

**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.")*

### 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.")*

### 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.")*





### 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>8. SITE IMPROVEMENTS</b> <i>If site improvements are proposed, please provide any relevant site improvement plans pertaining to your project.</i></p>	

# Statement Collection® Products

It's your turn to let your home stand out with our Statement Collection® products. Curated by our design experts, this collection of Hardie® siding and trim products with ColorPlus® Technology finishes are unique to your home's region. This gorgeous selection is locally stocked in your area, making it easier than ever to find the exterior style of your dreams.

## COLORPLUS® TECHNOLOGY

ColorPlus® Technology finishes combine distinct beauty and high performance in a way that no other finish does. They're the easiest way to choose a gorgeous pre-finished color for your house, and feel confident in its staying power.

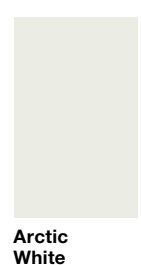
### Hardie® Plank, Hardie® Panel, Hardie® Shingle and Hardie® Trim Batten Color Offering



### Hardie® Trim Color Offering



### Hardie® Soffit Color Offering



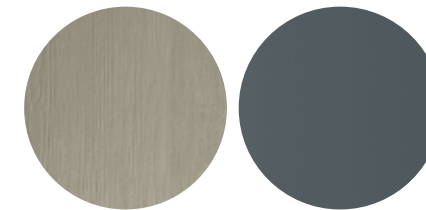
### Hardie® Plank

Thickness 5/16 in  
Length 12 ft planks  
Select Cedarmill®  
Width 7.25 in 8.25 in  
Exposure 6 in 7 in



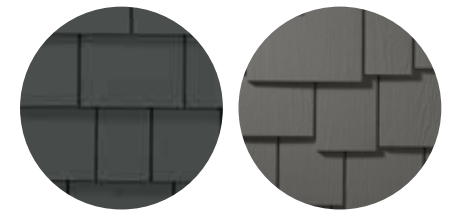
### Hardie® Panel

Thickness 5/16 in  
Select Cedarmill® & Smooth  
Size 4 ft x 10 ft



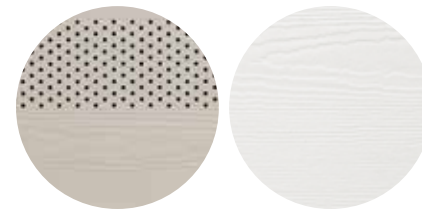
### Hardie® Shingle

Thickness 1/4 in  
Length 48 in  
Straight Edge Panel Staggered Edge Panel  
Height 15.25 in Height 15.25 in  
Exposure 7 in Exposure 6 in



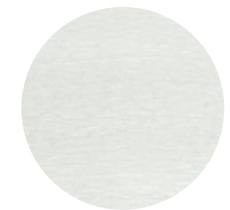
### Hardie® Soffit

Thickness 1/4 in  
Vented and Non-Vented Select Cedarmill®  
Width 12 in  
Length 12 ft



### Hardie® Trim

Length 12 ft  
4/4 Smooth  
Thickness .75 in  
Width 3.5 in\* 5.5 in 7.25 in 9.25 in\* 11.25 in\*  
5/4 Smooth  
Thickness 1 in  
Width 3.5 in 5.5 in 7.25 in 9.25 in\* 11.25 in



\*This size is only available in Arctic White

### Hardie® Trim

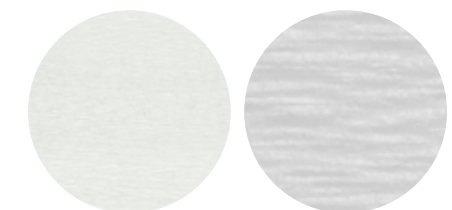
Length 12 ft  
4/4 Roughsawn  
Thickness .75 in  
Width 3.5 in\* 5.5 in\* 7.25 in 9.25 in\* 11.25 in\*  
5/4 Roughsawn  
Thickness 1 in  
Width 3.5 in 5.5 in 7.25 in 9.25 in\* 11.25 in\*

\*This size is only available in Arctic White



### Batten Boards

Smooth & Rustic Grain  
Thickness .75 in  
Width 2.5 in



Scan code to request a sample.

# A classic look that stands the test of time.

## Hardie® Plank

From Victorians to Colonials, Hardie® Plank is the perfect siding for your style, and has the durability and long-lasting beauty that can transform your home exterior. With endless gorgeous color and plank pairings available, you'll discover a Hardie® Plank style that transforms your home's aesthetic.



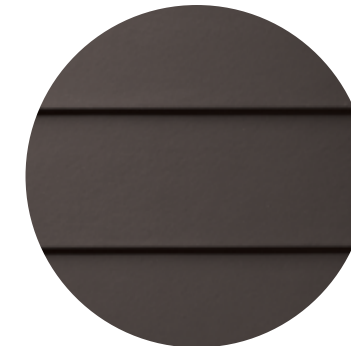
Hardie® Trim Smooth Arctic White

Hardie® Plank Select Cedarmill® Khaki Brown

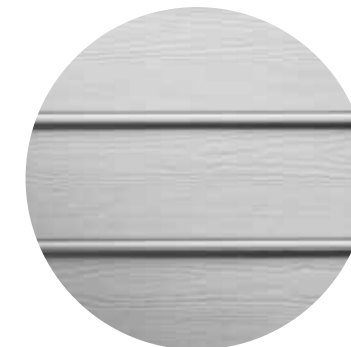
## Hardie® Plank



Select Cedarmill®



Smooth



Beaded Select Cedarmill®

	Thickness 5/16 in		Length 12 ft planks		
<b>Width</b>	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*
<b>Exposure</b>	4 in	5 in	6 in	7 in	8 in
<b>Prime Pcs/Pallet</b>	360	308	252	230	190
<b>ColorPlus® Pcs/Pallet</b>	324	280	252	210	—
<b>Pcs/Sq.</b>	25.0	20.0	16.7	14.3	12.5

### Select Cedarmill®

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*
<b>Statement Collection®</b>			•	•	
<b>Dream Collection®</b>	•	•	•	•	
<b>Prime</b>	•	•	•	•	•

### Smooth

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*
<b>Statement Collection®</b>					
<b>Dream Collection®</b>	•	•	•	•	
<b>Prime</b>	•	•	•	•	•

### Beaded Select Cedarmill

<b>Width</b>	8.25 in
<b>Exposure</b>	7 in
<b>ColorPlus® Pcs/Pallet</b>	210
<b>Pcs/Sq.</b>	14.3
<b>Statement Collection®</b>	
<b>Dream Collection®</b>	•
<b>Prime</b>	

\*9.25 in widths do not feature the drip edge

# Protection in every detail, complete confidence in every area.

## Hardie® Soffit

Every part of your home's exterior matters. With Hardie® Soffit panels, you can live confidently, knowing that gaps between eaves and exterior walls are covered to provide trusted protection.

### DID YOU KNOW?

Using vented soffit improves ventilation and reduces the chance of water-vapor condensation that can promote mold, mildew and stains and which can damage your home's framing over time.

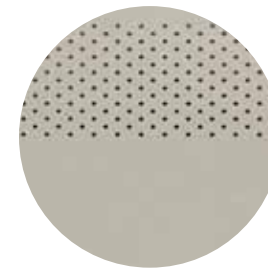
In warm climates, vented soffit allows hot, humid air to escape, which not only helps prevent condensation in the attic, but also helps reduce air-conditioning costs.

In cool climates, vented soffit helps prevent condensation from forming on the interior side of the roof sheathing and reduces the chances of roof-damaging ice dams.

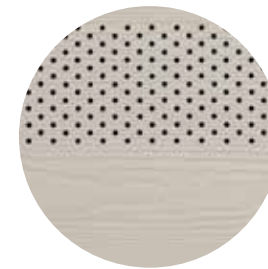


Hardie® Soffit  
Vented Smooth  
Paper White

## Hardie® Soffit



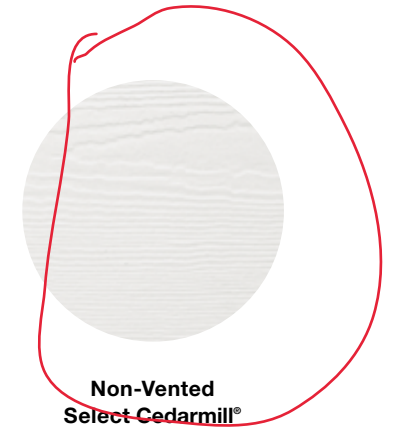
Vented Smooth



Vented Select Cedarmill®



Non-Vented Smooth



Non-Vented Select Cedarmill®

Thickness 1/4 in

	12 ft	12 ft	8 ft	8 ft
Length	12 ft	12 ft	8 ft	8 ft
Width	12 in	16 in	24 in	48 in
Prime Pcs/Pallet	200	150	100	50
ColorPlus® Pcs/Pallet	216	156	108	—

### Vented Smooth

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection®			
Dream Collection®	•	•	•
Prime	•	•	•

### Non-Vented Smooth

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in	8 ft x 48 in
Statement Collection®				
Dream Collection®	•	•	•	
Prime	•	•	•	•

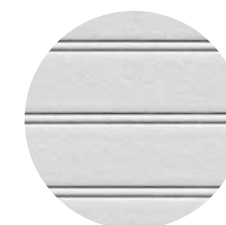
### Vented Cedarmill®

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection®	•		
Dream Collection®	•	•	•
Prime	•	•	•

### Non-Vented Cedarmill®

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in	8 ft x 48 in
Statement Collection®	•			
Dream Collection®	•	•	•	
Prime	•	•	•	•

## Beaded Porch Panel



Thickness	1/4 in
Size	4 ft x 8 ft
Bead Size	2 in o.c.
Prime Pcs/Pallet	50

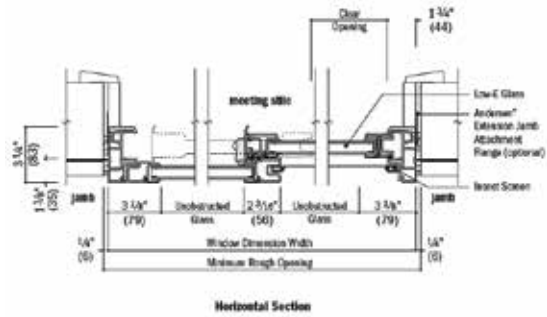
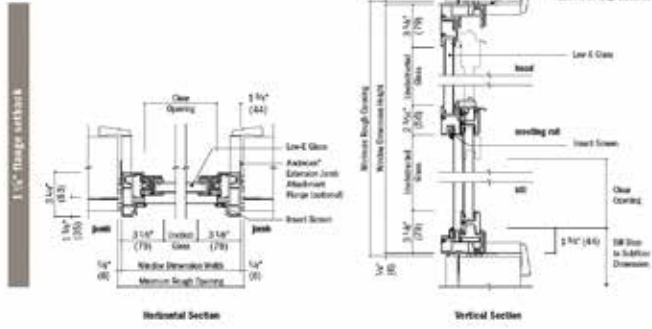
Statement Collection®	
Dream Collection®	•
Prime	•

Bead edge lands on long edge of sheet to hide seams.

## Window and Railing Cut Sheets

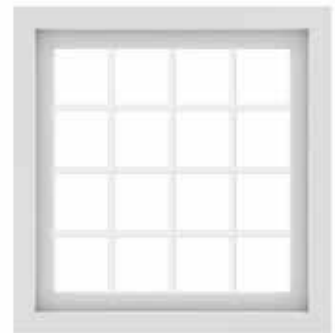
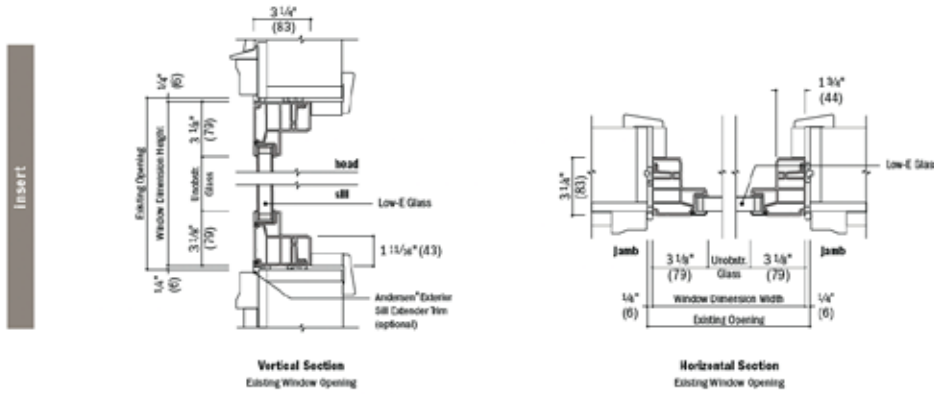
### Single-Hung Window Details - New Construction

Scale 1 1/2" (38) = 1'-0" (305) - 1:8



### Picture, Single Transom and Specialty Window Details - Replacement

Scale 1 1/2" (38) = 1'-0" (305) - 1:8



June 6, 2024

1651 Edison St,  
Detroit, MI 48206

1651 Edison Exterior Renovations, District Historic Commission Submission

Scope of Work

1. Replace Windows
  - a. (12) new Andersen 100 series single-hung window with simulated divided lites on the North side of the building
  - b. (1) new Andersen 100 series picture window with simulated divided lites on the north side of the building
  - c. (7) new series single-hung windows with simulated divided lites on the West side of the building
  - d. (1) new Andersen 100 series picture window with simulated divided lites on the west side of the building
  - e. (2) new Andersen 100 series picture window with simulated divided lites on east
  - f. (4) new series single-hung windows with simulated divided lites on the East side of the building
2. Repair existing left side of south wall
  - a. Remove rotted 2x4
  - b. Replace with new 2x4
  - c. Remove rooted 2x12 floor joist that supports the 1<sup>st</sup> floor sunroom.
  - d. Replace with new 2x12
  - e. Install OSB and house wrap on south wall
  - f. Install James Hardie Fiber Cement lap siding to south wall
  - g. Replace broken windows with (3) new Andersen 100 series single hung on 1<sup>st</sup> floor
  - h. (1) new Andersen 100 series gliding window on the 2<sup>nd</sup> floor center
  - i. (4) new Andersen 100 series single hung on the 2<sup>nd</sup> floor sides
  - j. (1) new glass block window to replace current basement window
  - k. (1) new Andersen 100 series single hung for south kitchen window
3. Repair south addition.
  - a. Repair the addition support by replacing rotted 2x12 and 2x4.
  - b. Repair the upper deck of the addition.
  - c. Replace the glass in the addition window
  - d. Add deck and railing
4. Demolish South lower porch deck and Stairs
5. Construct new deck and stair with railing.
  - a. Pressure treated lumber to be used for railing.

- b. Fill cracks in the concrete steps.
- 6. Repair and replace gutters.
- 7. Repair and replace rotted Fascia as required
- 8. Replace Soffit
- 9. Install aluminum trim around porch fascia, windows and doors with color in accordance with appropriate Detroit Historic Commission Color System C
- 10. Repair existing brick cladding as required using in-kind materials.
- 11. Fill in backyard hole that is missing concrete
- 12. Replace exterior doors
  - a. (1) New Craftsman Fiberglass Exterior door on street facing entrance
    - i. Painted with color in accordance with appropriate Detroit Historic Commission Color System C
  - b. (1) Andersen 2000 series storm door
  - c. (3) new 6 panel fiberglass exterior doors on south and west sides
    - i. Painted with color in accordance with appropriate Detroit Historic Commission Color System C
- 13. Install new pressure treated privacy fence



1651 Edison St Detroit, MI 48206

1651 Edison Exterior Renovations District Historic Commission Submission

**\*\*Project Narrative\*\***

1651 Edison is a single-family home located in the Boston Edison Historic District. It is situated on the side of Edison St between Woodrow Wilson Street and Rosa Park Blvd. The two-story structure also includes a completed attic and an unfinished basement. The exterior showcases traditional brick on a wood frame. Additionally, the back portion of the home features wood paneling and siding at one point. There is a covered brick porch offset from the center of the structure, supported by three columns, two of which are currently brick, and one is wood under a flat roof.

This project consists of the exterior repair and refurbishment of existing building elements, including window and door replacement. Work will be completed on both street-facing and non-street-facing facades. Corrections to all the violations of the previous owner will be addressed, including the replacement of the gutters, soffit, and front porch structural issues with the center column.

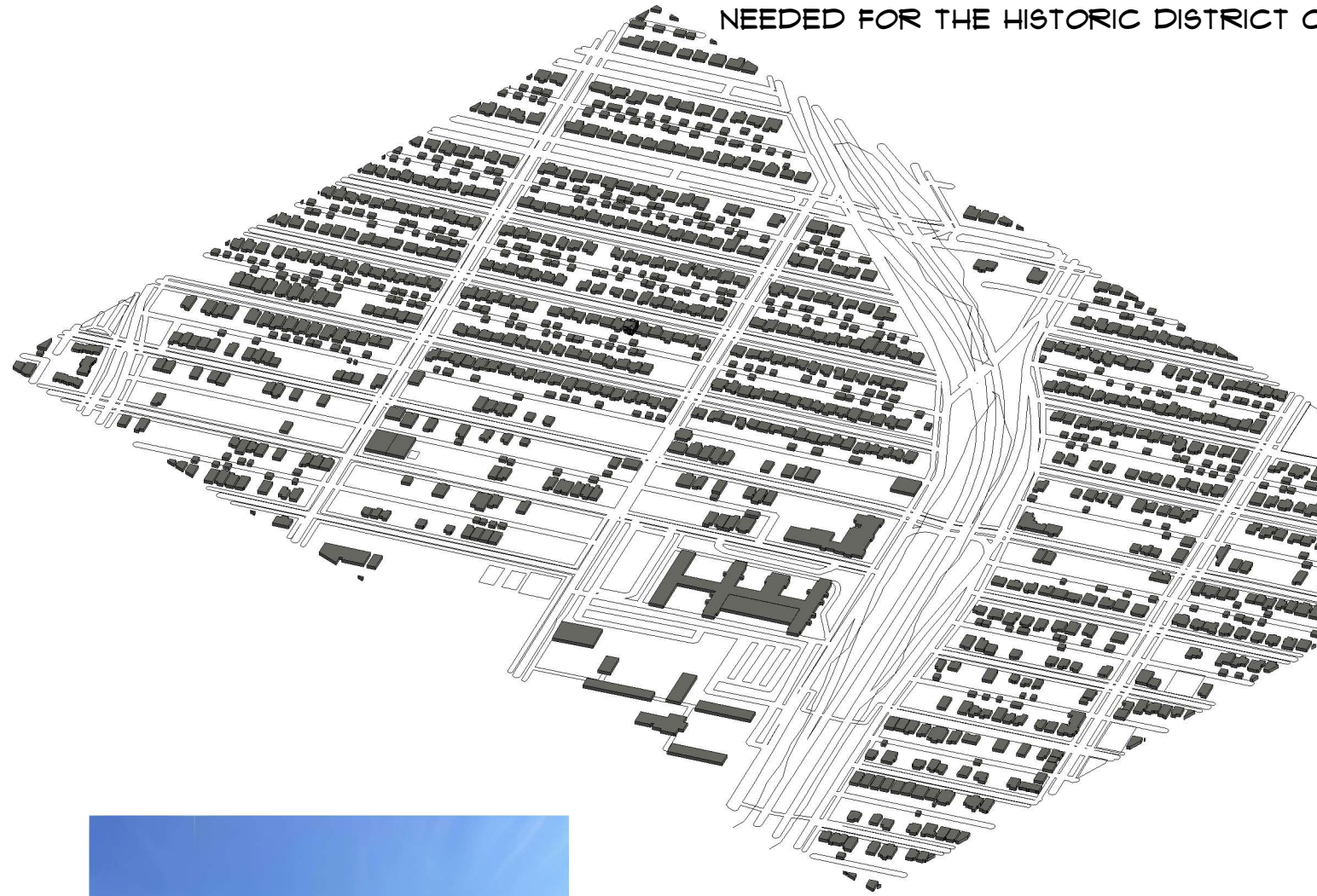
The first-floor street-facing side consists of five equally spaced wooden windows, three on the left side and two on the right under the porch. On the second-story street-facing side, there are five wooden windows: two to the left, one in the center, and two to the right. On the attic level street-facing side, there are three equally spaced windows in the center. On the non-street-facing portion, there are currently 11 windows or window openings, one of which is a basement window. The other 10 include a kitchen window, an addition window, and sunroom and bedroom windows. The east side has 10 windows, and there are 13 on the west side of the property.

On the non-street-facing side of the home, repairs must be made on the porch, upper deck of the porch, and back wall. On the back wall, removal of rotted wood will be replaced with the appropriate structural lumber. Additionally, the back wall will then be covered with plywood, insulation, and house wrap in preparation for the installation of fiber cement lap siding. The stairs on the landing of the back porch will be replaced as some of the concrete is cracked. A new railing will be installed on the upper porch using pressure-treated pine. Existing masonry will be repaired and tuckpointed as required. All wood painted elements, as well as new lap siding, will be painted in accordance with the appropriate Detroit Historic Commission Color System. Where it is necessary to repair or replace damaged existing elements, in-kind materials will be used.

Lastly, the current chain link fence does not enclose the entire backyard. We would like to remove the chain link fence and replace it with a pressure treated privacy fence, which would be stain or paint in accordance with the appropriate Detroit Historic Commission Color System one year after the fence has been installed.

# 1651 EDISON DETROIT, MICHIGAN, 48206 BUILDING PLANS

NEEDED FOR THE HISTORIC DISTRICT COMMISSION OF THE CITY OF DETROIT PLANNING APPROVAL



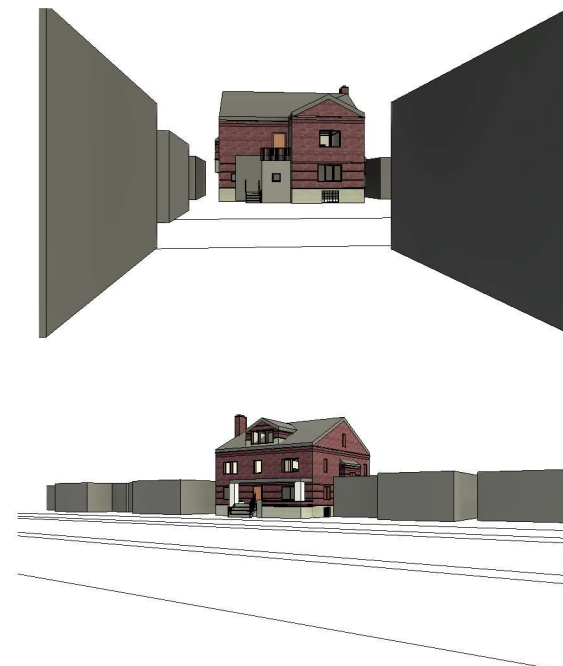
"WHEREVER YOU'RE PLANTED, LET'S START THERE!"



RESIDENTIAL | COMMERCIAL | MIX-USE DEVELOPMENTS

*RESIDENTIAL BUILDER  
GENERAL CONTRACTOR  
ARCHITECTURAL DESIGNER*

*607 SHELBY SUITE 718,  
DETROIT, MI, 48226  
734-210-0839  
BUILDINGMOREDESIGN.COM*



SHEET NUMBER	TITLE OF SHEET
A-100	COVER SHEET
A-101	MACRO & MICRO SITE PLAN
A-102	ILLUSTRATED SITE PLAN & SOUTH MACRO ELEVATION
A-103	MACRO ELEVATIONS (CON'T)
A-104	RENDERED ELEVATIONS
A-105	DETAILED ELEVATIONS

*DRAWN BY: THEODORE A. MCNEAL, BSARCH, BSCE,  
LICENSED BUILDER*









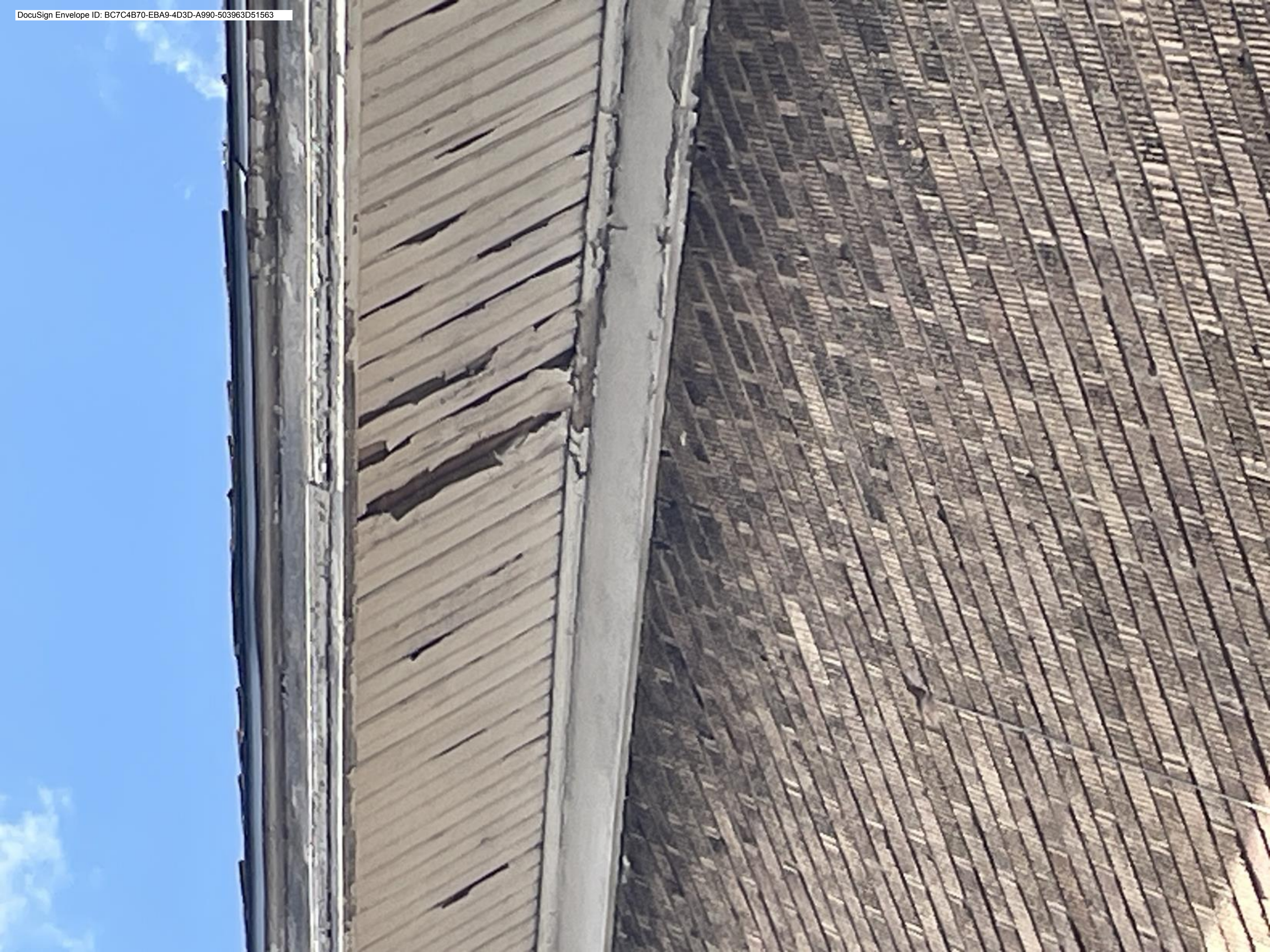




















# Exterior Doors



**Front Door**



**Proposal Front Door  
Fiberglass Craftsman**



**Proposal Front Security  
Door**



**Back Upper Porch Door**



**Proposal Side and Back Doors  
6 Panel Fiberglass**



# South Wall Additional Information



Proposal JAMESHARDIE PRIMED  
5 FIBER CEMENT CEDARMILL LAP SIDING  
Cobblestone



Proposed replacement windows for back wall  
Andersen 100 series 1st floor



Proposed replacement window for back  
side 2nd floor. Andersen 100 series Gilding Window



Finished Example of proposal repairs  
This photo was taken of the house next door  
1659 Edison St

# Front Porch Brick Repair



Replace missing bricks from the side.



Replace missing bricks from front steps additional install missing caps on top of the bricks.

Lastly, replace the 4x4 wooden post in the center with matching bricks like the other columns.

# Gutters & Soffits



Amerimax 5-in aluminum gutter

## Hardie® Soffit

Thickness 1/4 in

Vented and Non-Vented Select Cedarmill®

Width 12 in

Length 12 ft



Soffit

# Windows



## North Windows



## West Windows



South Windows



East Windows





















2021  
32/16

