

July 14, 2020

CERTIFICATE OF APPROPRIATENESS

Tom and Renee Toft
4270 Allegheny
Sterling Heights MI 48314

RE: Application Number 20-6673; 308 Eliot; Brush Park Historic District

Dear Mr. and Mrs. Toft:

At the regular scheduled meeting held on July 8, 2020, the Detroit Historic District Commission (“Commission”) reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205, MSA 5-3407(5)(10) and Section 21-2-73 of the 2019 Detroit City Code; the Commission reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of July 14, 2020.

The Commission issued a Certificate of Appropriateness for the following work items because they meet the Secretary of Interior’s Standards for Rehabilitation:

Window and Door Replacement

Windows - Pella Architect Series Traditional, Hunter Green. All windows will be wood, aluminum-clad with clear glass and no muntins.

Front/North Elevation

- Ten aluminum-clad wood double-hung windows within 1st and 2nd floor bay window to be replaced with double-hung windows
- Two basement openings will receive fixed windows (one opening has a wood aluminum-clad unit; the other opening was infilled with brick)
- Replace two mullioned aluminum clad, wood double-hung windows in the gable with two double-hung windows (mullion to remain and be painted)

Side/East Elevation

- Replace two glass block windows; one opening will have a casement exit window, the other a fixed window
- Five double-hung windows will be installed within existing window openings (four openings are currently covered with plywood; one opening has a wood aluminum-clad unit)

South/Rear Elevation

- Four windows will be installed within existing window openings (covered with plywood) to match existing configuration
- Install one fixed window in basement window opening
- Add Velux roof access window for third floor living space.

Side/West Elevation

- Remove glass block from two basement openings and install fixed windows
- Remove brick infill from three basement openings and install casement exit windows
- Install ten double-hung windows at existing wall openings

Doors – Pella Steel Entry Doors, Style: Craftsman Light, Black.

- Front Entry Doors (2) to include two embossed bottom panels, a top glass panel and dentil shelf trim
- Rear Entry Doors (2) to include two embossed bottom panels and a top tempered glass panel
- Side Entry Door (1) to include two embossed bottom panels and an embossed top panel

- Rear Entry Door (1 – 2nd floor) to include full tempered glass panel

Exterior Alterations

Gables (all elevations)

- Replace corbel trim with painted wood. Spaced approximately 16” on-center to match original trim (estimated from markings on existing fascia trim).

Color Scheme

- The architect submitted a mock-up of the front elevation with the proposed color scheme. The selected colors fall within Color System E..
 - Soffit/Fascia/Window Casings and Mullions – SW2809, Rookwood Shutter Green – similar to A:8 Blackish Green
 - Stucco – SW9132, Acacia Haze – similar to B:11 Grayish Olive Green

Gutters/Downspouts/Access Window

- New K-style 5” gutters and 4” rectangular downspouts
- Roof access window – rear elevation, west side of gable

HVAC

- Install two condenser units at the rear wall, southeast corner of the house

Rear Three-Story Deck

- A three level deck will be constructed on the rear elevation.
- Composite decking will be used; the 42-inch guardrail will be metal, black finish
- First and second floor deck dimensions: 9’-0” deep x 19’-0” wide
- Third floor deck dimensions: 4’6” deep x 19’-0” wide
- Stairs will lead from the first floor deck to grade; the other decks are not connected by stairs.

Exterior lighting

- Two wall mounted lights on front entry porch piers
- Add one lamp post to front yard
- Add three wall-mounted lights by rear entrances

Masonry cleaning and Tuck-pointing

- The masonry cleaning will comply with the Historic District Commission’s Guidelines on Masonry Cleaning.
- New mortar shall match the old in color, composition, profile and dimension.

Garage Renovation

- Paint existing CMU on east elevation to match existing brick
- Install engineered wood lapped siding at entire north elevation (7” exposure, smooth finish). Edge trim and door/window casings to be 5/4” x 4” wood, painted.

Site

Fence

- Erect 54” tall ornamental metal (black) fence with three matching metal gates.
 - West fence to extend from NW corner of the garage to the SW corner of the house
 - One gate will be located at the SW corner of the house.
 - East fence to extend from NE corner of the garage to the SE corner of the house.
 - One gate will be located at each corner

Pavers

- Unilock 5” x 10” permeable (Eco-priora, Granite Blend finish, running bond pattern) and non-permeable (Westport Classic, Granite finish, running bond pattern) concrete pavers will be placed at the sides and rear of the property, per the site plan.

The Commission issued the COA with the following conditions:

- Two window units will remain in the front gable, as will the sizes of the existing window openings.
- The stucco and half-timber gable details will remain.
- Additional information for the window replacement will be submitted for staff review, which includes: photographs confirming the existing conditions/windows openings for the east and west elevations, additional details on the existing and proposed rear elevation openings, as well as the final detailed window order.
- The color of the lap siding on the garage will be changed to match the dark red-maroon color of the brick. Traditional lap siding will be selected rather than Dutch-lap siding.

Revised and/or additional documents, as needed to meet the above conditions, will be submitted to staff for review.

Please retain this COA for your files. It is important to note that approval by the Detroit Historic District Commission does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact me at 313-628-2190.

For the Commission:



Audra Dye
Architectural Historian, Detroit Historic District Commission