

7/3/2019

**CERTIFICATE OF APPROPRIATENESS**

Timothy Flintoff/4545 Architecture  
4545 Commonwealth St  
Detroit, MI 48208

**RE: Application Number 19-6301; 2225 Wabash, Corktown Historic District**

Dear Mr. Flintoff,

At the special meeting that was held on June 26, 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 25-2-20 of the 1984 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 July 3, 2019.

The following scope, as per the attached drawings, meets the Secretary of the Interior's Standards for Rehabilitation, Standards number 1) *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment,* 9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.,* 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.:*

New Construction of a two-family flat to include:

- 2x6 wood construction with R-38 in ceiling and R-19 in walls and new Tyvek house wrap
- Standing seam metal roof
- Windows: Pella wood clad double hung windows
- Install Brick and ship lap siding
- Gutters and down spouts
- Install masonry planter boxes as part of building design with vertical growing wall panels
- Second floor unit with front entry and side balcony.
- First floor unit to have side entry

Site:

- New wood fence in rear and sides of property with gates parking area
- Install concrete parking pad for two cars
- New landscape area and planter beds in front and side of property
- Replace sod as required due to construction damage
- New concrete walkway from front on house to rear of property

Please retain this COA for your files. Once any conditions are met, you should 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-

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226  
PHONE 313-224-6536  
FAX 313-224-1310

224-3521.

For the Commission:

A handwritten signature in black ink, appearing to read "Garriek B. Landsberg". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Garriek B. Landsberg  
Director  
Detroit Historic District Commission