

September 16, 2020

CERTIFICATE OF APPROPRIATENESS

Jennifer Noble
421 E. Ferry Avenue
Detroit, MI 48202

RE: Application Number 20-6832; 421 E. Ferry Avenue, East Ferry Avenue Historic District

Dear Ms. Noble:

At the regularly scheduled meeting held virtually on September 9, 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 has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of September 16, 2020.

The following proposed work meets the defined elements of design for the historic district and the Secretary of the Interior’s Standards for Rehabilitation and guidelines for rehabilitating historic buildings (36 CFR Part 67).

Rear addition and exterior painting:

- Demolish existing rear wood deck
- Erect single story rear addition and smaller deck.
 - The new construction will be set-in eight inches from the historic east and west elevations.
 - The depth of the addition is 6’-4”.
 - New brick, matching in color, pattern, dimension and profile to the house’s historic brick, will be used.
 - The roof will have a 3/12 pitch (the main structure has a 12/12 pitch) and will be covered with asphalt shingles, matching those on the house.
 - Two wood (primed wood exterior sash) double-hung (1/1) Marvin Ultimate windows, one on the east elevation and one on the south elevation, will be installed.
 - A single door will be installed on the rear elevation.
 - A single-story platform deck (8’-5” wide x 5’-0” deep) will be erected; stairs will descend to the back yard.
 - Composite decking is currently being considered for the platform deck and stairs. Color to be selected by property owner.
- The tin paneling wrapping the upper floors of the house (as well as the tin and wood shingles within the gables) will be repainted a color that coordinates with Color System B. The color will be submitted to HDC staff for review.

The COA was issued with the following conditions:

- The exterior paint palette will be submitted to HDC staff for review and will conform to Color System B.
- Catalog cuts confirming the composite deck material, color, and design details of the balusters and balustrade will be submitted to HDC staff for review.
- A catalog cut of the new exterior entry door, confirming its design, material, finish and color will be submitted to HDC staff for review.

- Should the property owner elect to construct a wood platform deck and stairs, drawings confirming the design of the balusters and balustrade will be submitted to HDC staff for review. The wood shall be left untreated for a minimum of three months (and not longer than six months) so it may properly dry before being painted. The paint color will be submitted to HDC staff for review.

Please retain this COA for your files. You should now proceed to obtain a building permit from the City of Detroit Buildings, Safety, Engineering and Environmental Department. 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.

For the Commission:



Audra Dye
Staff
Detroit Historic District Commission