

DHDC 23-8230

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

3/14/2023

CERTIFICATE OF APPROPRIATENESS

SEAN HORVATH
LUNAR CONSTRUCTION INC.

RE: Application Number #23-8230: 2285 Atkinson; Atkinson Avenue Historic District
Project Scope: Erect Garage

Dear Applicant,

At the Regular Meeting that was held on March 8, 2023, 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 March 14, 2023, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

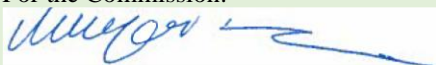
- In the property’s rear yard erect a new garage which is 15’ in height. The garage’s footprint shall measure 20’x20’. An aluminum trim around fascia and garage door will be present. A single steel overhead door (CHI Overhead Doors “Timeless” collection, color not specified) will be located at the front/north elevation. Coach-style light fixtures will flank the overhead door (cutsheet not provided). The roof will be front gabled and covered with asphalt shingles (color of shingle not specified).
- At the rear yard, add a new concrete parking apron to the front /north of the garage and an new concrete hearth to the west of the garage, at the location of the man/service door
- At the rear yard, adjacent to the rear elevation, add a new 14’x35’ concrete walkway and a new 12’x12’ concrete patio.

However, please note that this COA has been issued with the following conditions:

- **The garage shall be clad with a wood siding or a cement fiber siding which displays a smooth finish.** The proposed vinyl siding is incompatible with the neighborhood’s historic character because it does not adequately display an appearance, texture and profile of the traditional wood siding which it is seeking to mimic and is a non-historic materials that detracts from the historic context. Wood grain is typically not visible on painted historic-age, lapped wood siding. Rather, such siding would display a smooth finish due to application of multiple layers of paint over time.
- The color of the garage’s asphalt shingle roofing shall match the color of the home’s roof. HDC staff shall be afforded the opportunity to review and approve the shingles’ final color x prior to the issuance of the project’s permit.
- The applicant shall select a color for the garage doors, trim, and siding which is compatible with the home’s trim color(s). The material for the side elevation door shall out be provided to HDC staff. HDC staff shall be afforded the opportunity to review and approve the final color selections prior to the issuance of the project’s permit.

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