

# DHDC 22-7698 & 7763

## APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226

3/31/2022

### CERTIFICATE OF APPROPRIATENESS

Jeff Klatt  
Krieger Klatt Architects, Inc.  
2120 East Eleven Road  
Royal Oak, MI 48067

**RE: Application Number 22-7698-7763; 86 and 92 E. Forest; SUGAR HILL/JOHN R MUSIC AND ARTS Historic District**

**Project Scope: DEMOLISH AND REBUILD EAST/SIDE ELEVATION ADDITION; REPLACE ASPHALT SHINGLE ROOF & FLAT ROOF MEMBRANE; REHABILITATE BUILDING; AND ESTABLISH NEW PARKING LOT**

Dear Mr. Klatt,

At the Special Meeting that was held on 3/30/2022, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on 4/5/2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

#### Front Elevation

- Remove, repair, and reinstall the existing stone trim surround the primary entry door
- Install new light fixtures
- Remove repair and reinstall the existing front porch steps, cap and sidewalls
- Install new metal handrails and front porch
- Remove the non-historic wood infill at the primary entrance

#### Rear Elevation

- Remove 4 windows and enclose to match adjacent wall surface
- At second story, remove one existing window and trim and shift opening slightly and install a new 1/1 aluminum window, trim, and sill

#### Side/East Elevation

- Demolish existing flat roof one and two-story brick wing. Build new addition according to same footprint and same height at one-story portion. The height at the two-story portion of the wing will be higher than the current wing. The new wing will include three sets of paired, 1/1 aluminum windows. The brick at the existing wing will be retained and reused to clad the new wing. Remaining/infill brick will be salvaged and shall match to the reused brick.
- Remove three historic windows at the third story as a result of increasing the height of the flat roof wing

- Add an opening and new set of sliding glass doors at the second story to open upon the roof/patio atop the one-story flat roof wing. Install a new metal handrail to enclose the patio
- At south end of wall, first story, remove two existing windows and two existing pedestrian doors, widen openings and install three sets of sliding glass doors in the new openings
- At the south end, second story, remove window and enclose opening to match adjacent wall surface

#### **Side/West Elevation**

- At existing accessible ramp, install new metal handrails, rebuild ramp support wall, and reclad ramp sidewalls with new brick to match that found at the existing ramp
- Install new metal handrails at basement steps
- At southern portion, below grade, add new stairwell with concrete exterior basement stairs. Also add doorway to lead to interior basement area (new door type/material not specified)

#### **All Elevations**

- Install new light fixtures per submission at front, rear, and side elevations
- Clean existing masonry throughout
- Repair damaged masonry where necessary using new mortar to match existing

#### **Roof**

- At gabled roofs where asphalt shingles exist, remove the existing asphalt roofing and install new GAF Timberline Slateline asphalt shingles.
- At shed roofs, replace existing asphalt shingle roofing with new GAF Timberline Slateline asphalt shingles
- At flat roof, remove and replace membrane roofing in kind
- Repair and replace in kind of existing gutter system (specific material, size, and type of gutters/downspouts not specified)
- Repair and replace in kind existing wood trim, eaves, and fascia. To be painted white to match existing
- Remove existing brick chimney
- Remove abandoned exhaust system (exhaust caps and vents in roof and walls)
- Remove exterior wall fan in rear addition

#### **Site Modifications**

- Add new striped concrete paving within 86 E. Forest. This will result in the removal of three existing trees
- Add trash enclosure with concrete apron (material/elevation not provided) to parking area at 86 E. Forest
- Add light poles at parking area at 86 E. Forest (location, height, and style not specified)
- Add 6'-0" high, metal ornamental fencing and gates at 86 E. Forest to enclose new parking area. Parking gate to be operable. This fence will be located at the edge of the sidewalk
- Add 6'-0" high, metal ornamental fencing and gates at 92 E. Forest to enclose side yards
- Erect monument identification sign in lieu of building mounted signage (final design, dimensions, and location not specified)
- Add four exterior patio spaces and dog run at side yards. Patio spaces to be exposed aggregate concrete finish
- Add new lawn at front and landscape (specific landscape plan/plant species not provided)

- Remove and replace existing sidewalks with new to match existing

*With the following conditions:*

- The existing brick chimney shall be retained/shall not be removed.
- Details for the new gutters and downspouts shall be submitted to HDC staff for review and approval prior to the issuance of the project's permit. If staff determines that these elements do not meet the SOI standards, the work items shall be submitted to the Commission for review at a regular meeting.
- A final landscape plan for 86 and 92 E. Forest shall be submitted to HDC staff for review and approval prior to the issuance of the project's permit. If staff determines that any of these elements do not meet the SOI standards, the work items shall be submitted to the Commission for review at a regular meeting.
- RE: the proposed new parking lot at 86 E. Forest, the applicant shall provide details for the light poles, the dumpster enclosure, and any landscaping to HDC staff for review and approval prior to the issuance of the project's permit. If staff determines that any of these elements do not meet the SOI standards, the work items shall be submitted to the Commission for review at a regular meeting.
- Staff shall be afforded the opportunity to review and approval the project's final signage prior to the issuance of the project's permit. If staff determines that the proposed signage does not meet the SOI standards, the work items shall be submitted to the Commission for review at a regular meeting.

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC 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 staff at 313-224-1762 or [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov).

For the Commission:



Jennifer Ross  
Detroit Historic District Commission