



CERTIFICATE OF APPROPRIATENESS

Application Number: HDC2025-00019

Effective Date: 02/19/25

Project Address: 4218 Cortland

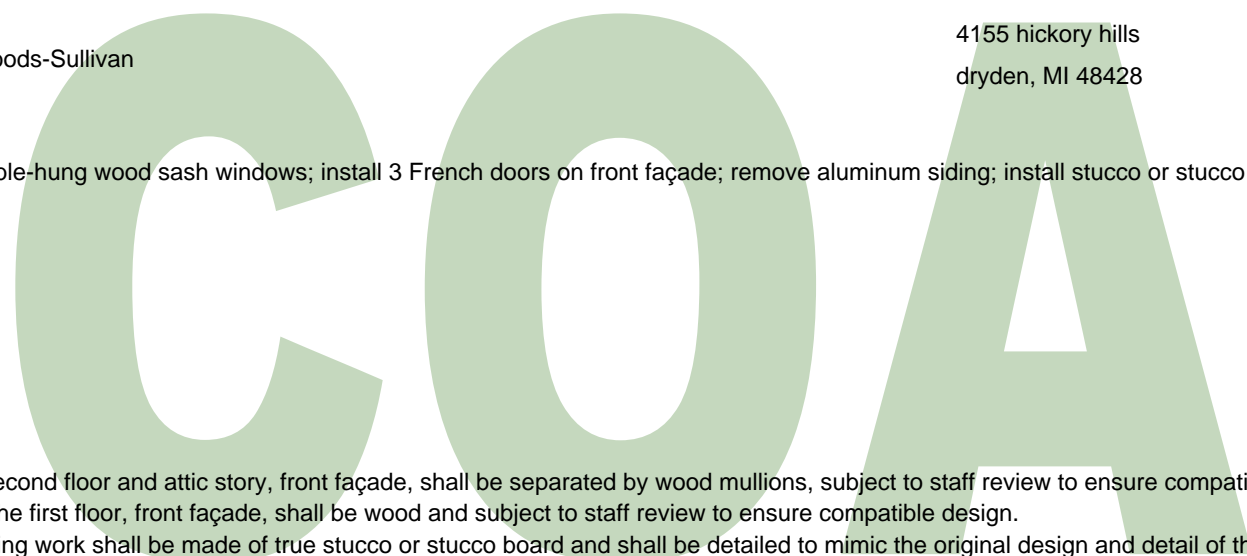
Issued to: John Nova

Historic District: Russell Woods-Sullivan

4155 hickory hills
dryden, MI 48428

Description of Work:

Replace windows with Lincoln double-hung wood sash windows; install 3 French doors on front façade; remove aluminum siding; install stucco or stucco board and wood trim, per the submitted application documents.



With the Conditions that:

- The proposed windows on the second floor and attic story, front façade, shall be separated by wood mullions, subject to staff review to ensure compatible design.
 - The proposed French doors on the first floor, front façade, shall be wood and subject to staff review to ensure compatible design.
 - The proposed stucco half timbering work shall be made of true stucco or stucco board and shall be detailed to mimic the original design and detail of the original condition, and shall be subject to staff review to ensure the historic materials and detail are retained when possible to ensure compatible design.
- The vergeboards shall be returned to their former condition with flared ends.

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (10) and Sections 21-2-57 and 21-2-73 of the 2019 Detroit City Code, and Detroit Historic District Commission (“DHDC”) delegation of administrative authority via Resolutions 97-01, 97-02, 98-01, 20-03, 21-04, and/or 21-07, as applicable, the staff of the DHDC has reviewed the above referenced application and hereby issues a Certificate of Appropriateness (“COA”) for the description of work, effective date above, as it meets the Secretary of the Interior’s Standards for Rehabilitation and the district’s Elements of Design

For the Commission:

Daniel Rieden
Senior Clerk to the Historic District Commission

PSR: 250220TB

Post this COA 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.