

7/19/22

NOTICE OF DENIAL

Kirk Ramsey
Urban Communities Great Lakes, LLC
17437 3rd Street
Detroit, MI 48203

RE: Application Number 22-7900; 757 Covington; Palmer Park Apartment Bldgs. Historic District

Dear Applicant,

At the Regular Meeting that was held on July 13, 2022, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) and 9(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1), MCL 399.209 (9) and Sections 21-2-78 and 21-2-80 of the 2019 Detroit City Code; the DHDC hereby issues a Denial for the following work, effective on July 19, 2022, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- *The removal of courtyard walls, fountain and features*
- *The replacement of rear wood windows #1-3*

The reasons for the denial are a failure to meet the following specific Standards or Elements:

- 2) *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 5) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The application may be resubmitted for the Historic District Commission's review when suggested changes have been made that address the cited reasons for denial, if applicable.

Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Jon Stuckey, Michigan Department of Attorney General
2nd Floor, G. Mennen Williams Building
525 West Ottawa Street
P.O. Box 30754
Lansing, MI 48909

Phone: 517-335-0665
E-mail: stuckeyj@michigan.gov

If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.
For the Commission:



Daniel Rieden
Detroit Historic District Commission

DHDC 22-7900

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

7/19/22

CERTIFICATE OF APPROPRIATENESS

Kirk Ramsey
Urban Communities Great Lakes, LLC
17437 3rd Street
Detroit, MI 48203

RE: Application Number 22-7900; 757 Covington; Palmer Park Apartment Bldgs. Historic District

Dear Applicant,

At the Regular Meeting that was held on July 13, 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 July 19, 2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- ***Repair of the rear gable wall per the attached drawings and detailed description.***
- ***Replacement of rear basement window #4 ONLY (see attached location photo) with glass block as described per the attached documents.***

The Certificate of Appropriateness is issued with the following conditions:

- ***The clay brick be of a color, dimension and finish that approximates the existing brick of the gable wall. (Staff has received and approved, see attached.)***
- ***Staff receive a final plan showing product and detail description of the above work. (Staff has received and approved, see attached.)***
- ***The applicant provides HDC staff a review of the above items before installation. (Staff has received and approved, see attached.)***

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.

For the Commission:



Daniel Rieden
Detroit Historic District Commission

RAMSEY

2ND EMAIL - ADDED DETAILS

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

PER REQUEST 7/5/22

CITY OF DETROIT
PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: 6/15/22

PROPERTY INFORMATION

ADDRESS: 757 COVINGTON AKA: _____

HISTORIC DISTRICT: _____

SCOPE OF WORK: Windows/Doors Roof/Gutters/Chimney Porch/Deck Landscape/Fence/Tree/Park General Rehab
(Check ALL that apply) New Construction Demolition Addition Other: _____

APPLICANT IDENTIFICATION

Property Owner/Homeowner Contractor Tenant or Business Occupant Architect/Engineer/Consultant

NAME: KIRK RAMSEY COMPANY NAME: UC 757 COVINGTON LP

ADDRESS: 17437 3RD ST CITY: DETROIT STATE: MI ZIP: 48203

PHONE: 313-296-9480 MOBILE: _____ EMAIL: KIRKRAMSEY@CURBAN.COM
UNITED WAY

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

Completed Building Permit Application (highlighted portions only)

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

Photographs of ALL sides of existing building or site

Detailed photographs of location of proposed work (photographs to show existing condition(s), design, color, & material)

Description of existing conditions (including materials and design)

Description of project (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)

Detailed scope of work (formatted as bulleted list)

Brochure/cut sheets for proposed replacement material(s) and/or product(s), as applicable

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

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: 6/15/22

PROPERTY INFORMATION

Address: 757 COVINGTON Floor: Suite#: Stories:
AKA: Lot(s): Subdivision:
Parcel ID#(s): Total Acres: Lot Width: Lot Depth:
Current Legal Use of Property: Proposed Use:
Are there any existing buildings or structures on this parcel? Yes No

PROJECT INFORMATION

Permit Type: New Alteration Addition Demolition Correct Violations
Foundation Only Change of Use Temporary Use Other:
Revision to Original Permit #: (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)
DEMO LANDSCAPE FEATURE, RECLAIM BRICK
INSTALL BRICK @ 4TH STORY REAR GABLE
MBC use change No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)
HVAC/Mechanical Electrical Plumbing Fire Sprinkler System Fire Alarm

Structure Type
New Building Existing Structure Tenant Space Garage/Accessory Building
Other: Size of Structure to be Demolished (LxWxH) cubic ft.
Construction involves changes to the floor plan? Yes No
Use Group: Type of Construction (per current MI Bldg Code Table 601)

Estimated Cost of Construction \$ 4,600.00 \$
By Contractor By Department

Structure Use
Residential-Number of Units: 24 Office-Gross Floor Area Industrial-Gross Floor Area
Commercial-Gross Floor Area Institutional-Gross Floor Area Other-Gross Floor Area
Proposed No. of Employees: List materials to be stored in the building:

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: Date: Fees Due: DngBld? No
Permit Description:

Permit #: Current Legal Land Use: Proposed Use:
Permit#: Date Permit Issued: Permit Cost: \$
Zoning District: Zoning Grant(s):
Lots Combined? Yes No (attach zoning clearance)
Revised Cost (revised permit applications only) Old \$ New \$
Structural: Date: Notes:
Zoning: Date: Notes:
Other: Date: Notes:



IDENTIFICATION (All Fields Required)

Property Owner/Homeowner Property Owner/Homeowner is Permit Applicant
 Name: UC 757 COVINGBOWL Company Name: KIRK RAMSEY
 Address: 17437 3RD ST City: DETROIT State: Mi Zip: 48203
 Phone: 313-635-2063 Mobile: 313-296-9480
 Driver's License #: _____ Email: KIRK.RAMSEY@URBANDCOMMUNITES.COM
Contractor Contractor is Permit Applicant
 Representative Name: _____ Company Name: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Phone: _____ Mobile: _____ Email: _____
 City of Detroit License #: _____

TENANT OR BUSINESS OCCUPANT Tenant is Permit Applicant

Name: _____ Phone: _____ Email: _____

ARCHITECT/ENGINEER/CONSULTANT Architect/Engineer/Consultant is Permit Applicant

Name: _____ State Registration#: _____ Expiration Date: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Phone: _____ Mobile: _____ Email: _____

HOMEOWNER AFFIDAVIT (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: KIRK RAMSEY Signature: [Signature] Date: 6/17/22
(Homeowner)

Subscribed and sworn to before me this _____ day of _____ 20____ A.D., _____ County, Michigan
Signature: _____ My Commission Expires: _____
(Notary Public)

PERMIT APPLICANT SIGNATURE

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be renewed.

Print Name: KIRK RAMSEY Signature: [Signature] Date: 6/17/22
(Permit Applicant)

Driver's License #: _____ Expiration: _____
Subscribed and sworn to before me this _____ day of _____ 20____ A.D., _____ County, Michigan
Signature: _____ My Commission Expires: _____
(Notary Public)

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.

**Appointment of Agent
Palmer Park Properties of
Urban Communities Great Lakes, LLC**

Urban Communities Great Lakes, LLC, a Delaware limited liability company ("UCGL"), is the General Partner of the entities listed below (each, a "Property Owner").

Each of the Property Owners listed below owns the property at the address set forth in the table below.

Kirk Ramsey is an employee of an affiliate of UCGL charged with managing ongoing renovation, construction, and maintenance projects on behalf of each Property Owner.

UCGL, in its capacity as General Partner of each of the Property Owners hereby appoints **Kirk Ramsey** as the agent of each Property Owner for purposes of design, renovation, construction, and maintenance.

Property Address	Property Owner
825 Whitmore	UC 825 Whitmore, LP
850 Whitmore	UC 850 Whitmore, LP
900 Whitmore	UC 900 Whitmore, LP
950 Whitmore	UC 950 Whitmore, LP
1000 Whitmore	UC 1000 Whitmore, LP
17725 Manderson	UC 17725 Manderson, LP
831 Covington	UC 831 Covington, LP
851 Covington	UC 851 Covington, LP
361 Covington	UC 361 Covington, LP
381 Covington	UC 381 Covington, LP
641 Covington	UC 641 Covington, LP
661 Covington	UC 641 Covington, LP
681 Covington	UC 641 Covington, LP
691 Covington	UC 641 Covington, LP
701 Covington	UC 641 Covington, LP
711 Covington	UC 641 Covington, LP
300 Whitmore	UC 300 Whitmore, LP
843 Whitmore	UC 843 Whitmore, LP
250 Merton	UC 250 Merton, LP
700 Whitmore	UC 700 Whitmore, LP
361 Merton	UC 361 Merton, LP
17111 2nd Ave	UC 17111 2nd Ave, LP
672 Merton	UC 672 Merton, LP
951 Whitmore	UC Palmer Park 951 Whitmore, LP
980 Whitmore	UC 980 Whitmore, LP
757 Covington	UC 757 Covington, LP
731 Covington	UC 731 Covington, LP
17655 Manderson	UC 17655 Manderson, LP

[Remainder of this page intentionally left blank. Signature Page Follows]

**Appointment of Agent
Palmer Park Properties of
Urban Communities Great Lakes, LLC**

**URBAN COMMUNITIES GREAT LAKES, LLC, a
Delaware limited liability company**

By: Urban Communities, LLC its sole Member

By: 

Name: Kirk S. Howell

Title: COO and General Counsel

STATE OF) Arizona
) ss.:
COUNTY OF) Maricopa

On May 27, 2022 before me, Heidi Cerepanya, a Notary Public for said state, personally appeared Kirk Howell, personally known to me OR proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that he executed the same and that his signature on the instrument binds the person, or the entity upon behalf of which the person acted.


Notary Public

State of Arizona

My commission expires:

6/16/2024





6/15/22

To: City Of Detroit Historic District Commission

Re: Brick/Demo/Window application for 757 Covington

We have inspected this rear yard landscape feature and the rear upper brick gable and found the Landscape feature to require removal for the following reasons.'

1. Broken and missing structural corners and posts.
2. Replacement Brick is no longer available
3. Crime issue's and complaints in the rear of this building is an ongoing problem. This feature provides cover to criminals and is a safety concern for our building residents

The upper gable is cracked and leaning potentially creating a falling brick safety issue during high winds and storms. Our plan is to save as many bricks for re-use as we can from both the landscape and gable removal to allow for the rebuilding of the gable with matching original bricks. In addition, there are 4 basement windows in the rear of the building that are original instead of the glass block ones on the balance of the rear of the building. We request to remove those and replace with glass block that matches the remaining basement windows on the rear of the building. These glass block units will be installed using metal anchors and matching mortar as close as possible to the existing mortar, and will follow all required installation guidelines.

Thank You for your consideration of our application


Kirk Ramsey

REVISED 6/17/22 PER EMAIL FROM HDC
KMR



7/12/2022

To. Detroit Historical Commission

Re: 757 Covington brick source

Per request we have found the closest brick to match existing brick on 757 Covington

Manufacturer is Beldon Brick

Color is "Madrid Common"

Pictures of existing and new included. Please ignore the 1 red brick in photo. The 3 bricks on the right that still have some mortar on them are from the existing landscape feature that is falling apart. The 3 on the left are the new proposed replacements if the commission will not allow us to remove the landscape feature and reuse those bricks for the structural repairs. The new bricks are the same height as the existing, but are 3/8 of an inch less wide than the existing bricks.

After reading the staff recommendations we offer the following response and request.

We are attempting to renovate 10 buildings here at Palmer Park in 2022-2023. This is the first of those to be in front of the commission. Our main issue we have is that we are directly across the street from the fountain and pond at the park. When night time comes the local PD push everybody out of the park and people tend to move into rear of our 3 buildings there. 757, 731, and 641. We must consider that this is not the 30s and 40s when these buildings were built. Society is different and there are larger homeless problems than during that era. This landscape feature is an area for people to meet, drug usage and human trafficking is a real problem here. Then once the weather turns colder the rear windows in our basements in all 3 building are broken into and people enter our basements and also enter our basement laundry rooms and present health and safety issues for our residents. These are not occasional issue's, these are daily or weekly issue's.

Since this application is our first of 10 buildings we are understanding of the HDC and its staff recommendations. If the commission accepts the new brick as shown in picture for the structural repairs we will make basic repairs to the landscape feature and keep it safe and sound. We ask that the commission allow us to replace all four rear yard basement windows with glass block to match the other existing glass block windows so we can at least keep people out of our basement and our residents safe.

Urban Communities, LLC
17437 3rd Street | Detroit, MI. 48203

We respectfully request that the HDC alters staff recommendations in the manner explained above.
I will be available during the meeting on Zoom and on the phone if needed.

Thank You

Kirk Ramsey

313-296-9480

kirkramsey@urbancommunities.com

From: [Kirk Ramsey](#)
To: [Dan Rieden](#)
Subject: [EXTERNAL] RE: 757 Covington - Historic District Commission - July 2022 Meeting
Date: Tuesday, July 5, 2022 8:57:25 AM
Attachments: [image001.png](#)

This Message Is From an External Sender

ATTENTION: This email was sent from an external source. Please be extra cautious when opening attachments or clicking links.

Good morning Dan. Answers below in caps.
Pictures emailed this morning as well
Thank You for all your help
Please let me know if you need anything else
Kirk

From: Dan Rieden <riedenda@detroitmi.gov>
Sent: Wednesday, June 29, 2022 4:35 PM
To: Kirk Ramsey <KirkRamsey@urbancommunities.com>
Subject: RE: 757 Covington - Historic District Commission - July 2022 Meeting

Dear Mr. Ramsey,

I would like to introduce myself, so you have my information available. I will be working with you to help bring your application to full completion before the HDC meeting. Please note that staff is working partially from home, so please reach me by this email.

Upon initial review of your application, I have the following questions. It would be very helpful to have the answer to these questions by end of day Friday, July 1st:

1. Please provide dimensions on the areas that will be impacted by the rebuilding of the wall and the parapet. You provide area dimensions on a photograph with a description of how this process will be repaired- are you removing and replacing the coping? Is the tile detail going to be preserved and replaced? Please describe.

THE AREA TO BE REPLACED IS FROM TOP OF WINDOW UP. IT IS 20' WIDE AND 10' TALL AT THE PEAK. WE ARE REMOVING BRICK USING A SCISSOR LIFT TO TAKE IT APART, BRING BRICKS TO THE GROUND, INSTALKL NEW STEEL LINTEL AND INSTALL CLEANED EXISTING BRICKS FROM THE GABLE AND THE LANDSCAPE AREA. THE BRICK ON THE LANDSCAPE FEATURE COME APART EASILY AND WILL BE CLEANED OF MORTAR AND REUSED. THE COPING AT THE TOP WILL BE REUSED OR IF BROKEN REPLACED WITH EXACTLY SAME SHAPE AND COLOR

2. Staff has shared concern that the landscape feature may not be reusable for the wall. Please provide another source of brick material for the brick wall repair if the existing brick cannot be reused. Please provide the product information, material (clay fire brick, for example), color and photo.

WE ARE HAVING NO TROUBLE TAKING APART LANDSCAPE WALL. IT LITERALLY FALLS APART

3. Please indicate if there are any vents included in the proposed glass block windows. Please specify dimension, material, locations of these vents if they are used.

THERE WILL BE NO VENTS IN THE 4 GLASS BLOCK WINDOWS AND THEY WILL BE INSTALLED ACCORDING TO THE INSTALLATION SHEET IN THE HDC APPLICATION

PICTURES EMAILED THIS MORNING

Please let me know if you have any questions regarding the above or if you need additional time for any of the items above.

Thank you!

Daniel Rieden PLA/ASLA (he/him)

Lead Landscape Architect | Historic Preservation Team

Planning & Development Department | City of Detroit

Coleman A. Young Municipal Center, 2 Woodward Avenue, Suite 808, Detroit, MI 48226

Phone: 313.224.1357

Email: riedenda@detroitmi.gov

Website: Detroitmi.gov/pdd

Michael E. Duggan, Mayor

In order to ensure your safety and ours during the COV-ID 19 pandemic, the Historic Preservation Team will be working remotely.

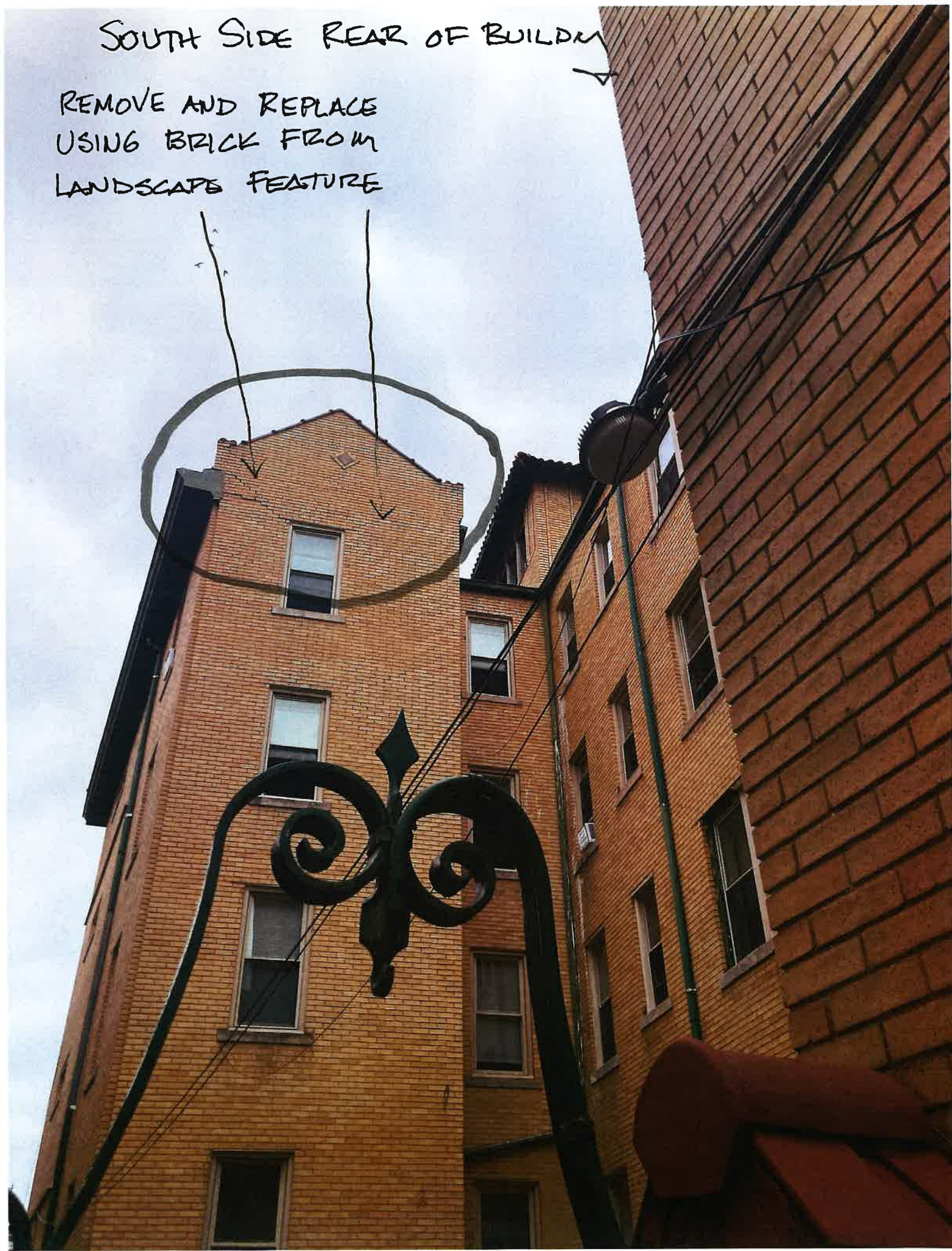
Done

4 of 4

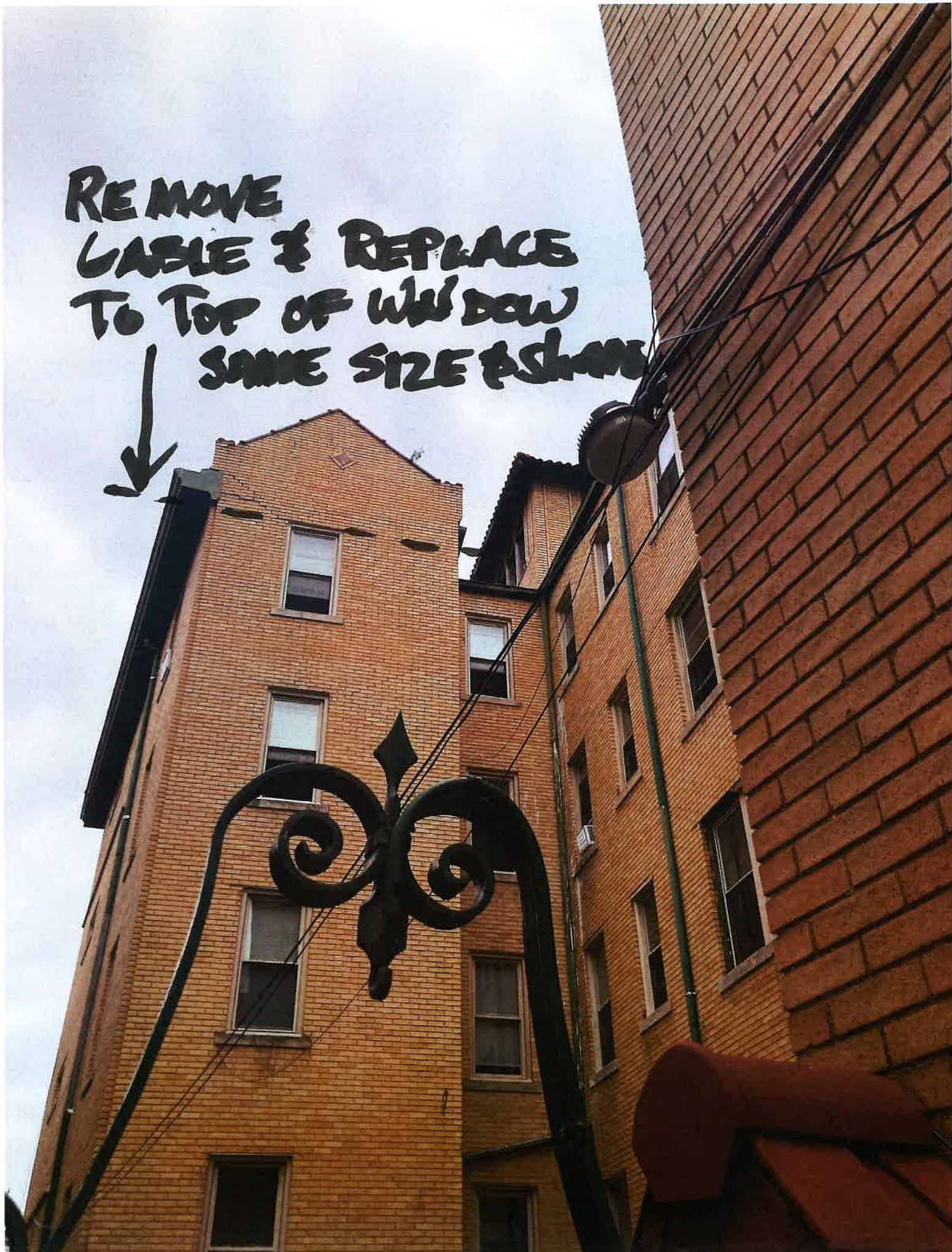


SOUTH SIDE REAR OF BUILDING

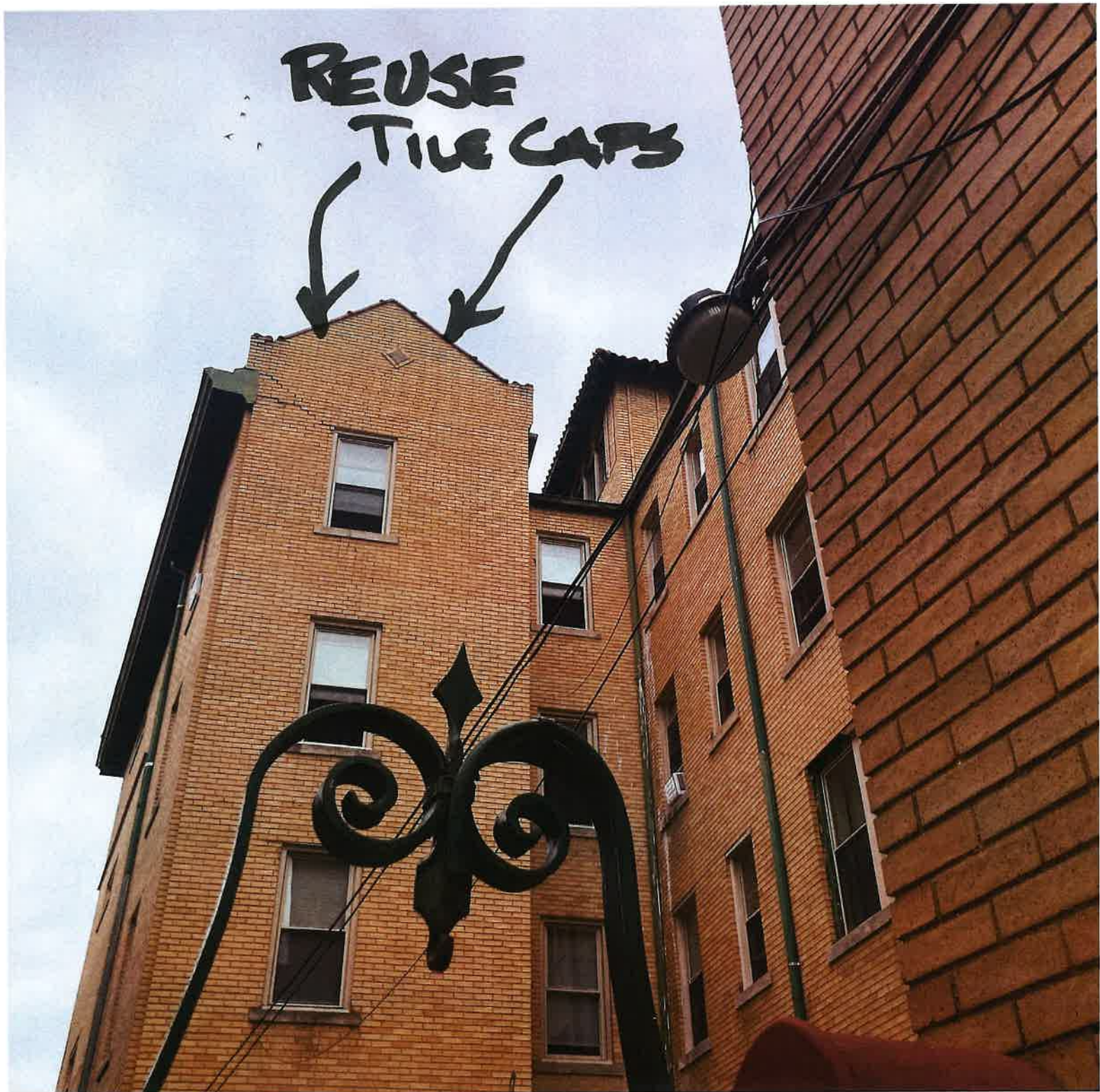
REMOVE AND REPLACE
USING BRICK FROM
LANDSCAPE FEATURE



**REMOVE
CABLE & REPLACE
TO TOP OF WINDOW
SAME SIZE & SHANE**



REUSE
TILE CAPS











SEVES GLASS BLOCK

NORTH AMERICAN GLASS BLOCK DESIGN GUIDE

MORE PATTERNS. MORE COLORS.
MORE SHAPES & SIZES. MORE CHOICES.

CREATE MORE.

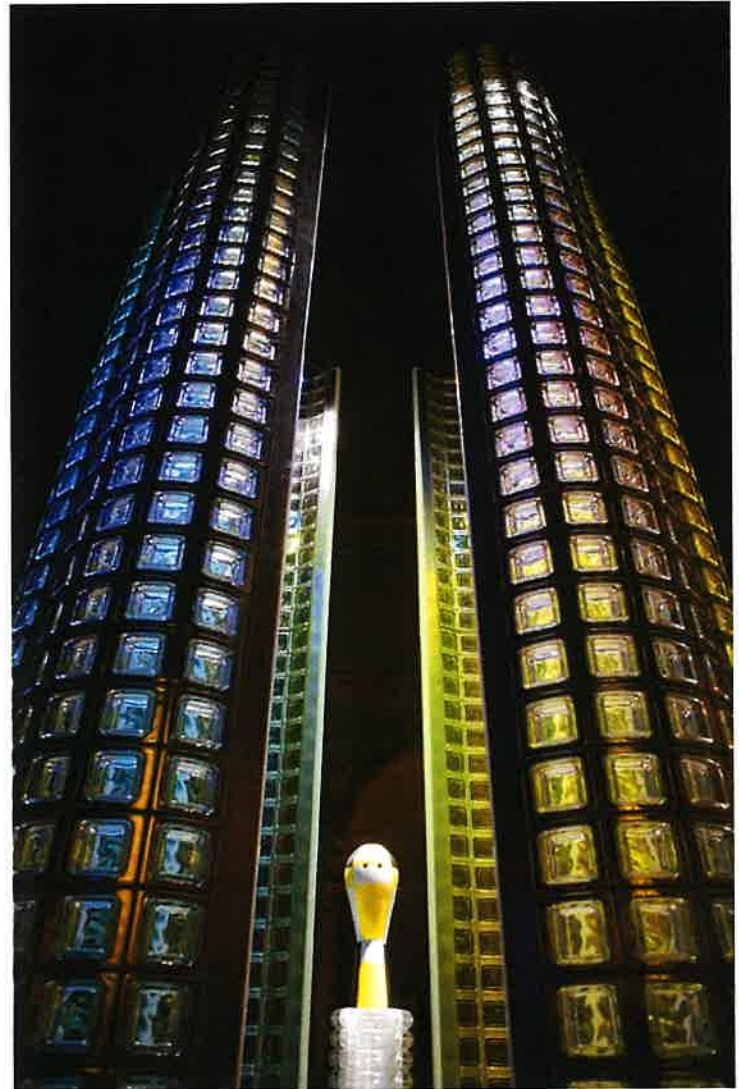
The Glass Block Specialists

Seves Glass Block is the world's leading manufacturer of glass block for architectural and interior design. Our 'Center of Excellence,' in the town of Duchcov in the Czech Republic, houses the three key components of our business; Design, Manufacturing, and Logistics. This centralized approach ensures timely design of new products and line extensions to the market; a consistent high quality product; and overall cost effectiveness. Our success is defined by one clear objective: Maximize the potential of glass block by transforming them from a marginal traditional construction component into an artistic expression of light and space. Leading architects and designers have discovered that glass block is an excellent tool to express their ideas - and turn to Seves Glass Block in order to transfer their ideas into reality.

Seves Glass Block has established a North American-based headquarters to better serve the architectural, design, and consumer markets. We have extended our product offerings to include Imperial sizes as well as North American based testing and certifications. Combine this with our already established lines of Design, Basic, and Technology block, and Seves Glass Block offers the most comprehensive collection of Glass Block in the industry!

Our LightWise® Architectural Systems consist of High Performance prefabricated windows and panels. Seves HURRICANE, TORNADO, BLAST, and SECURITY AND DETENTION glass block window systems are designed, engineered, and manufactured to comply with stringent project requirements. Our glass pavers and horizontal products, allow light to move through floors, ceilings, bridges and walkways to brighten any space. Our LightWise® SOLAR WALL TUBES are ideal for increased light transmission through multi-wythe masonry walls, maximizing daylighting opportunities.

Broaden and brighten your horizons with glass block - redesign your surroundings and reorganize spaces. Attractive harmonies of color and different shapes reinvent design geometries, offering new creative and perceptual appeal. Innovative, versatile, and captivating, Seves Glass Block redefines living spaces. This is the added value of a material that can be used to construct and decorate, becoming a furnishing. An architectural solution, in which a single material is hollow or solid and transparent, ensuring durability while transmitting lightness.



Making  Architecture Possible

Benefits of Glass Block

Discover the performance and design capabilities of glass block and why glass block is a smart choice for your architectural design or remodeling project. Whether you're an architect, interior designer, or a homeowner looking to increase the "WOW factor" in your next project, glass block products have a lot to offer. Seves Glass Block has transformed glass block from a simple building material into an architectural and artistic element. This has liberated their potential and provided architects, interior designers, and homeowners with a new material to use in the creation of high-level, distinctive designs.

Beauty and Versatility

Extremely versatile, glass block gives designers, architects, and consumers the ability to transform ordinary spaces into places of light, color, and texture. The combination of Seves patterns, sizes, 3D options, and colors provide unlimited design possibilities while providing the long-lasting durability and light transmission that glass block has always been known for.

Visibility/Light Transmission

Glass block provides exceptional visibility in compliance with ADA guidelines for enclosed areas and has a dynamic relationship with light, both natural and artificial. Through its wide range of patterns & colors, you can choose the appropriate levels of visibility & light transmission to meet your project requirements.

Privacy

Glass block can offer more options of privacy than standard glass. Various patterns and finishes allow you to choose a level of privacy for any project or application, including everything from a glass block shower to glass block windows, walls, and building facades.

Energy Efficiency

Seves 'Energy Saving' Glass Block, with a U-Value of .19, betters the standard in the glass block industry by more than 60%. With this addition to the Seves line, we can meet or exceed most energy requirements for window applications in North America. Horizontal mortar joints also create a 'louvering effect,' which can impact energy costs by reducing thermal heat gain.



Security

When architects, designers, and homeowners need to add security to their projects, Seves Glass Block has a wide range of solutions to choose from. Available in numerous sizes and patterns, you can choose the level of visibility and security required for your project. Our THICKSET® 60 & 90 product line, as well as our VISTABRIK® and Vetropieno™, are inherently stronger than conventional glass block due to the thickness of the glass. As a result they are more difficult to break, adding a layer of extra protection.

Sound Resistance

Glass block walls and windows are a preferred material to reduce sound transmission, with the added benefit of being a distinctive design element. Seves offers a range of products that offer varying levels of sound reduction capabilities. (Maximum STC Level of 53) Never worry about noise pollution again!

Fire Resistant

An important feature of glass block, critical to safe building design, is the product's inherent fire-resistant property. By varying the face thickness of the glass block and conforming to installation specifications, Seves is able to offer fire-rated products approved and rated according to Underwriters Laboratory and/or NFPA standards. Our glass block are available in 45, 60, and 90-minute fire ratings including our VISTABRIK® and Vetropieno™ solid glass brick. (Glass block fire ratings are tested as a window assembly.)

Graffiti & Vandal Resistant

Never worry about graffiti on your building's exterior again. The surface of the glass block is resilient to abuse from paints, markers, and stickers, with an easier-to-clean quality. This makes it an intelligent choice for commercial buildings, schools, and other public structures.

Ease of Installation

Seves Glass Block provides easy installation options. You have 3 options: standard installation with mortar, mortarless installation systems, and the purchase of prefabricated panels or windows.

Sustainability

Seves Glass Block is an advocate of all programs that support and advance environmental and health performance in buildings. (USGBC, LEED, Green Building, etc.) Glass block, made largely from sand and limestone, is 100% recyclable, inert, low-maintenance, highly durable (lasting 50 years or more), and has low construction waste. We also contribute to sustainable design through our day-lighting capabilities and products like energy saving, solar reflective, and self cleaning.



3" Thinline® Series

With its 3" block thickness, the Thinline® Series was designed for use in residential and light commercial applications. This collection comes in a wide array of patterns, sizes, clear and bronze-colored glass, with varying levels of light transmission and privacy. Most block are rated with UL-9 or NFPA 257 standards for a minimum of 45-minute fire rating.

Options may include



Energy Saving



Solar Reflective



Self Cleaning



Frosted Block

Nubio

8" x 8" x 3" | 6" x 8" x 3" | 6" x 6" x 3" | 4" x 8" x 3"

Intersecting random wave patterns, provide an attractive appearance, proving maximum light transmission and subtle visual distortion.



Nubio Bronze

8" x 8" x 3" | 6" x 8" x 3" | 6" x 6" x 3"

The Classic Nubio pattern, made with bronze colored glass.



Diamond (DM)

8" x 8" x 3" | 6" x 8" x 3" | 6" x 6" x 3" | 4" x 8" x 3"

This repeating diamond pattern features a raised half sphere in each diamond for a stylish look, allowing for maximum light transmission and a medium degree of privacy.



Aktis

8" x 8" x 3" | 6" x 8" x 3" | 6" x 6" x 3" | 4" x 8" x 3"

Diamond cut pattern creates a unique pattern of light with maximum light transmission and moderate visibility.



Ice

8" x 8" x 3" | 6" x 8" x 3" | 6" x 6" x 3" | 4" x 8" x 3"

Random textures built over the Nubio pattern. Maximum privacy with medium light transmission without a fixed geometric design.



Clarity

8" x 8" x 3" | 6" x 8" x 3" | 6" x 6" x 3" | 4" x 8" x 3"

Faces are smooth and undistorted to transmit the most light and ultimate visibility.



Alpha

8" x 8" x 3"

Circular geometric pattern with maximum light transmission and visual clarity.





3" Thinline® Series Physical & Design Data

Glass Block	Actual Block Size ¹	Weight of glass block (lb)	Approximate Installed Weight (lb/ft ²)	Number pieces/sq. ft.	Heat Transmission ² U-Value (BTU/hr ft ² °F)	Thermal Resistance ² R-value (hr ft ² °F/BTU)	Visible Light Transmission ³ (%)	Shading Coefficient ⁴	Sound transmission S.T.C. (dB)	Solar Heat Gain Coefficient ⁵ (%)	Fire rating
8x8x3 Alpha	7¾" x 7¾" x 3½"	5.3	15.9	2.25	0.53	1.89	75	.65	41	.66-.68 ⁵	45
8x8x3 Aktis	7¾" x 7¾" x 3½"	5.3	15.9	2.25	0.53	1.89	75	.65	41	.66-.68 ⁵	45
6x8x3 Aktis	5¾" x 7¾" x 3½"	4.4	16.4	3	0.53	1.89	75	.65	41	.66-.68 ⁵	45
6x6x3 Aktis	5¾" x 7¾" x 3½"	3.1	17.2	4	0.53	1.89	75	.65	41	.66-.68 ⁵	45
4x8x3 Aktis	3¾" x 7¾" x 3½"	3.1	18.6	4.5	0.53	1.89	75	.65	41	.66-.68 ⁵	45
8x8x3 Clarity	7¾" x 7¾" x 3½"	5.3	15.9	2.25	0.53	1.89	84	.65	41	.66-.68 ⁵	45
6x8x3 Clarity	5¾" x 7¾" x 3½"	4.4	16.4	3	0.53	1.89	84	.65	41	.66-.68 ⁵	45
6x6x3 Clarity	5¾" x 7¾" x 3½"	3.1	17.2	4	0.53	1.89	84	.65	41	.66-.68 ⁵	45
4x8x3 Clarity	3¾" x 7¾" x 3½"	3.1	18.6	4.5	0.53	1.89	75	.65	41	.66-.68 ⁵	45
8x8x3 DM (Diamond)	7¾" x 7¾" x 3½"	5.3	15.9	2.25	0.53	1.89	75	.65	41	.66-.68 ⁵	45
6x8x3 DM (Diamond)	5¾" x 7¾" x 3½"	4.4	16.4	3	0.53	1.89	75	.65	41	.66-.68 ⁵	45
6x6x3 DM (Diamond)	5¾" x 5¾" x 3½"	3.1	17.2	4	0.53	1.89	75	.65	41	.66-.68 ⁵	45
4x8x3 DM (Diamond)	3¾" x 7¾" x 3½"	3.1	18.6	4.5	0.53	1.89	75	.65	41	.66-.68 ⁵	45
8x8x3 ICE	7¾" x 7¾" x 3½"	5.3	15.9	2.25	0.53	1.89	75	.65	41	.66-.68 ⁵	45
6x8x3 ICE	5¾" x 7¾" x 3½"	4.4	16.4	3	0.53	1.89	75	.65	41	.66-.68 ⁵	45
6x6x3 ICE	5¾" x 5¾" x 3½"	3.1	17.2	4	0.53	1.89	75	.65	41	.66-.68 ⁵	45
4x8x3 ICE	3¾" x 7¾" x 3½"	3.1	18.6	4.5	0.53	1.89	75	.65	41	.66-.68 ⁵	45
8x8x3 Nubio	7¾" x 7¾" x 3½"	5.3	15.9	2.25	0.53	1.89	75	.65	41	.66-.68 ⁵	45
6x8x3 Nubio	5¾" x 7¾" x 3½"	4.4	16.4	3	0.53	1.89	75	.65	41	.66-.68 ⁵	45
6x6x3 Nubio	5¾" x 5¾" x 3½"	3.1	17.2	4	0.53	1.89	83	.65	41	.66-.68 ⁵	45
4x8x3 Nubio	3¾" x 7¾" x 3½"	3.1	18.6	4.5	0.53	1.89	75	.65	41	.66-.68 ⁵	45
8x8x3 Bronze	7¾" x 7¾" x 3½"	5.3	15.9	2.25	0.53	1.89	52	.52	41	N/A	45
6x8x3 Bronze	5¾" x 7¾" x 3½"	4.4	16.4	3	0.53	1.89	52	.52	41	N/A	45
6x6x3 Bronze	5¾" x 5¾" x 3½"	3.1	17.2	4	0.53	1.89	52	.52	41	N/A	45

Siva-Block are manufactured to a 1/32" (1mm) tolerance.

Heat Transmission/Thermal Resistance- Winter night values To calculate instantaneous heat gain through glass panels, see ASHRAE HANDBOOK OF FUNDAMENTALS

¹ Light Transmission-Values +/-5%

² Light Transmission/Shading Coefficient-Estimated figures based on accumulated data

³ Shading Coefficient-Based on 8'-sq. unit, ratio of heat gain through glass block panels vs that through a single light of double-strength sheet glass under specific conditions