



February 23, 2021

CERTIFICATE OF APPROPRIATENESS

Ed Potas
4000-4060 W. Vernor
Detroit, MI

RE: Application Number #21-7056; 4000-4060 W. Vernor; Hubbard Farms Historic District

Dear Mr. Potas:

At the special meeting held virtually on February 17, 2021, the Detroit Historic District Commission (“Commission”) reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205, MSA 5-3407(5)(10) and Section 21-2-73 of the 2019 Detroit City Code; the Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of February 17, 2021.

The following proposed work meets the defined elements of design for the historic district and the Secretary of the Interior’s Standards for Rehabilitation and guidelines for rehabilitating historic buildings (36 CFR Part 67).

Per the attached documents, the project consists of the following components:

All Elevations

- Awning windows at the residential units have been replaced by single hung casement windows of the same size and proportions as previously depicted. The window exteriors will be black, to match the storefronts assemblies and dark brick façade.

Rear/North Elevation

- The original proposed brick and fiber cement panel at the second, third, and fourth story shall be replaced by metal panels. The panel is a [“standing seam” product by ATAS](#), which will have varied widths to pick up on the rhythm of the windows. The pattern will be “staggered” at each floor level. One portion of the North façade will be white to relate to the lighter gray brick volume. The other portion of the North façade will be matte black, to relate to the dark brick volume.
- At fitness room wing, the stucco and brick originally proposed will be replaced with metal panels
- At the first story, stucco is proposed for addition at the stair tower
- At the first story, the original fiber cement siding shall be replaced with Stone Gray to Watsontown brick
- At fitness room wing, remove windows proposed at that elevation to simplify mass

Front/South Elevation

- The grey brick product proposed for installation at the south and west elevation will be changed from Glen Gery - Stone Gray to Watsonstown Brick Company - Limestone KT
- There was a minor reduction to the storefront. The reduction was mostly in the height of the storefront, and a small amount from the retail façade facing the resident entry plaza. The custom canopy was replaced by a premanufactured canopy by the storefront manufacturer: [Tubelite Maxblock Airfoil Sunshade 35”](#). It will be black to match the storefront assemblies.
- The vertical bi-fold doors at the community room have been replaced with [horizontal bi-folding doors](#) by La Cantina.
- At easternmost mass, install new metal spandrel panels
- At eastern gym room, install two new aluminum windows (one at first story and one at second story)
- The vegetated screen wall at the garage was removed due to concerns about long term maintenance and aesthetics. The vegetated screens will be replaced by a perforated metal, which will more thoroughly screen the garage from pedestrian view. This area will still be screened by small trees and low landscaping.

West Elevation

- Reduce storefront glazing and remove proposed canopy
- The grey brick product proposed for installation at the south and west elevation will be changed from Glen Gery - Stone Gray to Watsonstown Brick Company - Limestone KT

East Elevation

- Reduce the length of storefront glazing
- Reduce the height of storefront glazing by installing metal spandrel panels

Rooftop

- Install new mechanical screen
- The green roof was removed from the project, but the roof deck off of the resident amenity area remains

Site

- The pervious pavers in the plaza have been substituted for poured concrete, which will have staggered joint patterns and varying surface treatments to provide aesthetic interest.
- The transformer location was moved from behind a concrete wall on Hubbard Street to behind the stair tower at the north parking drive aisle. It will be protected/screened by a metal fence enclosure
- Uplighting has been removed from the project to satisfy Enterprise Green Communities requirements, which require “Dark Sky Friendly” lighting fixtures. Bollard lighting, pole



CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226
PHONE 313-628-2190

mounted lights, and internally illuminated monument signage will satisfy the lighting requirements.

Please retain this COA for your files. You should now proceed to obtain a building permit from the City of Detroit Buildings, Safety, Engineering and Environmental Department. It is important to note that approval by the Detroit Historic District Commission does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.

For the Commission:

A handwritten signature in blue ink, appearing to read "Jennifer Ross", with a long horizontal flourish extending to the right.

Jennifer Ross
Staff, Detroit Historic District Commission