

STAFF REPORT: MAY 11, 2022 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: 22-7800

ADDRESS: 2010 CHICAGO

HISTORIC DISTRICT: BOSTON-EDISON

APPLICANT: GEORGE SHIHADDEH

PROPERTY OWNER: GEORGE SHIHADDEH

DATE OF PROVISIONALLY COMPLETE APPLICATION: APRIL 18, 2022

DATE OF STAFF SITE VISIT: APRIL 28, 2022

SCOPE: ERECT GARAGE

EXISTING CONDITIONS

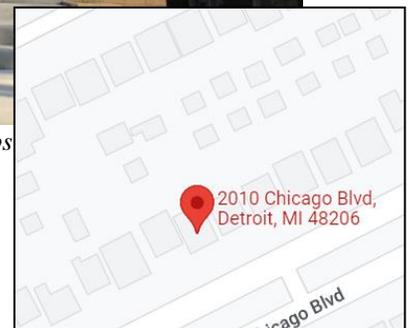
Erected circa 1923, the house at 2010 Chicago is on the north side of the street, mid-block between Rosa Parks Boulevard and 14th Street. The houses in this section of the district are on narrow lots, so the large, 2 to 2-1/2 story structures create a continuous streetscape of mostly masonry and stucco facades. The front elevation of 2010 Chicago is dominated by an asymmetrical gable that extends on one side to merge with the peaked roof of the front entry. Steps lead up to wide, flared columns that support the roof of a partially enclosed front porch. Mullied windows at the first and second floors counterbalance the angled vergeboards. A hipped, pyramidal roof is broken up on the east and west side by long shed dormers. The exterior walls are faced with light brown brick; stone detailing is found at each window opening and a keystone accentuates the peaked roof of the front porch.

A narrow driveway to the right/east of the house extends from Chicago to the rear of the property. Staff doesn't have knowledge of when the garage was demolished, however the earliest Google street view image, July 2009, confirms its demolition was prior to this date.



Staff photo, April 28, 2022

Right: Google maps



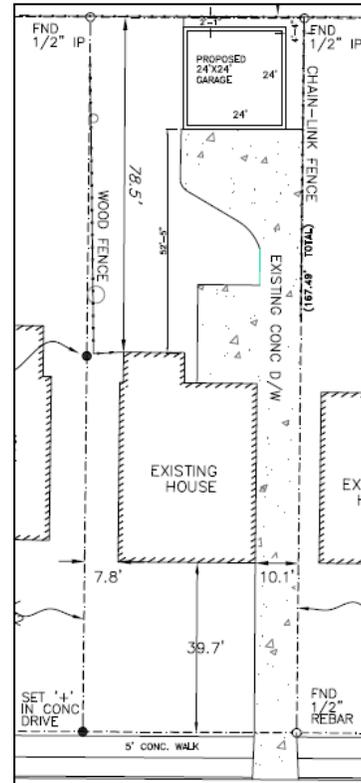
PROPOSAL

Erect a 24'-8" x 24'-8" single-story detached garage.

- Roof – CertainTeed Landmark Pro asphalt shingle, Weathered Wood
- Siding – James Hardie Lap Siding, smooth surface, Light Mist
- Garage Door – 16' x 7' 16-panel solid door, Sandtone
- Entry Door – 36" x 80" nine-light/ half-panel primed steel door.
- Window – 36" x 55" aluminum frame double-hung (1/1) window, brown.
- All siding, doors, window and trim to be painted B:8 Grayish Brown.



Photo and site plan provided by applicant



STAFF OBSERVATIONS AND RESEARCH

- The Boston-Edison Historic District was established in 1974.
- Due to the narrow, deep lot, the garage will be positioned behind the house, leaving little visibility from the public right-of-way.
- Staff copied the color B:8 Grayish Brown from Color Chart E and posted it here as reference. This dark brown is in the palette of colors on the house.



- During staff’s review of the property, the installation of vinyl windows was identified. As seen below, the front elevation’s small window openings are now vinyl units, double-hung in operation, with 1-over-1 sash. The windows were replaced sometime after June 2019 (last image available on Google street view shows the older windows intact). The applicant was given the opportunity to add this window replacement to this application, however, he elected not to do so.
- Also noted was the removal of the decorative ends of the wood vergeboards. The applicant states the previous owner had covered this trim with metal (which he has since removed and repaired/painted the wood trim), so staff assumes the ends were cut off at that time so the fascia could be wrapped more easily.



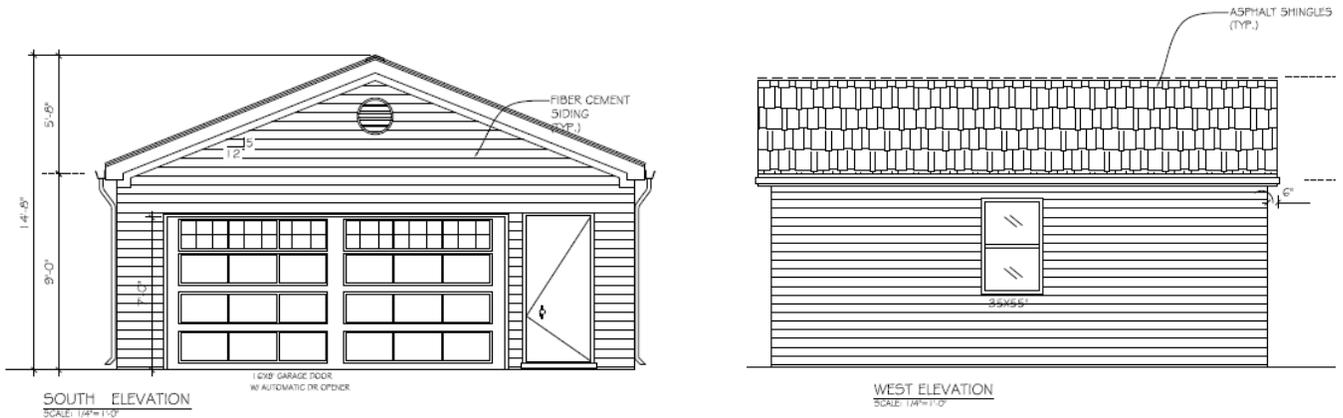
1974 designation photo, HDAB



Staff photo, April 28, 2022

ISSUES

- Drawings - The elevation drawing lists fiber cement siding; however, the wall section still identifies vinyl siding. The design of the overhead door doesn’t match the selected door. An interior light was selected, but there is no indication exterior lights will be installed.
- Entry Door – the glass panel will have between-the-glass muntins. Staff recommends that a solid glass panel (no muntins) be installed. Or, due to the rear yard location of this door, and its adjacency to a solid overhead garage door, staff believes a solid steel entry door is appropriate in this location.
- James Hardie Lap Siding - Light Mist is listed as the selected color, which is a light gray. The applicant stated the siding will be painted Grayish Brown. James Hardie offers a primed siding that would be a more suitable surface for on-site painting.



Applicant Drawings

RECOMMENDATION

Section 21-2-78, Determination of Historic District Commission

It is staff's opinion the erection of a detached garage, per the submitted application, will not alter the features and spaces that characterize the property. Staff therefore recommends the Commission issue a Certificate of Appropriateness for the work as proposed because it meets the Secretary of the Interior Standards for Rehabilitation and the Elements of Design for the district.

Staff recommends the Certificate of Appropriateness be issued with the following conditions:

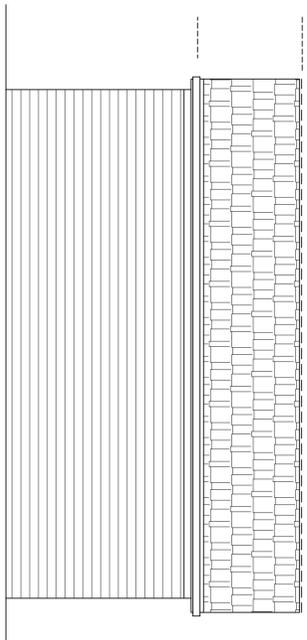
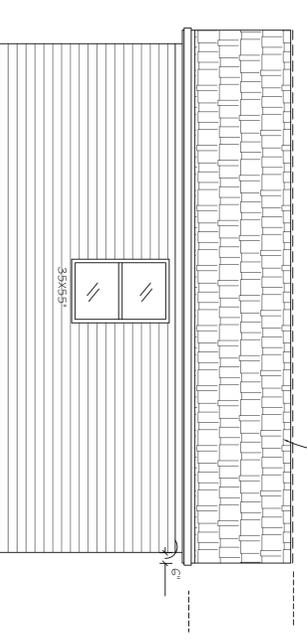
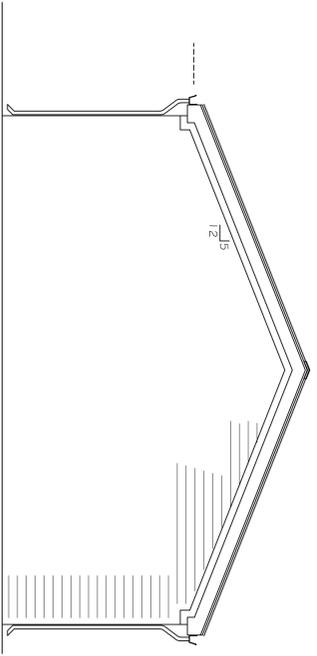
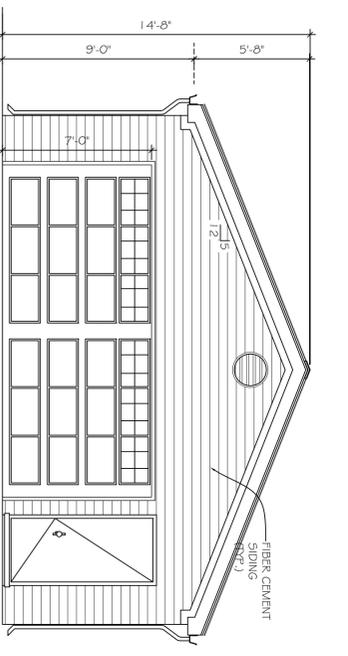
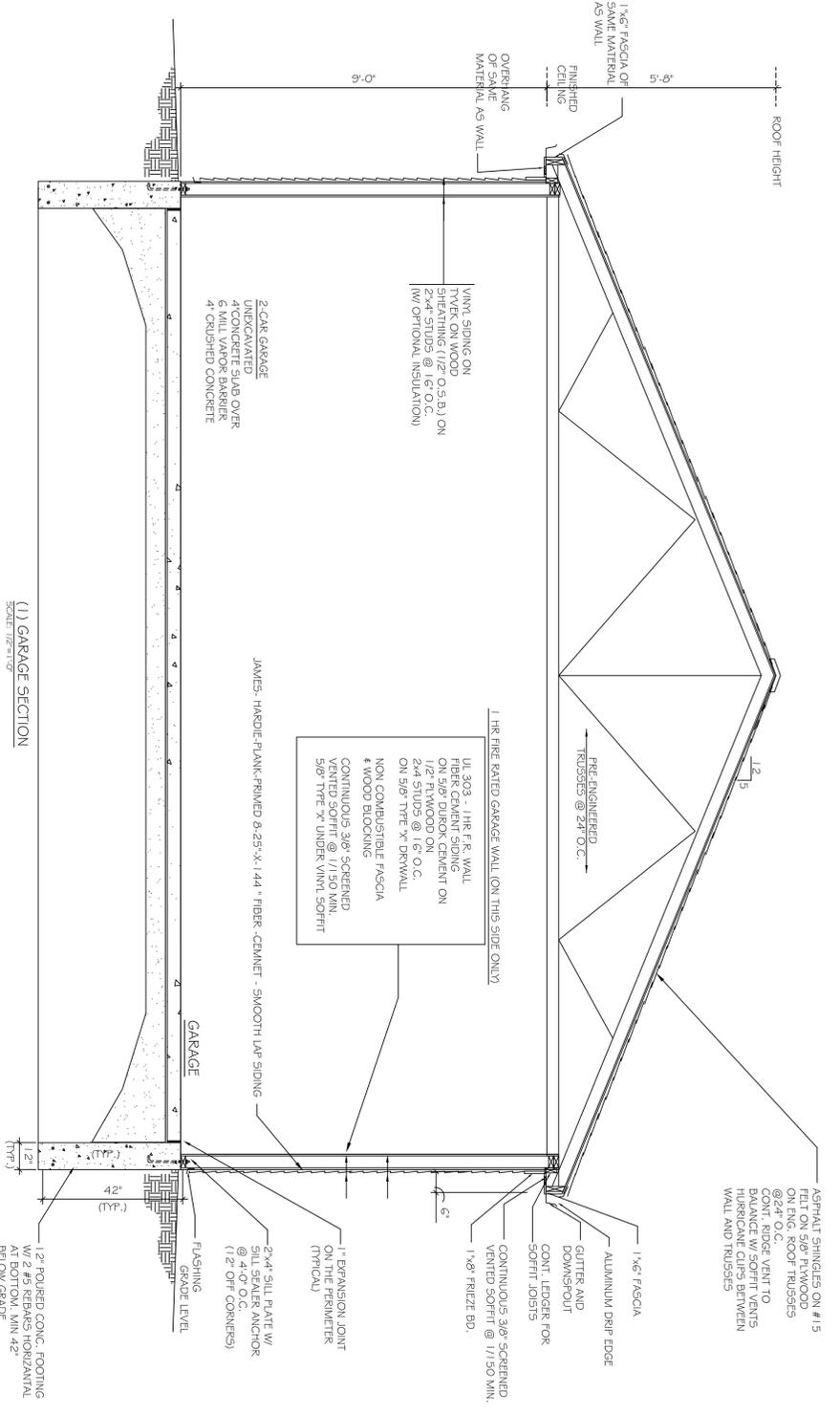
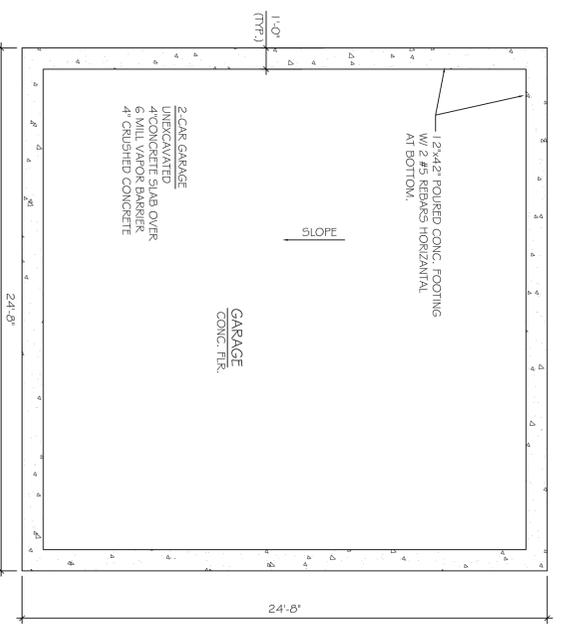
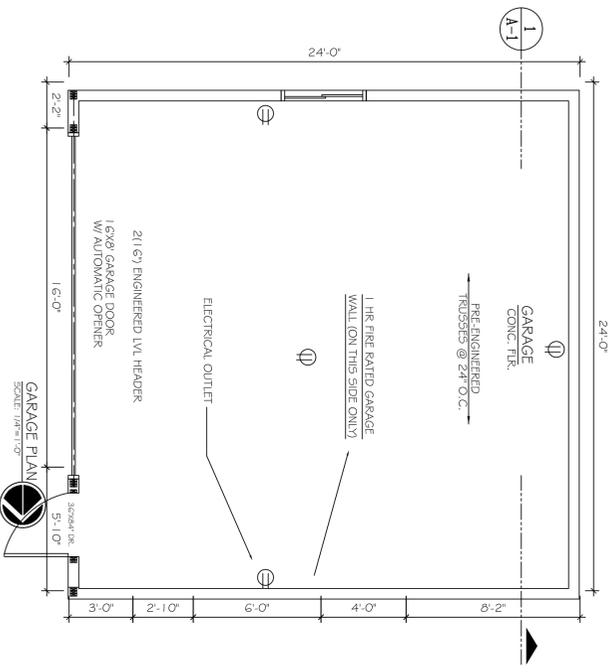
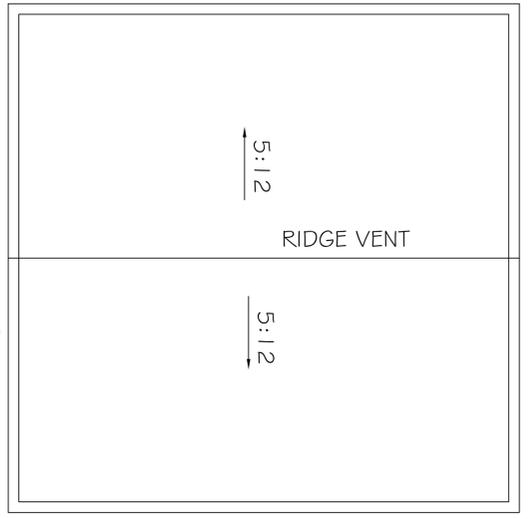
- Notes specifying the style, material and color of the overhead and entry doors be added to the drawings. The siding specification and color will be added to the drawings and corrected on the wall section.
- If exterior lighting is selected, catalog cuts will be submitted to staff for review.



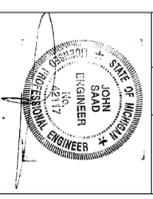
02185376







SCALE: AS NOTED	DATE: 04-04-2022	ACAD FILE: 2010 CHICAGO
DRAWN BY J.S.	DATE 04-04-2022	ISSUED FOR building permit
DESIGNED BY J.S.		
CHECKED BY J.S.		



SHEET TITLE:
PROPOSED GARAGE FLOOR AND ELEVATION PLAN

CONSTRUCTION OF NEW DETACHED GARAGE ON A LOT LOCATED AT
2010 CHICAGO BOULEVARD, DETROIT, MICHIGAN

APPLICANT: Mr. George Shihadeh
2010 Chicago Boulevard
Detroit, Michigan 48206

HANNA ENGINEERING AND CONSULTING
Planners, Architect and Engineers
31786 Clarita
Livonia, Michigan 48152
Tel: (313) 575-0220
jsaad.hec@gmail.com

JOB No.
23-2022

SHEET No.
A-1

Per the applicant's links, listed below are the specific garage components that coordinate with the submitted drawings.

Grayish Brown B:8.

Copied from Color System E color chart



Roof

CertainTeed Landmark Pro – Weathered Wood
(to match the shingles recently installed on house)



Siding

James Hardie, Smooth Surface Siding – selected color, Light Mist

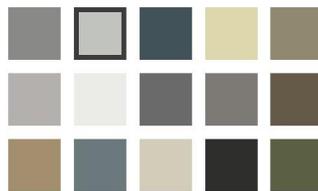
THE STATEMENT COLLECTION™

Classic shades—engineered with long-lasting ColorPlus® Technology—will make a statement that resonates for generations. The tried and true colors of James Hardie's Statement Collection™ products were designed for every home. They're our most popular hues. And they are readily available in your region.



SIDING COLORS

Light Mist



Front/South Elevation - Garage Door

Clorpay
Classic Collection 16 ft. x 7 ft. 18.4 R-Value Intellicore Insulated Solid Sandstone
Garage Door

★★★★★ (605) Questions & Answers (78)



- 3-layer steel frame construct
- Features Intellicore an indust
- Deep panel edging improves
- View More Details

Garage Door Color: Sandstone

Garage Door Size: 16 ft x 7 ft

8 ft x 7 ft 16 ft x 7 ft

Insulation R-Value: 18.4

12.9 18.4

How to Get It

Ship to Store Not sold in stores

Shi Sep

West Elevation - Window



LARSON Performance 35.87-in x 55-in Low-e Aluminum Brown Window
Item #1255413 Model #L20143655ES

\$135.96

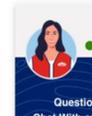


\$129.16 when you choose 5% savings on eligible purchases every day.
[Learn how](#)

- Low-E glass reduces harmful UV rays that cause fading
- Meets ENERGY STAR® certification requirements in northern and north-central climate zones
- Accidental glass breakage warranty coverage for peace of mind

Common Size (W x H)
36-In X 55-In

Color/Finish Family: Brown



Entry Door

36 in. x 80 in. 9 Lite Primed Steel Prehung Right-Hand Inswing Back Door with Brickmould Entry Door
Painted grayish brown

JELD-WEN
36 in. x 80 in. 9 Lite Primed Steel Prehung Right-Hand Inswing Back Door with Brickmould
★★★★★ (88) Questions & Answers (56)



Exterior View

\$28.00 /mo* suggested payments with 12 months

- Made of durable rust-resistant galvanized steel
- Prehung steel door includes frame for easier installation
- Actual unit size is 37-7/16 in. x 81-3/4 in.
- [View More Details](#)

Rochester Hills Store
✓ 2 in stock Aisle 33, Bay 010 Text to Me

Common Door Size (WxH) in.: 36 x 80
32 x 80 36 x 80

Door Handing: Right-Hand/Inswing
Left-Hand/Inswing Right-Hand/Inswing

How to Get It Delivering to: 4

<p>Store Pickup Pickup Today FREE</p>	<p>Ship to Home Not available for this item</p>	<p>Schedule As Start</p>
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2 in stock at Rochester Hills
[Check Nearby Stores](#)

Garage Lights – Interior

Newhouse Lighting
4 ft. 100-Watt (300-Watt Equivalent) Integrated LED 10,000 Lumens 4000K Garage Lighting Shop Light, Silver

★★★★★ (75) Questions & Answers (23)





Sustainability meets **DESIGN & DURABILITY**

Featuring James Hardie® siding and trim, the VISION House Orlando '11 incorporates the essentials of sustainable living through design and construction. Much of the focus was aimed at energy efficiency, water conservation, sustainable materials, and hurricane disaster resistance.

 **JamesHardie™**

MANUFACTURING



- We recycle water used in manufacturing up to four times during the process.
- Our Environmental Management System is ISO 14001 certified in our Illinois, Nevada, and Virginia manufacturing facilities.
- Our Zero to Landfill Project demonstrates our vision for making our products as efficiently as possible and is currently focused on reducing our landfilled waste by half.

TRANSPORTATION



- We have high quality standards for raw materials, and at least 75% of raw materials are locally sourced.
- Eleven manufacturing facilities support the regional economy and reduce the environmental impact caused by transportation of materials.





PRODUCT



- James Hardie® siding products are made from natural and sustainable raw materials that are also low in toxicity – Portland cement, cellulose pulp, sand, and water.
- Artisan® siding products contain 8% post-industrial or pre-consumer recycled content.
- James Hardie siding is noncombustible in accordance with ASTM E 136 and can be installed to achieve MIAMI-DADE large and small missile impact rating.
- Durable fiber cement materials not only require fewer resources for replacement, but help reduce maintenance and repair cost.
- Using factory-finished James Hardie siding and trim products with ColorPlus® Technology finishes reduce jobsite liquid waste and exposure to volatile organic compounds (VOCs). It also eliminates the need to store large amounts of paint on site. Our factory-finished products go through multiple quality control checkpoints, which minimizes the need for rework.



“The single most important factor in green architecture is durability. If you want something to be green it has to last a long time. It has to handle water, heat and UV radiation. Fiber-cement handles all three exceptionally well.”

*Joseph Lstiburek
BASC, MENG., PhD, PENG*

LEED CERTIFICATION

James Hardie products can contribute points towards a LEED project certification as well as a certification to the ICC 700 National Green Building Standard. James Hardie® siding, trim, soffit, fascia and Artisan siding and trim are listed as certified products in Home Innovation Research Labs NGBS Green Certified Product Program. The Home Innovation Labs NGBS Green certification allows accredited verifiers to award points towards the whole project certification without additional documentation for the attributes of the practices specified. Additionally, a project-specific cutsheet in support of recycled and regional content claims is available upon request. Please contact info@jameshardie.com for more information.



http://www.homeinnovation.com/services/certification/green_certified_products/green_certified_product_detail?prodid=303

National Green Guidelines

Project seeking USGBC LEED® certification

ICC 700 National Green Building Standard Voluntary Model Green Home Building Guidelines

James Hardie® Siding Products

MR5 (MR4 for Homes) Recycled Content;
MR5 (MR4 for Homes) Regional Materials

601.7. Building materials/assemblies do not require additional site applied material for finishing. (ColorPlus® products only)
602.1.6. In areas of termite infestation probability, termite-resistant materials are used.

Artisan® Siding Products

MR5 (MR4 for Homes) Recycled Content;
MR5 (MR4 for Homes) Regional Materials

601.7. Building materials/assemblies do not require additional site applied material for finishing. (ColorPlus® products only)
602.1.6. In areas of termite infestation probability, termite-resistant materials are used.



At James Hardie, we pride ourselves on providing building products that help you craft more sustainable homes and buildings. While all green programs share the goal of environmental awareness, they do not always measure success in the same way. Our commitment to sustainable manufacturing practices extends to the development of products that last longer, requires less maintenance, and contribute to energy efficiency.

To learn more, please contact James Hardie Technical Services at **1-866-4HARDIE (1-866-442-7343) or info@jameshardie.com.**



SPECIFICATIONS

Color/Finish Family	Gray
Actual Length (Inches)	144
Texture	Smooth
Finish Warranty	15-year limited
UNSPSC	30151800
Series Name	Statement Collection Hardie Trim HZ

Warranty	15-year limited
CA Residents: Prop 65 Warning(s)	 Prop 65 WARNING(S)
Actual Thickness (Inches)	0.75
Manufacturer Color/Finish	Light Mist
Actual Width (Inches)	2.5

Dimensions

Actual Door Height (in.)	81.75	Actual Door Thickness (in.)	1.75
Actual Door Width (in.)	37.4375	Door Height (in.)	80 in
Door Thickness (in.)	1.75	Door Width (in.)	36 in
Jamb Size (in.)	4-9/16"	Nominal Door Height (in.)	80 in
Nominal Door Thickness (in.)	2 in	Nominal Door Width (in.)	36 in
Rough Opening Height (In.)	82.5 in	Rough Opening Width (In.)	39.9375 in

Details

Bore Type	Double Bore	Color Family	Off White
Color/Finish	Primed	Door Configuration	Single Door
Door Glass Insulation	Tempered	Door Handing	Right-Hand/Inswing
Door Style	Traditional	Door Type	Exterior Prehung
Features	Brickmold,Lockset Bore (Double Bore),Weatherstripping	Finish Type	Primed
Frame Material	Wood	Glass Caming Finish	No caming
Glass Layout	1/2 Lite	Glass Shape	Rectangle Lite
Glass Style	Clear Glass	Hinge Finish	Satin Nickel
Hinge Type	Standard	Included	Instructions
Material	Steel	Number of Hinges	3
Number of Lites	9 Lite	Panel Type	2 Panel
Product Weight (lb.)	53.44 lb	Returnable	90-Day

Specifications

Dimensions

Garage Door Size	16 ft x 7 ft	Product Depth (in.)	2 in
Product Height (in.)	84 in	Product Width (in.)	192 in

Details

Color Family	Tan	Door Configuration	Double Door
Features	Insulated	Garage Door Collection	Classic
Garage Door Color	Sandstone	Garage Door Style	Classic
Included	Instructions	Insulation R-Value	18.4
Material	Steel	Product Type	Without Windows
Product Weight (lb.)	220 lb	Returnable	90-Day
WindCode Rating	No WindCode Rating		

SPECIFICATIONS

Weight	23.4
Clear Opening Sq Ft.	5.18
Meets Wildland Urban Interface	✘
Clear Opening Width (Inches)	31.75
Clear Opening Height (Inches)	23.5
Meets Title 24	N/A
ENERGY STAR Certified Northern Zone	✔
Color/Finish Family	Brown
Rough Opening Width (Inches)	36

Weatherstripped Panels	✔
Warranty	10-year limited
U Value	0.26
Glazing Type	Single pane
Window Type	Storm
Solar Heat Gain Coefficient (SHGC)	0.42
Screen Material	Fiberglass mesh
Rough Opening Height (Inches)	55
Window Style	2-track

Specifications

Dimensions

Chain Length (ft.)	4	Product Height (in)	2
Product Length (ft.)	4	Product Width (in)	4.5

Details

Actual Color Temperature (K)	4000	Ballast Grade	Commercial
Color Rendering Index (CRI)	85	Color Temperature	Soft White
Compatible Bulb Type	Integrated LED	Connection Type	Plug-in
Cord Length (ft.)	5	Fixture Color Family	Silver
Fixture Color/Finish	Silver	Hardware Included	Yes
Included	Chain,Chord,Mounting Hardware	LED Driver Volts	12
Life in Hours	25000	Lumens	10000
Package Quantity	1	Product Weight (lb.)	2.5 lb
Product Width (ft)	0.38 ft	Replaceable LED Module	No
Returnable	90-Day	Watt Equivalence	300