

# DHDC 23-8524

## APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226

9/20/2023

### CERTIFICATE OF APPROPRIATENESS

ERIC JONES & PAMELA CASTILLO  
4138 Lincoln  
Detroit, MI

**RE: Application Number 2023-8524; 4138 Lincoln; Woodbridge Farm Historic District  
Project Scope: Rehabilitate dwelling**

Dear Applicants,

At the Regular Meeting that was held on 9/13/2023 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 9/20/2023, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Per the submitted renderings and scope:

#### FRONT ELEVATION

- At front porch, retain all roof elements. Where necessary/deteriorated repair using in kind materials. Replace existing floor, steps, skirting, and steps with new wood elements per drawing. Install new light fixture at ceiling.
- Retain remaining wood windows at attic story gable end. Where necessary, replace deteriorated elements with new wood to match existing
- Retain remaining wood trim/brickmould at second story windows and wood trim/paneling at first-story bay. Where necessary, replace deteriorated elements with new wood to match existing
- Retain existing wood siding. Where necessary, replace deteriorated siding with new siding to match existing in material, dimension, and profile

#### REAR ELEVATION

- Remove existing door and infill opening (material not specified)
- Punch in new opening to accommodate a single door with transom
- Punch in new opening to accommodate a new aluminum clad, 1/1, wood window at second story
- Install new lapped wood siding throughout to include replacement of existing wood siding. The new siding at this location will match the existing in exposure and profile.
- Install a new wood porch deck

#### SIDE/SOUTH ELEVATION

- Remove two existing windows at 1<sup>st</sup> story, beneath the second story bay, and lengthen opening/ lower sill to accommodate a set of paired swinging wood doors with wood panel
- Remove existing wood brickmould at window openings and install new install new aluminum-clad, wood windows with wood trim/brickmould
- Retain existing wood siding. Where necessary, replace deteriorated siding with new siding to match existing in material, dimension, and profile

### **SIDE/NORTH ELEVATION**

- Retain existing wood siding. Where necessary, replace deteriorated siding with new siding to match existing in material, dimension, and profile

### **ALL ELEVATIONS**

- Paint walls as per submitted color scheme
- Replace basement windows with new glass block windows
- Replace existing wood trim board at foundation with new wood trim board to match existing

### **ROOF**

- Install new black dimensional shingles and continuous ridge vent
- Install solar shingles (finish color, black) at southern roof surface (towards the rear of the roof, behind the projecting bay) and the rear/east roof surface
- Install new aluminum gutters and downspouts
- Remove concrete and clay tile chimney at rear roof surface

### **SITE**

- Remove existing chain link fence
- Replace concrete walkway in front yard with new concrete walkway.
- Retain existing hedgerow plants at front yard, adjacent to existing fence
- Install a new HVAC condenser in rear yard

Please note that this COA with the following condition:

- The new doors proposed for the south side wall shall only be installed if an HDC approved porch is installed at that location. Also, the new doors and trim shall be wood at the exterior/not clad with metal, fiberglass, vinyl, etc., and the finish color/paint color palette of the new doors and associated trim match that proposed for the front door/primary entrance. The applicant shall submit a revised proposal for this door reflecting this condition to HDC staff for review and approval prior to the issuance of the project permit.

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