HISTORIC DISTRICT COMMISSION
NOTICE OF DENIAL

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Notification Date: 05/21/25 **Application Number:** HDC2025-00189

APPLICANT & PROPERTY INFORMATION

NAME: Robin Glasco (Jeffrey G. Collins)		**COMPANY NAME:** N/A	
ADDRESS: 3261 Sherbourne Road	**CITY:** Detroit	**STATE:** MI	**ZIP:** 48221
PROJECT ADDRESS: 3261 Sherbourne Road			
HISTORIC DISTRICT: Sherwood Forest			

SCOPE:

- Erect rear addition

At the Regular Meeting that was held on 05/14/25 , 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 05/21/25 , as it will be inappropriate according to the Secretary of Interior's Standards for Rehabilitation and the district's Elements of Design:

REASON FOR DENIAL:

- The proposed rear addition will result in the removal and destruction of the entire façade, which incorporates many prominent and distractive character-defining features, including but not limited to historic half-timbering, textured brick, ornamental windows, and the substantial alteration of historic massing/expression that is fundamental to the historic character of the building.
- The addition is not distinguished sufficiently from the current elements of the historic design support.

FAILURE TO MEET STANDARDS:

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

Failure to meet standards: 2, 3, 5, 9, 10
Corresponding Standard numbered below:

1.	*A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment*
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.*
3.	*Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
4.	*Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
5.	*Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a 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.*
7.	*Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
8.	*Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
9.	*New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10.	*New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

FAILURE TO MEET ELEMENTS OF DESIGN:

Failure to meet Elements of Design: 7, 8, 11, 15
Corresponding design element numbered below:

1. Height.	*12. Walls of continuity.*
2. Proportion of building's front façades.	*13. Relationship of significant landscape features and surface treatments.*
3. Proportion of openings within the façade.	*14. Relationship of open space to structures.*
4. Rhythm of solids to voids in front façade.	*15. Scale of façade and façade elements.*
5. Rhythm of spacing of buildings on streets.	*16. Directional expression of front elevations.*
6. Rhythm of entrance and/or porch projections.	*17. Rhythm of building setbacks.*
7. Relationship of materials.	*18. Relationship of lot coverages.*
8. Relationship of textures.	*19. Degree of complexity within the façade.*
9. Relationship of colors.	*20. Orientation, vistas, overviews.*
10. Relationship of architectural details.	*21. Symmetric or asymmetric appearance.*
11. Relationship of roof shapes.	*22. General environmental character.*

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

For the Commission:

Daniel Rieden
Senior Clerk to the Historic District Commission

PSR: 250521LS

APPEALS PROCESS

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

HISTORIC DISTRICT COMMISSION
ADDITIONAL INFORMATION REQUEST

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Date: 04/21/2025

Application Number: GDC2025-00189

APPLICANT & PROPERTY INFORMATION

NAME: Robin Glasco (Jeffrey G. Collins)		**COMPANY NAME:** N/A	
ADDRESS: 3261 Sherbourne Road	**CITY:** Detroit	**STATE:** MI	**ZIP:** 48221
PROJECT ADDRESS: 3261 Sherbourne Road			
HISTORIC DISTRICT: Sherwood Forest			

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

This application is not completed. Please provide the following:

- Window schedule for South elevation, which shows the proposed new windows, operation, dimensions, and color
- Accompanying elevation of the house with labels that show which new windows are being placed where

Note: this case will need to be reviewed by the Commission at a meeting. The next available meeting is scheduled for May 14th; in order for this case to be included on that agenda, we will need all outstanding info submitted before Wednesday, April 23rd.

Thank you!

PSR: 20250421

APPLICANT RESPONSE

Response Date: 04/21/2025

Attached please find the updated window schedule for the South elevation, which shows the proposed new windows, operation, dimenions and color with accompanying elevation with labels.

All exterior materials and paint colors will comply with Historic District Commission Guide as indicated.

Thank you so much for your consideration

Section Directory

Document Navigation Tips:

Items listed in the table of contents above are active links that will take you to the corresponding page.
The Pella logo on each page is a link back to this table of contents.
Bookmarks are also included in this PDF document and are available as an additional navigation option.

Supporting documents for this product:

Test Reports:
https://media.pella.com/professional/adm/CertificationReports/Test_Reports_AS-Clad.pdf

CSI Specs (readable using Microsoft Word or other text editing application):
https://media.pella.com/professional/adm/Wood-CSI_Specs/083219.rtf

AIA Masterspec (readable using Microsoft Word or other text editing application):
https://media.pella.com/professional/adm/Wood-CSI_Specs/Masterspec/08550FL_finished.rtf

Detailed Product Description (readable using Microsoft Word or other text editing application):
https://media.pella.com/professional/adm/Specialty/PR-MultiSlideDoor.rtf

CAD cross sections (requires appropriate CAD software to read and use):
https://media.pella.com/professional/adm/Specialty/AS-SenscpRes-Slide-Detail_D.dwg

3D & BIM (requires appropriate software to read and use):
https://media.pella.com/professional/adm/RevitFiles/PR-Revit/Door-Multi-Slide-Pella-Reserve-Traditional.zip

Features and Options

Standard	Options / Upgrades
Glazing	
Glazing Type	
Dual-Pane Insulating Glass	—
Insulated Glass Options/Low-E Types	
Advanced Low-E	SunDefense™ Low-E
	SunDefense+ Low-E
	AdvancedComfort Low-E
	NaturalSun Low-E
	NaturalSun+ Low-E
	Clear (no Low-E coating)
Additional Glass Options	
Tempered Glass	STC Glazing options, including Non-Impact Laminated Glass
	Obscure Glass[1]
	Tinted Glass (Bronze, Gray and Green)
Gas Fill/High Altitude	
Argon	High altitude (with air)
	High altitude with argon
Exterior	
EnduraClad® aluminum-clad	EnduraClad Plus aluminum-clad
Cladding Colors[1]	
Standard colors	Feature Colors, Custom Colors
Interior	
Unfinished wood	Factory primed, Factory prefinished paint[1,2], factory prefinished stain[1]
Wood types	
Pine	Mahogany, Douglas Fir[3]
Hardware	
Flush Handle	
White, Brown, Matte Black	Satin Nickel, Oil-Rubbed Bronze, Bright Brass, Polished Chrome
Baldwin Sliding Patio Door Handle Styles (Stacking configuration only, lead panel will not stack flush)	
	Matte Black, Satin Nickel, Oil-Rubbed Bronze, Satin Brass, Polished Nickel, Polished Chrome, Distressed Bronze, Distressed Nickel
Grilles	
Integral Light Technology® Grilles	
—	Traditional, Prairie, Top Row, Cross, New England, Victorian, Custom
Grilles-Between-the-Glass	
—	Traditional, Prairie, Top Row[1], Cross, Custom-Equally Divided

Sound Transmission Class / Outdoor-Indoor Transmission Class

Product	Frame Size Tested[4]	Glazing System				STC Rating	OITC Rating
		Overall Glazing Thickness	Exterior Glass Thickness	Interior Glass Thickness	Third Pane Thickness		
Clad Multi-Slide Door	Without Grilles						
	72" x 95 1/2" (XO)	13/16"	3mm	5mm	—	31	27

(1) Contact your local Pella sales representative for current designs and color options.

(2) Not available on Mahogany and Douglas Fir interiors.

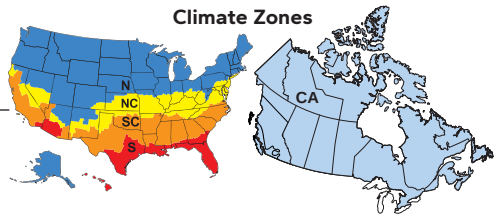
(3) Douglas Fir on panels only, frame parts are pine.

(4) ASTM E 1425 defines standard sizes for acoustical testing. Ratings achieved at that size are representative of all sizes of the same configuration.

Glazing Performance - Total Unit

Glazing Thickness	Type of Glazing	NFRC Certified Product #	Glass (mm)		Gap Fill	Performance Values[1]				Shaded Areas Meet ENERGY STAR® Performance Criteria in Zones Shown					
			Ext.	Int.		U-Factor	SHGC	VLT %	CR	U. S. Zone				Canada[2] ER	Canada[2] Zone
										N	NC	SC	S		CA
Dual-Pane Glazing - 1-1/2" Weep Sill															
13/16"	Clear IG	PEL-N-250-04169-00001	3	3	air	0.46	0.48	0.50	42						
	with grilles-between-the-glass	PEL-N-250-04170-00001				0.46	0.42	0.43	42						
	with integral grilles	PEL-N-250-04171-00001				0.47	0.42	0.43	42						
13/16"	Advanced Low-E IG	PEL-N-250-04293-00001	3	3	argon	0.33	0.23	0.43	54						
	with grilles-between-the-glass	PEL-N-250-04294-00001				0.33	0.20	0.37	54						
	with integral grilles	PEL-N-250-04295-00001				0.34	0.20	0.37	54						
13/16"	SunDefense™ Low-E IG	PEL-N-250-04197-00001	3	3	argon	0.33	0.18	0.40	55						
	with grilles-between-the-glass	PEL-N-250-04198-00001				0.33	0.15	0.34	55						
	with integral grilles	PEL-N-250-04199-00001				0.34	0.15	0.34	55						
13/16"	SunDefense+ Low-E IG	PEL-N-250-04245-00001	3	3	argon	0.30	0.17	0.39	45						
	with grilles-between-the-glass	PEL-N-250-04246-00001				0.30	0.15	0.33	45						
	with integral grilles	PEL-N-250-04247-00001				0.30	0.15	0.33	45						
13/16"	AdvancedComfort Low-E IG	PEL-N-250-04341-00001	3	3	argon	0.30	0.23	0.42	44						
	with grilles-between-the-glass	PEL-N-250-04342-00001				0.30	0.20	0.36	44						
	with integral grilles	PEL-N-250-04343-00001				0.31	0.20	0.36	44						
13/16"	NaturalSun Low-E IG	PEL-N-250-04389-00001	3	3	argon	0.34	0.43	0.48	54						
	with grilles-between-the-glass	PEL-N-250-04390-00001				0.34	0.37	0.41	54						
	with integral grilles	PEL-N-250-04391-00001				0.35	0.37	0.41	54						
13/16"	NaturalSun+ Low-E IG	PEL-N-250-04437-00001	3	3	argon	0.30	0.39	0.47	44						
	with grilles-between-the-glass	PEL-N-250-04438-00001				0.30	0.34	0.41	44						
	with integral grilles	PEL-N-250-04439-00001				0.31	0.34	0.41	44						
Tinted Glazing															
13/16"	Bronze Advanced Low-E IG	PEL-N-250-04301-00002	5	3	argon	0.33	0.21	0.28	55						
	with grilles-between-the-glass	PEL-N-250-04302-00002				0.33	0.18	0.24	55						
	with integral grilles	PEL-N-250-04303-00002				0.34	0.18	0.24	55						
13/16"	Gray Advanced Low-E IG	PEL-N-250-04301-00003	5	3	argon	0.33	0.19	0.24	55						
	with grilles-between-the-glass	PEL-N-250-04302-00003				0.33	0.17	0.20	55						
	with integral grilles	PEL-N-250-04303-00003				0.34	0.17	0.20	55						
13/16"	Green Advanced Low-E IG	PEL-N-250-04301-00004	5	3	argon	0.33	0.23	0.38	55						
	with grilles-between-the-glass	PEL-N-250-04302-00004				0.33	0.21	0.32	55						
	with integral grilles	PEL-N-250-04303-00004				0.34	0.21	0.32	55						
High Altitude Glazing															
13/16"	Advanced Low-E IG	PEL-N-250-04289-00001	3	3	air	0.36	0.24	0.43	52						
	with grilles-between-the-glass	PEL-N-250-04290-00001				0.36	0.21	0.37	52						
	with integral grilles	PEL-N-250-04291-00001				0.37	0.21	0.37	52						
13/16"	SunDefense Low-E IG	PEL-N-250-04193-00001	3	3	air	0.36	0.18	0.40	52						
	with grilles-between-the-glass	PEL-N-250-04194-00001				0.36	0.16	0.34	52						
	with integral grilles	PEL-N-250-04195-00001				0.36	0.16	0.34	52						
13/16"	SunDefense+ Low-E IG	PEL-N-250-04241-00001	3	3	air	0.31	0.17	0.39	42						
	with grilles-between-the-glass	PEL-N-250-04242-00001				0.31	0.15	0.33	42						
	with integral grilles	PEL-N-250-04243-00001				0.32	0.15	0.33	42						
13/16"	AdvancedComfort Low-E IG	PEL-N-250-04337-00001	3	3	air	0.32	0.23	0.42	41						
	with grilles-between-the-glass	PEL-N-250-04338-00001				0.32	0.20	0.36	41						
	with integral grilles	PEL-N-250-04339-00001				0.32	0.20	0.36	41						
13/16"	NaturalSun Low-E IG	PEL-N-250-04385-00001	3	3	air	0.37	0.43	0.48	51						
	with grilles-between-the-glass	PEL-N-250-04386-00001				0.37	0.37	0.41	51						
	with integral grilles	PEL-N-250-04387-00001				0.37	0.37	0.41	51						
13/16"	NaturalSun+ Low-E IG	PEL-N-250-04433-00001	3	3	air	0.32	0.39	0.47	41						
	with grilles-between-the-glass	PEL-N-250-04434-00001				0.32	0.34	0.41	41						
	with integral grilles	PEL-N-250-04435-00001				0.33	0.34	0.41	41						

R-Value = 1/U-Factor
SHGC = Solar Heat Gain Coefficient
VLT % = Visible Light Transmission
CR = Condensation Resistance
ER = Canadian Energy Rating



(1) Glazing performance values are calculated for Pine using NFRC 100, NFRC 200 and NFRC 500. Thermal performance of other wood species may vary. ENERGY STAR® values are updated to 2023 (Version 7) criteria.

(2) The values shown are based on Canada's updated ENERGY STAR® 2020 initiative.

Visit www.energystar.gov for Energy Star guidelines.

Glazing Performance - Total Unit

Glazing Thickness	Type of Glazing	NFRC Certified Product #	Glass (mm) Ext.	Glass (mm) Int.	Gap Fill	Performance Values[1] U-Factor	SHGC	VLT %	CR	Shaded Areas Meet ENERGY STAR® Performance Criteria in Zones Shown U. S. Zone N	NC	SC	S	Canada[2] ER	Canada[2] Zone
Dual-Pane Glazing - 1/2" Surface Mount Sill															CA
13/16"	Clear IG	PEL-N-250-04873-00001	3	3	air	0.46	0.49	0.51	42						
	with grilles-between-the-glass	PEL-N-250-04874-00001				0.46	0.43	0.44	42						
	with integral grilles	PEL-N-250-04875-00001				0.47	0.43	0.44	42						
13/16"	Advanced Low-E IG	PEL-N-250-04997-00001	3	3	argon	0.33	0.24	0.43	54						
	with grilles-between-the-glass	PEL-N-250-04998-00001				0.33	0.21	0.37	54						
	with integral grilles	PEL-N-250-04999-00001				0.34	0.21	0.37	54						
13/16"	SunDefense™ Low-E IG	PEL-N-250-04901-00001	3	3	argon	0.33	0.18	0.40	55						
	with grilles-between-the-glass	PEL-N-250-04902-00001				0.33	0.16	0.34	55						
	with integral grilles	PEL-N-250-04903-00001				0.33	0.16	0.34	55						
13/16"	SunDefense+ Low-E IG	PEL-N-250-04949-00001	3	3	argon	0.29	0.17	0.39	45						
	with grilles-between-the-glass	PEL-N-250-04950-00001				0.29	0.15	0.34	45						
	with integral grilles	PEL-N-250-04951-00001				0.30	0.15	0.34	45						
13/16"	AdvancedComfort Low-E IG	PEL-N-250-05045-00001	3	3	argon	0.30	0.23	0.42	44						
	with grilles-between-the-glass	PEL-N-250-05046-00001				0.30	0.20	0.36	44						
	with integral grilles	PEL-N-250-05047-00001				0.30	0.20	0.36	44						
13/16"	NaturalSun Low-E IG	PEL-N-250-05093-00001	3	3	argon	0.34	0.43	0.49	54						
	with grilles-between-the-glass	PEL-N-250-05094-00001				0.34	0.38	0.42	54						
	with integral grilles	PEL-N-250-05095-00001				0.35	0.38	0.42	54						
13/16"	NaturalSun+ Low-E IG	PEL-N-250-05141-00001	3	3	argon	0.30	0.40	0.48	44						
	with grilles-between-the-glass	PEL-N-250-05142-00001				0.30	0.34	0.41	44						
	with integral grilles	PEL-N-250-05143-00001				0.31	0.34	0.41	44						
Tinted Glazing															
13/16"	Bronze Advanced Low-E IG	PEL-N-250-05005-00002	5	3	argon	0.33	0.21	0.28	55						
	with grilles-between-the-glass	PEL-N-250-05006-00002				0.33	0.19	0.24	55						
	with integral grilles	PEL-N-250-05007-00002				0.34	0.19	0.24	54						
13/16"	Gray Advanced Low-E IG	PEL-N-250-05005-00003	5	3	argon	0.33	0.19	0.24	55						
	with grilles-between-the-glass	PEL-N-250-05006-00003				0.33	0.17	0.21	55						
	with integral grilles	PEL-N-250-05007-00003				0.34	0.17	0.21	54						
13/16"	Green Advanced Low-E IG	PEL-N-250-05005-00004	5	3	argon	0.33	0.24	0.38	55						
	with grilles-between-the-glass	PEL-N-250-05006-00004				0.33	0.21	0.33	55						
	with integral grilles	PEL-N-250-05007-00004				0.34	0.21	0.33	54						
High Altitude Glazing															
13/16"	Advanced Low-E IG	PEL-N-250-04993-00001	3	3	air	0.36	0.24	0.43	52						
	with grilles-between-the-glass	PEL-N-250-04994-00001				0.36	0.21	0.37	52						
	with integral grilles	PEL-N-250-04995-00001				0.37	0.21	0.37	52						
13/16"	SunDefense Low-E IG	PEL-N-250-04897-00001	3	3	air	0.35	0.18	0.40	52						
	with grilles-between-the-glass	PEL-N-250-04898-00001				0.35	0.16	0.34	52						
	with integral grilles	PEL-N-250-04899-00001				0.36	0.16	0.34	52						
13/16"	SunDefense+ Low-E IG	PEL-N-250-04945-00001	3	3	air	0.31	0.18	0.39	42						
	with grilles-between-the-glass	PEL-N-250-04946-00001				0.31	0.16	0.34	42						
	with integral grilles	PEL-N-250-04947-00001				0.32	0.16	0.34	42						
13/16"	AdvancedComfort Low-E IG	PEL-N-250-05041-00001	3	3	air	0.31	0.23	0.42	41						
	with grilles-between-the-glass	PEL-N-250-05042-00001				0.31	0.20	0.36	41						
	with integral grilles	PEL-N-250-05043-00001				0.32	0.20	0.36	41						
13/16"	NaturalSun Low-E IG	PEL-N-250-05089-00001	3	3	air	0.36	0.43	0.49	51						
	with grilles-between-the-glass	PEL-N-250-05090-00001				0.36	0.38	0.42	51						
	with integral grilles	PEL-N-250-05091-00001				0.37	0.38	0.42	51						
13/16"	NaturalSun+ Low-E IG	PEL-N-250-05137-00001	3	3	air	0.32	0.39	0.48	41						
	with grilles-between-the-glass	PEL-N-250-05138-00001				0.32	0.34	0.41	41						
	with integral grilles	PEL-N-250-05139-00001				0.33	0.34	0.41	41						

R-Value = 1/U-Factor
SHGC = Solar Heat Gain Coefficient
VLT % = Visible Light Transmission
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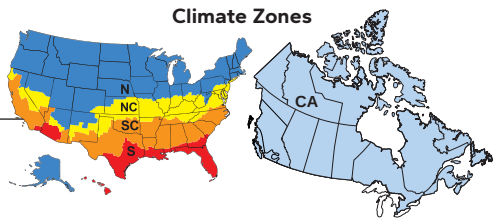
Climate Zones



(1) Glazing performance values are calculated for Pine using NFRC 100, NFRC 200 and NFRC 500. Thermal performance of other wood species may vary. ENERGY STAR® values are updated to 2023 (Version 7) criteria.

(2) The values shown are based on Canada's updated ENERGY STAR® 2020 initiative.

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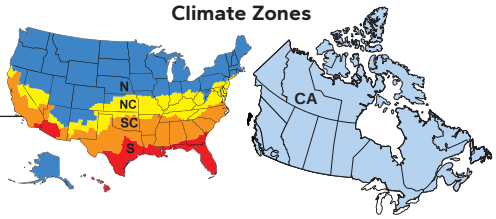
Glazing Performance - Total Unit

Glazing Thickness	Type of Glazing	NFRC Certified Product #	Glass (mm)		Gap Fill	Performance Values[1]				Shaded Areas Meet ENERGY STAR® Performance Criteria in Zones Shown					
			Ext.	Int.		U-Factor	SHGC	VLT %	CR	U. S. Zone				Canada[2] ER	Canada[2] Zone
Dual-Pane Glazing - 1" Integrated Sill										N	NC	SC	S		CA
13/16"	Clear IG	PEL-N-250-04521-00001	3	3	air	0.45	0.49	0.51	42						
	with grilles-between-the-glass	PEL-N-250-04522-00001				0.45	0.43	0.44	42						
	with integral grilles	PEL-N-250-04523-00001				0.45	0.43	0.44	42						
13/16"	Advanced Low-E IG	PEL-N-250-04645-00001	3	3	argon	0.31	0.24	0.43	54						
	with grilles-between-the-glass	PEL-N-250-04646-00001				0.31	0.21	0.37	54						
	with integral grilles	PEL-N-250-04647-00001				0.32	0.21	0.37	54						
13/16"	SunDefense™ Low-E IG	PEL-N-250-04549-00001	3	3	argon	0.31	0.18	0.40	55						
	with grilles-between-the-glass	PEL-N-250-04550-00001				0.31	0.16	0.35	55						
	with integral grilles	PEL-N-250-04551-00001				0.32	0.16	0.35	55						
13/16"	SunDefense+ Low-E IG	PEL-N-250-04597-00001	3	3	argon	0.28	0.17	0.39	45			SC	S		
	with grilles-between-the-glass	PEL-N-250-04598-00001				0.28	0.15	0.34	45			SC	S		
	with integral grilles	PEL-N-250-04599-00001				0.28	0.15	0.34	45						
13/16"	AdvancedComfort Low-E IG	PEL-N-250-04693-00001	3	3	argon	0.28	0.23	0.42	44						
	with grilles-between-the-glass	PEL-N-250-04694-00001				0.28	0.20	0.37	44			SC	S		
	with integral grilles	PEL-N-250-04695-00001				0.29	0.20	0.37	44						
13/16"	NaturalSun Low-E IG	PEL-N-250-04741-00001	3	3	argon	0.32	0.43	0.49	54						
	with grilles-between-the-glass	PEL-N-250-04742-00001				0.32	0.38	0.42	54						
	with integral grilles	PEL-N-250-04743-00001				0.33	0.38	0.42	54						
13/16"	NaturalSun+ Low-E IG	PEL-N-250-04789-00001	3	3	argon	0.28	0.40	0.48	44						
	with grilles-between-the-glass	PEL-N-250-04790-00001				0.28	0.35	0.41	44						
	with integral grilles	PEL-N-250-04791-00001				0.29	0.35	0.41	44						
Tinted Glazing															
13/16"	Bronze Advanced Low-E IG	PEL-N-250-04653-00002	5	3	argon	0.31	0.21	0.28	55						
	with grilles-between-the-glass	PEL-N-250-04654-00002				0.31	0.19	0.24	55						
	with integral grilles	PEL-N-250-04655-00002				0.32	0.19	0.24	55						
13/16"	Gray Advanced Low-E IG	PEL-N-250-04653-00003	5	3	argon	0.31	0.19	0.24	55						
	with grilles-between-the-glass	PEL-N-250-04654-00003				0.31	0.17	0.21	55						
	with integral grilles	PEL-N-250-04655-00003				0.32	0.17	0.21	55						
13/16"	Green Advanced Low-E IG	PEL-N-250-04653-00004	5	3	argon	0.31	0.24	0.38	55						
	with grilles-between-the-glass	PEL-N-250-04654-00004				0.31	0.21	0.33	55						
	with integral grilles	PEL-N-250-04655-00004				0.32	0.21	0.33	55						
High Altitude Glazing															
13/16"	Advanced Low-E IG	PEL-N-250-04641-00001	3	3	air	0.34	0.24	0.43	52						
	with grilles-between-the-glass	PEL-N-250-04642-00001				0.34	0.21	0.37	52						
	with integral grilles	PEL-N-250-04643-00001				0.35	0.21	0.37	52						
13/16"	SunDefense Low-E IG	PEL-N-250-04545-00001	3	3	air	0.34	0.18	0.40	52						
	with grilles-between-the-glass	PEL-N-250-04546-00001				0.34	0.16	0.35	52						
	with integral grilles	PEL-N-250-04547-00001				0.35	0.16	0.35	52						
13/16"	SunDefense+ Low-E IG	PEL-N-250-04593-00001	3	3	air	0.29	0.18	0.39	42						
	with grilles-between-the-glass	PEL-N-250-04594-00001				0.29	0.15	0.34	42						
	with integral grilles	PEL-N-250-04595-00001				0.30	0.15	0.34	42						
13/16"	AdvancedComfort Low-E IG	PEL-N-250-04689-00001	3	3	air	0.30	0.23	0.42	41						
	with grilles-between-the-glass	PEL-N-250-04690-00001				0.30	0.20	0.37	41						
	with integral grilles	PEL-N-250-04691-00001				0.31	0.20	0.37	41						
13/16"	NaturalSun Low-E IG	PEL-N-250-04737-00001	3	3	air	0.35	0.43	0.49	51						
	with grilles-between-the-glass	PEL-N-250-04738-00001				0.35	0.38	0.42	51						
	with integral grilles	PEL-N-250-04739-00001				0.35	0.38	0.42	51						
13/16"	NaturalSun+ Low-E IG	PEL-N-250-04785-00001	3	3	air	0.30	0.39	0.48	41						
	with grilles-between-the-glass	PEL-N-250-04786-00001				0.30	0.34	0.41	41						
	with integral grilles	PEL-N-250-04787-00001				0.31	0.34	0.41	41						

R-Value = 1/U-Factor
SHGC = Solar Heat Gain Coefficient
VLT % = Visible Light Transmission
CR = Condensation Resistance
ER = Canadian Energy Rating

Climate Zones



(1) Glazing performance values are calculated for Pine using NFRC 100, NFRC 200 and NFRC 500. Thermal performance of other wood species may vary. ENERGY STAR® values are updated to 2023 (Version 7) criteria.

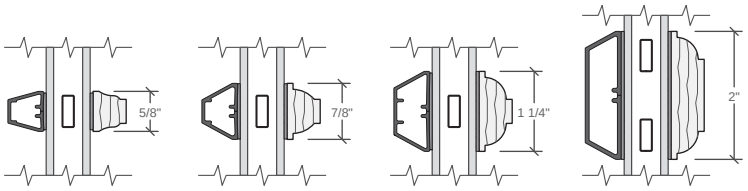
(2) The values shown are based on Canada's updated ENERGY STAR® 2020 initiative.

Visit www.energystar.gov for Energy Star guidelines.

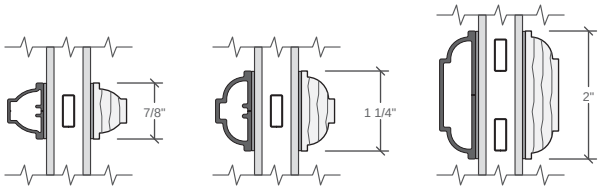
Grille Profiles

Traditional Style Collection - Integral Light Technology ®

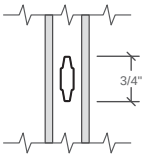
Putty Glaze and Ogee Grilles
Clad Exterior - Wood Interior



Ogee Grilles
Clad Exterior - Wood Interior



Grilles-Between-the-Glass



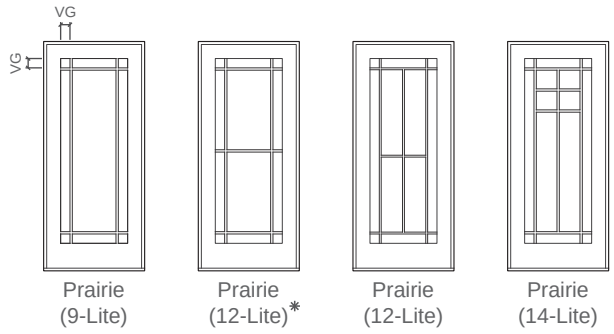
3/4"
Contoured

Interior wood ILT grilles available in Pine, Mahogany or Douglas Fir to match complete unit.

Grille Patterns

Integral Light Technology® Grilles

PRAIRIE LITE PATTERNS

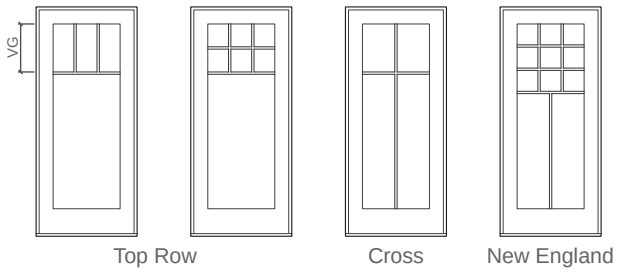


Standard corner lite dimension for Prairie patterns = 3-1/2" VG.

Integral Light Technology Grilles

- 9-Lite available in all special sizes.
- 12-Lite available in all special sizes; other heights available per custom drawing.
- 14-Lite available in panels > 23-3/4" width.

OTHER AVAILABLE PATTERNS



Top Row

- Standard visible glass to separator bar = 14" or half of total visible glass height, whichever is smaller.

Cross

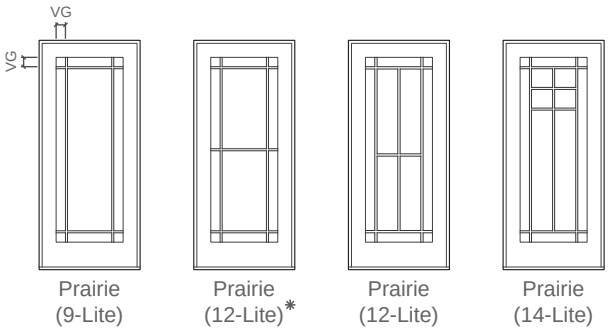
- Standard visible glass to separator bar = one-quarter of total visible glass height.

New England

- Standard visible glass to separator bar = half of total visible glass height.

Grilles-Between-the-Glass

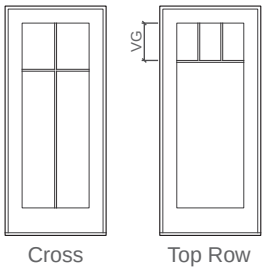
PRAIRIE LITE PATTERNS



Prairie

- Standard corner lite dimension = 3-1/2" VG.
- 9-Lite available in units < 7' 0-3/4" height.
- * Prairie in heights > 7' 0-1/2" will have 12 lites.
- 12-Lite available in units ≤ 7' 2" height.

OTHER AVAILABLE PATTERNS



Cross

- Horizontal bar is 1/4 of visible glass from the top in door panels.

Top Row

- Horizontal bar may be ordered 12", 14" or 16" from the top VG.
- Transoms with frame heights ≥ 21", the horizontal bar will be positioned at 1/2 the visible glass height.

VG = Visible Glass

Lite dimensions noted can vary.

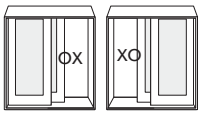
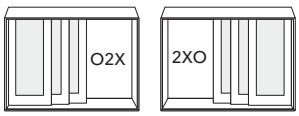
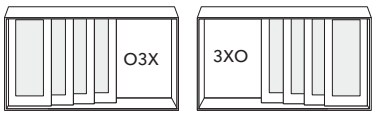
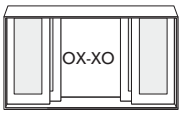
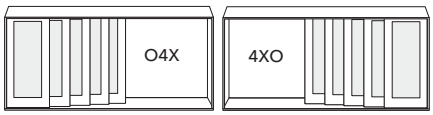
Custom configurations are available; for details contact your local Pella sales representative.

Design Data - Stacking Panels

Hardware Handle Height	Dimension from bottom of panel to center of lock thumbturn	Frame Height	
		Minimum	Maximum
Typical	40.843"	79.5"	119.5"
Greater Than 54"	54.843"		
'Window' usage	10.843"	50.5"	83.875"

Panel Size Chart

Min Panel Size		Max Panel Size	
Width	Height	Width	Height
20"	77" - 82"	60"	117.04"
24"	82.1" - 96"		
28.788"	96.1" - 117.04"		

STACKING PANEL CONFIGURATION		Venting	Frame & Track Depth	Minimum	Maximum Size				Hardware	Performance Class and Grade	
				Frame Width	Frame Width	Frame Height	Panel Width	Panel Height		1-1/2" Weep Sill	1" Integrated Sill & 1/2" Surface Mount Sill
2-Panel		One-way	5.92 2 tracks	40.375	120.25	96	60	92.665	All	Pending	NC
				40.375	98.5	119.5	49.12	116.165		LC-PG25	NC
				98.625	120.25	119.5	60	116.165		NC	NC
3-Panel		One-way	8.67 3 tracks	56.5	176.25	96	60	92.665	All	Pending	NC
				56.5	143.625	119.5	49.12	116.165		LC-PG25	NC
				143.75	176.25	119.5	60	116.165		NC	NC
4-Panel		One-way	11.42 4 tracks	72.375	232.25	96	60	92.665	All	Pending	NC
				72.375	188.825	119.5	49.12	116.165		LC-PG25	NC
				189	232.25	119.5	60	116.165		NC	NC
		Bi-part	5.92 2 tracks	78.25	238.125	96	60	92.665	All	Pending	NC
				78.25	160.625	119.5	40.62	116.165	Flush	R-PG15	NC
				78.25	160.625	119.5	40.62	116.165	Baldwin	R-PG20	NC
				160.75	238.125	119.5	60	116.165	All	NC	NC
5-Panel		One-way	14.17 5 tracks	88.5	288.375	96	60	92.665	All	Pending	NC
				88.5	233.825	119.5	49.12	116.165		LC-PG25	NC
				234	288.375	119.5	60	116.165		NC	NC

X = Venting, O = Fixed. All dimensions are in inches.

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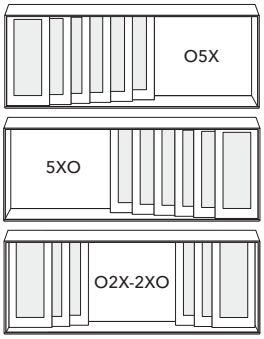
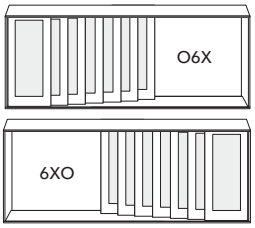
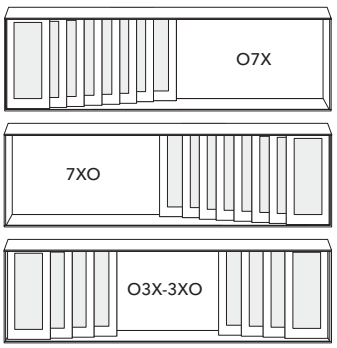
Custom sized units in 1/8" increments.

Doors are viewed from the exterior.

Contact your local Pella sales representative for more information.

Design Data - Stacking Panels

	STACKING PANEL CONFIGURATION	Venting	Frame & Track Depth	Minimum Frame Width	Maximum Size Frame Width	Maximum Size Frame Height	Maximum Size Panel Width	Maximum Size Panel Height	Hardware	Performance Class and Grade 1-1/2" Weep Sill	Performance Class and Grade 1" Integrated Sill & 1/2" Surface Mount Sill
6-panel		One-way	16.92 6 tracks	104.5	344.375	96	60	92.665	All	Pending	NC
				104.5	240	119.5	42.5987	116.165		LC-PG25	NC
				240.125	344.375	119.5	60	116.165		NC	NC
		Bi-part	8.67 3 tracks	110.375	350.25	96	60	92.665	All	Pending	NC
				110.375	228.125	119.5	40.62	116.165	Flush	R-PG15	NC
				110.375	228.125	119.5	40.62	116.165	Baldwin	R-PG20	NC
				228.25	350.25	119.5	60	116.165	All	NC	NC
7-Panel		One-way	19.67 7 tracks	120.5	400.375	119.5	60	116.165	All	NC	NC
8-Panel		One-way	22.42 8 tracks	136.5	456.375	119.5	60	116.165	All	NC	NC
		Bi-part	11.42 4 tracks	142.375	356.25	96	60	92.665	All	Pending	NC
				142.375	240	119.5	32.2094	116.165	Flush	R-PG15	NC
				142.375	240	119.5	32.2094	116.165	Baldwin	R-PG20	NC
				240.125	462.25	119.5	60	116.165	All	NC	NC
10-Panel		Bi-part	14.17 5 tracks	174.5	356.25	96	60.62	92.665	All	Pending	NC
				174.5	240	119.5	26.5612	116.165	Flush	R-PG15	NC
				174.5	240	119.5	40.62	116.165	Baldwin	R-PG20	NC
				240.125	574.375	119.5	60	116.165	All	NC	NC

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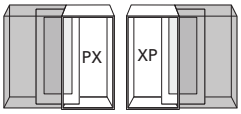
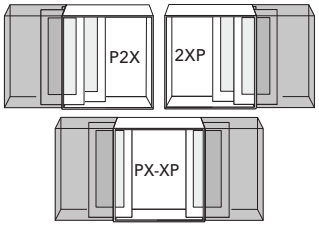
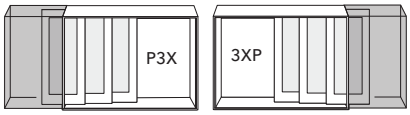
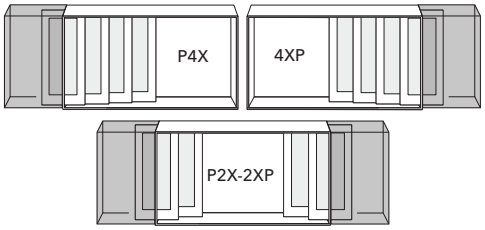
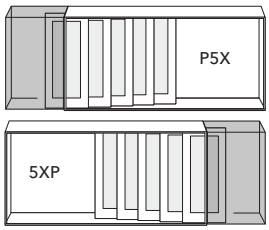
Design Data - Pocketing Panels

	POCKETING PANEL CONFIGURATION	Venting	Frame & Track Depth	Minimum	Maximum size (inches)				Hardware	Performance Class and Grade	
				Frame Width	Frame Width	Frame Height	Panel Width	Panel Height		1-1/2" Weep Sill	1/2" Surface Mount Sill
1-Panel		One-way	5.92 2 tracks	48.875	128.75	119.5	60	116.165	All	LC-PG30	NC
2-Panel		One-way	5.92 2 tracks	64	183.875	96	60	92.665	All	Pending	NC
				64	183.875	119.5	60	116.165		NC	NC
		Bi-part		95.25	255.125	96	60	92.665	All	Pending	NC
				95.25	255.125	119.5	60	116.165		NC	NC
3-Panel		One-way	8.67 3 tracks	80	239.875	96	60	92.665	All	Pending	NC
				80	239.875	119.5	60	116.165		NC	NC
4-Panel		One-way	11.42 4 tracks	96	295.875	96	60	92.665	All	Pending	NC
				96	295.875	119.5	60	116.165		NC	NC
		Bi-part	5.92 2 tracks	125.5	356.25	96	60	92.665	All	Pending	NC
				125.5	365.375	119.5	60	116.165		NC	NC
5-Panel		One-way	14.17	112.125	352	96	60	92.665	All	Pending	NC
				112.125	352	119.5	60	116.165		NC	NC

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Custom sized units in 1/8" increments.

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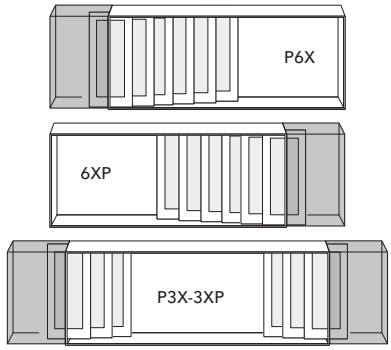
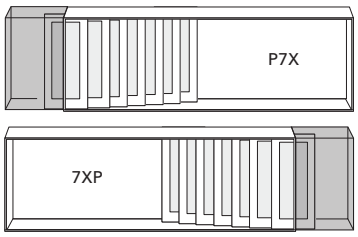
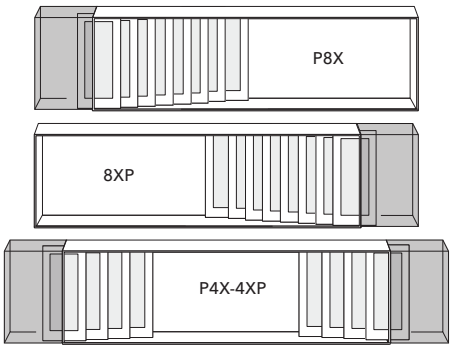
Design Data - Pocketing Panels

	POCKETING PANEL CONFIGURATION	Venting	Frame & Track Depth	Minimum Frame Width	Maximum size (inches) Frame Width	Frame Height	Panel Width	Panel Height	Hardware	Performance Class and Grade 1-1/2" Weep Sill	1/2" Surface Mount Sill
6-Panel		One-way	16.92 6 tracks	128.125	408	96	60	92.665	All	Pending	NC
				128.125	408	119.5	60	116.165		NC	NC
		Bi-part	8.67 3 tracks	157.625	356.25	96	60	92.665	All	Pending	NC
				157.625	477.5	119.5	60	116.165		NC	NC
7-Panel		One-way	19.67 7 tracks	120.5	400.375	119.5	60	116.165	All	NC	NC
8-Panel		One-way	22.42 8 tracks	136.5	456.375	119.5	60	116.165	All	NC	NC
		Bi-part	11.42 4 tracks	142.375	356.25	96	60	92.665	All	Pending	NC
				142.375	462.25	119.5	60	116.165	All	NC	NC
10-Panel		Bi-part	14.17 5 tracks	174.5	356.25	96	60	92.665	All	Pending	NC
				174.5	574.375	119.5	60	116.165	All	NC	NC

X = Venting, O = Fixed. All dimensions are in inches.

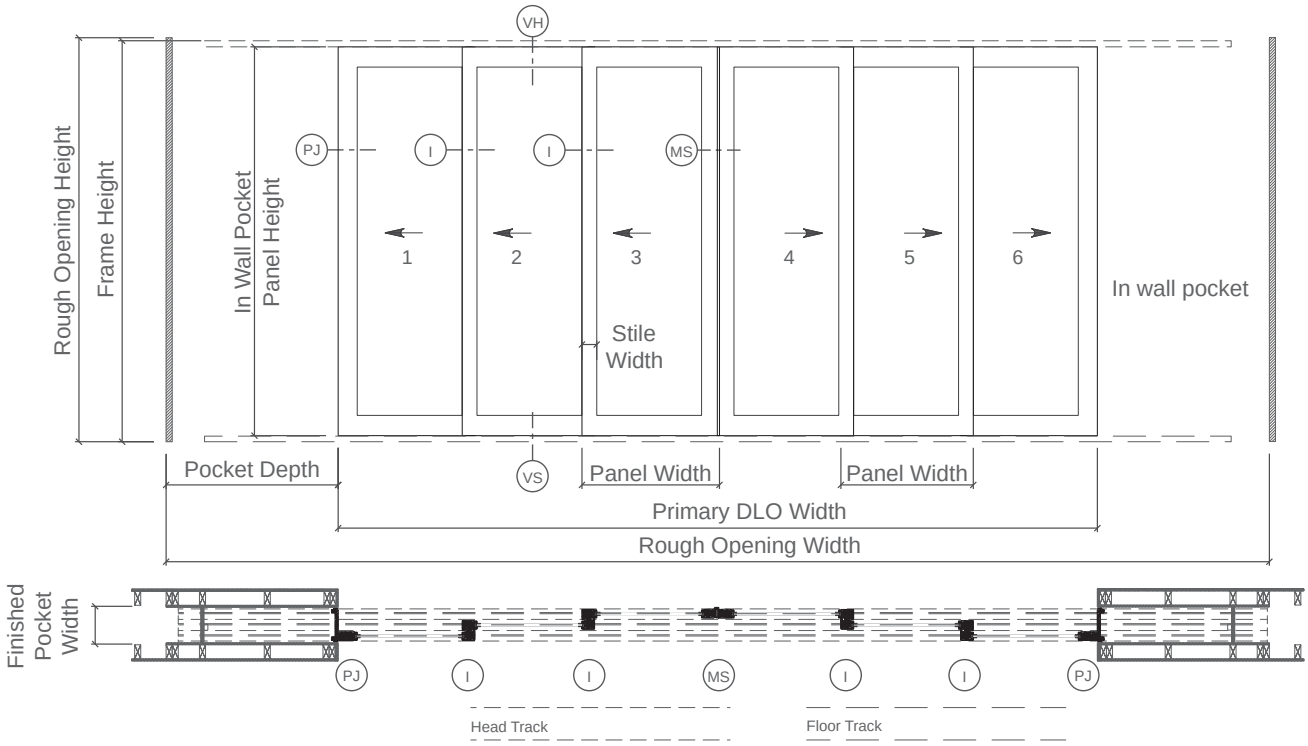
Those noted as NC are not AAMA/WDMA performance certified.

Custom sized units in 1/8" increments.

Doors are viewed from the exterior.

Contact your local Pella sales representative for more information.

Sizes and Configurations - Panels



	Stacking: One Way (minimum 2 Panels)	Stacking: Bi-Parting	1 Pocket: One Way	2 Pocket: Bi-Parting
Frame Width	Starting Reference		Starting Reference	
Rough Opening Width	FW+1		FW+1	
Panel Width	(FW + (TP-1) x (PO - 2 x 2.1280) ÷ TP	(FW + (TP - 2) x (PO - 2 x 2.1280 - 1.8800) ÷ TP	(FW + (TP - 1) x (PO - 2.1280 - PPWD - 2.5770) ÷ (TP + 1)	(FW + (TP - 2) x (PO - 1.8800 - 2 x PPWD - 2 x 2.5770) ÷ (TP + 2)
Pocket to Panel Width Difference	n/a		4.052 (1 Panel) 3.1955 (2-8 Panel)	4.052 (2 Panel) 3.1955 (4-10 Panel)
Frame Pocket Depth	n/a		PW+ PPWD	PW + PPWD
Rough Opening Pocket Depth	n/a		FPD + 0.500	
DLO Width	FW + 1		ROW - RO Pocket Depth	ROW - RO Pocket Depth x 2
Frame Height	Starting Reference		Starting Reference	
Rough Opening Height/ DLO Height	FH + 0.5 for Frame Widths ≤ 120"; FH + 1.0 for Frame Widths > 120"		FH + 0.5 for Frame Widths ≤ 120"; FH + 1.0 for Frame Widths > 120"	
Panel Height - Surface Mount Sill	FH - 2.460		FH - 2.460	
Panel Height - Integrated Sill*	FH - 2.960		FH - 2.960	
Panel Height - Weep Sill	FH - 3.335		FH - 3.335	
Finished Pocket Width	n/a		OTD + 0.830	OTD + 0.830
Overall Track Depth (Frame Depth)	# Tracks x 2.75 + 0.42	# Tracks x 2.75 + 0.42	# Tracks x 2.75 + 0.42	# Tracks x 2.75 + 0.42

* with finished floor installed correctly between the sill tracks

Key			
FW= Frame Width	ROW= Rough Opening Width	VGW=Visible Glass Width	MLGW=Movable Lite Glass Width
FH= Frame Height	DLO=Daylight Opening Width	VGH=Visible Glass Height	MLGH=Movable Lite Glass Height
TP= Total # of panels	OTD = Overall Track Depth	AGW=Actual Glass Width	PO = Panel Overlap
PW= Panel Width	PPWD = Pocket to Panel Width Difference	AGH=Actual Glass Height	FPD = Frame Pocket Depth
PH=Panel Height			

Detailed Product Description

Frame

- Select softwood and softwood plywood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [pine] [mahogany] edge banded and veneered.
- Exterior surfaces are clad with aluminum at the head and jambs.
- Head and jamb components are assembled with screws and staples.
- Extruded aluminum sill tracks and sill track covers are bonded to a stainless steel sill pan with 3M VHB tape. Stainless steel track caps on which the rollers glide.
- Sill Finish is [painted solar reflective black] [painted “clear” morning sky gray].
- Frame Depth varies from 5.92" to 22.42" depending on configuration. See Overall Track Depth for dimension.
- 1-1/2" Weep Sill and Surface Mount Sill tracks run continuous length of frame width. Ramps run length of Daylight opening only (not in the pocket).

– or –

- Integrated Sill is [Continuous length of frame] [Staggered under the panel travel] for field-installed finished flooring between sill tracks.

Door Panels

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are veneered with [Pine] [Mahogany] [Douglas Fir] .
- Exterior surfaces are clad with aluminum.
- Panel stiles are LVL core with finger-jointed edge bands on both sides and veneered on both faces. Panel rails are three-ply construction, randomly finger-jointed blocks laminated with water-resistant glue and veneered on both sides.
- Corners are secured with metal fasteners and structural adhesive.
- Panel exterior profile is [ogee] [putty] and interior profile is ogee.
- Vent panels have two adjustable ABEC 5 sealed electroplated steel ball-bearing rollers with organic coating, set on stainless steel track, standard.

– or –

- Two adjustable corrosion-resistant stainless steel ball-bearing rollers; out of-unit option.

Weatherstripping

- Mohair at heads on interior and exterior of panel.
- Dual Durometer extruded polymer leaf weatherstrip and mohair rain screen at jambs.
- Dual Durometer extruded polymer bulb at bottom of panels on interior and exterior.
- Mohairs at panel interlockers.

Glazing System [1]

- Quality fully-tempered float glass complying with ASTM C 1048.
- Custom and high altitude glazing available.
- Silicone-glazed dual-pane 13/16" dual-seal insulating glass, [[clear] [[Advanced] [SunDefense™] [SunDefense+] [NaturalSun] [NaturalSun+] [AdvancedComfort] Low-E [with argon]] [[bronze] [gray] [green] Advanced Low-E [with Argon]] [obscure] [Reflective Bronze]

-or-

- Silicone-glazed dual-pane 13/16" dual-seal non-impact laminated glass [clear] [[Advanced Low-E] [SunDefense Low-E] with Argon]] [[bronze] [gray] [green] Advanced Low-E [with argon]].

Exterior

- Aluminum-clad panel exteriors shall be finished with EnduraClad® protective finish on panels, in a multi-step, baked-on finish.
  - Color is [Standard] [feature] [Custom] [2].

– or –

- Aluminum-clad panel exteriors shall be finished with EnduraClad Plus protective finish with 70% fluoropolymer resin on panels, in a multi-step, baked-on finish.
  - Color is [Standard] [feature] [Custom] [2].

Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [factory prefinished [paint] [stain] [2]].

Hardware

- Standard flush handle style with SmartKey Security™ Re-key technology is brass. Hardware finish is [baked enamel [White] [Brown] [Matte Black]] [Satin Brass PVD] [Satin Nickel PVD] [Polished Chrome] [Oil Rubbed Bronze (Non-living)].
- Optional Baldwin® sliding patio door hardware styles with SmartKey Security™ Re-key technology. Hardware finish varies by style in [Matte Black] [Satin Brass] [Satin Nickel] [Oil Rubbed Bronze] [Distressed Bronze] [Distressed Nickel] [Polished Chrome] [Polished Nickel].
- Multiple point lock hardware is electroplated steel with stainless steel strikes. Located on lead vent panel and fixed panel. Wood plug on fixed panel hides access to fixed panel locking hardware.
- Stacking door with dual vent option allows traditional 'fixed' panel to vent one panel width in the opposite direction, with matching hardware set on dual vent panel.
- Biparting doors have an active handle set and inactive handle set in middle panels.
- Hardware handle lock lever location from bottom of the panel to center of lock thumb turn is [Typical 40.843”] [54.843”]

Optional Products

Grilles

- Integral Light Technology® Grilles
  - Interior grilles are [5/8"] [7/8"] [1-1/4"] [2"] ogee profile that are solid [Pine] [mahogany] [douglas fir]. Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [paint] [stain] [2]].
  - Exterior grilles are[5/8” putty profile] [7/8" [putty] [ogee] profile] [1-1/4" [putty] [ogee] profile] [2" ogee profile] that are extruded aluminum.
  - Patterns are [Traditional] [Prairie] [Top Row] [Cross] [New England] [Victorian].
  - Insulating glass contains non-glare spacer between the panes of glass.
  - Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with the non-glare spacer.

– or –

- Grilles-Between-the-Glass [3]
  - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
  - Patterns are [Traditional] [Prairie] [Cross] [Top Row]
  - Interior color is [White] [Black] [Tan [4]] [Brown] [Putty [4]] [Ivory] [Brickstone] [Harvest] [Cordovan].
  - Exterior color [5] is [Standard] [2].

Sensors

- Optional factory installed integrated security sensors available in vent units.

(1) Insulating glass with argon is Low-E coated. All other insulating glass is air-filled.

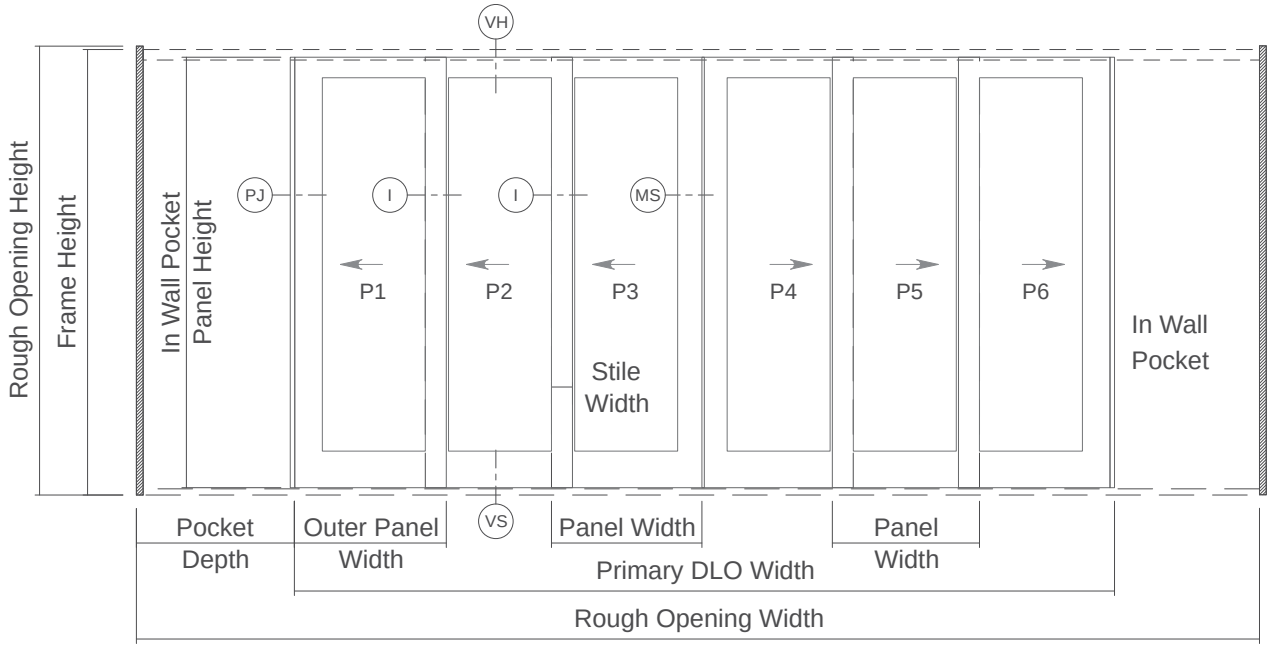
(2) Contact your local Pella sales representative for current color options.

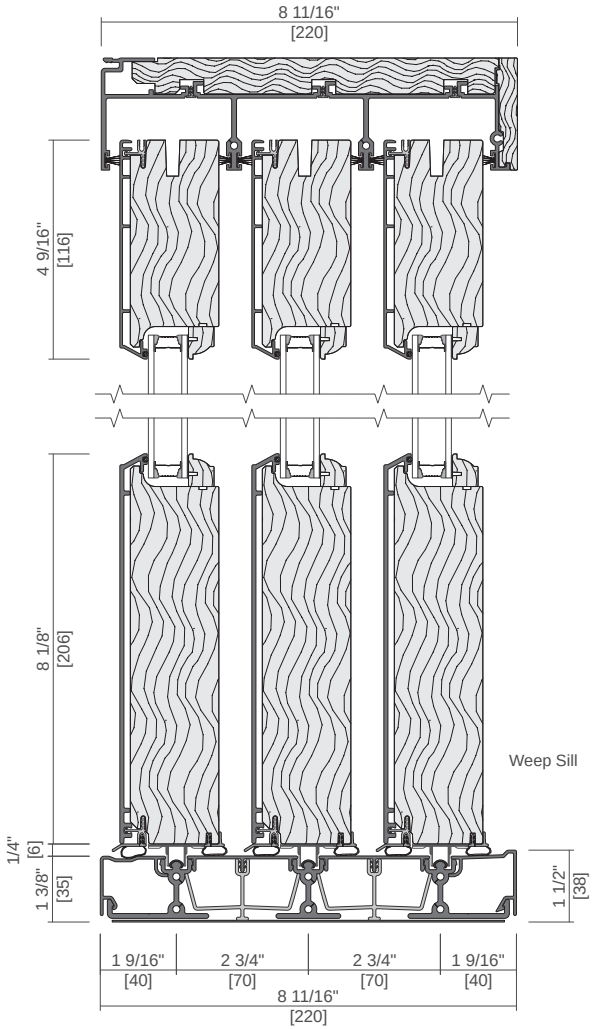
(3) Available in clear, Low-E and obscure insulating glass.

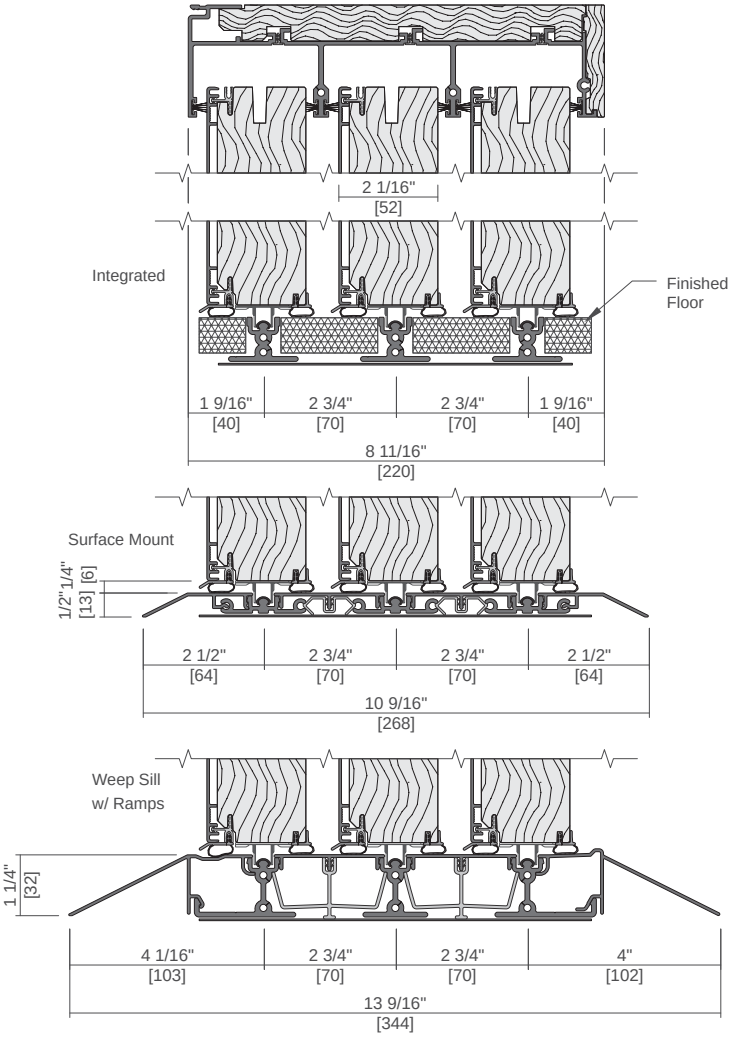
(4) Tan or Putty Interior GBG colors are available in single-tone (Tan/Tan or Putty/Putty). Other interior colors are also available with Tan or Brown exterior.

(5) Appearance of exterior grille color will vary depending on Low-E coating on glass.

Unit Sections



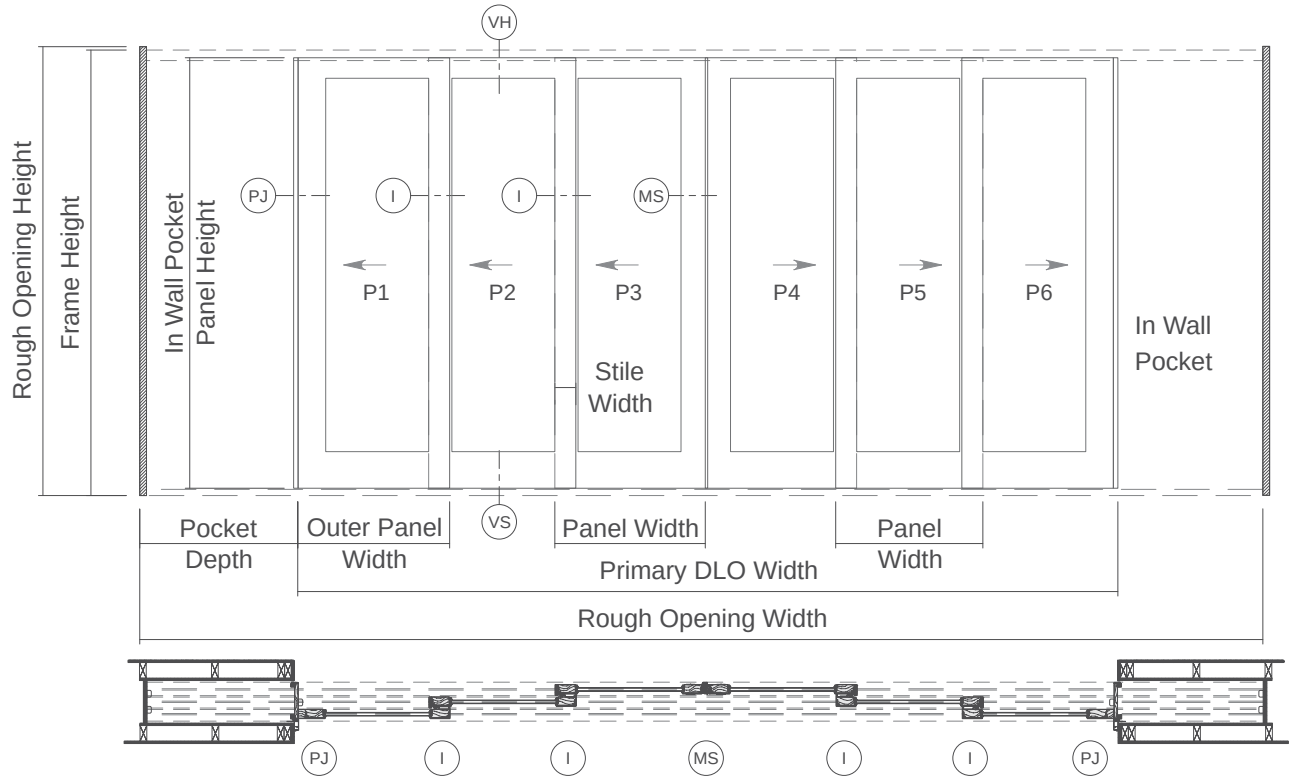


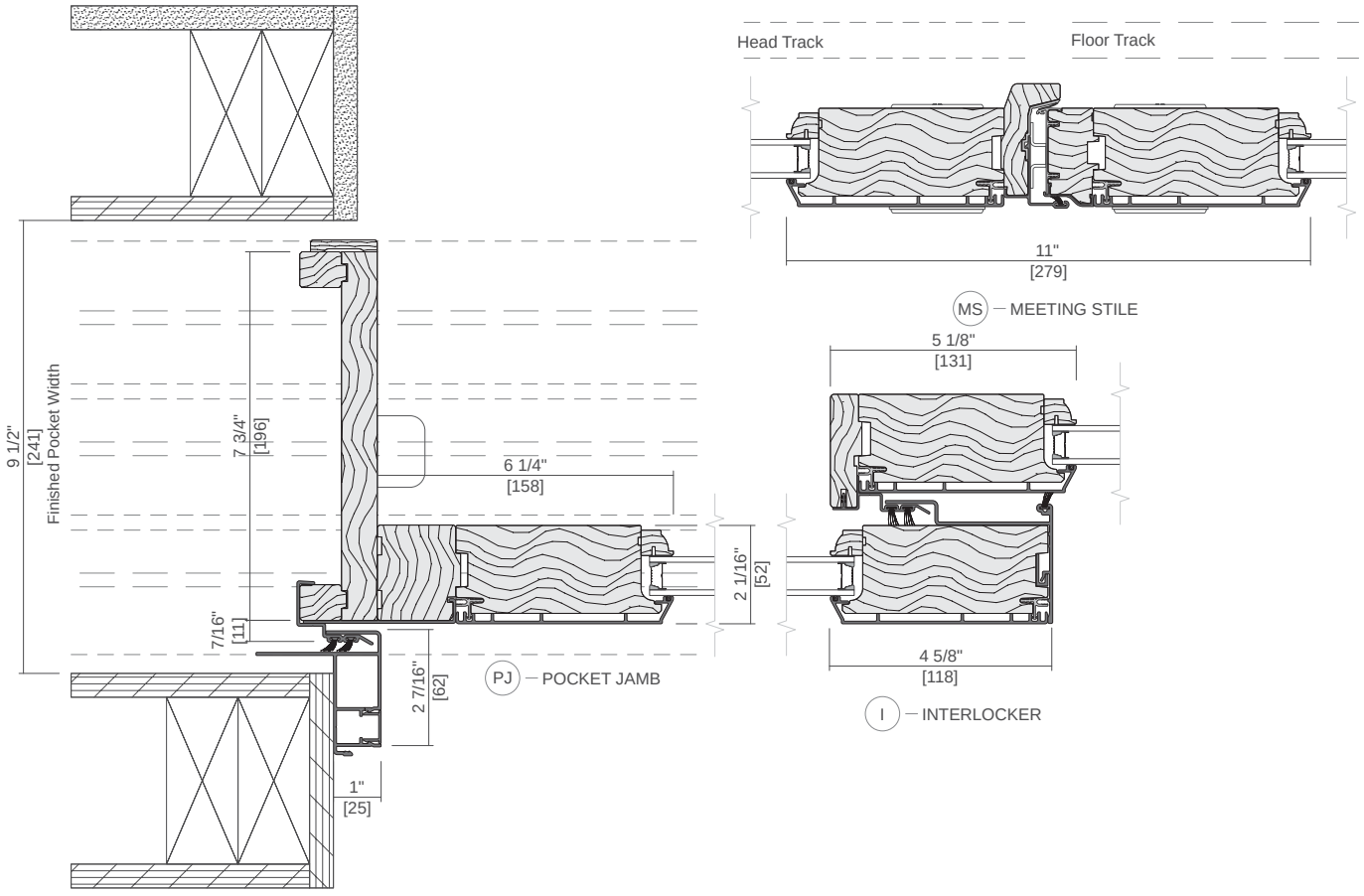


Scale 3" = 1' 0"

All dimensions are approximate.

Unit Sections





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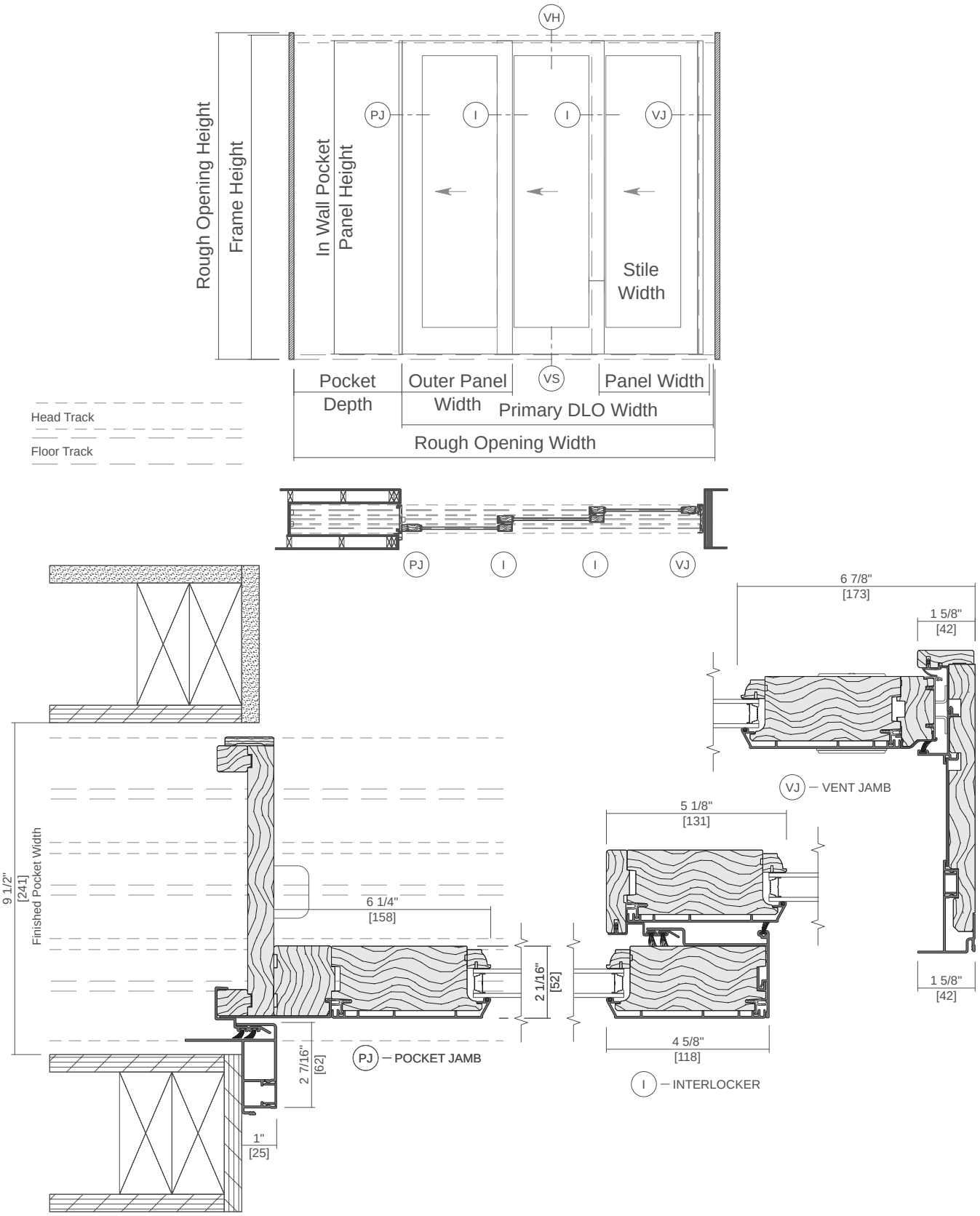
All dimensions are approximate.

Unit Sections



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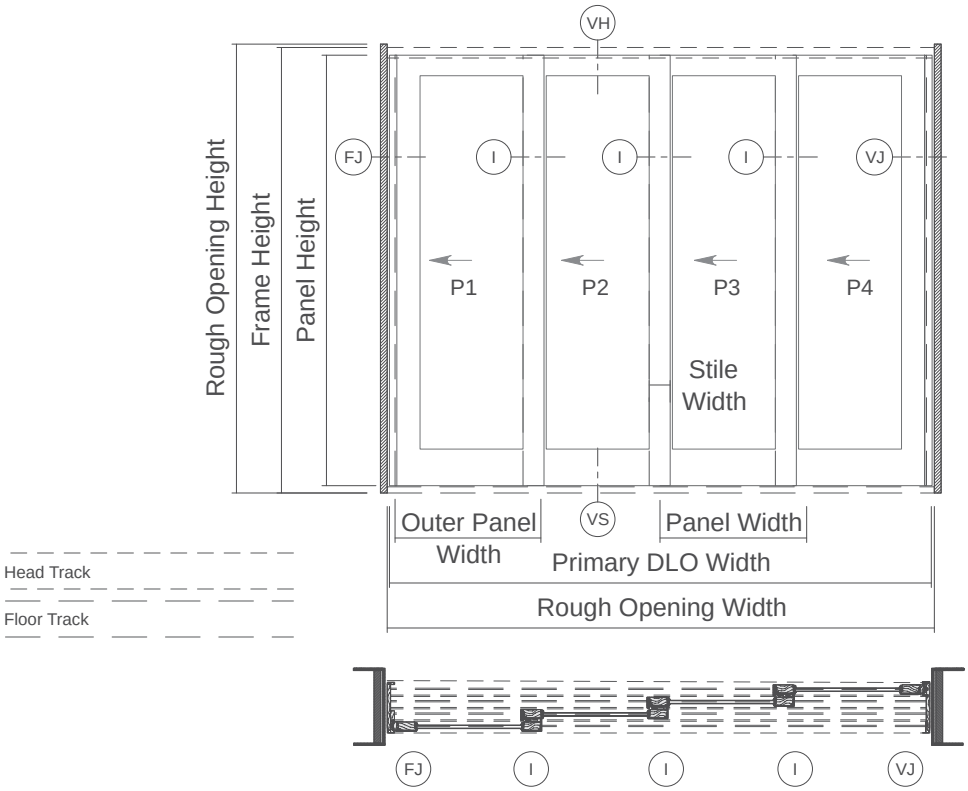
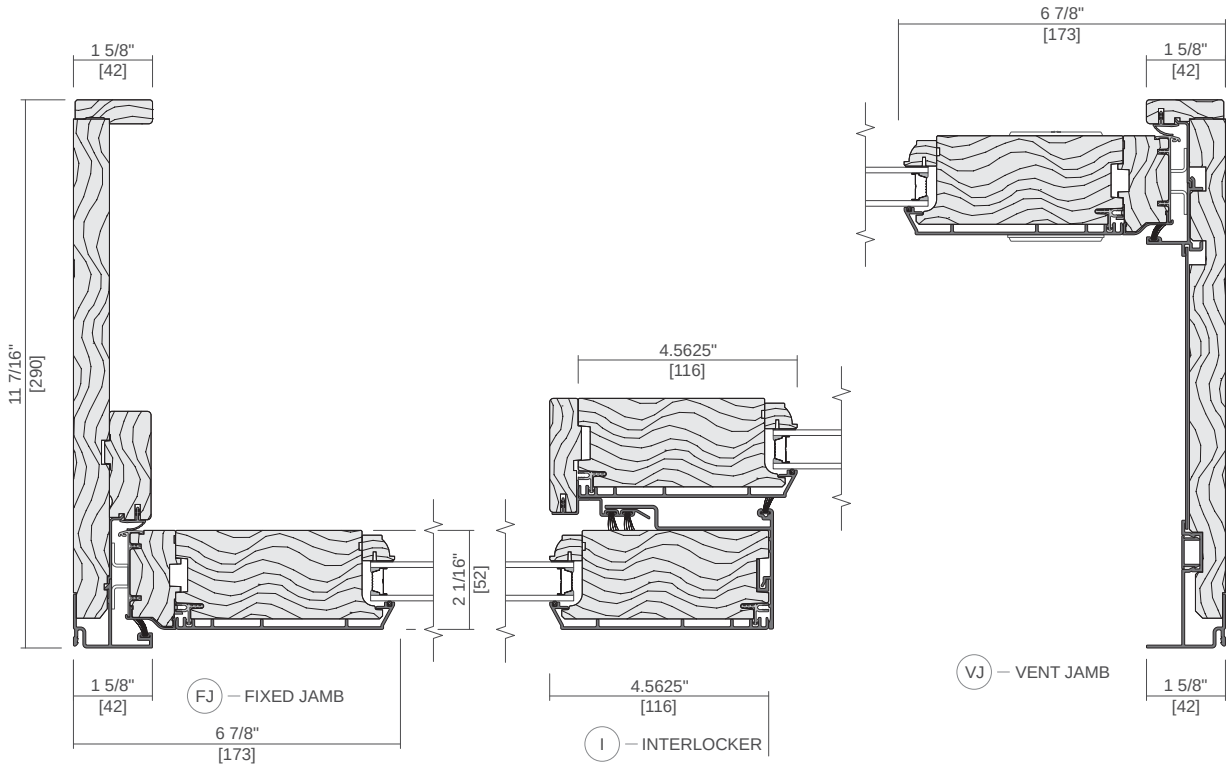
All dimensions are approximate.

Unit Sections



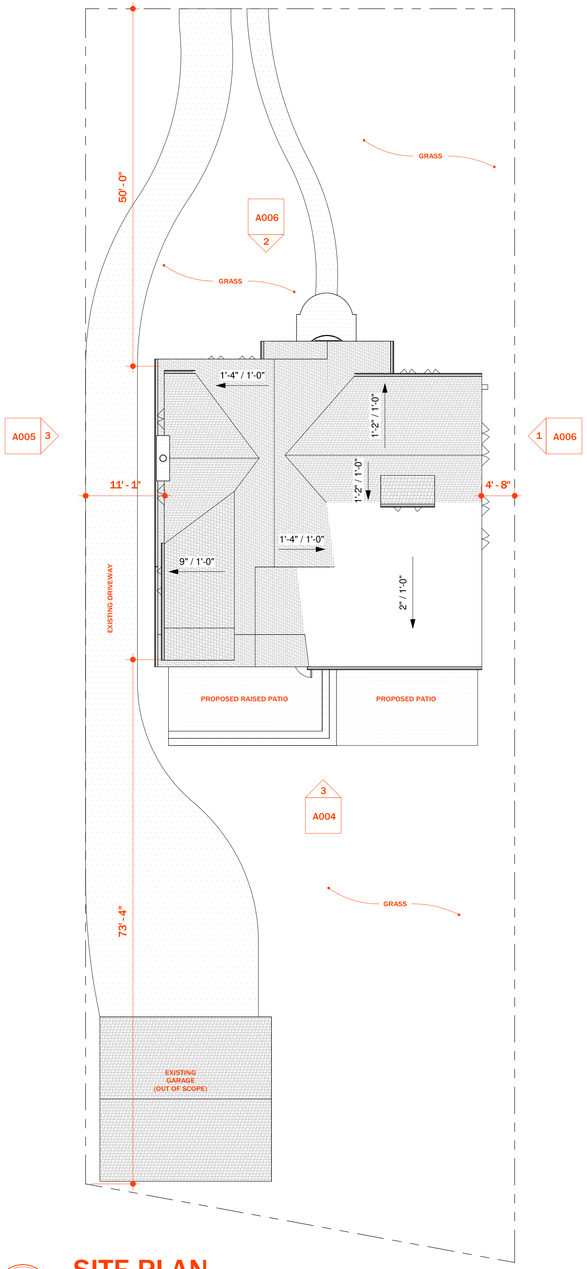


Scale 3" = 1' 0"

All dimensions are approximate.

Rev. 06/05/2024

3261 SHERBOURNE RD., DETROIT, MI



1 SITE PLAN

SCALE: 1" = 10'-0"

PROJECT INFO:

PROSPECTIVE OWNER:

ROBIN GLASCO

PROJECT ADDRESS:

3261 SHERBOURNE RD.
DETROIT, MI 48221

DESIGNER:

VANGUARD DESIGN GROUP
25120 CULVER ST.
ST. CLAIR SHORES, MI 48081

CONTACT: BRYAN SHISHAKLY
PHONE: 586.879.3223
EMAIL: BRYAN@GUARDTHEVAN.COM

SCOPE OF WORK:

RESTORATION OF HISTORIC EXTERIOR AND CONSTRUCTION OF AN APPROX. 842 SQ. FT. REAR 2 STORY ADDITION. ADDITION TO INCLUDE EXPANDED KITCHEN AND LIVING SPACES, EXPANDED PRIMARY SUITE AND SECONDARY BEDROOM. ALL NECESSARY STRUCTURAL REPAIRS.

LEGAL DESCRIPTION:

S SHERBOURNE 429 SHERWOOD FOREST SUB L39 P11
PLATS, W C R 2/148 60x171.10A

BUILDING SUMMARY:

EXISTING GROSS BUILDING AREAS

FIRST FLOOR:	1,553 SQ. FT.
SECOND FLOOR:	1,429 SQ. FT.
THIRD FLOOR:	493 SQ. FT.
BASEMENT:	1,338 SQ. FT.
TOTAL EXISTING GROSS BUILDING AREA	4,812 SQ. FT.

PROPOSED GROSS BUILDING AREAS

FIRST FLOOR:	1,836 SQ. FT.
SECOND FLOOR:	1,826 SQ. FT.
THIRD FLOOR:	493 SQ. FT.
BASEMENT:	1,338 SQ. FT.
TOTAL PROPOSED GROSS BUILDING AREA	5,493 SQ. FT.

ZONING REQUIREMENTS:

LOCAL AUTHORITY:

CITY OF DETROIT

LOCAL ORDINANCE:

DETROIT ZONING ORDINANCE

ZONING CLASSIFICATION:

R-1 RESIDENTIAL

USE CLASSIFICATION:

SINGLE FAMILY DWELLING / BY RIGHT (§ 50-8-14)

REQUIRED SETBACKS:

	REQUIRED SETBACK	ACTUAL EXISTING SETBACK	ACTUAL PROPOSED SETBACK
FRONT:	20 FT.	50 FT.	NO CHANGE
SIDES:	4 FT. MIN.	4.7 FT.	NO CHANGE
	14 FT. COMBINED	17.8 FT.	NO CHANGE
REAR:	30 FT.	73 FT.	NO CHANGE

MINIMUM LOT SIZE:

AREA:	5000 SQ. FT.	ACTUAL AREA:	10520 SQ. FT.
WIDTH:	50 FT.	ACTUAL WIDTH:	62 FT.

MAXIMUM HEIGHT:

HEIGHT:	35 FT.	ACTUAL HEIGHT:	33.6 FT.

LOT COVERAGE:

MAX PERCENTAGE ALLOWED:	35%
ACTUAL PERCENTAGE:	24.1%

BUILDING CODE REQUIREMENTS:

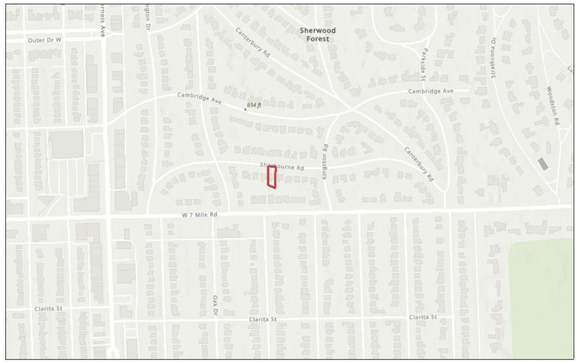
GOVERNING CODE:

2015 MICHIGAN RESIDENTIAL CODE (MRC 2015)

USE AND OCCUPANCY:

PRIMARY USE: R-1 RESIDENTIAL

VICINITY MAP:



DRAWING INDEX	
SHEET NO	SHEET NAME
A000	COVER SHEET
A001	EXISTING PLANS
A002	EXISTING PLANS
A003	PROPOSED PLANS AND KITCHEN ELEVATIONS
A004	PROPOSED PLANS AND SOUTH ELEVATION
A005	CEILING PLANS & WEST ELEVATION
A006	EAST AND NORTH ELEVATIONS

COLUMN GRID: A / 1

INTERIOR ELEVATION: 1 / 4 A101 2 / 3 / Ref

BUILDING ELEVATION: Ref / 1 / 4 A101 2 / 3 / Ref

REVISION TAG: 3

ELEVATION: +2'-0"

DETAIL/SECTION: 1 / A101

WINDOW TAG: W1

WALL TAG: A

ROOM TAG: ROOM 101

DOOR TAG: 1t

MATERIAL TAG: P1

STAIRS: 20 R @ ±7 1/2"

CALLOUT: X / AX.X

ANNOTATIONS LEGEND

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

ABBREVIATIONS

A		
A	ALT	ALTERNATE
A	ALUM	ALUMINUM
A	APPROX	APPROXIMATE
A	AVG	AVERAGE
B		
B	B.O.	BOTTOM OF
B	BDRM	BEDROOM
B	BLKG	BLOCKING
B	BOT	BOTTOM
B	BRDG	BRIDGE, BRIDGING
B	BRG	BEARING
B	BRKT	BRACKET
B	BSMT	BASEMENT
B	BTW	BETWEEN
C		
C	CEM	CEMENT
C	CL	CENTER LINE
C	CLG	CEILING
C	CMU	CONCRETE MASONRY UNIT
C	CNTR	CENTER
C	COL	COLUMN
C	CONC	CONCRETE
C	CONT	CONTINUOUS
C	CRPT	CARPET
C	CSMT	CASEMENT
C	CT	CERAMIC TILE
D		
D	DBL	DOUBLE
D	DEMO	DEMOLISH, DEMOLITION
D	DH	DOUBLE HUNG
D	DN	DOWN
D	DWL	DOWEL
E		
E	EIFS	EXTERIOR INSULATION & FINISH SYSTEM
E	EJ	EXPANSION JOINT
E	ELEC	ELECTRICAL
E	EQ	EQUAL
E	EQUIP	EQUIPMENT
E	EXIST	EXISTING
F		
F	FDTN	FOUNDATION
F	FF	FINISHED FLOOR
F	FIXT	FIXTURE
F	FLEX	FLEXIBLE
F	FLG	FLOORING
F	FTG	FOOTING
F	FURN	FURNISH, FURNITURE
G		
G	GFCI	GROUND FAULT CIRCUIT INTERRUPTED
G	GLAZ	GLAZING
G	GYP	GYPSUM BOARD

ABBREVIATIONS

H		
H	HDR	HEADER
H	HDWD	HARDWOOD
H	HGT	HEIGHT
H	HVAC	HEATING, VENTILATING & AIR CONDITIONING
I		
I	INSUL	INSULATION
J		
J	JST	JOIST
L		
L	LAM	LAMINATE, LAMINATED
M		
M	MECH	MECHANICAL
M	MEMB	MEMBRANE
M	MFG	MANUFACTURER
M	MIN	MINIMUM
M	MISC	MISCELLANEOUS
N		
N	NAT	NATURAL
N	NOM	NOMINAL
O		
O	O.C.	ON CENTER
P		
P	PERF	PERFORATED
P	PERP	PERPENDICULAR
P	PLYWD	PLYWOOD
P	PREFAB	PREFABRICATED
P	PREFIN	PREFINISHED
P	PVMT	PAVEMENT
P	PWR	POWER
R		
R	R	RISER
R	REQD	REQUIRED
S		
S	SF	SQUARE FOOT/FEET
S	SPEC	SPECIFICATION(S)
T		
T	T.O.	TOP OF
T	THRU	THROUGH
T	TRD	TREAD
T	TYP	TYPICAL
U		
U	UNEXC	UNEXCAVATED
U	UNFIN	UNFINISHED
U	UNO	UNLESS NOTED OTHERWISE
V		
V	VCT	VINYL COMPOSITION TILE
V	VIF	VERIFY IN FIELD
W		
W	W/	WITH
W	W/O	WITHOUT

VDG

25120 Culver, St. Clair Shores, MI 48081 EST. 2014

PROJECT
GLASCO RESIDENCE

TOWN, STATE

DATE	04/17/25
CLIENT	0260
PROJECT	0260
REVISION	REV 1

NOTES

1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD UNLESS OTHERWISE NOTED.
2. THIS IS NOT A SEALED ARCHITECTURAL DRAWING

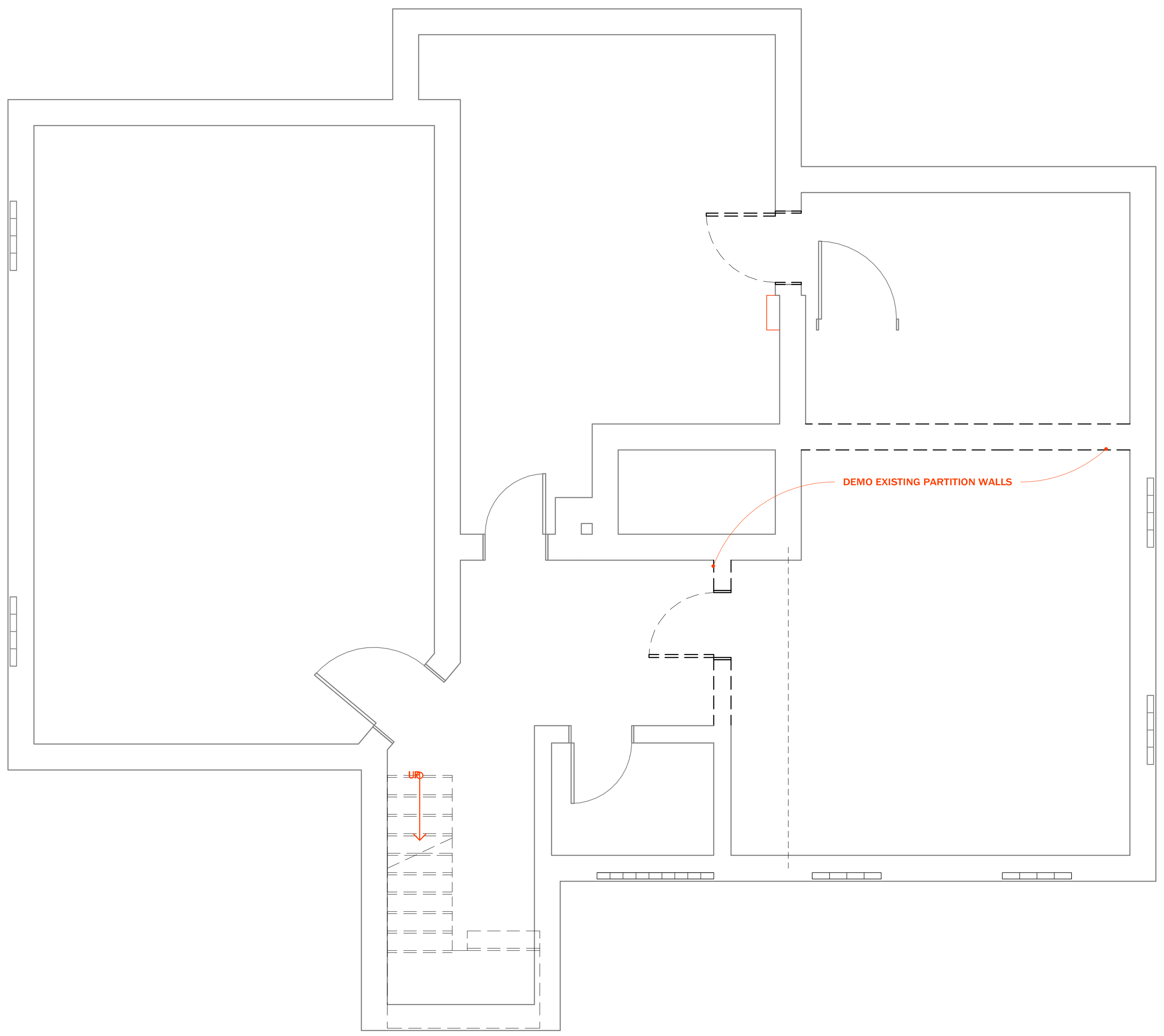
NOT FOR CONSTRUCTION

COVER SHEET

SCALE As indicated

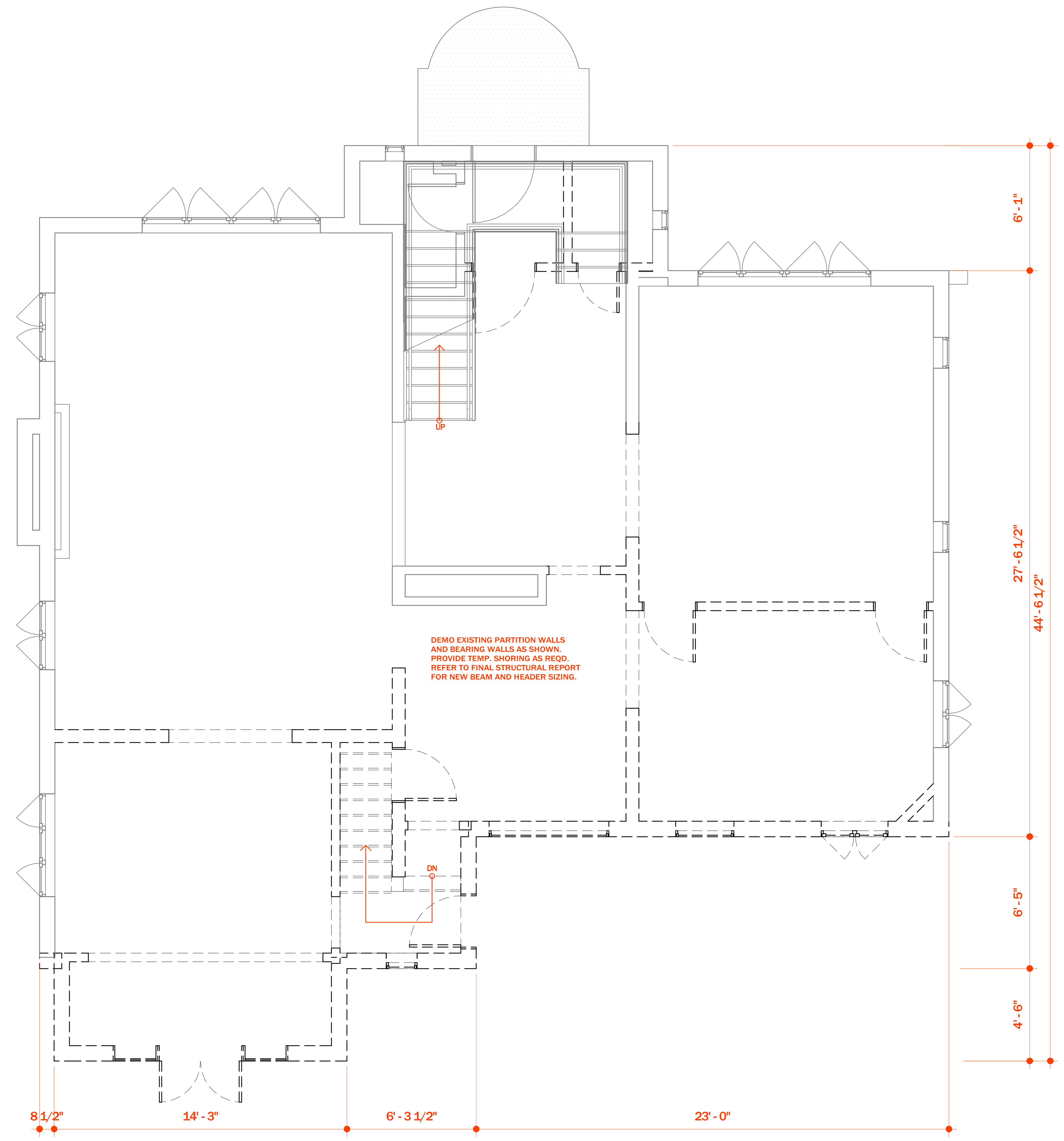
A000

DRAWN B. SHISHAKLY



1 **BSMT. - EXISTING/DEMO**

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



2 **LEVEL 1 FF - EXISTING/DEMO**

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

VDG

25120 Culver, St. Clair Shores, MI 48081 EST. 2014

PROJECT
GLASCO RESIDENCE

TOWN, STATE

DATE	04/01/25
CLIENT	0260
PROJECT	0260
REVISION	REV 1

NOTES

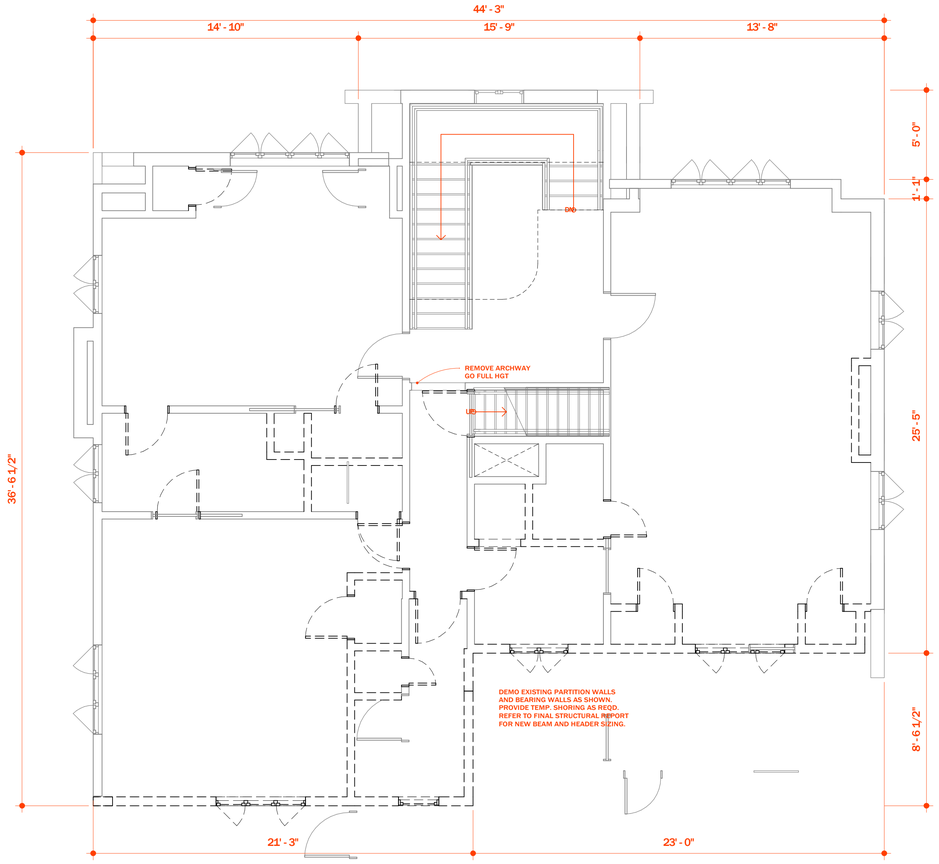
NOT FOR CONSTRUCTION

EXISTING PLANS

SCALE 1/4" = 1'-0"

A001

DRAWN B. SHISHAKLY



1 LEVEL 2 FF - EXISTING/DEMO

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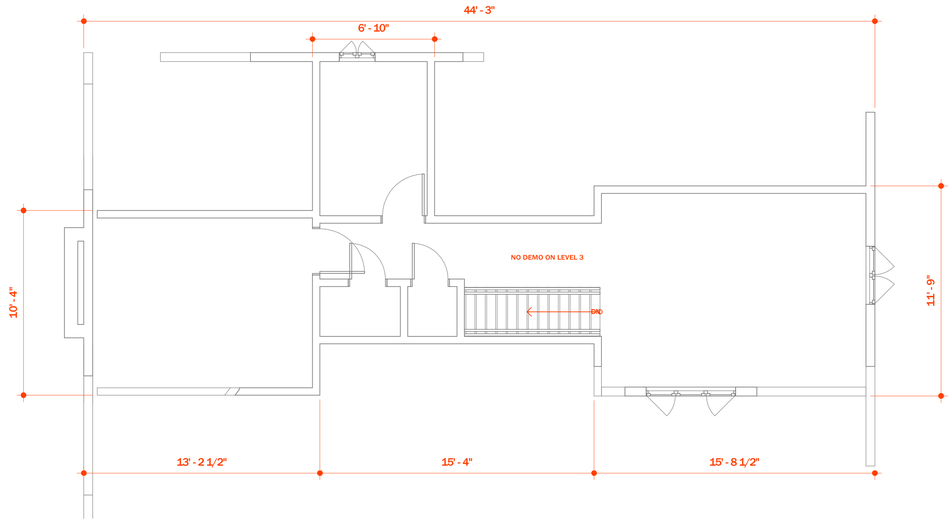


2 LEVEL 3 FF - EXISTING/DEMO

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

VDG

2520 Cuher, St. Clair Shores, MI 48081 EST. 2014

PROJECT

GLASCO RESIDENCE

TOWN, STATE

DATE	04/01/25
CLIENT	0260
PROJECT	0260
REVISION	REV 1

NOTES

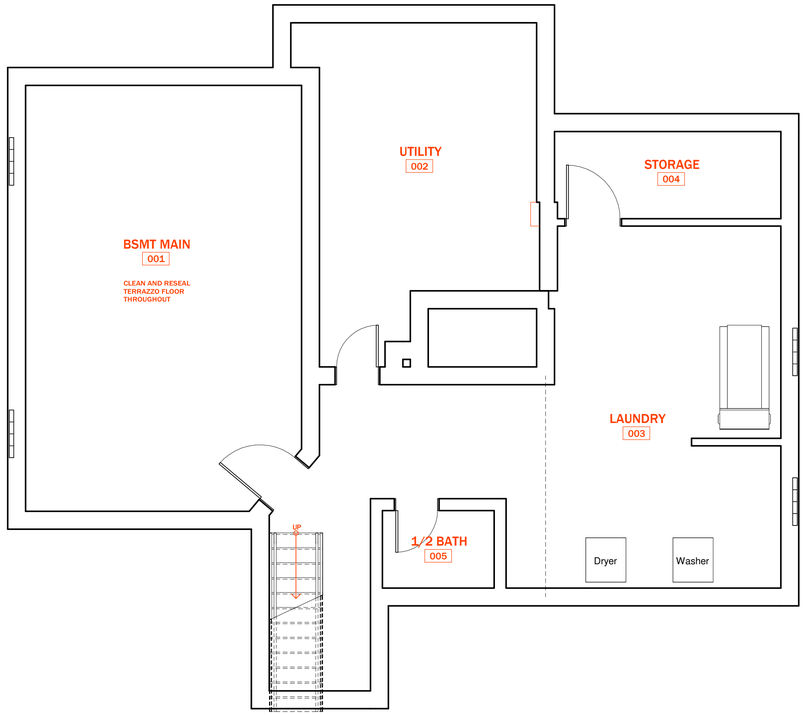
NOT FOR CONSTRUCTION

EXISTING PLANS

SCALE 1/4" = 1'-0"

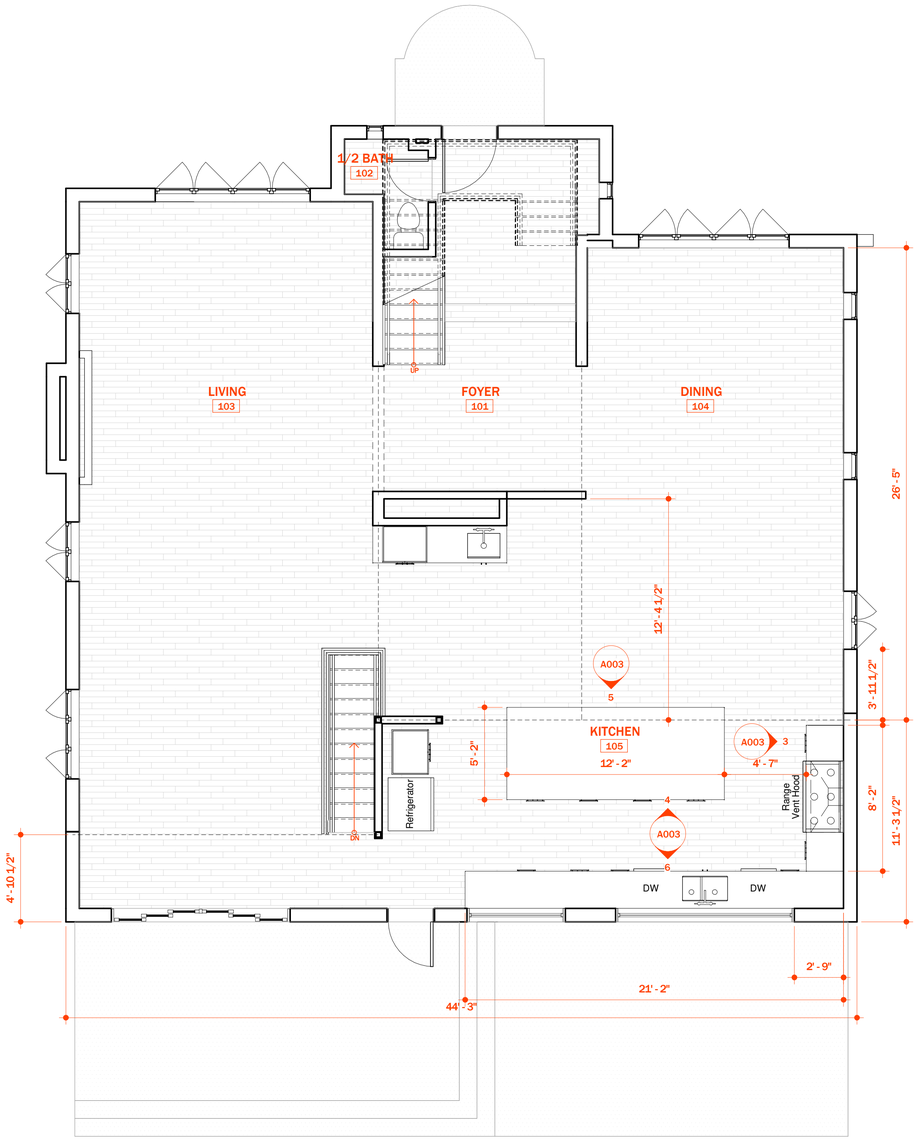
A002

DRAWN B. SHISHAKLY



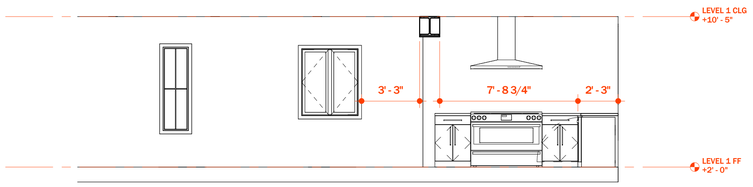
1 BSMT.

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



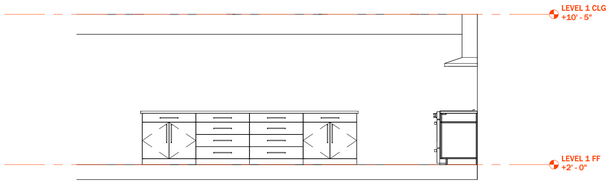
2 LEVEL 1 FF

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



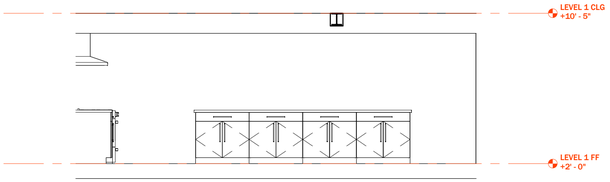
3 Elevation 1 - a

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



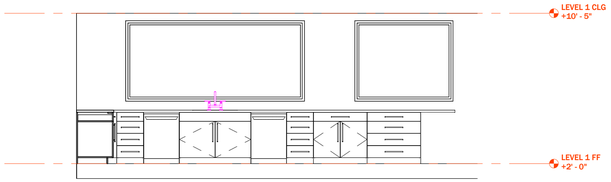
4 Elevation 1 - c

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



5 Elevation 2 - a

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



6 Elevation 3 - a

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

VDG
25120 Culver, St. Clair Shores, MI 48081 EST. 2014

PROJECT
GLASCO RESIDENCE

TOWN, STATE

DATE	04/01/25
CLIENT	0260
PROJECT	0260
REVISION	REV 1

NOTES

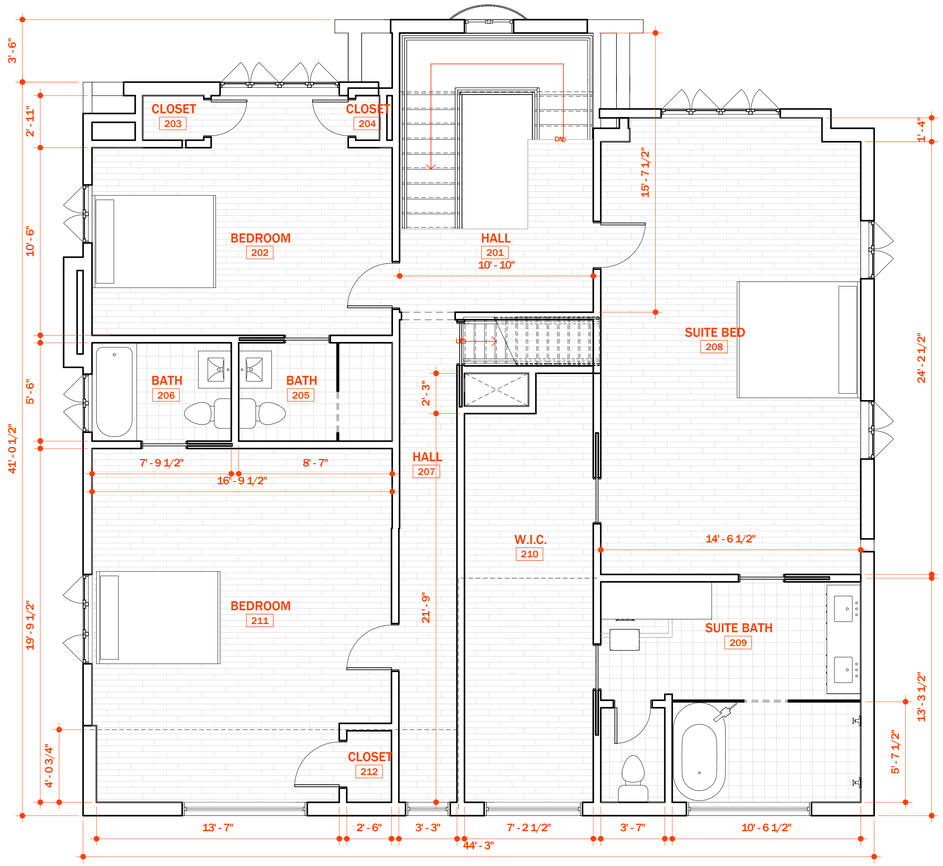
NOT FOR CONSTRUCTION

PROPOSED PLANS AND KITCHEN ELEVATIONS

SCALE 1/4" = 1'-0"

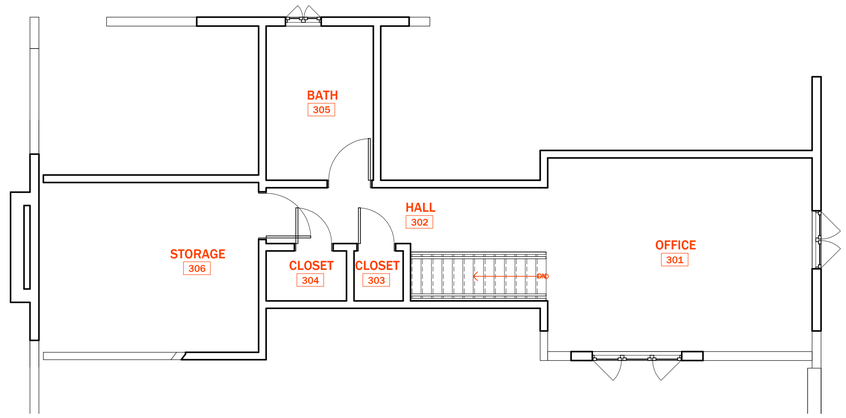
A003

DRAWN B. SHISHAKLY



1 LEVEL 2 FF

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

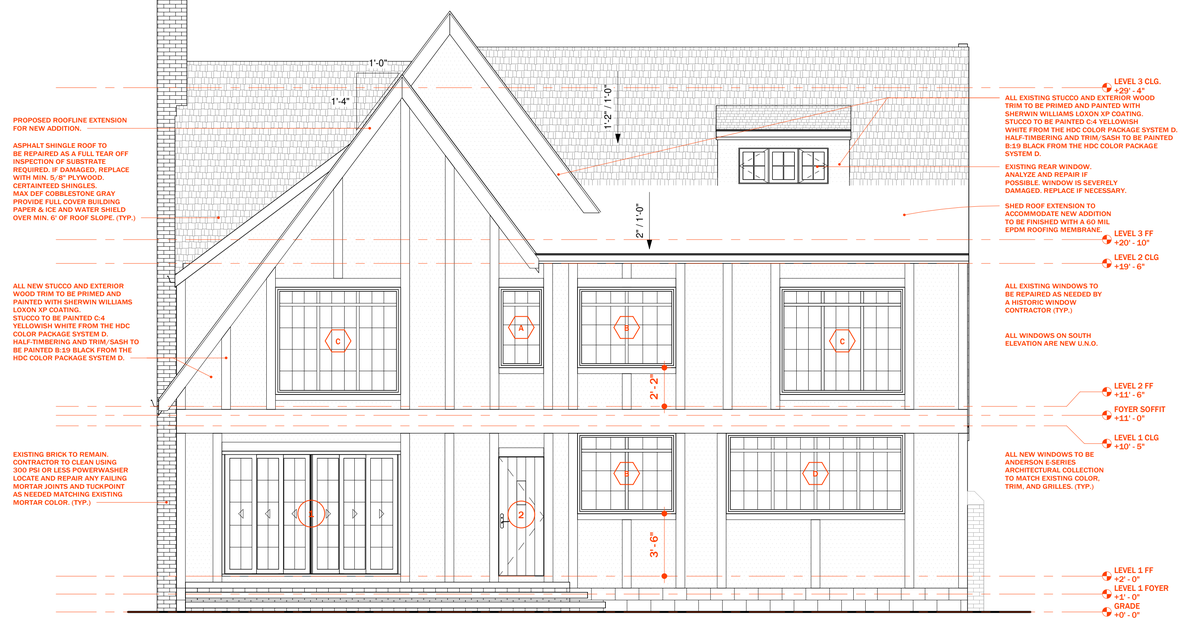


2 LEVEL 3 FF

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

WINDOW SCHEDULE						
WINDOW NO	WIDTH	HEIGHT	SILL HEIGHT	TYPE	COUNT	REMARKS
A	2' - 6"	4' - 6"	2' - 2"	30" x 54"	1	ANDERSON E-SERIES ARCH. COLLECTION - CASEMENT - RIGHT SWING - BLACK TRIM/GRILLES
B	5' - 6"	4' - 6"	<varies>	66" x 54"	2	ANDERSON E-SERIES ARCH. COLLECTION - DOUBLE CASEMENT - BLACK TRIM/GRILLES
C	7' - 0"	6' - 0"	0' - 8"	84" x 72"	2	ANDERSON E-SERIES ARCH. COLLECTION - TRIPLE CASEMENT - BLACK TRIM/GRILLES
D	10' - 0"	4' - 6"	3' - 6"	120" x 54"	1	ANDERSON E-SERIES ARCH. COLLECTION - QUAD CASEMENT - BLACK TRIM/GRILLES

DOOR SCHEDULE						
DOOR NO	COUNT	WIDTH	HEIGHT	THICKNESS	TYPE	REMARKS
1	1	10' - 0"	7' - 0"	0' - 8 11/16"	Door-Multi-Slide-Pella-Architect-Contemporary -Bi_Parting: Reserve Traditional	Pella Reserve Traditional - Bi-Parting 6 Panel Sliding Door -Black Trim and Grilles. Individual Panel Thickness - 2"
2	1	2' - 6"	6' - 8"	0' - 1 3/4"	Door-Exterior-Single-Entry-Historic: 30" x 80"	Custom built wood door to match existing front entry door style ,color, and glass lite.



3 SOUTH

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

VDG
2520 Cuber, St. Clair Shores, MI 48081 EST. 2014

PROJECT
GLASCO RESIDENCE

TOWN, STATE

DATE	04/01/25
CLIENT	0260
PROJECT	0260
REVISION	REV 1

NOTES

NOT FOR CONSTRUCTION

PROPOSED PLANS AND SOUTH ELEVATION

SCALE 1/4" = 1'-0"

A004

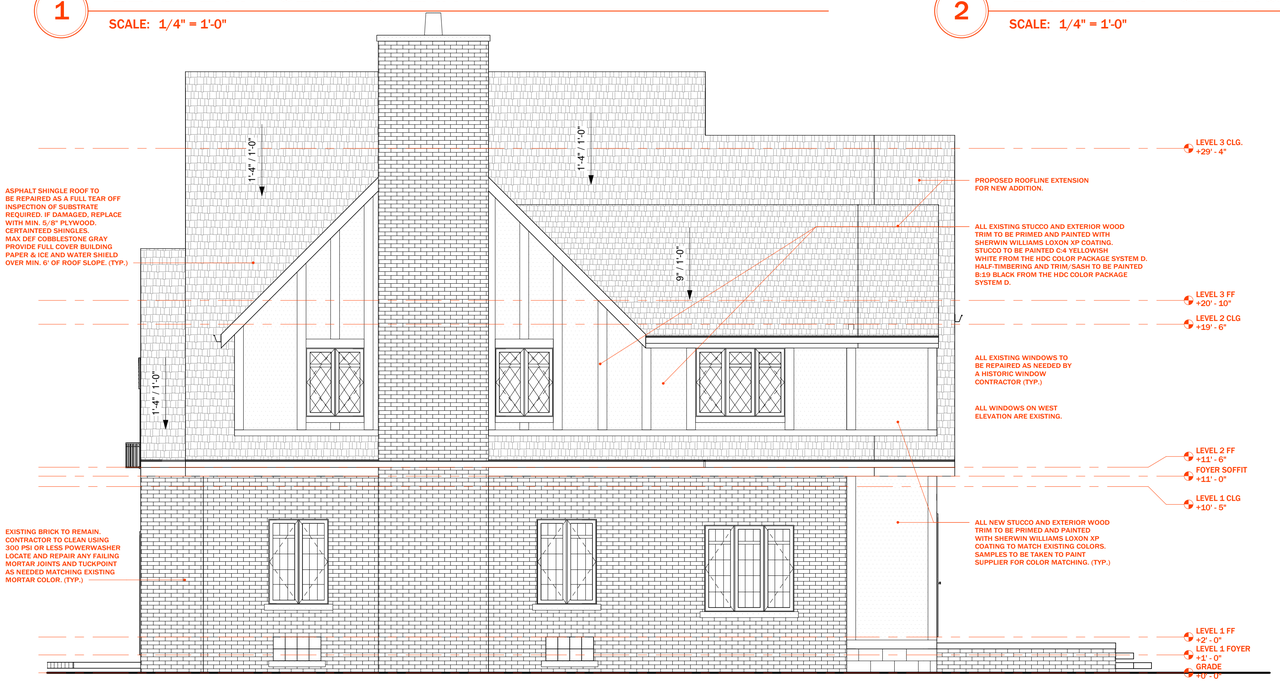
DRAWN B. SHISHAKLY

1 LEVEL 1 FF - CEILING PLAN

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

2 LEVEL 2 FF - CEILING PLAN

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



3 WEST

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

VDG

2520 Cuber, St. Clair Shores, MI 48081 EST. 2014

PROJECT
GLASCO RESIDENCE

TOWN, STATE

DATE	04/10/25
CLIENT	0260
PROJECT	0260
REVISION	REV 1

NOTES

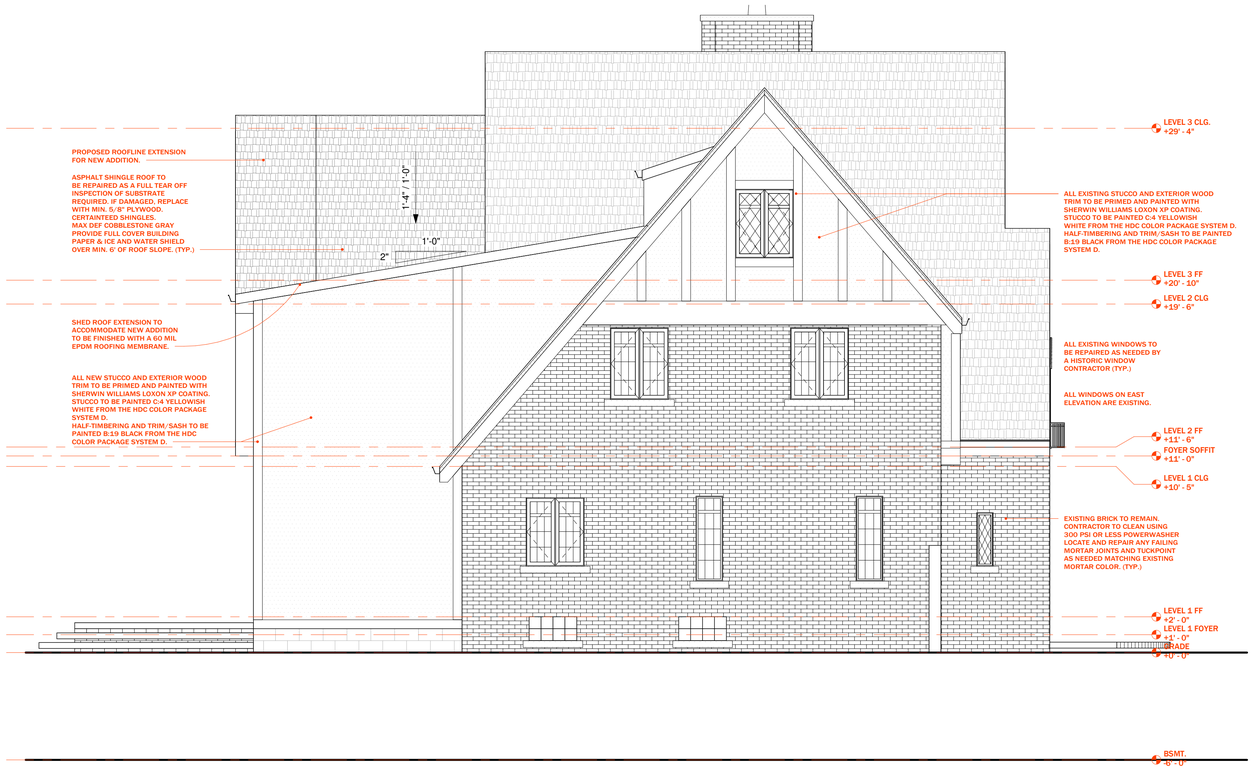
NOT FOR CONSTRUCTION

CEILING PLANS & WEST ELEVATION

SCALE 1/4" = 1'-0"

A005

DRAWN B. SHISHAKLY



1 EAST

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

2 NORTH

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

VDG
25120 Culver, St. Clair Shores, MI 48081 EST. 2014

PROJECT
GLASCO RESIDENCE

TOWN, STATE

DATE	04/11/25
CLIENT	0260
PROJECT	0260
REVISION	REV 1

NOTES

NOT FOR CONSTRUCTION

EAST AND NORTH ELEVATIONS

SCALE 1/4" = 1'-0"

A006

DRAWN B. SHISHAKLY

3261 SHERBOURNE
DETROIT, MI

REPLACE ASPHALT SHINGLE ROOF. CERTAINTEED MAX DEF COBBLESTONE GRAY

REPAIR FLASHING AT ROOF/WALL JOINT.

ALL NEW WINDOWS IN ADDITION TO BE ANDERSON E-SERIES ARCHITECTURAL COLLECTION TO MATCH EXISTING COLOR, TRIM, GRILLES, ETC.

WINDOW TO BE REPAIRED IF POSSIBLE

STUCCO TO BE REPAINTED C:4 YELLOWISH WHITE - HDC STYLE GUIDE

REAR VIEW OF HOME

ALL DAMAGED OR MISSING FASCIA, SOFFIT, FRIEZE, ETC. TO BE REPLACED AND PAINTED B:19 BLACK - HDC STYLE GUIDE

FASCIA/TRIM/GUTTER REPAIRS

REPLACE ASPHALT SHINGLE ROOF. CERTAINTEED MAX DEF COBBLESTONE GRAY

ALL HALF TIMBERING TO BE PAINTED B:19 BLACK - HDC STYLE GUIDE

REPAIR ANY FAILING MORTAR JOINTS IN BRICK. MATCH EXISTING MORTAR COLOR (TYP.)

ALL EXISTING WINDOWS TO BE REPAIRED AS NEEDED (TYP.)

STUCCO TO BE REPAINTED C:4 YELLOWISH WHITE - HDC STYLE GUIDE

SIDE VIEW OF HOME

REPLACE ASPHALT SHINGLE ROOF. CERTAINTEED MAX DEF COBBLESTONE GRAY

ALL HALF TIMBERING TO BE PAINTED B:19 BLACK - HDC STYLE GUIDE

REPAIR ANY FAILING MORTAR JOINTS IN BRICK. MATCH EXISTING MORTAR COLOR (TYP.)

ALL EXISTING WINDOWS TO BE REPAIRED AS NEEDED (TYP.)

STUCCO TO BE REPAINTED C:4 YELLOWISH WHITE - HDC STYLE GUIDE

PROPOSED NEW REAR ENTRY DOOR TO MATCH EXISTING WOOD ENTRY DOOR SHOWN HERE.

FRONT VIEW OF HOME

HISTORIC DISTRICT COMMISSION
ADDITIONAL INFORMATION REQUEST

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Date: April 22, 2025

Application Number: HDC2025-00189

APPLICANT & PROPERTY INFORMATION

NAME: Robin Glasco (Jeffrey G. Collins)		**COMPANY NAME:** N/A	
ADDRESS: 3261 Sherbourne Road	**CITY:** Detroit	**STATE:** MI	**ZIP:** 48221
PROJECT ADDRESS: 3261 Sherbourne Road			
HISTORIC DISTRICT: Sherwood Forest			

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

In addition to the submitted materials, staff needs to receive exterior photos of each side of the existing house, as well as detail and material cut sheet(s) for the proposed rear patios. As this application is tentatively placed on the May agenda, please submit the requested photos by end of day, Thursday, April 24. The cut-sheets for the patio can be submitted at that time, or no later than Monday, April 28. Thank you.

PSR: 250422AD

APPLICANT RESPONSE

Response Date: 04/23/2025

Attached you will find the exterior photos as well as the detailed material cut sheets for the rear patios.
Thank you for your consideration.

PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVE SUITE 808, DETROIT, MI 48226

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

Application Number: HDC2025-00189

Effective Date: 05/21/25

Project Address: 3261 Sherbourne Road

Issued to: Robin Glasco (Jeffrey G. Collins)
3261 Sherbourne Road
Detroit, MI 48221

Historic District: Sherwood Forest

Description of Work:

• Rehabilitate dwelling
Per submitted application.

COA

With the Conditions that:

• Subject to HDC Staff review and evaluation of any “damaged” windows that are proposed for replacement, including consideration of the proposed replacement product or design.

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (10) and Sections 21-2-57 and 21-2-73 of the 2019 Detroit City Code, and Detroit Historic District Commission (“DHDC”) delegation of administrative authority via Resolutions 97-01, 97-02, 98-01, 20-03, 21-04, and/or 21-07, as applicable, the staff of the DHDC has reviewed the above referenced application and hereby issues a Certificate of Appropriateness (“COA”) for the description of work, effective date above, as it meets the Secretary of the Interior’s Standards for Rehabilitation and the district’s Elements of Design

For the Commission:

Daniel Rieden
Senior Clerk to the Historic District Commission

PSR: 250521LS

Post this COA 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.