMIT
 CONSTRUCTION
 REVISION

REVISIONS:
06.09.2022
07.06.2022

SCALE: **AS NOTED**

DRAWN BY: **TB**

SHEET No.:

A2.1

2465 Chicago Blvd at time of Purchase (NOV 2014). **FRONT**



Original home as purchased (NOV 2014) - **Rear**

Original home as purchased (NOV 2014)– **Right Side**



Original home as purchased (NOV 2014)– Left Side



Current State of Home, Repair vandalized vinyl windows. Install new wood framed windows as numbered 1 -4. Repair soffits and fascia on front of home.

From: [Maurita Mussawwir](#)
To: [Dan Rieden](#)
Cc: [HASSAN MUSSAWWIR](#); [Mussawwir, Hassan A MSG USARMY 352 CA CMD \(USA\)](#); [Timothy Brodoski](#)
Subject: [EXTERNAL] Re: 2465 Chicago Blvd. -remaining information -
Date: Friday, November 4, 2022 8:09:57 AM
Attachments: [Mussawwir 2465 Chicago Kitchen 9-20-22_Redacted.pdf](#)

This Message Is From an External Sender

ATTENTION: This email was sent from an external source. Please be extra cautious when opening attachments or clicking links.

Mr. Reidan,

I think there are two items mistakenly left off the approval. The certificate does not list the exterior doors and our proposal was modified including all the changes requested (specifically the sidelights). Also, the deck was not approved and Mr. Brodowski make the changes to the plans requested by yourself and Mr. Cagney back in July. We indicated the deck color would match the exterior door color from the color pallet in our revised proposal. Please refer to the deck drawings submitted July 6th I think, and our last proposal with the windows, soffits and exterior. The doors were also listed. Per the March meeting the doors were staff approvable with modifications. Please advise if I need another form to get those approved.

Regards,

Maurita and Hassan Mussawwir

On Wed, Jul 6, 2022, 8:21 AM Maurita Mussawwir <mauritarenee@gmail.com> wrote:
Mr. Reidan,

Here is the updated deck drawings from the architect Tim. Please advise if the drawings now contain the information that was requested. I will continue to gather the information for the remaining items.

Regards,

Maurita Mussawwir

On Wed, Jun 29, 2022, 6:01 PM Dan Rieden <riedenda@detroitmi.gov> wrote:

Dear Ms. Mussawwir,

Thank you very much for your patience as we have been short on staff and have had some recent transitions. We have reviewed your latest application information and have provided the following checklist of items that we are requesting further clarification. Please keep in mind that these are the steps that help us to keep this within Staff approvable work as much of this work has already been reviewed by the Commission. We are trying to keep you within these guidelines so as not to trigger a need to go before the Commission again, unless it is your wish to do so or there are work items that Staff cannot approve. With this in mind, please provide us with the following information:

1. The front door and rear door selection is ok. However, we do want to advise you that the side lites (the windows on either side of the front door) should be model number #FCM92SL not FCM65SL so that the bottom height of the side lite dimension more closely matches the historic dimension of the side lite as portrayed in the designation slide. Remember that the pilasters that flank the front door on either side of the side lites are to remain in place. The rear door model you have selected is ok. (See



attached file for your reference.)

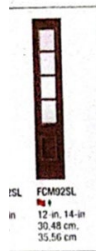
2. Please select the color/stain that you will be using for the front and rear doors.
3. Please clearly state the use of the soffit and fascia materials locations. We need to verify that the correct beadboard dimensions will be properly located in the correct locations. I believe you want to consider using the smaller dimension for the dormer soffits and the larger one for the main roof soffit. However, the front of the house has a paneled wood soffit and should not be replaced with bead board. We know that this was covered with bead board at some point, but for this to be staff approvable, please describe that the front elevation and front corner soffits wood paneling would be repaired with the same dimensions of wood paneling and treated with paint.
 - a. For the windows, we are requesting that you provide one supplier of choice, one window design, operation and configuration per window opening. The best way to do this is to supply us with a window schedule which can be portrayed like a chart that shows the following information (Here's an example). Please attach a photo that shows which location is where with your table. Please address ALL windows at this time. You can address WHEN you

From: [Dan Rieden](#)
To: [Maurita Mussawwir](#)
Subject: 2465 Chicago Blvd. -remaining information
Date: Wednesday, June 29, 2022 6:01:00 PM
Attachments: [2465 W. Chicago 1974.jpg](#)
[HDC Color Package.pdf](#)
[image002.png](#)

Dear Ms. Mussawwir,

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attached file for your reference.)

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 - a. For the windows, we are requesting that you provide one supplier of choice, one window design, operation and configuration per window opening. The best way to do this is to supply us with a window schedule which can be portrayed like a chart that shows the following information (Here's an example). Please attach a photo that shows which location is where with your table. Please address ALL windows at this time. You can address WHEN you want to install them in phases, but the approval can be done all at once. Here is an example of this chart to get you started:

Window Location (Side/Floor/location)	Window Supplier	Operation	Configuration	Material	Frame Color	Phase of Installation
i.Front/First floor/Left	ii.Anderson (Example)	iii.Double hung	iv.8/1	v.Wood/Aluminum Clad	vi.brown	Summer 2022

4. For the deck drawings, please clearly label that the drawings only pertain to the deck and balcony and no other feature of the house. Please cross off the windows and doors on the drawings. Please write the vertical dimensions of the deck and balcony on the elevations of the drawings. All of this can be done by hand on the existing drawings or the drawings can be revised and returned to us.
5. Please provide the paint color(s) for all painted surfaces, soffits, trim, doors and rear decking, balcony, rails and steps. Please select from the trim colors from Color System C in the attached brochure. Please let me know if you need assistance with this.

Once we receive this information, we can review your application for potential staff approval.

Thank you!

Sincerely,

Daniel Rieden PLA/ASLA (he/him)

Lead Landscape Architect | Historic Preservation Team
 Planning & Development Department | City of Detroit
 Coleman A. Young Municipal Center, 2 Woodward Avenue, Suite 808, Detroit, MI 48226
 Phone: 313.224.1357