



CBI DESIGN PROFESSIONALS

April 11, 2023

City of Detroit
Historic District Commission
2 Woodward Avenue, Suite 808
Detroit, MI 48226

Re: HDC Project Review Request

Dear Members of the Commission,

On Behalf of our client's Mr. & Mrs. Murphy we are providing the following information to answer the questions in their application to the Historical Commission for their new home.

Description:

This new home will sit on a currently vacant lot at the above noted address. The home was planned around their hope to be near their grandchildren who live 2 doors down. The home is a 2-story center entrance Colonial of just under 3,000 sf in living area. It has been designed with a front covered porch at the entry. The porch is just wide enough to meet the program requirements of being able to sit on it and overlook the street. Beyond the Center 2 story portion of the home are symmetrical wings set back slightly from the front façade of the main section of the home. An additional step back on the left side allows for the attached garage. The home was designed to have a 10' main floor ceiling and a 9' second floor ceiling in order to maintain the vertical proportion and roof heights of the streetscape. The building veneer is a simple beveled siding in the colonial tradition with the base of the home sitting on a platform of painted brick next to grade.

Work list

- Partial Basement with Slab on grade remainder of building
- Construct a roughly 3,000 sf new residence on vacant lot.
- Maintain current drainage path of the surface water from the rear of the lot toward the front. Minor re-grading at the perimeter of the residence for positive slope away from the home.
- Construct new driveway, drive apron and walkway to the front porch of the home from the street and drive.
- Construct rear covered Patio.
- Landscape lot back to primarily lawn, like the current lot area which is all grass currently.

Existing Conditions:

- The current lot is vacant and basic lawn area.

- The lot is nearly flat with a slight grade change from higher at the back of the lot dropping a foot or so toward the front.
- One tree is on the lot in the area of the new driveway.
- There is a sidewalk along the front property line.
- A double row of cyclone fence forms the rear property line along the unused alley.
- The left property line is unmarked with the same lawn area flowing onto another vacant lot.
- The right property line is adjacent to a historical home with a masonry wall for the rear half of the property line.

Thank you for your review and consideration of this request from Mr. & Mrs. Murphy.

Sincerely,

Robert G. Clarke, AIA, NCARB

President