

DHDC 22-8009

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

9/20/22

CERTIFICATE OF APPROPRIATENESS

Meir Israel
4417 Balfour
Detroit, MI 48224

RE: Application Number 22-8009; 269 Watson; Brush Park Historic District

Dear Applicant,

At the Regular Meeting that was held on September 14, 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 September 20, 2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- *Replacement of the west wall and tuckpointing of the exterior walls per the attached detail descriptions*
- *Replacement of the rear and east doors and the restoration of the front door per the attached detail description*
- *The installation of a new basement door with an enclosed stairwell per the attached drawings and description*
- *The erection of two rear decks and a balcony per the attached drawings and description.*

The Certificate of Appropriateness is issued with the following conditions:

- *The applicant provides a sketch and detail on the reconstruction of the west wall that demonstrates how it will replicate the existing brick pattern of the wall and provide a sample/photo of proposed matching brick to blend in with the existing brick, should the original bricks not be enough.*
- *The applicant changes the vinyl siding to wood lap siding or cementitious board siding with a dimension, color, and smooth surface to match the design of the house.*
- *The doors be painted a color that matches Color System C color scheme of the HDC color guide.*
- *Deck and balcony stain or paint provided for review and approval.*
- *Staff receives a final plan showing product and detail description of the above work.*
- *The applicant provides HDC staff a review of the above items before installation.*

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:



Daniel Rieden
Detroit Historic District Commission

September 01, 2022

Re; 269 Watson Street Detroit, MI 48201

We are requesting to repair and refit the existing west side facia brick wall with its original bricks. Repairing floors 1, 2 & 3 of the west side wall to its original condition.

Tuck point in areas where needed through out the west, east, south & north side walls of reference property.

In addition, we are requesting to Install a new rear door 6 panel still door 36 X 80 cut approximately 41 inches wide by 15 inches in height from the bottom center side of north-back wall to have ingress & egress to the basement.

Please see photos attached.

September 02, 2022

Re; 269 Watson Street Detroit, MI 48201

Dear Dan & Ben,

In reference to the Doors; 4 new exterior doors will be installed all with same description below.

Unfortunately, 3 doors have been replaced. One on the East side elevation and two on the North-rear side elevation. They are all made by Jeld Wen windows and door Co; Inc. Doors are primed steel 4 panel Decorative camber top 4-9/16 jamb w/ brickmould 36X80. We will be painting them with Behr white steel exterior paint semi-gloss. The fourth door will be the one leading to the basement. The main south front 2 panel door will be restored and stained with a dark brown or black burnished polyurethane.

Windows will be address for the next hearing in October 2022, However the 4 front windows have been ordered with Aluminum Clad Wood material.

Install 2 North-Rear porches' approx. 10.8.X 9.4 with covered deck made out of treated pine.& Epdm rubber. Roofing material.

Porches' will be made out of treated Pine & skap stain boards or Deck tracks-rubbered whichever is allowed.

42-foot guard Railing resting on steel frame with treated pine wood.

DATA:

GROSS SITE AREA = 7,498 SQ. FT.
 EXISTING BUILDING = APPROX. 4,584 SQ. FT.
 UNIT #1 = APPROX. 703 SQ. FT.
 UNIT #2 = APPROX. 703 SQ. FT.
 UNIT #3 = APPROX. 718 SQ. FT.
 UNIT #4 = APPROX. 619 SQ. FT.
 UNIT #5 = APPROX. 833 SQ. FT.

ZONING = PD
 PARKING PROVIDED = OFF STREET PARKING PROVIDED

CODE COMPLIANCE:

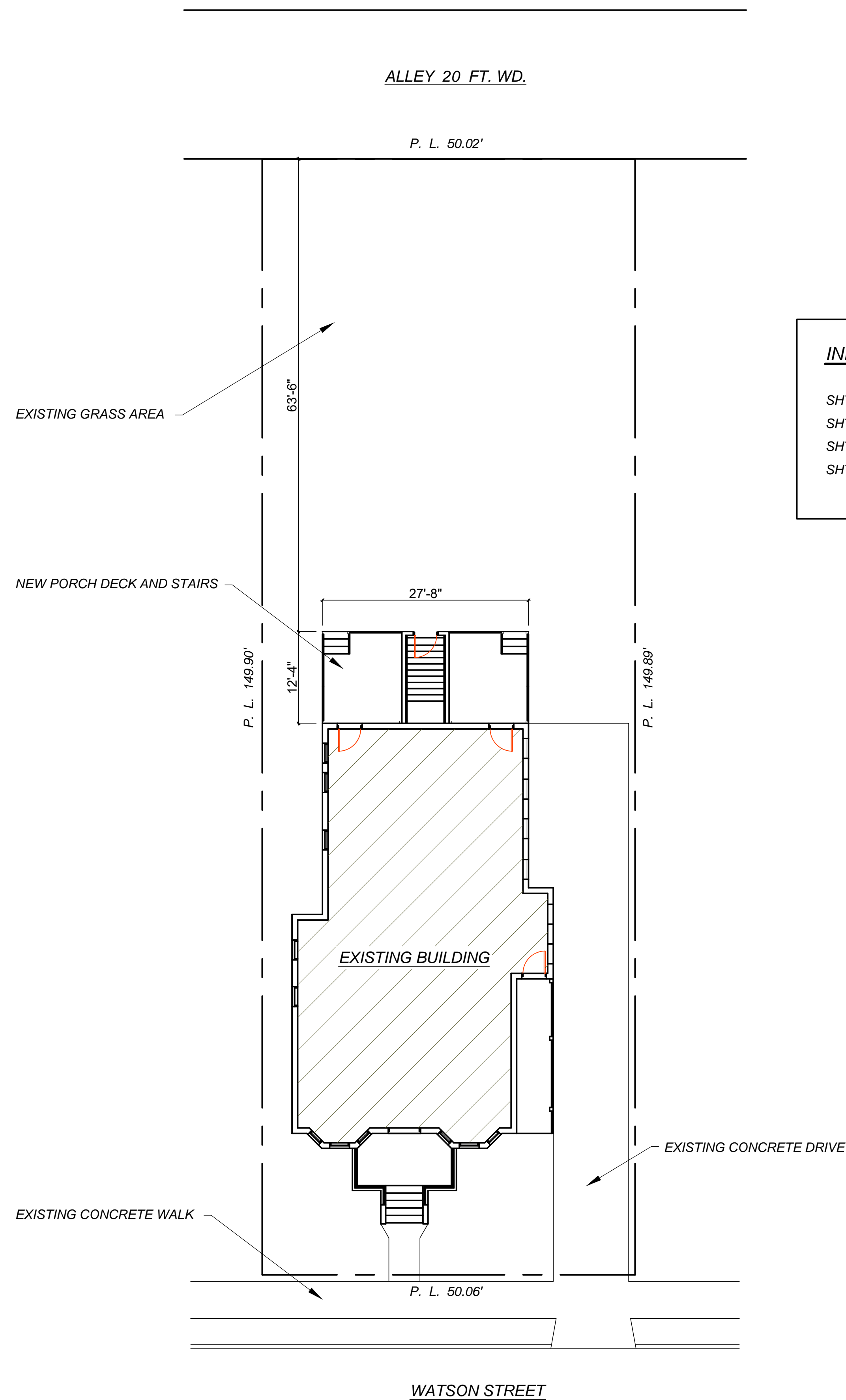
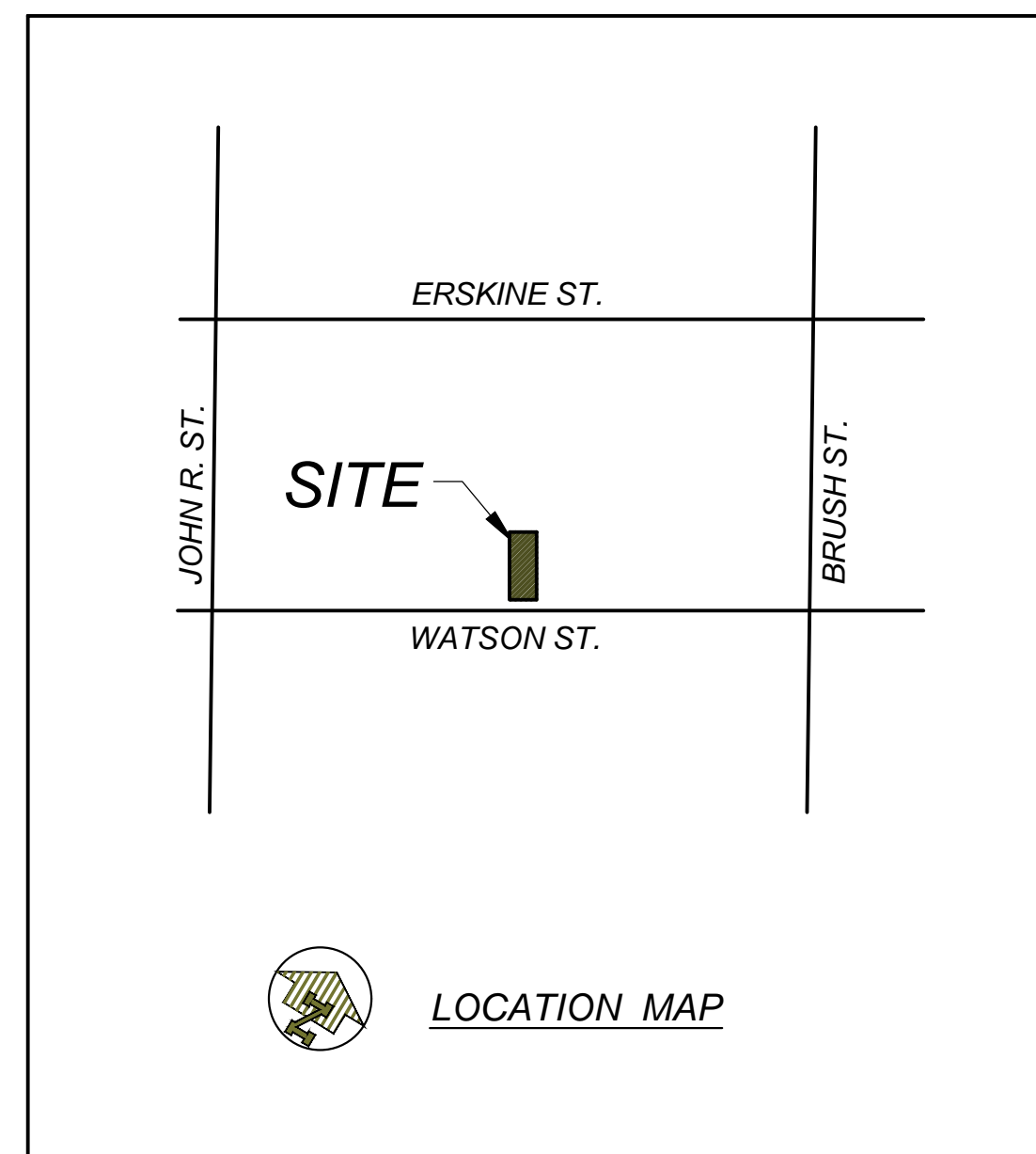
MICHIGAN REHAB BUILDING CODE 2015
 ALTERATION LEVEL 2
 COMPLIANCE METHOD - WORK AREA LESS THAN 50%

LEGAL DESCRIPTION:

PARCEL ID: 01000765
 N WATSON 6BLK 8 BRUSH SUB L3 P24 PLATS, WCR 1/48 50 X 150.

SCOPE OF WORK:

REPLACE ALL EXISTING DRYWALL, DOORS, ELECTRICAL,
 PLUMBING FIXTURES AND HVAC EQUIPMENT WITH NEW.



INDEX TO DRAWINGS:

SHT. A000	SITE PLAN
SHT. A100	BASEMENT, FIRST FLOOR PLANS
SHT. 101	SECOND, THIRD FLOOR PLANS
SHT. 102	ELEVATIONS

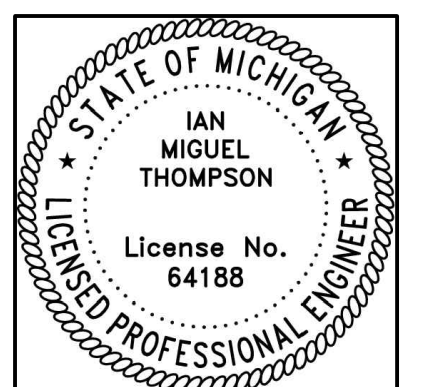
SKETCH DESIGN GROUP

ICS

INDIGOSHORES CONSULTANT SERVICES

ALTERATION LEVEL 2 RENOVATION PLANS FOR 269 WATSON STREET DETROIT, MI

DRAWN BY: D. ALLEN
 CHK BY: I. THOMPSON
 DATE: 07/20/22



PROJECT DIRECTORY

DESIGNER:

INDIGOSHORES CONSULTANT SERVICES PLC.
 26520 GRAND RIVER BLVD., SUITE 101
 REDFORD TWP., MI 48240
 EMAIL: IAN@INDIGOSHORES.COM
 PH: 954.804.3955

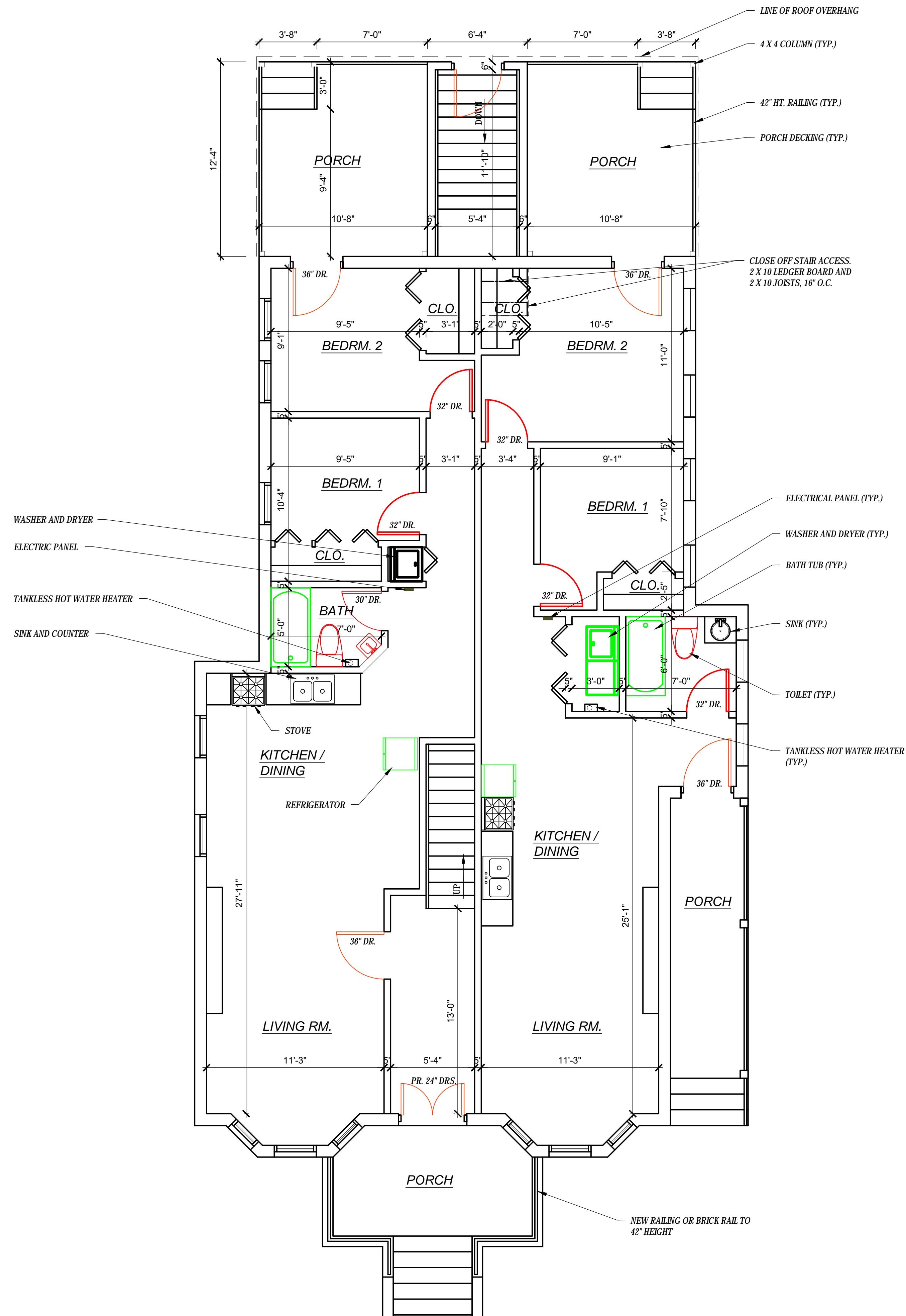
SKETCH DESIGN GROUP
 26520 GRAND RIVER AVE., SUITE 101
 REDFORD TWP., MI 48240
 EMAIL: SKETCHTIMEDESIGN@GMAIL.COM
 PH: 248.890.3036

COVER PAGE

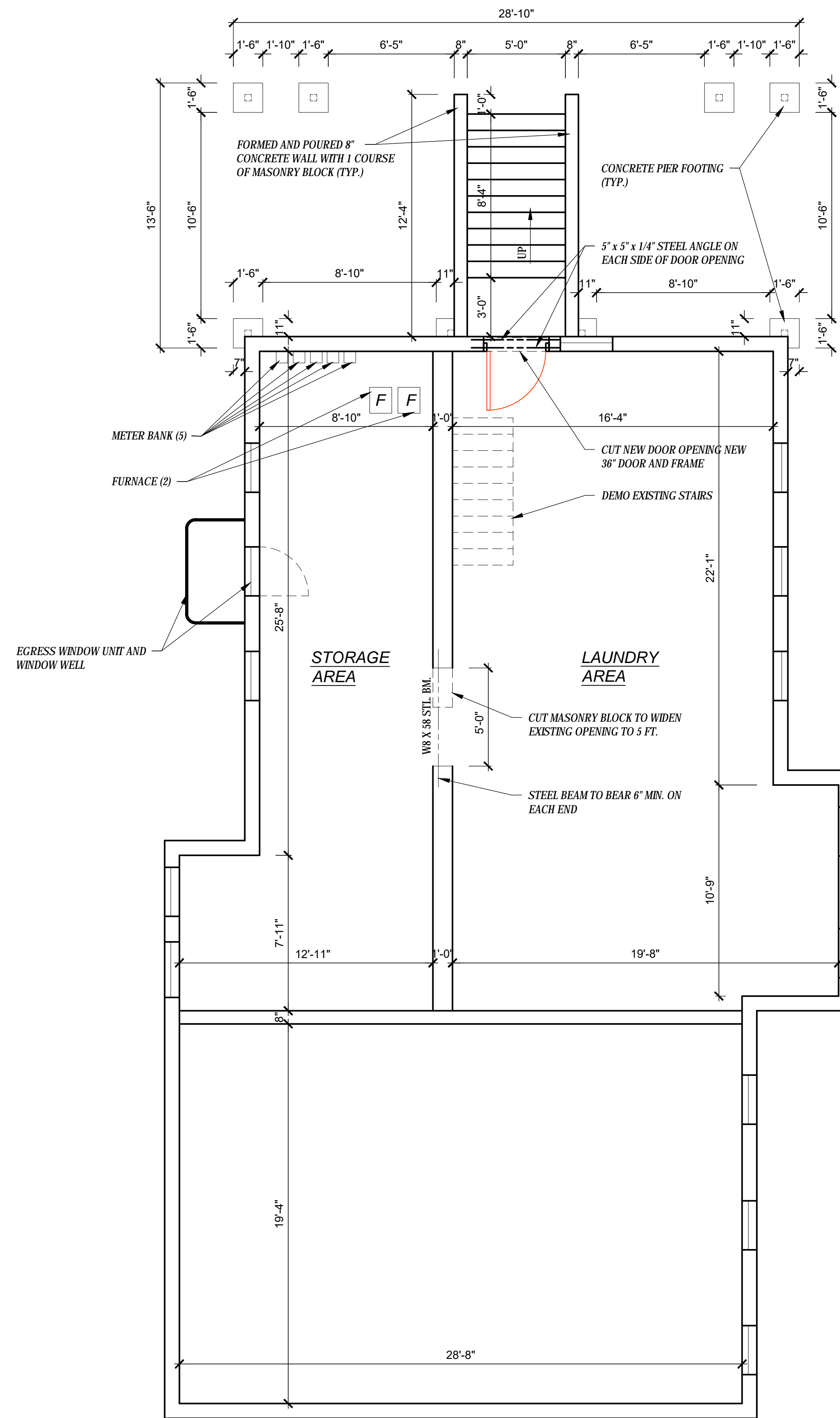
A000

PROJECT #221345

EXISTING SITE PLAN @ 1" = 10'-0"



FIRST FLOOR PLAN @ 1/4" = 1'-0"



BASEMENT FLOOR PLAN @ 1/4" = 1'-0"

SKETCH DESIGN GROUP

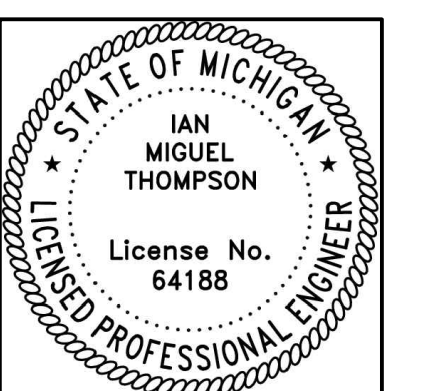
ICS
INDIGOSHORES
CONSULTANT
SERVICES

ALTERATION LEVEL 2
RENOVATION PLANS FOR
269 WATSON STREET
DETROIT, MI

DRAWN BY: D. ALLEN

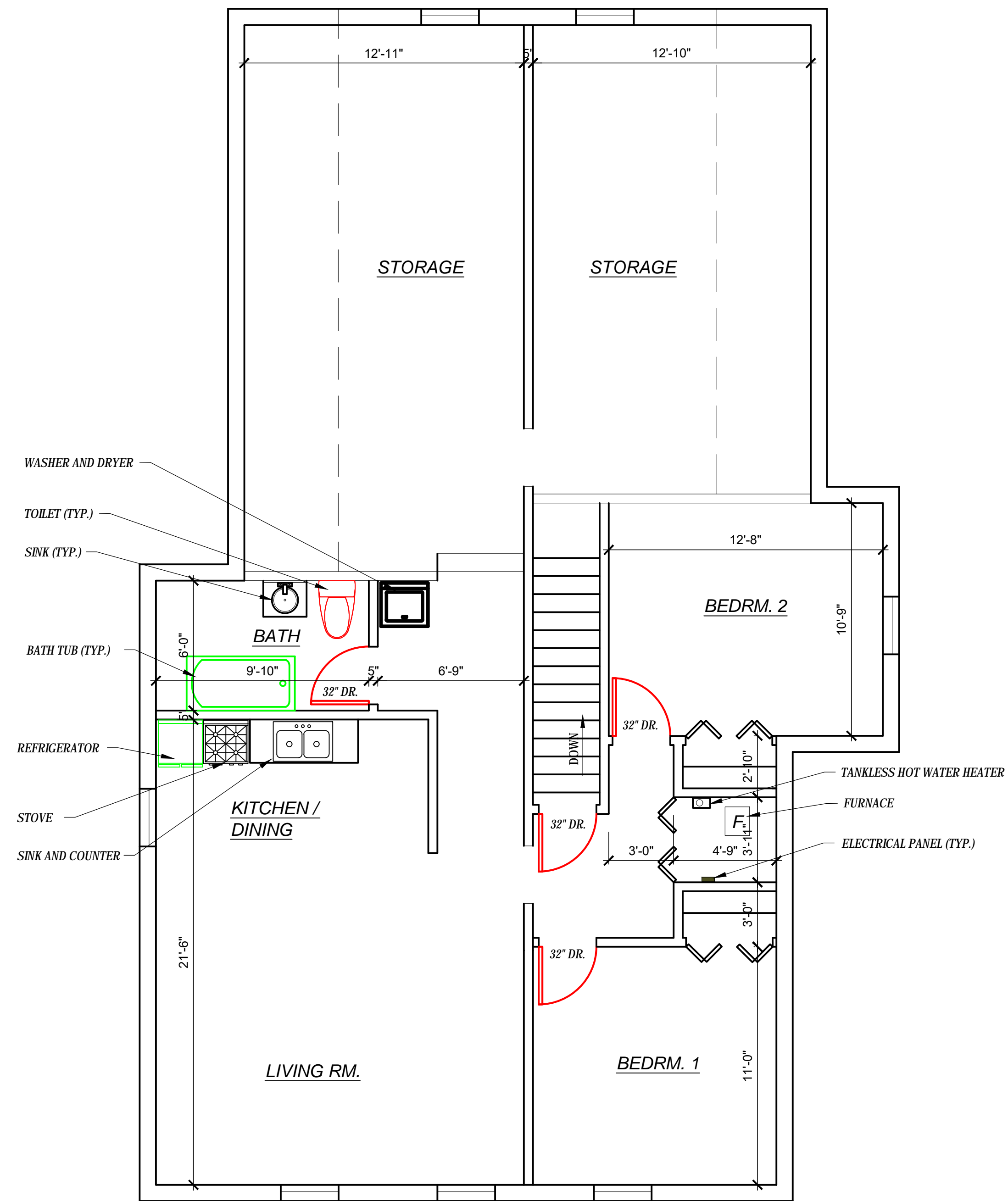
CHK BY: I. THOMPSON

DATE: 07/20/22

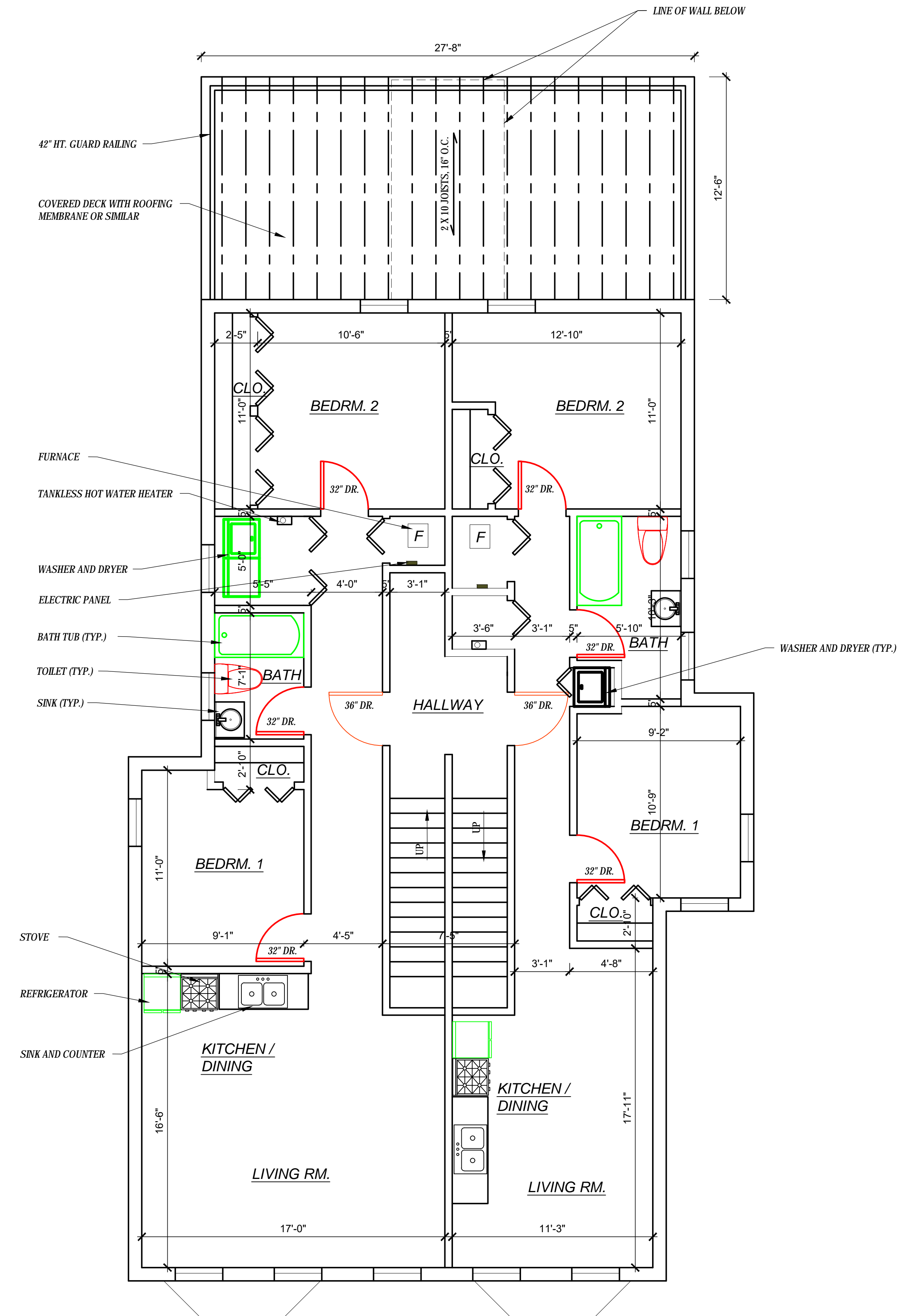


A100

PROJECT #221345



 THIRD FLOOR PLAN @ 1/4" = 1'-0"



 SECOND FLOOR PLAN @ 1/4" = 1'-0"

SKETCH DESIGN GROUP

ICS

INDIGOSHORES CONSULTANT SERVICES

ALTERATION LEVEL 2
RENOVATION PLANS FOR
269 WATSON STREET
DETROIT, MI

DRAWN BY: D. ALLEN

CHK BY: I. THOMPSON

DATE: 07/20/22



A101

PROJECT #221345



SOUTHWEST ELEVATION @ NO SCALE



SOUTH ELEVATION @ NO SCALE

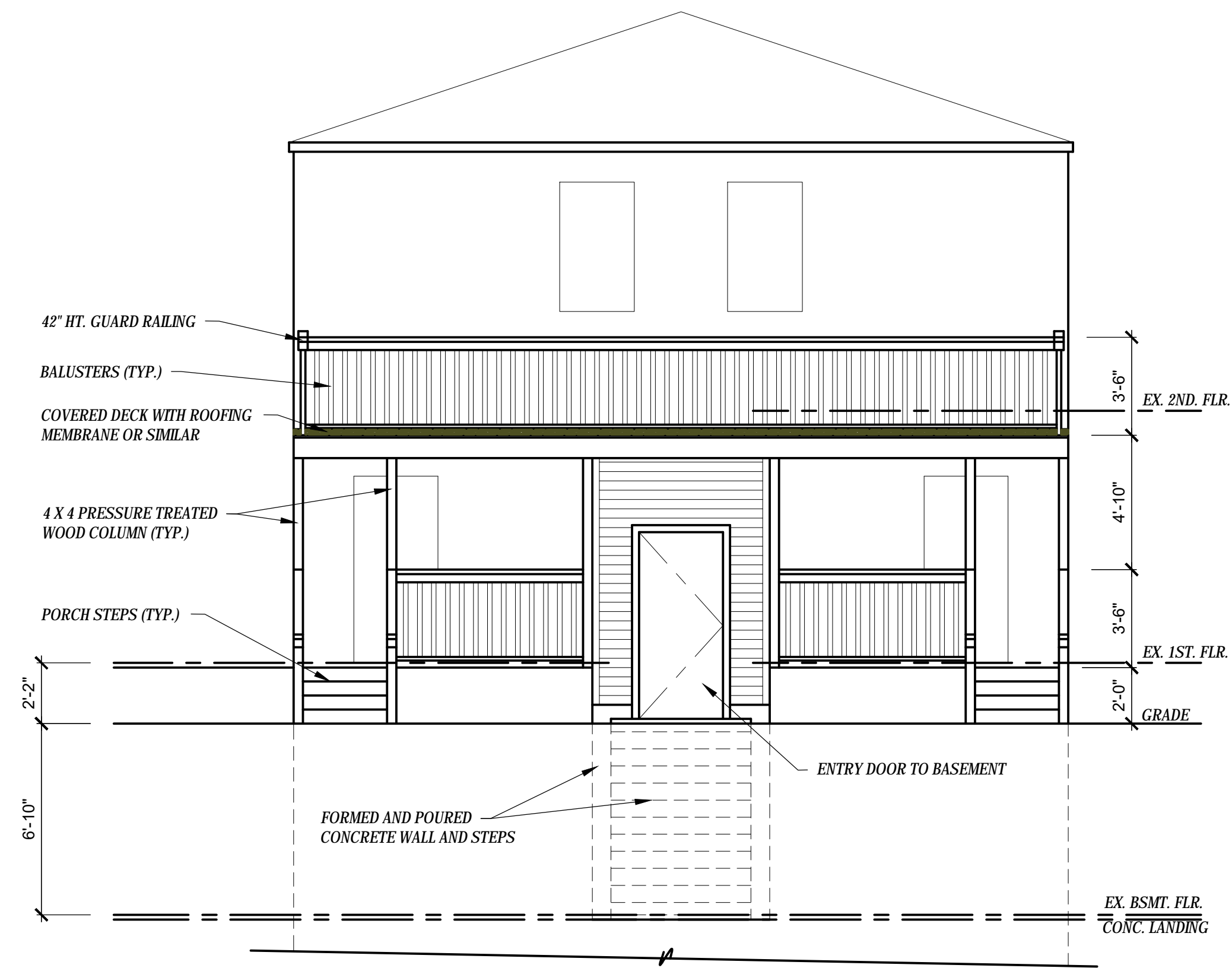


SOUTHEAST ELEVATION @ NO SCALE

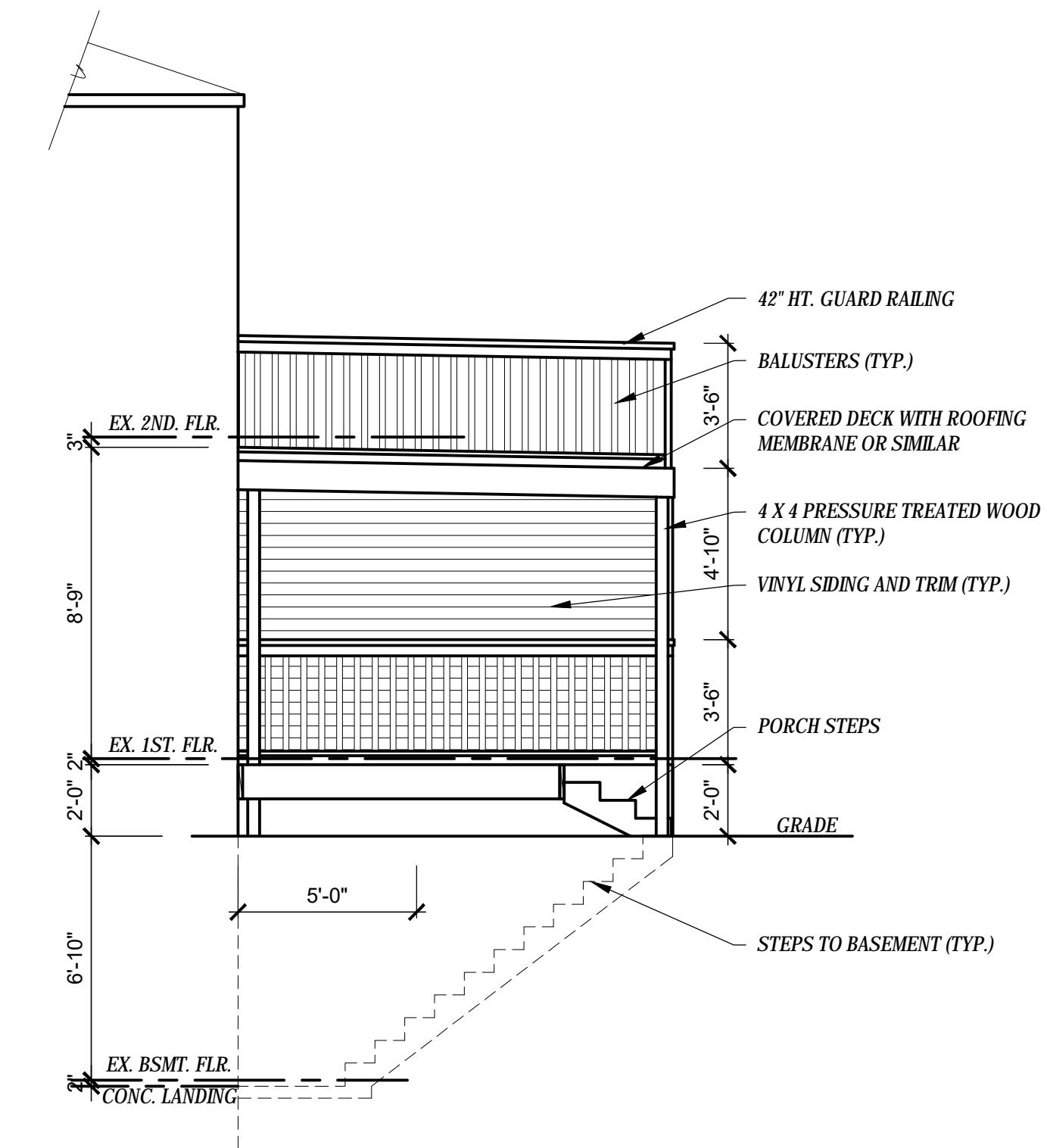
SKETCH DESIGN GROUP

ICS

INDIGOSHORES CONSULTANT SERVICES



NORTH ELEVATION @ 1/4" = 1'-0"



PARTIAL EAST ELEVATION @ 1/4" = 1'-0"
(SIMILAR @ WEST ELEVATION)

**ALTERATION LEVEL 2
RENOVATION PLANS FOR
269 WATSON STREET
DETROIT, MI**

DRAWN BY: D. ALLEN

CHK BY: I. THOMPSON

DATE: 07/20/22



A102

PROJECT #221345

WIDTH

HEIGHT

36

80

RIGHT
HAND
IN SWING

534057



**DECORATIVE
STEEL**