

HDC2024-00031

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

March 19, 2024

CERTIFICATE OF APPROPRIATENESS

Gustaf Andreason
3100 Woodward, Ste. 102
Detroit MI 48201

RE: Application Number HDC2024-00031; 1760 Wabash; Corktown Historic District
Project Scope: Erect addition, demolish shed

Dear Applicant,

At the Regular Meeting that was held on March 13, 2024 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 March 19, 2024, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

The erection of a two-story addition, rear entry porch, and wood privacy fence, the demolition of an existing non-historic shed, raised deck/side entrance, removal of vinyl siding, chain link perimeter fence, centrally located chimney stack and concrete drive/parking pad, per the submitted documents, drawings, and presentation materials.

With the conditions that:

- *The construction at the original two-story building will have a raised roof to match the front gable and raised side wall to match the height of the cross gable; the lap siding materiality will be retained.*
- *The addition behind the original two-story structure will be differentiated physically from that structure by being set back at least 4-inches on both side planes, and the roof can be two stories in height. Lap siding can be maintained on these walls, or another material approved by staff that would offset the addition as not original can be submitted for staff review.*
- *The paint color for the wood fence will be submitted for staff review.*
- *A site visit will be scheduled with HDC staff to assess the condition of the wood siding before any repair work or partial replacement is completed. If areas need new wood siding, staff will review the replacement material before installation.*
- *The exterior color scheme will be submitted for staff review.*

- *A detailed drawing of the rear covered porch/stairs will be submitted for staff review.*
- *A cut sheet of the proposed chimney cladding 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