

DHDC 24-00473

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

9/17/2024

CERTIFICATE OF APPROPRIATENESS

Tim Flintoff
761 E. Jefferson Ave, Ste 302
Detroit, MI

RE: Application Number 24-00473; 1815 Seminole: Indian village Historic District
Project Scope: ERECT ADDITION, ALTER CHURCH BUILDING

Dear Applicant,

At the Regular Meeting that was held on 9/11/2024, 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 9/17/2024, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Sitework/Landscaping

- Remove plant overgrowth on building walls/roof
- Remove three diseased Colorado Spruce trees (see the letter from arborist specifying diseased condition of trees)
- Plant new privacy hedge at west side of property (species not specified)
- Install new 28’x 25’ brick paver patio at rear (Tecno Block *Blu*)
- Replace existing concrete walkways with brick paver walkway (Tecno Block *Victorien*, 4’-6” and 9’-0” wide)
- Add a new asphalt driveway at rear, to lead from patio to garage (dimension not specified)
- Erect a new 6’-0” high aluminum picket fence at perimeter of property. Note that new fencing will not to be added where separation fencing currently exists

General Repair

- Repair, tuckpoint existing brick as required
- Repair damaged windows as required in kind to match existing

Roof

- Install 11 new 30”x60”, fixed aluminum skylights at main roof surface, on the south side
- At rear, flat roof wing roof, establish a rooftop patio to include installation of composite decking and guard railing (minimum of 36” in height)

- At the rear/northwestern edge of the roof, above the flat roof wing, install a 5'-11" high, shed-roof dormer which shall be clad with lapped composite siding. A single wood door and two aluminum-clad wood casement windows will be located at the dormer's north wall.

East Elevation

- At front gabled wing, replace two light fixtures with new "traditional style" sconces (cutsheet depicting specific style of sconce not provided)
- At rear flat-roof wing, replace one damaged light fixture with new "traditional style" sconce (cutsheet depicting specific style of sconce not provided)
- Where door is missing at rear flat-roof wing, install an historic, wood plank door found on site

South Elevation

- Replace one original steel casement window which includes multi-colored glass panes with a single fixed aluminum clad wood unit
- Where door is missing, install a new wood door
- Install a new "traditional style" sconce to the side of the doorway (specific style not provided)

Rear/West Elevation

- Demolish rear/west wall of flat-roof, one story wing (which includes three historic steel casement windows with non-historic, multi-colored glass panes) and install new 9'-9" high, 6'-7" deep, shed roof extension/addition to rear wall of flat roof wing. Exterior walls of the new addition will be clad with composite lapped siding. Two flush panel steel overhead garage doors and contemporary sconces (cutsheets which depict specific style not provided) will be located at the addition's west wall
- Replace two original 3-lite steel casement windows with colored glass panes with single lite aluminum clad wood casement windows
- At second story, in gable end, add two new 2'x6' window openings to accommodate new single lite aluminum clad wood casement windows
- At first story, add three new 6'x7' door openings to accommodate three sets of paired aluminum-clad wood French doors
- Install a new "traditional style" light sconce over each of the three sets of French doors (cutsheets which depict specific style of sconces not provided)

With the condition(s) that:

- Three new trees shall be plated within the property boundaries to replace the three diseased Colorado Spruce trees which are proposed for removal
- Staff shall be afforded the opportunity to review the final landscape and hardscape plan prior to the issuance of the project's permit
- Staff shall be afforded the opportunity to review and approve the final design of the new light fixtures/sconces prior to the issuance of the project permits
- The siding which shall be installed at the garage extension and new dormer shall display a smooth finish/shall not have a faux wood grain finish. The permit drawings shall be revised to note that the garage siding will be smooth.
- The fencing proposed at the building's front/east property line/at Seminole Street shall measure no higher than 4'-0"

- The glass block window on the rear, flat roof wing's east wall which was installed without Historic District Commission approval shall be removed and replaced with an Andersen E. Series window, to be approved by staff

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

COA