



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID
HDC2025-00036

PROPERTY INFORMATION

ADDRESS(ES): 808 and 816 Virginia Park Ave.
HISTORIC DISTRICT: New Center Area

SCOPE OF WORK: (Check ALL that apply)

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

<p>BRIEF PROJECT DESCRIPTION: New construction of two three story high buildings are on the parcel. There are a total of 21 residential units. Each building has attached shared garages. Site improvements.</p>

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Architect/Engineer/Consultant			
NAME: Steven Flum		COMPANY NAME: Steven Flum, Inc.	
ADDRESS: 3105 Holbrook		CITY: HAMTRAMCK	STATE: MI ZIP: 48212
PHONE: +1 (313) 407-1318		EMAIL: SFLUM@STEVENCFLUM.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 the information on this application is true and correct. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent.

DocuSigned by:
Steven Flum
01F43EF84B08483...

01/28/2025
DATE

SIGNATURE

NOTE: Based on the scope of work, additional documentation may be required. See 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)

N/A

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.")

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.")



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.")

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

<p>6. WINDOWS/DOORS <i>Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)</i></p>	
<p>8. SITE IMPROVEMENTS <i>If site improvements are proposed, please provide any relevant site improvement plans pertaining to your project.</i></p>	







SPEED
LIMIT
30







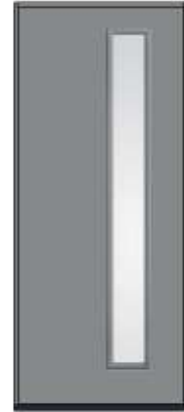
Date

1/21/2025

Style Option = TS81RCL-FF

Steel Single

Impact Rating : None
Call Width : 3'0"
Call Height : 8'0"
Door Collection : Traditions Steel
Line : Pulse
Glass Shape : Pulse Linea
Style Shape : Pulse 8' Linea Offset Right
Glass Type : Clear Glass
Glass Design : Clear
Grille Pattern : None
Grille Style : None
Low-E? : No
Caming : None
Frame Profile : Flat Profile
Door Prefinish : Paint 1 Color
Door Paint Color : Granite
Jamb Prefinish : Paint 1 Color
Jamb Paint Color : Granite
Hardware : No Hardware
Would you like to include a storm door? : No



Disclosure:

Product images may vary based on your home's construction, door configuration and final measurements. Therma-Tru Corp., distributors of Therma-Tru products and sellers of Therma-Tru products are not responsible for the actual degrees of variation that may occur with your specific application. Formal measure and project verification are required.

Pella® Lifestyle Series

Clad/Wood



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

Triple-pane casement



Dual-pane casement



- **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.¹

- **ENERGY STAR® certified²**

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.³

- **Popular features and options**

Low-maintenance aluminum-clad exteriors. Factory prefinish with a choice of several paints and stains, or choose primed or unfinished. Several grille types and patterns and high-transparency screens are also available.

- **Intentional design for improved durability**

Intentional jamb/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 joint**

Three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive for added strength and durability.

- **Low-maintenance exteriors**

Aluminum-clad exteriors with EnduraClad® finish resists fading and chalking. It is applied in an overlapping fashion for exceptional protection.

- **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.

- **Best limited lifetime warranty⁴**

Pella Lifestyle Series products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.⁴

- **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.

Available in these window and patio door styles:⁵



Special shape windows also available.

^{1,2,3,4,5} See back cover for disclosures.

For exceptional durability, Pella Reserve products are available with extruded aluminum-clad exteriors. Choose from a wide variety of exterior colors or create a custom color to match your design. Low-maintenance EnduraClad exterior finish provides long-lasting beauty. EnduraClad Plus is also available.



FIND A DISTRIBUTOR



Home / Details

Insulated Steel Garage Doors

THERMACORE® COLLECTION - MODELS 5720, 5740 & 5760



[VIEW FULL GALLERY](#)

Thermacore® Collection insulated steel doors are the ideal choice for premium construction and maximum thermal efficiency. This series of doors feature construction of steel-polyurethane-steel as well as between-section seals with thermal breaks to reduce air infiltration. With several panel designs to choose from, these doors offer design flexibility, durability and thermal efficiency that will help keep your home comfortable in cold or hot climates.

Thermacore® Collection premium insulated garage doors deliver maximum thermal efficiency and design flexibility.

Learn more about our new Artisan Wood Grain™ finish options!

[DOORDREAMER™: VIEW THIS DOOR ON YOUR HOME](#)

[REQUEST A QUOTE](#)

[FIND A DISTRIBUTOR](#)

[Overview](#)

[Garage Door Designs](#)

[Colors](#)

[Windows & Hardware](#)

[Documents](#)

Construction

Product Specifications

5 Panel Options Available	Standard, Flush, Long, Microgroove, Vertical Short and Vertical Long
Thermacore® Construction	Provides a continuous layer of foamed-in-place, CFC-free polyurethane door insulation sandwiched between two layers of corrosion-resistant steel for maximum thermal efficiency
Polyurethane Garage Door Insulation	Provides thermal efficiency U-factor* of .20 (9.31 R-value**): Model 5720 U-factor* of .15 (12.76 R-value**): Model 5740 U-factor* of .10 (17.5 R-value**): Model 5760
Multiple Surface Options	Embossed wood grain, microgroove wave pattern and smooth
Steel Backing	For clean, finished interior appearance
Durable Finish	Hot-dipped galvanized steel with two coats of baked-on polyester

Product Specifications

In-between Section Seals

Seals provide superior resistance to the elements

Bulb-type Bottom Weatherseal

Guards against wind and rain while providing a cushion when closing

Wind Load

Our WindStorm™ wind load rated system is available on selected products and meets all applicable building regulations for a variety of wind speeds, ensuring your door is built to withstand varying wind conditions, including hurricane-force winds, and meet or exceed the most stringent local building codes.

**U-factor values are independently tested and verified per ANSI/DASMA 105.*

***Overhead Door™ Brand uses a calculated door section R-value for our insulated doors.*



Overhead Door™ Brand participates in the DASMA Thermal Performance Verification Program. The program verifies the thermal performance of sectional doors. The lower the U-factor rating, the better the thermal performance.



Symbol indicates verified U-factor rating in accordance with the DASMA Thermal Performance Verification Program.

Warranty

- 20-year limited warranty on Models 5720
- Limited lifetime warranty on door Models 5740 and Model 5760

Residential garage door and opener system limited warranty

- (when purchased together) - features 3 year on components (see warranty for details)

Thermacore® Collection premium insulated garage doors deliver maximum thermal efficiency and design flexibility.

Learn more about our new Artisan Wood Grain™ finish options!

DOORDREAMER™: VIEW THIS DOOR ON YOUR HOME

REQUEST A QUOTE

FIND A DISTRIBUTOR

FIND A DISTRIBUTOR



Overview

Garage Door
Designs

Colors

Windows &
Hardware

Documents

Color

Painted Finishes



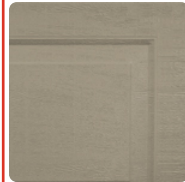
White



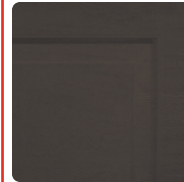
Almond



Desert Tan



Sandstone



Brown



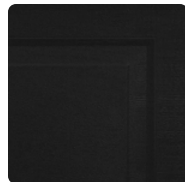
Terra Bronze



Forest Green



Gray



Black

PROJECT SCOPE OF WORK:

NEW CONSTRUCTION OF 21-UNIT RESIDENTIAL STACKED MULTI-FAMILY DEVELOPMENT AT 808/816 VIRGINIA PARK WITHIN THE NEW CENTER AREA HISTORIC DISTRICT. VACANT LOTS TO BE COMBINED PROPERTIES, 816 VIRGINIA PARK. AS PROPOSED DEVELOPMENT. PARKING WILL BE ENCLOSED WITHIN SHARED 2-CAR GARAGES ON GRADE LEVEL AND COVERED SURFACE SPACES ON SITE. THE DEVELOPMENT CONSISTS OF (2) INDIVIDUAL BUILDING STRUCTURES UPON ONE SITE. THREE-STORY RESIDENTIAL BUILDINGS ARE WOOD FRAME CONSTRUCTION WITH AUTOMATIC SPRINKLER SYSTEM. EACH FRONT BUILDING ENTRY WILL ACCESS 3-UNITS, 1 PER FLOOR. SITE WORK CONSISTS OF NEW WALKWAYS, CONCRETE DRIVE, TRASH ENCLOSURE AND LANDSCAPING.

LEGAL DESCRIPTION

816 VIRGINIA PARK = ALL OF LOT 32 AND A PORTION OF LOT 31, 25 FEET EAST OF NORTH VIRGINIA PARK OF "PEERLESS ADDITION NO. 3 SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 18, PAGE 40 OF PLATS, WAYNE COUNTY RECORDS 4/80. DESCRIBED AS THE WEST LINE OF 3RD AVENUE 75' X 163'.

PARCEL #04001907 VIRGINIA PARK TOWNES

808 VIRGINIA PARK = LOT 33, NORTH VIRGINIA PARK OF "PEERLESS ADDITION NO. 3 SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 18, PAGE 40 OF PLATS, WAYNE COUNTY RECORDS 4/80. DESCRIBED AS THE WEST LINE OF 3RD AVENUE 50' X 163'.

PARCEL #04001908 DETROIT LAND BANK PROPERTY

SITE DATA

VACANT, NO EXISTING STRUCTURES

PARCEL AREAS:
816 VIRGINIA PARK: 12,225 SF (EXISTING) (0.2806 ACRE)
808 VIRGINIA PARK: 8,150 SF (EXISTING) (0.1871 ACRE)

COMBINED PARCELS CONTAINING 0.4677 ACRES OF LAND.

816 VIRGINIA PARK COMBINED LOT SIZE:
125' x 163'
20,375 SF (0.4677 ACRE)
LOT AREA MINIMUM: 7,000 SF MAX < 20,375 SF OK
WIDTH MINIMUM: 70' < 125' OK
SETBACKS:

BUILDING 1 VIRGINIA PARK FRONT MINIMUM: 20' MIN. > 16' PROPOSED, BZA VARIANCE REQUESTED, DEFICIENT 4'-0"
REAR MINIMUM: 30' MIN. > 25' (15'+10' OF 1/2 OF ALLEY) PROPOSED, BZA VARIANCE REQUESTED, DEFICIENT 5'-0"
SIDE YARD FORMULA A: (BUILDING DEPTH + 2 x HEIGHT)/15 = 70' + 80'/15 = 10' MIN. = 10' PROPOSED
HEIGHT MAXIMUM: NO REQUIREMENT, TOP OF PARAPET = 40'-0"

BUILDING 2 3RD AVENUE FRONT MINIMUM: 20' MIN. > 10' PROPOSED, BZA VARIANCE REQUESTED, DEFICIENT 10'-0"
REAR MINIMUM: 30' MIN. < 45' PROPOSED
SIDE YARD FORMULA A: (BUILDING DEPTH + 2 x HEIGHT)/15 = 70' + 80'/15 = 10' MIN. < 25' (15'+10' OF 1/2 OF ALLEY) PROPOSED
HEIGHT MAXIMUM: NO REQUIREMENT, TOP OF PARAPET = 40'-0"

RECREATIONAL SPACE REQUIRED (RSR): 0.12 x 22,050 GSF = 2,646 SF MIN.
UNIT PRIVATE BALCONIES (14) x 69 SF : 966 TOTAL SF
RESIDENCE RECREATION SPACE: 2,646 SF MINIMUM > 966 SF (69 SF/UNIT x 14 UNITS), DEFICIENT 1,680 SF
BZA VARIANCE REQUESTED

BUILDING DATA table with columns for floor level and square footage.

TOTAL 30,870 GSF BUILDING GROSS SF
27,930 NSF RESIDENTIAL NET SF

LOT COVERAGE PROPOSED: 10,290 GSF/20,375 GSF = 0.50 (50%)

FLOOR AREA RATIO (FAR): 0.70 x 20,375 SF (LOT AREA) = 14,262 SF MAX < 28,530 SF
DEFICIENT 14,268 SF - BZA VARIANCE REQUESTED

OFF STREET PARKING: 21 UNITS x 0.75 SPACES/DWELLING UNIT = 15.75
16 SPACES MINIMUM < 18 SPACES PROVIDED

816 VIRGINIA PARK REQUIRED (R-2) = *NOTE: BUS RAPID TRANSIT ON WOODWARD AVENUE 0.34 MILES DISTANCE. SPECIAL DISTRICT ALLOWS A PARKING REDUCTION FOR THIS AREA; MINIMUM PARKING 0.75 PER DWELLING UNIT. THEREFORE-

TOTAL PARKING REQUIRED: 16 SPACES MINIMUM

ACCESSIBLE PARKING REQUIRED: 1 SPACE REQUIRED = 1 PROVIDED (1 PER BARRIER FREE UNIT)

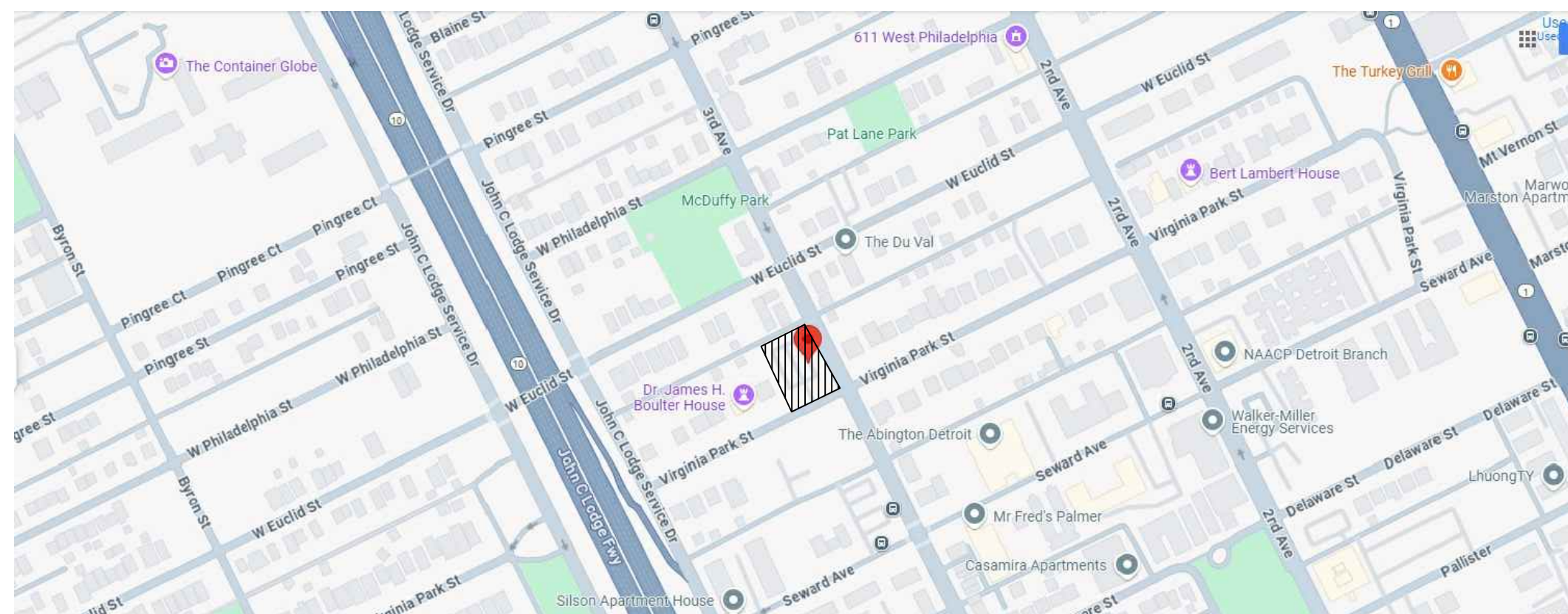
TOTAL PARKING PROVIDED: 14 GARAGE SPACES + 4 SURFACE CARPORT SPACES = 18 SPACES (17 SPACES + 1 BF/ VAN ACCESSIBLE)

LOADING AREA: 0 REQUIRED PER FOR PARKING LESS THAN 25 SPACES

BUILDING CODE REVIEW

Table listing applicable codes: 2015 MICHIGAN BUILDING CODE, 2009 ICC A117.1 ACCESSIBLE CODE, 2015 NFPA1 FIRE PREVENTION AND PROTECTION CODE, 2015 PLUMBING CODE, 2015 MICHIGAN PLUMBING CODE, 2015 MICHIGAN MECHANICAL CODE, 2017 NATIONAL ELECTRICAL CODE, 2019 DETROIT CITY CODE PART IV, CHAPTER 8, 2015 MICHIGAN ENERGY CODE.

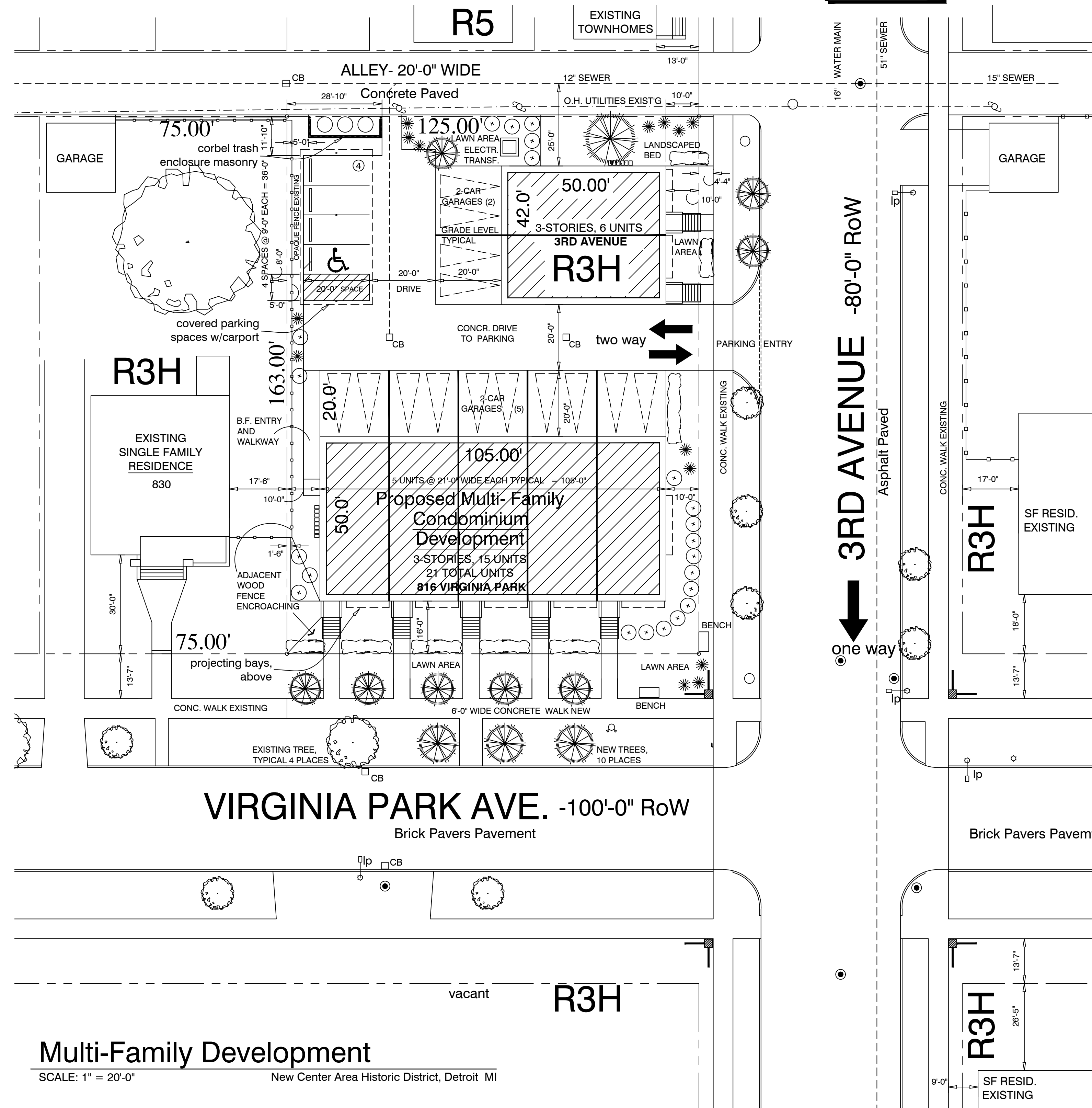
PROPOSED USE GROUP: R-2 RESIDENTIAL MULTI-FAMILY APARTMENT HOUSE
PROPOSED OCCUPANCY: APARTMENT HOUSE
CONSTRUCTION TYPE: VA (NON-COMBUSTIBLE UNPROTECTED), SPRINKLED



Location Map
NO SCALE

LEGEND table listing symbols for Combined Storm/Sanitary Sewer, Overhead Electr., Water, Gas, Light Pole, Utility Pole, Catch Basin, Fire Hydrant, Personhole, Existing Grade, and New Grade.

NOTE: MATCH EXISTING GRADES WHERE NO PROPOSED GRADES ARE SHOWN



Multi-Family Development

SCALE: 1" = 20'-0" New Center Area Historic District, Detroit MI

VIRGINIA PARK CONDOMINIUMS
Proposed multi-family development
Proposed overall site plan

