

# DHDC 22-7800

## APPROVAL DOCUMENT – POST AT WORK LOCATION



CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226

May 18, 2022

### CERTIFICATE OF APPROPRIATENESS

George Shihadeh  
2010 Chicago Avenue  
Detroit MI 48206

**RE: Application Number 22-7800; 2010 Chicago; Boston-Edison Historic District**

Dear Mr. Shihadeh,

At the Regular Meeting that was held on May 11, 2022, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on May 17, 2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

***Erect a 24’-8” x 24’-8” garage at the northeast (rear yard) corner of the lot, per the submitted documents, drawings, and product data.***

***With the conditions that:***

- ***Notes specifying the style, material and color of the overhead and entry doors be added to the drawings. The siding specification and color will be added to the drawings and corrected on the wall section.***
- ***If exterior lighting is selected, catalog cuts will be submitted to staff for review.***

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov).

For the Commission:

Audra Dye  
Detroit Historic District Commission









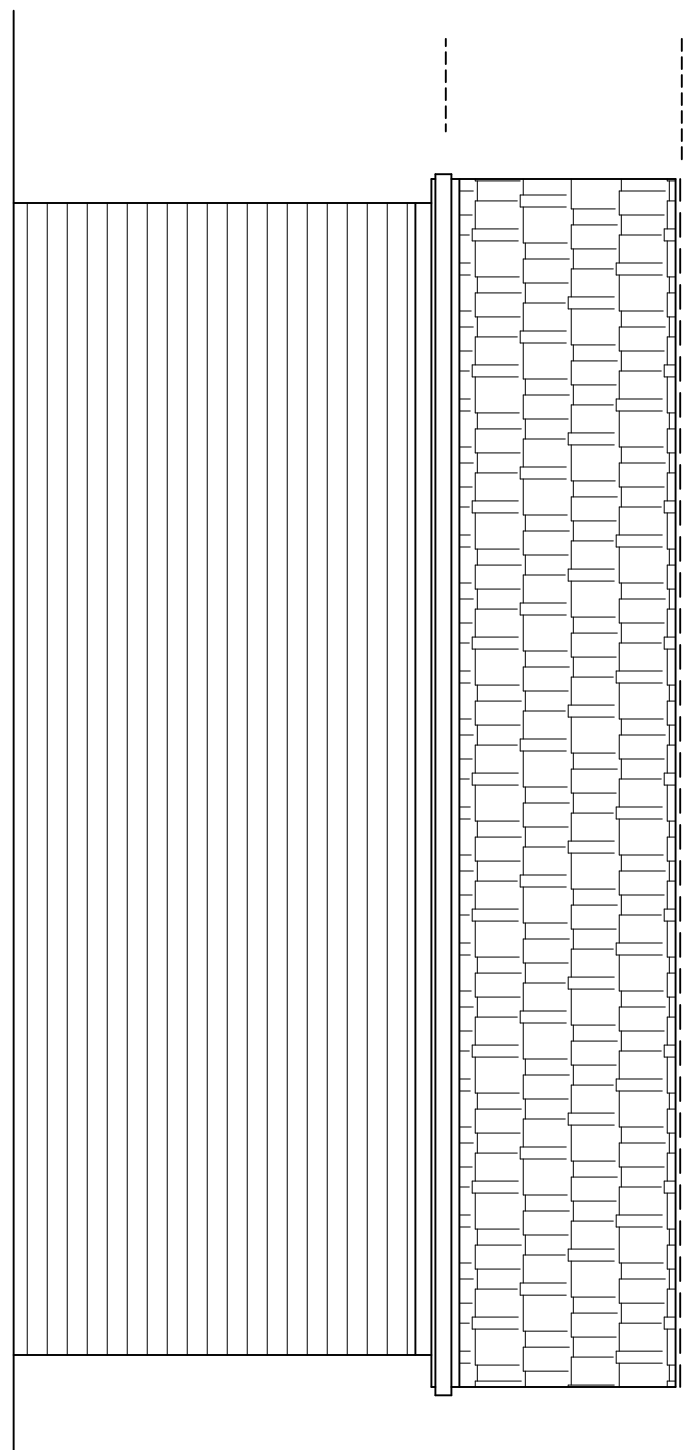
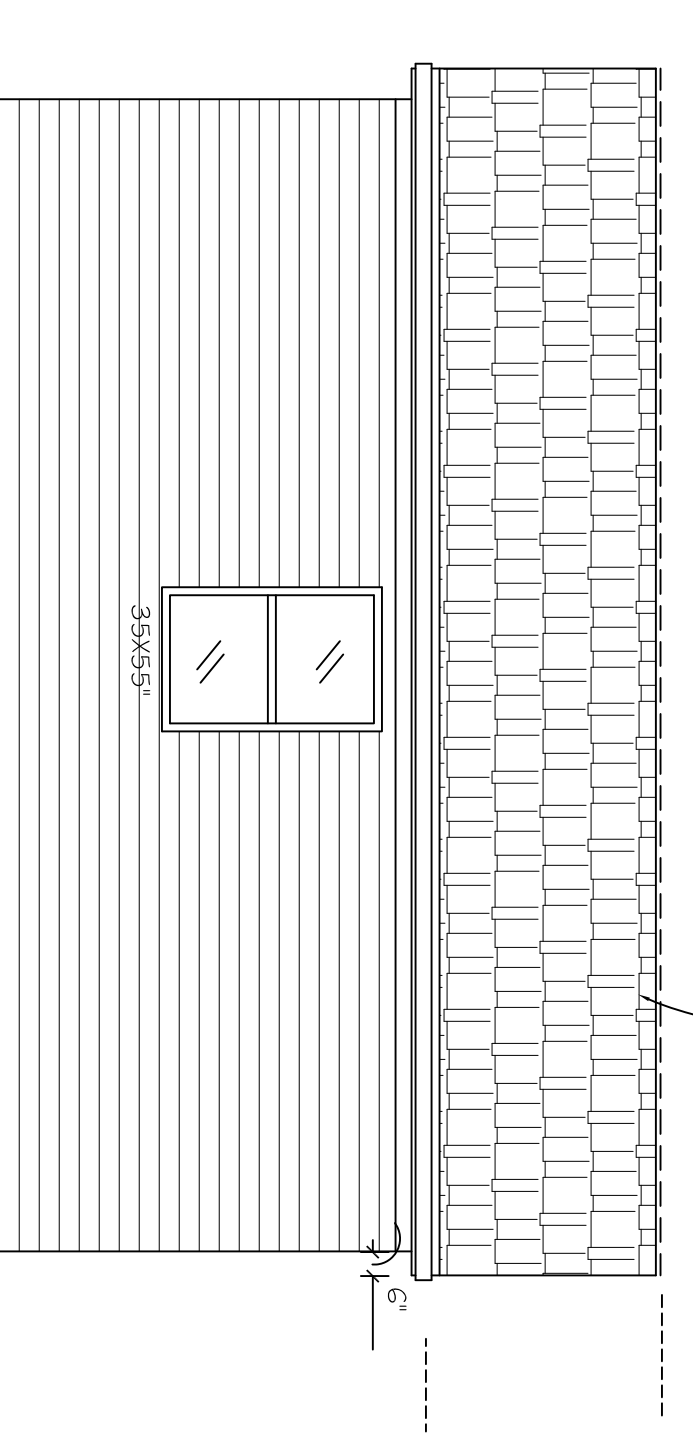
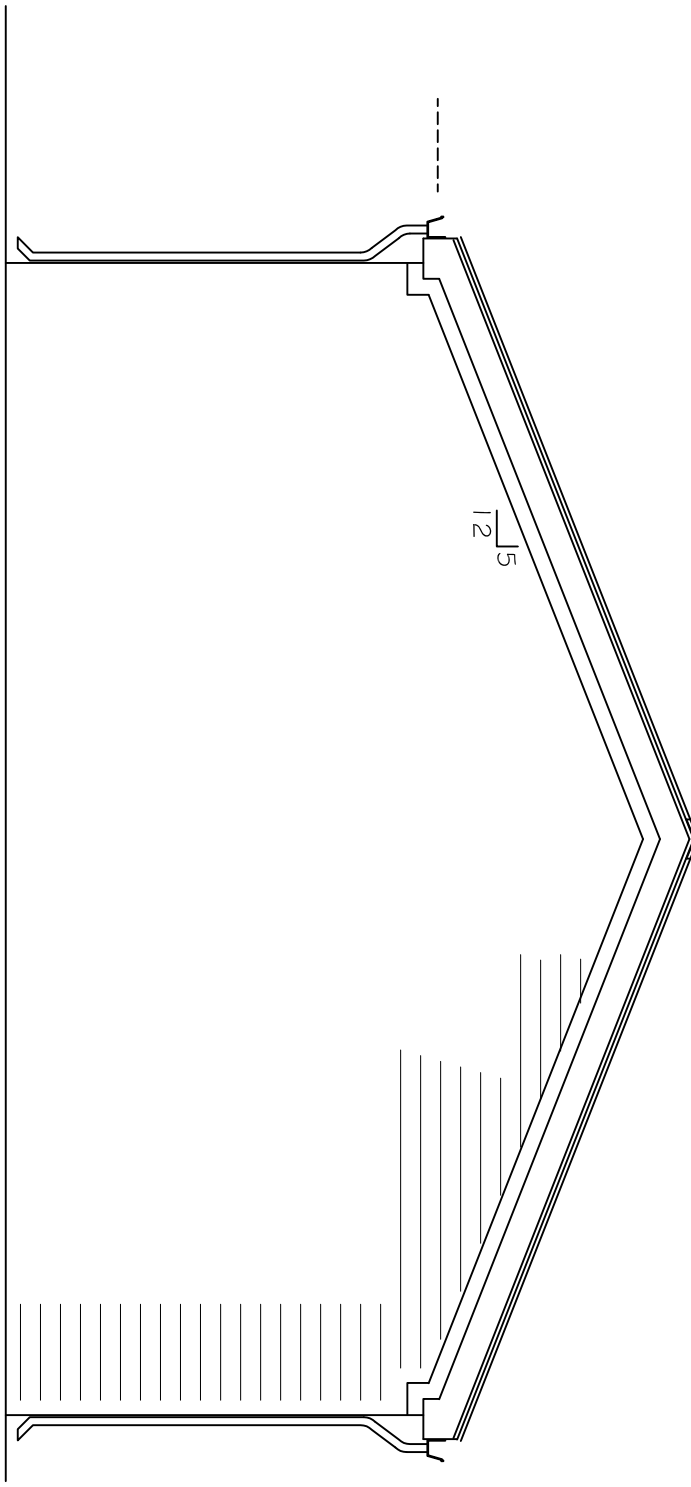
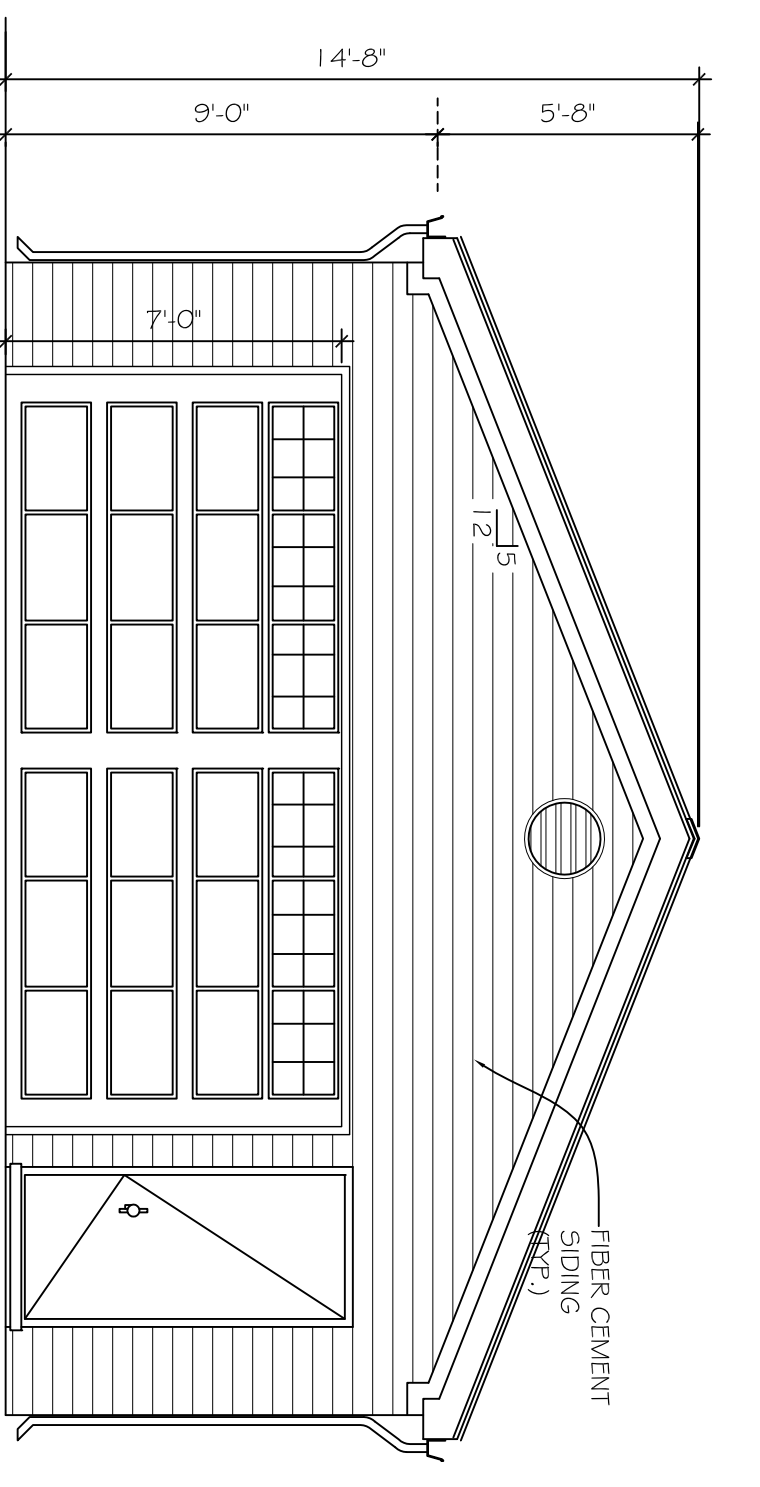
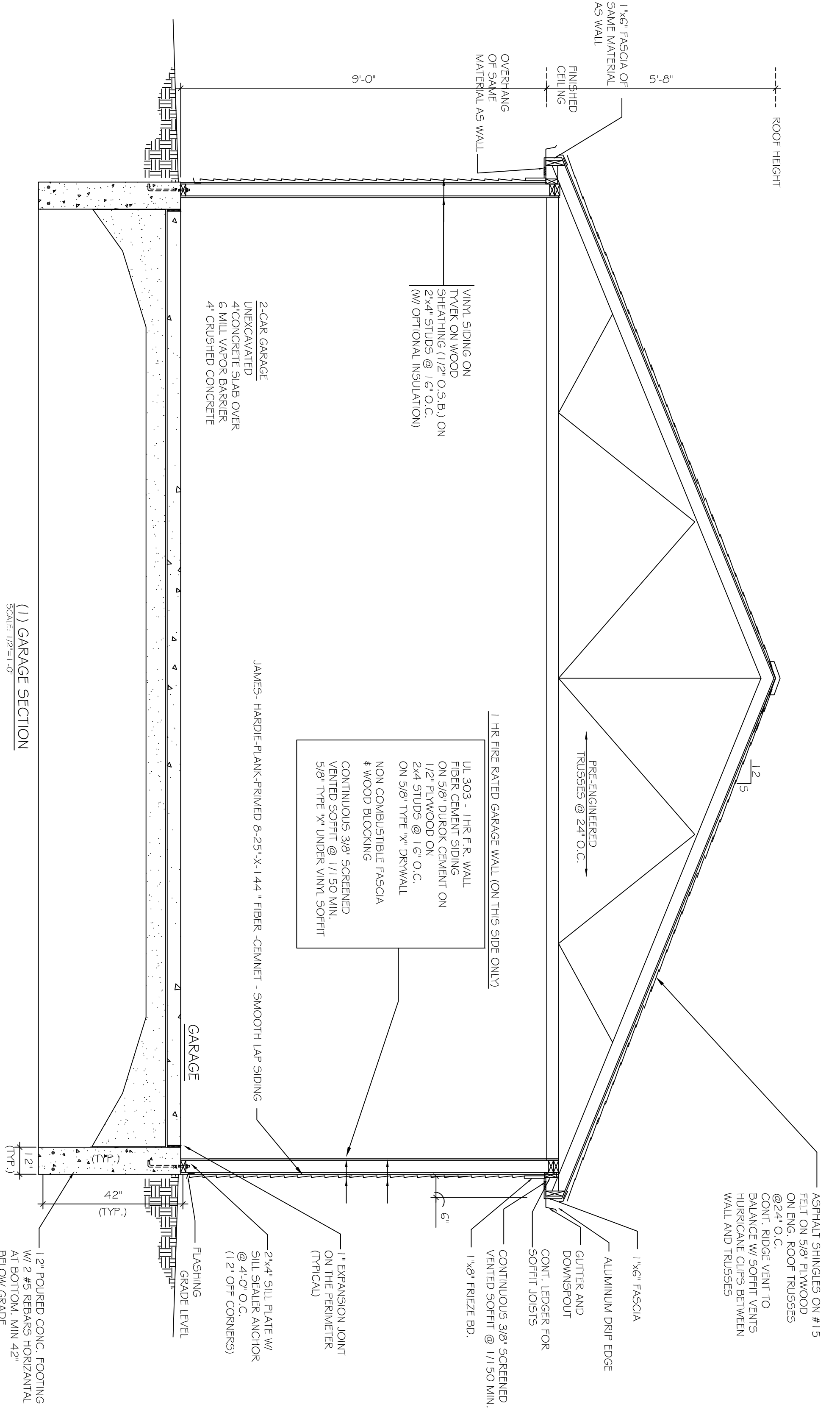
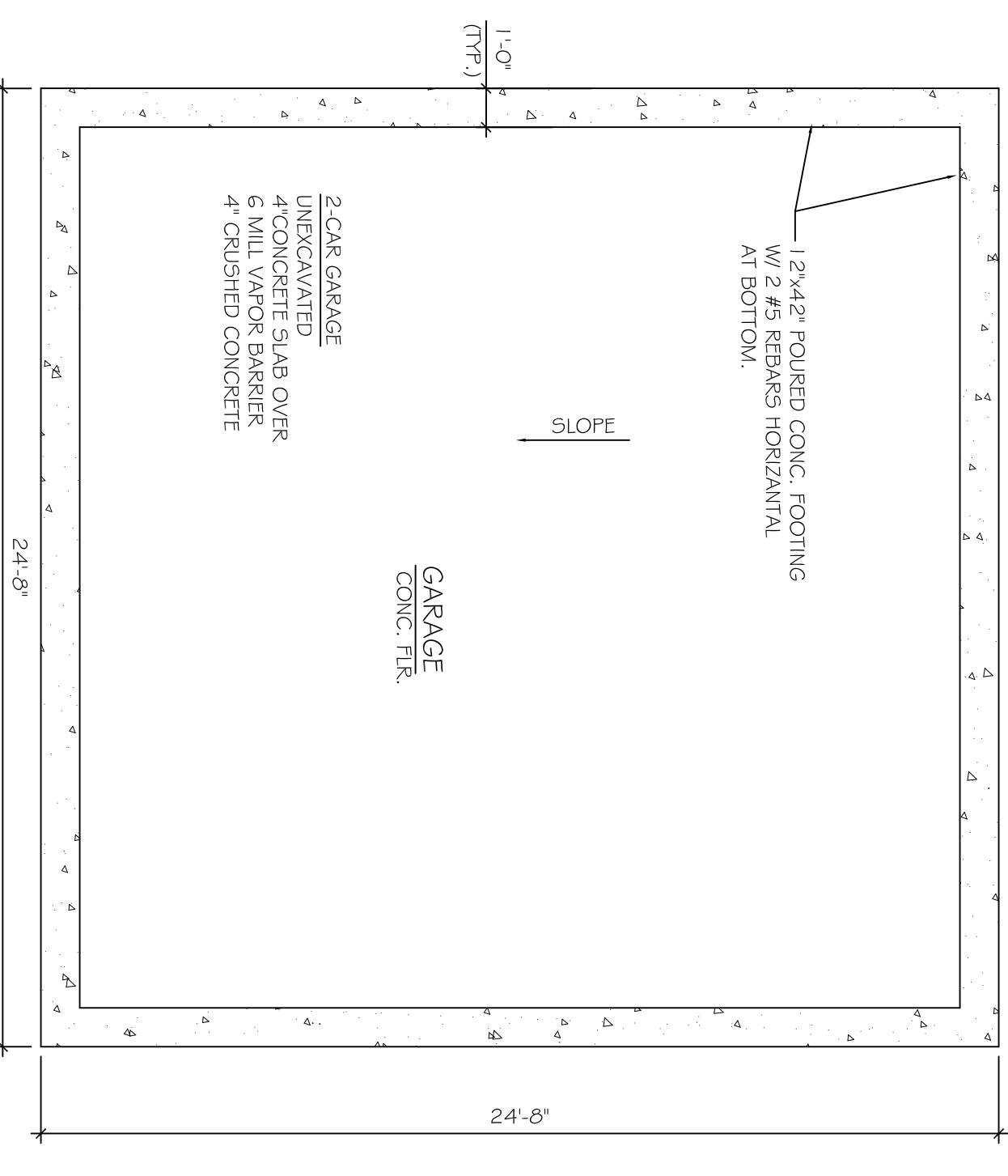
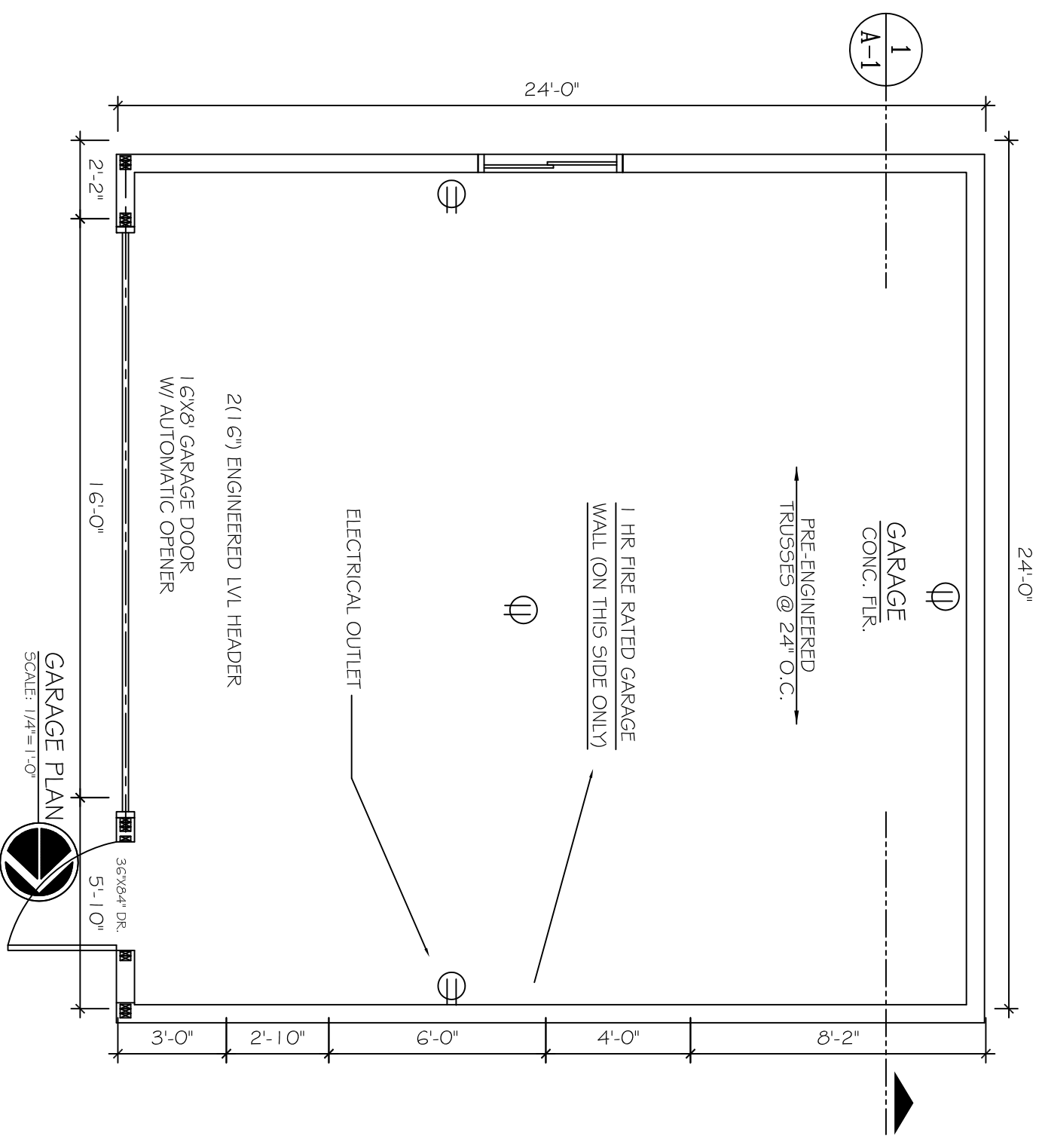
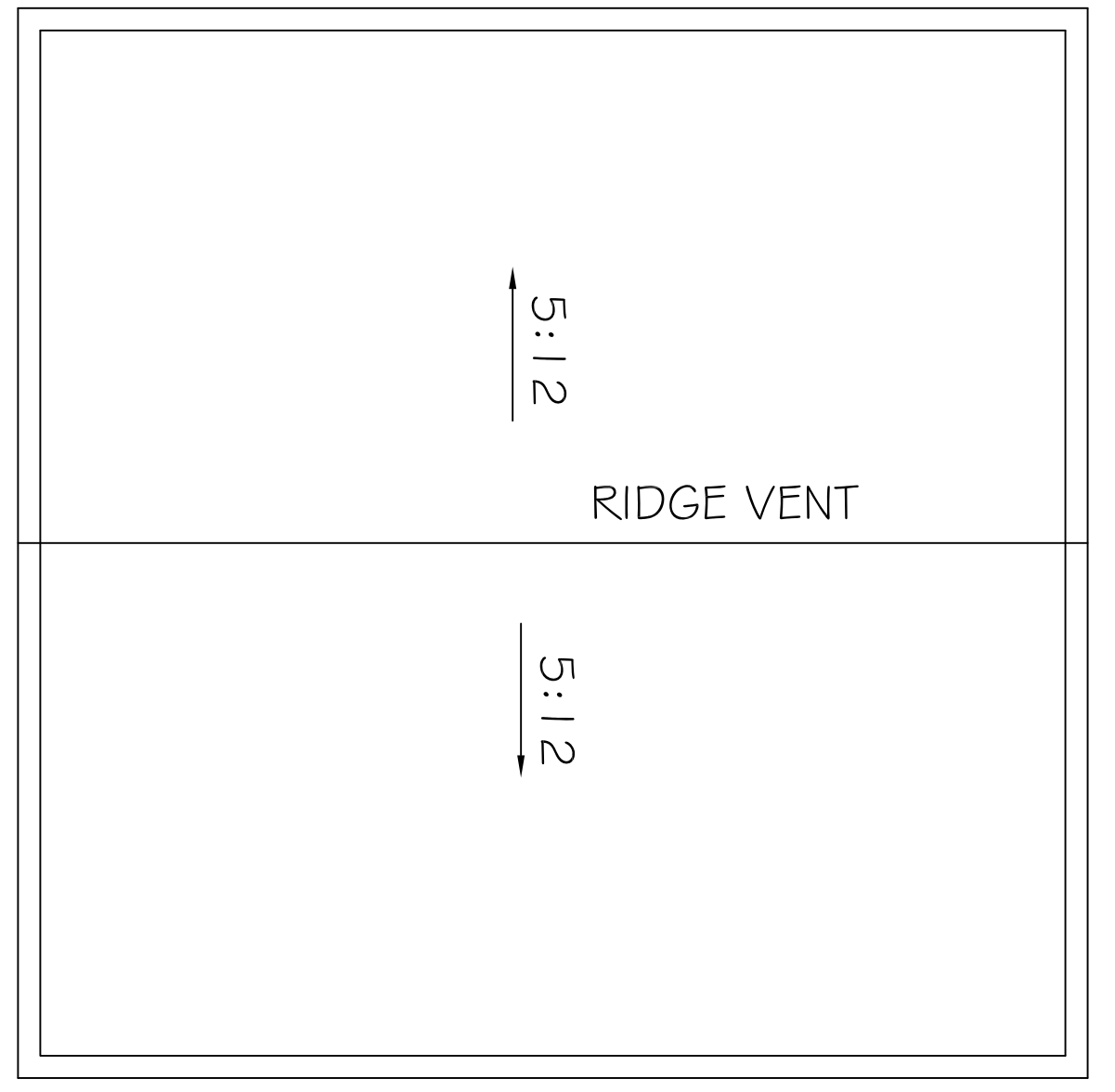




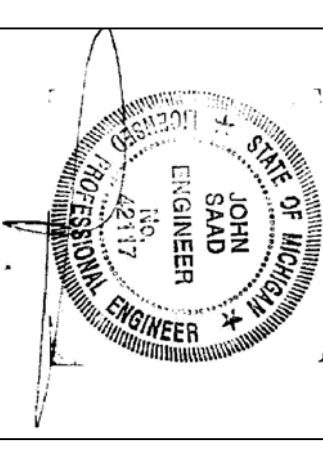








SCALE: AS NOTED	DATE: 04-04-2022	ACAD FILE: 2010 CHICAGO
DRAWN BY J.S.	DATE 04-04-2022	ISSUED FOR building permit
DESIGNED BY J.S.		
CHECKED BY J.S.		



SHEET TITLE:  
**PROPOSED GARAGE FLOOR AND ELEVATION PLAN**

CONSTRUCTION OF NEW DETACHED GARAGE ON A LOT LOCATED AT  
2010 CHICAGO BOULEVARD, DETROIT, MICHIGAN

APPLICANT: Mr. George Shihadeh  
2010 Chicago Boulevard  
Detroit, Michigan 48206

HANNA ENGINEERING AND CONSULTING  
Planners, Architect and Engineers  
31786 Clarita  
Livonia, Michigan 48152  
Tel: (313) 575-0220  
jsaad.hec@gmail.com

JOB No.  
23-2022

SHEET No.  
A-1



Per the applicant's links, listed below are the specific garage components that coordinate with the submitted drawings.

Grayish Brown B:8.

Copied from Color System E color chart



### Roof

CertainTeed Landmark Pro – Weathered Wood  
(to match the shingles recently installed on house)

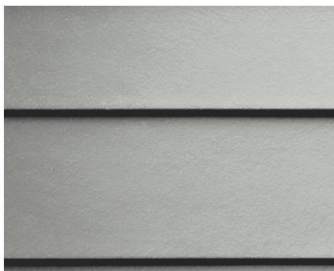


### Siding

James Hardie, Smooth Surface Siding – selected color, Light Mist

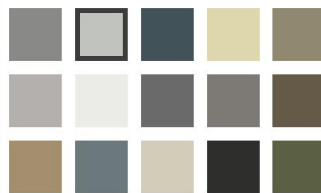
#### THE STATEMENT COLLECTION™

Classic shades—engineered with long-lasting ColorPlus® Technology—will make a statement that resonates for generations. The tried and true colors of James Hardie's Statement Collection™ products were designed for every home. They're our most popular hues. And they are readily available in your region.



#### SIDING COLORS

Light Mist



### Front/South Elevation - Garage Door

Clorpay  
Classic Collection 16 ft. x 7 ft. 18.4 R-Value Intellicore Insulated Solid Sandstone  
Garage Door

★★★★★ (605) Questions & Answers (78)



Clorpay Intellicore Insulated Solid Sandstone

- 3-layer steel frame construct
- Features Intellicore an indust
- Deep panel edging improves
- View More Details

Garage Door Color: Sandstone



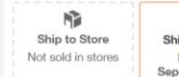
Garage Door Size: 16 ft x 7 ft



Insulation R-Value: 18.4

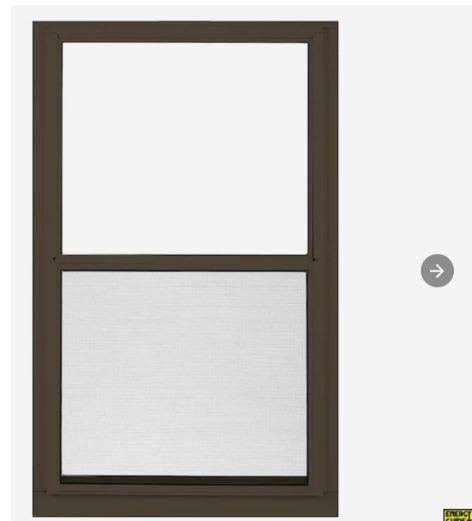


#### How to Get It





## West Elevation - Window



LARSON Performance 35.87-in x 55-in Low-e Aluminum Brown Window  
Item #1255413 Model #L20143655ES

\$135.96

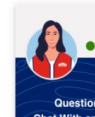


\$129.16 when you choose 5% savings on eligible purchases every day.  
[Learn how](#)

- Low-E glass reduces harmful UV rays that cause fading
- Meets ENERGY STAR® certification requirements in northern and north-central climate zones
- Accidental glass breakage warranty coverage for peace of mind

Common Size (W x H)  
36-In X 55-In

Color/Finish Family: Brown



## Entry Door

36 in. x 80 in. 9 Lite Primed Steel Prehung Right-Hand Inswing Back Door with Brickmould Entry Door  
Painted grayish brown

JELD-WEN  
36 in. x 80 in. 9 Lite Primed Steel Prehung Right-Hand Inswing Back Door with Brickmould  
★★★★★ (88) Questions & Answers (56)



Exterior View

\$28.00 /mo\* suggested payments with 12 months

- Made of durable rust-resistant galvanized steel
- Prehung steel door includes frame for easier installation
- Actual unit size is 37-7/16 in. x 81-3/4 in.
- [View More Details](#)

Rochester Hills Store  
✓ 2 in stock Aisle 33, Bay 010 Text to Me

Common Door Size (WxH) in.: 36 x 80  
32 x 80 36 x 80

Door Handing: Right-Hand/Inswing  
Left-Hand/Inswing Right-Hand/Inswing

How to Get It Delivering to: 4

<p><b>Store Pickup</b> Pickup Today FREE</p>	<p><b>Ship to Home</b> Not available for this item</p>	<p><b>Schedule</b> As Start</p>
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2 in stock at Rochester Hills  
[Check Nearby Stores](#)

## Garage Lights – Interior

Newhouse Lighting  
4 ft. 100-Watt (300- Watt Equivalent) Integrated LED 10,000 Lumens 4000K Garage Lighting Shop Light, Silver

★★★★★ (75) Questions & Answers (23)







# Sustainability meets **DESIGN & DURABILITY**

*Featuring James Hardie® siding and trim, the VISION House Orlando '11 incorporates the essentials of sustainable living through design and construction. Much of the focus was aimed at energy efficiency, water conservation, sustainable materials, and hurricane disaster resistance.*





## MANUFACTURING



- We recycle water used in manufacturing up to four times during the process.
- Our Environmental Management System is ISO 14001 certified in our Illinois, Nevada, and Virginia manufacturing facilities.
- Our Zero to Landfill Project demonstrates our vision for making our products as efficiently as possible and is currently focused on reducing our landfilled waste by half.

## TRANSPORTATION



- We have high quality standards for raw materials, and at least 75% of raw materials are locally sourced.
- Eleven manufacturing facilities support the regional economy and reduce the environmental impact caused by transportation of materials.







## PRODUCT



- James Hardie® siding products are made from natural and sustainable raw materials that are also low in toxicity – Portland cement, cellulose pulp, sand, and water.
- Artisan® siding products contain 8% post-industrial or pre-consumer recycled content.
- James Hardie siding is noncombustible in accordance with ASTM E 136 and can be installed to achieve MIAMI-DADE large and small missile impact rating.
- Durable fiber cement materials not only require fewer resources for replacement, but help reduce maintenance and repair cost.
- Using factory-finished James Hardie siding and trim products with ColorPlus® Technology finishes reduce jobsite liquid waste and exposure to volatile organic compounds (VOCs). It also eliminates the need to store large amounts of paint on site. Our factory-finished products go through multiple quality control checkpoints, which minimizes the need for rework.



*“The single most important factor in green architecture is durability. If you want something to be green it has to last a long time. It has to handle water, heat and UV radiation. Fiber-cement handles all three exceptionally well.”*

*Joseph Lstiburek  
BASC, MENG., PhD, PENG*



## LEED CERTIFICATION

James Hardie products can contribute points towards a LEED project certification as well as a certification to the ICC 700 National Green Building Standard. James Hardie® siding, trim, soffit, fascia and Artisan siding and trim are listed as certified products in Home Innovation Research Labs NGBS Green Certified Product Program. The Home Innovation Labs NGBS Green certification allows accredited verifiers to award points towards the whole project certification without additional documentation for the attributes of the practices specified. Additionally, a project-specific cutsheet in support of recycled and regional content claims is available upon request. Please contact [info@jameshardie.com](mailto:info@jameshardie.com) for more information.



[http://www.homeinnovation.com/services/certification/green\\_certified\\_products/green\\_certified\\_product\\_detail?prodid=303](http://www.homeinnovation.com/services/certification/green_certified_products/green_certified_product_detail?prodid=303)

### National Green Guidelines

### Project seeking USGBC LEED® certification

### ICC 700 National Green Building Standard Voluntary Model Green Home Building Guidelines

#### James Hardie® Siding Products

MR5 (MR4 for Homes) Recycled Content;  
MR5 (MR4 for Homes) Regional Materials

601.7. Building materials/assemblies do not require additional site applied material for finishing. (ColorPlus® products only)  
602.1.6. In areas of termite infestation probability, termite-resistant materials are used.

#### Artisan® Siding Products

MR5 (MR4 for Homes) Recycled Content;  
MR5 (MR4 for Homes) Regional Materials

601.7. Building materials/assemblies do not require additional site applied material for finishing. (ColorPlus® products only)  
602.1.6. In areas of termite infestation probability, termite-resistant materials are used.



At James Hardie, we pride ourselves on providing building products that help you craft more sustainable homes and buildings. While all green programs share the goal of environmental awareness, they do not always measure success in the same way. Our commitment to sustainable manufacturing practices extends to the development of products that last longer, requires less maintenance, and contribute to energy efficiency.


To learn more, please contact James Hardie Technical Services at **1-866-4HARDIE (1-866-442-7343) or [info@jameshardie.com](mailto:info@jameshardie.com).**





## SPECIFICATIONS

<b>Color/Finish Family</b>	Gray
<b>Actual Length (Inches)</b>	144
<b>Texture</b>	Smooth
<b>Finish Warranty</b>	15-year limited
<b>UNSPSC</b>	30151800
<b>Series Name</b>	Statement Collection Hardie Trim HZ

<b>Warranty</b>	15-year limited
<b>CA Residents: Prop 65 Warning(s)</b>	 <b>Prop 65 WARNING(S)</b>
<b>Actual Thickness (Inches)</b>	0.75
<b>Manufacturer Color/Finish</b>	Light Mist
<b>Actual Width (Inches)</b>	2.5



## Dimensions

Actual Door Height (in.)	81.75	Actual Door Thickness (in.)	1.75
Actual Door Width (in.)	37.4375	Door Height (in.)	80 in
Door Thickness (in.)	1.75	Door Width (in.)	36 in
Jamb Size (in.)	4-9/16"	Nominal Door Height (in.)	80 in
Nominal Door Thickness (in.)	2 in	Nominal Door Width (in.)	36 in
Rough Opening Height (In.)	82.5 in	Rough Opening Width (In.)	39.9375 in

## Details

Bore Type	Double Bore	Color Family	Off White
Color/Finish	Primed	Door Configuration	Single Door
Door Glass Insulation	Tempered	Door Handing	Right-Hand/Inswing
Door Style	Traditional	Door Type	Exterior Prehung
Features	Brickmold,Lockset Bore (Double Bore),Weatherstripping	Finish Type	Primed
Frame Material	Wood	Glass Caming Finish	No caming
Glass Layout	1/2 Lite	Glass Shape	Rectangle Lite
Glass Style	Clear Glass	Hinge Finish	Satin Nickel
Hinge Type	Standard	Included	Instructions
Material	Steel	Number of Hinges	3
Number of Lites	9 Lite	Panel Type	2 Panel
Product Weight (lb.)	53.44 lb	Returnable	90-Day



# Specifications

## Dimensions

Garage Door Size	16 ft x 7 ft	Product Depth (in.)	2 in
Product Height (in.)	84 in	Product Width (in.)	192 in

## Details

Color Family	Tan	Door Configuration	Double Door
Features	Insulated	Garage Door Collection	Classic
Garage Door Color	Sandstone	Garage Door Style	Classic
Included	Instructions	Insulation R-Value	18.4
Material	Steel	Product Type	Without Windows
Product Weight (lb.)	220 lb	Returnable	90-Day
WindCode Rating	No WindCode Rating		



## SPECIFICATIONS

<b>Weight</b>	23.4
<b>Clear Opening Sq Ft.</b>	5.18
<b>Meets Wildland Urban Interface</b>	✗
<b>Clear Opening Width (Inches)</b>	31.75
<b>Clear Opening Height (Inches)</b>	23.5
<b>Meets Title 24</b>	N/A
<b>ENERGY STAR Certified Northern Zone</b>	✔
<b>Color/Finish Family</b>	Brown
<b>Rough Opening Width (Inches)</b>	36

<b>Weatherstripped Panels</b>	✔
<b>Warranty</b>	10-year limited
<b>U Value</b>	0.26
<b>Glazing Type</b>	Single pane
<b>Window Type</b>	Storm
<b>Solar Heat Gain Coefficient (SHGC)</b>	0.42
<b>Screen Material</b>	Fiberglass mesh
<b>Rough Opening Height (Inches)</b>	55
<b>Window Style</b>	2-track



# Specifications

## Dimensions

Chain Length (ft.)	4	Product Height (in)	2
Product Length (ft.)	4	Product Width (in)	4.5

## Details

Actual Color Temperature (K)	4000	Ballast Grade	Commercial
Color Rendering Index (CRI)	85	Color Temperature	Soft White
Compatible Bulb Type	Integrated LED	Connection Type	Plug-in
Cord Length (ft.)	5	Fixture Color Family	Silver
Fixture Color/Finish	Silver	Hardware Included	Yes
Included	Chain,Chord,Mounting Hardware	LED Driver Volts	12
Life in Hours	25000	Lumens	10000
Package Quantity	1	Product Weight (lb.)	2.5 lb
Product Width (ft)	0.38 ft	Replaceable LED Module	No
Returnable	90-Day	Watt Equivalence	300