

June 16, 2020

**CERTIFICATE OF APPROPRIATENESS**

Monique Marks  
President and CEO  
Franklin Settlement  
3360 Charlevoix  
Detroit MI 48207

**RE: Application Number 20-6734; 3360 Charlevoix; Franklin-Wright Settlement Historic District**

Dear Ms. Marks:

At the regular scheduled meeting held on June 10, 2020, the Detroit Historic District Commission (“Commission”) reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205, MSA 5-3407(5)(10) and Section 21-2-73 of the 2019 Detroit City Code; the Commission reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of June 16, 2020.

The Commission issued a Certificate of Appropriateness for the following work items because they meet the Secretary of Interior’s Standards for Rehabilitation, specifically Standards:

- 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- 7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
- 9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

Per the applicant’s submitted scope of work and construction drawings, the project will encompass the following items:

- Scrape all loose paint.
- Inspect the façade and make necessary repairs to masonry veneer utilizing standard concrete masonry units (CMU) and necessary tuckpointing at missing mortar joints, in order to prevent further water infiltration.

- Power wash the entire exterior of the building.
- Prime new and exposed masonry.
- Provide (2) Coats of Sherwin Williams A100 Exterior Paint (includes accent bands with colors picked by owner).
- Completely remove main entry stairs and replace per post bid documents provided. (Contractor confirmed the existing wingwalls will remain.)
- *Per the submitted plans:* Concrete stairs will be constructed below-grade at the rear elevation of the gymnasium. A vertical metal railing will be installed to close-off the stairs from the playground.

However, the COA is issued with the following conditions:

- The applicant will submit the final color scheme for staff review.
- The final selection for the front stair railing and rear stair guard rail (specifying design, dimensions, material, and color) shall be submitted for staff review.

Please retain this COA for your files. It is important to note that approval by the Detroit Historic District Commission 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 me at 313-628-2190.

For the Commission:



Audra Dye  
Architectural Historian, Detroit Historic District Commission