

DHDC 22-7663

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

5/26/2022

CERTIFICATE OF APPROPRIATENESS

John Biggar
350 Madison Avenue, 4th Floor
Detroit, Michigan 48226

**RE: Application Number #22-7663; 296 Eliot; Brush Park Historic District
Project Scope: Rehabilitate Building**

Dear Mr. Biggar,

At the Special Meeting that was held on March 30, 2022, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on April 6, 2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Front/North Elevation

- Erect a new porch at primary entry to include wood columns which are clad with Azek /composite cladding and a hipped roof
- Repair both existing porch steps/landings in kind where necessary
- At second story, western most windows, remove existing non-historic sash and trim while retaining existing wood surround. Replace with new windows and trim and repair retained wood surround
- Replace all remaining existing wood windows and trim with new windows and trim
- At second story, replace existing paired French doors and trim above and install with new wood French doors to fit within existing opening

East/Side Elevation

- At original building, east elevation:
 - Remove all existing non-historic wood windows and wood trim and install new 1/1, double hung windows and trim.
 - Remove one window and trim at second story and infill opening with brick
- At central addition, east elevation
 - Remove four windows, sills, and trim and enclose openings with brick
 - Replace remaining non-historic windows and trim and replace with new windows and trim
 - Install new concrete stairs to basement, to include a masonry sidewall above grade which shall be clad with brick and topped with a limestone cap and 2” round metal guardrail. A new doorway and door in the south wall of the original house will lead to these stairs (door type, dimensions not specified)
- At rear/southernmost addition, east elevation:
 - Remove one door, infill opening
 - Replace remaining non-historic windows and trim and replace with new windows and trim

West/Side Elevation

- At original building, west elevation:
 - Remove all existing non-historic wood windows and wood trim and install new 1/1, double hung windows and trim.
- At central addition, west elevation:
 - Remove all existing non-historic wood windows and wood trim and install new 1/1, double hung windows and trim.
- At rear/southernmost addition, west elevation:
 - Remove non-historic windows, trim, and historic sills, enclose openings
 - Replace remaining non-historic windows and trim with new 1/1 double-hung windows and trim

Rear/South Elevation

- At central addition, south elevation:
 - Erect a new wood porch at second story to include composite lumber deck boards (Trex Enhance series, Foggy Wharf color) with Trex composite 4 x 4 post sleeves, skirt and top cap. Trex top rail with cable rails below.
 - Remove all existing non-historic wood windows and wood trim. Expand openings and install three sets of sliding glass doors and one set of swinging glass doors
 - At first story, new sliding glass doorway, install a concrete steps with brick wingwalls

- At rear/southernmost addition, south elevation:
 - Remove two non-historic windows, trim, and historic sills and partially enclose openings. Create new lower openings and install new 1/1 double-hung windows and trim

Roof

- At rear, erect a new rooftop penthouse (to be clad with cement fiberboard) to lead to new rooftop deck.
- At hipped roof, replace existing asphalt shingle roof with new asphalt shingles (Certainteed XT-25 shingles, Nickel Gray color)
- Install new K-style aluminum gutters and round downspouts (dark bronze color)
- At flat roof, install a new TPO roof membrane (Firestone Ultraply TPO on 3" polyisocyanate insulation)
- Install 2-piece metal coping/wall cap at parapet walls (dark bronze anodized finish color)

All Elevations

- Repoint/tuck existing masonry where necessary

Site

- Add 4 new concrete parking spots at rear
- Re-seed rear yard

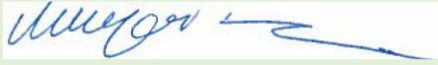
With the condition(s) that:

- The applicant shall provide HDC staff with dimensioned details around the specific manner in which the new windows and trim (to include brickmould and mullions) will be installed within each opening at the building prior to the issuance of the project permit. Staff shall be afforded the opportunity to review and approve the new windows. Should staff determine that the proposed new windows are not compatible with the building's historic appearance, staff shall forward the work item to the Commission for review at a regular meeting
- The new window proposed for installation at the northernmost window opening at the second story, east elevation, shall be designed to replicate the size, light configuration, and operation of the windows as they appear in the photo on page 3 of this document (see below). The area below the windows shall be enclosed with wood and trim, matching the appearance in the below photo, and the current decorative stone sill below must be maintained at its current location.

Please retain this COA for your files and post it 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. If you have any

questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Jennifer Ross
Detroit Historic District Commission



A

Condition in 2000. Note that this location included 4, 1/1, double-hung, mullied windows within this opening.