

**STAFF REPORT:** 10-14-2020 MEETING

**PREPARED BY:** D. RIEDEN

**APPLICATION NUMBER:** #20-6894

**ADDRESS:** 1991 CHICAGO

**HISTORIC DISTRICT:** BOSTON-EDISON

**APPLICANT:** ~~DAVID DARKOWSKI~~, JAMES A. FRANKE

**PROPERTY OWNER:** ~~DAVID DARKOWSKI~~ ~~JAMES A. FRANK~~ NORMANDY PROPERTIES, LTD

**DATE OF PROVISIONALLY COMPLETE APPLICATION:** 9/23/2020

**DATE OF STAFF SITE VISIT:** 10/01/2020

**SCOPE:** DEMOLITION / REPAIR WORK OF FRONT PORCH (WORK DONE WITHOUT PERMIT)

### EXISTING CONDITIONS

The house located at 1991 Chicago Blvd was constructed in 1919. The two-story Colonial Revival-style house centers on a midblock lot on Chicago Blvd with the symmetrical building's footprint roughly square. The 2<sup>nd</sup> story balcony rests above the columned entrance on a raised porch. Dormers and multiple-paned windows with green shutters dominate the front elevation. The solid red brick walls with narrow mortar joints creates a solid material effect and offers a contrast in color to the white-colored trim. The existing condition of the brick wall below the first-floor windows at the primary/front elevation reveals scars, which resulted from the unapproved demolition of porch extensions on either side of the remaining front porch. The smooth surface of the scars appear to have been painted red color, presumably to match the brick. As per the 2014 Google image, the porch featured a brick deck, which extended the full width of the front elevation and an iron railing that matched the second story balcony.

The front lawn is bisected by a curvilinear concrete approach, meets the front steps with foundation plantings inside the footprint of the former winged porch locations.



*Site Photo 1 by Staff October 1, 2020, current condition*



*Site Photo 2 by Google Oct. 2014, condition prior to unapproved porch removal*

HDC Staff received the following complaints for this property:

- In 2017, roof work was reported as a violation from a former owner
- In July 2019, demolition and repairs for the front porch was found without a permit or COA. As noted above, the front porch alteration included the replacement of the full-width brick/concrete/limestone deck, metal railing, and the four, round wood columns with the current partial-width brick deck and two composite round columns. While other work was completed, which included repair work of the windows, shutters, and front porch light, the focus of this report is on the violation and work completed outside of the permitted area of work. The front porch demolition and alterations were completed in ~~2019~~ 2017.

As per BSEED and Law Department staff, on ~~November~~ **September 23**, 2020, the applicant appeared in the 36th District Court regarding the porch violation. The judge adjourned his decision until a ~~later date this~~ **month November 18** in order to

provide the applicant an opportunity to attend the October 14, 2020 HDC meeting so that he might receive a decision and implement corrections to satisfy the violations.



Sanborn Map Vol. 9, #33

Aerial of Parcel 08003011, 1991 Chicago Blvd., Detroit MI



**PROPOSAL**

The current owner purchased the house in February 2017 and has compiled the following scope of work, in the applicant’s words:

*Attached you will find our completed application for approval from the HDC, as it relates to 1991 W Chicago. Based on the poor condition of the front porch, we were forced to demolish portions of it, to make*

*it safe, as required by the Detroit Land Bank. We do understand that we did not received HDC approval, prior to the demo, however, it is our intention to work with the HDC to resolve any concerns that they may have. The Building Department has currently ticketed us for removal of the porch without HDC and the Building Department approval, if possible, we would like to receive approval from the HDC for the demolition work (since it's completed), so that we can clear up that item, while we work to a resolution on the balance of the approval by the HDC.*

The applicant's plan and elevation drawing below shows the original condition prior to 2017, the alterations made in 2017, and the proposed alterations for this application:

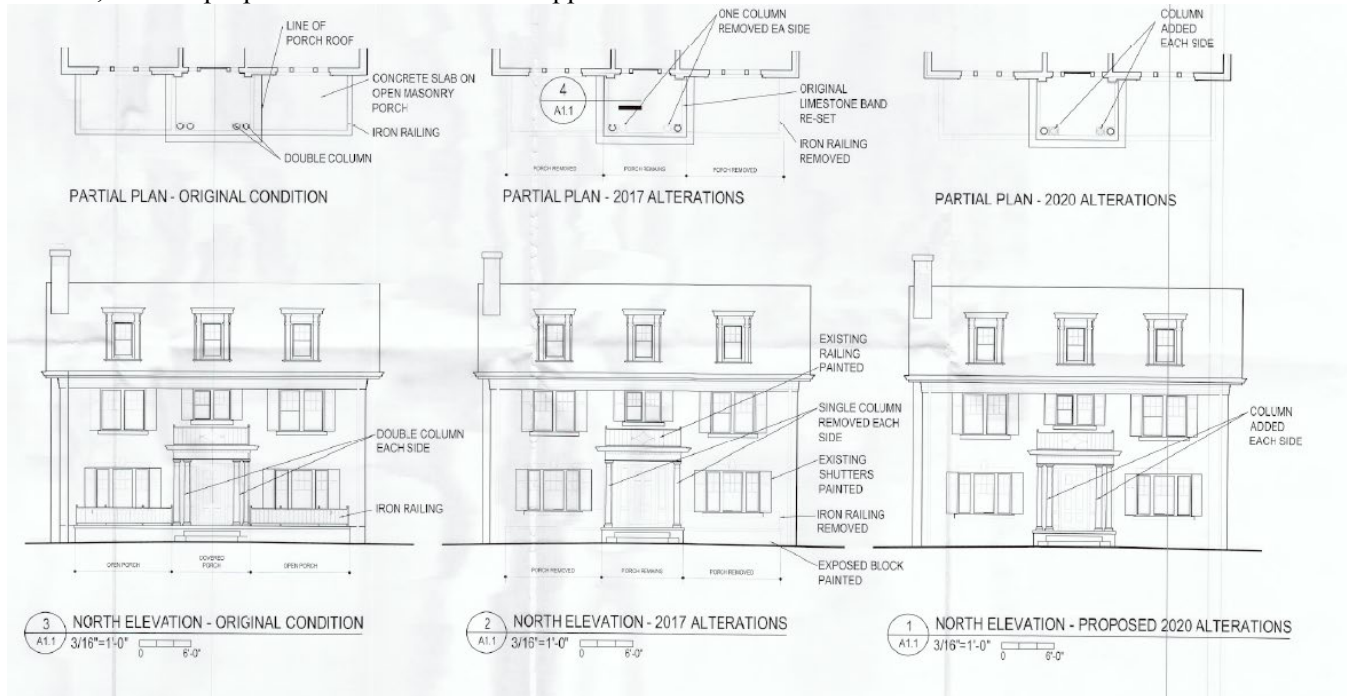


Figure 1 Applicant Scope of Work

Specifically, the applicant is seeking the Commission's approval of the following work items, which were completed without permit and/or COA:

### Detailed Scope of Work

#### A. Front Elevation Repairs (2017)

- All windows were restored throughout the home. Each window was taken apart, resized, new historic chain and hardware installed and glass replaced where needed.
- Shutters are original to the home. All were restored back to the original color that existed under the painted-over white color.
- Porch roof/balcony was in good condition and did not require repairs.
- Upper railing repairs included removing rust and repainting the railings from white to black, their original color.
- Light fixture on underside of porch roof was repaired and reinstalled.
- Limestone edge of front porch slab was salvaged and reset in place
- Replaced damaged concrete in front porch surface

#### B. Front Porch- Demolition/Alterations (2017)

- Removed iron railings of front porch. Vintage of metal was undetermined.
- Demolition of entire porch deck, to include the outer wings of front porch: old, failed footings of porch wings were removed.
- Grading of soil: soil was added in porch footprint to accommodate landscape plantings.



- Removed all four columns supporting porch roof and replaced 2 columns with composite material columns
- Built current partial-width porch deck at front porch using brick/ mortar: reclaimed brick from Belding Masonry was used to best match the original bricks. Color matched original mortar of the house.
- Front porch painting: Behr Premium white paint was used to color-match existing white paint.
- Porch-wing foundation painting: remaining exposed block of front porch wings painted with effort to color match existing brick.

**C. Front Porch- Proposed/Not Yet Completed Alterations (2020)**

- Add 2 additional composite columns so that the configuration of the porch supports matches the appearance prior to the 2017 unapproved work (as shown in plan)



Site Photo 3 by Applicant – BEFORE (2017)



Site Photo 4 by Applicant – AFTER (2020)

**STAFF OBSERVATIONS AND RESEARCH**

- Staff visited the site on October 1, 2020, with a clear view of the front porch and completed work. All work described in the Scope appears to be accurate as described.
- Repairs to the following items conform to the elements of design for the Boston Edison Historic District:
  - Windows and shutters
  - Porch roof railing and underside porch light fixture
  - Front porch surface, limestone edge, steps and brickwork
- There is a discrepancy between the application material and what was reported to staff. While the application material shows that the two columns that remain are described as original wood material, staff received confirmation these two remaining columns are actually the new, proposed composite material that is proposed to be duplicated to bring the total to 4 columns at the front side of the porch.
- The proposed composite column additions would generally bring the porch back to its original appearance, concerning column number and configuration, if the applicant uses the material as described in the attached cut-sheet.
- The Boston Edison neighborhood has a number of properties that feature the full-width, winged-porch front entrances and it is staff’s opinion that the former full-width porch was a character-defining feature of the home. The alteration of removing, rather than replacing the winged front porch has altered the character of this façade.
- The remaining wall surface below the first-story windows at the front elevation reveals brick-colored painted scars, which resulted from the removal of the porch base. This wall finish does not match the material composition of the brick wall, nor does it match the *relationship of textures*, as described in the Elements of Design for the Boston Historic District.



## ISSUES

- As previously noted, it is staff's opinion that the former full-width porch was a character-defining feature of the home. The alteration of removing, rather than replacing the winged front porch has altered the character of the home's primary façade. Therefore, the current porch deck (sans the side extensions) does not conform to the Standards.
- The proposal fails to address the remaining "scars" at the front elevation, which resulted from the unapproved removal of the porch side wings. It is staff's opinion that the scale, design, color and location of the remaining scars does not conform to the distinctive features or finishes of the property, and therefore are in conflict with the Elements of Design of the Boston Edison Historic District and detracts from the building's historic appearance.

## RECOMMENDATION

HDC staff recommends the Commission issue an approval for the below work items because they meet the Secretary of the Interior's Standards for Rehabilitation and conform to the Elements of Design for the Boston Edison Historic District:

- All windows were restored throughout the home. Each window was taken apart, resized, new historic chain and hardware installed and glass replaced where needed.
- Shutters restored back to the original color that existed under the painted-over white color.
- Upper railing repairs included removing rust and repainting the railings from white to black, their original color.
- Light fixture on underside of porch roof was repaired and reinstalled.
- Limestone edge of front porch slab was salvaged and reset in place
- Replaced damaged concrete in front porch surface

However, HDC staff recommends that the Commission issue a denial for the following work items as they do not meet the Secretary of the Interior's Standards for Rehabilitation, nor do they conform to the Elements of Design for the Boston Edison Historic District:

- The work undertaken at/proposed for the front porch to include the removal of the side wings and railing at the deck
- The current treatment of the "scars" at the front elevation wall surface below the first-story windows which resulted from the unapproved porch deck removal/replacement

Finally, if the Commission does approve the porch as it remains in its existing condition, without the side deck extensions, staff does recommend that the body do so with the condition that the exterior wall surface "scars" that flank the front porch be repaired by installing brickwork that matches the existing in scale, color, texture and mortar composition.

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: 9/8/2020

## PROPERTY INFORMATION

ADDRESS: 1991 Chicago Blvd AKA: \_\_\_\_\_

HISTORIC DISTRICT: Boston-Edison District

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Roof/Gutters/ Chimney	<input checked="" type="checkbox"/> Porch/ Deck	<input type="checkbox"/> Landscape/Fence/ Tree/Park	<input type="checkbox"/> General Rehab
<input 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: David Darkowski COMPANY NAME: Normandy Properties, LLC

ADDRESS: 1991 Chicago Blvd CITY: Ann Arbor STATE: MI ZIP: 48103

PHONE: 734-545-8546 MOBILE: 734-368-8663 EMAIL: ddarkowski@norfolk-homes.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)
- 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

### NOTE:

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

See [www.detroitmi.gov/hdc](http://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](mailto:HDC@DETROITMI.GOV)**



## P2 - BUILDING PERMIT APPLICATION

Date: 9/8/2020

### PROPERTY INFORMATION

Address: 1991 Chicago Blvd 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)

Remove deteriorating masonry wings and railings of front porch, replace damaged concrete on front porch, reduce columns from 4 to 2. Two interior columns are rotted and beyond repair.

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: David Darkowski Company Name: Normandy Properties, LLC  
Address: 8178 Jackson Rd, Ste D City: Ann Arbor State: MI Zip: 48103  
Phone: 734-545-8546 Mobile: 734-368-8663  
Driver's License #: D 622 135 676 047 Email: ddarkowski@norfolk-homes.com

**Contractor**

Contractor is Permit Applicant

Representative Name: Brent Virkus Company Name: In the D Construction  
Address: 2465 LaSalle Gardens South City: Detroit State: MI Zip: 48206  
Phone: 586-854-9203 Mobile: 586-854-9203 Email: brent@restorethed.com  
City of Detroit License #: LIC2020-00674

**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: \_\_\_\_\_ 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: David Darkowski Signature: \_\_\_\_\_ Date: 9/8/2020  
(Permit Applicant)

Driver's License #: D 622 135 676 047 Expiration: 1/17/2024

Subscribed and sworn to before me this 8 day of Sept 2020 A.D. Oakland County, Michigan

Signature: Natalia Pappas My Commission Expires: 7/11/26  
(Notary Public)

acting in Washtenaw County

**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](http://detroitmi.gov/bseed/elaps) for more information.



1991 West Chicago Blvd  
Detroit, MI

The following details didn't change:

1. Porch roof. Nothing changed to the porch roof. Hence, no work was done to the porch roof.
2. Upper railing. Just restored as noted below.
3. Limestone "rim" of the porch slab was salvaged and used in place.
4. Outer pair of columns supporting porch roof. The outer columns at the front corners of the porch were saved and restored/repared. The columns on the rear corners of the porch are also original.
5. Shutters. Shutters are original to the home and were restored back to the original color that existed under the current white color.
6. Windows. All windows were restored throughout the home. Each window was taken apart, resized, new historic chain and hardware installed and glass replaced where needed.
7. Roof Color. The front facing surface of the roof had been replaced sometime prior to our purchase of the home.
8. Light on underside of porch roof. The original underside light was repaired and re-installed.

The following items were changes made to front elevation:

1) Wings of porch removed. The wings were collapsing due to failing footings (See attached photo). The wings could not have been repaired. They would have had to be completely re-built. In order for us to do so we would have had to dig out the old footings and pour new ones and re-build from that point. Rebuilding the wings would have added \$20,000 to the cost of the porch rebuild. This would not have made financial sense considering the value of the home. The main porch's footings were in good shape so we were able to just rebuild the brick work etc. for the center porch. In respect to the old footings, we dug them out and removed to accommodate installation of the new landscaping and grading from the exterior walls of the house. We also used as much of the original porch materials as possible in the re-build which is evident in the photos.

2) Railings on wings of porch removed. The railing was corroded and damaged, but intact, on the left wing but none attached to the right. The vintage of the railing was undetermined.

3) Columns reduced from 4 to 2. The two interior columns were rotted out and could not be salvaged. The exterior columns were able to be salvaged and re-built/repared.

4) The shutter color was changed from white to green. The shutters were returned to their original color (or at least the last color they were prior to being painted white) We color matched the green to what color was under the white so we're not sure what the exact color is.

5) The railing above the roof over the porch changed from white to black. The same thought process was applied as was to the shutters. The original color of the railing was black. We returned it to its original color. We also restored them to the extent possible as there was a lot of rust, etc.

A list of specific materials used:

Front porch brick manufacturer and color. We used re-claimed brick from I believe Belding Masonry. We took one of the original bricks and matched it to the best extent possible.

Mortar manufacturer and color. We color matched the current mortar of the house.

Porch paint manufacturer and color. I believe it was Behr Premium. It was color matched to the existing white.

Shutter paint manufacturer and color. I believe it was Behr Premium. It was color matched to the original green color.

The area exposed on front of house where porch wings used to be was painted with an effort to color match to the existing brick.



**From:** David Darkowski [<mailto:DDarkowski@norfolk-homes.com>]  
**Sent:** Tuesday, September 8, 2020 7:48 PM  
**To:** Jennifer Ross <[rossj@detroitmi.gov](mailto:rossj@detroitmi.gov)>; Brendan Cagney <[cagneyb@detroitmi.gov](mailto:cagneyb@detroitmi.gov)>  
**Cc:** Daniel Garan <[garand@detroitmi.gov](mailto:garand@detroitmi.gov)>  
**Subject:** [EXTERNAL] RE: 1991 W Chicago

Good Evening Jennifer,

Attached you will find our completed application for approval from the HDC, as it relates to 1991 W Chicago. Based on the poor condition of the front porch, we were forced to demolish portions of it, to make it safe, as required by the Detroit Land Bank. We do understand that we did not received HDC approval, prior to the demo, however, it is our intention to work with the HDC to resolve any concerns that they may have. The Building Department has currently ticketed us for removal of the porch without HDC and the Building Department approval, if possible, we would like to receive approval from the HDC for the demolition work (since it's completed), so that we can clear up that item, while we work to a resolution on the balance of the approval by the HDC.

I would welcome the opportunity to meet with you to discuss the work that's been completed thus far, and where we go from here.

Please let me know your availability. I'd also like to bring my contractor with me as well.

Thank you so much for the help.

David Darkowski  
Normandy Properties  
734.368.8663 Mobile  
734.545.8546 Direct  
734.408.0780 Fax



# 1991 West Chicago Boulevard

02/20/2020

Detroit, Michigan

OWNER  
NORMANDY PROPERTIES LTD

## Index

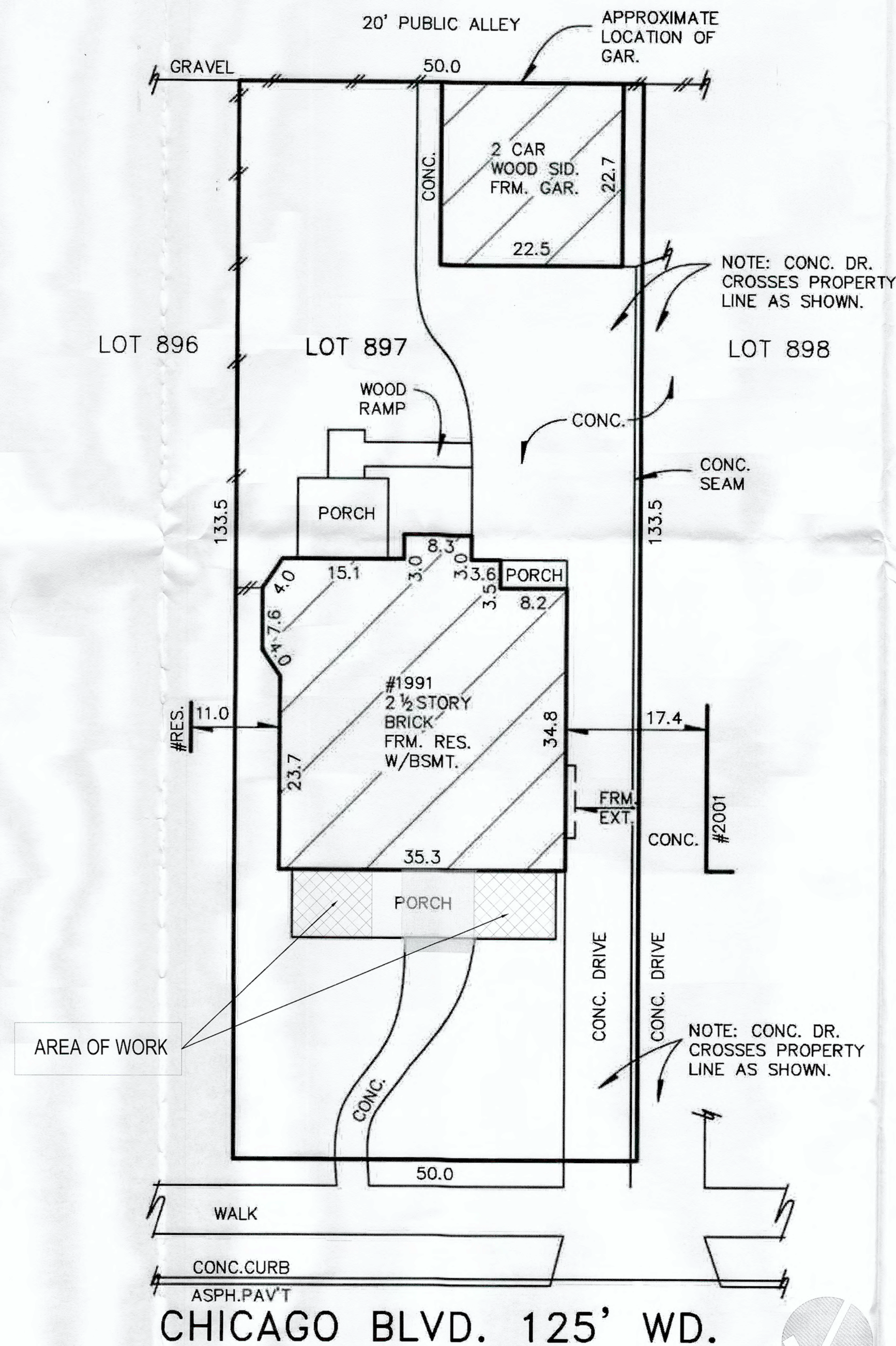
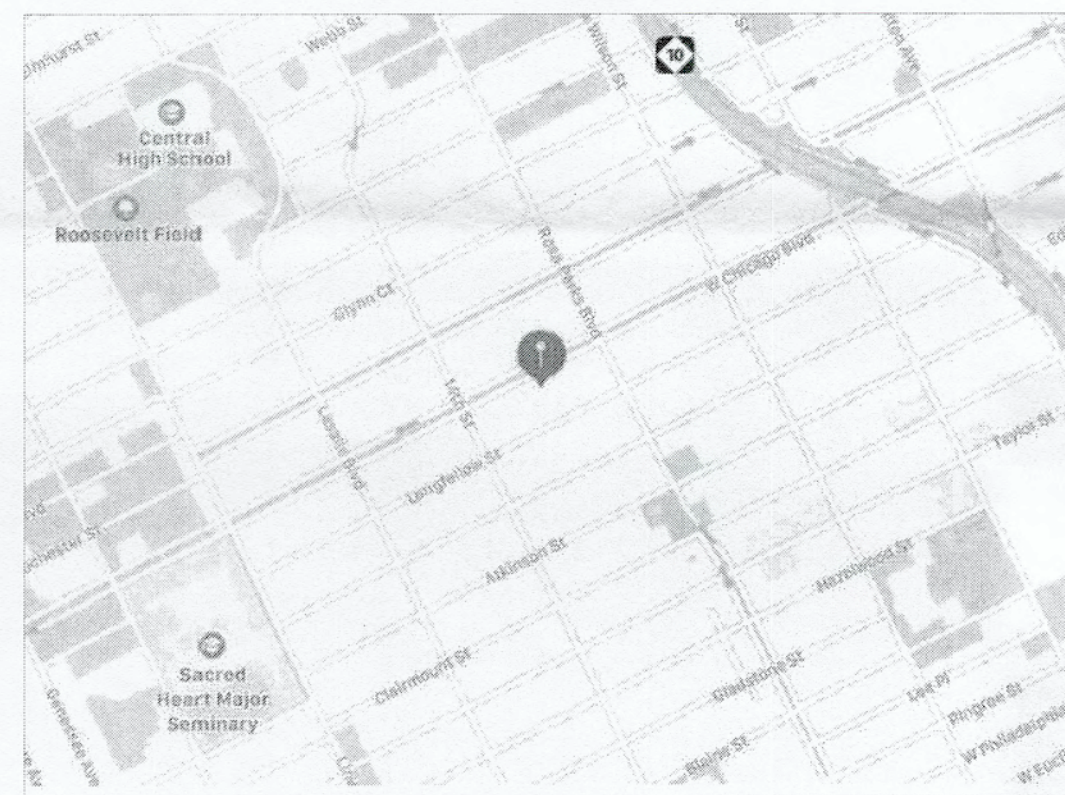
A1.0 INDEX, SITE PLAN  
A1.1 PARTIAL PLANS, SECTION, ELEVATIONS

01/10/2020  
02/20/2020

## Building Data

USE GROUP: SINGLE FAMILY HOME  
CONSTRUCTION TYPE: V

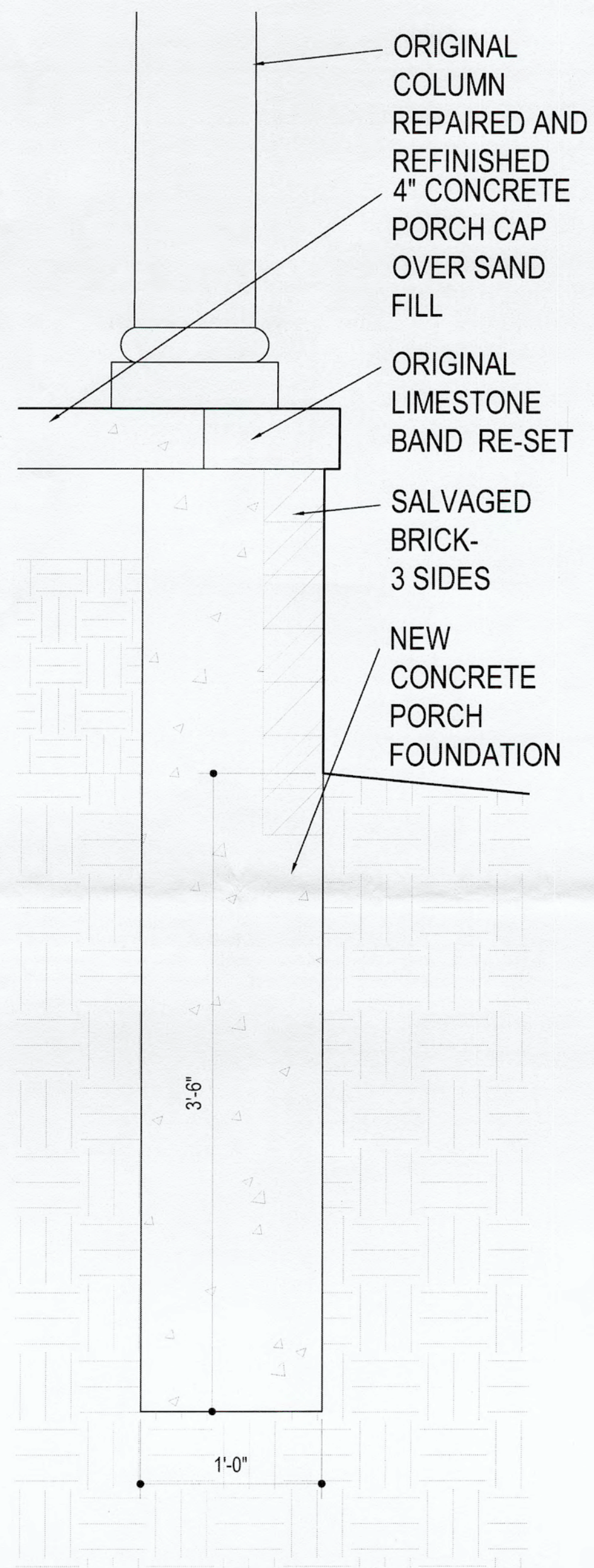
## Location



1991 West Chicago Boulevard 02-20-2020

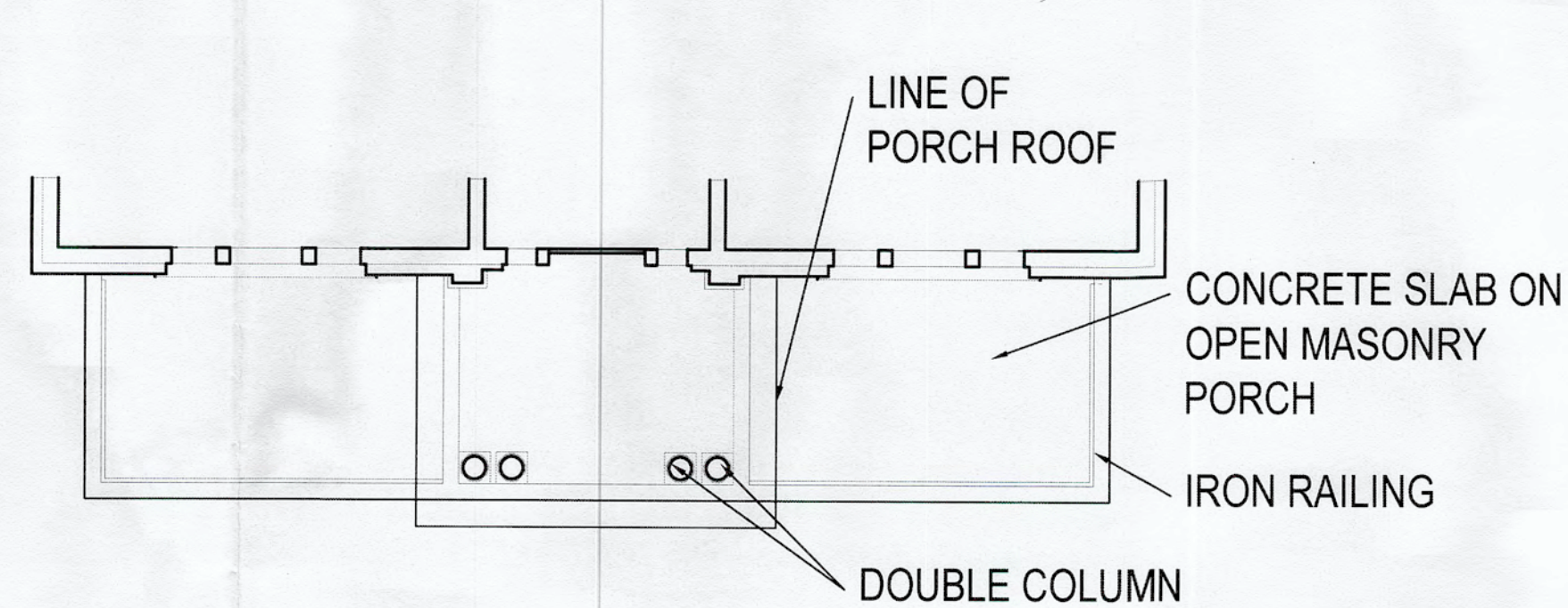
A1.0 INDEX, SITE PLAN





4 PORCH SECTION  
A1.1 1 1/2"=1'-0" 0 1'-0"

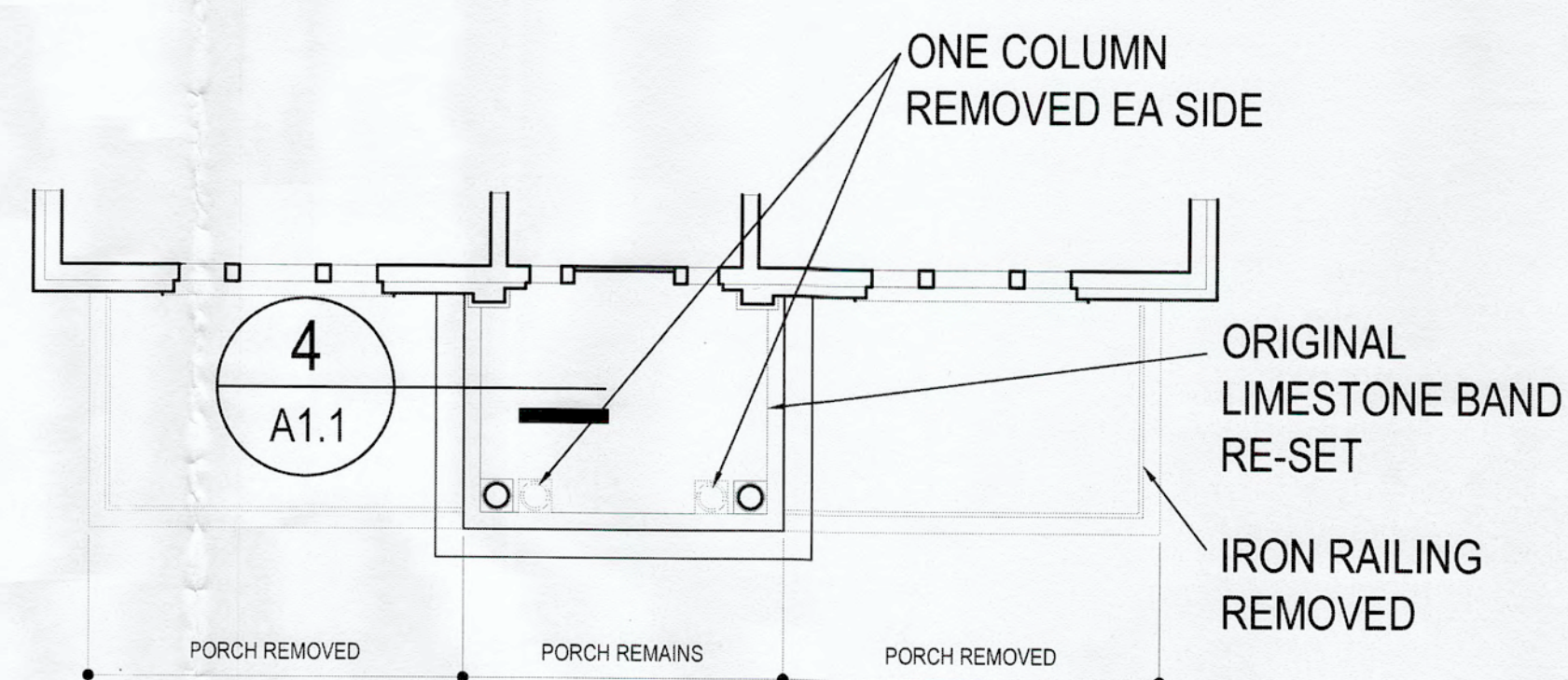
NOTE: FRONT FOUNDATION SIMILAR TO SIDE FOUNDATION WITH RE-USE OF EXISTING CONCRETE FOOTING BELOW GRADE



PARTIAL PLAN - ORIGINAL CONDITION



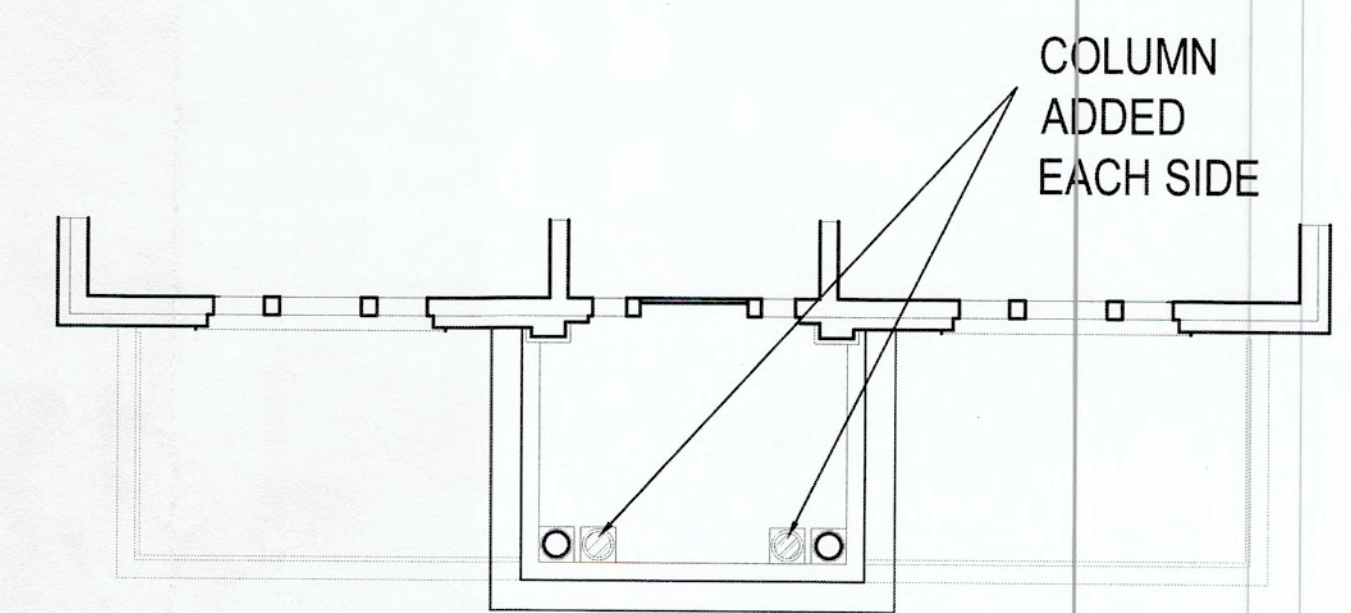
3 NORTH ELEVATION - ORIGINAL CONDITION  
A1.1 3/16"=1'-0" 0 6'-0"



PARTIAL PLAN - 2017 ALTERATIONS



2 NORTH ELEVATION - 2017 ALTERATIONS  
A1.1 3/16"=1'-0" 0 6'-0"



PARTIAL PLAN - 2020 ALTERATIONS



1 NORTH ELEVATION - PROPOSED 2020 ALTERATIONS  
A1.1 3/16"=1'-0" 0 6'-0"



**APPLICANT PHOTOS: 1991 Chicago, Detroit, MI**



**North/ Front Elevation**



**South/ Rear Elevation**

**APPLICANT PHOTOS: 1991 Chicago, Detroit, MI**



**West/ Right Elevation**



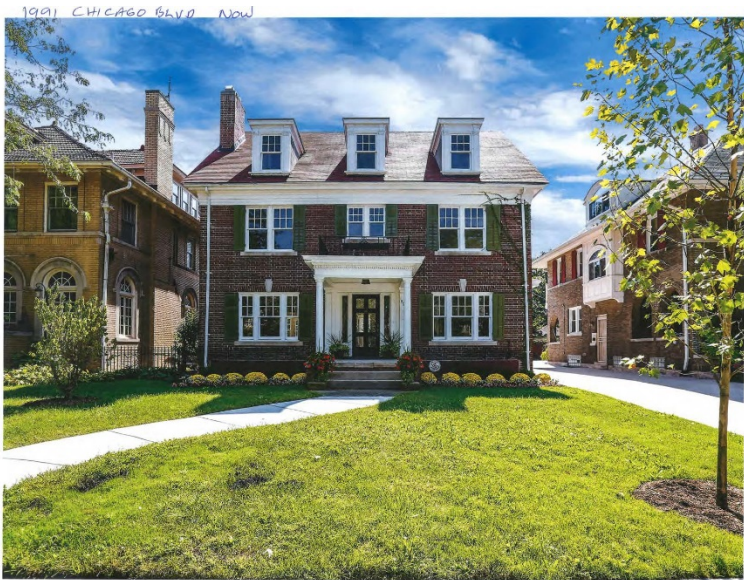
**East/ Left Elevation**



**APPLICANT PHOTOS: 1991 Chicago, Detroit, MI**



**North/Front Elevation (BEFORE) 1974**

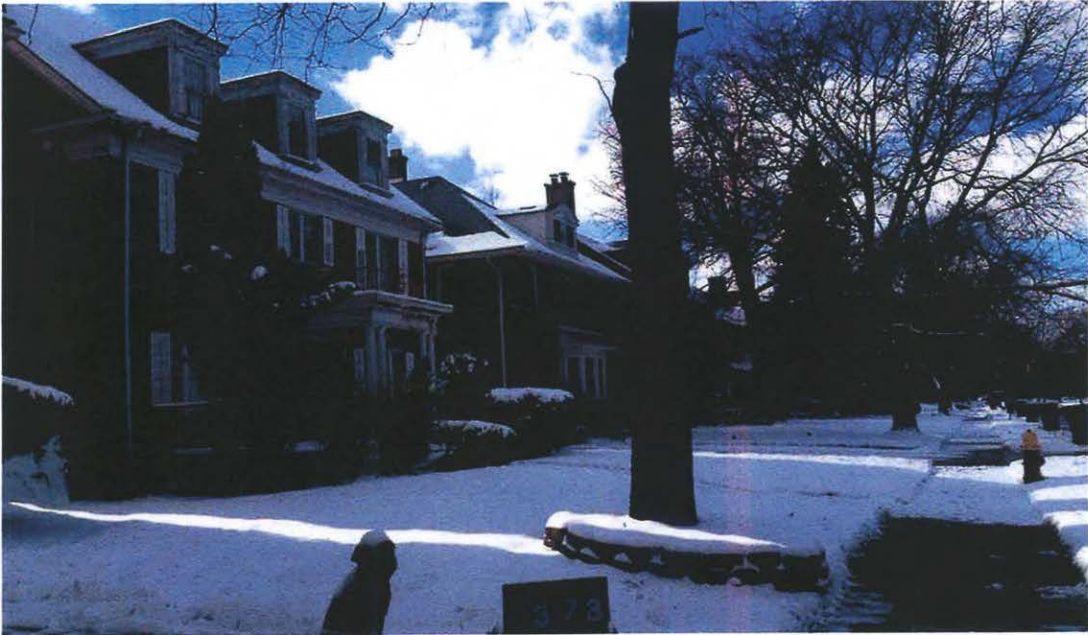


**North/Front Elevation (AFTER) 2020**



**APPLICANT PHOTOS: 1991 Chicago, Detroit, MI**

1991 CHICAGO BLVD 2017



**North/Front Elevation (BEFORE) 2017**

**APPLICANT PHOTOS: 1991 Chicago, Detroit, MI**



**Front Porch Detail (BEFORE) 2017**



**Front Porch Detail (AFTER) 2020**



**APPLICANT PHOTOS: 1991 Chicago, Detroit, MI**

*1991 CHICAGO BLVD NOW*



**Front Porch Details (AFTER) 2020**

9/8/2020 *1991 CHICAGO BLVD NOW* IS7af4bb8f6f1000000000.webp (1024\*682)



**Rear Elevation 2020**



**STAFF SITE VISIT PHOTOS: 1991 Chicago, Detroit, MI**

**OCTOBER 1, 2020**



**North/ Front Elevation**



**STAFF SITE VISIT PHOTOS: 1991 Chicago, Detroit, MI**

**OCTOBER 1, 2020**



**Northwest/ Front-Right Elevation**



**STAFF SITE VISIT PHOTOS: 1991 Chicago, Detroit, MI**

**OCTOBER 1, 2020**



**Northeast/ Front-Left Elevation**

**Rear Elevation 2020**





DSI Columns®

COMPOSITE  
& FIBERGLASS

*Beautiful. Durable. Structural*



MADE  
IN THE  
USA 





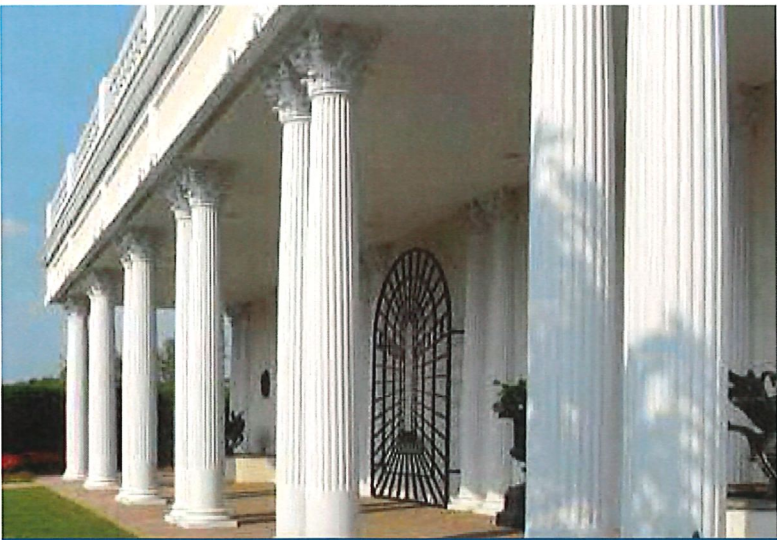
Since 1984, Digger Specialties, Inc. (DSI) has manufactured the highest quality building materials in the industry.

DSI is constantly improving and innovating to bring better products to the marketplace, including Composite and Fiberglass Columns.

Composite and Fiberglass Columns are available in three different finishes to meet your installation and design needs. The Standard, ready to paint column, comes in a mill finish ready for finishing and painting. The Caulk-N-Walk column is ready to install just caulk and walk away. The Pre-Finished Column provides both beauty and durability. Our innovative state of the art coating process provides a ready to install column, including coated capital and base, which eliminates the need for onsite prep and painting.

All Composite and Fiberglass Column products feature heavy duty packaging to resist transit and jobsite damage and are backed by a Lifetime Limited Warranty. DSI offers the first Pre-Finished Architectural Coated Column Warranty in the industry.





COMPOSITE  
**ROUND**  
COLUMNS

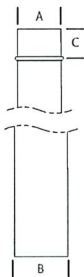




## Tuscan Columns

are one of the most recognizable architectural elements in the world. From the historical cities of Europe to the cities and towns of the United States, these columns and their elegant style are celebrated by architects the world over.

Round Columns are available in smooth tapered and non-tapered and fluted tapered.



- A** Top Outside Diameter
- B** Bottom Outside Diameter
- C** Neck Ring Height

## ROUND SMOOTH TAPERED

Column Size	Outside Diameter Top (A)	Inside Diameter Top	Outside Diameter Bottom (B)	Inside Diameter Bottom	Taper from Bottom	Material Thickness	Neck Ring Height (C)
6" x 8'	5 1/8"	4 3/8"	6"	5 1/4"	45"	3/8"	4"
8" x 5'	6 1/8"	5 3/8"	7 5/8"	6 7/8"	15"	3/8"	5"
8" x 6'	6 1/8"	5 3/8"	7 5/8"	6 7/8"	27"	3/8"	5"
8" x 8'	6 1/8"	5 3/8"	7 5/8"	6 7/8"	31"	3/8"	5"
8" x 9'	6 1/8"	5 3/8"	7 5/8"	6 7/8"	26"	3/8"	5"
8" x 10'	6 1/8"	5 3/8"	7 5/8"	6 7/8"	38"	3/8"	5"
10" x 6'	8"	7 1/4"	9 5/8"	8 7/8"	6"	3/8"	5 7/8"
10" x 8'	8"	7 1/4"	9 5/8"	8 7/8"	30"	3/8"	5 7/8"
10" x 9'	8"	7 1/4"	9 5/8"	8 7/8"	24"	3/8"	5 7/8"
10" x 10'	8"	7 1/4"	9 5/8"	8 7/8"	36"	3/8"	5 7/8"
10" x 12'	8"	7 1/4"	9 5/8"	8 7/8"	62"	3/8"	5 7/8"
12" x 6'	9 3/8"	8 5/8"	11 1/2"	10 3/4"	8"	3/8"	7 3/4"
12" x 8'	9 3/8"	8 5/8"	11 1/2"	10 3/4"	32"	3/8"	7 3/4"
12" x 9'	9 1/2"	8 3/4"	11 1/2"	10 3/4"	29"	3/8"	7 3/4"
12" x 10'	9 1/2"	8 3/4"	11 1/2"	10 3/4"	41"	3/8"	7 3/4"
12" x 12'	9 5/8"	8 7/8"	11 5/8"	10 7/8"	40"	3/8"	7 3/4"
12" x 14'	9 5/8"	8 7/8"	11 5/8"	10 7/8"	48"	3/8"	7 3/4"
12" x 16'	9 5/8"	8 7/8"	11 5/8"	10 7/8"	72"	3/8"	7 3/4"
14" x 8'	12"	11 1/4"	13 7/8"	13 1/8"	22"	3/8"	8 1/8"
14" x 9'	12"	11 1/4"	13 7/8"	13 1/8"	34"	3/8"	8 1/8"
14" x 10'	12"	11 1/4"	13 7/8"	13 1/8"	46"	3/8"	8 1/8"
14" x 12'	12"	11 1/4"	14"	13 1/4"	26"	3/8"	8 1/8"
14" x 14'	12"	11 1/4"	14"	13 1/4"	50"	3/8"	8 1/8"
14" x 16'	12"	11 1/4"	14"	13 1/4"	74"	3/8"	8 1/8"
14" x 18'	12"	11 1/4"	14"	13 1/4"	98"	3/8"	8 1/8"
16" x 8'	13 3/4"	12 3/4"	15 3/4"	14 3/4"	31"	1/2"	8 1/2"
16" x 9'	13 3/4"	12 3/4"	15 3/4"	14 3/4"	43"	1/2"	8 1/2"
16" x 10'	13 3/4"	12 3/4"	15 3/4"	14 3/4"	55"	1/2"	8 1/2"
16" x 12'	13 3/4"	12 3/4"	15 3/4"	14 3/4"	36"	1/2"	9"
16" x 14'	13 3/4"	12 3/4"	15 3/4"	14 3/4"	60"	1/2"	9"
16" x 16'	13 3/4"	12 3/4"	15 3/4"	14 3/4"	84"	1/2"	9"
16" x 18'	13 3/4"	12 3/4"	15 3/4"	14 3/4"	108"	1/2"	9"
18" x 8'	15 3/8"	14 3/8"	17 1/4"	16 1/4"	12"	1/2"	11 5/8"
18" x 9'	15 3/8"	14 3/8"	17 1/4"	16 1/4"	24"	1/2"	11 5/8"
18" x 10'	15 3/8"	14 3/8"	17 1/4"	16 1/4"	36"	1/2"	11 5/8"
18" x 12'	15 3/8"	14 3/8"	17 1/4"	16 1/4"	60"	1/2"	11 5/8"
18" x 14'	15 1/4"	14 3/8"	17 5/8"	16 3/8"	28"	1/2"	11 1/2"
18" x 16'	15 1/4"	14 1/4"	17 5/8"	16 3/8"	60"	1/2"	11 1/2"
18" x 18'	15 1/4"	14 1/4"	17 5/8"	16 3/8"	84"	1/2"	11 1/2"
18" x 20'	15 1/4"	14 1/4"	17 5/8"	16 3/8"	108"	1/2"	11 1/2"
20" x 12'	16 3/8"	15 3/8"	19 3/4"	18 3/4"	0"	1/2"	10 1/8"
20" x 14'	16 3/8"	15 3/8"	19 3/4"	18 3/4"	17"	1/2"	10 1/8"
20" x 16'	16 3/8"	15 3/8"	19 3/4"	18 3/4"	41"	1/2"	10 1/8"
20" x 18'	16 3/8"	15 3/8"	19 3/4"	18 3/4"	65"	1/2"	10 1/8"
20" x 20'	16 3/8"	15 3/8"	19 3/4"	18 3/4"	89"	1/2"	10 1/8"
20" x 22'	16 3/8"	15 3/8"	19 3/4"	18 3/4"	113"	1/2"	10 1/8"
20" x 24'	16 3/8"	15 3/8"	19 3/4"	18 3/4"	137"	1/2"	10 1/8"
24" x 14'	19 3/4"	18 3/4"	23 3/4"	22 3/4"	10"	1/2"	12 1/8"
24" x 16'	19 3/4"	18 3/4"	23 3/4"	22 3/4"	34"	1/2"	12 1/8"
24" x 18'	19 3/4"	18 3/4"	23 3/4"	22 3/4"	58"	1/2"	12 1/8"
24" x 20'	19 3/4"	18 3/4"	23 3/4"	22 3/4"	82"	1/2"	12 1/8"
24" x 22'	19 3/4"	18 3/4"	23 3/4"	22 3/4"	106"	1/2"	12 1/8"
24" x 24'	19 3/4"	18 3/4"	23 3/4"	22 3/4"	130"	1/2"	12 1/8"

AVAILABLE IN ■ Caulk-N-Walk® ■ Plumb Perfect® (kit included) ■ Plumb Perfect® (kit sold separately) ■ Split-Fit® ■ Pilaster ■ Pre-Finished ■ Standard

◆ Column, Capital and Base all in one box ● Seamless Column, except for Split-Fit®

**LOAD BEARING:** Visit [dsicolumns.com](http://dsicolumns.com) for testing information

# ROUND CAPITALS

Our standard Tuscan capitals are cast from the same rock hard composite material as our column shaft assuring maximum durability. Although casting capitals from this material requires extra attention to detail, we think you will agree it is worth the effort.

Most sizes of the Tuscan Tapered Capitals are made from Polyurethane. And some sizes are made utilizing a patented process to create a **Snug-Fit** capital. The Polyurethane capital is created with a foam ring for a snug-fit. This capital eliminates the need to purchase a backer rod to close the gap that can occur between the column shaft and the capital. Snug-Fit capitals do not require pilot holes.



## NON-TAPERED TUSCAN CAPITALS

Column Size	Width	Height	Inside Diameter	Diagonal
8"	9 1/8"	2 1/2"	7 11/16"	13"
10"	12 1/4"	3 1/8"	9 7/8"	17 5/16"
12"	14"	3 1/2"	11 3/4"	20"
14"	16 3/4"	3 1/2"	14 1/8"	23 3/4"
16"	19 1/16"	5 1/8"	16 1/4"	27"

## TAPERED TUSCAN CAPITALS

Column Size	Width	Height	Inside Diameter	Diagonal
<b>Polyurethane</b>				
6"	8"	2 1/4"	5 1/4"	11"
8"	9 1/8"	2 1/2"	6 1/4"	13"
10"	12 1/4"	3 1/2"	8 1/8"	17-5/16"
12"	14"	4 1/2"	9 5/8"	20"
14"	16 3/4"	4 1/2"	12 1/8"	23 3/4"
16"	19 1/16"	5 1/8"	14"	27"
<b>Composite</b>				
18"	21 1/4"	5 3/4"	15 3/4"	30"
20"	24 3/8"	5 5/8"	16 3/4"	34 1/2"
24"	27 3/4"	7 5/8"	20 1/2"	39 1/4"



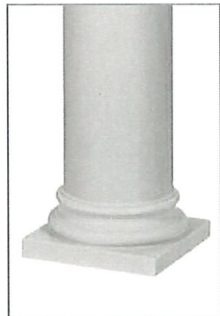
**AVAILABLE IN** ■ Caulk-N-Walk® ■ Plumb Perfect® (kit included) ■ Plumb Perfect® (kit sold separately) ■ Split-Fit® ■ Pilaster ■ Pre-Finished ■ Standard  
▲ Snug-Fit Capital

Patent # US 8,424,259 B2



# ROUND BASES

Standard Doric bases and optional Attic bases are made from the same material as our column shafts assuring maximum durability. This material provides superior performance withstanding punishment from snow shovels, weed eaters, pressure washers and general wear and tear.

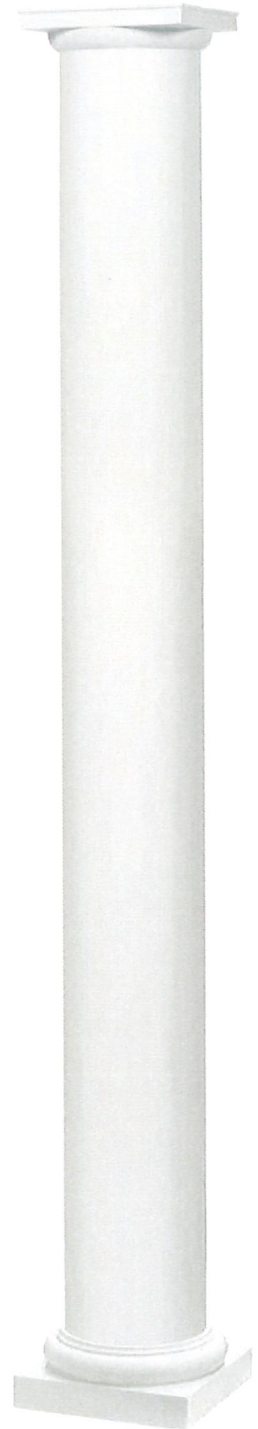


## DORIC BASES\*

Column Size	Width	Height	Inside Diameter	Diagonal
6"	8"	3"	6 1/4"	11 1/4"
8"	10"	4 1/8"	7 11/16"	14"
10"	13 1/8"	5 5/8"	9 7/8"	18 15/16"
12"	15 3/8"	6 5/16"	11 3/4"	21 3/4"
14"	18 5/8"	7 1/4"	14 1/8"	26 5/16"
16"	21 1/4"	8 1/8"	16 1/4"	30 1/16"
18"	24"	9 1/4"	18"	33 7/8"
20"	26 1/2"	11"	20 1/8"	37 5/8"
24"	32 1/4"	13 1/2"	24"	45 5/8"

## ATTIC BASES

Column Size	Width	Height	Inside Diameter	Diagonal
8"	10 3/8"	4 5/8"	7 3/4"	14 5/8"
10"	13"	5 5/8"	9 7/8"	18 3/8"
12"	15 7/8"	6 3/8"	12"	22 1/2"
14"	19 1/4"	8 3/8"	14 3/8"	27 1/4"
16"	21"	8 3/4"	16"	29 1/2"
18"	24"	10 1/4"	17 3/4"	34"



**AVAILABLE IN** ■ Caulk-N-Walk® ■ Plumb Perfect® (kit included) ■ Plumb Perfect® (kit sold separately) ■ Split-Fit® ■ Pilaster ■ Pre-Finished ■ Standard

\*Use Doric Base as the Capital for Non-Tapered 18", 20", and 24" Columns.

# PACKAGING

Nothing increases the cost of a project more than delays. Delays can occur when the column arrives damaged, or the capital and base sets are separated from the order.

DSI takes great care in packaging our Columns. Most sizes are packaged with the complete shaft, capital, and base in one box. The column shaft is "cradled" in the box with foam rings to resist damage.



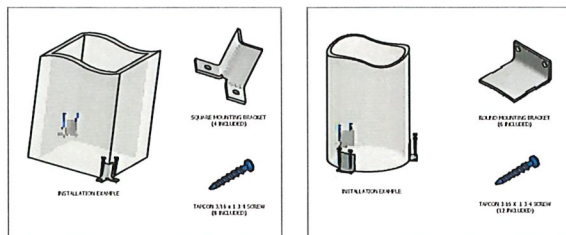


# INSTALLATION KITS AND HARDWARE

## OPTIONAL BRACKET KITS

Optional bracket kits contain 6 round brackets or 4 square brackets and screws.

The Round and Square Bracket Kits assist in the prevention of column kick-out.



## OPTIONAL SPLIT-FIT® REASSEMBLY KITS

Optional Split-Fit® Reassembly kits include Adhesive Cartridge with Adapter and (1) Roll of 3M/Scotch Bonding Tape.



# TECHNICAL PRODUCT DATA

## LOAD-BEARING SPECIFICATIONS

Load-Bearing specifications are listed on the DSI Website, [dsicolumns.com](http://dsicolumns.com).

Load limits are specific to a product's diameter or profile and predicated on 100% coverage at the top and bottom of a column.

## FIRE RATED PRODUCT

DSI has fire rated products available upon request. Our fire rated products have received Class A Certification through testing for flame spread and smoke developed standards set forth in the ASTM E84 Test.





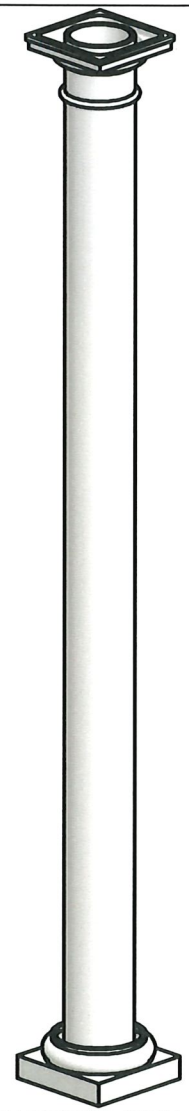
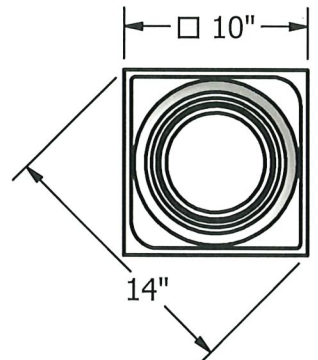
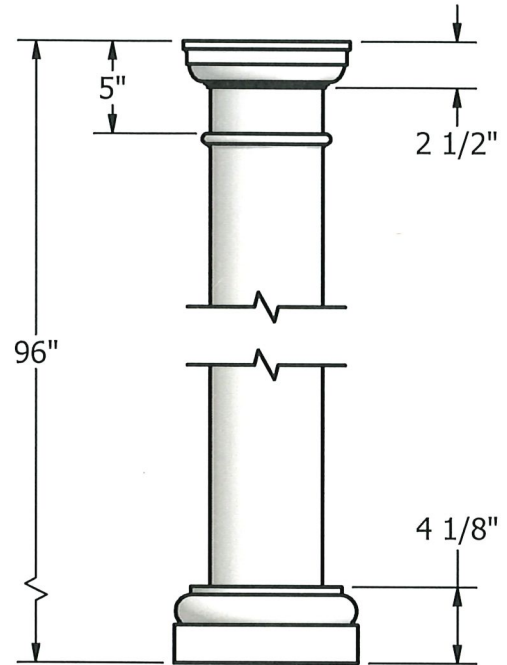
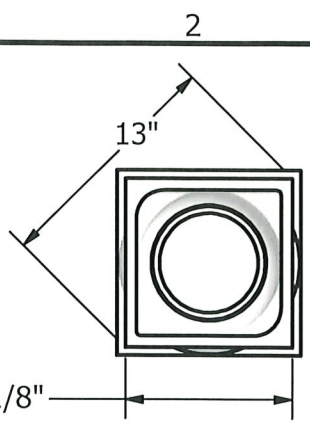
## Composite & Fiberglass Column Load Ratings

Model	Size	Length	Tested Height	Ultimate Load
<b>Square Smooth Composite Columns were tested using Concentric Loading</b>				
Square Smooth	6"	8' & 9'	9'	40,000 lbf
Square Smooth	8"	8', 9', & 10'	10'	44,000 lbf
Square Smooth	10"	8', 9', & 10'	10'	40,000 lbf
Square Smooth	12"	8', 9', 10', & 12'	12'	61,000 lbf
<b>Round Smooth Tapered Composite Columns were tested using Concentric Loading</b>				
Round Smooth Tapered	6"	6', 7', & 8'	8'	41,000 lbf
<b>Herculite Square Smooth Pultruded Fiberglass Columns were tested using Eccentric Loading</b>				
Herculite Square Smooth	8"	8', 9', & 10'	10'	28,829 lbf
Herculite Square Smooth	10"	8', 9', & 10'	10'	28,160 lbf
Herculite Square Smooth	12"	8', 9', 10', & 12'	12'	39,303 lbf
<b>Round Smooth Tapered larger than 6" Composite Columns were tested using Eccentric Loading</b>				
Round Smooth Tapered	8"	8'	8'	27,000 lbf
Round Smooth Tapered	8"	9'	9'	27,000 lbf
Round Smooth Tapered	8"	10'	10'	22,000 lbf
Round Smooth Tapered	10"	8'	8'	25,000 lbf
Round Smooth Tapered	10"	9'	9'	43,000 lbf
Round Smooth Tapered	10"	10'	10'	38,000 lbf
Round Smooth Tapered	12"	8'	8'	32,000 lbf
Round Smooth Tapered	12"	9'	9'	36,000 lbf
Round Smooth Tapered	12"	10'	10'	50,000 lbf


Weight values are ultimate load - Safety factors have not been applied to this value.




- NOTES:**
1. MATERIAL: FIBERGLASS REINFORCED POLYMER (FRP)
  2. WEIGHT: COLUMN: 56 Lbs.  
CAP: 2.5 Lbs.  
BASE: 4.5 Lbs.
  3. MATERIAL THICKNESS.  
COLUMN: 3/8"
  4. INSIDE DIAMETER AT TOP OF COLUMN: 5 3/8"
  5. OUTSIDE DIAMETER AT TOP OF COLUMN: 6 1/8"
  6. INSIDE DIAMETER AT BOTTOM OF COLUMN: 6 7/8"
  7. OUTSIDE DIAMETER AT BOTTOM OF COLUMN: 7 5/8"
  8. TAPER STARTS FROM BOTTOM OF COLUMN: 31"



DRAWN	Bryan Daniels	5/10/2016
CHECKED		
QA		
MFG		
APPROVED		
DIMENSIONS ARE IN INCHES TOLERANCE: ± 1/4"		





TITLE  
Fiberglass Tuscan Round, Smooth 8" x 8'

SIZE	A	DWG NO	SM0808	REV	03
SCALE	1:10	SHEET 1 OF 1			

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