



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID

HDC 2024-00086

PROPERTY INFORMATION

ADDRESS(ES): 1480 Shipherd Street, Detroit, MI 48238

HISTORIC DISTRICT: West Village

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|---|--|--|--|---|--------------------------------|
| <input checked="" type="checkbox"/> Windows/
Doors | <input checked="" type="checkbox"/> Walls/
Siding | <input checked="" type="checkbox"/> Painting | <input checked="" type="checkbox"/> Roof/Gutters/
Chimney | <input checked="" type="checkbox"/> Porch/Deck/Balcony | <input type="checkbox"/> Other |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Signage | <input type="checkbox"/> New
Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

House restoration and new construction of back facade.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Property Owner/Homeowner

NAME: Dorine Urrunuga

COMPANY NAME: RD Investment Group LLC

ADDRESS: 3577 Fort Street Lincoln Park

CITY: Detroit

STATE: MI

ZIP: 48146-414

PHONE: +51 987-536973

EMAIL: rdinvestmentgroupllc@gmail.com

I AGREE TO AND AFFIRM THE FOLLOWING:

- I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- I hereby certify that I am the legal owner and occupant of the subject property and that the information on this application is true and correct.

DocuSigned by:

Dorine Urrunuga

06/17/2024

SIGNATURE

DATE

NOTE: Based on the scope of work, additional documentation may be required. See 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)

HDC 2024-00086

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.")

The overall condition of the property is bad, unsafe and uninhabitable.

At the back of the house there is an addition made of cardboards, plastic, small and tiny wood pieces that was not built up to code. The property generates a negative impact to the neighborhood.

Please read previous submitted document regarding this topic.



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.")

This project aims bring to life the property located at 1480 Shipherd Street, MI 48214 throughout a carefull restoration process and the construction of the back facade as the supports of the 23'10" x 6' porch were collapsing, the flooring was cracked, unstable and in some areas even missing and there were not any columns.

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.")

Having identified the unique and historic features of the property that define the house's character we are making every effort to preserve and protect them. We will avoid removing or altering elements that are critical to maintaining the original historic look of the house. We will bring back the exterior of the house to its original look, with the combination of new and old materials but preserving its architectural style.

Please find attached an example of the proposed windows (reference photo).

Please review the previous submitted document regarding this topic.




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

6. WINDOWS/DOORS <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>	

Windows Proposal

**Single-Family House
1480 Shipherd St., MI 48214**

We would like to make some changes to our previous application concerning the windows.

Our proposal will be the following:

1. We will restore and preserve all existing windows
2. We will restore and preserve all the original wooden frames and architectural details of the windows.
3. We will replace the broken glasses.
4. We will place four new windows at the back section of the property that will look similar to current windows:
 - a. Proposed material: Aluminum clad wood
 - b. We will place in new windows wooden frames with similar look to the existing windows.

BACK SECTION OF THE HOUSE : WINDOWS



BACK SECTION OF THE HOUSE: WINDOWS

First floor: Formerly there were no proper windows, only a shade net and a piece of cardboard, that –as you may see from the picture- looked like a window.



There was one unuseful and worthless window at the ground floor



BACK SECTION OF THE HOUSE: WINDOWS



Before



After: Clean look preserving lines of architectural style.
Enhances value of property and neighborhood













[< Back to Results](#) / [Building Supplies](#) / [Roofing](#) / [Roof Shingles](#)

GAF Timberline Hdz Charcoal Laminated Architectural Roof Shingles (33.33-sq ft per Bundle)

Item #1439810 | Model #0489180

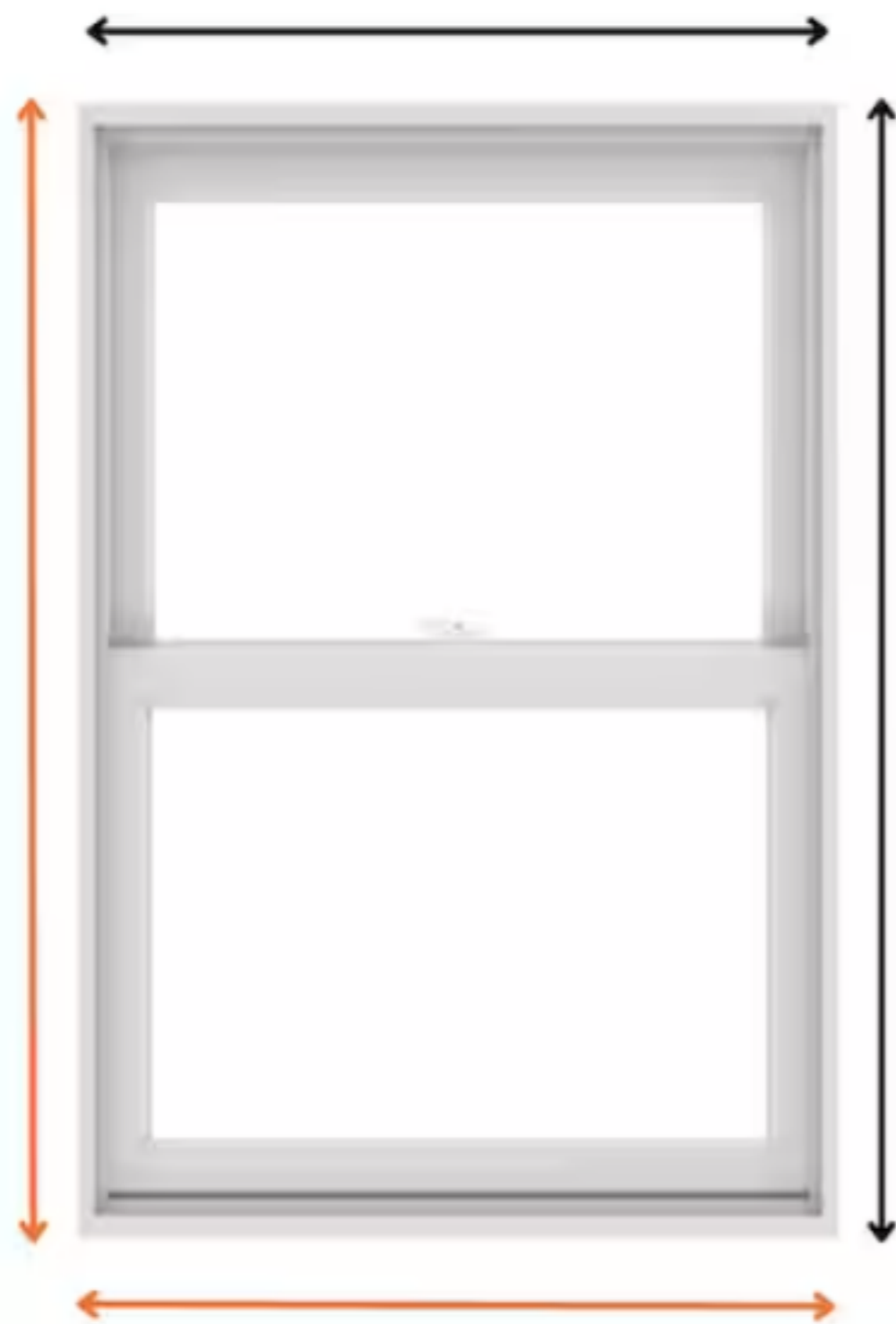
Shop [GAF](#) ★★★★★ 18119 ♡



Andersen

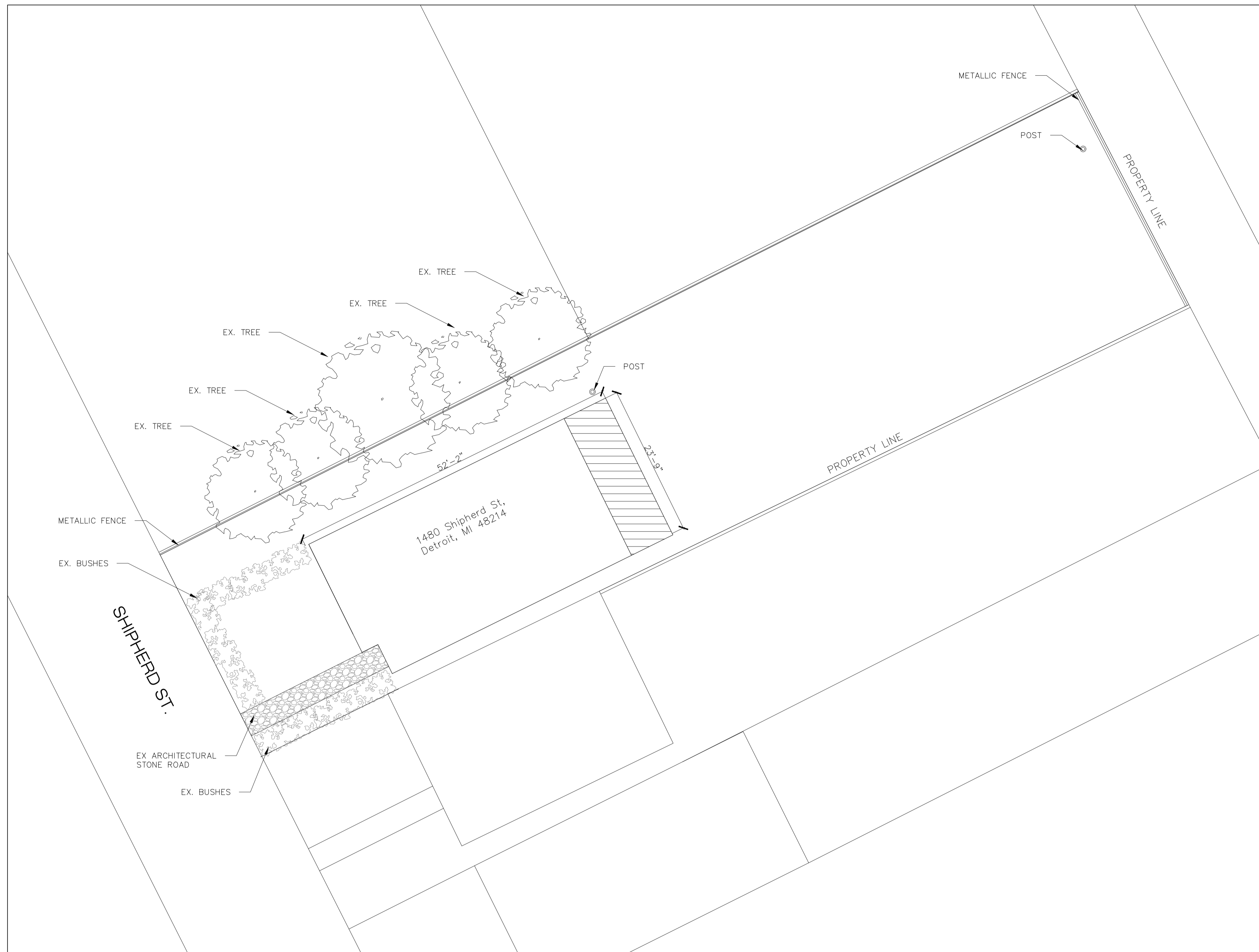
23-1/2 in. x 35-1/2 in. 200-Series White Double-Hung Clad Wood Window with White Interior Low-E Glass and White Hardware

★★★★★ (11) Questions & Answers (10)



ANDERSEN WINDOWS & DOORS		Width	Height
		Frame Size	1'-11 1/2"
Rough Opening Dimensions	2'	3'	
Depth	4-14/25"		

Hover Image to Zoom



1480 SHIPHERD RENOVATION

Zoning Regulation	Parcel I.D.	W171010358C74
	Address	1480 Shiphtrd Stree, Detroit
	Zoning	R-2
	Lot Area	1829 sqft

Floor Areas	Existing First Floor	169069 sqft
	Existing Second Floor	157751 sqft
	Renovation Area	23136 sqft
	Combinded	326820 sqft

Original landscaping and entrance path will be preserved

OWNER
RD investment
Group LLC

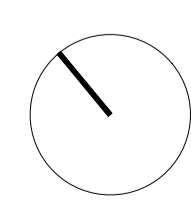
1480 Shipherd St,
Detroit, MI 48214

PROJECT
**1480 SHIPHERD
RENOVATION**

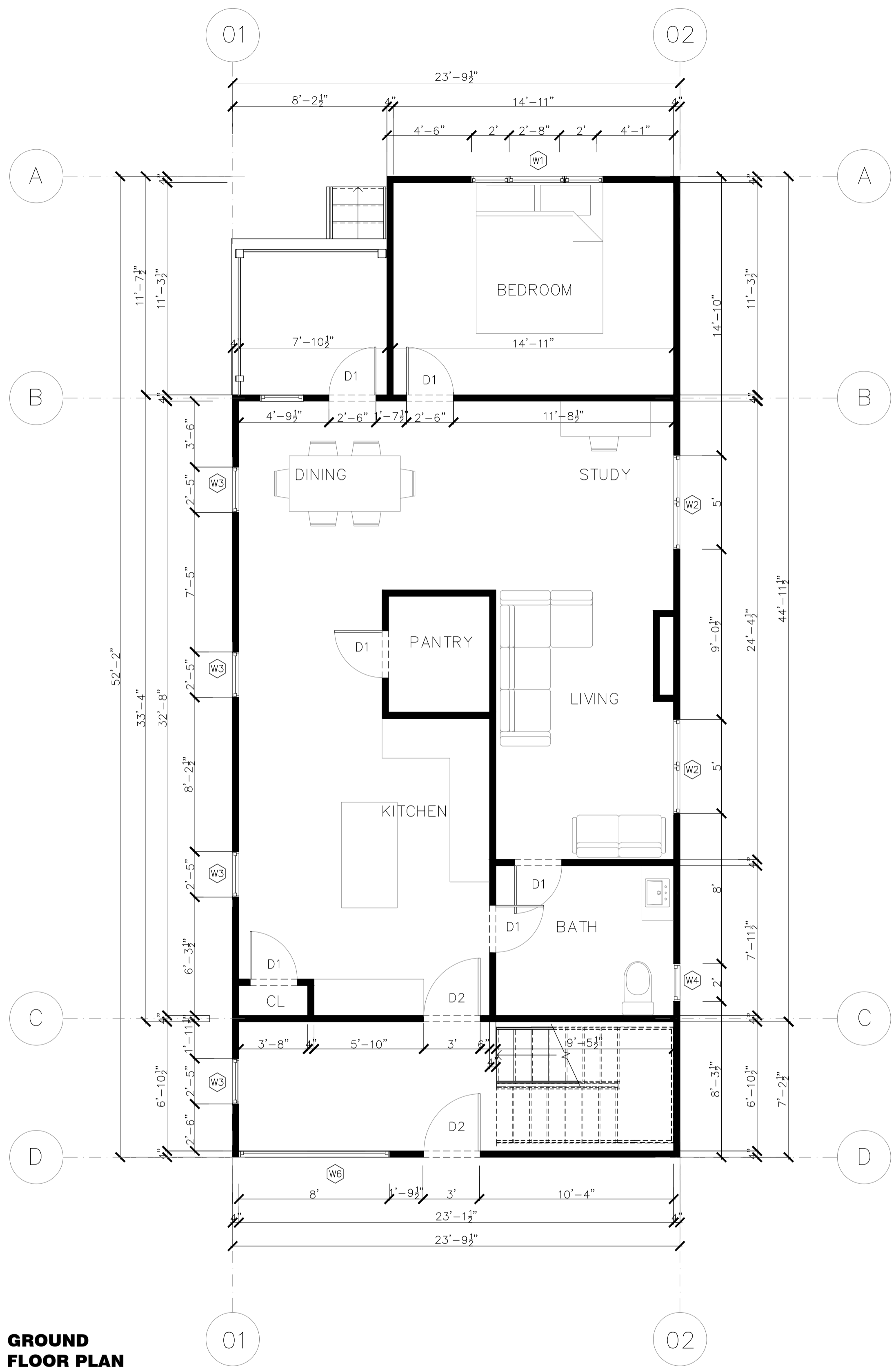
DATE
JUNE 2024

**PLAN
LOCATION**

SCALE
1/4" = 1'



01
SHEET



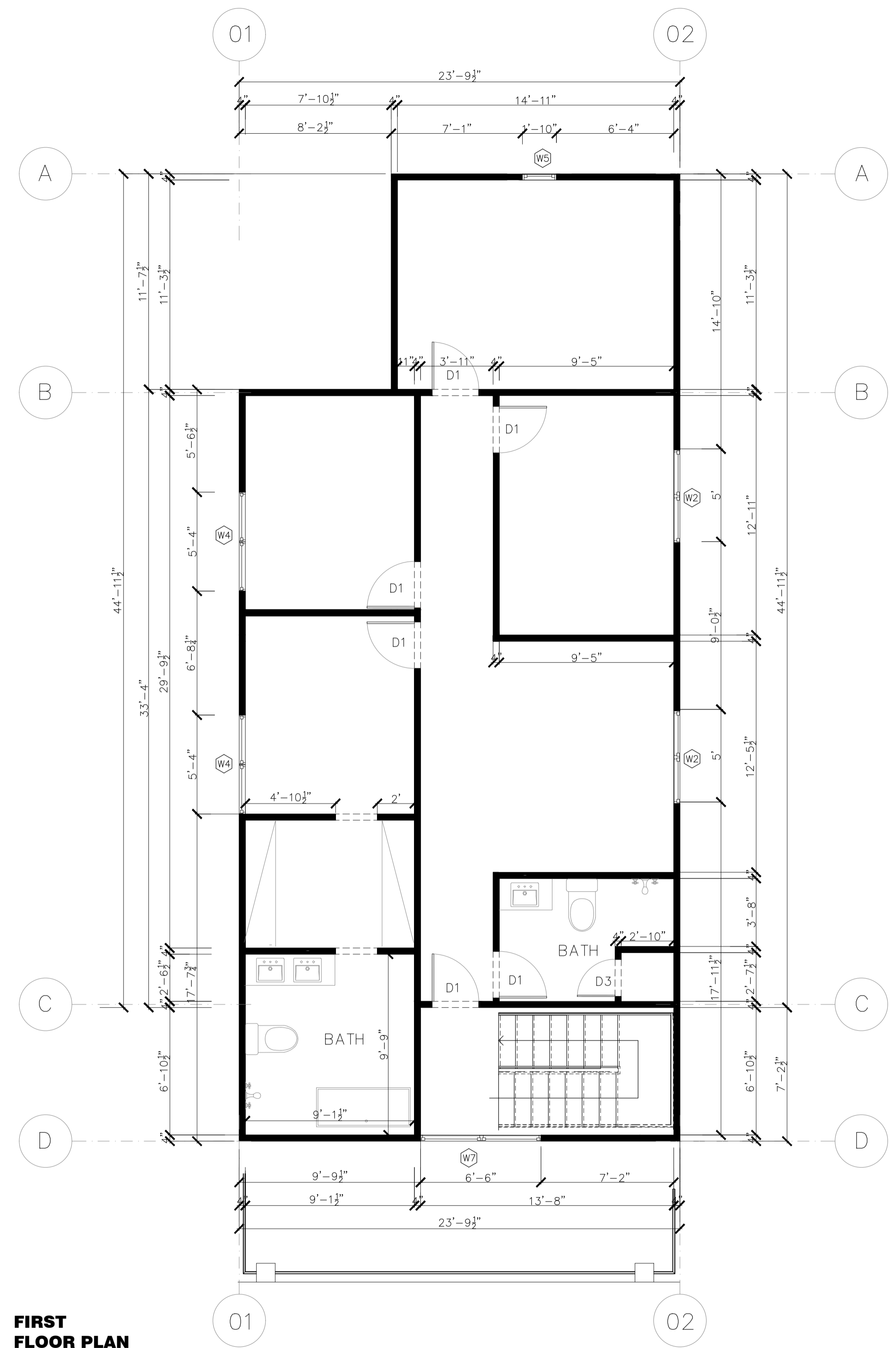
GROUND FLOOR PLAN
EXISTING

Window Schedule					
Mark	Image	Count	Family	Width	Height

W1		1	Window-Casement-Double	7'	6'-7"
W2		4	Window-Casement-Double	5'	5'
W3		4	Fixed	2'-5"	4'-6"
W4		2	Fixed	5'-4"	4'-6"
W5		1	Fixed	1'-10"	2'-11"
W6		1		8'	7'-8"
W7		1		6'-6"	7'

Door Schedule			
Mark	Count	Width	Height

D1	12	2'-6"	8'
D2	1	3'	7'
D3	1	2'	8'



FIRST FLOOR PLAN
EXISTING

OWNER
RD investment
Group LLC

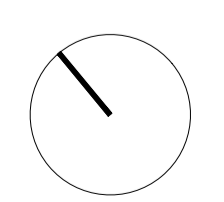
1480 Shpherd St,
Detroit, MI 48214

PROJECT
**1480 SHIPHERD
RENOVATION**

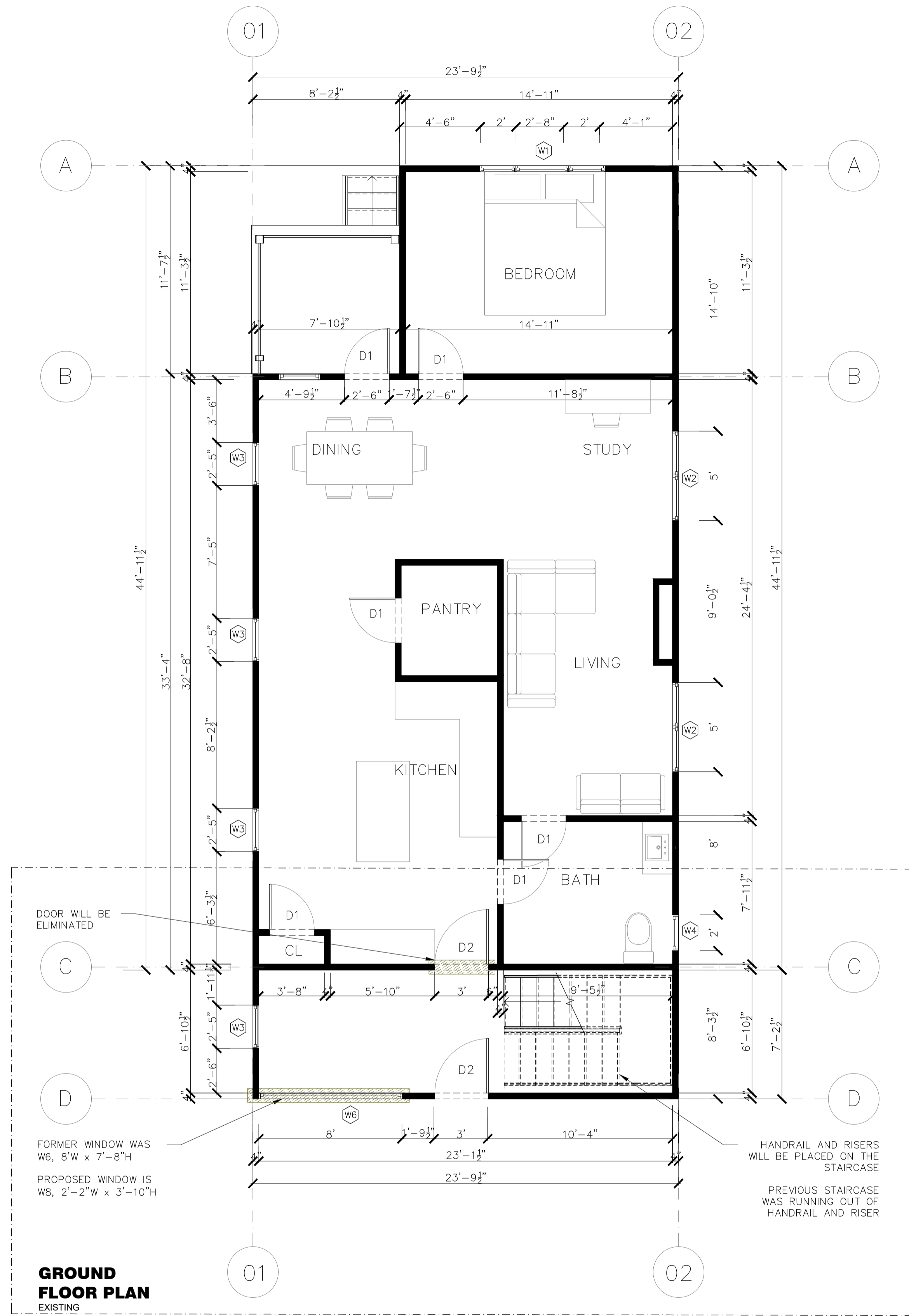
DATE
JUNE 2024

PLAN
FIRST AND
SECOND PLANS

SCALE
1/4" = 1'

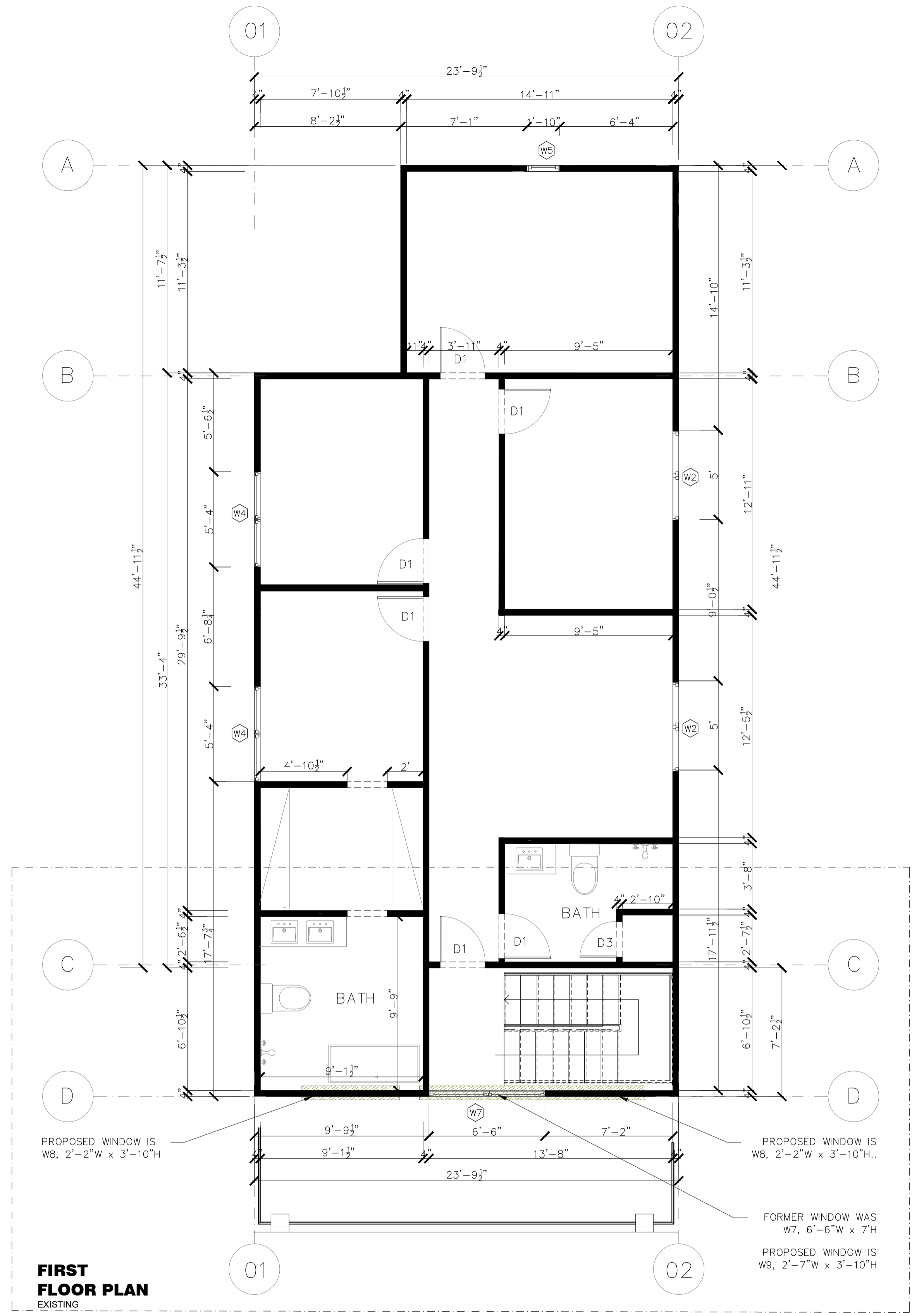


02
SHEET



Window Schedule					
Mark	Image	Count	Family	Width	Height
W1		1	Window-Casement-Double	7'	6'-7"
W2		4	Window-Casement-Double	5'	5'
W3		4	Fixed	2'-5"	4'-6"
W4		2	Fixed	5'-4"	4'-6"
W5		1	Fixed	1'-10"	2'-11"
W6		1		8'	7'-8"
W7		1		6'-6"	7'
New Windows					
W8		3		2'-2"	3'-10"
W9		1		2'-7"	3'-10"

Door Schedule			
Mark	Count	Width	Height
D1	12	2'-6"	8'
D2	1	3'	7'
D3	1	2'	8'



OWNER
RD investment
Group LLC

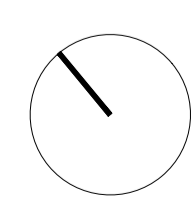
1480 Shpherd St,
Detroit, MI 48214

PROJECT
1480 SHIPHERD
RENOVATION

DATE
JUNE 2024

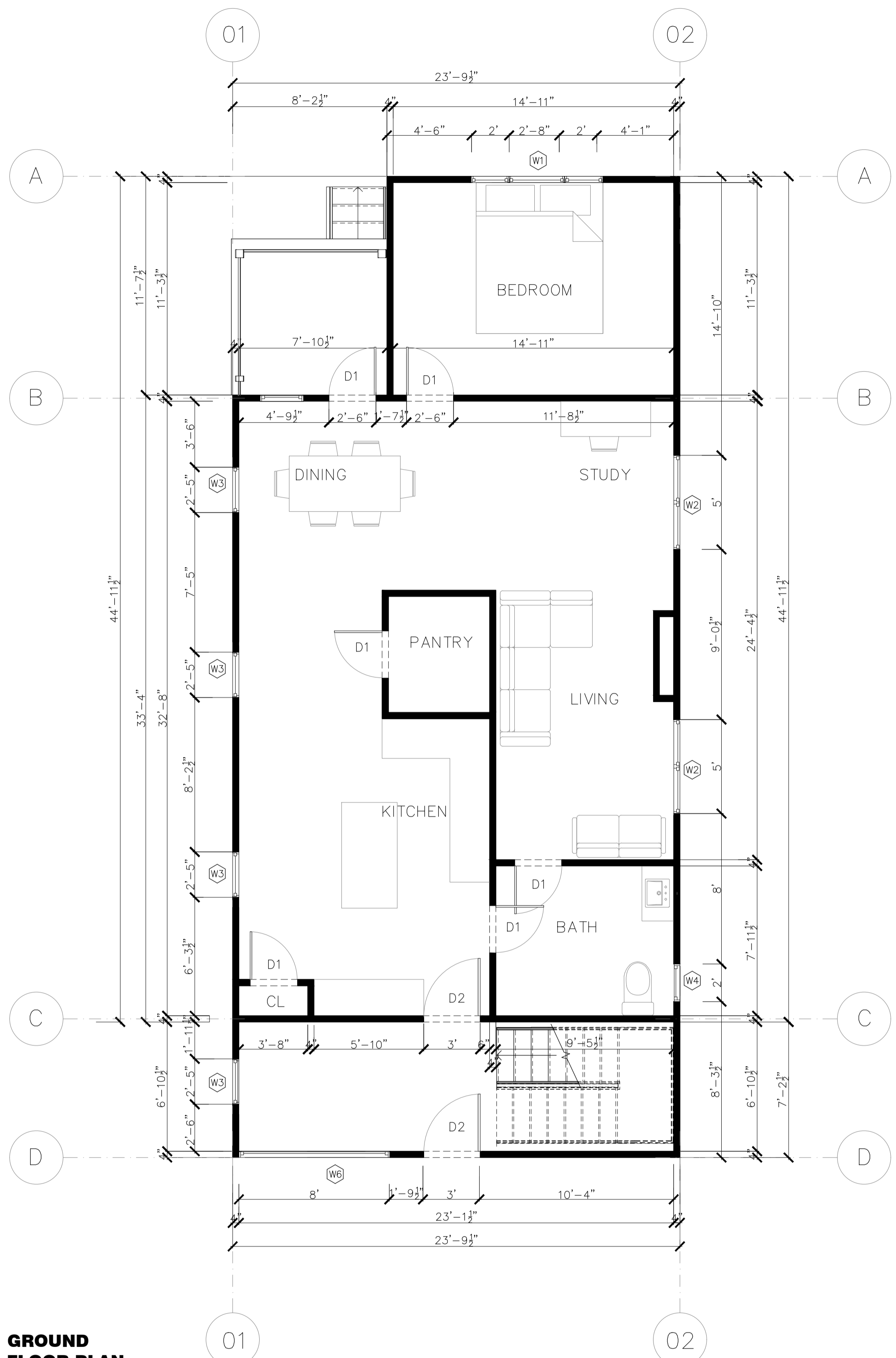
PLAN LOCATION
FC 3033

SCALE
1/4" = 1'



03

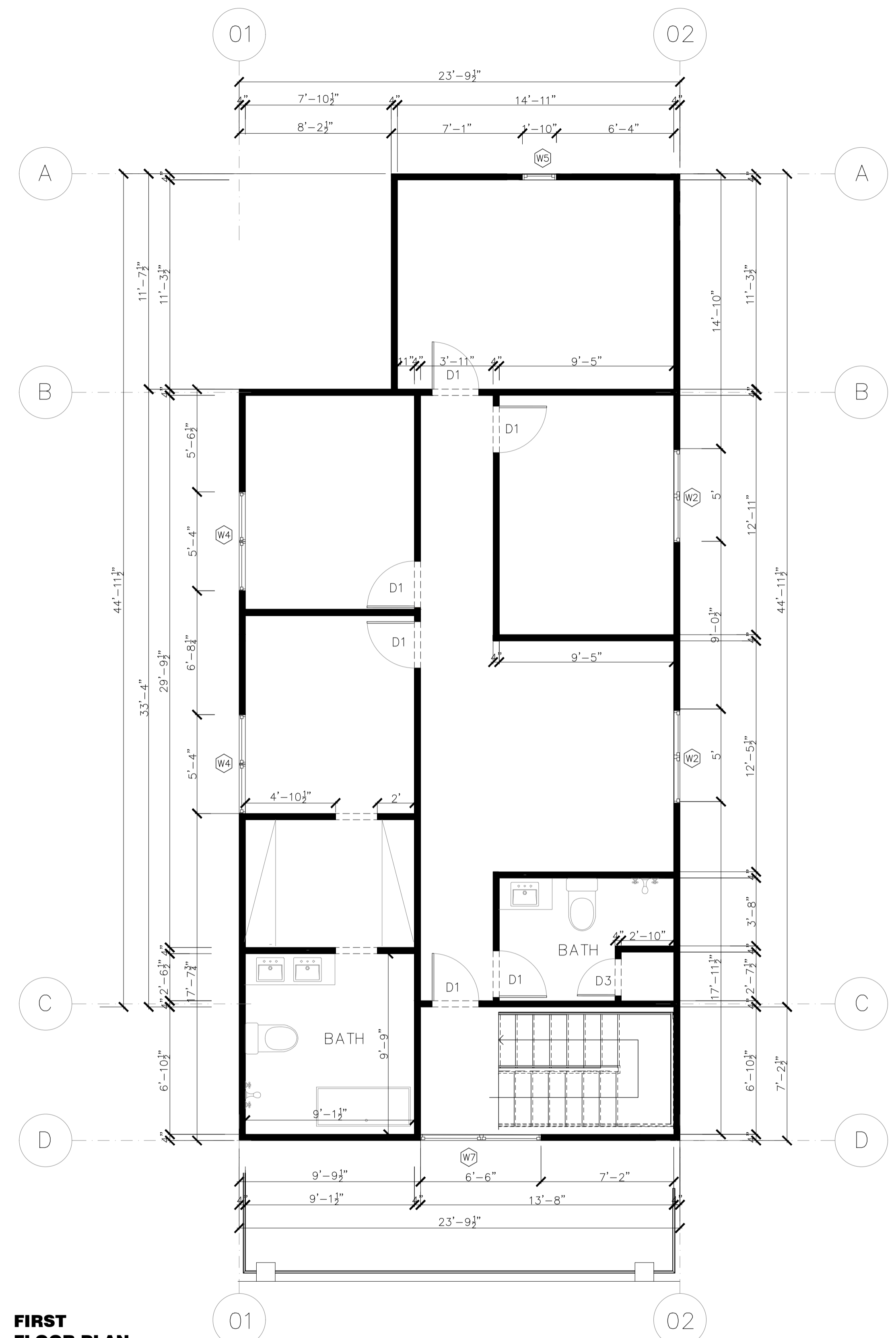
SHEET



GROUND FLOOR PLAN
PROPOSED

Window Schedule					
Mark	Image	Count	Family	Width	Height
W1		1	Window-Casement-Double	7'	6'-7"
W2		4	Window-Casement-Double	5'	5'
W3		4	Fixed	2'-5"	4'-6"
W4		2	Fixed	5'-4"	4'-6"
W5		1	Fixed	1'-10"	2'-11"
W8		3		2'-2"	3'-10"
W9		1		2'-7"	3'-10"

Door Schedule			
Mark	Count	Width	Height
D1	12	2'-6"	8'
D2	1	3'	7'
D3	1	2'	8'



FIRST FLOOR PLAN
PROPOSED

OWNER
RD investment
Group LLC

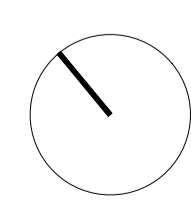
1480 Shpherd St,
Detroit, MI 48214

PROJECT
1480 SHIPHERD
RENOVATION

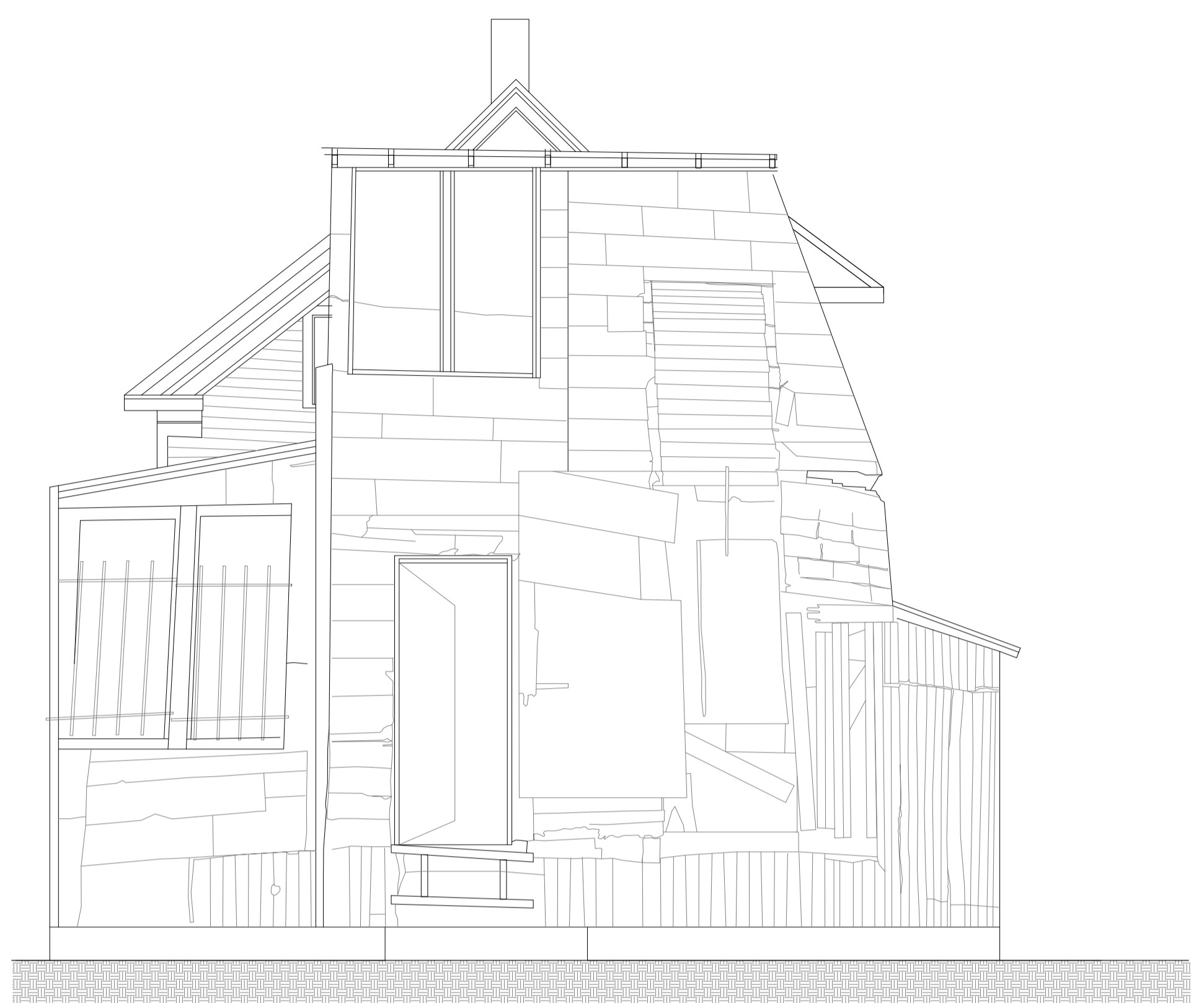
DATE
JUNE 2024

PLAN LOCATION
FC 3033

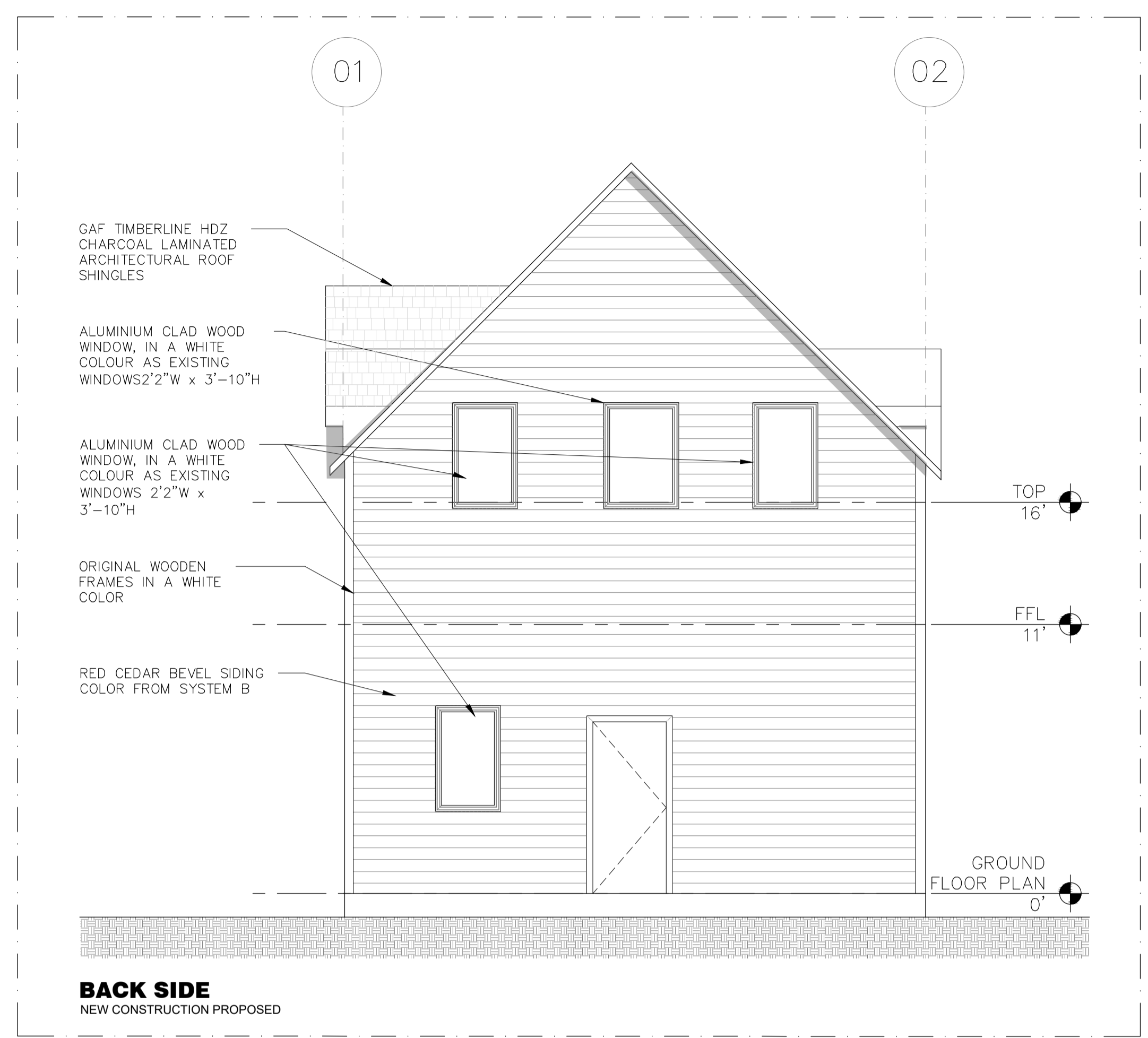
SCALE
1/4" = 1'



04
SHEET



BACK SIDE
DEMOLITION



BACK SIDE
NEW CONSTRUCTION PROPOSED

Back section of the house

There is an addition made of cardboards, plastic, small and tiny wood pieces all over the section that was not built up to code.

This section doesn't retain the property's historic character and does not have any architectural style.

The back section has only some plastic and playboards as a roof while the rest of the house preserves the gable roof.

This section will be rebuild up to code.

New aluminium clad wood windows with craftman wooden frames exact to original windows

OWNER
RD investment
Group LLC

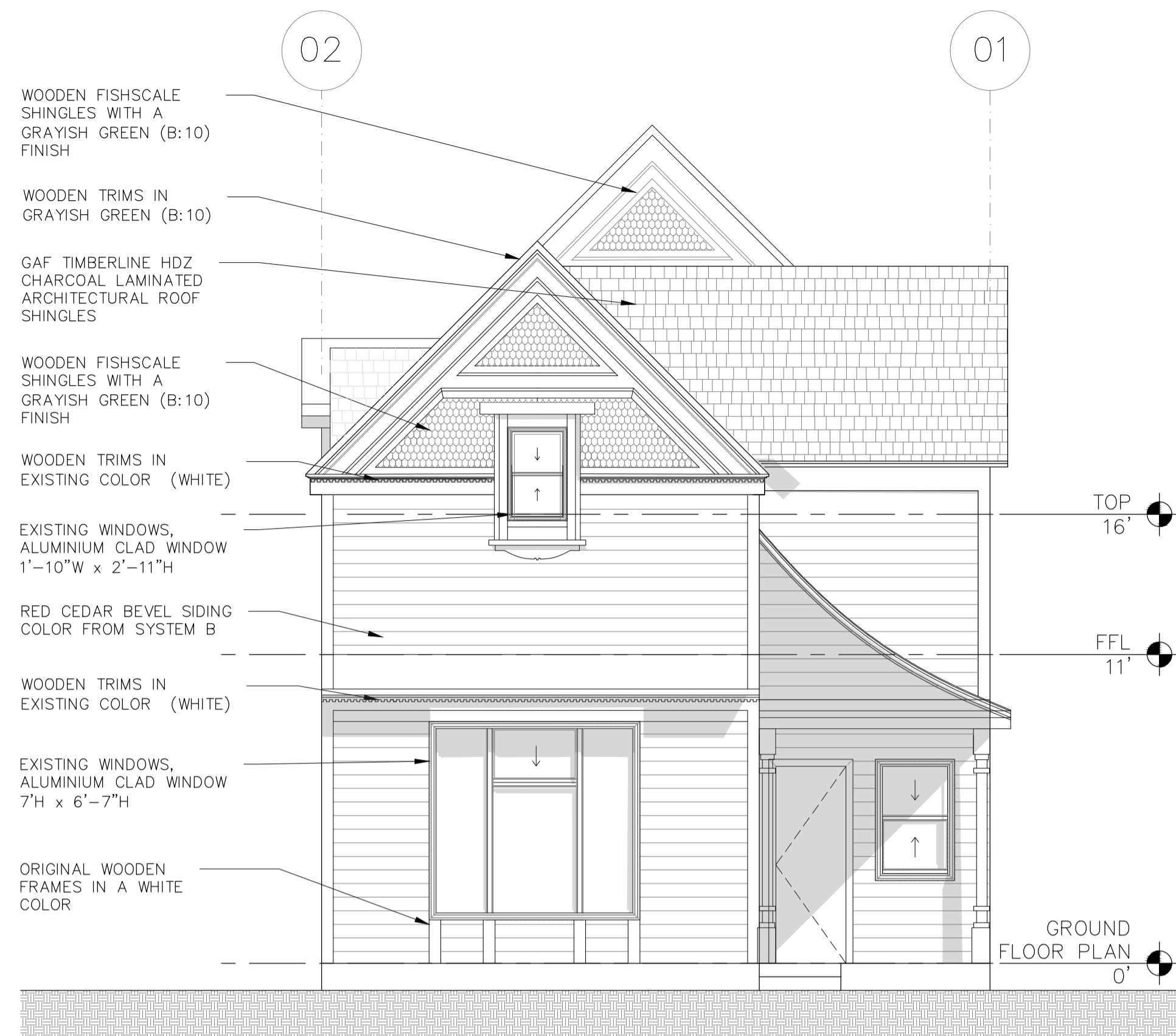
1480 Shipherd St,
Detroit, MI 48214

PROJECT
1480 SHIPHERD
RENOVATION

DATE
JUNE 2024

PLAN
PROPOSE
BUILDING
ELEVATION
SCALE
1/4" = 1'

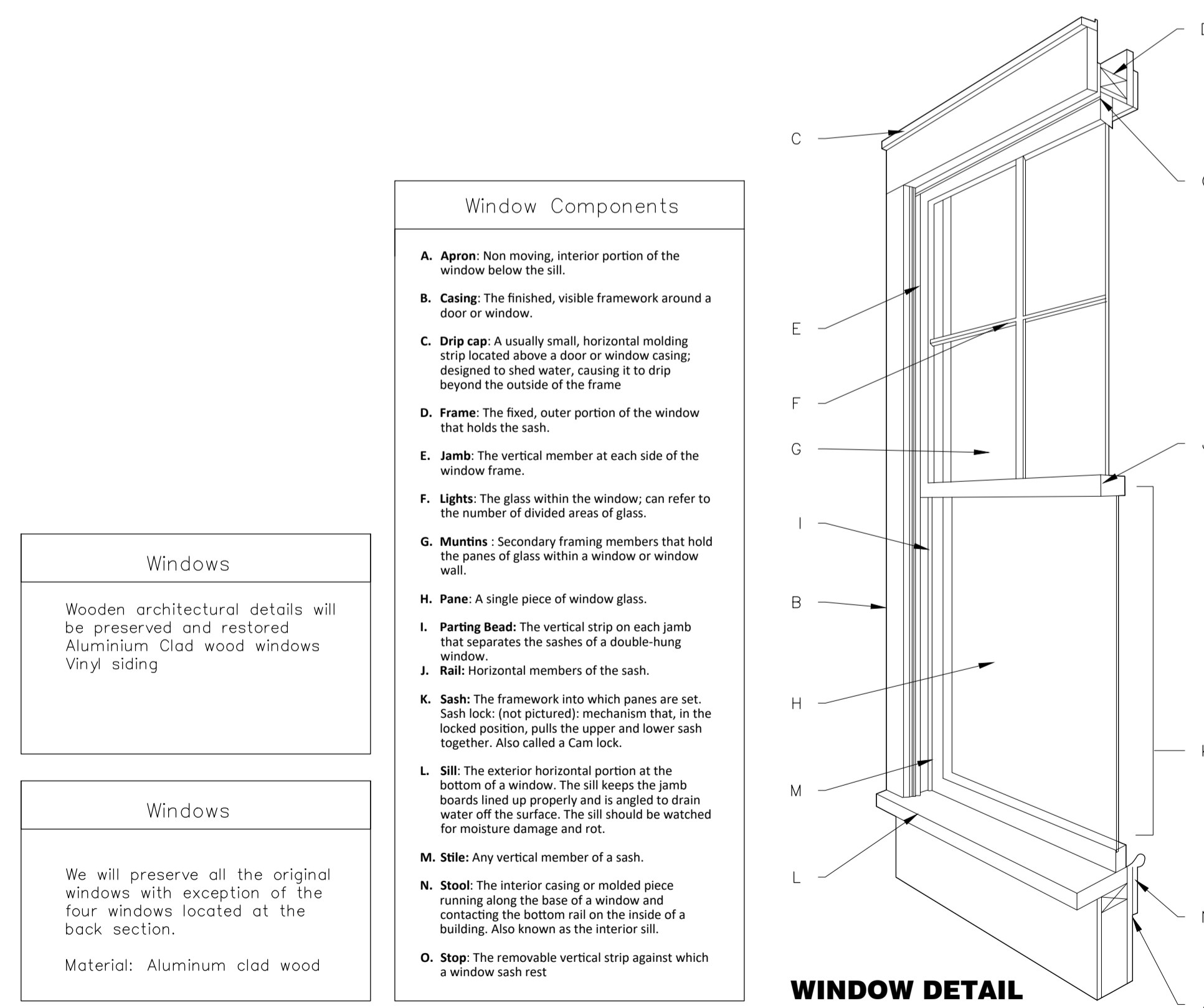
05
SHEET



FRONT SIDE
RESTAURATION

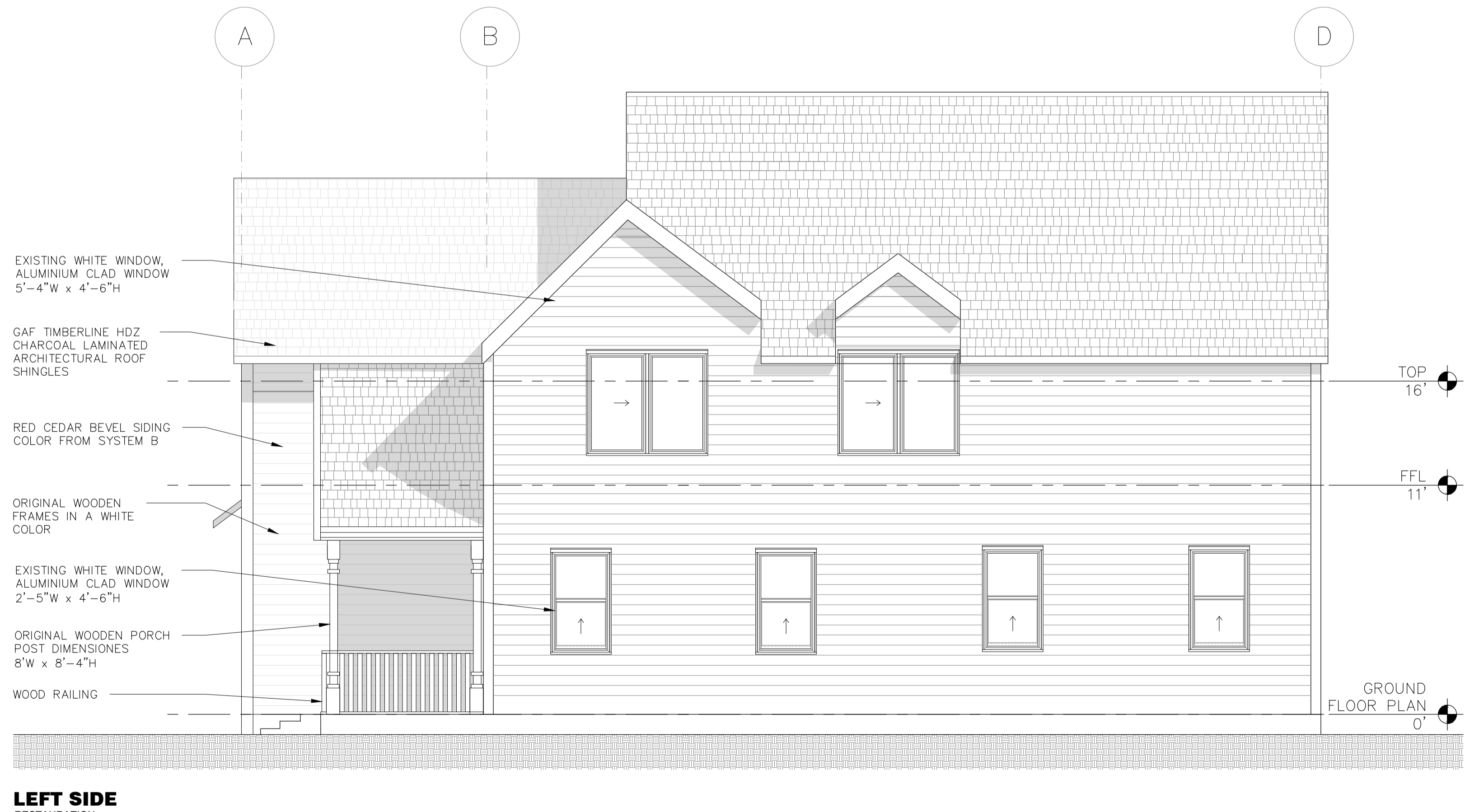


RIGHT SIDE
RESTAURATION



Window Components	
A. Apron: Non moving, interior portion of the window below the sill.	<p>Windows</p> <p>Wooden architectural details will be preserved and restored Aluminium Clad wood windows Vinyl siding</p> <hr/> <p>Windows</p> <p>We will preserve all the original windows with exception of the four windows located at the back section.</p> <p>Material: Aluminum clad wood</p>
B. Casing: The finished, visible framework around a door or window.	
C. Drip cap: A usually small, horizontal molding strip located above a door or window casing; designed to shed water, causing it to drip beyond the outside of the frame	
D. Frame: The fixed, outer portion of the window that holds the sash.	
E. Jamb: The vertical member at each side of the window frame.	
F. Lights: The glass within the window; can refer to the number of divided areas of glass.	
G. Muntins: Secondary framing members that hold the panes of glass within a window or window wall.	
H. Pane: A single piece of window glass.	
I. Parting Bead: The vertical strip on each jamb that separates the sashes of a double-hung window.	
J. Rail: Horizontal members of the sash.	
K. Sash: The framework into which panes are set, Sash lock: (not pictured); mechanism that, in the locked position, pulls the upper and lower sash together. Also called a Cam lock.	
L. Sill: The exterior horizontal portion at the bottom of a window. The sill keeps the jamb boards lined up properly and is angled to drain water off the surface. The sill should be watched for moisture damage and rot.	
M. Stile: Any vertical member of a sash.	
N. Stool: The interior casing or molded piece running along the base of a window and contacting the bottom rail on the inside of a building. Also known as the interior sill.	
O. Stop: The removable vertical strip against which a window sash rest	

WINDOW DETAIL



LEFT SIDE
RESTAURATION











