

PROJECT

ELEVATION ENERVATION

OWNER'S NAME

SOLID GROUNDS LLC

ADDRESS

932 EDISON ST.
DETROIT, MI 48202

PROJECT NO.

DATE : 12/27/2023

SCALE

1/32" = 1'-0"

SHEET TITLE

MATERIALS
DOCUMENTATION

A-3

SEAL

For a historic renovation like this, meeting the city's requirements means carefully matching the original materials and design.

Here's a breakdown of the materials and scope of work for each floor's exterior elevation:

First Floor:

•Material: The first floor is primarily brick, which appears to be a red-brown hue. This brick is likely an older, hand-laid type, which may need careful matching if repairs or replacements are required.

•Details:

The brickwork includes decorative mortar joints and stone-like caps on the brick columns near the entrance. Any repairs or cleaning should maintain the original texture and color of the bricks.

•Scope of Work:

•Clean and restore the existing bricks, repairing any damaged or cracked areas.

•Ensure that any new mortar matches the color, texture, and composition of the original mortar.

•Check the stone-like caps on the columns for damage and restore or replace as necessary.

Second Floor:

•Material:

The second floor features wood shingles, likely cedar or a similar material, painted in a reddish-brown tone. Some shingles seem to be deteriorating, requiring selective replacement.

•Details:

The shingles should follow the original pattern and thickness to maintain historical accuracy.

•Scope of Work:

•Replace damaged shingles with new ones that match the original material, thickness, and pattern.

•Strip, sand, and repaint the shingles with a color that matches the existing reddish tone.

•Restore any wood trim around the windows, ensuring that the profiles match the original design.

General Scope of Work for Both Floors:

•Windows: Repair or replace boarded windows with historically accurate windows. Use wood framing and a matching grid pattern if applicable.

•Paint:

The trim and any wood elements (like eaves, soffits, and decorative details) should be repainted in colors that match the existing scheme.

•Roofline: Inspect the gable and roof details for any necessary repairs, ensuring that any replacements match the original materials and profiles. This approach should align with the city's requirements to maintain historical accuracy in the renovation.

1. Color Samples and Specifications:

•Provide actual color swatches or samples for each material (brick, shingles, trim) along with manufacturer information.

•If you have custom color-matched paint, include the color formula or specification sheet.

2. Material Documentation:

•List the specific type of brick, shingles, and mortar you intend to use, ensuring they match the historical materials as closely as possible.

•Include product data sheets or photos of sample materials, especially if you're sourcing materials to replicate the original appearance.

3. Scope of Work and Methods:

•Outline the full scope of work, detailing every step of the restoration process, including:

•Cleaning methods for brickwork (e.g., low-pressure water cleaning, non-abrasive techniques).

•Any repair methods, such as repointing for brick or re-nailing and securing shingles.

•Painting process (e.g., scraping, sanding, priming, and finishing for wood surfaces).

•Specify any tools and products used to preserve the original look and avoid damaging historic materials.

For a historic renovation, matching the exact color can be critical to preserving the building's character.

Here's an analysis based on the house elevation:

1. Brick on the First Floor:

The brick appears to be a deep, reddish-brown. To match this color exactly, you may want to have the existing brick professionally cleaned (to remove dirt and discoloration) and then color-matched by a masonry supplier.

This will ensure any new brick or mortar repair blends seamlessly.

2. Wood Shingles on the Second Floor:

The shingles have a weathered, muted red tone, slightly darker and more subdued, likely due to aging. For a precise match:

•You could scrape off a small, inconspicuous piece of paint and take it to a paint supplier for a color match.

•Alternatively, choose a historic paint line with a muted, weathered red that is designed for restoration work, such as "Colonial Red" or a similar tone.

3. Trim and Accent Color:

The trim around the windows and roofline is painted in a dark red, slightly different from the shingles. This darker shade gives a more defined accent. Again, a color-matching service could provide the exact shade to maintain historical integrity.