

March 16, 2021

**CERTIFICATE OF APPROPRIATENESS**

**Michael Sklenka  
1577 Ash Street  
Detroit, MI**

**RE: Application Number 21-7115: 4138 Lincoln: Woodbridge Farm Historic District**

Dear Mr. Skelenka

At the regular scheduled meeting held virtually on March 10, 2021, 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 21-2-73 of the 2019 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 March 16, 2021.

The following proposed work items meet the defined elements of design for the historic district and the Secretary of the Interior’s Standards for Rehabilitation and guidelines for rehabilitating historic buildings (36 CFR Part 67):

**Site**

- At the rear yard, install a new HVAC condenser unit

**Rear/East Elevation**

- Remove existing door and infill opening
- At first story, add new door opening. Repair existing rear door and install in new opening.
- At second story, add new door opening/new door. New door will have a full height vision panel (material not specified)
- At second story new door, install metal railing for Juliet balcony
- At second story, add new window opening/new 1/1 aluminum-clad, wood window with 1x4 wood trim
- Erect a new partial-width wood porch at new door opening/door at first story
- Tuckpoint brick at foundation wall where necessary
- Install new cedar lapped wood siding to match existing at front and side elevations

**South Elevation**

- Replace all existing wood windows with new aluminum-clad wood windows
- Replace all existing trim/brickmould at windows with new cedar 1x4 trim
- Replace existing trim baseboard at wall/foundation junction with new 2x10 wood trim board
- Retain and repair existing wood lapped clapboard and fishcale shingle siding
- At bay window, retain and repair existing brackets
- Retain and repair existing basement windows
- Tuckpoint brick at foundation wall where necessary

### North Elevation

- Replace all existing trim/brickmould at windows with new cedar 1x4 trim
- Retain and repair all existing wood sash/wood windows
- Replace existing trim baseboard at wall/foundation junction with new 2x10 wood trim board
- Retain and repair existing wood lapped clapboard and fishscale shingle siding
- Tuckpoint chimney where necessary
- Retain and repair existing basement windows
- Tuckpoint brick at foundation wall where necessary

### Front/West Elevation

- Retain and repair all existing windows and associated trim, mullions, and moulding at all stories
- At the front porch, retain the entire existing roof/canopy structure to include the roof, wood bead board ceiling, decorative wood brackets, and cornice
- Remove existing historic front porch and rebuild to match. Only existing false brackets will be retained and reinstalled
- Replace existing trim baseboard at wall/foundation junction with new 2x10 wood trim board
- Retain and repair existing wood lapped clapboard and fishscale shingle siding
- At front gable overhang, retain and repair existing brackets
- Retain and repair existing basement windows
- Retain and repair existing wood panel siding
- Tuckpoint brick at foundation wall where necessary
- Retain and repair existing paired wood entry doors

### Roof

- Replace existing asphalt shingle with new asphalt shingle roof (color brown)
- Install new aluminum gutters and downspouts (5"), color black or match trim color
- Retain and repair all existing brackets and trim boards

### All Elevations

- Paint walls as per submitted color scheme

Please note that this Certificate of Appropriateness has been issued **with the following conditions:**

- The following elements of the existing front porch **must be retained and repaired** where necessary with in kind materials:
  - The entire roof/canopy structure to include the roof, wood bead board ceiling, decorative wood brackets, and cornice
- At the existing front porch:
  - The corner posts, wood balustrade and newel posts, deck, and steps may be repaired or replicated according to e building's historic designation slide
- The existing windows, brickmould/trim, and mullions at the front shall be retained and repaired

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

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DETROIT, MICHIGAN 48226  
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- The applicant shall revise their construction drawings to reflect the Commission's conditions. These drawings shall be submitted to HDC staff for review and approval prior to the issuance of the permit

Please retain this COA for your files. You should now 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.

For the Commission:



Jennifer Ross

Staff

Detroit Historic District Commission