



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

APPLICATION ID

HDC2025-00129

PROPERTY INFORMATION

ADDRESS(ES): 863 Iroquois

HISTORIC DISTRICT: Indian Village

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|---|--|--|--|---|---|
| <input checked="" type="checkbox"/> Windows/
Doors | <input checked="" type="checkbox"/> Walls/
Siding | <input checked="" type="checkbox"/> Painting | <input checked="" type="checkbox"/> Roof/Gutters/
Chimney | <input checked="" type="checkbox"/> Porch/Deck/Balcony | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Signage | <input type="checkbox"/> New
Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

Exterior work to include

1. Roof/gutter replacement and repair or replace damaged or rotted fascia and soffits.
2. Remove loose or damaged exterior plaster/stucco walls, apply a bonding agent, and then apply a new layer of plaster/stucco
3. Repair or replace damaged or rotting wood columns, wood trim and wood pilasters.
4. Repair or replace wood windows with similar wood windows.
5. Exterior Painting with same or similar color.
6. Repair or replace damaged concrete driveway
7. Repair or replace upper and lower back yard porch.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Property Owner/Homeowner

NAME: Alton G Smith

COMPANY NAME: Smith Ball LLC

ADDRESS: 1001 Bishop Rd

CITY: Grosse Pointe Park

STATE: MI

ZIP: 48230

PHONE: +1 (313) 333-3778

EMAIL: Smithagdoc@msn.com

I AGREE TO AND AFFIRM THE FOLLOWING:

- ☒ I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- ☒ I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- ☒ I hereby certify that I am the legal owner and occupant of the subject property and that the information on this application is true and correct.

DocuSigned by:

F1F0E4ED5328416...

SIGNATURE

04/27/2025

DATE

1001 Bishop Rd

Grosse Pointe Park

Questions? Contact us at hdc@detroitmi.gov or (313)224-1762

48230

MI

NOTE: Based on the scope of work, additional documentation may be required. See www.detroitmi.gov/hdc for scope-specific requirements.

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER:

(only applicable if you've already applied for permits through ePLANS)

N/A

GENERAL

1. DESCRIPTION OF EXISTING CONDITION

Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")

See Attachment.



2. PHOTOGRAPHS

Help us understand your project. Please attach photographs of all areas where work is proposed.



3. DESCRIPTION OF PROJECT

In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)

1. Asphalt roof/gutter replacement and repair or replace damaged or rotted fascia and soffits. Paint.
2. Remove loose or damaged exterior plaster/stucco walls, apply a bonding agent, and then apply a new layer of plaster/stucco. Exterior Painting with same or similar color.
3. Repair or replace damaged or rotting wood columns, wood trim and wood pilasters. Paint.
4. Repair or replace wood windows with similar wood windows. Paint
5. Repair or replace damaged concrete driveway.
6. Repair or replace upper and lower back yard porch. paint.

4. DETAILED SCOPE OF WORK

In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")

ALL DAMAGED WINDOWS WILL BE REFINISHED WITH ADDING NEW GLASS PANES IF NEEDED.




5. BROCHURES/CUT SHEETS

Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.



ADDITIONAL DETAILS

<div>6. WINDOWS/DOORS</div> <div>Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)</div>	
<div>9. OTHER</div> <div>Please provide any additional details. HDC Staff may ask you to submit additional information at a later time depending on your project.</div>	

DESCRIPTION OF EXISTING CONDITION

863 IROQUOIS

INDIAN VILLAGE

The house is insignificant disrepair inside and out from years of neglect. Starting with the roof. Although there are no significant interior attic leaks, there are missing and loose asphalt shingles in many locations. A significant portion of the fascia and soffits are either rotted or significantly damaged and would need replacement or repair.

The majority of the existing gutters and downspouts have already fallen off or have completely rusted through to a point leading to significant water damage to the interior of the house in many areas.

Many of the windows have missing or broken window panes, rotted or broken wood and would need either replacement or repairing. Wood trim around windows and wood columns on the front porch as well as pilasters have rotted and would need replacement.

Because of many years of vegetation overgrowth, particularly Ivy Vines, there has been significant damage to the exterior plaster/stucco walls which would require removal and replacement of loose or missing portions. Following repair the exterior of the house would be repainted in same or similar existing color.

The driveway has broken or uneven pavement which would be replaced.

The backyard upper balcony and lower porch has significant damage and would be repaired/replaced.

















































































TKO HOME MAINTENANCE CO.

March 5, 2025

Antonio Ball
SMITH & BALL. LLC
863 Iroquis
Detroit MI

RE: **ROOF ESTIMATE – 863 IROQUIS**

We are pleased to provide an estimate for Roofing. Work to be completed at the above referenced address.

Remove existing roofing materials down to the sheathing level. Multiple levels of roofing material to be removed. Install 1/2” OSB decking. Remove recessed gutters from back and front of house. Rebuild edge of eaves. Replace any necessary fascia and remove lower gutters off edge of roof.

Furnish labor and materials to install;

72” Ice and water shield at house eaves as needed.

Synthetic underlayment

Aluminum drip edge on roof perimeter – color to be selected

Roof Ventilation – Install proper roof vents as needed

Multi flashing for stack pipes

Aluminum step flashing at chimney and vertical walls as needed

Dimensional shingles to be installed – color to be selected

Galvanized nails (no staples)

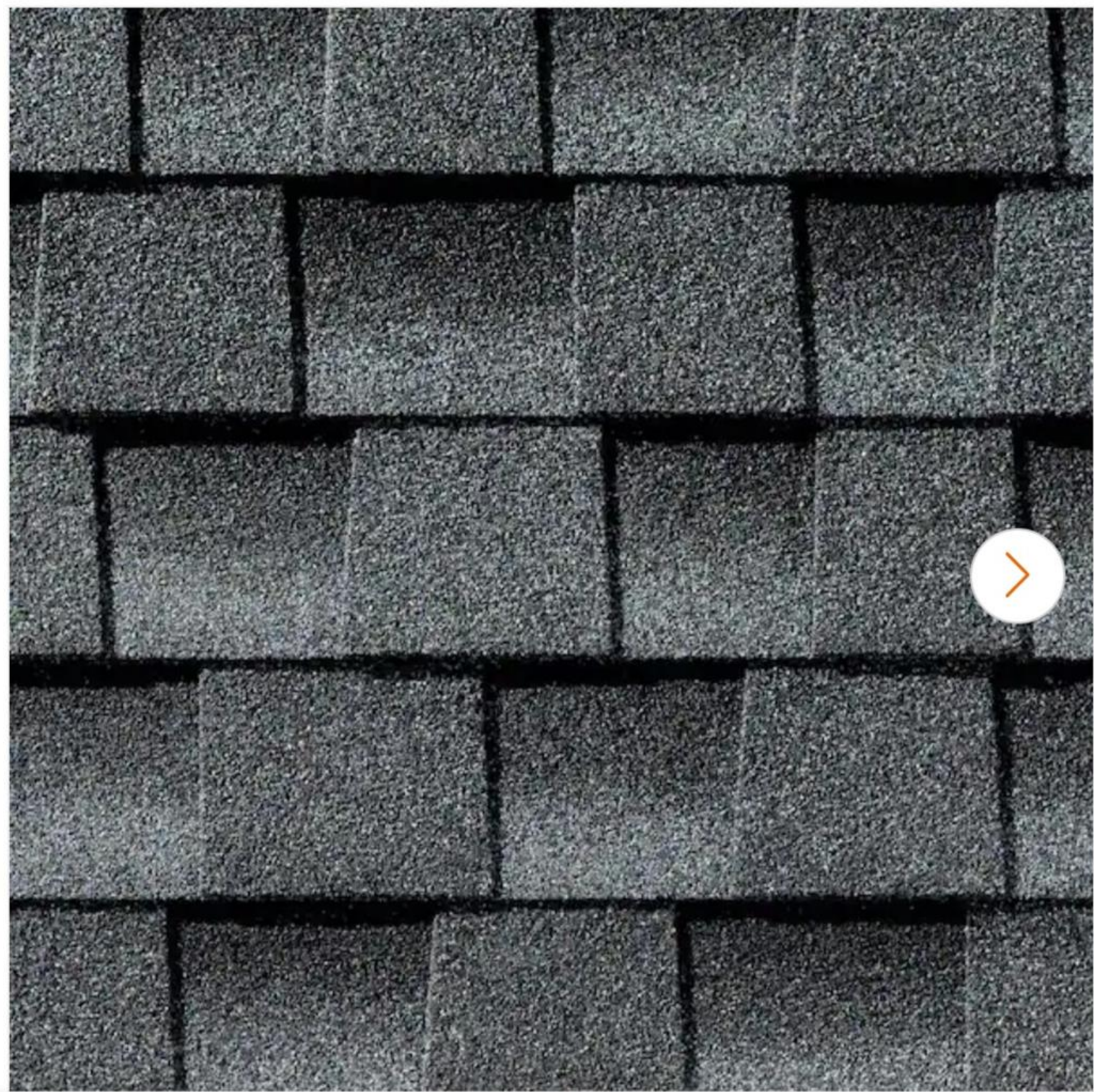
Clean up job site and remove all related debris.

Thirty-year Manufacturer’s warranty for shingles.

GAF

Timberline HDZ Pewter Gray Algae Resistant Laminated High Definition Shingles (33.33 sq. ft. per Bundle)

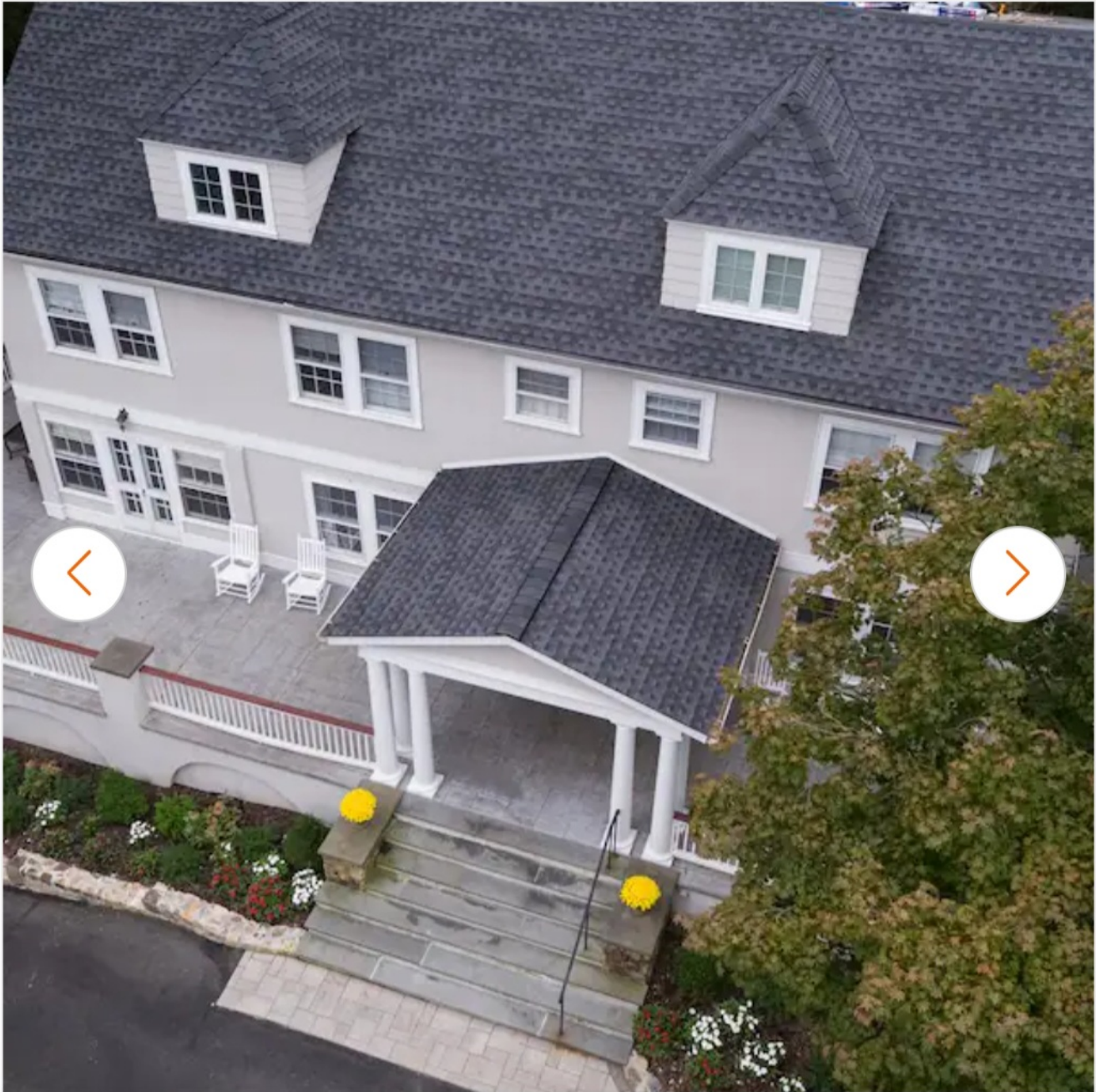
★★★★★ (9183) ▼



GAF

**Timberline HDZ Pewter Gray
Algae Resistant Laminated High
Definition Shingles (33.33 sq. ft.
per Bundle)**

★★★★★ (9183) ✓



PDF

Print



Unity Concrete
Solutions LLC

Carlos Perez
Business Number 2487049112
P.O BOX 503 Taylor, MI 48180,
USA
unityconcretesolutins1@gmail.c
om

ESTIMATE
EST0113

DATE
04/01/2025

TOTAL
USD \$10,600.00

TO

Antonio

863 Iroquois St Detroit, MI 48214
☎ +13136574282
Antonioball@comcast.net

DESCRIPTION	RATE	QTY	AMOUNT
Demo the existing main entrance steps and build new ones with regular steps concrete total of 5 nd 6'long , including demo and replace the existing sidewalk	\$2,950.00	1	\$2,950.00
Demo de existen two strips, Driveway from the City sidewalk to the back of the house 90' by 10'wide and replace with 4" of regular concrete,wire mesh expansion joints against the house . 21 AA crush Concrete ,Labor and material included in the estimate .	\$7,650.00	1	\$7,650.00
TOTAL			USD \$10,600.00





ESTIMATE



Prepared For

Alton Smith
863 Iroquois
Detroit, MI 48214
(313) 333-7782

MP&D Construction

9455 Dudley St
Taylor, Mi 48180
Phone: (313) 701-7801
Email: mattm@mpdconstruction.com
Web: mpdconstruction.com

Estimate # 818
Date 04/11/2025

Description

Materials	\$788.94
Stucco tape	
Plastic Covering	
Felt paper	
Pan Head Screws	
Metal Lathe	
Portland Cement	
Sharp Sand	
Lime	
Pea gravel	

Labor	\$4,144.65
Man Hours	

Subtotal	\$4,933.59
Tax	\$47.34
Total	\$4,980.93
Deposit Due	\$1,245.23

Payment Schedule

Deposit (25%)	\$1,245.23
1st Payment (25%)	\$1,245.23
2nd Payment (25%)	\$1,245.23
Final Payment (25%)	\$1,245.24

Notes:

* Job Details *

[Phase One]

- We Are To Stage Materials/ Equipment On Site As Needed.
- Properly Cover All Areas Where Work Is To Take Place.
- Demo / Remove Loose Stucco Breaking Free From Structure Under Rear Windows.
- Apply Crete Weld Bonding Agent To Surrounding Edges & Install Weather Barrier To Prep Surface Area.
- Install Metal Lath & Stop Beads To Area Where Stucco Has Been Removed.

[Phase Two]

- Properly Set Scaffolding To Reach Required Height For Work In Chimney.
- Apply CreteWeld To Exposed Brick Where Stucco Has Broken Free From Chimney Structure.
- Remove Debris To Apply Texture Over Cracking On Chimney.
- Apply Crete Weld To Cracking Occurring Around Home.
- Attach Metal Lathe & Stop Beads To Chimney Where Areas Have Been Prepped.

[Phase Three]

- Apply Scratch Coat To All Areas Mentioned Above.
- Apply Brown Coat To Areas Mentioned Above.
- Apply Pebble Dash Texture On Patched Areas To Match Existing Texture.
- Apply Pebble Dash Texture To Areas Where Cracking Is Occurring.
- Properly Cleans All Areas Where Work Has Took Place & Dispose Of All Trash/ Debris.

* TERMS & CONDITIONS *

Anything Specifically Not Mentioned Above Is Not Included.

An Approval For Change Order May Be Required At Anytime If Deemed Necessary Or Estimated

Scope Of Work Changes.

We Are To Ensure All Work Areas Are Clean At The End Of Each Work Day.

Any Patch Work Will Serve To Seal & Repair Damaged Areas. However, Please Note That A Patch Does Not Guarantee A Flush or Uniform Surface With The Surrounding Areas. For Uniform Surfaces The Entire Area May Need To Be Re-Surfaced.

Deposit Is Required In Advance To Book Project Date.

First Draw Is Required Upon Start Date.

Further Draws Are To Be Made Upon Progression Through Each Phase.

Final Payment Is To Be Made Upon Completion.

If For Any Reason Project Is To Be Canceled Before Work Is To Begin Fees May Be Associated With Refund

After 7 Business Days From All Installments There Are No Refunds Issued.

If For Any Reason Final Payment Is Not Made Upon Completion A \$25 Late Fee May Apply As Well As Any Bank Reversals Or Fees Associated. If For Any Reason Payment Has Not Been Received Past 7 Days There Will Be An Additional \$50 Dollars Charged For Each Day Payment Is Late. If Final Payment Has Not Been Made After 14 Business Days Further Actions Will Be Taken.

For Project Timeline Contact Our Office.

5 Year Labor & Material Limited Warranty

MP&D Construction Warrants The Properly Designed & Installed Plaster Finishing Techniques and Materials For 5 Years From Date Of Installation. MP&D Construction's Exclusive Liability Under This Warranty Is To Supply Replacement Materials & Labor For Corrective Procedures If It Is Shown That The Materials Supplied By MP&D Construction Were Defective When Installed By One Of Our Professionals. Remedies Shall Be Solely Determined By MP&D Construction.

MP&D Construction Is Not Liable For Any Structural Conditions/ Defects. Materials Are To Be Properly Stored & Applied Within A Timely Manner. Workmanship, Aesthetics & Installation Are Beyond The Scope Of This Warranty As Are Any Deviations From MP&D Construction Documents Not Approved In Writing.

Abuse, Misuse, Excessive Weather Or Environmental Conditions, Beyond What The Products Or Systems Have Been Tested, Designed, Or Approved For Is Expressively Limited. Certain Colors With Organic Pigments Are Less Fade Resistant Than Others. The Building, System & Products Must Be Properly Maintained. In No Case Is MP&D Construction Responsible For Incidental Or Consequential Damages.

This Warranty Becomes Effective When All Bills For Service Provided Have Been Paid In full.

By signing this document, the customer agrees to the services and conditions outlined in this document.

Matt Mooney

Alton Smith



SW 6681
Butter Up



Adjust this color



SW 6681
Butter Up

ALL WINDOWS WILL BE REFURBISHED WITH THE ADDITION OF NEW GLASS PANES AND WOOD IF
NEEDED . SEE PHOTOS