

Introduction:

Background

Let me introduce myself, my name is Andre Williams. I am the owner of 949 Chicago Boulevard.

My grandparents, Dr. James, and Mary Fanning purchased this family home in the early 1950's from Russell and Tabitha Fielder via land contract. They refinanced with a traditional mortgage in 1959. While serving their local community as a dentist and educator, they successfully raised all five of their children in the residence. Some of their grandchildren also lived in the home, including myself, who spent the first four years of my life there.

Over the years due to many factors, death, illness, economics, the residence has suffered from deferred maintenance. After my grandmother passed away in 2018 ownership of the house came to me, as I have the means and skills to restore the structure to its former glory. My plan is to bring our family home back to its previous beauty, with a full interior renovation as well as an exterior restoration, with a heavy emphasis on maintaining its historical exterior features.

We wish to start by demolishing the existing garage as it is significantly damaged and in danger of collapsing. A new, slightly larger structure will be built in its place that will be similar in size and scale to other garages in the neighborhood and respectful of the architectural style of the house. The garage will be utilized as a secure base of operations for storing, fabricating, and staging materials while the main house is under construction.

After renovation of the main house is complete, the goal is to maintain 949 Chicago Blvd as our family home and preserve it for generations to come.

To guide the exterior restoration of the house, and design the new garage, we have hired Finnicum Brownlie Architects for the firm's background in historic architecture.

Summary of needs

The garage is currently a large, unusable structure that is a dangerous eyesore. It suffered a fire which opened the roof to the elements. Subsequently, the structure has deteriorated to a point where the center of the roof is sagging, and the entire structure is leaning drastically. We hope to intervene with demolition before it collapses.

The garage is one of the primary components of the first phase of several phases necessary to the restore of the property. Other items of deferred maintenance must also be addressed at this time. The driveway leading into the garage is cracked, uneven and is in extreme disrepair. Both the garage slab and the driveway must be removed and replaced. The house needs to be painted, so this appeal also includes the request for color approval. Future appeals will be made for work relating to the stabilization of the rear of the house and restoration of a two-story rear porch that was removed in the past.

Appeal

We respectfully request approval for the work described in this application. By stopping the deterioration, removing an eyesore, creating a new accessory structure, and restoring the home's former dignity these improvements are in the best interest of the Historic District.

Existing Conditions:

Context

Located on the first two parcels east of the John C. Lodge (M-10) freeway, 949 Chicago Boulevard essentially acts as the gateway to the East Boston Boulevard Historic District. Approximately 900 homes comprise the district within a 36 square block area. First developed in 1905 on land accumulated in the late 19th century, the Boston Edison District remains a highly desirable residential neighborhood with its broad, tree-lined boulevards and stately homes originally built for many of Detroit's prominent leaders in industry, business, government, the arts and entertainment. Among those who once lived in the Boston Edison Historic District are industrialists Henry Ford, James Couzens, the Fisher Brothers, and W. O. Briggs; businessmen Sebastian Kresge, and Benjamin Siegel; rabbi Leo M. Franklin; musicians, conductor Ossip Gabrilowitsch, his wife singer Clara Clemens (Mark Twain's sister); music producer Barry Gordy; and baseball great Ty Cobb. The Boston Edison District is on the upswing after a period of economic decline. The homes are generally in good repair, and, like 949 Chicago Boulevard, many are in the process of rehabilitation.

House

949 Chicago Boulevard is a dignified, two-story, Colonial Revival-style house, designed by Detroit architect Gordon Pickell and built in 1913. Its side-gabled form was quite popular from 1900 to 1940. Many of the style's characteristics are exhibited: A symmetrical front façade; the centrally located front door is accentuated by a small pedimented porch roof on decorative brackets with a convex quarter-sphere recess; paired, adjacent, multi-paned, double-hung windows; and a decorative cornice with dentils. The house has a decorative red brick soldier course at the top of the foundation wall and matching red brick rowlock windowsills. Full brick veneer facades were not introduced to the style

until around 1915. An uncommon feature of the house is the barrel-vaulted roof configuration of the two front dormers.

Garage

The garage was designed in the image of the house: wood frame construction finished with a combination of painted stucco and lap siding without corner boards; vertically oriented, rectangular windows with divided lights; painted wood eaves, rake trim, base trim and frieze boards; recessed-panel doors; architectural-grade, heavy-duty asphalt shingles; and aluminum ogee gutters with fluted aluminum downspouts. The lighting will be dimmable, style-appropriate LED wall-mounted fixtures.

The design is respectful of the historic district and reflective of the other 38 carriage house-styled garages in it. It is designed within all ordinance requirements, including allowable size and building height. The garage is properly scaled to the house. Dormers toward the north reflect the house dormers in scale but are distinguishable due to the gable roofs vs barrel-vaulted roofs of the house dormers. Because the historic design guidelines stress the desirability of contrasting the old and the new, shed dormers are also utilized to add headroom to the loft.

Description of the Project:

The garage design intent is to create a structure consistent with the style, the size and the scale of the original house. The loft above the garage will be used as a shop and the garage will be used to secure tools, materials and supplies during the restoration of the house. Consistent with the HDC design guidelines, the materials have been chosen to reflect the character of the house without replication: the siding is Hardie-plank and stucco, windows are wood with aluminum clad exteriors, and doors are insulated, painted steel.

The construction work on the house will be executed by first repairing an item wherever possible; and secondly, if the item is beyond repair, it will be replaced in kind. The color choices for the house and the garage have been made from the HDC Color System C. Work on the house under this appeal will concentrate on surface preparation for painting and painting.

Repair

Everywhere necessary, the damaged house structure will be repaired, not replaced.

Replacement

Features determined to be beyond repair will be matched with stock or custom replacements. Rotted structural and trim lumber will be replaced to secure

necessary structural integrity and weathertight finish. The garage slab is beyond repair and is intended to be replaced allowing for the replacement of plumbing drains and the adjustment to site grading/drainage conditions. Likewise, the concrete driveway will be removed, regraded, and replaced.

Rehabilitation

No rehabilitation work is planned for Phase 1. In Phases II and III, the rear of the house will be restored, and the former two-story porch replaced. Finally, the criteria guiding the items new to the structure (i.e., the rehabilitation) will be sensitive to the spirit of the original house and garage.

Detailed Scope of Work:

Garage Construction

- Locate and disconnect all existing utilities.
- Demolish the existing garage including the concrete slab and the footing.
- Grade the site to the required elevation.
- Rough-in electrical, water and sewer lines.
- Dig and pour concrete trench footings.
- Lay required courses of concrete block foundation walls.
- Pour the concrete slab with perimeter insulation.
- Frame the garage.
- Apply architectural shingles, composite cement siding, stucco and install doors and windows for a weatherproof shell.
- Install rough mechanical and electrical systems.
- Insulate.
- Apply interior finishes.
- Paint exterior per color schedule listed in the “Color” section of this application.
- Finish mechanical and electrical systems.

House Painting

- Consult the Department of Interior Standards for Restoration and Guidelines for Restoring Historic Buildings to determine acceptable treatment of the historic resource.
- Inspect, protect and maintain wood features by ensuring that drainage features diverting rainwater from wood surfaces (such as roof overhangs, gutters, and downspouts) are intact and functioning properly.
- Replace rotted wood components in kind.
- Repair stucco by removing the damaged stucco and patching with new material that duplicates the historic stucco in strength, composition, color, and texture.

- Identify and treat the causes of wood deterioration, such as faulty flashing, leaking gutters, cracks and holes in siding, deteriorated caulking in joints and seams, plant material growing too close, or insects or fungus.
- Apply one coat of oil primer and two coats of exterior oil paint to wood features and stucco walls that are subject to weathering.
- Colors specified in the “Color” section of this narrative.

Other

- Remove and replace the concrete driveway; modify the layout per the site plan; install new crushed limestone base.
- Carefully coordinate the grade with the yard and garage slab elevation for proper drainage
- Regrade the lawn disturbed within the work area by top dressing with topsoil and reseeding.
- Connect new electrical, water and sewer lines to the house from the garage.



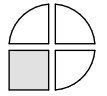
View from South-West

2
1



View from North-West

1
1



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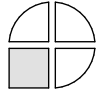
25885 GERMAN MILL
FRANKLIN, MI 48025
248 851 5022

07-17-2023

GARAGE, WILLIAMS RESIDENCE
949 CHICAGO BLVD.
DETROIT, MICHIGAN

SHEET NO.

1
OF
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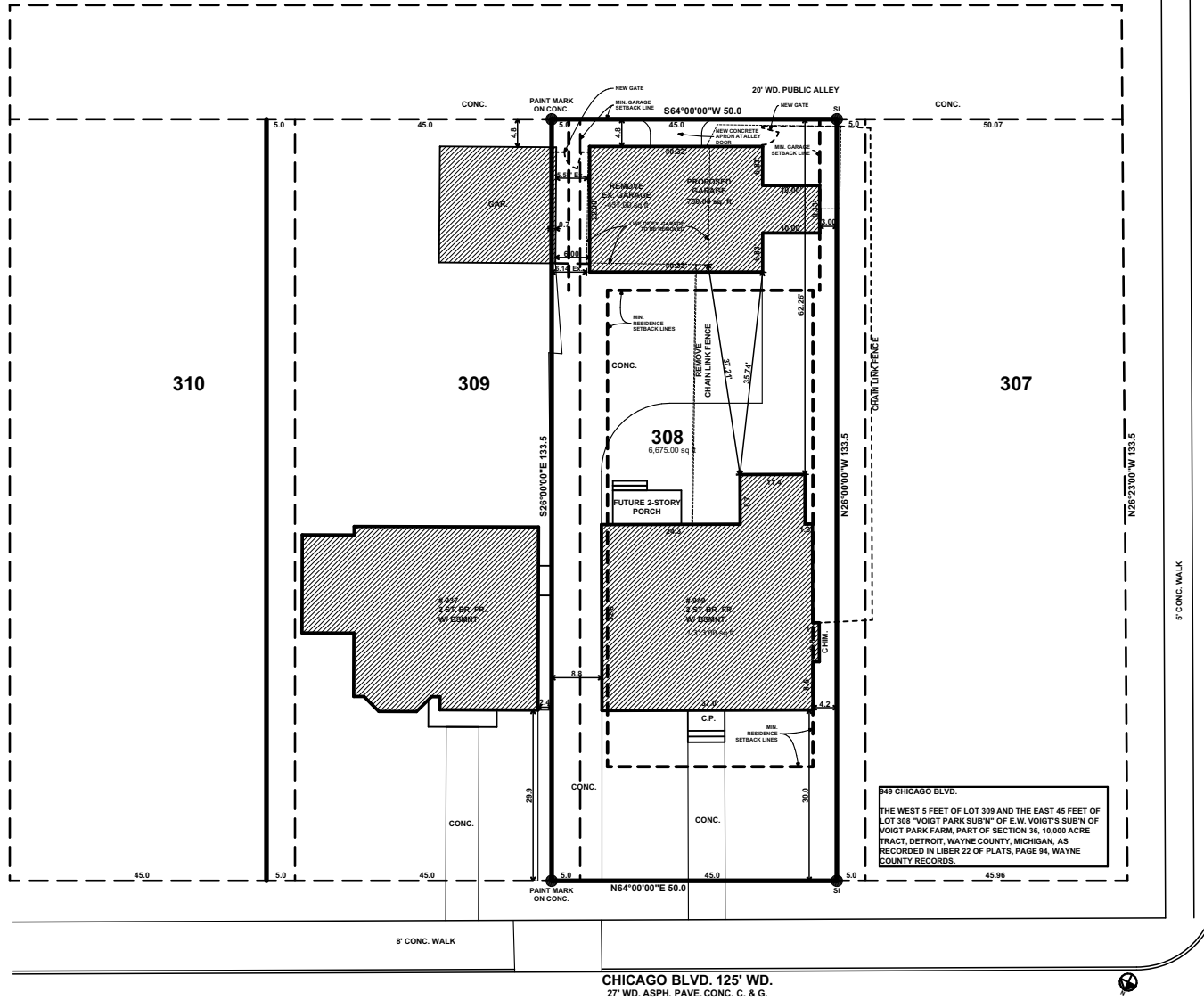


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HAMILTON BLVD. 100' WD.

CHICAGO BLVD. 125' WD.
27' WD. ASPH. PAVE. CONC. C. & G.

Site Plan

SCALE: 1" = 30'

1
OF
2

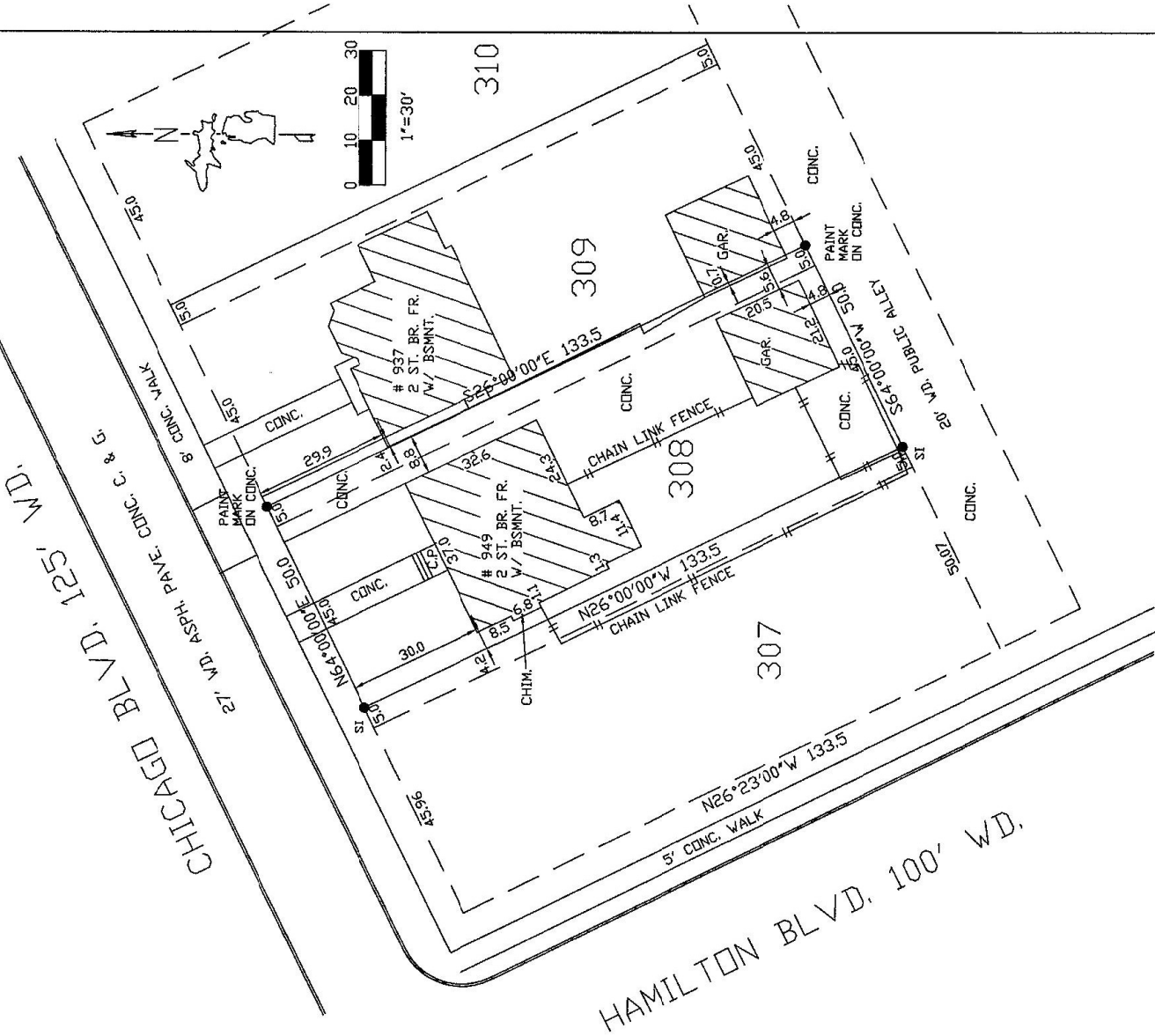
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OF
8

LOT SURVEY

949 CHICAGO BLVD.

THE WEST 5 FEET OF LOT 309 AND THE EAST 45 FEET OF LOT 308 "VOIGT PARK SUBN" OF E.W. VOIGT'S SUBN OF VOIGT PARK FARM, PART OF SECTION 36, 10,000 ACRE TRACT, DETROIT, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 22 OF PLATS, PAGE 94, WAYNE COUNTY RECORDS.



SURVEYOR'S CERTIFICATE - I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, THAT I AM A PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MICHIGAN.

LEGEND

- O = FI = Found Iron
- = SCI = Set Capped Iron
- ⊙ = FCI = Fnd. Capped Iron
- (R) = Recorded
- (M) = Measured

JOHN S. BLANCHARD P.S. #27446

CLIENT:

A. WILLIAMS

APEX SURVEY

20960 MILWAUKEE RD.
BRITTON, MICHIGAN 49229
LAND SURVEYOR # 27446
(734) 634-3591
email: mwdavispe07@yahoo.com

JOB # 23-08

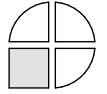
DATE 5-8-23

DWG. BY MWD BK PG

1"=30'

SCALE

SHEET 1 OF 1



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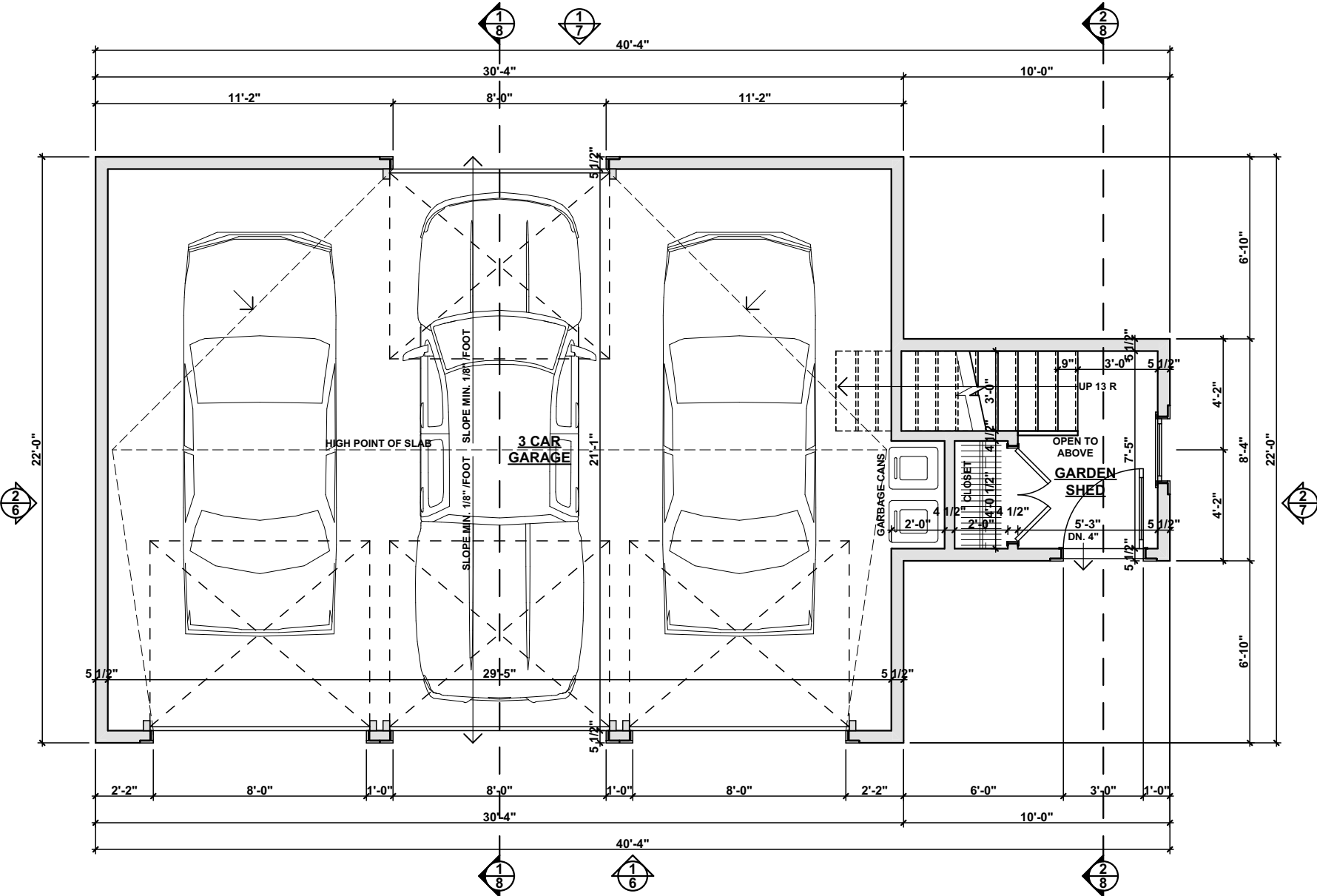
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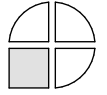
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OF
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First Floor Plan
SCALE: 3/16" = 1'-0"

**1
4**



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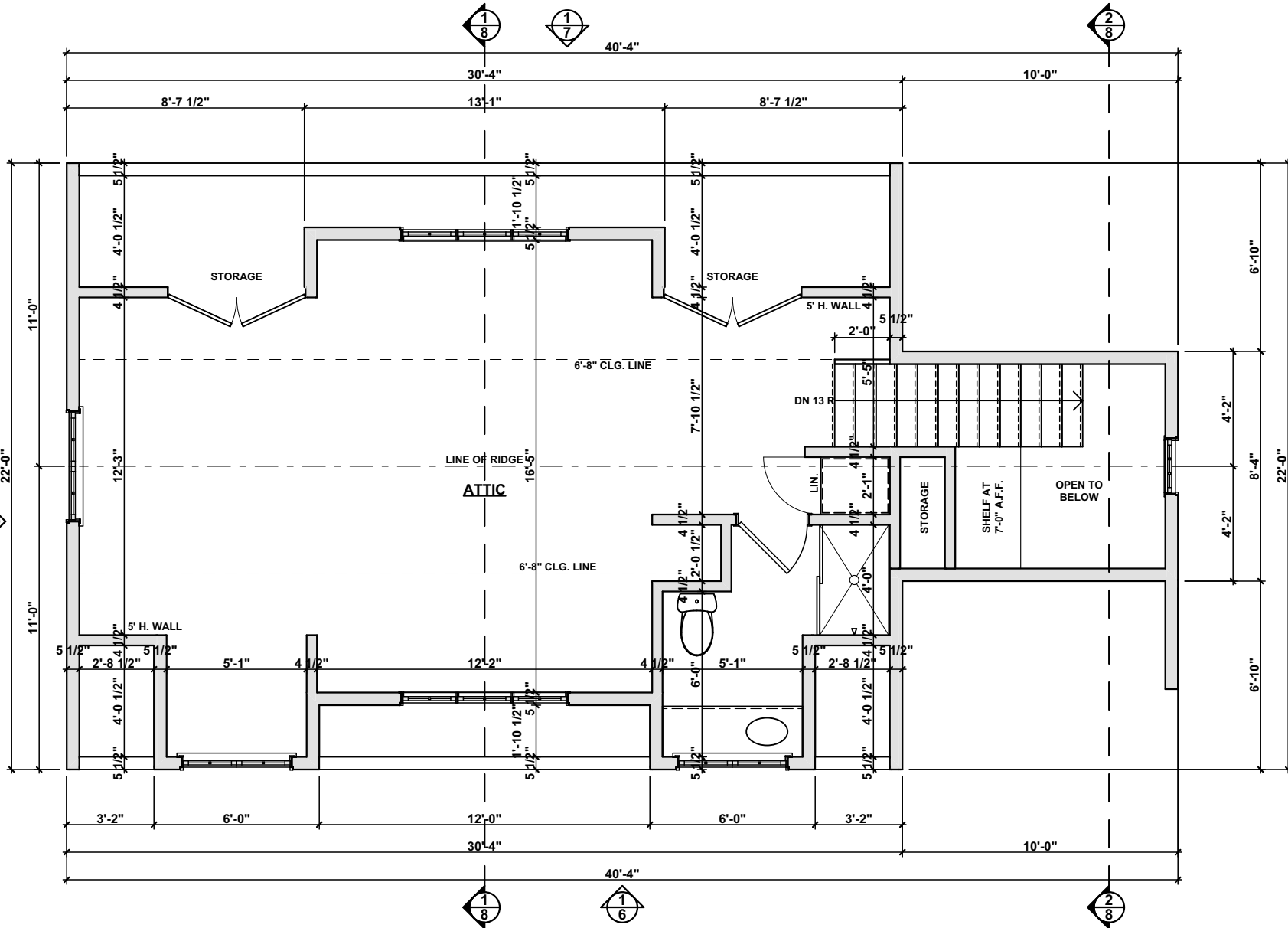
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8**



Second Floor Plan
SCALE: 3/16" = 1'-0"

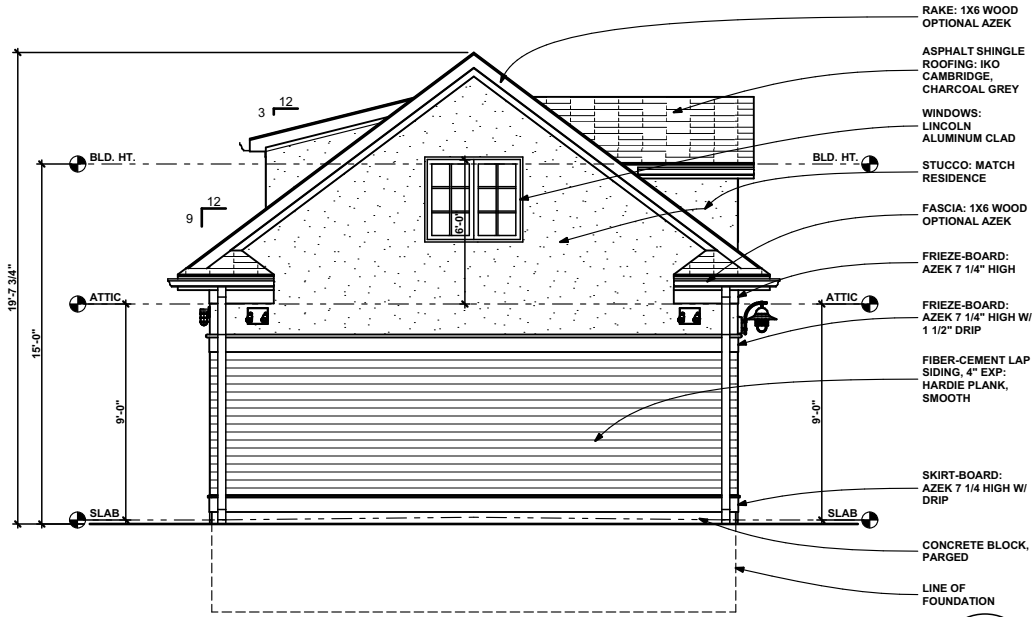
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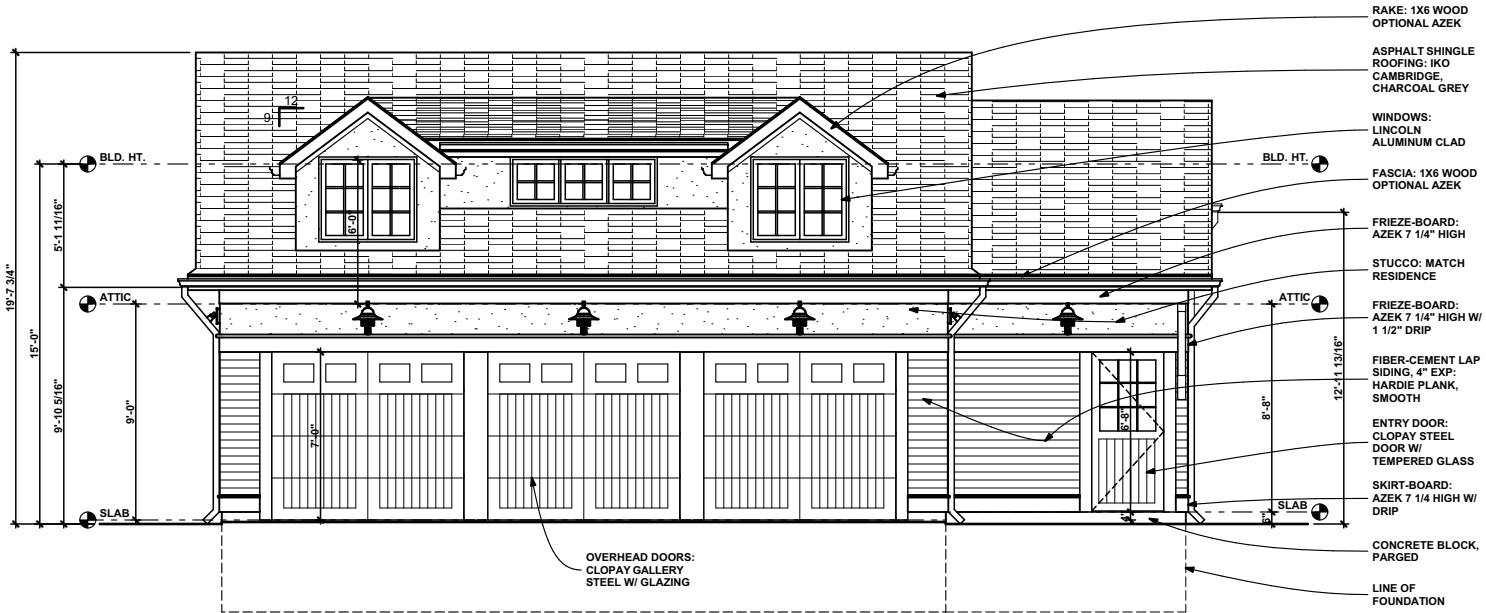
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EAST Elevation

2
6

SCALE: 1/8" = 1'-0"



NORTH Elevation

1
6

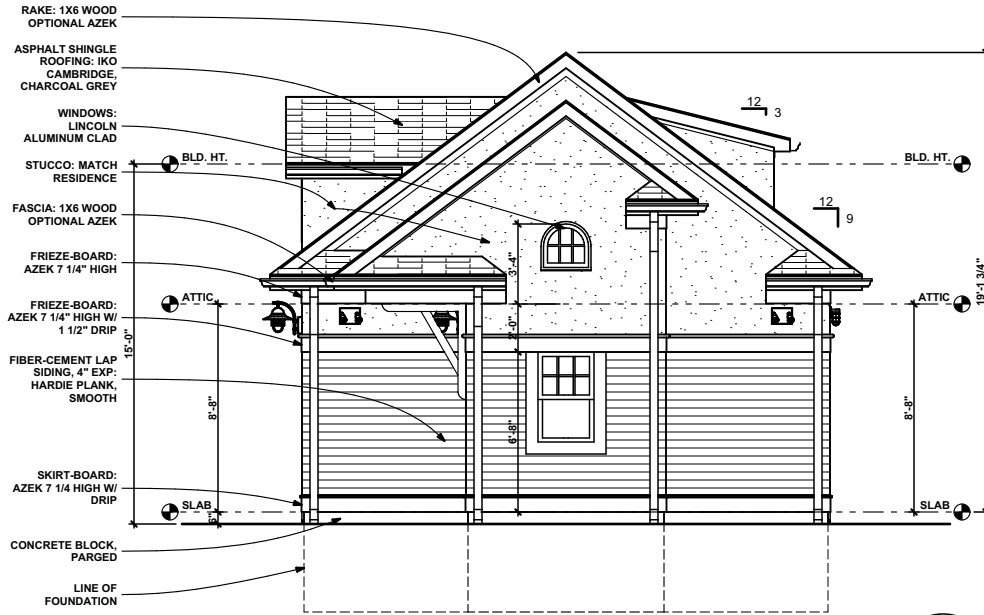
SCALE: 1/8" = 1'-0"

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DETROIT, MICHIGAN

SHEET NO.

6
OF
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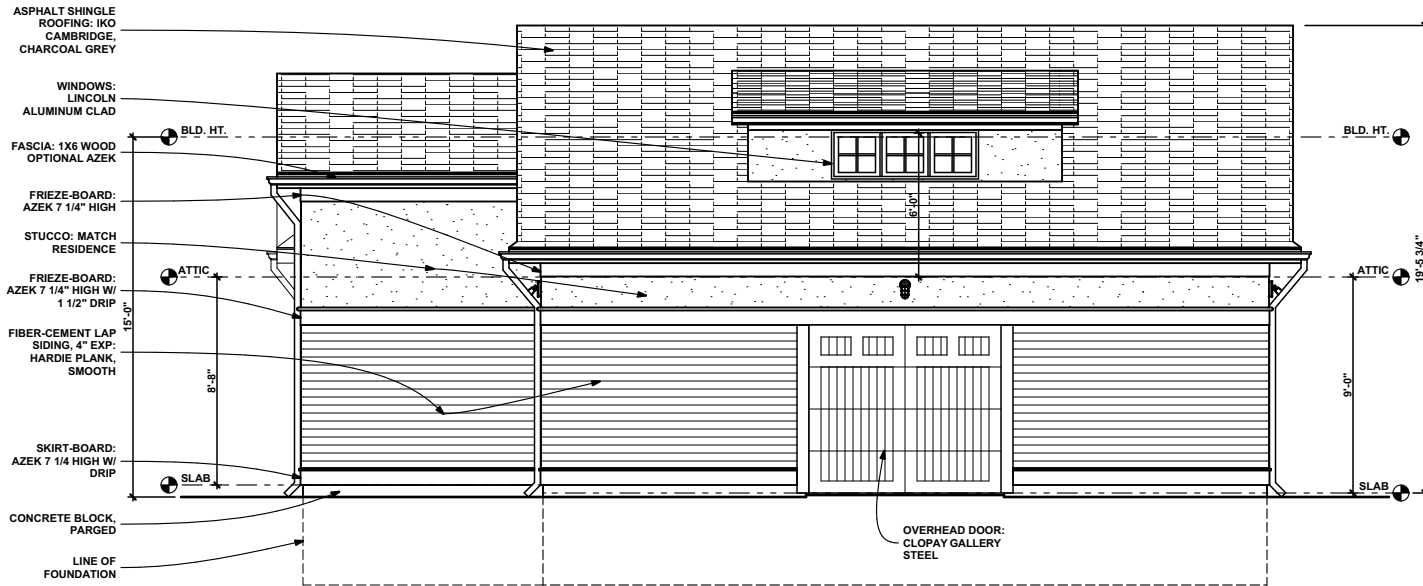
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WEST Elevation

SCALE: 1/8" = 1'-0"

2
7



SOUTH Elevation

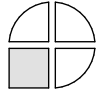
SCALE: 1/8" = 1'-0"

1
7

GARAGE, WILLIAMS RESIDENCE
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DETROIT, MICHIGAN

SHEET NO.

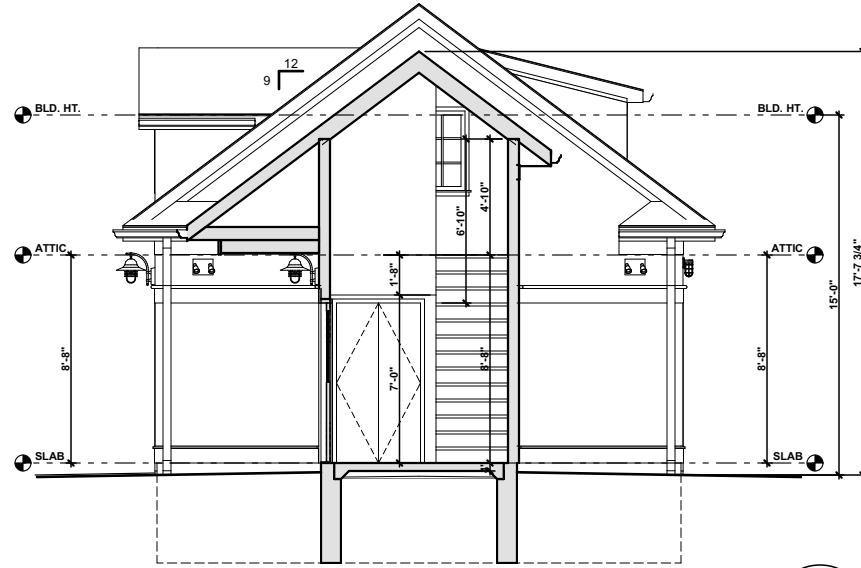
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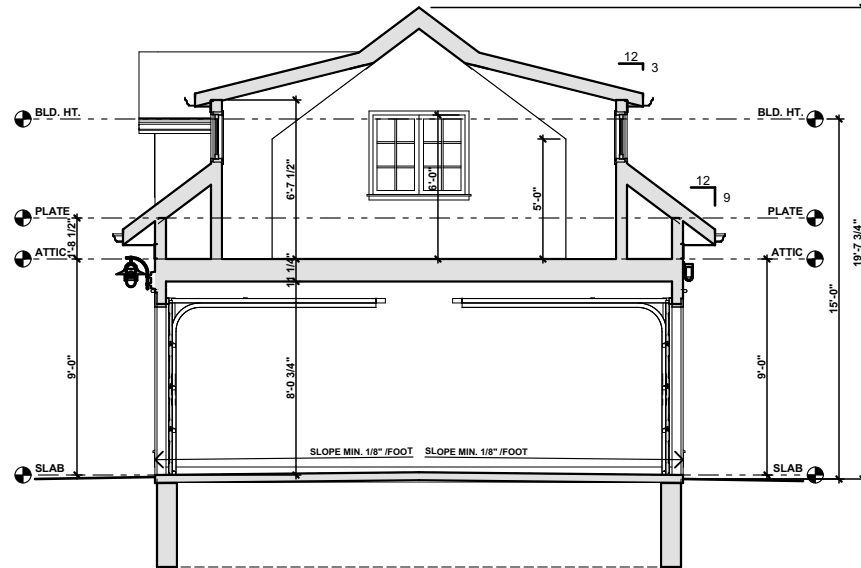
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Building Section B

2
8

SCALE: 1/8" = 1'-0"



Building Section A

1
8

SCALE: 1/8" = 1'-0"

GARAGE, WILLIAMS RESIDENCE
949 CHICAGO BLVD.
DETROIT, MICHIGAN

SHEET NO.

8
OF
8

Photographs:



Front view of residence from North



Side view of residence and existing garage from West



Front view of existing garage and driveway from North



Rear / Side view of existing garage from South-West

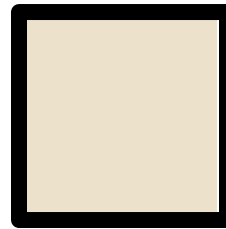
Materials / Products:

Siding:

James Hardie

303 East Wacker Dr., 26th Floor
Chicago, IL 60601
1-888 542-7343

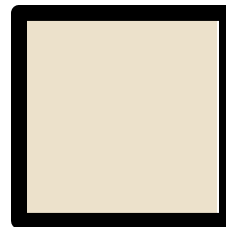
Lap siding will be HardiePlank fiber cement lap siding, smooth with 4" exposure.



Color System C
C:4 Yellowish White
MS: 5Y 9/2

Stucco:

Stucco to match existing residence original stucco in color and pattern.



Color System C
C:4 Yellowish White
MS: 5Y 9/2

Windows:

Lincoln Windows

1400 W. Taylor Street

P.O. Box 375

Merrill, Wisconsin 54452-1355

800-967-2461

New windows will be Aluminum Clad Wood Casement and Double-Hung windows:

Exterior Finish:

Aluminum clad offers color flexibility and structural strength while providing a low maintenance exterior.



Color System C

B:19 Black

MS: N 0.5/

Interior Finish:

The garage window interiors will be factory primed.

Glass:

Standard Insulated Glass Construction with LoE-180™ will be utilized in the garage windows.

Lites (Muntins)

Muntins will be Simulated Divided Lites 7/8", Square with black shadow bar.

Garage Overhead Doors:

Clopay Corporation

8585 Duke Blvd.
Mason, OH 45040
800-225-6729

North Overhead Doors (3):

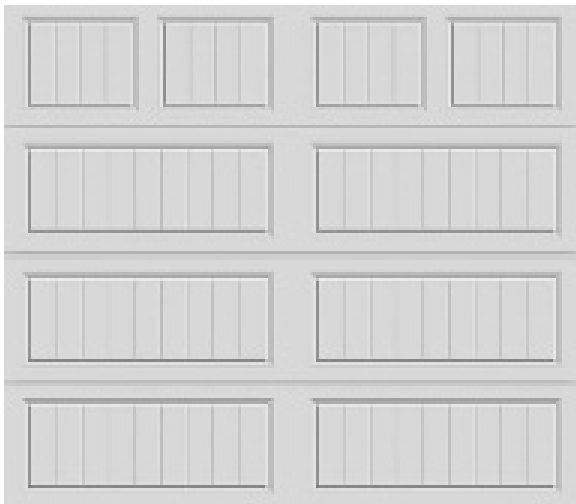
Gallery Steel 8'-0" wide x 7'-0" high. Steel with top glazing and optional insulation.



Color System C
B:19 Black
MS: N 0.5/

South Overhead Door:

Gallery Steel 8'-0" wide x 7'-0" high. Steel with optional insulation.



Color System C
B:19 Black
MS: N 0.5/

Garage Pedestrian Door:

Clopay Corporation

8585 Duke Blvd.
Mason, OH 45040
800-225-6729

North Pedestrian Door:

Steel Collection Entry Door 3'-0" wide x 6'-8" high. 2-Panel Planked ½ Lite w/ Colonial Grilles.



Color System C
B:11 Grayish Olive Green
MS: 5GY 4/2

Gutters / Downspouts:

Gutters and Downspouts are to match the existing style and size of the residence.

Gutters:

Spectra Metals 5" Black K-Style Heavy-Duty Aluminum Gutter or equal.



Color System C
B:19 Black
MS: N 0.5/

Downspouts:

Spectra Metals 3" x 4" Black Aluminum Gutter Downspout or equal.



Color System C
B:19 Black
MS: N 0.5/

Asphalt Architectural Shingles:

Match House Shingles.
IKO Cambridge Architectural Shingles.

IKO Calgary
1600-42nd Ave. S.E.
Calgary, AB, T2G 5B5
Canada
1-888-456-7663



Charcoal Grey

Cambridge®

SHINGLE COLOR:

Charcoal Grey

Bold, dramatic, timeless.

PERFECT PAIRING:

White or grey stone, brick or siding; black, white or grey trim.

Color: Charcoal Grey.

Existing Garage Roof:



Existing House Roof: IKO Charcoal Grey



Lighting:

Industrial Guard LED Gooseneck Light (North):



Manufacturer: Barn Light Electric
Model Number BLE-G-CGG-100-
G26-100-WH-TGG-100-CLR-NA-
LED16.8-3500K

Size: 10.25" H x 10.25" W
Finish: **Black**
Lamp: 16.8 W

Tamperproof Alley Light (South): Center over alley door.

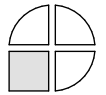


Manufacturer: Southwire
Model Number: L1707SVBLK
Size: 12" H x 5" W x 5" D
Finish: Hammered Black
Lamp: 150 W (1)

Floodlights (East & West):



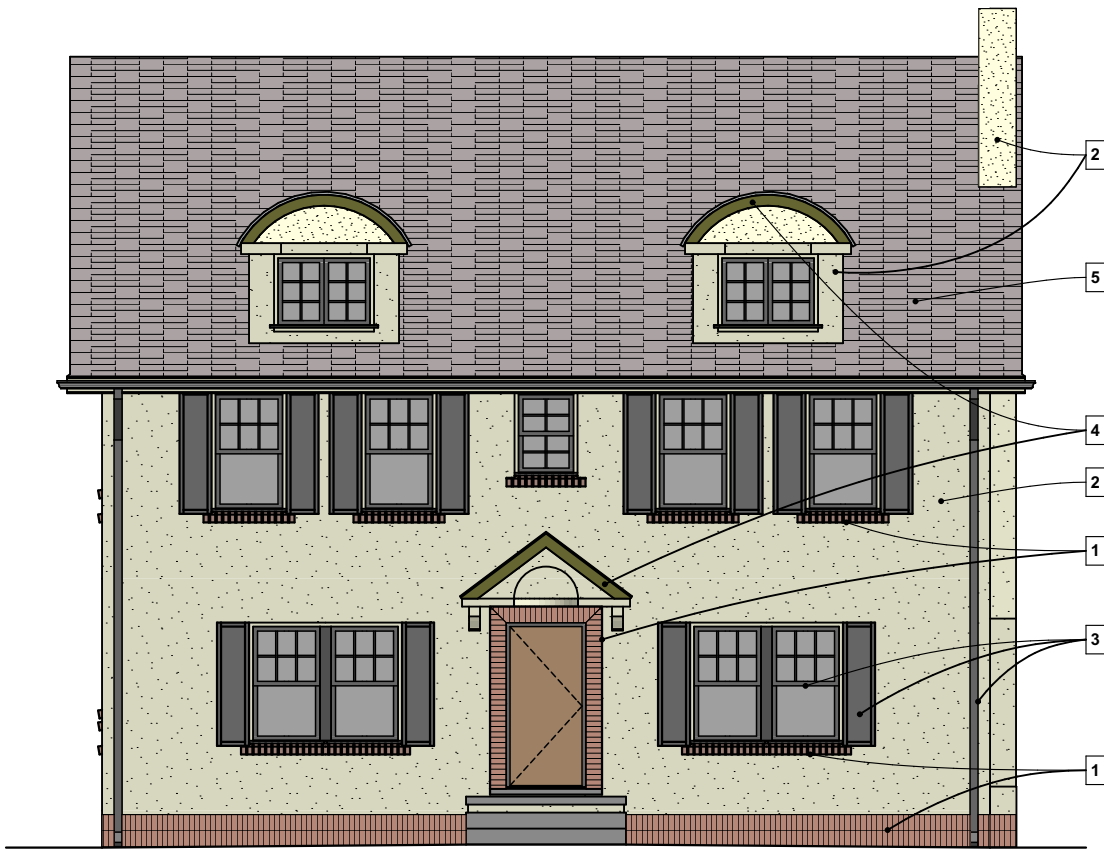
Manufacturer: Acclaim Lighting
Model Number: LFL2BKM
Size: 7" H x 10" W x 5" D
Finish: Matte Black
Lamp: 24 W LED (2)



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248 851 5022

07-17-2023



Residence: NORTH Elevation-Colored



PHOTO OF EXISTING RESIDENCE

COLOR KEY:

- 1. **EXISTING RED BRICK:**
EXISTING RESIDENCE, GARAGE
COLOR TO MATCH.
- 2. **COLOR SYSTEM C**
C:4 YELLOWISH WHITE.
- 3. **COLOR SYSTEM C**
B:19 BLACK.
- 4. **COLOR SYSTEM C**
B:11 OLIVE GREEN.
- 5. **IKO CHARCOAL GREY ROOFING:**
EXISTING RESIDENCE, NEW GARAGE.



Garage NORTH Elevation-Colored