

**STAFF REPORT:** APRIL 9, 2025 MEETING  
**APPLICATION NUMBER:** HDC2025-00054  
**VIOLATION NUMBER:** 25-981  
**ADDRESS:** 1760 WABASH

**PREPARED BY:** A. DYE

**HISTORIC DISTRICT:** CORKTOWN

**APPLICANT:** GUSTAF ANDREASON, @PROPERTIES

**PROPERTY OWNER:** SHARIF AFFAS, DETROIT DEVELOPING PROPERTIES, LLC

**DATE OF PROVISIONALLY COMPLETE APPLICATION:** MARCH 17, 2025

**DATE OF STAFF SITE VISIT:** FEBRUARY 21, 2024; AUGUST 27, 2024; JANUARY 9 & 16, 2025; and MARCH 26, 2025

**SCOPE:** INSTALL LAP SIDING (WORK COMPLETED WITHOUT APPROVAL), ADD DETAILS TO HISTORIC AND NEW GABLE WALLS, INSTALL WINDOW AND RESIZE EXISTING WINDOWS ON FAÇADE, REBUILD WINDOW CASINGS-ALL SIDES, REMOVE SIDING FROM CHIMNEY

### **EXISTING CONDITIONS**

The two-story wood-framed dwelling is located on the east side of Wabash Street, between Marantette and Bagley. The dwelling was erected between 1884 and 1897. The cross-gabled structure features a 2-1/2 story front elevation and a one-story covered raised porch. The roofs on the main structure and front porch are steeply pitched, whereas the additions have low pitched hip roofs. The existing window openings on the front elevation are centrally placed, while the window openings on the remaining elevations are asymmetrical in placement. The walls of the house are covered with lap siding and the windows appear to have white vinyl frames. Double-hung windows are present on each elevation, except for the opening at the first floor façade, in which a multi-colored glass fixed window acts as a transom over an undivided wide fixed window. A concrete drive extends from Wabash to about half-way down the long, narrow lot. A wood privacy fence has been erected to enclose a portion of the driveway and rear yard.



*Staff photo of front and side (south) walls. March 26, 2025.*

### **PROPOSAL**

Per the application documents, the scope of work includes:

- Install lap siding (work completed without approval).
- Add details to gables on the front, side and rear.

- Replace the second-story windows at front of house to original size depicted in HDC designation photo.
- Add window sills/casings to window openings.
- Remove the siding from the chimney and replace with brick veneer (if brick isn't present).
- Comply with the approved drawings from the initial HDC application/permit and make corrections that were noted on the stop work order.

## STAFF OBSERVATIONS AND RESEARCH

- The Corktown Historic District was established in 1984. This 19<sup>th</sup> century building is a contributing resource.



*Left and above: Existing conditions at the time of the Commission's first review of the property (24-00031, March 13, 2024 mtg.). Vinyl siding covered the walls and the windows were trimmed in aluminum coil. Staff photos, February 21, 2024.*

- The Commission reviewed the rehabilitation of this property, including the erection of a two-story addition and rear porch, at the March 31, 2024 meeting. The Commission issued a Certificate of Appropriateness with conditions.

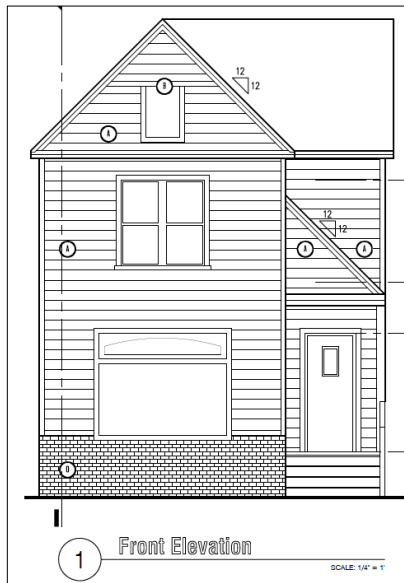
*The erection of a two-story addition, rear entry porch, and wood privacy fence, the demolition of an existing non-historic shed, raised deck/side entrance, removal of vinyl siding, chain link perimeter fence, centrally located chimney stack and concrete drive/parking pad, per the submitted documents, drawings, and presentation materials.*

With the conditions that:

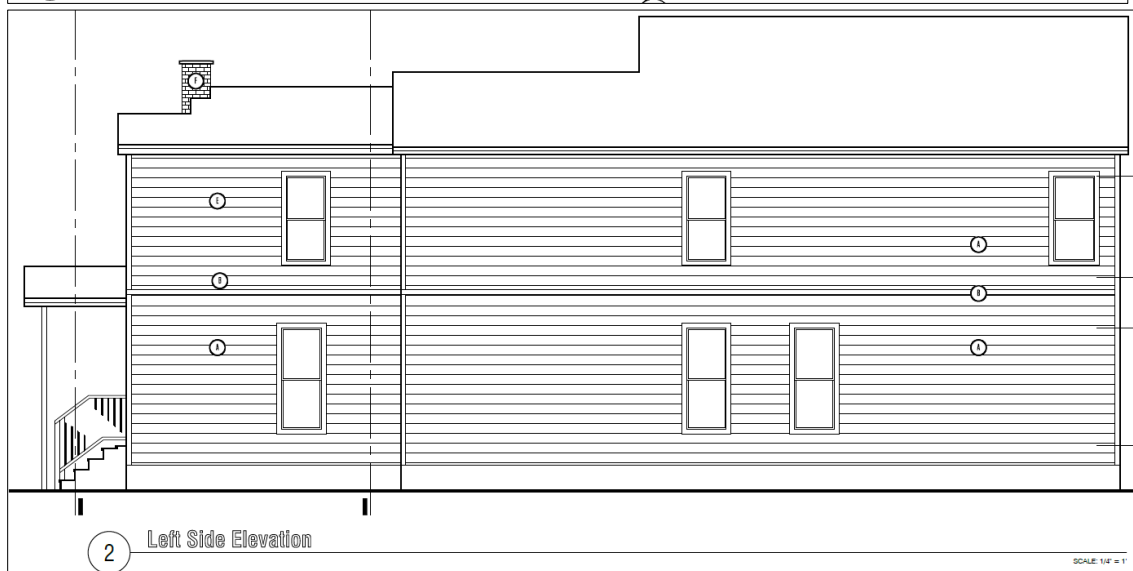
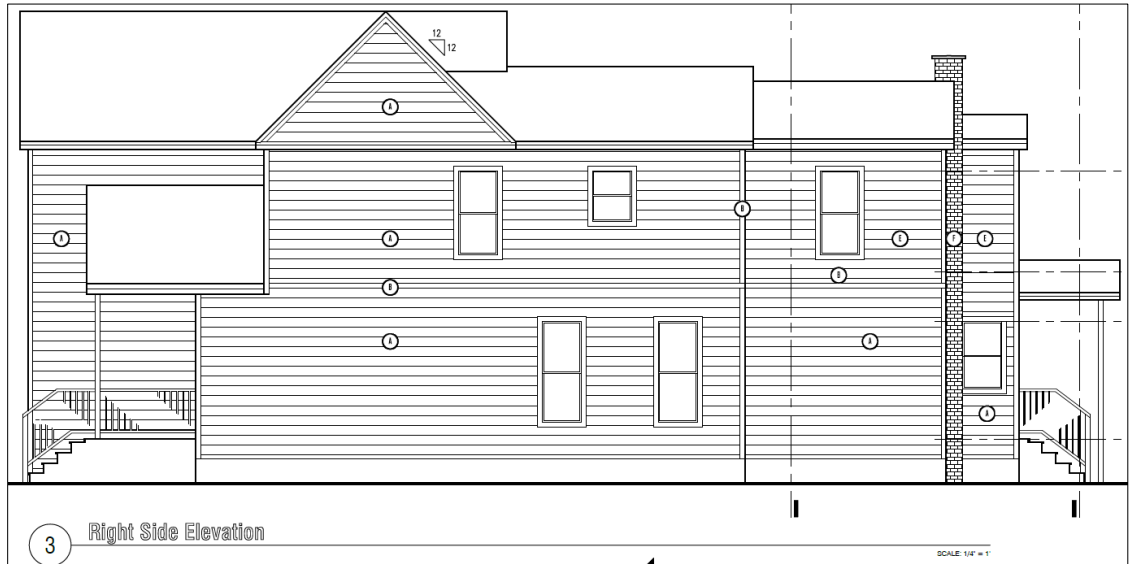
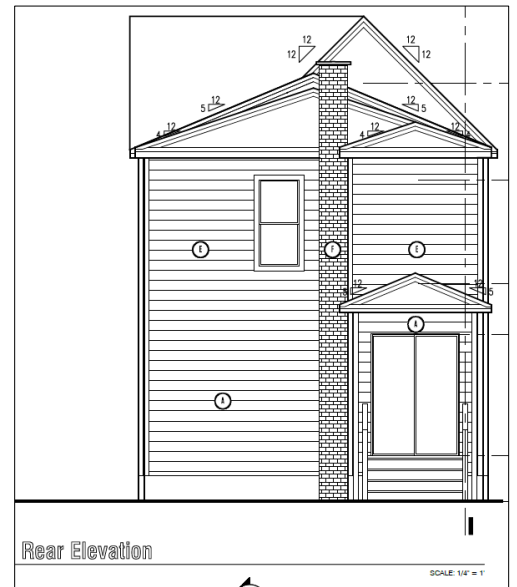
- *The construction at the original two-story building will have a raised roof to match the front gable and raised side wall to match the height of the cross gable; the lap siding materiality will be retained.*
- *The addition behind the original two-story structure will be differentiated physically from that structure by being set back at least 4-inches on both side planes, and the roof can be two stories in height. Lap siding can be maintained on these walls, or another material approved by staff that would offset the addition as not original can be submitted for staff review.*
- *The paint color for the wood fence will be submitted for staff review.*
- *A site visit will be scheduled with HDC staff to assess the condition of the wood siding before any repair work or partial replacement is completed. If areas need new wood siding, staff will review the replacement material before installation.*
- *The exterior color scheme will be submitted for staff review.*

- *A detailed drawing of the rear covered porch/stairs will be submitted for staff review.*
- *A cut sheet of the proposed chimney cladding will be submitted for staff review.*

*Excerpt from Certificate of Appropriateness HDC2024-00031.*



On April 29, 2024, staff reviewed and approved documents submitted to BSEED under permit RES2024-00103.  
ePlans elevation drawings.





- The condition related to the removal of the vinyl siding stated:  
*A site visit will be scheduled with HDC staff to assess the condition of the wood siding before any repair work or partial replacement is completed. If areas need new wood siding, staff will review the replacement material before installation.*
- In August, the applicant notified staff that the vinyl siding was in the process of being removed from the dwelling. Staff coordinated a visit with the applicant on August 27, 2024. Staff took the following photos to document the presence of the historic wood siding and its condition.



*Front and side walls. Notice the scallop siding that was uncovered at the porch (red arrow), as well as the ghost image/profile of the original porch post against the house's wall (blue arrow). Staff photo, August 2024.*





*This detail image of the southwest front corner of the house near the porch shows mostly intact lap siding with minimal deterioration (repairable deterioration is most evident where the lap siding met the corner boards). The aluminum coil stock remains on the windows casings at the front window. Staff photo. August 2024.*





*This photo was taken from the sidewalk and shows the north wall of the house. Staff photo, August 2024.*





*Detail - north side wall. The contractor invited staff to closely inspect the lap siding; it was intact and in very good condition. Staff photo, August 2024.*





*Another partial view of the north wall, near the front of the house. The historic siding had only a small number of nail holes that would need to be filled. Staff photo, August 2024.*

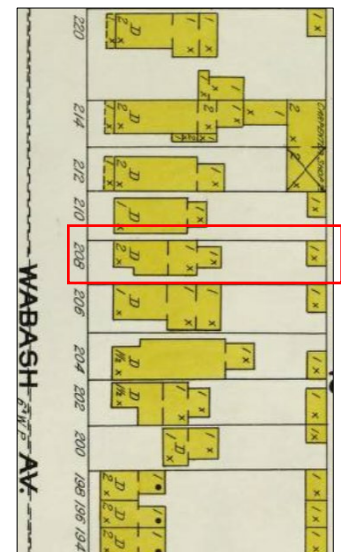




South wall. Note the similarly-closed pediment gable and pent roof. This gable wall, based on the pattern of the vinyl siding, likely didn't have multiple wall surfaces like the façade, which was common for this minimally visible side wall on a narrow lot. Within 10-20 years of when this house was built, a closely located neighboring house had been erected. Note the resized windows (wider and shorter) at the first floor. These openings will be further discussed on page 16. Staff photo, August 2024.



Applicant photo of the south side wall looking towards the 9 front porch.



The historic address for 1760 Wabash was 208. The 1897 Sanborn map shows it in context to the neighboring dwellings.



- In preparing for the Commission's January 2025 training session, staff conducted site visits in Corktown. It was at this time the work completed without approval was identified.

#### **Lap Siding – alterations and applicant proposal**

- A noticeable alteration to the building is the lap siding; its surface finish and sheen, dimensionality, and loss of patina, have altered the features of the dwelling and its integrity as a 19<sup>th</sup> century dwelling. When questioned about the siding, the applicant stated in their applicant response form:  
*The siding is all wood siding and contains a mix of old and new wood. We had to remove all of the siding from the home to better insulate the home and prevent moisture intrusion into the home that was coming in-between the old siding boards. Previously, the old vinyl siding was preventing water intrusion from happening, but when it was removed the home was re-exposed to water from rain. Once the siding was removed, the home could be properly insulated and wrapped in a water barrier plastic material to prevent further water intrusion. The old siding was then sanded down and re-installed onto the home. Some of the siding was rotted from water penetration, both new and who knows how long ago, and was unable to be saved. Where old siding was unable to be saved, we placed new wood siding that had the same dimension as the historic siding. We plan to keep it as is.*
- The COA stated that if new siding was needed in areas where the existing siding was deteriorated beyond repair, it was to be submitted for staff review prior to installation. This was not done - the siding was entirely removed and installed without HDC approval. It is staff's opinion that the completed work does not meet the following Secretary of the Interior Standards:  
  - 2) *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
  - 5) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
  - 6) *Deteriorated features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials."*
  - 9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
- Corktown's Elements of Design should be considered when discussing the materiality of a building and associated textures, which are discussed in element 8:  
  - 8) *Relationship of textures - The most common relationship of textures in the district is that of clapboard to the smooth surface of wood trim...Porches are usually in wood, although some have brick piers. Steps are either in wood, which was the original material, or concrete. Where wooden shingles, carvings, or other decorative wooden details exist, they add significantly to the textural interest of the building.*



Surface of lap siding

- Staff has noted differences with the existing siding, when compared to the wood siding present on the dwelling in August 2024. The old siding had a smooth surface (with exception of occasional cracks and minor deterioration at the corner trim), whereas the new siding has a consistent “fresh sawn” finish and there is no evidence of nail holes having been filled. The wood installed for windows casings is flat and has a visibly rough surface.



*Above: August 2024.*

*Right: March 2025.*

*Staff photos.*



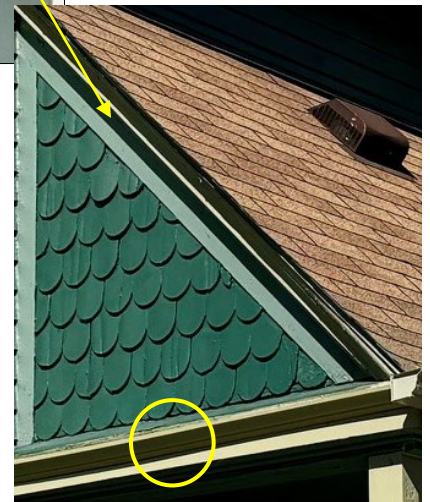




August 2024. This photo shows that the historic scallop siding had a similar smooth surface texture as the adjacent historic lap siding. The scallop siding is uniformly framed with flat trim, and then two outer sections had thickly dimensioned bargeboard trim applied to meet the roof/porch ceiling. Staff photo.



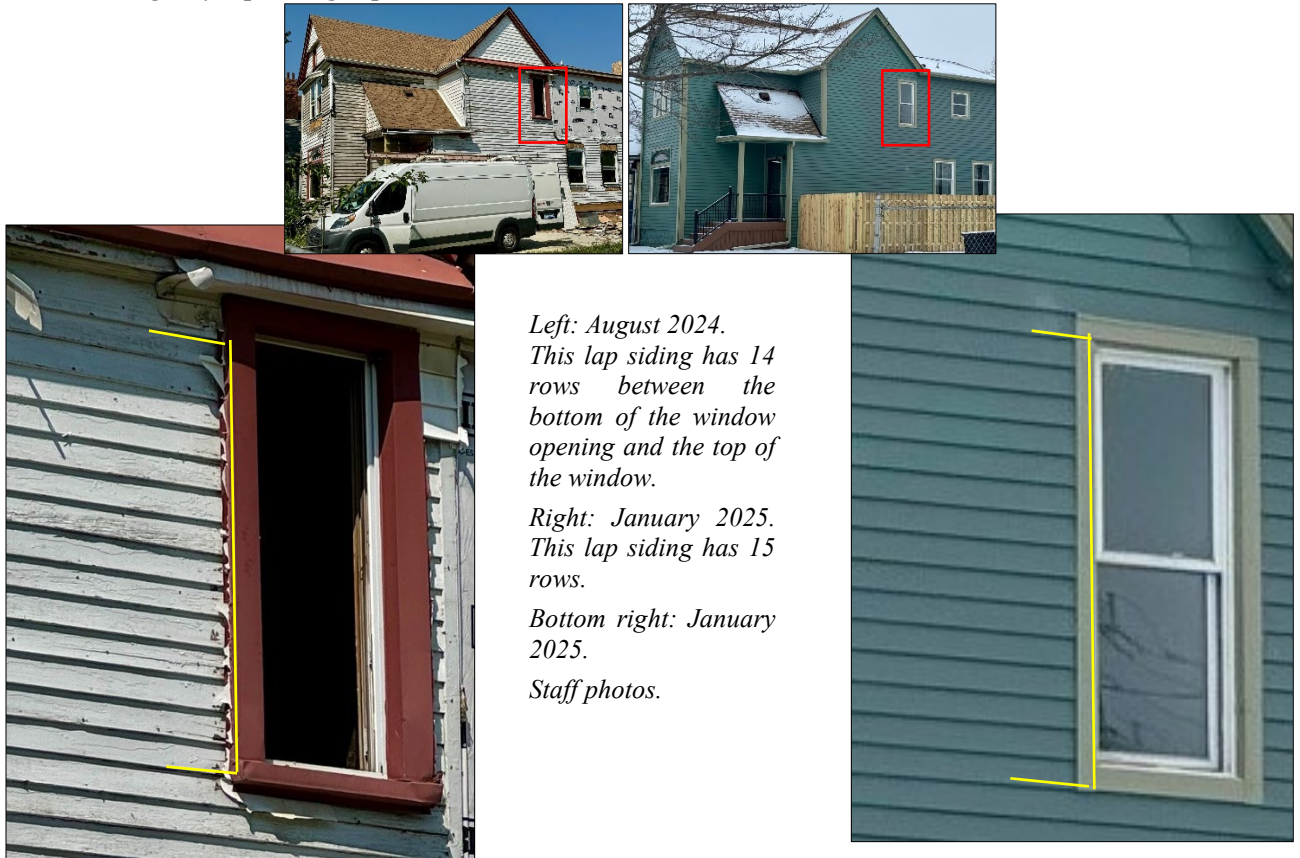
January 6, 2025. The reflective sheen of the paint shows the smooth surface of the historic scallop panels (where cracks aren't present). Note the highly profiled bargeboard at the angled roof remains, similar to the historic condition (at left), but it appears as though the lower wide bargeboard has been replaced with a narrower product. Staff photo.



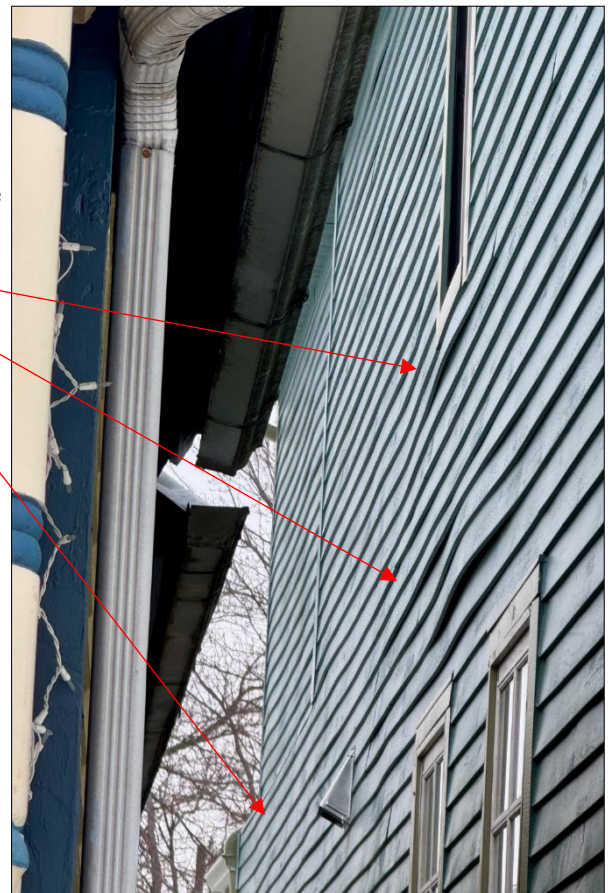
March 26, 2025. While preparing this report staff identified that the historic bargeboard at the roof edge has also been replaced with a thinner, less profiled product. Staff photo.



Dimension – height of lap siding exposure



- Comparing the same window “before and after” staff counts a different number of rows of siding, going from 14 to 15.
- Another concern with the installed lap siding are the multiple gaps on the north side wall, and general waviness.





## Front wall gable – alterations and applicant proposal



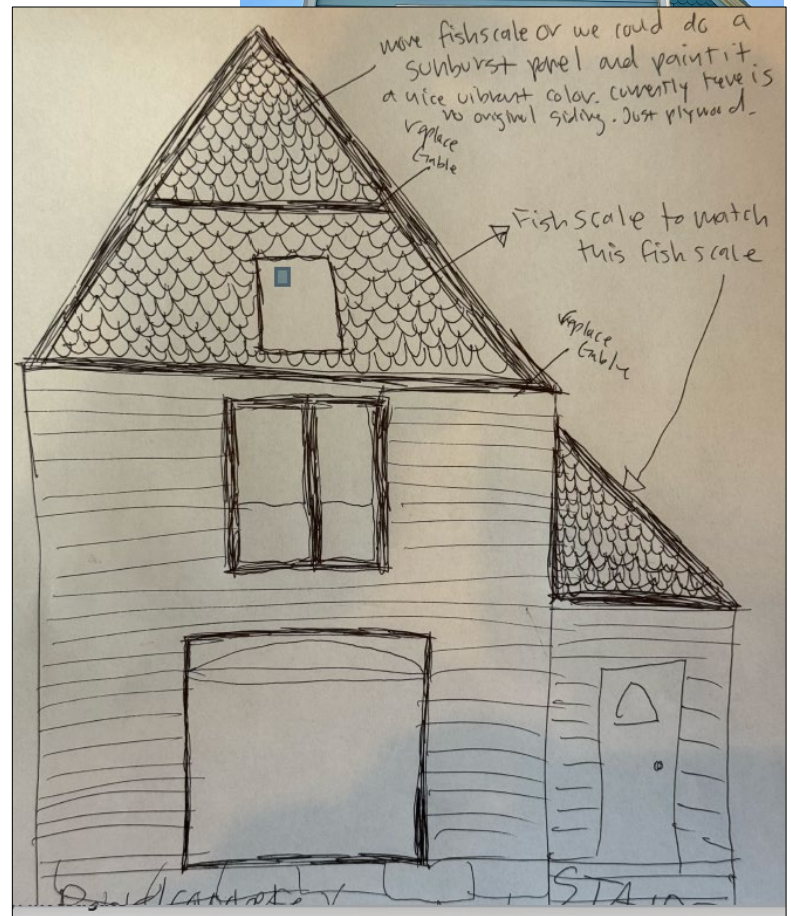
*This view shows the dimensionality of the closed pediment gable. The top portion of the wall extended forward, and an overhanging element protruded even more. The window was removed, as was the aluminum-covered bargeboard and pent roof (this angle shows the underside of the pent roof).*

*Staff photo, August 2024.*

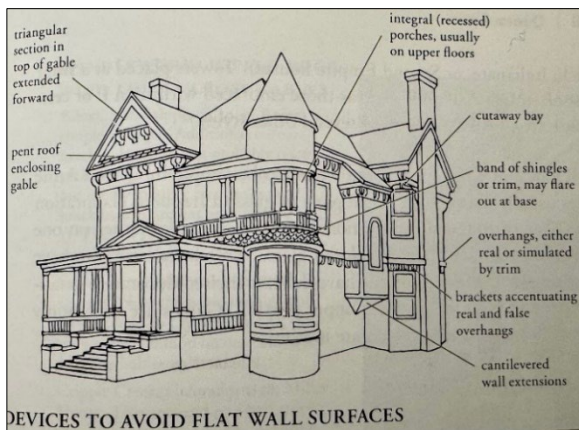
*All of the removed elements were distinctive character-defining features.*



*The angle of this February 2024 photo offers a better view of the pent roof.*



*Applicant sketch. As there is no documentation of the gable's wood siding upon removal of the vinyl siding. It is staff's opinion the elements offered in the sketch are compatible with the era and design of this Queen Anne house, with the additional expression (not called out here) of the upper gable wall extending forward of the gable's lower wall. Dimensions of each element and physical samples will be required for staff review and approval prior to any work taking place.*



*This drawing of a Queen Anne house offers an idea of the type of ornamentation that may have originally been applied to this property's front-facing gable. A Field Guide to American Houses, Virginia Savage McAlester.*



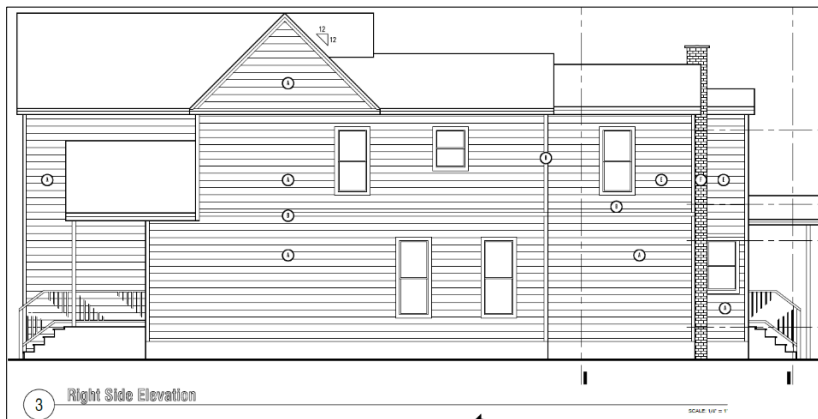
**Gable at south-side wall – alteration and applicant proposal**



*Above: Staff photo, March 2025.*



*Right: Staff photo, February 2024.*

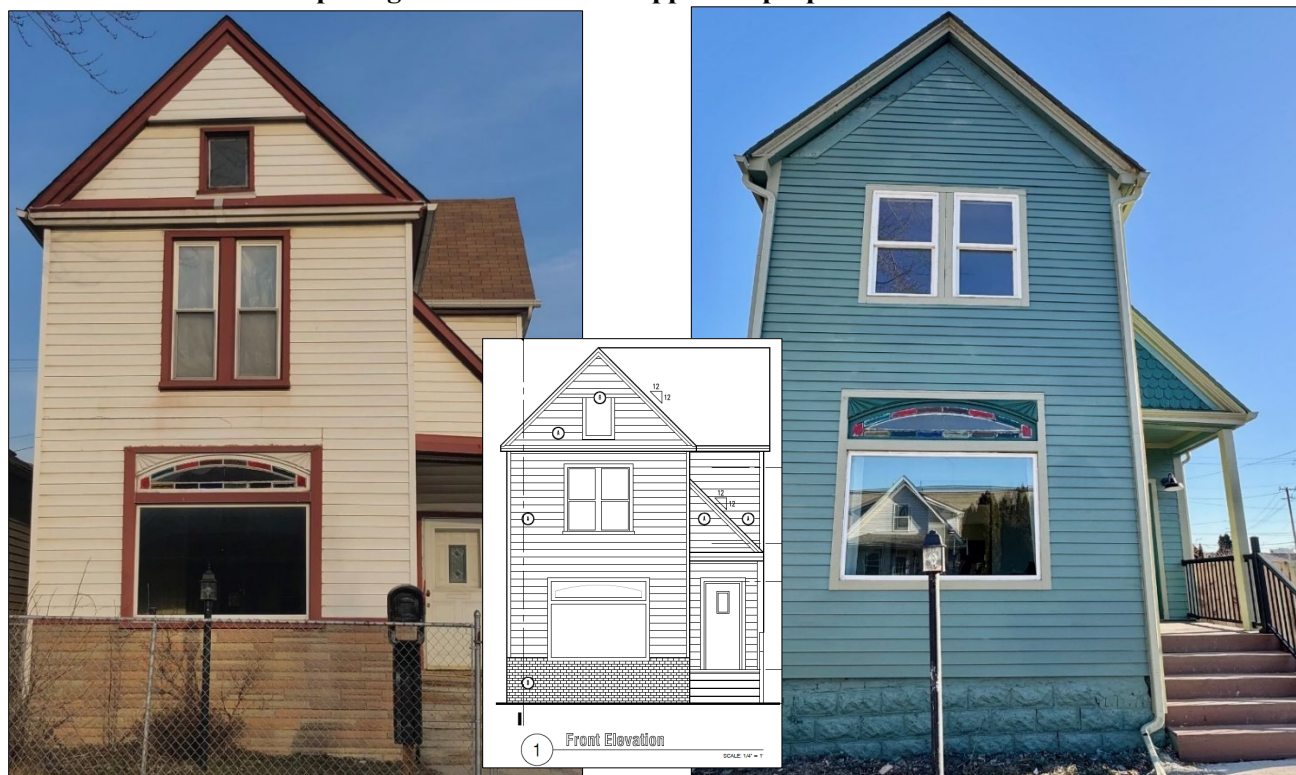


*Approved drawing shows the closed pediment.*

- An elevation drawing and wall section confirming the decorative details at this gable will need to be submitted to staff for review. It is staff's opinion that lap siding, rather than fish scale siding, can be appropriate for the gable wall at this secondary location.



## Windows and window openings – alterations and applicant proposal



February 21, 2024      Staff photos.      January 9, 2025  
 Approved drawing of front wall, changes at right were made without HDC approval.

- The window within the gable was lost, and dimensional changes were made to the second floor windows – they are shorter in height and wider in width, the dimensional mullion was removed, they are placed forward in line with the window trim (rather than recessed like the previous replacement windows), and dimensional window casing/trim was removed and replaced with flat trim.
- A common feature on 19<sup>th</sup> century houses are tall, narrow double-hung windows. Multiple windows were joined by structural wide, flat mullions. Additional distinctive features that clearly identify dwellings of 19<sup>th</sup> century construction are the window casings: butt joints, a header with a small overhang at the top, equal-sized side trim, and a narrower, protruding sill. The February 2024 photo shows the protruding sill was still in place, covered with aluminum.



Second floor double-window opening at façade of 1760 Wabash.      16  
 Left: February 2024.      Right: March 2025.

Example of a historic mullied window opening on a house of similar age (1423 Sixth Street). The dimensions of the window trim at this location are different than at 1760 Wabash, but the dimensional relationship between the four sides of trim should be the same. Staff photo, November 2023.



- The applicant has proposed reinstalling a window within the gable (discussed on page 13), resize and rebuild the double window opening at the second floor and install new Anderson windows, as well as rebuild the windows casings for the window openings on each side of the dwelling. The new windows on the front wall will also need to be recessed, similar to the previous windows.
- A dimensioned drawing for the double opening at the second floor will be needed to confirm the size of the windows and window opening, as well as confirm the dimensions for the replication of the 19<sup>th</sup> century window casings that were removed without approval.

Staff observations of windows on each side of the dwelling

- At the time of designation, replacement windows were in place, with the exception of the decorative transom at the façade.
- The Commission's March 2024 review included the approval of new replacement windows, specifically Anderson E-Series, aluminum-clad wood windows, color: black.
- On recent site visits, the installed windows appear to be white vinyl units. The existing frames are thin, bright white and do not offer the dimensionality of the E-series windows and are not compatible with a 19<sup>th</sup>-century dwelling.
- The Corktown Elements of Design discuss color, with the understanding that white, according to the district's color charts, range from varying levels of yellowish white.

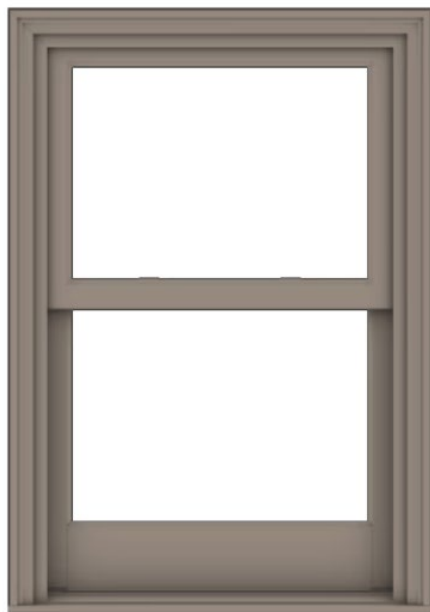
*Relationships of colors. Paint colors in the district generally relate to style. Earlier buildings usually display muted colors, such as earth tones and shades of yellow, while Italianate and Queen Anne-style buildings sometimes display richer and darker colors, such as browns, golds, grays, and blues. Common trim colors include shades of cream, yellow, gray, brown, green, and white. Window sashes are frequently painted white, deep red, brown, and gray...*

- The installed windows are also not recessed within the window opening, to match the previous condition/placement.
- Many of the installed windows (outside the front wall, second floor opening) are not part of this application, and will remain in violation of the historic ordinance until receipt of an application and subsequent approval by the HDC.



*Above: Front of house. Staff photo, January 2025.*

**E-SERIES DOUBLE-HUNG WINDOW**



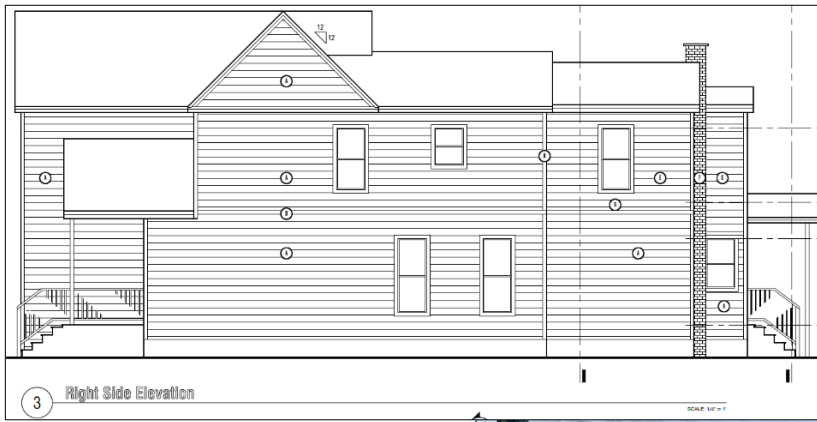
*Left: Anderson E-series double-hung window. Staff used the sandtone color from Anderson's website for this comparison, as the width and profile of the framing is clearly visible.*

*Right: Existing replacement window in one of the new windows openings on the rear wall.*

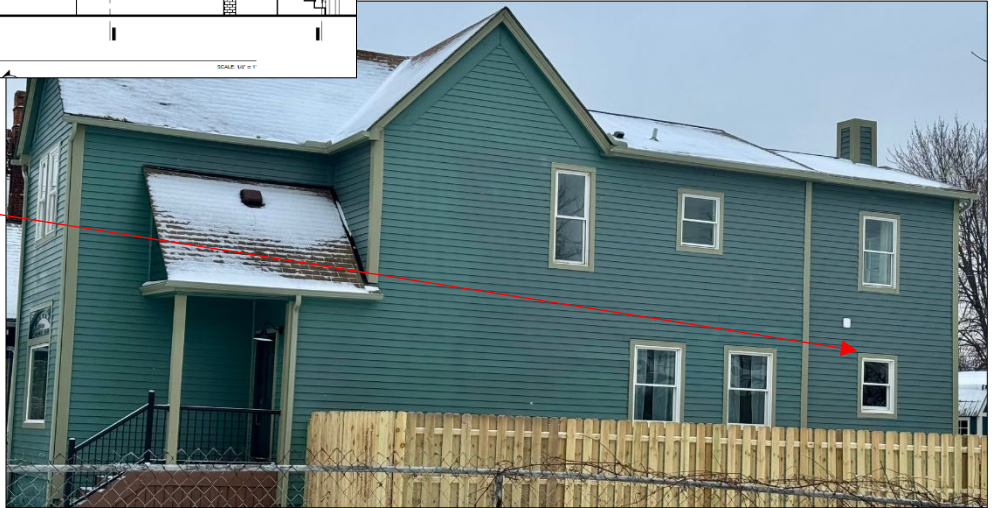
*The dimensions and depth of framing of the Anderson window is more compatible with the dimensions and profile of a historic wood window.*







*Above: Approved drawing for south-side wall. During BSEED ePlans permit review, staff approved one additional window opening at the first floor rear, under staff authority for minor revisions to an HDC approval.*

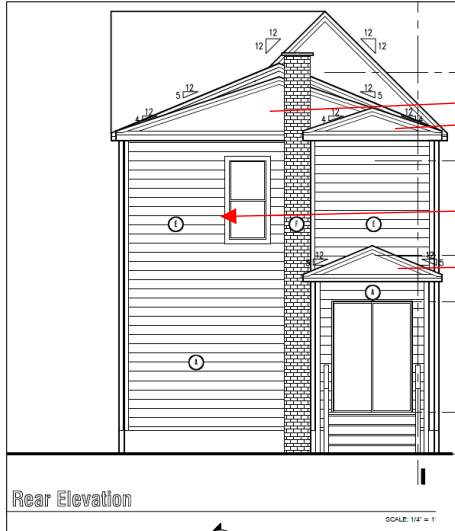


- As first identified on page nine, while reviewing photos for this staff report, staff noticed that at least one window opening doesn't fully fit the cut opening on the south-side wall.





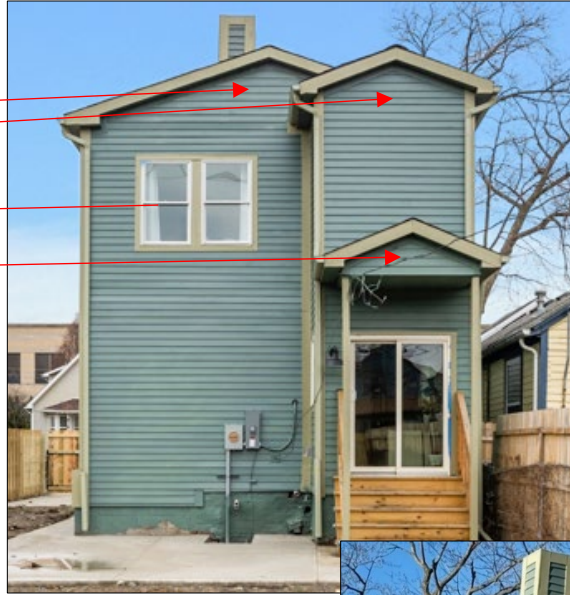
## Changes to rear wall – alterations and applicant proposal



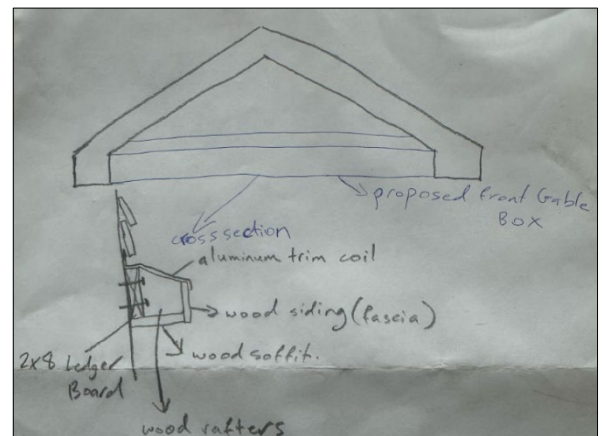
*Approved drawing and undated photo.*

*Middle right: Staff photo, January 2025.*

*Bottom right: Applicant sketch for gables.*



- Changes made to the approved project at the rear wall include:
  - One additional window at the second floor.
  - No closed gables.
  - The historic chimney clad in siding.
  - Raised height of the rear porch roof.
  - New chimney not erected.
- It is staff's opinion that the location of the additional window opening is appropriate, however the window itself, its placement within the opening, and lack of mullion and dimensional trim, is not.
- The gables for the rear-facing walls and covered porch were erected with a different design than originally proposed, and the applicant submitted a drawing to show how the gables could be enclosed. These walls and gables are of different proportions (including roof pitch) than the historic gables and all relate to each other on the rear wall, so staff believes the open design and flat rakeboard are compatible for new construction and this rear-facing location.
- The cladding of the chimney is not compatible with the age and architectural design of the house, and staff agrees with the applicant's proposal to remove the siding and expose the historic brick. The recladding of this feature without submitting visual and physical documentation that the existing brick and chimney is beyond repair, would not be approved/recommended by staff.
- It is not clear to staff why the gable roof over the rear entry door was erected so high, as it is out of proportion with the rear door. However, this small roof structure is not demonstrably inappropriate, is at the rear facing the alley, and can be removed in the future without any impact to the integrity of the historic structure.





## ISSUES

### Lap siding

- The wood siding that staff inspected in August 2024 was intact, smooth-surfaced siding that needed minimal repair and little replacement. As stated in the COA, the applicant was to submit replacement material before installation. This was not done and historic materials and distinctive features were removed. The siding on the north wall does not have consistently straight rows, and there are areas where the siding has buckled which are visible from the public right-of-way. The existing siding's uniform, freshly-sawn finish, sheen and diminished size and dimensionality, altered the features and spaces that characterize the property; this loss of patina and craftsmanship destroyed the building's integrity as a 19<sup>th</sup> century dwelling.

## RECOMMENDATIONS

### Section 21-2-78, Determinations of Historic District Commission

#### **Recommendation 1 of 2, Denial: Installation of lap siding**

Staff recommends that the proposed work will be inappropriate according to the Secretary of the Interior's Standards for Rehabilitation and the Corktown Historic District's Elements of Design, specifically:

*Standard 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

*Standard 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

*Standard 6) Deteriorated features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials."*

*Standard 9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

*And Elements of Design 8.*

For the following reasons;

- The wood siding that staff inspected in August 2024 was intact, smooth-surfaced siding that needed minimal repair and little replacement. As stated in the COA, the applicant was to submit replacement material before installation. This was not done and historic materials and distinctive features were removed. The siding on the north wall does not have consistently straight rows, and there are areas where the siding has buckled which are visible from the public right-of-way. The existing siding's uniform, freshly-sawn finish, sheen and diminished size and dimensionality altered the features and spaces that characterize the property; this loss of patina and craftsmanship destroyed the building's integrity as a 19<sup>th</sup> century dwelling.

#### **Recommendation 2 of 2, Certificate of Appropriateness: Remaining work items**

Staff recommends that the proposed work will be appropriate according to the Secretary of the Interior's Standards for Rehabilitation and the Corktown Historic District's Elements of Design, with the condition that:

- A dimensioned drawing of the proposed window casings, to serve as a prototype for each opening, is required for staff review, and solid wood (no composite product) will be used.
- The second story double window will be resized to match the dimensions of the original opening. A dimensioned drawing will be submitted for staff review and will confirm the recessed placement of the windows and an installation of a wood mullion, matching the one that was removed. The window order for the two double-unit windows will be submitted for staff review.



- The front gable sketch included with this application is not sufficiently detailed for construction purposes. Dimensioned drawings and wall sections should be created for the front and side gables, noting all elements within each gable and specifications for painting (color(s) and sheen) will be included on the drawings and submitted to staff for review before any work takes place.
- Upon removal of the siding from the chimney, no masonry work, outside of tuckpointing (if needed) will occur without submitting to staff for review and approval - a scope of work, visual and physical documentation of existing conditions which show why the existing brick is beyond repair, and a physical sample of replacement brick.