

STAFF REPORT: 4/13/2022 MEETING

PREPARED BY: D. RIEDEN

APPLICATION NUMBER: #22-7746, #22-7747

ADDRESS: 1127-1135 VINEWOOD

HISTORIC DISTRICT: HUBBARD FARMS

APPLICANT: LOUISA HOWARD & DEVON CALDWELL

PROPERTY OWNER: LOUISA HOWARD & DEVON CALDWELL

DATE OF PROVISIONALLY COMPLETE APPLICATION: 3/21/2022

DATES OF STAFF SITE VISIT: 3/24/22

SCOPE: REPLACE GARAGE DOOR, INSTALL SIDING ON DORMER, REPLACE PAVING, INSTALL FENCING/LANDSCAPE

EXISTING CONDITIONS

Built in 1913, the property at 1127-1135 Vinewood is a 2 ½ story home on a .4 acre double lot facing northeast. The pyramidal hipped roof features an off-centered, slate-sided dormer with ornamental fascia detailing. Under the bracketed roof, the house is clad with dark brown brick with tan brick cross-work patterned detailing. The left side features a two story bay with 3/1 windows on the second floor. An ornate arching pediment protrudes over the entrance and is supported by classical columns that frames the front door. The elevated stoop is embraced with brick wingwalls with cast stone coping. Concrete steps lead to a concrete walk that runs through the front lawn, splitting into a wishbone as it reaches the public sidewalk. A two-track concrete drive runs from the street, alongside the east side of the house to the garage in the rear. Most of the landscape is open lawn with two large evergreens on the east side of the property.

This property has the following former HDC approvals on Detroit Property Information System (DPI):

- October 2020, HDC COA: Demolish existing rear porch and two-story wing and replace with two-story addition

A portion of this application addresses a proposal to modify this COA by changing the material of the siding for the rear dormer.



Site Photo 1, by Staff March 24, 2022: (Northeast) front elevation



Site Photo 2, by Staff March 24, 2022: (Northeast) front elevation and adjacent lot, showing rear garage, driveway, and landscape.



Sanborn Map 1950, Vol 1., P78



Aerial 1 of Parcel # 14009232 (in gold) and adjacent parcel# 14009233 by Detroit Parcel Viewer.

PROPOSAL

The proposed work consists of four scopes of work: replacement of the garage door, install siding on a rear dormer with hardie-board, replace and add paving, and install fencing for the property line and dog run, and landscaping. (See also attached drawings and product sheets.)

Garage Door Replacement

Remove original garage doors and replace with steel Wayne Dalton 9700 Portland Top with 12 square windows, color choice green to match the previously approved color of the house.



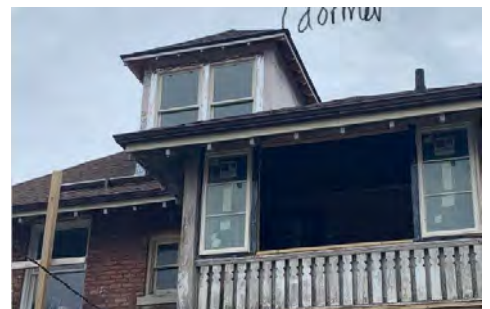
Site Photo 3, by applicant: (Northeast) front elevation of garage, showing existing garage door.



Site Photo 4, by Applicant, showing interior condition of the garage door.

Install Siding on Rear Dormer

From the previously HDC approved drawings (November 2020) for construction of a new rear dormer, the architect’s note states, “siding to match existing dormer”, which would be slate. This proposal seeks to replace the slate material with Hardie Shingle siding, painted green to match the color previously approved or gray/slate color to match the existing dormers.



Site Photo 5, by applicant: (Southwest) rear elevation, showing new dormer.

Replace and Add Paving

Remove the cracked driveway, front cracked walkway and rear cracked walkways and patio paving. Pave the front walkway with concrete to match existing walkway. Install “Pure” brick pavers for the 918 SF driveway. Expand rear driveway apron per attached drawing with “Pure”

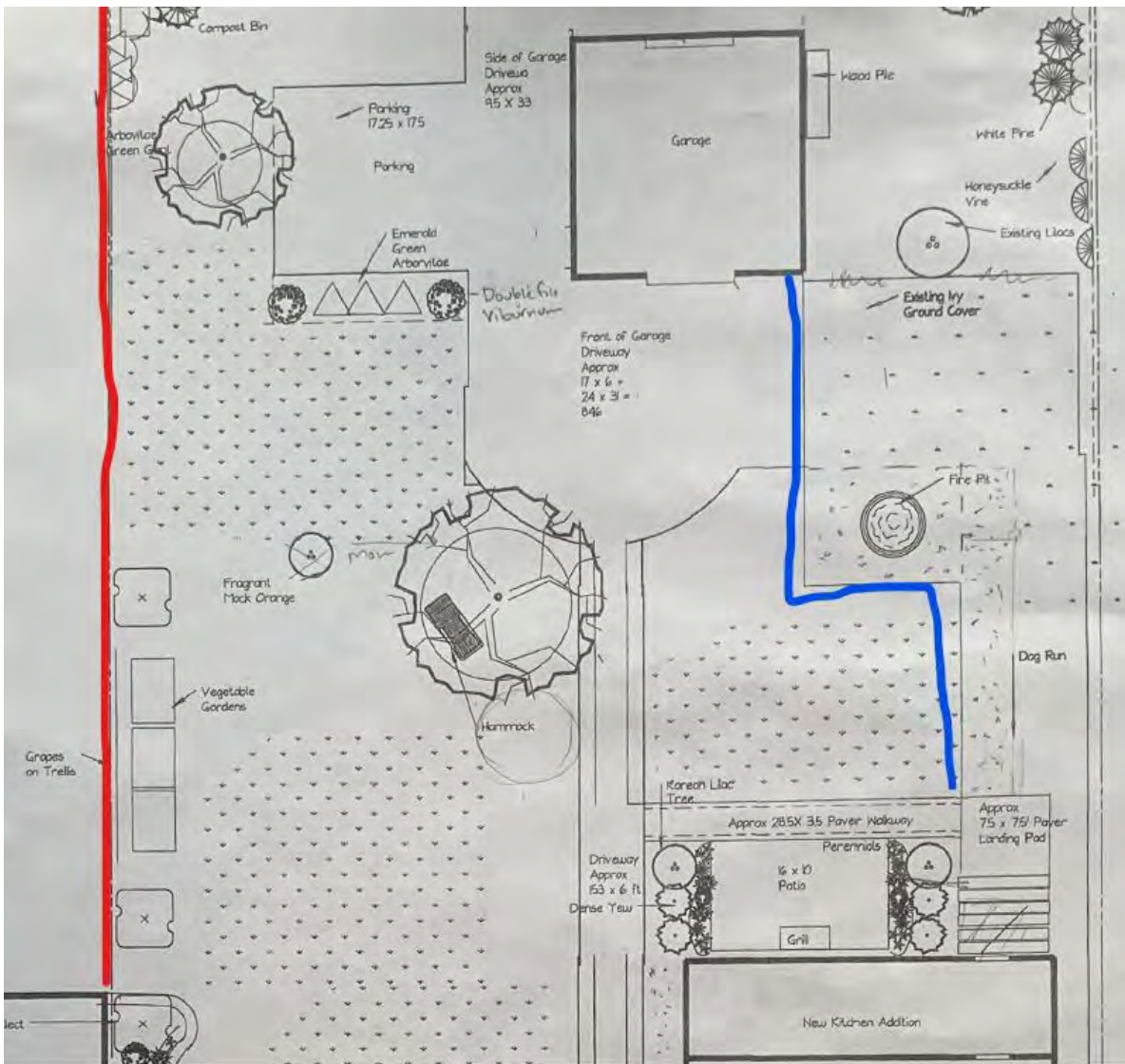
brick pavers: 846 SF front of garage, 300 SF parking area, 313 SF alley access. Install rear paver walkway and landing (172SF) with “Pure” brick pavers. Replace rear 160 SF concrete patio with “Mista” pavers.

Install Fencing: Property Fence and Dog-run Fence

Along the southeast property line, remove the existing chain link fence and replace with a 6’ wood panel fence. Just behind the neighbor’s house, create a single scallop dip in the fence to accommodate a gate to the neighbor’s property. Install Illusions “Old English Lattice Vinyl Fence” for a dog run, 4’ in height, per attached drawing.

Landscaping

Plant 2 Korean lilacs, 4 dense yews, a prairie crabapple, a Cleveland pear, and two white pines per attached drawing. Add pea gravel around the 10’x15’ fire pit area. Landscape plantings along front façade of the house, fence line, and rear yard per attached drawings.



Landscape Plan from Applicant, showing locations of proposed pavers, property fence (red), dog run fence location (blue) and rear landscape plantings and firepit.

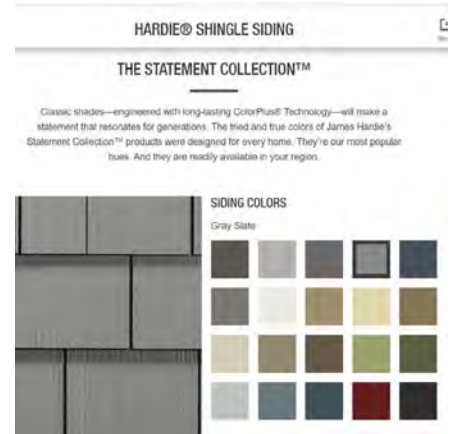
STAFF OBSERVATIONS AND RESEARCH

- The Hubbard Farms Historic District was established in 1993.
- Staff observes that the garage doors, with its hanging slide track operation wood paneling and divided light windows are a distinctive character-defining feature of the garage and the property.
- The applicant provided a note from Virtuoso Design & Build’s principal, Mr. Mark Klimkowski, who states, “Looks to me the doors need to be completely replaced. I don’t think it would be worth it to try and salvage any of the existing doors?” (sic) Staff has the opinion that these doors are in a condition that could be fixed via replacing individual deteriorated members, analogous to historic window repair, and have not yet received evidence that illustrates that they cannot. Staff observed that there were no other assessments in the application to compare with Mr. Klimkowski’s assessment.
- Staff received confirmation from the applicant that the proposed garage door will fit within the door opening and confirmed that the door opening would remain in its current dimensions.
- The proposed garage door, in staff’s opinion, does not closely resemble the existing doors in their design, materiality or scale.
- Staff has confirmed that the October 2020, HDC COA did call for a material for the new rear dormer to match the existing dormer in material, which has slate siding. It is staff’s opinion that the proposal to change the material from slate to grey Hardie board for the newly constructed rear dormer, which is not within public view from the front, would be appropriate. While the applicant has offered a choice between green and grey, it is Staff’s opinion that matching the grey color with the Hardie Shingle Siding “gray slate” as proposed would be appropriate. Staff offers the opinion that the shade of grey should be adjusted to a darker shade to match the existing slate color of the house more closely. (See product detail image 1 and Site photo 7.)
- Staff has the opinion that the simplicity of the front concrete walkway, with the gentle step and wishbone split at the sidewalk is a character defining feature of this open landscape.
- Staff observed that the two-track concrete driveway had lawn as the median in preceding images, but today there are some pavers set in the median. It is staff’s opinion that neither the driveway nor these added pavers are historic character-defining features of the property.
- The proposed pavers for the driveway and patio are both colored-concrete pavers by Techo-Bloc.
- The proposed driveway pavers, “Pure” have a wide color range from chestnut brown to shale grey. The applicant has not specified the color, by the date of this report. It is staff’s opinion that these pavers for the front yard introduces yet another new material that detracts from the historic elements already found on the property: dark and tan brick, dark slate, concrete, wood, and cast stone. The Elements of Design for Hubbard Farms describe *Relationship of Colors*, *Relationship of Architectural Details*, and *Relationship of Significant Landscape Features and Surface Treatments*:

“... On those parts of streets with graded tree lawns, particularly on the southern ends of Vinewood and Hubbard, concrete steps lead up to the sidewalk from the curb. Tree lawns between the curb and public sidewalk are generally narrow throughout the district, and do not exist on West Vernor. On Hubbard and



Site Photo 6, by Applicant, showing interior condition of the garage door.



Product detail 1, by Applicant, hardie siding and color selected (dark blue border).



Site photo 7, by staff, March 25, 2022, front elevation detail of the dormer, showing slate siding.

Vinewood, the original flagstone curbs still exist; elsewhere, curbs are concrete. Because of the narrow lot sizes, there are few side driveways in the neighborhood and, where they exist, they were added after the initial development of the neighborhood. Where there are no driveways or front yard fences, there is a continuous visual progression of front yards....” (Section 21-2-157 (d) 13)

Staff offers the opinion that an appropriate material for the proposed driveway would be one that matches the existing front walk or matches materials of the house’s exterior brick or stone.

- For the rear of the property, from the side of the house to the rear, staff offers the opinion that the proposed pavers would be appropriate use as shown in the attached drawings.
- The proposed 4’ dog fence is made of vinyl.
- Staff has observed that the proposed tree, “Cleveland Pear” (*Pyrus calleryana*) is considered an invasive species.
- Staff offers the opinion that the 6’ high wood panel fence, the pea gravel around the fire pit and the proposed landscaping are consistent with the scale, design and material of the historic character of the property.



Site photo 8 by applicant, side elevation detail showing current driveway conditions..

ISSUES

- Staff identifies that both the removal garage door and the installation of the new garage door are inappropriate as they introduce a material and design that destroys the historic character of the property (Standards 2 and 3), removed distinctive features (Standard 5), does not match the old character-defining feature of the garage door in design, texture, and other visual properties (Standard 6).
- Staff has no issue with the proposed installation of Hardie board siding for the rear dormer. Staff offers the opinion that the color should match the existing grey slate of the existing dormers.
- Staff has no issue with the proposed replacement of the front walk with concrete.
- It is staff’s opinion that the replacement of the front yard portion of the driveway with the proposed concrete pavers introduces a new material that would alter the historic character of the property and therefore destroys the original scale, design and materiality of this historic property, and therefore does not meet the Secretary of Standards for Rehabilitation.
- Staff has no issue with the use of the proposed pavers for the rear side of the property.
- Vinyl is not an appropriate material for fencing in Hubbard Farms HD, therefore the 4’ dog fence as proposed would not be appropriate for this site. Other materials and products should be available for this purpose.
- Other than the proposed tree, “Cleveland Pear” (*Pyrus calleryana*) which is considered an invasive species, staff has no issues with the 6’ wood panel fence, the pea gravel around the fire pit and the proposed plantings in the landscape plan.

RECOMMENDATION

Section 21-2-78, Determination of Historic District Commission

Recommendation #1: Removal of garage door, installation of front yard driveway pavers, vinyl dog fence

Staff finds that the replacement of the garage door with the proposed garage door, installation of concrete pavers at the front yard of the property and the installation of a vinyl dog fence destroys the historic character of this property and removes distinctive, character-defining features.

Staff therefore recommends that the Commission issue a Denial for the above work items, as it does not meet the Secretary of the Interior's Standards for Rehabilitation, specifically Standards:

2. *The historic character of a property shall be retained and preserved. The removal of historic*

materials or alteration of features and spaces that characterize a property shall be avoided.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

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.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Recommendation #2: Installation of siding, front concrete walkway, rear yard pavers, wood panel fencing and landscape

It is staff's opinion that the remaining items of this proposal are consistent with the historic character of the building, its site, and setting. Staff therefore recommends that the Commission issue a Certificate of Appropriateness as the proposed work meets the Secretary of the Interior's Standards for Rehabilitation.

Staff recommends the COA be issued with following conditions:

- The Hardie board siding be of a color that approximates the existing slate siding of the dormers.
- Staff receive a final landscape plan showing the location and species of proposed trees.
- The applicant provide HDC staff a review of the above items before installation.















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: _____

PROPERTY INFORMATION

ADDRESS(ES): _____ AKA: _____

PARCEL ID: _____ HISTORIC DISTRICT: _____

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Walls/ Siding	<input type="checkbox"/> Painting	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/Deck/ Balcony	<input type="checkbox"/> Addition
<input type="checkbox"/> Demolition	<input type="checkbox"/> Signage	<input type="checkbox"/> New Building	<input type="checkbox"/> Major Alteration <i>(3+ scope items)</i>	<input type="checkbox"/> Site Improvements <i>(landscape, trees, fences, patios, etc.)</i>	

BRIEF PROJECT DESCRIPTION: _____

APPLICANT IDENTIFICATION

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

NAME: _____ COMPANY NAME: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

Completed Building Permit Application
(highlighted portions only)

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

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

Description of existing conditions (including materials and design)

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

Detailed scope of work (formatted as bulleted list)

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

NOTE:

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

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

SUBMIT COMPLETED REQUESTS TO: HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: _____

PROPERTY INFORMATION

Address: _____ Floor: _____ Suite#: _____ Stories: _____

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

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

Current Legal Use of Property: _____ Proposed Use: _____

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

PROJECT INFORMATION

Permit Type: New Alteration Addition Demolition Correct Violations

Foundation Only Change of Use Temporary Use Other: _____

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

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

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: _____ Company Name: _____

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

Phone: _____ Mobile: _____

Driver's License #: _____ Email: _____

Contractor Contractor is Permit Applicant

Representative Name: _____ Company Name: _____

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

Phone: _____ Mobile: _____ Email: _____

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: *[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: _____ Signature: *[Signature]* Date: _____
(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.



Historic District 1135 Vinewood Proposed items

- 1.) Replace garage doors (as seen in email with Virtuoso, our original doors are unable to be salvaged). Replace with garage door with Wayne Dalton 9700 Portland Top, with 12 window square and custom paint choice (green to match the already approved color of the house)
- 2.) Siding on new dormer- our new dormer was approved through HDC November 2020, in the architect's writing it was written as "siding to match existing dormer" however this siding is slate and we are requesting to use Hardie Shingle siding painted green to match the historic color already approved or if preferred, paint a gray/slate color to match the existing dormers. We have reached out to multiple contractors in the area that work with slate and have not been able to get a quote over the past year of contacting them therefore we are requesting pursuing this alternative <https://www.jameshardie.com/products/hardieshingle-siding?loc=refresh>
- 3.) Railing on balcony- this was approved in Nov 2020, however the historic committee did not specify what type of railing they preferred, just that they wanted it not to match the original to the right. Here is our proposed scheme for the balcony railing
- 4.) Hard-scaping- the main goal is to replace all of the cracked concrete on our walkway and to replace the driveway with a permeable material as well as widen the driveway in the back to allow for easier maneuvering of two cars. The concrete already in place would be removed and replaced with a mixture of concrete/permeable material. Please note: we will not be replacing any of the concrete on the stairs or front porch of the house.

products: <https://schuts.com/landscape/walls/oaks-landscape-products>

From: [Devon Caldwell](#)
To: [Dan Rieden](#)
Cc: [Louisa Howard](#)
Subject: [EXTERNAL]Re: [EXTERNAL]Re: [EXTERNAL]Re: [EXTERNAL]Re: HDC 4-13-22 MEETING UPDATE: 1135 Vinewood
Date: Sunday, April 3, 2022 9:03:05 PM
Attachments: [image004.png](#)
[image005.png](#)

Hi Dan -

Thanks again for sorting through this with us. I've attached an updated plan with a few markups. The red line is a new fence between us and our neighbors to replace the existing chain link fence. See attached picture labeled South Fence for materiality - it will look like the 6' high portion, and then there will be a single scallop just to the back of our neighbor's house that will incorporate a gate so that we can see them to say hello.

The blue line shows the extent of the dog run fence from Louisa's previous email.

Per your suggestion, we will change the front path to the house from the sidewalk to be concrete. We would like the entire driveway to still be the "Pure" brick paver from Louisa's email. As you can see from the other pictures I've attached, the driveway is cracked all along it and very impractical because of how much narrower cars used to be. We run off the strips accidentally about 1 out of every 2 times we use the driveway. There is also precedent for pavers, since there are three sections of the driveway that have pavers filled in between the strips already.

Lastly, the rear patio is where the "Mista" paver would go.

I think that answers the questions you had posed, but please correct me if not.

Much appreciated!



From: Louisa Howard <lch3pa@gmail.com>
Sent: Thursday, March 31, 2022 12:01 PM
To: Dan Rieden <riedenda@detroitmi.gov>
Cc: Devon Caldwell <dcaldwell7@gmail.com>
Subject: [EXTERNAL]Re: [EXTERNAL]Re: [EXTERNAL]Re: HDC 4-13-22 MEETING UPDATE: 1135 Vinewood

Hi Dan,

So glad we could connect yesterday! I am attaching the specs for driveway pavers, patio pavers, pea gravel around fire pit and a mock up of our design. Unfortunately our landscape architect got covid and has been unable to send us the final plans, so this is the best we have. Please note, from a "public viewing space" the only things visible will be our vegetable garden that is already there. We will be adding one crab apple tree and maybe one more. No trees will be removed. Please let us know what else we can get for you. We are so sorry it is a bit spott but once our landscape architect feels better we can get whatever you need.

Take care,

Louisa

From: [Devon Caldwell](mailto:Devon.Caldwell)
To: [Dan Rieden](mailto:Dan.Rieden)
Cc: [Louisa Howard](mailto:Louisa.Howard)
Subject: [EXTERNAL]Re: [EXTERNAL]Re: HDC 4-13-22 MEETING UPDATE: 1135 Vinewood
Date: Wednesday, March 30, 2022 12:23:53 PM
Attachments: [image003.png](#)
[image004.png](#)

Hi Dan -

I just tried to call your desk, as it may be easier to fill in any gaps in our application over the phone - so feel free to call me back at your convenience.

In the meantime, to clarify the extent of this application, the scope in our mind is:

- Dormer hardi cladding in lieu of slate
- Garage door replacement
- Hardscape, including front path from the sidewalk to the house, driveway, parking pad near garage, and patio against the back of the house (areas to be clearly delineated on plan view by 3/31)
- Fence between 1127 and 1121 Vinewood
- Dog run fence between our house and garage
- Landscape plantings along front facade of house, fenceline, and rear yard

No vegetable gardens at this time.

Hopefully that helps, and we're pressing our landscape architect to get the plan view / materiality ASAP!

Thanks very much,

Devon

On Tue, Mar 29, 2022 at 2:44 PM Dan Rieden <riedenda@detroitmi.gov> wrote:

From: Devon Caldwell <dcaldwell17@gmail.com>
Sent: Monday, March 28, 2022 9:36 PM
To: Dan Rieden <riedenda@detroitmi.gov>
Cc: Louisa Howard <lch3pa@gmail.com>
Subject: [EXTERNAL]Re: HDC 4-13-22 MEETING UPDATE: 1135 Vinewood

Thank you Dan! We are digging into the landscape questions with the landscape architect and will respond ASAP. Regarding question 5, please see attached. For question 6, Louisa included that in her original message to Brendan by accident - we already have clarity on the railing from our last HDC submission so that does not need to be included in this approval.

Appreciate your help, and look forward to working together on this!

Devon

On Mon, Mar 28, 2022 at 11:44 AM Dan Rieden <riedenda@detroitmi.gov> wrote:



Mark Klimkowski

to me, Devon ▾

Hello Louisa & Devon,

Looks to me the doors need to be completely replaced. I don't think it would be worth it to try and salvage any of the existing existing doors?

...

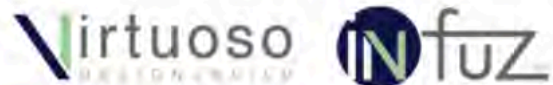
--

Mark Klimkowski

Principal

O: (313) 332-1299 | M: (810) 434-2151

1111 Bellevue, Ste. 201, Detroit, MI 48207



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REINSTALL SALVAGED &
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MATCH HISTORIC DETAILING
PAINT FINISH: ROYCROFT
VELLUM (SW 2833)

COMPOSITE SKIRT BOARD,
PAINT FINISH: ROYCROFT
VELLUM (SW 2833)

NO LATTICE INFILL PANELS, TYP.
AT BOTH SIDES OF STAIR

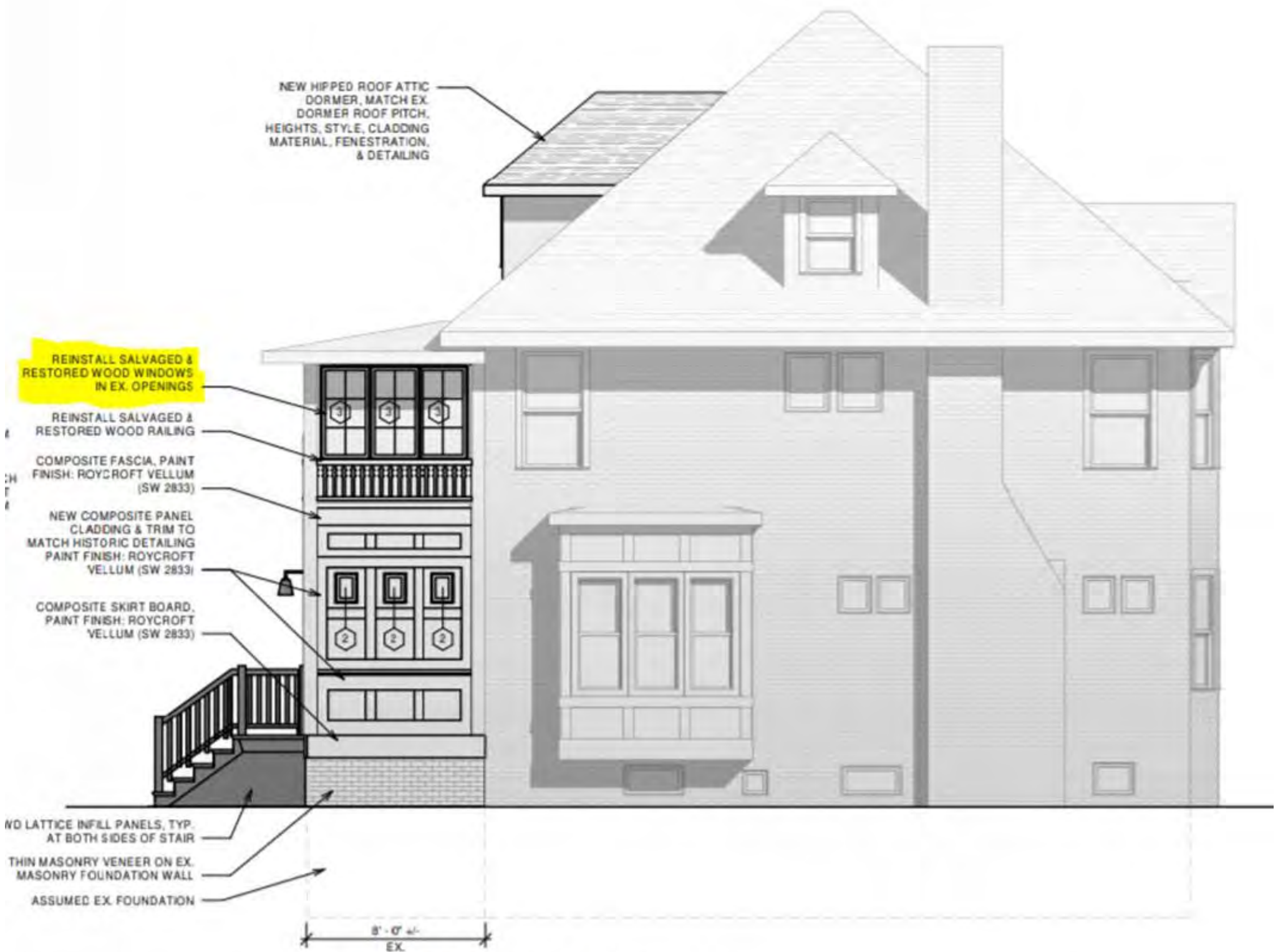
THIN MASONRY VENEER ON EX.
MASONRY FOUNDATION WALL

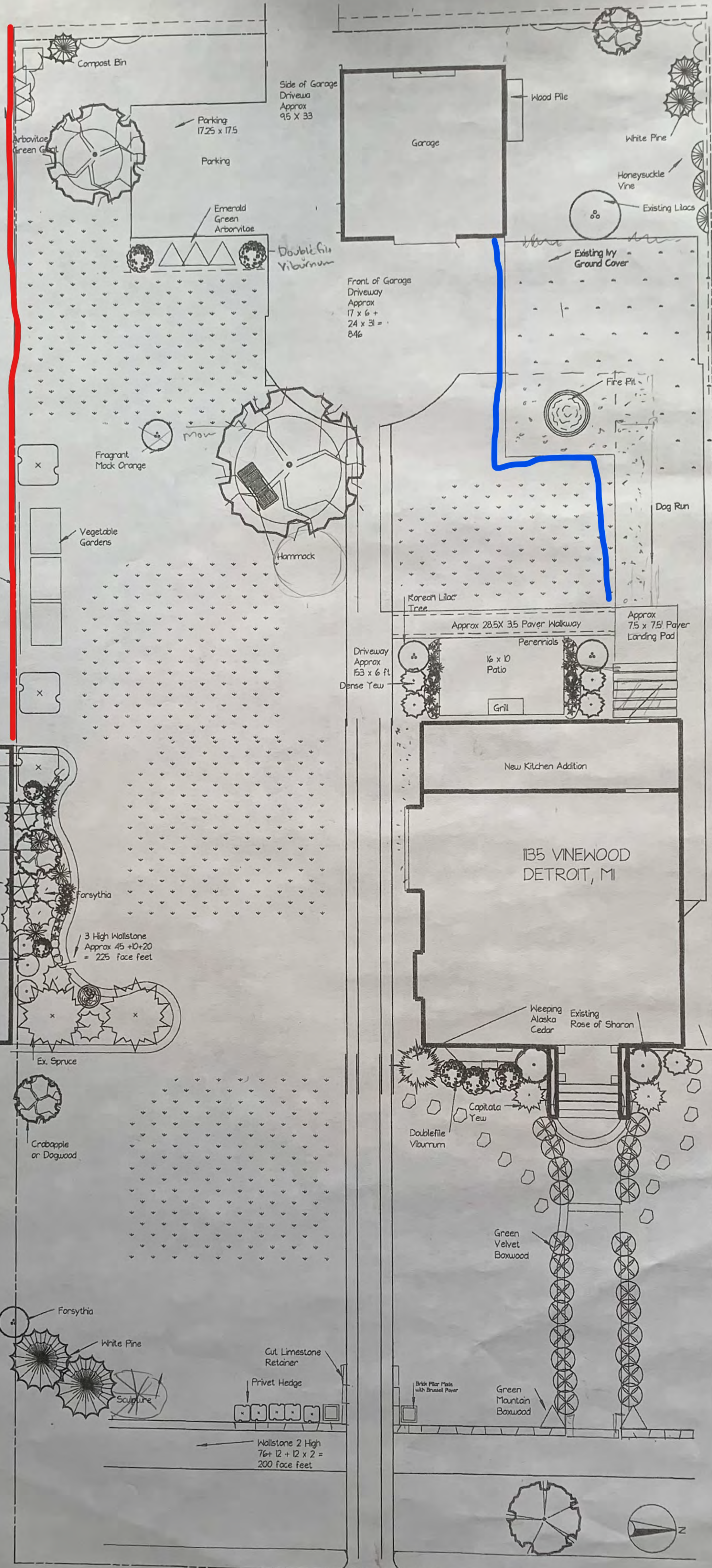
ASSUMED EX. FOUNDATION

8'-0" ±
EX.

2 SOUTH ELEVATION - PROPOSED

1/8" = 1'-0"





- Cleveland Select Pear
- Perennials: Phlox, Daylilies, Blackeyed Susan, Jap Anemone and Hosta
- Prairie Fire Crabapple
- Green Giant Arborvitae
- Forsythia
- Pinkie Winkie Hydrangea
- Ex. Spruce
- Crabapple or Dogwood

3 High Wallstone
 Approx 45 + 10 + 20 = 225 face feet

Cut Limestone Retainer

Privet Hedge

Wallstone 2 High
 76 + 12 + 12 x 2 = 200 face feet

Neighbor's House

Superior Grounds and Gardens
 Charles Lisee

Designed by: Pat Hopkinson
 A Garden Space, LLC
 on Dynascope
 Scale 1/8" = 1 foot

***This is a Landscape Concept Plan - all Dimensions are Approximate and must be checked in the field before Bidding

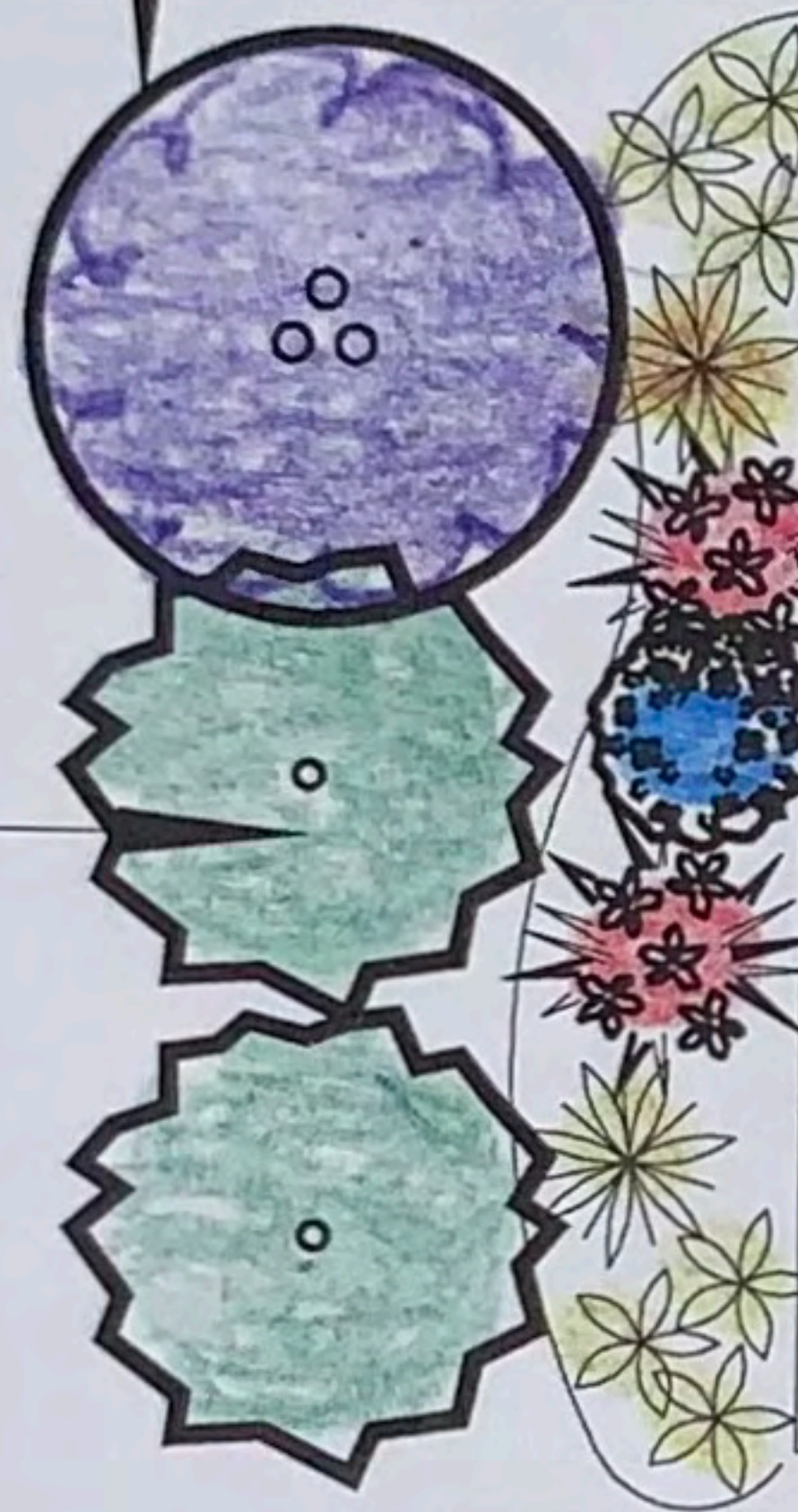
Korean Lilac
Tree

Approx 28.5X 3.5 Paver Walkway

Approx
7.5 x 7.5' Paver
Landing Pad

Driveway
Approx
153 x 6 ft

Dense Yew

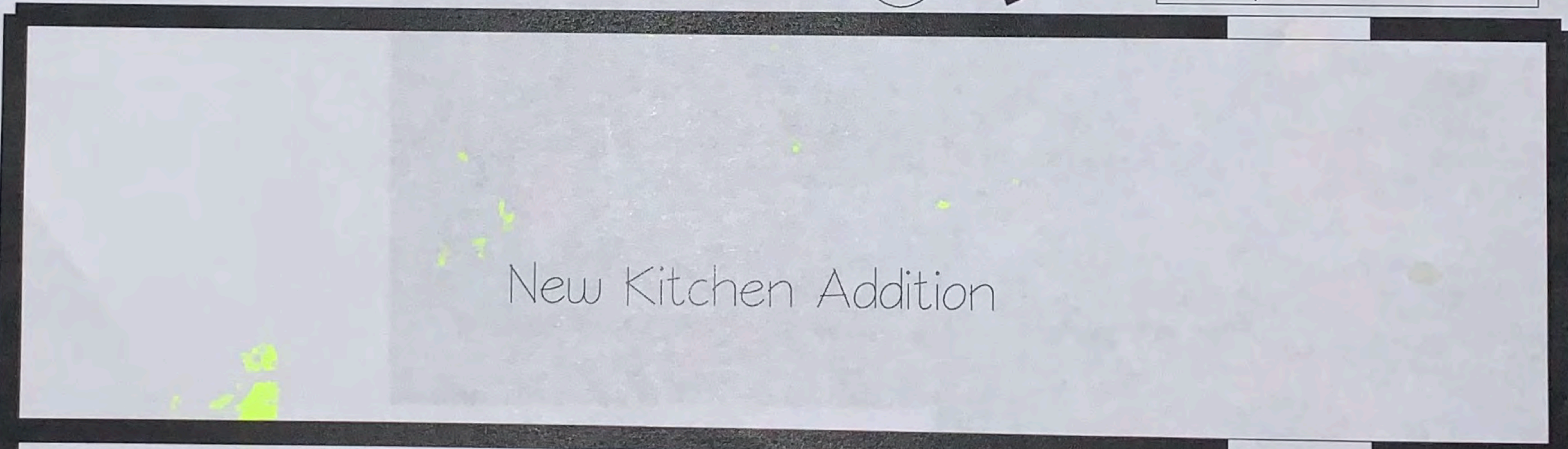
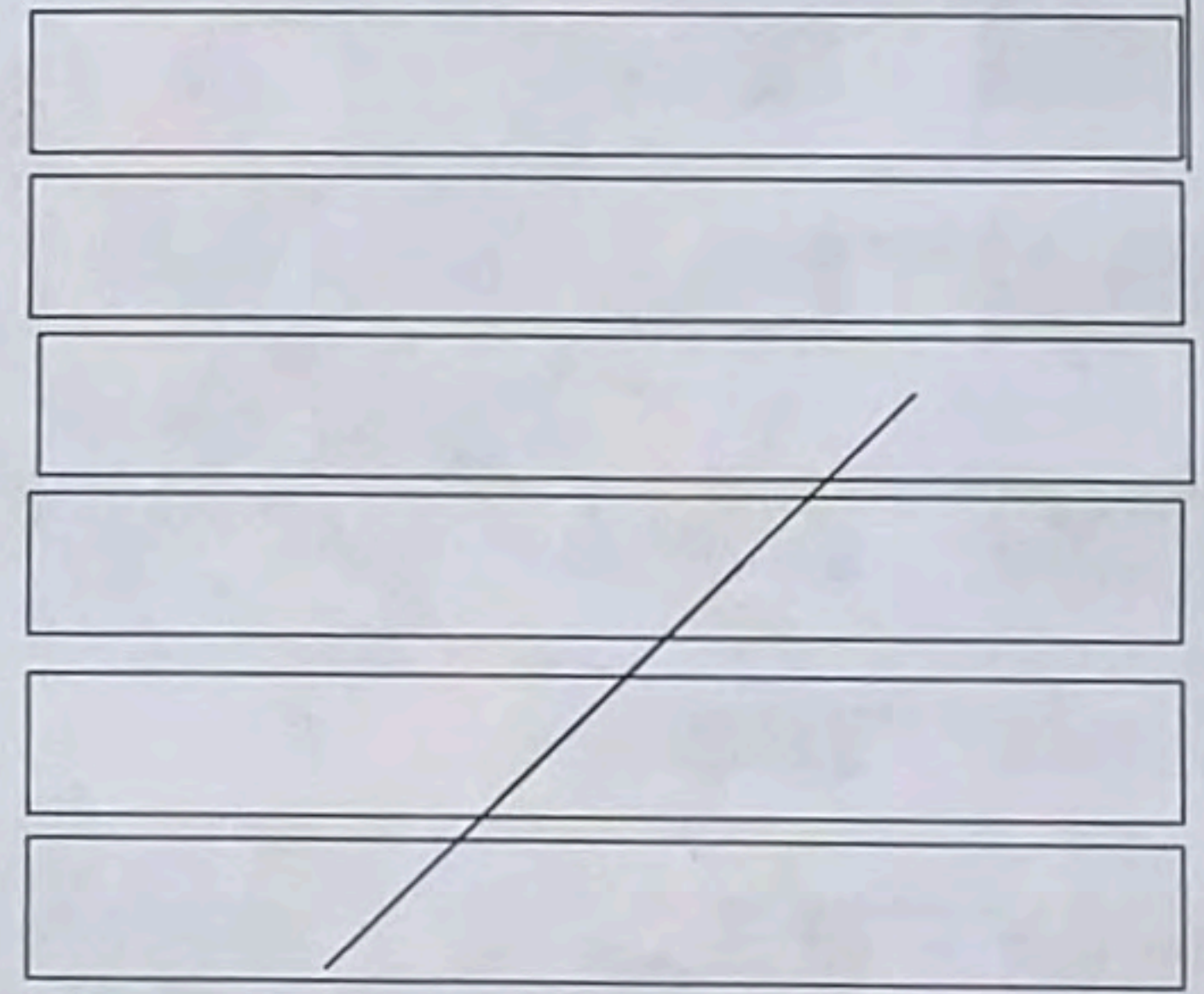
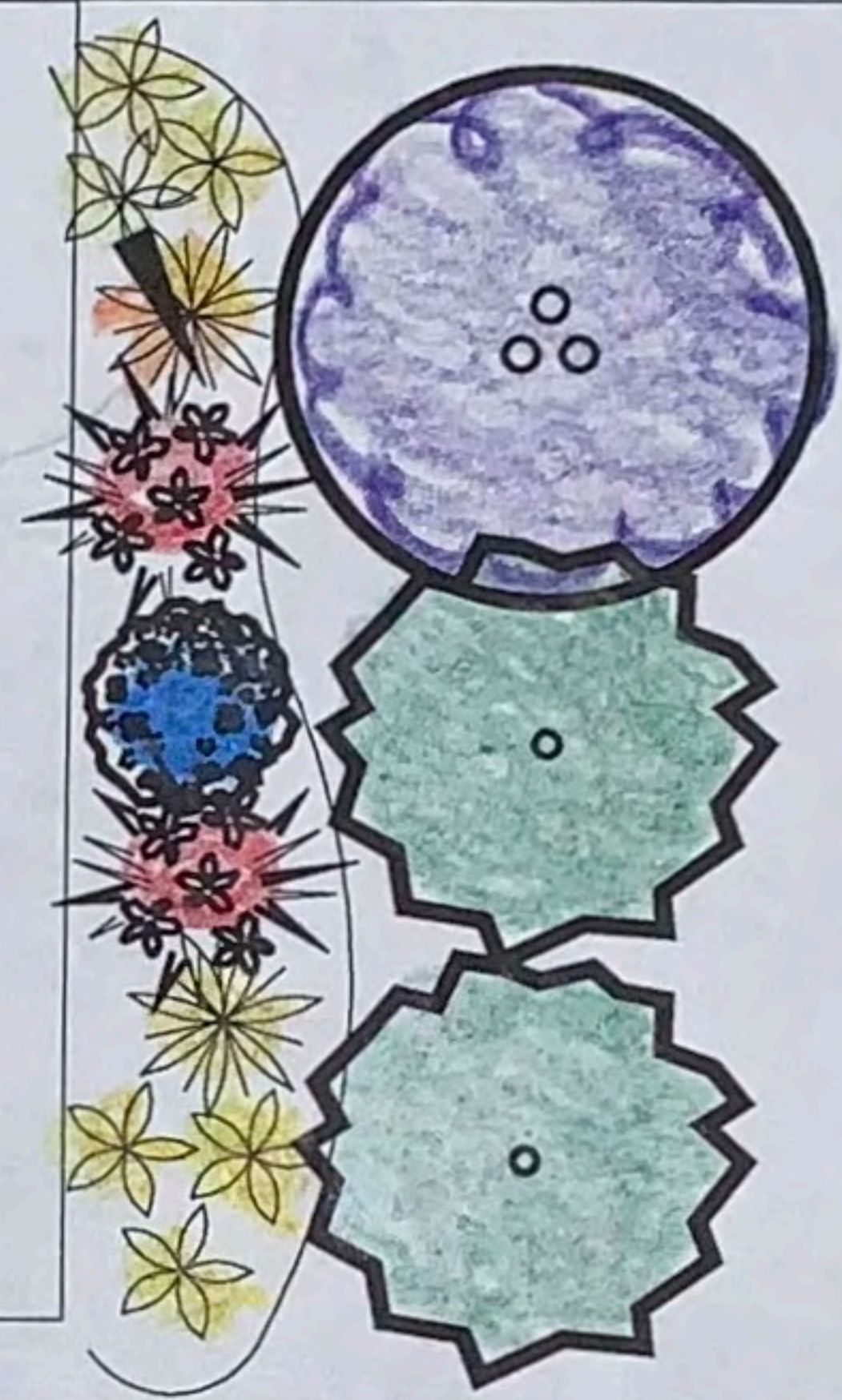


Daylily
Black eyed Sus
Phlox
Delphinium

Perennials

16 x 10
Patio

Grill



New Kitchen Addition

1135 VINEYARD
DETROIT, MI

Cleveland Select
Pear

Perennials:
Phlox, Daylilies,
Blackeyed Susan,
Jap Anemone and Hosta

Prairie Fire Crabapple

Green Giant
Arborvitae

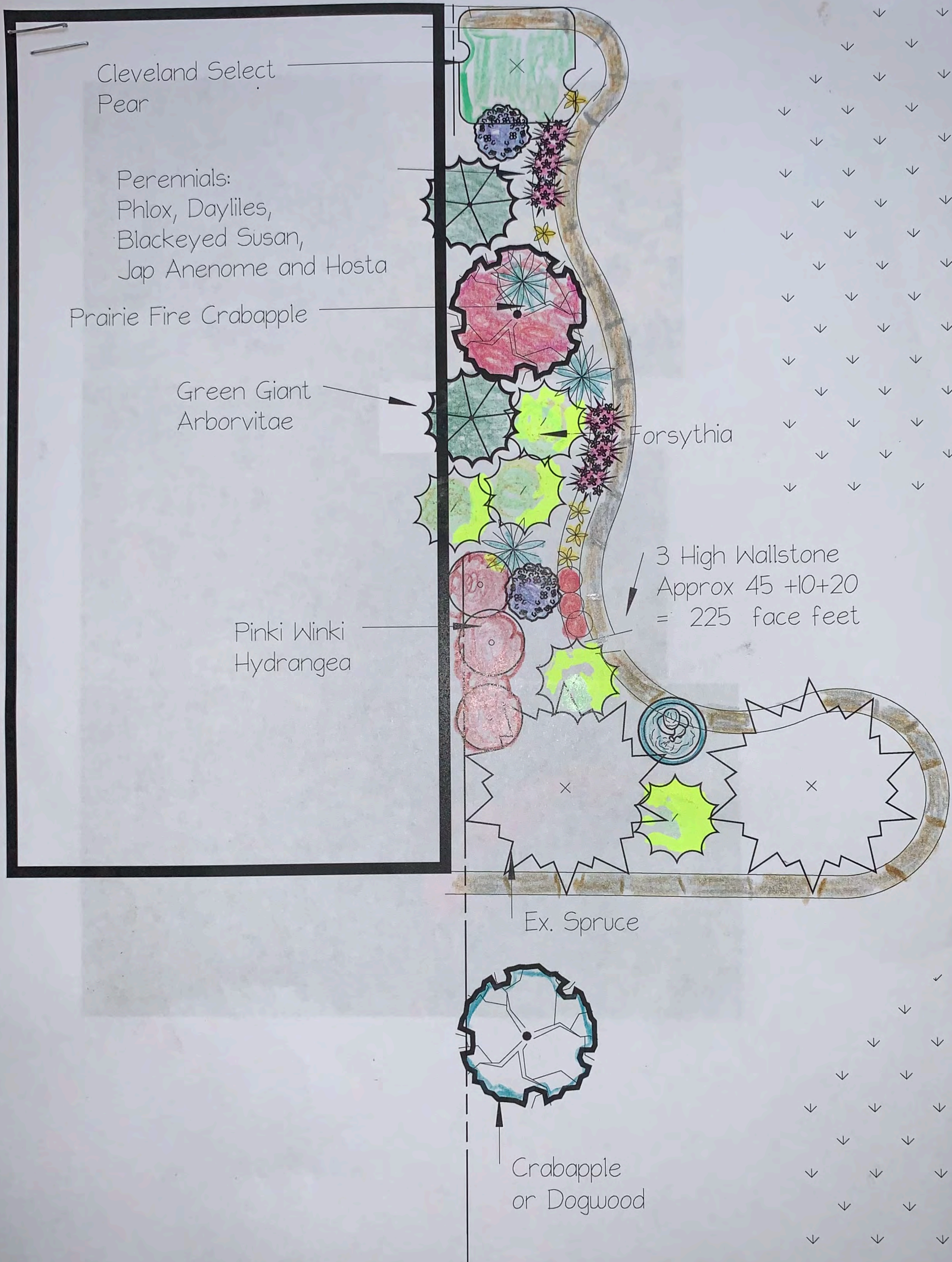
Pinki Winki
Hydrangea

Forsythia

3 High Wallstone
Approx 45 + 10 + 20
= 225 face feet

Ex. Spruce

Crabapple
or Dogwood



new dormer























THE STATEMENT COLLECTION™

Classic shades—engineered with long-lasting ColorPlus® Technology—will make a statement that resonates for generations. The tried and true colors of James Hardie's Statement Collection™ products were designed for every home. They're our most popular hues. And they are readily available in your region.



SIDING COLORS

Gray Slate



[Request a Quote >](#)

[Request a Sample >](#)

Colors shown may vary due to screen resolution. Please see actual product sample for true color.

AVAILABLE SIZES

THICKNESS: 0.25"	WIDTHS: 15.25"
LENGTH: 48" boards	EXPOSURES: 6.976"

[Warranty Information >](#)

CARRIAGE HOUSE STEEL



Charleston panel, Custom painted after installation, 32 Window Square

DOOR FEATURES

Pinch-Resistant Door Panels

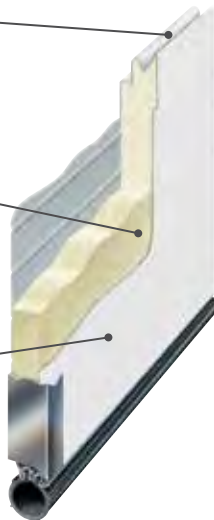
Help prevent finger injuries while the door is closing. Snug fitting tongue-and-groove section joints reduce wind and weather from entering the garage.


Foamed-In-Place Polyurethane Insulation

Provides thermal efficiency with an R-value* of 10 helps block street noise and makes the door operate more quietly.

Detailed Construction

Three-section styling on 7' high doors gives a custom design look. Our 8' high doors have four-section styling. All panels have finished interiors and low-profile hinges.



- **TorqueMaster® Plus Counterbalance System**
Contains springs safely inside a steel tube to prevent accidental release of tension that could cause injury and features anti-drop safety technology
- **High Cycle Spring Option**
Choose a 25,000 cycle spring for more than twice the life of a standard torsion spring
- **Wind Load Options** 
Model 9700 is available with hardware and reinforcements to comply with building codes in regions with high winds
- **Limited Lifetime Warranty**

*Wayne Dalton uses a calculated door section R-value for our insulated doors.

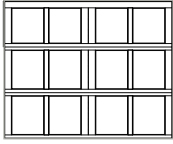


1 Choose Your Style

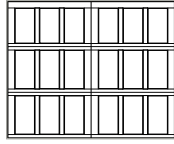
7' High Square Top



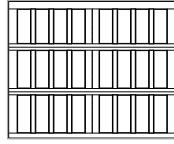
Westfield



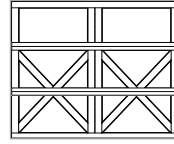
Newport



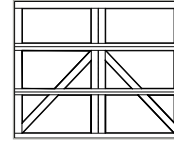
Providence



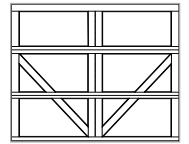
Oak Park



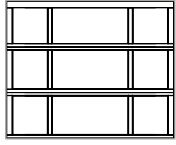
Lexington



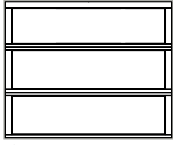
Charleston



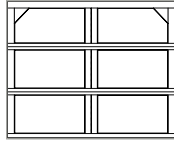
Bellview



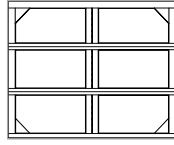
Hampton



Camden



Portland-Top



Portland-Full

Doors shown are 7' high with 3-section styling. 8' high doors have 4-section styling. Most styles also available in solid arched tops.

2 Choose Your Color

Painted Finishes



White



Gray



Clay



Green

Two-Toned Painted Finishes

All door sections will be painted in the color chosen. All trim pieces will be white.



Green/White



Gray/White



Clay/White

Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your Dealer for accurate color matching.

Stained Finishes



Mahogany



Walnut



Natural Oak



Green



Gray



Clay



Honduran Mahogany



Red Oak

Model 9700 doors are hand stained for a natural look.



Wayne Dalton's custom painting process offers more than 6,000 colors. See your Dealer for details.



Newport panel, Red Oak stained finish

3 Choose Your Window



Plain Window Square (S)
Plain Window Square (D)



6 Window Square (S)
12 Window Square (D)



8 Window Square (S)
16 Window Square (D)



12 Window Square (S)
24 Window Square (D)



16 Window Square (S)
32 Window Square (D)



Plain Window Arched (S)
Plain Window Arched (D)



6 Window Arched (S)
12 Window Arched (D)



8 Window Arched (S)
16 Window Arched (D)



12 Window Arched (S)
24 Window Arched (D)



16 Window Arched (S)
32 Window Arched (D)

S = Single car door
D = Double car door

For arched windows on double car doors, a homeowner has the option of selecting a single arched or double arched windows. Not all windows available on all door sizes. See your Dealer for details.

Glass Options



Clear**



Gray Tinted*



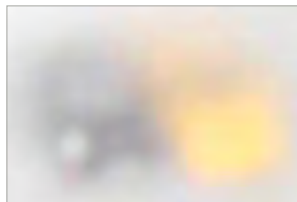
Green Tinted*



Bronze Tinted*



Obscure



Satin Etched Privacy

*Non-Insulated only.
**Also available in 1/2" insulated.

4 Choose Your Hardware



Arrow



Aspen



Barcelona



Bean



Conifer



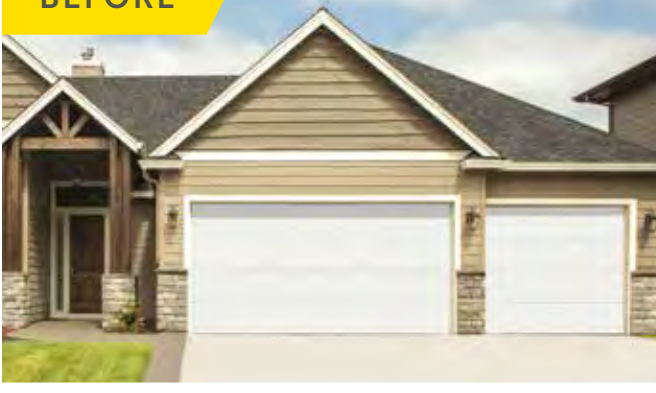
Fleur De Lis



Spear

AFTER

BEFORE



Providence panel, Clay finish, Plain Window Square



Garage Door Design Center

To see this door on your home, visit wayne-dalton.com, or download our Garage Door Design Center app. Upload a photo of your home and experiment with panel designs, color options, window styles and decorative hardware designs. Instant curb appeal awaits you with just a click of your mouse.

Wayne Dalton
GARAGE DOORS

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Lewisville, TX 75067

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PURE

DESCRIPTION: Paver TEXTURE: Beveled

PALLET OVERVIEW



The use of permeable pavement systems throughout the world has proven effective in reducing storm water runoff while increasing infiltration rates as it returns the water to the environment. The use of permeable pavers also facilitates LEED® certification easier to obtain.

NOTES

See page 33 and 101 for more technical information.

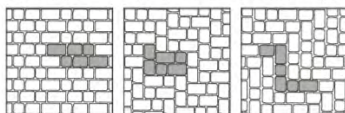
See page 30 for more information about applications.

JOINT WIDTH: 3/8" (10 mm)
% OF SURFACE OPENING: 5.0 %
INFILTRATION RATE: 726 in./hr
 (18 440 mm/hr)

Specifications per pallet	Imperial	Metric
Cubing	90 ft²	8.36 m ²
Approx. Weight	3 175 lbs	1 440 kg
Number of rows	8	
Coverage per row	11.25 ft ²	1.05 m ²
Linear coverage per row	15 lin. ft	4.57 lin. m

	Unit dimensions	in	mm	Units/pallet
A	Height	3 1/4	80	40 units
	Width	9	229	
	Length	9	229	
B	Height	3 1/4	80	40 units
	Width	9	229	
	Length	12	305	
C	Height	3 1/4	80	40 units
	Width	9	229	
	Length	15	381	

01 | Linear pattern 02 | Herringbone pattern 03 | Modified Herringbone pattern



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.

techo-bloc.com

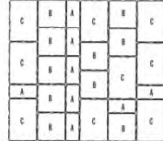




MISTA RANDOM

DESCRIPTION: Paver TEXTURE: Multi-textured

PALLET OVERVIEW



Permeable pavers allow for storm water drainage and manage excess runoff. The use of permeable pavers also facilitates LEED® certification easier to obtain.

NOTES

See page 62 to 64 for more technical information. When used in a permeable pavement application, see page 33 and 101 for more technical information.

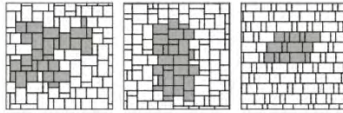
See page 30 for more information about applications.

JOINT WIDTH: 3/16" TO 9/16" (4 TO 14 mm)
% OF SURFACE OPENING: 6.3 %
INFILTRATION RATE: 610 in./hr (15 505 mm/hr)

Specifications per pallet	Imperial	Metric
Cubing	116.20 ft ²	10.80 m ²
Approx. Weight	3 356 lbs	1 522 kg
Number of rows	10	
Coverage per row	11.62 ft ²	1.08 m ²
Linear coverage per row	17.71 lin. ft	5.40 lin. m

	Unit dimensions	in	mm	Units/pallet
A	Height	2 3/16	65	80 units
	Width	7 3/8	200	
	Length	3 13/16	100	
L	Height	2 3/16	65	100 units
	Width	7 3/8	200	
	Length	7 3/8	200	
C	Height	2 3/16	65	90 units
	Width	7 3/8	200	
	Length	11 13/16	300	

04 | Modular pattern 05 | Modular pattern 06 | Linear pattern



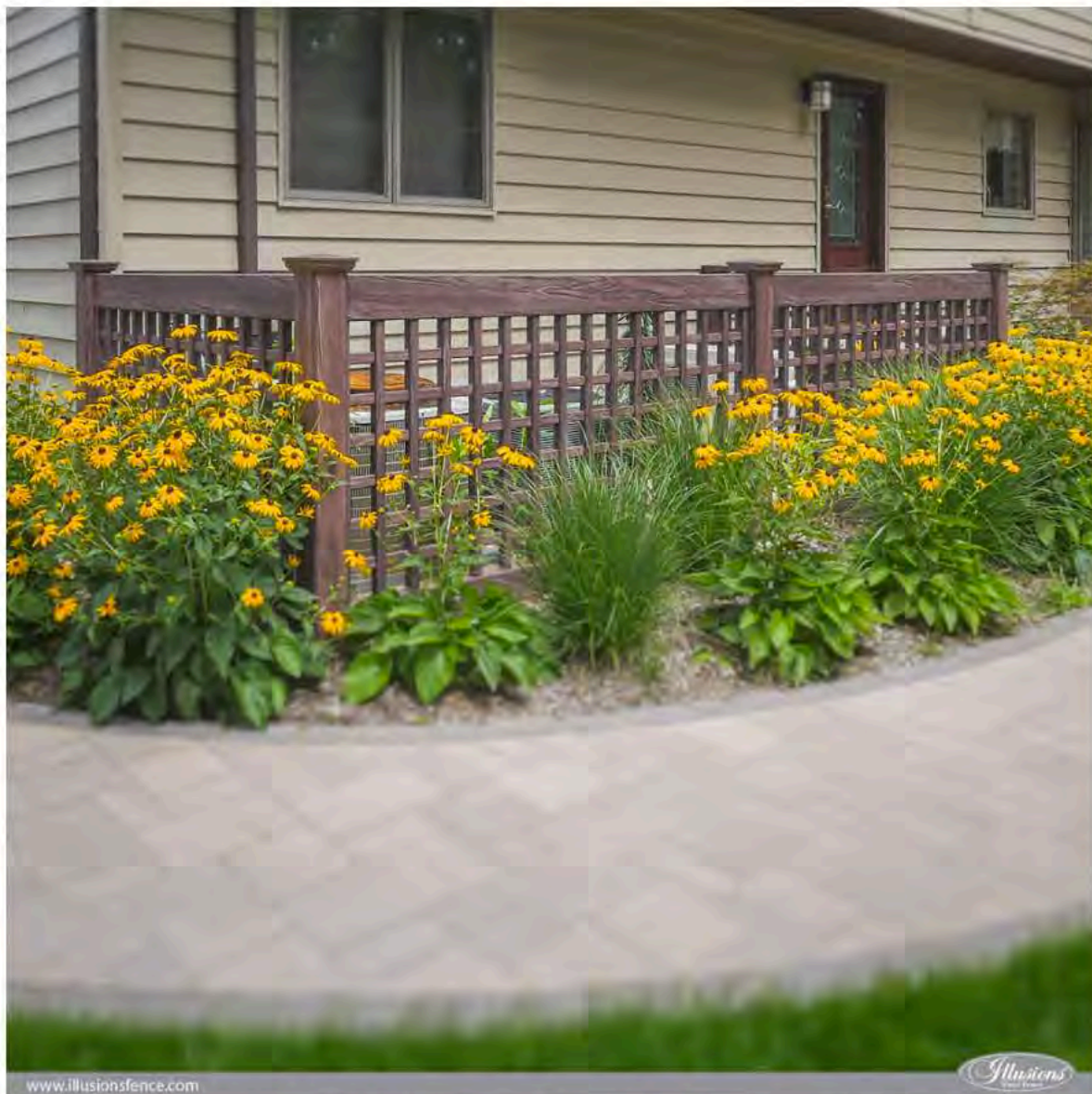
Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.



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Amazing Lattice PVC Illusions Vinyl Walnut Wood Grain Fence
Enclosure with Brown Eyed Susans #homedecor #fence
#fencestyles #illusionsfence #fenceideas #landscapingideas

VSQ68-4, VSQ58-4, VSQ48-4

Illusions Old English Lattice Vinyl Fence

- 6', 5', and 4' high
- 2" x 6" top and bottom horizontal rails
- Lattice made with 7/8" x 1-1/2" pickets crossing through 1-1/2" x 1-1/2" pickets to form 3.830" squares
- 6'H and higher sections have metal channel in bottom rail
- Available in ALL Classic Series and Grand Illusions colors and wood grains
- Installed with routed posts – no exposed fasteners or brackets
- 100% Pure Virgin Vinyl for structural integrity
- Minimal upkeep – no painting or staining required
- VMA Certified and ASTM-F964-13 Compliant
- Posts and accessories sold separately


[GET A QUOTE](#)





Pinch Image to Zoom In



×  **Lowe's Home Improvement**
Get exclusive app features like mobile check-in for curbside pickup. **INSTALL**
★★★★★ (187K)

Bulk	×
Type	Pea gravel
CA Residents: Prop 65 Warning(s)	⚠️ Prop 65 WARNING(S)
Bag Capacity Quantity by Dry Volume	0.5
Bag Capacity Unit of Measure	Cubic feet
Sq. Ft. Coverage at 2-Inch Depth	3
Color/Finish Family	Multiple colors/finishes