

DHDC 23-8283

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

April 19, 2023

CERTIFICATE OF APPROPRIATENESS

Jacob M. Lubig
Ventures Design
29454 Haas Rd.
Wixom, MI 48393

**RE: Application Number 23-8283; 3521 Seminole, Indian Village Historic District
Project Scope: Construct pergola and patio, remove windows and install sliding door**

Dear Applicant,

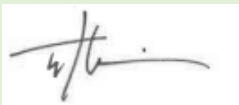
At the regular meeting that was held on April 12, 2023, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on April 18, 2023, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Remove bay window overhang on south elevation, construct pergola and patio, remove two (2) windows from west elevation, install sliding door on west elevation, per the submitted drawings and other application materials, with the following condition:

- ***The finish of the pergola shall be approved by staff.***

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.

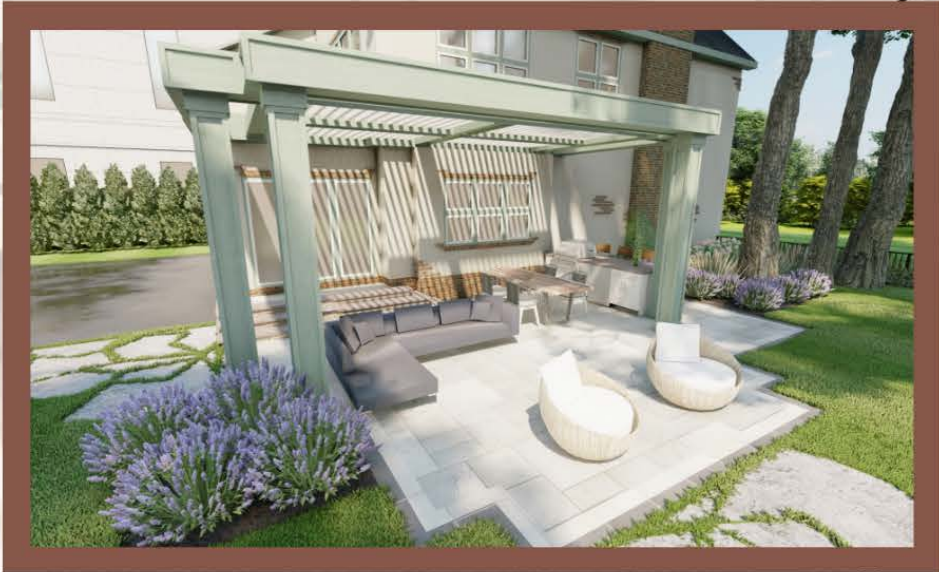
For the Commission:



Timothy Boscarino
Detroit Historic District Commission

HENDERSON

PAVERS : TECO BLOC
WESTMOUNT IN MERLOT
LAID IN A
HERRINGBONE PATTERN WITH
WESTMOUNT ONYX BLACK
ACCENT



STEPPERS
NATURAL FLAG STONE



STEP & FIRE-PIT WALL
TECHO BLOC
RAFFINATO IN ONYX
BLACK



STEP & FIRE-PIT CAP
TECHO BLOC
RAFFINATO IN
BEIGE CREAM



OUTDOOR GRILLING SPACE
NATUREKAST: SHAKER STYLE SILVER
BIRCH

GRANITE: AFRICAN RAINBOW



AFRICAN RAINBOW



**SLIDING FRENCH
PANE DOOR, WOOD**



Silver Birch - CypressKast



VENTURES

29454 Hass Rd
Wixom, Mi 48393
248-767-1666
ventures-design.com

CLIENT

10-6 Henderson Tech Pla
n

ADDRESS

3521 Seminole Street, Detroit, MI
48214

DESCRIPTION

CONCEPT VIEW

ISSUE

03-14-23

NOTES

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DESCRIPTION
PLAN VIEW

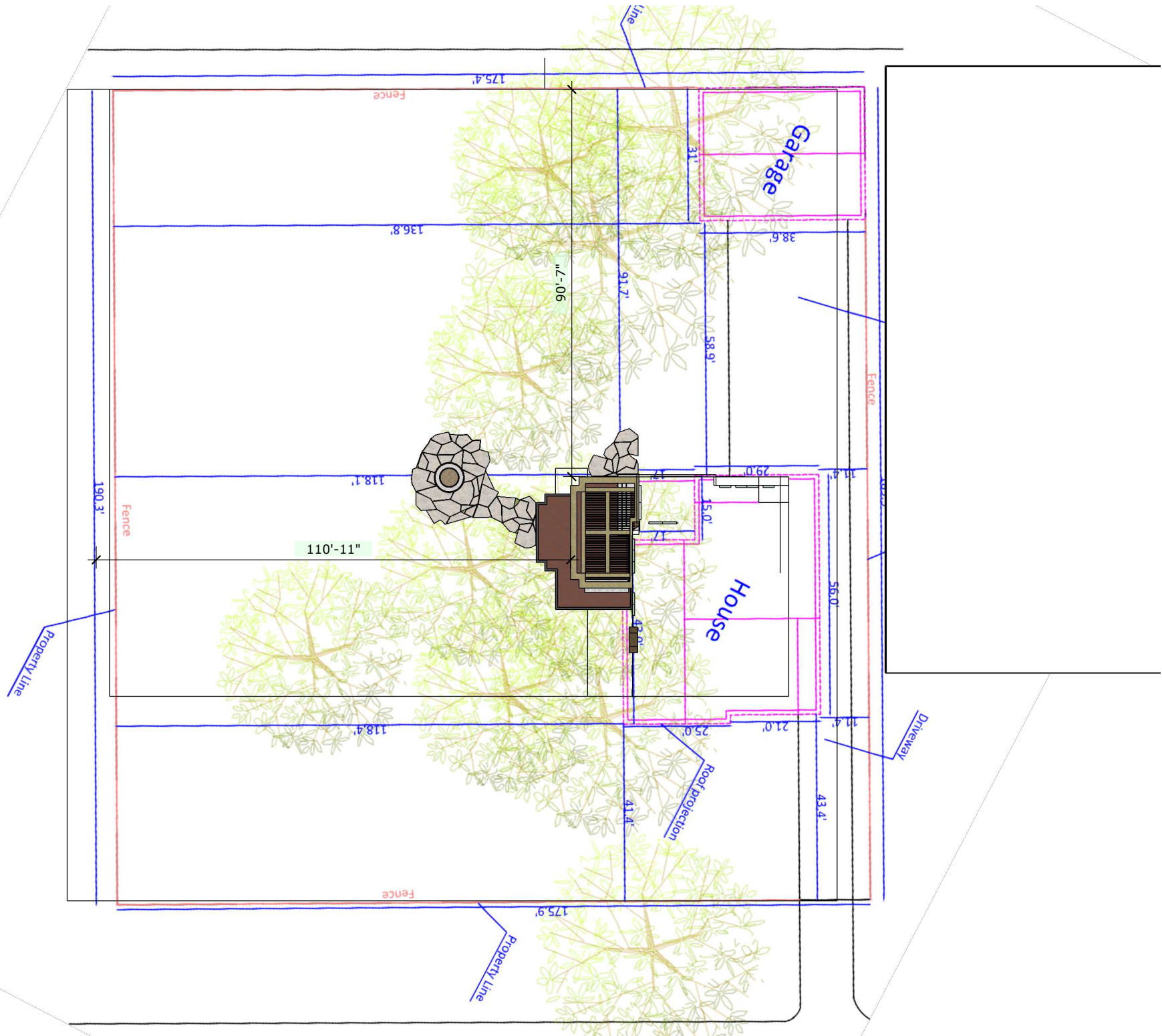
SCALE

1" = 30'

ISSUE

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PLAN VIEW

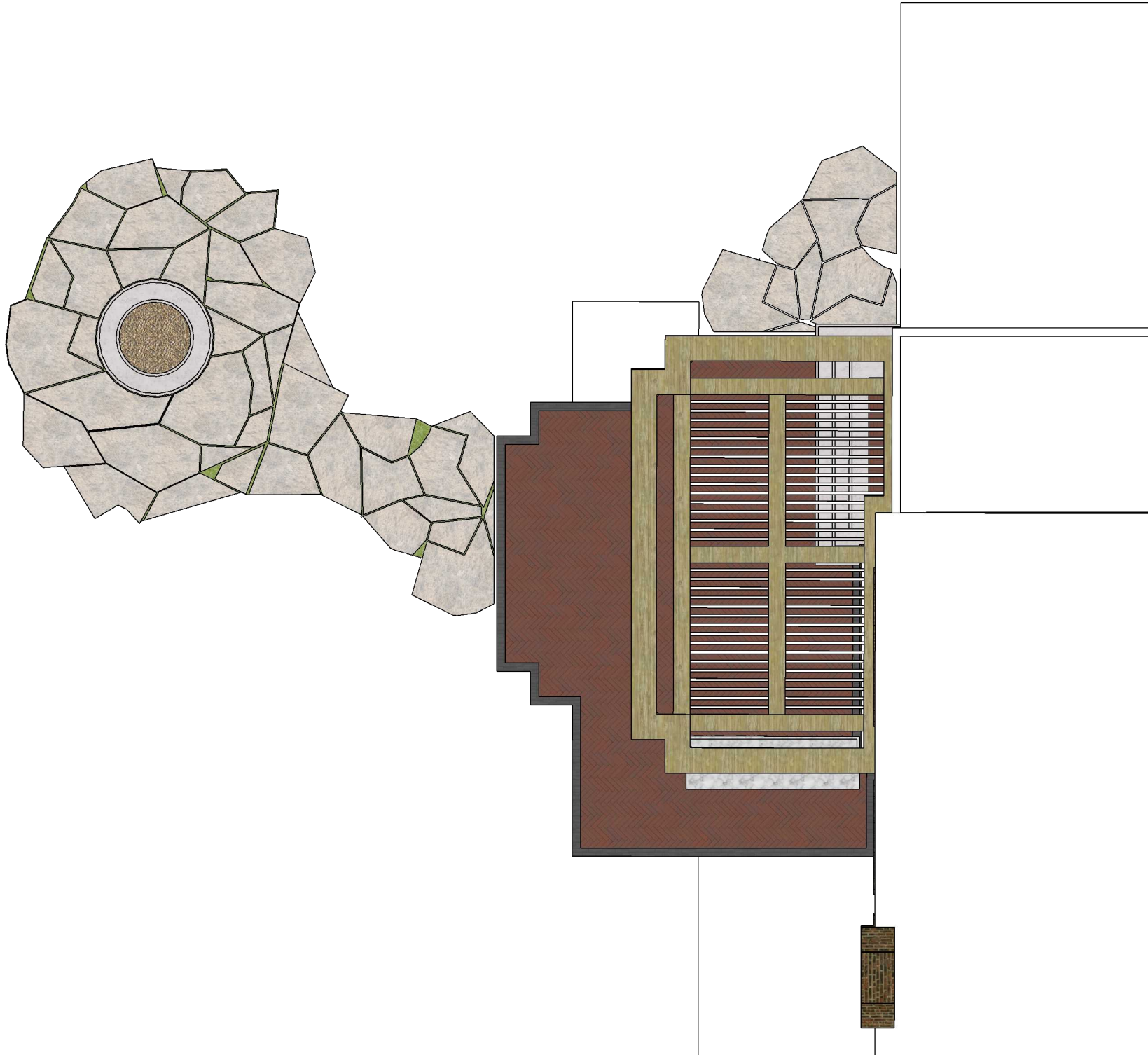
SCALE

1" = 8'

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HARDSCAPE VIEW

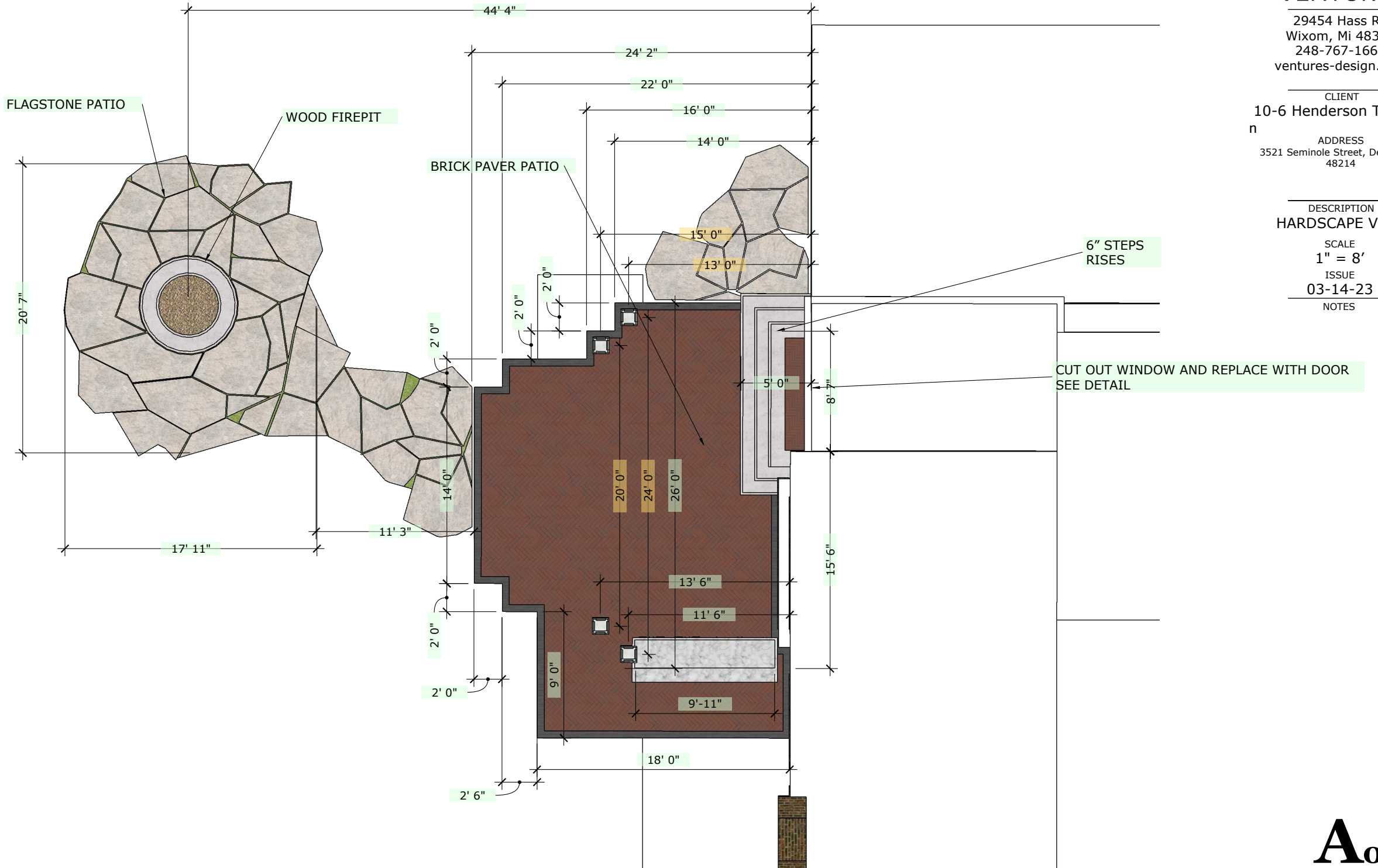
SCALE

1" = 8'

ISSUE

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DESCRIPTION

FRAMING

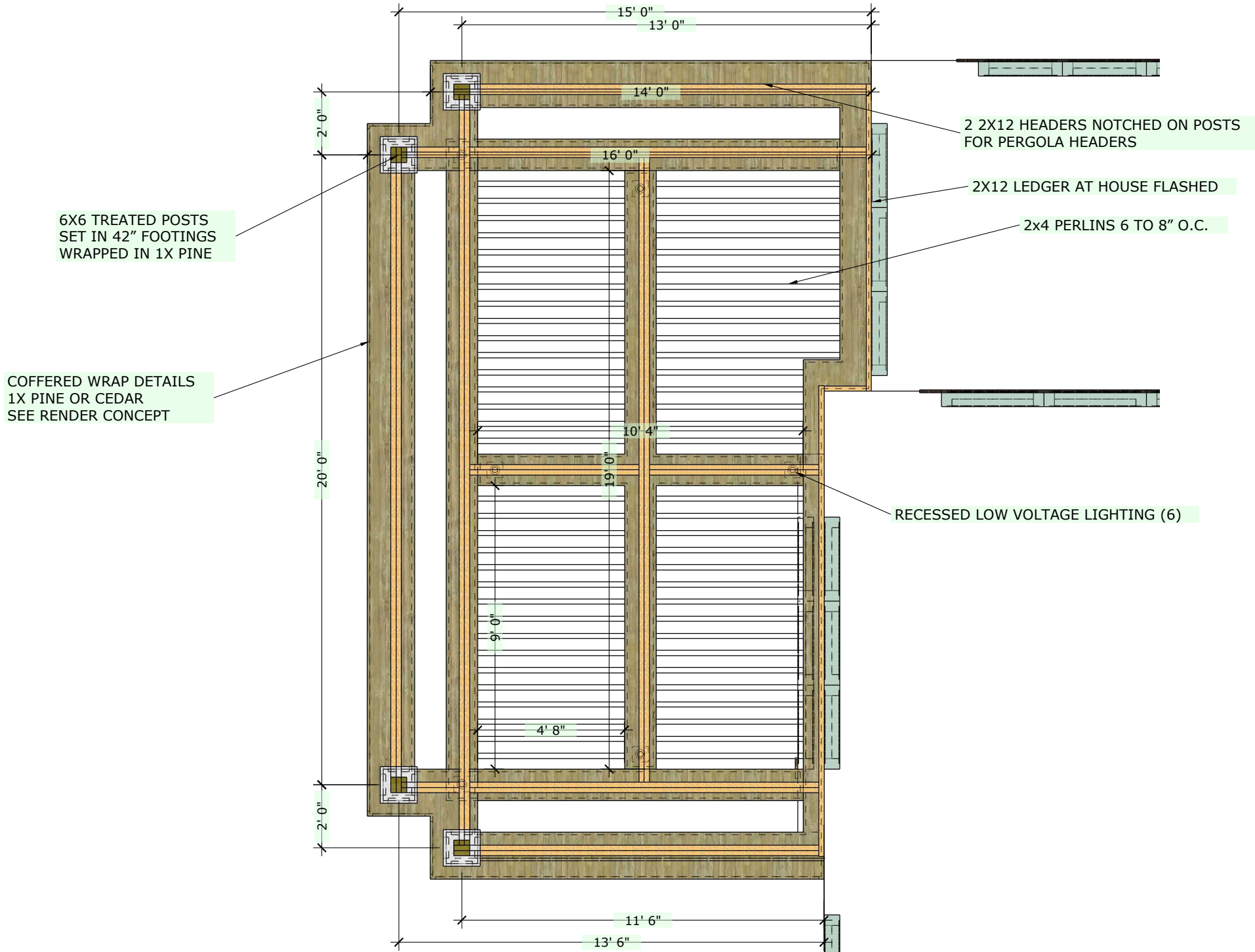
SCALE

1" = 4'

ISSUE

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DESCRIPTION

PLAN VIEW

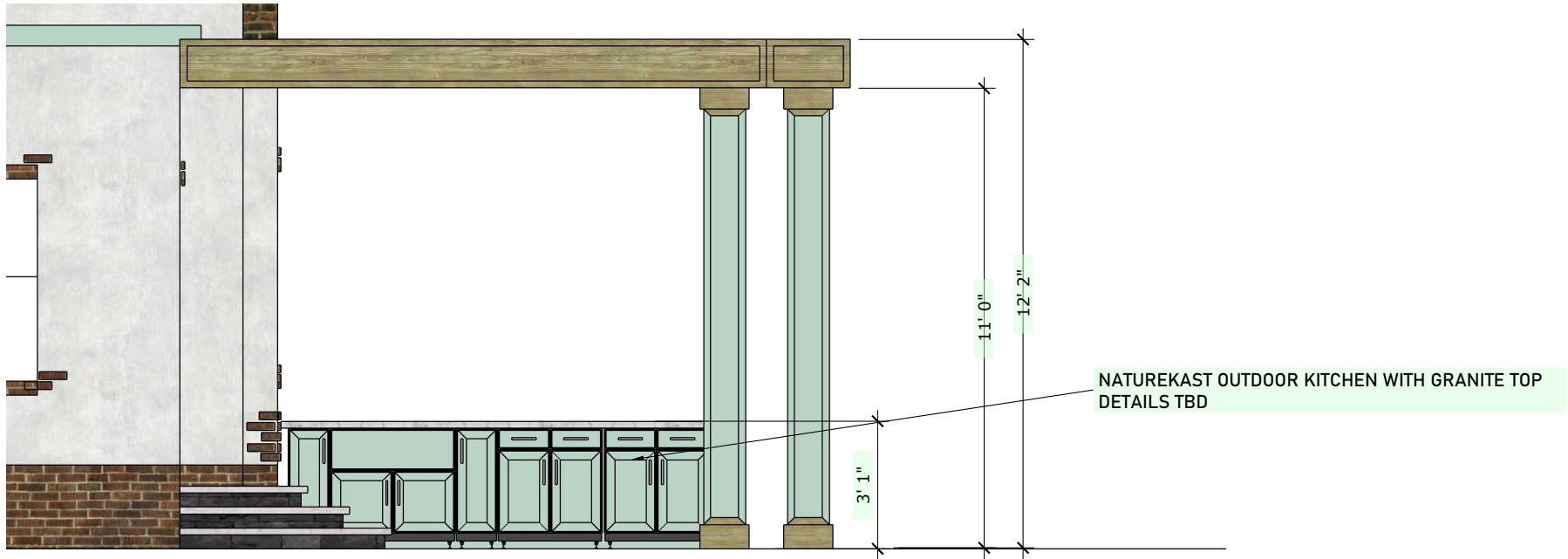
SCALE

1" = 4'

ISSUE

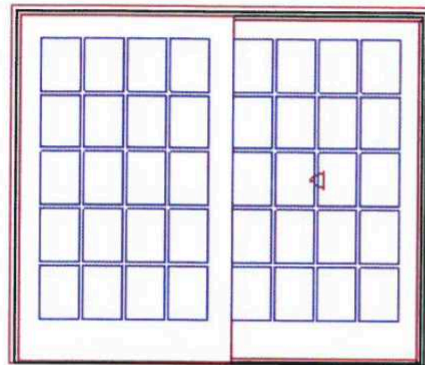
03-14-23

NOTES



DOOR DETAIL

Line #1	Mark Unit:			
Qty: 1				



Stat Active

As Viewed From The Exterior

FS 95" X 79 1/2"

OC 97 5/8" X 80 13/16"

RO 96" X 80"

Egress Information

Width: 39 43/64" Height: 75 5/64"

Net Clear Opening: 20.69 SqFt

Stone White Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Sliding French Door - OX
CN 80R66R

Rough Opening 96" X 80"

Left Panel

Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior

IG

Tempered Low E2 w/Argon

Black Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Black

Rectangular - Standard Cut 4W5H

Stone White Clad Ext - Painted Interior Finish - White - Pine Int

Ogee Interior Glazing Profile

Right Panel

Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior

IG

Tempered Low E2 w/Argon

Black Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Black

Rectangular - Standard Cut 4W5H

Stone White Clad Ext - Painted Interior Finish - White - Pine Int

Ogee Interior Glazing Profile

Traditional Handle(s)

2 Point Multi-Point Lock on Active Panel

Antique Brass Active Exterior Handle Set on Active Panel Non-Keyed

Antique Brass Active Interior Handle Set on Active Panel

with
allow us to create an energy-efficient simulated divided lite pattern to m



SIMULATED DIVIDED LITE (SDL)

SDL bars are permanently adhered to both sides of the glass. Simulated Divided Lites with Spacer Bars (SDLs) are an energy-efficient way to create the look of authentic divided lites.



AUTHE

Separate
between
been
Availa
exterior

EXTER

DURABLE CLADDING

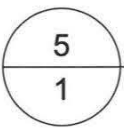
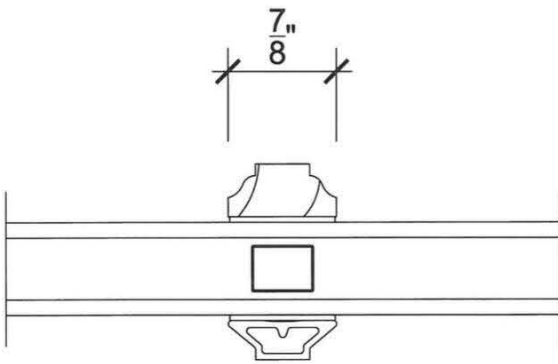
Exterior cladding made with the industry's highest level of certification, AAMA 2605, extruded aluminum and backed by a 20-year warranty against chalking and fading.

EXPANSIVE SIZES

Larger than 5 feet



6 of 7



Divided Lite

MARVIN®

EXTERIOR CASINGS + SUBSILLS

Adding Marvin clad or wood casings and subsills to your windows and doors provides great architectural detail to any

