

# DHDC 22-7853

## APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226

6/29/2022

### CERTIFICATE OF APPROPRIATENESS

Jeff Klatt  
2120 E, 11 Mile Road  
Royal /Oak, MI

**RE: Application Number 22-7853; 92 E. Forest; Sugar Hill/John R Music and Arts Historic District**  
**Project Scope: REPLACE DOORS, WINDOWS & SLATE ROOF**

Dear Applicant,

At the Special Meeting that was held on June 22, 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 6/28/2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

#### Roof

- At nave’s gabled roof, remove the existing historic slate roof system. Install new GAF Timberline Slateline asphalt shingles

#### Doors

- At front elevation, replace non-historic primary entry door and adjacent wood infill with set of paired wood doors with v-groove finish and strap hinges
- At secondary/west elevation entry, replace non-historic paired metal doors with wood door and sidelite, v-groove finish and strap hinges
- At west elevation basement entrance, install a new steel door (wood grain finish)

#### All Existing 1/1, Double-Hung, 1/1 Historic Windows and Trim

- Remove all existing original 1/1, wood double-hung windows and associated trim (casing, brickmould, and mullions)
- Install new wood trim (casing, brickmould, and mullions) to exactly replicate existing in profile, dimension, materiality, and detailing
- Install new 1/1, aluminum-clad, double-hung wood new sash (Windsor Pinnacle brand) to match existing in profile, dimension, light configuration, and operation

**All Existing 1/1, Vinyl Non-Historic Windows**

- Remove all existing 1/1 non-historic vinyl window units (original wood trim is not longer extant)
- Install new historically-appropriate wood trim (casing, brickmould, and mullions)
- Install new 1/1, aluminum-clad, double-hung wood new sash (Windsor Pinnacle brand)

**All Existing Historic Arched Windows at Front and Side Elevation of Nave**

- Retain and repair existing original wood trim (casing, brickmould, and mullions) **to include original decorative wood tracery/trim pieces. Where necessary remove deteriorated wood elements and replace with new wood to exactly match existing.**
- Remove all existing steel casement windows (behind decorative wood tracery/trim pieces)
- Install new replicated wood trim (casing, brickmould, and mullions) **to include original decorative wood tracery/trim pieces** to match existing/original
- Install new windows to replicate existing steel casement in in profile, dimension, and detailing. Applicant has noted that the windows may be constructed of either steel or aluminum

***This COA has been issued with the following conditions:***

Details for the new windows and trim which will be installed to replace the existing windows shall be submitted to HDC staff for review and approval prior to the issuance of the project's permit. If staff determines that these elements do not meet the SOI standards, the work items shall be submitted to the Commission for review at a regular meeting

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](mailto:hdc@detroitmi.gov).

For the Commission:



Jennifer Ross  
Detroit Historic District Commission