



CERTIFICATE OF APPROPRIATENESS

Application Number: HDC2025-00129

Effective Date: 10/15/25

Project Address: 863 Iroquois

Issued to: Alton G Smith
1001 Bishop Rd
Grosse Pointe Park, MI 48230

Historic District: Indian Village

Description of Work:
(continued on next page)

- Repair wood trim, including soffits, fascia, and frieze board; paint all wood trim to match existing.
- Replace corner boards in wood to match the fluted trim pieces that were there and were removed in 2025; paint all wood trim to match existing.
- Replace porch column like for like (wood, tapered and fluted); paint all wood trim to match existing.
- Stucco repairs to match historic texture, paint to match existing.
- Install front porch rail (wood), replicated from side railing.
- Replace concrete ribbon drive in kind/ like for like; replace concrete with concrete in the same configuration and size. Retain the existing (historic) form of the two ribbons with dirt/grass between.
- Replace front walkway in kind/ like for like, replace concrete with concrete--width the same as existing.

With the Conditions that:
(continued on next page)

- The vinyl corner board trim pieces at the northeast and southeast corners of the house will be removed and replaced with trim that is compatible for the house and meets the Standards. The applicant will submit a replacement corner board proposal to staff for review and approval prior to the issuance of the permit.
- A dimensioned drawing of the porch guardrail and handrail for the steps (if one is proposed) will be submitted to staff for review and approval prior to the issuance of the permit.
- The ribbon driveway will be retained. The concrete may be replaced, but the driveway's form as two ribbons of concrete with dirt between and on either side to support grass must be retained. An updated site plan and quote/contract for the work will be submitted to staff for review and approval prior to the issuance of the permit.

Work on exterior doors, all windows, dormers, and back porches were excluded from this scope of work. Work on these features will need to be submitted as part of a future application(s).

Application Number: HDC2025-00129

Description of Work:

Continuation not needed

COA

With the Conditions that:

Continuation page not needed.

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 description of work, effective date above, as it meets the Secretary of the Interior's Standards for Rehabilitation and the district's Elements of Design

For the Commission:



Garrick Landsberg
Director of Staff, Historic District Commission



PSR: Ellen

251015et

Post this COA 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.



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID

HDC2025-00129

PROPERTY INFORMATION**ADDRESS(ES):** 863 Iroquois**HISTORIC DISTRICT:** Indian Village**SCOPE OF WORK: (Check ALL that apply)**

- | | | | | | |
|---|--|--|--|---|---|
| ☒ Windows/
Doors | ☒ Walls/
Siding | ☒ Painting | ☒ Roof/Gutters/
Chimney | ☒ Porch/Deck/Balcony | ☒ Other |
| ☐ Demolition | ☐ Signage | ☐ New
Building | ☐ Addition | ☐ Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

Exterior work to include

1. Roof/gutter replacement and repair or replace damaged or rotted fascia and soffits.
2. Remove loose or damaged exterior plaster/stucco walls, apply a bonding agent, and then apply a new layer of plaster/stucco
3. Repair or replace damaged or rotting wood columns, wood trim and wood pilasters.
4. Repair or replace wood windows with similar wood windows.
5. Exterior Painting with same or similar color.
6. Repair or replace damaged concrete driveway
7. Repair or replace upper and lower back yard porch.

APPLICANT IDENTIFICATION**TYPE OF APPLICANT:** Property Owner/Homeowner**NAME:** Alton G Smith**COMPANY NAME:** Smith Ball LLC**ADDRESS:** 1001 Bishop Rd**CITY:** Grosse Pointe Park**STATE:** MI**ZIP:** 48230**PHONE:** +1 (313) 333-3778**EMAIL:** Smithagdoc@msn.com**I AGREE TO AND AFFIRM THE FOLLOWING:**

- ☒ I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- ☒ I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- ☒ I hereby certify that I am the legal owner and occupant of the subject property and that the information on this application is true and correct.

DocuSigned by:

F1F0E4ED5328416...

SIGNATURE

04/27/2025

DATE

1001 Bishop Rd

Grosse Pointe Park

Questions? Contact us at hdc@detroitmi.gov or (313)224-1762

48230

MI

NOTE: Based on the scope of work, additional documentation may be required. See www.detroitmi.gov/hdc for scope-specific requirements.

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER:

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

N/A

GENERAL

1. DESCRIPTION OF EXISTING CONDITION

Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")

See Attachment.



2. PHOTOGRAPHS

Help us understand your project. Please attach photographs of all areas where work is proposed.



3. DESCRIPTION OF PROJECT

In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)

1. Asphalt roof/gutter replacement and repair or replace damaged or rotted fascia and soffits. Paint.
2. Remove loose or damaged exterior plaster/stucco walls, apply a bonding agent, and then apply a new layer of plaster/stucco. Exterior Painting with same or similar color.
3. Repair or replace damaged or rotting wood columns, wood trim and wood pilasters. Paint.
4. Repair or replace wood windows with similar wood windows. Paint
5. Repair or replace damaged concrete driveway.
6. Repair or replace upper and lower back yard porch. paint.

4. DETAILED SCOPE OF WORK

In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")

ALL DAMAGED WINDOWS WILL BE REFINISHED WITH ADDING NEW GLASS PANES IF NEEDED.



5. BROCHURES/CUT SHEETS

Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.



ADDITIONAL DETAILS

6. WINDOWS/DOORS Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)	
9. OTHER Please provide any additional details. HDC Staff may ask you to submit additional information at a later time depending on your project.	

DESCRIPTION OF EXISTING CONDITION

863 IROQUOIS

INDIAN VILLAGE

The house is insignificant disrepair inside and out from years of neglect. Starting with the roof. Although there are no significant interior attic leaks, there are missing and loose asphalt shingles in many locations. A significant portion of the fascia and soffits are either rotted or significantly damaged and would need replacement or repair.

The majority of the existing gutters and downspouts have already fallen off or have completely rusted through to a point leading to significant water damage to the interior of the house in many areas.

Many of the windows have missing or broken window panes, rotted or broken wood and would need either replacement or repairing. Wood trim around windows and wood columns on the front porch as well as pilasters have rotted and would need replacement.

Because of many years of vegetation overgrowth, particularly Ivy Vines, there has been significant damage to the exterior plaster/stucco walls which would require removal and replacement of loose or missing portions. Following repair the exterior of the house would be repainted in same or similar existing color.

The driveway has broken or uneven pavement which would be replaced.

The backyard upper balcony and lower porch has significant damage and would be repaired/replaced.

















































































TKO HOME MAINTENANCE CO.

March 5, 2025

Antonio Ball
SMITH & BALL. LLC
863 Iroquis
Detroit MI

RE: **ROOF ESTIMATE – 863 IROQUIS**

We are pleased to provide an estimate for Roofing. Work to be completed at the above referenced address.

Remove existing roofing materials down to the sheathing level. Multiple levels of roofing material to be removed. Install 1/2” OSB decking. Remove recessed gutters from back and front of house. Rebuild edge of eaves. Replace any necessary fascia and remove lower gutters off edge of roof.

Furnish labor and materials to install;

72” Ice and water shield at house eaves as needed.

Synthetic underlayment

Aluminum drip edge on roof perimeter – color to be selected

Roof Ventilation – Install proper roof vents as needed

Multi flashing for stack pipes

Aluminum step flashing at chimney and vertical walls as needed

Dimensional shingles to be installed – color to be selected

Galvanized nails (no staples)

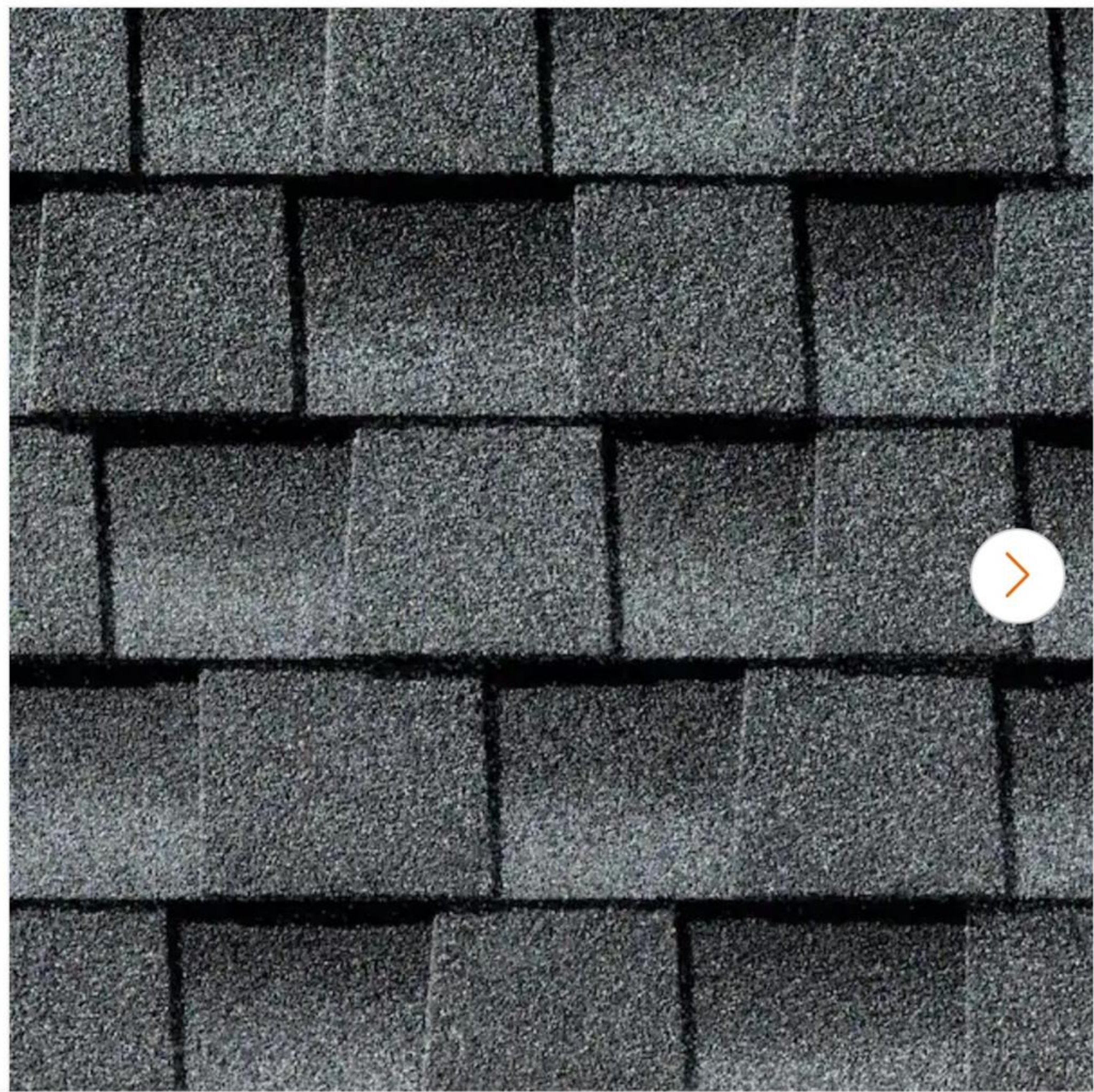
Clean up job site and remove all related debris.

Thirty-year Manufacturer’s warranty for shingles.

GAF

Timberline HDZ Pewter Gray Algae Resistant Laminated High Definition Shingles (33.33 sq. ft. per Bundle)

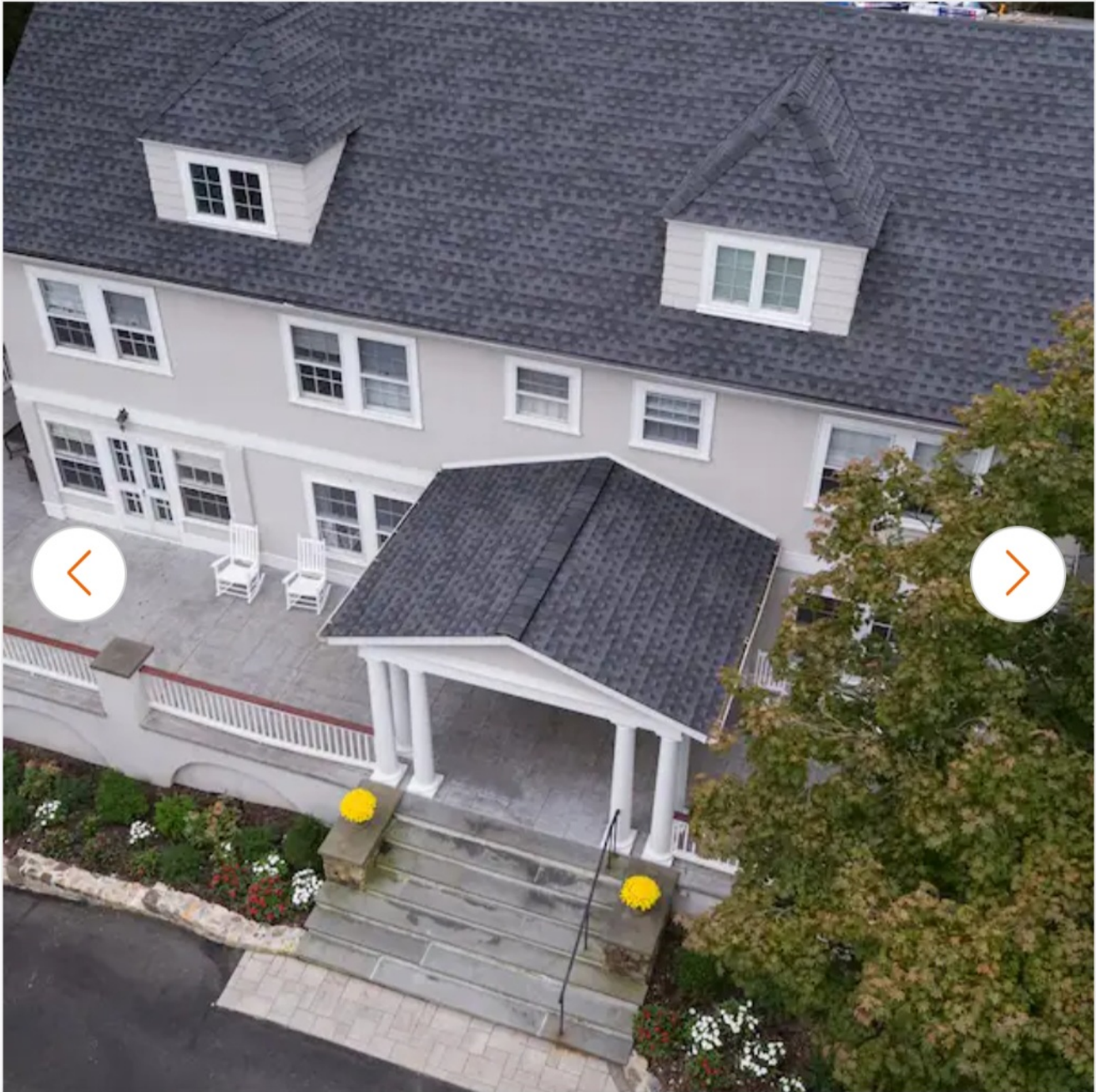
★★★★★ (9183) ▼



GAF

**Timberline HDZ Pewter Gray
Algae Resistant Laminated High
Definition Shingles (33.33 sq. ft.
per Bundle)**

★★★★★ (9183) ✓



PDF

Print



Unity Concrete
Solutions LLC

Carlos Perez
Business Number 2487049112
P.O BOX 503 Taylor, MI 48180,
USA
unityconcretesolutins1@gmail.c
om

ESTIMATE
EST0113

DATE
04/01/2025

TOTAL
USD \$10,600.00

TO

Antonio

863 Iroquois St Detroit, MI 48214
☎ +13136574282
Antonioball@comcast.net

DESCRIPTION	RATE	QTY	AMOUNT
Demo the existing main entrance steps and build new ones with regular steps concrete total of 5 nd 6'long , including demo and replace the existing sidewalk	\$2,950.00	1	\$2,950.00
Demo de existen two strips, Driveway from the City sidewalk to the back of the house 90' by 10'wide and replace with 4" of regular concrete,wire mesh expansion joints against the house . 21 AA crush Concrete ,Labor and material included in the estimate .	\$7,650.00	1	\$7,650.00
TOTAL			USD \$10,600.00





ESTIMATE



Prepared For

Alton Smith
863 Iroquois
Detroit, MI 48214
(313) 333-7782

MP&D Construction

9455 Dudley St
Taylor, Mi 48180
Phone: (313) 701-7801
Email: mattm@mpdconstruction.com
Web: mpdconstruction.com

Estimate # 818
Date 04/11/2025

Description

Materials	\$788.94
Stucco tape	
Plastic Covering	
Felt paper	
Pan Head Screws	
Metal Lathe	
Portland Cement	
Sharp Sand	
Lime	
Pea gravel	

Labor	\$4,144.65
Man Hours	

Subtotal	\$4,933.59
Tax	\$47.34
Total	\$4,980.93
Deposit Due	\$1,245.23

Payment Schedule

Deposit (25%)	\$1,245.23
1st Payment (25%)	\$1,245.23
2nd Payment (25%)	\$1,245.23
Final Payment (25%)	\$1,245.24

Notes:

* Job Details *

[Phase One]

- We Are To Stage Materials/ Equipment On Site As Needed.
- Properly Cover All Areas Where Work Is To Take Place.
- Demo / Remove Loose Stucco Breaking Free From Structure Under Rear Windows.
- Apply Crete Weld Bonding Agent To Surrounding Edges & Install Weather Barrier To Prep Surface Area.
- Install Metal Lath & Stop Beads To Area Where Stucco Has Been Removed.

[Phase Two]

- Properly Set Scaffolding To Reach Required Height For Work In Chimney.
- Apply CreteWeld To Exposed Brick Where Stucco Has Broken Free From Chimney Structure.
- Remove Debris To Apply Texture Over Cracking On Chimney.
- Apply Crete Weld To Cracking Occurring Around Home.
- Attach Metal Lathe & Stop Beads To Chimney Where Areas Have Been Prepped.

[Phase Three]

- Apply Scratch Coat To All Areas Mentioned Above.
- Apply Brown Coat To Areas Mentioned Above.
- Apply Pebble Dash Texture On Patched Areas To Match Existing Texture.
- Apply Pebble Dash Texture To Areas Where Cracking Is Occurring.
- Properly Cleans All Areas Where Work Has Took Place & Dispose Of All Trash/ Debris.

* TERMS & CONDITIONS *

Anything Specifically Not Mentioned Above Is Not Included.

An Approval For Change Order May Be Required At Anytime If Deemed Necessary Or Estimated

Scope Of Work Changes.

We Are To Ensure All Work Areas Are Clean At The End Of Each Work Day.

Any Patch Work Will Serve To Seal & Repair Damaged Areas. However, Please Note That A Patch Does Not Guarantee A Flush or Uniform Surface With The Surrounding Areas. For Uniform Surfaces The Entire Area May Need To Be Re-Surfaced.

Deposit Is Required In Advance To Book Project Date.

First Draw Is Required Upon Start Date.

Further Draws Are To Be Made Upon Progression Through Each Phase.

Final Payment Is To Be Made Upon Completion.

If For Any Reason Project Is To Be Canceled Before Work Is To Begin Fees May Be Associated With Refund

After 7 Business Days From All Installments There Are No Refunds Issued.

If For Any Reason Final Payment Is Not Made Upon Completion A \$25 Late Fee May Apply As Well As Any Bank Reversals Or Fees Associated. If For Any Reason Payment Has Not Been Received Past 7 Days There Will Be An Additional \$50 Dollars Charged For Each Day Payment Is Late. If Final Payment Has Not Been Made After 14 Business Days Further Actions Will Be Taken.

For Project Timeline Contact Our Office.

5 Year Labor & Material Limited Warranty

MP&D Construction Warrants The Properly Designed & Installed Plaster Finishing Techniques and Materials For 5 Years From Date Of Installation. MP&D Construction's Exclusive Liability Under This Warranty Is To Supply Replacement Materials & Labor For Corrective Procedures If It Is Shown That The Materials Supplied By MP&D Construction Were Defective When Installed By One Of Our Professionals. Remedies Shall Be Solely Determined By MP&D Construction.

MP&D Construction Is Not Liable For Any Structural Conditions/ Defects. Materials Are To Be Properly Stored & Applied Within A Timely Manner. Workmanship, Aesthetics & Installation Are Beyond The Scope Of This Warranty As Are Any Deviations From MP&D Construction Documents Not Approved In Writing.

Abuse, Misuse, Excessive Weather Or Environmental Conditions, Beyond What The Products Or Systems Have Been Tested, Designed, Or Approved For Is Expressively Limited. Certain Colors With Organic Pigments Are Less Fade Resistant Than Others. The Building, System & Products Must Be Properly Maintained. In No Case Is MP&D Construction Responsible For Incidental Or Consequential Damages.

This Warranty Becomes Effective When All Bills For Service Provided Have Been Paid In full.

By signing this document, the customer agrees to the services and conditions outlined in this document.

Matt Mooney

Alton Smith



SW 6681
Butter Up



Adjust this color



SW 6681
Butter Up

ALL WINDOWS WILL BE REFURBISHED WITH THE ADDITION OF NEW GLASS PANES AND WOOD IF
NEEDED . SEE PHOTOS



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

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 05/22/2025

Application Number: HDC2025-00129

APPLICANT & PROPERTY INFORMATION

NAME: Alton G Smith		COMPANY NAME: Smith Ball LLC	
ADDRESS: 1001 Bishop Rd	CITY: Grosse Pointe Park	STATE: MI	ZIP: 48230
PROJECT ADDRESS: 863 Iroquois			
HISTORIC DISTRICT: Indian Village			

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

Per email on 05/22/2025, the following scope of work will be withdrawn from this application:

- Roof and gutter replacement

Please confirm.

See below for current outstanding information needed for this application (we may need additional information as we learn more about the scope of the proposed work).



PSR: 250522LS

APPLICANT RESPONSE

Response Date: 05/27/2025

I am writing to confirm withdrawal of roof, gutter and downspout replacement from application HDC2025-00129.

Thank you!

Fascia and soffits

- A detailed description of how it will be repaired and/or replaced. Will it be an exact replica in material and dimensions if replaced?

Wood columns, trim, and pilasters

- A detailed description of how it will be repaired and/or replaced. Will it be an exact replica in material and dimensions if replaced?

Windows

- Window schedule, which describes the existing windows material and operation & shows the proposed scope (restoration vs replacement - if replacement, we would need to know the new windows, their material, operation, dimensions, and color)
- Photos of the exterior elevations of the house (we need to see the whole sides, not close up photos, please) with labels to coordinate with the window schedule
- Clarify if the window's frames, trim, sills, lintels, mullions, and/or brick mould will be kept in place, removed, or covered, and how

Upper and lower back yard porch

- A detailed description of how it will be repaired and/or replaced. Will it be an exact replica in material and dimensions if replaced?

Front steps

- Are the existing steps limestone? If so, a detailed description of how it will be repaired and/or replaced. Will it be an exact replica in material and dimensions if replaced?

Exterior stucco repair | Paint | Driveway

No additional information needed at this time.



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

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 05/05/2025

Application Number: HDC2025-00129

APPLICANT & PROPERTY INFORMATION

NAME: Alton G Smith		COMPANY NAME: Smith Ball LLC	
ADDRESS: 1001 Bishop Rd	CITY: Grosse Pointe Park	STATE: MI	ZIP: 48230
PROJECT ADDRESS: 863 Iroquois			
HISTORIC DISTRICT: Indian Village			

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

This application is not complete. See below for requested additional information.



PSR: 250505LS

APPLICANT RESPONSE

Response Date: 08/27/2025



Roof and gutters

- New downspouts will be in the areas that had previous down spouts(see attached images).
- there will be no gutters or downspouts on dormers.

Fascia & Soffits

- the existing fascia and soffits that are not rotted or missing will be preserved. In the areas where the fascia and soffits are missing or where the wood has rotted to a point of no return the fascia and soffits will be replaced with exact replica in dimension and near exact replica in trim molding including corbels, dentil, shoe and crown. all material will be wood. All will be primed and painted white along with existing fascia and soffits.

Wood columns, Trim & pilasters

- the center column on the porch in front of house will be replaced with exact replicated fluted column with exact dimensions including crown and base. the trim and pilasters at the front corners of the house will be replaced with exact replicated 13x1 ft x 1 inch thick fluted pilaster boards. all edges and the adjoining corners will be covered with trim boards of exact replicated measurements. All material will be wood. All will be primed and painted white.

Front steps,, walkway, driveway

- The existing limestone steps are in pretty good shape and will only need leveling with mortar and minor patching with limestone patch compound such as Bonstone Last patch. walkway will be replaced with 4 inch thick poured concrete. driveway will be replaced with 5-6 inch poured concrete.

Stucco exterior wall repair

- There are several spots on the exterior walls that are either cracked, loose and lifted or have already fallen off repair will be as follows:

Break Off Loose Stucco and chip away At the edges. remove rusted and broken lath

Cover The exposed wall with new moisture barrier and lath. Install new wire mesh, apply multiple coats of pebble stone stucco. all repaired surfaces will be primed and painted to match existing exterior paint color.

- Exterior Doors not included in scope of work to be done.

-WONDOWS

I am withdrawing request for window repair. no work will be done on window at this time.

-UPPER and LOWER BACKYARD PORCH

I am withdrawing request for repair/replacement of upper and lower backyard porch. no work will be done at this time

This application is not complete. Please provide the following:

Roof and gutter replacement

- Will there be downspouts added? If so, please provide specific locations (this can be done with marking up exterior elevation photos of the house)
- Confirmation that this does not include the dormers

Fascia and soffits

- A detailed description of how it will be repaired and/or replaced. Will it be an exact replica in material and dimensions if replaced?

Wood columns, trim, and pilasters

- A detailed description of how it will be repaired and/or replaced. Will it be an exact replica in material and dimensions if replaced?

Windows

- Window schedule, which describes the existing windows material and operation & shows the proposed scope (restoration vs replacement - if replacement, we would need to know the new windows, their material, operation, dimensions, and color)
- Photos of the exterior elevations of the house (we need to see the whole sides, not close up photos, please) with labels to coordinate with the window schedule
- Clarify if the window's frames, trim, sills, lintels, mullions, and/or brick mould will be kept in place, removed, or covered, and how

Upper and lower back yard porch

- A detailed description of how it will be repaired and/or replaced. Will it be an exact replica in material and dimensions if replaced?

Front steps

- Are the existing steps limestone? If so, a detailed description of how it will be repaired and/or replaced. Will it be an exact replica in material and dimensions if replaced?

Exterior stucco repair | Paint | Driveway

No additional information needed at this time.

- Does this application scope include the exterior doors?

Down
Spout



Down
Spout



Downy
Spout



Down
spout







Concrete Walkway

LEVEL





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

HISTORIC DISTRICT COMMISSION

ADDITIONAL INFORMATION REQUEST

Date: 08/29/2025

Application Number: HDC2025-00129

APPLICANT & PROPERTY INFORMATION

NAME: Alton G Smith		COMPANY NAME: Smith Ball LLC	
ADDRESS: 1001 Bishop Rd	CITY: Grosse Pointe Park	STATE: MI	ZIP: 48230
PROJECT ADDRESS: 863 Iroquois			
HISTORIC DISTRICT: Indian Village			

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

Outstanding documentation/information, much of which was previously requested, is still needed.

6/02 - Exterior photos – please submit a photo of each side of the house that shows the entire wall.

8/28 – these photos have not been received.

6/02 - Columns/Pilasters/Trim – The pilasters at the front entrance porch remain intact and are in repairable condition; staff doesn't have authority to approve their replacement based on existing photos. Staff offers the same comment for the trim on the house; it remains mostly intact and in repairable condition. For areas that need new material, staff will need a sketch of the existing column/pilaster/trim with all details noted and dimensioned (a photograph can also be dimensioned). If replacement is proposed, cut sheets of the proposed new column and/or pilaster must list material, and dimensions of all details.

8/28 – Staff doesn't have authority to approve replacement columns, except for the central column that is partially missing. As stated above, dimensions of the existing column (width of shaft, and base and capitol detailing) are needed, as well as the cut sheet for the proposed column that shows the design and all dimensions, material and finish, are required for review.

It appears the outside square column has been replaced in violation. The new column design does not match the historic column design. Staff does not have authority to approve this replacement column.

Staff notes that no mention has been made of the porch railing. Based on a staff photo of this house, dated July 14, 2025, a portion of the railing remains intact on the side. Please include specifications for the retention of the side railing as well as a cut sheet or dimensioned drawing for the railing planned for the front of the porch. Also include information on whether a railing for the front steps is proposed. If so, please submit a dimensioned drawing confirming the placement, design, material, and finish.

6/02 - Concrete driveway –a site plan (hand drawn is fine) with dimensions of existing/proposed driveway footprint noted is necessary.

8/28 – the mocked-up photo is helpful, but we still need to receive a dimensioned footprint/site plan that states the overall dimensions and clearly shows where the driveway will begin and end.



PSR: Audra

250829AD

APPLICANT RESPONSE

Response Date: 09/03/2025



-Exterior Photos

images are included

-Concrete Driveway

proposed driveway replacement will be 93x 7.5ft extending from the back edge of the house to the city sidewalk. it will not include city sidewalk and below. see attached photos.

-Columns/Pilaster/Trim

The pilasters at the front entrance of the porch are intact and will not be replaced.

There are 4 pilasters that make up the outside columns on the front corners of the house. these were in significant decay and were replaced in violation. I sincerely apologize for this. I have attached a proposed for replacement of the original pilasters (12 inches in width x 25ft Length x 2inch depth} . see attached cut sheet (Fluted column).

The central column on the porch is 6ft in height, tapered and fluted with a 9 inch diameter at the top and a 10 inch diameter at the base. it has a 10 inch Tuscan capitol and a 12 inch Tuscan base. the proposed central column has identical dimensions and will be finished in white to match the existing trim.

-Porch railing

As mentioned the existing porch railing on the north side of the house is in good condition and will only need painting. (White to match existing trim) additional railing will be added to porch between center column and north corner of porch.





West



South



North



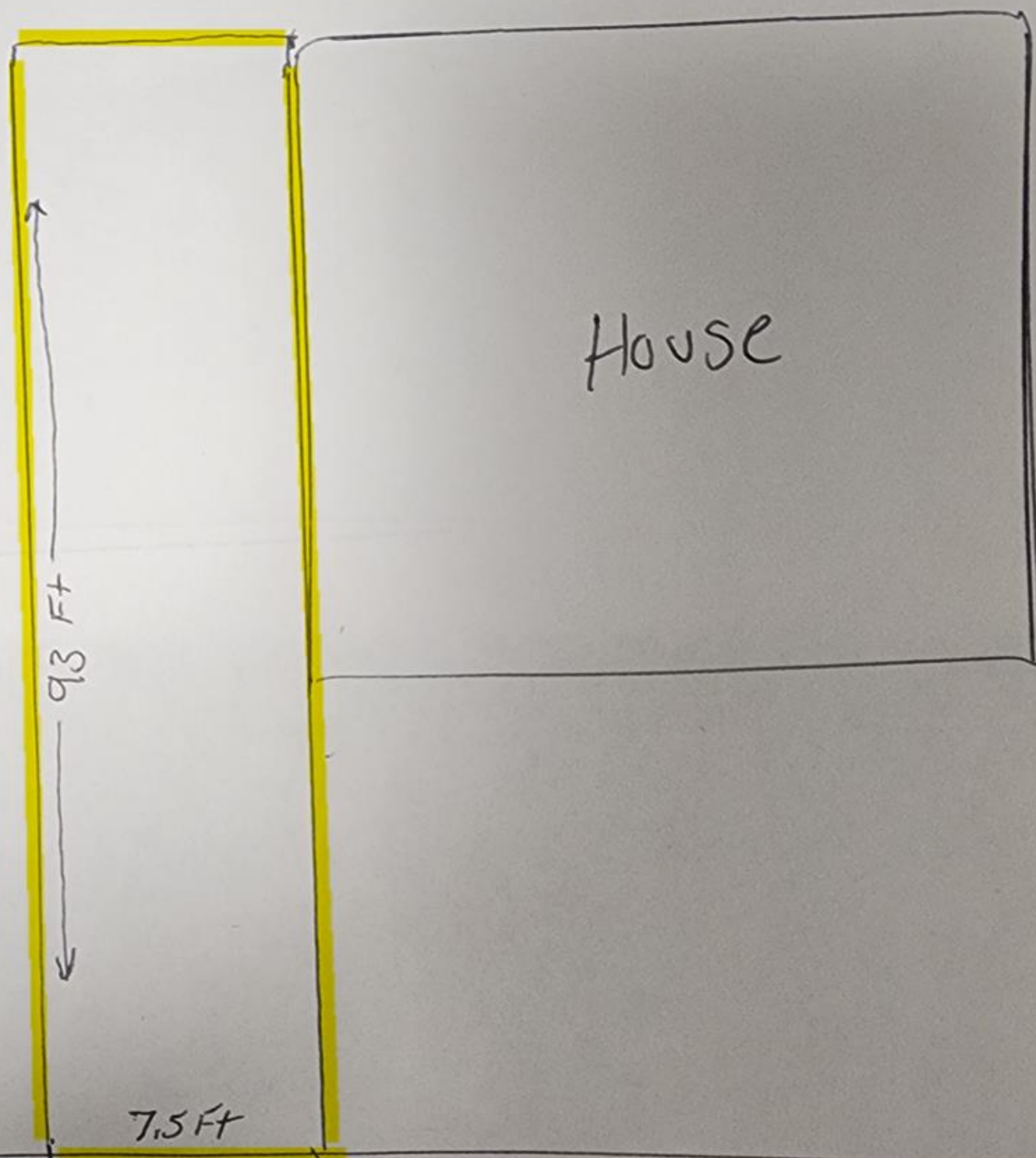
EAST



South



west



Side walk

Street



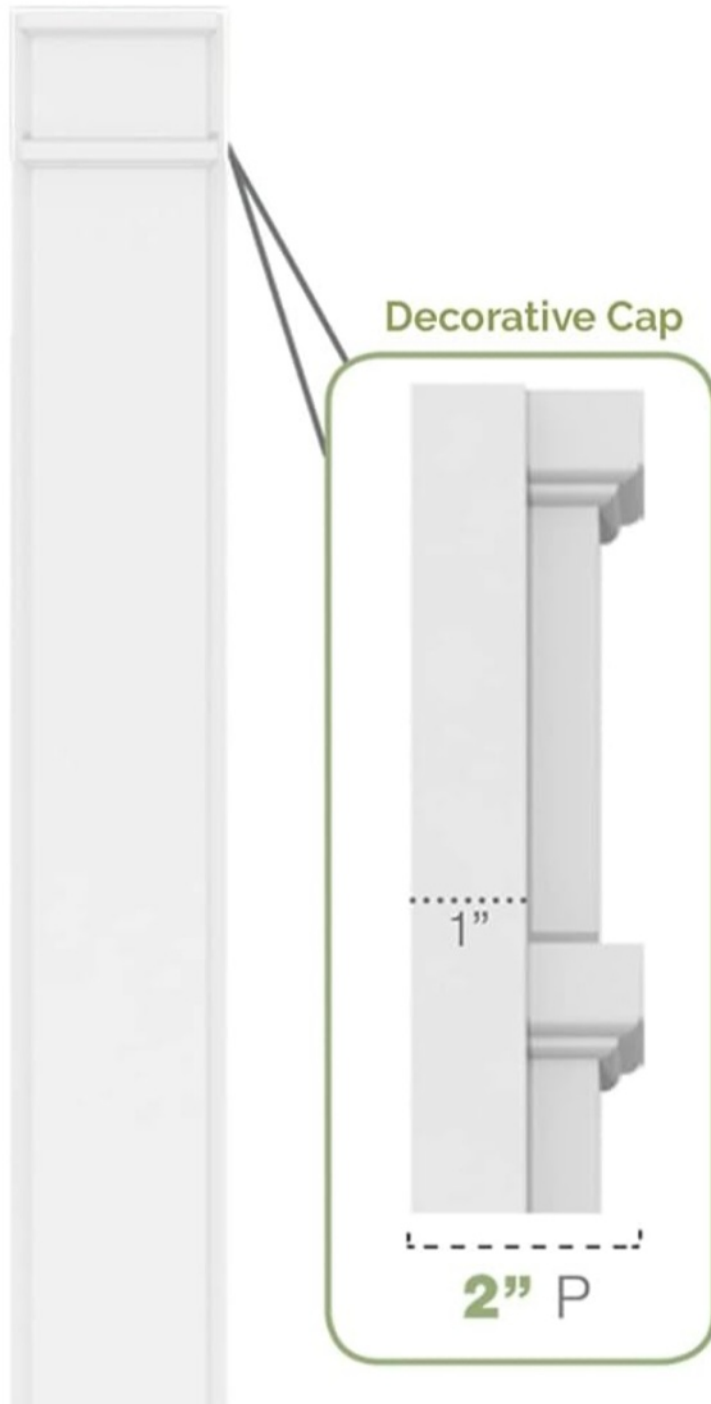


Ekena Millwork

TruCraft Fluted Pilaster w/Decorative Capital & Base, 12"W x 120"H x 2"P Base Can Be Trimmed Up to 6 5/8", Architectural Grade PVC, Sold As Pair



TruCraft Fluted Pilaster w/Decorative Capital & Base, 12"W x 120"H x 2"P Base Can Be Trimmed Up to 6 5/8", Architectural Grade PVC, Sold As Pair

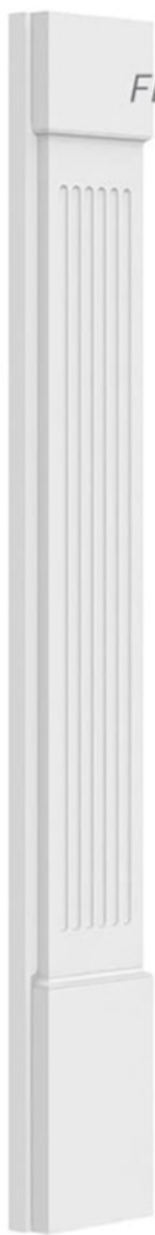




PILASTER STYLES



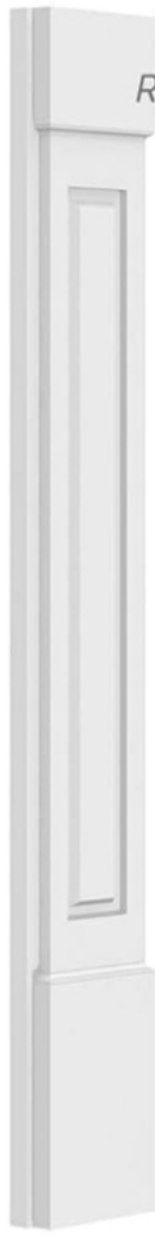
SMOOTH



FLUTED



RECESSED



RAISED

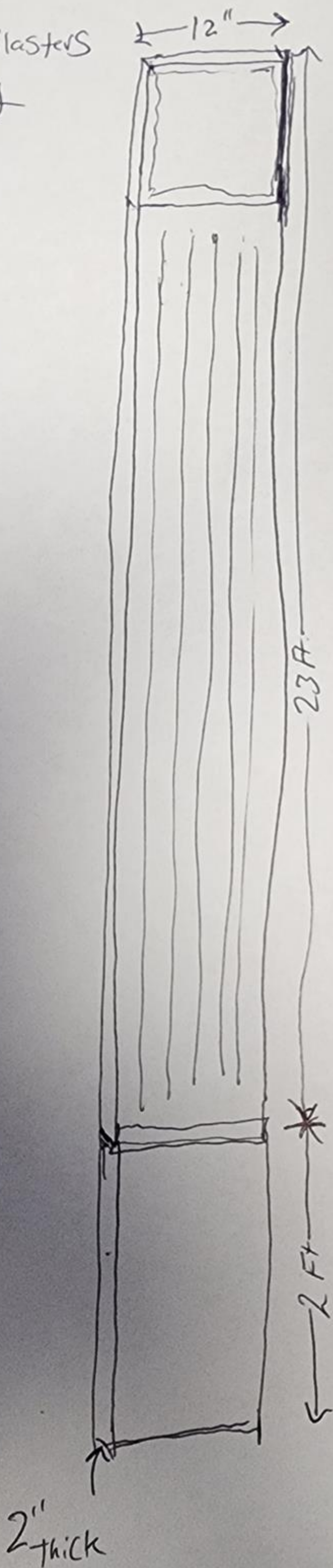
HEIGHT

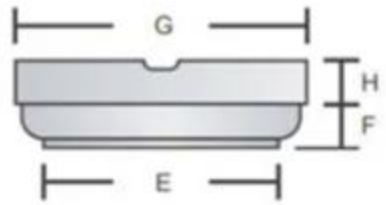
WIDTH

PROJECTION



4 Fluted Pilasters
Existing





Tapered Capitals

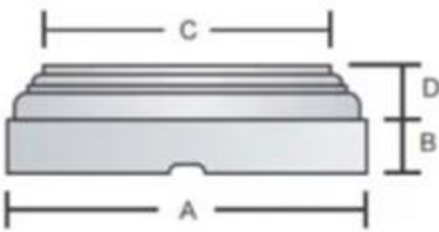
Cap Round		Abacus			
E	F	G	H	F+H	
6"	5-1/8"	1-3/16"	6-3/4"	1-1/4"	2-7/16"
8"	6-3/4"	1-3/16"	8-3/4"	1-1/4"	2-7/16"
10"	8-7/8"	1-7/16"	10-1/2"	1-7/16"	2-7/8"
12"	10-3/8"	1-7/16"	12"	1-7/16"	2-7/8"
14"	12"	2-1/4"	14"	2-1/4"	4-1/2"
16"	13-3/4"	2-3/8"	16"	2-3/8"	4-3/4"
18"	15-3/4"	3-1/8"	18-3/4"	3-1/4"	6-3/8"
20"	17-5/8"	3-1/4"	20-5/8"	3-1/4"	6-1/2"
24"	21-3/4"	3-5/16"	25"	3-5/16"	6-5/8"



Search Pacific Columns...

Search

COLUMN CAPITALS & BASES



Tapered & Non-Tapered Bases

Plinth		Base Round			
A	B	C	D	B+D	
6"	8-1/8"	1-7/16"	6-1/8"	1-7/16"	2-7/8"
8"	10"	1-7/16"	8"	1-7/16"	2-7/8"
10"	12"	1-7/16"	10"	1-7/16"	2-7/8"
12"	14"	1-7/16"	12"	1-7/16"	2-7/8"
14"	16-3/8"	2-1/4"	14"	2-1/4"	4-1/2"
16"	18-3/4"	2-3/8"	16-3/8"	2-5/16"	4-11/16"
18"	21-5/8"	3-3/16"	18-1/2"	3-3/16"	6-3/8"
20"	23-3/4"	3-1/8"	20-1/2"	3-1/8"	6-1/2"
24"	28-1/2"	3-5/16"	24"	3-5/16"	6-5/8"

10:38

9. PLAN TYPE

home

pacific

columns, inc.

shopping cart

phone

1/2

Plan Type D

10. COLUMN DIAMETER

10"

11. COLUMN FINISH

Hard Maple

10:38

home

pacific

columns, inc.

shopping cart

phone

6. OPENING HEIGHT

72"

7. MATERIAL

Premier Wood

8. POST WRAPPING

NO

10:38

home

pacific

columns, inc.

shopping cart

phone

3. SHAFT STYLE

Fluted

4. CAPITAL DESIGN

Tuscan

5. BASE DESIGN

10:38

home

pacific

columns, inc.

shopping cart

phone

1. APPLICATION

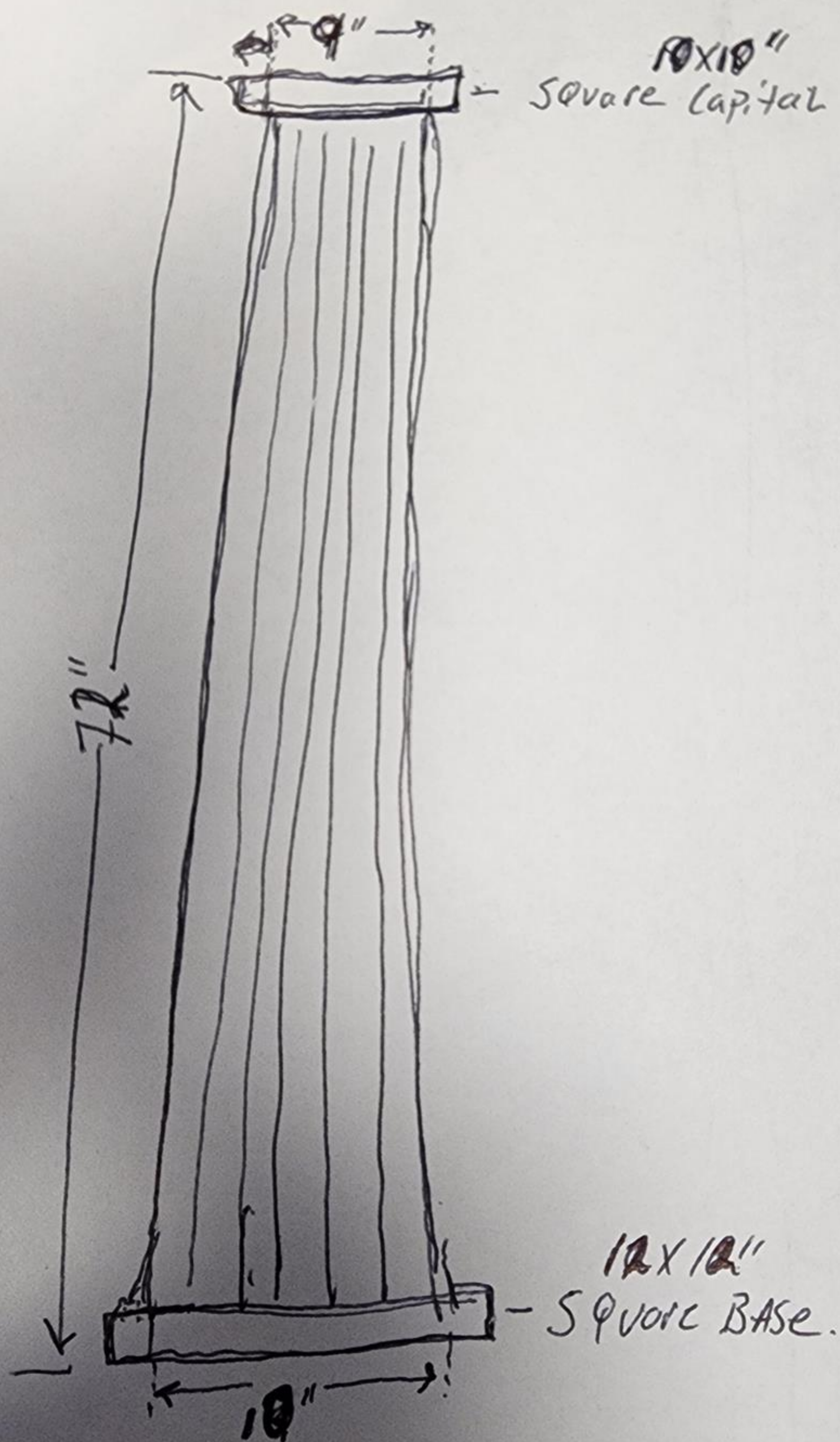
Exterior Columns

2. SHAFT SHAPE

Round

3. SHAFT STYLE

Porch Center Column
Existing.





**MENU**

**VINTAGE**
WOODWORKS

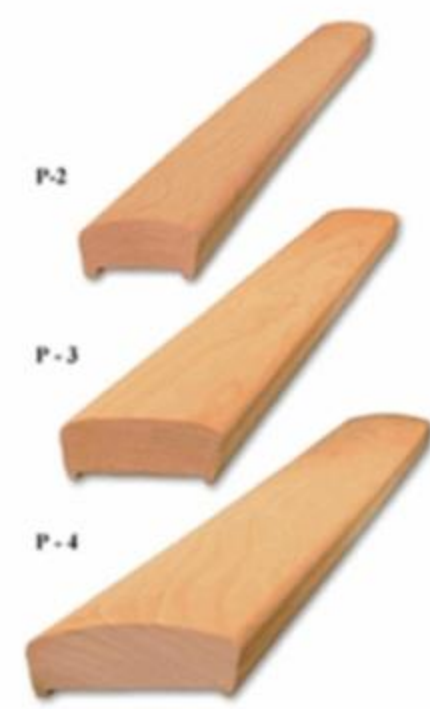


903-356-2158

Porches | Beadboard | Doors | Gables | Photos

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Solid Wood Handrails



Product Description

Note: We suggest you consider Cypress if you want to upgrade from Poplar for exterior use.

P-2 Rail (Order below) (201135)
2-1/2" wide x 1-1/4" tall with 1-3/4" wide bottom channel. For 1-5/8" (net) Balusters or 3/4" - 1-5/8" Balusters when installed with SR2 or BSR2 Sub-rail.

P-3 Rail (Order below) (201070)
3-1/4" wide x 1-5/16" tall with 2-5/8" wide bottom channel. For 2-1/2" (net) Balusters or 3/4" - 2-1/2" Balusters when installed with SR3 or BSR3 Sub-rail.

P-4 Rail (Order below) (201072)
4-3/8" wide x 1-1/2" tall with 3-5/8" wide bottom channel. For 3-1/2" (net) Balusters or 2-1/4" - 3-1/2" Baluster when installed with SR4 or BSR4 Sub-rail.

Rail Sets
The Handrails on this page can also be ordered with Subrails and Sloped-top Bottom Rails as Rail Sets.

See the Vintage Woodworks Balustrade Installation System

Material Choices CA Resident **WARNING**

Handrail Samples are available. Also, see our Polyurethane Rails

Product Description



Our

Turned Hemlock Balusters are made of the finest quality clear, solid, kiln-dried Western Hemlock. Quantity discounts available. For exterior projects it's very important to install Balusters using Sloped-top Bottom Rail. We can notch Baluster bottoms to perfectly fit this Rail.

Order Below 

For 12" and shorter Balusters see Chunky Spindles. Also, see Turned Cedar, Plain Square, High Density Polyurethane, Sawn, and Interior Balusters. And here's a summary of Balustrade



3" MS-Designer
3" x 24" (MS-D324-H)
3" x 28" (MS-D328-H)