

DHDC 24-00493

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

9/23/2024

CERTIFICATE OF APPROPRIATENESS

Matias Alaniz
1667 Edison
Detroit, MI

RE: Application Number 24-00493; 1667 Edison; Boston-Edison Historic District
Project Scope: Replace Windows and Rehabilitate Garage

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:

Per the attached document/scope:

Windows

- At all walls and dormers, retain the existing wood brickmould/trim **while removing all existing vinyl windows which were installed without HDC review/approval**
- Install new aluminum-clad wood windows with (simulated divided lite/vertically oriented muntins) to match appearance before historic wood windows were removed per the attached schedule and annotated photos/following:
 - At front roof dormer, install three aluminum-clad wood casement windows, each with a 4 lite configuration (simulated divided lite/vertically oriented muntins)
 - At **each side and rear dormer**, install two aluminum-clad wood casement windows, each with a 4 lite configuration (simulated divided lite/vertically oriented muntins)
 - At front elevation, first and second story window openings, install new, double-hung aluminum-clad wood windows with a 4/1 light configuration (simulated divided lite/vertically oriented muntins at top sash)
 - At rear elevation, at first story kitchen window opening, install an aluminum-clad wood casement window, with a 3 lite configuration (simulated divided lite/vertically oriented muntins). At remaining first and second story openings, install new, double-hung aluminum-clad wood windows with a 4/1 light configuration (simulated divided lite/vertically oriented muntins at top sash)
 - At east side elevation, first story opening at south/rear end, install a pair of aluminum-clad wood casement windows, each with a 3 lite configuration (simulated divided lite/vertically oriented muntins). At remaining openings at first and second stories, install new, double-hung aluminum-clad wood windows with a 4/1 light configuration (simulated divided lite/vertically oriented muntins at top sash) per attached

- At west side elevation, at three rear-most openings at first and second stories, install new, double-hung aluminum-clad wood windows with a 4/1 light configuration (simulated divided lite/vertically oriented muntins at top sash). At remaining openings, install hopper and fixed aluminum-clad wood windows with a three lite and seven lite configuration (simulated divided lite/vertically oriented muntins at top sash)

Dormer Siding

- At rear roof dormer, replace existing wood siding at front walls and asphalt shingles at sidewalls with new composite (lapped) or fiber cement shingle siding (wavy or thatched style/pattern)
- At side dormers, replace existing asphalt shingles at sidewalls with new composite (lapped) or fiber cement shingle siding (wavy or thatched style)
- **At front roof dormer, retain existing wood siding at front wall.** Asphalt siding at sidewalls to be replaced with new composite (lapped) or fiber cement shingle siding (wavy or thatched style/pattern)

Garage

- Repair existing wood siding. Where wood siding is missing, install new wood siding to match existing
- Install new person door at side/west wall in current opening. Door style/material not provided
- Cover existing side/west wall window opening with lapped wood siding to match existing cladding

Soffit/Fascia

- Retain all existing wood soffit and fascia at house and garage roofs. Replace in kind/with new wood to match existing where deteriorated

With the condition(s) that:

- The existing wood brickmould at windows throughout should be retained and shall not be wrapped. The proposed new window sash shall be sized to fit the current openings. No new casing/trim/brickmould and/or blocking/spacers shall be installed within the window openings as a result of the proposed window installation
- The existing siding at the front wall of the primary façade's dormer shall be retained. If any areas of the siding at this location is deteriorated, it shall be replaced in kind to match existing
- If new lapped composite siding is installed at the dormers, it shall display a smooth finish and must be painted a color which is compatible with that found at the house's trim. The applicant shall provide the final siding material choice and color to HDC staff for review and approval prior to the issuance of the project's permit
- HDC staff shall be afforded the opportunity to review and approve the person/pedestrian door which shall be installed at the garage's side wall prior to the issuance of the project's permit.

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