



PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVE SUITE 808, DETROIT, MI 48226

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

Application Number: HDC2024-00706

Effective Date: 04/01/25

Project Address: 618 Arden Park

Issued to: Tyrone Smith
143 Cady St #125
Northville, MI 48168

Historic District: Arden Park-East Boston

Description of Work:

Erect dwelling and garage per submitted drawings and application.

With the Conditions that:

- The site plan shall be adjusted to provide a ten-foot west setback, subject to staff approval.
- The trim boards, siding, and balustrade shall be wood.
- The shutters and garage door selection shall be subject to staff approval for compatibility with the Elements of Design.
- The wall material shall employ true brick with a recessed mortar joint, subject to staff approval.
- Window color and trim color shall be consistent with Color System C, subject to staff approval.
- Section drawings of façade details shall be provided to ensure appropriate depth and complexity, subject to staff approval.
- Additional fenestration shall be added to the sides (east and west elevations) of the house, subject to staff approval.

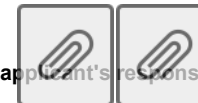
Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (10) and Sections 21-2-57 and 21-2-73 of the 2019 Detroit City Code, and Detroit Historic District Commission ("DHDC") delegation of administrative authority via Resolutions 97-01, 97-02, 98-01, 20-03, 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: 250401dr

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.



PROJECT:

FLOWERS RESIDENCE

PROJECT LOCATION:
618 ARDEN PARK
DETROIT, MI 48202

TABLE OF CONTENTS

- A-1 TITLE SHEET, ARCHITECTURAL SITE PLAN & LANDSCAPE PLAN
- A-2 EXTERIOR HOUSE ELEVATIONS
- A-3 ACCESSORY STRUCTURE ELEVATIONS
- A-4 RENDERING & EXTERIOR FINISHES

ABBREVIATIONS

| | | | |
|---------------------------------|----------------------------|----------------------------|--|
| V.I.F. - VERIFY IN FIELD | L. - LONG | STD. - STANDARD | BP. - BASEPLATE |
| O.C. - ON CENTER | D. - DEEP | ABV. - ABOVE | C.T. - CERAMIC TILE |
| Ø - DIAMETER | MAT'L - MATERIAL | E.P. - ELECTRICAL PANEL | S.T. - STONE TILE |
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| A.F.F. - ABOVE FINISH FLOOR | CLG - CEILING | V.W.O. - VERIFY WITH OWNER | T.B.D. - TO BE DETERMINED |
| TYP. - TYPICAL | EXT'G - EXISTING | T.B.D. - TO BE DETERMINED | P. CONC. - POURED CONCRETE |
| H. - HIGH | MTD. - MOUNTED | M.L. - MICROLAM | P.B.O. - PROVIDED BY OWNER |
| W. - WIDE | T.M.E. - TO MATCH EXISTING | CL - CENTER LINE | PL. - PLATE |

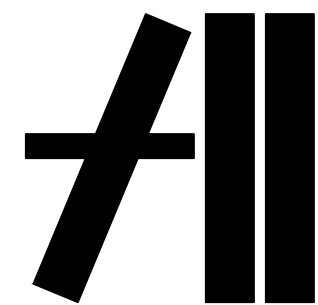
BUILDING AND SITE AREA:

HOUSE:
FIRST FLOOR 1,285 S.F.
SECOND FLOOR 1,187 S.F.
TOTAL 2,472 S.F.

ACCESSORY:
GARAGE 620 S.F.
STUDIO 977 S.F.
TOTAL 1,597 S.F.

SITE AREA: 14,413 S.F.

LOT COVERAGE (35%):
2,882 S.F. / 14,413 S.F. = 20% PROVIDED



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514 w. houstonia
royal oak, mi
48073
(248)561-1697
a2bader@gmail.com

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CONSULTANTS:

PROJECT TITLE:

FLOWERS
RESIDENCE

618
ARDEN PARK BLVD.
DETROIT, MI
48202

SHEET TITLE:

TITLE SHEET,
ARCH. SITE
PLAN &
LANDSCAPE
PLAN

ISSUE:

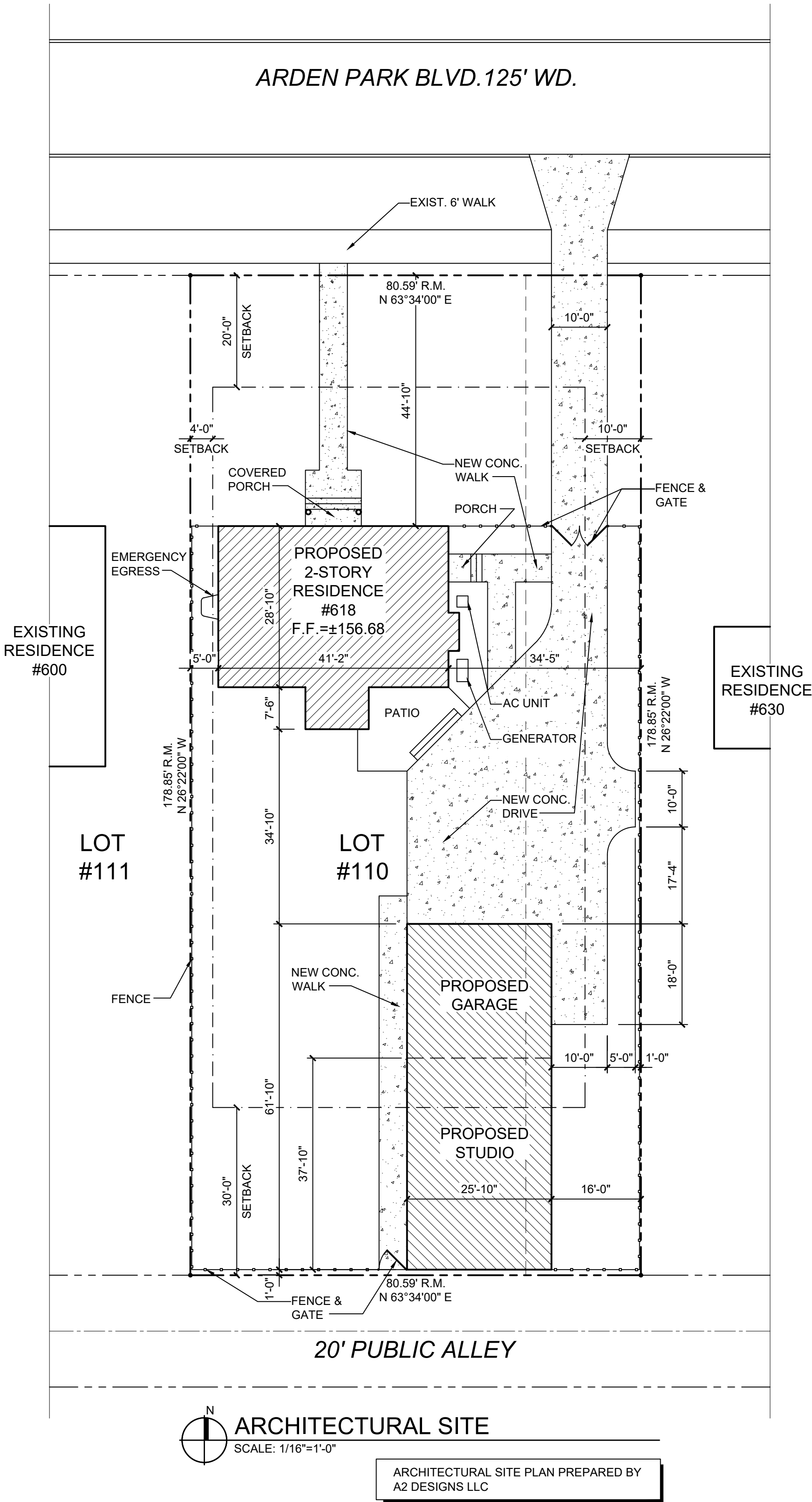
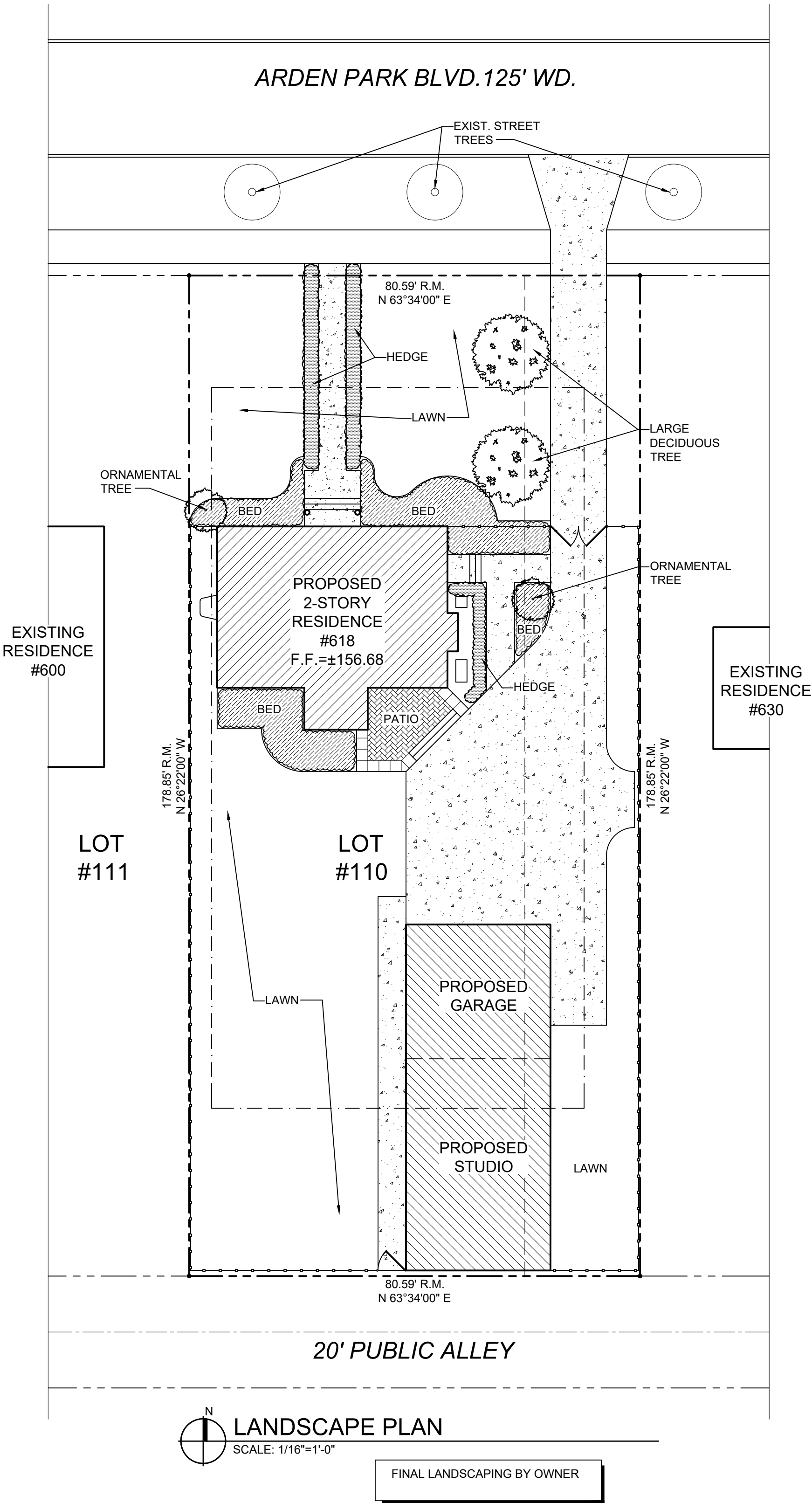
HDC SUBMITTAL
02-03-25

PROJECT NO.:

1229-25

SHEET:

A-1



- ELEVATION / EXTERIOR FINISH NOTES:**
1. PROVIDE "AZEK" OR EQUAL TRIM & SOFFIT MATERIALS - SMOOTH FINISH.
 2. HORIZONTAL SIDING TO BE SIMILAR OR EQ. TO JAMES HARDIE "HARDIEPLANK" - SMOOTH FINISH.
 3. ROOFING MATERIALS TO BE "ARCHITECTURAL STYLE" ASPHALT SHINGLES.



SOUTH(REAR) ELEVATION

SCALE: 1/4"=1'-0"



EAST ELEVATION

SCALE: 1/4"=1'-0"



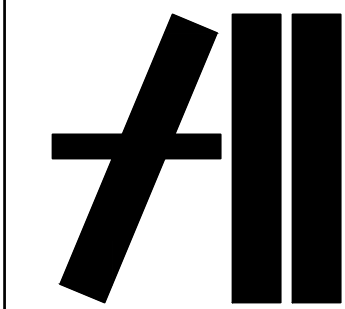
WEST ELEVATION

SCALE: 1/4"=1'-0"



NORTH(FRONT) ELEVATION

SCALE: 1/4"=1'-0"



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SHEET TITLE:

ACCESSORY
STRUCTURE
ELEVATIONS

ISSUE:

HDC SUBMITTAL
02-03-25

PROJECT NO.:

1229-25

SHEET:

A-3

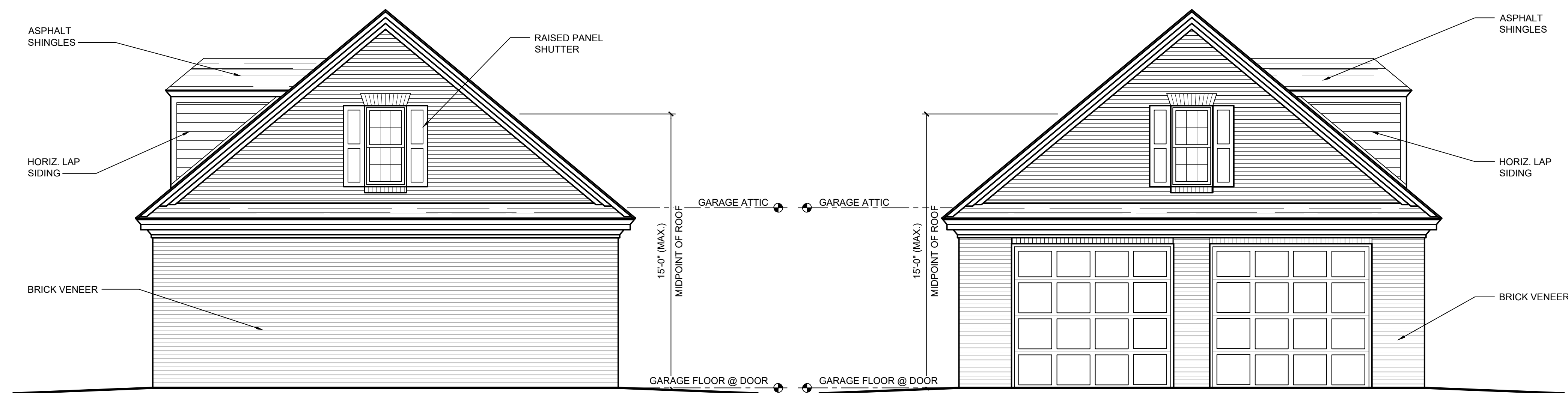
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SIDE ELEVATION

SCALE: 1/4"=1'-0"



SOUTH (ALLEY) ELEVATION

SCALE: 1/4"=1'-0"

NORTH (FRONT) ELEVATION

SCALE: 1/4"=1'-0"



"HARDIPLANK" OR EQ. LAP SIDING
- ARCTIC WHITE



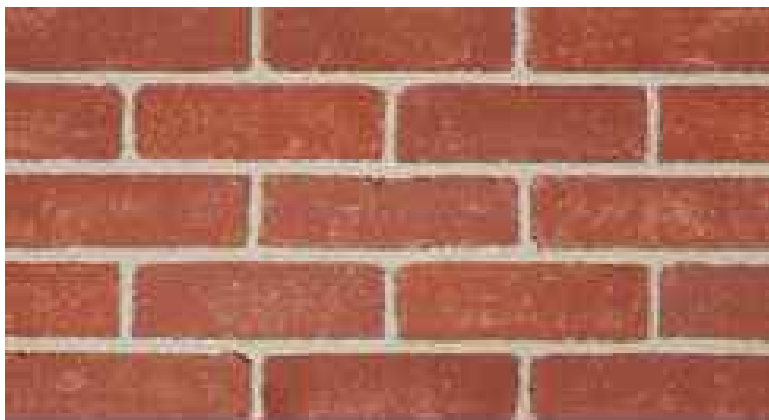
POLYURETHANE BALUSTRADE SYSTEM
- WHITE



FIBERGLASS REINFORCED
POLYMER COLUMNS
- WHITE



ENTRY DOOR
- ESPRESSO STAINED WOOD



"BELDEN" BELCREST 500 BRICK OR EQ.
- RED



ASPHALT DIMENSIONAL SHINGLES
- CHARCOAL GRAY



"AZEK" OR EQ. TRIM BOARDS
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GUTTERS - 'K' STYLE - WHITE



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RAISED PANEL SHUTTERS
- BLACK



FRONT ELEVATION RENDERING



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SHEET TITLE:

RENDERING
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FINISHES

ISSUE:

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02-03-25

PROJECT NO.:

1229-25

SHEET:

A-4



City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date:

Application Number: HDC2024-00706

APPLICANT & PROPERTY INFORMATION

NAME: Tyrone Smith

COMPANY NAME: Smith's Designer Construction

ADDRESS: 143 Cady St #125

CITY: Northville

STATE: MI

ZIP: 48168

PROJECT ADDRESS: 618 Arden Park

HISTORIC DISTRICT: Boston-Edison

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

This application is not yet complete. Please provide the following:

1. Photos of the existing site from street and alley views. (there was an HEIC file type that we could not open. Please be sure to use conventional photo formats such as JPG, GIF or PDF file formats.)
2. Materials of the exterior: label each exterior material for the building and the site plan, provide cut sheets that show the material, dimension, color and finish for each material type. (Links to websites are not sufficient.) The current drawing set does not show the material types for siding, trim, storm gutters, windows, for example. We need to see more specific information.

PSR: 250205dr

APPLICANT RESPONSE

Response Date: 02/05/2025



Material type and color are indicated





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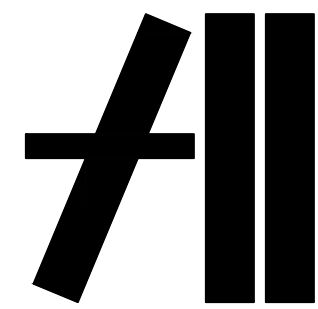
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SHEET TITLE:

TITLE SHEET, ARCH. SITE
PLAN &
LANDSCAPE
PLAN

ISSUE:

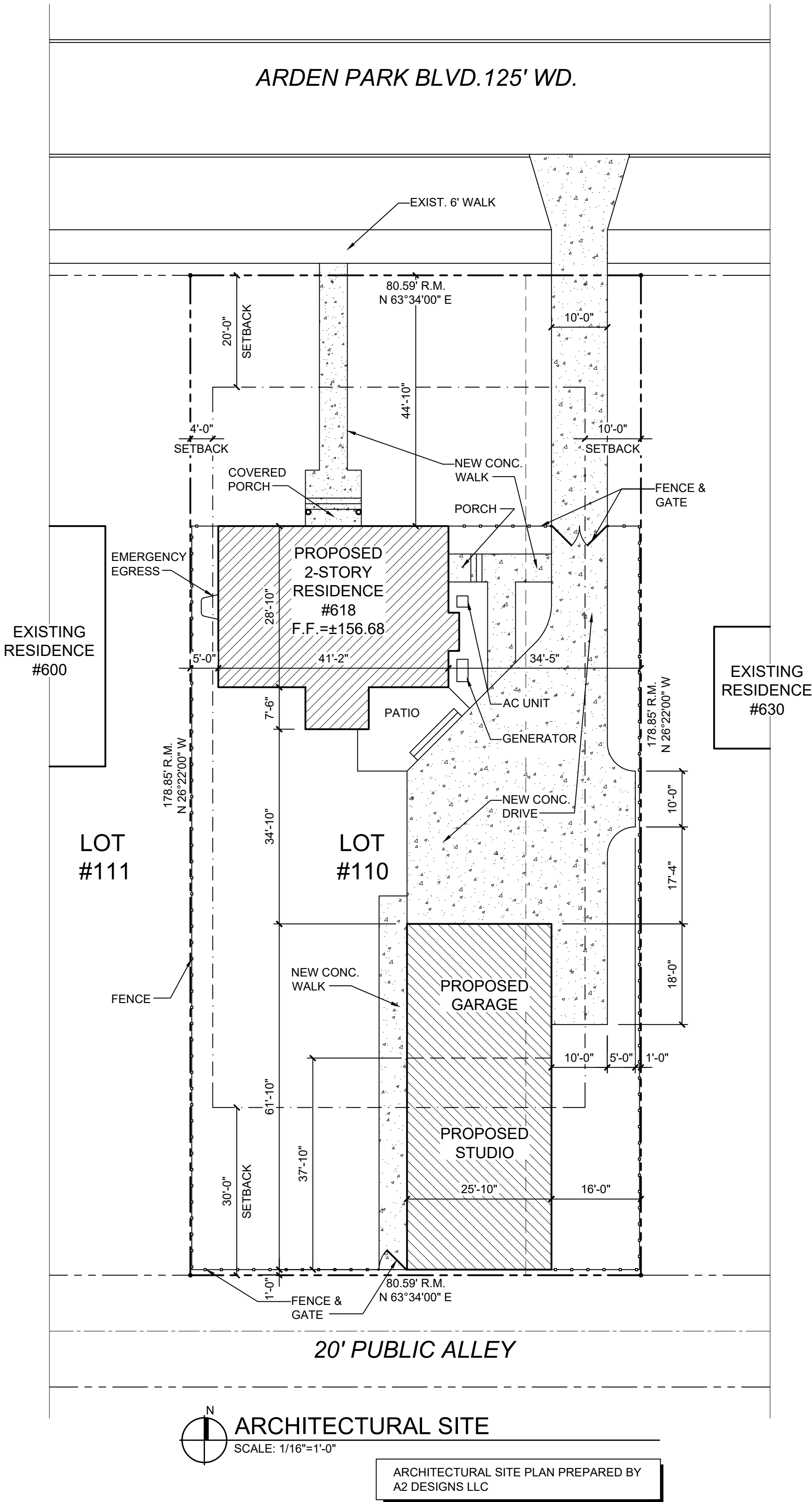
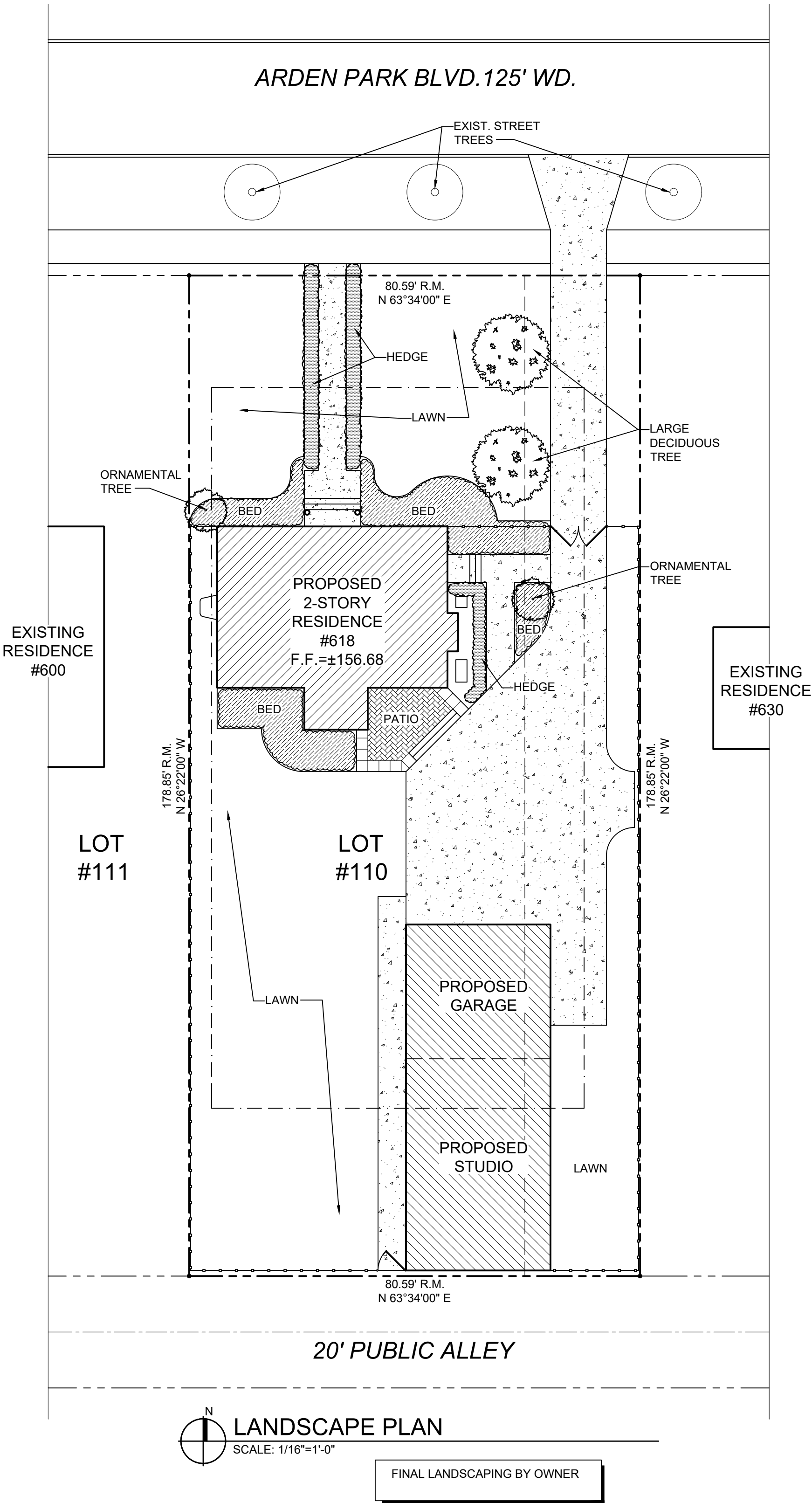
HDC SUBMITTAL
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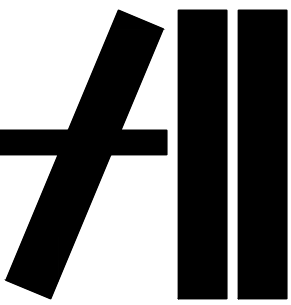
PROJECT NO.:

1229-25

SHEET:

A-1





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SHEET TITLE:

HOUSE
ELEVATIONS

ISSUE:

HDC SUBMITTAL
02-03-25

PROJECT NO.:

1229-25

SHEET:

A-3

- ELEVATION / EXTERIOR FINISH NOTES:
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SOUTH(REAR) ELEVATION

SCALE: 1/4"=1'-0"



WEST ELEVATION

SCALE: 1/4"=1'-0"



EAST ELEVATION

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NORTH(FRONT) ELEVATION

SCALE: 1/4"=1'-0"



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SHEET TITLE:

ACCESSORY
STRUCTURE
ELEVATIONS

ISSUE:

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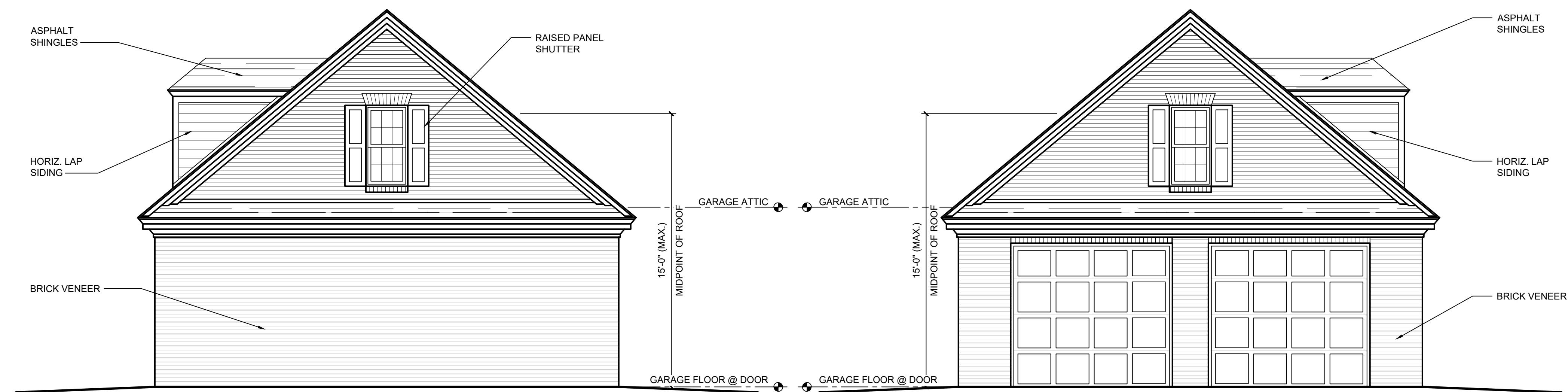
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SIDE ELEVATION

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SOUTH (ALLEY) ELEVATION

SCALE: 1/4"=1'-0"

NORTH (FRONT) ELEVATION

SCALE: 1/4"=1'-0"



"HARDIPLANK" OR EQ. LAP SIDING
- ARCTIC WHITE



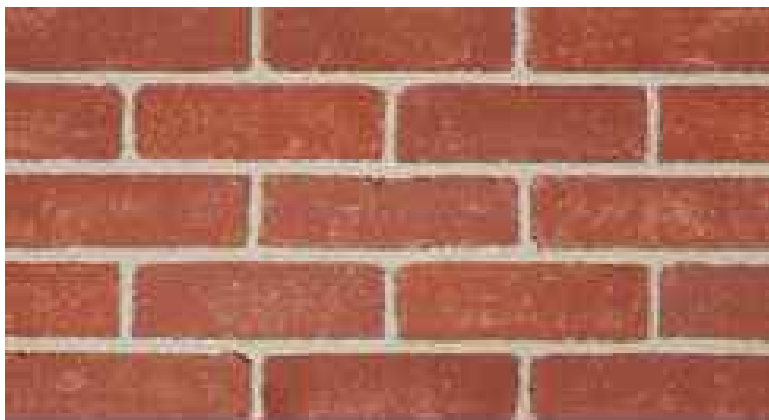
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- WHITE



FIBERGLASS REINFORCED
POLYMER COLUMNS
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ENTRY DOOR
- ESPRESSO STAINED WOOD



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- RED



ASPHALT DIMENSIONAL SHINGLES
- CHARCOAL GRAY



"AZEK" OR EQ. TRIM BOARDS
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GUTTERS - 'K' STYLE - WHITE



WINDOWS - MARVIN ELEVATE
(SIMULATED DIVIDED LITES) -
STONE WHITE



RAISED PANEL SHUTTERS
- BLACK



FRONT ELEVATION RENDERING



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FINISHES

ISSUE:

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PROJECT NO.:

1229-25

SHEET:

A-4



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

APPLICATION ID

HDC2024-00706

PROPERTY INFORMATION

ADDRESS(ES): 618 Arden Park

HISTORIC DISTRICT: Boston-Edison

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|--|---|---|---|---|--------------------------------|
| <input type="checkbox"/> Windows/ Doors | <input type="checkbox"/> Walls/ Siding | <input type="checkbox"/> Painting | <input type="checkbox"/> Roof/Gutters/ Chimney | <input type="checkbox"/> Porch/Deck/Balcony | <input type="checkbox"/> Other |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Signage | <input checked="" type="checkbox"/> New Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Site Improvements (landscape, trees, fences, patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

New home build

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Contractor

NAME: Tyrone Smith

COMPANY NAME: Smith's Designer Construction

ADDRESS: 143 Cady St #125

CITY: Northville

STATE: MI

ZIP: 48168

PHONE: +1 (313) 622-4502

EMAIL: Tscompleteconstruction@yahoo.com

I AGREE TO AND AFFIRM THE FOLLOWING:

- ☒ I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- ☒ I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- ☒ I hereby certify that the information on this application is true and correct. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent.

DocuSigned by:

86330941514D430...

SIGNATURE

12/16/2024

DATE


NOTE: Based on the scope of work, additional documentation may be required. See www.detroitmi.gov/hdc for scope-specific requirements.

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

| | |
|---|-----|
| ePLANS PERMIT NUMBER: (only applicable if you've already applied for permits through ePLANS) | N/a |
|---|-----|

GENERAL

| | |
|---|---|
| 1. DESCRIPTION OF EXISTING CONDITION <i>Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")</i> | |
| Vacant land | |
| 2. PHOTOGRAPHS <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i> |  |
| 3. DESCRIPTION OF PROJECT <i>In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)</i> | |
| Build new home from blue prints | |
| 4. DETAILED SCOPE OF WORK <i>In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")</i> | |
| All detailed work to be shown in blue prints All elevations and site plan to be submitted to HDC for approval before applying for building permit | |
| 5. BROCHURES/CUT SHEETS <i>Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.</i> | |

ADDITIONAL DETAILS

| | |
|--|--|
| | |
| | |
| | |
| | |

11:09



9 Messages

< Inbox

M. Flowers 618 Ar...

