

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

## PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

**Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.**

### ePLANS PERMIT NUMBER:

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

N/A

## GENERAL

### 1. DESCRIPTION OF EXISTING CONDITION

*Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")*

Refer to the attached PDF.



### 2. PHOTOGRAPHS

*Help us understand your project. Please attach photographs of all areas where work is proposed.*



### 3. DESCRIPTION OF PROJECT

*In this box, tell us about what you want to do at the areas described above in box #1. (For example, "Install new asphalt shingle roofing at garage.")*

Refer to the attached PDF.



### 4. DETAILED SCOPE OF WORK

*In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")*

Refer to the attached PDF.






### 5. BROCHURES/CUT SHEETS

*Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.*



**ADDITIONAL DETAILS**

<p><b>6. WINDOWS/DOORS</b> <i>Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)</i></p>	
<p><b>7. DEMOLITION</b> <i>If demolition is proposed for reasons of structural failure or catastrophic damage, please provide illustrated report from structural engineer or licensed architect.</i></p>	
<p><b>8. SITE IMPROVEMENTS</b> <i>If site improvements are proposed, please provide any relevant site improvement plans pertaining to your project.</i></p>	

1665 W Boston Blvd, Detroit MI



Overview Photo of the North Elevation

### **1665 W Boston - Description of Existing Conditions**

The Garage is tricolored brick masonry on wood framed back up wall. The roof was suspected of being an asphalt shingled roof assembly with a wood frame. The roof has since caved into the interior of the garage, causing cracks and displacement in the brick walls, damage to the overhead door and continued deterioration to exposed wood framing.

A concrete driveway exists on the east side of the house. Multiple trees and vegetation were observed throughout the site. Multiple concrete pads were displaced near the front of the house, that currently pose as tripping hazards due to trees planted too close to the driveway. Certain trees and plantings were observed growing adjacent to the foundation wall causing potential paths of water infiltration and can potentially damage the foundation wall.

The house was constructed in 1936 and is believed to be designed in the English Revival style. All elevations are a tri-colored brick masonry wall assembly with an asphalt shingled roof assembly. Limestone accents are located at the window/door surround and an extruded bay on the north elevation. Brick masonry surrounds are located at all other window and door locations. Most windows are original single pane or stained glass with wood storms. All wood trim and wood framing are painted a reddish brown color. Most wood trim and framing were observed in good/fair condition; however, isolated areas of rotten, missing, and damaged wood were observed on the storm window framing, accent trim and soffits. The gutter and downspouts are located at the perimeter of the roof; however, a portion of the gutter was damaged on the southwest corner and a few downspout extensions were either missing or not installed at grade. A damaged single pane metal framed window unit was observed at the bay windows on the east elevation.



1665 W Boston Blvd, Detroit MI



Overview Photo of the North Elevation

Demolition of Damaged Garage



Garage North Elevation – Overview



Garage North Elevation – Displaced wall





Garage South Elevation – Overview



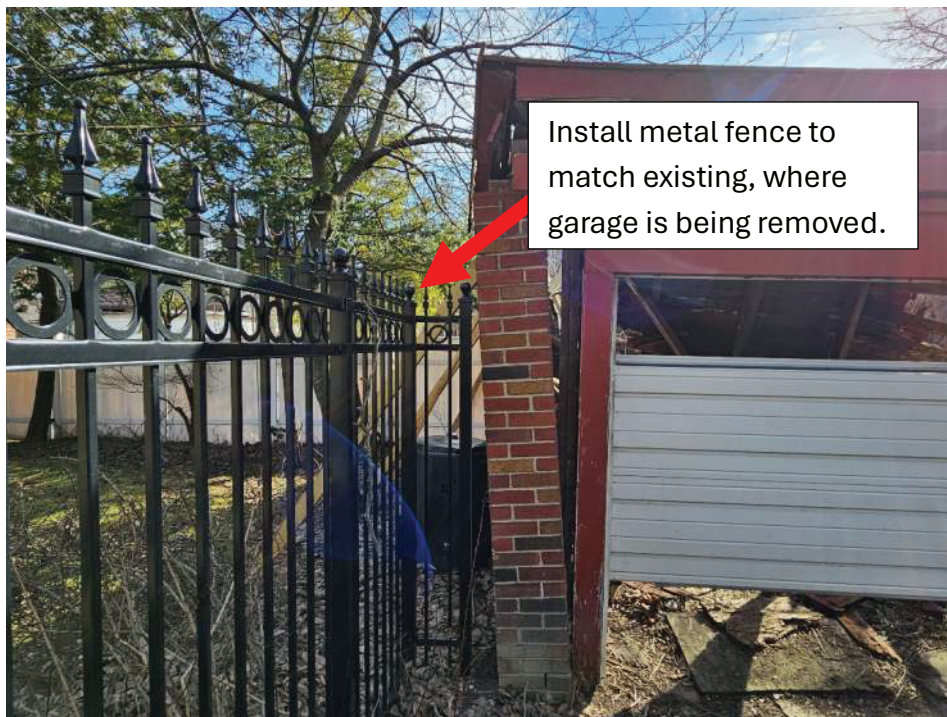
Garage West Elevation – Overview



## Fence Installation



Existing wood fence at the alley



Existing metal fence near adjacent property

Remove Tree Near the Foundation Wall



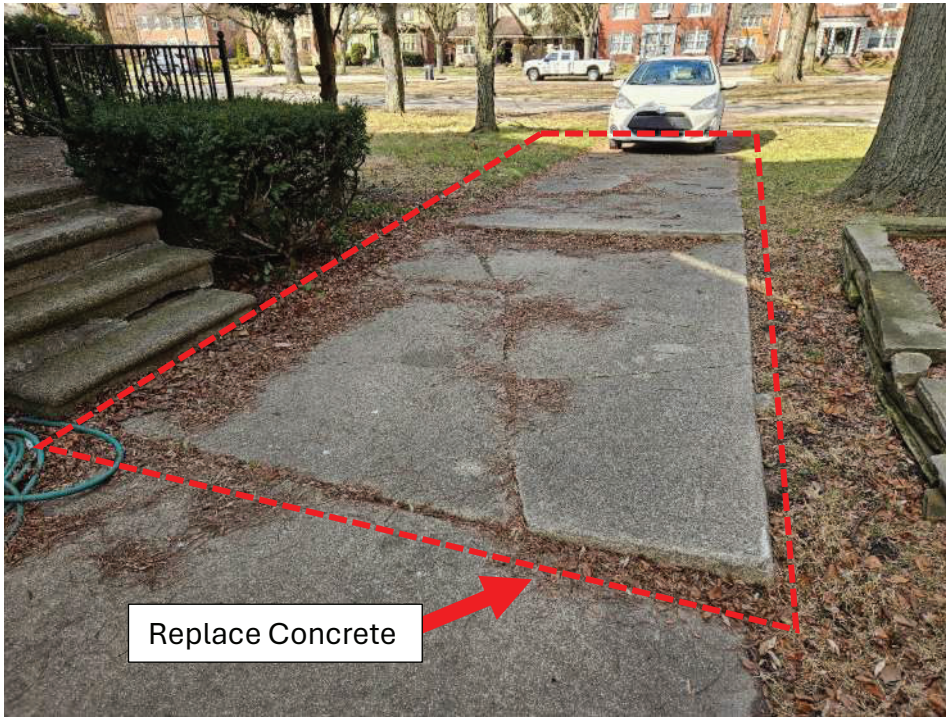
House West Elevation - Example of small tree near foundation wall



Replace Displaced Concrete Pads



Driveway Looking South – Two damaged concrete pads



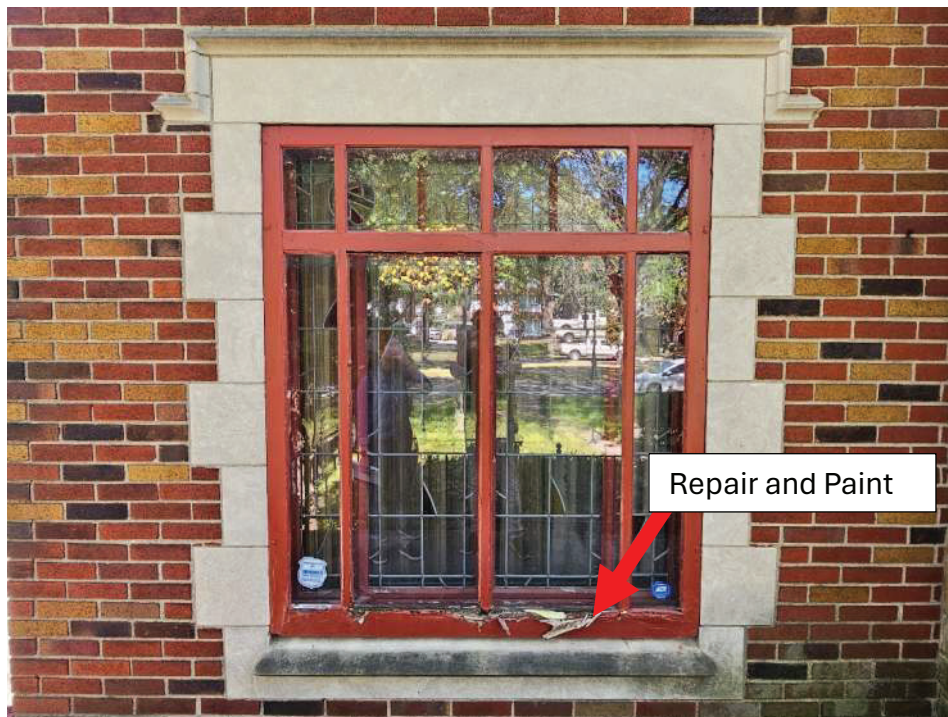
Driveway Looking North – Two damaged concrete pads



Repair Damaged Wood Storm Window and Soffit



House East Elevation – Damaged wood soffit



House North Elevation – Damaged wood storm window

Repair Damaged Gutter and Downspout Elbow



House West Elevation – Damaged gutter overview



House West Elevation – Damaged gutter enlarged view



Repair Damaged Single Pane Window



House East Elevation – Exterior view of damaged window



Repair/Restore to  
Match Adjacent

House East Elevation – Interior view of damaged window

### **1665 W Boston - Description of Project**

The garage will be demolished due to the collapsed roof and displaced walls at all elevations. Once removed, the existing concrete pad will remain, and no other structure will be constructed. Open areas in the neighbor's fence and back fence will be installed to match adjacent existing fences.

Trees and planting near the foundation will be removed to avoid damage and potential water intrusion at those locations. The displaced concrete pads at the driveway will be removed and replaced. Concrete to match existing.

All damaged wood framed storm windows and trim will be repaired. Holes or missing wood pieces will be replaced with similar wood materials. All repaired wood finishes will be painted to match existing A:9 Moderate Reddish Brown MS:7.5R 3/6. The missing portion of gutter and elbow will be replaced with the same material to avoid further water draining on to the façade. Downspout extensions at grade will also be installed to direct water away from the foundation. A damaged single pane metal framed window unit will be restored/repared in place.

### **1665 W Boston - Detailed Scope of Work**

- Demolition of damaged garage.
- Install iron fence at east side of property (adjacent property) to match existing and  
Install wood fence at south side of property (alley) to match existing.
- Removal of trees and plantings near the foundation walls.
- Replace (2) displaced concrete pads. Concrete to match existing.
- Repair (6) damaged wood storm windows including replacing damaged, missing, or  
rotted wood. Paint existing storm to match existing.
- Replace damaged wood trim at isolated locations on the elevations and soffit. Paint  
existing storm to match existing.
- Repair partial missing gutter and downspout elbow. Install missing downspout  
extension at grade where needed.
- Repair/restore (1) damaged single pane metal framed window unit.

Repair Damaged Single Pane Window



House East Elevation – Exterior view of damaged window



Repair/Restore to  
Match Adjacent

House East Elevation – Interior view of damaged window



# MONTAGE<sup>®</sup>

## Residential Ornamental Steel Fence



FENCE PRODUCTS

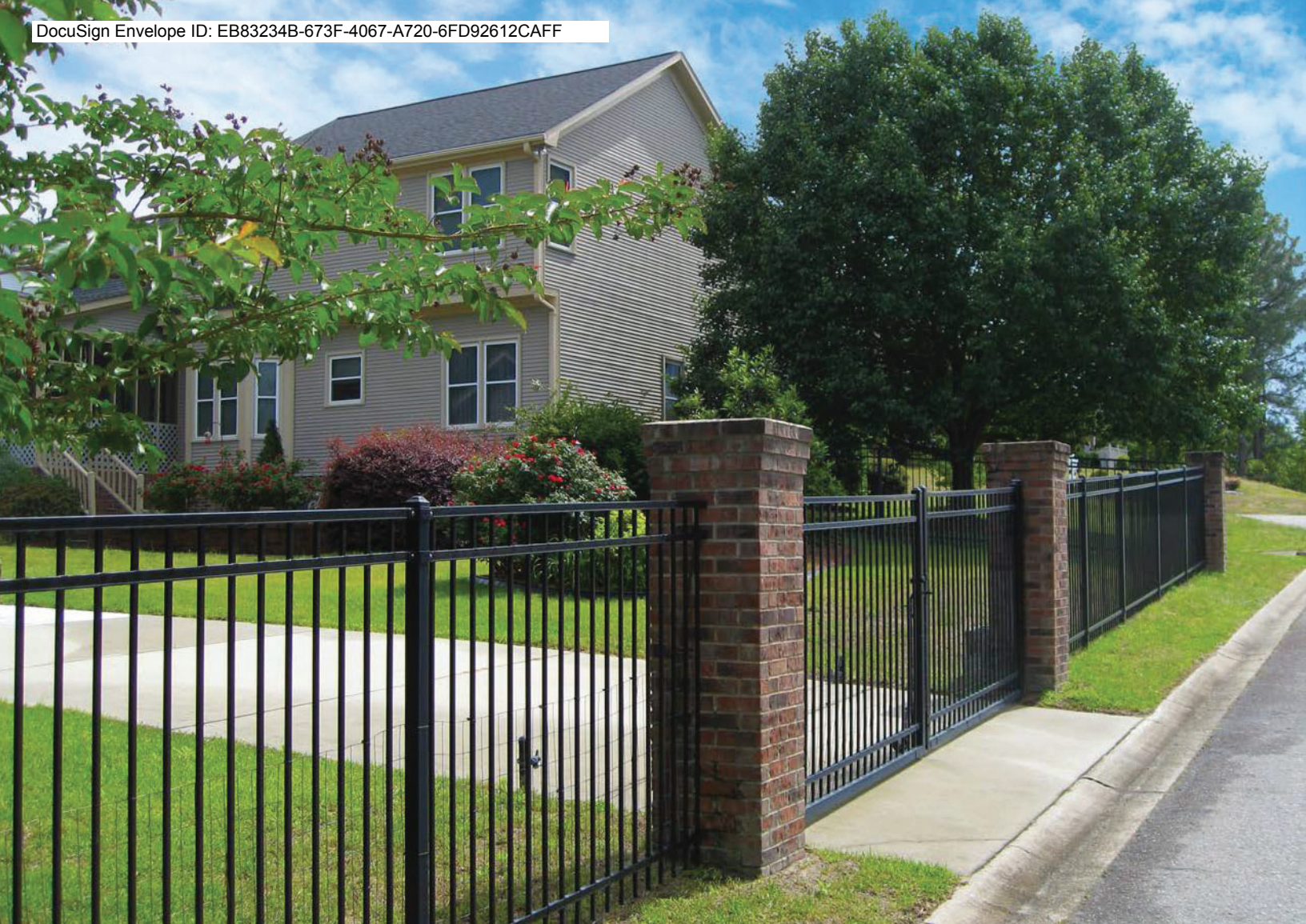
AMERISTARFENCE.COM | 888-333-3422

Experience a safer and more open world

AMERISTAR<sup>®</sup>

ASSA ABLOY





# MONTAGE<sup>®</sup>

## RESIDENTIAL ORNAMENTAL STEEL FENCE

Surround yourself with  
beauty & protection.

The Montage ornamental steel fence is strong, terrain-adaptable  
and climate-tough, yet remains elegant and untouched by time.





## LIFETIME WARRANTY

The Montage families of fencing products are manufactured from superior quality materials by skilled craftsmen with the highest standards of workmanship in the industry.

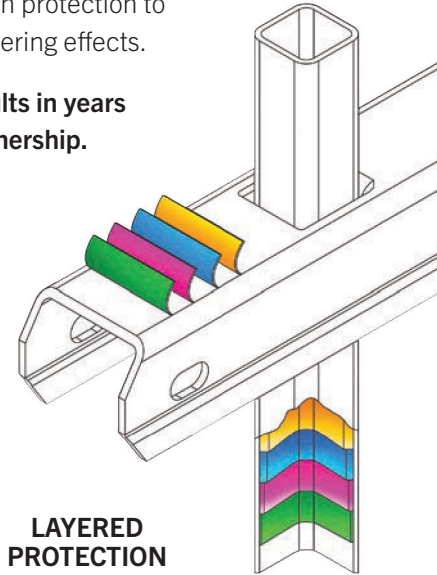
**We are so confident in this product, it comes with a lifetime warranty.**

## E-COAT VS. PAINTED STEEL

Major corrosion problems start from the inside. That's why Ameristar Montage products are coated inside and outside.

Our multi-stage pretreatment wash, duplex cathodic electrocoat system and acrylic topcoat provide superior corrosion protection to withstand adverse weathering effects.

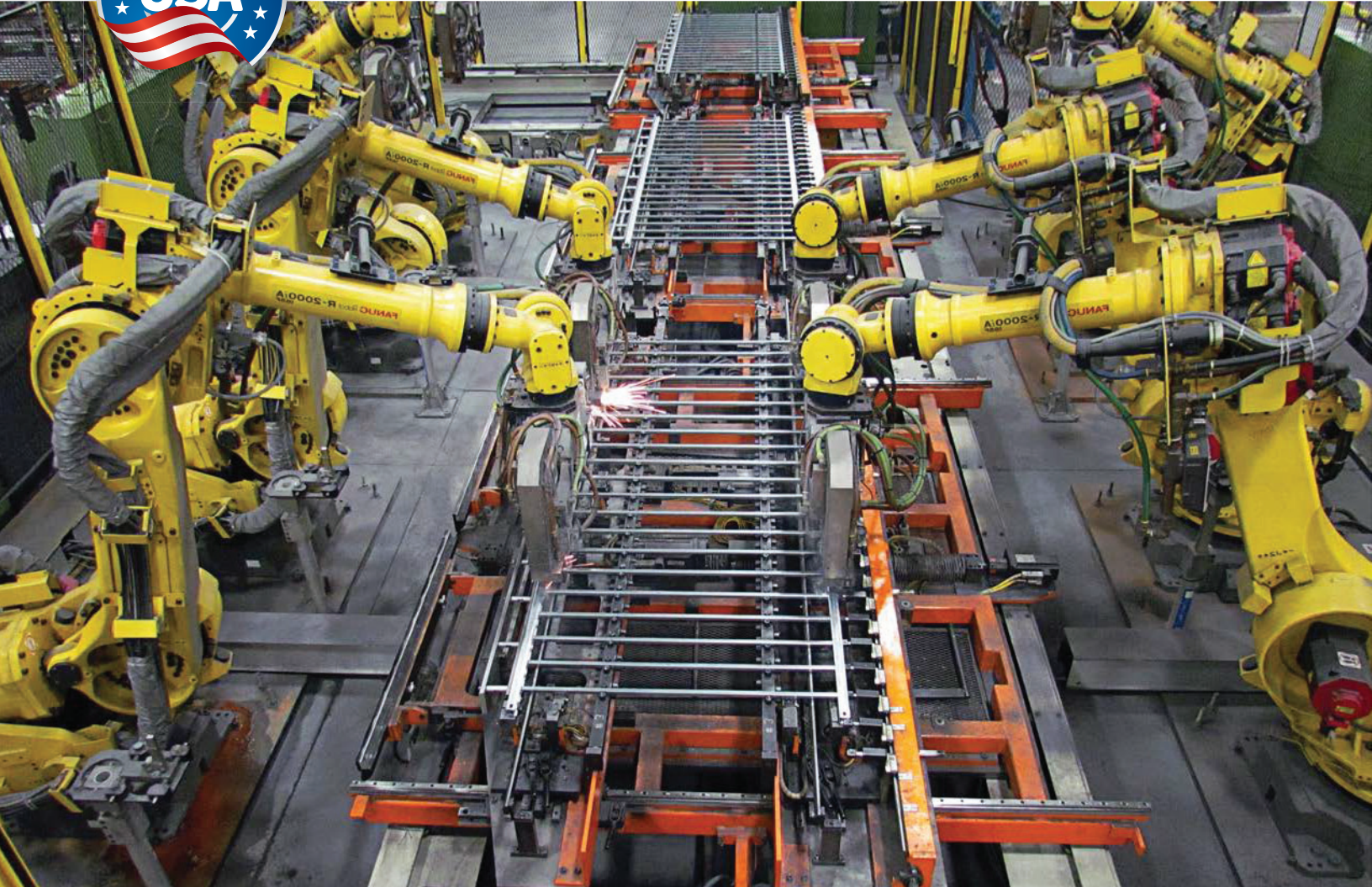
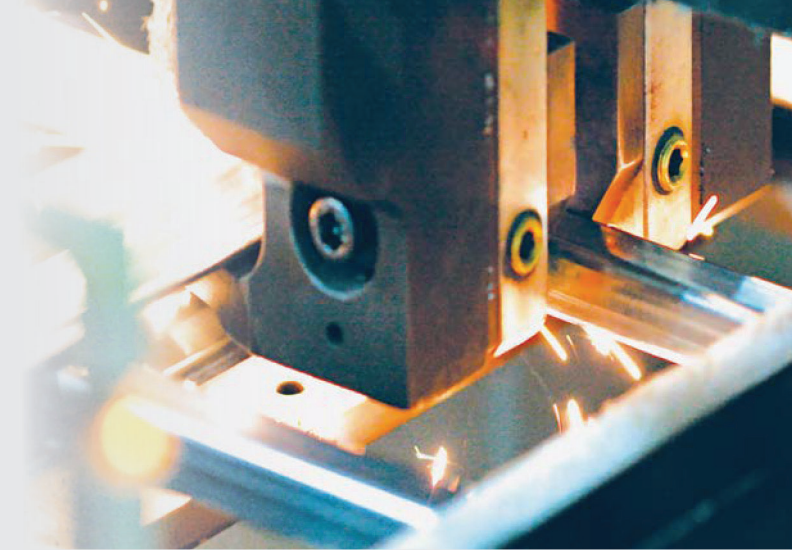
**The E-Coat process results in years of maintenance-free ownership.**





# PROFUSION WELDED STEEL VS. ALUMINUM

All Montage fence panels are fabricated using our ProFusion welding process. This technique creates a virtually invisible structural connection at every picket to rail intersection, producing sleek lines.



STYLES



CLASSIC™



MAJESTIC™



GENESIS™



WARRIOR™



CRESCENT™

Standard or flush bottom rail available for most styles.



STANDARD  
BOTTOM RAIL



FLUSH  
BOTTOM RAIL



# RAKEABLE PANELS VS. STAIR-STEP

ProFusion welded panel designs enable maximum bias for virtually all terrains. As the only welded steel fence capable of following steep grade changes, Montage eliminates stair-stepping panels.



FULLY RAKEABLE  
PANELS



STAIR-STEPPING  
PANELS



## ENVIRONMENTALLY RESPONSIBLE

We lead the way in manufacturing programs and practices that reduce our carbon footprint — monitoring air emissions, stormwater runoff and waste water discharge and recycling all scrap steel, wood, cardboard, plastics, paper and oil products, giving our products the opportunity to earn project LEED points.

### COLORS



BLACK



BRONZE

### ADORNMENTS



BALL CAP



SERPENTINE  
SCROLL



BUTTERFLY  
SCROLL



DOUBLE  
RING



CORONA



# GENESIS™



## Customize your look.

The extended flat-topped pickets of Genesis are topped with your choice of accent finials, providing a customized design. Single, double and arched walk gates are also available to match this style.

FINIALS



QUAD FLARE



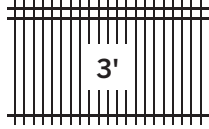
TRIAD



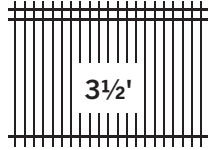
ROYALTY



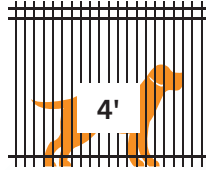
**HEIGHTS**



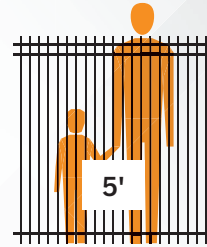
3'



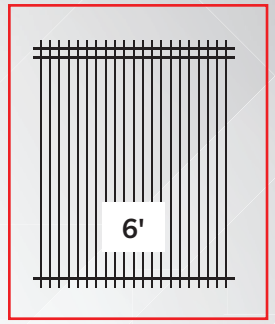
3½'



4'



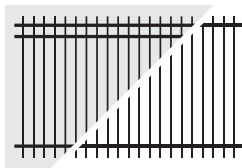
5'



6'



**PANELS**



**3-RAIL PANELS**

Available in  
3' to 6' heights

**2-RAIL PANELS**

Available in  
3' to 5' heights

**BOTTOM OPTION**



**STANDARD  
BOTTOM RAIL**



**FLUSH  
BOTTOM RAIL**

**PICKET SPACING**



**4" GAP**  
Standard



**3" GAP**  
Not available in  
2-rail Genesis



1665 W Boston Blvd, Detroit MI



Overview Photo of the North Elevation

### **1665 W Boston - Description of Existing Conditions**

The Garage is tricolored brick masonry on wood framed back up wall. The roof was suspected of being an asphalt shingled roof assembly with a wood frame. The roof has since caved into the interior of the garage, causing cracks and displacement in the brick walls, damage to the overhead door and continued deterioration to exposed wood framing.

A concrete driveway exists on the east side of the house. Multiple trees and vegetation were observed throughout the site. Multiple concrete pads were displaced near the front of the house, that currently pose as tripping hazards due to trees planted too close to the driveway. Certain trees and plantings were observed growing adjacent to the foundation wall causing potential paths of water infiltration and can potentially damage the foundation wall.

The house was constructed in 1936 and is believed to be designed in the English Revival style. All elevations are a tri-colored brick masonry wall assembly with an asphalt shingled roof assembly. Limestone accents are located at the window/door surround and an extruded bay on the north elevation. Brick masonry surrounds are located at all other window and door locations. Most windows are original single pane or stained glass with wood storms. All wood trim and wood framing are painted a reddish brown color. Most wood trim and framing were observed in good/fair condition; however, isolated areas of rotten, missing, and damaged wood were observed on the storm window framing, accent trim and soffits. The gutter and downspouts are located at the perimeter of the roof; however, a portion of the gutter was damaged on the southwest corner and a few downspout extensions were either missing or not installed at grade. A damaged single pane metal framed window unit was observed at the bay windows on the east elevation.

### **Demolition of Garage**

The garage roof previously collapsed which has caused the existing walls to displace and crack. A severely displaced wall is located on the east elevation of the garage encroaching on the neighboring property. The exposed wood has since rotted out causing further deterioration. The garage is no longer functioning and will be demolished. Once removed, the existing concrete pad will remain, and no other structure will be constructed. Open areas in the neighbor's fence and back fence will be installed to match adjacent existing fences.



Demolition of Damaged Garage



Garage North Elevation – Overview



Garage North Elevation – Displaced wall

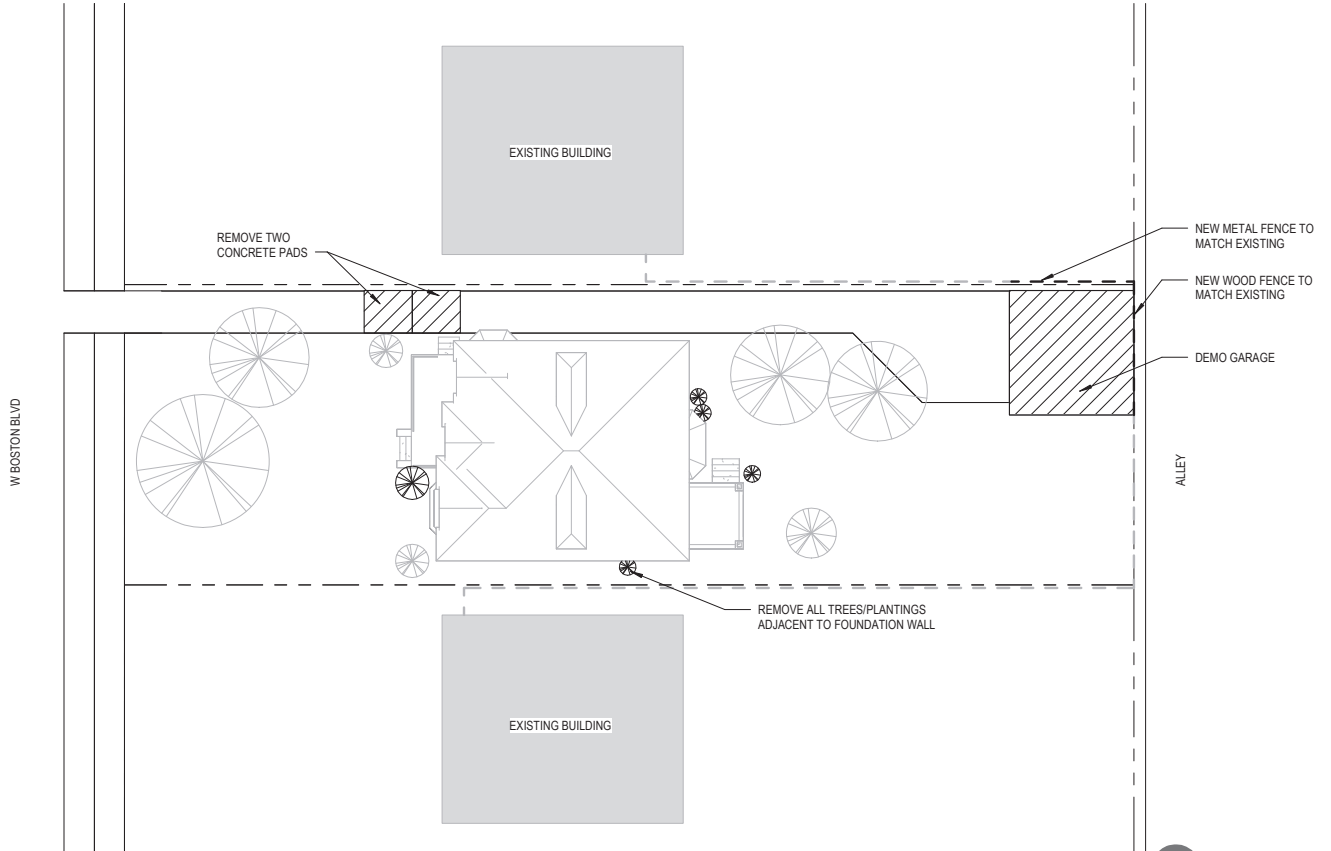




Garage South Elevation – Overview



Garage West Elevation – Overview



02/15/24

SITE PLAN

1/16" = 1'-0"

1665 W BOSTON BLVD