



HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

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

Date:

Application Number: HDC2025-00054

APPLICANT & PROPERTY INFORMATION

NAME: Sharif Affas		COMPANY NAME:	
ADDRESS:	CITY:	STATE:	ZIP:
PROJECT ADDRESS: 1760 Wabash			
HISTORIC DISTRICT: Corktown			

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

Staff reviewed the submitted application and has determined that it is not complete. Addition information is necessary, including:

A narrative that lists the alterations that were completed, why the changes were made, and why the work was completed without HDC review/approval. Identify the alterations you propose to keep (such as the new wood siding?) and which you propose to be change.

Exterior photographs of each side of the property, including the north wall (multiple photos may be needed due to the proximity of the adjacent house).

A dimensioned wall section and elevation drawing for each gable of a different design that confirms the proposed design(s), materiality, and decorative treatment. As the original details within the historic gables have been lost, the Commission needs clarity over what is proposed and how it will look once completed. Also, is there photographic documentation of the front gable after the vinyl siding was removed but before the new wood siding was installed?

The application to the HDC is your opportunity to address all unapproved work, which you mention is the goal so that the stop work order can be removed. Please note: the current (incomplete) application does not encompass all unapproved changes. You can schedule a site visit with HDC staff, or a Zoom meeting (upon submission of photographs of each side of the house) to review each side of the dwelling in order to capture all unapproved changes (if you wish).

APPLICANT RESPONSE

Response Date: 03/10/2025



The Stop Work order we received states the following conditions that HDC staff believes to have been outside of the COA on record: LP siding, removal of gable walls and window, removal of window casing on front picture window, inconsistent wrapping of chimney, and a roof porch that doesn't match approved drawings.

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 the siding as is.

The removal of the gables was an oversight on our part and miscommunication with our siding contractor when they were removing the siding to fix the insulation and water infiltration issue. We plan to reattach gables to the front and sides of the home, per the attached drawings, and believe it to be near an exact replica of the historic gables. We also plan to install new gables on the new construction of the home to match the approved drawings. The covering up of the gable windows and removal of the casing around the picture window on the front of the home was also an oversight and miscommunication from us and our contractor. After we install the new gables, we plan on changing the siding on the front of the home above the gables to a fishscale siding similar to the siding that exists on the roof of the front porch. All of the original scales are not intact, but we will replicate what currently exists. We do not have a picture of the scale siding after vinyl was removed. The gable window is still intact underneath the siding. We didn't realize the gable windows were covered up, and we didn't notice the removal of the gables, until we reviewed the old pictures after receiving the violation notice. We believe restoring the gables, gable windows, casing around the picture window, and installing fish scale siding on the front of the home above the gables, will give the house a much better appearance. We were wondering what seemed off about the home and this is definitely it.

The chimney wrapping will be removed and replaced with brick veneer per our initial approved COA. This was an oversight with our siding contractor.

We're not sure how we missed the height of the roof porch with our contractors. We plan to keep the current rear porch roof as is and we don't think it alters the character in a significant way.

The windows on the second floor bedroom that face the street, or front of the home, were replaced. The windows that were there were not original, but were old unsafe vinyl windows that went all the way to the floor and seemed to be a safety hazard with how they operated. For instance, a toddler could easily have pushed the old window open and fallen out of the home. Our approved plans with COA had drawings of the window sizes we installed on the front of the home. We thought this change was approved in our COA on our drawings. Upon further looking at the drawings, it looks like this was an oversight with our architect and the builder got confused with how the plans were drawn up. We installed new wooden windows in this bedroom. We will remove the current windows and change the opening to the original size of the home and replace it with 2 double hung wood windows from Andersen Windows.

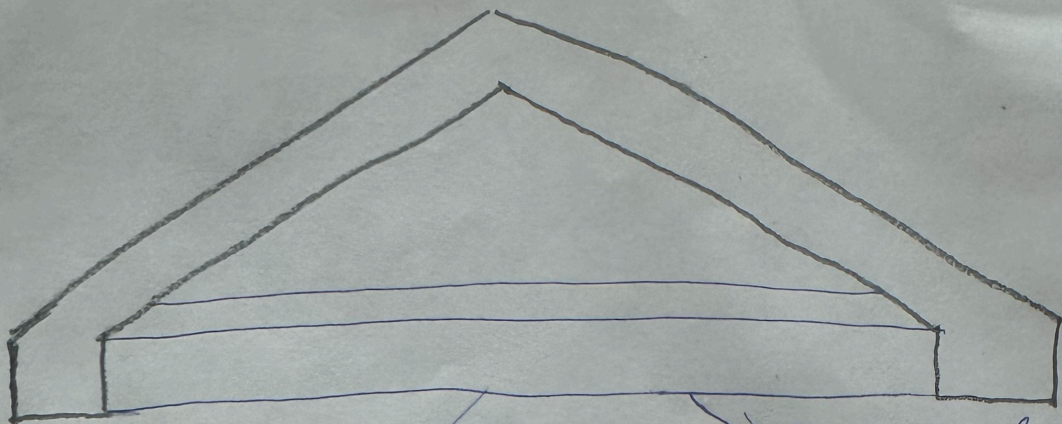
move fishscale or we could do a
sunburst panel and paint it
a nice vibrant color. currently there is
no original siding. just plywood.

replace
gable

Fish scale to match
this fish scale

replace
gable





→ proposed front Gable Box

↙ cross section
aluminium trim coil

→ wood siding (fascia)

↘ wood soffit.

2x8 Ledger Board

↘ wood rafters