

DHDC 21-7581

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

11/19/2021

CERTIFICATE OF APPROPRIATENESS

Robert Encarnacion
1726 Parker
Detroit, MI

**RE: Application Number 21-7581; 8016 Kercheval; West Village Historic District
Project Scope: ERECT DECK BETWEEN EXISTING FRONT PORCHES; REPLACE WINDOW WITH DOOR; INSTALL ADA LIFT AT REAR PORCH; AND ERECT DUMPSTER ENCLOSURE IN PARKING LOT**

Dear Mr. Encarnacion,

At the Regular Meeting that was held on 11/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 11/16/2021, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Front Elevation

- Build new wood front deck with wood railing between the two existing front porches. Retain the front porches with the exception of the upper interior balustrade at each porch.

Rear Elevation

- Install new lift ADA list at the rear elevation, non-historic porch to include the removal of the existing ramp, the installation of a new slab, electrical lift, and lift enclosure
- At rear porch, first story, install a new wood deck extension with 42’-high wood picket railing
- At rear porch, replace existing first-story steps with new wood steps

West/Side Elevation

- At three, first-story wood windows, apply 3M color film to glass. Original wood windows to be retained
- Install ductwork

Parking Lot

- Revise the rear lot to accommodate site requirements, to include the addition of one ADA parking space and a dumpster enclosure. The dumpster enclosure will consist of three, 6’-0” -high CMU, brick-clad walls and 6’-0” -high, chain-link gates


Move two gas meters which are located at the front elevation to a side elevation

However, this COA has been issued *with the following conditions:*

- Any ductwork installed at the exterior of the building shall be finished/painted a color which matches the building's body color. The applicant shall provide a dimensioned rendering which depicts the location, materiality, etc. of the new ductwork to HDC staff for review and approval prior to the issuance of the project permit. If staff determines that the work is not appropriate, it will be forwarded to the Commission for review at a future meeting
- The applicant shall specify the color of the 3M film proposed for application at the three, west elevation windows. Staff shall be afforded the opportunity to review and approve this element prior to the issuance of the project's permit
- The decking and steps at the two existing front porches shall be painted or stained a color which complements the building's trim color. The new deck shall be painted or stained a color that corresponds with the color which will be applied to the deck and steps at the two existing front porches. The color of the railing at the new front deck shall match the railing at the two existing front porches. The applicant shall provide a color palette for the decks to HDC staff for review and approval prior to the issuance of the project permit.
- The applicant shall stain or paint the rear deck, a color which complements the building's trim color. The applicant shall provide a color palette for the deck to HDC staff for review and approval prior to the issuance of the project permit.
- The applicant shall indicate the final location of the two existing gas meters prior to the issuance of the project 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
Staff
Detroit Historic District Commission