

# DHDC 22-7936 & 7938

## APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226

8/16/2022

### CERTIFICATE OF APPROPRIATENESS

Najim N. Saymuah, RA  
6 Parklane Boulevard, Suite 676  
Dearborn, Michigan 48126

**RE: Application Number 22-7936 & 22-7938; 3746-3752 SECOND AVENUE; Willis Selden Historic District**

**Project Scope: ERECT MULTI-UNIT TOWNHOUSE BUILDING AND REHABILITATE EXISTING BUILDING**

Dear Applicant,

At the Regular Meeting that was held on August 10, 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 8/16/2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

#### **3752 Second Avenue**

- *Front/West Elevation*
  - At first-story projecting bay, paint existing vinyl cladding (color not specified)
  - At first-story projecting bay, replace existing flat roof and aluminum gutter with new
  - Replace existing wood front porch with new synthetic steps, decking, and railing
  - Replace front door and sidelites to rough opening with new wood door and sidelites
  - Remove plywood from front door transom
  - At second story decorative lintels, clean and repaint (color not specified)
- *Side/South Elevation*
  - Remove non-historic sliding door and wood stairs. Install new Anderson 400 windows with sill in opening. Infill brick below window. Dimensioned details for the new windows and opening have not been provided
  - Replace existing aluminum downspout with new
- *Rear/East Elevation*
  - Remove existing non-historic steel door and wood steps. Install new door (style and material not specified) and new composite steps and deck
- *Windows*
  - All windows are non-historic vinyl units with aluminum coilstock trim which were

present at the time of the district's designation. See the below for the three different window opening types at the property. Repair windows if possible. If deteriorated beyond repair, install new 1/1, double-hung Anderson 400 series window units (trim and sash).

- *Roof*
  - Replace existing asphalt shingle roof with new dimensional asphalt shingle roof
- *All Exterior Walls/Remove Paint*
  - remove paint
- *Site*
  - At rear yard, add four new 9'-0"x20'-0" concrete parking spots
  - At north/side yard, add three new 10'-0"-wide concrete driveway with concrete approach to accommodate three parking spaces
  - Add new concrete walkway in rear yard
  - Add new landscaping at front yard (species not specified)
  - Remove existing non-historic aluminum fencing at front and side yards

### **3746 Second Avenue**

- Remove existing fencing and vegetation to accommodate the construction of a new two-story, 4 unit townhouse building. The new building shall measure 27'-2" in height and will have a 79'x29' footprint. Exterior walls will be clad with fiber cement, synthetic wood, and brick veneer. Windows will be aluminum and the building will be topped with a flat roof. Landscaping shall be installed at the parcels front yard (species not specified) and a new single concrete parking spot to the rear yard. New concrete sidewalks will be added to the side and rear yards.

### ***This approval has been issued WITH THE FOWLLING CONDITIONS:***

- The applicant shall provide the following items to HDC staff for review and approval prior to the issuance of the project's permit:
  - Color, size, and material of a new gutters and downspouts at the historic building
  - Paint color for the vinyl siding at the front elevation projecting bay and the front elevation, second-story decorative window lintels at the historic house
  - Drawings for new front and rear porches at the historic house
  - Drawing for new side/south elevation window (to replace existing sliding glass doors) at the historic house
  - Landscaping/specific species at both parcels
- Abrasive methods, to include sandblasting, shall not be employed to clean the historic building's exterior. Rather, the applicant shall identify a more appropriate method for removing the existing paint from the building's exterior walls and decorative front elevation window lintels or that the building's exterior walls be cleaned and repainted an appropriate color. HDC staff shall be afforded the opportunity to review and approve the new proposal to clean and/or paint the building's exterior walls prior to the issuance of the project's permit
- The decorative brackets at eaves at the main roof and the front elevation projecting bay shall be retained. If the aluminum wrapping at these soffits is to be removed, the remaining wood soffit underneath shall be retained and any deteriorated areas shall be repaired in kind
- The decorative Fipon/synthetic cornice shall not be installed in the transom area at the primary/west elevation, above the entry door. Rather a simple fixed, wood-frame glass transom shall be installed at that location.
- The applicant shall refer to existing porches at nearby contemporaneous buildings to support the development of a new design for a simple masonry or wood porch which is more compatible with

the existing residence. HDC staff shall be afforded the opportunity to review and approve the new front porch design prior to the issuance of the project's permit.

- The applicant shall provide HDC staff with dimensioned drawings that indicate how the new units will be installed within the openings at both the masonry building and the primary elevation projecting bay (depth, dimensions of brickmould, etc) should they determine that the existing vinyl windows cannot be repaired. This information shall be submitted to staff for review and approval prior to the issuance of the project's permit.
- New windows shall feature clear glass/the glass cannot be tinted, the associated brickmould/trim must be made of wood, and the units shall display an appropriate finish color (cannot be bright white or tan). Also, any new windows and associated trim/brickmould installed in the masonry building must be inset at least 2" within the opening/wall.

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](mailto:hdc@detroitmi.gov).

For the Commission:



Jennifer Ross  
Detroit Historic District Commission