



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

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

Application Number: HDC2025-00199

Effective Date: 05/21/25

Project Address: 2044 Chicago Blvd

Issued to: Timothy Flintoff Jr.

2761 E. Jefferson Ave, Ste 302
Detroit, MI 48207

Historic District: Boston-Edison

Description of Work:

(continued on next page)

- At open portion of front porch, replace existing concrete slab with new slab. Install new ceramic tiles at floor to match existing. Repair failing brick at wingwalls with new to match existing as required. Tuckpoint where necessary. Replaced damaged steps with new concrete steps to match existing in dimension
- At interior porch, retain existing tiles. Repair damaged tile with new ceramic tile to match existing where necessary
- At front elevation, install a new wood door with leaded glass sidelites where missing. Retain and repair the existing historic, arched top front door
- Rebuild the fire damaged areas at 2nd and 3rd story per the current appearance
- Remove remaining windows and associated trim/casing to rough opening with the exception of the five remaining historic windows at the east wall, first story
- Install new aluminum-clad wood casement and double-hung windows with simulated divided lites and wood casement windows with lead coming per application
- At rear, first story door opening, install a set of French doors with sidelites per application
- At rear porch, remove screens at first story openings and replace wood shake at second story walls with new stucco panel

With the Conditions that:

(continued on next page)

- The tile for the front porch floor shall exactly match the existing tile and material in texture and dimension. The applicant shall provide the product cut sheet for the tiles to staff for review and approval prior to the issuance of the project's permit.
- The windows on the front facade shall be custom-made leaded glass windows to match as closely as possible to the windows that were removed. Cutsheets and specifications shall be submitted to staff for approval
- Regarding the remaining windows at the side and rear facades, cut sheets and specifications shall be submitted to staff for approval in color, style and light organization.

Application Number: HDC2025-00199

Description of Work:

N/A

With the Conditions that:

N/A

COA

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: 250522JR

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.