

1454 VINEWOOD PROJECT REVIEW INFORMATION

DATE OF SUBMISSION 8/26/2020
CITY OF DETROIT HISTORIC DISTRICT COMMISSION

CONTRACTOR:

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**Building Permit Application
Record ID #: BLD2020-02678**

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1454 VINEWOOD

**EXTERIOR
ELEVATIONS**



South Elevation



West Elevation



North Elevation



East Elevation

1454 VINEWOOD

Description of Existing Conditions

1454 Vinewood is a brick home built in 1906. The home is in the Hubbard Farms historic district.

The home was initially built as a single family home with a garage and at some time in the early to mid-19th century an addition was added to the first floor on the east side of the house. The adjacent lot 1464 Vinewood had a house that was demolished and the two adjacent neighbors split the lot, so now there is a front, back and side yard to the home.

Over the years the home was converted into a multi-family home. At the time of purchase in June 2020 the house was divided into 4 units, one in the basement, one on the first floor and two on the second floor. The current homeowner will convert this into two units one on the first floor and one on the second floor. The basement and attic will be used for storage by the homeowner, who will live on the first floor.



1454 VINEWOOD

Description of Project

The exterior scope of services were developed to make the structure water tight, secure the foundation and to coordinate with interior renovations, it will include:

- the demolition of interior walls to convert the second floor into one apartment;
- demolition of an exterior stair that is not code compliant and the addition of a railing at the second floor door where the stair is removed;
- the interior renovation of the first floor kitchen, which will result in a modification to one window (non-historic) to raise it above the proposed countertop;
- new roof;
- demolition of concrete sloped towards the home that was trapping water at the foundation.

With the conversion of the home to two units only one staircase is required by code for means of egress from the second floor.



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Detailed Scope of Work - Roof

The inspector's report from purchase details that the roof flashing was not properly installed. The roofing was run up on the sides of the dormers, the gutters are not sloped towards the vertical gutters.

A new dimensional shingle in light grey will be provided on the sloped roof.

The first floor addition has a flat roof and will have a modified bituman roof membrane in medium grey color.

Gutters will be white to match trim.

Product Information:

Owen's Corning
Oakridge Shingles
Color: Estate Grey



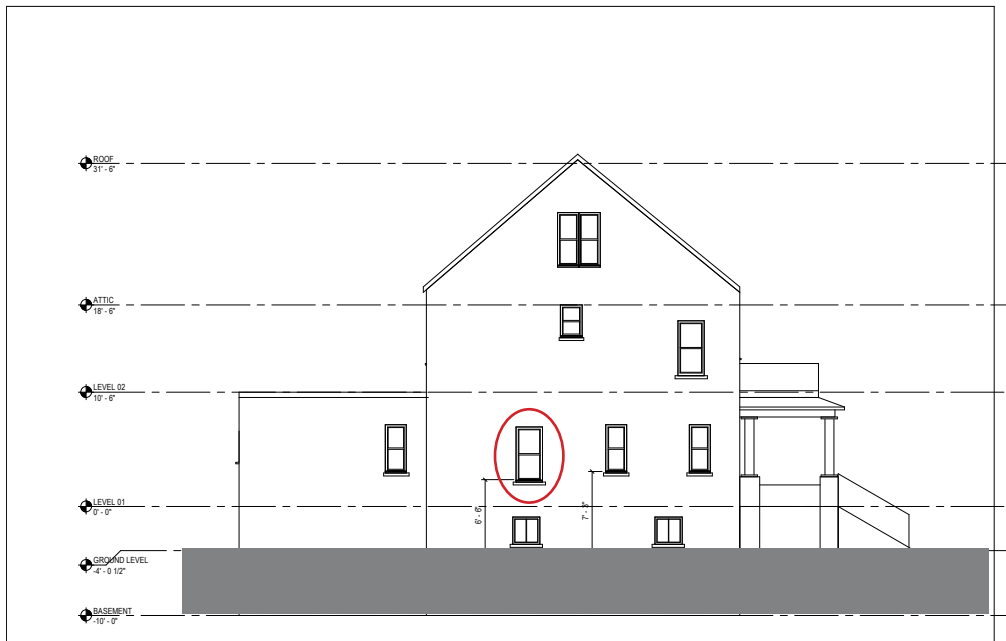
1454 VINEWOOD

Detailed Scope of Work - Window replacement (non-historical)

A window on the north elevation is proposed to be resized to allow for a countertop and kitchen cabinets on the interior.

The existing window is a vinyl window that was previously replaced.

The existing window is 29" x 60 1/2" and sits 27" above the finished floor and 75 1/2" above grade.

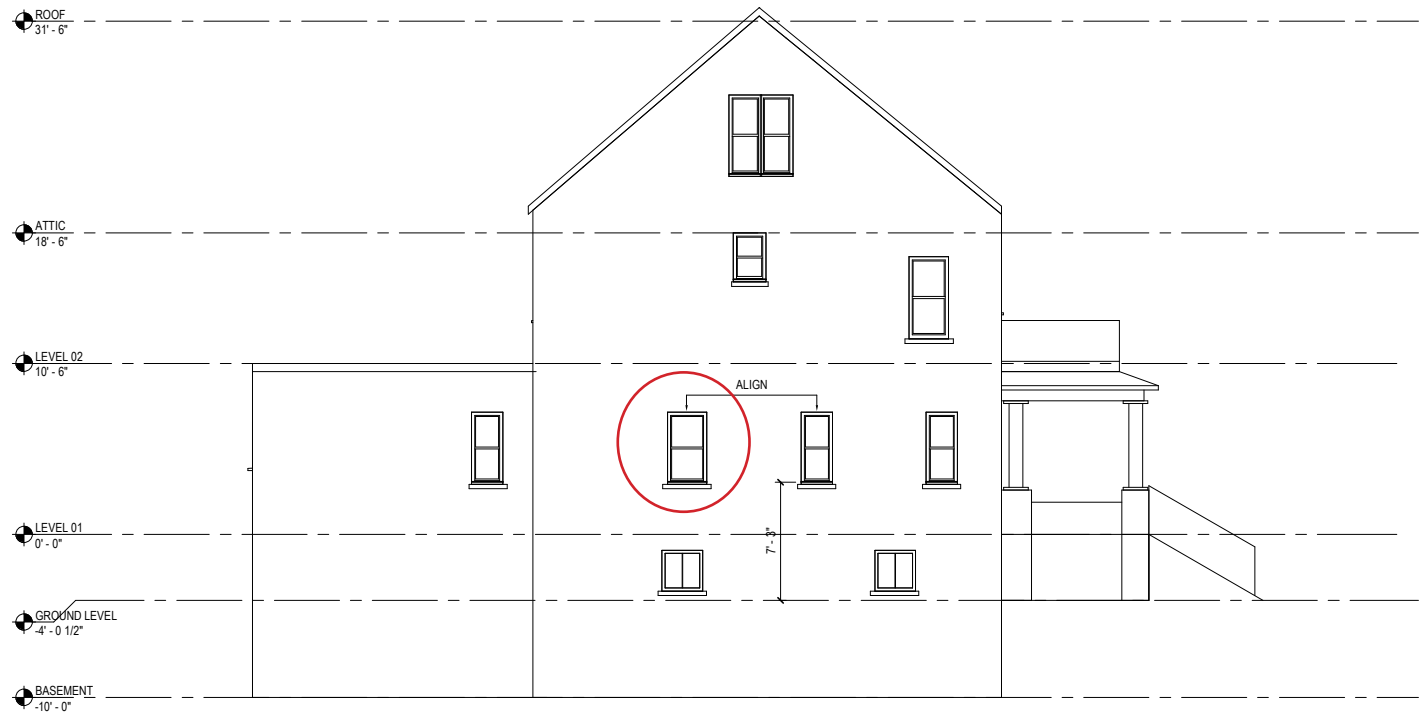


North Elevation - Existing



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Detailed Scope of Work - Window replacement (non-historical)



- Proposed window will be a MARVIN SIGNATURE™ COLLECTION ULTIMATE (Ultimate Clad), wood interior and aluminum exterior. The window will align with the top of the existing adjacent windows and the window sill will also align with the adjacent windows to sit 37" above the first floor to accommodate a 36" countertop.
- Proposed dimensions: 2' -5" x 4' -5" rough opening
- Finish: White
- Existing trim to be salvaged and stripped and repainted. If trim is damaged it will be replaced with wood trim to match the profile and painted white to match existing. Window section will be recessed to match existing profile. T
- The area will be infilled with bricks to match existing. Bricks will be obtained from Brick Tech in Berkley, Michigan.

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Detailed Scope of Work - Exterior Stair Demolition

Existing stairs are not up to code or properly supported. The stairs are not historical or historically significant. The new interior configuration of two units will not require a second exit from the second story.

When stairs are removed the existing door will be secured with a “juliette” railing. The selected railing will be a simple modern railing that will not attempt to be historical. See attached product information by Ultra Railing. Color- Textured Bronze.



COLORS

BL	TB	BR	TZ	BE	TK	WH	TW	GR	SI
Gloss Black	Textured Black	Gloss Bronze	Textured Bronze	Gloss Beige	Textured Khaki	Gloss White	Textured White	Gloss Green	Silver (RAL 9006)



Stair connections to addition.

Proposed railing

1454 VINEWOOD

Detailed Scope of Work - Perimeter Drainage

During the purchase inspection the basement walls were identified to have water infiltration. To mitigate water away from the foundation the proposed scope will include demolition of concrete pads on the west elevation and north elevation that are sloping towards the house.

Gravel will be installed around the perimeter and soil will be added to slope away from the house. Underground drainage will be added to move water away from the house. Brick pavers will be added as a walkway to replace concrete and planting beds will be located at the front of the house flanking the porch.



West elevation

North Elevation



Measurements of water in bricks during home inspection prior to purchase.

Ultra Signature™ Juliette Balconies by Ultra Aluminum™



Low-Maintenance Juliette Balconies

Well-designed--to be both strong, and visually appealing.

Ultra Aluminum™ Juliette Balconies are made in America of strong aluminum alloys, with welded corners, welded balusters, and welded flanges for a secure connection to the building. Ultra Balconies come in a variety of colors, all with a Lifetime Warranty against cracking, chipping or peeling.



All Components
are Super
Low-Maintenance
Ultra Aluminum

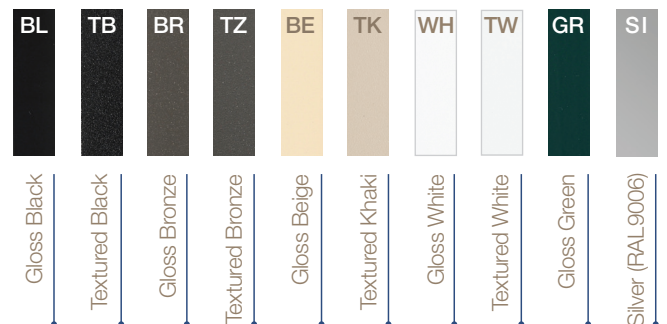
Never needs
painting

Won't rust, rot,
crack or peel

Easy to Install

Colors

The powder-coated finishes available for Ultra Aluminum™ Railing, Gates and Accessories are all applied with a special Powercoat™ finish to meet AAMA 2604 Standards, and to resist harsh weather and heat.



Colors shown represent an approximate comparison and may vary slightly from actual product color.



OAKRIDGE®
Shingles



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SEAL.



DEFEND.



BREATHE.



OAKRIDGE®
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When does a house become a home? When the place you live in begins to reflect the life you're living. When every change, both big and small, makes it more and more your own. Choosing a new roof is your opportunity to make a major impact on the look of your home — and we're here to help. Owens Corning has been a leader in the building materials industry for over 75 years. So you can be confident that your new roof will enhance and help protect your home for years to come.

The Right Choice.®

Oakridge® Shingles are The Right Choice® for long-lasting performance and striking beauty. In addition to a wide range of inviting, popular colors, they also offer:

- Limited Lifetime Warranty*[†] (for as long as you own your home)
- 110/130** MPH Wind Resistance Limited Warranty*
- StreakGuard™ Protection with a 10-year Algae Resistance Limited Warranty.*

Home sweet home.

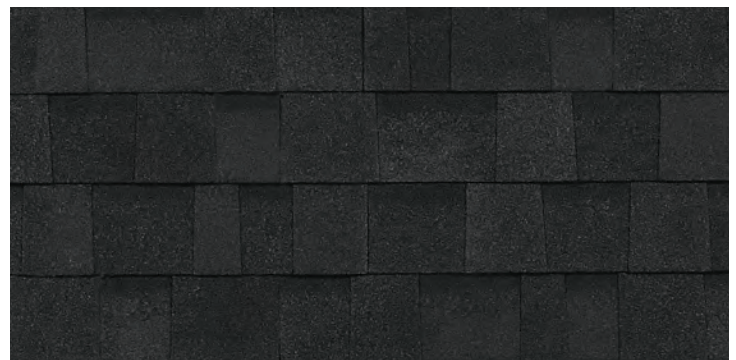
Home is where you want to feel the most comfortable and protected. It can be a source of pride and an expression of your personality. But when the time comes to purchase a new roof, it's easy to feel overwhelmed. Don't worry. Owens Corning Roofing and your contractor are here to help. We'll make it easy for you to select the right shingle for your type of home and sense of style. You can feel confident about choosing our roofing products. After all, we take pride in being America's most trusted Roofing Brand.[§]



Brownwood[†]



Driftwood[†]



Onyx Black[†]



Williamsburg Gray[†]

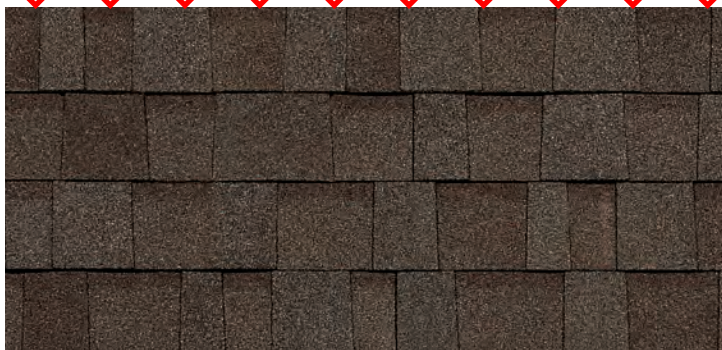
(Not available in service area 8)



Desert Tan[†]

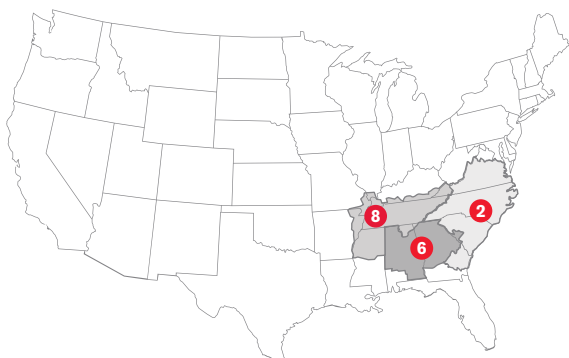


Estate Gray[†]



Teak[†]

Colors availability by Service Areas.



Product Attributes

Warranty Length*

Limited Lifetime[†] (for as long as you own your home)

Wind Resistance Limited Warranty*

110/130** MPH

Algae Resistance Limited Warranty*

10 Years

TRU PROtection® Non-Prorated Limited Warranty* Period

10 Years

Product Specifications

Size	13¼" x 39⅝"
Application Exposure	5⅝"
Shingles per Bundle	Not less than 20
Average Shingle Count per 3 Bundles	64
Average Coverage per 3 Bundles	98.4 sq. ft.

Applicable Standards and Codes

ASTM D228

ASTM D3018 (Type 1)

ASTM D3161 (Class F Wind Resistance)

ASTM D3462

ASTM D7158 (Class H Wind Resistance)

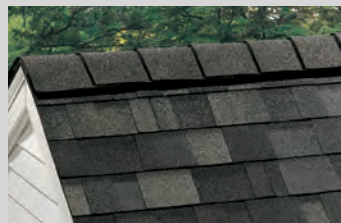
ASTM E108/UL 790 (Class A Fire Resistance)

Florida Product Approval

ICC-ES AC438#

Miami-Dade County Product Approval**

PRI ER 1378E01



The perfect finishing touch.

Owens Corning® Roofing Hip & Ridge Shingles do more than just deliver added protection to the most vulnerable areas of your roof — they enhance the roofline and help define the character of your entire home.

Don't accept a generic substitute. Be sure to choose the right Owens Corning® Roofing Hip & Ridge style and specially matched color to provide the perfect finishing touch to your new roof.

* See actual warranty for complete details, limitations and requirements.

** 110 MPH is standard with 4-nail application. 130 MPH is applicable only with 6-nail application and Owens Corning® Starter Shingle products application along eaves and rakes in accordance with installation instructions.

† Owens Corning strives to accurately reproduce photographs of shingles. Due to manufacturing variances, the limitations of the printing process and the variations in natural lighting, actual shingle colors and granule blends may vary from the photo. The pitch of your roof can also impact how a shingle looks on your home. We suggest that you view a roofing display or several shingles to get a better idea of the actual color. To accurately judge your shingle and color choice, we recommend that you view it on an actual roof with a pitch similar to your own roof prior to making your final selection. Color availability subject to change without notice. Ask your professional roofing contractor for samples of colors available in your area.

‡ 40-year Limited Warranty on commercial projects.

Applies for all areas that recognize a Miami-Dade Notice of Acceptance (NOA).

§ 2018 Roofing Brand Awareness Study by Owens Corning Roofing and Asphalt, LLC.

International Code Council Evaluation Services Acceptance Criteria for Alternative Asphalt Shingles.

^ Excludes non-Owens Corning® roofing products such as flashing, fasteners, pipe boots and wood decking.

Shingles are algae resistant to help control the growth of algae and discoloration.



Total Protection Roofing System^{®^}

TOTAL PROTECTION SIMPLIFIED™



Owens Corning® Total Protection Roofing System^{®^} integrates engineered Owens Corning® components that work together to address these three primary performance areas, critical to a high-performance roof, while also making it easy to understand the importance of each. **With Owens Corning, it's easy to confidently deliver total protection, beauty and peace of mind.**



SEAL.

SELF-ADHERED ICE & WATER BARRIER
SYNTHETIC UNDERLAYMENT



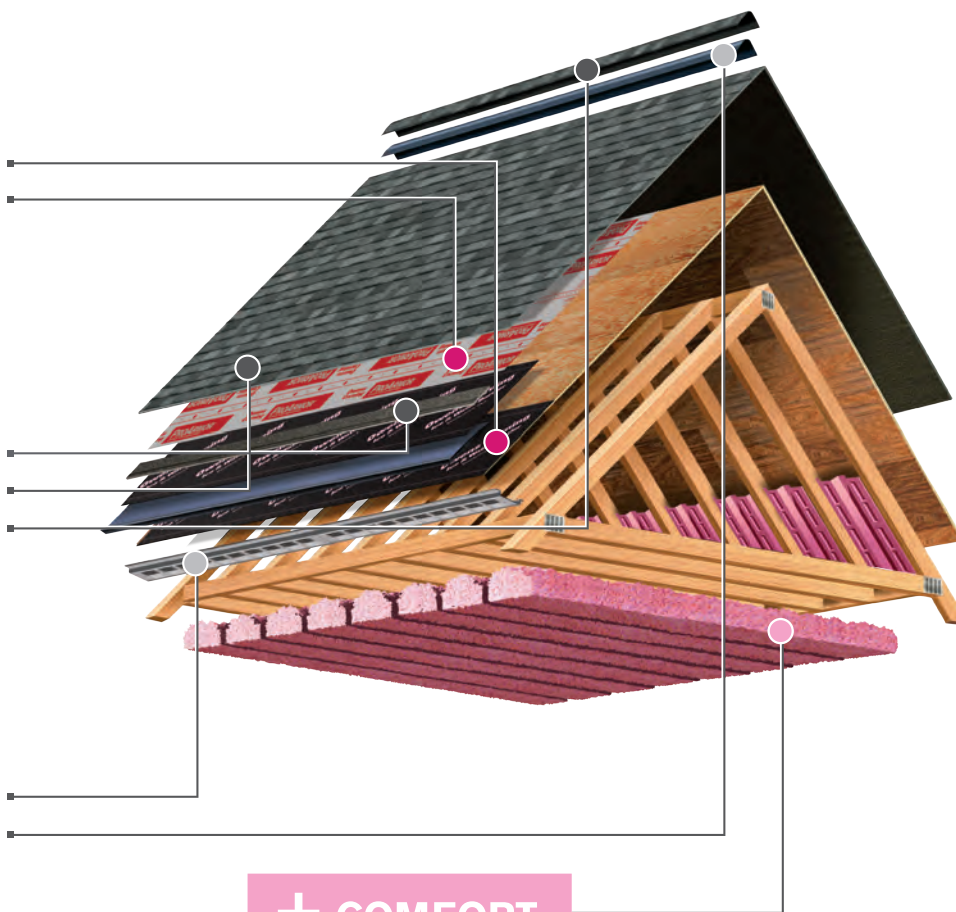
DEFEND.

STARTER SHINGLES
LAMINATE SHINGLES
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(Atlanta, Memphis, Savannah)