

DHDC 23-8212

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

2/15/2023

CERTIFICATE OF APPROPRIATENESS

Ross Hoekstra
36801 Woodward
Birmingham, MI

RE: Application Number 23-8212; 450 Amsterdam; New Amsterdam Historic District
Project Scope: DEMOLISH ADDITION AND REHABILITATE BUILDING

Dear Mr. Hoekstra,

At the Regular Meeting that was held on February 8, 2023, 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 2/15/2023 as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Per the submitted application, rehabilitate the building according to the following:

East Elevation

- Demolish the one-story, masonry wing
- Demolish metal canopy which is located at the loading dock
- At southernmost bay, first story, install a new aluminum canopy with rigid tiebacks over a new entry door

North Elevation

- At rear, one-story addition/block, rebuild wall with new brick per elevation drawings (sample of new brick not provided)

Roof

- Remove one existing stair enclosure
- Replace existing roofing with new EPDM membrane roof system and insulation over existing slab

Doors and Windows (Throughout)

- Per submission, replace all existing historic steel windows, masonry infill with vinyl slider windows, and glassblock windows with new aluminum fenestration.
- Replace all exterior doors with new fenestration per submission

- Add new openings and add new aluminum fenestration per submission
- Replace all concrete window sills with new concrete sills

Tuckpoint throughout/where necessary

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

- The size of the window openings shall be consistent/regular at the building elevations that are visible from the public right-of-way (front and side elevations)
- HDC staff shall be afforded the opportunity to review and approve the final detail drawings and brick sample for the proposed rear/north elevation reconstruction. Should staff determine that the work item does not meet the SOI Standards, the item will be submitted to the Commission for review at a future meeting
- The applicant shall provide staff with the outstanding product cut sheets for the new single hinged doors which are proposed for installation at the side elevations

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:



Jennifer Ross
Detroit Historic District Commission