

DHDC #23-8272, 8297 & 8298

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

5/16/2023

CERTIFICATE OF APPROPRIATENESS

Carlo Liburdi
2915 John R
Detroit, MI

RE: Application Numbers 2023-8272, 2023-8297 & 2023-8298; 3606 LINCOLN, 3618 LINCOLN & 1352 BRAINARD; WOODBRIDGE FARM HISTORIC DISTRICT
Project Scope: CONSTRUCT MULTIFAMILY DEVELOPMENT

Dear Applicant,

At the Regular Meeting that was held on 5/10/2023, 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 5/16/2023, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Erect four, 2- story duplexes and establish a rear parking area within the project area. Specifically, per the submitted documentation, the new buildings will be erected according to the following:

- Each building has a rectangular footprint and measures 25’-0” in height (building plus parapet). The roof will be flat and exterior walls will be clad with fiber cement panels (manufactured by Nichihia) with a reclaimed brick skirting/base at the front elevation. The first floor of each building will be raised 3’-0” from grade. A partial width porch with a reclaimed brick base will be located at the front elevation. Each front porch will have a flat roof which is supported by square posts (material not specified). Two-story staircases (material not specified) will be located at the rear façade of each building. Windows are fixed and casement aluminum units (cutsheets/specs not provided) and doors are composite and steel. A paved/concrete parking area will be located to the rear/east of the buildings and will be accessed via new curbcuts on Brainard and Gibson. A 6’-high wood privacy fence will be installed at the north and east property lines. The fencing at the south property line will consist of 6’-high wood privacy fencing and 3’-high metal fencing on a 3’-high

brick wall. Front yard fencing consists of 3'-high metal fencing on a 3'-high brick wall. The two front buildings will sit back 6'-0" from the sidewalk while each building's porch will directly abut the sidewalk.

This COA has been issued with the following conditions:

- The exterior materiality will include the Nichiha brand siding, "Vintage Wood series (color Redwood) on the second story of the development and the Nichiha brand Novenary series (color Opal) on the first story of the property, both installed in a horizontal orientation.
- Staff shall be afforded the opportunity to review and approve the window specifications prior to the issuance of the project's permit and/or installation. If staff determines that the quality is inconsistent with the character of the nearby historic-age buildings, the work item will be forwarded to the Commission for review at a regular meeting. This will include the bay windows that are proposed in the rendering as well.
- The applicant shall submit a landscape plan to HDC staff for review and approval which is consistent with the landscaping that is depicted in the submitted renderings (see attached)

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



































