

10/28/2019

CERTIFICATE OF APPROPRIATENESS

AJ Reiley
915 SPRING GARDEN STREET, SUITE 306
PHILA PA 19123

RE: Application Number 19-6430; 2857 E. Grand, Jam Handy Historic District

Dear Mr. Reiley,

At the regular scheduled meeting that was held on 9/11/2019, 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 has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of 9/18/2019.

The Commission issued a Certificate of Appropriateness for the following work items because they meet the Secretary of Interior’s Standards for Rehabilitation #6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence* and 10) *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired:*

Rear Elevation

- Replace the existing single, metal door with a new steel door (color not specified)
- Install new aluminum gutter and downspout (color not specified)
- Install new wall-mounted light fixtures (colors black and white)
- Clean masonry/remove paint from exterior
- Paint the currently painted portion of the wall Yellowish White (**THE UNPAINTED CORNICE SHAL NOT BE PAINTED**)
- Paint sign on the wall which reads “Milwaukee Junction (color grey)

East Elevation

- Replace the existing single metal overhead door with a new steel overhead door (color not specified)
- Install new wall-mounted light fixtures (colors black and white)
- Clean masonry/remove paint from exterior
- Paint the currently painted portion of the wall Yellowish White (**THE UNPAINTED CORNICE SHAL NOT BE PAINTED**)
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Front Elevation

- Install new wall-mounted light fixtures (colors black and white)
- Clean masonry/remove paint from exterior
- Paint the currently painted portion of the wall Yellowish White (**THE UNPAINTED CORNICE SHAL NOT BE PAINTED**)

- Remove concrete block infill from openings and install new aluminum storefront windows and entry doors

Rooftop

- Remove and replace existing HVAC units with new HVAC units
- Replace existing membrane with new rubberized membrane
- Install new green roof tray system

Landscaping

- At alley to rear of building, repair and resurface with asphalt and reclaimed brick
- At alley, to the rear of the building, remove the existing chain-link gate
- At the front and rear, install in-ground up lights

Please note that this COA has been approved with the following conditions:

- Staff shall be afforded the authority to review and approve minor revisions to the approved design. Should staff determine that any such revision does not meet the Standards, staff shall forward the project to the Commission for review at a meeting.
- The currently unpainted cornice **SHALL NOT BE PAINTED**
- The paint used to repaint the exterior wall surface which is currently painted shall be designed for use on masonry surfaces (a mineral silicate based paint)

Please retain this COA for your files. You should now proceed to obtain a building permit from the City of Detroit Buildings, Safety, Engineering and Environmental Department. 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 313-224-3521.

For the Commission:



Jennifer Ross
Architectural Historian
Detroit Historic District Commission