

HDC2024-00xxx

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

Stephen Peck
1321 Labrosse
Detroit MI 48226

**RE: Application Number HDC24-00436; 1321 Labrosse; Corktown Historic District
Project Scope: Demolish garage, erect garage**

Dear Applicant,

At the Regular Meeting that was held on September 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 September 18, 2024, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Demolish the former garage and erect a new garage per the submitted documents, drawings, and other submitted materials.

With the conditions that:

- The vinyl siding will be replaced with wood or cementitious lap siding. If a cementitious product is used, it must have a smooth finish. The wall and trim paint colors will be submitted to staff for review.
- The proposed window will be an aluminum-clad wood product. A cut sheet confirming operation, material, finish and color will be submitted to staff for review.
- The drawings submitted for permit will be revised to show the placement of the proposed window, list the approved siding product and the width of its exposure, and exterior color palette for the siding, trim, and window. The window cut sheet will also be included in the applicant’s documents.

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