

# DHDC 22-7908

## APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226

7/19/22

### CERTIFICATE OF APPROPRIATENESS

Matthew Jackson  
1620 Atkinson  
Detroit, MI 48206

**RE: Application Number 22-7906; 1620 Atkinson; Boston-Edison Historic District**

Dear Applicant,

At the Regular Meeting that was held on July 13, 2022, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on July 19, 2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- *Demolition of existing garage (work complete) and concrete pad*
- *Erect new 20’x20’ garage (400SF) per the attached drawings and detail descriptions*
- *Installation of a new rear 6’ privacy fence per the attached drawings and description.*
- *Erect rear 6’x12’ balcony (72SF) and 14’x20’ rear wood deck (280 SF) with wood railing and wood skirting per attached layout, images, and description.*

*The Certificate of Appropriateness is issued with the following conditions:*

- *The Hardie board siding of the garage be of similar dimension, color and smooth surface to match the rear siding of the house.*
- *Downspouts and gutters added to the garage.*
- *Garage door and exterior light fixture details provided to Staff for review and approval. (Staff received and approved, see attached.)*
- *Privacy fence and rear deck be stained or painted a color that is compatible with the house and provided for review and approval. (Staff received and approved, see attached.)*
- *Deck skirting of a design more appropriate to the architecture of the house.*
- *Staff receive a final plan showing product and detail description of the above work.*
- *The applicant provides HDC staff a review of the above items before installation.*

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov).

For the Commission:

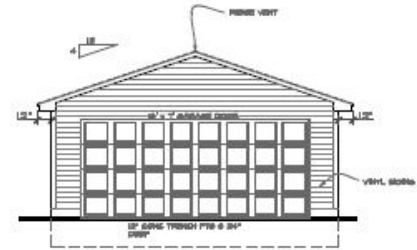


Daniel Rieden  
Detroit Historic District Commission

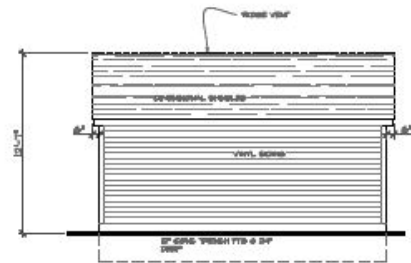
## PROPOSAL

The proposed work consists of 4 scopes of work: (1) demolition of the old garage (work complete) (2) construction of a new garage (3) construction of a rear 6' wood privacy fence (4) construction of a rear wood balcony and deck. All work is located at the rear, north side of the building. All work, except for the construction of the garage, has been done or started without approval. (See attached drawings and details.)

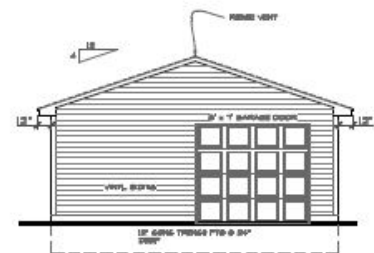
1. Demolition of garage (work complete)
  - Complete dismantle and removal of existing wood frame garage (20 ft x 20 ft).(work complete)
  - Remove existing concrete slab (Not complete)
2. Erect new garage (work not started)
  - Install new concrete footing 12" concrete trench ftg @ 24" deep, 20'x20'
  - Install 4" min concrete slab on 4" min. compacted sand to slope towards garage doors.
  - Build new 20' x 20' garage with 2"x4" stud wall at 16" O.C. with 2"x4" sill plate with anchor straps @ 36" O.C. on 12" concrete trench footing.
  - Roof to include pre-engineered roof trusses @ 24" O.C., ridge vent, BP Everest 42 dimensional singles
  - Install hardie board siding; color to be selected by owner.
  - Install new garage, overhead doors (2) raised panel design; color to be selected by owner.
3. Erect new fence (rear yard, work incomplete)
  - Construct 6' wood-panel, privacy fence in rear yard from rear balcony to alley.
4. Erect rear balcony and deck (rear elevation, north facing walls, work complete)
  - Construct 14' x 20' elevated rear deck (280 SF) with wood railing and wood lattice skirting.
  - Construct 6'x12' rear balcony (72 SF) with wood railing
  - Wood deck material is SCS certified wood, 6"x10" decking weathershield treated wood
  - Treated with clear stain



**NORTH ELEVATION**  
SCALE: 1/4"=1'-0"



**WEST & EAST ELEVATION**  
SCALE: 1/4"=1'-0"



**SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"

*Proposed Garage Elevations 1-3, by Applicant*

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

DATE: 05/10/2022

## PROPERTY INFORMATION

ADDRESS(ES): 1620 ATKINSON, DETROIT, MI 48206 AKA:

PARCEL ID: HISTORIC DISTRICT: LONGFELLOW SUBDIVISION

SCOPE OF WORK: (Check ALL that apply)  
 Windows/Doors  Walls/Siding  Painting  Roof/Gutters/Chimney  Porch/Deck/Balcony  Addition  
 Demolition  Signage  New Building  Major Alteration (3+ scope items)  Site Improvements (landscape, trees, fences, patios, etc.)

BRIEF PROJECT DESCRIPTION: Garage rebuild on site of demolished garage  
Garage rebuild on site of demolished garage

## APPLICANT IDENTIFICATION

Property Owner/Homeowner  Contractor  Tenant or Business Occupant  Architect/Engineer/Consultant

NAME: JOHN MCGRATH COMPANY NAME: MCGRATH RESTORATION CORP., INC.

ADDRESS: 21421 HILLTOP, UNIT #19 CITY: SOUTHFIELD STATE: MI ZIP: 48033

PHONE: 248-942-3444 MOBILE: 248-763-0998 EMAIL: mrc2646@yahoo.com

## PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

\*PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB\*

**Completed Building Permit Application**  
(highlighted portions only)

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

**Current Photographs:** Including the front of the building & detailed photographs of the area(s) affected by the proposed work. All photographs must be labeled or captioned, e.g. "west wall", "second floor window," etc.

**Description of existing conditions** (including materials and design)

**Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)

**Detailed scope of work** (formatted as bulleted list)

**Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

### NOTE:

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

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEtED) to perform the work.

**SUBMIT COMPLETED REQUESTS TO: [HDC@DETROITMI.GOV](mailto:HDC@DETROITMI.GOV)**

P2 - BUILDING PERMIT APPLICATION

Date: 05/10/2022

PROPERTY INFORMATION

Address: 1620 ATKINSON, DETROIT, MI 48206 Floor: Suite#: Stories:

AKA: Lot(s): Subdivision:

Parcel ID#(s): Total Acres: Lot Width: Lot Depth:

Current Legal Use of Property: Proposed Use:

Are there any existing buildings or structures on this parcel? Yes No

PROJECT INFORMATION

Permit Type: New Alteration Addition Demolition Correct Violations

Foundation Only Change of Use Temporary Use Other:

Revision to Original Permit #: (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)

New garage build on site of demolished damaged garage

MBC use change No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

HVAC/Mechanical Electrical Plumbing Fire Sprinkler System Fire Alarm

Structure Type

New Building Existing Structure Tenant Space Garage/Accessory Building

Other: Size of Structure to be Demolished (LxWxH) cubic ft.

Construction involves changes to the floor plan? Yes No

(e.g. interior demolition or construction to new walls)

Use Group: Type of Construction (per current MI Bldg Code Table 601)

Estimated Cost of Construction \$ By Contractor \$ By Department

Structure Use

Residential-Number of Units: Office-Gross Floor Area Industrial-Gross Floor Area

Commercial-Gross Floor Area: Institutional-Gross Floor Area Other-Gross Floor Area

Proposed No. of Employees: List materials to be stored in the building:

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: Date: Fees Due: DngBld? No

Permit Description:

Permit #:

Current Legal Land Use: Proposed Use:

Permit#: Date Permit Issued: Permit Cost: \$

Zoning District: Zoning Grant(s):

Lots Combined? Yes No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ New \$

Structural: Date: Notes:

Zoning: Date: Notes:

Other: Date: Notes:





**IDENTIFICATION** (All Fields Required)

**Property Owner/Homeowner**  Property Owner/Homeowner is Permit Applicant

Name: MATTHEW JACKSON Company Name: \_\_\_\_\_  
Address: 1620 ATKINSON City: DETROIT State: MI Zip: 48206  
Phone: 313-510-8655 Mobile: \_\_\_\_\_  
Driver's License #: \_\_\_\_\_ Email: matthew\_jackson76@hotmail.com

**Contractor**  Contractor is Permit Applicant

Representative Name: JOHN MCGRATH Company Name: MCGRATH RESTORATION CORP., INC.  
Address: 21421 HILLTOP, UNIT #19 City: SOUTHFIELD State: MI Zip: 48033  
Phone: 248-942-3444 Mobile: 248-763-0998 Email: mrc2646@yahoo.com  
City of Detroit License #: 2006-00377

**TENANT OR BUSINESS OCCUPANT**  Tenant is Permit Applicant

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**ARCHITECT/ENGINEER/CONSULTANT**  Architect/Engineer/Consultant is Permit Applicant

Name: ZACK M. OSTROFF & ASSOCIATES State Registration#: \_\_\_\_\_ Expiration Date: \_\_\_\_\_  
Address: 2640 WATER OAKS DR City: WEST BLOOMFIELD State: MI Zip: 48324  
Phone: 248-425-4190 Mobile: \_\_\_\_\_ Email: zack@zoarchitecture.com

**HOMEOWNER AFFIDAVIT** (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Homeowner)

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_ A.D. \_\_\_\_\_ County, Michigan  
Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
(Notary Public)

**PERMIT APPLICANT SIGNATURE**

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. **I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be**

Print Name: JOHN MCGRATH Signature: *John McGrath* Date: 05/10/2022  
(Permit Applicant)

Driver's License #: M263429139967 Expiration: 12/21/2022  
Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_ A.D. \_\_\_\_\_ County, Michigan  
Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
(Notary Public)

**Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.**

This application can also be completed online. Visit [detroitmi.gov/bseed/elaps](http://detroitmi.gov/bseed/elaps) for more information.



## **HISTORIC DISTRICT COMMISSION REVIEW**

### **1620 ATKINSON – GARAGE DEMOLITION & REBUILD**

#### **NARRATIVE**

1. **Description of existing conditions** – The property at 1620 Atkinson is a brick colonial in the Longfellow Historic District. The home had a wooden 2- car garage, approximately 20' x 20'. Although the garage was being used, the wood was in poor condition, the roof needed to be replaced, and some areas were weakened structurally. In November 2021, a vehicle came through the alley and hit 1620 Atkinson's garage as well as the garage of the neighboring property. It hit so hard that it tore out a corner of the structure. The garage was in disrepair but the impact of the car damaged the structure so badly that it began to lean. The homeowner, Mr. Jackson, filed a claim for repair, but due to the weather and delays, the structure of the garage weakened so badly that it became dangerous. He contacted McGrath Restoration to assess the structure. It was beyond repair and nothing could be saved from the original structure. The homeowner has always had a garage on this historic area property and expects to replace it. His request for to the commission is to allow a new garage to be constructed as per the scope of work approved by his insurance company.
  
2. **Description of project** – The garage at 1620 Atkinson was hit by a car. The structure was already in disrepair but the accident did major damage to the structure. The materials could not withstand the impact and it started leaning heavily. It was shored up (*see pics*) by McGrath Restoration Corporation in order to prevent any accidents but it was too dangerous to leave it like that for long. It was determined that the structure would need to be replaced as it was destabilized and beyond repair. The garage was leaning, the materials were too damaged, and the structure presented a safety hazard and potential liability. In addition, it would have been impractical and risky to even try and use any of the materials. The garage at 1620 Atkinson required demolition for safety and feasibility reasons.

In order to retain the character of the garage for the original property, a new garage will need to be erected. All efforts will be made to maintain the original character and match for the residential property at 1620 Atkinson.

3. **Detailed scope of proposed work for approval** –
  - Remove and replace fence
  - Demolish vehicle-impacted garage
  - Construct and frame new garage
  - Install new roof
  - Install new service door and windows
  - Install new overhead garage door
  - Install siding to match character of the home and historical area
  - Seal and paint surfaces
  - Clean and haul away debris

4. **Materials to be used –**

- Lumber
- Roofing shingles
- Windows
- Door
- Garage Overhead Door
- Siding
- Paint

5. **Additional Documents –** Plans, permit application, etc. (*previously sent*)

**From:** [John McGrath](#)  
**To:** [Dan Rieden](#)  
**Cc:** ["Matthew Jackson"](#)  
**Subject:** [EXTERNAL] RE: 1620 Atkinson - Historic District Commission - July 2022 Meeting  
**Date:** Wednesday, July 6, 2022 4:48:25 PM

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**This Message Is From an External Sender**

ATTENTION: This email was sent from an external source. Please be extra cautious when opening attachments or clicking links.

Re: #4. There will not be any windows in the garage structure.

On Wed, Jul 6, 2022 at 8:39 AM, John McGrath <mrc2646@yahoo.com> wrote:

Good morning Daniel,

Hopeful that you had an enjoyable holiday weekend.

Thank you for your responses. We are looking forward to the July 13 meeting of the Historic District Commission so that we may get a positive decision Mr. Jackson's garage and fence.

1. Garage Shingles - I've attached the brochure for the BP Everest 42 Shingles.
2. Line item #4 states "Demolish/remove home – masonry ext. (400)". This reference is for the demolition of the concrete pad for the garage ONLY.
3. The sidings and soffit will be a cementitious siding. You are saying that a smooth finish is preferable to the wood grain finish, is that correct? See attached.
4. I will send the information on the exterior light fixtures and/or windows later.

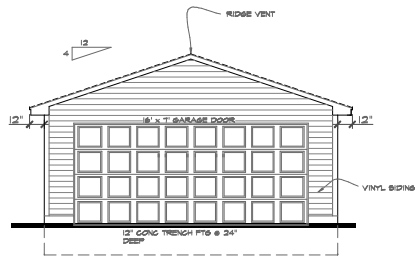
Please let me know if any additional information is needed.

Thank you.

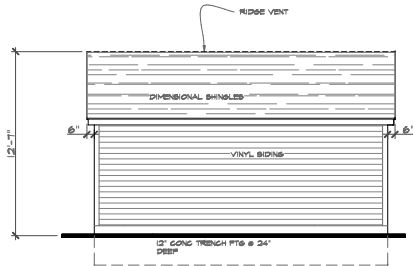
Best regards,  
Susan

John McGrath, President  
McGrath Restoration Corporation, Inc.  
21421 Hilltop, Unit #19  
Southfield, MI 48033

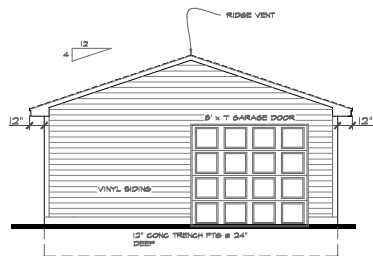
Bus: (248) 942-3444  
Fax: (248) 942-3424



**NORTH ELEVATION**  
SCALE: 1/4"=1'-0"



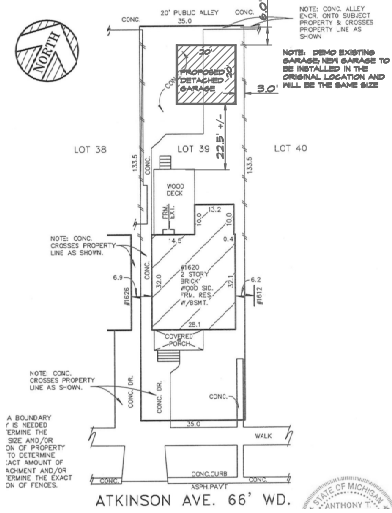
**WEST & EAST ELEVATION**  
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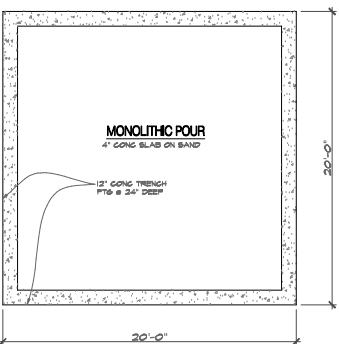
**SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"

Certified to: MCGRATH RESTORATION

Property Description:  
Lot 39, BOSTON BOULEVARD SUBD #4, of Lots 1-2-3-6-7-8-9-10-11-14-15-17-18-19-22-23-24-26-27-30-31, 1/4 Section 35, 10,000 Area Tract, Township of Greenfield (near City of Darro), Wayne County, Michigan, as recorded in Liber 29 of Plats, Page 23 of Wayne County Records.



**PROPOSED SITE PLAN**  
SCALE: 1"=20'-0"

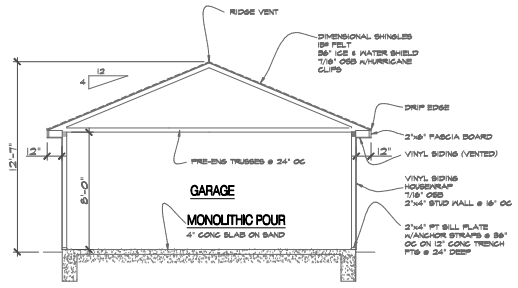


**FOUNDATION PLAN**  
SCALE: 1/4"=1'-0"

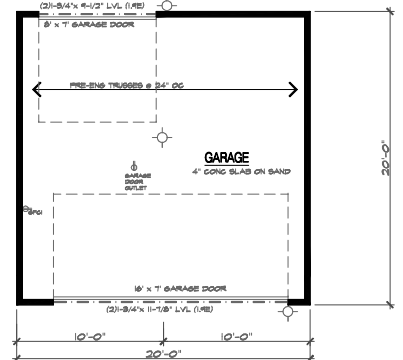
**REVIEWED UNDER:  
2015 MICHIGAN RESIDENTIAL CODE**

**WALL LEGEND**

EXISTING WALL	—————
DEMOLITION WALL	- - - - -
NEW WALL	—————
BRICK	—————
MASONRY BLOCK	—————



**CROSS SECTION**  
SCALE: 1/4"=1'-0"



**PROPOSED FLOOR PLAN**  
SCALE: 1/4"=1'-0"

**REVISIONS**

NO.	DATE	ADDENDUM/BULLETIN

**JACKSON RESIDENCE**  
1600 ATKINSON AVENUE  
DETROIT, MICHIGAN 48208

**ZACK W. OSTROFF & ASSOCIATES** MEMBER AIA AIA BD  
RESIDENTIAL COMMERCIAL DESIGNER/PLANNER  
www.zackostroff.com  
email: zack@zackostroff.com  
PH: 248.450.6180

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND SHALL NOT BE USED IN ANY WAY WITHOUT THE PERMISSION OF THE DESIGNER.  
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF HIS WORK.

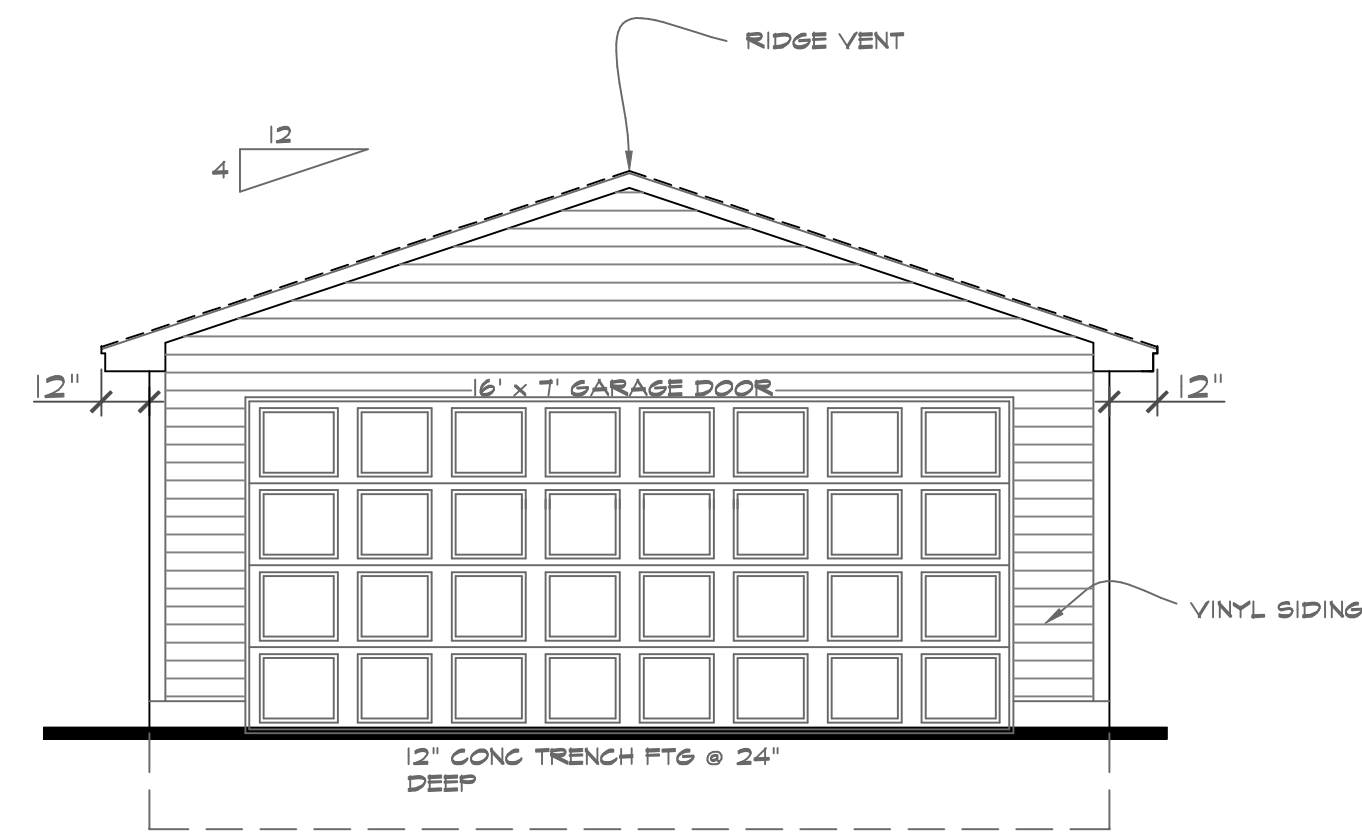
SHEET TITLE  
**FLOOR PLANS  
ELEVATIONS  
SECTION/SITE PLAN  
FOUNDATION PLAN**

SHEET SCALE  
**AS NOTED**  
PROJECT NO.  
**22-073**  
DATE  
**05.02.22**  
SHEET NUMBER  
**A-1**

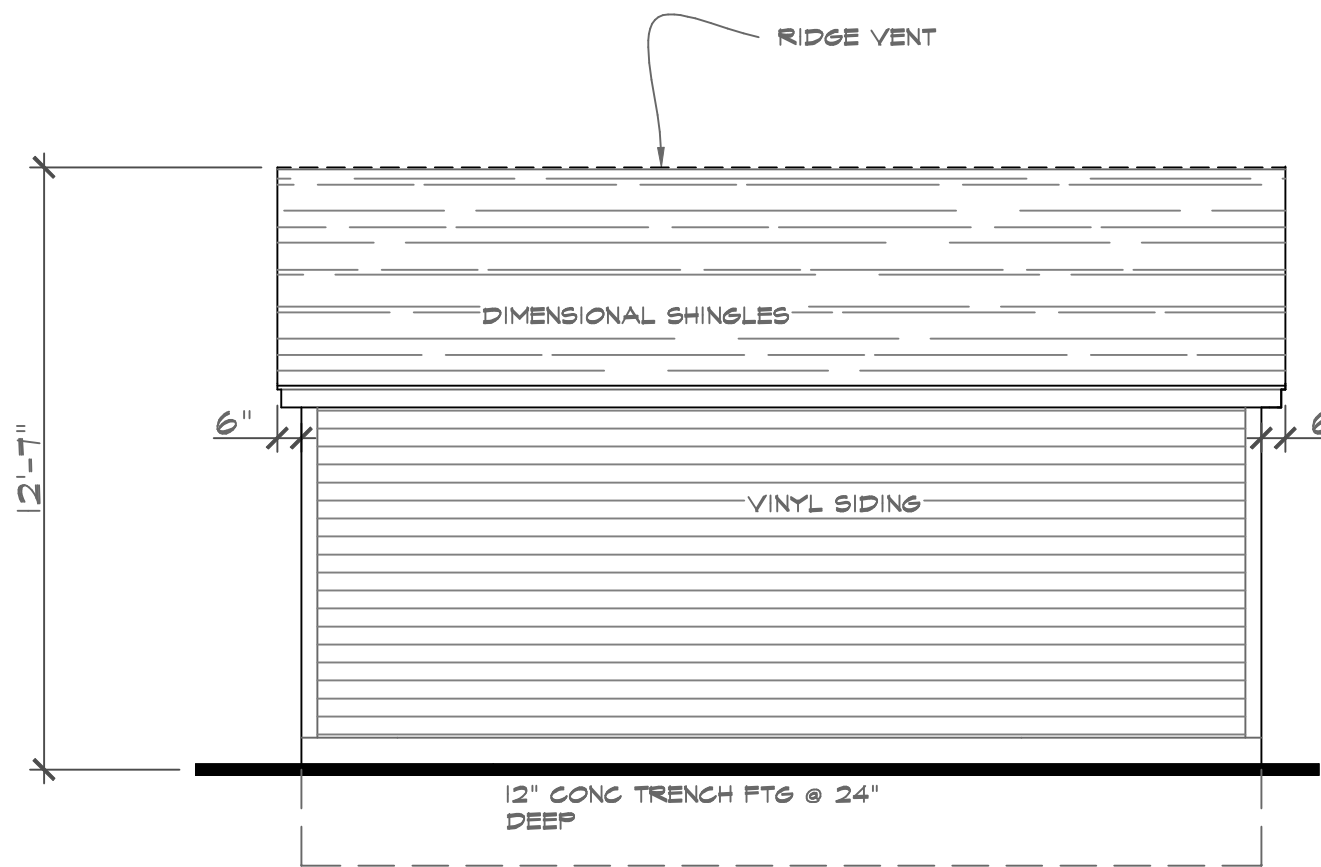
Certified to: MCGRATH RESTORATION

Property Description:  
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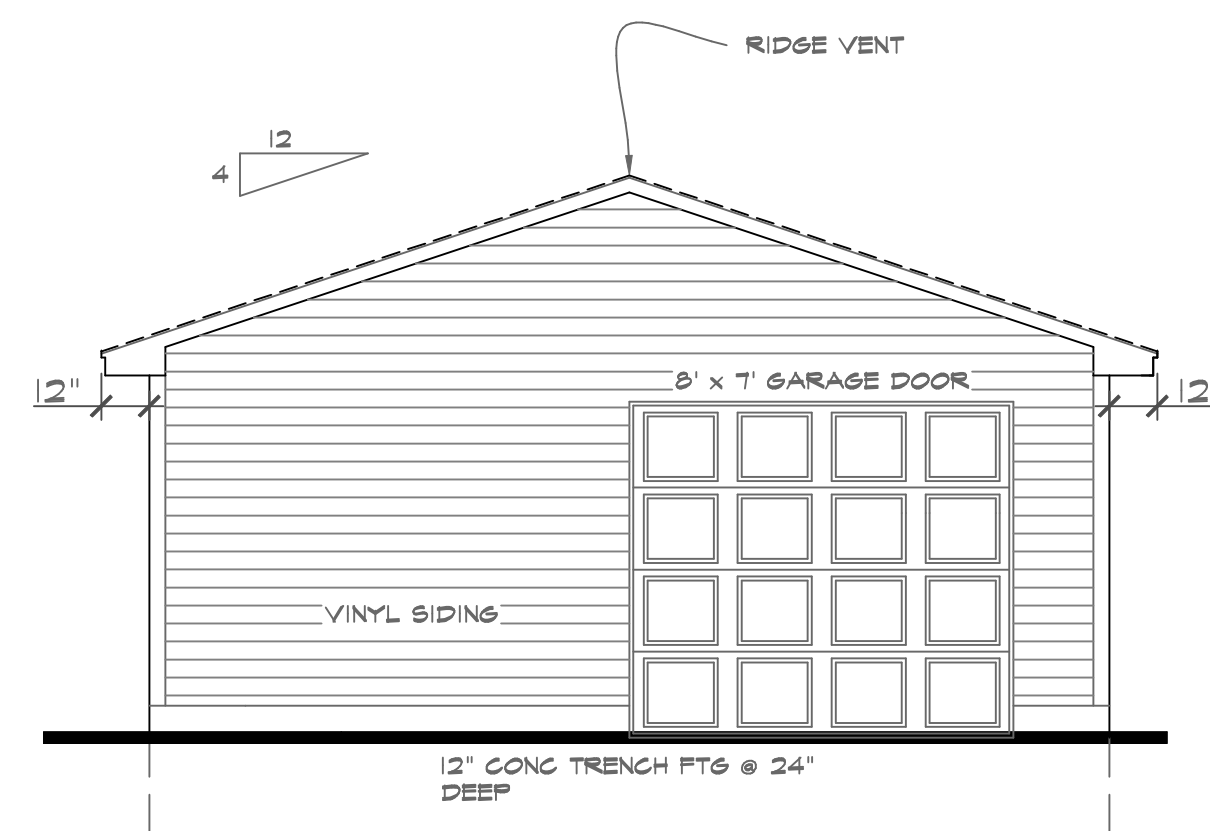
REVIEWED UNDER:  
**2015 MICHIGAN RESIDENTIAL CODE**



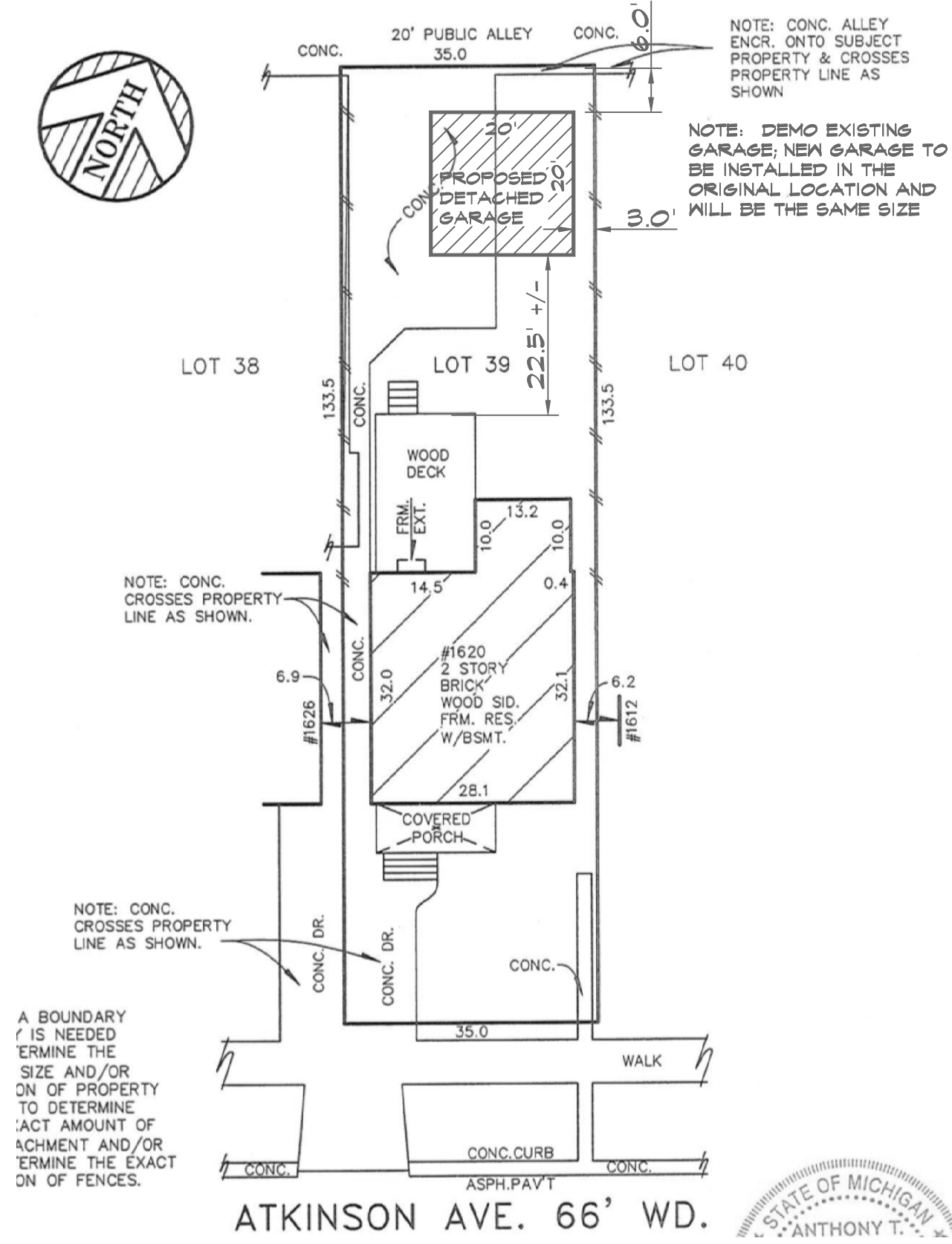
**NORTH ELEVATION**  
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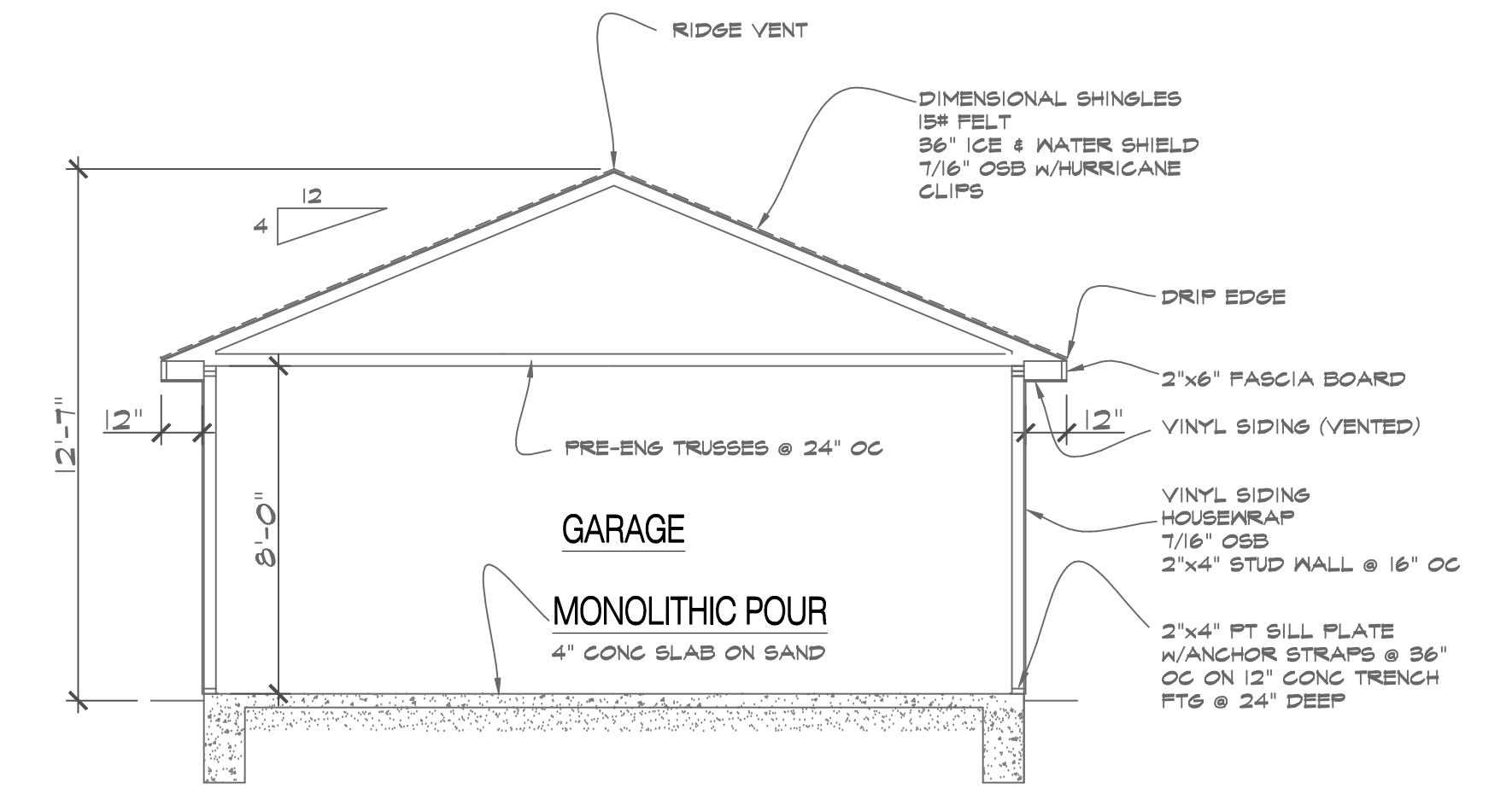
**WEST & EAST ELEVATION**  
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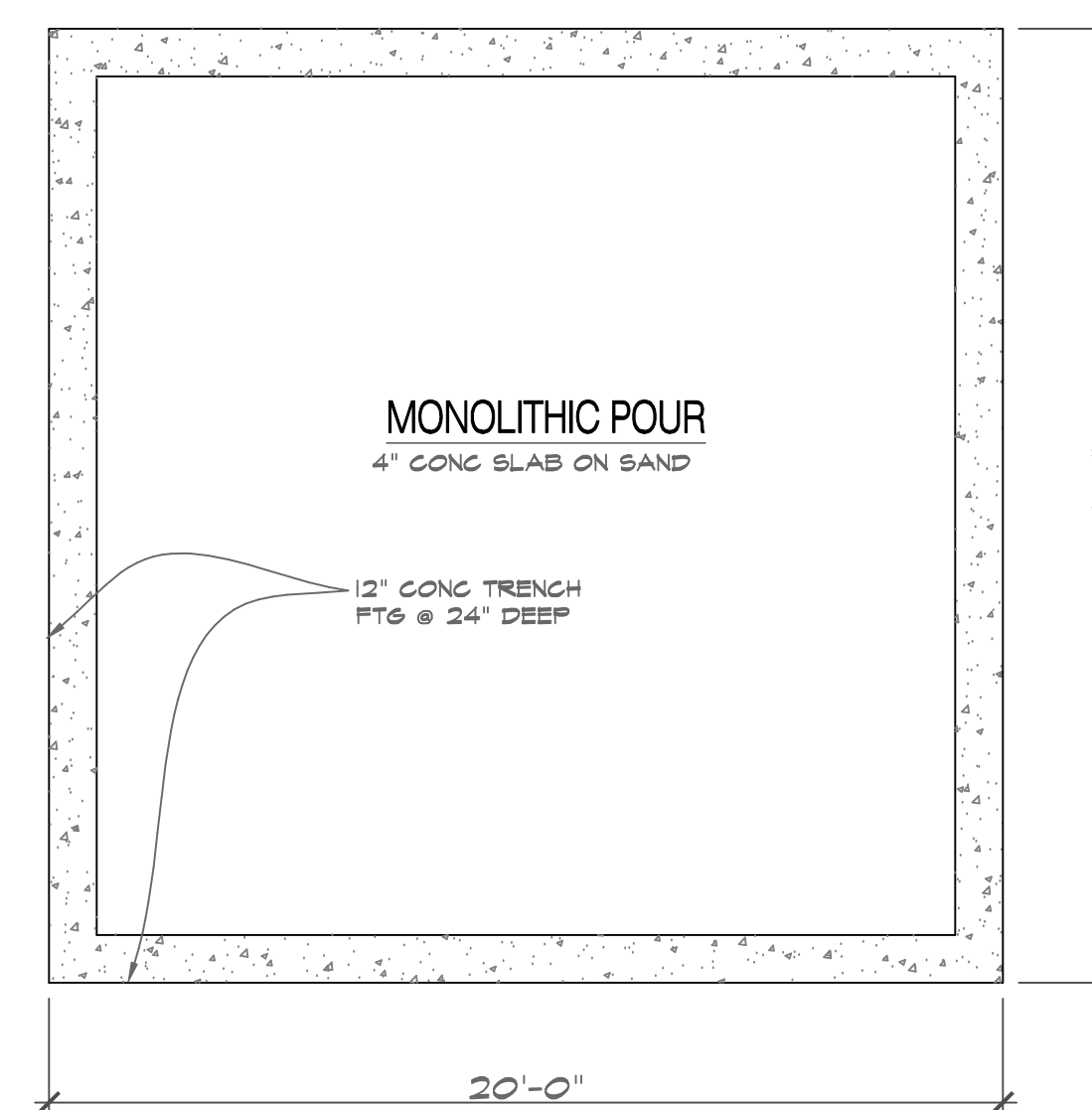
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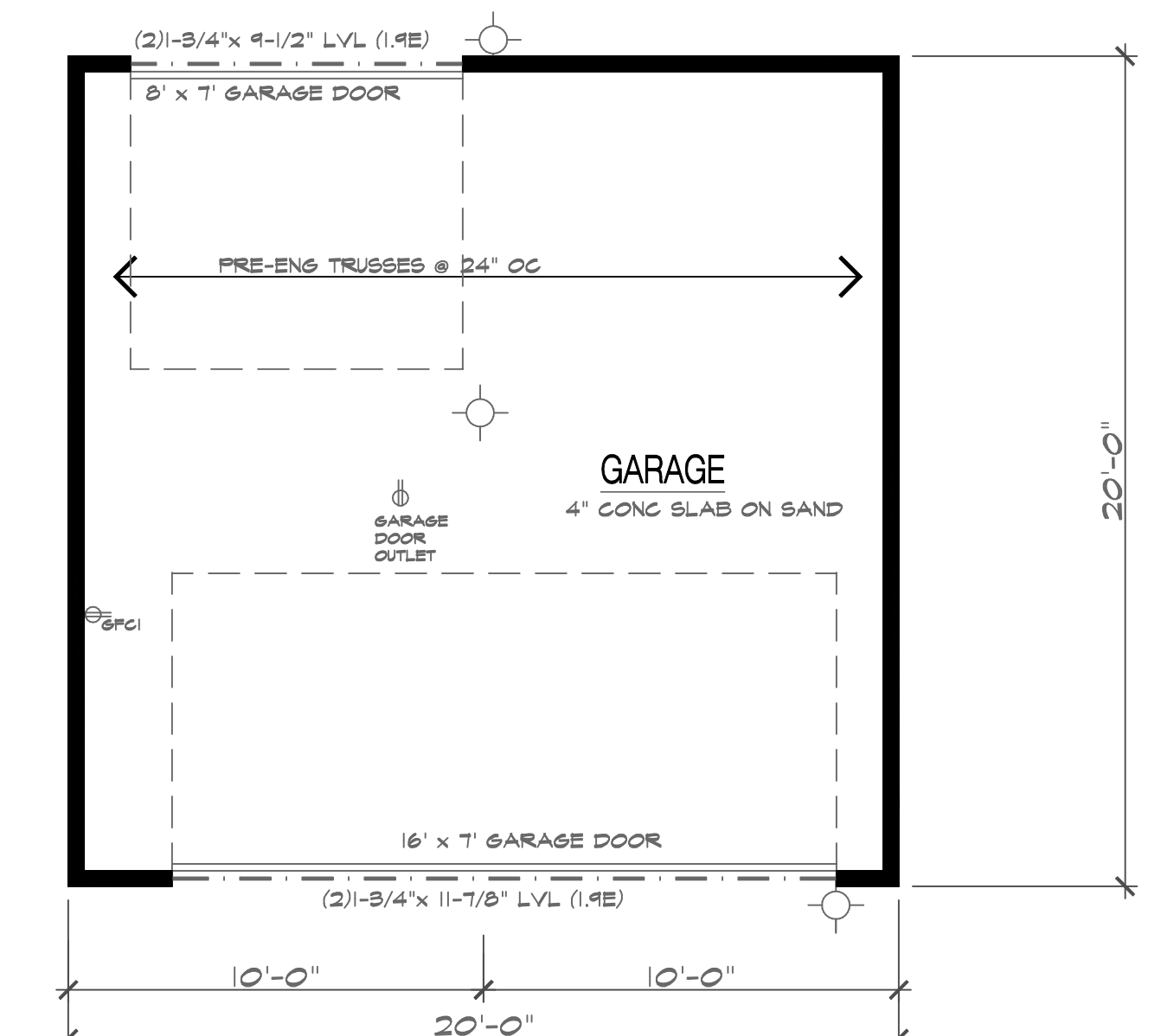
**PROPOSED SITE PLAN**  
 SCALE: 1"=20'-0"



**CROSS SECTION**  
 SCALE: 1/4"=1'-0"



**FOUNDATION PLAN**  
 SCALE: 1/4"=1'-0"



**PROPOSED FLOOR PLAN**  
 SCALE: 1/4"=1'-0"

WALL LEGEND	
EXISTING WALL	=====
DEMOLITION WALL	-----
NEW WALL	=====
BRICK	=====
MASONRY BLOCK	XXXXXX

REVISIONS		
NO.	DATE	ADDENDUM/BULLETIN

**JACKSON RESIDENCE**  
 1620 ATKINSON AVENUE  
 DETROIT, MICHIGAN 48206

**ZACK M OSTROFF & ASSOCIATES**  
 RESIDENTIAL/COMMERCIAL DESIGNER/PLANNER  
 MEMBER AIA, IBID  
 web: www.zoarchitect.com  
 email: zack@zoarchitect.com  
 PH: 248.425.4190

THIS DRAWING AS AN INSTRUMENT OF SERVICE IS AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND SHALL NOT BE USED IN ANY WAY WITHOUT THE PERMISSION OF THE DESIGNER.  
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SHEET TITLE  
**FLOOR PLANS  
 ELEVATIONS  
 SECTION/SITE PLAN  
 FOUNDATION PLAN**  
 SHEET SCALE  
**AS NOTED**  
 PROJECT NO.  
**22-073**  
 DATE  
**05.02.22**  
 SHEET NUMBER  
**A-1**





## McGrath Restoration Corporation Inc.

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21421 Hilltop Unit 19  
Southfield, MI 48033  
Office# 248.942.3444 Fax# 248.942.3424  
Email: MRC2646@yahoo.com

Insured: Matthew Jackson  
Property: 1620 Atkins  
Detroit, MI 48206

**Claim Number:**

**Policy Number:**

**Type of Loss:**

Date of Loss:

Date Received:

Date Inspected:

Date Entered: 12/10/2021 11:07 AM

Price List: MIDE8X\_NOV21

Restoration/Service/Remodel

Estimate: 2021-12-10-1105



# McGrath Restoration Corporation Inc.

21421 Hilltop Unit 19  
Southfield, MI 48033  
Office# 248.942.3444 Fax# 248.942.3424  
Email: MRC2646@yahoo.com

2021-12-10-1105

## Main Level

### Main Level

DESCRIPTION	QTY
1. General Demolition - per hour Demo labor to remove fencing and misc debris	16.00 HR
2. Wood fence slat 5' - 6' high - treated	28.00 EA
3. Wood gate 5'- 6' high - treated	3.00 LF
4. Demolish/remove home - masonry ext. (400 sf - 1000 sf)	400.00 SF
5. Concrete open	0.00 HR

### Garage

Height: 9'

DESCRIPTION	QTY
6. Overhead door & hardware - 9' x 7' - Premium grade	2.00 EA
7. Jamb and trim for overhead door unit	69.00 LF
8. Wood window - double hung, 13-19 sf	2.00 EA
9. Seal & paint wood window (per side)	4.00 EA
10. Exterior door - fiberglass / wood w/detail - Premium grade	1.00 EA
11. Paint door slab only - 2 coats (per side)	2.00 EA
12. Paint door or window opening - 2 coats (per side)	2.00 EA
13. R&R Door lockset & deadbolt - exterior	1.00 EA
14. Seal & paint single garage door opening & trim	3.00 EA
15. Labor to frame 2" x 4" x 9' load bearing wall - 16" oc	80.00 LF
16. R&R Stucco - natural gray - troweled	360.00 SF
17. Seal & paint stucco	360.00 SF
18. Siding - shiplap - cedar	360.00 SF
19. Seal & paint wood siding	720.00 SF

## Roof

### Roof

DESCRIPTION	QTY
20. Drip edge	82.00 LF
21. Asphalt starter - universal starter course	82.00 LF
22. Remove Laminated - comp. shingle rfg. - w/ felt	4.70 SQ
23. Laminated - comp. shingle rfg. - w/ felt	5.00 SQ



**McGrath Restoration Corporation Inc.**

21421 Hilltop Unit 19  
Southfield, MI 48033  
Office# 248.942.3444 Fax# 248.942.3424  
Email: MRC2646@yahoo.com

**CONTINUED - Roof**

DESCRIPTION	QTY
24. Roof vent - turtle type - Metal	4.00 EA
25. Ridge cap - composition shingles	61.50 LF
26. Rafters - 2x6 stick frame roof	254.00 BF
27. Sheathing - plywood - 1/2" CDX	469.85 SF
28. Rafters - 2x8 stick frame roof	64.00 BF
Hips	
29. 2" x 6" lumber (1 BF per LF)	984.00 LF
Fascia boards	
30. 1" x 6" lumber (.5 BF per LF)	164.00 LF
31. Prime & paint exterior soffit - wood	82.00 SF
32. Prime & paint exterior fascia - wood, 6"- 8" wide	82.00 LF

**Generals**

DESCRIPTION	QTY
33. Open	0.00 EA
34. Dumpster load - Approx. 20 yards, 4 tons of debris	1.00 EA
35. Architectural/Drafting fees open	1.00 EA

**Labor Minimums Applied**

DESCRIPTION	QTY
36. Finish carpentry labor minimum	1.00 EA
37. Door labor minimum	1.00 EA
38. Finish hardware labor minimum	1.00 EA
39. Fencing labor minimum	1.00 EA
40. Miscellaneous concrete labor minimum	1.00 EA

Grand Total

\$36,652.85



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**Grand Total Areas:**

720.00 SF Walls	400.00 SF Ceiling	1,120.00 SF Walls and Ceiling
400.00 SF Floor	44.44 SY Flooring	80.00 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	80.00 LF Ceil. Perimeter
400.00 Floor Area	427.11 Total Area	720.00 Interior Wall Area
826.67 Exterior Wall Area	82.67 Exterior Perimeter of Walls	
469.85 Surface Area	4.70 Number of Squares	82.00 Total Perimeter Length
0.00 Total Ridge Length	61.50 Total Hip Length	

<b>Coverage</b>	<b>Item Total</b>	<b>%</b>	<b>ACV Total</b>	<b>%</b>
Dwelling	29,347.53	98.88%	36,239.65	98.87%
Other Structures	332.29	1.12%	413.20	1.13%
Contents	0.00	0.00%	0.00	0.00%
<b>Total</b>	<b>29,679.82</b>	<b>100.00%</b>	<b>36,652.85</b>	<b>100.00%</b>



BUILDING PRODUCTS OF CANADA CORP.

# TECHNICAL DATA SHEET ASPHALT SHINGLES

## EVEREST 42 INCH (RL442)

### DESCRIPTION:

Everest is a 42 inch Laminate asphalt shingle made from a fibreglass mat and surfaced with mineral granules. Everest is covered by a Lifetime Warranty. Its standard wind Warranty covers up to 180 km/hr (110 mph) and its High Wind Warranty covers up to 220 km/hr (135 mph) as per special application instructions.

### USES:

Everest can be applied on roof slopes greater than 4/12. It can also be applied to roof slopes from 3/12 to 4/12 following special low slope application. Please refer to the CSA A123.51/52 standard or the application instructions for further details.

### STORAGE:

Store on a flat surface in a covered area. Do not store on the ground or exposed to direct sunlight.

### PHYSICAL PROPERTIES

Average coverage per bundle (approx.)	3.06 m <sup>2</sup> (32.9 ft <sup>2</sup> )
Exposure	152 mm (6")
Dimensions	1066.8 mm x 355.6 mm (42" x 14")
Bundles / Pallet	36

CHARACTERISTICS	UNITS		RESULTS BP		REQUIREMENTS		TEST METHOD
	METRIC	IMPERIAL	METRIC	IMPERIAL	METRIC	IMPERIAL	
Tear strength (cross direction)	g	lb	Pass	Pass	1700	4.0	ASTM D3462
Tensile strength (machine direction)	kN/m	lb/in	Pass	Pass	10.5	60	ASTM D146
Tensile strength (cross direction)	kN/m	lb/in	Pass	Pass	7.0	40	ASTM D146
Fastener pull through 0°C	N	lbf	Pass	Pass	186	42	ASTM D3462
Average net mass per unit area of finished shingles	g/m <sup>2</sup>	lb/100ft <sup>2</sup>	Pass	Pass	4394	90	ASTM D228
Mass of glass mat per unit area	g/m <sup>2</sup>	lb/100ft <sup>2</sup>	Pass	Pass	85	1.7	ASTM D228
Asphalt mass per unit area	g/m <sup>2</sup>	lb/100ft <sup>2</sup>	Pass	Pass	732	15	ASTM D228

### APPLICABLE STANDARDS

ASTM D3018;  
 ASTM D3462;  
 CSA A123.5;  
 UL 790 & CAN/ULC S107, Fire Resistance Class A;  
 UL 2390 / ASTM D6381 Class H;  
 ASTM D3161 Class A, D and F;  
 Pass TAS 100 as referenced in Miami-Dade County;



# BP ROOFING GUIDE

## ARCHITECT & CLASSIC COLLECTIONS



EAST



PRODUCT MANUFACTURED  
IN CANADA 

ROOF COLOR SHOWN IS MANOIR TWILIGHT GREY





WITH  
**WEATHER-TITE™**  
TECHNOLOGY  
for Superior Protection

# EVEREST 42 LIMITED LIFETIME WARRANTY

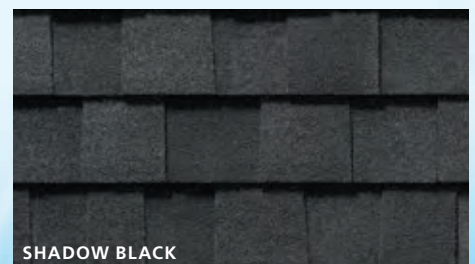
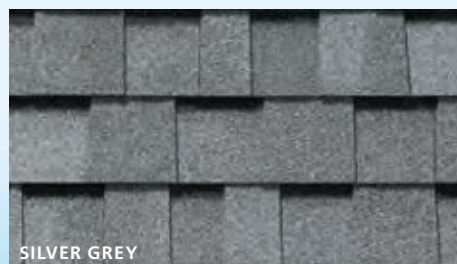
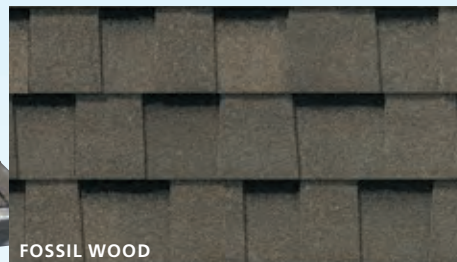
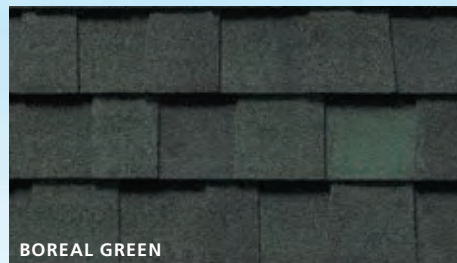
ROOF COLOR SHOWN IS DRIFTWOOD





## The summit of protection and beauty

TAKE BEAUTY AND PROTECTION TO THE TOP. This premium quality double-layer laminate shingle features larger tabs, dramatic 3-dimensional shadow bands and drifted coloring to create a deep, bold and dynamic style. With its lavish selection of random contrast colors, Everest 42 frames your home with stunning elegance that's sure to turn heads with heightened curb appeal.



Due to limitations of the printing process, actual shingle colors and granule blends could be different from the photos. It is recommended that you view a full size shingle before making a final color selection. We reserve the right to change colors at any time.



James Hardie

HardiePlank HZ5 5/16 in. x 8.25 in. x 144 in. Fiber  
Cement Primed Cedarmill Lap Siding

★★★★★ (89) ✓







# Sustainability meets **DESIGN & DURABILITY**

*Featuring James Hardie® siding and trim, the VISION House Orlando '11 incorporates the essentials of sustainable living through design and construction. Much of the focus was aimed at energy efficiency, water conservation, sustainable materials, and hurricane disaster resistance.*





## MANUFACTURING



- We recycle water used in manufacturing up to four times during the process.
- Our Environmental Management System is ISO 14001 certified in our Illinois, Nevada, and Virginia manufacturing facilities.
- Our Zero to Landfill Project demonstrates our vision for making our products as efficiently as possible and is currently focused on reducing our landfilled waste by half.

## TRANSPORTATION



- We have high quality standards for raw materials, and at least 75% of raw materials are locally sourced.
- Eleven manufacturing facilities support the regional economy and reduce the environmental impact caused by transportation of materials.





## PRODUCT



- James Hardie® siding products are made from natural and sustainable raw materials that are also low in toxicity – Portland cement, cellulose pulp, sand, and water.
- Artisan® siding products contain 8% post-industrial or pre-consumer recycled content.
- James Hardie siding is noncombustible in accordance with ASTM E 136 and can be installed to achieve MIAMI-DADE large and small missile impact rating.
- Durable fiber cement materials not only require fewer resources for replacement, but help reduce maintenance and repair cost.
- Using factory-finished James Hardie siding and trim products with ColorPlus® Technology finishes reduce jobsite liquid waste and exposure to volatile organic compounds (VOCs). It also eliminates the need to store large amounts of paint on site. Our factory-finished products go through multiple quality control checkpoints, which minimizes the need for rework.



*“The single most important factor in green architecture is durability. If you want something to be green it has to last a long time. It has to handle water, heat and UV radiation. Fiber-cement handles all three exceptionally well.”*

*Joseph Lstiburek  
BASC, MENG., PhD, PENG*



## LEED CERTIFICATION

James Hardie products can contribute points towards a LEED project certification as well as a certification to the ICC 700 National Green Building Standard. James Hardie® siding, trim, soffit, fascia and Artisan siding and trim are listed as certified products in Home Innovation Research Labs NGBS Green Certified Product Program. The Home Innovation Labs NGBS Green certification allows accredited verifiers to award points towards the whole project certification without additional documentation for the attributes of the practices specified. Additionally, a project-specific cutsheet in support of recycled and regional content claims is available upon request. Please contact [info@jameshardie.com](mailto:info@jameshardie.com) for more information.



[http://www.homeinnovation.com/services/certification/green\\_certified\\_products/green\\_certified\\_product\\_detail?prodid=303](http://www.homeinnovation.com/services/certification/green_certified_products/green_certified_product_detail?prodid=303)

### National Green Guidelines

### Project seeking USGBC LEED® certification

### ICC 700 National Green Building Standard Voluntary Model Green Home Building Guidelines

#### James Hardie® Siding Products

MR5 (MR4 for Homes) Recycled Content;  
MR5 (MR4 for Homes) Regional Materials

601.7. Building materials/assemblies do not require additional site applied material for finishing. (ColorPlus® products only)  
602.1.6. In areas of termite infestation probability, termite-resistant materials are used.

#### Artisan® Siding Products

MR5 (MR4 for Homes) Recycled Content;  
MR5 (MR4 for Homes) Regional Materials

601.7. Building materials/assemblies do not require additional site applied material for finishing. (ColorPlus® products only)  
602.1.6. In areas of termite infestation probability, termite-resistant materials are used.



At James Hardie, we pride ourselves on providing building products that help you craft more sustainable homes and buildings. While all green programs share the goal of environmental awareness, they do not always measure success in the same way. Our commitment to sustainable manufacturing practices extends to the development of products that last longer, requires less maintenance, and contribute to energy efficiency.

To learn more, please contact James Hardie Technical Services at **1-866-4HARDIE (1-866-442-7343) or [info@jameshardie.com](mailto:info@jameshardie.com).**



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**From:** Matthew Jackson <matthew\_jackson76@hotmail.com>

**Sent:** Thursday, June 30, 2022 5:24:08 PM

**To:** Dan Rieden <riedenda@detroitmi.gov>

**Subject:** Re: 1620 Atkinson - Deck and Balcony



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Please include the balcony and deck to my application. The deck and balcony is made out of treated wood. I plan on using a natural stain (clear) on the wood

Balcony (W) 150in

(H) 114in

---





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---

**From:** Matthew Jackson <matthew\_jackson76@hotmail.com>

**Sent:** Thursday, June 30, 2022 5:26:54 PM

**To:** Dan Rieden <riedenda@detroitmi.gov>

**Subject:** Re: 1620 Atkinson - Deck and Balcony

The measurements are included on this document.















**To:** Dan Rieden <riedenda@detroitmi.gov>  
**Subject:** Re: 1620 Atkinson - Deck and Balcony







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---

**From:** Matthew Jackson <matthew\_jackson76@hotmail.com>

**Sent:** Thursday, June 30, 2022 5:29:04 PM

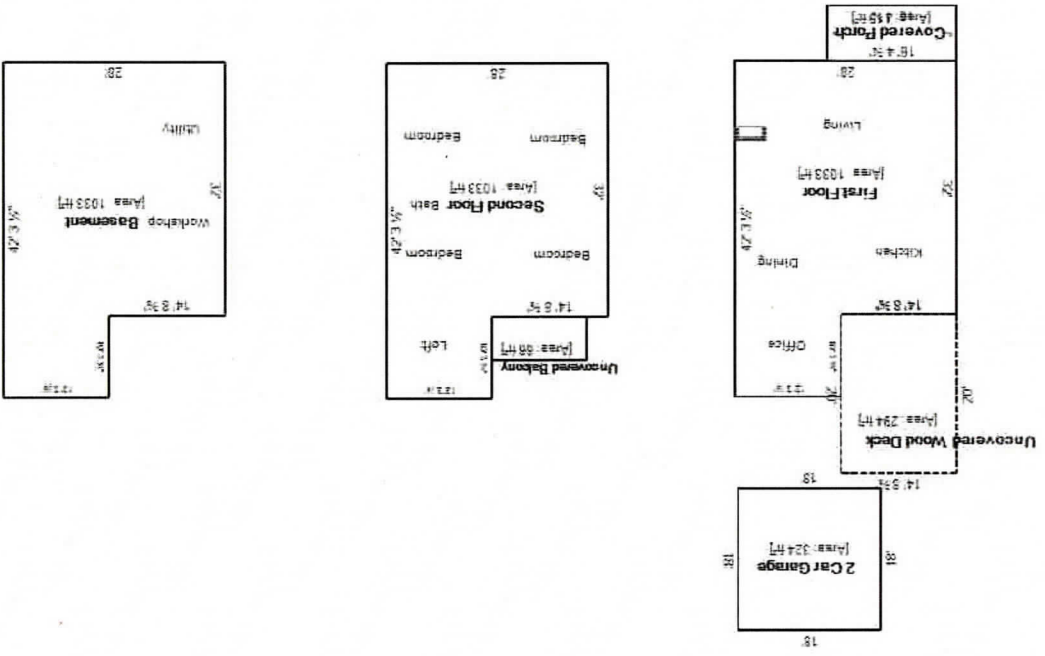
FLOORPLAN SKETCH

Borrower: Matthew Jackson  
 Property Address: 1620 Atkinson St  
 City: Detroit  
 Lender: UNITED WHOLESAL MORTGAGE

---

File No.: 1620 Atkinson St  
 Case No.: 264-3628180  
 State: MI  
 Zip: 48206

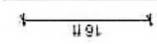
Sketch



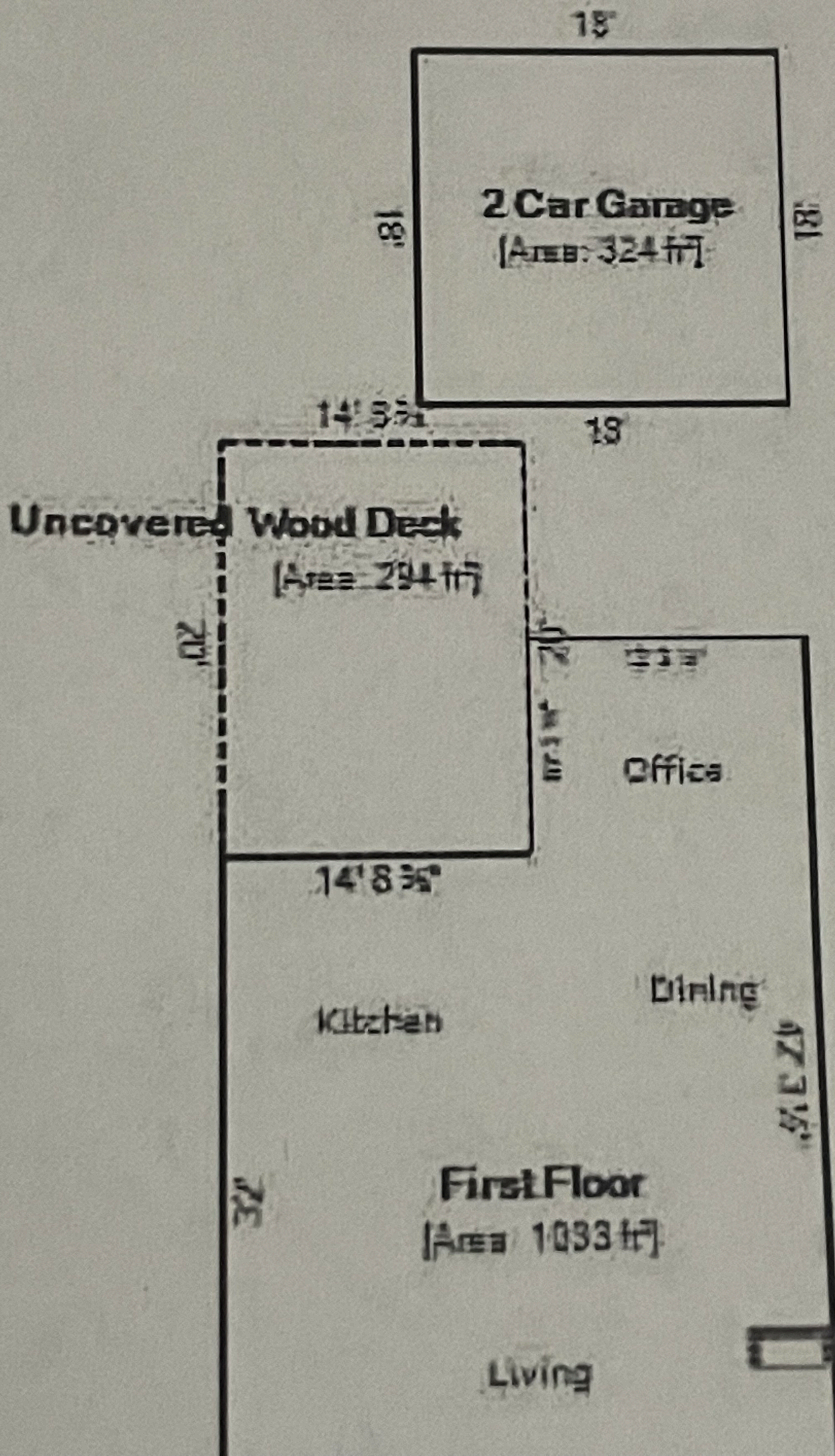
Living Area

First Floor	1032.99 sq ft	1032.99 sq ft	1.00 =	996 sq ft
Second Floor	1032.99 sq ft	1032.99 sq ft	1.00 =	996 sq ft
Nonliving Area	324 sq ft	1032.99 sq ft	1.00 =	136.99 sq ft
2 Car Garage	324 sq ft	1032.99 sq ft	1.00 =	896.00 sq ft
Basement	1032.99 sq ft	1032.99 sq ft	1.00 =	896.00 sq ft
Covered Porch	114.80 sq ft	1032.99 sq ft	1.00 =	136.99 sq ft
Uncovered Balcony	68.00 sq ft	1032.99 sq ft	1.00 =	136.99 sq ft
Uncovered Wood Deck	294 sq ft	1032.99 sq ft	1.00 =	136.99 sq ft
<b>Total Living Area (rounded):</b>	<b>2066 sq ft</b>			

Area Calculation









<b>Living Area</b>		
First Floor	1032.99 ft <sup>2</sup>	FI
Second Floor	1032.99 ft <sup>2</sup>	FI
<b>Nonliving Area</b>		
2-Car Garage	624 ft <sup>2</sup>	Se
Basement	1032.99 ft <sup>2</sup>	FI
Covered Porch	114.83 ft <sup>2</sup>	FI
Uncovered Balcony	68.50 ft <sup>2</sup>	FI
Uncovered Wood Deck	284 ft <sup>2</sup>	FI
<b>Total Living Area (rounded):</b>	<b>2066 ft<sup>2</sup></b>	



**From:** [John McGrath](#)  
**To:** [Dan Rieden](#); [Audra Dye](#)  
**Cc:** ["Matthew Jackson"](#)  
**Subject:** Re: [EXTERNAL] RE: 1620 Atkinson - Historic District Commission - July 2022 Meeting  
**Date:** Tuesday, July 12, 2022 11:18:35 AM  
**Attachments:** [Garage Door Short Panel example.webp](#)  
[Garage Door.pdf](#)  
[Harbor Breeze Portfolio Wall Light.webp](#)  
[Wall Light Installation Manual.pdf](#)  
[Wall Light SPECIFICATIONS.docx](#)

---

**This Message Is From an External Sender**

ATTENTION: This email was sent from an external source. Please be extra cautious when opening attachments or clicking links.

Good morning Dan,

Attached are photos and the brochure/cut sheet for the garage door (2 car) as well as the specs for the exterior lights. Please advise if additional information is needed before tomorrow's meeting.

Best regards,  
Susan

John McGrath, President  
McGrath Restoration Corporation, Inc.  
21421 Hilltop, Unit #19  
Southfield, MI 48033

Bus: (248) 942-3444  
Fax: (248) 942-3424

On Thursday, July 7, 2022 at 04:12:43 PM EDT, Dan Rieden <[riedenda@detroitmi.gov](mailto:riedenda@detroitmi.gov)> wrote:

Hi John,

Do you have any cut sheets on the garage doors? Please provide them so that we can add this to the application.

Thanks,

**Daniel Rieden** PLA/ASLA (he/him)

Lead Landscape Architect | Historic Preservation Team  
Planning & Development Department | City of Detroit  
Coleman A. Young Municipal Center, 2 Woodward Avenue, Suite 808, Detroit, MI 48226

**From:** [John McGrath](#)  
**To:** [Dan Rieden](#)  
**Cc:** ["Matthew Jackson"](#)  
**Subject:** Re: [EXTERNAL] RE: 1620 Atkinson - Historic District Commission - July 2022 Meeting  
**Date:** Tuesday, July 12, 2022 11:32:23 AM

---

**This Message Is From an External Sender**

ATTENTION: This email was sent from an external source. Please be extra cautious when opening attachments or clicking links.

Good morning Dan,

We are also going for the smooth hardie board and Mr. Jackson chose C4 under the color system C that you recommended for the property at 1620 Atkinson..



**C:4 Yellowish White**  
**MS: 5Y 9/1**

Thank you.

Best,  
Susan

John McGrath, President  
McGrath Restoration Corporation, Inc.  
21421 Hilltop, Unit #19  
Southfield, MI 48033

Bus: (248) 942-3444  
Fax: (248) 942-3424

On Tuesday, July 12, 2022 at 11:17:10 AM EDT, John McGrath <mrc2646@yahoo.com> wrote:

Good morning Dan,

Attached are photos and the brochure/cut sheet for the garage door (2 car) as well as the specs for the exterior lights. Please advise if additional information is needed before tomorrow's meeting.

Best regards,  
Susan

CLASSIC™ STEEL

# VALUE

garage doors



America's Favorite Garage Doors®



*Model T40L, Long Traditional Panel with Plain Long Windows*



# VALUE garage doors

Improve your home's appearance with a Clopay Classic™ Steel Value garage door. Available in 24 or 25 gauge steel with a durable 2" steel frame construction, Classic™ Steel Value models are designed for beautiful, long-lasting performance. Choose from multiple panel styles, many color options and a wide range of window options to create a door that fits your budget and enhances your home's curb appeal.



## 1-LAYER CONSTRUCTION

Heavy 24 or 25 gauge steel construction ensures durability, security and classic style at an affordable price.

- Tongue-and-groove/shiplap section joints help seal out wind, rain and snow.
- Replaceable bottom weatherseal in a corrosion-resistant retainer helps prevent elements from entering garage.
- Clopay's Safe-T-Bracket® helps prevent serious injury that could occur if the bottom bracket were removed with the garage door closed and under tension.
- Long-life nylon rollers are smooth and quiet.
- Galvanized steel hinges are durable, reliable and secure.
- Inside/outside step plates and grip handles make doors easy and safe to manually operate.

### Tongue-and-Groove Section Joints

**24**  
GAUGE  
STEEL

**T40S** short panel  
**T40L** long panel

**25**  
GAUGE  
STEEL

**T50S** short panel  
**T50L** long panel  
**70B** ribbed panel

### Shiplap Section Joints

**24**  
GAUGE  
STEEL

**94** short panel

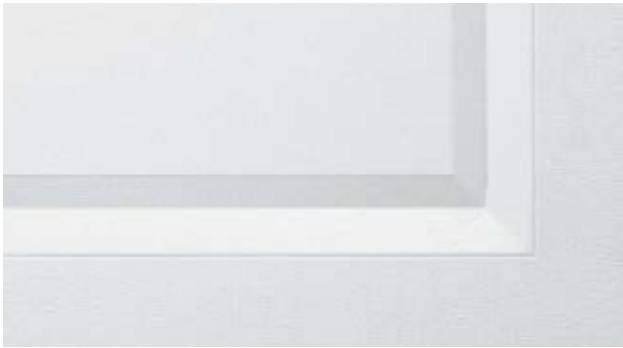
**25**  
GAUGE  
STEEL

**73** short panel  
**76** long panel



*Model T50S, Short Traditional Panel  
with Optional Colonial 509 Window Design*

## DETAIL



Deep panel edging and natural embossed woodgrain texture improve appearance close-up and from the curb.

## STYLE



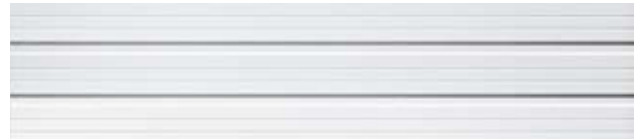
### **Traditional Short**

Complements homes with traditional styling. Models T40S, T50S, 94 and 73.



### **Traditional Long**

Ideal for ranch style homes. Models T40L, T50L and 76.



### **Ribbed**

Good option for transitional style homes or utility structures. Model 70B.

*Doors range from 6' to 16' high and 6' to 20' wide. Consult your Clopay Dealer for size options.  
WindCode® doors available to meet most regional wind load requirements.  
Consult your local dealer for specific information.*



Model 94, Short Traditional Panel

## COLORS



*\* Available on 24 gauge steel. Additional charges apply.  
Due to the printing process, colors may vary.  
Model 70B available only in Standard White and Chocolate.*

- Exterior steel on standard color doors has a natural woodgrain texture.
- Doors can be painted to match the home's exterior using a high-quality latex exterior paint. Do not use oil-based paint.

## STEP PLATE/LIFT HANDLE



Color-matched exterior step plate/lift handles are durable, attractive and allow for safe opening and closing of your door.

## CUSTOM PAINT OPTION



Color Blast® finish offers more than 1,500 Sherwin-Williams® color options to complement your home. Clopay's durable two-part paint system has been thoroughly tested and is backed by a five-year warranty.

## RUST-PREVENTION SYSTEM



Steel skins are protected through a tough, layered coating system, including a hot-dipped galvanized layer, a protective metal oxide pretreatment and a baked-on primer and top coat.





Model 73, Short Traditional Panel Design

## ENVIRONMENTAL ASSURANCE

Clopay doors are compliant with environmental laws and regulations. Clopay doors do not contain HFCs. All Clopay doors are compliant with:

- California SB 1013
- New Jersey A-5583/S-3919 – Greenhouse Gas Bill
- Washington HB 1112 – Hydrofluorocarbon Greenhouse Gas Emissions
- Canadian regulations amending the ozone-depleting substances and halocarbon alternatives regulations

## WARRANTIES

PAINT SYSTEM	PAINT SYSTEM	PAINT SYSTEM	WINDOWS	HARDWARE
LIMITED <b>LIFE</b> WARRANTY	LIMITED <b>15YR</b> WARRANTY	LIMITED <b>10YR</b> WARRANTY	LIMITED <b>10YR</b> WARRANTY	LIMITED <b>3YR</b> WARRANTY

Models T40, 94

Models T50, 73, 76

Model 70B

All Models

All Models



Model 70B, Ribbed Panel

# WINDOW OPTIONS

Our windows add natural light to your garage while adding curb appeal to your home. All Clopay window frames are UV-protected and are color matched to our prefinished door colors. Window frames screw in from the inside for easy glass replacement or to change designs.

## DECORATIVE INSERT SERIES WINDOWS

UV-protected cellular plastic insert designs snap into either the inside or outside of the window frame for easy cleaning or to change designs. Windows are offered in single strength, double strength, acrylic or obscure glass. Short windows are 19-1/2" x 12" and long windows are 40-1/2" x 12".

Available on These Models

T40S\* 94\*  
T40L 73\*  
T50S\* 76  
T50L



Short windows not available on long panel doors.

\* Panel emboss may not align with windows due to size difference. Some size limitations apply.

† Shown with clear glass. Acrylic and obscure glass optional.

Additional charges for optional glass apply.

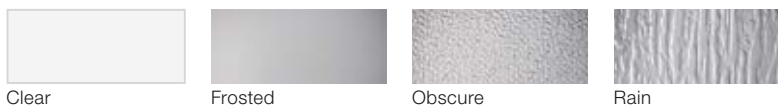
Acrylic windows require special cleaning. Never use products that contain ammonia or petroleum products to clean acrylic. Please visit [www.clopaydoor.com/acrylic](http://www.clopaydoor.com/acrylic) for complete details.

### Ribbed Panel Window (Model 70B Only)



Standard Window

Windows are available single pane in clear, frosted, obscure and rain designs. Clear acrylic also available.



Visit [clopaydoor.com](http://clopaydoor.com) or call 1-800-2CLOPAY (225-6729) for more information on Clopay, America's Favorite Garage Doors.

Follow us on

MADE IN USA



©2022 Clopay Corporation. All rights reserved.

RSDR-VALUESS-12\_REV0422

imagine



DESIGN YOUR DOOR  
OPEN CAMERA  
AND POINT!







## **WALL LIGHT SPECIFICATIONS**

**Glass Color**

Clear

**Collection Name**

N/A

**Bulb Type**

Incandescent

**Lumens**

500

**Color-Changing****Light Color**

Warm White

**Shape**

Square

**Usage Rating**

Wet rated

**Safety Listing**

UL safety listing

**Weather Resistant****Dusk-to-Dawn Sensor****Fixture Depth (Inches)**

6.75

**Wattage Equivalent**

100

**Package Quantity**

1

**Hardware Included****Motion Sensor****Fixture Color Family**

Black

**Dimmable****Back Plate Height (Inches)**

3.1

**Material**

Steel

**Recommended Light Bulb Shape**

A19

**Light Bulb Base Type**

Medium base (E-26)

**Glass Style**

Beveled

**Power Source**

Hardwired

**Manufacturer Color/Finish**

Black

**Maximum Fixture Wattage**

100

**CA Residents: Prop 65 Warning(s)**

**Prop 65 WARNING(S)**

**UNSPSC**

39111600

**Maximum Bulb Wattage**

100

**Wattage**

100

**Size**

Small (less than 6 inches)

**Lowe's Exclusive****Weight (lbs.)**

2.6

**Fixture Width (Inches)**

6

**Number of Bulbs Required**

1

**Fixture Height (Inches)**

11.75

**Dark Sky****Style**

Traditional

**ENERGY STAR Certified****Fixture Finish**

N/A

**Warranty**

3-year

**Bulb(s) Included****Type**

Wall Lantern

**Weatherproof****Back Plate Width (Inches)**

4.5

OPEN until 9 pm

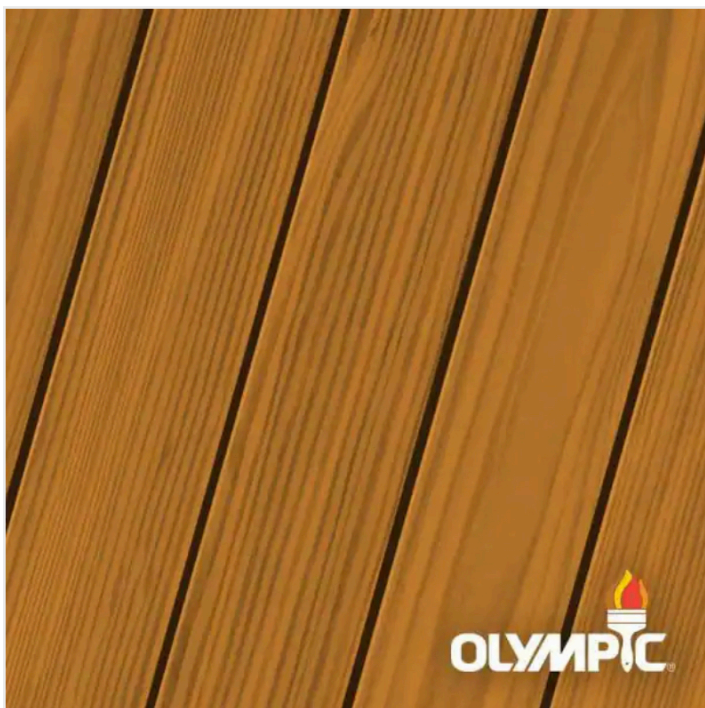
Home / Paint / Exterior Wood Coatings / Exterior Woc



Olympic

Elite 1 gal. Atlas Cedar Semi-Transparent Stain and Sealant in One

★★★★☆ (107)



\$48<sup>98</sup> /gallon

Detroit 7 Mile/Meyers Store

Quantity selector: -, 1, +

Add to Cart