PREPARED BY: B. CAGNEY

STAFF REPORT: JULY 8, 2020 MEETING
APPLICATION NUMBER: 19-6733
ADDRESS: 677 W. CANFIELD
HISTORIC DISTRICT: WEST CANFIELD
APPLICANT: CHRIS LAMPHEAR / LLC CUSTOM CONTRACTING
PROPERTY OWNER: MATT FLESZAR & KELLIE ROGGE
SCOPE OF WORK: REHAB BUILDING, REPLACE SIDING AND TRIM, REBUILD FRONT PORCH
PROVISIONAL COMPLETE DATE: 6-22-2020
DATE OF STAFF SITE VISIT: 7-1-2020

Staff Photo, 7-1-2020

Existing Conditions

The 2-1/2 story home at 677 West Canfield was built in 1875. It is located on the south side of the residential street, midblock. The home is primarily composed of red brick and features many character defining features that were popular in the late 19th century, including a centrally located bay window designed to give the appearance of a turret, true divided light windows with stone sills and headers, stained glass windows, ornate trim and scalloped wood shingle siding. The front façade also features a heavier stone application at the lower part of the façade that is not covered by the porch.

The applicant has indicated that the existing exterior wood material shows significant signs of rot and damage, and is showing water infiltration. Exterior photos submitted indicate that some areas of the trim and siding have experienced significant deterioration. Note that there are variations in style, dimension and profile in the trim and siding from previous repairs. Additionally, the applicant is concerned that the painted areas contain lead, as testing results indicate. The applicant is also concerned that the existing paint application has been excessively applied and poorly maintained, "giving the shingles and trim a less than desirable look and creates difficulty when matching repaired surfaces." The applicant has also submitted interior photos that shows deterioration of interior wood framing as a result of water damage.

According to HDC digital record archives, in 2003, the HDC issued a COA for the replacement of the asphalt shingle roof, the installation of a skylight, and chimney repairs. In 2004, the HDC issued a COA for the installation of a driveway from the alley, as well as walkway repairs and the installation of new fencing. In 2017, the HDC issued a COA for the repair of the front and rear porches, new gutters and downspouts, masonry tuckpointing and the replacement of the rear doors. Due to COVID restrictions, staff is unable to access the physical archives of records to verify additional work.

Proposed Work Scope
With the current proposal, the applicant proposes to replace much of the wood siding and trim, paint the home and rehabilitate the front and rear porches as detailed below:

Front Door Rehabilitation

- Apply refinishing clear coat to existing front door

Windows

- Wood window sashes to be painted D-18 dark reddish brown to match existing aluminum clad windows

Dormers

- Remove and replace existing shingle molding / trim (3.25" x 1.5") with new pine smooth molding (Home Depot WG 210 5/8" x 1-5/8" Primed Finger –Jointed pine shingle molding) and paint B:19 Black
- Replace existing asphalt shingles with new Hardie scalloped siding
- Remove and replace flat stock window surround with new 5/4 thick flat stock smooth wood and paint B:19 Black
- Remove and replace wood sill with new smooth cut cedar to match original profile and paint B:19 Black

Front Porch Rehabilitation

- Rebuild trim at gutter line
    - Remove and replace Approx. 7LF of trim to match existing (smooth painted wood, existing dimensions and profile not provided)
- Repair and rebuild columns
    - Remove and replace damaged wood at corner column with new smooth painted wood products to match existing (existing dimensions not provided)
- Remove and replace railing and balusters with cedar to match existing profiles and dimensions (not specified)
    - Update balusters to 4" minimum spacing to satisfy current building codes
    - Paint B:18 Dark Reddish Brown

- Remove and rebuild stairs with 1x4 cedar to match existing to be painted B:16 – Light Greyish Olive
- Rebuild porch surface with 1x4 cedar deck boards to be painted B:16 – Light Greyish Olive
- Rebuild base of porch and lattice work where damaged to match existing dimensions using 1x materials (not specified) and paint B:16 – Light Greyish Olive
- Roof remove and replace existing bead board with matching bead board (smooth sheet material) and paint B:16 – Light Greyish Olive
- Prep and paint existing porch ceiling

Siding and Trim replacement:

North / Front Elevation:

- Remove all existing scalloped and bevel cut siding on second floor and replace with James Hardie scalloped siding product
    - Applicant notes that siding will retain mitered corner and "flare out" details
- Remove siding in Front gable and replace with James Hardie scalloped siding product
- Remove and replace gable trim to match molding profile as proposed:
- Repair and replace window moldings (specific areas to be repaired and replaced not distinguished)
- Remove and replace window trim at front gable and second floor as proposed, including the removal and replacement of the existing ¾" cap, crown, 5/4"x6" beaded edge
    - Plinth blocks to be removed stripped, reinstalled and painted B:19 Black
    - Sills to be repaired or replaced with new smooth cedar with profile to match existing, and painted B:19 Black

- Repair wood surround and trim around first floor Stained glass windows, paint B:19 Black

South / Rear Elevation:

- Remove and replace deteriorated gable trim and fascia trim as proposed
- Remove and replace existing scalloped wood siding with Hardie scalloped siding
- Remove and replace existing window trim as proposed

West Side Elevation:

- Remove and replace deteriorated gable trim and fascia trim as proposed
- Remove and replace existing scalloped wood siding with Hardie scalloped siding
    - Applicant notes that siding will retain mitered corner and "flare out" details

East Side Elevation:

- Remove and replace existing gable trim and fascia trim as proposed
- Remove and replace existing scalloped wood siding with Hardie scalloped siding

Door replacement (Rear Elevation):

- Remove and replace four (4) existing rear doors with new solid wood doors as proposed
    - Material of existing doors not specified
    - Proposed doors to match color / stain of front door

Porch / deck replacement (Rear Elevation):

- Remove stairs and railings on both rear decks and rebuild to code
    - Railing to match front porch and built from smooth cedar and painted

- New deck surfaces to match front porch, using 1”x4” smooth cedar and painted
- Deteriorated structural members shall be repaired or replaced to match existing dimensions and materials

Staff Observations:

Documentation of Deterioration: The applicant has provided HDC staff with many high resolution photos as documentation of deterioration. Certain wooden elements clearly exhibit deterioration beyond repair: Front porch column(s), railing, deck, and trim; south and west side gable trim; north side dormer sill, trim, and siding (asphalt shingle) north side window sills. It is not conclusive to staff specifically what areas have deteriorated beyond repair and what areas may still be repaired. Note that photos of south side gable were reused as detail images for trim replacement in the presentation for north, east and west gables.

Issues:

Porch Column Replacement / Repair: The application does not indicate specifically what porch columns are repairable and what columns will be replaced. Staff would request that the applicant detail what columns and what elements of the columns will be repaired and what will be replaced.

Gable Trim Replacement: This application proposes to replace the molding on all four (4) gable elevations. It is not clear to staff that all four elevations require full replacement. In areas such as the rear elevation gable, deterioration is clear and therefore replacement may be warranted. However, staff is concerned that a full replacement of all original trim on the home is excessive and does not fully explore all options for repair. Staff recommends that only the gable trim that has deteriorated beyond repair be replaced and all other trim be repaired in-kind.

Window Trim Replacement: As with the gable trim, is not clear to staff that all areas of window trim require full replacement.

Siding Replacement: Staff has concerns about the replacement of all of the scalloped siding with Hardie panel. One of the features that make wood shake siding a character defining architectural feature is that deteriorated areas can be replaced as needed without requiring a full replacement. Staff also has concerns that the size of the proposed Hardi siding does not come close enough to replicating the existing dimensions in width (existing wood siding: 4” wide, 5” reveal, .375” thick; proposed siding: 6.75” wide, 5” reveal, .25” thick). Additionally, staff has concerns about how hardi-board siding can be installed while achieving mitered corners and flared areas as it is a rigid product. The applicant has provided information that lists general installation requirements, but the provided information does not addressed these concerns. Therefore, it is staff’s opinion that areas of the shake siding should be repaired in-kind with new wood shingles.

Dormers: Both front and rear dormers are currently clad with asphalt shingles. The applicant has proposed to replace the siding with Hardie scalloped siding as mentioned above, staff does not feel as though this expression is appropriate for the style of the home. A basic lap siding would be preferable, either with true wood or Hardie “Artisan” siding.

Lead Paint: Staff acknowledges the applicant’s concern about dealing with lead paint that was previously applied to the siding and trim. However, staff is not an expert in lead remediation and therefore refrains from any further observations or recommendations regarding this issue.

Potential Window Violation: It appears as though many windows on the rear elevation have been recently replaced with what appears to be aluminum clad windows. Staff is unable to locate a Certificate of Appropriateness for this work.

Recommendations:

Complete Siding and Trim Replacement as proposed:

It is staffs opinion that the complete removal and replacement of all siding with Hardi board and trim with new pine will result in the loss of character defining features of the home. Staff recommends that the Commission deny a Certificate of Appropriateness for these items because they does not meet the Secretary of the Interior's Standards for Rehabilitation number 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Front and Rear Porch Rehabilitation, Painting, Door Replacement: The documentation provided illustrates that elements on the front and rear porches require repair, or have deteriorated and warrant replacement. Further, the in-kind replacement of stairs, railings and deck will not result in the loss of any character defining details of the home. Staff also finds that painting the home according to it's associated *Color Chart B* as proposed is appropriate for this home. Finally, the rehabilitation of the front door and the replacement of the non-historic rear doors as proposed will not result in the loss of any character defining features. Therefore, staff recommends that the Commission issue a Certificate of Appropriateness for these propose work items because it meets the Secretary of the Interior's Standards for Rehabilitation.

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June 18, 2020

City of Detroit
ATTN: Brendan Cagney
Planning and Development Department
2 Woodward Avenue, Room 808
Detroit, MI 48226

REF: 677 W. Canfield

Description of Existing Conditions

Existing wood materials (trim, fascia, siding, etc.) are in disrepair. The existing wood material show significant signs of rot and damage, letting water into the home. We have also had the material tested for lead and results show that the paint contain lead. We have had it tested and the exterior paint has been throughly tested for lead contaminates. The result was positive for all exterior locations. In addition, the existing paint application has been excessively applied and poorly maintained. Therefore, giving the shingles and trim a less than desirable look and creates difficult when matching with repaired surfaces.

Scope of Work

Remove all damaged and rotten material, as well as materials with excessive paint applications. We are replacing these with appropriate new materials that are selected to replicate and maintain the historic character of the building while returning the building to a properly functioning and weather tight conditions. Windows and roof will remain as is.

We will also be updating the paint colors to the following that is in line with Color System B:
- B:8 Greyish Brown - Siding
- B:19 Black - Trim, Pillars/Baulsters, Soffits/Fascia/Gutters
- B:18 Dark Reddish Brown - Sash, Railings
- B:16 Light Greyish Olive - Porch/Deck/Stairs, Flooring

See PDF attached for detailed scope of work with description, photos and measurements of the above scope of work.


REMOVE AND REPLACE TO MATCH EXISITING AS CLOSE AS POSSIBLE
DOG EARED SIDING
SCALLOPED SIDING
APPROX 20'
APPROX. 28'
DEMO ALL FEATURES OF THE DECK AND REPLACE MATCHING EXISTING AS CLOSE AS POSSIBLE WITH WOOD MATERIALS

SCALLOPED
WOOD SIDING

REMOVE AND REPLACE
WITH NEW MATCHING
EXISITING AS CLOSE AS
POSSIBLE

REMOVE SIDING AND TRIM ELEMENTS AND REPLACE WITH NEW TO MATCH EXISTING AS CLOSE AS POSSIBLE

REPLACE ALUMINUM WITH WOOD PRODUCT TO MATCH THE REST OF THE TRIM

APPROX 20'

APPROX 15'

DEMO ALL FEATURES OF THE DECK AND REPLACE MATCHING EXISITING AS CLOSE AS POSSIBLE WITH WOOD MATERIALS

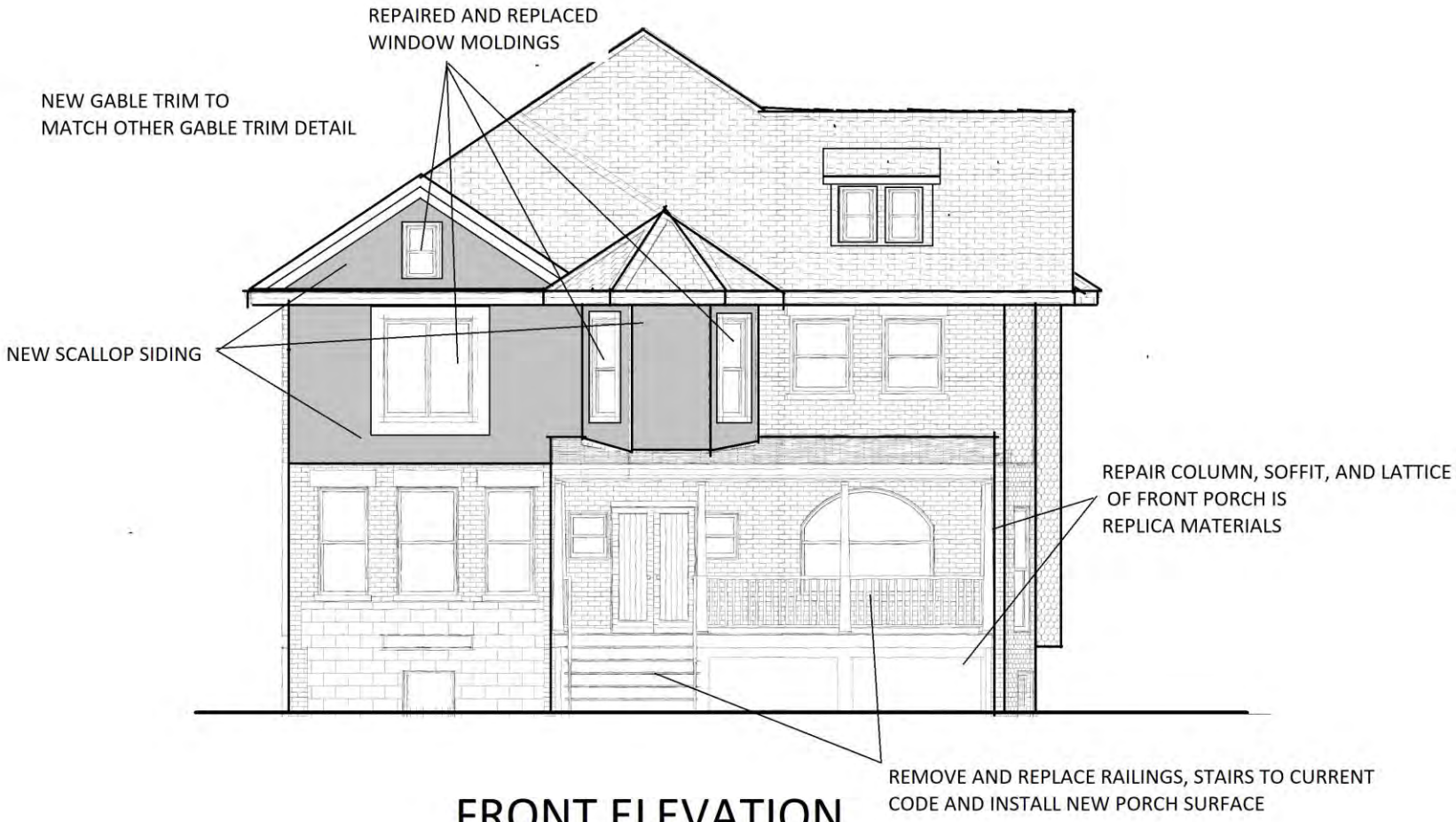

REMOVE AND
REPLACE SCALLOPED
SIDING TO MATCH
EXISITING AS CLOSE
AS POSSIBLE

677 W. Canfield

Historical District Committee Restoration Review

677 W. Canfield – Historical Restoration

Front Elevation



FRONT ELEVATION

Front Elevation (1 of 16):

1. **Front Door** – Keeping existing front door and refinishing clear coat and keeping current stain color.

2. **Windows** – Keeping all existing window units and glass. Non-aluminum clad windows will be painted with a color match to the existing aluminum clad windows (D-18 Dark Reddish Brown).

Front Elevation (2 of 16) – Roof Dormer:

Remove and replace shingle molding (existing = 3.25” x 1.5” thick) with new pine smooth molding and paint trim color. (see next page for profile)

Remove and replace flat stock surround with new 5/4 thick flat stock smooth wood and paint trim color

Remove and replace wood sill with new Cedar wood sill smooth cut to match original Profile and Paint Trim Color

Front Elevation (3 of 16) – Roof Dormer:

[The Home Depot
WG 210 5/8 in. x 1-5/8 in. x 96 in. Primed Finger-Jointed Pine Shingle Moulding]

Front Elevation (4 of 16) – Siding & Trim:

Remove and re-built with matching profile (see next page) to match rest of home repairs (approx. 20 lf)

Remove and replace gable siding with new scallop siding

Remove and bay siding with new scallop siding (to make consistency with rest of house and remove mis-matched bevel cut siding

Remove and replace wall siding with new scallop siding keep mitered corner and flare out details

Front Elevation (5 of 16) – Siding & Trim:

3.25” molding

3.5” flat board

3.25” molding

3.5” flat board

1.25” cove and extra detail mldg

Front Elevation (6 of 16):

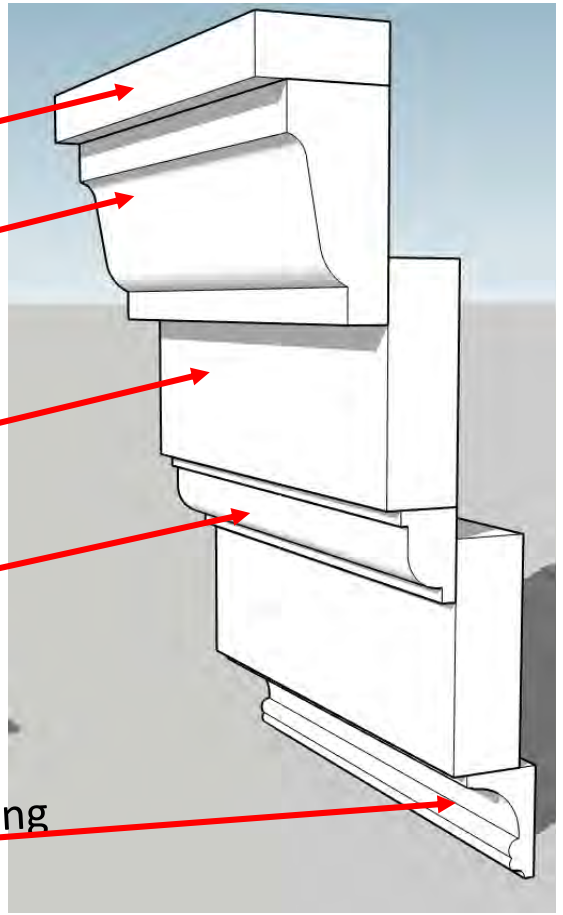
Drip edge trim

3.25" shingle mldg

Flat molding

1.75" barge mldg

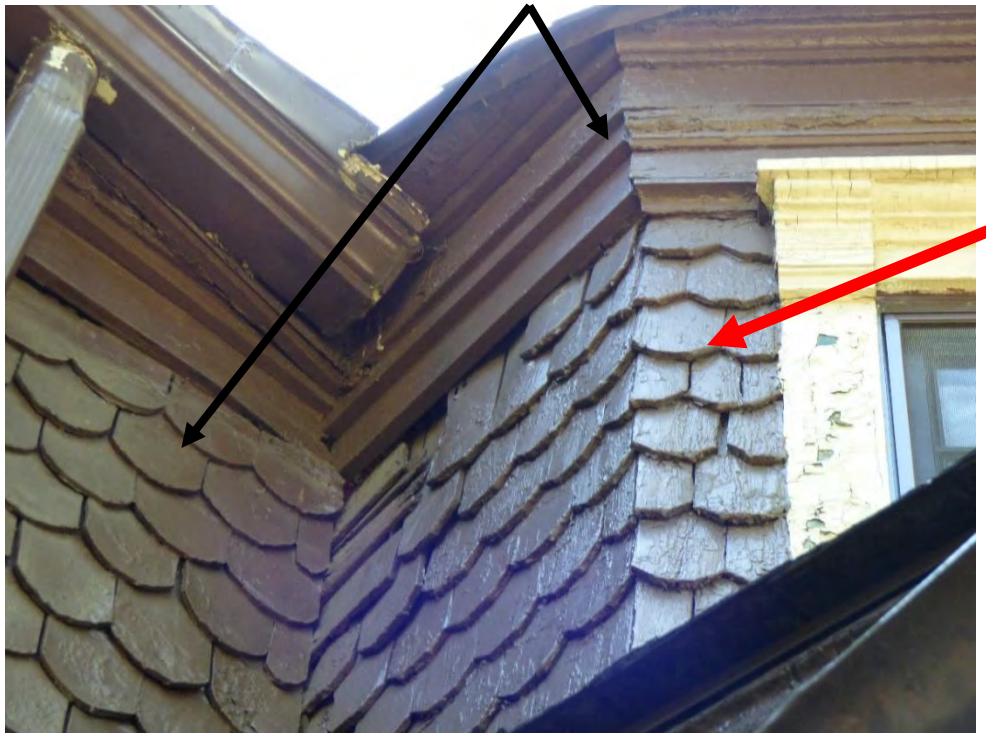
Cove & bead molding



New molding profile

Front Elevation (7 of 16) – Siding:

A mismatched repair made with wider scallops between corner and downspout (this will be fixed with new siding) as well as this mismatched trim (about 3ft) to be repaired with salvaged trim materials



Scallop siding at front bay is different then rest of home. It is a straight bottom with angle cut corners with the same exposure and dimensions as the rest of the shingles. We are proposing to us the same scallop siding on the front bay to keep all the siding consistent.

Front Elevation (8 of 16) – Window Surrounds:

Front Bay

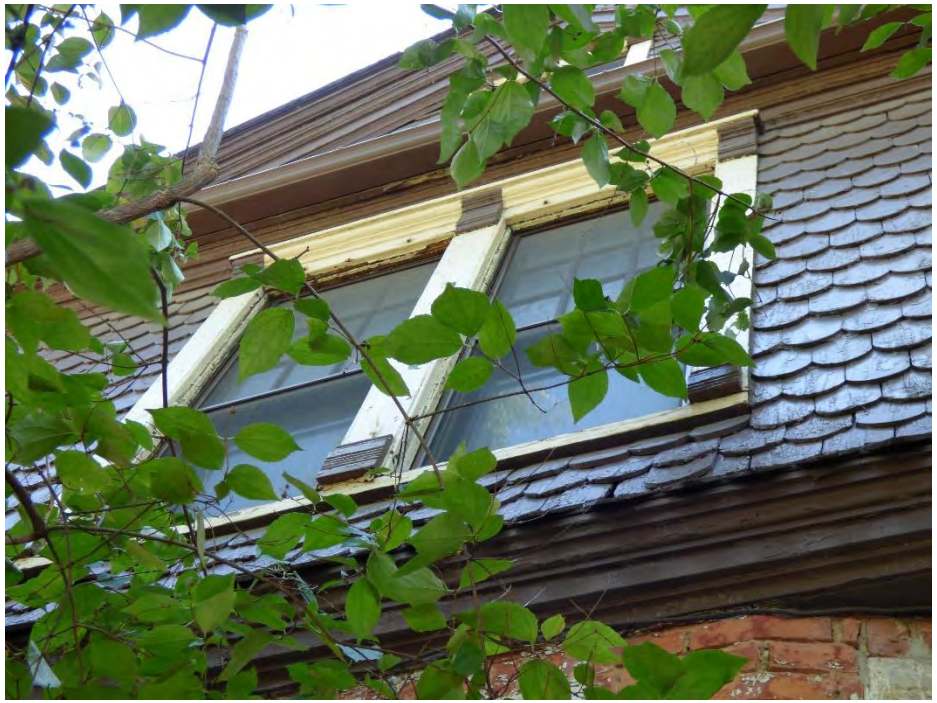
Remove and replace top ¾” thick cap with new ¾” thick smooth wood painted trim color

Remove 5/4x6 flat stock sides and header and replace with new 5/4x6 flat stock smooth boards painted trim color.

Remove strip and reinstall crown piece and paint trim color.

Front Elevation (9 of 16) – Window Surrounds:

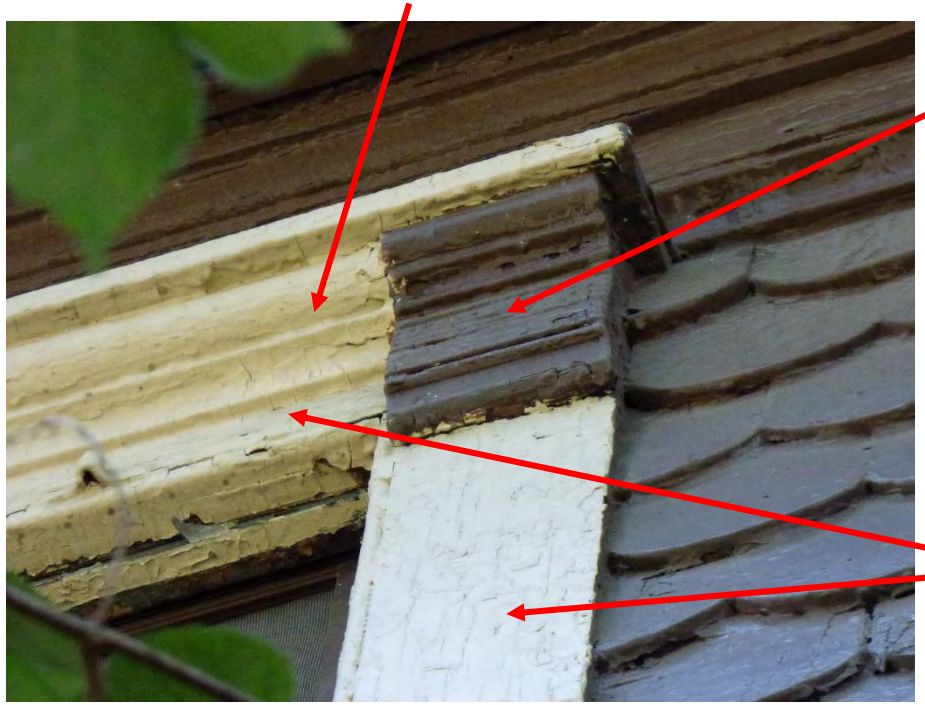
Front Gable



Front Upper Left

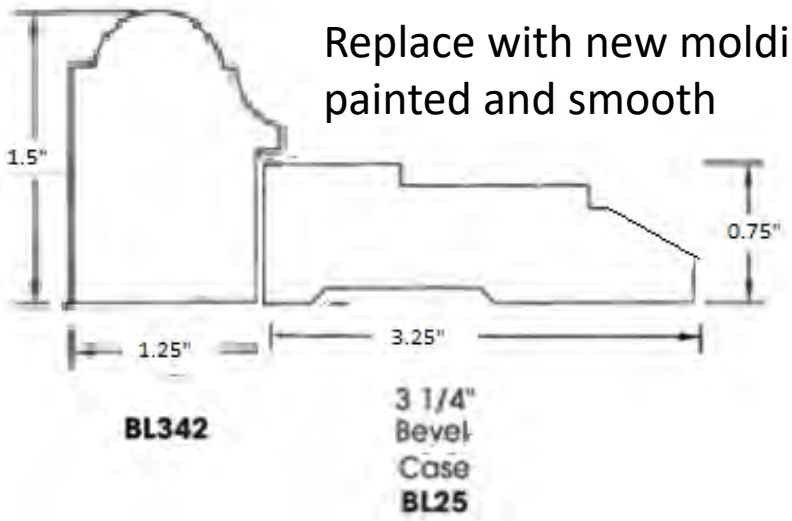
Front Elevation (10 of 16) – Window Surrounds:

Remove existing ¾” cap with new painted smooth wood (same dimensions)
Remove, strip and replace crown



Bolyard Lbr – Back and Casing

Replace with new molding painted and smooth



5/4 x 6 with beaded edge

Front Elevation (11 of 16) – Window Surrounds:

Remove, strip and reinstall plinth blocks and paint trim color

Repaired or new smooth cedar sill painted trim color with matching profile to existing sill

Front Elevation (12 of 16) – Window Surrounds:

Keep existing wood surround and trim - Repair as necessary and repaint with window HCD Approved color B:18 – Dark Reddish Brown

Front Elevation (13 of 16) – Front Porch:

Rebuild the trim at the gutter line

Repair and rebuild columns

Rebuild railings and balusters

Remove and rebuild stairs to meet current code requirements (salvage and reuse newels)

Rebuild surface where damaged

Rebuild base and lattice work where damaged (all matching dimensions)

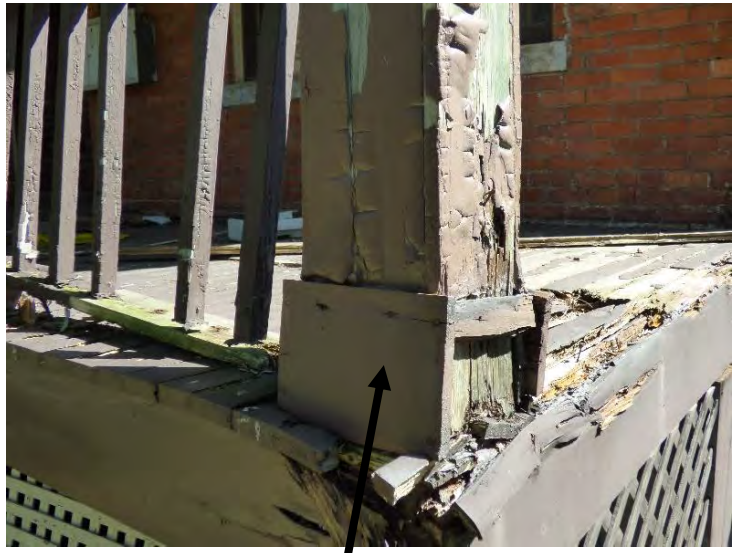
Front Elevation (14 of 16) – Front Porch:

Remove and replace existing bead board with matching bead board smooth sheet materials and paint.

Prep and Paint Ceiling

Front Elevation (15 of 16) – Front Porch:

New cedar deck boards painted for entire deck and stair treads to match 1x4 existing profile



Remove and replace damaged wood at corner column with new smooth painted wood products of same dimensions

Remove and replace damaged wood with new smooth painted wood product of same dimensions, about 7LF

Remove and replace damaged wood and rebuilt structure. Rebuilt trim work with smooth 1x materials painted and matching lattice to front of porch

Front Elevation (16 of 16) – Front Porch:

Remove and replace railing and balusters with cedar painted wood matching existing profiles and dimensions, but spacing updated to current building code requirements.

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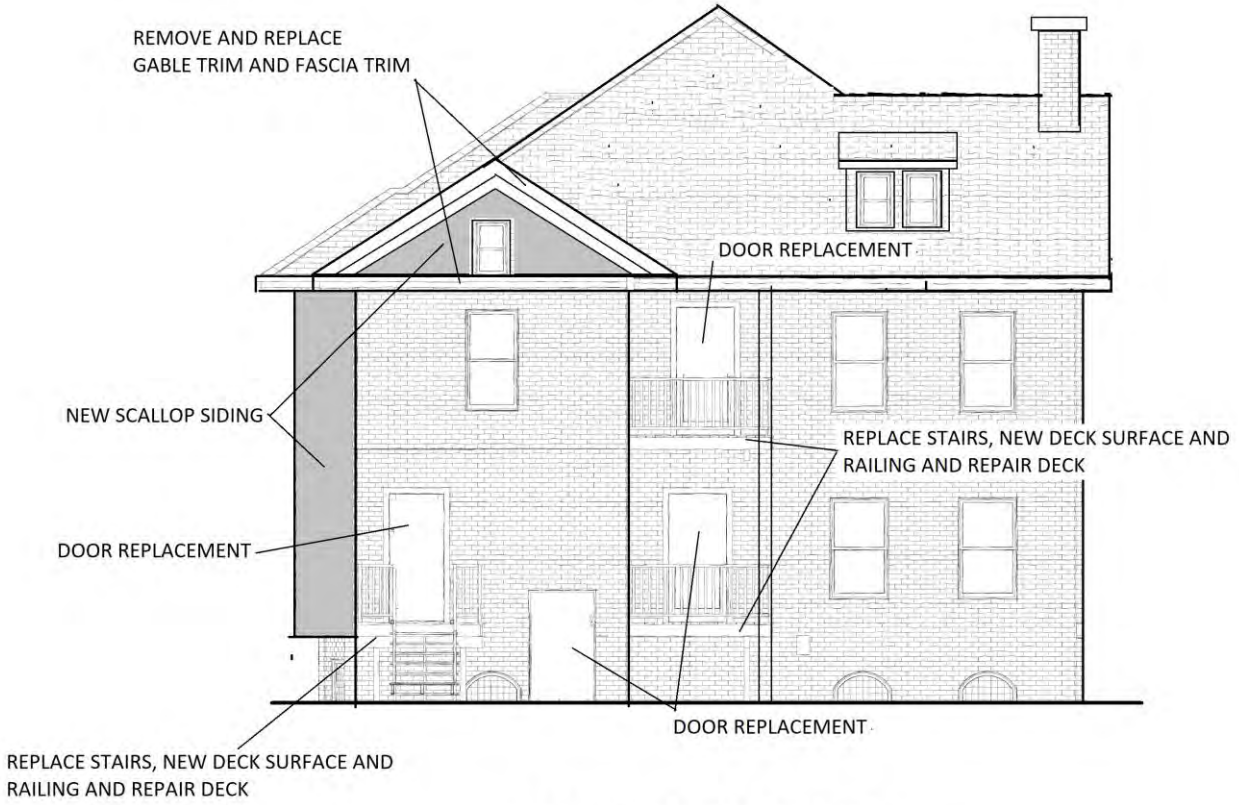
Rear Elevation



REAR ELEVATION

Rear Elevation (1 of 7) :

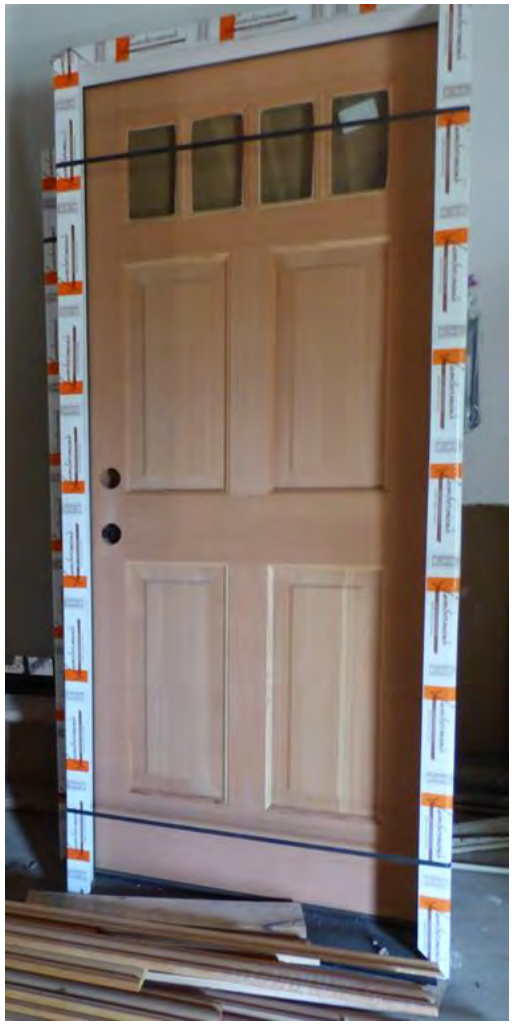
1. **Doors** – Replacing four entry doors on rear with new solid wood doors and stain/finished to match Front Door color and sheen. (labeled to right – see pg. 2 for door image)

2. **Windows** – Keeping all existing window units and glass. Non-aluminum clad windows will be painted with a color match to the existing aluminum clad windows (D-18 Dark Reddish Brown).

Rear Elevation (2 of 7) :

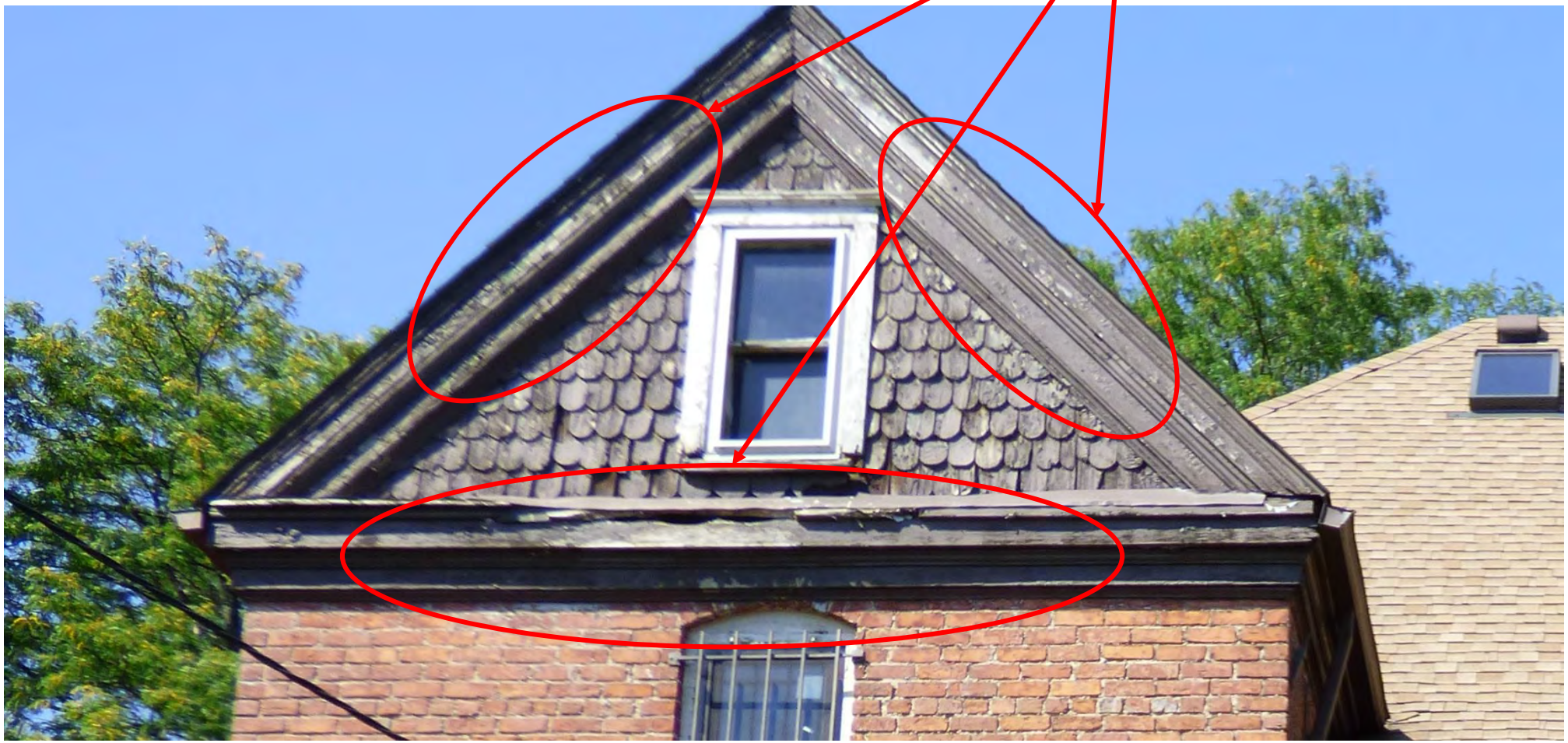
Existing Front Door
(color to remain)

Proposed Rear Door Replacements
< all four >
(Color to Match the Front Door)



Rear Elevation (3 of 7) :

Remove and rebuilt entire gable trim and fascia that are split, rotten or damaged (about 45 lf) see next page for replica detail



Rear Elevation (4 of 7) - Gable Trim:

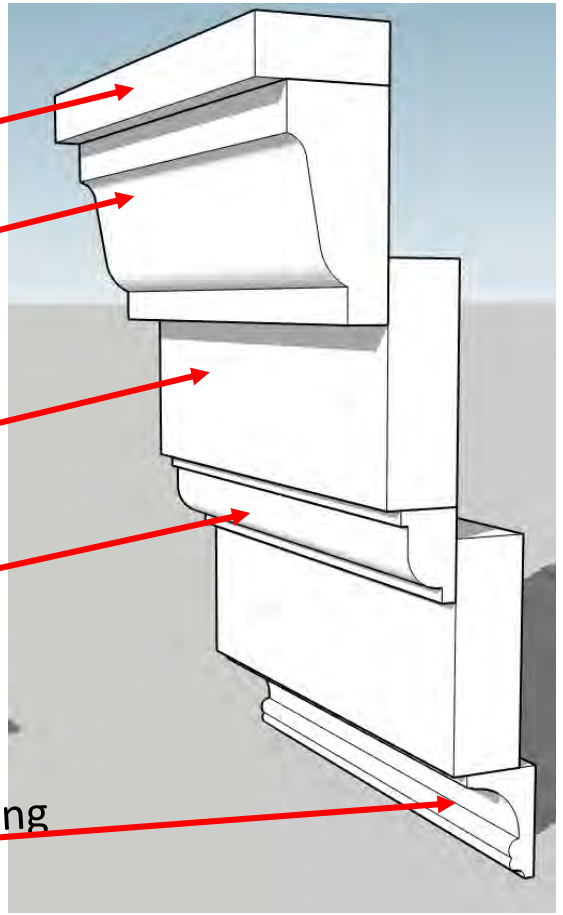
Drip edge trim

3.25" shingle mldg

Flat molding

1.75" barge mldg

Cove & bead molding

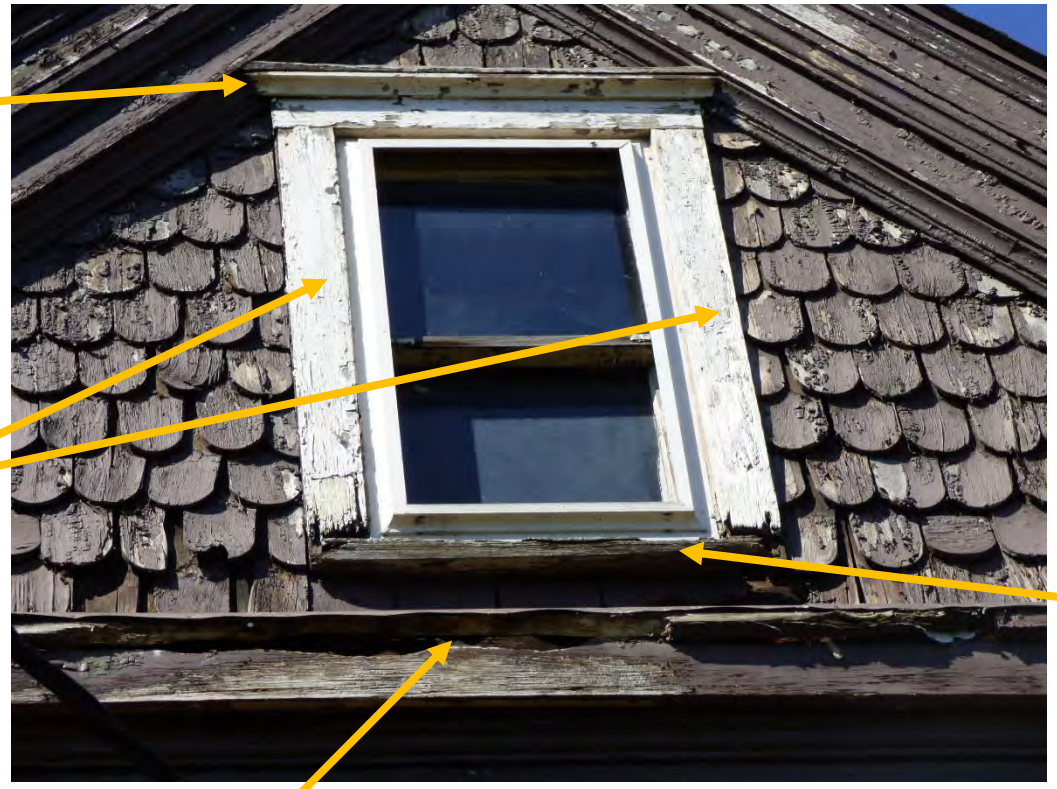


New molding profile

Rear Elevation (5 of 7) :

Existing 2” cove crown to be replaced with matching 2” smooth wood cove molding

Existing 5/4x4 casing and header to be replaced with new 5/4x4 flat stock smooth wood painted B:19 Black.



Rotten Fascia Boards

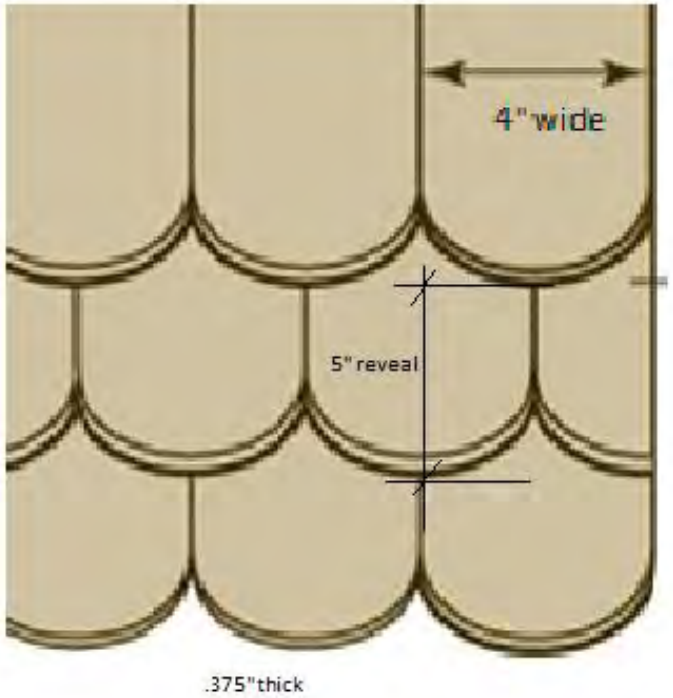
Rear Gable

Remove and replace siding with new siding consistent with rest of home replacements

Existing 1.5” thick sill to be replaced with new 1.5” thick beveled washed cedar sill (cut to same profile)

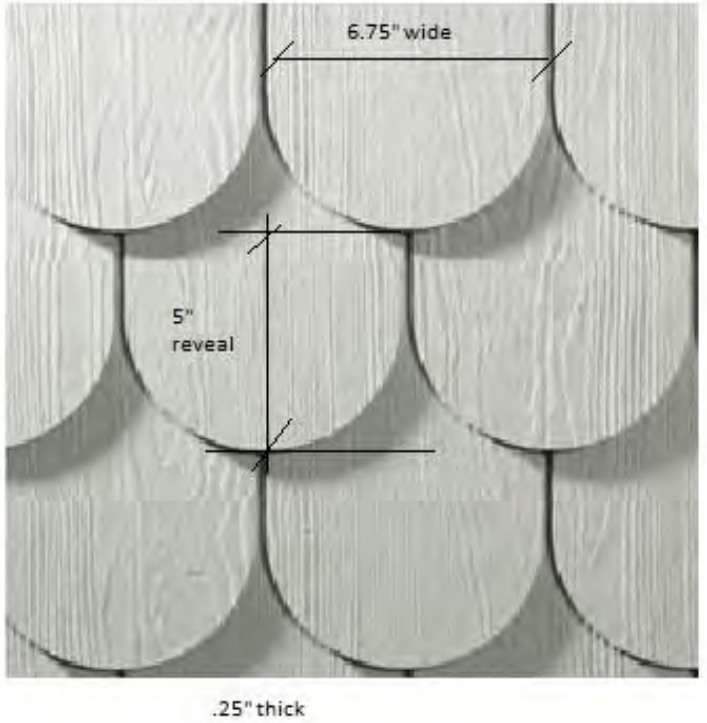
Rear Elevation (6 of 7) :

Existing painted wood



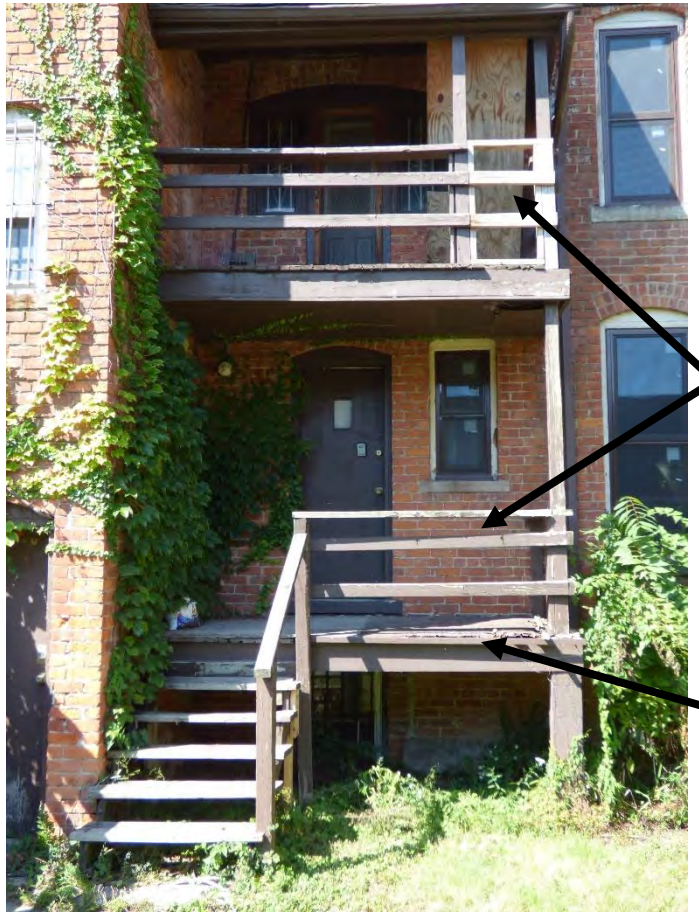
Dimensions of Existing

Smooth texture to be used
(photo sample is textured for shape and size only)



Proposed: Hard shingle siding
(photo courtesy: Hardiplank website)

Rear Elevation (7 of 7) :



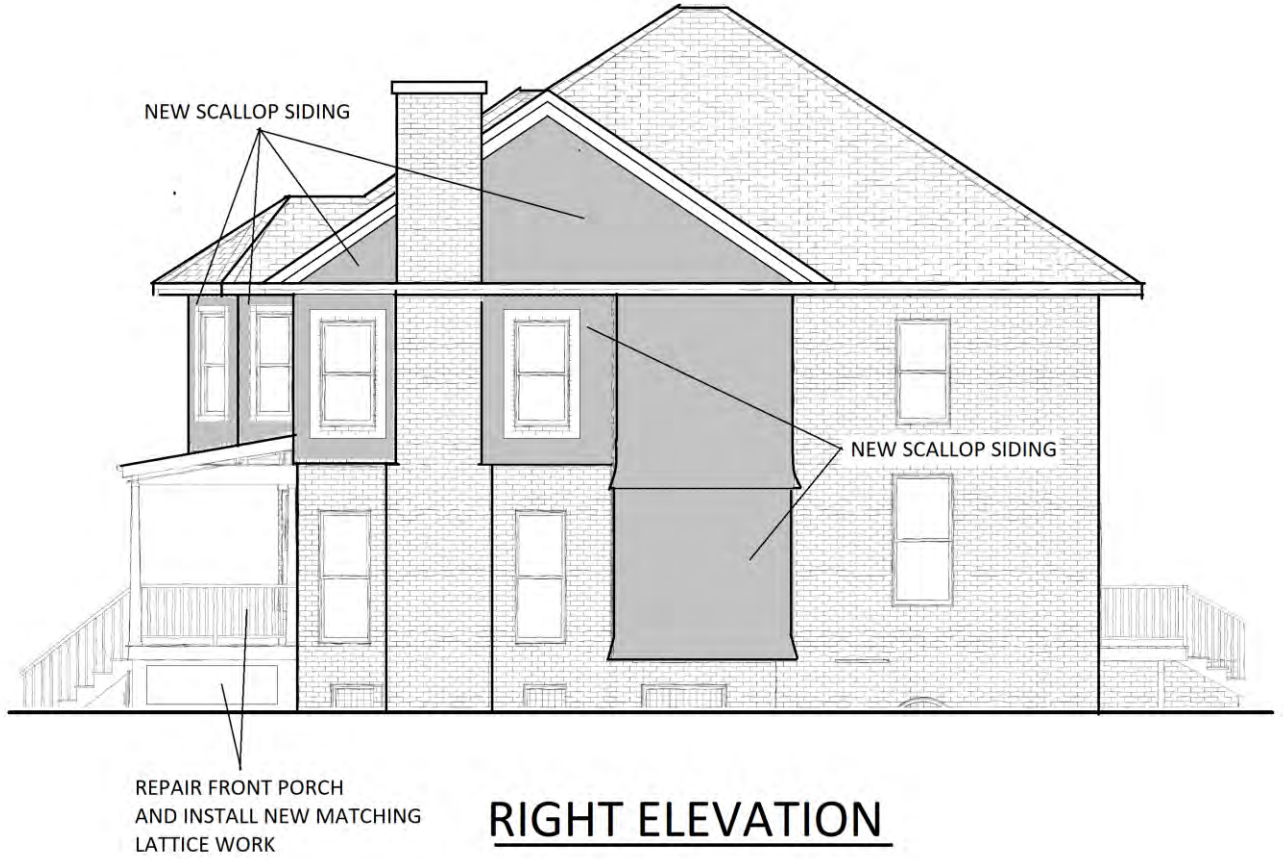
Remove stairs and railings on both rear decks and rebuilt to current building code. Railing to match front porch railing system out of smooth cedar (painted)

New deck surface to match Front Porch – 1x4 smooth painted cedar

Repair any deteriorated structural members or replace with exact dimensional match.

677 W. Canfield – Historical Restoration

Right Elevation



RIGHT ELEVATION

Right Elevation (1 of 4):

1. **Windows** – Keeping all existing window units and glass. Non-aluminum clad windows and wood surround windows in brick will be painted with HCD approved color B18 Dark Reddish.

2. **Siding** – On the Bay and the two roof end gables, we propose removing the existing siding and replacing with new scallop siding to match rest of new siding on home for consistency throughout home. There is evidence of splitting and missing pieces throughout these areas. Will recreate the mitred/wrapped corner and flare out details.

3. **Trim** – On the two gable ends, we are proposing to replace the molding profile with the new trim profile on page 2 (there is rotten and splitting boards that need replacement)

Right Elevation (2 of 4):

Remove and replace with new trim gable trim, approx. 11ft long on each side of chimney and siding (some rot and splitting)

Remove and replace with new trim approx. 8ft long on each side of chimney (rotten and deteriorated)

Right Elevation (3 of 4) - Gable Trim:

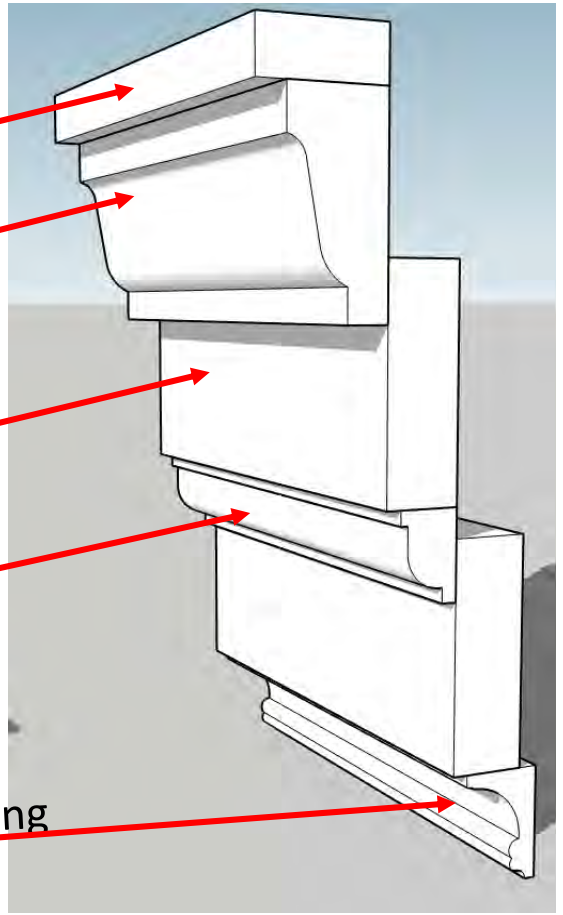
Drip edge trim

3.25" shingle mldg

Flat molding

1.75" barge mldg

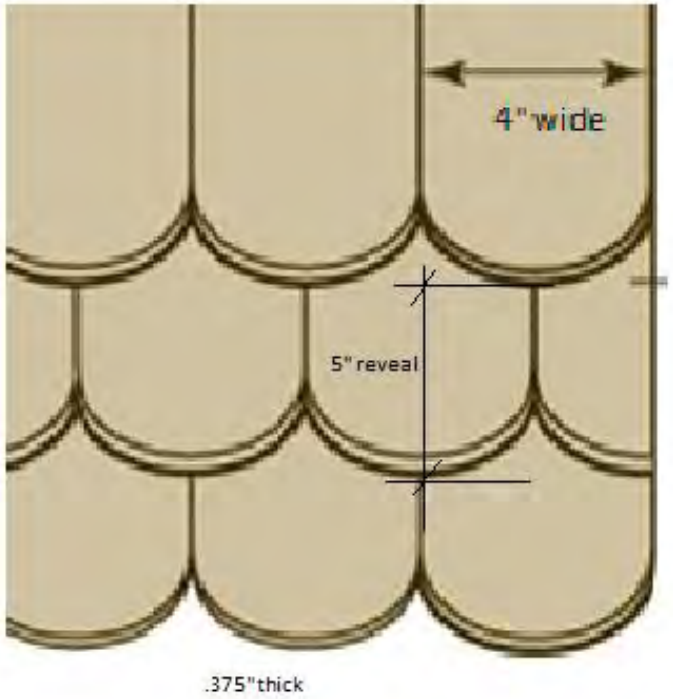
Cove & bead molding



New molding profile

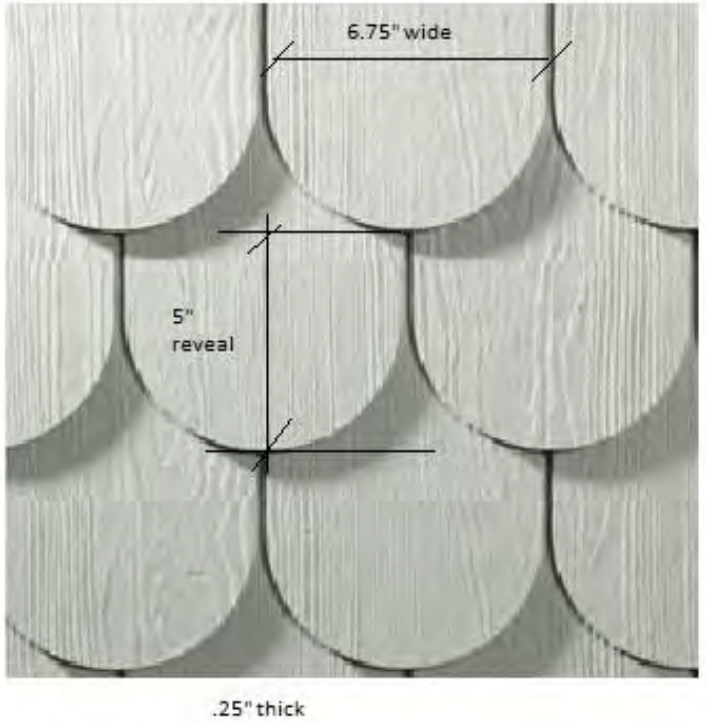
Right Elevation (4 of 4) - Gable Trim:

Existing painted wood



Dimensions of Existing

Smooth texture to be used
(photo sample is textured for shape and size only)



Proposed: Hard shingle siding
(photo courtesy: Hardiplank website)

Left Elevation

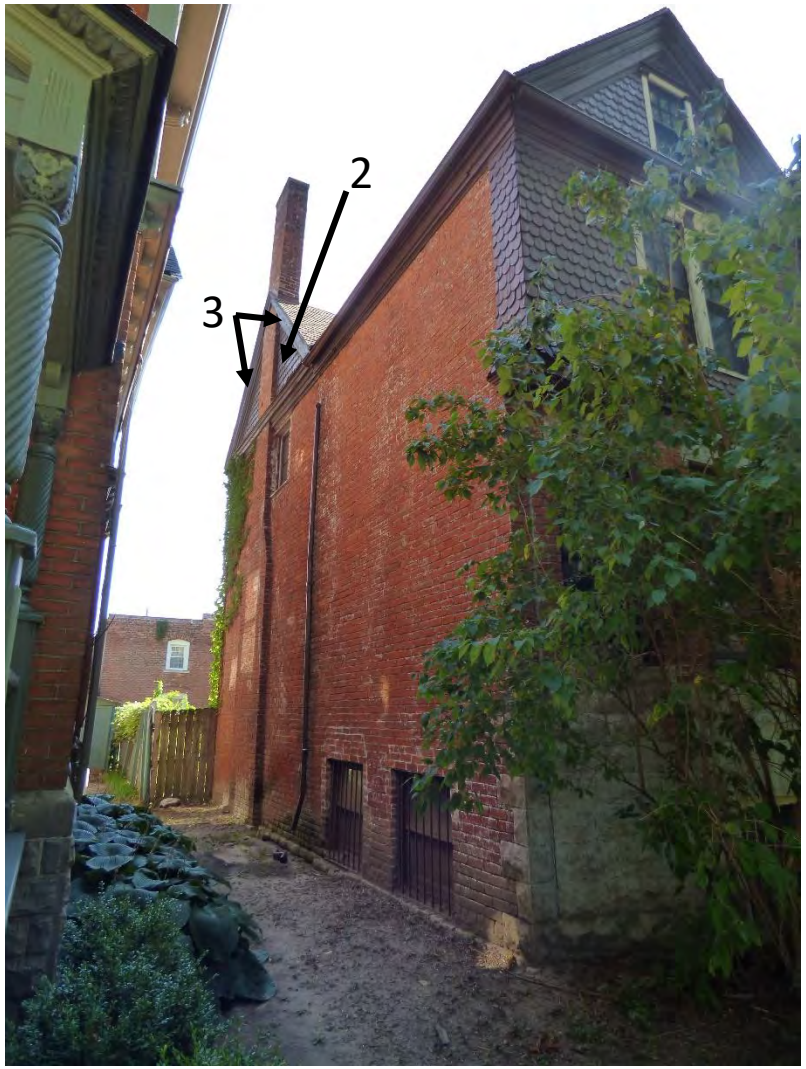
LEFT ELEVATION

Left Elevation (1 of 3):

1. **Windows** – Keeping all existing window units and glass. Non-aluminum clad windows and wood surround windows in brick will be painted with HCD approved color B18 Dark Reddish.

2. **Siding** – Remove and Replace Siding with new scallop siding to match rest of new siding for consistency.

3. **Trim** – Remove and place gable trim with new molding stack profile (see pg 2)



Left Elevation (2 of 3) - Gable Trim:

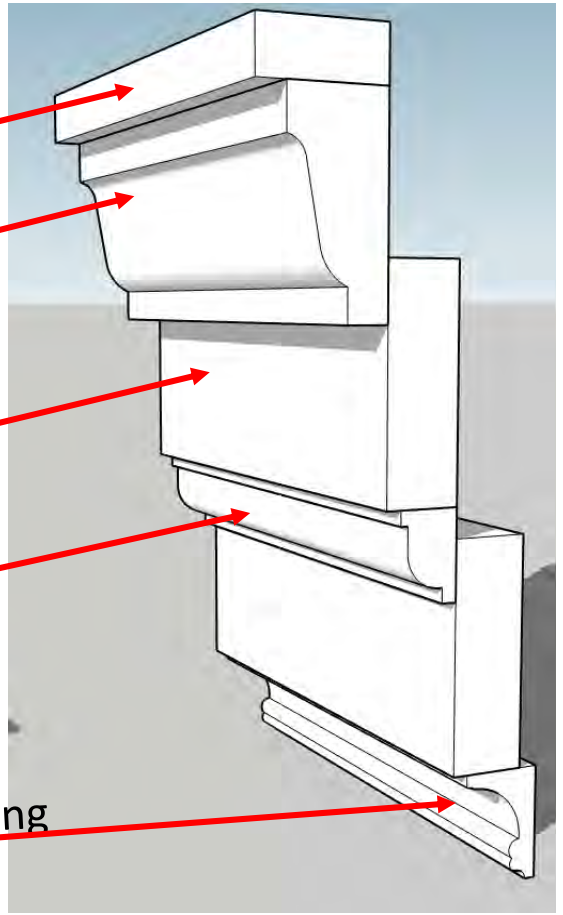
Drip edge trim

3.25" shingle mldg

Flat molding

1.75" barge mldg

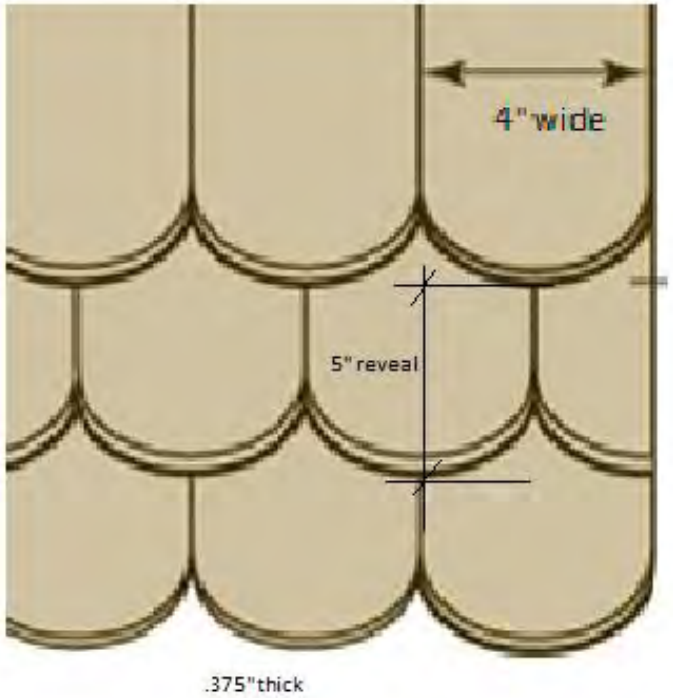
Cove & bead molding



New molding profile

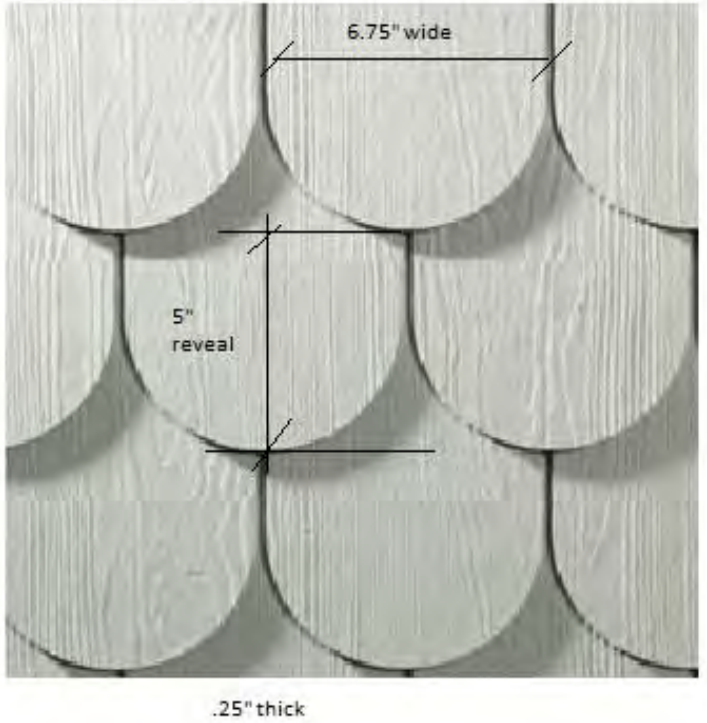
Left Elevation (3 of 3) - Siding:

Existing painted wood



Dimensions of Existing

Smooth texture to be used
(photo sample is textured for shape and size only)



Proposed: Hard shingle siding
(photo courtesy: Hardiplank website)


Lumbermens
DEALER: CADILLAC WINDOW CORP
28650 W 8 - MILE RD
SOUTHFIELD, MI 48033
ORDER#: 529097 - 00
LINE#: 2
CUST P.O.#: DREW/CANFIELD
PROMISE: 03/04/15
SEGMENT 3-4
Simpson Exterior Door
Hinge: Colonial Bronze
STANDARD SIZE TOP & BOTTOM RAIL******
UNIT SIZE TO BE 33 - 1/2"X80 - 3/4" *****
Lumbermens
QUALITY INSPECTED
SIZE:
HANDING: L OR R
HINGE COLOR:
BORE PREP:
GLASS STYLE
SILL TYPE:
JAMB TYPE:
FINISH:
CAULK:
INITIALS
"Purchase your last door first."


677


MYMIDTOWNRENTALS.COM


BASEMent


Basement


BASEMENT


First Floor Front


First Floor Front


First Floor Front


First Floor Front


Second Floor Front


Second Floor Front


Second Floor Front


Second Floor Front


Second Flour Front


Second Floor West


Second Flour Rear


Second Floor Rear


Side Bump out
Second Floor West


Third Floor East


Third Floor East


Third floor front


Third Floor Front


Third Floor Rear


Third Floor Rear


Third Floor Rear


West Bump Out


West Bump Out

LEAD BASED PAINT SURVEY

Property Location:
677 W Canfield St
Detroit, MI 48201
Single Family Home
Construction Date: 1875

Prepared for:
LL Custom Contracting
1439 E Eleven Mile Rd
Madison Heights, MI 48071
313.909.0005
sdobbs@llcustomcontracting.com

Date of Inspection: 3/2/2020

Date of Report: 3/3/2020

Prepared by:
Hani Yaqo
Michigan Certification Number P-07331

Watson Environmental Services, LLC
PO Box 24018
Detroit MI 48224
586.946.0200
info@WatsonEnvironmentalServices.com

3/2/2020

Lead Inspector and Risk Assessor Hani Yaqo (P-07331) conducted a Lead Inspection at:

677 W Canfield St, Detroit, MI 48201 for LL Custom Contracting.

This is a 3 story single family home built in 1875. The home is of brick and frame construction and has wood siding. The interior of the home has been totally gutted down to the studs on all 3 floors and the basement.

Section 1.1 shows a list of all of the painted surfaces that tested positive for lead-based paint. The column “Wall / Side” designates the location of the component that was tested; A side refers to the front of the home, B side is the left side of the home, C side is the rear, and D side is the right side of the home.

Section 2.2 lists **all** the components and surfaces that were tested.

1. Purpose

The purpose of the lead inspection was to determine the existence of lead-based paint at the subject property and to determine the location, type, and severity of existing or potential health hazards associated with exposures to lead. This report can help Owners develop a plan for eliminating any lead-based paint hazards that were found and aid in establishing an ongoing lead-based paint maintenance and re-evaluation program, if needed.

The following report details the results of the investigation. Please consult section 2.1 for additional information on how to interpret XRF results.

A copy of this report must be provided to each new lessee (tenant) or purchaser of this property under Federal law (24 CFR part 35 and 40 CFR part 745) before they become obligated under a lease or sales contract. The complete report must also be provided to purchasers and made available to tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet approved by the U.S. Environmental Protection Agency (EPA), entitled “Protect Your Family from Lead in Your Home”, and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards. For more information regarding your obligations under federal lead-based paint regulations, contact 800-424-LEAD (5323).

1.1 Summary of Lead-Based Paint

Lead-based paint is defined as any surface coating, which contains 1.0 milligrams of lead per square centimeter of surface area (mg/cm^2) or greater. This table identifies all of the painted surfaces that tested positive for lead-based paint. The paint condition at the time of testing was determined to be either "intact" or "deteriorated". All deteriorated paint conditions represent a lead-based paint exposure hazard and are listed in Table 2.1. All deteriorated lead based paint conditions should be corrected immediately. Lead-based paint determined to be intact at the time of testing may become lead-based paint exposure hazardous in the future and therefore require routine monitoring as recommended in Section 6. Use lead safe work practices every time a lead-based paint surface is disturbed.

Floor	Wall / Side	Room and #	Component	Substrate	Visual Condition	Color	$^{mg}/_{cm^2}$ +/- Precision
First	A	Exterior House 1	Door Casing	Wood	Deteriorated	Brown	13 +/- 0.3
First	A	Exterior House 1	Door Casing	Wood	Deteriorated	White	11.9 +/- 0.3
First	A	Exterior House 1	Door Jamb	Wood	Deteriorated	Brown	10.5 +/- 0.3
First	A	Exterior House 1	Door Stop	Wood	Deteriorated	Brown	11 +/- 0.3
First	A	Exterior House 1	Door Lintel	Wood	Deteriorated	Brown	10 +/- 0.3
First	A	Exterior House 1	Win. Casing	Wood	Deteriorated	White	9.9 +/- 0.3
First	A	Exterior House 1	Win. Sill	Wood	Deteriorated	Brown	9.8 +/- 0.3
First	A	Exterior House 1	Win. Sash	Wood	Deteriorated	Brown	3.2 +/- 0.3
First	A	Exterior House 1	Win. Stop	Wood	Deteriorated	Brown	11.6 +/- 0.3
First	A	Exterior House 1	Win. Jamb	Wood	Deteriorated	Brown	8.7 +/- 0.3
First	A	Exterior House 1	Win. Apron	Stone	Deteriorated	White	6.5 +/- 0.4
First	A	Exterior House 1	Porch Beam	Wood	Deteriorated	Brown	11.5 +/- 0.3
First	A	Exterior House 1	Porch Ceiling	Wood	Deteriorated	Brown	11.8 +/- 0.3
First	A	Exterior House 1	Porch Support Column	Wood	Deteriorated	Brown	6.2 +/- 0.3
First	A	Exterior House 1	Porch Trim	Wood	Deteriorated	White	5.5 +/- 0.3
First	A	Exterior House 1	Railing	Wood	Deteriorated	Brown	4.8 +/- 0.3
First	A	Exterior House 1	Lattice	Wood	Deteriorated	White	1.9 +/- 0.3
First	A	Exterior House 1	Wall	Stone	Deteriorated	Grey	7.7 +/- 0.4
First	B	Exterior House 1	Win. Casing	Wood	Deteriorated	Brown	6.1 +/- 0.3
First	B	Exterior House 1	Win. Sill	Wood	Deteriorated	Brown	6.6 +/- 0.3
First	B	Exterior House 1	Win. Sash	Wood	Deteriorated	Brown	4 +/- 0.3
First	B	Exterior House 1	Win. Stop	Wood	Deteriorated	Brown	6.2 +/- 0.3
First	B	Exterior House 1	Win. Jamb	Wood	Deteriorated	Brown	6.6 +/- 0.3
Second	A	Exterior House 1	Ext. Siding	Wood	Deteriorated	Brown	29.6 +/- 0.3
Second	A	Exterior House 1	Ext. Fascia	Wood	Deteriorated	Brown	28.2 +/- 0.3
Second	A	Exterior House 1	Ext. Soffit	Wood	Deteriorated	Brown	29.7 +/- 0.3
First	D	Exterior House 1	Ext. Siding	Wood	Deteriorated	Brown	14.5 +/- 0.3
First	C	Exterior House 1	Ext. Siding	Wood	Deteriorated	Brown	2.6 +/- 0.3

First	A	Exterior House 1	Ext. Siding	Wood	Deteriorated	Brown	19.8 +/- 0.3
First	D	Exterior House 1	Win. Casing	Wood	Deteriorated	White	5.8 +/- 0.3
First	D	Exterior House 1	Win. Casing	Wood	Deteriorated	Brown	5.3 +/- 0.3
First	C	Exterior House 1	Win. Casing	Wood	Deteriorated	White	11.3 +/- 0.3
First	C	Exterior House 1	Door Casing	Wood	Deteriorated	Brown	12.5 +/- 0.3
First	C	Exterior House 1	Door Stop	Wood	Deteriorated	Brown	11.6 +/- 0.3
First	C	Exterior House 1	Win. Casing	Wood	Deteriorated	Brown	11.5 +/- 0.3
First	C	Exterior House 1	Win. Sash	Wood	Deteriorated	Brown	10 +/- 0.3
First	C	Exterior House 1	Win. Stop	Wood	Deteriorated	Brown	13 +/- 0.3

2. Certification

The information contained in this report is a true and accurate representation of the lead-based paint conditions at the subject property at the time of the investigation, based on the professional judgment of the person(s) who conducted and reported this lead-based paint inspection and risk assessment:

(Hani Yaqo) Michigan Registered Lead Inspector and Risk Assessor, P-7331

2.1 Interpretation of XRF Readings

Column 1 - Sample No: This is the sample number assigned by the instrument of the test taken during the inspection.

Column 2 - Floor: This simply corresponds to the floor of the building. Basements are identified as “floor 0”.

Column 3 - Side: This column determines where the item being tested is located in the room. Side A is always the address side of the building. Then, proceeding in a clockwise direction the adjacent sides are labeled B, C and D. Sides A, B, C and D are identified on the Floor Plan in Section 9.2. For example, if you were standing in a bedroom that had two windows on different walls these windows would be identified by the side location such as Window Side A and Window Side B.

Column 4 - Room: This column identifies the room where XRF testing occurred. Rooms are always identified by a number. Numbers are used because room usage may change i.e. a bedroom may become an office.

Column 5 - Component: This column identifies the surface that was tested. Some examples are doors, door trim, walls, ceiling, exterior siding etc.

Column 6 - Substrate: This column defines what material the paint was applied to. Substrates are most commonly plaster or wood but could be other material such as metal.

Column 7 - Condition: This column identifies the condition of the paint on the surface being tested. Intact or deteriorated are used to describe the paint condition.

Column 8 - Color: This is the color of the coating on the surface of the component being tested.

Column 9 - Depth Index: The XRF has the capability to detect lead in many layers of paint, not just surface layers. A depth index reading of less than 1.5 indicates that lead is near the surface of the material tested. A depth index reading between 1.6 and 4 indicates that lead was found at a moderate depth. A depth index reading of 4 or higher indicates that lead was found deeply buried in the material tested.

Column 10 - Results: This column indicates whether or not the paint tested Positive or Negative for the presence of lead.

Column 11 - Precision: This column indicates "Lead Detected in mg/cm2 total”.

2.2 XRF Results – All Testing Results

WATSON ENVIRONMENTAL SERVICES LLC

APPENDIX 9.1-4 A
All Paint Samples Taken - In Order Sampled
Please note: Post 1978 Construction, factory finished and unpainted items were not sampled

Client	LL Custom Contracting
Survey Location:	677 W Canfield St, Detroit, MI 48201
Survey Date:	03/02/20
Inspectors:	Hani Yaqo
License #	P-07331
Job#	3220

Sample #	Floor	Wall / Side	Room and #	Component	Substrate	Visual Condition	Color	Note	Depth Index	Result	mg/cm^2 +/- Precision
1	First	CALIBRATE	Exterior House 1	CALIBRATE	CALIBRATE	CALIBRATE	CALIBRATE	0	0	Positive	1 +/- 0.2
2	First	CALIBRATE	Exterior House 1	CALIBRATE	CALIBRATE	CALIBRATE	CALIBRATE	0	0	Positive	1 +/- 0.2
3	First	CALIBRATE	Exterior House 1	CALIBRATE	CALIBRATE	CALIBRATE	CALIBRATE	0	0	Positive	1 +/- 0.2
4	First	CALIBRATE	Exterior House 1	CALIBRATE	CALIBRATE	CALIBRATE	CALIBRATE	0	0	Positive	1 +/- 0.2
5	First	A	Exterior House 1	Door	Wood	Intact	Clear/Stain	0	0	Negative	0.1 +/- 0.3
6	First	A	Exterior House 1	Door Casing	Wood	Deteriorated	Brown	0	0	Positive	13 +/- 0.3
7	First	A	Exterior House 1	Door Casing	Wood	Deteriorated	White	0	0	Positive	11.9 +/- 0.3
8	First	A	Exterior House 1	Door Jamb	Wood	Deteriorated	Brown	0	0	Positive	10.5 +/- 0.3
9	First	A	Exterior House 1	Door Stop	Wood	Deteriorated	Brown	0	0	Positive	11 +/- 0.3
10	First	A	Exterior House 1	Door Lintel	Wood	Deteriorated	Brown	0	0	Positive	10 +/- 0.3
11	First	A	Exterior House 1	Door Threshold	Stone	Deteriorated	Brown	0	0	Negative	0.3 +/- 0.4
12	First	A	Exterior House 1	Door Threshold	Stone	Deteriorated	Brown	0	0	Negative	0.3 +/- 0.4
13	First	A	Exterior House 1	Win. Casing	Wood	Deteriorated	White	0	0	Positive	9.9 +/- 0.3
14	First	A	Exterior House 1	Win. Sill	Wood	Deteriorated	Brown	0	0	Positive	9.8 +/- 0.3
15	First	A	Exterior House 1	Win. Sash	Wood	Deteriorated	Brown	0	0	Positive	3.2 +/- 0.3
16	First	A	Exterior House 1	Win. Stop	Wood	Deteriorated	Brown	0	0	Positive	11.6 +/- 0.3
17	First	A	Exterior House 1	Win. Jamb	Wood	Deteriorated	Brown	0	0	Positive	8.7 +/- 0.3
18	First	A	Exterior House 1	Win. Apron	Stone	Deteriorated	White	0	0	Positive	6.5 +/- 0.4
19	First	A	Exterior House 1	Porch Beam	Wood	Deteriorated	Brown	0	0	Positive	11.5 +/- 0.3
20	First	A	Exterior House 1	Porch Ceiling	Wood	Deteriorated	Brown	0	0	Positive	11.8 +/- 0.3
21	First	A	Exterior House 1	Porch Support Column	Wood	Deteriorated	Brown	0	0	Positive	6.2 +/- 0.3
22	First	A	Exterior House 1	Porch Trim	Wood	Deteriorated	White	0	0	Positive	5.5 +/- 0.3
23	First	A	Exterior House 1	Porch Floor	Wood	Deteriorated	Brown	0	0	Negative	0.4 +/- 0.3
24	First	A	Exterior House 1	Porch Floor	Wood	Deteriorated	Brown	0	0	Negative	0.4 +/- 0.3
25	First	A	Exterior House 1	Railing	Wood	Deteriorated	Brown	0	0	Positive	4.8 +/- 0.3
26	First	A	Exterior House 1	Baluster	Wood	Deteriorated	Brown	0	0	Negative	0 +/- 0.3
27	First	A	Exterior House 1	Newell Post	Wood	Deteriorated	Brown	0	0	Negative	-0.1 +/- 0.3
28	First	A	Exterior House 1	Newell Post	Wood	Deteriorated	Brown	0	0	Negative	-0.2 +/- 0.3
29	First	A	Exterior House 1	Stair Riser	Wood	Deteriorated	Brown	0	0	Negative	-0.1 +/- 0.3
30	First	A	Exterior House 1	Stair Tread	Wood	Deteriorated	Brown	0	0	Negative	-0.1 +/- 0.3
31	First	A	Exterior House 1	Lattice	Wood	Deteriorated	White	0	0	Positive	1.9 +/- 0.3
32	First	A	Exterior House 1	Ext. Downspout	Metal	Deteriorated	Brown	0	0	Negative	0.1 +/- 0.3
33	First	A	Exterior House 1	Wall	Stone	Deteriorated	Grey	0	0	Positive	7.7 +/- 0.4
34	First	B	Exterior House 1	Win. Casing	Wood	Deteriorated	Brown	0	0	Positive	6.1 +/- 0.3
35	First	B	Exterior House 1	Win. Sill	Wood	Deteriorated	Brown	0	0	Positive	6.6 +/- 0.3
36	First	B	Exterior House 1	Win. Sash	Wood	Deteriorated	Brown	0	0	Positive	4 +/- 0.3
37	First	B	Exterior House 1	Win. Stop	Wood	Deteriorated	Brown	0	0	Positive	6.2 +/- 0.3
38	First	B	Exterior House 1	Win. Jamb	Wood	Deteriorated	Brown	0	0	Positive	6.6 +/- 0.3
39	Second	A	Exterior House 1	Ext. Siding	Wood	Deteriorated	Brown	0	0	Positive	29.6 +/- 0.3
40	Second	A	Exterior House 1	Ext. Fascia	Wood	Deteriorated	Brown	0	0	Positive	28.2 +/- 0.3
41	Second	A	Exterior House 1	Ext. Soffit	Wood	Deteriorated	Brown	0	0	Positive	29.7 +/- 0.3
42	First	D	Exterior House 1	Ext. Siding	Wood	Deteriorated	Brown	0	0	Positive	14.5 +/- 0.3
43	First	C	Exterior House 1	Ext. Siding	Wood	Deteriorated	Brown	0	0	Positive	2.6 +/- 0.3
44	First	A	Exterior House 1	Ext. Siding	Wood	Deteriorated	Brown	0	0	Positive	19.8 +/- 0.3
45	First	D	Exterior House 1	Win. Casing	Wood	Deteriorated	White	0	0	Positive	5.8 +/- 0.3
46	First	D	Exterior House 1	Win. Casing	Wood	Deteriorated	Brown	0	0	Positive	5.3 +/- 0.3
47	First	C	Exterior House 1	Win. Casing	Wood	Deteriorated	White	0	0	Positive	11.3 +/- 0.3
48	First	C	Exterior House 1	Door	Wood	Deteriorated	Brown	0	0	Negative	0 +/- 0.3
49	First	C	Exterior House 1	Door Casing	Wood	Deteriorated	Brown	0	0	Positive	12.5 +/- 0.3
50	First	C	Exterior House 1	Door Stop	Wood	Deteriorated	Brown	0	0	Positive	11.6 +/- 0.3
51	First	C	Exterior House 1	Door Threshold	Stone	Deteriorated	Brown	0	0	Negative	0.1 +/- 0.4
52	First	C	Exterior House 1	Win. Casing	Wood	Deteriorated	Brown	0	0	Negative	0.1 +/- 0.3
53	First	C	Exterior House 1	Win. Casing	Wood	Deteriorated	Brown	0	0	Positive	11.5 +/- 0.3
54	First	C	Exterior House 1	Win. Sash	Wood	Deteriorated	Brown	0	0	Positive	10 +/- 0.3
55	First	C	Exterior House 1	Win. Stop	Wood	Deteriorated	Brown	0	0	Positive	13 +/- 0.3
56	First	CALIBRATE	Exterior House 1	CALIBRATE	CALIBRATE	CALIBRATE	CALIBRATE	0	0	Positive	1 +/- 0.2
57	First	CALIBRATE	Exterior House 1	CALIBRATE	CALIBRATE	CALIBRATE	CALIBRATE	0	0	Positive	1.1 +/- 0.2
58	First	CALIBRATE	Exterior House 1	CALIBRATE	CALIBRATE	CALIBRATE	CALIBRATE	0	0	Positive	1.1 +/- 0.2

2.3 Performance Characteristic Sheet

Performance Characteristic Sheet

EFFECTIVE DATE: **December 1, 2015**

MANUFACTURER AND MODEL:

Make: ***Heuresis***
Models: ***Model Pb200i***
Source: ***^{57}Co, 5 mCi (nominal – new source)***

FIELD OPERATION GUIDANCE

OPERATING PARAMETERS:

Action Level mode

XRF CALIBRATION CHECK LIMITS:

0.8 to 1.2 mg/cm^2 (inclusive)

SUBSTRATE CORRECTION:

Not applicable

INCONCLUSIVE RANGE OR THRESHOLD:

ACTION LEVEL MODE READING DESCRIPTION	SUBSTRATE	THRESHOLD (mg/cm^2)
Results not corrected for substrate bias on any substrate	Brick Concrete Drywall Metal Plaster Wood	1.0 1.0 1.0 1.0 1.0 1.0

BACKGROUND INFORMATION

EVALUATION DATA SOURCE AND DATE:

This sheet is supplemental information to be used in conjunction with Chapter 7 of the HUD *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing* ("HUD Guidelines"). Performance parameters shown on this sheet are calculated using test results on building components in the HUD archive. Testing was conducted on 146 test samples in November 2015, with two separate instruments running software version 2.1-2 in Action Level test mode. The actual source strength of each instrument on the day of testing was approximately 2.0 mCi; source ages were approximately one year.

OPERATING PARAMETERS

Performance parameters shown in this sheet are applicable only when properly operating the instrument using the manufacturer's instructions and procedures described in Chapter 7 of the HUD Guidelines.

XRF CALIBRATION CHECK:

The calibration of the XRF instrument should be checked using the paint film nearest 1.0 mg/cm^2 in the NIST Standard Reference Material (SRM) used (e.g., for NIST SRM 2579, use the 1.02 mg/cm^2 film).

If the average (rounded to 1 decimal place) of three readings is outside the acceptable calibration check range, follow the manufacturer's instructions to bring the instrument into control before XRF testing proceeds.

SUBSTRATE CORRECTION VALUE COMPUTATION:

Chapter 7 of the HUD Guidelines provides guidance on correcting XRF results for substrate bias. Supplemental guidance for using the paint film nearest 1.0 mg/cm^2 for substrate correction is provided:

XRF results are corrected for substrate bias by subtracting from each XRF result a correction value determined separately in each house for single-family housing or in each development for multifamily housing, for each substrate. The correction value is an average of XRF readings taken over the NIST SRM paint film nearest to 1.0 mg/cm^2 at test locations that have been scraped bare of their paint covering. Compute the correction values as follows:

> Using the same XRF instrument, take three readings on a bare substrate area covered with the NIST SRM paint film nearest 1 mg/cm^2. Repeat this procedure by taking three more readings on a second bare substrate area of the same substrate covered with the NIST SRM.
>
> Compute the correction value for each substrate type where XRF readings indicate substrate correction is needed by computing the average of all six readings as shown below.
>
> <u>For each substrate type</u> (the 1.02 mg/cm^2 NIST SRM is shown in this example; use the actual lead loading of the NIST SRM used for substrate correction):
>
> Correction value = (1st + 2nd + 3rd + 4th + 5th + 6th *Reading*)/6 - 1.02 mg/cm^2
>
> Repeat this procedure for each substrate requiring substrate correction in the house or housing development.

EVALUATING THE QUALITY OF XRF TESTING:

Randomly select ten testing combinations for retesting from each house or from two randomly selected units in multifamily housing.

Conduct XRF re-testing at the ten testing combinations selected for retesting.

Determine if the XRF testing in the units or house passed or failed the test by applying the steps below.

Compute the Retest Tolerance Limit by the following steps:

Determine XRF results for the original and retest XRF readings. Do not correct the original or retest results for substrate bias. In single-family and multi-family housing, a result is defined as a single reading. Therefore, there will be ten original and ten retest XRF results for each house or for the two selected units.

Calculate the average of the original XRF result and the retest XRF result for each testing combination.

Square the average for each testing combination.

Add the ten squared averages together. Call this quantity C.

Multiply the number C by 0.0072. Call this quantity D.

Add the number 0.032 to D. Call this quantity E.

Take the square root of E. Call this quantity F.

Multiply F by 1.645. The result is the Retest Tolerance Limit.

Compute the average of all ten original XRF readings.

Compute the average of all ten re-test XRF readings.

Find the absolute difference of the two averages.

If the difference is less than the Retest Tolerance Limit, the inspection has passed the retest. If the difference of the overall averages equals or exceeds the Retest Tolerance Limit, this procedure should be repeated with ten new testing combinations. If the difference of the overall averages is equal to or greater than the Retest Tolerance Limit a second time, then the inspection should be considered deficient.

Use of this procedure is estimated to produce a spurious result approximately 1% of the time. That is, results of this procedure will call for further examination when no examination is warranted in approximately 1 out of 100 dwelling units tested.

TESTING TIMES:

In the Action Level paint test mode, the instrument takes the longest time to complete readings close to the Federal standard of 1.0 mg/cm^2. The table below shows the mean and standard deviation of actual reading times by reading level for paint samples during the November 2015 archive testing. The tested instruments reported readings to one decimal place. No significant differences in reading times by substrate were observed. These times apply only to instruments with the same source strength as those tested (2.0 mCi). Instruments with stronger sources will have shorter reading times and those with weaker sources, longer reading times, than those in the table.

Mean and Standard Deviation of Reading Times in Action Level Mode by Reading Level		
Reading (mg/cm^2)	**Mean Reading Time (seconds)**	**Standard Deviation (seconds)**
< 0.7	3.48	0.47
0.7	7.29	1.92
0.8	13.95	1.78
0.9 – 1.2	15.25	0.66
1.3 – 1.4	6.08	2.50
≥ 1.5	3.32	0.05

CLASSIFICATION OF RESULTS:

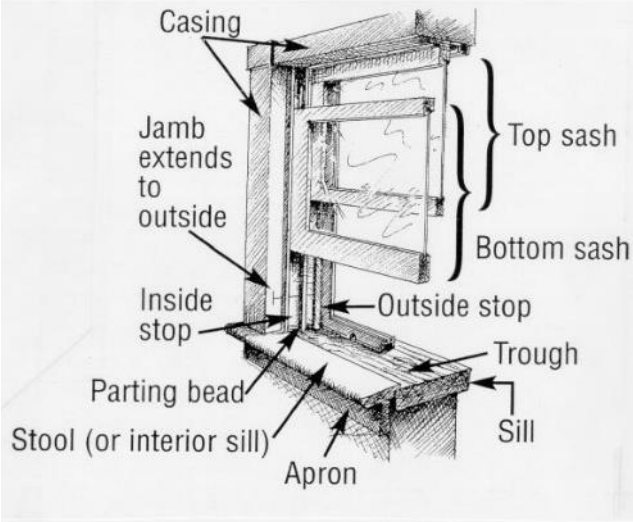
XRF results are classified as **positive** if they are **greater than or equal** to the stated threshold for the instrument (1.0 mg/cm^2), and *negative* if they are *less than* the threshold.

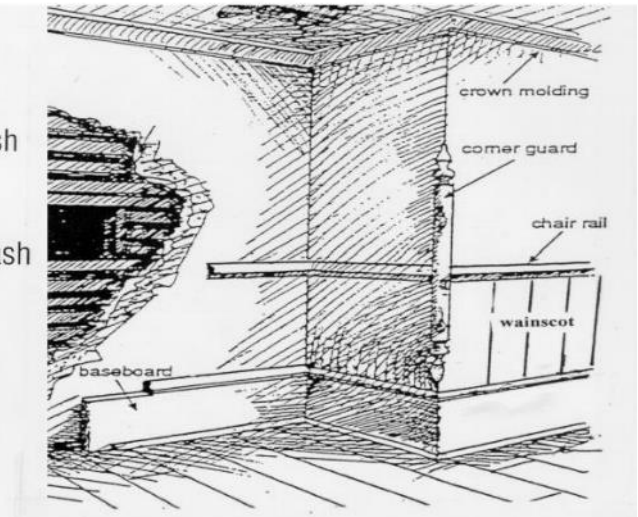
DOCUMENTATION:

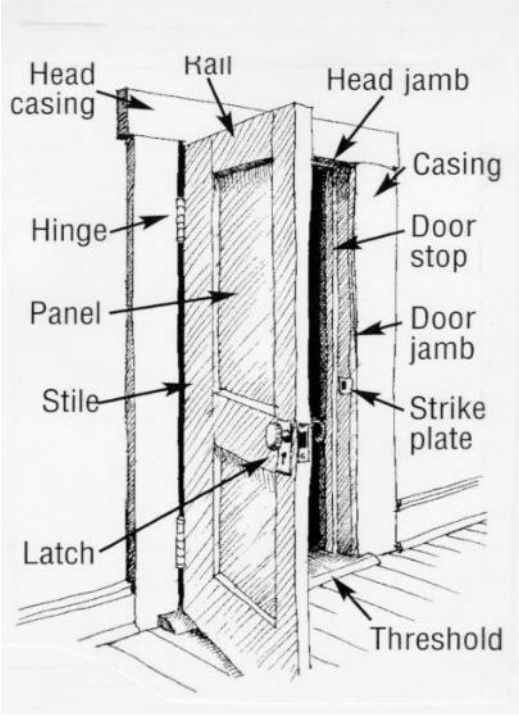
A report titled *Methodology for XRF Performance Characteristic Sheets* (EPA 747-R-95-008) provides an explanation of the statistical methodology used to construct the data in the sheets, and provides empirical results from using the recommended inconclusive ranges or thresholds for specific XRF instruments. The report may be downloaded at http://www2.epa.gov/lead/methodology-xrf-performance-characteristic-sheets-epa-747-r-95-008-september-1997.

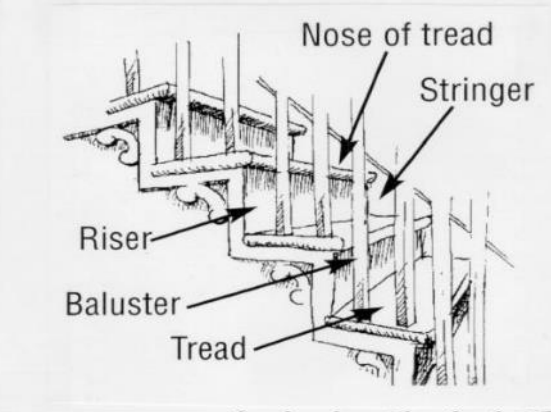
This XRF Performance Characteristic Sheet (PCS) was developed by QuanTech, Inc., under a contract with the XRF manufacturer.

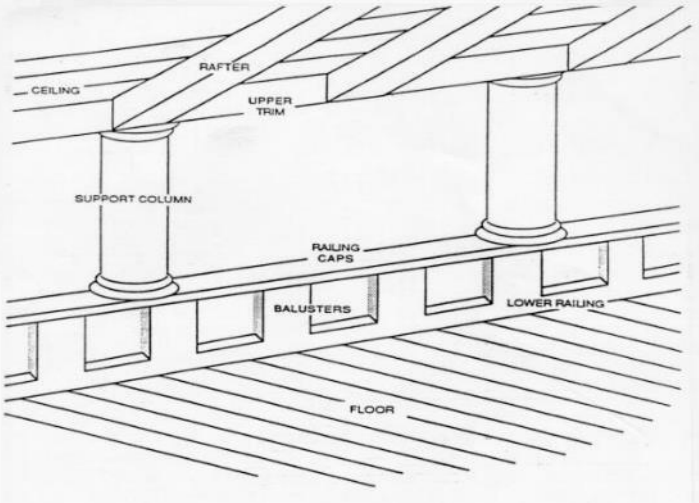
2.4 Housing Component Identification











NOT ALL FIBER CEMENT IS THE SAME

James Hardie® fiber cement siding advancements are five generations beyond generic fiber cement siding. We use only the highest quality raw materials, while others typically add fly ash as filler. Our unique formulation, combined with innovative product design and manufacturing processes, create superior siding and trim.

ENGINEERED FOR CLIMATE®

Only James Hardie designs siding specifically for the climate in which it will be used. Our HZ5® products resist damage caused by wet or freezing conditions. HZ10® products help protect homes from heat, humidity, blistering sun and more.

CHOOSE JAMES HARDIE® SIDING *for good looks that last*

THE ULTIMATE IN AESTHETICS

- Curated collection of profiles, textures and widths to authentically capture any home design
- James Hardie primers are climate-tested and engineered to provide consistent, longer lasting paint adhesion, even in the most demanding conditions
- Advanced ColorPlus® Technology finishes feature multiple coats of color baked onto the board to perform better, last longer and look brighter
- James Hardie color specialists designed the ColorPlus finish collection to help create inspiring combinations

THE ULTIMATE IN PERFORMANCE

UP TO **2x**

James Hardie products are up to **2x more stable** to help reduce paint peeling and caulk deterioration in the joints

Our siding absorbs less water than generic fiber cement for superior protection against mold, swelling and cracking

UP TO **50%**

James Hardie siding is up to **50% less brittle** than other fiber cement for increased workability and less risk of water intrusion

General Installation Requirements

FRAMING AND SHEATHING

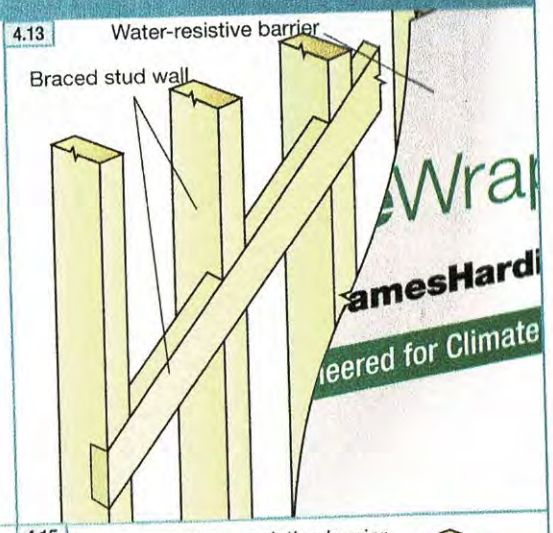
Refer to the appendix for more information on rigid foam insulation.

James Hardie® siding and trim products can be installed over braced wood or steel studs spaced at a maximum of 24 in. on center or directly to 7/16 in. thick OSB or equivalent sheathing. These products can also be installed over solid-foam insulation board up to 1 inch thick.

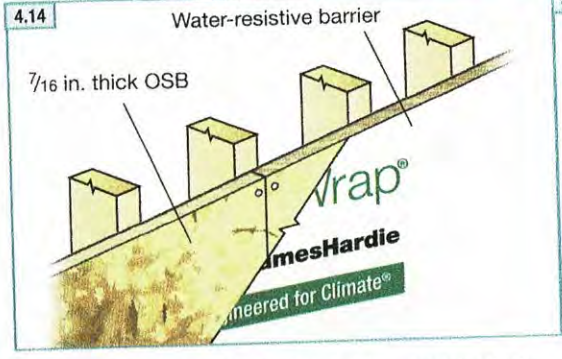
Irregularities and unevenness in framing, sheathing, foam and other wall assembly components, including under driven nails, can telegraph through to the finished siding and trim. These irregularities should be corrected before the siding is installed.

When installing James Hardie siding and trim products over steel studs James Hardie requires a minimum 20 gauge and recommends a maximum of 16 gauge. Steel framing that is outside of this range may be too flimsy to provide adequate holding power or too heavy for some fastening systems.

4.13



4.14



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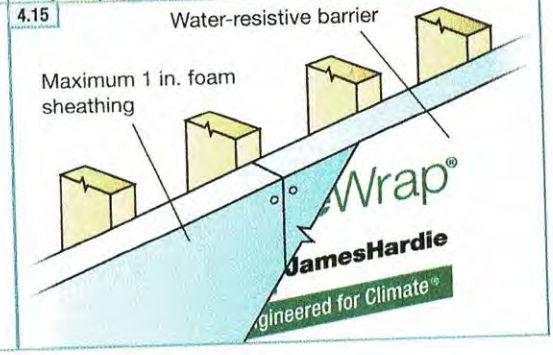
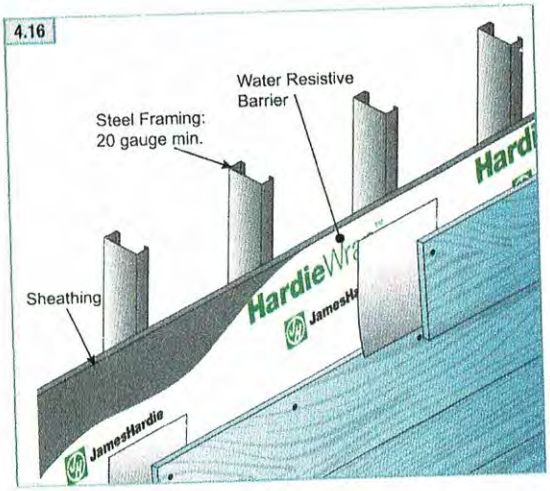


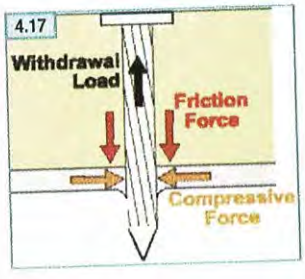
When using pins to attach siding products to steel, it is important to hold the material tight to the steel framing when driving the pin as the pin will not pull the material tight to the framing the same as a nail into wood will. Once the pin has been driven into the steel stud it is also important to not set or hit the nail a second time with a hammer. When driven into steel, the ballistic-shaped point uniformly pierces the steel instead of drilling it out or tearing the steel. The displaced steel rebounds around the pin to create a strong compressive force on the shank of the pin When the pin is hit with a hammer it disrupts the compressive and frictional forces holding the pin and significantly reduces the overall holding capacity of the pin If the pin does is not set properly during the first attempt, the pin should be removed and replaced with a second pin

4.16



When using a screw to attach James Hardie products to steel, a screw with a self tapping point should be used. A self tapping screw functions by having a cutting edge which drills away the material, making a tiny hole for the screw to go into. Some self tapping screws may be wing tipped which are intended to bore out the fiber cement (creating a pilot hole), and will break off as the screw goes into the steel. Either type of screw is acceptable for use.

4.17



Refer to the correct code compliance reports when selecting a fastener for steel applications and choose the corresponding tools from the tool section of this guide.

WATER-RESISTIVE BARRIER

Prior to siding, make sure the water-resistive barrier is properly installed according to the manufacturers' instructions Refer to page #30 for more information on HardieWrap® weather barrier including complete installation requirements.

IBC Code Reference: "1403.2 Weather protection. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing, as described in Section 1405.3. The exterior wall envelope shall be designed and constructed in such a manner as to prevent the accumulation of water within the wall assembly by providing a water-resistive barrier behind the exterior veneer, as described in Section 1404.2, and a means for draining water that enters the assembly to the exterior. Protection against condensation in the exterior wall assembly shall be provided in accordance with the International Energy Conservation Code.

Exceptions:

1. A weather-resistant exterior wall envelope shall not be required over concrete or masonry walls designed in accordance with Chapters 19 and 21, respectively.

2. Compliance with the requirements for a means of drainage, and the requirements of Sections 1404.2 and 1405.3, shall not be required for an exterior wall envelope that has been demonstrated through testing to resist wind-driven rain, including joints, penetrations and intersections with dissimilar materials, in accordance with ASTM E 331 under the following conditions..."

STAGING

Heavy building products and components such as roofing, drywall and floor coverings should be stored throughout the structure prior to the installation of the siding. Distributing the weight in this manner will reduce the possibility of floor plate compression on two or more story homes.

FLASHING

When using James Hardie siding, trim, and weather barrier products, make sure that roof flashing, water table flashing, window and door flashing, and flashing for other building envelope penetrations are properly installed and lapped so that moisture drains down and to the exterior. Note: The successful installation of flashing requires thorough planning before installation of roofing or siding. Scheduling and sequencing are important factors as well as having the correct flashings available on site at the correct time. James Hardie does not recommend the use of mill finished, raw aluminum flashing or any other product that may bleed or adversely react with cement products. Painted or coated aluminum flashings are recommended.

Manufacturers of ACQ and CA preservative-treated wood recommend spacer materials or other physical barriers to prevent direct contact of ACQ or CA preservative-treated wood and aluminum products. Fasteners used to attach HardieTrim Tabs to preservative-treated wood shall be of hot dipped zinc-coated galvanized steel or stainless steel and in accordance to 2009 IRC R317.3 or 2009 IBC 2304.9.5.

IBC Code Reference: "1405.3 Flashing. Flashing shall be installed in such a manner so as to prevent moisture from entering the wall or to redirect it to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, penetrations and terminations of exterior wall assemblies, exterior wall intersections with roofs, chimneys, porches, decks, balconies and similar projections and at built in. gutters and similar locations where moisture could enter the wall. Flashing with projecting flanges shall be installed on both sides and the ends of copings, under sills and continuously above projecting trim."

General Installation Requirements (cont.)

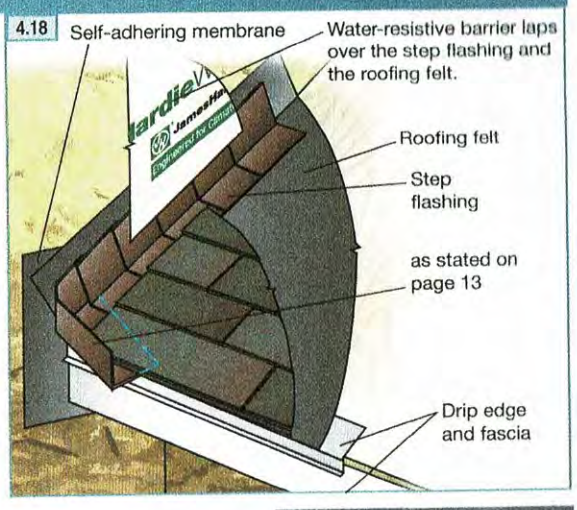
ROOF-TO-WALL FLASHING

Due to the volume of water that can run down a sloped roof, one of the most critical flashing details is where a roof intersects with a sidewall. Install a self-healing adhesive-backed membrane along the roof/wall intersection before flashing. The membrane on the wall should extend behind the eaves framing and should be installed before the sub-fascia or trim goes on.

The roof should then be flashed to the wall with step flashing positioned at every shingle course. Where the roof begins at its lowest point, install a kickout flashing to deflect water away from the siding. Kickout flashing can be made by cutting and bending a piece of step flashing at an angle. The water-resistive barrier on the wall should then lap over the step flashing.

There are several companies that sell pre-made kickout flashings that are designed to divert water away from the wall. Below is an example of a preformed polypropylene kickout. Be sure to follow all manufacturer's installation instructions.

4.18



WARNING

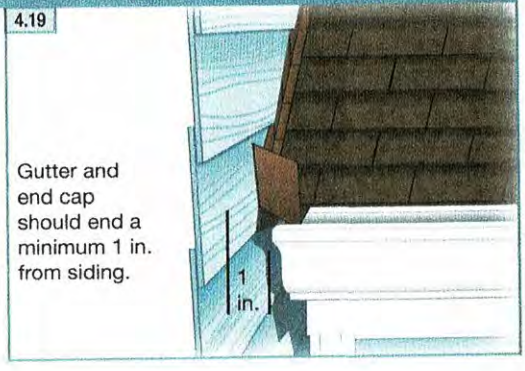
Caution: The kickout flashing shall be min 4 in x 4 in as required by IRC code R905.2.8.3 and be angled between 100° - 110° to deflect water from dumping behind the siding and the end of the roof intersection

GUTTERS

If gutters are installed, they should not terminate against siding or trim. Maintain a 1 in. clearance between the siding and the gutter end-cap. Kickout flashings should be installed on the roof above to divert roof runoff into the gutters and away from the 1 in. gap.

The amount of water that can be generated from a rain shower or storm can be substantial. Managing the collection and distribution of this water is important over the life of a home.

4.19



Code Reference: "1503.2.1 Locations. Flashing shall be installed at wall and roof intersections, at gutters, wherever there is a change in roof slope or direction and around roof openings…"

TIP: James Hardie recommends the use of rain gutters whenever possible.

VALLEY FLASHING

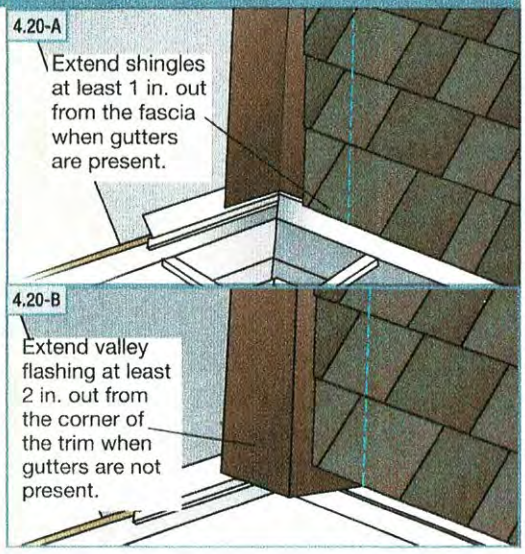
For added protection at roof valleys, James Hardie requires one of the following options:

1. If rain gutters are present: As the roof is being shingled, have the roofer extend the shingles at least 1 in. out from the fascia to direct water directly into the gutters (figure 4.20-A).

2 If rain gutters not present: When rain gutters are not present, have the roofer extend the valley flashing at least 2 in. out from the corner to direct water further away from the building (figure 4.20-B).

3. If the roof is already flashed and shingled, add a short piece of flashing to extend the valley in compliance with figure 4.20-B.

The above requirement also applies to roof valley's at any other locations where the fascia runs into a roof line such as dormer valleys and roof-to-roof intersections.

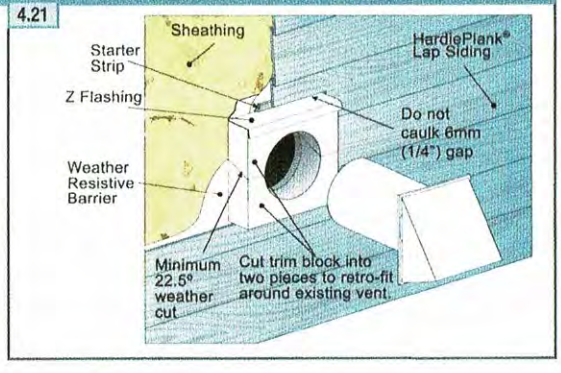


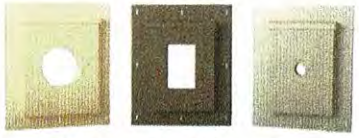
PENETRATIONS

For penetrations in the building envelope such as hose bibs and holes 1½ in diameter or larger, such as dryer vents, a block of HardieTrim® 5/4, 4/4 boards shall be installed around the point of penetration. Blocking **should** be a minimum 3 in radius greater than the radius of the penetration. To install a block around an existing vent pipe, it may be necessary to cut the block into two pieces. In this case, weather-cut the trim to fit it into place. Install flashing over the top of the trim block.

Penetrations through a building envelope are made to accommodate needs such as hose bibs, dryer and furnace vents, electrical conduit, etc. It is important to restore the weather-resistant barrier of the home after cutting a hole for the penetration.

There are several pre-made blocking and flashing products available that can simplify the installation of a penetration. One such example is Sturdimount®. Be sure to follow all manufactures installation instructions.





SturdiMount.

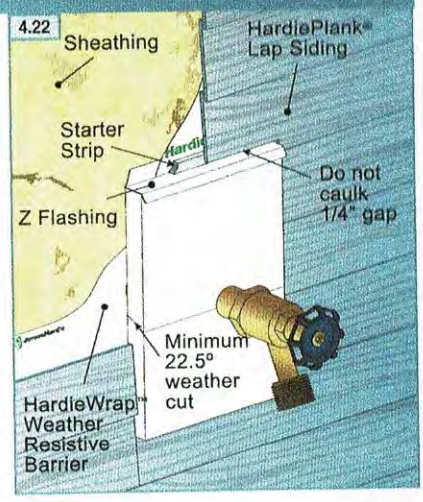
TIP: As most penetrations will require blocking and flashing, some planning is required. As the trim is ordered for the home, don't forget to order some extra to serve as blocking.

General Installation Requirements (cont.)

HOSE BIBS

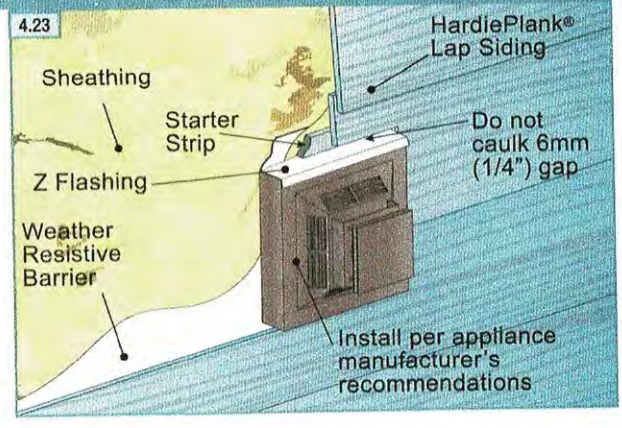
Hose bibs are a source of water which increases the likelihood of moisture related problems. The goal is to keep the water outside of the building and the best way to do this is keep the water off the walls. A good preventative measure is to extend the hose bib further from the wall. A downward slope on the water pipe as it leaves the building will also encourage any slow leaks to fall away from the home.

Large piping over 1½ in. diameter is required to have blocking and flashing at the penetration. A block of HardieTrim® 5/4, 4/4 boards should be installed around the point of penetration. To install a block around an existing pipe, it may be necessary to cut the block into two pieces. In this case, weather-cut the trim to fit it into place. Install flashing over the top of the trim block.



HOT AIR VENTS (Dryer, Stove, Furnace, Heater, Etc.)

For hot air vents including dryer vents, stove vents, and furnace and heater exhaust, it is important to move the air away from the building envelope. As the vent is installed, a path for that moisture to leave the area should be identified. Consider what is being vented and where it is going before installing the vent. For instance, a dryer vent directly under an eave is going to force hot, moist air to rise and collect at the soffit. A good preventative measure for many vents is to increase the distance they extend from the wall to help expel moisture from the building.



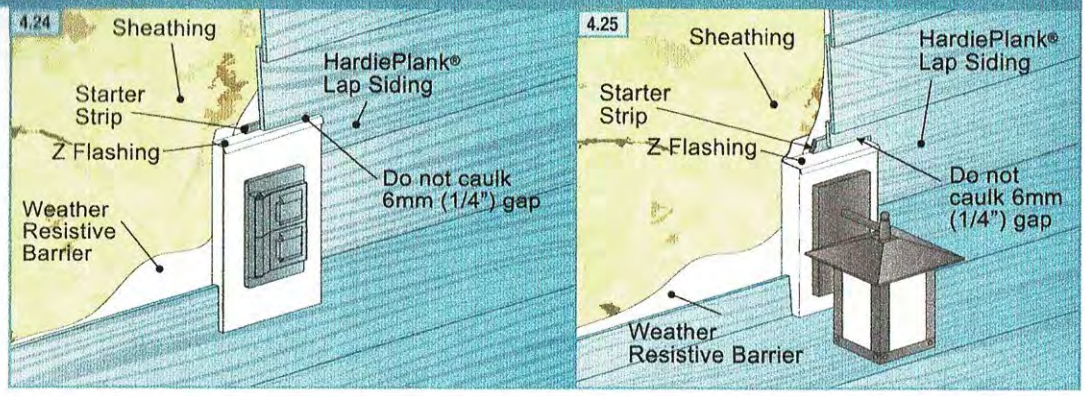
For dryer vents, avoid placement too low to the ground where debris could easily impede air flow, trapping heat and moisture. Some types of high efficiency furnaces can be vented out through the walls. In these cases, avoid locating the vent too close to the roof or eaves where heat and moisture will be trapped.

TIP: Consider location of the vent prior to installation and consider extending the vent further from the wall.

Any vent piping is required to have blocking and flashing at the penetration. A block of HardieTrim® 5/4, 4/4 boards should be installed around the point of penetration. The blocking should extend 3-4 in. along the wall from the edge of the vent. To install a block around an existing vent, it may be necessary to cut several blocks, with weather-cuts on each piece. Flashing must be installed over the top of the trim block.

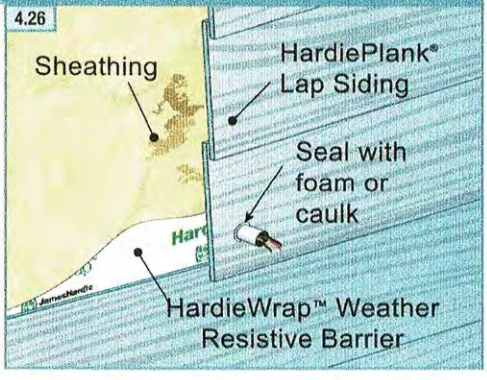
LIGHTS AND ELECTRICAL OUTLETS

Lights and Electrical boxes should have the same flashing and blocking as other large penetrations such as vents. Many lights utilize square electrical boxes. Blocking a square object should still incorporate the best practices of an angled weather cut.



WIRES, CONDUIT OR OTHER FIXED PIPES

For small penetrations such as wires, electrical conduit, and pipes less than 1½ in. in diameter (excluding hose bibs) no blocking is necessary. The circumference of pipe or wire should be sealed with a barrier foam and/or caulked.

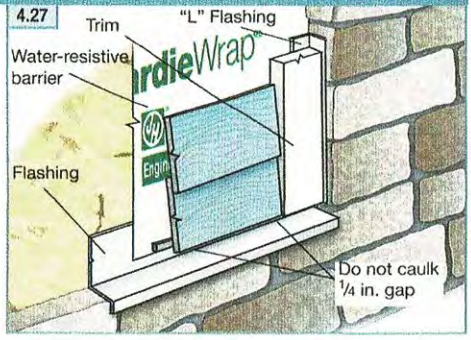


AIR CONDITIONERS, SERVICE PANELS, AND OTHER WALL MOUNTED DEVICES

Wall mounted devices and air conditioners represent large penetrations into the building envelope and structure. Before installing a unit, please consult the architect or structural engineer to determine if additional bracing is necessary. The device should be installed per manufactures instructions and flashed properly. Any condensate drains should extend out 4 in from the wall, and angle down.

BUTTING TO MORTAR OR MASONRY

James Hardie® siding and trim products should not be butted directly against mortar or masonry, including stone, brick, or concrete block. In these situations, a flashing should be installed to isolate the trim or siding from the mortar or masonry.



CLEARANCES

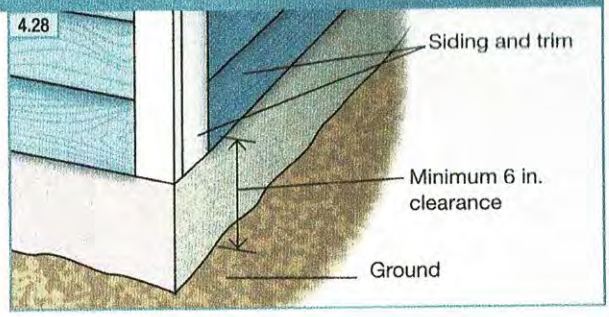
James Hardie specifies clearances to ensure the long-term durability of their products and the buildings on which they are installed. Failure to provide the proper clearances, as specified below, may affect performance of the building system, violate building codes or James Hardie requirements, and may void any warranty on the products.

General Installation Requirements (cont.)

SIDING TO GROUND CLEARANCE

James Hardie products must be installed with a minimum of 6 in. clearance to the ground on the exterior of the building. Clearances greater than 6 in. may be required in accordance with local building codes. Foundations are typically required to extend above the adjacent finished grade a minimum of 6 in. or as required by local building codes.

4.28



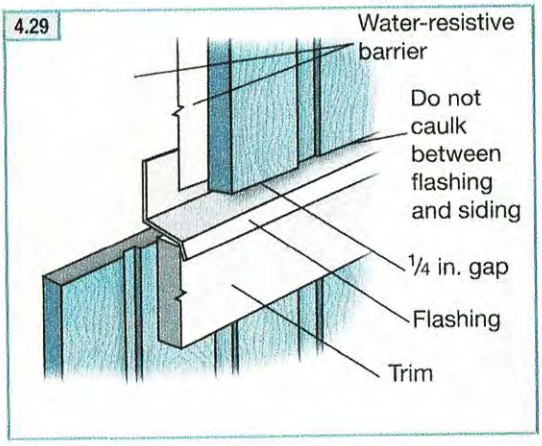
IBC Code Reference: "1803.3 Site grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet (3048 mm) measured perpendicular to the face of the wall..."

SIDING TO FLASHING CLEARANCE

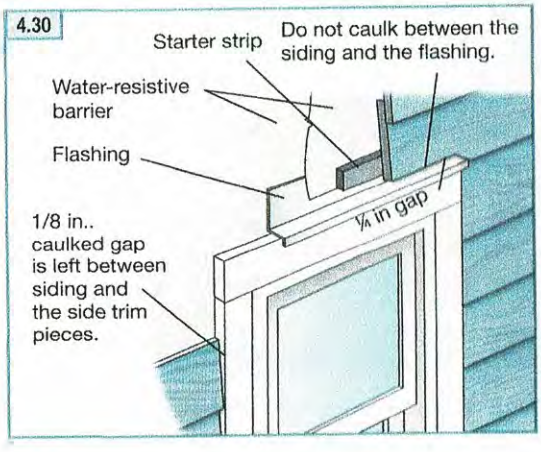
A 1/4 in. clearance must be maintained between James Hardie® siding and trim products and any horizontal flashing.

All horizontal flashing should be installed with a positive slope in such a way that it promotes proper drainage and does not allow moisture to pool on top of the flashing.

4.29



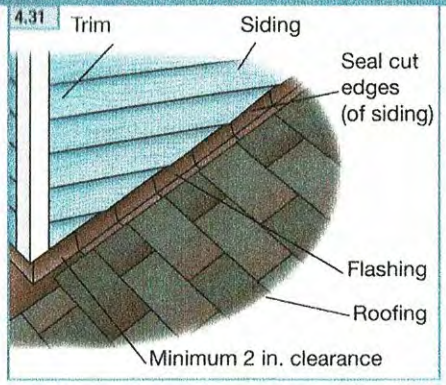
4.30



SIDING AND TRIM TO SOLID SURFACES

A clearance of 2 in. must be maintained between James Hardie siding and trim products where they meet roofs, decks, paths, steps, driveways or any other solid surfaces.

4.31



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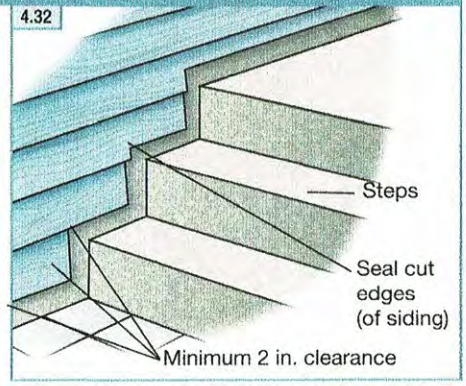


Code Reference: "1503.2.1 Locations. Flashing shall be installed at wall and roof intersections, at gutters, wherever there is a change in roof slope or direction and around roof openings…"

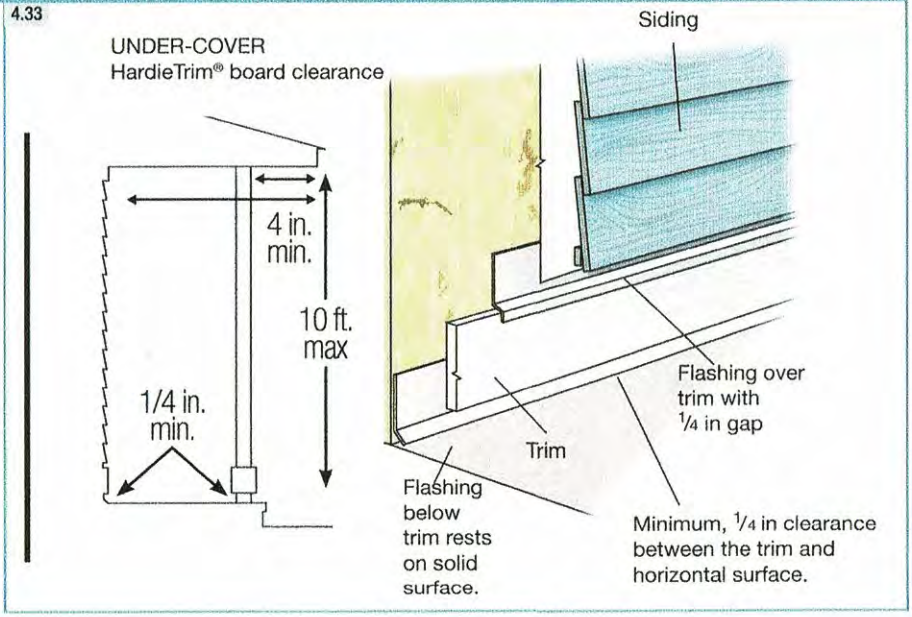
IRC Code Reference: "905.2.8.3 Sidewall flashing. Base flashing shall be continuous or step flashing shall be a minimum of 4 in. in height and 4 in. in width"

CLEARANCES FOR SHELTERED AREAS

Maintain a ¼ in. clearance for HardieTrim boards installed under cover. Under cover is defined as:

- Not more than 10 feet below a roof overhang, and
- Not less than 4 inches horizontally from the edge of the roof overhang

4.33



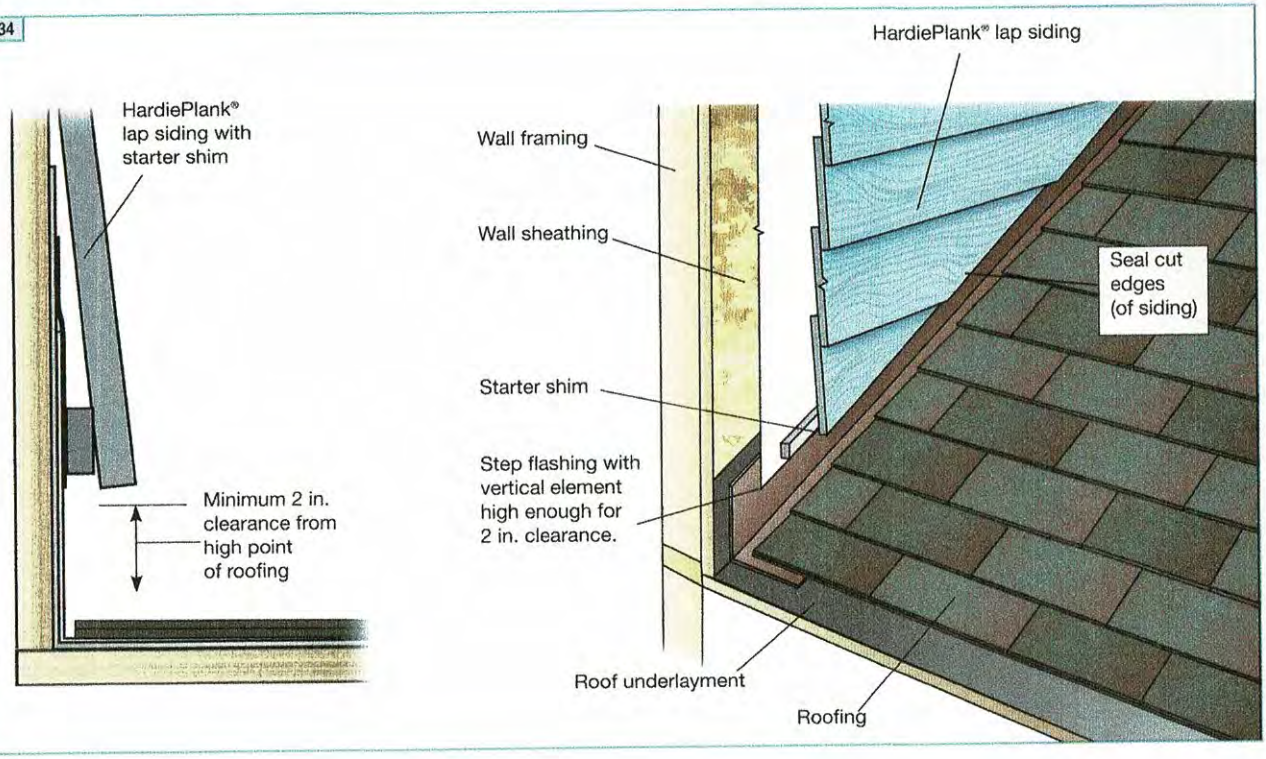
WARNING

James Hardie siding and trim products must not be installed such that they remain. in contact with standing water.

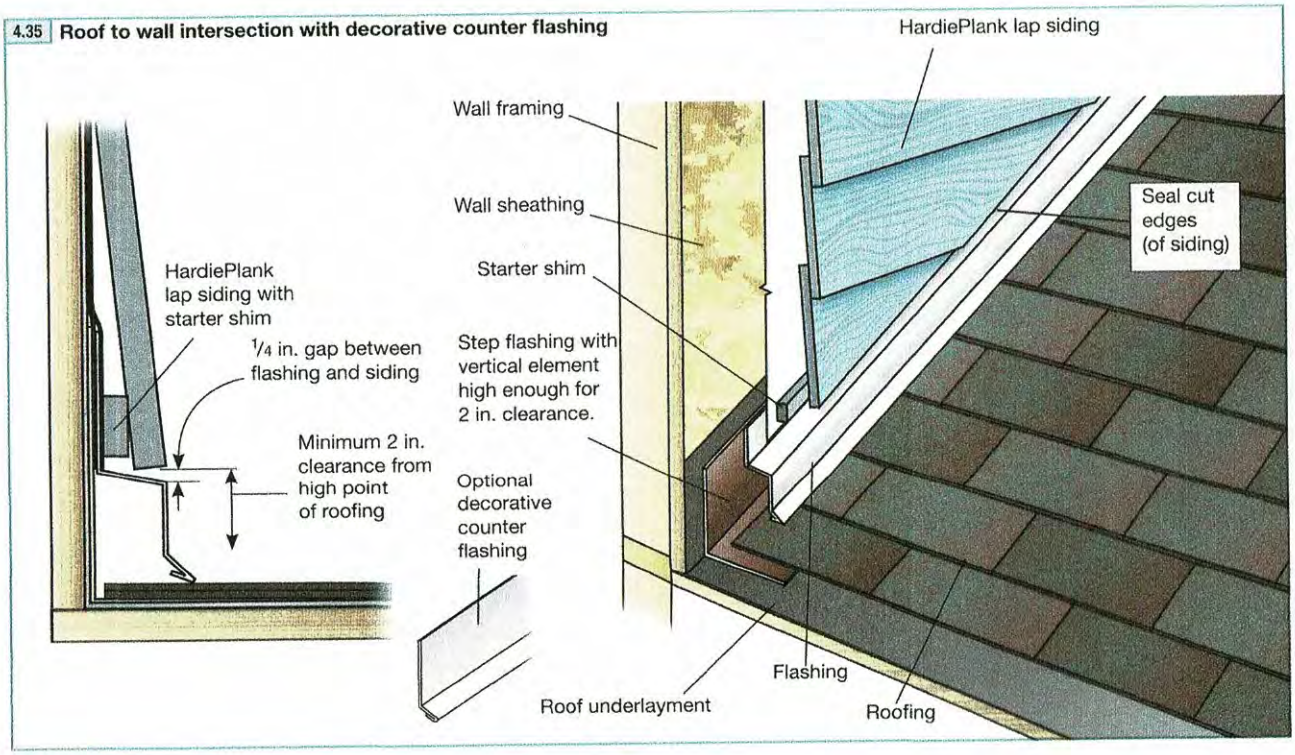
General Installation Requirements (cont.)

Here are examples of details that can help improve the aesthetics of clearance requirements. Check with a design professional and local building officials to ensure that the chosen details are correct for their intended purpose and location.

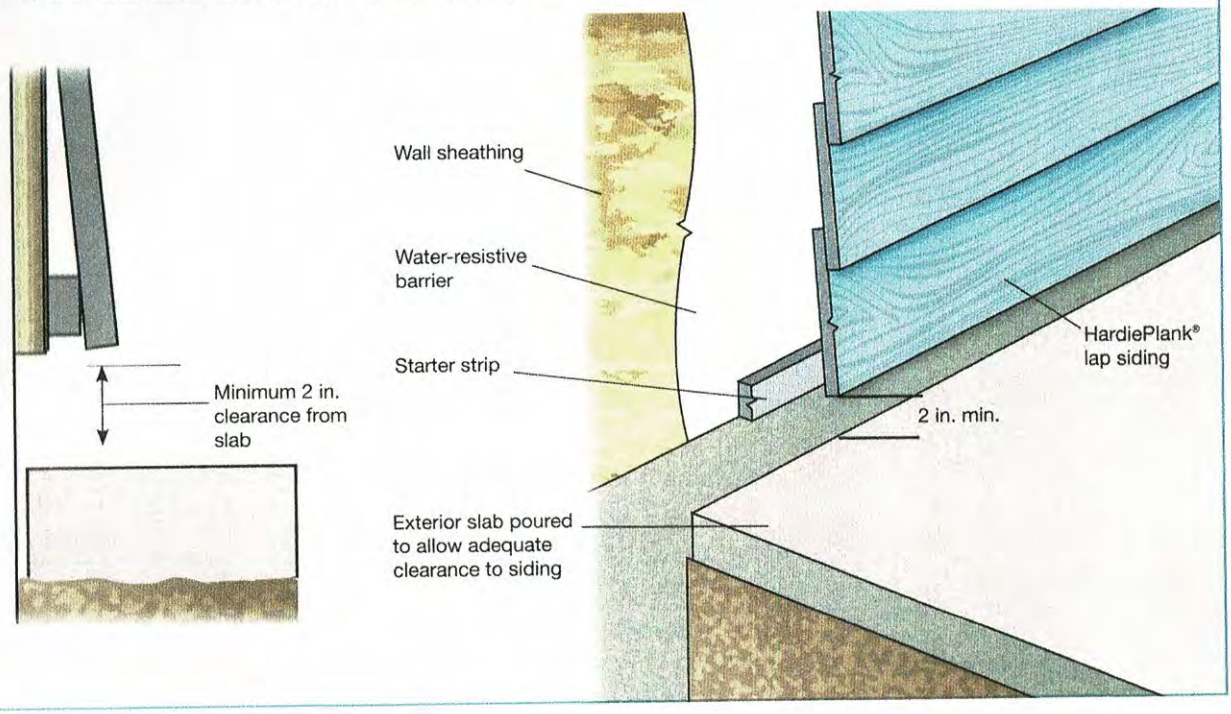
4.34



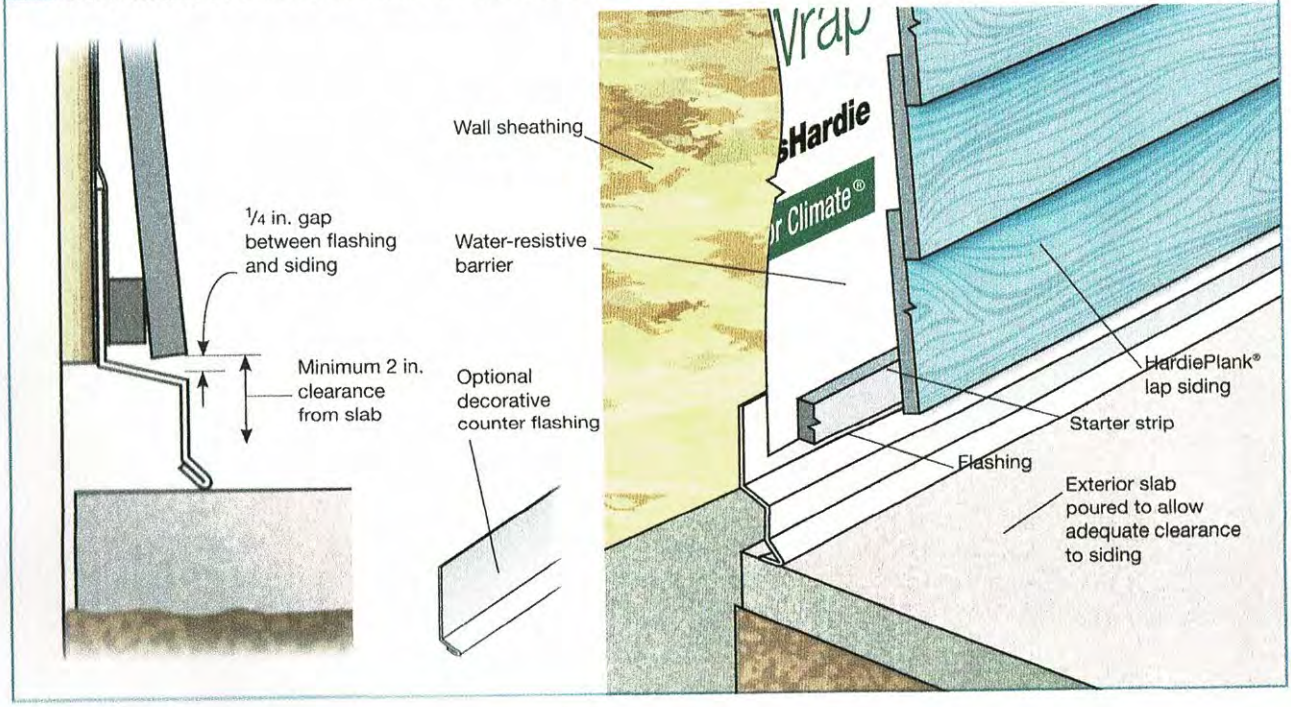
4.35 **Roof to wall intersection with decorative counter flashing**



4.36 Wall to exterior slab intersection without decorative counter flashing

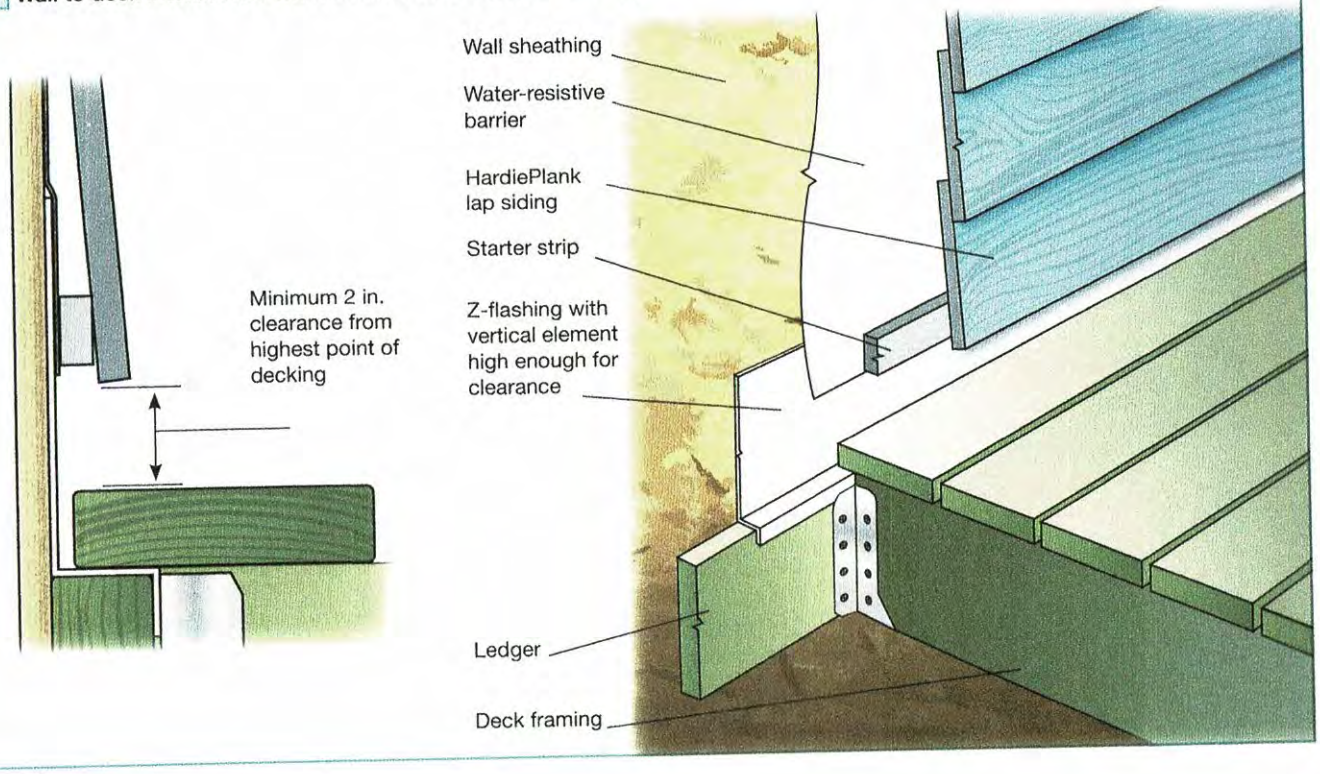


4.37 Wall to exterior slab intersection with decorative counter flashing

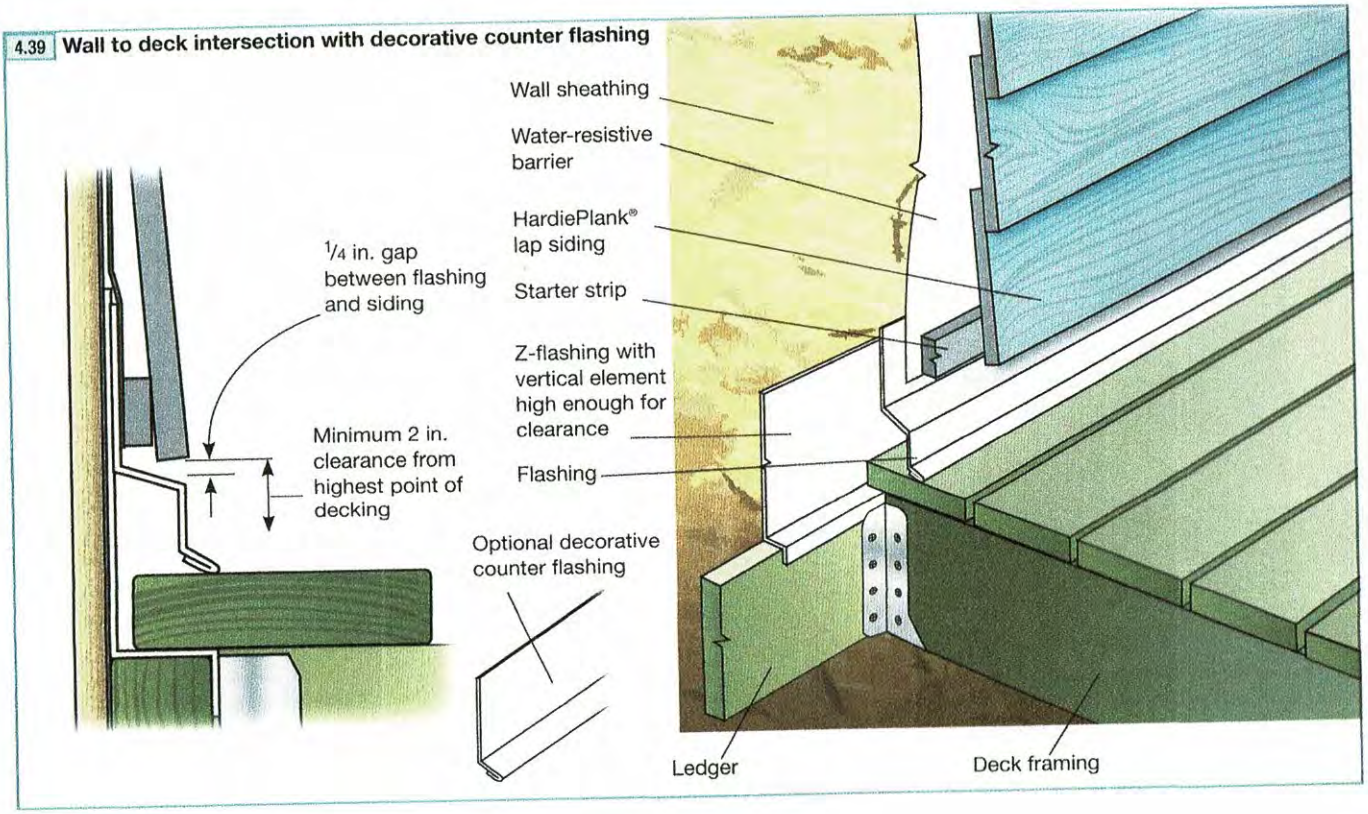


General Installation Requirements (cont.)

4.38 Wall to deck intersection without decorative counter flashing



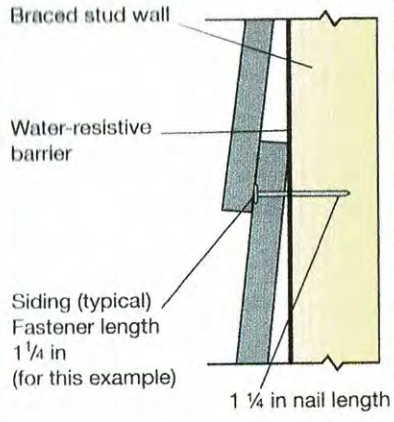
4.39 Wall to deck intersection with decorative counter flashing



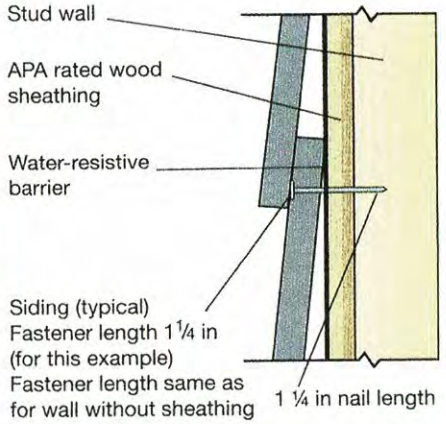
General Fastener Requirements

Each product section of the James Hardie Installation Guide contains fastener requirements for that specific product. In general if siding is to be installed over a non-structural sheathing such as foam, gypsum, or builder board, increase the length of the fastener by the thickness of the non-structural sheathing. For example, if a 1¼ in. fastener would normally be required for an application, but the siding is being installed over ½ in foam sheathing, increase the fastener length by ½ - 1¾ in. fastener length. For siding installation over a framed wall with structural sheathing such as plywood or OSB, the fastener length does not need to be increased.

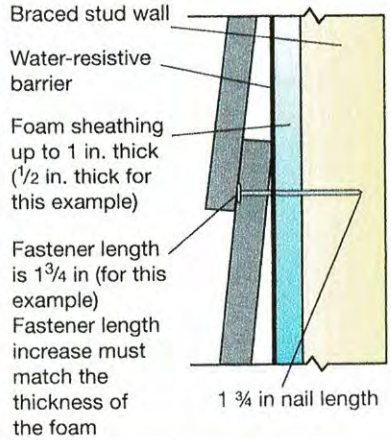
5.1 Stud wall without sheathing



5.2 Stud wall with APA rated wood sheathing



5.3 Stud wall with foam sheathing



WARNING

When installing siding over foam sheathing, care must be taken not to overdrive the nails and compress the foam. The resulting unevenness in the wall could distort the siding and give the wall an unsightly wavy appearance.

PNEUMATIC FASTENING

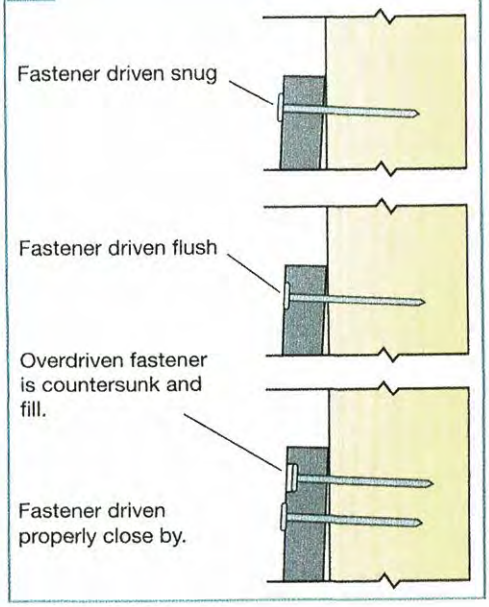
James Hardie® siding and trim products can be hand-nailed or fastened pneumatically. However, fastening with a pneumatic nailer is recommended for speed and consistency. Nails should be driven snug or flush with the surface of the siding.

For pneumatic nailing, set the air pressure so that the nails are driven to the proper depth. A flush mount attachment on the head of the nailer is recommended. If setting the nail depth proves difficult, choose a setting that slightly under-drives the nails. Then drive any under-driven nails snug to the surface with a smooth-faced hammer.

If nails are driven too deep, countersink them with a nail set, and fill, then drive another nail near by to the proper depth. Never use staples to attach James Hardie products.

TIP: Stainless steel fasteners are recommended when installing James Hardie products.

5.4



Finishing

FINISHING JAMES HARDIE® SIDING AND TRIM PRODUCTS

For best results when painting factory-primed James Hardie® siding and trim products, use high-quality exterior-grade acrylic topcoats. For best results with unprimed James Hardie siding and trim products, prime first with exterior-grade acrylic primer, and then finish with high-quality exterior-grade acrylic topcoats. Two finish coats of paint are recommended.

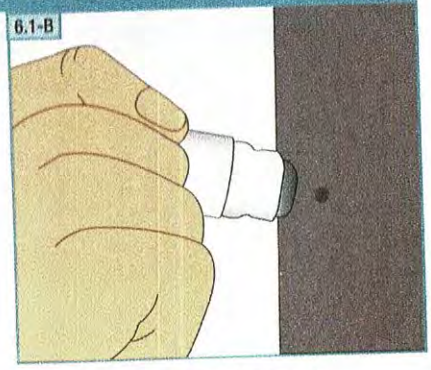
Use primers and topcoats that are designed and recommended for cement-based building materials such as fiber-cement, masonry, brick or stucco.

⚠ WARNING

- **Finish factory primed James Hardie siding and trim products within 180 days of installation.**
- **The use of oil-based paints on unprimed fiber cement could result in. increased surface roughness, loss of adhesion, cracking or excessive chalking.**
- **DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.**
- **Never apply paint to saturated product.**

COLORPLUS® TOUCH-UP

Edge Coater - edge coating is required for any field cuts to seal the edges and make joints less visible.



Touch-up Pens - conceal nailheads and very small nicks and scratches less than a dime size. Replace the area with a new piece of plank or panel if area is larger than a dime.

Note: Edge Coaters or Touch-up Pens should not be used to touch-up any area that is larger than a dime.

Note: James Hardie [JH] does not approve caulk (including JH Color matched caulk), other caulking or cementitions patching compounds to touch up nail heads, nail holes, dents, cracks or other minor surface blemishes on JH ColorPlus products.

⚠ WARNING

Do not allow ColorPlus touch-up to freeze. Apply touch-up when temperature of the air and the siding products is above 40°F (4°C).

COLORPLUS® PRODUCTS WITH PROTECTIVE LAMINATE SHEET

When installing HardieTrim® 5/4, 4/4 boards with ColorPlus® Technology, leave the protective laminate sheet on the board during cutting and installation. To install HardieTrim 5/4, 4/4 boards with ColorPlus® Technology, first fasten the trim using a finish nailer with the nails driven through the laminate sheet. Using a touch-up pen that matches the color of the trim, cover up the nail heads through the laminate sheet at the point of entry. After the nailing and touch-up are complete, remove the protective laminate sheet.

When installing other products such as HardiePlank® Lap Siding and HardiePanel® Vertical Siding with ColorPlus® Technology, leave the protective laminate sheet on the board during cutting and installation. Once the product is installed the laminate sheet should be removed.

TIP: As with any pre-finished building product, care should be taken when handling and cutting James Hardie ColorPlus products. At the job-site use a soft cloth to gently wipe any residue or construction dust left on the product

CAULK

James Hardie recommends the use of caulks and sealants that remain permanently flexible. Look for the words "permanently flexible" written clearly on the label or in the accompanying literature.

For best results, use an Elastomeric Joint Sealant complying with ASTM C920 Grade NS, Class 25 or higher, or a Latex Joint Sealant complying with ASTM C834. Caulking/sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions.

James Hardie does not warrant and does not accept liability for the appearance or the performance of field-applied caulks and sealants.

REPAIR PATCHING

Dent, chips, cracks and other minor surface damage in James Hardie primed siding and trim products can be filled with cementitious patching compound except on ColorPlus. When repairing holes of less than 1 in. that has been created by scaffold anchors, pipe, etc. James Hardie recommends a backer rod be placed into hole and sealed to prevent water infiltration. James Hardie will assume no responsibility for water infiltration.

BACK PRIMING/BACK SEALING

James Hardie does not require any of its siding products to be back sealed or back primed prior to installation in the field.

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: June 2, 2020

PROPERTY INFORMATION

ADDRESS: 677 W. Canfield **AKA:** West Canfield

HISTORIC DISTRICT: West Canfield

SCOPE OF WORK: (Check ALL that apply)

- [x] Windows/Doors
- [x] Roof/Gutters/Chimney
- [x] Porch/Deck
- [ ] Landscape/Fence/Tree/Park
- [ ] General Rehab
- [ ] New Construction
- [ ] Demolition
- [ ] Addition
- [x] Other: Siding

APPLICANT IDENTIFICATION

- [ ] Property Owner/Homeowner
- [x] Contractor
- [ ] Tenant or Business Occupant
- [ ] Architect/Engineer/Consultant

NAME: Matt Fleszar and Kellie Rogge **COMPANY NAME:**

ADDRESS: 677 W. Canfield **CITY:** Madison Hgts **STATE:** MI **ZIP:** 48071

PHONE: 248-632-1220 **MOBILE:** 734-497-7869 **EMAIL:** cford@llcustomcontracting.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) BLD2019-04662
- [ ] **Photographs** of ALL sides of existing building or site
- [ ] **Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- [ ] **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 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 (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: June 2, 2020

PROPERTY INFORMATION

Address: 677 W. Canfield Floor: _____ Suite#: ____ Stories: _____

AKA: West Canfield Lot(s): _____ Subdivision: _____

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

Current Legal Use of Property: Residential Proposed Use: Residential

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)

See cover letter attached.

☐ 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: Matt Fleszar and Kellie Rogge Company Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Phone: _____ Mobile: _____

Driver's License #: _____ Email: _____

Contractor ■ Contractor is Permit Applicant

Representative Name: Chris Lamphear Company Name: LL Custom Contracting

Address: 1439 E. 11 Mile Rd. City: Madison Heights State: MI Zip: 48071

Phone: 248-632-1220 Mobile: _____ Email: cford@llcustomcontracting.com

City of Detroit License #: _____

TENANT OR BUSINESS OCCUPANT ☐ Tenant is Permit Applicant

Name: _____ Phone: _____ Email: _____

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

Name: _____ State Registration#: _____ Expiration Date: _____

Address: _____ City: _____ State: ____ Zip: _____

Phone: _____ Mobile: _____ Email: _____

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: Courtney Ford Signature: Courtney Ford Date: June 17, 2020
(Permit Applicant)

Driver's License #: _____ Expiration: _____

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 for more information.

COLOR SYSTEM B

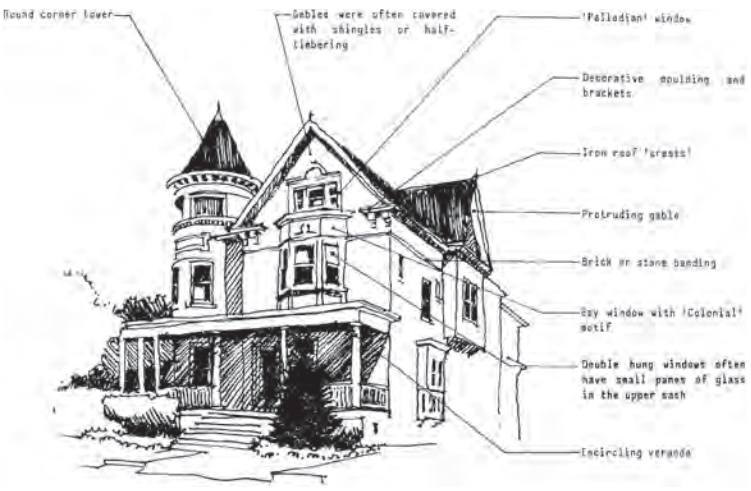
ASSOCIATED ARCHITECTURAL STYLES: (2) ITALIANATE, (3) SECOND EMPIRE, (4) GOTHIC REVIVAL, (5) STICK, (6) SHINGLE, (7) EASTLAKE, (8) QUEEN ANNE, (9) ROMANESQUE REVIVAL, (10) QUEEN ANNE/ROMANESQUE, (11) FRENCH RENAISSANCE, (12) COMPOSITE VICTORIAN

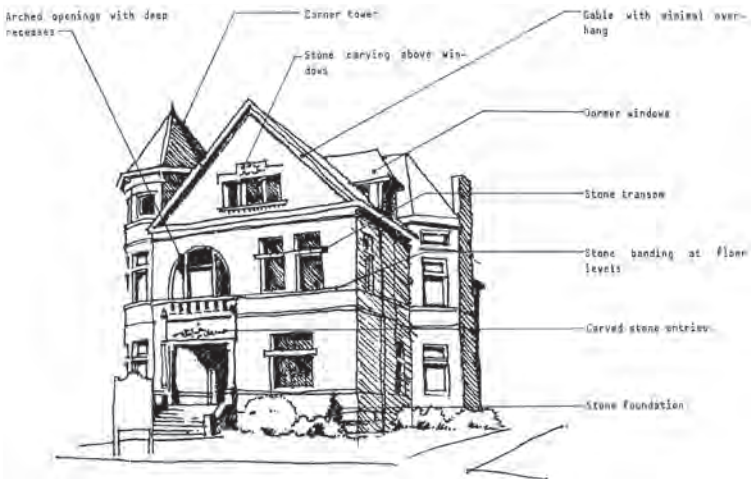
The explosion of styles in the High and Late Victorian periods required a deeper palette of colors to unify the diverse elements of these designs and to highlight the variety of materials and textures used by Detroit's architects and builders. At the same time, paint manufacturers such as the Acme White Lead Works in Detroit and other national firms with a strong market in the region, such as the Sherwin Williams Company, developed ready-mixed paints in resealable cans in every-richer and darker colors. Deep olives, browns, and greens in a wide variety of shades became readily available for the first time. While the light colors of the mid-century were manufactured throughout the High and Late Victorian periods (and consequently could, historically, be used on the later styles), the lighter colors were generally used on simple frame buildings. The more imposing High and Late Victorian structures, especially when erected of brick or stone, require the darker colors to bring out their best features, particularly the window frames and sash which almost universally were painted darker than the main body color to make the windows appear to recede into the facade.

The trim color for masonry buildings of this period should always be selected with the color of the brick or stone in mind. Because the natural materials have already determined the overall body color of the house - red, brown, or yellow brick, green or gray stone, for example - the trim color should tend towards the earth tones: browns, yellows, greens, olives, and grays. Modern pastels, especially pale yellows, blues, and pinks, simply are historically incorrect. Occasionally black was suggested as a sash color to provide contrast to one of the browns or greens used for the window frames. This was a logical consequence of trimming a brick or stone building in a color darker than the masonry and then seeking an even darker color for the sash.

If the structure has stone detailing (above windows and doors, for example) it would be appropriate to paint the cornice or porch a color that matches the stone, selecting a darker color for the window frames and sash. If the structure has iron crestings, railings, or brackets they should be painted black, dark brown, or green. Often such details were painted to look like weathered bronze.

Shingle Style houses or those with shingles in the gables pose a special problem. Normally it was recommended that these surfaces be stained, although most surviving examples have long since been painted. The colors of this stain (or, if repainting, the paint) should follow the colors given, with the darker greens, olives, browns and yellows (in that order) being the most popular.





COLOR SYSTEM B

ACCEPTABLE COLOR COMBINATIONS *MS = MUNSELL STANDARD

BODY	TRIM	SASH	CORNICE/ PORCH	IRON CRESTING
Any System B Color ***EXCEPT*** A:7, A:8, A:9, B:19	Any System B Color	Match trim color or A:9, B:12, B:18, B:19	Match trim color or stone detailing	A:8, B:8, B:11 or B:19
Shingles: Stained or painted any System B Color ***ESPECIALLY*** Dark Greens, Olives, Browns and Yellows ***EXCEPT*** A:7, A:8, B:19	Any System B Color	Match trim color or A:9, B:12, B:18, B:19	Match trim color or stone detailing	A:8, B:8, B:11 or B:19
Existing brick or stone	Any System B Color darker than the brick or stone body, ***ESPECIALLY*** B:6, B:8, B:11, B:18	Match trim color or A:9, B:12, B:18, B:19	Match trim color or stone detailing	A:8, B:8, B:11 or B:19

A:7 Bluish Gray
MS: 10B 5/1

A:8 Blackish Green
MS: 2.5BG 2/2

A:9 Moderate Reddish Brown
MS: 7.5R 3/6

B:1 Light Yellowish Brown
MS: 10YR 6/4

B:2 Dark Yellow
MS: 5Y 6/6

B:3 Light Yellow
MS: 2.5Y 8/6

B:4 Moderate Yellow
MS: 2.5Y 7/6

B:5 Light Brown
MS: 7.5YR 5/4

B:6 Moderate Brown
MS: 7.5YR 4/4

B:7 Moderate Yellowish Brown
MS: 10YR 5/4

B:8 Grayish Brown
MS: 5YR 3/2

B:9 Moderate Yellow Green
MS: 2.5GY 6/4

B:10 Grayish Green
MS: 10G 5/2

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

B:12 Grayish Green
MS: 10G 4/2

B:13 Moderate Olive Brown
MS: 2.5Y 4/4

B:14 Dark Grayish Olive
MS: 10Y 2/2

B:15 Dark Grayish Yellow
MS: 5Y 6/4

B:16 Light Grayish Olive
MS: 7.5Y 6/2

B:17 Light Olive
MS: 10Y 5/4

B:18 Dark Reddish Brown
MS: 2.5YRG 2/4

B:19 Black
MS: N 0.5/

FIND OUT MORE!

www.detroitmi.gov/hdc

Sec. 25-2-104. - West Canfield Historic District.

The defined elements of design for the West Canfield Historic District (see section 25-2-3(1) and 1970 J.C.C. 1672-73) shall be as follows:

(1) *Height.* Most buildings are two and one-half (2½) stories in height, meaning they have two (2) full stories with an attic or a finished third floor within the roof. The exceptions are the multiunit apartment buildings, which are three (3) to four (4) stories tall, and the nonresidential structures on corner lots which are one story tall. Garages range in height from one to two (2) stories.

(2) *Proportion of buildings' front facades.* Most residential buildings appear taller than wide to the peaks of their roofs, but may be wide as tall or slightly wider than tall to their roof eaves. The Sheridan Court Apartments on Second Avenue at West Canfield is wider than tall when viewed as a whole, but each of its four (4) individual projecting facades is taller than wide.

(3) *Proportion of openings within the facades.* Window and door openings amount to between twenty (20) per cent and thirty-five (35) per cent of the front facade areas, excepting the roof. Apartment buildings are at the higher end of this range, whereas single-family residences average in the middle of this range. Most buildings have window openings in the roof area, either in dormers or gables. Most window openings are taller than wide, although when grouped in pairs or trios they may achieve a horizontal effect. Basement openings are frequently wider than tall, square and/or arched. A great variety of sizes, shapes, and groupings of openings exist in the district, in conformity with the historic design and proportion of individual buildings.

(4) *Rhythm of solids to voids in front facades.* Freedom in the placement of openings within the majority of front facades is displayed, depending on the style of the structures. The Second Empire and Italianate style buildings tend to have a more regular arrangement of window openings with one placed above the other than or the Queen Anne style buildings, which are more random. Bowed windows are recessed entrances on the first stories are characteristics of several of the structures. The arrangement of openings above the roof eaves is sometimes regular and sometimes unbalanced, contributing to the diversity of the rhythm of solids to voids from building to building. The two (2) apartment buildings in the district display a regular arrangement of window openings which repeat on each floor.

(5) *Rhythm of spacing of buildings on streets.* The space between most buildings located on adjacent lots ranges from a twenty-five-foot maximum to an eight-foot minimum. This rhythm is broken due to housing demolition, particularly on corner lots. Buildings are often placed closer to one lot line to create a more spacious side yard, which is sometimes occupied by a driveway.

(6) *Rhythm of entrance and/or porch projections.* All of the residential buildings along West Canfield in the district have front porches and steps, which lead to the consistency of the streetscape. Positions and placement of porches contributes significantly to the design of the Victorian houses. Entrances are either centered, off to one side of the front facade, or at the side of the house; porches are frequently off to one side and in some instances wrap around to the side of the building. Rear and secondary side porches are also common. The apartment building on West Canfield has a three-story porch, centered on the front facade. The Sheridan Court on Second Avenue has balconies on its fourth floor.

(7) *Relationship of materials.* The district contains a variety of building materials characteristics of Victorian architecture. Common brick is the main building material, although the facade of one house is entirely stone and one is clapboard on the first story and shingled on the second story. Sandstone and wooden trim are common; fieldstone or brick are foundation materials. Wooden shingles and tin pressed to look like stone are also found in the district. Slate was once he prevalent original roofing material; asphalt shingles have since replaced most of the original slate roofs. Most carriage houses or garages are brick.

(8) *Relationship of textures.* The most common textural relationship is that of common brick with mortar joints juxtaposed with other materials, such as wood or stone, which is either rock faced or smooth. Foundations are frequently rough-faced rectangular stone blocks. Smooth stone

lintels and sills are sometimes carved. Ornamental brickwork and fishscale wood and slate shingles create textural interest. Slate roofs contribute to textural interest, whereas asphalt shingles generally do not. In general the buildings in the district have a great variety of textural interest.

(9) *Relationship of colors.* Orange-red natural brick contrasts with gray or brick-colored mortar. The brick is painted dark red on a few buildings. Wooden trim is painted white, stone gray, gray-blue, brown, green, olive, or black. On the two (2) buildings with shingled second stories, the shingles are stained green or brown. The Sheridan Court Apartment Building is buff-colored brick, and 659 West Canfield has a dark red-brown tapestry brick. All roofs are dark in color, and asphalt roofs are derived from colors of natural slate. Colors known to have been in use on buildings of similar type in the nineteenth century may be considered for suitability on similar buildings. Original color schemes for any given building may be determined by a professional paint analysis and when so determined are always appropriate for that building.

(10) *Relationship of architectural details.* Architectural details generally related to style. Nineteenth century buildings display details in the Italianate, Queen Anne, Second Empire, shingle style, carpenter Gothic and Richardsonian Romanesque styles. Porches, window surrounds, cornices, verge boards, dormers and gales are areas frequently treated with wood detailing, and porches, window sills and lintels are sometimes treated with imitation stone or stone detailing. Sheridan Court on Second Avenue has classical detail, while the apartment building at 659 West Canfield derives its influence from the arts and crafts movement of the early twentieth century. All of the buildings that contribute to the historic district are rich in architectural detail.

(11) *Relationship of roof shapes.* A multiplicity of roof shapes exists, and frequently within the same building. The predominant forms of roofs are either the hipped, mansard, or gabled variety, sometimes interrupted with intersecting gables, dormers, and/or bell-shaped or conical roofs where towers exist. Porches also bear a variety of roof shapes. Some flat roofs do exist on additions, porches and garages. The two (2) multiunit apartment buildings' roofs cannot be seen from the street. Considerable architectural interest is created by the diverse roof shapes.

(12) *Walls of continuity.* The major wall of continuity on West Canfield is created byu the building facades, with their uniform setbacks. Two (2) rows of trees planted in the tree lawn and public right-of-way between the sidewalk and the buildings creates a secondary wall of continuity, and the historic ornamental Detroit Public Lighting Department street light poles on the tree lawns create a minor wall of continuity.

(13) *Relationship of significant landscape features and surface treatments.* The street scape as constructed in 1980 is composed of one-hundred-foot right-of-way beginning seventeen (17) feet back from the inner side of the public sidewalk. The six-foot-wide public sidewalk is flanked by locust trees alternating on each side. The tree lawn between the curb and public sidewalk is thirteen and one-half (13.5) feet wide. The street is twenty-seven (27) feet wide but narrows to eighteen (18) feet at the ends where it splits to go around the fourteen-foot-wide island at each end. Curbs are brownish-red sandstone and the street is paved with granite Belgian block. Characteristic treatment of individual properties is a flat front lawn area in grass turf subdivided usually by a straight walk leading to the front entrance, paved in concrete and, less frequently, brick or slate. Occasional foundation plantings are of a deciduous and evergreen nature. Six (6) houses on West Canfield have side drives, either paved in concrete, brick or gravel. Replacement trees should be characteristic of the area and period of the district, such as horsechestnut, maple, poplar or spruce trees. Plantings of new trees shall be directed.

(14) *Relationship of open space to structures.* The one vacant lot between the second and third houses from Third Avenue on the north side of West Canfield creates a gap in an otherwise intact row of buildings. Vacant space exists on the northwest and southeast corners of West Canfield where housing demolition has occurred. Ample front yards exist in the district; brick yards are deep but become less spacious when occupied by a garage. Side yards are spacious when the structure is situated nearer to one of the side lot lines. Side drives, where they exist, tend to break the continuity of the succession of front yards. Stockade, board, and picket fences are common enclosures of rear yards; there is a chain-link fence across the rear lot line of one

yard. A fence of brick piers supporting wrought iron and vertical elements encloses one rear yard, as well as running between two (2) houses.

(15) *Scale of facades and facade elements.* The residential facades on West Canfield are of moderate scale. The apartment building on West Canfield is small for a multiunit building. Elements within the Victorian buildings are sometimes large in scale, dividing the facades into relatively large segments, such as towers, verandas, steep roof slopes, and large gables. Details within those elements may be small to large in scale. The Victorian building generally contain many elements of diverse scale. Sheridan Court is moderate to large in scale for an apartment building when taken as a whole due to its length along Second Avenue. The detail within is small in scale, but is larger at the central entrance arch.

(16) *Directional expression of front elevations.* The directional expression of most structures appears vertical, often due to projections above the roof eaves, such as gables, dormers, turrets, and chimney stacks. The Sheridan Court apartments are horizontal in directional expression when taken as a whole.

(17) *Rhythm of building setbacks.* Within the block of West Canfield, all residential buildings have uniform setbacks. On corner lots where noncontributing buildings exist at the west end of the district, buildings are set at the front and west side lot lines. Sheridan Court occupies its entire lot.

(18) *Relationship of lot coverages.* Lot coverages range from twenty (20) to ninety-five (95) per cent. Most single-family residential buildings average about thirty (30) per cent of their lots; the Sheridan Court occupies about ninety-five (95) per cent of its site.

(19) *Degree of complexity within the facades.* The Victorian buildings exhibit a complex massing, a multiplicity of forms, colors, materials, and textures, and a variety of architectural details within their facades. They generally contain a high degree of complexity, whereas the twentieth century buildings are less complex.

(20) *Orientation, vistas, overviews.* Buildings are oriented frontally towards West Canfield Street. The most notable exception is Sheridan Court, which is oriented towards Second Avenue. Garages, where they exist, are oriented to the alleys, but where driveways exist, may also be accessed by vehicles from West Canfield and Third. The continuous streetscape, uniform paving and wide tree lawns and uniform setbacks create a cohesive sweeping vista along West Canfield, while the islands at the ends of the block and the unusual street paving sets the district apart from its immediate surroundings.

(21) *Symmetric or asymmetric appearance.* The Victorian buildings generally exhibit an asymmetrical appearance. The two (2) twentieth century apartment buildings are symmetrical in appearance.

(22) *General environmental character.* The West Canfield Historic District is a fairly intact restored block of houses in the midst of urban decline and pockets of redevelopment. It is located between Second and Third Avenues in the North Cass corridor, south of Wayne State University and east of the Lodge Freeway and the Calumet Apartment complex. A distinctiveness is achieved by the narrow width, Belgian block pavers, the one-way direction of the street, and the islands at either end.

(Ord. No. 20-85, § 1, 5-29-85)