

07/20/21

CERTIFICATE OF APPROPRIATENESS

Becky Nix
bioLINIA, LLC
2060 Wabash
Detroit, MI 48216

**RE: Application Number 21-7158; 2060 Wabash; Corktown Historic District
Project Scope: Erect 2-story Accessory Building/Garage**

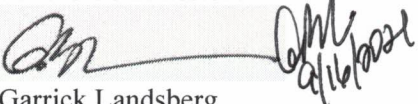
Dear Applicant,

At the Regular Meeting that was held on July 14, 2021, 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 hereby issues a Certificate of Appropriateness for the following work, effective on July 20, 2021, as it meets the Secretary of Interior's Standards for Rehabilitation and the district's Elements of Design:

Erect new 2-story accessory building/garage, per the submitted documents and drawings.

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. If you have any questions regarding the foregoing, please contact me at 313-224-1762.

For the Commission:


Garrick Landsberg
Director/Staff
Detroit Historic District Commission

2060 Wabash - Historic Commission Application

NARRATIVE:

This proposal is for the new construction of a detached 2-story garage + accessory dwelling unit located in the Corktown Historic District. The existing new home was built on site in 2019 and was previously approved by the HDC. The proposed garage will implement the same materials as the existing home using painted wood shiplap siding, black window frames and large format windows, with the difference of a flat roof rather than a slope. In the future, the roof may hold solar panels, but will remain predominately hidden by the roof parapet. The 1-bedroom dwelling unit shall connect to the back parking area by a stair entry door sheltered by an angular roof overhang that mimics the existing house's side entry overhang.

DESCRIPTION:

The existing gravel lot currently houses 4 parking spaces at the back alley. Two of these spaces shall be converted into a garage and the accessory dwelling unit will provide much needed additional income to support the owner, to increase density in the neighborhood, and contribute to the value of land and beautification of the site.

APPROVAL ITEMS:

- new construction of garage + accessory dwelling unit (above)
- new construction of proposed 6' high cmu privacy wall (covered with ivy) @ back parking

PRODUCTS:

all products have been previously used in the main house.

- 5" shiplap wood horizontal siding (painted the same color as the house)
- windows (Jeldwen Siteline Clad in black) - previously approved by commission
- Roofing (not observable from street) - TPO membrane (white) w/ Solar Panels (in the future)
- Privacy Wall - Conventional CMU block w/ Virginia Creeper Ivy

