

DHDC 23-8237

APPROVAL DOCUMENT – POST AT WORK LOCATION



CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

March 15, 2023

CERTIFICATE OF APPROPRIATENESS

Alexander Grabowski
Blue Gate MI LLC
791 Seminole
Detroit MI 48214

**RE: Application Number 23-8237; 2905 Garland; Ossian Sweet Historic District
Project Scope: Replace rear second-story porch; rebuild lower porch and stairs; repair basement windows, install new wood sash in place of glass block**

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 15, 2023, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Removal of rear elevation enclosed upper porch; installation of membrane roof; installation of perimeter railing (upper and lower porches); new wood deck and concrete stairs at rear lower porch. At basement, repair masonry window openings; repair existing wood sash; remove glass block and fabricate wood sash (to match historic sash); per the submitted documents and drawings.

With the conditions that:

- The applicant will propose a period and architecturally appropriate painted wood railing for the upper porch as well as the lower porch and stairs. An alternate option for the upper porch would be to rebuild the knee-wall that is heavily documented in pre-demolition photographs.***
- The applicant will modify the previously submitted rear elevation drawings to show the location, dimensions, design, materials, and finish of the porch railings and concrete steps; the drawings will be submitted for staff review. Painted wood steps, in lieu of concrete, shall also be appropriate.***
- The retention and repair of the existing basement windows on the north and south elevations, the removal of glass block and installation of wood hopper windows (matching existing) at the west elevation, with paint color for sash listed, will be noted on the architectural drawings submitted for 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:

A handwritten signature in black ink, appearing to read "Audra Dye".

Audra Dye
Detroit Historic District Commission