

DHDC 22-8103

APPROVAL DOCUMENT – POST AT WORK LOCATION



CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

November 23, 2022

CERTIFICATE OF APPROPRIATENESS

Martin Leger
Central Dwellings Corp.
2475 Chicago
Detroit MI 48206

**RE: Application Number 22-8103; 2475 Chicago; Boston-Edison Historic District
Project Scope: Install new windows and other exterior alterations, revision to rear
porch**

Dear Applicant,

At the Regular Meeting that was held on November 16, 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 November 23, 2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Erection of a two-story porch and installation of rear porch doors, and installation of glass block windows, per the submitted documents and other submitted materials.


With the condition(s) that:

- ***The rear wood porch stair railing will be replaced with a wood railing that matches the design and dimensions of the porch railing. The ends of the existing and new railings will have miter cuts to fit closely together, as well as ending at the inside edge of the at-grade baluster.***
- ***Vertical skirting will replace the diagonal panels that span the area between the bottom of the deck and grade.***
- ***The two-story porch, new stair railing, and deck skirting will be repainted to better align with the existing white trim on the house.***
 - ***The horizontal porch decking and stairs can retain the concrete-like gray finish, while all vertical and outward facing porch elements (such as columns, baluster/balustrade, deck skirting) will be painted white. The new porch materials will be painted a minimum of three months after installation so the wood can properly dry out.***
- ***The applicant will submit the following items for staff review/approval:***

- *A drawing or modified photograph of the existing wood porch that confirms the new stair railing will be installed per the Commission's conditions,*
- *A catalog cut sheet of the selected vertical skirting, and*
- *Details of the glass block windows, confirming the manufacturer, dimensions of the blocks and how they will fill the opening, type and color of mortar, installation of vents, and surface finish of the glass, will be submitted for staff review.*

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.

For the Commission:



Audra Dye
Detroit Historic District Commission

COA