Docusign Envelope ID: 16B73EE0-BB47-8FDA-8259-6A747EE27934

HISTORIC DISTRICT COMMISSION
APPLICATION FOR WORK APPROVAL

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

APPLICATION ID
HDC2026-00414

PROPERTY INFORMATION

ADDRESS(ES): 1531 Parker St., Detroit, MI

HISTORIC DISTRICT: West Village

SCOPE OF WORK: (Check ALL that apply)

- ☐ Windows/ Doors
- ☐ Walls/ Siding
- ☐ Painting
- ☐ Roof/Gutters/ Chimney
- ☐ Porch/Deck/Balcony
- ☐ Other
- ☐ Demolition
- ☐ Signage
- ☐ New Building
- ☒ Addition
- ☐ Site Improvements (landscape, trees, fences, patios, etc.)

BRIEF PROJECT DESCRIPTION:

The proposed project consists of the construction of (2) new dormers on the side and rear roof slopes of the existing two-story single-family residence to create usable living space within the existing attic. The work is intended to improve the functionality of the home while preserving its historic character and maintaining the building's overall architectural integrity. The proposed dormers have been designed to remain subordinate to the existing structure and are located on the side and rear roof planes to minimize visibility from the public right-of-way. The existing front dormer and primary façade will remain unchanged. The scale, proportions, roof forms, and exterior finishes of the proposed dormers are intended to be compatible with the existing historic residence and the surrounding character of the West Village Historic District.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Architect/Engineer/Consultant

NAME: Lily Paterson	**COMPANY NAME:** CBI Design Professionals, Inc.		
ADDRESS: 40700 Woodward Ave. #100	**CITY:** Bloomfield Hills	**STATE:** MI	**ZIP:** 48304
PHONE: +1 (248) 645-2605	**EMAIL:** lpaterson@cbidesign.net		

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.
☒	As required by the state Local Historic Districts Act, Act 169 of 1970 (MCL399.205), I hereby certify that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531

Signed by: Lily Paterson
E590B0E962A2406...
SIGNATURE

07/20/2026
DATE

Docusign Envelope ID: 16B73EE0-BB47-8FDA-8259-6A747EE27934

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.)

The proposed project consists of the construction of (2) new dormers on the side and rear roof slopes of the existing two-story single-family residence to create usable living space within the existing attic. The work is intended to improve the functionality of the home while preserving its historic character and maintaining the building's overall architectural integrity. The proposed dormers have been designed to remain subordinate to the existing structure and are located on the side and rear roof planes to minimize visibility from the public right-of-way. The existing front dormer and primary façade will remain unchanged. The scale, proportions, roof forms, and exterior finishes of the proposed dormers are intended to be compatible with the existing historic residence and the surrounding character o

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.

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ADDITIONAL DETAILS

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MARVIN
ULTIMATE™
COLLECTION

MARVIN

Historic Solutions



WINDOW + DOOR GUIDE

Docusign Envelope ID: 16B73EE0-BB47-8FDA-8259-6A747EE27934



DIRECT GLAZE ROUND TOP, SPECIALTY SHAPE WINDOWS
Bronze

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Uniquely Qualified to Handle Your Piece of History

For generations, Marvin has built a reputation for doing the tough window and door projects. We've been solving historic rehabilitation challenges for residential and commercial spaces longer than anyone else, and we know the ins and outs—collaborating early on with architects, facilities managers and general contractors, reviewing products and options, navigating the National Parks Service guidelines, discussing window specifications with local historic commissions, and attending field testing.

We offer the best project-based solutions and work with all stakeholders and partners to achieve exceptional historical accuracy and performance.

A Campaign to Save a Courthouse

See how original courthouse windows were replicated in a new addition with visually matched, but more cost-effective, Marvin Ultimate™ Double Hung Picture windows. Read more on the Marvin Inspiration blog.

marvin.com/courthouse

DOUBLE HUNG PICTURE
G2 WINDOWS
Sierra White



Docusign Envelope ID: 16B73EE0-BB47-8FDA-8259-6A747EE27934

Unmatched Expertise

With products across thousands of residential spaces, university campuses, government buildings, places of worship, and Main Street storefronts, Marvin is a proven leader in crafting customized historic windows and doors for any space. When repair isn't an option, Marvin teams work with project owners, architects, and design teams to find the solution that meets historical guidelines while providing state-of-the-art performance, energy efficiency, operation, and durability.

CUSTOM WINDOW DESIGN
Marvin Signature Services



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Historic Casing Options

With the Marvin Ultimate™ Single or Double Hung G2 historic casing option, projects benefit from improved mass and proportionality of the sash, frame, and casing, along with reduced shadow lines for a truly historically accurate result.

When compared with a traditional historic wood double hung, casing and blind stop profiles are accurately dimensioned. This attention to detail allows the sash and glass to remain in the same plane, maintaining the relationship between the edge of glass and the masonry opening.

Several casing options are available, as well as custom casing profiling capabilities to match existing exterior details.

fig. 1 **SINGLE HUNG G2 WINDOW**
Stone White

fig. 2 **DOUBLE HUNG G2 HISTORIC CASING OPTION**

fig. 3 **TRADITIONAL HISTORIC WOOD DOUBLE HUNG**

fig. 4 **TRADITIONAL (RED) VS. MARVIN HISTORIC CASING OPTION (BLACK)**

fig. 5 **EXTERIOR SASH LUG, OGEE PROFILE**
Gunmetal

fig. 6 **RIDGELAND PROFILE CASING**
Gunmetal



fig. 1

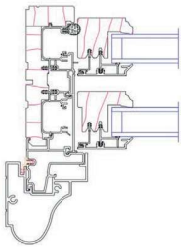


fig. 2

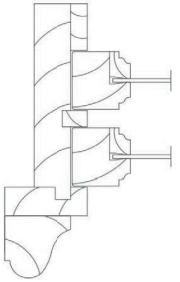


fig. 3

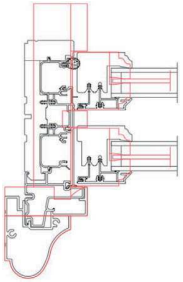


fig. 4



fig. 5



fig. 6

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Simulated Check Rails

Merging historic tradition with modern performance typically requires creative thinking and customized solutions. When replacing existing windows that are "beyond repair," Marvin will work with you to develop solutions—such as a simulated checkrail shown in the drawing below—that recreate historic profiles and details.

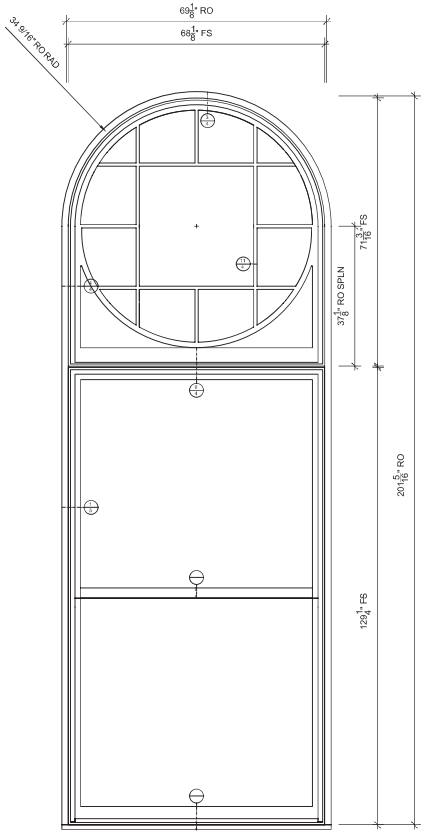


fig. 1

fig. 1 **SIMULATED CHECKRAIL TECHNICAL DRAWING**
Stone White

fig. 2 **SINGLE HUNG G2 WINDOW WITH LIFT LOCK**
Hazelnut Stain

Lift Locks

The Marvin Lift Lock is the next innovation in function, design, and aesthetics for the Marvin Ultimate™ Single Hung G2 window. Moving the location of the lock from the check rail to the lower part of the sash solves an age-old problem of lock accessibility. Now, the Lift Lock closes and acts as a handle for raising and lowering the bottom sash. To lock, simply close the bottom sash.

The operation of the window works seamlessly even with limited hand dexterity or range of motion. With the Lift Lock, key features of the Marvin Ultimate Single Hung G2 are maintained, including expansive sizes up to 5" wide by 10" high, and a DP40 performance rating, making it a perfect solution for residential and commercial projects.



TRADITIONAL LIFT LOCK



CONTEMPORARY LIFT LOCK



fig. 2

Docusign Envelope ID: 16B73EE0-BB47-8FDA-8259-6A747EE27934

Exterior Casings + Subsills

Adding Marvin clad or wood casings and subsills provides great architectural details to any project. We offer hundreds of clad and wood casing options that can be customized to match existing profiles.

Our clad casings are made of ultra-durable extruded aluminum, which features an extremely durable factory applied finish that resists chalking, fading, pitting, corrosion, and marring, and is backed by a 20-year warranty against chalk and fade. Meets AAMA 2605 requirements.

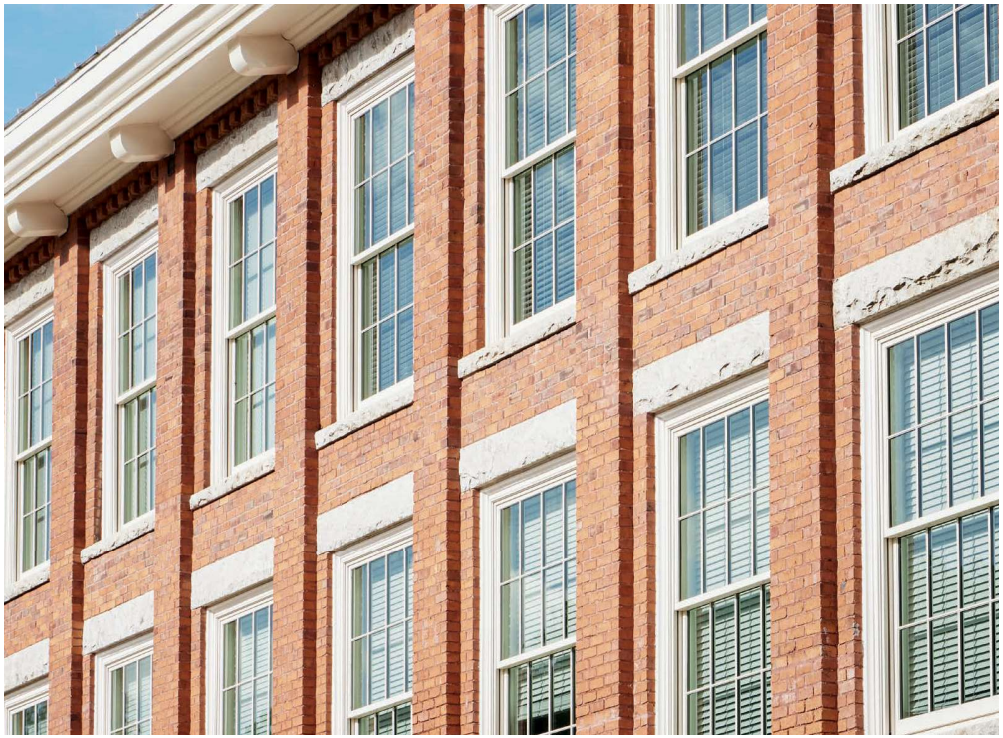


fig. 1 DOUBLE HUNG G2 WINDOWS
Coconut Cream



BRICK MOULD CASING
A246 SUBSILL



FLAT CASING
A246 SUBSILL



COLUMBUS CASING
A1450 SUBSILL



THORTON CASING
A1450 SUBSILL



RIDGELAND CASING
A1453 SUBSILL



STRATTON CASING
A1453 SUBSILL



GRAYSON CASING
A1451 SUBSILL



POTTER CASING
A217 SUBSILL (BOTTOM)



POTTER CASING
A217 SUBSILL (TOP)

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Radius Shapes

Some projects call for window units or assemblies designed with graceful radius curves on the exterior and rectangular, operating hung windows on the interior. Marvin has a range of radius variations available for design flexibility.

The range of Marvin radius window and door options ensures architects can accurately replicate the details and designs that are key to a building's historic fabric and aesthetic.

fig. 1 **DOUBLE HUNG G2 WINDOW, INSWING FRENCH ARCHTOP DOOR**
Painted White

fig. 2 **DIRECT GLAZE ROUND TOP WINDOW**
Painted White



fig. 1



Eyebrow and Half Eyebrow Radius Operating Double Hung
A classic look with a gentle eyebrow radius. Beautiful as a stand-alone window or as part of an assembly.



Half Eyebrow Single Hung
This striking window style adds elegant curves to a two-wide window assembly (not shown). Available on Single Hung only.



Half Circle Radius Operating Double Hung
A dramatic window with a true half circle arch. The look gives a beautifully smooth transition from jamb to header. Both sashes are operable.



Eyebrow Transom and Picture
This stationary window is available as a transom or picture window. These windows are designed to complement the Ultimate Double Hung G2 window with correlating sizes and matching springline.



Half Circle Transom
This simulated half circle transom window can be sized to stand alone or easily fit above a double hung window.

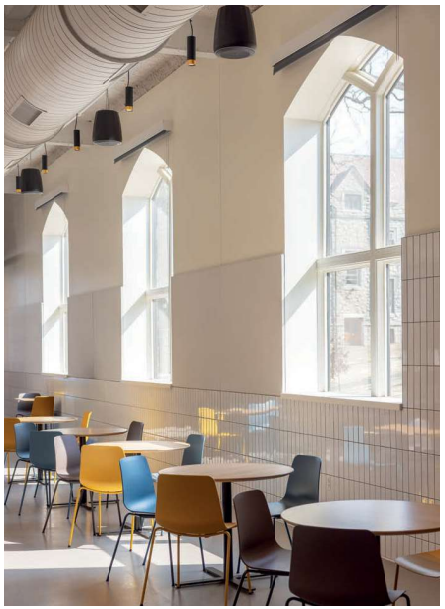


fig. 2

Docusign Envelope ID: 16B73EE0-BB47-8FDA-8259-6A747EE27934

Custom Shapes

Marvin is able to replicate one-of-a-kind windows that make historic buildings unique across all types of geometric shapes. When bringing an old building back to life, these types of windows help define the true character of the building.

fig. 1 **DIRECT GLAZE ROUND TOP WINDOWS**
Painted White

fig. 2 **CUSTOM WINDOW DESIGN**
Marvin Signature Services

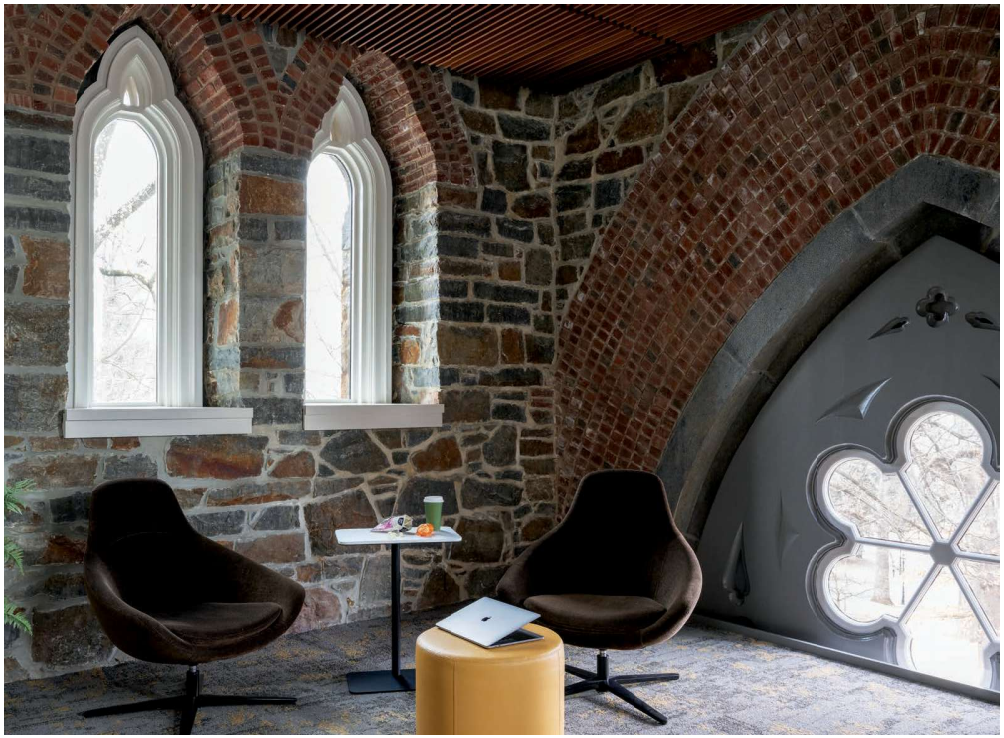


fig. 1



fig. 2

Docusign Envelope ID: 16B73EE0-BB47-8FDA-8259-6A747EE27934

MARVIN
ULTIMATE™
COLLECTION

Designed for Unique Visions

Marvin Ultimate windows and doors help unlock a stunning range of singular visions—from contemporary to historic. The result of relentless refinement, the Ultimate collection pushes the limits of what's possible.

HANDCRAFTED BEAUTY

SUPERIOR PERFORMANCE

DESIGN FLEXIBILITY



SINGLE HUNG G2 WINDOWS
WITH HISTORIC CASING OPTION
Stone White

Docusign Envelope ID: 16B73EE0-BB47-8FDA-8259-6A747EE27934

Ultimate Customization

Our low maintenance clad-wood products feature an extruded aluminum exterior finished in commercial-grade high performance PVDF fluoropolymer paint. Because our finish meets the toughest American Architectural Manufacturers Association (AAMA) 2605 standard, you can expect even our richest and boldest hues to resist fading and chalking. Color options span from muted, earthy tones to bold, rich colors and include three pearlescent finishes. Custom color matching is also available to meet any design vision.

AAMA awards certifications to materials that pass numerous, rigorous tests that simulate the harsh conditions that a finish will encounter throughout the life of the window or door. Achieving AAMA verification provides independent verification that Marvin finishes are best-in-class.



Finish Options

Wood Interiors

Before assembling windows and doors, each individual piece of wood is sanded, conditioned, stained, and oven-cured. Finished pieces are clear-coated and then sanded and coated again, providing an ideal finish.

WOOD SPECIES

- Pine
- Vertical Grain Douglas Fir
- Mixed Grain Douglas Fir
- Cherry
- White Oak
- Honduran Mahogany
- Maple — Custom Option
- Black Walnut — Custom Option

Wood Exteriors

Wood is a premium material for windows and doors, offering classic aesthetic appeal, customization, and design versatility. Choose from four exterior options, ready to be finished to match your project's exacting requirements.

WOOD SPECIES

- Pine
- Vertical Grain Douglas Fir
- Mahogany
- Accoya® — Exterior trim package only*

* Accoya trim is a high-performance modified wood made from Radiata Pine that undergoes acetylation to minimize water absorption, resulting in exceptional stability and durability for exterior applications

Extruded Aluminum Colors

Extruded aluminum is an extremely tough cladding that protects wood windows, mimics the profiles of wood, and provides superior durability.

Select from a variety of colors, or work with us to create a custom color.

EXTRUDED ALUMINUM FINISHES

- Stone White
- Coconut Cream
- Sierra White
- Cashmere
- Pebble Gray
- Clay
- Suede
- Bronze
- Bahama Brown
- Cadet Gray
- Gunmetal
- Ebony
- Evergreen
- Hampton Sage
- Wineberry
- Cascade Blue
- Custom
- Bright Silver — Pearlescent
- Copper — Pearlescent
- Liberty Bronze — Pearlescent

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Custom Windows and Doors Built With a Critical Eye for Historic Detail

When it comes to historic projects, the small details can make a big difference. Marvin is known throughout the industry for providing the intricate, historically accurate profiles and features that match the architectural period and gain approvals from historic boards.



Interior and Exterior Sash Lug

Replication sometimes requires exterior or interior lugs. Factory applied, or field application kits are available.



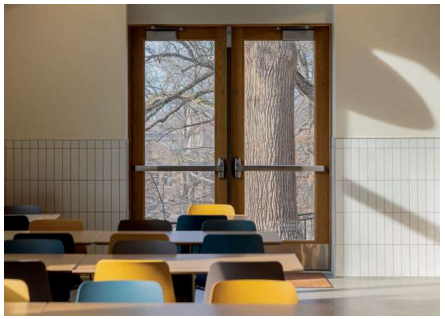
Ultimate Wood Double Hung Chain and Pulley

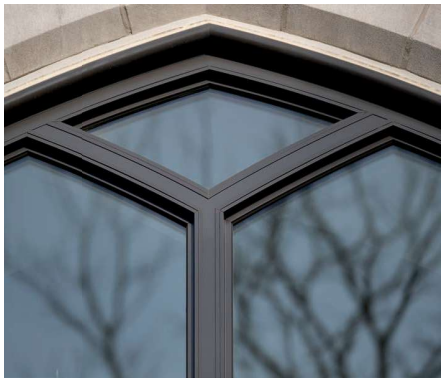
Contributes to the authentic appearance of replacement windows. Available in a variety of styles and finishes.

Commercial Doors

The Marvin Ultimate™ Commercial door combines sophisticated design with rugged durability to stand up to years of commercial use. Available in a wide variety of design and customization options, Ultimate Commercial doors are manufactured with different construction and assembly processes than Marvin's residential doors.

Commercial doors are available in wood or clad-wood styles to match historic design needs, with an optional commercial hardware package, including closer, mortise lock, rim device, kick plate, and removable mullions.





Divided Lites and Authentic Divided Lites

Patterns can feature an array of muntin widths, unique muntin profiles, rectangular or radius cuts, and more. Custom divided lites available.



Glass and Glazing

An array of decorative and specialty glass options are available to recreate the look of antique panes, including Restoration glass or Circa glass, along with glazing options to meet requirements for sound abatement. Multiple glass options meet standards in energy efficiency for various regions, climates, and California fire zone specifications.

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Case Studies



A New Chapter for the Hadley House

An impressive interior renovation—including massive 7' Marvin Ultimate™ Double Hung G2 windows—helped transform a 19th-century home in Wenham, Massachusetts. Learn more on the Marvin Inspiration blog.

marvin.com/hadley-house

DOUBLE HUNG G2 WINDOWS,
INSWING FRENCH ARCHTOP DOOR
Ebony



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The Church

An adaptive reuse project, "The Church" is a 12,000-square-foot former Methodist Church, built in 1835. Having weathered nearly two centuries with its strong bones of vaulted ceilings and heavy beams, Architect Lee Skolnick of Skolnick Architecture + Design worked with artists and community activists Eric Fischl and April Gornik to transform the church into a center for the arts. The building features Marvin Ultimate™ Direct Glaze, Casement and Awning windows, and Inswing French doors. The exterior windows are clad in aluminum, a design choice that had to be brought before an architectural review board for approval to ensure the church upheld its historic integrity.

PROJECT TYPE

Adaptive Re-use

LOCATION

Sag Harbor, New York

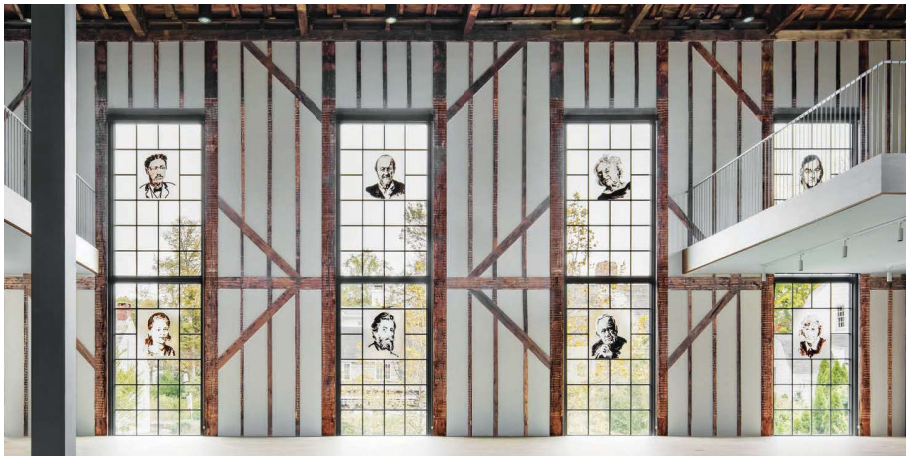
ARCHITECT

Skolnick Architecture + Design

FEATURED PRODUCTS

Ultimate Direct Glaze, Casement, Awning Windows, Inswing French Doors

Photos by © Scott Frances/OTTO









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Queen Anne

When a young couple purchased this 1910s-era colonial revival in the Queen Anne neighborhood of Seattle, they loved the home's classic, quintessentially American architecture but wanted to update and modernize it without compromising its original character, charm, and period detail. Making the home more energy efficient was an important goal for the owners; the decision was made to replace all of the original windows and add more glazing. The new Marvin Ultimate™ windows kept with the scale and style of the original house, and Marvin was able to replicate the lite proportions of the original windows. The Ovolo detailing on the new Marvin windows and doors was almost identical to the sticking that was on the original windows.

PROJECT TYPE

Residential Remodel

LOCATION

Seattle, Washington

ARCHITECT

Adams Architecture

FEATURED PRODUCTS

Ultimate Double Hung G2,
Casement Windows,
Swinging French Doors





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Cincinnati Music Hall

Originally built in 1878, the Cincinnati Music Hall reopened in October 2017 after a $143 million renovation that revived its former architectural glory and enhanced the audience experience. With its gabled roof, decorative brick work, and signature window tracery, the building is a prime example of High Victorian Gothic Revival style.

It is one of only approximately 2,500 designated national historic landmarks, the highest level of historic significance that a building can achieve in the United States. Featuring over 100 Marvin Ultimate™ Wood Double Hung G2 windows, the Marvin team worked closely with builders, historic preservationists, architects, and other specialists to help navigate the complex guidelines a historic project like this one requires.

PROJECT TYPE

National Historic Landmark Renovation

LOCATION

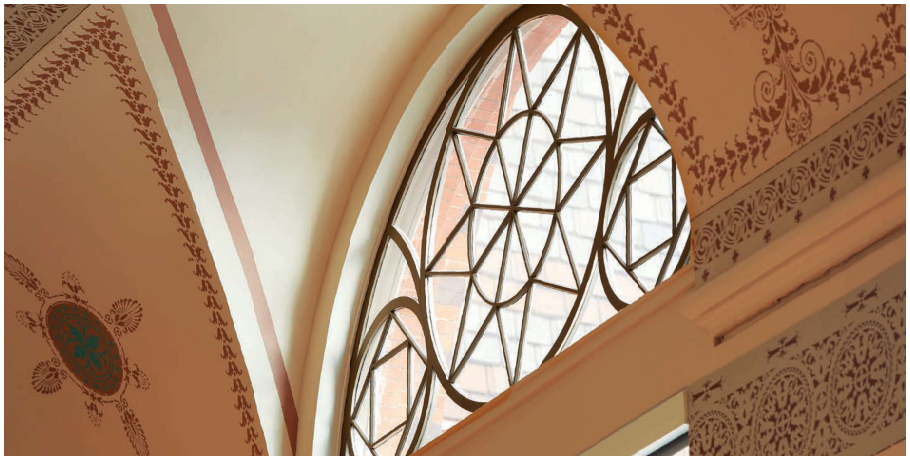
Cincinnati, Ohio

ARCHITECT

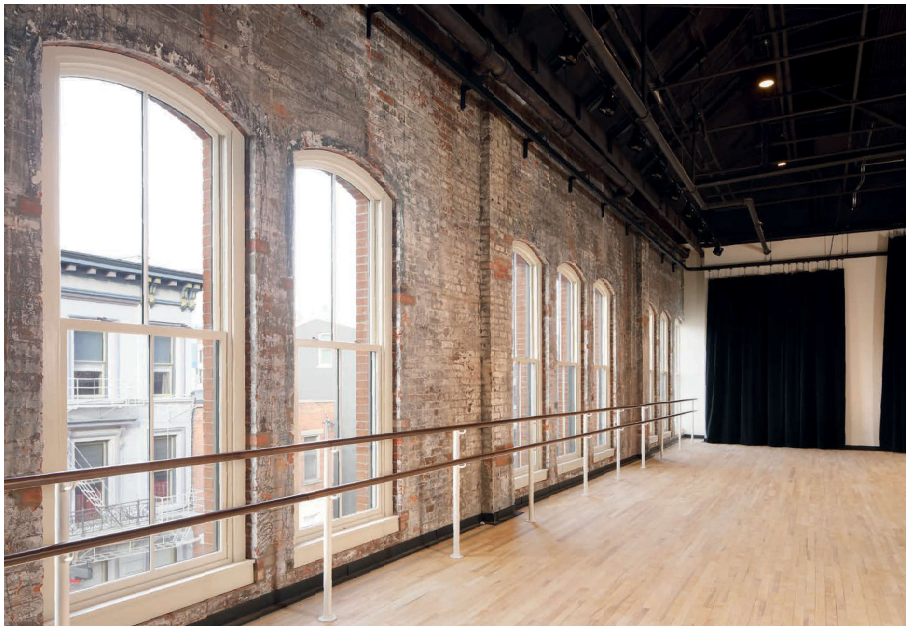
Alan Weiskopf, PWWG Architects

FEATURED PRODUCTS

Ultimate Wood Double Hung G2, Specialty Shapes Windows







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Lehigh University

How do you set a path for the future without losing the history that made something special? That was the task in front of the project team for the renovation of Lehigh University's Packer Hall in Bethlehem, Pennsylvania. Like with the building itself, the goal of the window and door program was to nod to the history while improving the look and performance. The new Marvin Ultimate™ Direct Glaze Round Top windows completely opened up previously darkened spaces.

"Before the renovation, we had storm windows, muntins on top of screens," Jim LaRose, Lehigh Facilities lead project manager, said. "There were multiple layers the light had to struggle through."

On the performance end, the new units have a U-value between .27 and .29, greatly improving on the energy efficiency of the previous operable, single panes.

Nick Christy, Lehigh Associate Director for Student Involvement and Student Center Operations, summed it up: "With the new windows, with the new lighting, you feel energized by just walking in the building."

PROJECT TYPE

Commercial

LOCATION

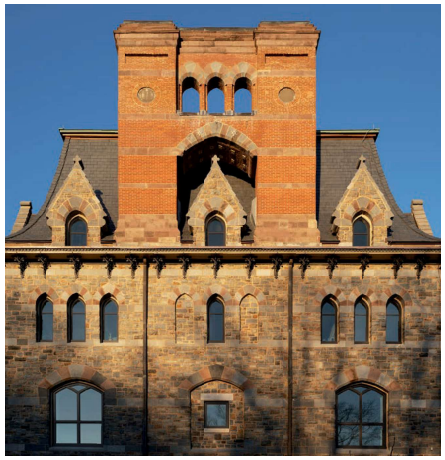
Bethlehem, Pennsylvania

ARCHITECT

Shepley Bulfinch

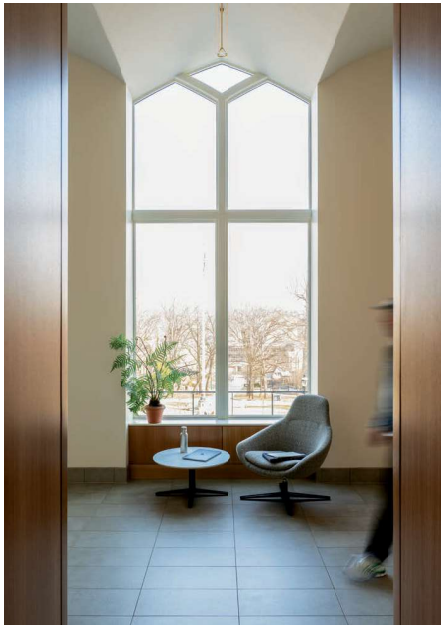
FEATURED PRODUCTS

Ultimate Direct Glaze Rectangle, Direct Glaze Round Top, Specialty Shape Windows, Commercial Door











Docusign Envelope ID: 16B73EE0-BB47-8FDA-8259-6A747EE27934

The Mill

This 147-unit apartment project is an adaptive re-use of seven historic brick structures built between 1848 and 1957, as well as several ancillary steel structures. The space is aimed at supporting and expanding the economic growth of Prattville's revitalizing downtown. Complex amenities include a clubhouse, fitness center, business center and community room, event space, pavilions, courtyards, and green space.

The design was crafted in close collaboration with historic consultants and the National Parks Service. Chambless King Architects turned to Marvin Ultimate™ products to help preserve the historic integrity of the site.

PROJECT TYPE

Adaptive Re-Use

LOCATION

Prattville, AL

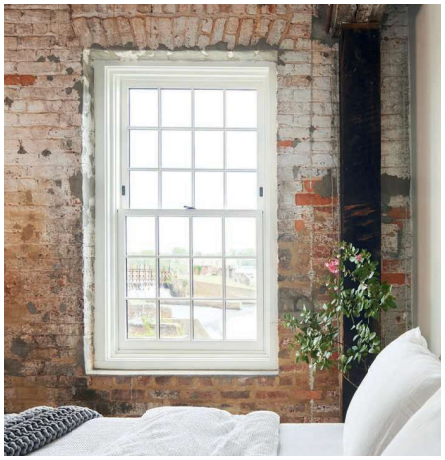
ARCHITECT

Chambless King

FEATURED PRODUCTS

Ultimate Double Hung G2, Casement Picture Windows, Outswing French, Inswing French Doors









Docusign Envelope ID: 16B73EE0-BB47-8FDA-8259-6A747EE27934

Christ Episcopal Church

Christ Episcopal Church, located in the Callowhill Historic District of Reading, Pennsylvania, boasts an original building that dates to 1826. But it was the parish hall, built in 1952, that was in desperate need of modernization. Facing challenges with outdated windows, including compromised energy efficiency and security, the church embarked on a renovation journey.

With the guidance of esteemed architectural firm Muhlenberg Greene and an area Marvin architectural project manager, Christ Episcopal selected Marvin Ultimate™ Venting Picture windows. The design and function of the window met all the project requirements of improved daylight to the interior space, energy efficiency and safety with an added benefit: air flow through the patented, hidden screen system.

PROJECT TYPE

National Historic
Landmark Renovation

LOCATION

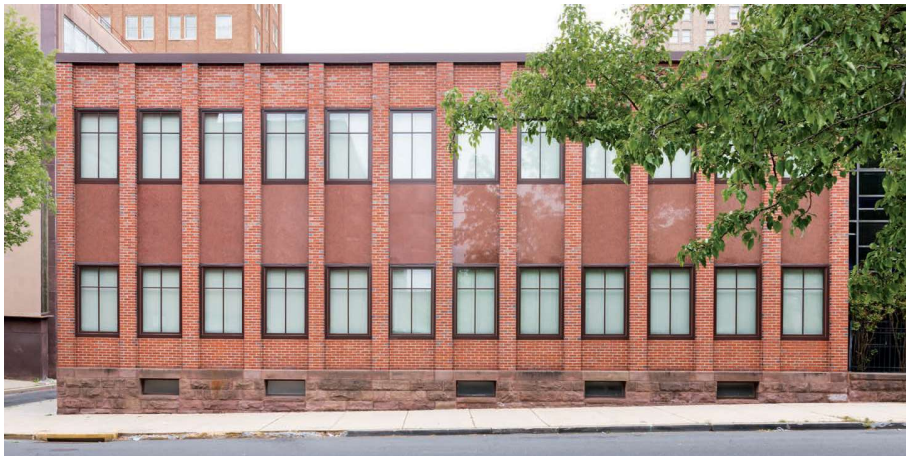
Reading, PA

ARCHITECT

Muhlenberg Greene

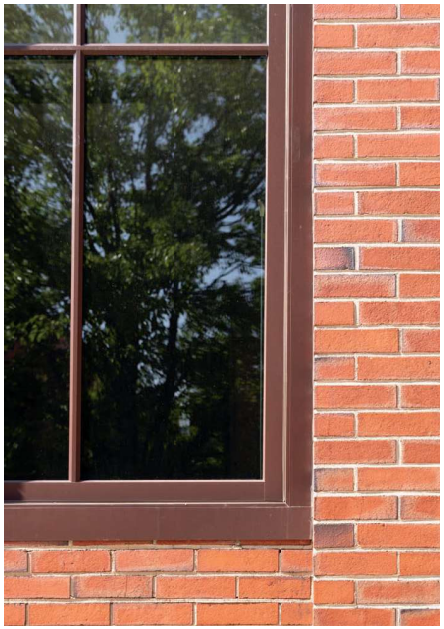
FEATURED PRODUCTS

Ultimate Casement Venting
Picture, Awning Windows









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MARVIN ULTIMATE™ DOUBLE HUNG PICTURE G2 WINDOWS
Sierra White

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MARVIN®

Since 1912, Marvin has been a family-owned and -led company, with a legacy of innovation and commitment to the highest quality. We understand the unique opportunity windows and doors have to improve our spaces and how we feel in them. That's why we never stop pushing what's possible and inventing new solutions to channel fresh air, enhance light quality, and connect with the world around us.

MARVIN.COM

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Part 19983283. May 2026.

Cover Image: Marvin Ultimate™ Direct Glaze Round Top Window

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CBI DESIGN PROFESSIONALS

July 16, 2026

City of Detroit
Historic District Commission
2 Woodward Avenue, Suite 808
Detroit, MI 48226

Re: HDC Project Review Request

Dear Members of the Commission,

On behalf of our clients Mr. & Mrs. Dziuda, we are providing the following information to answer the questions on the application to the Historic District Commission for their home renovation project.

Project Description:

The proposed project consists of the construction of (2) new dormers on the side and rear roof slopes of the existing two-story single-family residence to create usable living space within the existing attic. The work is intended to improve the functionality of the home while preserving its historic character and maintaining the building's overall architectural integrity. The proposed dormers have been designed to remain subordinate to the existing structure and are located on the side and rear roof planes to minimize visibility from the public right-of-way. The existing front dormer and primary façade will remain unchanged. The scale, proportions, roof forms, and exterior finishes of the proposed dormers are intended to be compatible with the existing historic residence and the surrounding character of the West Village Historic District.

Existing Conditions:

> The existing residence is a two-story wood-frame home clad in horizontal lap siding with painted wood trim and a hipped asphalt shingle roof. The primary (east) elevation features a centrally located front dormer, covered porch, and historic window arrangement that define the character of the home. The front façade siding exposure is narrower than the sides and rear, typical of homes in this district. The attic level currently exists beneath the hipped roof but provides limited usable living space due to the roof configuration. The side and rear roof planes are largely uninterrupted and offer the opportunity to introduce additional headroom through appropriately scaled dormers. The exterior materials are generally in good condition, and no alterations are proposed to the principal façade or significant architectural details, besides general maintenance. The original dormer window frames are rotting and beyond repair and proposed to be replaced new windows in kind with existing.

Work List:

- Construct one new dormer on the side (south) roof slope.

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- Construct one new dormer on the rear (west) roof slope.
- Frame and finish the dormers to create habitable attic space – stair headroom in side dormer, and a primary bath in rear dormer.
- Install new all-wood windows within the dormers that are compatible in proportion and operation with the existing windows.
- Replace existing (2) front double hung windows with new all-wood windows to match size/configuration of existing.
- Install roofing materials to match the existing asphalt shingles.
- New dormer roof pitches lowered to 8/12 as to not compete with existing main roof.
- Install exterior siding, trim, fascia, and soffit to match the existing materials. Lap siding exposure to match sides/rear.
- Increase roof framing depth as required to accommodate insulation/structural integrity while retaining the existing roof form.
- Preserve the existing front dormer, primary façade, and other character-defining architectural elements.

The West Village Elements of Design that relate to this project are as follows:

7) Relationship of Materials:
The existing residence is clad in wood lap siding with a narrow exposure on the primary (front) façade and a wider exposure on the side and rear elevations. The proposed dormers will be clad in wood lap siding with an exposure that matches the existing side and rear cladding, maintaining consistency with the home's existing materials and detailing. Smooth wood trim matching the existing trim profiles will be incorporated to ensure the additions are compatible with the historic character of the residence.

8) Relationship of Textures:
New wood cladding with smooth wood trim will be utilized to align with materials traditionally found in the West Village Historic District. New asphalt shingles will also match the color, profile, and appearance of the existing roof to maintain visual continuity across the roofscape.

9) Relationship of Colors:
The proposed dormers will incorporate smooth wood trim painted to match the existing white trim. New wood siding will be painted to match the existing blue siding, ensuring the additions are visually integrated with the historic residence.

10) Relationship of Architectural Details:
The primary (front) façade features decorative wood corbels and brackets that contribute to the home's historic character. To maintain the visual hierarchy of the original design, these ornamental details will not be replicated on the proposed side and rear dormers, allowing the existing front dormer and its character-defining features to remain the primary architectural focal point.

Thank you for your review and consideration of this request for our client.

Sincerely,

Robert G. Clarke, AIA, NCARB
President

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Aerial / West (Front) View

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Aerial / South West View

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Aerial / South View

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Aerial View of Roof

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Existing Front (East) View

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Existing Rear (West) View

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Existing Front View (Left)

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Existing Side (North) View

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Existing Front View (Right)

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Existing Side (South) View

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Front Dormer / Roof

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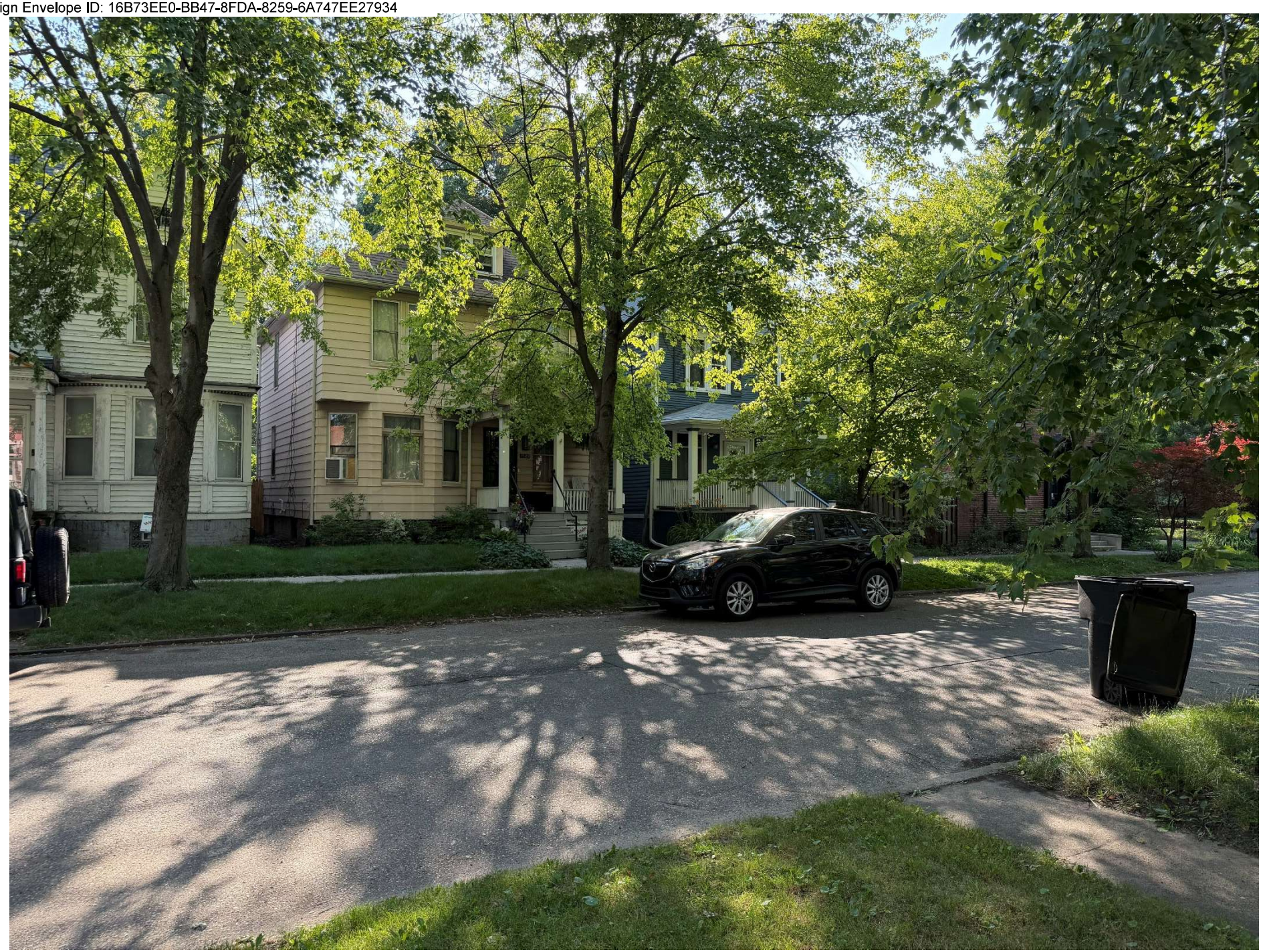
View from across street directly at house

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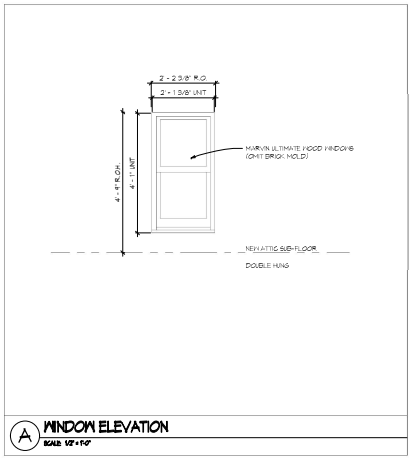
View from across street front/right corner of house

Docusign Envelope ID: 16B73EE0-BB47-8FDA-8259-6A747EE27934

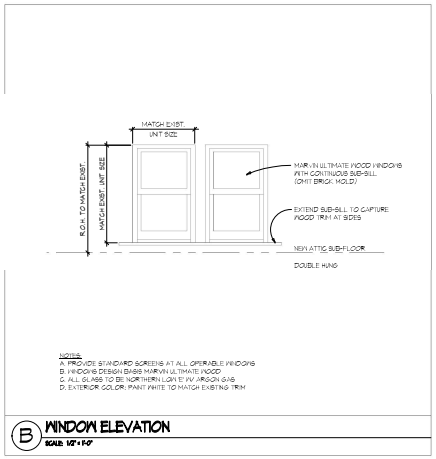


View from across street front left corner of house

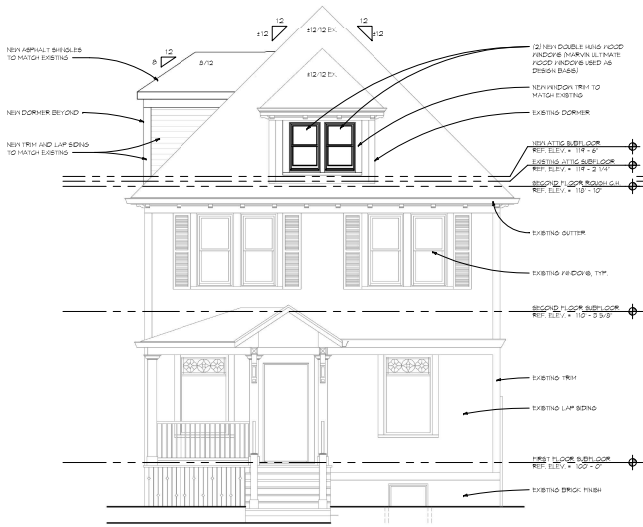
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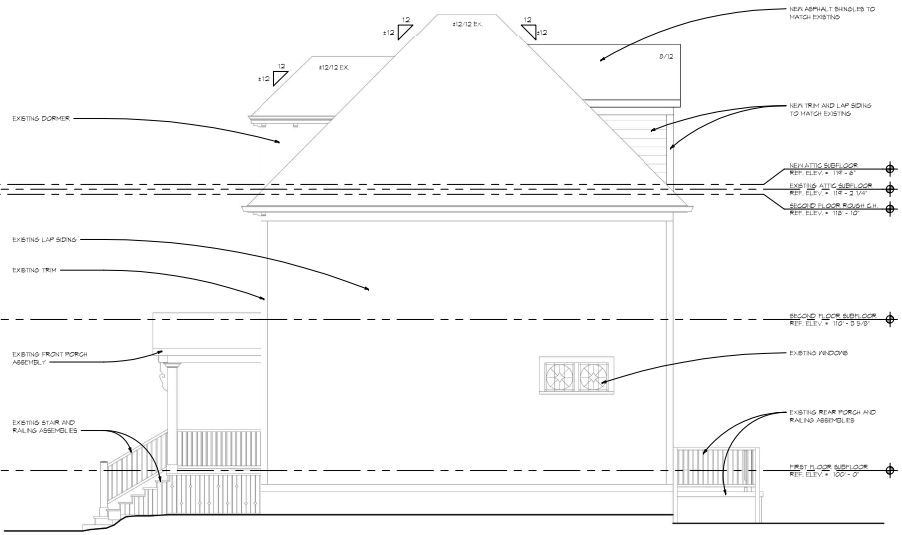
A WINDOW ELEVATION
SCALE: 1/2" = 1'-0"



B WINDOW ELEVATION
SCALE: 1/2" = 1'-0"



PROPOSED EAST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED NORTH (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"

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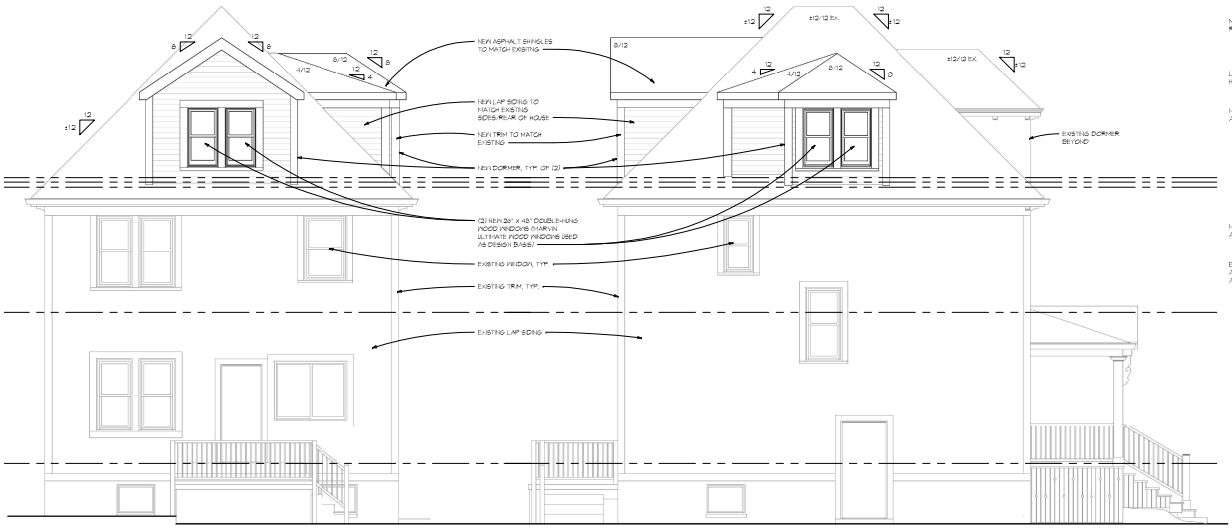
Proposed Renovation for
Dziuda Residence
1531 Parker St, Detroit, MI 48214

JOB NO.: 26009
DRAWN BY: LIP
CHK BY: RGC
RELEASE DATE:
1 HDC Submission - 10.17.2023
REVISION NO.
ARCHITECT'S SEAL
SHEET NO.: DD2

CBI Design Professionals
828 W. Long Lake, Suite 110
Bloomfield Hills, MI 48302
P: 248.645.2605
F: 248.647.7307
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Proposed Elevations and Window Schedule

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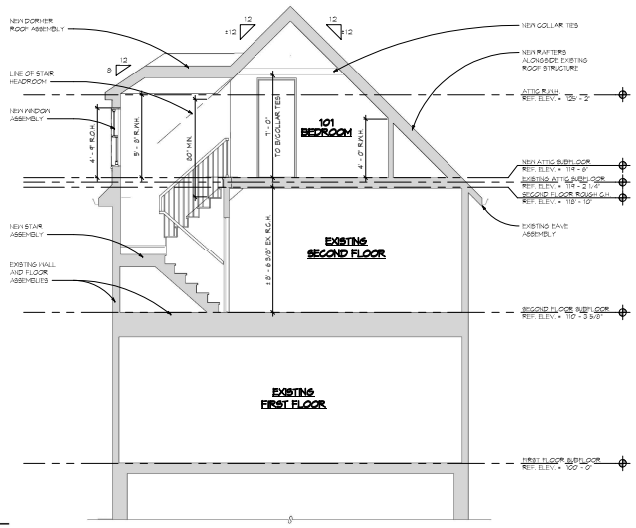


PROPOSED WEST (REAR) ELEVATION

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

PROPOSED SOUTH (SIDE) ELEVATION

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



CONCEPTUAL SECTION THROUGH ATTIC STAIR

3 / DD3

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

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Proposed Renovation for
Dziuda Residence
1531 Parker St, Detroit, MI 48214

JOB NO.: 26009

DRAWN BY: LJP

DESIGN BY: RGC

RELEASE DATE

HDC Submission - DD, 11.7.2023

REVISION NO.

ARCHITECT'S SEAL

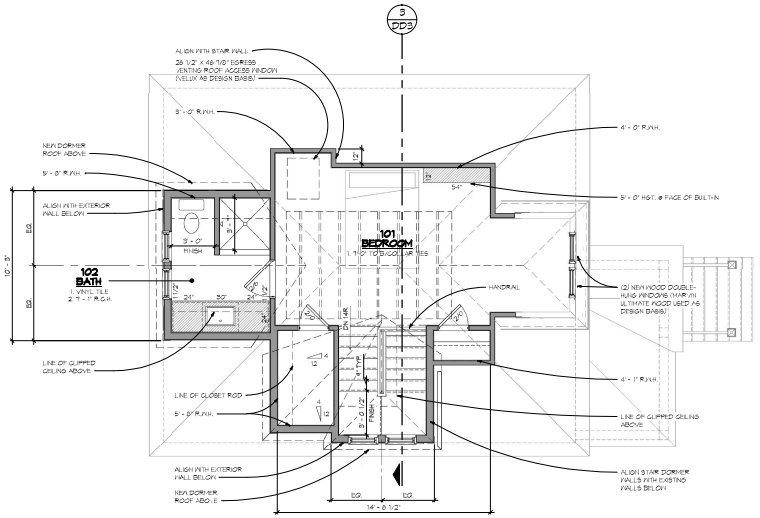
SHEET NO.: DD3

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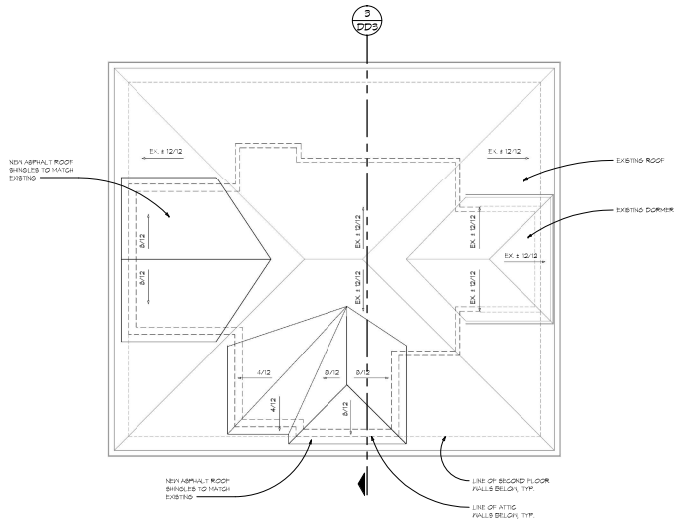
Proposed Elevations and Section

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PROPOSED ATTIC FLOOR PLAN

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



PROPOSED ROOF PLAN

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

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Proposed Renovation for
Dziuda Residence
1531 Parker St, Detroit, MI 48214

JOB NO.: 26009

DRAWN BY: MYM

CKD BY: RGC

RELEASE DATE

1 HDC Submission - DC 17.2026

REVISION NO.

ARCHITECT'S SEAL

SHEET NO.: DD1

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Proposed Floor Plans

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MATCH EXISTING ROOF SHINGLES:
OWENS CORNING SUPREME 3-TAB ROOF SHINGLES
ASPEN GRAY



MATCH EXISTING WOOD LAP SIDING EXPOSURE
PAINT COLOR TO MATCH EXISTING



MATCH EXISTING SMOOTH WOOD TRIM BOARDS -
PAINT WHITE



MARVIN ULTIMATE WOOD WINDOW
PAINT WHITE TO MATCH EXISTING

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Proposed Renovation for
Dziuda Residence
1531 Parker St, Detroit, MI 48214

JOB NO.: 26009

DRAWN BY: LIP

CKD BY: RGC

RELEASE DATE

1 HDC Submission - 07.20.2023

REVISION NO.

ARCHITECT'S SEAL

SHEET NO.: DD4

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Proposed Material Board

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