

# DHDC 23-8325

## APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226

06/21/23

### CERTIFICATE OF APPROPRIATENESS

Pat & Lana Murphy  
7417 Fen Ridge  
Clarkston, MI 48238

**RE: Application Number 23-8325; 2998 Iroquois; Indian Village Historic District  
Project Scope: Erect house and garage**

Dear Applicant,

At the Regular Meeting that was held on June 14, 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 June 21, 2023, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

***Erect house and garage per submitted drawings, documents and renderings, with the condition that:***

- ***an arborist’s report regarding the condition of the existing elm tree, and the impact of the proposed driveway thereon, be submitted to staff prior for review. If the report is negative, a reconfiguration of the driveway shall be returned to the Commission for further review.***

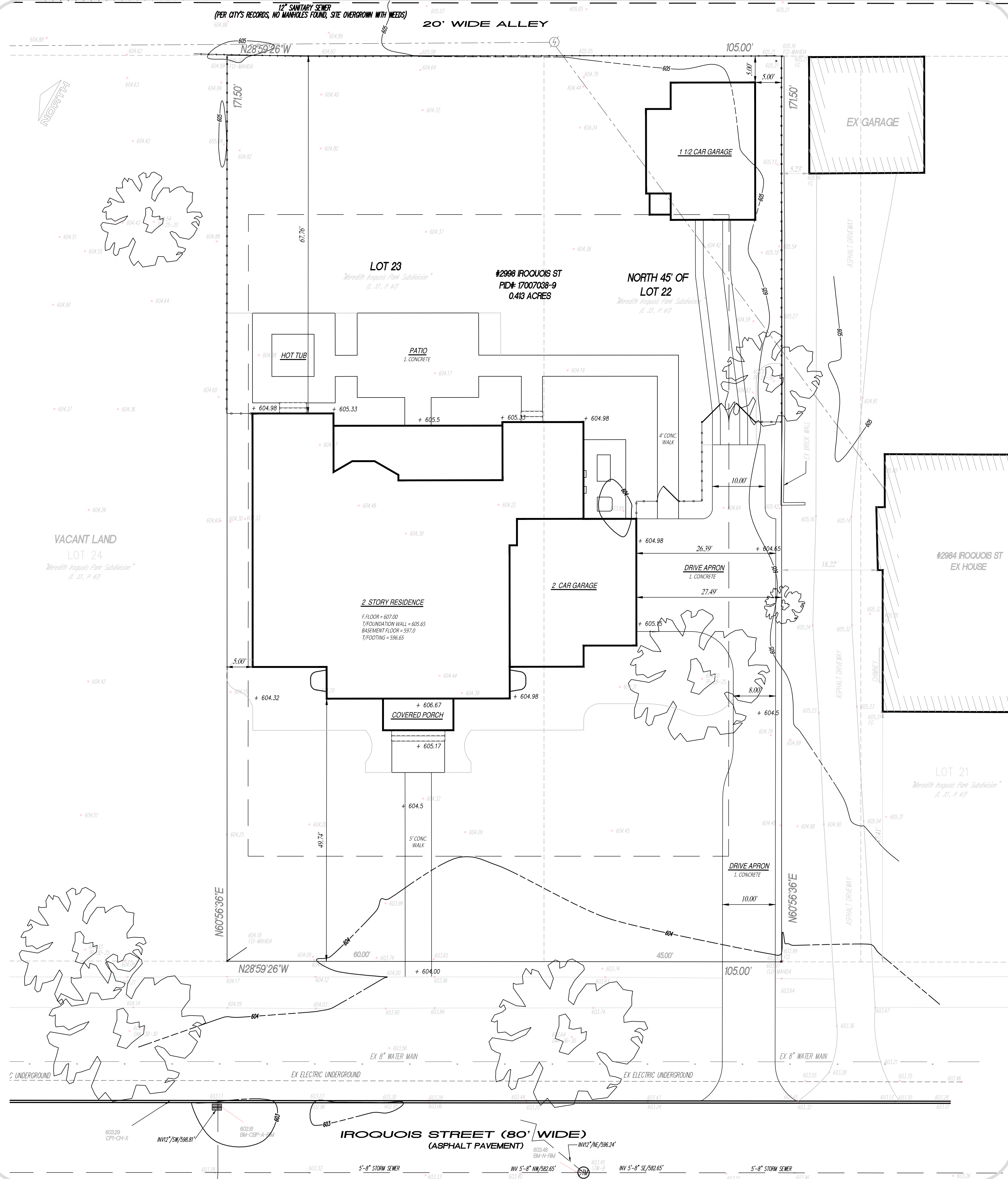
Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing,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

For the Commission:



Garrick B. Landsberg, Director

# TOPOGRAPHIC SURVEY



### LEGEND

- = UTILITY POLE
- = OVER HEAD WIRE
- = CHAIN LINK FENCE
- = EX. STORM M.H.
- = PAVEMENT CATCH BASIN/CBP
- = EX. SANITARY M.H.
- = EX CONTOUR
- = ELEVATION
- = FINISH FLOOR
- = FINISH GRADE
- = PARCEL IDENTIFICATION NUMBER
- = TREE-8\"/> TRUNK-8FT SPREAD
- = TOWN/RANGE
- = LIBER/PAGE
- = FOUND IRON/CAPPED IRON
- = BENCH MARK
- = NORTH AMERICAN VERTICAL DATUM AS OF 1988 (NAVD88)
- = CONTROL POINT
- = INVERT
- = CHISELED \"X\" IN CONCRETE
- = EXISTING



### GENERAL NOTES

- Utility information as shown herein are compilation of field observation and City's records, therefore no guarantee could be given as to their exact location and depth. An excavation might be needed in order to determine utility position.
- All measurements as shown herein are existing.
- All symbols as shown herein are not to scale.
- Client/contractor shall obtain all pertinent permits when connecting to public utilities and comply to City's requirements.
- All measured elevations are expressed in North American Vertical Datum as of 1988. (NAVD88)
- AB-SB Land Survey, P.C retains the sole ownership of this document as an instrument of service and it can not be reused nor reproduced without written permission and additional compensation.  
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### LEGAL DESCRIPTION

#2998 Iroquois Street, Detroit, MI, 48214

Part of the Private Claim 27 and Primate Claim 180, City of Detroit, Wayne County, Michigan, being more particularly described as follows:  
The NORTH 45 feet of LOT 22 and LOT 23 of "Meredith Iroquois Park Subdivision", as being recorded in Liber 33 of Plats, on Page 67, Wayne County Records.  
Containing: 18,007 Square Feet---0.413 Acres, more or less.  
Parcel Identification Number:# 17007038-9.  
Subject to the rights of a public and any easements and/or restrictions of record or otherwise.

Note: Since our survey DOES NOT include a Title Search there could be easements and/or encumbrances upon the subject property that are not shown at this time.

### FLOOD NOTE

Subject property as depicted herein, DOES NOT LIE in a Special Flood Hazard Area (SFHA), according to Flood Insurance Rate Map (FIRM) No. 260222, Panel No. 0301F, Suffix "G", being effective as of October 21, 2021.

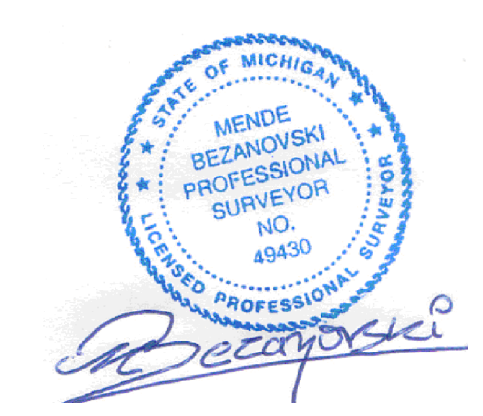
### LAND AREA

18,007 ± SQUARE FEET  
0.413 ± ACRES

### BENCH MARK INFORMATION

**Site Bench Mark No. 1:**  
Rim of a pavement catch basin located in front of the subject property within Northwestly side of Iroquois Street.  
EL=602.81' (NAVD 88).

**Site Bench Mark No. 2:**  
Northerly Rim of a storm manhole within the center line of Iroquois Street.  
EL=603.48' (NAVD 88).



Mende Bezanovski, P.S.#4001049430  
State of Michigan

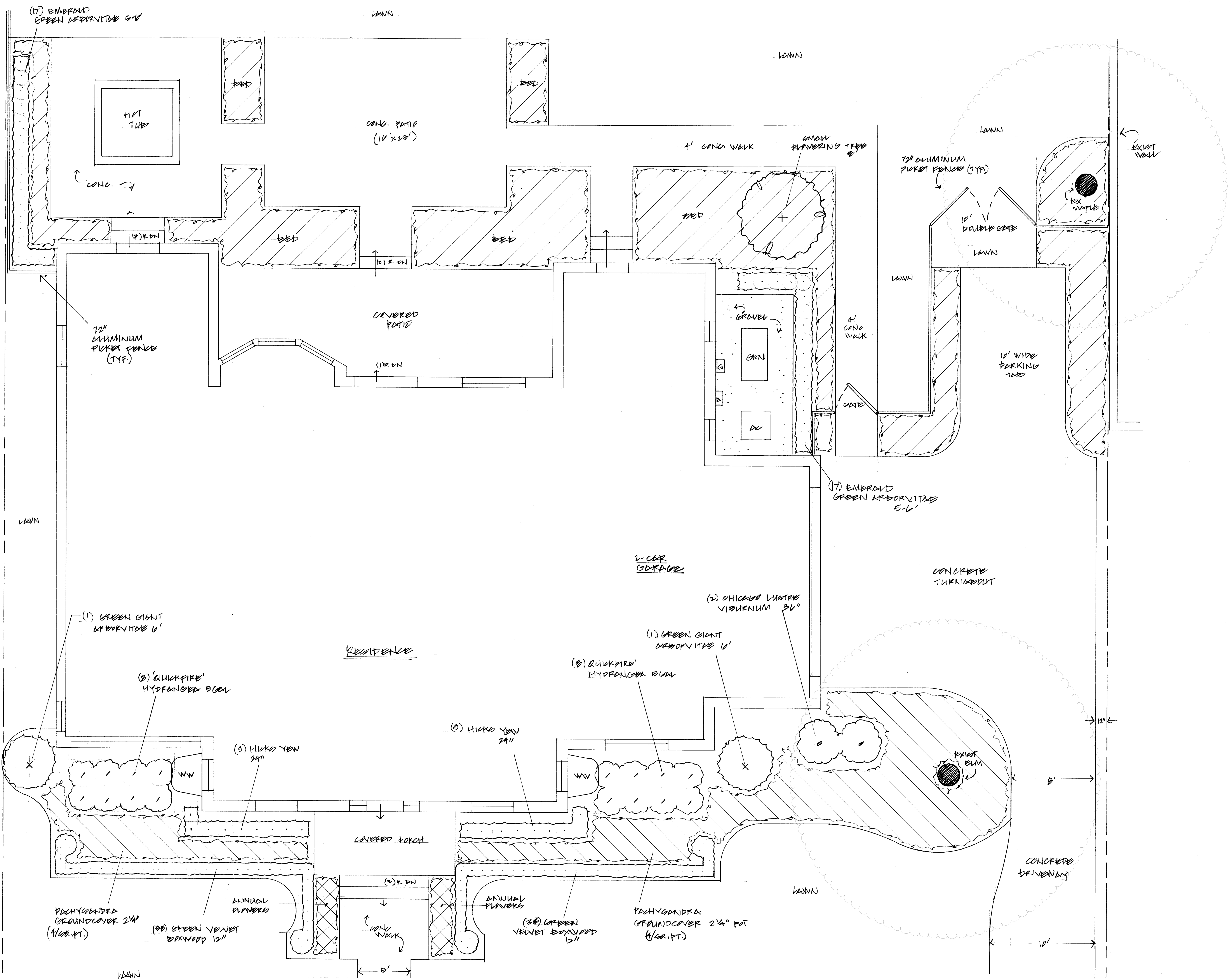
**Site Plan:**  
Revisions to original survey by:  
CBI Design Professionals, inc. 06-02-2023

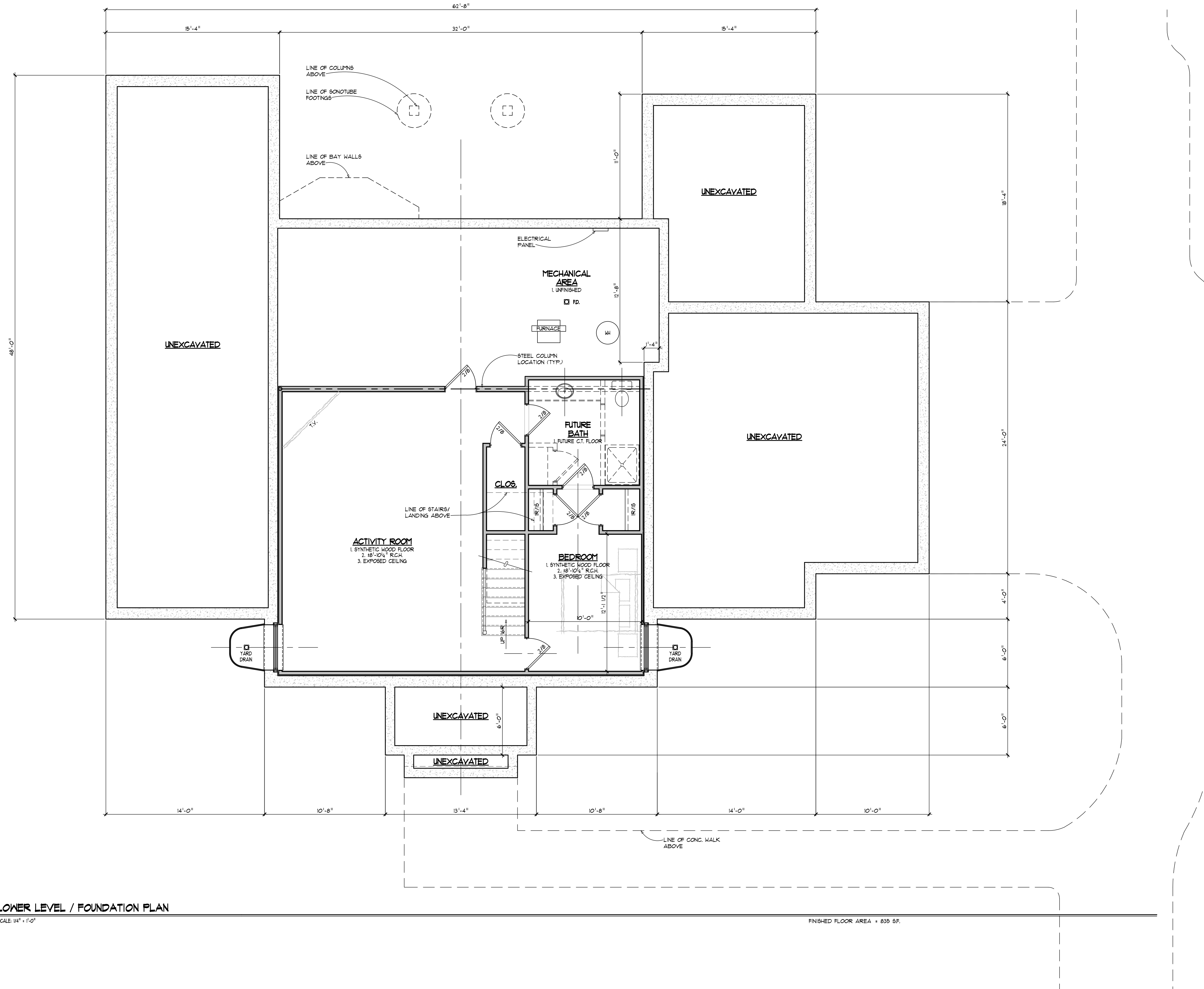
36636 North Pointe Dr., New Baltimore, MI 48047  
TEL: (586) 822-4964, FAX: (586) 591-5930  
info@ab-sb-landsurvey.com;  
www.ab-sb-landsurvey.com

811 Know what's below. Call before you dig.

SCALE: 1" = 10'	PAGE: 1 OF 1
JOB NUMBER: 2023-01-02-102-LF	DRAWN: 01-23-2023
FIELD: MB	CHECKED: MB
REVISIONS:	DATE: 01-22-2023
CLIENT: CBI Design Professionals, Inc.	
ADDRESS: 2998 Iroquois Street Detroit, MI, 48214	TEL: (248)-645-2605 FAX:





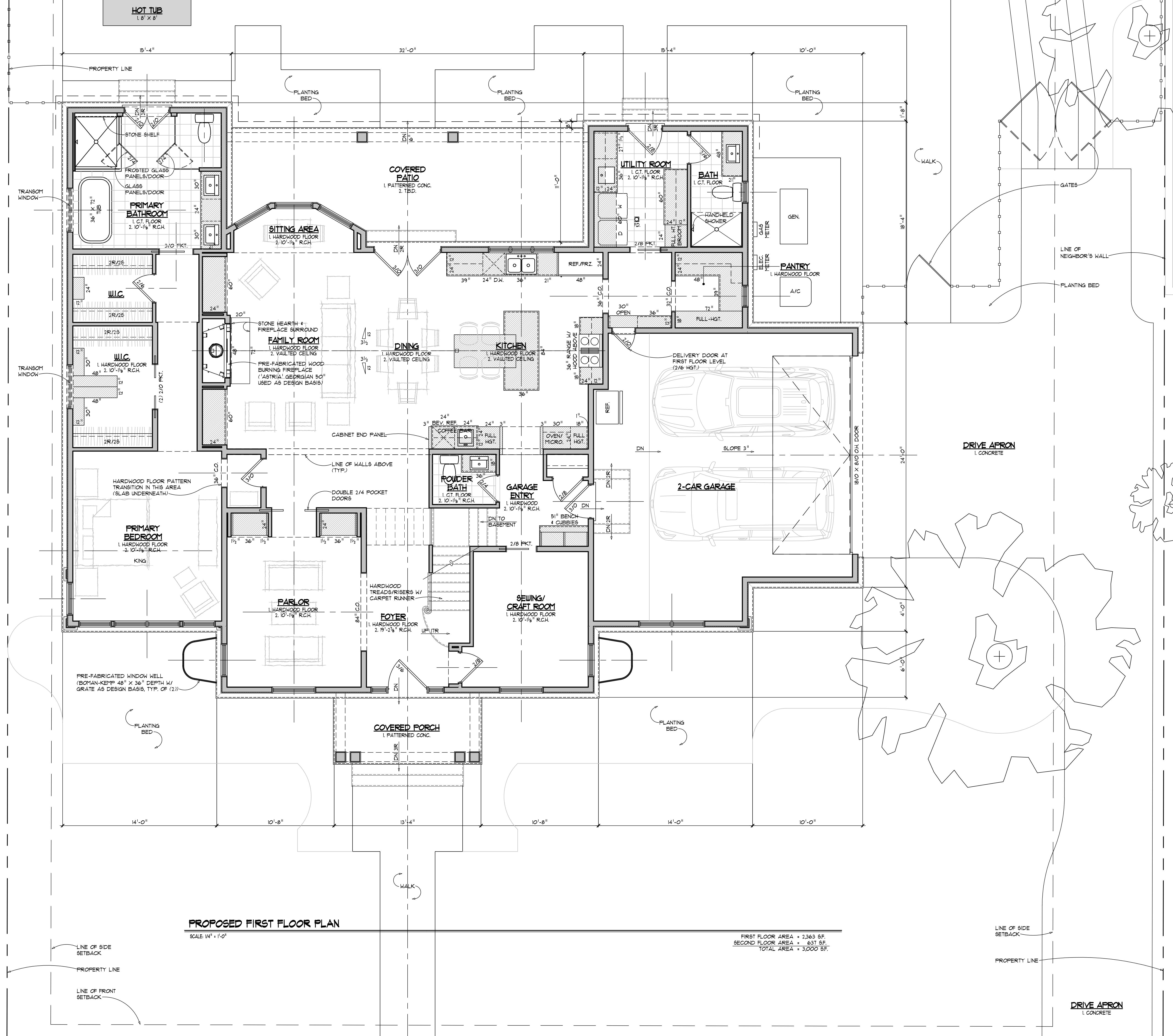


JOB NO.	<b>22028</b>
DRAWN BY	LMF
COO BY	RGC
RELEASE DATE	
REVISION NO.	
ARCHITECTS SEAL	

Client Review - 11.14.2022
Preliminary Budget - 12.27.2022
Historic District Prelim. Review - 12.30.2022
HDC Submission - 04.11.2023
Client Review - 05.24.2023
HDC Submission - 06.02.2023







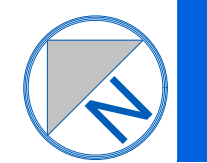
**PROPOSED FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

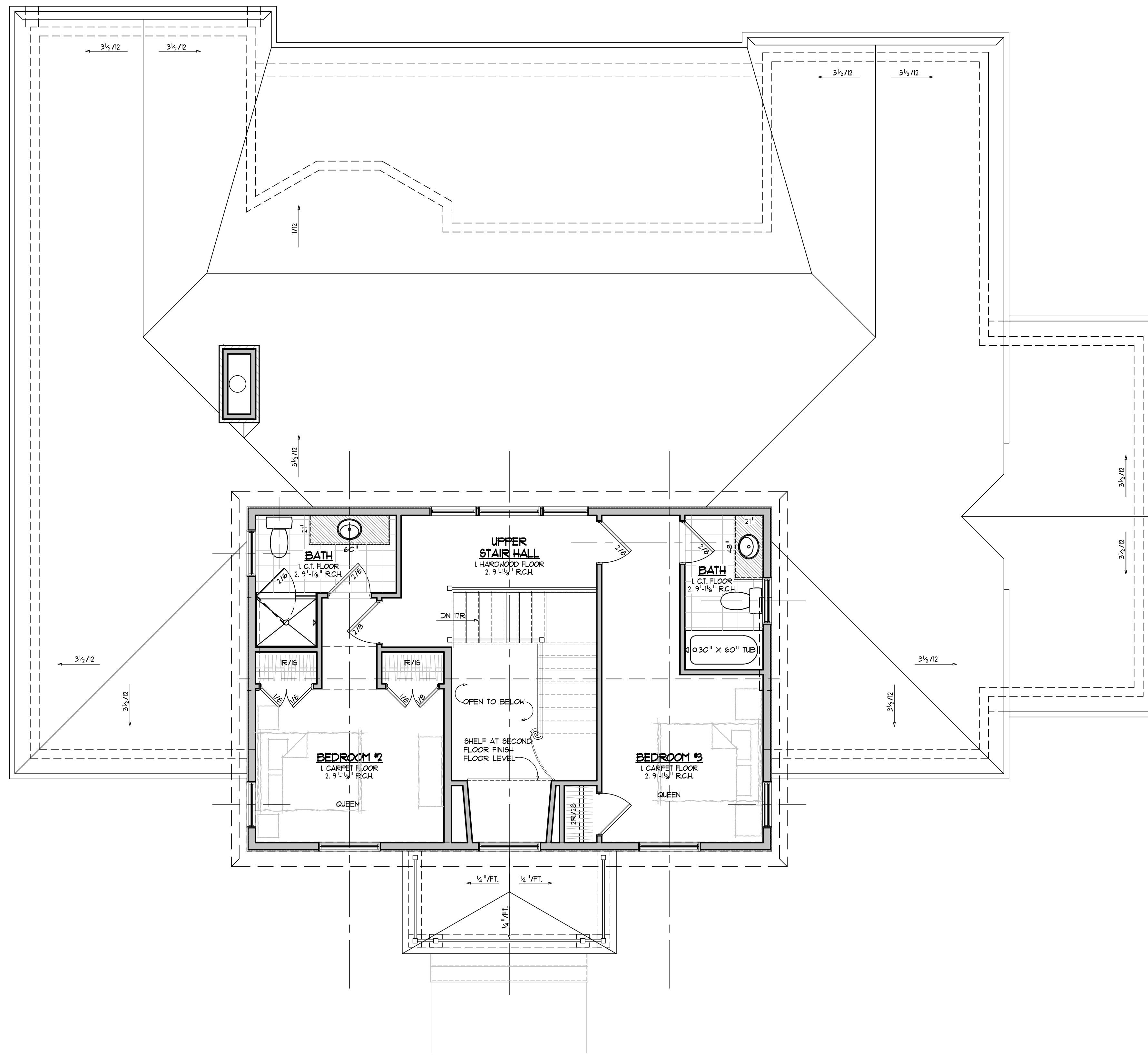
FIRST FLOOR AREA = 2,363 SF.  
SECOND FLOOR AREA = 637 SF.  
TOTAL AREA = 3,000 SF.

JOB NO.	<b>22028</b>
DRAWN BY	<b>LMF</b>
COO BY	<b>RGC</b>
RELEASE DATE	
Client Review - 10.20.2022	
Client Review - 11.04.2022	
Client Review - 11.18.2022	
Preliminary Budget Review - 12.27.2022	
Historic District Prelim. Review - 12.30.2022	
HDC Submission - 04.11.2023	
Client Review - 05.28.2023	
HDC Submission - 06.02.2023	

ARCHITECTS SEAL

SHEET NO.  
**DD2**





**PROPOSED SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0"

SECOND FLOOR AREA = 637 SF.

New Residence for  
the Murphys  
2998 Iroquois Ave., Detroit, MI 48214

JOB NO.  
**22028**

DRAWN BY  
**LMF**

COO BY  
**RGC**

RELEASE DATE  
 Client Review - 10.20.2022  
 Client Review - 11.04.2022  
 Client Review - 11.18.2022  
 Preliminary Budget - 12.27.2022  
 Historic District Prelim. Review - 12.30.2022  
 HDC Submission - 04.11.2023  
 Client Review - 05.28.2023  
 HDC Submission - 06.02.2023

REVISION NO.

ARCHITECT'S SEAL

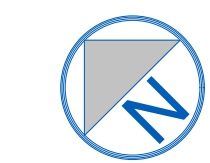
SHEET NO.

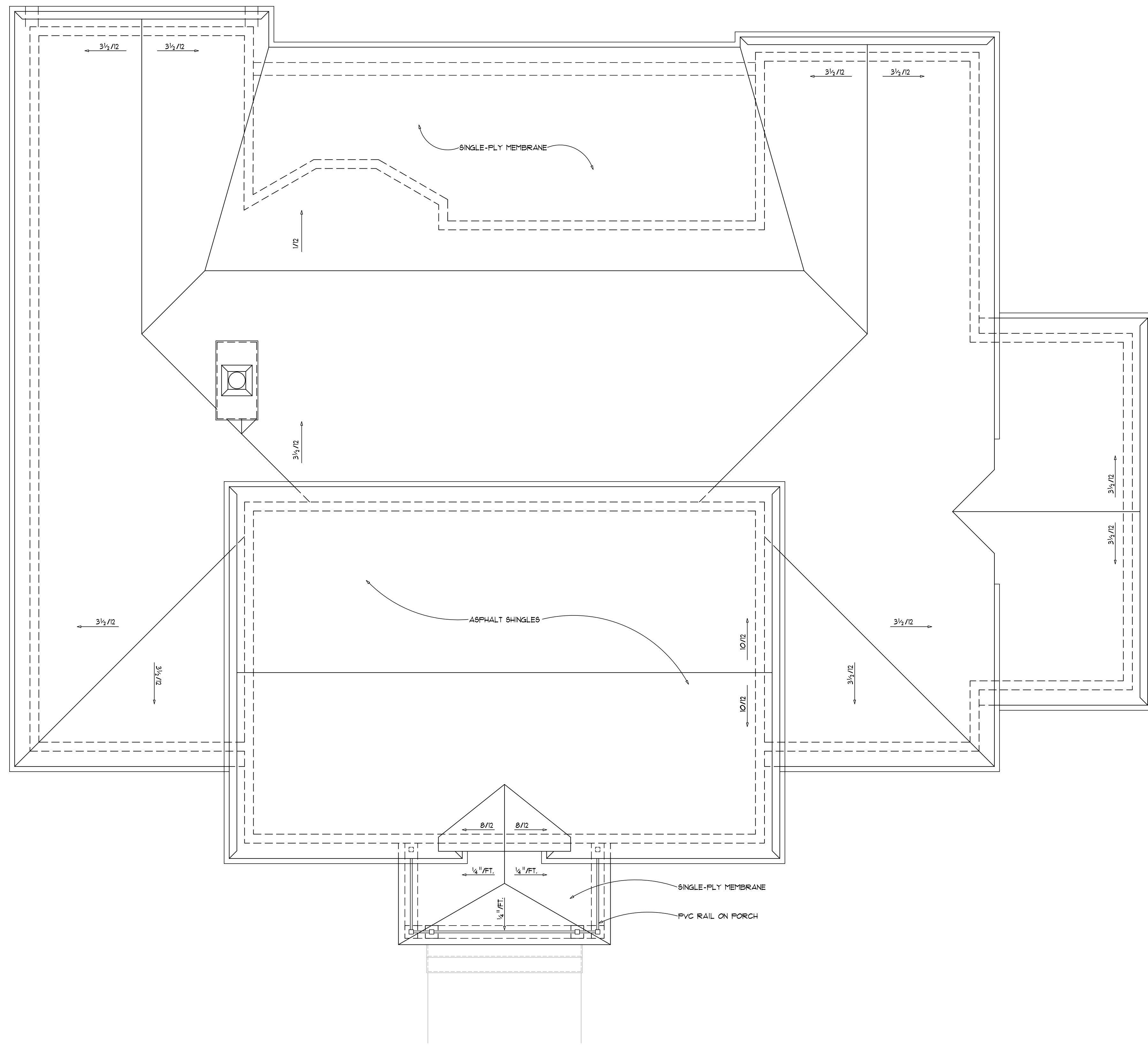
**DD3**

CBI Design Professionals  
838 W. Long Lake, Suite 110  
Bloomfield Hills, MI 48302

P. 248.645.2605  
F. 248.647.7307  
www.cbidesign.net

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**PROPOSED ROOF PLAN**

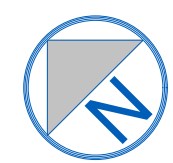
SCALE: 1/4" = 1'-0"

JOB NO.	<b>22028</b>
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CHECKED BY	RGC
RELEASE DATE	
REVISION NO.	

Client Review - 11.14.2022  
 Preliminary Budget - 12.27.2022  
 Historic District Prelim. Review - 12.30.2022  
 HDC Submission - 01.11.2023  
 Client Review - 02.28.2023  
 HDC Submission - 03.02.2023

ARCHITECT'S SEAL

SHEET NO.  
**DD4**







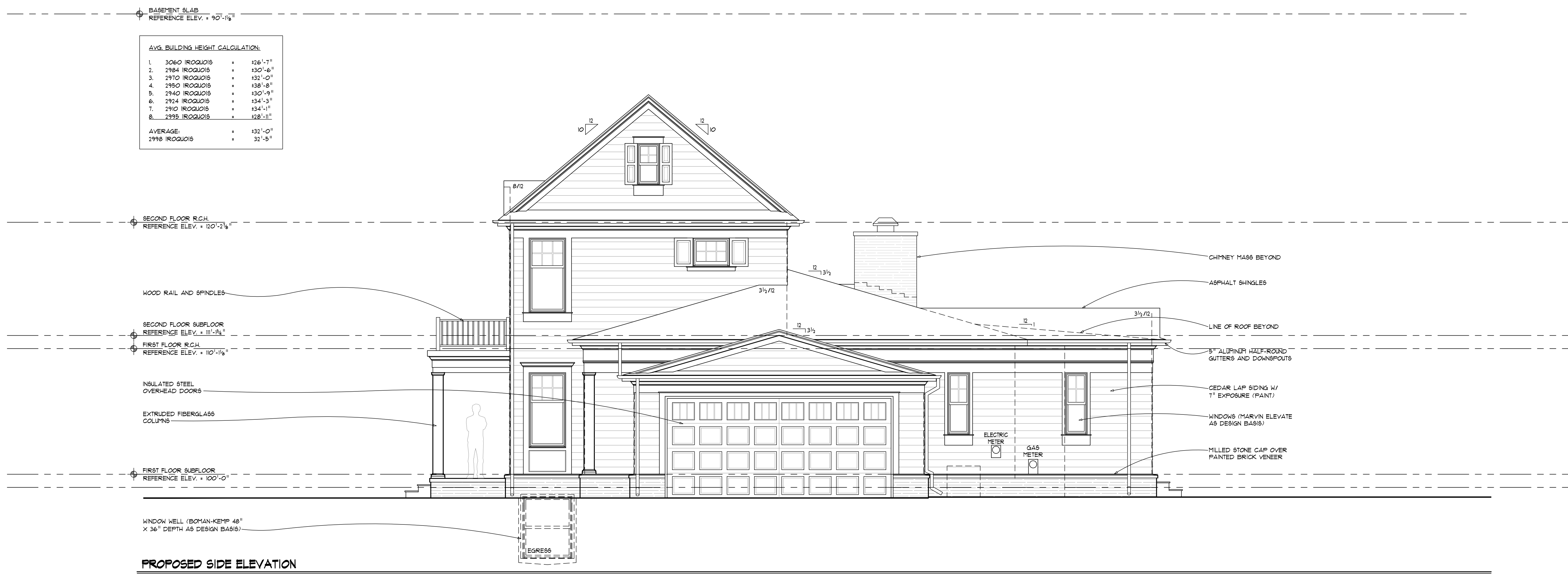
**PROPOSED FRONT ELEVATION**

SCALE: 1/4" = 1'-0"

BASEMENT SLAB  
REFERENCE ELEV. = 90'-1 1/8"

**AVG. BUILDING HEIGHT CALCULATION:**

1.	3060 IROQUOIS	=	426'-7"
2.	2984 IROQUOIS	=	430'-6"
3.	2970 IROQUOIS	=	432'-0"
4.	2950 IROQUOIS	=	438'-8"
5.	2940 IROQUOIS	=	430'-9"
6.	2934 IROQUOIS	=	434'-3"
7.	2910 IROQUOIS	=	434'-1"
8.	2935 IROQUOIS	=	428'-11"
<b>AVERAGE:</b>		=	432'-0"
<b>2998 IROQUOIS</b>		=	32'-5"

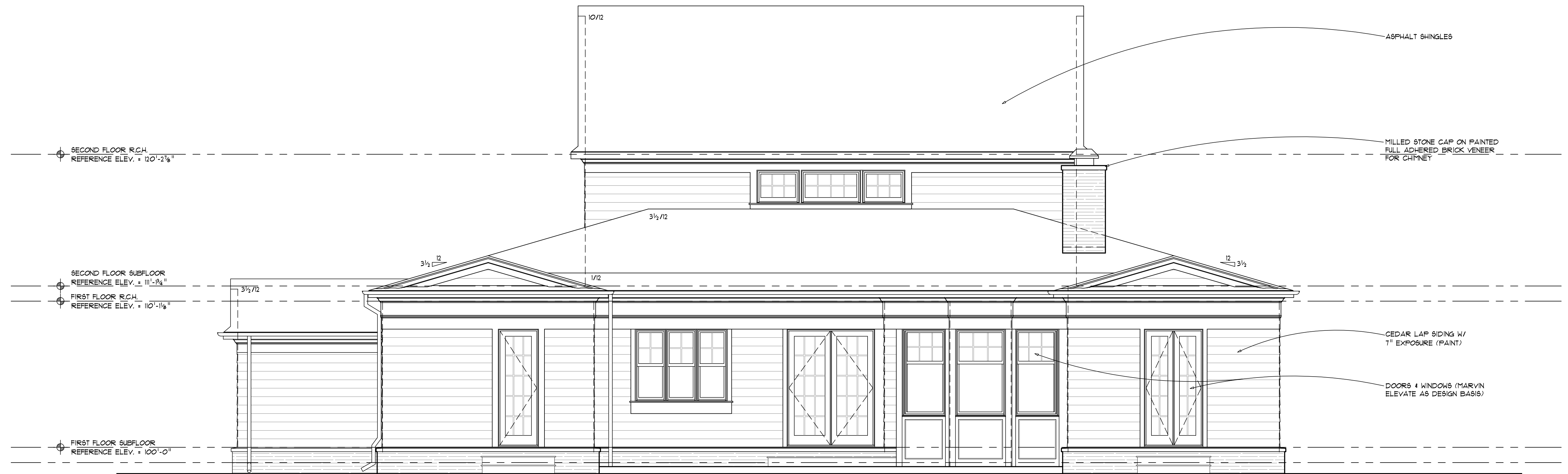


**PROPOSED SIDE ELEVATION**

SCALE: 1/4" = 1'-0"

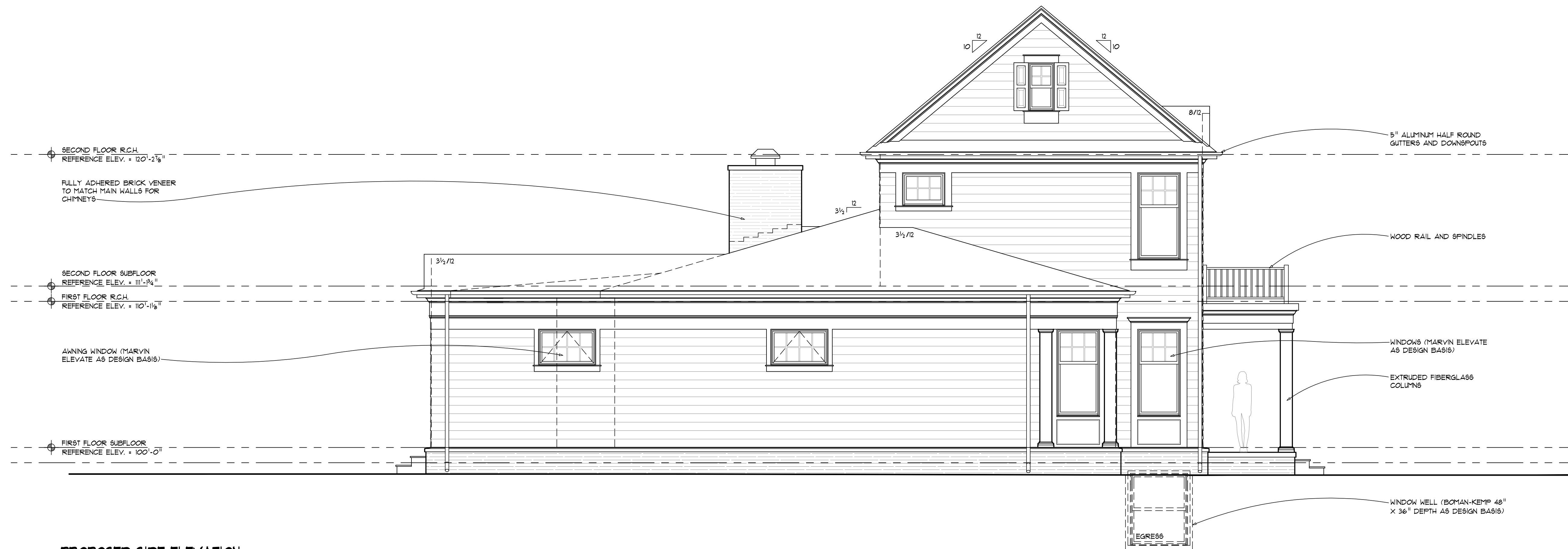
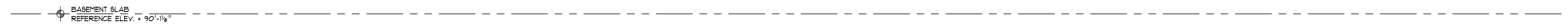
BASEMENT SLAB  
REFERENCE ELEV. = 90'-1 1/8"





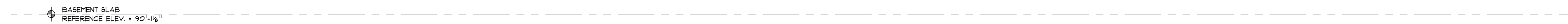
**PROPOSED REAR ELEVATION**

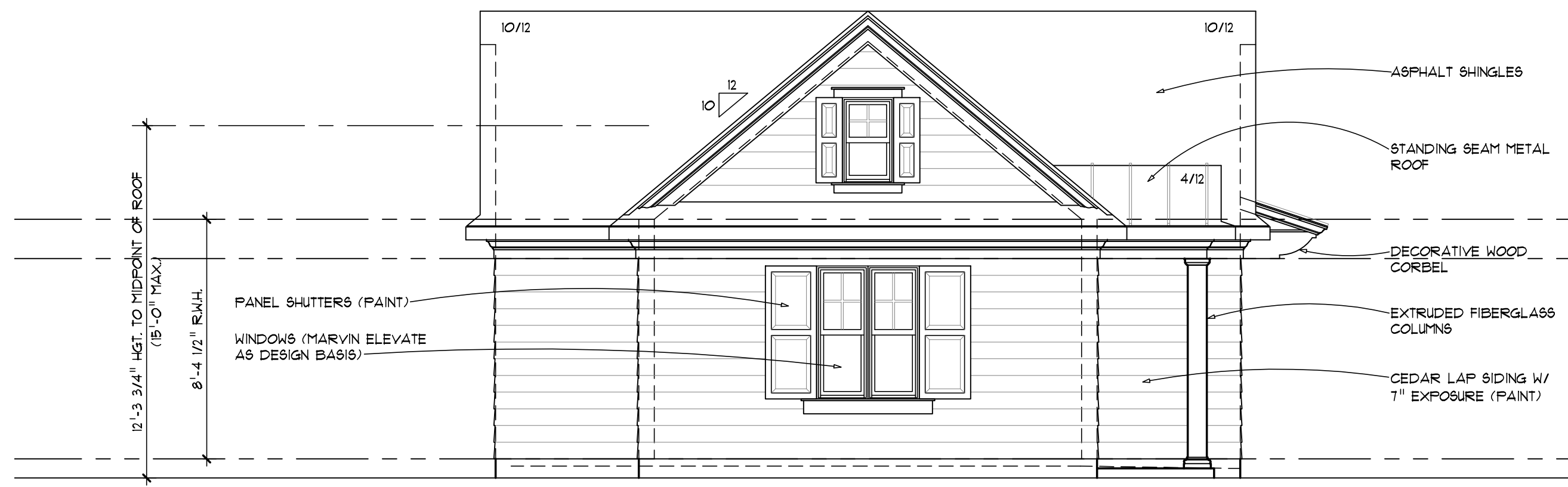
SCALE: 1/4" = 1'-0"



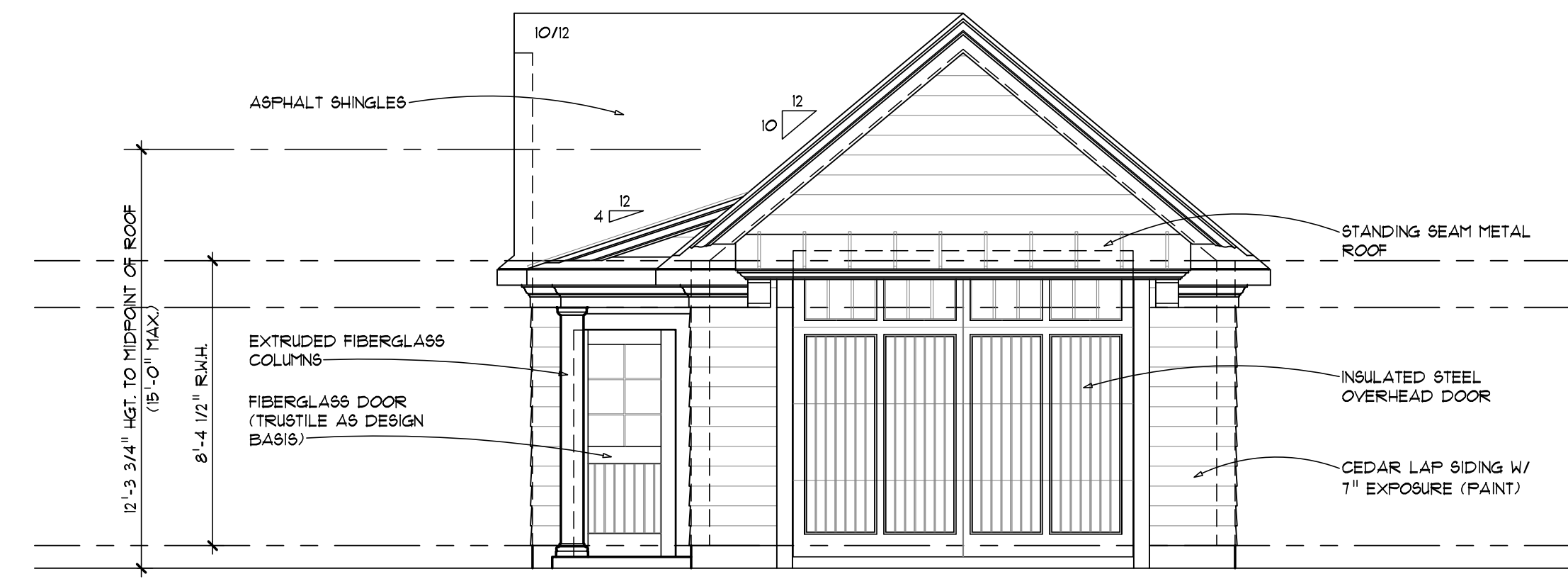
**PROPOSED SIDE ELEVATION**

SCALE: 1/4" = 1'-0"

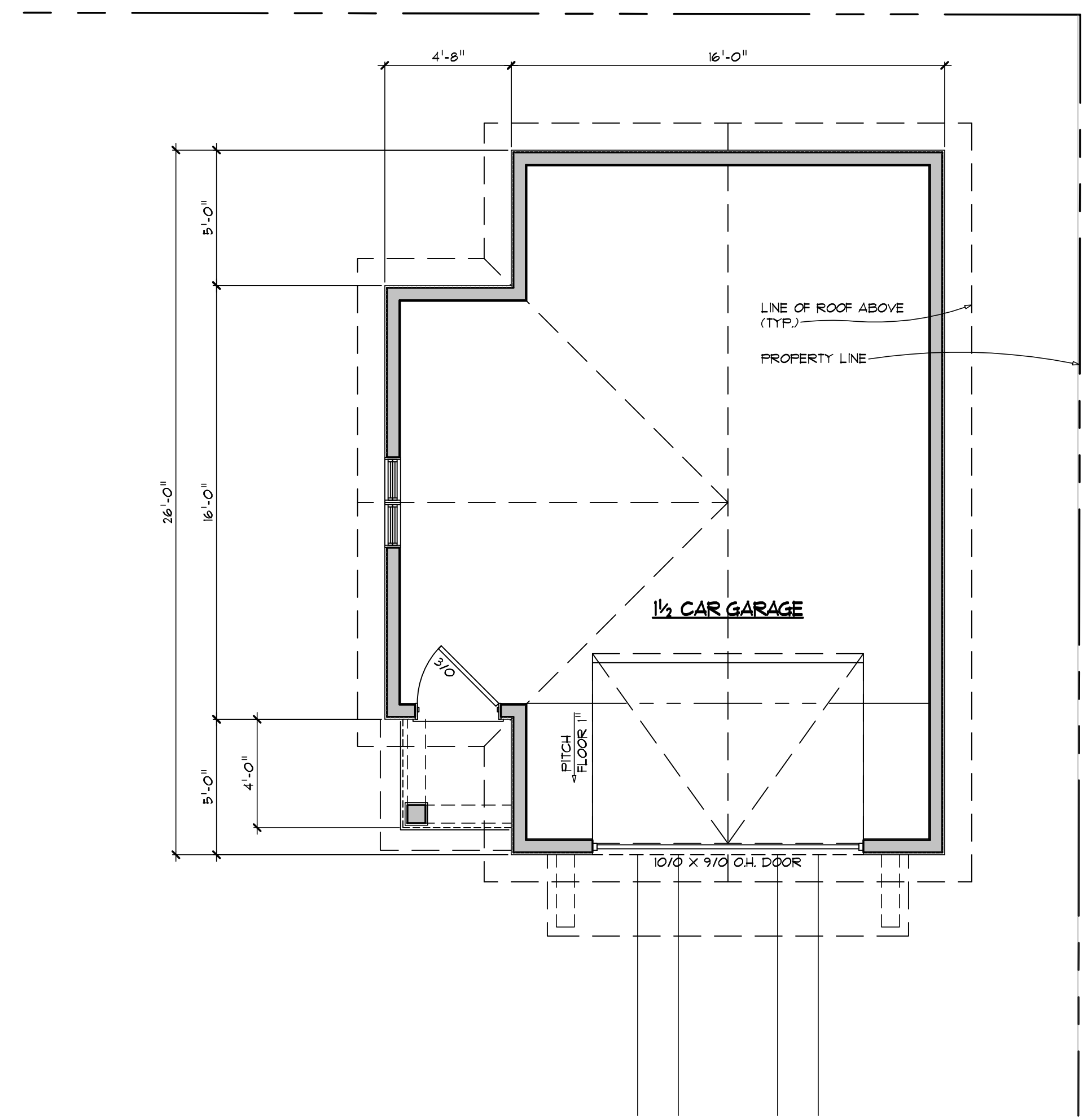




**PROPOSED DETACHED GARAGE SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED DETACHED GARAGE FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

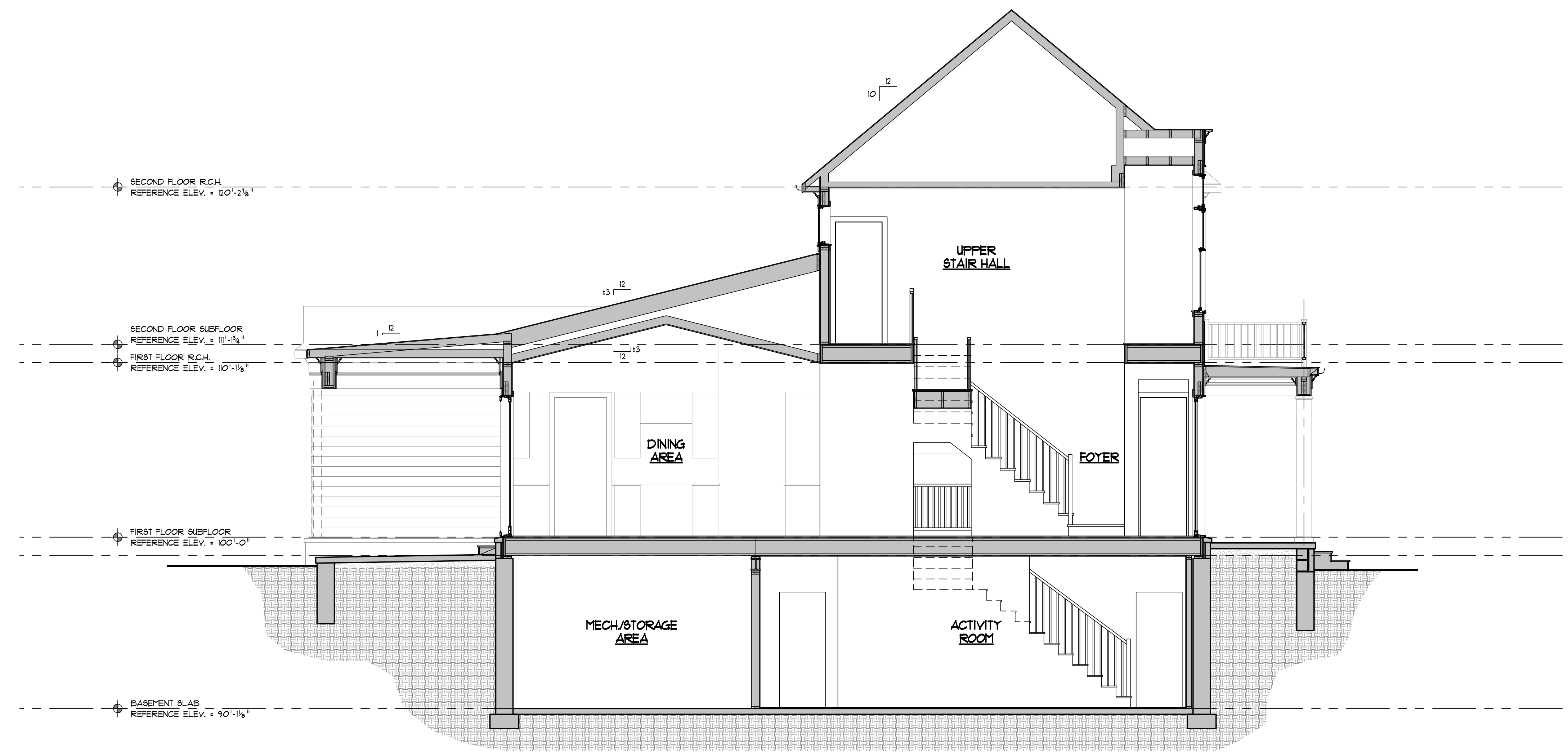


**PROPOSED DETACHED GARAGE FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



C:\Users\lfranzoni\CBI Design Professionals\Arch - Documents\Projects\22028 Murphy\1. PROJECT & DRAWING INFO\1.H. Design Development\22028DD - Elevations.dwg, 6/2/2023 11:40:07 AM, lfranzoni





**CONCEPTUAL BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

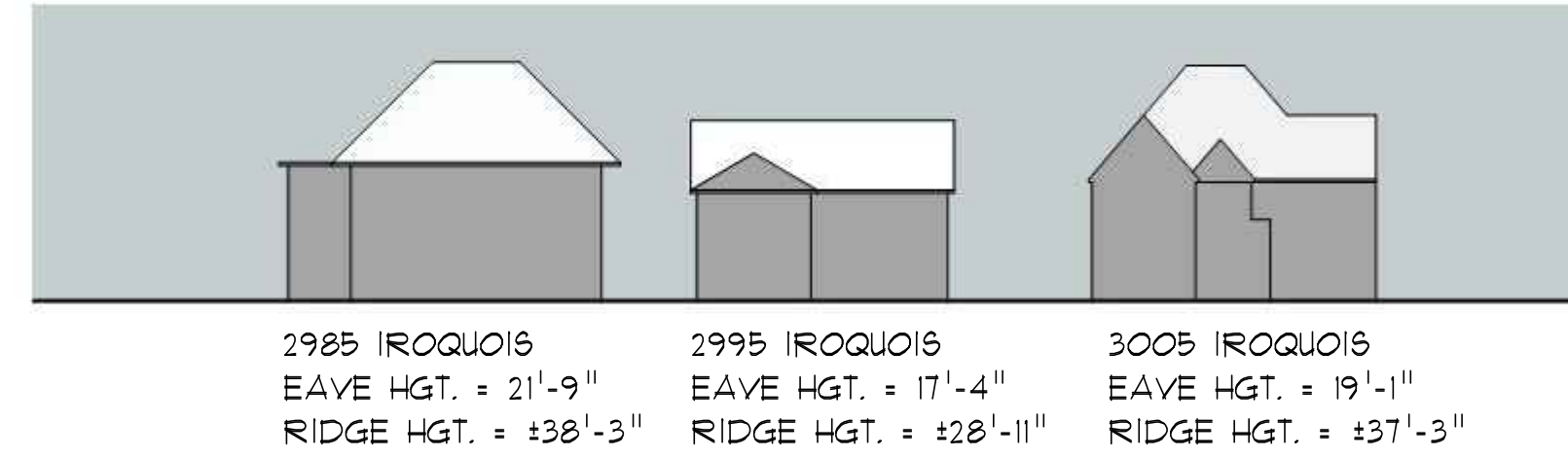
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**STREETSCAPE VIEW - IROQUOIS AVE. (EAST SIDE)**

SCALE: 1" = 30'-0"



**STREETSCAPE VIEW - IROQUOIS AVE. (WEST SIDE - ACROSS THE STREET)**

SCALE: 1" = 30'-0"



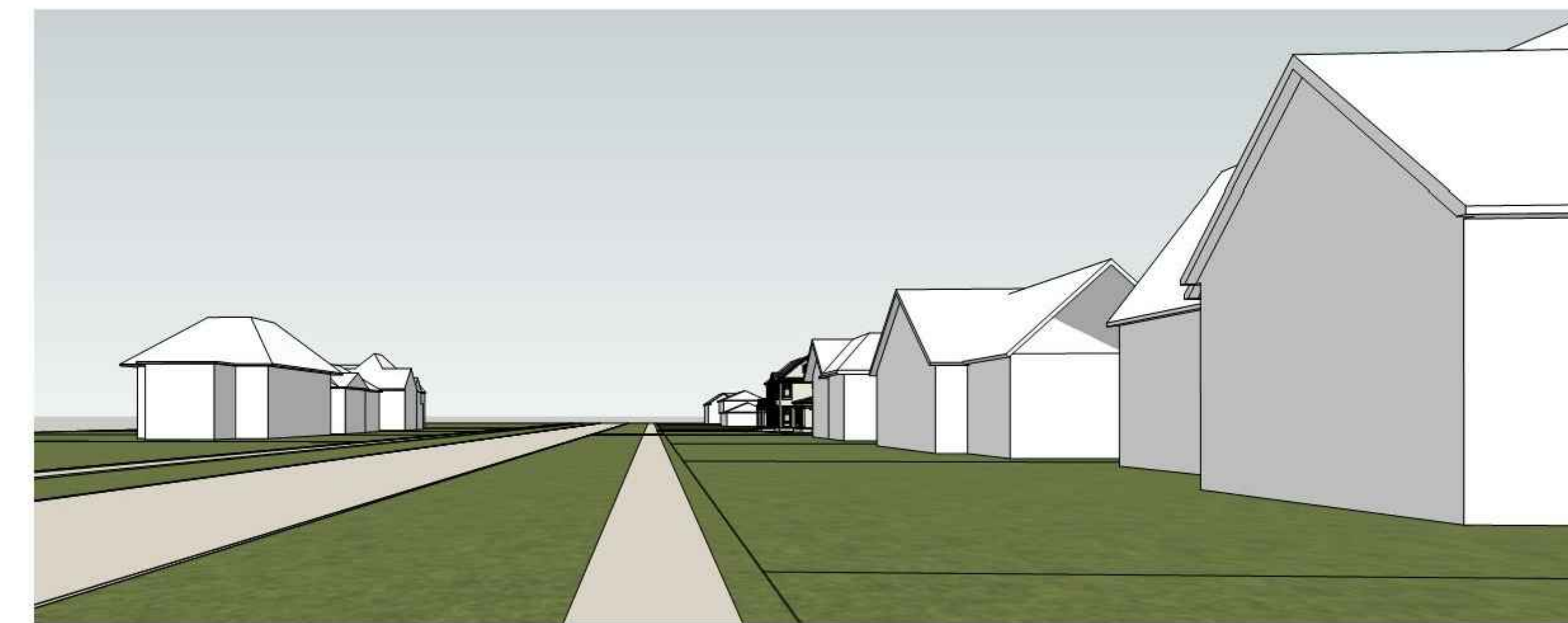
**PERSPECTIVE VIEW - IROQUOIS AVE. TOWARDS GOETHE ST.**

NO SCALE



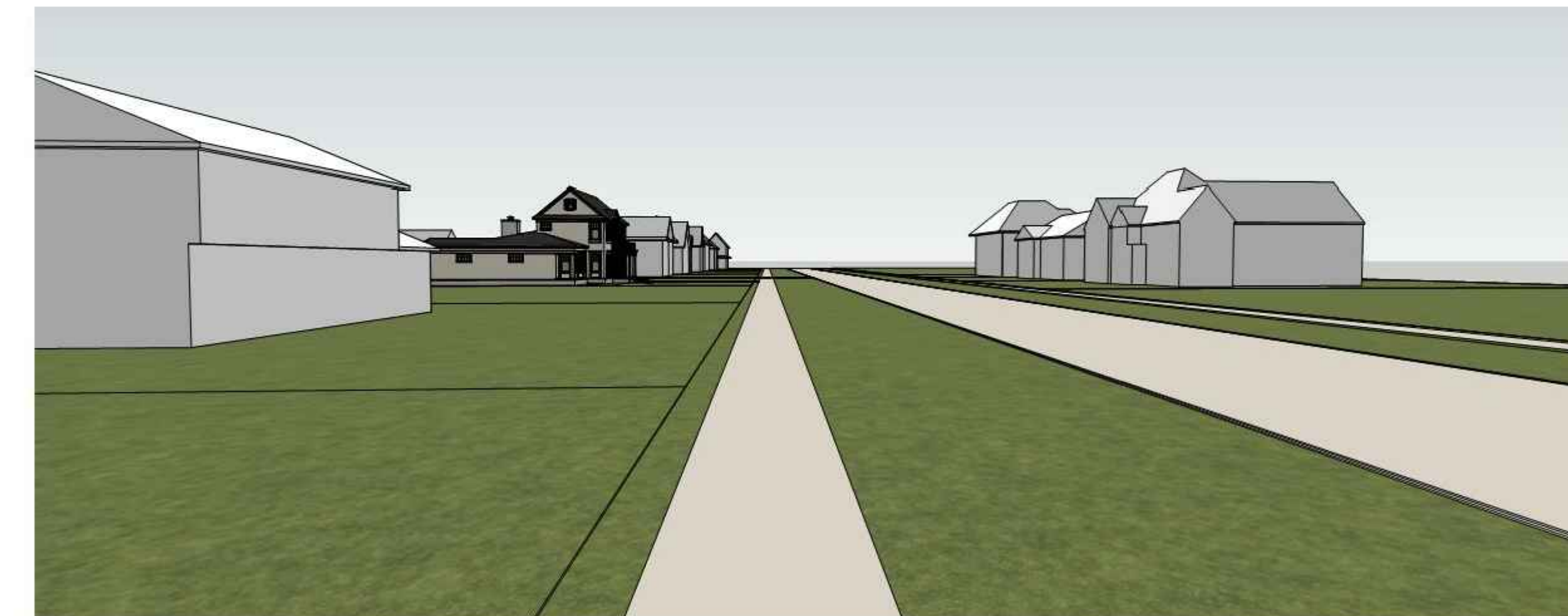
**PERSPECTIVE VIEW - IROQUOIS AVE. TOWARDS CHARLEVOIX ST.**

NO SCALE



**PERSPECTIVE VIEW - IROQUOIS AVE. TOWARDS GOETHE ST.**

NO SCALE



**PERSPECTIVE VIEW - IROQUOIS AVE. TOWARDS CHARLEVOIX ST.**

NO SCALE





FRONT (EAST) VIEW

NO SCALE



REAR (WEST) VIEW

NO SCALE



ANGLED FRONT (NORTHEAST) VIEW W/ DETACHED GARAGE

NO SCALE



ANGLED FRONT (SOUTHEAST) VIEW

NO SCALE



ANGLED REAR (NORTHWEST) VIEW

NO SCALE



ANGLED REAR VIEW OF DETACHED GARAGE

NO SCALE



ANGLED FRONT (NORTHEAST) VIEW

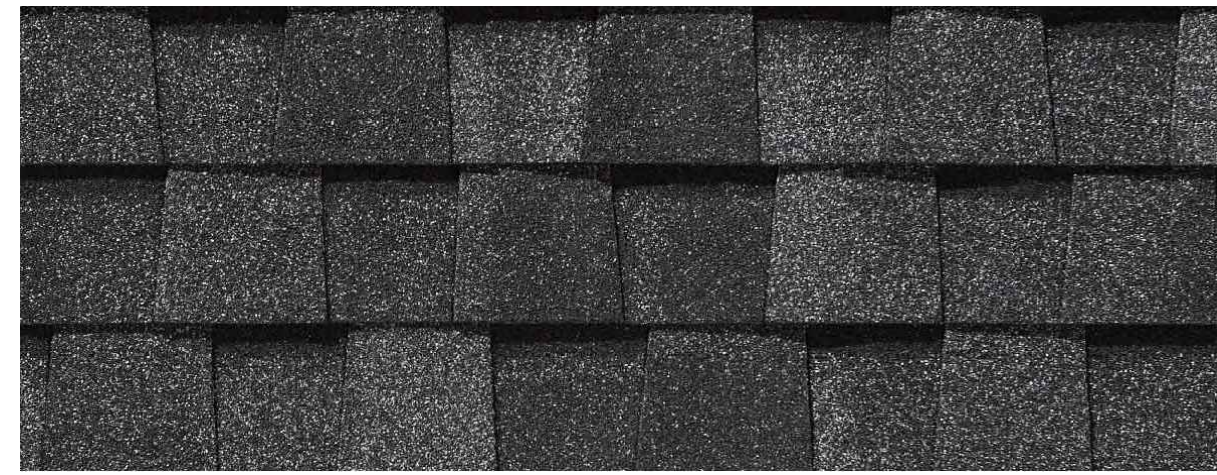
NO SCALE



ANGLED REAR (SOUTHWEST) VIEW

NO SCALE





ASPHALT DIMENSIONAL SHINGLES - CHARCOAL GRAY



GUTTERS - 'K' STYLE - WHITE



TRIM BOARDS - WOOD - SW 7554 (COLOR MATCH TO C:4 YELLOWISH WHITE)



CEDAR LAP SIDING - SW 7554 (COLOR MATCH TO C:4 YELLOWISH WHITE)



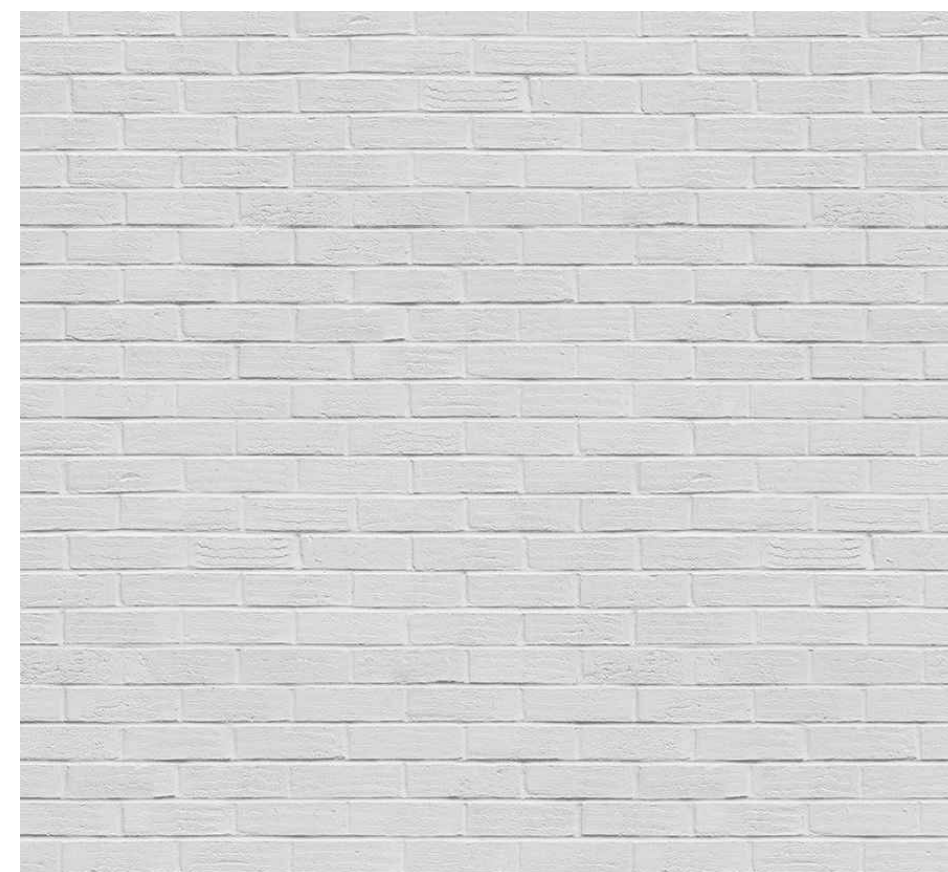
WINDOWS - MARVIN ELEVATE (SIMULATED DIVIDED LITES) - STONE WHITE



RAISED PANEL SHUTTERS - BLACK (COLOR MATCH TO B:19 BLACK)



ENTRY DOOR - ESPRESSO STAINED WOOD



PAINTED BRICK - SW 7554 (COLOR MATCH TO C:4 YELLOWISH WHITE)



INDIANA BUFF LIMESTONE



RAILING/BALUSTRADE - WOOD - SW 7554 (COLOR MATCH TO C:4 YELLOWISH WHITE)



COLUMNS - FIBERGLASS REINFORCED POLYMER - SW 7554 (COLOR MATCH TO C:4 YELLOWISH WHITE)