



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

# HISTORIC DISTRICT COMMISSION

## CERTIFICATE OF APPROPRIATENESS

**Application Number:** HDC2025-00264

**Effective Date:** 06/17/25

**Project Address:** 1036 Hubbard Street

**Issued to:** Ceara O'Leary + Devin Foote  
1036 Hubbard Street  
Detroit, MI 48209

**Historic District:** Hubbard Farms

**Description of Work:**

Erect carriage house, erect rear porch per the submitted documents drawings and specifications.

**With the Conditions that:**

The dormer on the west elevation will be moved in a minimum of one foot.

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:**

Garrick Landsberg  
Director of Staff, Historic District Commission

PSR: Audra

250618AD

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.



1036 Hubbard Street - Carriage House

Historic District Commission

June 10, 2025

Material Specifications - included in the following PDF package

#### **SIDING**

Hardie Plank Lap Siding

Select Cedarmill, light mist (tentative)

#### **WINDOWS**

Pella Lifestyle Series

Double-hung vertical windows + square awning windows

#### **DOORS**

Pella Fiberglass Entry Doors - with window

Pella Lifestyle Series hinged patio door - to garage/workshop space (see Lifestyle Series window sheet)

#### **ROOF**

##### **Standard**

Timberline HDZ Asphalt Shingles, charcoal

##### **Preferred**

Hardy Snap Standing Seam Panel

Hidden fastener metal roof panels, dark gray

Preferred for durability, longevity and look

# Hardie® Plank Lap Siding

## Submittal Form

**01**
**Submitted to:** .....

**Project Name:** .....

**Submitted by:** .....

**Date:** .....

☐ **HZ5® Product Zone**    ☐ **HZ10® Product Zone**
**Product Width:**    ☐ 5-1/4in    ☐ 6-1/4in    ☐ 7-1/4in    ☐ 8in    ☐ 8-1/4in    ☐ 9-1/4in    ☐ 12in

**Product Finish:**    ☐ **Primed**    ☐ **ColorPlus® Technology**
**Product Texture:**    ☐ **Smooth**    ☐ **Select Cedarmill®**    ☐ **Colonial Roughsawn®**  
☐ **Colonial Smooth®**    ☐ **Rustic Cedar**

# Hardie® Plank Lap Siding

## Specification Sheet

**01**
**DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION**
**SECTION: 07 46 46 FIBER CEMENT SIDING**

### HARDIE® PLANK LAP SIDING

#### Manufacturer

*James Hardie Building Products, Inc.*

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Prattville, Alabama
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California
- Summerville, South Carolina

#### Compliance with the following codes

- 2006 thru 2021 International Building Code (IBC)
- 2006 thru 2021 International Residential Code (IRC)

For more information about other compliances and applicable uses, refer to ICC-ES ESR-2290

#### Features

- Noncombustible
- Dimensionally Stable
- Resists damage from pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

#### Use

Hardie® fiber-cement lap siding is used as exterior wall covering. The product complies with IBC Section 1403.9 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC)

#### Description

Hardie® Plank lap siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Hardie® Plank lap siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

#### Available Sizes

Product	Width (in)	Length	Thickness (in)
Hardie® Plank lap siding*	5-1/4, 6-1/4, 7-1/4, 8, 8-1/4, 9-1/4, 12	12 feet	5/16

\* HZ5: 9-1/4, 12 only available primed    HZ10: 5-1/4, 9-1/4, 12 only available primed.

Weight 2.31 lbs. per square foot

#### Texture & Finish

Hardie® Plank lap siding comes in a variety of textures and finishes. The product is available in smooth or wood grain texture. Additional textures are available on a regional basis. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

#### Engineered for Climate®

Hardie® Plank lap siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.



Performance Properties

	General Property	Test Method	Unit or Characteristic	Requirement	Result
PHYSICAL ATTRIBUTES	Dimensional Tolerances	ASTM C1185	Length	± 0.5% or ± 1/4 in	Pass
			Width	± 0.5% or ± 1/4 in	
			Thickness	± 0.04 in	
			Squareness	Δ in diagonals ≤ 1/32 in/ft of sheet length. Opposite sheet sides shall not vary in length by more than 1/32 in/ft	
			Edge Straightness	≤ 1/32 in/ft of length	
	Density, lb/ft³	ASTM C1185		As reported	83
	Water Absorption, % by mass	ASTM C1185		As reported	36
Water Tightness	ASTM C1185	Physical Observations	No drop formation	Pass	
Flexural Strength	ASTM C1185	Wet conditioned, psi	>1015 psi	Pass	
		Equilibrium conditioned, psi	>1450 psi		
THERMAL	Thermal Conductivity	ASTM C177	(BTU/(hr·ft²F))/inch	As reported	2.07
	Actual Thermal Conductivity		(K <sub>eff</sub> )		6.62
	Thermal Resistance		R=1/ K <sub>eff</sub>		0.48
	Actual Thermal Resistance		(R)		0.15
DURABILITY	Warm Water Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Heat/Rain Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Freeze/Thaw Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
			Mass Loss, %	≤ 3.0%	
			Freeze/Thaw, % strength retention	≥ 80%	
	UV Accelerated Weathering Test	ASTM G23	Physical Observations	No cracking, checking, or crazing	Pass
FIRE CHARACTERISTICS	Surface Burning Characteristics	ASTM E84	Flame Spread Index (FSI)		0
			Smoke Developed Index (SDI)		≤ 5
			Fuel Contributed		0
			NFPA Class		A
			Uniform Building Code Class	As reported	1
			International Building Code® class		A
	Noncombustibility	ASTM E136	Noncombustible	Pass/fail	Pass
Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Note 1	

Note 1: listed on Warnock Hersey and ESR 2290

Installation

Install Hardie® Plank lap siding in accordance with:

- Hardie® Plank lap siding installation instructions
- ICC-ES ESR 2290
- Requirements of authorities having jurisdiction

Warranty

Hardie® Plank lap siding: 30-year, Non-Prorated, Limited Warranty  
ColorPlus® Technology: 15-year Limited Finish Warranty

Sustainable Design Contribution

- Regionally sourced content- varies by project location
- Avoidance of certain chemicals or Red List Compliance

Detailed product information for LEED projects, or other state or regional sustainability programs is available through James Hardie Technical Services.

Storage and Handling

Store flat and keep dry and covered prior to installation.

Technical Services

Contact James Hardie Technical Services online at JamesHardie.com, or by phone at (800)426-4051

**IMPORTANT:** Failure to install and finish this product in accordance with applicable building codes and James Hardie written application instructions may affect system performance, violate local building codes, void the product-only warranty and lead to personal injury. **DESIGN ADVICE:** Any information or assistance provided by James Hardie in relation to specific projects must be approved by the relevant specialists engaged for the project eg. builder, architect or engineer. James Hardie will not be responsible in connection with any such information or assistance.

# Pella® Lifestyle Series

Clad/Wood



#1 performing wood window and patio door for the combination of energy, sound and value.<sup>1</sup>

Triple-pane casement



Dual-pane double-hung window with Hidden Screen



- **Easy-to-learn Pella Steady Set® interior installation system**  
Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.<sup>1</sup> The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.<sup>2</sup> Available on select windows.
- **Performance redefined**  
You don't have to compromise on any aspect of performance. Available performance solutions offer an unbeatable combination of energy efficiency, sound control and value.<sup>3</sup>
- **ENERGY STAR® certified<sup>4</sup>**  
Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Lifestyle Series products with triple-pane glass have been awarded ENERGY STAR Most Efficient Mark in 2023.
- **Enhanced sound control**  
Our patented, triple-pane design with Advanced Low-E glass allows for mixed glass thickness for enhanced sound dampening resulting in an average 52% noise reduction versus single-pane windows.<sup>5</sup>
- **Intentional design for improved durability**  
Intentional jamb on sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential for moisture.
- **Durable 3-way corner joints**  
Three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive for added strength and durability.
- **Quality exterior finishes**  
EnduraClad® finish is a tough, protective aluminum finish for windows. The overlapping, watershed cladding resists chalking and fading. Our extruded aluminum-cladding delivers exceptional durability for sliding patio door exteriors.
- **Exclusive wood protection**  
Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly. It provides advanced protection against the effects of moisture, decay, stains from mold and mildew — as well as termite damage.
- **Time-tested innovations**  
Create unique room-by-room solutions and achieve project goals with performance options and purposeful innovations like the Hidden Screen and integrated blinds and shades.
- **Best limited lifetime warranty<sup>6</sup>**  
Pella Lifestyle Series products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.<sup>6</sup>
- **Testing beyond requirements**  
At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.
- **Convenient & durable screens**  
The revolutionary Hidden Screen appears when you open a double-hung window and folds away when it is closed. It provides a clear view when the window is closed and improves curb appeal year-round. The heavy-duty TuffScreen® by Phifer keeps bugs out and allows more fresh air in as one of the most durable screen options on the market. Available on sliding patio doors.

Available in these window and patio door styles:<sup>7</sup>



Special shape windows also available.

<sup>1,2,3,4,5,6,7</sup> See back cover for disclosures.

Product Specifications


Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame/Install
						U-Factor	SHGC	STC	
<b>Awning</b> Dual-pane vent	21"	17"	59"	59"	LC30 – LC50	0.25-0.34	0.19-0.51	25-28	Pella Steady Set™, Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
<b>Awning</b> Triple-pane vent	21"	17"	59"	59"	R20 - CW50	0.20-0.28	0.15-0.41	31-37	
<b>Casement</b> Dual-pane vent	17"	17"	35"	73"	LC30-LC50	0.25-0.34	0.19-0.58	25-31	
<b>Casement</b> Triple-pane vent	17"	17"	35"	73"	R20-CW50	0.20-0.25	0.17-0.46	31-37	
<b>Fixed Casement</b> Dual-pane	17"	17"	73"	73"	LC30-LC50	0.23-0.35	0.20-0.57	29-32	
<b>Fixed Casement</b> Triple-pane	17"	17"	73"	73"	R20-CW50	0.19-0.27	0.15-0.49	33-37	
<b>Double-Hung</b> Dual-pane vent	21"	35"	48"	84"	LC30-LC50	0.25-0.34	0.20-0.48	27-31	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
<b>Hinged Patio Door</b> Dual-pane single door	30"	80"	38"	96"	LC50	0.26-0.32	0.18-0.48	31	
<b>Hinged Patio Door</b> Triple-pane single door	30"	80"	38"	96"	LC55	0.23-0.28	0.12-0.34	34-36	
<b>Hinged Patio Door</b> Dual-pane double door	60"	80"	75"	96"	LC50	0.25-0.29	0.18-0.48	30-32	
<b>Hinged Patio Door</b> Triple-pane double door	50"	80"	75"	96"	LC55	0.22-0.26	0.14-0.38	34-36	
<b>Sliding Patio Door</b> Dual-pane double-door vent (OX or XO)	60"	80"	120"	120"	R20-LC50	0.26-0.31	0.20-0.51	28-31	
<b>Sliding Patio Door</b> Triple-pane double-door vent (OX or XO)	60"	80"	96"	96"	LC35-LC50	0.23-0.26	0.19-0.47	32-34	
<b>Sliding Patio Door</b> Dual-pane triple-door vent (OXO)	90"	80"	180"	120"	R20-LC35	0.26-0.31	0.20-0.51	–	
<b>Sliding Patio Door</b> Triple-pane triple-door vent (OXO)	90"	80"	144"	96"	LC35	0.23-0.26	0.19-0.47	–	
<b>Sliding Patio Door</b> Dual-pane quadruple-door vent (OXXO)	117"	80"	237"	120"	R20-LC35	0.26-0.31	0.20-0.51	–	
<b>Sliding Patio Door</b> Triple-pane quadruple-door vent (OXXO)	117"	80"	189"	96"	LC35	0.23-0.26	0.19-0.47	–	

**Window sizes available in 1/4" increments**  
Special sizes available in dual- and triple-pane sliding patio doors. For more information regarding performance, visit [pella.com/performance](#). For more information regarding frame and installation types, visit [installpella.com](#).


Window Hardware

Essential Collection

Select from popular designs and finishes to suit every style.

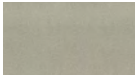


Fold-Away Crank

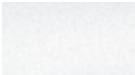


Cam-Action Lock


Finishes:




Champagne




White




Brown



Matte Black



Satin Nickel




Satin Brass


Patio Door Hardware

Essential Collection

Elevate your style and transform a home with elegant selections.




Hinged Patio Door Handle




Sliding Patio Door Handle


Finishes:



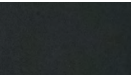
Champagne




White




Brown



Matte Black



Satin Nickel

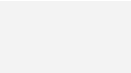


Satin Brass

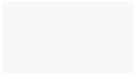
Colors

Prefinished Pine Interior Colors

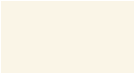
We can prefinish pine in your choice of several paint and stain colors. Unfinished or primed and ready-to-paint are also available.




White




Bright White




Linen White




Natural Stain




Golden Oak Stain



Early American Stain



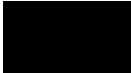
Provincial Stain



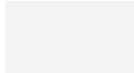
Black Stain

Aluminum-Clad Exterior Colors


Our low-maintenance EnduraClad® exterior finish resists fading and helps protect windows and patio doors for years. Seacoast EnduraClad protective finish for coastal projects with high salt exposure is also available.




Black




White




Brown




Fossil




Iron Ore



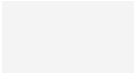
Portobello




Putty




Almond



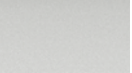
Classic White



Brick Red




Hartford Green




Wolf Gray

Integrated Blinds & Shades

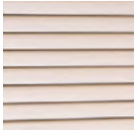
Raise blinds up for an unobstructed view or tilt to let in just the right amount of light.




White




Poplar White



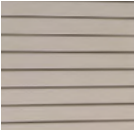
Bisque



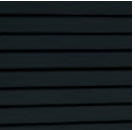
Storm



Golden



Mocha




Black


Integrated Shades<sup>8</sup>

Our best integrated fabric shades feature a white exterior fabric for a uniform look from the street. Integrated and accessible shades are available manual or motorized with Pella Insynctive technology.


Light-Filtering:



White




Silver




Maize


Room-Darkening:



Cotton



Bamboo



Ash

Haven't landed on the final blind or shade color selection? No problem. With our patented triple-pane design, you and your customer can make those decisions later in the schedule. Our triple-pane products come with all of the hardware to add a blind or shade straight from the factory or at a later time in the building or remodeling process.

Screens<sup>9</sup>

Hidden Screen

The Hidden Screen appears when you open a double-hung window and folds away when the window is closed. It allows 44% more natural light into your home when a window is closed than a standard screen.<sup>10</sup> Hidden Screen cartridge available in Black, White, Brown, Fossil and Iron Ore colors to match or complement the exterior cladding color choice.

Rolscreen®

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement and awning windows.

TuffScreen® by Phifer\*

The heavy-duty vinyl-coated screen is tear, puncture and damage resistant, standing up to pets, children and harsh weather. The TuffScreen® by Phifer is 2.5x stronger than a standard screen.<sup>12</sup> Available on sliding patio doors.

\*All trademarks are property of their respective owners

InView™

InView flat screens let in 14% more light and are 8% more open for improved airflow when compared to the conventional fiberglass screen.<sup>11</sup>

<sup>8, 9, 10, 11, 12</sup>See back cover for disclosures.

Performance Packages

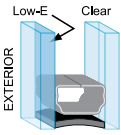
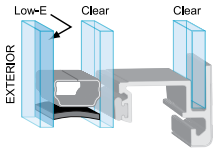
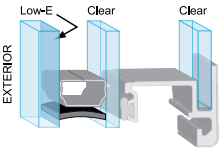
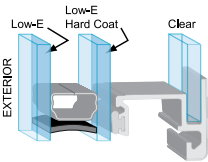
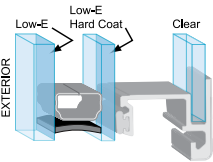
To make things easier, we've created performance packages.

Performance solutions offer an unbeatable combination of energy efficiency, sound control and value.<sup>1</sup> Create room-by-room solutions with the upgraded triple-pane glass design.

All values below are averages compared with single-pane windows.



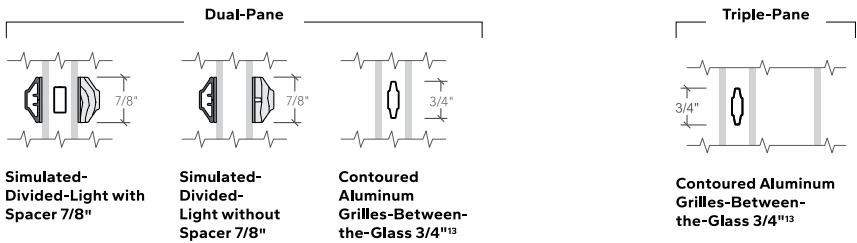
Pella® Lifestyle Series offers products awarded ENERGY STAR® Most Efficient for 2023.<sup>4</sup>

Base	Performance 71% More Energy Efficient <sup>10</sup> + 34% Noise Reduction <sup>5</sup>	Sound Control 52% Noise Reduction <sup>5</sup>	Energy Efficiency 83% More Energy Efficient <sup>10</sup>	Ultimate Performance 79% More Energy Efficient <sup>10</sup> + 52% Noise Reduction <sup>5</sup>
 <b>Advanced Low-E</b>  Two panes of insulating, energy-efficient glass and our most popular features and options.	 <b>Advanced Low-E SunDefense Low-E or NaturalSun Low-E</b>  A triple-pane glass design for a combination of both improved energy efficiency and sound performance.	 <b>Advanced Low-E, SunDefense Low-E or NaturalSun Low-E Sound-reduction glazing</b>  Triple-pane glass design featuring mixed glass thicknesses for enhanced sound dampening.	 <b>AdvancedComfort</b>  A triple-pane glass design with upgraded AdvancedComfort Low-E glass for enhanced energy efficiency.	 <b>AdvancedComfort Sound-reduction glazing</b>  A triple-pane glass design featuring mixed glass thicknesses with upgraded AdvancedComfort Low-E glass for enhanced energy efficiency.

Patented triple-pane glass design gives flexibility to add integrated blinds or shades without impacting performance.

Grilles

Choose the look of true divided light or make cleaning easier by selecting grilles-between-the-glass.



The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.<sup>6</sup>

<sup>1</sup> Compared to leading national wood window brands recommended installation methods for new construction windows.

<sup>2</sup> Comparing average install time and plumb/level/square measurements of leading national wood window brands when installed following the manufacturer's standard installation methods for new construction windows.

<sup>3</sup> Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

<sup>4</sup> Some Pella products may not meet ENERGY STAR certification in Canada. For more information, contact your local Pella sales representative or go to [nrcan.gc.ca/energy/products/categories/fenestration/13739](https://nrcan.gc.ca/energy/products/categories/fenestration/13739).

<sup>5</sup> Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with respective performance package compared to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

<sup>6</sup> Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at [pella.com/warranty](https://pella.com/warranty).

<sup>7</sup> Double-hung windows available in dual-pane only.

<sup>8</sup> Available with triple-pane products only.

<sup>9</sup> Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.

<sup>10</sup> Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see [pella.com/methodology](https://pella.com/methodology).

<sup>11</sup> Improved airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated sphere spectrophotometer.

<sup>12</sup> Based on the composite results of a 5-panel strength analysis comparing TuffScreen and standard screening.

<sup>13</sup> Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

# Hardie® Plank Lap Siding

## Submittal Form

**01**
**Submitted to:** .....

**Project Name:** .....

**Submitted by:** .....

**Date:** .....

☐ **HZ5® Product Zone**    ☐ **HZ10® Product Zone**
**Product Width:**    ☐ 5-1/4in    ☐ 6-1/4in    ☐ 7-1/4in    ☐ 8in    ☐ 8-1/4in    ☐ 9-1/4in    ☐ 12in

**Product Finish:**    ☐ **Primed**    ☐ **ColorPlus® Technology**
**Product Texture:**    ☐ **Smooth**    ☐ **Select Cedarmill®**    ☐ **Colonial Roughsawn®**  
☐ **Colonial Smooth®**    ☐ **Rustic Cedar**

# Hardie® Plank Lap Siding

## Specification Sheet

**01**
**DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION**
**SECTION: 07 46 46 FIBER CEMENT SIDING**

### HARDIE® PLANK LAP SIDING

#### Manufacturer

*James Hardie Building Products, Inc.*

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Prattville, Alabama
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California
- Summerville, South Carolina

#### Compliance with the following codes

- 2006 thru 2021 International Building Code (IBC)
- 2006 thru 2021 International Residential Code (IRC)

For more information about other compliances and applicable uses, refer to ICC-ES ESR-2290

#### Features

- Noncombustible
- Dimensionally Stable
- Resists damage from pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

#### Use

Hardie® fiber-cement lap siding is used as exterior wall covering. The product complies with IBC Section 1403.9 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC)

#### Description

Hardie® Plank lap siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Hardie® Plank lap siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

#### Available Sizes

Product	Width (in)	Length	Thickness (in)
Hardie® Plank lap siding*	5-1/4, 6-1/4, 7-1/4, 8, 8-1/4, 9-1/4, 12	12 feet	5/16

\* HZ5: 9-1/4, 12 only available primed    HZ10: 5-1/4, 9-1/4, 12 only available primed.

Weight 2.31 lbs. per square foot

#### Texture & Finish

Hardie® Plank lap siding comes in a variety of textures and finishes. The product is available in smooth or wood grain texture. Additional textures are available on a regional basis. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

#### Engineered for Climate®

Hardie® Plank lap siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.



Performance Properties

	General Property	Test Method	Unit or Characteristic	Requirement	Result
PHYSICAL ATTRIBUTES	Dimensional Tolerances	ASTM C1185	Length	± 0.5% or ± 1/4 in	Pass
			Width	± 0.5% or ± 1/4 in	
			Thickness	± 0.04 in	
			Squareness	Δ in diagonals ≤ 1/32 in/ft of sheet length. Opposite sheet sides shall not vary in length by more than 1/32 in/ft	
			Edge Straightness	≤ 1/32 in/ft of length	
	Density, lb/ft³	ASTM C1185		As reported	83
	Water Absorption, % by mass	ASTM C1185		As reported	36
THERMAL	Water Tightness	ASTM C1185	Physical Observations	No drop formation	Pass
	Flexural Strength	ASTM C1185	Wet conditioned, psi	>1015 psi	Pass
			Equilibrium conditioned, psi	>1450 psi	
THERMAL	Thermal Conductivity	ASTM C177	(BTU/(hr·ft²·F))/inch	As reported	2.07
	Actual Thermal Conductivity		(K <sub>eff</sub> )		6.62
	Thermal Resistance		R=1/ K <sub>eff</sub>		0.48
	Actual Thermal Resistance		(R)		0.15
DURABILITY	Warm Water Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Heat/Rain Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Freeze/Thaw Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
			Mass Loss, %	≤ 3.0%	
FIRE CHARACTERISTICS	Surface Burning Characteristics	ASTM E84	Freeze/Thaw, % strength retention	≥ 80%	
			UV Accelerated Weathering Test	ASTM G23	Pass
			Physical Observations	No cracking, checking, or crazing	Pass
			Flame Spread Index (FSI)		0
			Smoke Developed Index (SDI)		≤ 5
	Noncombustibility	ASTM E136	Fuel Contributed		0
			NFPA Class		A
			Uniform Building Code Class	As reported	1
FIRE CHARACTERISTICS	International Building Code® class				A
	Noncombustibility	ASTM E136	Noncombustible	Pass/fail	Pass
FIRE CHARACTERISTICS	Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Note 1

Note 1: listed on Warnock Hersey and ESR 2290

Installation

Install Hardie® Plank lap siding in accordance with:

- Hardie® Plank lap siding installation instructions
- ICC-ES ESR 2290
- Requirements of authorities having jurisdiction

Warranty

Hardie® Plank lap siding: 30-year, Non-Prorated, Limited Warranty  
ColorPlus® Technology: 15-year Limited Finish Warranty

Sustainable Design Contribution

- Regionally sourced content- varies by project location
- Avoidance of certain chemicals or Red List Compliance

Detailed product information for LEED projects, or other state or regional sustainability programs is available through James Hardie Technical Services.

Storage and Handling

Store flat and keep dry and covered prior to installation.

Technical Services

Contact James Hardie Technical Services online at JamesHardie.com, or by phone at (800)426-4051

**IMPORTANT:** Failure to install and finish this product in accordance with applicable building codes and James Hardie written application instructions may affect system performance, violate local building codes, void the product-only warranty and lead to personal injury. **DESIGN ADVICE:** Any information or assistance provided by James Hardie in relation to specific projects must be approved by the relevant specialists engaged for the project eg. builder, architect or engineer. James Hardie will not be responsible in connection with any such information or assistance.

**GAF** Timberline**HDZ**<sup>®</sup>  
High Definition<sup>®</sup> Lifetime<sup>®</sup> Shingles



## America's #1-selling shingle just got better — again

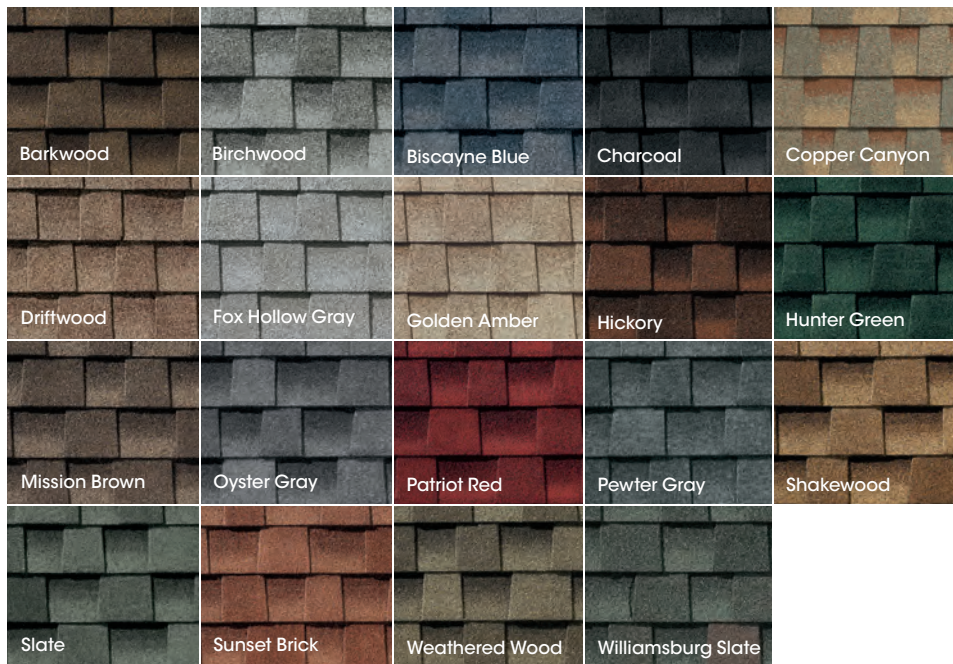
With GAF time-release algae-fighting technology and LayerLock<sup>®</sup> technology, Timberline HDZ<sup>®</sup> offers everything you can expect from an architectural shingle roof, and more.



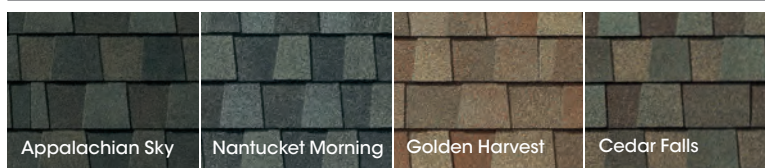
## Benefits:

- **LayerLock® technology** — mechanically fuses the common bond between overlapping shingle layers
- **Up to 99.9% nailing accuracy** — the StrikeZone® nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test<sup>1</sup>
- **WindProven™ Limited Wind Warranty** — when installed with the required combination of GAF accessories, Timberline HDZ® shingles are eligible for a wind warranty with no maximum wind speed limitation<sup>2</sup>
- **Dura Grip™ sealant** pairs with the microgranule surface of the StrikeZone® nailing area, and an asphalt-to-asphalt monolithic bond cures for durability, strength, and exceptional wind-uplift performance
- **25-year StainGuard Plus™ Algae Protection Limited Warranty** against blue-green algae discoloration.<sup>3</sup> Proprietary GAF time-release algae-fighting technology helps protect your shingles from unsightly stains.
- **For the best look** — use TimberTex® premium ridge cap shingles or TimberCrest® premium SBS-modified ridge cap shingles

## Colors:



## Harvest Blend Colors<sup>5</sup>



## Product details:

### Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions (approx.):** 13 1/4" x 39 3/8" (337 mm x 1,000 mm)
- **Exposure:** 5 5/8" (143 mm)
- **Bundles/Square:** 3
- **Pieces/Square:** 64
- **StainGuard Plus™ Algae Protection Limited Warranty**<sup>3</sup>
- **Hip/Ridge:** TimberTex®; TimberCrest®; Seal-A-Ridge®; Z®Ridge; Ridglass®<sup>4</sup>
- **Starter:** Pro-Start®; QuickStart®; WeatherBlocker™

### Applicable Standards & Protocols:

- Passes UL 2218 Impact-Resistance Test with Class 3 rating
- UL Listed to ANSI/UL 790 Class A
- State of Florida Approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018 Type 1
- Meets ASTM D3462<sup>5</sup>
- Miami-Dade County Product Control Approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC: Can be used to comply with Title 24 Cool Roof Requirements (some colors)

<sup>1</sup> Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit [gaf.com/LRS](http://gaf.com/LRS) for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime shingle and at least 3 qualifying GAF accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*. Visit [gaf.com/LRS](http://gaf.com/LRS) for qualifying GAF products.

<sup>2</sup> Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HDZ® Shingles to Timberline HDZ® Shingles on a 16-square roof deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

<sup>3</sup> 25-year WindProven® Limited Wind Warranty on GAF shingles with LayerLock® technology requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit [gaf.com/LRS](http://gaf.com/LRS) for qualifying GAF products. For installations not eligible for the *GAF WindProven™ Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*.

<sup>4</sup> 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

<sup>5</sup> Harvest Blend colors are only available on TimberTex® Ridge Cap Shingles, Seal-A-Ridge® Ridge Cap Shingles, and TimberCrest® Premium SBS-Modified Ridge Cap Shingles.

<sup>6</sup> Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.



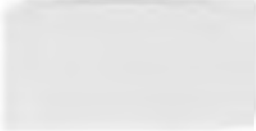

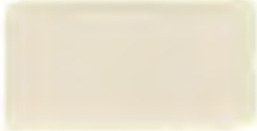
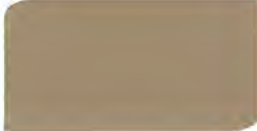

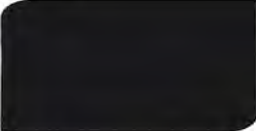
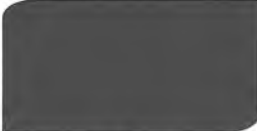
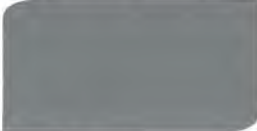



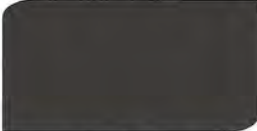
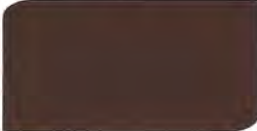

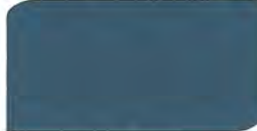


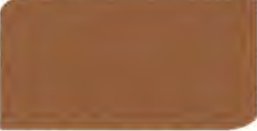


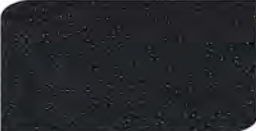

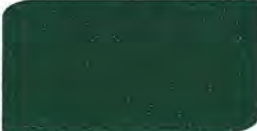


**Note:** It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

We protect what matters most™





## WeatherXL™ SMP Colors

				
White	Clay	Light Stone	Tan	Burgundy
				
Black	Charcoal Gray	Light Gray	Dark Red	Rustic Red
				
Green	Burnished Slate	Brown	Gallery Blue	Hawaiian Blue
				
Liner White	Galvalume	Copper Penny	Camo Print	Gray Cedar
				
Textured Black	Textured Charcoal	Textured Green	Textured Burnished Slate	Natural Cedar

**SHERWIN-WILLIAMS.**  
Coil Coatings

**WeatherXL**

Sherwin-Williams® and WeatherXL™ are trademarks of SWIMC LLC.

## 24 gauge PVDF

				
Matte Black	Charcoal Gray	Aged Bronze	Regal White	Dove Gray

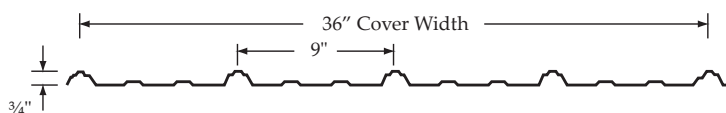
G3336 S Dort Hwy. Burton, MI 48529  
800-615-8416 | [www.midmichiganmetalsales.com](http://www.midmichiganmetalsales.com)

Actual colors may vary slightly from samples shown. Steel color chips are available in store.  
Color prices may vary, call to confirm current pricing and availability.  
Oil canning is an inherent part of light gauge cold formed metal products and is not cause for panel rejection.

# Color Availability

MMMS Color Name - Color Code	29ga Hardy Rib	26ga PBR Commercial	26ga Standing Seam	29ga Hardy Siding	26ga Hardy Siding
Black	BL	•	•	•	•
Brown	BR	•	•	•	•
Burgundy	BU	•		•	
Burnished Slate	BS	•	•	•	•
Charcoal	CH	•	•	•	•
Clay	CL	•		•	
Copper Penny	CP	•	•		
Dark Red	DR	•	•	•	•
Gallery Blue	GB	•		•	
Galvalume Acrylic	GV	•	•	•	
Green	GR	•	•	•	•
Hawaiian Blue	HB	•		•	
Light Gray	LG	•	•	•	•
Light Stone	LS	•	•	•	
Rustic Red	RU	•		•	
Tan	TN	•	•	•	
White	WH	•	•	•	•
Liner White	LW	•			
Txt. Black	TBL	•			
Txt. Burnished Slate	TBS	•			
Txt. Charcoal	TCH	•			
Txt. Green	TGR	•			
Camo Print	EC	•			
Natural Cedar Print	NC		•		•
Gray Cedar Print	GC		•		•
<b>24 GAUGE</b>					
24ga Aged Bonze	KAB	•	•		
24ga Charcoal	KCH	•	•		
24ga Dove Gray	KDG		•		
24ga Matte Black	KMB	•	•		
24ga Regal White	KRW	•	•		

**Hardy Rib**



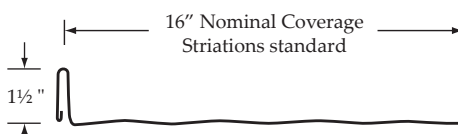
**PBR Commercial**



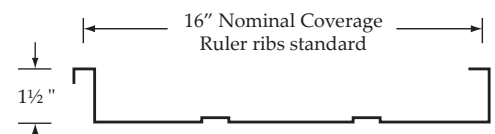
**Hardy Snap**



**Hardy Clip 150**



**Hardy Loc**



View all of the profiles we offer on our website: [www.midmichiganmetalsales.com](http://www.midmichiganmetalsales.com)



# HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

## APPLICATION ID

HDC2025-00264

## PROPERTY INFORMATION

**ADDRESS(ES):** 1036 Hubbard Street

**HISTORIC DISTRICT:** Hubbard Farms

## SCOPE OF WORK: (Check ALL that apply)

- |  |   |   |   |   |                                |
|--|---|---|---|---|--------------------------------|
| <input type="checkbox"/> Windows/<br>Doors | <input type="checkbox"/> Walls/<br>Siding | <input type="checkbox"/> Painting                   | <input type="checkbox"/> Roof/Gutters/<br>Chimney | <input type="checkbox"/> Porch/Deck/Balcony   | <input type="checkbox"/> Other |
| <input type="checkbox"/> Demolition        | <input type="checkbox"/> Signage          | <input checked="" type="checkbox"/> New<br>Building | <input type="checkbox"/> Addition                 | <input type="checkbox"/> Site Improvements<br>(landscape, trees, fences,<br>patios, etc.) |                                |

## BRIEF PROJECT DESCRIPTION:

New build garage with a second story with guest room/office (there was historically a garage on this site).

## APPLICANT IDENTIFICATION

**TYPE OF APPLICANT:** Property Owner/Homeowner

**NAME:** Ceara O'Leary + Devin Foote

**COMPANY NAME:** NA

**ADDRESS:** 1036 Hubbard Street

**CITY:** Detroit

**STATE:** MI

**ZIP:** 48209

**PHONE:** +1 (650) 207-9336

**EMAIL:** ceara.oleary@gmail.com

## I AGREE TO AND AFFIRM THE FOLLOWING:

- ☒ I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- ☒ I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- ☒ I hereby certify that I am the legal owner and occupant of the subject property and that the information on this application is true and correct.

Signed by:

Ceara O'Leary + Devin Foote

NA

*Ceara O'Leary*

05/19/2025

SIGNATURE

DATE

1036 Hubbard Street

Detroit

MI

48209

+1 (650) 207-9336

ceara.oleary@gmail.com

Questions? Contact us at [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov) or (313)224-1762

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

## PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

**Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.**

### ePLANS PERMIT NUMBER:

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

NA

## GENERAL

### 1. DESCRIPTION OF EXISTING CONDITION

*Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")*

The proposed project will be sited where there are currently two concrete parking pads at the rear of the lot, adjacent to two alleys. Historically, there were garage structures at this location.

### 2. PHOTOGRAPHS

*Help us understand your project. Please attach photographs of all areas where work is proposed.*



### 3. DESCRIPTION OF PROJECT

*In this box, tell us about what you want to do at the areas described above in box #1. (For example, "Install new asphalt shingle roofing at garage.")*

This is a proposal to construct a new 2-car garage at 1036 Hubbard Street, with a second story that will serve as a guest room and home office, referencing adjacent structures in the design.

### 4. DETAILED SCOPE OF WORK

*In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")*

Demolish existing concrete pads, build new foundation and two-story garage structure with utilities. See attached document for much more information.

### 5. BROCHURES/CUT SHEETS

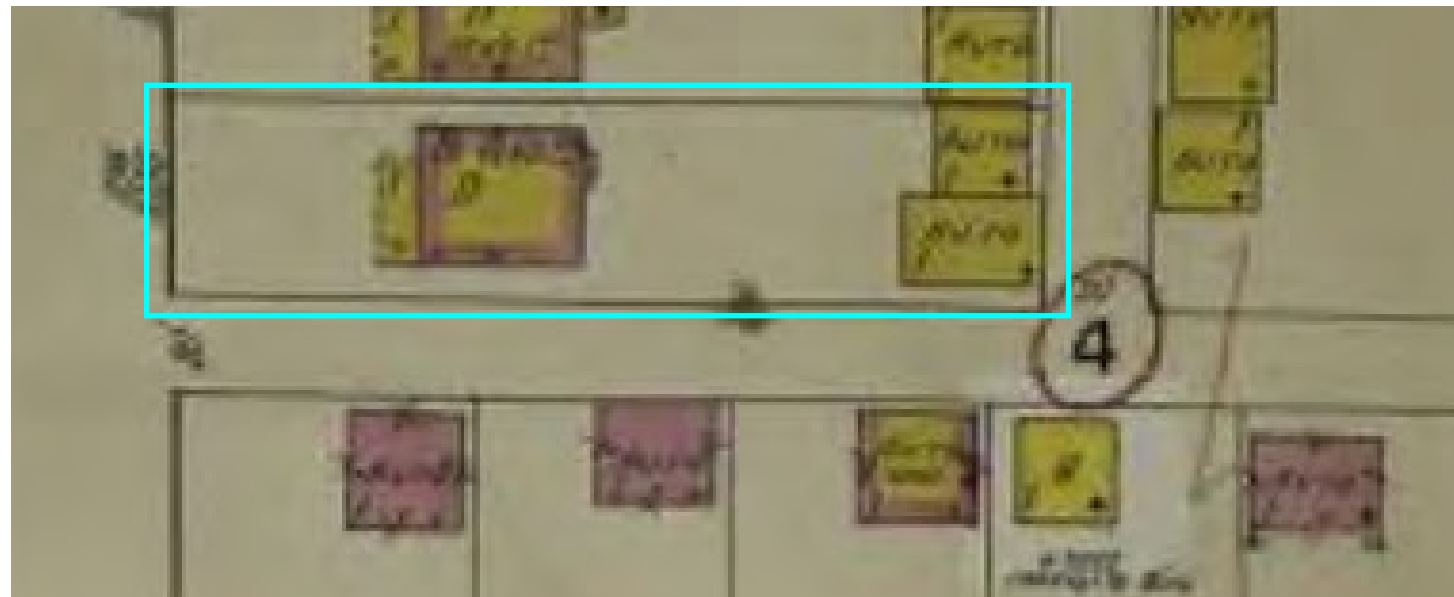
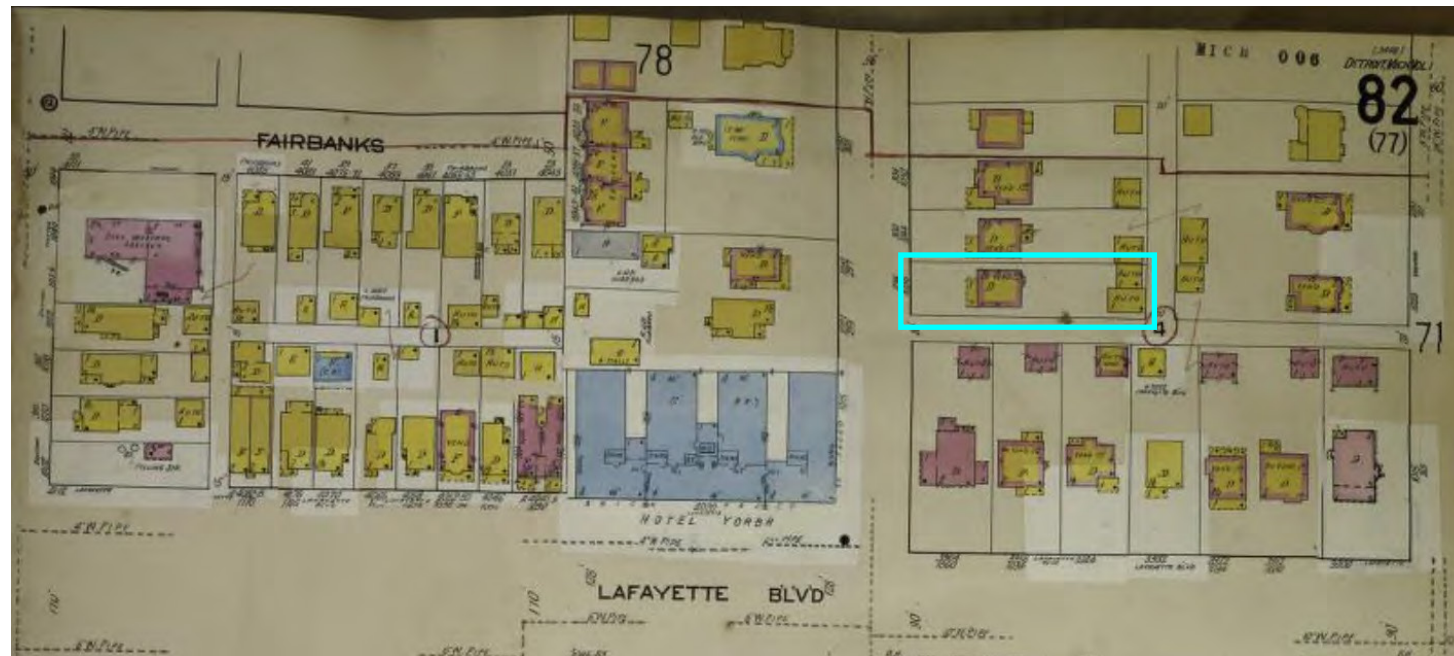
*Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.*

**ADDITIONAL DETAILS**




### Description

This is a proposal to construct a new 2-car garage at 1036 Hubbard Street, with a second story that will serve as a guest room and home office. Historic maps at right indicate that there were previously two garage structures on the property, at least one of which was delapidated and deconstructed in the last 15-20 years by the previous homeowner. Presently there are two concrete slabs in the location of the proposed structure, currently used for parking. The design proposed here draws from the form of nearby garages and homes, as well as the prominent features of the main house, most notably a modern interpretation of the wall dormer.



Sanborn Map

### OVERVIEW

1036 Hubbard Street  
Garage + Second Story



A

nearby carriage house with dormers



B

nearby 3-story ADU



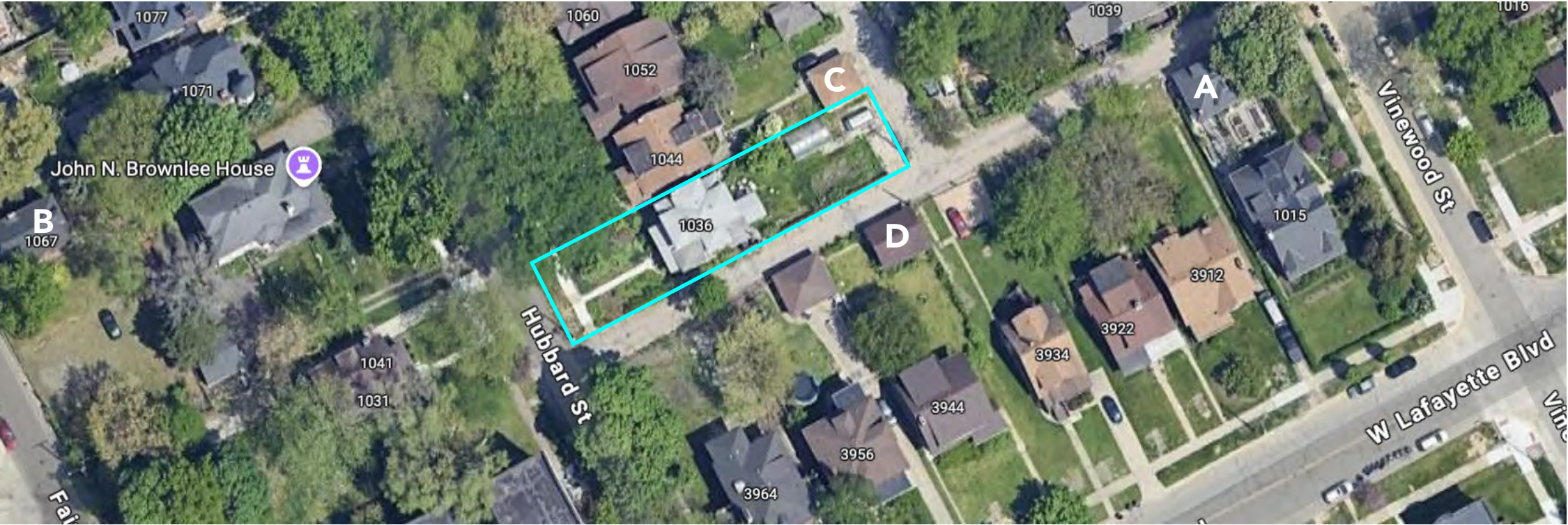
C

adjacent garages (with **dormers** on opposite side)



D

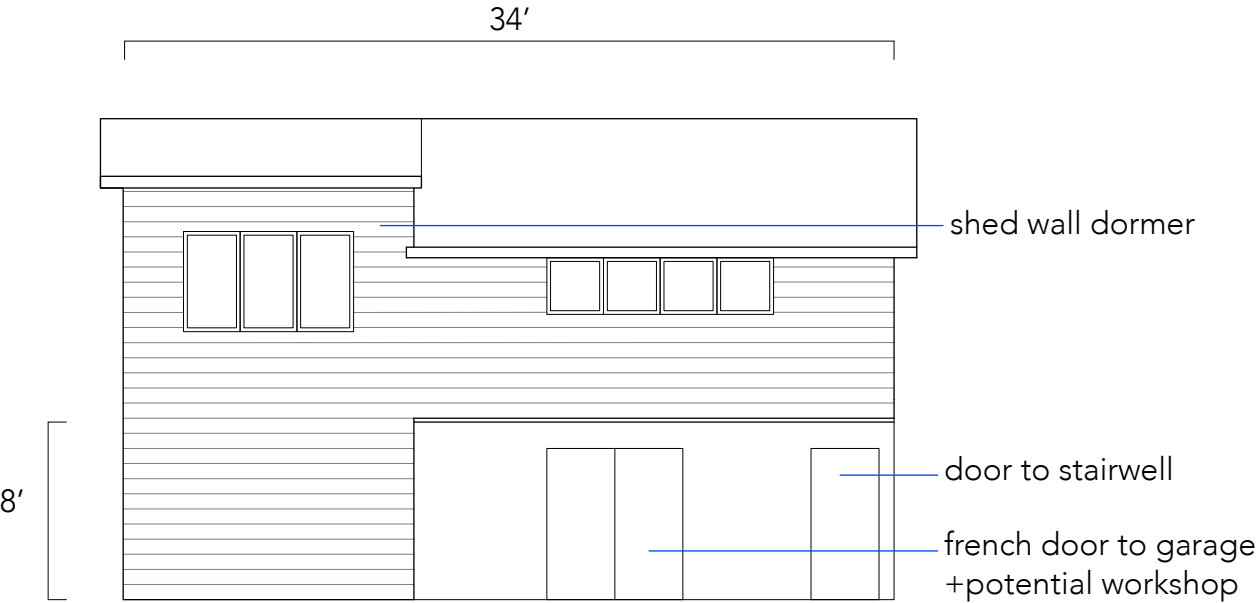
adjacent garage with **gable roof**



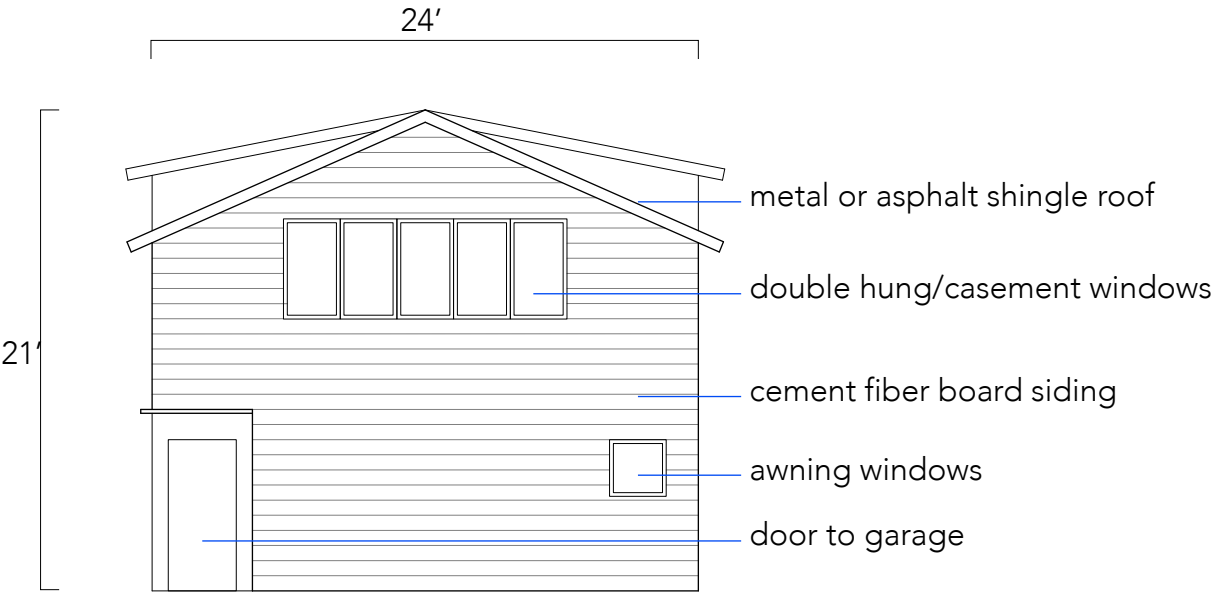
The proposed design for this new build garage with second story adopts the gable roof found on nearby garages and homes, and incorporates the wall dormer that is a notable feature of the existing main house. The cut out in the front facade breaks down the overall volume of the proposed building and engages with the yard.

CONTEXT

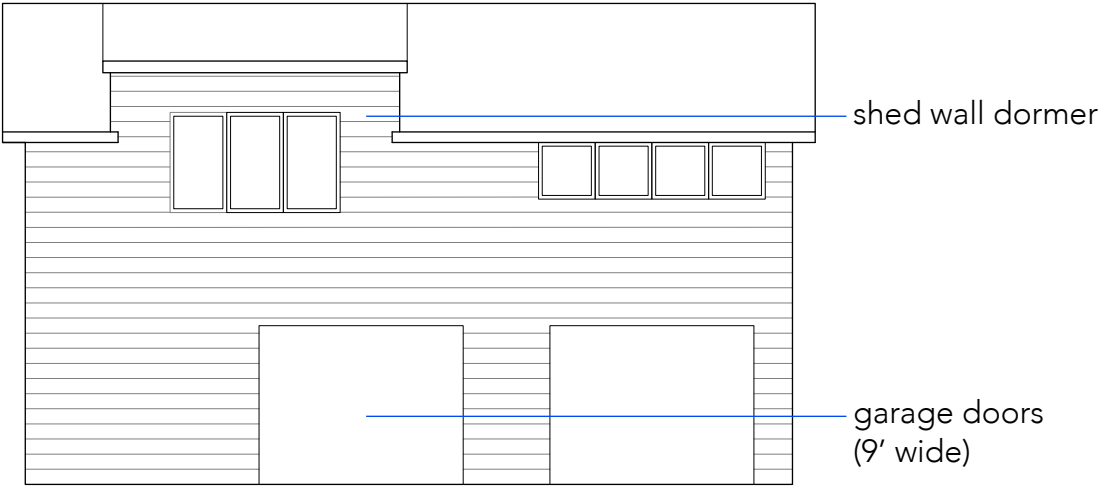
1036 Hubbard Street  
Garage + Second Story



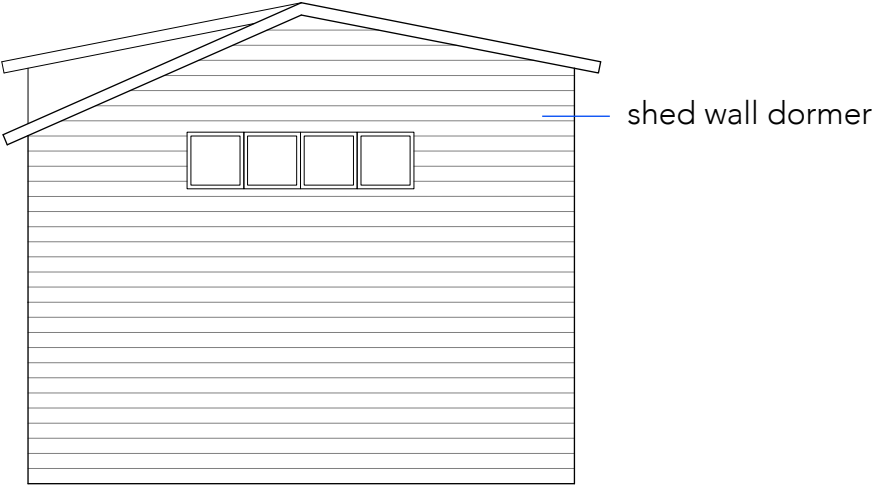
West Elevation (facing house)



South Elevation (facing alley)



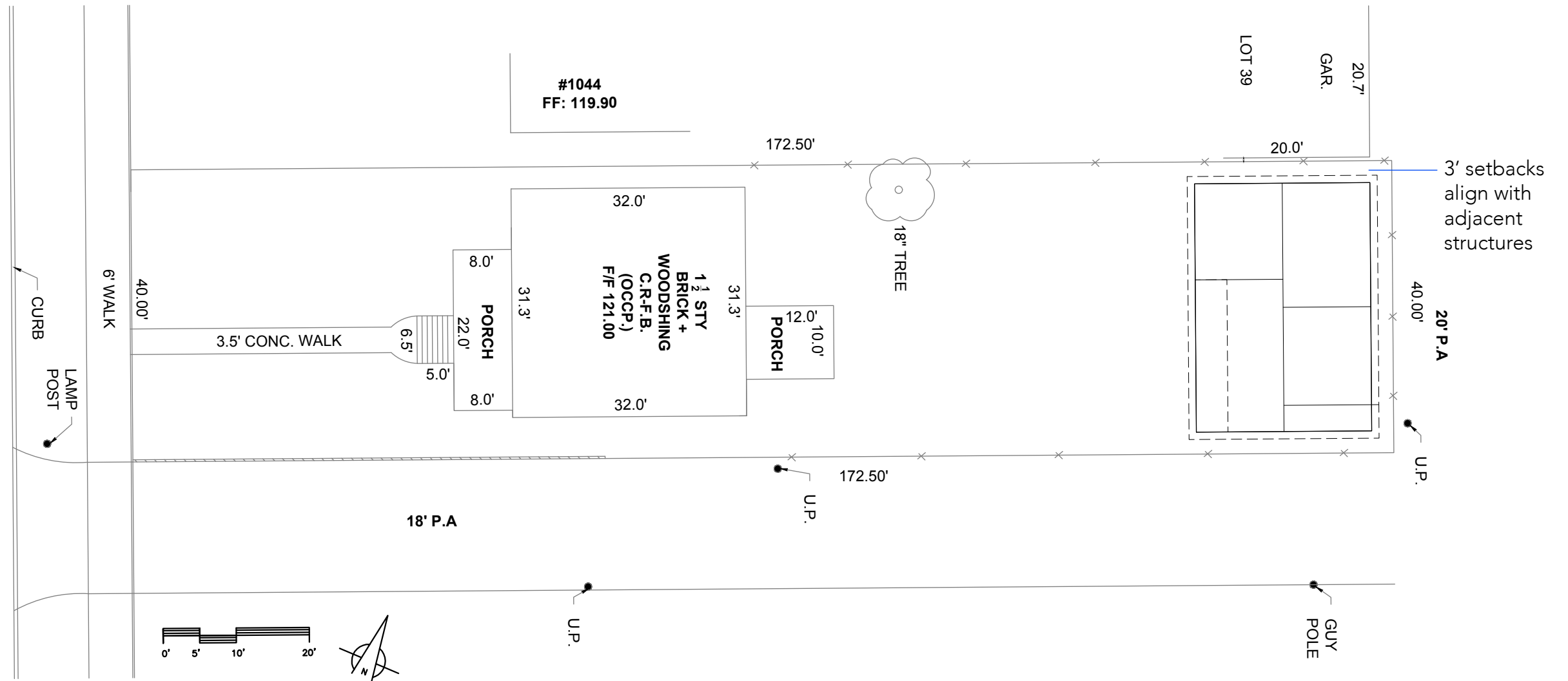
East Elevation (facing alley)



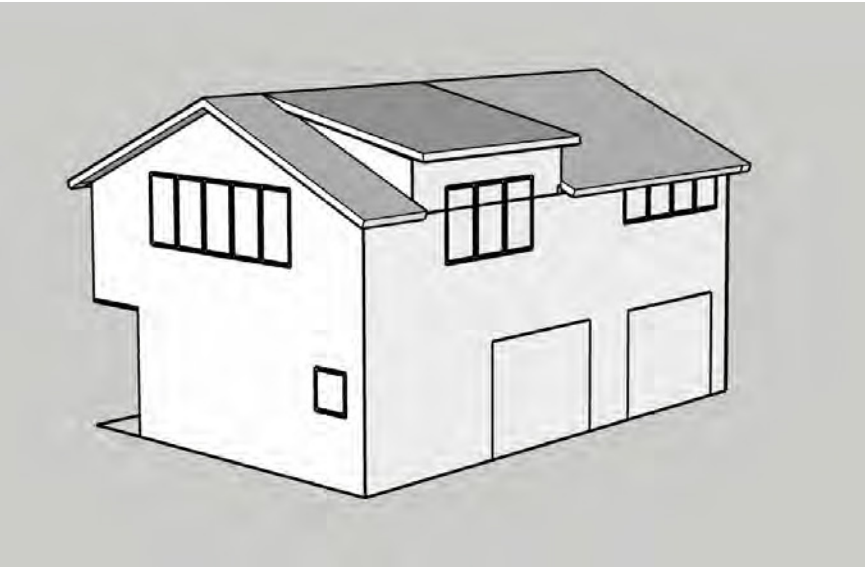
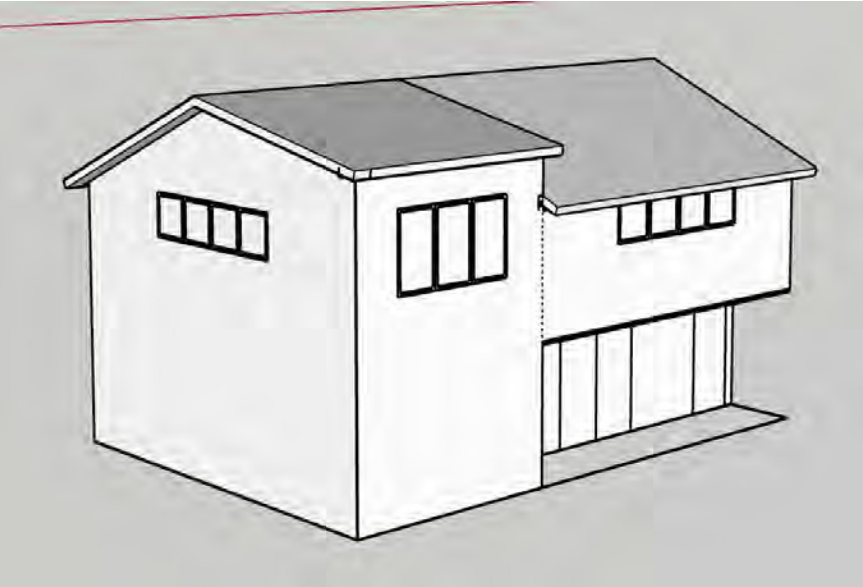
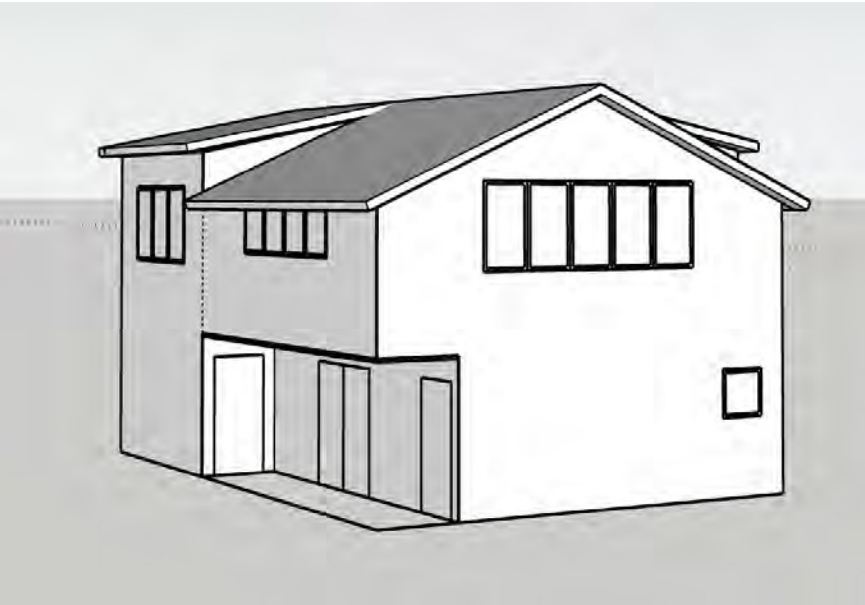
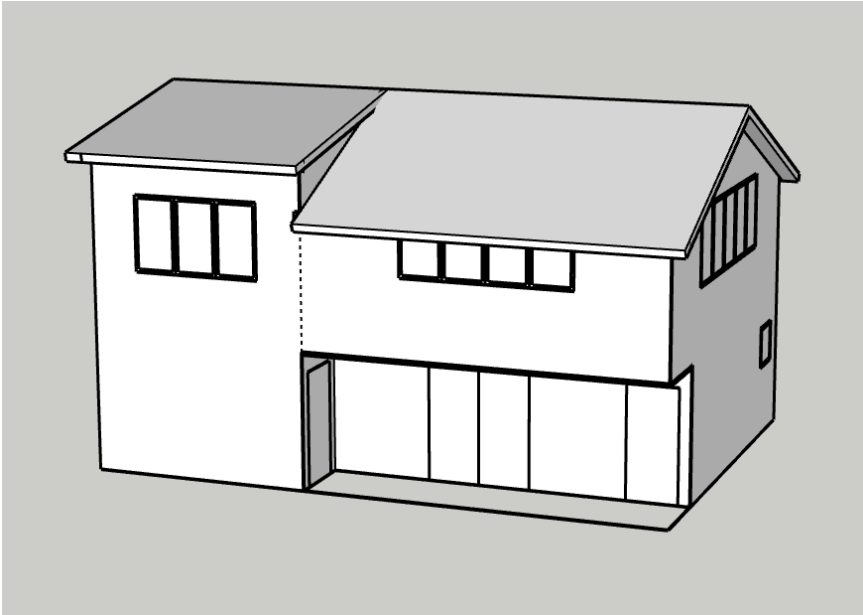
North Elevation (facing neighbor's garage)

ELEVATIONS

1036 Hubbard Street  
Garage + Second Story

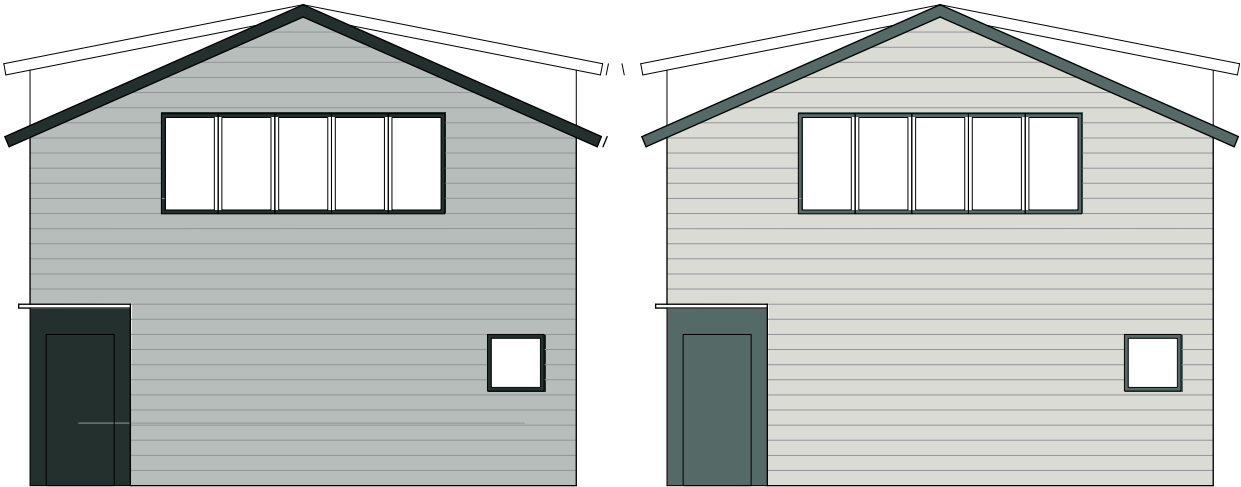


1036 Hubbard Street  
Garage + Second Story

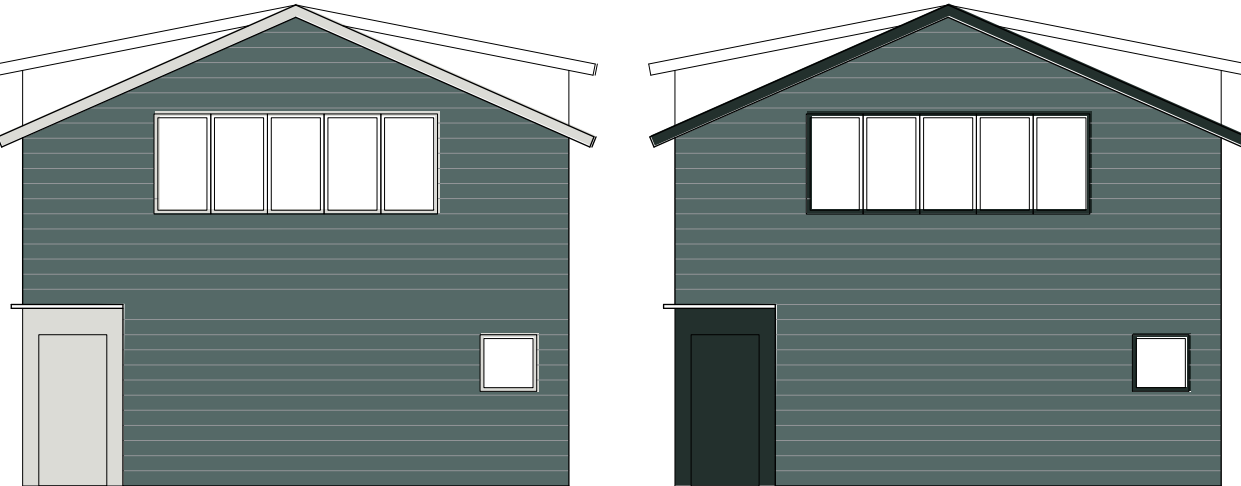


**ROUGH 3D VISUALIZATIONS**

1036 Hubbard Street  
Garage + Second Story



Light Olive Gray  
w contrasting trim  
(preferred)



Grayish Green  
w contrasting trim

# COLOR SYSTEM E

ACCEPTABLE COLOR COMBINATIONS \*MS = MUNSELL STANDARD

BODY	TRIM	SASH	SHUTTERS
Stucco/Siding: Any system E color <b>EXCEPT</b> A:7, A:8, A:9, B:19  Use E:2 & E:3 on second floor only above another material	Any System E color to contrast body color	Match trim color or match body color or A:9, B:18, B:19	Match trim color, match body color, or A:8
Shingles/Heavy Timber: Stained or painted A:9, B:1, B:2, B:5, B:6, B:7, B:8, B:11, B:12, B:13, B:14, B:18  Existing brick or stone	Any System E color to contrast body color	Match trim color or match body color or A:9, B:18, B:19	Match trim color, match body color, or A:8

A:1 Yellowish Gray  
MS: 2.5Y 8/2

A:2 Light Olive Gray  
MS: 10Y 6/1

A:3 Light Yellow  
MS: 5Y 8/6

A:4 Pale Yellow  
MS: 2.5Y 8.5/4

A:5 Grayish Yellow  
MS: 2.5Y 7/4

A:8 Blackish Green  
MS: 2.5BG 2/2

A:9 Moderate  
Reddish Brown  
MS: 7.5R 3/6

B:1 Light  
Yellowish Brown  
MS: 10YR 6/4

B:2 Dark Yellow  
MS: 5Y 6/6

B:3 Light Yellow  
MS: 2.5Y 8/6

B:4 Moderate Yellow  
MS: 2.5Y 7/6

B:5 Light Brown  
MS: 7.5YR 5/4

B:6 Moderate  
Brown  
MS: 7.5YR 4/4

B:7 Moderate  
Yellowish Brown  
MS: 10YR 5/4

B:8 Grayish Brown  
MS: 5YR 3/2

B:11 Grayish Olive  
Green  
MS: 5GY 4/2

B:12 Grayish Green  
MS: 10G 4/2

B:13 Moderate  
Olive Brown  
MS: 2.5Y 4/4

B:14 Dark Grayish  
Olive  
MS: 10Y 2/2

B:15 Dark Grayish  
Yellow  
MS: 5Y 6/4

B:17 Light Olive  
MS: 10Y 5/4

B:18 Dark Reddish  
Brown  
MS: 2.5YR 2/4

B:19 Black  
MS: N 0.5/

C:4 Yellowish  
White  
MS: 5Y 9/1

C:5 Yellowish White  
MS: 2.5Y 9/2

D:1 Brownish Pink  
MS: 7.5YR 7/2

D:2 Light Brown  
MS: 5YR 6/4

E:1 Light Grayish  
Yellowish Brown  
MS: 10YR 6/2

E:2 Strong Yellowish  
Brown  
MS: 7.5YR 6/8

E:3 Grayish  
Reddish Orange  
MS: 2.5YR 5/6

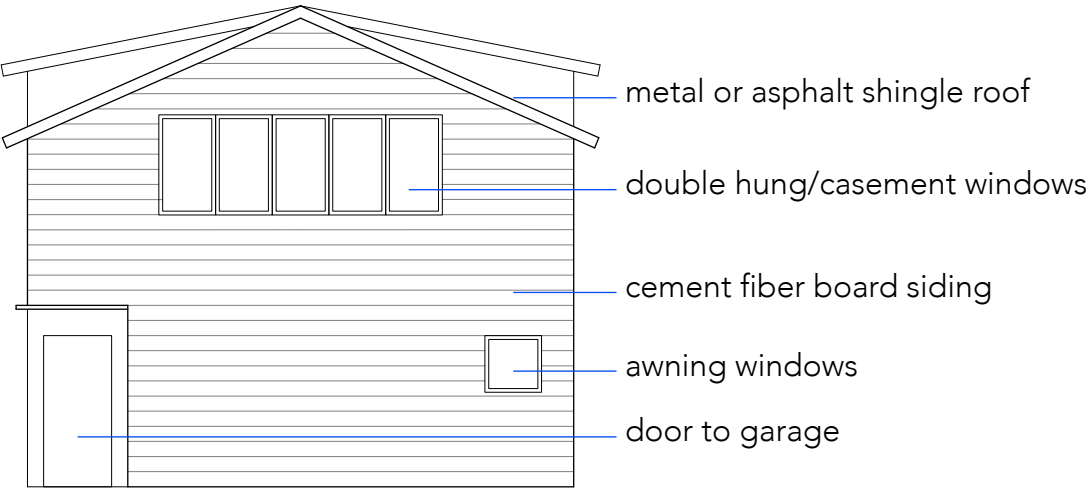
E:4 Grayish Yellow  
Green  
MS: 7.5GY 6/2

## FIND OUT MORE!

[www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc)

POTENTIAL COLOR SCHEMES

1036 Hubbard Street  
Garage + Second Story



MATERIALS

1036 Hubbard Street  
Garage + Second Story

ROOF

Hidden fastener metal roof panels, dark gray  
Preferred for durability, longevity and look  
<https://www.midmichiganmetalsales.com/metal-roofing-panels/hidden-fastener-steel-roof-panels/>

Alternate:  
Timberline HDZ Asphalt Shingles, charcoal  
<https://www.gaf.com/en-us/roofing-materials/residential-roofing-materials/shingles/timberline-hdz>

WINDOWS + DOORS

Casement, double-hung, awning windows: Pella Lifestyle series  
<https://www.pella.com/shop/windows/lifestyle-series>  
[or equivalent]  
Exterior color depends upon final historic color scheme.

Doors: Pella Lifestyle series Craftsman design option with window  
<https://www.pella.com/shop/doors/entry-doors/fiberglass/glass/craftsman-light/>  
French door design for access to garage/workshop space  
<https://www.pella.com/shop/doors/patio-doors/lifestyle-series/hinged-patio-doors/>  
[or equivalent]  
Finish depends upon final historic color scheme.

SIDING

Cement fiber board plank lap siding  
<https://www.jameshardie.com/product-catalog/exterior-siding-products/hardie-plank-lap-siding>