

DHDC 22-7960

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

08/15/22

CERTIFICATE OF APPROPRIATENESS

Michael Lerner
Epsilon Beta of Theta Tau Association
312 Rhode Island Ave.
Royal Oak, MI 48067

**RE: Application Number 22-7960; 478 W. Alexandrine; Willis-Selden Historic District
Project Scope: Replace Existing Fence**

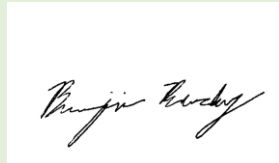
Dear Applicant,

At the [Regular or Special] Meeting that was held on [Meeting Date], 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 [Effective Date, usually the Tuesday after a Wednesday Meeting], as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

The replacement of the existing front yard fence with a new fence per the submitted documents, drawings, and other submitted materials.

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:



Benjamin Buckley
Detroit Historic District Commission

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

CITY OF DETROIT
PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: 6/17/2022

PROPERTY INFORMATION

ADDRESS: 473 West Alexander, Detroit MI 48204 AKA: _____

HISTORIC DISTRICT: Willis - Selden

SCOPE OF WORK: Windows/Doors Roof/Gutters/Chimney Porch/Deck Landscape/Fence/Tree/Park General Rehab
 New Construction Demolition Addition Other: _____

APPLICANT IDENTIFICATION

Property Owner/Homeowner Contractor Tenant or Business Occupant Architect/Engineer/Consultant

NAME: Michael Corner COMPANY NAME: Epsilon Beta of The Iota Tau Ass'n, Inc

ADDRESS: 312 Rhode Island Ave CITY: Royal Oak STATE: MI ZIP: 48067

PHONE: _____ MOBILE: 586.299.7223 EMAIL: ebothousing@gmail.com

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

Completed Building Permit Application (highlighted portions only)

ePLANS Permit Number (only applicable if you've already applied for permits through ePLANS)

Photographs of ALL sides of existing building or site

Detailed photographs of location of proposed work (photographs to show existing condition(s), design, color, & material)

Description of existing conditions (including materials and design)

Description of project (if replacing any existing material(s), include an explanation as to why replacement—rather than repair—of existing and/or construction of new is required)

Detailed scope of work (formatted as bulleted list)

Brochure/cut sheets for proposed replacement material(s) and/or product(s), as applicable

NOTE:

Based on the scope of work, additional documentation may be required.

See www.detroitmi.gov/hdc for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO **HDC@DETROITMI.GOV**

Date: 6/17/2022

PROPERTY INFORMATION

Address: 478 W. Alexandrine Floor: _____ Suite#: _____ Stories: _____

AKA: _____ Lot(s): _____ Subdivision: _____

Parcel ID#(s): _____ Total Acres: _____ Lot Width: _____ Lot Depth: _____

Current Legal Use of Property: _____ Proposed Use: _____

Are there any existing buildings or structures on this parcel? Yes No

PROJECT INFORMATION

Permit Type: New Alteration Addition Demolition Correct Violations Foundation Only Change of Use Temporary Use Other: _____ Revision to Original Permit #: _____ (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)

New black Aluminum Fence to match historic guidelines MBC use change No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

 HVAC/Mechanical Electrical Plumbing Fire Sprinkler System Fire Alarm

Structure Type

 New Building Existing Structure Tenant Space Garage/Accessory Building Other: _____ Size of Structure to be Demolished (LxWxH) _____ cubic ft.Construction involves changes to the floor plan? Yes No

(e.g. interior demolition or construction to new walls)

Use Group: _____ Type of Construction (per current MI Bldg Code Table 601) _____

Estimated Cost of Construction \$ _____ By Contractor \$ _____ By Department

Structure Use

 Residential-Number of Units: _____ Office-Gross Floor Area _____ Industrial-Gross Floor Area _____ Commercial-Gross Floor Area: _____ Institutional-Gross Floor Area _____ Other-Gross Floor Area _____

Proposed No. of Employees: _____ List materials to be stored in the building: _____

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: _____ Date: _____ Fees Due: _____ DngBld? No

Permit Description:

Current Legal Land Use: _____ Proposed Use: _____

Permit#: _____ Date Permit Issued: _____ Permit Cost: \$ _____

Zoning District: _____ Zoning Grant(s): _____

Lots Combined? Yes No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ _____ New \$ _____

Structural: _____ Date: _____ Notes: _____

Zoning: _____ Date: _____ Notes: _____

Other: _____ Date: _____ Notes: _____

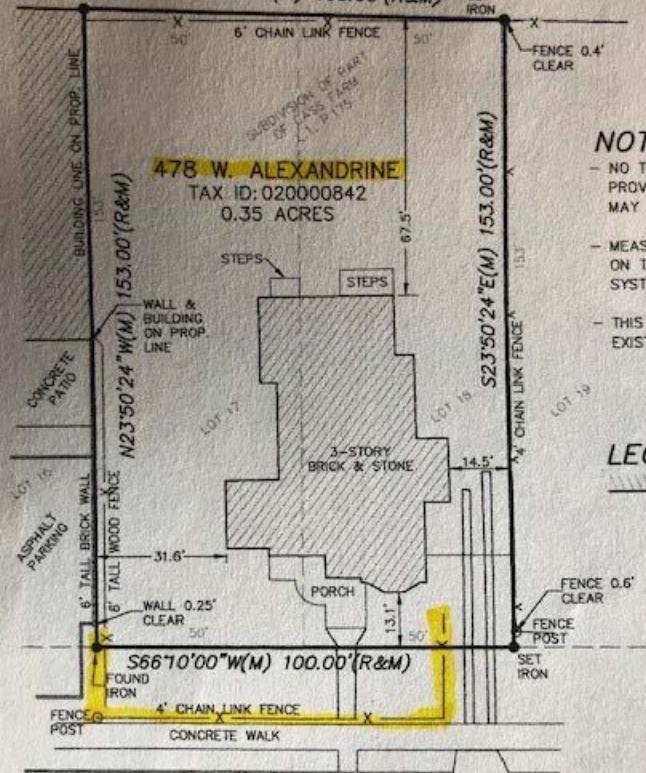
Permit #:

PUBLIC ALLEY (20' WIDE)

FOUND IRON

$N66^{\circ}10'00"E(M)$ 100.00'(R&M)

SET IRON



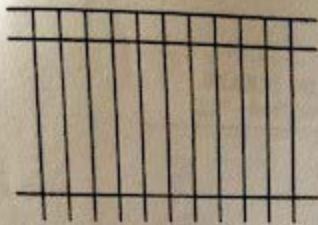
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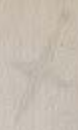
ALEXANDRINE AVE. (100' WIDE)

ASPHALT



EFF-20

Page (local)



NOTES

1. The contractor shall be responsible for the design and construction of the project. The contractor shall be responsible for the design and construction of the project. The contractor shall be responsible for the design and construction of the project.

LETTER

DATE: 10/10/2000

DECLARATION AND SIGNATURE

I hereby declare that the information provided in this document is true and correct to the best of my knowledge and belief. I understand that any false or misleading information provided in this document may result in the termination of this contract and may be subject to legal action.

SIGNATURE
The contractor shall be responsible for the design and construction of the project. The contractor shall be responsible for the design and construction of the project. The contractor shall be responsible for the design and construction of the project.



APPENDIX
This appendix contains the detailed specifications and drawings for the project. It is an integral part of the contract and shall be read in conjunction with the main contract documents.