

10/25/2021

CERTIFICATE OF APPROPRIATENESS

Brad Rottschafer
108 (106) E. Forest
Detroit, Michigan

RE: Application - #21-7515: Address – 108(106) E. Forest: Historic – Sugar Hill Arts Historic District

Dear Mr. Rottschafer:

The Detroit Historic District Commission reviewed the above-listed application for permit at the October 13, 2021 regular meeting pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205(10), MSA 5-3407(5)(10); Sections. 21-2-57 and 21-2-73 of the 2019 Detroit City Code; Detroit Historic District Commission Resolution 97-01 (adopted August 13, 1997); Detroit Historic District Commission Resolution 97-02 (adopted October 8, 1997); and Detroit Historic District Commission Resolution 98-01 (adopted February 11, 1998) and hereby issues a Certificate of Appropriateness (COA) for the below, which is effective as of October 25, 2021.

The Commission finds that the revision to the building design which was approved in 2019, per the below and the submitted renderings meets the defined Elements of Design for the Brush Park Historic District and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (36 CFR Part 67):

Per the submitted documents, the primary elements which are proposed for revision include the following:

- Expanded covered rooftop area
- Elimination of the stair to rooftop
- Enclose rooftop area
- Between windows, add “wood look” lapped metal siding accents
- Revision to window configuration
- Removal of 3rd floor balconies
- Replacement of proposed glass guardrails with metal
- At rooftop enclosed area, replace cement board siding with metal panel siding
- Replace full-light glass doors with wood doors
- At first story/base, replace precast concrete with brick
- At front and side elevations, slightly reduce setbacks

The new windows, doors “wood look” metal, and rooftop enclosure siding materials are the following:

- Windows are Quaker Aluminum.
- Knotwood is the wood looking metal siding. This is a very high quality product that is thick gauged aluminum. <https://alumarch.com/knotwood-woodgrain-colors/>
- The siding proposed on the rooftop is the same that is on the connecting townhouse to the live/work, which is CorTen Metal.
- The doors are Jeldwen CCA 100 Doors. The architect wants a more Scandinavian look to them. They will be stained to match Metal Wood. See photos of how we used them on a custom home.

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

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226
PHONE 313-224-6536
FAX 313-224-1310

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:



Jennifer Ross

Staff

Detroit Historic District Commission