

DHDC 22-7666

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

2/24/2022

CERTIFICATE OF APPROPRIATENESS

John Biggar
350 Madison Avenue, 4th Floor
Detroit, Michigan 48226

**RE: Application Number #22-7666; 1356-1368 Labrosse; Corktown Historic District
Project Scope: Rehabilitate Dwelling, Remove trees, and install two new dormers**

Dear Mr. Biggar

At the Regular Meeting that was held on 2/9/2022, 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 2/16/2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Front/South Elevation

- Remove the existing damaged wood cornice/entablature board at the front elevation soffit area and retain existing dentils. Install a new wood cornice/entablature board and reinstall salvaged dentils
- Retain and restore existing front door and frame
- Erect a new concrete front porch deck with brick sidewalls (brick sample not provided)
- Erect a new temporary wood porch deck with wood handrail (work complete)

Rear/North Elevation

- Install a temporary, shed-roof, wood-frame shelter (work initiated)
- Install new wood, full-lite French door in existing opening
- Erect a new full width porch with composite decking. Balustrade will be composed of wood composite clad balusters/posts and horizontal wire cables

Roof

- Replace existing asphalt shingle covering with new composite, slate style shingles
- At front/south-facing roof surface, install two new dormers. Dormer sidewalls shall be clad with Hardie/composite siding (exposure and profile not included) and rakes/trim pilaster detailing shall be of composite.
- At front/south and rear/north elevation, install new half-round copper gutters and round copper downspouts
- At rear/north facing roof surface, remove existing skylight and install two new skylights

Landscaping

- Remove the large Poplar tree which has entered the house foundation/crawlspace and has caused damage to the brick masonry walls
- Keep the Crab Apple tree at the southwest corner of the house.
- Cut the Rose of Sharon down to grade along the sidewalk between the house and the driveway at 1364 Labrosse to permit safe access for equipment to repair the brick, masonry façade. Leave the roots in place and allow the Rose of Sharon to grow back after masonry repairs are completed

- Keep the existing groundcover material along the sidewalk in front of the house
- Remove the dead Cherry tree in the driveway at 1364 Labrosse
- Remove the upright Yews which have encroached onto the driveway at 1364 Labrosse
- Remove the dead Ash tree at the corner of 8th and Labrosse and trim back all dead and overhanging branches interfering with the sidewalk.
- Remove the invasive “spray” or “weed” trees along 8th Street and continuing along the alley.
- The black walnut at the rear of the property is to remain.

Please note that this COA has been issued with the following conditions:

- Two new trees be planted to replace the dead trees that shall be removed. The applicant shall refer to the attached “List of Trees Recommended for the City of Detroit” and select a medium or tall species for installation within the property’s parcel. HDC staff shall be afforded the opportunity to approve the species and location of the two new trees prior to the issuance of the project permit
- The scale of the two new dormers proposed for installation at the front roof surface shall be increased to an appropriate size. The applicant shall submit a revised proposal for this work item to HDC staff for review and approval prior to the issuance of the Certificate of Appropriateness prior to the issuance of the project permit. Should staff determine that the proposed revision to the dormer size is inappropriate, staff shall forward the work item to the Commission for review at a future meeting.
- HDC staff be afforded the opportunity to review and approve any new landscape/hardscape plans for the property prior to permit issuance. Should staff determine that the proposed work does not meet the SOI Standards, staff shall forward the work items to the Commission for review at a future meeting
- The new cornice board at the front elevation shall be wood and shall include the reinstallation of the existing wood dentils. The board shall match the existing in dimension, detailing, and texture. The applicant shall provide HDC staff the dimensions of the existing vs the proposed for review and approval prior to the issuance of the project permit
- All existing wood windows (to include the existing sash and wood trim) shall be retained and repaired. Where wood sash does not exist (ie. where 1/1 aluminum storm units exist), the existing historic trim be retained and repaired and new wood sash which match the existing historic sash shall be installed.
- The existing, newly-installed front porch/railing and rear wood enclosure shall be removed on or before December 31, 2022.

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