

DHDC 22-7937

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

1/13/2023

CERTIFICATE OF APPROPRIATENESS

Diane Van Buren
3030 Seminole
Detroit, MI

**RE: Application Number #22-7937; 3030 Seminole; Indian Village Historic District
Project Scope: ERECT ONE-STORY REAR ADDITION TO INCLUDE INTEGRATION OF EXISTING REAR PORCH**

Dear Ms. Van Buren,

At the Regular Meeting that was held on 8/10/2022, 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 1/13/2023, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Per the attached drawings

- Retain the existing brick piers and vertical heavy timber columns at the remains of the historic rear porch
- Integrate the existing timber capitals per drawing note # 11 which states that 2 of the three layers will be removed and the outermost ply will be left/retained to allow for new windows be recessed behind
- Infill openings of existing brick piers and vertical heavy timber columns with new brick, stucco, aluminum-clad wood windows, and a door per the submitted drawings. A railing will be installed at the perimeter of the roof
- Erect a flat and shed-roof, one-story addition at the building’s rear elevation, adjacent to the porch per the submitted drawings. Exterior walls will be clad with brick and windows will be aluminum-clad wood units.

This COA has been issued with the following conditions:

- HDC staff shall be afforded the opportunity to review and approve the final construction drawings for the project; the final drawings must be dimensioned and provide details regarding the height, material, and style of the rooftop railing and the manner in which the new windows, doors, stucco, and brick infill will be integrated with the existing structure.

- The existing brackets shall be retained, at least in part, such that the existing fenestration on the porch be retained. Should HDC staff determine that any aspect of the final drawings does not meet the Secretary of the Interior’s Standards, the project will be forwarded to the Commission for review at a monthly meeting.

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:



Jennifer Ross
Detroit Historic District Commission

COA

ELEVATION KEY NOTES:

(TYPICAL THIS SHEET ONLY)

- 1 NEW WOOD WINDOW.
MANUFACTURER: MARVIN
EXTERIOR: BRONZE CLAD
INTERIOR: LEATHER STAINED PINE
- 2 NEW MASONRY WALL. 4" FACE BRICK WITH 1" AIR GAP ON ½" INSULATED VAPOR BARRIER ON 2x6 WOOD STUD WALL WITH MIN. R-19 FIBERGLASS BATT INSULATION ON ½" GYP., PAINTED (COLOR TBD)
- 3 POURED IN PLACE CONCRETE STEPS. MAX. 12" TREAD, MAX. 7" RISER
- 4 METAL WALL CAP/COPING. 2-PIECE, 4" HIGH ON 2X NAILER. DARK BRONZE COLOR.
- 5 LIMESTONE OR CAST STONE SILL, 4" THICK x WIDTH OF WINDOW OPENING + 3" DOG EAR
- 6 WOOD DOOR WITH FULL LITE GLASS. INSULATED.
MANUFACTURER: MARVIN
EXTERIOR: BRONZE CLAD SASH
INTERIOR: LEATHER STAINED PINE
- 7 DECORATIVE STEEL HANDRAIL/GUARD. MIN. 44" ABOVE ABOVE ROOF, MAX. PICKET SPACING 4" O.C. COLOR: BLACK
- 8 REPLICATE EXISTING TIMBER FRAMING, SEE SECTIONS
- 9 STUCCO WITH SCRATCH COAT ON 2X BLOCKING WITH PLYWOOD SHEATHING WITH ½" INSULATED VAPOR BARRIER ON 2x6 WOOD STUD WALL WITH MIN. R-19 FIBERGLASS BATT INSULATION ON ½" GYP.
- 10 STANDING SEAM METAL ROOF WITH WATER AND ICE BARRIER ON ½" PLYWOOD SHEATHING ON 2X6 WOOD JOISTS
- 11 EXISTING DECORATIVE WOOD FRAMING TO BE SALVAGED AND REINSTALLED. REMOVE 2 OUT OF 3 WOOD LAYERS, LEAVE EXTERIOR MOST PLY INTACT TO ALLOW WINDOW TO RECESS BEHIND.
- 12 EXISTING WOOD POSTS TO REMAIN
- 13 EXISTING BRICK PIERS TO REMAIN



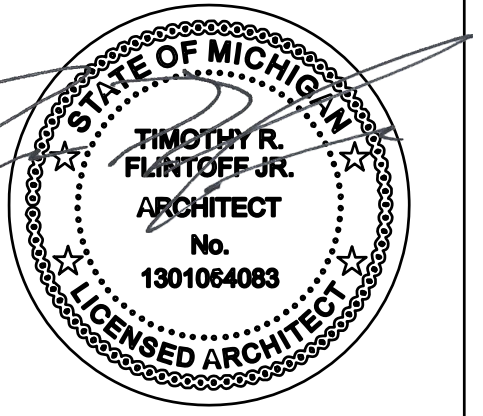
Project :

3030 SEMINOLE ADDITION

3030 SEMINOLE ST.
DETROIT, MI 48214

Issued for :

PERMITS REV. 1/10/2023



Drawn by :
ANJ

Check by :

Sheet Title :
EXTERIOR
ELEVATIONS

Project No. :
2022033

Sheet No. :
A3.1

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ELEVATION KEY NOTES:
(TYPICAL THIS SHEET ONLY)

- ① NEW WOOD WINDOW.
MANUFACTURER: MARVIN
EXTERIOR: BRONZE CLAD
INTERIOR: LEATHER STAINED PINE
- ② NEW MASONRY WALL. 4" FACE BRICK WITH 1" AIR GAP ON 3/4" INSULATED VAPOR BARRIER ON 2x6 WOOD STUD WALL WITH MIN. R-19 FIBERGLASS BATT INSULATION ON 5/8" GYP., PAINTED (COLOR TBD)
- ③ POURED IN PLACE CONCRETE STEPS, MAX. 12" TREAD, MAX. 7" RISER
- ④ METAL WALL CAP/COPING. 2-PIECE, 4" HIGH ON 2X NAILER. DARK BRONZE COLOR.
- ⑤ LIMESTONE OR CAST STONE SILL, 4" THICK x WIDTH OF WINDOW OPENING + 3" DOG EAR
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- ⑧ REPLICATE EXISTING TIMBER FRAMING, SEE SECTIONS
- ⑨ STUCCO WITH SCRATCH COAT ON 2X BLOCKING WITH PLYWOOD SHEATHING WITH 3/4" INSULATED VAPOR BARRIER ON 2x6 WOOD STUD WALL WITH MIN. R-19 FIBERGLASS BATT INSULATION ON 5/8" GYP., PAINTED (COLOR TBD)
- ⑩ STANDING SEAM METAL ROOF WITH WATER AND ICE BARRIER ON 3/4" PLYWOOD SHEATHING ON 2x6 WOOD JOISTS
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- ⑫ EXISTING WOOD POSTS TO REMAIN
- ⑬ EXISTING BRICK PIERS TO REMAIN

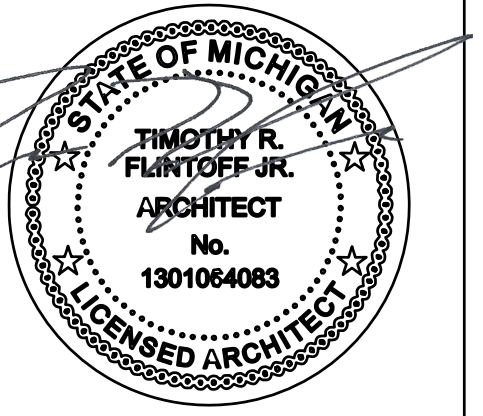


1 SOUTH ELEVATION
A1.1 SCALE: 1/4" = 1'-0"

Project :
3030 SEMINOLE ADDITION

3030 SEMINOLE ST.
DETROIT, MI 48214

Issued for :
PERMITS REV. 1/10/2023



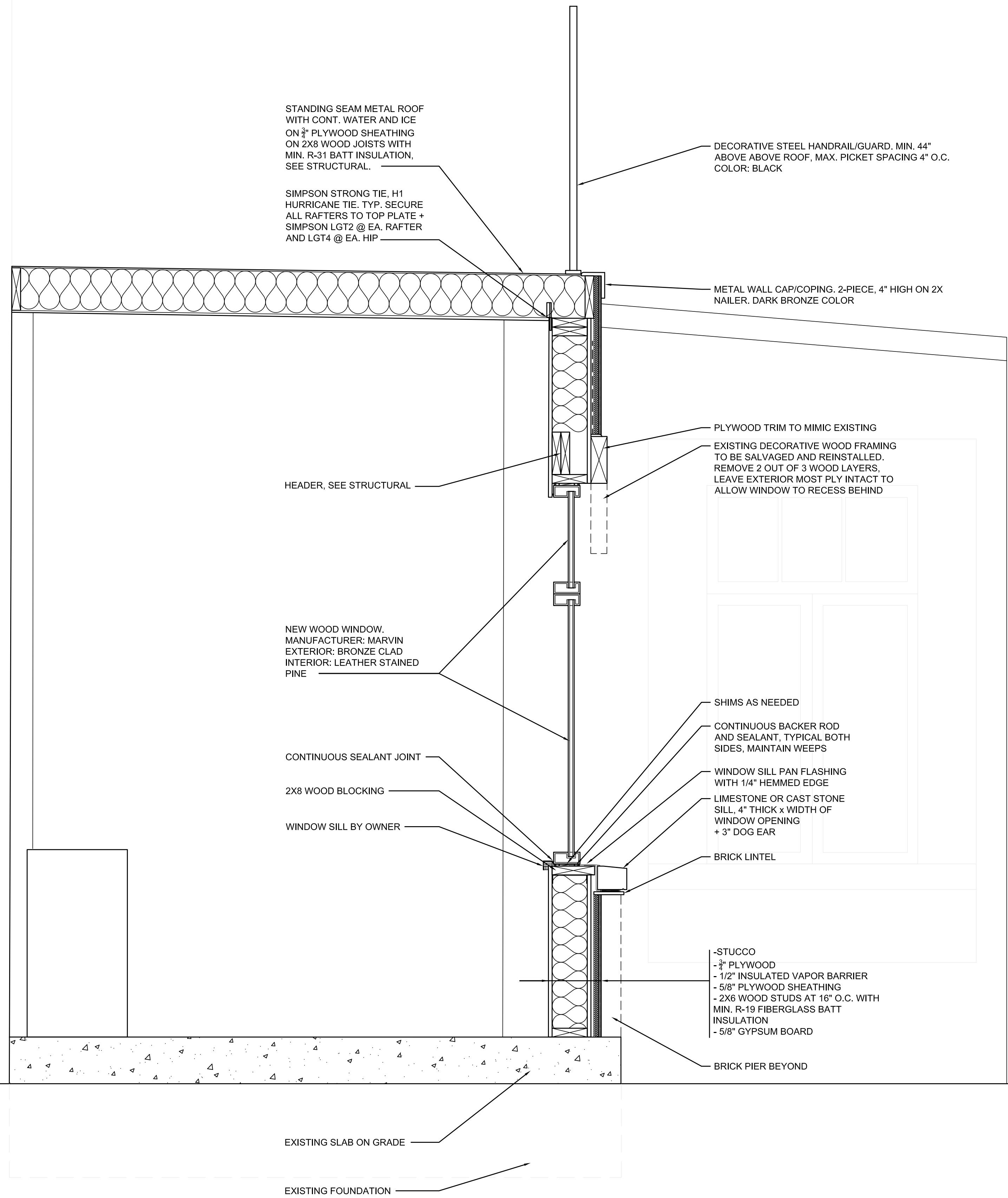
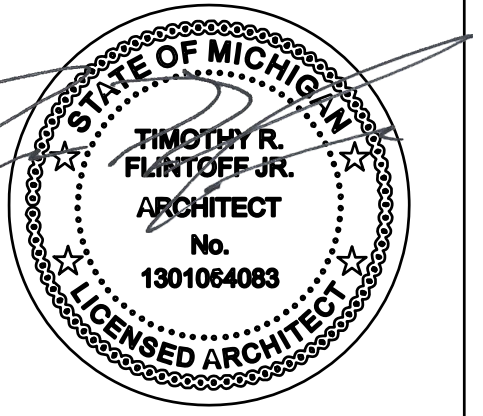
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ANJ
Check by :

Sheet Title :
EXTERIOR
ELEVATIONS

Project No. :
2022033

Sheet No. :
A3.2

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STANDING SEAM METAL ROOF WITH CONT. WATER AND ICE ON 3/4" PLYWOOD SHEATHING ON 2X8 WOOD JOISTS WITH MIN. R-31 BATT INSULATION, SEE STRUCTURAL.

SIMPSON STRONG TIE, H1 HURRICANE TIE. TYP. SECURE ALL RAFTERS TO TOP PLATE + SIMPSON LGT2 @ EA. RAFTER AND LGT4 @ EA. HIP

DECORATIVE STEEL HANDRAIL/GUARD. MIN. 44" ABOVE ABOVE ROOF, MAX. PICKET SPACING 4" O.C. COLOR: BLACK

METAL WALL CAP/COPING, 2-PIECE, 4" HIGH ON 2X NAILER. DARK BRONZE COLOR

HEADER, SEE STRUCTURAL

PLYWOOD TRIM TO MIMIC EXISTING EXISTING DECORATIVE WOOD FRAMING TO BE SALVAGED AND REINSTALLED. REMOVE 2 OUT OF 3 WOOD LAYERS. LEAVE EXTERIOR MOST PLY INTACT TO ALLOW WINDOW TO RECESS BEHIND

NEW WOOD WINDOW. MANUFACTURER: MARVIN EXTERIOR: BRONZE CLAD INTERIOR: LEATHER STAINED PINE

SHIMS AS NEEDED CONTINUOUS BACKER ROD AND SEALANT, TYPICAL BOTH SIDES, MAINTAIN WEEPS

CONTINUOUS SEALANT JOINT

WINDOW SILL PAN FLASHING WITH 1/4" HEMMED EDGE LIMESTONE OR CAST STONE SILL, 4" THICK x WIDTH OF WINDOW OPENING + 3" DOG EAR

2X8 WOOD BLOCKING

BRICK LINTEL

WINDOW SILL BY OWNER

-STUCCO
-3/4" PLYWOOD
-1/2" INSULATED VAPOR BARRIER
-5/8" PLYWOOD SHEATHING
-2X8 WOOD STUDS AT 16" O.C. WITH MIN. R-19 FIBERGLASS BATT INSULATION
-5/8" GYPSUM BOARD

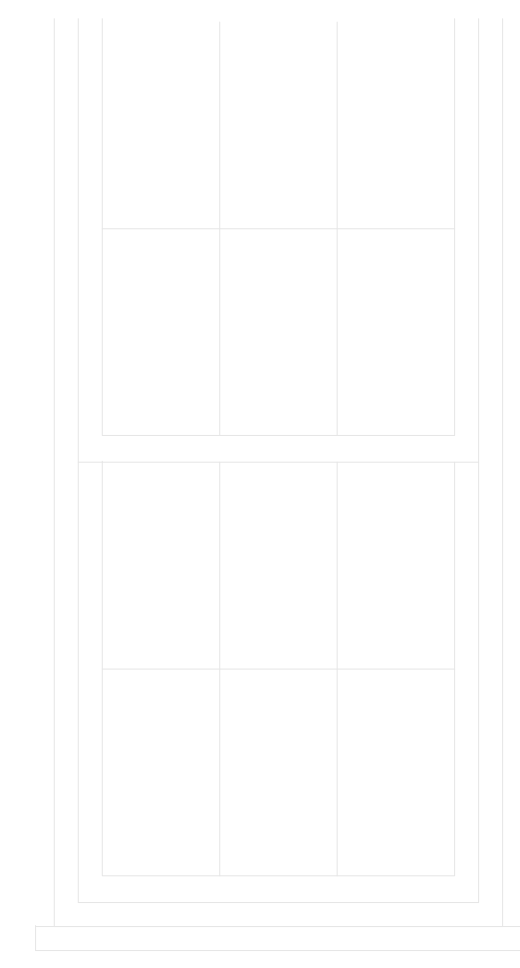
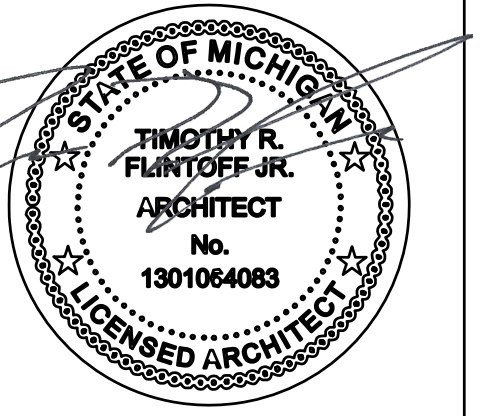
BRICK PIER BEYOND

EXISTING SLAB ON GRADE

EXISTING FOUNDATION

1 BUILDING SECTION
A1.1 SCALE: 1/4" = 1'-0"

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STANDING SEAM METAL ROOF
 WITH CONT. WATER AND ICE
 ON 3/4" PLYWOOD SHEATHING
 ON 2X10 WOOD JOISTS WITH
 MIN. R-31 BATT INSULATION,
 SEE STRUCTURAL.
 SIMPSON STRONG TIE, H1
 HURRICANE TIE. TYP. SECURE
 ALL RAFTERS TO TOP PLATE +
 SIMPSON LGT2 @ EA. RAFTER
 AND LGT4 @ EA. HIP

METAL WALL CAP/COPING, 2-PIECE, 4" HIGH ON 2X
 NAILER, DARK BRONZE COLOR
 BOX VENTS AT 24" O.C.
 4X4 BRICK LINTEL
 STUCCO WITH SCRATCH COAT
 ON 2X BLOCK

HEADER, SEE STRUCTURAL
 3/8" GYP. WINDOW SURROUND

NEW WOOD WINDOW,
 MANUFACTURER: MARVIN
 EXTERIOR: BRONZE CLAD
 INTERIOR: LEATHER STAINED
 PINE

CONTINUOUS SEALANT JOINT
 2X8 WOOD BLOCKING
 WINDOW SILL BY OWNER

FLOOR FINISH ON 3/4" PLYWOOD
 SHEATHING ON 2x12 FLOOR
 JOIST, SEE STRUCTURAL
 10 MIL ASTM E1745 CLASS
 VAPOR RETARDER, TURN
 EDGES UP 4"

REINFORCED 4" CONCRETE
 SLAB-ON-GRADE, SEE
 STRUCTURAL

SHIMS AS NEEDED
 CONTINUOUS BACKER ROD
 AND SEALANT, TYPICAL BOTH
 SIDES, MAINTAIN WEEPS
 WINDOW SILL PAN FLASHING
 WITH 1/4" HEMMED EDGE
 CONTINUOUS THRU-WALL
 FLASHING WITH FLEXIBLE
 FLASHING ADHERED TO BRICK
 LIMESTONE OR CAST STONE SILL,
 4" THICK x WIDTH OF WINDOW
 OPENING + 3" DOG EAR
 STUCCO WITH SCRATCH COAT
 ON 4" PLYWOOD SHEATHING
 - 4" BRICK
 - 1" AIR SPACE
 - 1/2" INSULATED VAPOR BARRIER
 - 5/8" PLYWOOD SHEATHING
 - 2X6 WOOD STUDS AT 16" O.C. WITH
 MIN. R-19 FIBERGLASS BATT
 INSULATION
 - 5/8" GYPSUM BOARD

BOX VENTS AT 24" O.C.
 MASONRY TIES AT 16" O.C.
 VERTICAL
 CAVITY MORTAR CONTROL (PEA GRAVEL)

10" CMU FOUNDATION WALL,
 SEE STRUCTURAL

16" CONCRETE FOUNDATION,
 MIN. 42" DEEP, SEE
 STRUCTURAL

1 BUILDING SECTION
 A1.1 SCALE: 1/4" = 1'-0"

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